

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 29.7 ± GROSS ACRES.
 - THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS PERMITTING OFFICE, GOLF COURSE MAINTENANCE AND LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
 - SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
 - SETBACKS FOR PARCEL 1 VARY ALONG 21ST STREET NORTH, SEE PLAN (GENERALLY 25').
 - 25' SETBACK ALONG EAST AND WEST PROPERTY LINES FOR PARCEL 1.
 - 10' SETBACK ALONG NORTH PROPERTY LINE FOR PARCEL 1.
 - 10' SETBACK ALONG N. S., E., W. PROPERTY LINES FOR PARCEL 2.
 - 25' SETBACK ALONG WEST PROPERTY LINE FOR PARCEL 3.
 - SETBACKS FOR PARCEL 3 VARY ALONG 21ST STREET NORTH AND RIDGE ROAD, SEE PLAN.
 - 35' BUILDING SETBACK ALONG 21ST STREET NORTH AND RIDGE ROAD FOR PARCEL 4.
 - 25' SETBACK ALONG NORTHWEST PROPERTY LINE FOR PARCEL 5.
 - 35' SETBACK ALONG RIDGE ROAD FOR PARCEL 5.
 - ON STREETS HAVING A 32' ROW WITH 29' 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.
 - 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.
- ACCESS CONTROL: ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS, ONE OPENING EACH TO PARCELS 1 AND 3 (CONSTRUCTED TO MAJOR ENTRANCE STANDARDS), ONE OPENING THROUGH PARCEL 2 TO PROVIDE ACCESS TO PARCEL 2, AND ONE OPENING TO PARCEL 4.
 - ACCESS TO RIDGE ROAD SHALL BE LIMITED TO SEVEN (7) OPENINGS. PARCELS 3 AND 5 SHALL HAVE ONE OPENING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
 - THERE SHALL BE COMPLETE ACCESS CONTROL ALONG THE WEST LINE OF LOTS 2-5 IN PARCEL 1.
 - 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 OR 3.
 - INGRESS AND EGRESS TO PARCEL 2 SHALL BE PROVIDED VIA THE 25' ACCESS EASEMENT PROPOSED TO 21ST STREET NORTH.
 - 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.
 - MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED "REFLECTION RIDGE COMMERCIAL TRAFFIC STUDY" DRAWING DATED JULY 14, 1987 ILLUSTRATING THE PROPOSED IMPROVEMENTS AS AGREED UPON BY THE OWNER, AND BY THE CITY ENGINEER.
 - ACTUAL WIDTH OF THE DRAINAGE SWALE NEAR THE SOUTH BOUNDARY OF PARCEL 5 SHALL BE DETERMINED AT THE TIME OF PLATTING.
 - 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.
 - ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - 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.
 - 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 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
 - 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 INCLUDING 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.
 - 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.
 - THE WALL REQUIREMENT ALONG THE WEST BOUNDARIES OF PARCELS 3 AND 5 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 TO THE RESIDENTIAL DISTRICT.
 - NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
 - THE WALL INDICATED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL 1 CAN BE SUBSTITUTED WITH A 10' LANDSCAPE BUFFER AS DESCRIBED IN 13-B ABOVE AT THE OWNER'S OPTION.

- 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.
- A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- 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.
- 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.
- 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.
- 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.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- ACCEL/DECEL LANES ALONG THE SOUTH AND EAST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING, IF APPLICABLE.
- 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 - 238
 MAXIMUM DENSITY - 20 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 45'
 PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9 AND 1.5 SPACES/DU FOR APARTMENT USES.
 SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2:
 PROPOSED USES: GOLF COURSE MAINTENANCE FACILITY
 GROSS AREA - 1,148 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 - 0.375
 MAXIMUM BUILDING HEIGHT - 35'
 PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
 SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

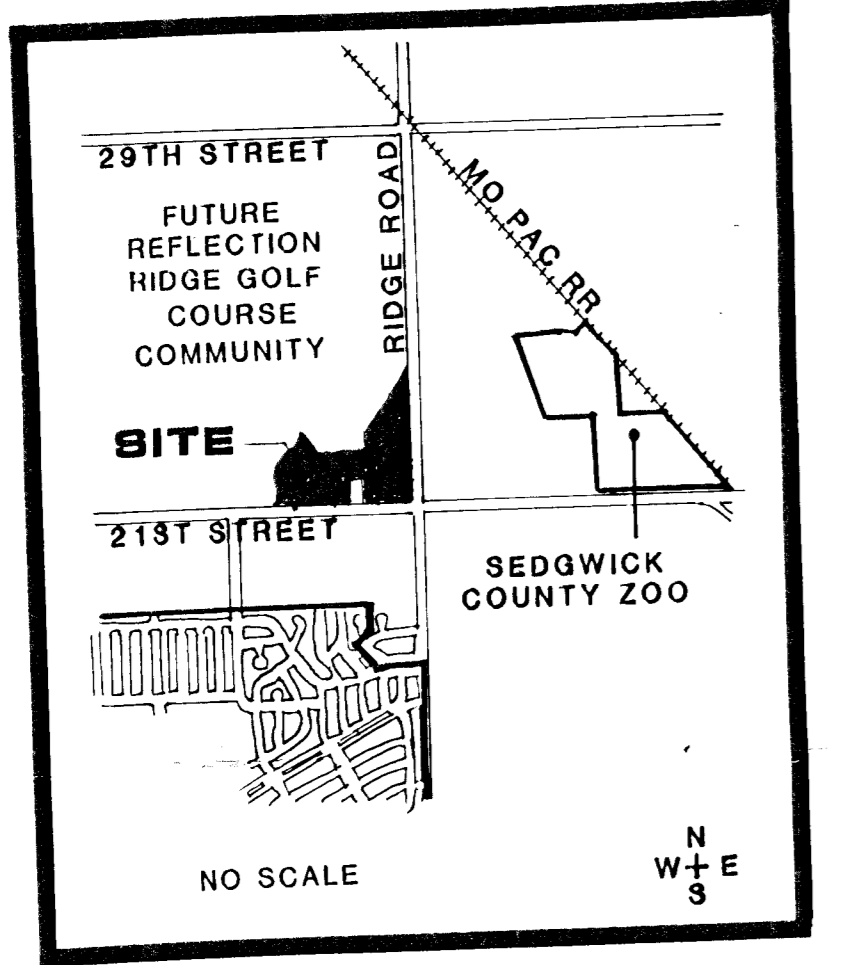
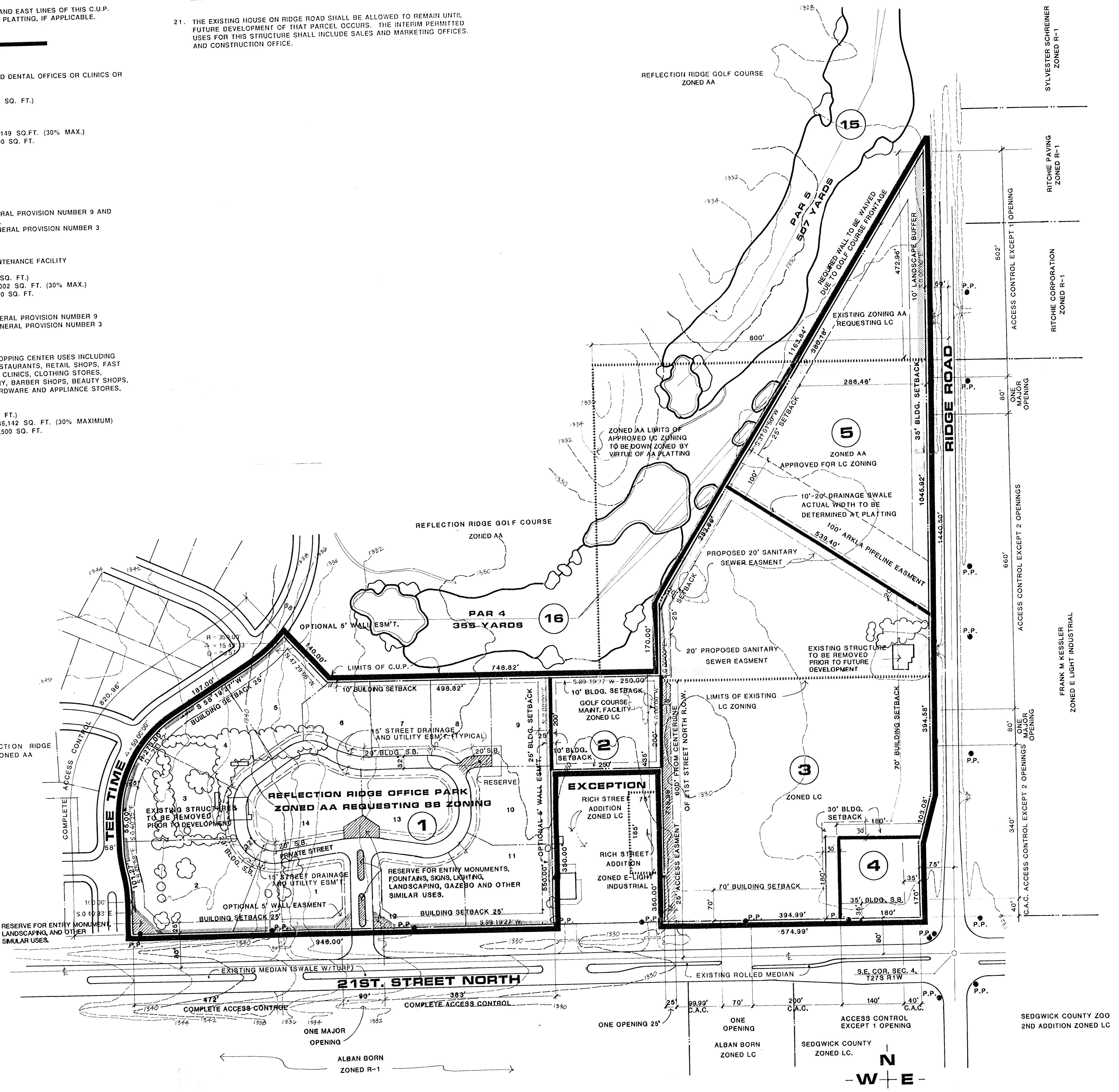
PARCEL NUMBER 3:
 PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY, FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, FAST FOOD OFFICES, MEDICAL AND DENTAL CLINICS, CLUTING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, FITNESS CENTERS.
 GROSS AREA - 10,418 (453,808 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 136,142 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 165,500 SQ. FT.
 FLOOR AREA RATIO - 0.355
 MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 5
 PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
 SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 4:
 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 - 9,233 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
 FLOOR AREA RATIO - 0.355
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
 SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 5:
 PROPOSED USES: ALL USES IN PARCEL 3 AND MOTELS AND APARTMENTS
 GROSS AREA - 5.447 ACRES (237,271 SQ. FT.)
 NON RESIDENTIAL USES:
 MAXIMUM BUILDING COVERAGE - 71,181 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 85,500 SQ. FT.
 FLOOR AREA RATIO - 0.360
 ALL USES:
 MAXIMUM BUILDING HEIGHT - 35'
 PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 9
 SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
 RESIDENTIAL USES:
 MAXIMUM NUMBER OF UNITS - 108
 MAXIMUM DENSITY - 20 DU/ACRE

21. 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.



LOCATION MAP
 TOTAL ACRES = 29.71

- PARCEL 1 = 11.949 ± ACRES
- PARCEL 2 = 1.148 ± ACRES
- PARCEL 3 = 10.418 ± ACRES
- PARCEL 4 = 0.744 ± ACRES
- PARCEL 5 = 5.447 ± ACRES

COMMERCIAL COMMUNITY UNIT PLAN REFLECTION RIDGE

OWNER: REFLECTION RIDGE INC., P.O. BOX 771089, WICHITA, KANSAS 67277-1089 PH.(316) 721-2183

DATE: MAY 8, 1987 JULY 21, 1987 JULY 30, 1987