

T A B U L A T I O N

DEVELOPMENT AREA	ACRES	UNITS	DENSITY	PARKING
AREA 1	6.13	TENNIS / COMMERCIAL	N/A	196
AREA 2	12.25	120	9.49	194
AREA 3	20.70	268	12.95	410
AREA 4	18.90	260	13.76	390
AREA 5	18.64	208	11.16	322
TOTAL (AREAS 2,3,4,5)	70.51 AC	856 U	12.08 U/AC AVERAGE	1316
TOTAL NET INCL. AREA 1	77.72 AC			

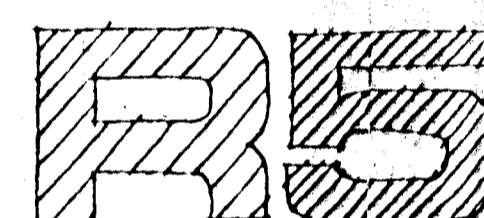
GENERAL PROVISIONS

PARCEL ONE
 PROPOSED USE - COMMERCIAL OR TENNIS FACILITY (INDOOR OR OUTDOOR) WITH RELATED OFFICE AND CLUB ACTIVITY. (See General Note #13)
 GROSS AREA 3.072 ACRES
 NET AREA 2.042 ACRES OR 135,234 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 31,185 SQ. FT.
 FLOOR AREA RATIO - 0.40
 MAXIMUM GROSS FLOOR AREA - 53,318 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 40 FEET
 MAXIMUM NUMBER OF BUILDINGS - TWO
 PARKING RATIO - COMMERCIAL 1 SPACE PER 250 SQ. FT. TENNIS 1 SPACE PER 250 SQ. FT.
 LOUNGE/CLUB AREA IN BUILDING PLUS 5 SPACES PER INDOOR OR OUTDOOR COURT

PARCEL TWO
 PROPOSED USE - COMMERCIAL OR TENNIS FACILITY (INDOOR OR OUTDOOR) WITH RELATED OFFICE AND CLUB ACTIVITY. (See General Note #13)
 GROSS AREA 3.072 ACRES
 NET AREA 4.074 ACRES OR 280,114 SQ. FT. (93,314)
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 10,118 SQ. FT.
 FLOOR AREA RATIO - 0.40
 MAXIMUM GROSS FLOOR AREA - 53,491 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 40 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE
 PARKING RATIO - COMMERCIAL 1 SPACE PER 250 SQ. FT. TENNIS 1 SPACE PER 250 SQ. FT.
 LOUNGE/CLUB AREA IN BUILDING PLUS 5 SPACES PER INDOOR OR OUTDOOR COURT

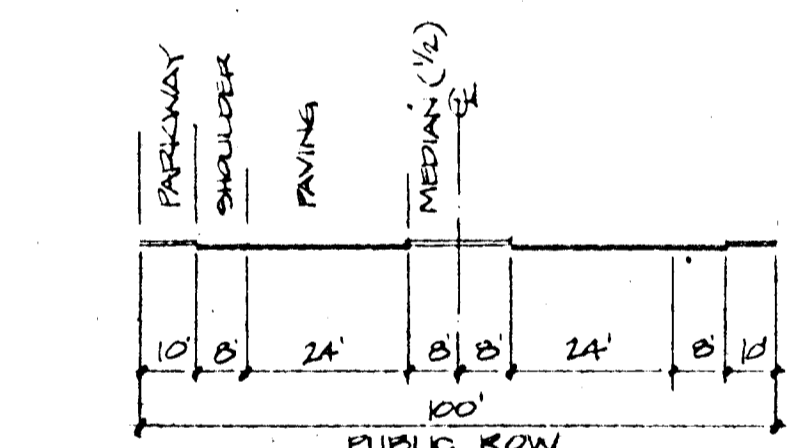
- GENERAL NOTES**
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN A NET AREA OF 6.13 ACRES OR 247,022 SQ. FT.
 - CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS TO 21st STREET SHALL NOT EXCEED TWO (2). THE MAXIMUM NUMBER OF CURB CUTS FROM PARCEL TWO IN THE PROPOSED PUBLIC STREET WESTERLY OF PARCEL TWO SHALL NOT EXCEED TWO (2).
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
 - MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
 - SIGNS ON PARCELS ONE (1) AND TWO (2) SHALL BE AS PERMITTED BY THE ZONING DISTRICT AND THE C.U.P. PROVISIONS WITH NO OFF-SITE SIGNS (BILLBOARDS) PERMITTED.
 - PLANTING SCREENS AS INDICATED ON THE PLAN SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBS AND TREES NOT LESS THAN 10' IN WIDTH AND SHALL BE OF SUCH A TYPE AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY OBSCURATION OF COMMERCIAL OFFICE AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE ARCHITECT SHALL PREPARE A LANDSCAPE PLAN FOR THE PLANTING SCREEN, INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS, TO BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON PARCELS 1 & 2.
 - A FIRE LANE, HARD SURFACED AND 20' IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURE CONSTRUCTED WITHIN PARCELS 1 & 2. SAID FIRE LANES SHALL BE CONSTRUCTED WITH A MINIMUM 3/4" ASPHALT BASE WITH 1-1/2" ASPHALT SURFACE. 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.
 - APPROVAL OF THIS PLAN SHALL CONSTITUTE A WAIVER OF THE SCREENING WALL ADJACENT TO THE RAILROAD RIGHT-OF-WAY ON PARCELS 1 & 2.
 - ALL PAVING OVER THE PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RELOCATION TO THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.
 - AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION/DECELERATION LANE ALONG 21st STREET.
 - ALL LIGHTS ON PARCELS 1 & 2 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM ADJACENT PROPERTY.
 - (See Above Left)

GENERAL PROVISIONS



- This planned development is proposed to contain Garden Apartment residential dwelling units, with related recreational facilities.
- At the time of platting, a preliminary plat for the entire property shall be submitted.
- At the time of platting, a drainage plan shall be submitted for approval for the entire property.
- A home association agreement, providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted with each plat, if it is proposed that each dwelling unit or apartment building will be individually owned.
- Signs designating the name of the development shall be permitted at the entrance to the proposed development. These shall be permitted if they follow in accordance with the provisions of Section 25.04.119 of the Code of the City of Wichita.
- All utilities shall be installed underground.
- The density for Areas 2, 3, 4 and 5 shall not exceed an average of 12.08 DU per net acre or a total of 856 DU.
- All streets and circulation drives within the proposed development are to be private except where noted on site plan. The private street system shall be hard surfaced and 24 feet minimum width. Said street system shall be constructed to a minimum of 3/4 inch asphalt base with 1 1/2 inch asphalt surface. Prior to final approval of the circulation system, the fire chief or his designated representative shall approve the plan as to the location and design.
- Areas designated 2, 3, 4 and 5 are illustrated to show intended project phasing and are not intended to be regarded as separate subdivided parcels.
- Off-street parking shall be provided at a minimum of 1.5 spaces per unit.
- No building shall exceed thirty-five (35) feet in height.
- Building setbacks shall be in accordance with Wichita Zoning Ordinance base zone R5 as follows:

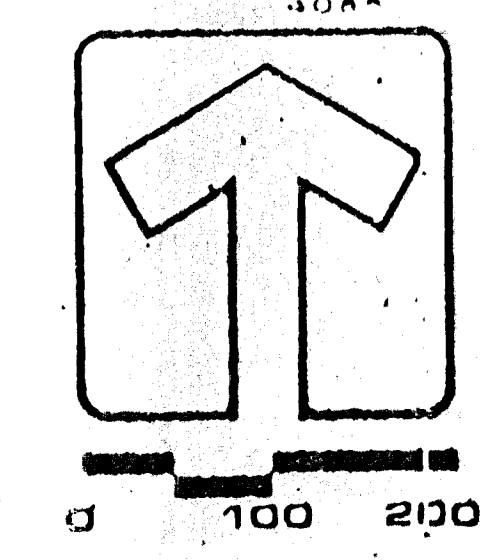
Front	25 feet
Side	25 feet
Rear	20 feet
- Building setbacks shall be a minimum of 25' from any property line. Open, unenclosed parking and circulation drives for the proposed development may be permitted to within 15' of future 21st Street R.O.W.; said 15' shall contain a planting strip or screen of low shrubs or trees not less than 10' in width and of such a type and maintained in such a manner as to not constitute a traffic hazard. A landscape plan for the planting strip shall be prepared by a landscape architect and submitted to the Planning Department for their review and approval prior to issuance of building permits.



(Zoned E)
AREA 3
 PROPOSED ROW TO BE DEDICATED AT TIME OF PLAT OR AS CITY REQUIRES

COMMUNITY UNIT PLAN

RIDGE ROAD PROPERTY
WICHITA, KANSAS FOR **RITCHIE CONSTRUCTION COMPANY**



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 Architects/Planners
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