

File #3

DP-4

OFFICE COPY

APPROVED CUP

DO NOT REMOVE

MAPC 2-15-79

BCC 3-13-79

EXIST. ENTRANCES
TO BE CLOSED.

COMMUNITY UNIT PLAN
FOR

PLAZA WEST
SHOPPING CENTER

GENERAL PROVISIONS

1. Total Land Area: 486,490 Sq. Ft. or 11.2 acres
2. Legal Description: Lot 1, Wescen Addition and Lots 3 and 4, Block 8, and That part of Lots 1 and 3 of Block 1, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas; Described as follows: Beginning at the N.E. Corner of Lot 1; thence west 145 feet; thence south 145 feet; thence east 145 feet; thence north 145 feet to the point of beginning, according to the recorded plat thereof, subject, however to rights of way of record over the north 20 feet and the east 20 feet thereof for street purposes.
3. Curb Cuts: Maximum number of curb cuts to Florence St. shall not exceed 3.
Maximum number of curb cuts to Central Ave. shall not exceed 2.
Maximum number of curb cuts to West St. shall not exceed 5 including one major entrance.
4. Sign Control: On site signs as permitted by zoning district.
5. Fire Lane: A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
6. Screening Wall: A 6 foot high solid wall of concrete reduced to a 5 foot high masonry wall is constructed along the west property line except for points of ingress and egress. A 5 foot high solid wall of masonry is constructed along the south line except for the east 102 feet.
7. Off-street parking and loading spaces shall be provided as required by ordinance.
8. The transfer of title of all or any portion of the land included within the Community Unit Plan 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 unless amended.
9. All future utilities shall be installed underground.
10. The applicant shall guarantee the closing of the existing access drives at the corner of West and Central as depicted on the plan and shall guarantee the construction of a deceleration lane and major shopping center approach on West Street prior to the issuance of further building permits on the site.

PARCEL DESCRIPTION

Parcel No. 1

- | | |
|---------------------------------|------------------------|
| 1. Net Area: | 486,490 Sq. Ft. |
| 2. Maximum Building Coverage: | 30% or 145,950 Sq. Ft. |
| 3. Maximum Gross Floor Area: | 218,920 |
| 4. Floor Ratio Area: | 0.45 |
| 5. Maximum Number of Buildings: | 7 |

COMPLETE ACCESS CONTROL

WEST STREET

WEST

MAJOR ENT. "FREE RIGHT"
S. of CENTRAL

COST ON ACCEL LANE ON REMAINDER OF PROJECT

943-0275

FRED FARHA - EST. ON THEIR SHARE OF CONST.