

1. THIS PROJECT IS PROPOSED TO CONTAIN 310.54 GROSS ACRES OR 297.50 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET R.O.W. FROM THE OVERALL DEVELOPMENT.

2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN SINGLE FAMILY AND ZERO LOT LINE HOUSING. THE HOUSING TYPES ILLUSTRATED ARE ENCLOSED WITHIN A BOX IN THE PARCEL DESCRIPTIONS UNDER GENERAL PROVISION NUMBER 23. THE ILLUSTRATED USE MAY NOT SHOW THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED FOR EACH PARCEL, NOR DOES IT REFLECT WHAT IS SHOWN IN THE PLAN VIEW.

ILLUSTRATED UNITS AS ESTABLISHED BY DENSITY

531 SINGLE FAMILY UNITS
148 ZERO LOT LINE UNITS
21 DUPLEX UNITS
717 TOTAL UNITS

THERE ARE OPTIONAL USES AS DESCRIBED UNDER PARCEL DESCRIPTIONS (GENERAL PROVISION 23) WHICH MAY INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL DENSITY OF 4.30 DU/ACRE AS REQUESTED UNDER GENERAL PROVISION NUMBER 3 BELOW.

3. NET DENSITY CALCULATION: IF THE PARCELS ARE DEVELOPED AS ILLUSTRATED, THE OVERALL DENSITY OF THIS SITE WOULD BE 2.38 DU/ACRE. IF THIS SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED 1339, THE OVERALL DENSITY WOULD BE 4.30 DU/ACRE.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATING, DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON THE CHART BELOW.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. DETAILED

7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAN OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREA, LAWN, DRAINAGE CHANNELS, SHADES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE CITY ENGINEER, PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTIONS, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL OBLIGATE THE CITY ENGINEER TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY USED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.

8. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. DENSITY FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 6,000 SQ. FT. MINIMUM LOT FRONTS SHALL BE 60' FOR SINGLE FAMILY, 45' FOR PATIO HOME AND ZERO LOT LINE UNITS AND 80' FOR DUPLEXES, MEASURED AT THE SETBACK LINE.

9. ANY PROPOSED DRAINAGE CHANNELS, LAKES, DETENTION FACILITIES, DRAINAGE DYES, SHADES, ETC., SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITY SHALL BE DETERMINED AT THE TIME OF PLATING.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH AS WELL AS ACCESS CONTROLS AND DECEL LINES WILL BE RESOLVED AT THE TIME OF PLATING.

11. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 23), 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 PLATING.

12. BUILDING SETBACK LINES FROM ALL EXISTING PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATING AND ALL PAVING OVER THE EASEMENTS 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.

13. ANY CROSSING OF THE 150' WIDE EASEMENT SHALL REQUIRE APPROVAL OF THE UTILITY COMPANY.

14. 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. PRIVATE TURN ARROWS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATING.

15. OFF-STREET PARKING: APARTMENT/MULTI-FAMILY UNITS SHALL PROVIDE 1.5 SPACES PER DWELLING UNIT, EXCEPT FOR PARCELS 1, 14 AND 15 WHICH SHALL PROVIDE 1.35 SPACES PER UNIT. SINGLE FAMILY UNITS SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING CODE OF THE CITY OF WICHITA. IF THE SITE IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATING.

16. SPECIAL CONDITIONS FOR PARCELS 1, 14 AND 15 WITH BROWNHOUSE AND APARTMENTS ONLY.

A. FRONT, REAR AND SIDE YARD SETBACKS ILLUSTRATED ON CHART IN GENERAL PROVISION NUMBER 4 ABOVE APPLY TO ALL ELEMENTS OF THE DEVELOPING UNIT AND ACCESSORY STRUCTURES EXCEPT FOR GARAGES AS HERE-BELOW PROVIDED FOR.

B. SETBACK REQUIREMENTS FOR GARAGES SHALL BE AS FOLLOWS:

1. SETBACKS FROM TYLER, RIDGE ROAD AND 29TH STREET NORTH SHALL BE A MINIMUM OF 8'.

2. SETBACKS ON MAJOR ENTRANCES INTO EACH PARCEL SHALL BE 5' IF CONSTRUCTED AS PUBLIC STREET OR SHALL BE 10' BACK OF CURB IF CONSTRUCTED AS A PRIVATE STREET.

C. SETBACKS ARE WRITTEN ABOVE ARE AUTHORIZED ONLY IF THE FOLLOWING ADDITIONAL CONDITIONS ARE MET, OTHERWISE SETBACKS AS ESTABLISHED IN GENERAL PROVISION NUMBER 4 ABOVE SHALL APPLY.

1. GARAGE STRUCTURES SHALL BE INTEGRAL WITH CONTIGUOUS MASONRY WALL NOT LESS THAN 5' NOR MORE THAN 8' IN HEIGHT FOR ALL STREET FRONTS AFFECTED.

2. MASONRY WALL AND GARAGE PLACEMENT SHALL BE DESIGNED TO PROVIDE A MODULATION OF SPACES ALLOWING FOR LANDSCAPING TO OCCUR BOTH INSIDE AND OUTSIDE OF WALL.

3. GARAGES BUILT ON THE REDUCED SETBACK LINE SHALL NOT BE CONSTRUCTED FOR MORE THAN 35% OF THE TOTAL STREET FRONTAGE AFFECTED ON THE BALANCE OF THE FRONTAGE, ONLY A MASONRY TYPE WALL WILL BE ALLOWED.

4. NO GARAGE WINDOW OR DOOR OPENINGS SHALL BE ALLOWED TO FACE ONTO TYLER, RIDGE ROAD OR 29TH STREET NORTH OR THE MAJOR ENTRANCES INTO EACH PARCEL.

5. GARAGE ROOFS SHALL NOT EXCEED A 7 TO 12 PITCH ON THE MAIN SPAN FOR A MAXIMUM HEIGHT OF 15' FROM THE GROUND LINE.

6. ARCHITECTURAL DETAILING SHALL BE PROVIDED IN THE FORM OF GABLE END SECTIONS, BUTTER DETAIL AND ROOF OVERHANG. HORIZONTAL ROOF OVERHANG MAY NOT EXTEND MORE THAN 12" BEYOND SETBACK LINES ESTABLISHED.

7. MASONRY WALL SHALL BE EITHER BRICK OR BRICK TEXTURED CONCRETE, PAINTED TO ELIMINATE NATURAL CONCRETE APPEARANCE. WOODWORK FROM PANELS CAN BE USED TO PROVIDE VIEWS INTO PROJECT AREA IF THEY DO NOT EXCEED 10% OF THE TOTAL WALL LENGTH.

8. A MORE EXTENSIVE LANDSCAPE TREATMENT SHALL BE PROVIDED IN FRONT OF THE WALL AND GARAGES AND IN SPACES WHERE WALL MODULATIONS OCCUR. THIS TREATMENT SHALL PROVIDE FOR TREES (8'-10' IN HEIGHT OR TALLER), SHRUBS AND GRASS AREAS. ALL LANDSCAPED AREAS OUTSIDE OF WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE CONSTRUCTED WITH AN AUTOMATIC IRRIGATION SYSTEM.

9. ALL SURFACES OF PROPOSED WALL AND GARAGES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

10. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WALLS AND GARAGES, CONSTRUCTION AND LANDSCAPE PLANS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL TO INSURE THAT ALL CONDITIONS HEREIN CONTAINED ARE MET.

17. 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 REMAIN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

18. A SCHEDULE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATING.

19. BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN THE ZONING CODE. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT TIME OF PLATING.

20. PARCEL NUMBER 16 REPRESENTS THE GOLF COURSE AND RELATED RECREATIONAL FACILITIES AND SHALL BE OPERATED AND MAINTAINED BY THE GOLF COURSE OWNERSHIP.

	FROM YARD										REAR YARD	SIDE YARD	SS Garage Face 26' SHOWN ABOVE
	50' ROW	32' ROW	50' ROW	64'-20' ROW	Private Street	Out-to-In	From 8'	From 8'	From 8'	From 8'			
Single Family	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	8'	20'
Zero Lot Line	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	8' & 12'	20'
Duplex	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	8'	20'
Patio Homes	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	8'	20'
Townhouses	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	8'	20'
Garden Apartments	20'	20'	20'	20'	32'	20'	20'	20'	20'	20'	20'	10'	20'
Office	As per Zoning Code										20'	20'	20'

FRONT REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'. FOR SPECIAL CONDITIONS ON PARCELS 1, 14 AND 15, SEE GENERAL PROVISION NUMBER 16.

ON STREETS HAVING A 32' ROW WITH 20' SS SETBACK, THERE SHALL ALSO BE PLANTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TREE AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED WHERE APPROVED BY TRAFFIC ENGINEER AT TIME OF PLATING. (SEE GENERAL PROVISION NUMBER 15.)

SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER ELEMENTS OF THE DWELLING UNITS EXCEPT FOR THE GARAGES.

ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.

REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED GOLF COURSE, OPEN SPACE OR RESERVE.

21. PARCEL 17 REPRESENTS THE CLUBHOUSE AREA AND SHALL ALSO PERMIT SWIMMING POOL, BATHHOUSE, TENNIS COURTS, PRACTICE GREEN, GOLF CAR STORAGE BUILDING, PARKING, LANDSCAPING, GARDENS, LIGHTING, SCENERY, WALKS AND CART PATHS AND OTHER SIMILAR FEATURES. THESE FACILITIES WILL BE OPERATED AND MAINTAINED BY THE GOLF COURSE OWNERSHIP.

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

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE AND RELATED RECREATIONAL FACILITIES (INCLUDING GOLF COURSE) ON PARCEL 17 SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DIRECTOR OF PLANNING WHICH INDICATES THE LOCATION OF BUILDINGS, PARKING AND ACTIVITY AREAS, PRIVATE SIDEWALKS IN CONFORMANCE WITH APPROVED SIDEWALK PLAN, AND ALSO IDENTIFIES SETBACKS, SCREENING AND LANDSCAPING TO ADJACENT RESIDENTIAL LOTS IN THE AREA.

22. PLATING CONSIDERATIONS:

- THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF LEFT-TURN STORAGE LANES TO SERVE THE TWO (2) PROPOSED STREET TYING INTO 21ST STREET NORTH AT THE TIME OF PLATING.
- THE NEED FOR RIGHT-TURN LANES INTO THE TWO (2) PROPOSED STREETS TYING INTO 21ST STREET NORTH SHALL BE ADDRESSED AT THE TIME OF PLATING.
- THE APPLICANT SHALL GUARANTEE THE PAVING OF 20TH STREET NORTH TO A TWO-LANE STANDARD AT THE TIME OF PLATING.
- THE NEED FOR LEFT-TURN STORAGE AND A RIGHT-TURN LANE AT THE INTERSECTION OF RIDGE ROAD AND PROPOSED COLLECTOR STREET WILL BE ADDRESSED AT THE TIME OF PLATING.

23. PARCEL DESCRIPTIONS:

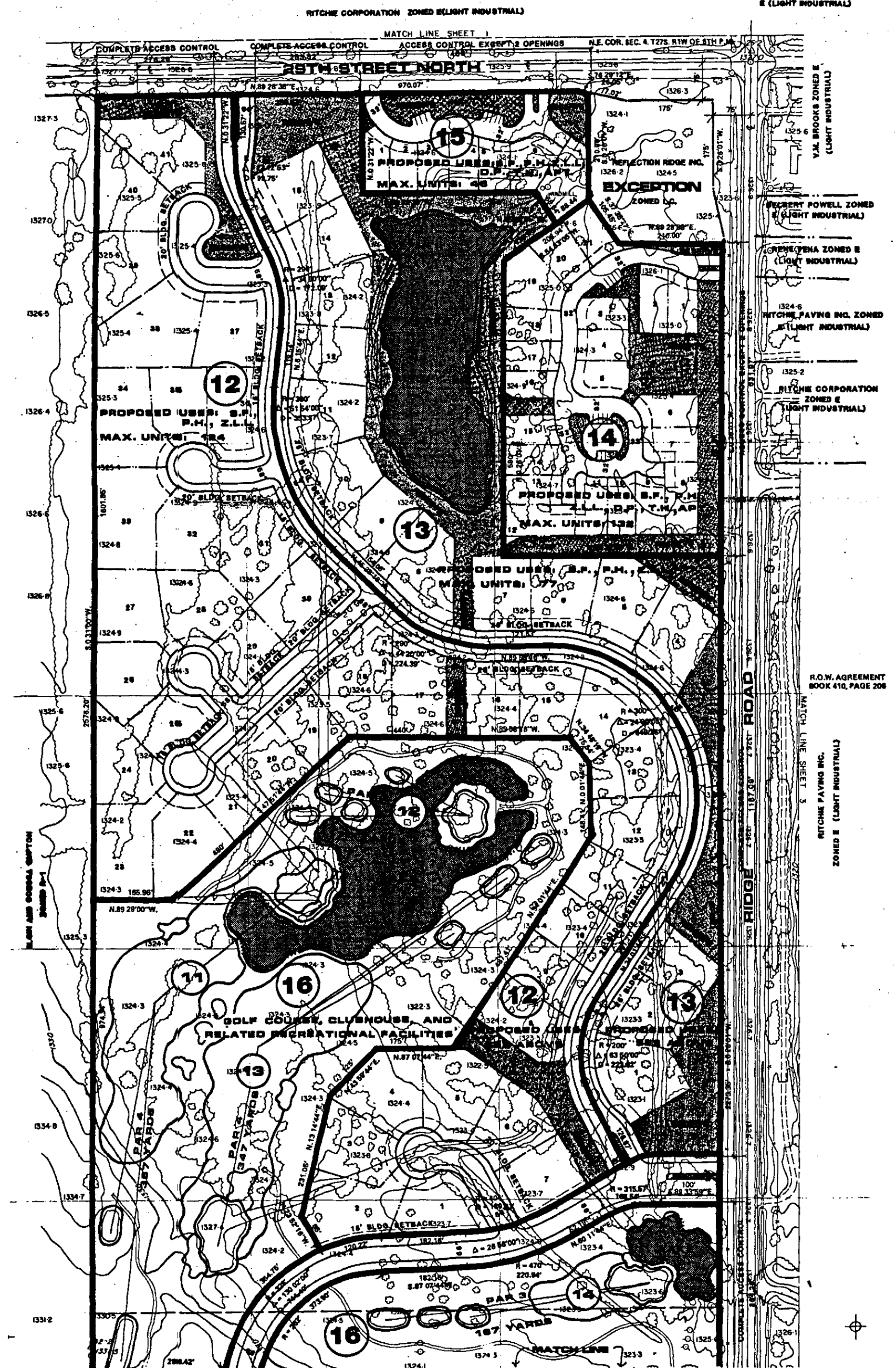
Parcel	PROPOSED USES AND MAX. DUS PERMITTED										PARCEL DENSITIES									
	S.F.	P.H.	Z.L.	D.P.	T.M.	Appl.	Acres	S.F.	P.H.	Z.L.	D.P.	T.M.	Appl.	Acres	S.F.	P.H.	Z.L.	D.P.	T.M.	Appl.
1	16	20	20	30	34	134	8.79	4	5	5	6	12.5	20	40'						
2	17	21	21	26	26	26	4.29	4	5	5	6			35'						
3	75	84	84				18.90	4	5	5	6			35'						
4	23	29	29	34	72	118	5.75	4	5	5	6	12.5	20	35'						
5	33	42	42				8.54	4	5	5	6			35'						
6	67	84	84				16.71	4	5	5	6			35'						
7	26	33	33	38	82		1.52	4	5	5	6	12.5	20	35'						
8	71	89	89	106			17.80	4	5	5	6			35'						
9	73	91	91				18.13	4	5	5	6			35'						
10	34	43	43				8.51	4	5	5	6			35'						
11	38	49	49	58	122	190	8.75	4	5	5	6	12.5	20	35'						
12	99	124	124				24.74	4	5	5	6			35'						
13	62	77	77				15.45	4	5	5	6			35'						
14	26	33	33	38	82	132	8.53	4	5	5	6	12.5	20	35'						
15	9	12	12	14	28	46	2.31	4	5	5	6	12.5	20	35'						
16							120.94							35'						
16A							0.08							35'						
17							5.80							35'						

NET ACRES 297.50
COLLECTOR STREET R.O.W. 13.04
GROSS ACRES 310.54
TOTAL UNITS ILLUSTRATED 711
ILLUSTRATED DENSITY 2.38 DU/NET ACRE
MAXIMUM UNITS PERMITTED 1339
MAXIMUM DENSITY 4.30 DU/NET ACRE

* PARCEL 1 SHALL ALSO PERMIT MULTI-FAMILY AND ASSORTED LIVING AS A USE WITH A MAXIMUM DENSITY OF 20 DWELLING UNITS PER ACRE.

24. A LANDSCAPED STREET YARD SHALL BE PROVIDED ALONG TYLER ROAD PER THE CITY LANDSCAPE ORDINANCE. A SOLID WALL SHALL NOT BE REQUIRED SO LONG AS A LANDSCAPE BUFFER ESTABLISHED TO THE BUFFER BETWEEN MULTI-FAMILY ZONING AND SINGLE-FAMILY ZONING IS PROVIDED WITHIN THE REAR OR SIDE YARD. THIS LANDSCAPING NEED NOT BE CONFINED TO LOCATION WITHIN 15 FEET OF THE PROPERTY LINE, BUT SHALL BE SO DESIGNED TO ENHANCE THE APPEARANCE OF THE APARTMENT UNITS.

25. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE AND DOCKS WITHIN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM TYLER ROAD AND ADJACENT PROPERTY ZONED SF-6. MATERIALS FOR SCREENING SHALL BE SIMILAR TO THOSE USED ON THE MAIN STRUCTURES LOCATED ON THE PARCEL.



DP-170 AMEND #1
PER ADMIN ADJUST 02/07/01, 04/12/02, 10/18/05
MEMO 02/13/06

08/17/00 DM

WCC 09/12/00 DM

SHEET 2 of 2

MAPD Copy 1 of 2



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SCALE: 1" = 200'
CONTOUR INTERVAL = 5'

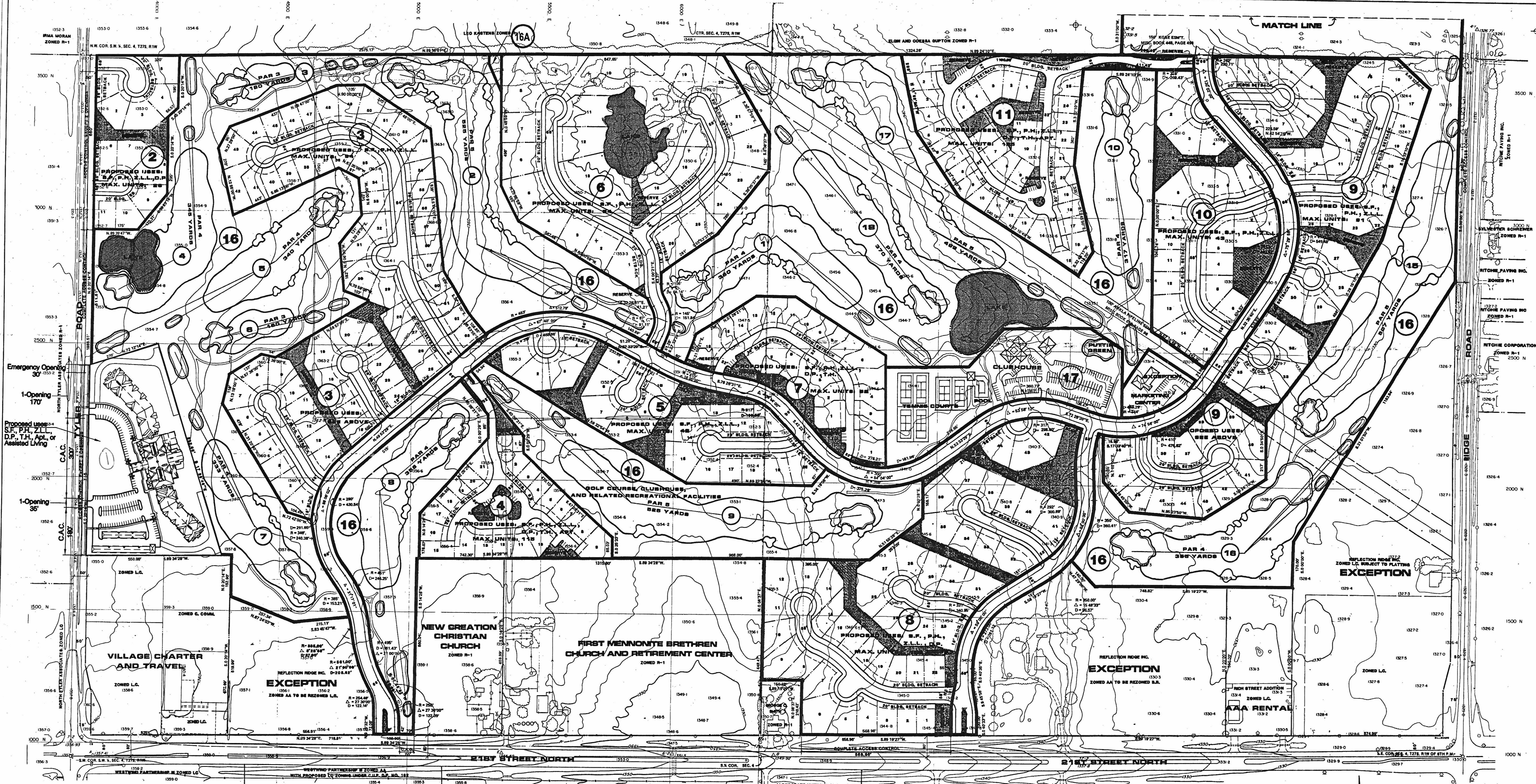
REVISED 1/28/06
REVISED 10/03/06
REVISED 01/24/07
REVISED 10/16/00
REVISED 08/24/00

C.U.P. 2000-00028

COMMUNITY UNIT PLAN DP-170 SHEET 2 OF 2

REFLECTION RIDGE

OWNER: REFLECTION RIDGE INC., P.O. BOX 771088, WICHITA, KANSAS 67277-1088 PH. 316-781-2183



DP-170 AMEND #1
PER ADD. ADJUST 02/07/01, 04/12/02, 10/12/05
& MEMO 02/13/06

APPROVED CUP
MAPS 08/17/00 DM
WCC 09/12/00 DM
SHEET 1 OF 2
MAPP Copy 2 of 2

C.U.P. 2000-00028
COMMUNITY UNIT PLAN DP-170 SHEET 1 OF 2 AMENDED JANUARY, 2001
REFLECTION RIDGE

OWNER: REFLECTION RIDGE INC., P.O. BOX 771088, WICHITA, KANSAS 67277-1088 PH. 316 721-2123

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SCALE: 1" = 200'
CONTOUR INTERVAL = 2'

REVISED 1/26/06
REVISED 10/03/06
REVISED 01/24/01
REVISED 08/24/00

