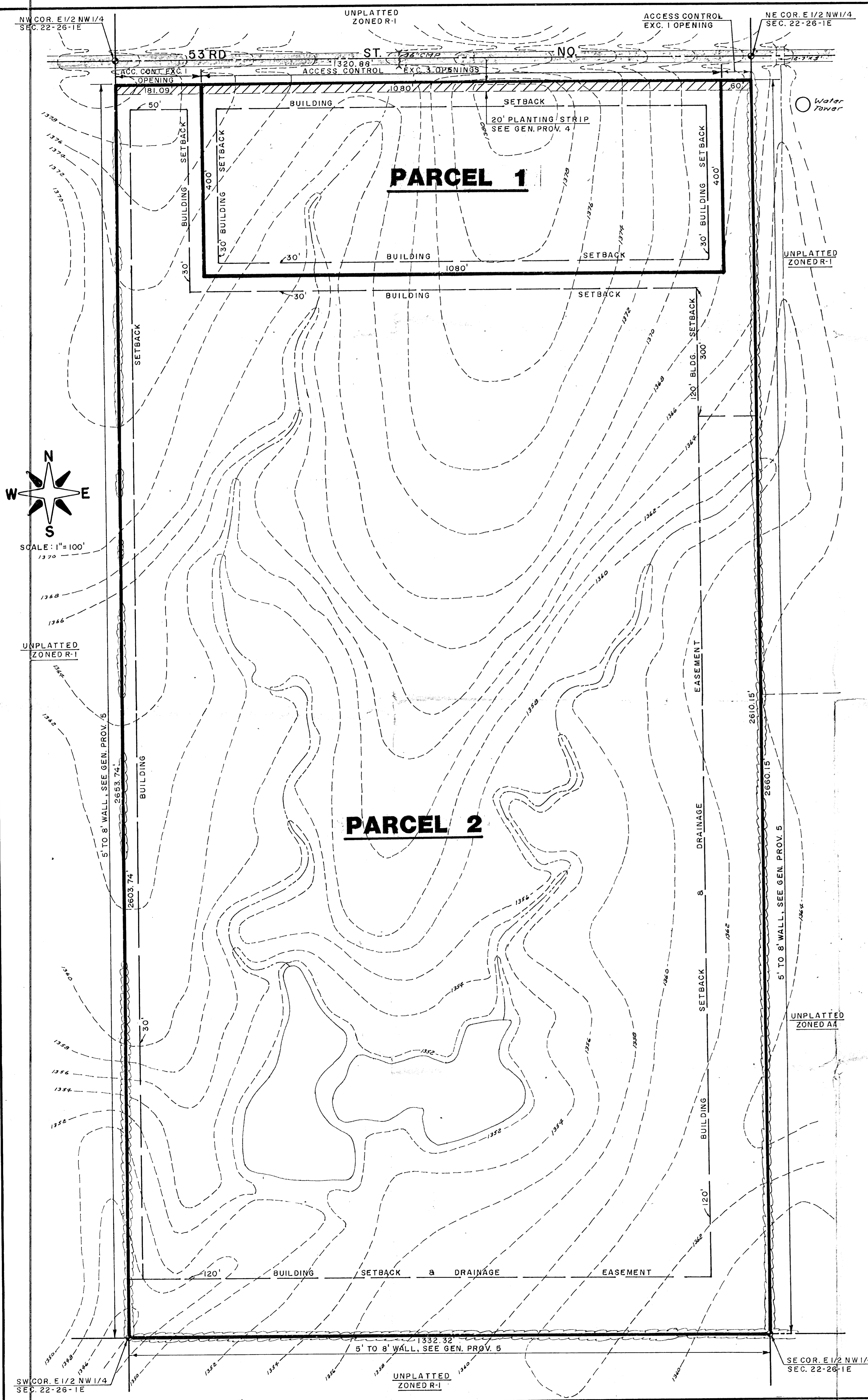


Wichita Family Entertainment Community Unit Plan

GENERAL PROVISIONS

- Total Net Land Area 3,458,565 sq. ft. or 79.40 Acres
- Total Gross Floor Area 778,108 sq. ft.
Total Gross Floor Area Ratio 22.5 percent
- Signs as permitted by Chapter 28.04.139 and 28.04.190, except that no billboards or portable signs shall be permitted.
- A planting strip no less than 20 feet in width is required along the north line of Parcel 1 and Parcel 2. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location and specification of plant material and method of providing water to the plant material shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcels 1 and 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.
- A 5 to 8 foot high solid or semi-solid wall of brick, stone, wood, masonry, architectural tile or similar materials, or an approved alternate of fencing and landscaping shall be constructed along the westerly, easterly, and southerly lines of Parcel 2. Said walls or landscaping alternate shall be completed prior to a final certificate of occupancy for any new building construction within Parcel 2. Such walls to be reduced to 3 feet in height within 50 feet of 53rd Street North.
- All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north, east, south, and west.
- Utilities shall be installed underground on all Parcels.
- A drainage plan will be provided at the time of platting.
- Access Controls shall be as follows: 5 points of access to 53rd Street North, one of which will be constructed to major entrance standards on Parcel 2.
- The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.



PARCEL 1

A. Net Area	431,990 sq. ft. or 9.92 Acres
B. Maximum Building Coverage	125,595 sq. ft. or 30 percent
C. Maximum Gross Floor Area	172,795 sq. ft.
D. Floor Area Ratio	40 percent
E. Maximum Number of Buildings	3
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks	
North Line	50 feet
East, South, and West Lines	30 feet
H. Parking ratio as per Zoning Ordinances.	
I. Access Points	3 to 53rd Street North
J. Proposed Uses: All uses permitted in "EC" Light Commercial District Zoning Regulations such as retail and service business, wholesale business, restaurants, service stations, hotels and motels, offices, studios, and other similar uses.	

PARCEL 2

A. Net Area	3,026,565 sq. ft. or 69.48 Acres
B. Maximum Building Coverage	453,985 sq. ft. or 15 percent
C. Maximum Gross Floor Area	605,313 sq. ft.
D. Floor Area Ratio	20 percent
E. Maximum building height to conform to chapter 28.08 Code of the City of Wichita except that amusement park rides shall be permitted to a height of 200 feet.	
F. Setbacks	
West Line	30 feet
North Line	50 feet
East Line	120 feet
South Line	120 feet
G. Parking ratio as per Zoning Ordinance.	
H. Access Points	2 to 53rd Street North, 1 of which will be constructed to Major Entrance Standards.
I. Proposed Uses: Uses permitted in the "C" Commercial District Zoning Regulations which shall only include restaurants (excluding drive up or drive through), retail business, recreational centers (indoor and outdoor), rentals, offices, amusement park rides, sports activity fields and arenas, parking lots, studios, indoor and outdoor theatres or places of entertainment, golf courses, picnic areas, race tracks, warehouses and storage areas, and swimming pools.	