

GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 11.16 ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- SIGNS ARE PERMITTED UNDER CHAPTER 21.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' FEET.
 - ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR EACH PARCEL (3, 4, & 5). ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON RIDGE ROAD FRONTAGE FOR EACH PARCEL (1, 2, 3 AND 5). EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE.
 - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 20.04.10 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
- 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 DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
 - 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. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
 - FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PARCELS OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ACCESS CONTROL:
 - ACCESS TO RIDGE ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL 1 SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING. PARCEL 2 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY ON THE NORTH 100'. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 100' OF PARCEL 3. PARCEL 5 SHALL HAVE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.
 - ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL NO. 3 SHALL HAVE COMPLETE ACCESS CONTROL EXCEPT FOR ONE RIGHT TURN ONLY ON THE EAST 80'. PARCEL NO. 4 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY. PARCEL NO. 5 SHALL HAVE TWO OPENINGS. 1 MAJOR OPENING SHALL BE PERMITTED ON THE WEST 60' OF THE PARCEL AND 1 RIGHT TURN ONLY ON THE EAST 300'.
 - MAJOR OPENINGS SHALL HAVE A DIVIDED MEDIAN AND ONE LANE OF INGRESS AND TWO LANES OF EGRESS TRAFFIC.
- SCREENING WALLS:
 - A SIX (6) FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO RESIDENTIAL ZONING.
 - THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
 - THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
- LANDSCAPING
 - LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND RIDGE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
 - A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING MENTIONED ABOVE INDICATING THE TYPE, LOCATION AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE 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.
- OPEN SPACE CORRIDOR: A 20' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 3 AND 4 ADJACENT TO 21ST STREET SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS.
- TRASH RECEPTACLES, HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S). THOSE PORTIONS OF MAJOR ENTRANCES ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME BUILDING PERMITS ARE REQUESTED FOR PARCEL NO. 5.
- MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE LAKE RIDGE COMMERCIAL C.U.P. DRAWING UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER, AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:
 - THE RECONSTRUCTION OF THE MEDIAN IN 21ST STREET TO PROVIDE A LEFT-TURN BAY OR A FIFTH LANE PROVIDING LEFT-TURN STORAGE TO SERVE PARCEL NO. 5.
 - THE CONSTRUCTION OF CONTINUOUS ACCEL/DECEL LANES ALONG 21ST STREET AND RIDGE ROAD TO SERVE THE OPENINGS TO ALL PARCELS IN THE C.U.P. INCLUDING PARTIAL RECONSTRUCTION OF THE 21ST STREET/RIDGE ROAD INTERSECTION TO PROVIDE FREE-FLOWING, RIGHT-TURNS FOR WESTBOUND 21ST STREET TRAFFIC.
 - THE WIDENING OF RIDGE ROAD TO PROVIDE A CENTER TURNING LANE TO SERVE PARCELS 1 & 5.
 - THE CONSTRUCTION OF A TEMPORARY THIRD LANE ON RIDGE ROAD ADJACENT TO THE C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS OR UNTIL RIDGE ROAD IS WIDENED TO CITY PLANE STANDARDS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)
- BUILDINGS FOR NON-RESIDENTIAL USES ON ALL PARCELS WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.
- AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
- PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS.

GROSS AREA - 0.92 AC. (40,000 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 12,200 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
 FLOOR AREA RATIO - 0.350
 MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG RIDGE ROAD AND THE NORTH PROPERTY LINE. 10' ALONG THE SOUTH PROPERTY LINE.

PARCEL NUMBER 2:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.

GROSS AREA - 0.78 AC. (34,087 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 10,226 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
 FLOOR AREA RATIO - 0.352
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 35' ALONG RIDGE ROAD. 15' ALONG THE SOUTH PROPERTY LINE AND 10' ALONG THE NORTH PROPERTY LINE.

PARCEL NUMBER 3:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 1.10 ACRES (48,112 S.F.)
 MAXIMUM BUILDING COVERAGE - 14,433 S.F. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 14,433 S.F.
 FLOOR AREA RATIO - 0.300
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 45' ALONG 21ST ST. NORTH ON THE EAST 90'. 35' ALONG RIDGE ROAD ON THE NORTH 150'. 15' ON THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 4:

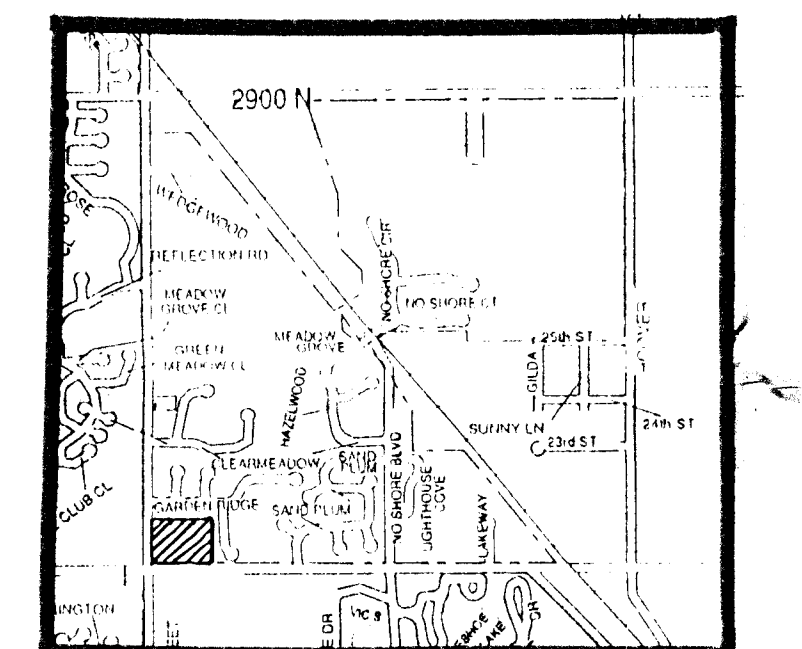
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 0.83 ACRES (36,000 S.F.)
 MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
 FLOOR AREA RATIO - 0.333
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 45' ALONG 21ST ST. NORTH. 15' ALONG THE WEST PROPERTY LINE AND 10' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 5:

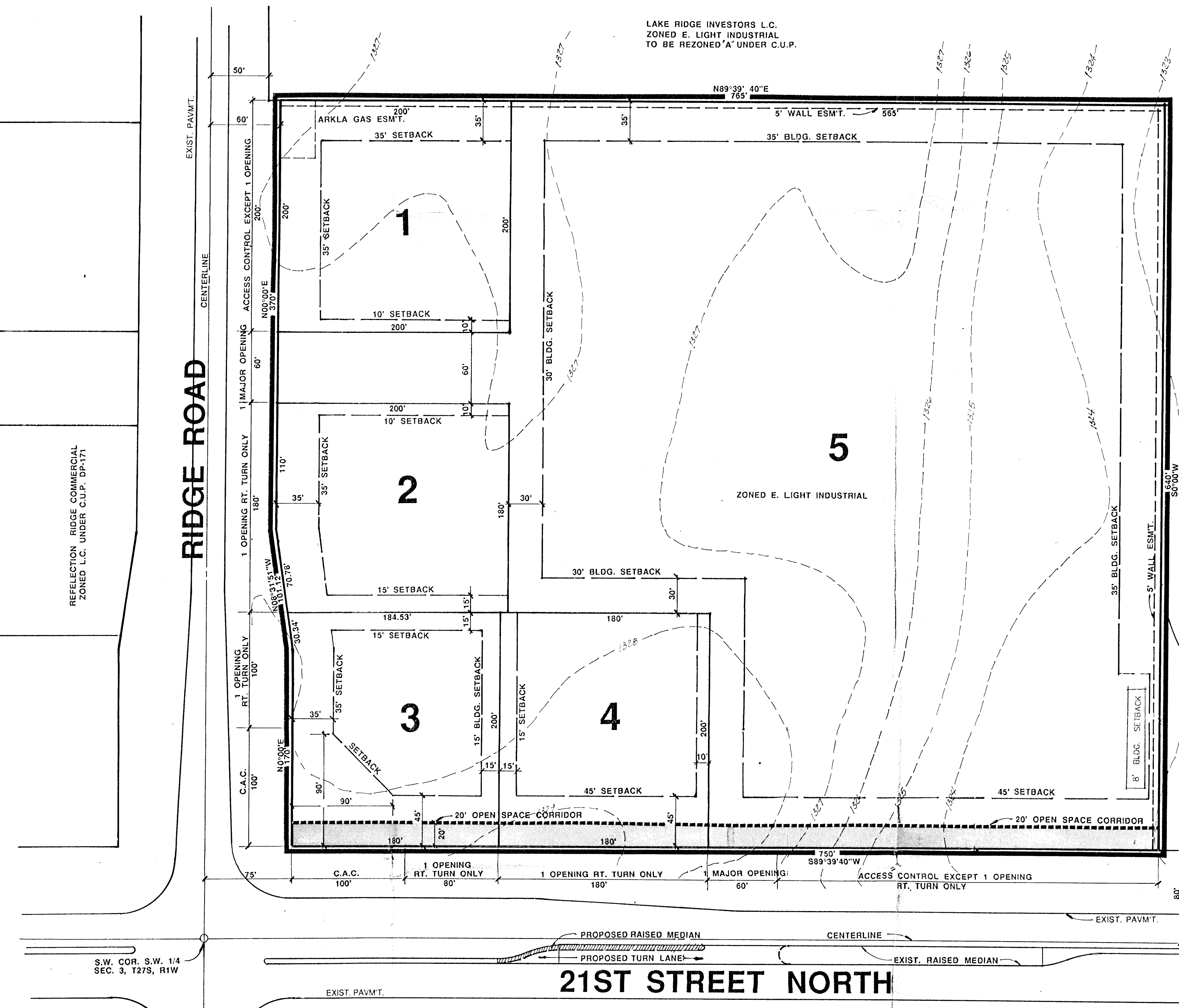
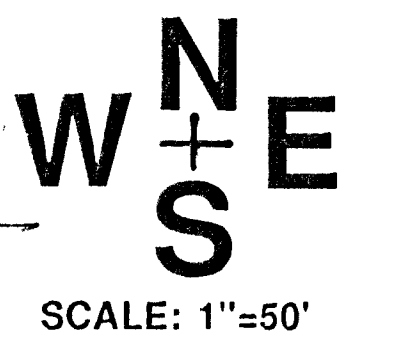
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS, RETAIL SHOPS, RESTAURANTS (INCLUDES FAST FOOD), DRY CLEANING, LAUNDRY, BARBER & BEAUTY SHOPS, PRIVATE CLUBS SUBJECT TO LICENSING, TAILORS, STUDIOS, HARDWARE STORES, FURNITURE STORES, THEATERS, GROCERY STORES, AND DEPARTMENT STORES. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET NORTH.

GROSS AREA - 7.35 ACRES (320,140 S.F.)
 MAXIMUM BUILDING COVERAGE - 36,042 S.F. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 105,926 S.F.
 FLOOR AREA RATIO - 0.331
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS PER CITY CODE
 SETBACKS - 100' ALONG 21ST ST. NORTH-330' ALONG RIDGE ROAD-35' ALONG THE NORTH AND EAST PROPERTY LINES-30' ADJACENT TO PARCELS 1-2 AND 4-5 SEE DRAWING



LOCATION MAP

LAKE RIDGE INVESTORS LC
 ZONED E. LIGHT INDUSTRIAL
 TO BE REZONED
 'A' UNDER C.U.P.



TOTAL AREA: 11.16 AC.

COMMUNITY UNIT PLAN DP- LAKE RIDGE COMMERCIAL

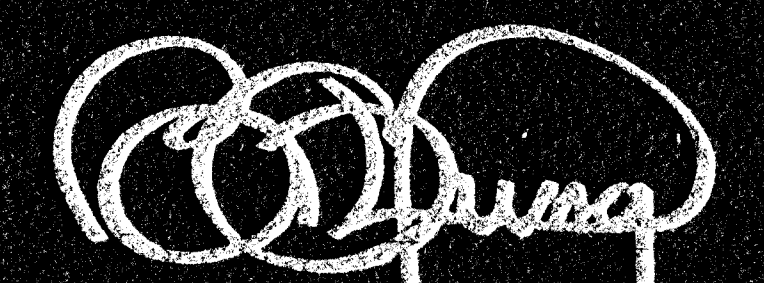
OWNER: LAKE RIDGE INVESTORS L.C., 800 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH. 265-2727

PROPOSED AMENDMENT 12/14/98

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

A-067

DATE DEC. 19, 1998 JAN. 7, 1999



BILL G. YUNG DESIGN
 4912 E. 23RD ST. NORTH, WICHITA, KS. 67220 316-683-5547

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