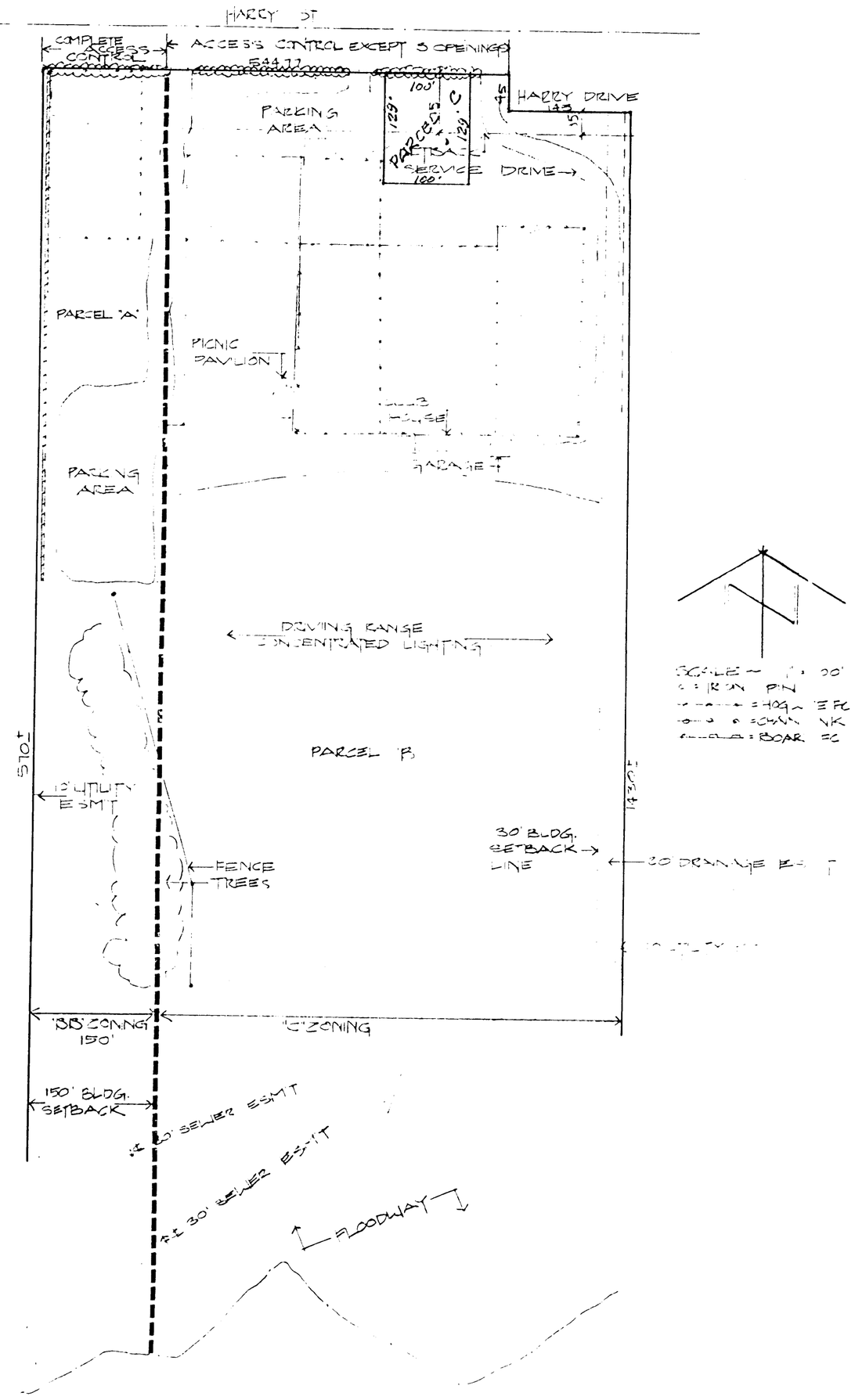


PARCEL A

Proposed uses: parking; nursery as defined in Section 28.040.A.6 of the Code of the City of Wichita.

Gross Area: 235,800 Sq. Ft. ± or 5.4 Acres
Net Area: 235,500 Sq. Ft.

Maximum Number of Buildings: No Buildings shall be permitted inasmuch as the entire parcel lies within a designated building setback area.

PARCEL B

Proposed Uses: Parking, garden shop, green house, nursery, restaurant and/or club, carry out food service (not exceeding one), offices, indoor entertainment and recreational center, (such as roller rink, ice skating rink, or indoor golf), indoor theater, outdoor recreational center, such as skate board and bicycle tracks, baseball driving, miniature golf and driving range, but not including amusement ride activities, (such as roller coaster, Ferris wheels), go cart and motorcycle tracks.

Gross Area: 775,925 Sq. Ft. ± 17.8 Acres
Net Area: 775,925 Sq. Ft.
Maximum Building Coverage: 232,777 Sq. Ft.
Maximum Gross Floor Area: 232,777 Sq. Ft.
Floor Area Ratio: .30
Maximum Building Height: 35 Feet
Maximum Number of Buildings: 7

GENERAL PROVISIONS

1. "Signs as permitted by zoning district except that no billboards will be permitted".

2. Total net land area--1024325 square feet, or 23.5 acres, more or less.

3. "A planting strip as indicated on the plan of no less than 10 feet shall be provided adjacent to Harry Street. A landscape plan for the planting strip, indicating the location, type, and specifications of plant materials, shall be submitted to the planning department for approval. Said approved landscaping shall be planted during the Spring of 1977 and failure to plant or to properly maintain the 10 foot 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 that the planting strips are not properly maintained."

4. A five foot solid wall of masonry has been constructed along the north 600 feet of the west side of the property. Maintenance of the wall is the responsibility of the property owner and failure to properly maintain the wall shall be considered a violation of the C.U.P. after a joint determination of the Director of Planning and Superintendent of Central Inspection.

5. A wire fence has been constructed around the driving range area as a safety measure to prevent anyone from entering area and being hurt by golf balls. Also it is a security need to prevent pilferage of balls and vandalism of area. The fence from the first 200 yards from the driving tee area on the east property boundary will not exceed 30 feet in height. Fencing on the south end of the east boundary, enclosing the south end, and along the west property boundary will not exceed 8 feet in height.

6. Overhead lights have been installed in the minature golf course and directed downward to as to confine concentration of light to playing area. Lights on driving range are located immediately behind (north) of driving tee area and directed to a common focal point at the south end of the range as indicated by the concentrated lighting area on drawing.

7. Trees have been planted to better define driving range area. The trees help discourage hitting balls to extreme areas, help to diffuse lights and add to the overall landscaping of the area.

8. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, and their lessees unless amended.

9. The applicant may contact the Maintenance-Flood Control Office of the Department of Public Works relative to conditions of removal of the floodway restrictions on the Golf Park Plat.

10. A safety screen has been installed asindicated to protect adjacent homes from golf balls that could accidentally be hit in that direction. This fence screen will not exceed 50 feet in height and initially will extend southward for 350 feet. However, the fence may be extended up to another 120 feet if the initial 350 feet proves to be inadequate protection.

11. Storage bins of decorative rock and gravel shall be permitted in the building setback area adjacent to Harry Street on Parcel B provided that the location of such bins shall not interfere with orderly site circulation and provided that such bins will not exceed 30 inches in height.

12. The eastern access point to Harry Street from Parcel B shall be closed and access provided to Harry Drive at such time as Harry is improved and Harry Drive is constructed adjacent to subject property.

13. The 100 feet of Harry street frontage identified as Parcel C, shall be allotted to same for signage frontage purposes, but not exceed 80 square feet of signage allowance.

DP-33 Rev #2

APPROVED CUP
MAPC 12-9-76
BCC 1-4-77

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community unit plan for:
golf park
& entertainment center

PARCEL C

Proposed Uses: Same uses as Parcel B, and self service fuel center.

Gross Area. 12,900 Sq. Ft. 0.3 Acres
Net Area 12,900 Sq. Ft.
Maximum Building Coverage: 3,870 Sq. Ft.
Maximum Gross Floor Area: 3,870 Sq. Ft.
Floor Area Ratio: 30 Percent
Maximum Building Height: 35 Ft.
Maximum Number of Buildings 1

C.U.P. Adjustment Dec. 14, 1994

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DP-33
PER ADJUSTMENT DATED 12-22-94
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