

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 29.7 ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS PERMITTING OFFICE, GOLF COURSE MAINTENANCE AND LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

- PARCEL NO. 1 - VARIES ALONG 21ST STREET. (SEE PLAN)
25' SETBACK ALONG EAST AND WEST PROPERTY LINES. 204' MINUS WEST PROPERTY LINE
10' SETBACK ALONG NORTH PROPERTY LINE. SEE ADM. ADJ. (6-27-94)
PARCEL NO. 2 - 10' ALONG N. S. E. W. PROPERTY LINE.
PARCEL NO. 3 - 25' ALONG WEST & N.W. PROPERTY LINE.
70'- 235' ALONG RIDGE ROAD.
70' ALONG 21ST STREET NORTH.
30' ALONG ADJACENT PARCELS 4 THRU 9.
PARCEL NO. 4 - 35' ALONG 21ST ST. NORTH.
30' ALONG EAST PROPERTY LINE.
PARCEL NO. 5 - 20' ALONG RIDGE ROAD AND 15' ALONG 21ST STREET NORTH AND 5' ALONG -
PARCEL NO. 6 - 35' ALONG RIDGE ROAD.
10' ALONG NORTH PROPERTY LINE.
30' ALONG SOUTH PROPERTY LINE.
PARCEL NO. 7 - 35' ALONG RIDGE ROAD.
10' ALONG SOUTH PROPERTY LINE.
PARCEL NO. 8 - 35' ALONG RIDGE ROAD.
15' ADJACENT TO PARCEL NO. 9
PARCEL NO. 9 - 35' ALONG RIDGE ROAD.
10' ALONG N.W. PROPERTY LINE.
15' ADJACENT TO PARCEL NO. 8.

A. ON STREETS HAVING A 32' ROW WITH 20' BB PAVEMENT, THERE SHALL BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED WHERE APPROVED BY THE TRAFFIC ENGINEER AT TIME OF PLATTING.

B. BUILDING SETBACK LINES FROM ALL EXISTING PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING AND ALL PAVING OVER THE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

4. A. ACCESS CONTROL ON 21ST STREET NORTH:
PARCEL NO. 1 - ONE MAJOR OPENING.
PARCEL NO. 3 - TWO OPENINGS, ONE MAJOR OPENING AND ONE OPENING PROVIDING ACCESS TO PARCEL NO. 2.
PARCEL NO. 4 - ONE RIGHT TURN ONLY.
PARCEL NO. 5 - ONE OPENING ON THE WEST 140'. COMPLETE ACCESS CONTROL ON THE EAST 40'.
B. ACCESS CONTROL ON RIDGE ROAD.
PARCEL NO. 3 - TWO OPENINGS, ONE OPENING TO BE MAJOR (SEE PLAN)
PARCEL NO. 5 - ONE OPENING. COMPLETE ACCESS CONTROL ON THE SOUTH 40'.
PARCELS 6, 7 & 8 - ONE OPENING EACH.
PARCEL NO. 9 - TWO OPENINGS, ONE OPENING TO BE MAJOR ON SOUTH 80'. (SEE PLAN)
C. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG THE WEST LINE OF LOTS 2-5 IN PARCEL 1.

D. THOSE PORTIONS OF THE MAJOR ENTRANCES TO RIDGE AND TO 21ST STREET NORTH, ON PUBLIC R.O.W., SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCELS 1, 3 OR 8.

E. INGRESS AND EGRESS TO PARCEL 2 SHALL BE PROVIDED VIA THE 25' ACCESS EASEMENT PROPOSED TO 21ST STREET NORTH.
5. MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY ENGINEER. SPECIFIC ITEMS AGREED TO ARE AS FOLLOWS:

A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE RECONSTRUCTION OF THE TRAFFIC MEDIAN ON 21ST STREET NORTH IN ORDER TO PROVIDE A LEFT TURN BAY OR A FIFTH LANE PROVIDING FOR LEFT TURN STORAGE TO SERVE PARCEL 1.
B. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A TEMPORARY THIRD LANE IN RIDGE ADJACENT TO THIS C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL DEVELOPMENT OF THE THIRD LANE.)
C. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A FIFTH LANE OR CENTER LANE IN 21ST STREET NORTH AND A THIRD LANE OR CENTER LANE IN RIDGE ROAD TO ACCOMMODATE A LEFT TURN LANE TO SERVE THE MAJOR OPENING INTO PARCEL 3 FROM 21ST STREET NORTH AND THE MAJOR OPENINGS INTO PARCELS 3 AND 9 FROM RIDGE ROAD.
D. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF CONTINUOUS DECAL LANES TO SERVE THE OPENINGS INTO PARCELS 1, 3, 4 AND 5 FROM 21ST STREET NORTH INCLUDING THE RIGHT TURN MOVEMENT AT THE INTERSECTION OF 21ST STREET NORTH AND RIDGE ROAD, AND TO SERVE THE MAJOR OPENINGS INTO PARCELS 3 AND 9 FROM RIDGE ROAD.

6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-STREET SIGNS SHALL BE PERMITTED. (SEE ADM. ADJ. DATED 2-1-93).
(SEE ADM. ADJ. DATED 5-16-95 FOR PARCEL 4)
9. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. (SEE ADM. ADJ. DATED 4-8-94 FOR LOT 2 ON PARCEL 1)
12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.
B. THE PLANTING STRIP, AS INDICATED ON THE DRAWING SHALL CONSIST OF TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS 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.
C. THE WALL REQUIREMENT ALONG THE WEST BOUNDARIES OF PARCELS 3 AND 9 AND THE NORTH BOUNDARIES OF PARCELS 1 AND 2 ADJACENT TO THE GOLF COURSE SHALL BE WAIVED UNLESS THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY ONTO THE RESIDENTIAL DISTRICT.
D. ALL WALLS SHALL BE CONSTRUCTED WITHIN A PLATTED FIVE(5) FOOT WALL EASEMENT. CONSTRUCTION OF WALL SHALL BE PERMITTED ACROSS UTILITY EASEMENTS IF COLUMN FOOTINGS ARE USED.
E. THE WALL INDICATED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL 1 CAN BE SUBSTITUTED WITH A 10' LANDSCAPE BUFFER AS DESCRIBED IN 12-B ABOVE AT THE OWNER'S OPTION.

* Parcel 5 shall be allowed a minimum distance of a 100 feet to the nearest adjacent sign per Admin. Adjust. CUP2016-##

13. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 21ST STREET NORTH, AND RIDGE ROAD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. 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.

14. A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN 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.

17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

18. ACCEL/DECEL LANES ALONG THE SOUTH AND EAST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING, IF APPLICABLE.

19. PARCEL DESCRIPTIONS:
PARCEL NUMBER 1:
PROPOSED USES: OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS OR APARTMENTS.
GROSS AREA - 11.949 ACRES (520,498 SQ. FT.)
NON-RESIDENTIAL USES:
MAXIMUM BUILDING COVERAGE - 156,149 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 185,000 SQ. FT.
FLOOR AREA RATIO - 0.355
RESIDENTIAL USES:
MAXIMUM NUMBER OF UNITS - 228
MAXIMUM DENSITY - 20 DU/ACRE
MAXIMUM BUILDING HEIGHT - 45'
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11 AND 1.5 SPACES/DU FOR APARTMENT USES.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 2:
PROPOSED USES: GOLF COURSES MAINTENANCE FACILITY
GROSS AREA - 1.148 ACRES (50,007 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,002 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 10,500 SQ. FT.
FLOOR AREA RATIO - 0.370
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 3: see AA dated 9-8-98
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY, FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, FAST FOOD OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, FITNESS CENTERS.
GROSS AREA - 10.1(439,958 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 131,987 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 100,354 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 4:
PROPOSED USES: SAME AS PARCEL NO. 3. AND BANNER BANKS BY DRIVE-UP FACILITIES (SEE ADM. ADJ. DATED 4-27-94)
GROSS AREA - 0.74 ACRES (32,400 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,720 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 11,825 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACK - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 5:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, FAST FOOD, SERVICE STATIONS WITH CAR WASH AS ACCESSORY USE WITH BZA APPROVAL, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS.
GROSS AREA - 0.744 ACRES (32,409 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,723 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
* and a minimum of 22 spaces with Vehicle Repair Limited land uses.

PARCEL NUMBER 6:
PROPOSED USES: SAME AS PARCEL NUMBER 3.
GROSS AREA - 0.82 ACRES (35,888 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,800 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,140 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 7:
PROPOSED USES: SAME AS PARCEL NUMBER 3.
GROSS AREA - 0.88 ACRES (38,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,441 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,730 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 8:
PROPOSED USES: SAME AS PARCEL NUMBER 3. Bank and Financial Institution (AA approved 5/10/00)
GROSS AREA - 0.88 ACRES (38,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,441 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,730 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 9:
PROPOSED USES: ALL USES IN PARCEL 3 AND MOTELS AND APARTMENTS
GROSS AREA - 2.5 ACRES (108,900 SQ. FT.)
NON RESIDENTIAL USES:
MAXIMUM BUILDING COVERAGE - 32,876 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 38,622 SQ. FT.
FLOOR AREA RATIO - 0.355
ALL USES:
MAXIMUM BUILDING HEIGHT - 35'
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
RESIDENTIAL USES:
MAXIMUM NUMBER OF UNITS - 50
MAXIMUM DENSITY - 20 DU/ACRE
20. THE EXISTING HOUSE ON RIDGE ROAD SHALL BE ALLOWED TO REMAIN UNTIL FUTURE DEVELOPMENT OF THAT PARCEL OCCURS. THE INTERIM PERMITTED USES FOR THIS STRUCTURE SHALL INCLUDE SALES AND MARKETING OFFICES, AND CONSTRUCTION OFFICE.
21. ARCHITECTURAL DESIGN, BUILDING MATERIALS AND COLOR FOR ALL STRUCTURES SHALL BE APPROVED BY THE REFLECTION RIDGE ARCHITECTURAL CONTROL COMMITTEE.

PARCEL NUMBER 5:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, FAST FOOD, SERVICE STATIONS WITH CAR WASH AS ACCESSORY USE WITH BZA APPROVAL, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS.
GROSS AREA - 0.744 ACRES (32,409 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,723 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
* and a minimum of 22 spaces with Vehicle Repair Limited land uses.

IF A SERVICE STATION WITH A BZA APPROVED CAR WASH IS CONSTRUCTED, ACCESSORY USE STRUCTURES INCLUDING A CAR WASH AND A CANOPY SHALL BE PERMITTED.

PARCEL NUMBER 6:

PROPOSED USES: SAME AS PARCEL NUMBER 3.

GROSS AREA - 0.82 ACRES (35,888 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,800 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,099 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 7:

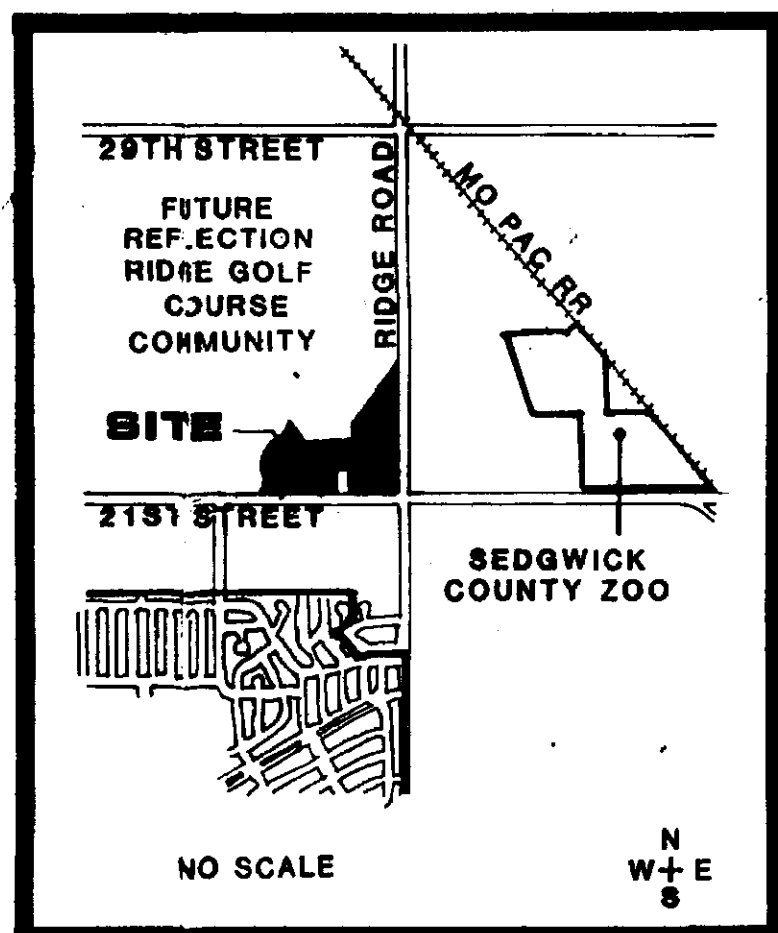
PROPOSED USES: SAME AS PARCEL NUMBER 3.

GROSS AREA - 0.88 ACRES (38,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,800 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,140 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

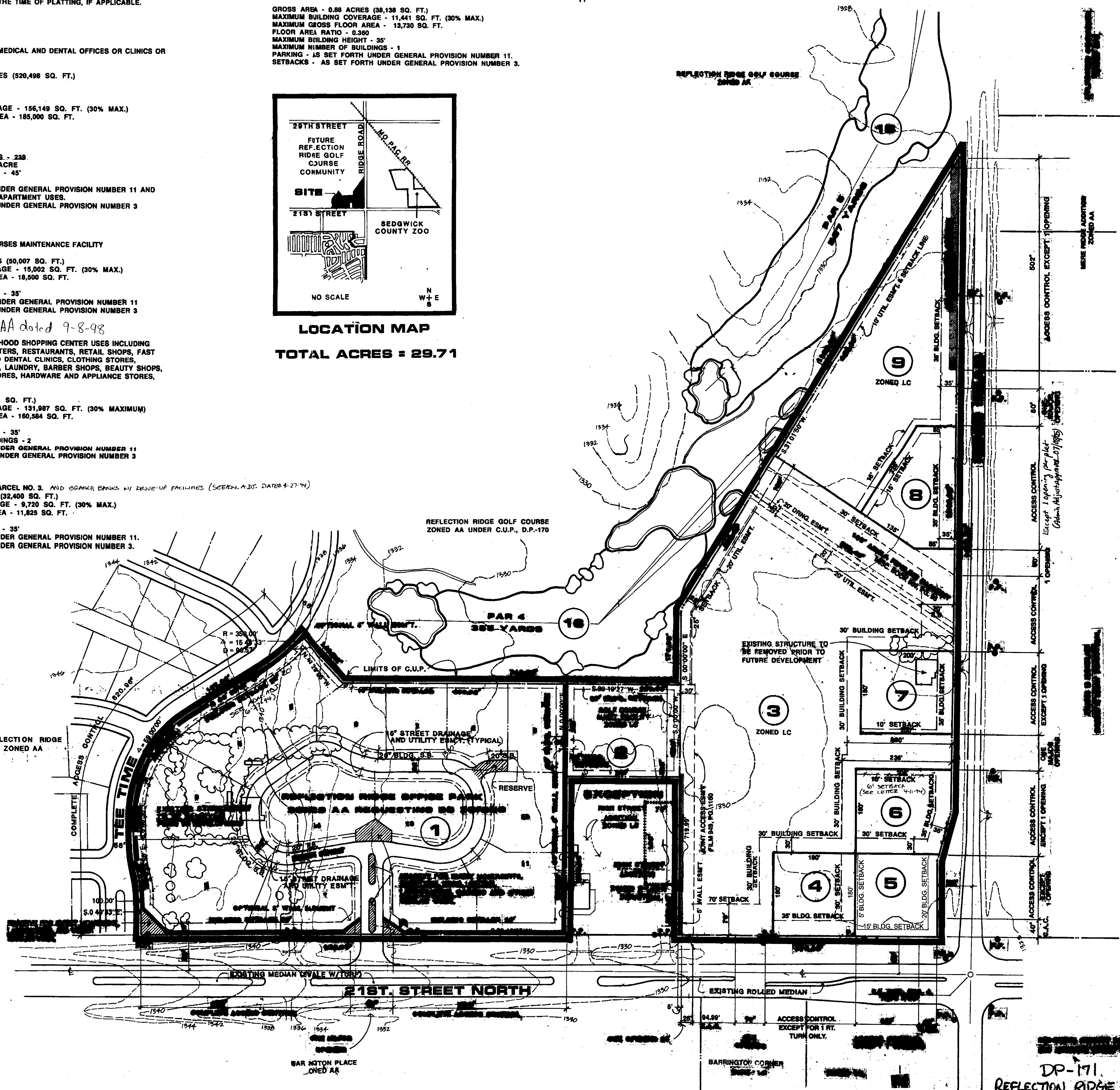
PARCEL NUMBER 8:

PROPOSED USES: SAME AS PARCEL NUMBER 3. Bank and Financial Institution (AA approved 5/10/00)

GROSS AREA - 0.88 ACRES (38,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,441 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,730 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.



LOCATION MAP
TOTAL ACRES = 29.71



COMMERCIAL COMMUNITY UNIT PLAN

UNDER REFLECTION RIDGE COMM. C.U.P., D.P.-171 (REVISED MAY 17, 1990)

REFLECTION RIDGE

OWNER: REFLECTION RIDGE INC. 7926 W. 21ST STREET WICHITA, KS 67212 316-721-2153



Wichita, KS • 316.684.9600

DP-171
REFLECTION RIDGE
COMMERCIAL C.U.

APPROVED C.U.

MAPC App'd 7-9-87

BCC App'd 9-29-87

MAPD Copy 1 of 2



21st ST N

Plant List

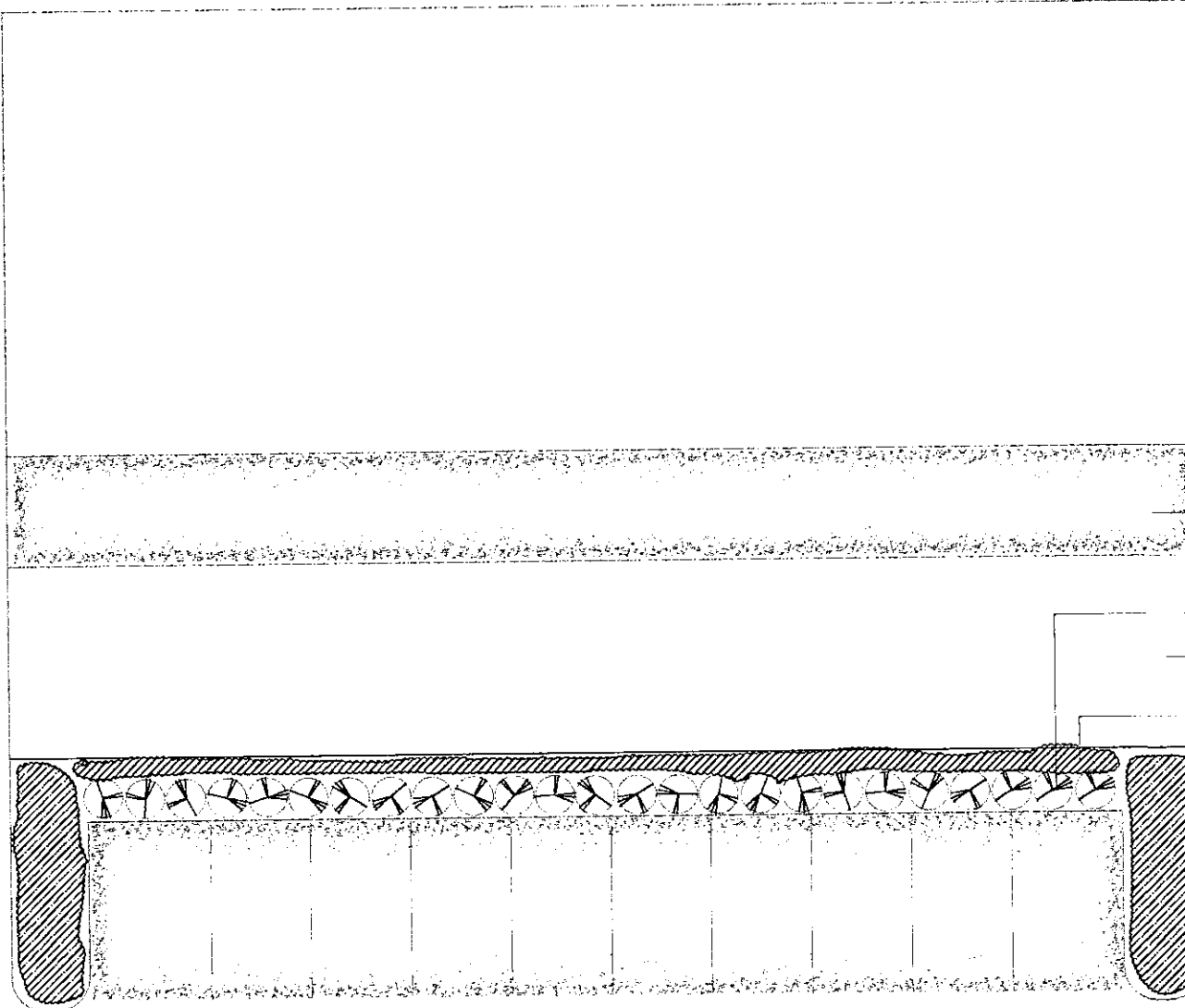
25 Pyracantha Pyracantha Coccinea Gnome 5g.

DP-171 ADDENDUM TO PLAN
APPROVED 04/23/99 - PARCEL 3

LANDSCAPE PLAN

APPROVED 05/31/04 BY DG

MADD Copy 1 of 2



Sidewalk

Gnome Pyracantha
Turf

Transplanted Broadmoor Jun.

Ex. Shrubs

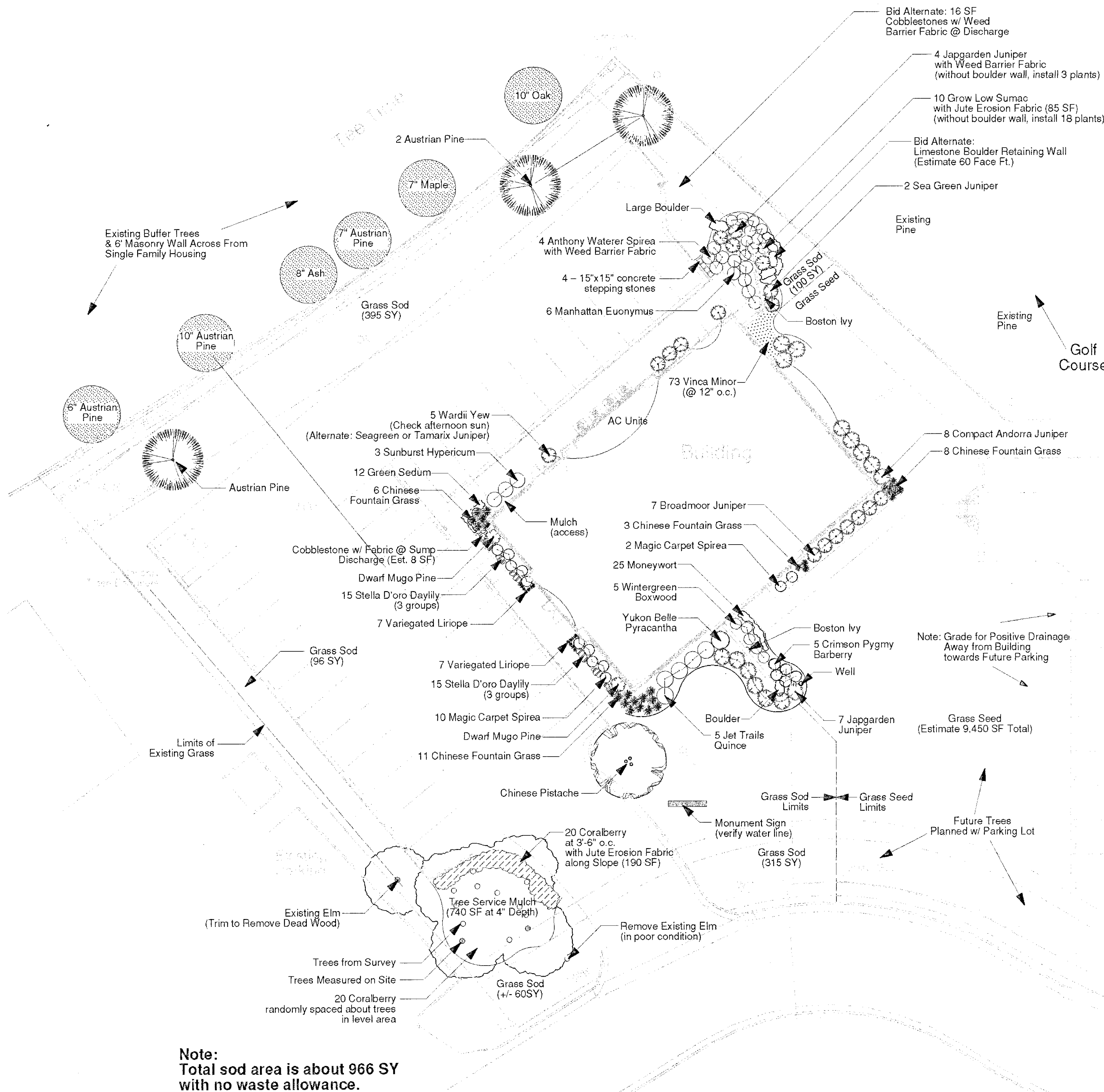
SCALE: 1" = 16'

TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

A LANDSCAPE PLAN FOR:

Reflection Ridge Plaza
21st and Ridge

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



Note:
Total sod area is about 966 SY
with no waste allowance.

Plant Schedule				
Quantity	Common Name	Botanical Name	Size	Specification
TREES				
3	Austrian Pine	<i>Pinus nigra</i> var. <i>nigra</i>	7'-8' height	B&B
1	Chinese Pistache	<i>Pistacia chinensis</i>	2'-2 1/2' cal	B&B
4	Total Trees			
SHRUBS				
5	Crimson Pygmy Barberry	<i>Barbena thunbergii</i> 'Crimson Pygmy'	2 gallon	Container
5	Wintergreen Boxwood	<i>Buxus microphylla</i> 'Wintergreen'	15"-18" height	B&B or Container
5	'Jet Trails' Flowering Quince	<i>Chaenomeles speciosa</i> 'Jet Trails'	2 gallon	Container
6	Manhattan Euonymus	<i>Euonymus kiautschovicus</i> 'Manhattan'	5 gallon	Container
3	Sunburst Hypericum	<i>Hypericum frondosum</i> 'Sunburst'	2 gallon	Container
2	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 gallon	Container
8	Compact Andorra Juniper	<i>Juniperus horizontalis</i> 'Compact Andorra'	2 gallon	Container
4	Japgarden Juniper	<i>Juniperus procumbens</i>	2 gallon	Container
7	Broadmoor Juniper	<i>Juniperus sabina</i> 'Broadmoor'	2 gallon	Container
2	Dwarf Mugo Pine	<i>Pinus mugo</i> var. <i>mugo</i> 'Pumilo'	15"-18" spread	B&B or Container
1	Yukon Belle Pyracantha	<i>Pyracantha argusifolia</i> 'Yukon Belle'	5 gallon	Container
10	Gro-low Sumac	<i>Rhus aromatica</i> 'Gro-low'	2 gallon	Container
12	Magic Carpet Spirea	<i>Spiraea japonica</i> 'Magic Carpet'	2 gallon	Container
4	Anthony Waterer Spirea	<i>Spiraea x bumalda</i> 'Anthony Waterer'	2 gallon	Container
40	Coral Berry	<i>Symphoricarpos orbiculatus</i>	1 gallon	Container
5	Wardii Yew	<i>Taxus x media</i> 'Wardii'	15"-18" spread	B&B or Container
119	Total Shrubs			
GROUNDCOVERS, VINES & PERENNIALS				
30	Stella d'Oro Daylily	<i>Hemerocallis</i> sp. 'Stella d'Oro'	1 gallon	Container
14	Variegated Liriope	<i>Liriope muscari</i> 'Variegata'	1 gallon	Container
25	Moneywort (Green)	<i>Lysimachia nummularia</i>	1 gallon	Container
2	Boston Ivy	<i>Parthenocissus incuspidata</i>	1 gallon	Container
12	Green Sedum	<i>Sedum kamtschaticum</i>	4" pot	Container
73	Vinca Minor	<i>Vinca minor</i>	4" pot	12" o.c.
156	Total Groundcovers, Vines & Perennials			
ORNAMENTAL GRASSES				
28	Chinese Fountain Grass	<i>Pennisetum alopecuroides</i>	1 gallon	Container
28	Total Ornamental Grasses			
Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.				

Planting Specifications

General

- The Landscape Contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds, and installation of lawn areas according to these specifications and the landscape plan. The Landscape Contractor shall be responsible for repair to disturbed areas.
- Rough grading shall be by the General Contractor. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
- Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
- Notify the Owner of variances between the plan and site conditions which affect planting operations.
- Prior to the start of fine grading, if season permits, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications as required for complete kill.
- The Landscape Contractor shall be responsible to coordinate landscape work with work of the Irrigation Contractor and other Contractors affected by landscape work.

Materials and Installation Requirements

Materials shall be approved by the Owner before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the Landscape Contractor as required for finished grading. This is intended only for low areas of the rough grade or for planting beds and not the entire site.

Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

Grass seed or sod for disturbed areas to be an approved fine-bladed fescue blend. Provide estimates for sod as directed by Owner.

Mulch to be premium grade cypress or recycled hardwood mulch. Bed areas to be 2 1/2" - 3" deep. Prior to the mulch installation, rake smooth the ground surface. Provide bid alternate for cedar mulch. Mulch below existing trees, and for sumac at north retaining wall, to be a tree service type coarse bulk mulch.

Landscape Edge to be Ryerson Steel Edge (1/8" x 4" x 16') or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by Manufacturer.

Soil Amendments Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost for planting backfill.

Fertilizer for planting backfill to be Milorganite (6-2-0) or other approved product installed per Manufacturer's instructions.

Pre-emergent weed control such as Dacthal, Treflan or approved similar product shall be installed per Manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

Tree Wrap shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Securely wrap from ground level to second level of branches on the trunk. Use of wrap is at the Landscape Contractor's discretion.

Landscape Ordinance Notes

- Legal Description:** Lots 5 and 6 Block 2 Reflection Ridge Commercial Addition to Wichita, Sedgwick County, Kansas.
- Required Landscape:** As required by CUP and Administrative Adjustments.
- Planned Landscape:** Required landscape buffer and screen wall exist along Tee Time street. Existing trees have been saved at west side of entry drive. New plantings about building and parking are for ornamental and functional value.
- Watering:** Watering for installation purposes shall be provided by hose bibs at the buildings. New Lawn and Landscape areas are to be routinely watered by an underground irrigation system equipped with a rain sensing device.

DP-171 PORTION OF PARCEL 1

LANDSCAPE PLAN

APPROVED 12/20/01 BY D6

MAPD Copy 1 of 2

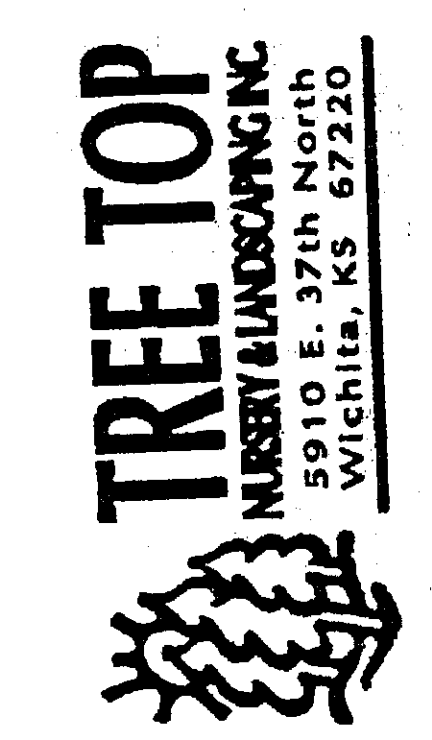
Building 1020, 7570 West 21st, Wichita, KS

Landscape Plan

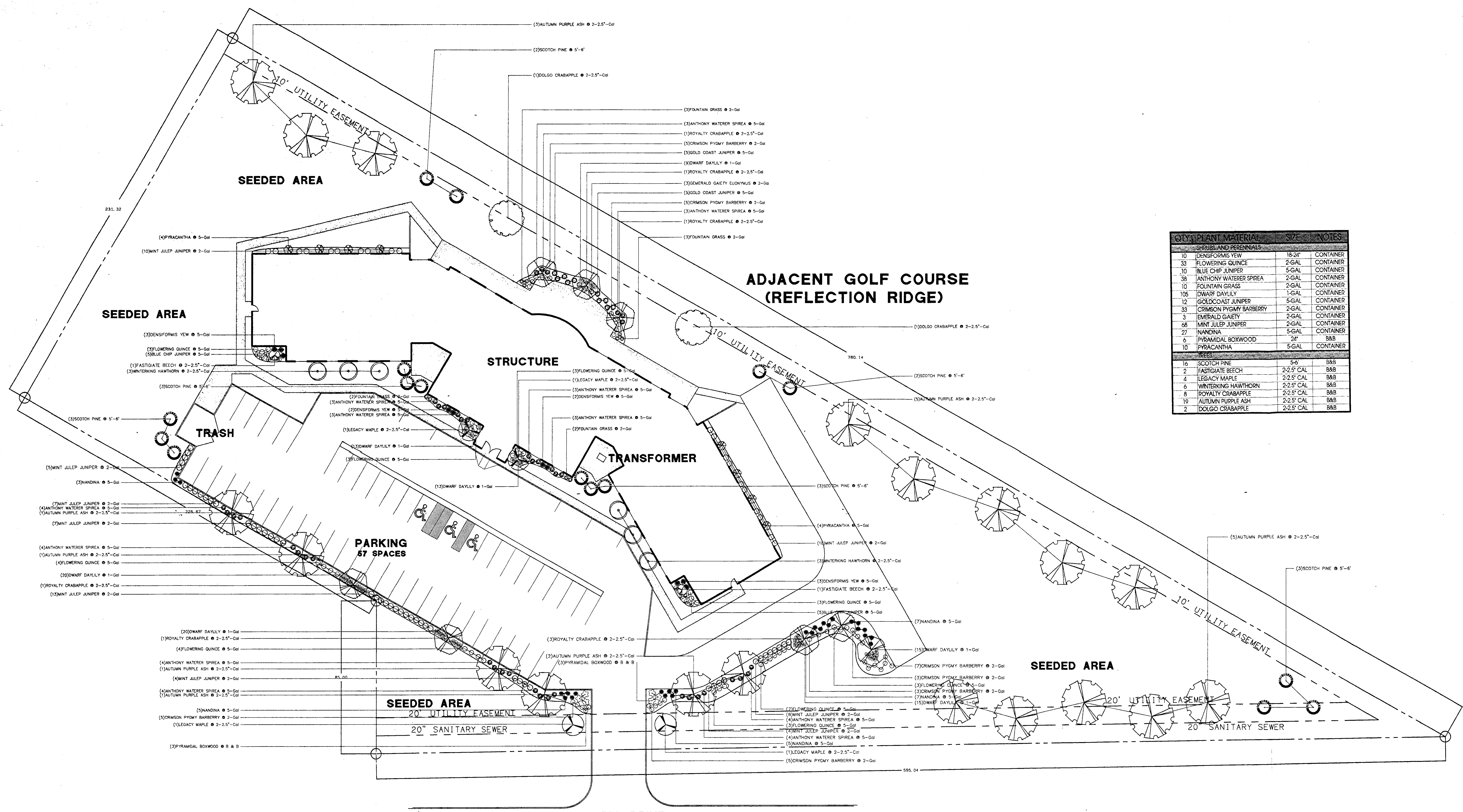
Ratzlaff Dental Clinic

LANDSCAPE ARCHITECTS PLANNERS	rice-foster associates I. Michael Rice, AIA David W. Foster, ASLA Debra J. Foster John Long Cheryl Cammichael 1415 - Second St. Wichita, KS 67217 316.769.1520 Fax: 316.769.1310	project 01061 date 18 Dec. 2001 drawn by DWF JL revisions	north scale 1/16" = 1'-0" sheet 1 of 1	
This document is an instrument of service produced solely for the client and project listed. Its use, in whole or in part, for any other purpose is prohibited without the express written consent of rice foster associates, p.a. All Rights Reserved.				© rice foster associates, p.a.

RATZLAFF
DENTAL



A LANDSCAPE PLAN FOR:
THE INN AT REFLECTION RIDGE
NORTH RIDGE ROAD
WICHITA, KS



QTY. PLANT MATERIAL			SIZE	NOTES
SHRUBS AND PERENNIALS				
10	DENSIFORMIS YEW	18-24"	CONTAINER	
33	FLOWERING QUINCE	2-GAL	CONTAINER	
10	BLUE CHIP JUNIPER	5-GAL	CONTAINER	
38	ANTHONY WATERER SPIREA	2-GAL	CONTAINER	
10	FOUNTAIN GRASS	2-GAL	CONTAINER	
105	DWARF DAYLILY	1-GAL	CONTAINER	
33	GOLD COAST JUNIPER	5-GAL	CONTAINER	
12	CRIMSON PYGMY BARBERRY	2-GAL	CONTAINER	
3	EMERALD GAETLY	2-GAL	CONTAINER	
68	MINT JULEP JUNIPER	2-GAL	CONTAINER	
27	NANDINA	5-GAL	CONTAINER	
6	PYRAMIDAL BOXWOOD	2"	B&B	
10	HYDRANGEA	5-GAL	CONTAINER	
TREES				
16	SCOTCH PINE	5-6"	B&B	
2	FASTIGIATE BEECH	2-2.5" CAL	B&B	
4	LEGACY MAPLE	2-2.5" CAL	B&B	
6	WINTERKING HAWTHORN	2-2.5" CAL	B&B	
8	ROYALTY CRABAPPLE	2-2.5" CAL	B&B	
19	AUTUMN PURPLE ASH	2-2.5" CAL	B&B	
2	DOLGO CRABAPPLE	2-2.5" CAL	B&B	

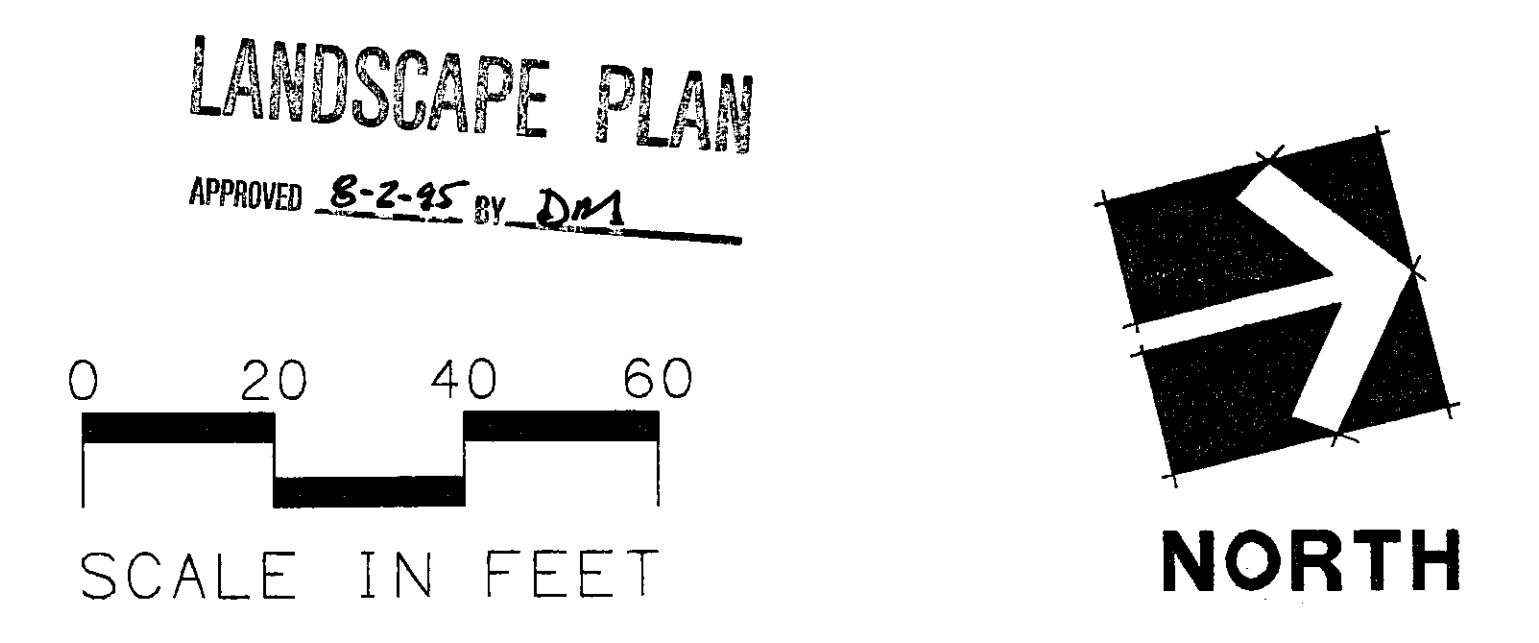
LEGAL DESCRIPTION
LOT 6, BLOCK 1, REFLECTION
RIDGE COMMERCIAL 2nd ADDITION,
WICHITA, SEDGWICK CO., KANSAS

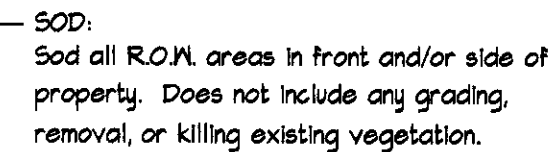
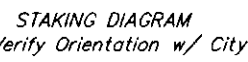
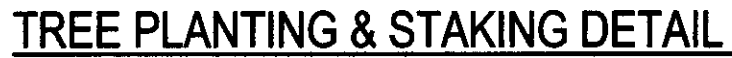
SITE AREA
144,676.32 S.F. = 3.32 ACRES

IRRIGATION
IRRIGATION FOR ALL PLANTINGS
AND SEEDED AREAS WILL BE
PROVIDED BY AN AUTOMATED
IRRIGATION SYSTEM WITH A
MOISTURE SENSING DEVICE

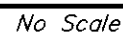
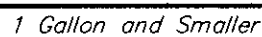
SEEDED AREA
44,500 S.F.

LANDSCAPING
6,029 SQ. FT. OF STREET YARD LANDSCAPING REQUIRED
4,872 SQ. FT. OF STREET YARD LANDSCAPING PROVIDED
PLUS AN ADDITIONAL 44,500 S.F. OF SEEDING





LANDSCAPE PLAN



LANDSCAPE ORDINANCE CALCS:

Single frontage: 270' (Ridge Road)
x 8 Sq.ft. factor

Shown Streetyard: 6,000 sq.ft.

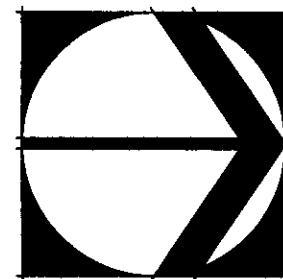
Streetyard Trees Required: 5 Shade Trees
Streetyard Trees Shown: 5 Shade Trees, 1 ornamental,

Parking Lot Trees Required: 2 Trees (36 stalls)

Parking Lot Trees Shown: 1 Shade, 2 Ornamental

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	<i>Acer rubrum 'Autumn Blaze'</i>	Autumn Blaze Maple	2" Cal.	B & B
2	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	2" Cal.	B & B
2	<i>Quercus shumardii</i>	Shumard Oak	2" Cal.	B & B
3	<i>Pinus flexis 'Vanderwolf pyramis'</i>	Vanderwolf Pine	6'-7" Ht.	B & B
14	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	3 Gal.	Cont.
15	<i>Chaeonomeles speciosa 'Texas Scarlet'</i>	Texas Scarlet Quince	3 Gal.	Cont.
9	<i>Euonymus alatus 'Compacta'</i>	Dwf. Burning Bush	5 Gal.	Cont.
24	<i>Juniperus Chinensis 'Sea Green'</i>	Sea Green Juniper	5 Gal.	Cont.
6	<i>Viburnum rhytidophylloides</i>	Leatherleaf Viburnum	5 Gal.	Cont.
12	<i>Aegopodium podagraria 'Variegated'</i>	Bishop's Weed	1 Gal.	Cont.
23	<i>Festuca cinerea 'Elijah Blue'</i>	Elijah Blue Fescue	2" Cal.	Cont.
40	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	1 Gal.	Cont.



NORTH
SCALE: 1" = 20'

Prints Issued:
June 29, 2005 JLL
Owner Review - City Submittal



SUBURBAN LANDSCAPE MANAGEMENT

1100 MacARTHUR • P.O. BOX 1600
WICHITA, KS 67216 • 316-529-0000
FAX: 529-8663 • landscapeitnow.com
RESIDENTIAL ▲ COMMERCIAL

Professionally designed by a Kansas Landscape Architect

LANDSCAPE PLAN

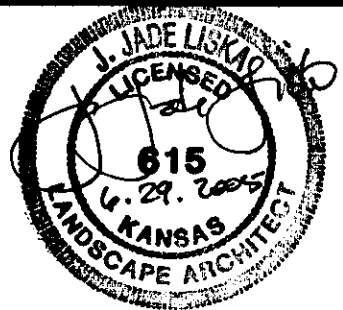
RELIANZ BANK BUILDING

New Office Building

WICHITA, KANSAS

2327 N. RIDGE ROAD

Seal



Sheet Number

LA.1

Of _____ Sheets

Drawing file: P:\landscape designs\Reliant Bank\landscape.dwg

LANDSCAPE CALCULATIONS

AVERAGE LOT DEPTH = 104'-0"

TOTAL LINEAL FEET OF STREET FRONTAGE = 270' ON RIDGE ROAD

SQUARE FOOTAGE FACTOR FROM TABLE 2.1 = 8 SQ. FT. PER LIN. FT.

TOTAL SQ. FT. OF LANDSCAPED STREET YARD REQD. = 2,160 SQ. FT. APPROX.

TOTAL SHADE TREES REQUIRED = 2,160 / 500 = 4.32 = 5

TOTAL SHADE TREES PROVIDED = 9

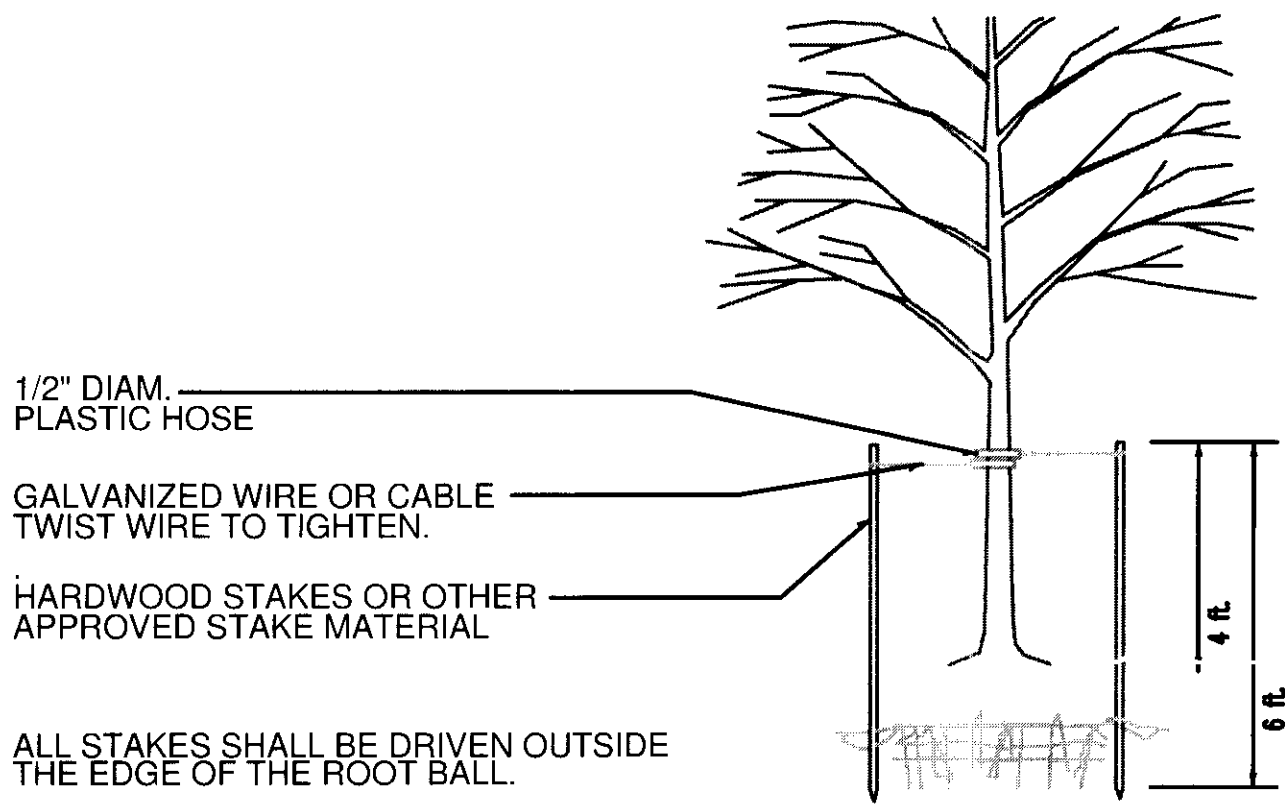
PARKING LOT SCREENING - NO CHANGE

PLANT SCHEDULE

SHADE TREES:			
QTY.	NAME	SIZE	REMARKS
1	AUTUMN BLAZE MAPLE		EXISTING
1	ACER X FREEMANII, JEFFERSRED		EXISTING
1	SAWTOOTH OAK		EXISTING
1	QUERCUS ACUTISSIMA		EXISTING
1	PIN OAK		EXISTING
1	QUERCUS PALUSTRIS		
ORNAMENTAL TREES:			
QTY.	NAME	SIZE	REMARKS
1	ARISTOCRAT PEAR		EXISTING
2	PYRUS CALLERYANA 'ARISTOCRAT'	1" CALIPER	NEW
2	CORAL BURST CRABAPPLE	1" CALIPER	NEW
2	MALUS 'CORAL BURST'	1" CALIPER	NEW
2	PRAIRIE FIRE CRABAPPLE	1" CALIPER	NEW
2	MALUS 'PRAIRIEFIRE'	1" CALIPER	NEW
SHRUBS:			
QTY.	NAME	SIZE	REMARKS
20	GREEN VELVET BOXWOOD	2 GALLON	NEW
10	BUXUS 'GREEN VELVET'	2 GALLON	NEW
10	KNOCKOUT ROSE	2 GALLON	NEW
10	ROSA "RADRAZZ"	2 GALLON	NEW

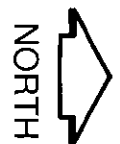
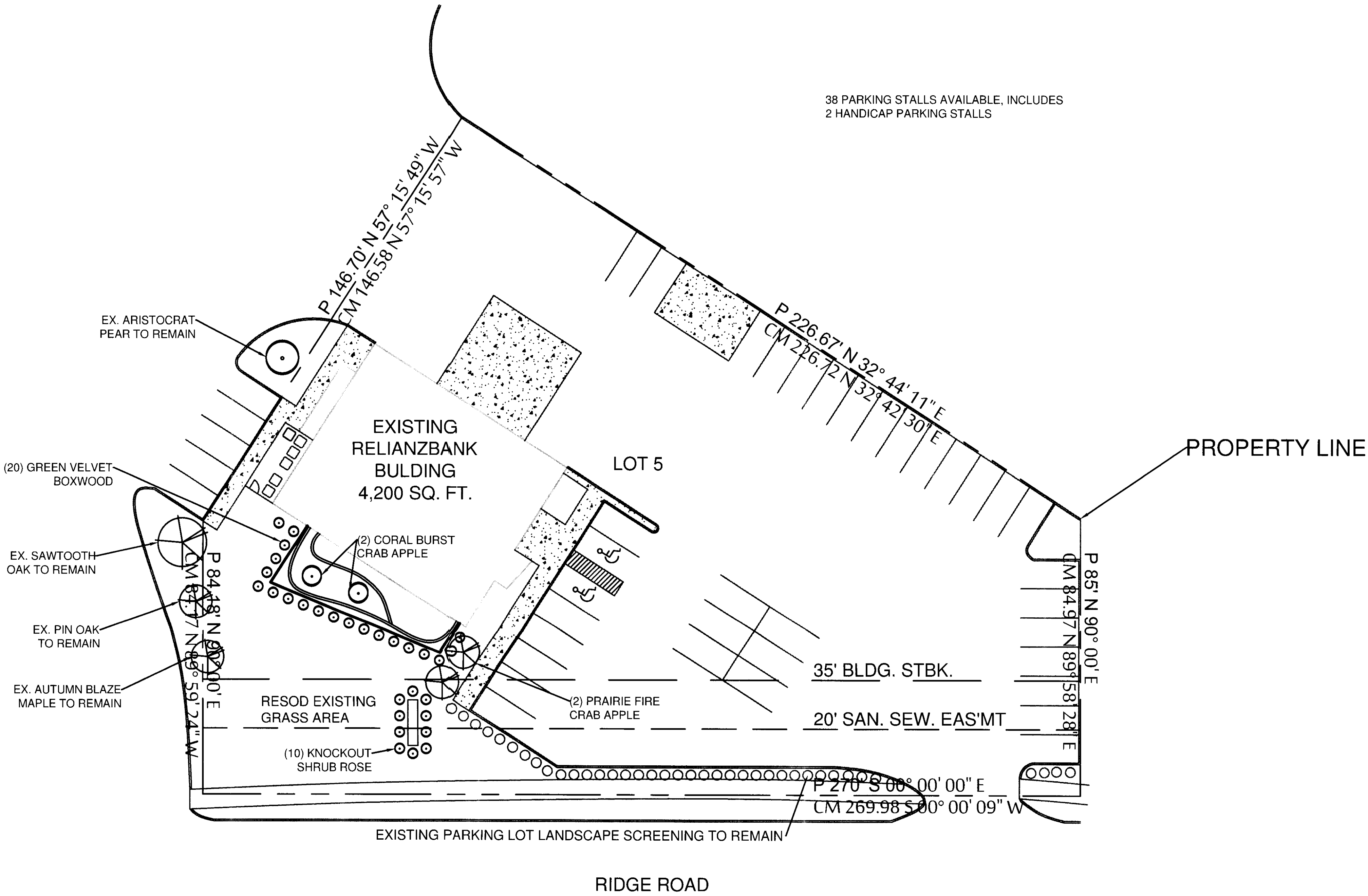
NOTES

1. IRRIGATION - PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM, WITH DRIP LINES IN WINDOW WELL. CONNECT TO EXISTING WELL. PROVIDE MOISTURE SENSING DEVICE OR RAIN SHUT-OFF SWITCH PER CITY REQUIREMENTS.



2 TYPICAL TREE PLANTING DETAIL

SCALE: NTS



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

LOT 5, BLOCK-1
REFLECTION RIDGE COMMERCIAL,
2ND EDITION, WICHITA
SEDGWICK COUNTY, KANSAS

LANDSCAPE PLAN

APPROVED *[Signature]* BY *[Signature]*

DR-171

MAD *[Signature]* 2-2-12

HUTTON
CONSTRUCTION

2229 S. WEST STREET
WICHITA • KS • 67213

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REGISTERED ARCHITECT
3/2/12
[Signature]
STATE OF KANSAS

PERMIT SET

PROJECT TITLE

RELIANZBANK BASEMENT FINISH AND REMODEL

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

△ OCI COMMENTS 1-12-12

△ OCI COMMENTS 3-1-12

DRAWN BY

D PYEATT

DRAWING DATE:

DECEMBER 9, 2011

PROJECT NO.

11033

SHEET NUMBER

LP-1

PLANT LIST				
QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
16	61	LAUREL OAK	QUERCUS LAUREA	2-1/2" CAL
6	62	DOGWOOD	QUERCUS LAUREA	6-7"

WATERING REQUIREMENTS
 SOIL AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH
 AN AUTOMATIC MOISTURE SENSING SPRINKLER SYSTEM

LANDSCAPE STREET YARD-N/A

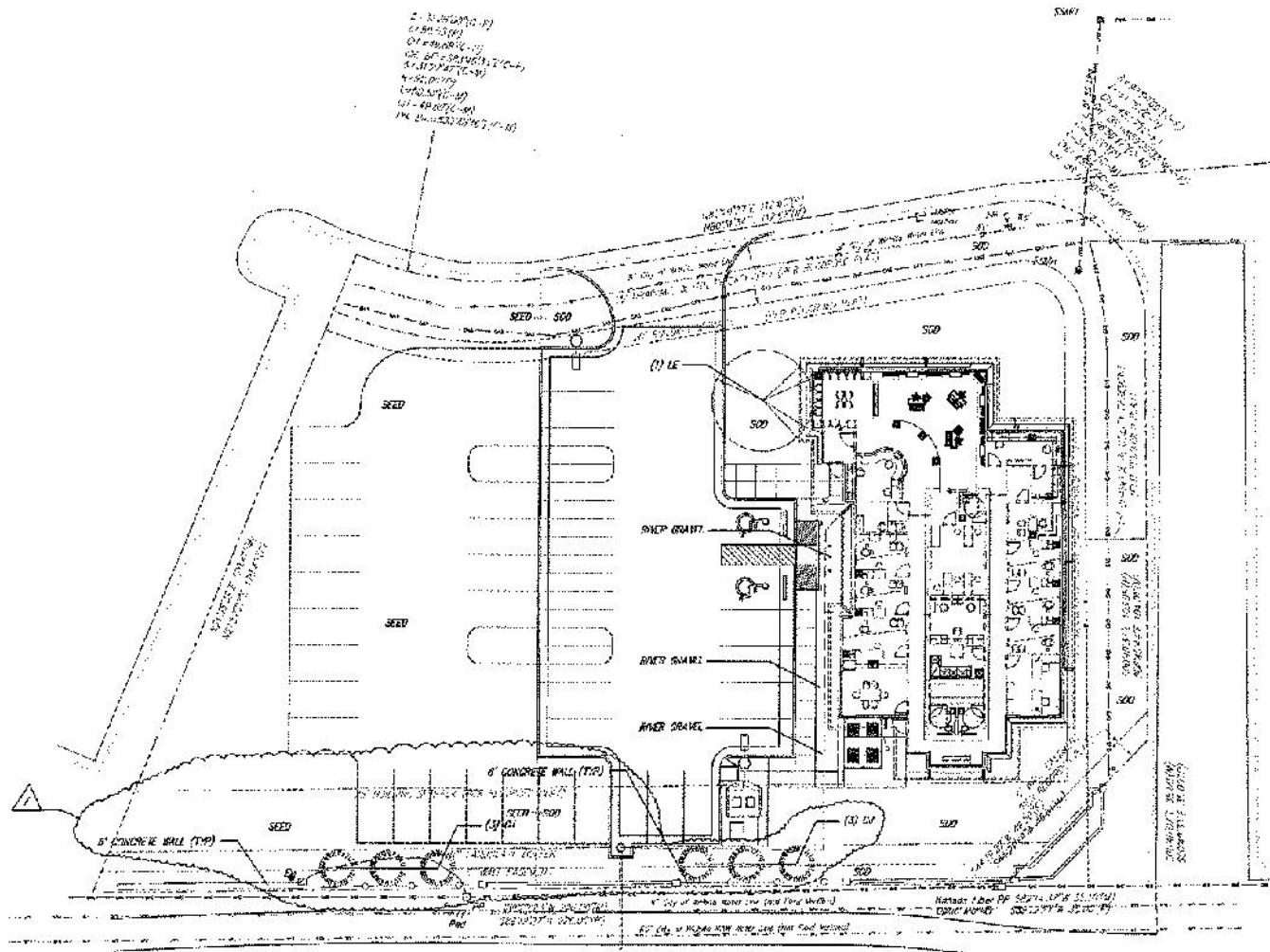
PARKING LOT SCREENING AND LANDSCAPING

50 = TOTAL NUMBER OF PARKING SPACES
 20 = NUMBER OF PARKING SPACES PER TREE
 1 = TOTAL PARKING LOT TREES REQUIRED

1 = TOTAL PARKING LOT SHADE TREES PROVIDED
 3 = TOTAL PARKING LOT ORNAMENTAL TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN NOT REQUIRED

PERIMETER BUFFERS W/ SCREENING-N/A



LANDSCAPE PLAN

APPROVED 3/12/15 BY NES

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TREE TOP
 NURSERY & LANDSCAPING, INC.
 5910 E. 37th NORTH
 WICHITA, KS 67220
 TEL 316.686.7491
 FAX 316.686.9625



PROFESSIONAL
 SEAL

DOERKSEN EYE CLINIC

W1ST 21st STREET
 WICHITA, KANSAS

LANDSCAPE PLAN

DRAWN BY: DRS		
DATE: 10.30.14		
NO.	REVISION	DATE
1	city review comments	3.11.15
SHEET: L1		

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



Wichita-Sedgwick County Metropolitan Area Planning Department

December 29, 2016

Circle K Stores, Inc.
Attn: Sylvain Aubry, Asst. Secretary
305 Gregson Drive
Cary, NC 27511

Circle K Stores, Inc.
Attn: Twila Lambert
108-B Debarry Avenue
Orange Park, FL 32073

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb
Wichita, KS 67206-2521

RE: CUP2016-47 – City Administrative Adjustment to CUP DP-171 to reflect changes triggered by VAC2016-00057 and adjust parking and signs provisions on property located on the northwest corner of West 21st Street North and North Ridge Road

Legal Description: Lot 14, Block 2, Reflection Ridge Commercial Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-171, to reflect changes per VAC2016-00057 and adjust parking and sign provisions.

Proposed modifications are as follows:

Parcel Descriptions:

Parcel 1: Building setback 15 feet along the frontage of 21st Street North per VAC2016-57
Building setback 20 feet along the frontage of Ridge Road per VAC2016-57

Parcel 5: Parking requirements – add “and a minimum of 22 spaces with Vehicle Repair Limited land use”

General Provisions:

3. Parcel 5 – replace building setback language with “20 feet along Ridge Road and 15 feet along 21st Street North”.
8. Parcel 5 – add “Parcel 5 shall be allowed a minimum distance of 100 feet to the nearest adjacent sign per Administrative Adjustment CUP2016-47.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

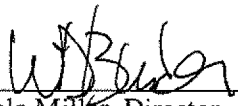
T 316.268.4421 F 316.268.4390

www.wichita.gov

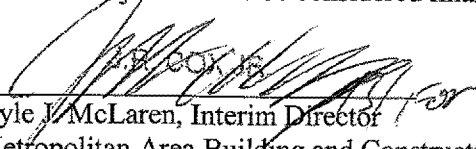
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Dale Miller, Director
Metropolitan Area Planning Department



Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2015

Doerksen Eye Clinic
7570 W. 21st Street N
Wichita, KS 67205

Nu-Line Signs
Karie Kerr
3310 W. Central
Wichita, KS 67203

RE: CUP2015-07 – City CUP Administrative Adjustment to DP-171 to increase the number of wall signs for Parcel 1; generally located on the north side of W. 21st Street N. and west of Ridge Road (7570 W. 21st Street N.)

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-171, the Reflection Ridge Commercial Community Unit Plan ("CUP"). We understand that you wish to allow an additional 32 square feet wall sign on the east elevation of the Doerksen Eye Clinic building.

General Provisions of CUP DP-171 allows only 32 square feet of signage per business per building in GO General Office zoning district, as prescribed by Chapter 24.04 of the Sign Code of the City of Wichita.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. The sign shall be permitted and installed within one year.
2. The sign shall be limited to 32 square feet.
3. This Administrative Adjustment applies only to the additional 32 square feet sign on the east elevation.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

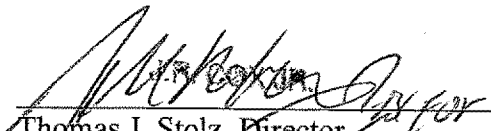
T 316.268.4421 F 316.268.4390

www.wichita.gov

The "Development Application" sign should now be removed from the property.



John L. Schlegel, Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Brian Frye, Council Member District V
Martha Sanchez, Community Liaison District V

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 29.7 ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS PERMITTING OFFICE, GOLF COURSE MAINTENANCE AND LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

- PARCEL NO. 1 - VARIES ALONG 21ST STREET. (SEE PLAN)
25' SETBACK ALONG EAST AND WEST PROPERTY LINES.
10' SETBACK ALONG NORTH PROPERTY LINE.
10' ALONG N. S. E. W. PROPERTY LINES.
25' ALONG WEST & N.W. PROPERTY LINE.
20' 25' ALONG RIDGE ROAD.
70' ALONG 21ST STREET NORTH.
30' ALONG ADJACENT PARCELS 4 THRU 9.
35' ALONG 21ST ST. NORTH.
30' ALONG EAST PROPERTY LINE.
PARCEL NO. 2 - 20' ALONG RIDGE ROAD AND 15' ALONG 21ST STREET NORTH AND 5' ALONG WEST PROPERTY LINE.
35' ALONG RIDGE ROAD.
10' ALONG NORTH PROPERTY LINE.
30' ALONG SOUTH PROPERTY LINE.
35' ALONG RIDGE ROAD.
15' ADJACENT TO PARCEL NO. 9.
PARCEL NO. 3 - 35' ALONG RIDGE ROAD.
10' ALONG N.W. PROPERTY LINE.
10' ADJACENT TO PARCEL NO. 8.

A. ON STREETS HAVING A 32' ROW WITH 25' BB PAVEMENT, THERE SHALL BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED WHERE APPROVED BY THE TRAFFIC ENGINEER AT TIME OF PLATTING.

B. BUILDING SETBACK LINES FROM ALL EXISTING PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING AND ALL PAVING OVER THE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

4. A. ACCESS CONTROL ON 21ST STREET NORTH:

- PARCEL NO. 1 - ONE MAJOR OPENING.
PARCEL NO. 3 - TWO OPENINGS, ONE MAJOR OPENING AND ONE OPENING PROVIDING ACCESS TO PARCEL NO. 2.
PARCEL NO. 4 - ONE RIGHT TURN ONLY.
PARCEL NO. 5 - ONE OPENING ON THE WEST 140'. COMPLETE ACCESS CONTROL ON THE EAST 40'.

B. ACCESS CONTROL ON RIDGE ROAD:

- PARCEL NO. 3 - TWO OPENINGS, ONE OPENING TO BE MAJOR (SEE PLAN)
PARCEL NO. 5 - ONE OPENING, COMPLETE ACCESS CONTROL ON THE SOUTH 40'.
PARCELS 6, 7 - ONE OPENING EACH.
PARCEL NO. 9 - TWO OPENINGS, ONE OPENING TO BE MAJOR ON SOUTH 80'. (SEE PLAN)

C. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG THE WEST LINE OF LOTS 2-3 IN PARCEL 1.

D. THOSE PORTIONS OF THE MAJOR ENTRANCES TO RIDGE AND TO 21ST STREET NORTH, ON PUBLIC R.O.W., SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCELS 1, 3 OR 9.

E. INGRESS AND EGRESS TO PARCEL 2 SHALL BE PROVIDED VIA THE 25' ACCESS EASEMENT PROPOSED TO 21ST STREET NORTH.

5. MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY ENGINEER. SPECIFIC ITEMS AGREED TO ARE AS FOLLOWS:

A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE RECONSTRUCTION OF THE TRAFFIC MEDIAN ON 21ST STREET NORTH IN ORDER TO PROVIDE A LEFT TURN BAY OR A FIFTH LANE PROVIDING FOR LEFT TURN STORAGE TO SERVE PARCEL 1.

B. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A TEMPORARY THIRD LANE IN RIDGE ADJACENT TO THIS C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL DEVELOPMENT OF THE THIRD LANE)

C. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A FIFTH LANE OR CENTER LANE IN 21ST STREET NORTH AND A THIRD LANE OR CENTER LANE IN RIDGE ROAD TO ACCOMMODATE A LEFT TURN LANE TO SERVE THE MAJOR OPENING INTO PARCEL 3 FROM 21ST STREET NORTH AND THE MAJOR OPENINGS INTO PARCELS 3 AND 9 FROM RIDGE ROAD.

D. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF CONTINUOUS DECEL LANES TO SERVE THE OPENINGS INTO PARCELS 3, 4 AND 5 FROM 21ST STREET NORTH INCLUDING THE RIGHT TURN MOVEMENT AT THE INTERSECTION OF 21ST STREET NORTH AND RIDGE ROAD, AND TO SERVE THE MAJOR OPENINGS INTO PARCELS 3 AND 9 FROM RIDGE ROAD.

6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. (SEE ADMIN. ADJ. DATED 5-16-95, PARA. 1-1-11)

9. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. (SEE ADMIN. ADJ. DATED 4-9-04 FOR LOT 2 ON PARCEL 1)

12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

B. THE PLANTING STRIP, AS INDICATED ON THE DRAWING SHALL CONSIST OF TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS 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.

C. THE WALL REQUIREMENT ALONG THE WEST BOUNDARIES OF PARCELS 3 AND 9 AND THE NORTH BOUNDARIES OF PARCELS 1 AND 2 ADJACENT TO THE GOLF COURSE SHALL BE WAIVED UNLESS THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY ONTO THE RESIDENTIAL DISTRICT.

D. ALL WALLS SHALL BE CONSTRUCTED WITHIN A PLATTED FIVE(5) FOOT WALL EASEMENT. CONSTRUCTION OF WALL SHALL BE PERMITTED ACROSS UTILITY EASEMENTS IF COLUMN FOOTINGS ARE USED.

E. THE LAND INDICATED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL 1 CAN BE SUBSTITUTED WITH A 10' LANDSCAPE BUFFER AS DESCRIBED IN 12-B ABOVE AT THE OWNER'S OPTION.

13. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 21ST STREET NORTH, AND RIDGE ROAD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON PARCEL INVOLVED. 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.

14. A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN 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.

17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

18. ACCEL/DECEL LANES ALONG THE SOUTH AND EAST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING, IF APPLICABLE.

19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS OR APARTMENTS.

GROSS AREA - 11,949 ACRES (520,490 SQ. FT.)

NON-RESIDENTIAL USES:

MAXIMUM BUILDING COVERAGE - 156,149 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 185,000 SQ. FT.
FLOOR AREA RATIO - 0.355

RESIDENTIAL USES:

MAXIMUM NUMBER OF UNITS - 228
MAXIMUM DENSITY - 20 DU/ACRE
MAXIMUM BUILDING HEIGHT - 45'

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11 AND 1.5 SPACES/100 FOR APARTMENT USES.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2:

PROPOSED USES: GOLF COURSES MAINTENANCE FACILITY

GROSS AREA - 1,149 ACRES (50,007 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,002 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 18,500 SQ. FT.
FLOOR AREA RATIO - 0.270
MAXIMUM BUILDING HEIGHT - 35'
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 3: See AA dated 9-8-98

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY, FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, FAST FOOD OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, FITNESS CENTERS.

GROSS AREA - 16,119,288 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 131,387 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 160,584 SQ. FT.
FLOOR AREA RATIO - 0.345
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 4:

PROPOSED USES: SAME AS PARCEL NO. 3. (NO CORNER DRIVE IN LAYOUT OF PHILIPINES (SEE PLAN, DATE 10-9-27-94))

GROSS AREA - 0.74 ACRES (32,400 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,720 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 11,825 SQ. FT.
FLOOR AREA RATIO - 0.296
MAXIMUM BUILDING HEIGHT - 35'
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 5:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, FAST FOOD, SERVICE STATIONS WITH CAR WASH AS ACCESSORY USE WITH BZA APPROVAL, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS.

GROSS AREA - 0.74 ACRES (32,400 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,720 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,800 SQ. FT.
FLOOR AREA RATIO - 0.338
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

IF A SERVICE STATION WITH A BZA APPROVED CAR WASH IS CONSTRUCTED, ACCESSORY USE STRUCTURES INCLUDING A CAR WASH AND A CANOPY SHALL BE PERMITTED.

PARCEL NUMBER 6:

PROPOSED USES: SAME AS PARCEL NUMBER 3.

GROSS AREA - 0.82 ACRES (35,848 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,764 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,099 SQ. FT.
FLOOR AREA RATIO - 0.355
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 7:

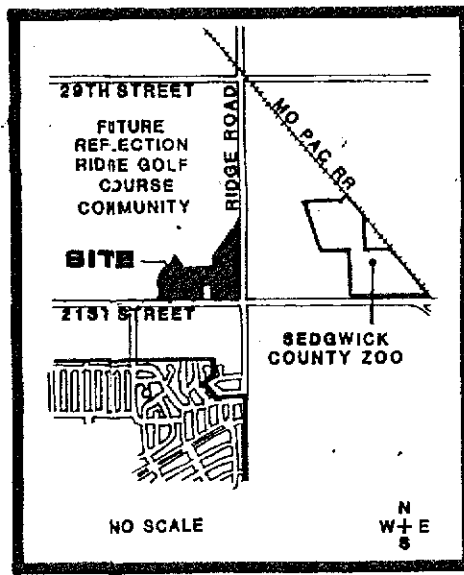
PROPOSED USES: SAME AS PARCEL NUMBER 3.

GROSS AREA - 0.83 ACRES (36,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,800 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,140 SQ. FT.
FLOOR AREA RATIO - 0.350
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

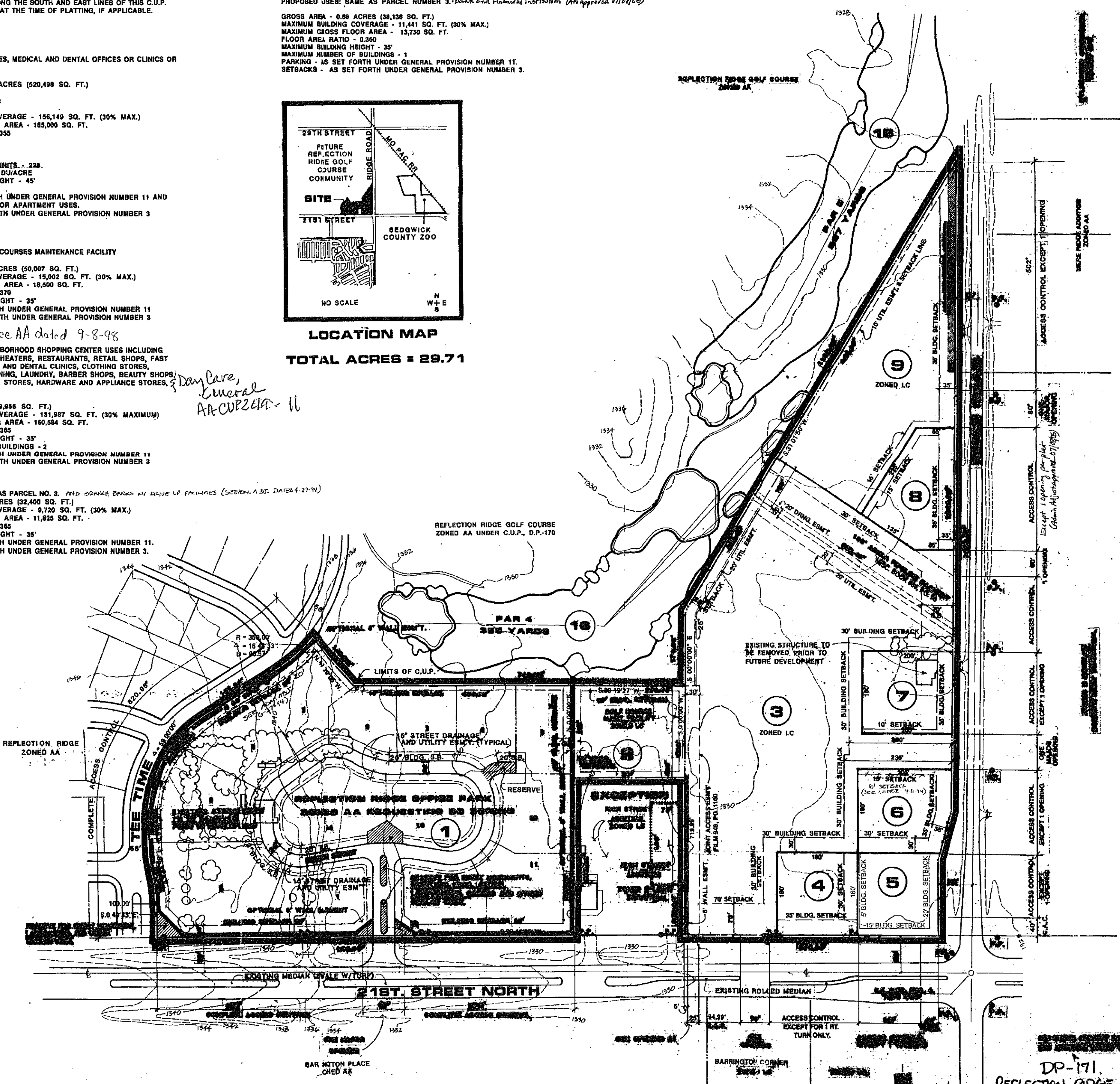
PARCEL NUMBER 8:

PROPOSED USES: SAME AS PARCEL NUMBER 3. (Bank and Financial Institution (AA approved 11/27/05))

GROSS AREA - 0.88 ACRES (38,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,441 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 13,730 SQ. FT.
FLOOR AREA RATIO - 0.350
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3



LOCATION MAP
TOTAL ACRES = 29.71



As per AA CUP2019-00011
4-11-2019

APPROVED CUP
MAPC 7-9-87 Rem
BCC 9-29-87 Rem

MAPD Copy 1 of 2

Per Admin Adj CUP2016-47 Rem

APPROVED CUP
7-9-87 Rem
BCC 9-29-87 Rem
MAPD Copy 1 of 2



COMMERCIAL COMMUNITY UNIT PLAN UNDER REFLECTION RIDGE COMM. C.U.P., D.R.-171 (REVISED MAY 17, 1990)

REFLECTION RIDGE

OWNER: REFLECTION RIDGE INC. 7926 W. 21ST STREET WICHITA, KS 67212 316-721-8183

DP-171
REFLECTION RIDGE
COMMERCIAL C.U.
APPROVED CUP
MAPC 7-9-87
BCC 9-29-87
MAPD Copy 1 of 2