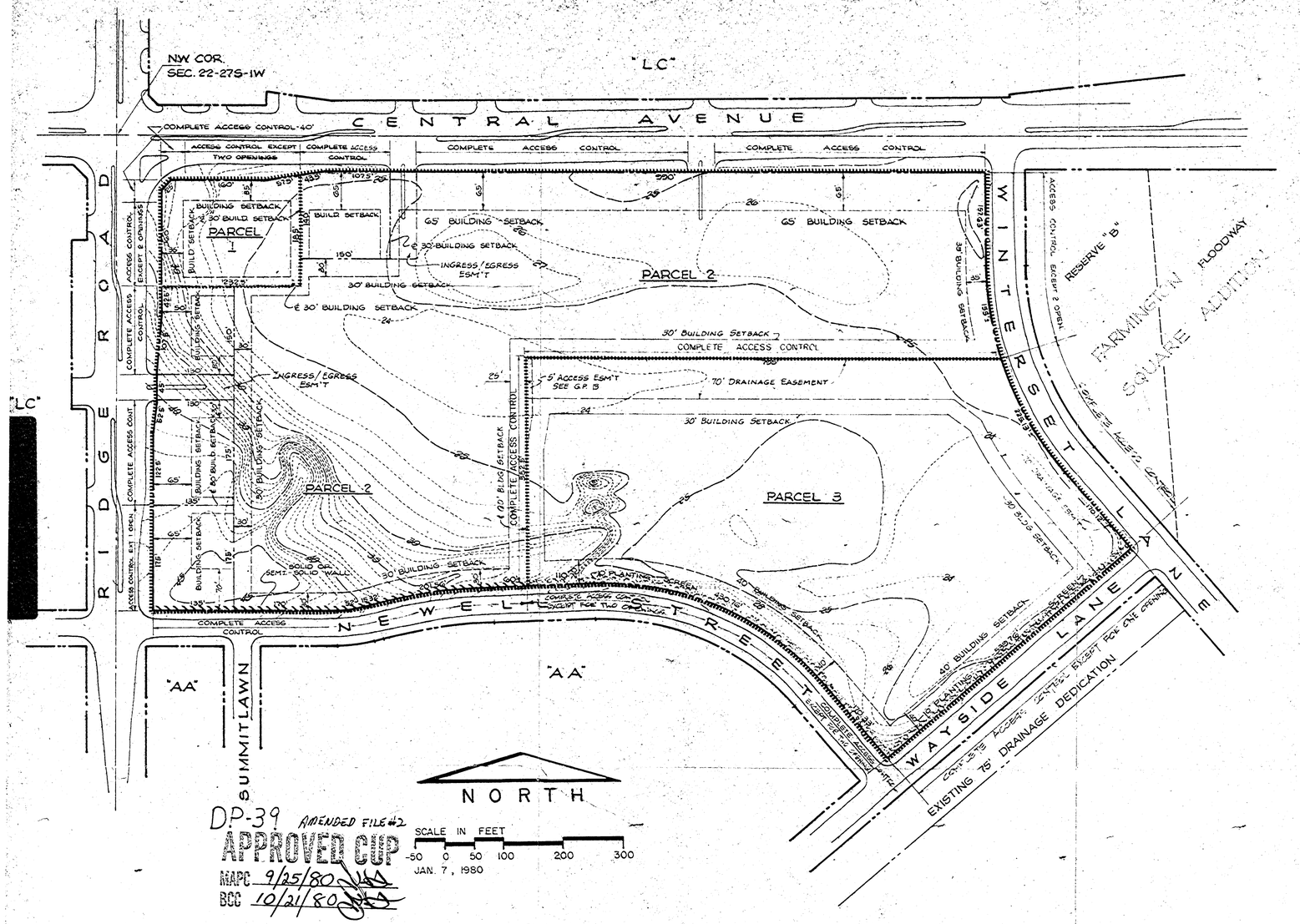

DP-39 AMENDED FILE #2
APPROVED CUP
MAPC 9/25/80
BCC 10/21/80

CENTRAL - RIDGE

COMMUNITY UNIT PLAN

AMMENDED

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

GENERAL

TOTAL GROSS AREA - 29.02 ACRES+
TOTAL NET AREA - 25.8 ACRES+ (EXCLUSIVE OF PUBLIC STREETS)

GENERAL PROVISIONS

1. CURB CUTS: THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED FOUR (4) ALONG RIDGE ROAD, FOUR (4) ALONG CENTRAL, TWO (2) ALONG WINTERSET LANE, ONE (1) ALONG WAYSIDE LANE, AND TWO (2) ALONG NEWELL STREET AS INDICATED ON THE PLAN. ONE (1) CURB CUT TO RIDGE ROAD, AND TWO (2) CURB CUTS TO CENTRAL SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.

2. ALL UTILITIES SHALL BE INSTALL UNDERGROUND, EXCEPTED THE ELECTRICAL LINES RATED AT 12,000 VOLTS OR MORE MAY BE INSTALLED ABOVE GROUND.

3. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT MORE THAN ONE (1) LOT, IN PARCEL TWO (2) IS DEVELOPED UNDER THE SAME OWNERSHIP, WITH CONTIGOUS BUILDING(S), THE SETBACK BETWEEN LOTS WILL NOT BE REQUIRED.

4. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA. Parking for Parcel 3 is reduced to 226 spaces (See Admin Adjustment dated 1/18/02)

5. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A LOT GRADING AND DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS, AS MAY BE REQUIRED.

6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.

7. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES TO BE CONSTRUCTED WITHIN PARCELS ONE (1), AND TWO (2). SAID FIRE LANE SHALL BE A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE OR EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT 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 THE LOCATION AND DESIGN OF THE FIRE LANE.

8. A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED ADJACENT TO NEWELL IN PARCEL TWO (2) AS INDICATED ON THE PLAN.

   THE SERVICE AREAS OR STORAGE AREAS OF THE RECREATIONAL STRUCTURE IN PARCEL THREE (3) SHALL BE ARCHITECTURALLY SCREENED SHOULD THEY FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT.

9. COMMITTED

10. LIGHTING: IF LIGHTING IS PROPOSED TO BE USED IN PARCELS TWO (2), AND THREE (3), THE INTENSITY OF LIGHT OR ARRANGEMENT OF REFLECTORS SHALL BE SUCH AS NOT TO INTERFERE WITH THE RESIDENTIAL ADJACENT ON THE SOUTH AND SOUTHEAST.

11. NO ESTABLISHMENTS WHICH DERIVE MORE THAN 50% OF THEIR INCOME FROM THE FOLLOWING SOURCES WILL BE PERMITTED WITHIN THIS COMMUNITY UNIT PLAN:

    1. THE SALE OF 3.2 BEER.

    2. ANY COMBINATION OF PINBALL OR ARCADE TYPE MACHINES AND POOL OR BILLIARD TABLES.

12. ACCESS TO THE THREE (3) LOTS WITHOUT ACCESS TO CENTRAL OR RIDGE WILL BE VIA THE INGRESS/EGRESS EASEMENTS AS INDICATED ON THE PLAN. A CIRCULATION PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR SAID LOTS.

13. THE FIVE (5) FOOT ACCESS EASEMENT AS SHOWN IN PARCEL THREE (3) SHALL NOT BE FENCED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS.) FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK) CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 1.78 ACRES+
NET AREA - 0.96 ACRES+
MAXIMUM BUILDING COVERAGE - 30% OR 12,510 SQ. FT.
FLOOR RATIO - .30
MAXIMUM GROSS FLOOR AREA - 12,510 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)

PARCEL TWO

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, TENNIS CLUB, RESTAURANTS, PROFESSIONAL, PERSONAL SERVICES, INDOOR AMUSEMENT ENTERPRISES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 17.24 ACRES+
NET AREA - 14.84 ACRES+
MAXIMUM BUILDING COVERAGE - 30% OR 193,929 SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 193,929 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - SIX (6)

PARCEL THREE

PROPOSED USE - EDUCATIONAL, PHILANTHROPIC, ELEEMOSYNARY INSTITUTIONS, INDOOR RECREATIONAL FACILITIES, AND OUTDOOR RECREATIONAL FACILITIES LIMITED TO TRACK AND FIELD, BASEBALL, SOFTBALL, TENNIS, SOCCER, AND PLAYGROUND EQUIPMENT (OUTDOOR USES WHICH REQUIRE "C" COMMERCIAL ZONING ARE NOT PERMITTED.)

GROSS AREA - 10 ACRES+
NET AREA - 10 ACRES+
MAXIMUM BUILDING COVERAGE - 30% OR 130,680 SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 130,680 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

See letter dated 2/17/82
RE FENCING of outside sale area
MC