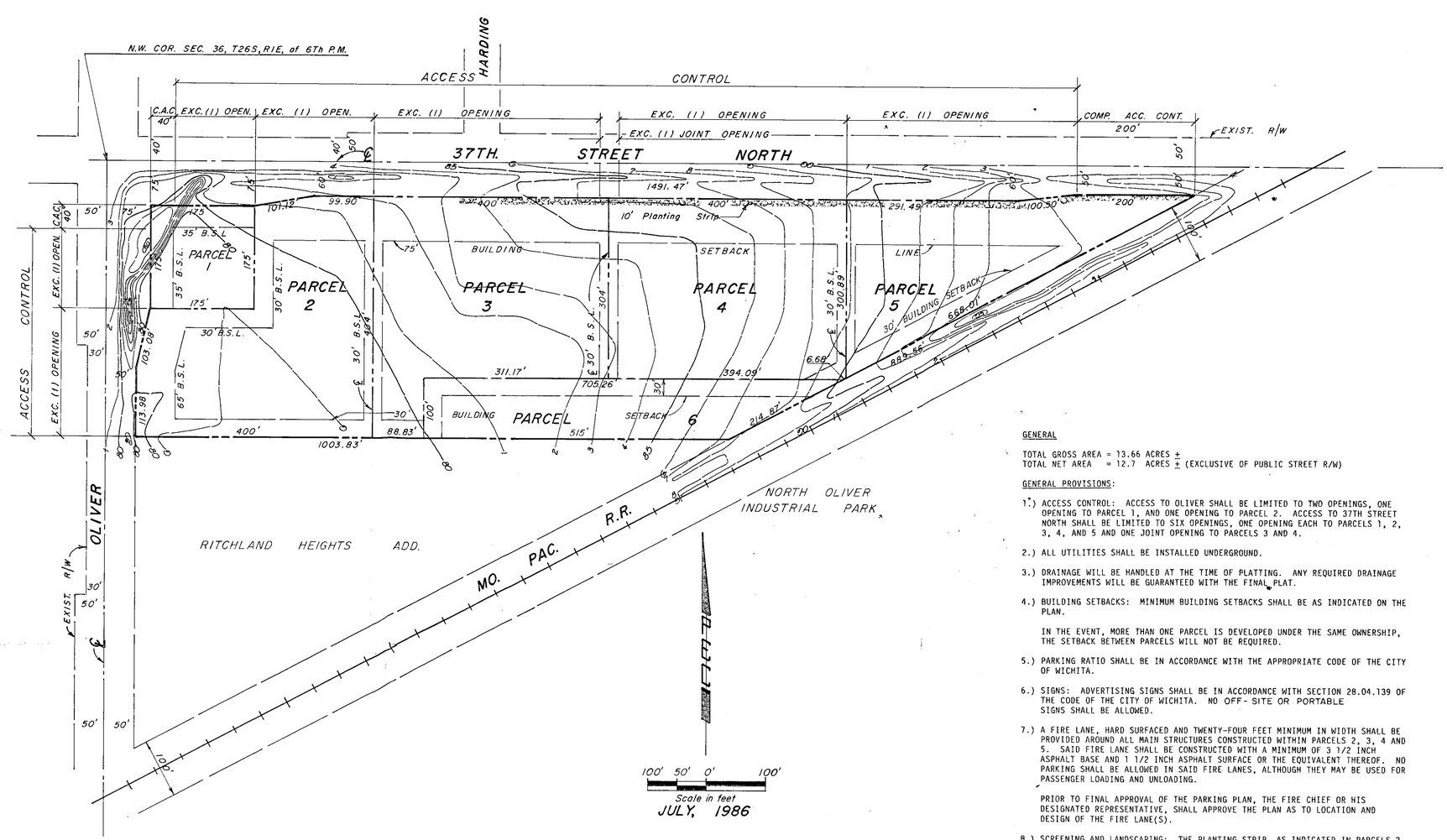


JULY, 1986

EXPRESSWAY CENTER

COMMUNITY UNIT PLAN- DP 161

ADMINISTRATIVE ADJUSTMENT No. 1 9-13-93

APPROVED CUP
MAPC 10-2-86
BCC 10-28-86
as adjusted 9-13-93
MAPD Copy 1 of 2

GENERAL

TOTAL GROSS AREA = 13.66 ACRES ±
TOTAL NET AREA = 12.7 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

GENERAL PROVISIONS:

1.) ACCESS CONTROL: ACCESS TO OLIVER SHALL BE LIMITED TO TWO OPENINGS, ONE OPENING TO PARCEL 1, AND ONE OPENING TO PARCEL 2. ACCESS TO 37TH STREET NORTH SHALL BE LIMITED TO SIX OPENINGS, ONE OPENING EACH TO PARCELS 1, 2, 3, 4, AND 5 AND ONE JOINT OPENING TO PARCELS 3 AND 4.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.

IN THE EVENT, MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.

5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO OFF- SITE OR PORTABLE SIGNS SHALL BE ALLOWED.

7.) A FIRE LANE, HARD SURFACED AND TWENTY-FOUR FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCELS 2, 3, 4 AND 5. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 1/2 INCH ASPHALT BASE AND 1 1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).

8.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCELS 3, 4 AND 5, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCELS 3, 4 & 5. WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCELS 3, 4 AND 5.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS 3, 4 AND 5.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCELS 3, 4 AND 5 IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10.) ACCEL/DECEL LANE: AN ACCEL/DECAL LANE ALONG THE NORTH LINE OF PARCELS 2, 3, 4, AND THE WEST 391 FEET OF 5 SHALL BE GUARANTEED AT THE TIME OF PLATTING.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.7 ACRES ± (30,625 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 9,190 SQUARE FEET
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,190 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 2.8 ACRES ± (122,100 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 36,630 SQUARE FEET
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 48,840 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL THREE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 3.0 ACRES ± (130,483 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 39,145 SQUARE FEET
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 52,193 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL FOUR

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 2.8 ACRES ± (121,591 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 36,477 SQUARE FEET
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 48,636 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL FIVE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 2.0 ACRES ± (86,765 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 26,029 SQUARE FEET
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 34,706 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL SIX

PROPOSED USE - TO PROVIDE VEHICULAR ACCESS AND CIRCULATION TO GOODWILL INDUSTRIES OF GREATER WICHITA, INC., THEIR SUCCESSORS AND ASSIGNS, LOCATED IN THE ADJACENT RICHLAND HEIGHTS ADDITION.

NET AREA - 1.4 ACRES ± (61,013 SQ. FT.)
MAXIMUM NUMBER OF BUILDINGS - ZERO