

BRIARWOOD COMMERCIAL COMMUNITY UNIT PLAN

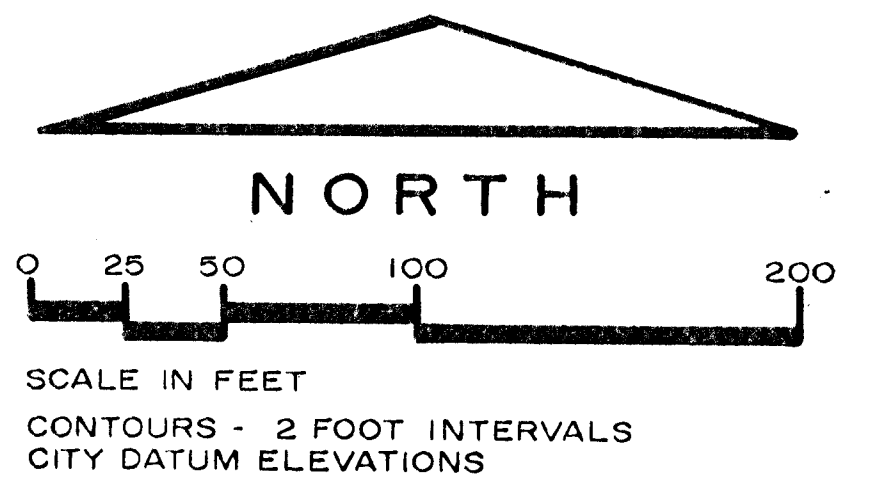
#119.00 S.W. corner parcel 2
8" @ 0.47'

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN A GROSS AREA OF 9.89 ACRES AND A NET AREA OF 9.89 ACRES OF 430,828 SQUARE FEET ±.
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS TO WOODLAWN BOULEVARD SHALL NOT EXCEED FIVE (5).
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
6. PLANTING SCREEN, AS INDICATED ON THE PLAN SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBBERY AND TREES NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY VISUAL OF THE COMMERCIAL AREA IN PARCELS ONE (1) AND THREE (3). A LANDSCAPE PLAN FOR THE PLANTING SCREEN, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON PARCEL TWO (2).
7. A FIRE LANE, AS INDICATED ON THE PLAN, SHALL BE HARD SURFACE AND THIRTY (30) FEET MINIMUM IN WIDTH. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3/4-INCH ASPHALT BASE WITH 1 1/2-INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
PRIOR TO FINAL APPROVAL OF THE PARKING AND CIRCULATION PLAN(S) FOR PARCELS ONE (1), TWO (2), AND THREE (3), THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN(S) AS TO THE LOCATION AND DESIGN.
8. PARKING PATIN FOR PARCELS ONE (1) AND THREE (3) SHALL BE IN ACCORDANCE WITH SECTION 22-14.141 OF THE CODE OF THE CITY OF WICHITA. PARKING RATIO FOR PARCEL TWO (2) SHALL BE 1.5 SPACES PER DWELLING UNIT.
9. ADVERTISING SIGNS AS PERMITTED BY THE ZONING DISTRICT.

PARCEL DESCRIPTIONS

- PARCEL ONE**
 PROPOSED USE - OFFICE, CONTRACTORS PLANT OR STORAGE AS PERMITTED BY CODE, AND SERVICE-ORIENTATED RETAIL THAT DOES NOT INCLUDE DAILY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.
 GROSS AREA - 2.056 ACRES
 NET AREA - 2.054 ACRES OR 89,298 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 26,780 SQUARE FEET
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 37,700 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL TWO**
 PROPOSED USE - GARDEN APARTMENTS AND RELATED COMMUNITY ACTIVITY CLUSTERS.
 GROSS AREA - 3.781 ACRES
 NET AREA - 3.784 ACRES
 MAXIMUM BUILDING HEIGHT - 35 FEET
 DENSITY - 31 D.U.'S/NET ACRE OR 117 DWELLING UNITS
 PARKING RATIO - 1.5/D.U.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 49,397 SQUARE FEET
- PARCEL THREE**
 PROPOSED USE - RESIDENTIAL STORAGE WAREHOUSES, COMMERCIAL WAREHOUSING AND CONTRACTORS PLANT OR STORAGE AS PERMITTED BY CODE.
 GROSS AREA - 4.064 ACRES
 NET AREA - 4.064 ACRES OR 176,854 SQUARE FEET
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 53,056 SQUARE FEET
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 21,711 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 15 FEET



DESIGNER G. WILEY	REVISIONS
ENGINEERING TECHNICIAN	BY
CHECKED BY	DATE
SHEET TITLE BRIARWOOD C.U.P.	
DATE JULY, 1975	SHEETS
PROJECT BRIARWOOD C.U.P.	SHEET NUMBER
OF	OF
oblinger-smith corporation Consultants in Planning Design and Development 625 First National Bank Building Wichita, Kansas 67202	