

GENERAL

TOTAL NET AREA - 6.46 AC.± (EXCLUSIVE OF PUBLIC STREET R/W)

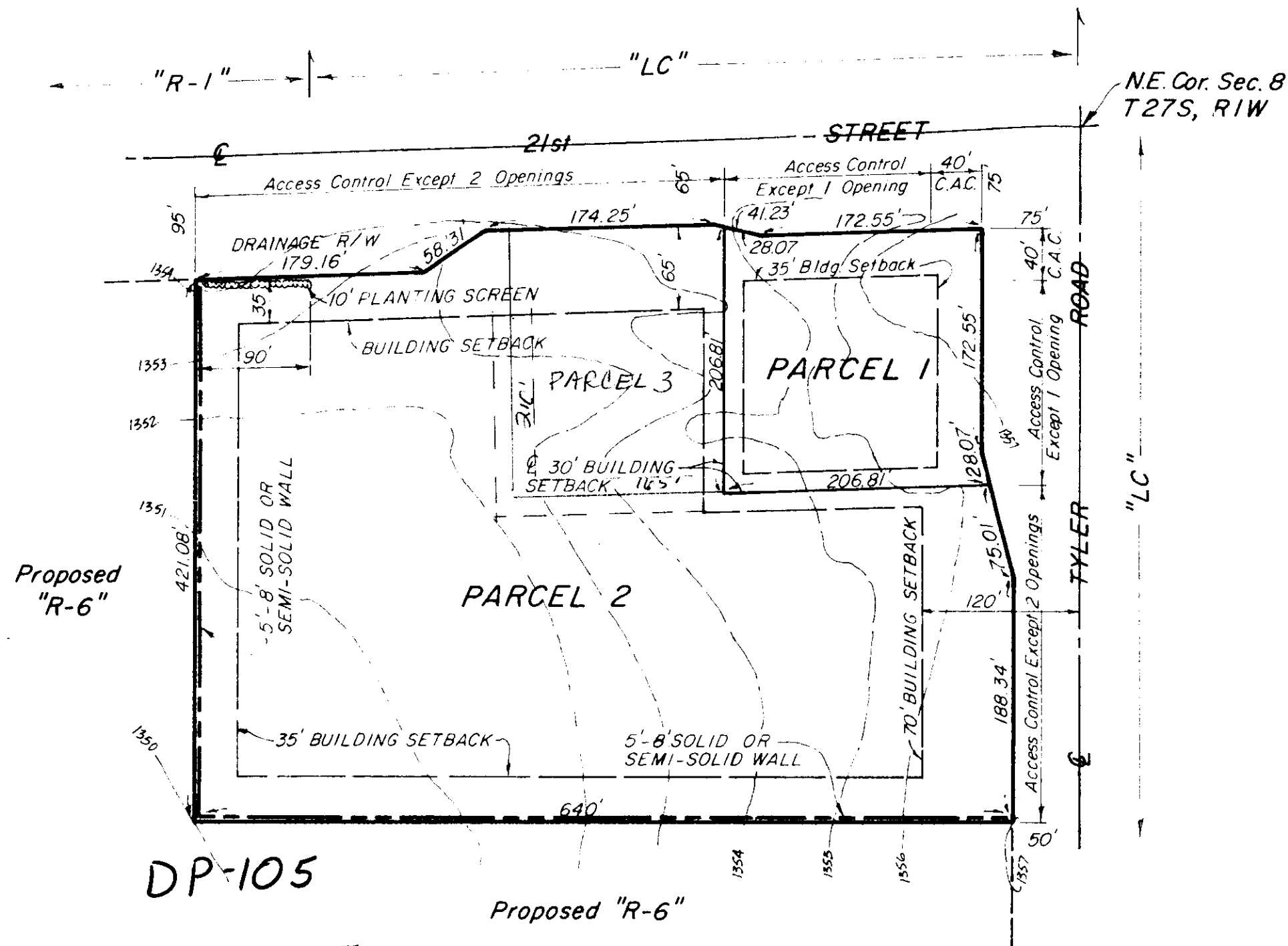
PARCELS ONE (1) AND TWO (2) ARE PROPOSED TO BE ^{WICHITA} LIGHT COMMERCIAL.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST ST. SHALL BE LIMITED TO THREE OPENINGS, ONE (1) FROM PARCEL ONE (1), TWO (2) FROM PARCEL TWO (2). ACCESS TO TYLER ROAD SHALL BE LIMITED TO THREE (3) OPENINGS, TWO (2) FROM PARCEL TWO (2), AND ONE (1) FROM PARCEL ONE (1). THAT ONE OPENING ON 21ST ST. AND ONE OPENING ON TYLER ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS WITH DECEL LANES. GUARANTEES FOR MAJOR ENTRANCES AND DECEL LANES SHALL BE MADE AT THE TIME OF PLATTING.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS ONE (1) AND TWO (2) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
6. APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL TWO (2) WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3½ INCH ASPHALT BASE WITH 1-1½ INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
7. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED IN PARCEL TWO (2), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION. PLANTING SCREEN TO BE NINETY (90) FEET LONG, EXTENDING EAST FROM THE NORTHWEST CORNER OF PARCEL TWO (2).

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED ALONG THE SOUTH AND WEST LINES OF PARCEL TWO (2). PEDESTRIAN ACCESSES MAY BE PROVIDED.
8. A LANDSCAPE PLAN FOR THE PLANTING STRIP SHOWING THE TYPE AND LOCATION OF THE PLANTING MATERIALS AND THE METHOD OF SUPPLYING WATER TO THE PLANTING MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2).

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.



APPROVED CUP

 MAPC 5-8-80
 BCC 6-3-80

MAPC Copy 1 of 2

JAMESBURG PARK

COMMUNITY UNIT PLAN

 MOEHRING & ASSOCIATES
 CONSULTING ENGINEERS
 WICHITA

N

1"=100'

PARCEL DESCRIPTIONS (SEE ADMIN ADJUSTMENT DATED 03/23/04)

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

 NET AREA - 0.92 AC.±
 MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND/OR FINANCIAL, OFFICES, PERSONAL SERVICES, AND RESTAURANT/SUPPER CLUBS AND SPECIFICALLY EXCLUDING FAST FOOD/CARRY-OUT ESTABLISHMENTS AND AUTOMOTIVE USES.

 NET AREA - 5.54 AC.± OR 24,572 SF
 MAXIMUM BUILDING COVERAGE - 30% OR 72,430 SQ. FT.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 96,574 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 55 FEET
 MAXIMUM NUMBER OF BUILDING - TWO (2) OR (1)

PARCEL 3 (03/23/04)

PARCEL 3

Proposed Use - Shopping center and/or financial, offices, personal services, and restaurant/supper clubs. Outdoor speakers and sound amplification systems shall not be permitted except for a drive-thru window for businesses with a drive-thru aisle, and the amplified sound shall not be audible on residentially zoned property.

 Net area - 0.79 acres ± or 34,610 sq. ft.
 Maximum building coverage - 30% or 10,383 sq. ft.
 Floor area ratio - 0.40
 Maximum gross floor area - 13,844 sq. ft.
 Maximum building height - 55 feet
 Maximum number of buildings - one (1)

PLACE SHRUB IN VERTICAL AND PLUMB POSITION
PLACE A LAYER OF WEED BARRIER FABRIC IN ALL
SHRUB PLANTING BEDS



N.T.S.



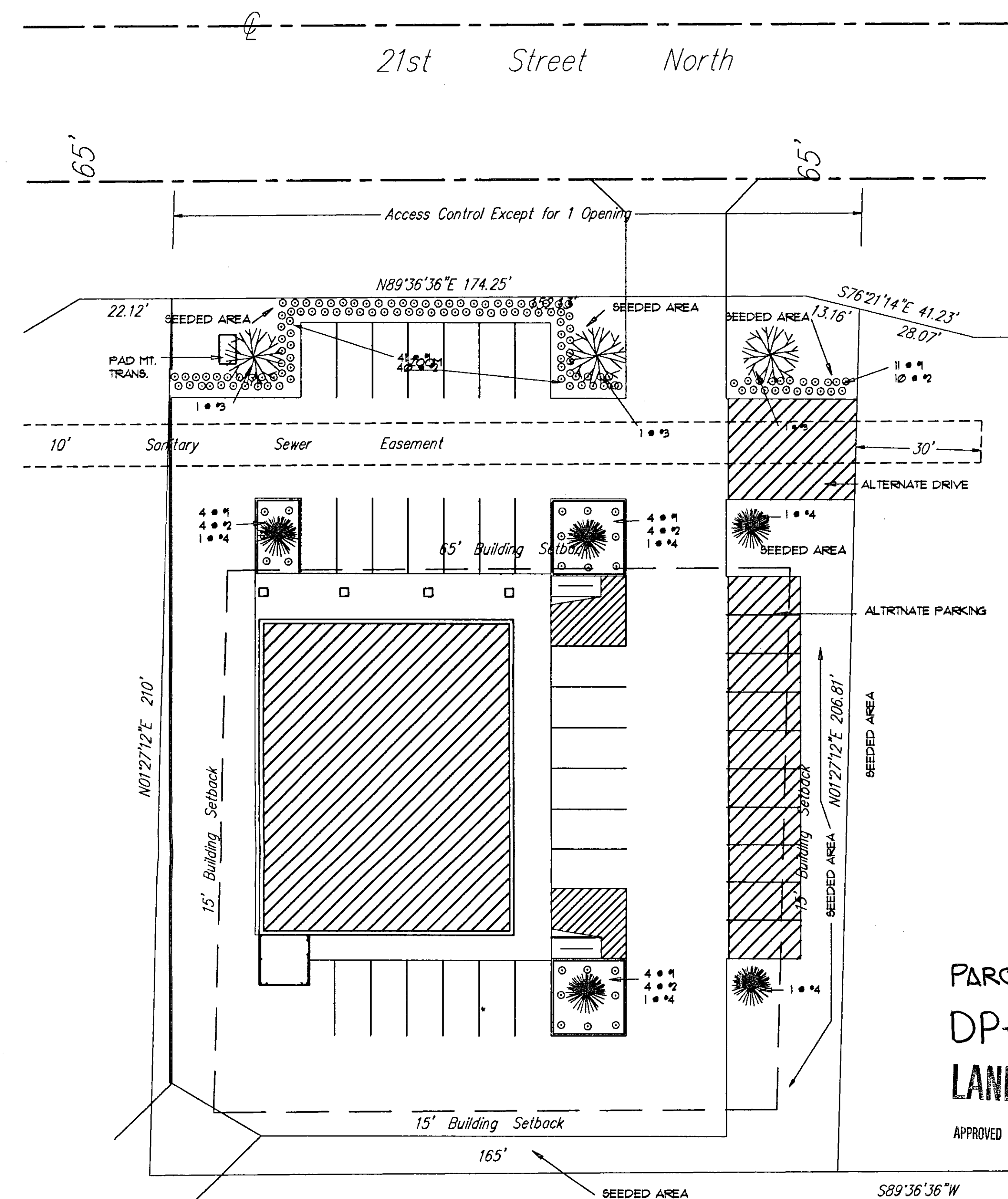
N.T.S.

1. AREA OF LANDSCAPING REQUIRED
PROPERTY WIDTH 165.00 FT.
PROPERTY DEPTH 210.00 FT.
SQUARE FOOT REQUIRED 10 FT. x 165 FT. = 1650 SF.
2. PARKING SCREENINGS REQUIRED
LENGTH OF PARKING ADJACENT TO 21ST
145 LF. (INCLUDING DRIVE) 5
PHASE # 26 SPACES
ALTERNATE 10 SPACES
TOTAL SPACES 36 SPACES
3. TREES REQUIRED
1650 SF. = 1500 SF. 5 (REQD. LANDSCAPE)
36 SPACES = 170 SFPCS. 2 (REQD. PARKING)
TREES REQD. 1 TOTAL
4. SEE PLAN SCHEDULE FOR LISTING OF TREES AND SHRUBS
REQUIRED AND/OR SCHEDULED.

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE VINYL "VALLEYVIEW" OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
6. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
7. RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
8. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
1a. ADDITION OF LIME, GYPSUM, ETC.
9. IRRIGATION FOR LANDSCAPING WILL BE FROM AN UNDERGROUND SYSTEM DESIGNED AND INSTALLED BY OTHERS. (SYSTEM IS NOT UNDER THE CONTRACT OF THE GENERAL CONTRACTOR OR THE ARCHITECT.)

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
1.	64	GOLDFLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	2 GAL	CONT.
2.	63	ANDORRA CREEPING JUNIFER	JUNIFERUS HORIZONTALIS 'ANDORRA'	2 GAL.	CONT.
3.	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2-2 1/2" CAL	CONT.
4.	5	EASTERN RED CEDAR	JUNIFERUS VIRGINIANA	2-2 1/2" CAL	CONT.

LOT SPLIT
PARCEL 14"
THAT PART OF LOT 12, BLOCK 4, JAMESBURG PARK ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE NORTHERLY MOST CORNER
COMMON TO LOTS 12 AND 13, IN SAID BLOCK 4; THENCE S01°21'02"N, ALONG THE LINE
COMMON TO LOTS 12 AND 13, 226.84 FEET; THENCE S4X CORNER OF SAID LOT 12;
THENCE S89°12'46" W, 163 FEET; THENCE N89°35'36" E, ALONG THE NORTH LINE OF
SAID LINE LOT 12, 152.15 FEET TO A POINT OF INTERSECTION; THENCE S16°21'14" E,
ALONG THE NORTHERLY LINE OF SAID LOT 12, 13.16 FEET TO THE PLACE OF BEGINNING.



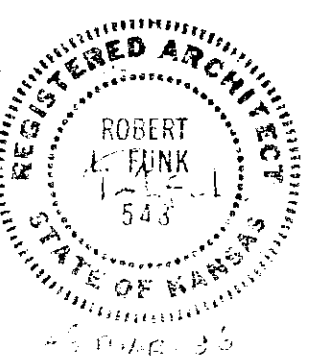
APPROVED 4/18/96 BY LO

(A) LANDSCAPE PLAN

$$I^{\#} = 2\mathcal{Q}' - \mathcal{Q}^{\#}$$


Architecture
Planning
Interior Design
Code Consulting
Barrier Free Design

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Project No.: 95003

29 FEBRUARY 1996 OWNER REVIEW
10 MARCH 1996 REVIEW & CONSTRUCTION
21 MARCH 1996 ADDED A11A & A12A

Sheet

A1.2A