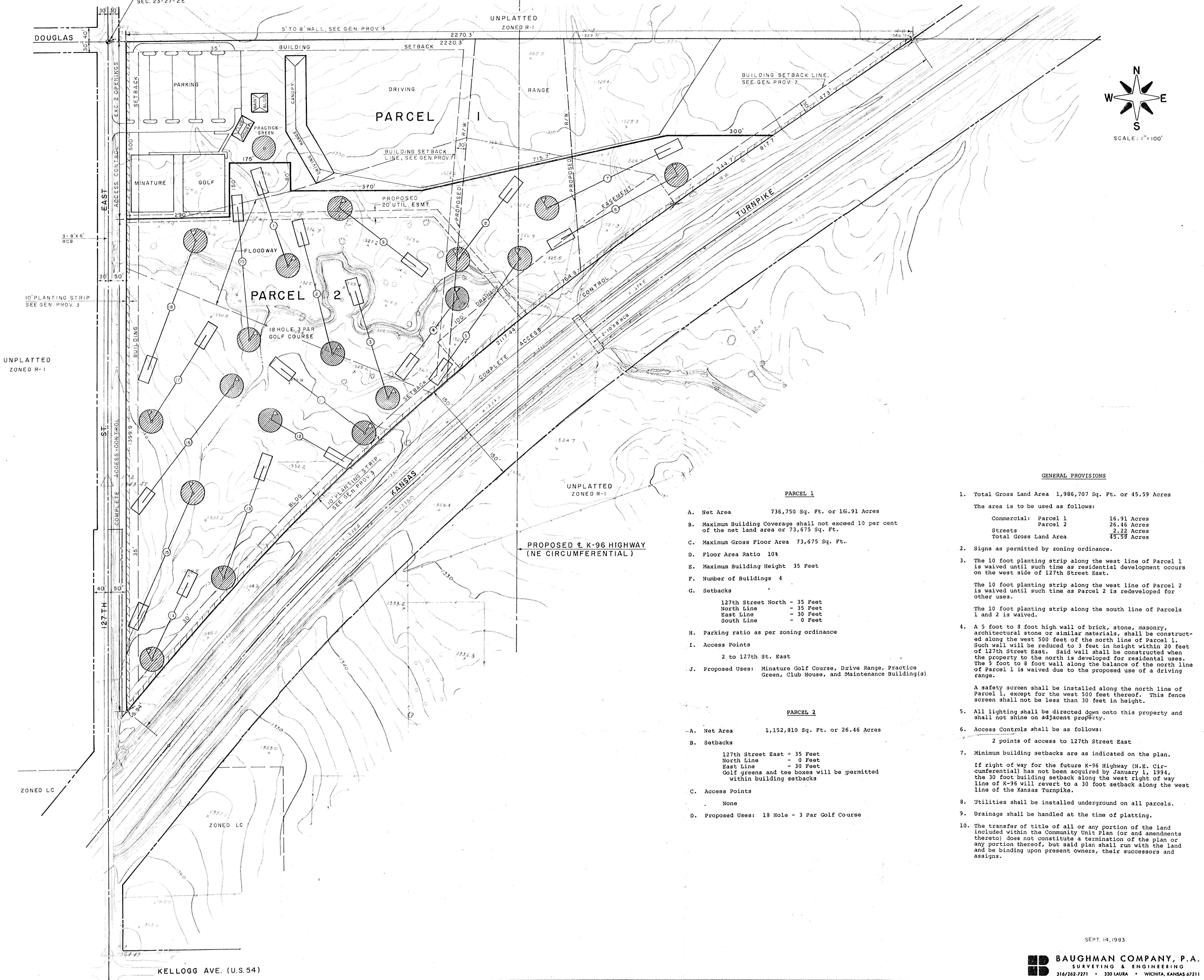
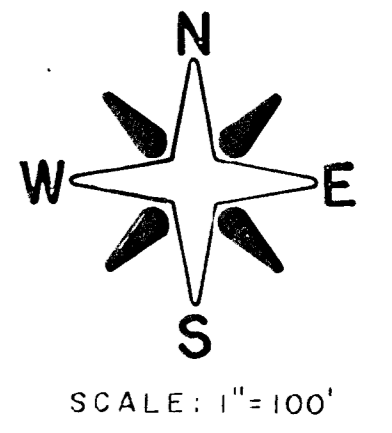


COMMUNITY UNIT PLAN FOR SPRING CREEK FAMILY GOLF CENTER

GILDER'S REPLAT
ZONED R-1

NW COR. SW 1/4
SEC. 23-27-2E

UNPLATTED
ZONED R-1



GENERAL PROVISIONS

- | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------|------------|-----------|-----------|-----------|------------|----------|-------------------|-----------|------------|----------|-----------|-----------|--|----------------------|-------------|------------------|-------------|-----------------------|-------------|
| <p style="text-align: center;">PARCEL 1</p> <p>A. Net Area 736,750 Sq. Ft. or 16.91 Acres</p> <p>B. Maximum Building Coverage shall not exceed 10 per cent of the net land area or 73,675 Sq. Ft.</p> <p>C. Maximum Gross Floor Area 73,675 Sq. Ft.</p> <p>D. Floor Area Ratio 10%</p> <p>E. Maximum Building Height 35 Feet</p> <p>F. Number of Buildings 4</p> <p>G. Setbacks</p> <table border="0" style="margin-left: 20px;"> <tr><td>127th Street North</td><td>- 35 Feet</td></tr> <tr><td>North Line</td><td>- 35 Feet</td></tr> <tr><td>East Line</td><td>- 30 Feet</td></tr> <tr><td>South Line</td><td>- 0 Feet</td></tr> </table> <p>H. Parking ratio as per zoning ordinance</p> <p>I. Access Points</p> <p style="margin-left: 20px;">2 to 127th St. East</p> <p>J. Proposed Uses: Miniature Golf Course, Drive Range, Practice Green, Club House, and Maintenance Building(s)</p>
<p style="text-align: center;">PARCEL 2</p> <p>A. Net Area 1,152,810 Sq. Ft. or 26.46 Acres</p> <p>B. Setbacks</p> <table border="0" style="margin-left: 20px;"> <tr><td>127th Street East</td><td>- 35 Feet</td></tr> <tr><td>North Line</td><td>- 0 Feet</td></tr> <tr><td>East Line</td><td>- 30 Feet</td></tr> </table> <p style="margin-left: 20px;">Golf greens and tee boxes will be permitted within building setbacks</p> <p>C. Access Points</p> <p style="margin-left: 20px;">None</p> <p>D. Proposed Uses: 18 Hole - 3 Par Golf Course</p> | 127th Street North | - 35 Feet | North Line | - 35 Feet | East Line | - 30 Feet | South Line | - 0 Feet | 127th Street East | - 35 Feet | North Line | - 0 Feet | East Line | - 30 Feet | <p>1. Total Gross Land Area 1,986,707 Sq. Ft. or 45.59 Acres</p> <p>The area is to be used as follows:</p> <table border="0" style="margin-left: 20px;"> <tr><td>Commercial: Parcel 1</td><td>16.91 Acres</td></tr> <tr><td>Streets Parcel 2</td><td>26.46 Acres</td></tr> <tr><td>Total Gross Land Area</td><td>43.59 Acres</td></tr> </table> <p>2. Signs as permitted by zoning ordinance.</p> <p>3. The 10 foot planting strip along the west line of Parcel 1 is waived until such time as residential development occurs on the west side of 127th Street East.</p> <p>The 10 foot planting strip along the west line of Parcel 2 is waived until such time as Parcel 2 is redeveloped for other uses.</p> <p>The 10 foot planting strip along the south line of Parcels 1 and 2 is waived.</p> <p>4. A 5 foot to 8 foot high wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the west 500 feet of the north line of Parcel 1. Such wall will be reduced to 3 feet in height within 20 feet of 127th Street East. Said wall shall be constructed when the property to the north is developed for residential uses. The 5 foot to 8 foot wall along the balance of the north line of Parcel 1 is waived due to the proposed use of a driving range.</p> <p>A safety screen shall be installed along the north line of Parcel 1, except for the west 500 feet thereof. This fence screen shall not be less than 30 feet in height.</p> <p>5. All lighting shall be directed down onto this property and shall not shine on adjacent property.</p> <p>6. Access Controls shall be as follows:</p> <p style="margin-left: 20px;">2 points of access to 127th Street East</p> <p>7. Minimum building setbacks are as indicated on the plan.</p> <p>If right of way for the future K-96 Highway (N.E. Circumferential) has not been acquired by January 1, 1994, the 30 foot building setback along the west right of way line of K-96 will revert to a 30 foot setback along the west line of the Kansas Turnpike.</p> <p>8. Utilities shall be installed underground on all parcels.</p> <p>9. Drainage shall be handled at the time of platting.</p> <p>10. The transfer of title of all or any portion of the land included within the Community Unit Plan (or amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.</p> | Commercial: Parcel 1 | 16.91 Acres | Streets Parcel 2 | 26.46 Acres | Total Gross Land Area | 43.59 Acres |
| 127th Street North | - 35 Feet | | | | | | | | | | | | | | | | | | | | |
| North Line | - 35 Feet | | | | | | | | | | | | | | | | | | | | |
| East Line | - 30 Feet | | | | | | | | | | | | | | | | | | | | |
| South Line | - 0 Feet | | | | | | | | | | | | | | | | | | | | |
| 127th Street East | - 35 Feet | | | | | | | | | | | | | | | | | | | | |
| North Line | - 0 Feet | | | | | | | | | | | | | | | | | | | | |
| East Line | - 30 Feet | | | | | | | | | | | | | | | | | | | | |
| Commercial: Parcel 1 | 16.91 Acres | | | | | | | | | | | | | | | | | | | | |
| Streets Parcel 2 | 26.46 Acres | | | | | | | | | | | | | | | | | | | | |
| Total Gross Land Area | 43.59 Acres | | | | | | | | | | | | | | | | | | | | |

SEPT. 14, 1993