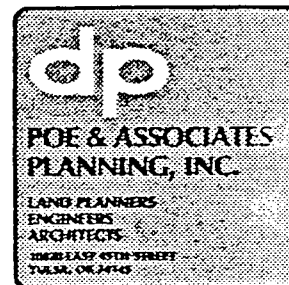


Community Unit Plan
Central Avenue Plaza
Wichita, Kansas

REVISED AUGUST 25, 1982

Developer: Karl Solomon

Prepared by: Poe and Associates
Tulsa / Wichita



GENERAL PROVISIONS FOR
CENTRAL AVENUE PLAZA
C.U.P.

No. 1: The total gross land area which is included in the Community Unit Plan is comprised of approximately 33.51 acres. The total net area is approximately 29.29 acres.

No. 2: The maximum gross floor area for commercial use within the Community Unit Plan is not to exceed 225,000 sq. ft. The maximum gross floor area for office use within the Community Unit Plan is not to exceed 125,000 sq. ft. The Maximum gross floor area for the total development of Central Avenue Plaza shall not exceed 350,000 sq. ft. of gross building area.

No. 3: Part of Parcel No. 8 is under a long term lease agreement and this parcel will not be platted at this time. The street right-of-way, except for that part included in Ruffin 3rd Addition, will be dedicated as shown at the time of first platting any area within the C.U.P.

No. 4: Access controls to Edgemoor and to Central are as indicated on the C.U.P.

No. 5: The construction of the proposed Plaza Blvd. shall consist of one lane northbound and one lane southbound, each being 19 ft. from back to back of curb. Left hand turn bays will be established at each of the median cuts along the proposed Boulevard. The total width of the lanes at these points will be 24 ft. At the intersection of Plaza Blvd. and Central Avenue, two lanes will be established for northbound traffic and two lanes for southbound traffic. Each of these two lanes will be 25 ft. from back to back of curb. At the intersection of Plaza

General Provisions for
Central Avenue Plaza
C.U.P. - Page 2

Blvd. and Edgemoor St., two lanes will be established for east and west-bound traffic. Each of these two lanes will also be 25 ft. from back to back of curb. The back of curb will be 10 ft. from the street right-of-way where the 25 ft. lanes are constructed and the remaining 15 ft. will be used for construction of a left turn bay at the intersections of Plaza Boulevard with Central and with Edgemoor. The outside edge of the proposed Plaza Blvd. will be 15 ft. from the street right-of-way except for the points of ingress and egress onto both Central Ave. and Edgemoor St. The remaining 17 ft. will be for landscaped median and turning lanes.

No. 6: No parking will be permitted on the proposed Plaza Boulevard. Sidewalks will not be constructed adjacent to the Boulevard right-of-way.

No. 7: Failure to properly maintain the dedicated floodway until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement thereof or failure to maintain the landscaped median and required screening shall be considered a violation of the C.U.P., after a joint determination by the Director of Planning and the Superintendent of Central Inspection that these areas are not properly maintained. Provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office.

No. 8: All utilities shall be installed underground.

No. 9: Screening and landscaping shall be accomplished with the use of trees (deciduous and non-deciduous), grass, shrubbery, landscaped berms, and open space. The landscaping shall be of such a type and size, and maintained in such a manner, as to not constitute a traffic hazard. A landscape plan, prepared by a landscape architect, for the planting strip(s) indicating the location, type, and specifications of plant materials shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall also depict proposed methods of providing water to the required plant materials.

No. 10: The screening and landscaping requirements on the north line of Parcel No. 1, No. 2 and on the east line of Parcel 3 shall be waived because the adjacent property on the north is a city park and Parcel 3 is for a floodway and landscaped open space.

No. 11: The screening and landscaping requirements around the adjacent property owned by the National Guard and Board of Education shall be waived because of existing screening and fencing.

No. 12: At the time of platting the applicant will guarantee the following:

A. The construction of a 12 foot acceleration/deceleration lane on the north side of Central Avenue from the east line of Ruffin 3rd Addition to the east line of the C.U.P.

B. Traffic signals at the intersections of Plaza Boulevard with Central and with Edgemoor. Installation of the signalization will occur only after actual traffic counts at these intersections indicate the need for them.

C. The construction of Plaza Boulevard from Central to Edgemoor.

D. Storm water detention facilities located in Parcel 3.

No. 13: The applicant will make the following dedications:

A. Street right-of-way as shown on the C.U.P.

B. Parcel No. 3 for floodway, open space and Brookside Parkway cul-de-sac.

No. 14: If adjacent parcels are developed under one ownership the 15 foot side yard building setbacks between parcels do not apply.

No. 15: All advertising signs shall be in accordance with the code of the City of Wichita. No billboard advertisement shall be allowed.

C. U. P. DATA FOR
CENTRAL AVENUE PLAZA

Parcel No. 1:

- Proposed General Use - Office
- Total Gross Land Area - ±3.46 ac. (150,717 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±3.10 ac. (134,833 sq. ft.)
- Maximum Gross Floor Area - ±39,500 sq. ft.
- Floor Area Ratio - .29
- Maximum Building Coverage - 29%
- Maximum Building Height - 25' (one story)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 2:

- Proposed General Use - Office
- Total Gross Land Area - ±3.31 ac. (144,184 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±3.12 ac. (135,907 sq. ft.)
- Maximum Gross Floor Area - ±59,000 sq. ft.
- Floor Area Ratio - .44
- Maximum Building Coverage - 25%
- Maximum Building Height - 45' (three stories)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 3:

- Proposed General Use - Retention Ponds, Open Space and Private Park
- Total Gross Land Area - ±5.11 ac. (222,476 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±4.91 ac. (213,926 sq. ft.)

Parcel No. 4:

- Proposed General Use - Office and Light Commercial
- Total Gross Land Area - ±6.00 ac. (261,360 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±5.46 ac. (237,838 sq. ft.)
- Maximum Gross Floor Area (commercial) - ±78,850 sq. ft.)
- Maximum Gross Floor Area (office) - ±15,900 sq. ft.)
- Maximum Gross Floor Area (total) - ±94,750 sq. ft.)
- Floor Area Ratio - .40
- Maximum Building Coverage - 35%
- Maximum Building Height - 35' (two stories)
- Maximum Number of Buildings - 12
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 5:

- Proposed General Use - Office and Light Commercial
- Total Gross Land Area - ±3.69 ac. (160,736 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - 2.81 ac. (122,404 sq. ft.)
- Maximum Gross Floor Area (commercial) - ±32,900 sq. ft.
- Maximum Gross Floor Area (office) - ±10,600 sq. ft.
- Maximum Gross Floor Area (total) - ±43,500 sq. ft.
- Floor Area Ratio - .36
- Maximum Building Coverage - 27%
- Maximum Building Height - 35' (two stories)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 6:

- Proposed General Use - Light Commercial
- Total Gross Land Area - ±6.67 ac. (290,545 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±5.58 ac. (243,065 sq. ft.)
- Maximum Gross Floor Area - ±68,750 sq. ft.
- Floor Area Ratio - .29
- Maximum Building Coverage - 29%
- Maximum Building Height - 35' (two stories)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 7:

- Proposed General Use - Light Commercial
- Total Gross Land Area - ±3.04 ac. (132,482 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ±2.28 ac. (99,285 sq. ft.)
- Maximum Gross Floor Area - ±19,500 sq. ft.
- Floor Area Ratio - .20
- Maximum Building Coverage - 20%
- Maximum Building Height - 25' (one story)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance*

Parcel No. 8:

- Proposed General Use - Light Commercial
- Total Gross Land Area - ± 2.23 ac. (97,139 sq. ft.)
- Total Net Land Area (excluding R.O.W.) - ± 2.03 ac. (88,427 sq. ft.)
- Maximum Gross Floor Area - $\pm 25,000$ sq. ft.
- Floor Area Ratio - .29
- Maximum Building Coverage - 29%
- Maximum Building Height - 25' (one story)
- Maximum Number of Buildings - 4
- Parking Ratio as Required by Zoning Ordinance *

*Reference is to the city zoning ordinance in effect as of August 18, 1982.