

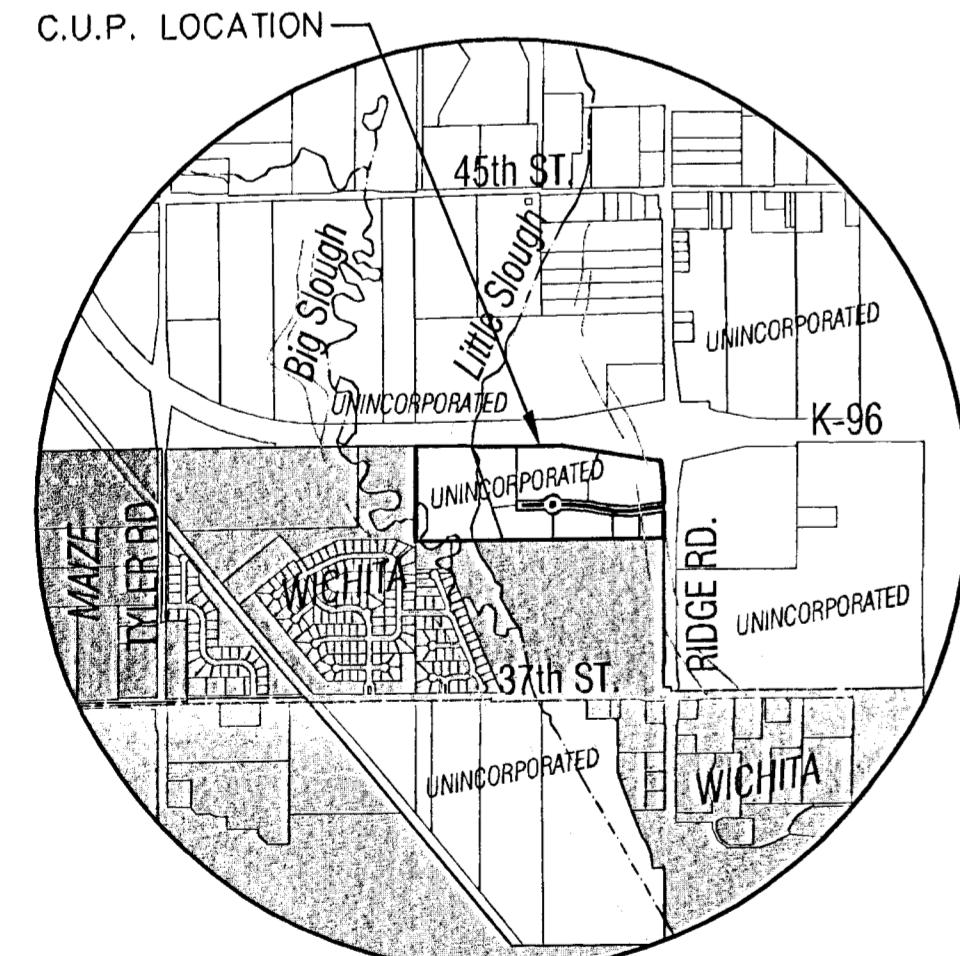
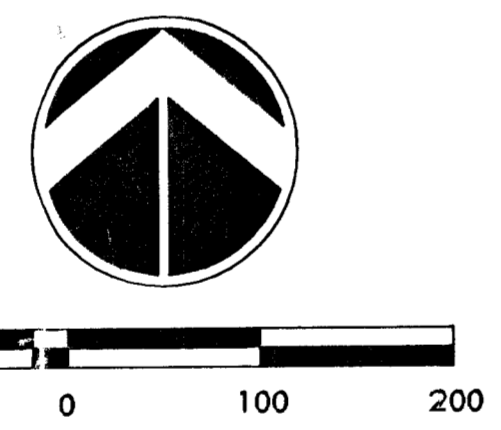
DEVELOPMENT GUIDELINES

- Area:** The total development contains 55.95 acres of land more or less and a net land area of 52.12 acres of land more or less.
- Parcel Descriptions:**

Parcel 1 Gross Area= 1.41 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%	Parcel 2 Gross Area= 1.51 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%
Parcel 3 Gross Area= 4.08 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%	Parcel 4 Gross Area= 4.26 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%
Parcel 5 Gross Area= 18.85 Ac. Maximum Height=NA feet Maximum Coverage=NA Max. Gross Floor Area=NA	Parcel 6 Gross Area= 8.29 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%
Parcel 7 Gross Area= 9.89 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%	Parcel 8 Gross Area= 8.73 Ac. Maximum Height=60 feet Maximum Coverage=30% Max. Gross Floor Area=35%
- Following uses are permitted for all Parcels within the C.U.P.:**
 - For Parcels 1, 2, and 8, all uses permitted within the LC Zoning District (see Item 3, D).
 - Parcels 3, 4, 5, and 7, shall allow all uses permitted within the GO Zoning District, and the following conditional uses: Personal Care Services, Personal Improvement Services, Printing and Copying Limited, Government Services, Banking and Financial Institution.
 - Parcel 5 shall have uses permitted in the "SF-5" Zoning District, but shall be limited to Floodplain, open space, drainage, lakes, landscaping, and pedestrian access.
 - No Parcels within this C.U.P. shall allow use of adult entertainment establishments, group homes, group residences, correctional placement centers, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
 - The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
- Architectural Controls:** All building within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.
- Signage:**
 - The transfer of the title on all or any portion of the land included in the Community Unit Plan 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 amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
 - Landscaping for this site shall be required as follows:
 - Landscape and Parking Lot Screening - Shall be in accordance with the City of Wichita Code.
 - A landscape plan indicating the location, type, and specification of plant material shall be submitted to the Metropolitan Area Planning Department (MAPD) for their review and approval prior to the issuance of any building permit(s). The landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the MAPD for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
 - Screening for this site shall be required as follows:
 - Roofing mechanical equipment shall be screened from ground level per Wichita-Sedgwick County Unified Zoning Code.
 - Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
 - Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between these Parcels will not be required.
 - Signs: As permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
 - Parcels 1, 2, and 8 are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herein.
 - No flashing or moving signs shall be permitted (except for signs showing time and temperature).
 - All signs along and adjacent to Ridge Road and K-96 roadways shall be monument type signs maximum height of 20 ft, with the exception of a 30 ft. pole or monument type sign on Parcels 7 or 8.
 - No portable, billboard, banner, or pennant signs shall be permitted in any Parcel.
 - A development marker/monument sign is permitted within Reserve "A" at the entrance of Ridge Road. The maximum sign area is 200 sq. ft. and is limited to a sign identifying the development name.
 - The minimum distance between signs shall be 75 ft. except for those signs adjacent to the development marker/monument sign located in Reserve "A". The minimum distance between these signs is 50 ft.
 - Along K-96 a 30 ft. pole or monument sign shall be permitted in Parcel 7 or 8. The maximum sign area is 300 sq. ft. This sign may be used for development identification as well as tenant signs for tenants within the C.U.P. The maximum tenant panel is 32 sq. ft. and shall be limited to eight tenant panels.
 - Along Ridge Road in Parcels 1 and 8 there shall be 3 monument signs permitted, each shall not exceed 20 feet in height with a maximum sign area of 150 sq. ft. each. Tenant signs for Parcels 1, 2, 3, and 4 shall be permitted on monument signs located within Parcel 1. Tenant signs for Parcels 6, 7, and 8 shall be permitted on monument signs located with Parcel 8. Tenant signs shall be limited to 24 sq. ft. per panel and a maximum of 6 panels per monument.
 - Parcels 5, 7, and 8 are permitted a maximum of 2 monument signs each along K-96. The maximum sign area is 150 sq. ft. These signs may be used for development identification as well as tenant signs for tenants within the C.U.P. The maximum tenant sign is 32 sq. ft. per panel and shall be limited to eight tenant panels. These signs may be used for tenants within the C.U.P.
 - Building signage shall be permitted within the C.U.P. Building signage shall be limited to 20% of the wall area with a maximum size of 150 sq. ft. per elevation. This area may be divided into a maximum of 3 signs per tenant or business per elevation with a maximum size of 210 sq. ft.
 - Parcels 3, 4, 5, 6, and 7 are permitted a maximum of 2 on-site signs each with a maximum of 100 sq. ft. each, a maximum 4 tenant signs each, and a maximum 24 sq. ft. for each tenant panel. These signs shall be a monument type and shall not exceed 20 feet in height.
 - Accent lighting of monument signs shall be permitted.
 - Window signage shall be limited to 25% of window area.
 - Way finding signs are permitted per Sign Code of the City of Wichita per zoning classification of each Parcel. Way finding signs are permitted on Parcels and Reserves within C.U.P.
- Lighting:**
 - Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 - All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - Light poles shall be limited to 25 feet tall.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Parking:**
 - All Parcels shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, unless otherwise specified.
 - No parking shall be permitted on Parcel 5.
- Reserves:** Reserves "A", "B", and "C", are intended for signs, landscaping, irrigation, open space, monuments, and water features. Reserve "A" and "C" shall allow for public access across Reserve "A" and "C", at various locations for driveways, as approved by the City Engineer. The reserves shall be owned and maintained by the lot owners or homeowners association. Parcel 5 shall function as a reserve allowing pedestrian access, open space, drainage, and floodplain.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- The following transportation improvements and Parcel access shall be provided:
 - Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P. and also those adjacent Parcels recorded on the North Ridge Plaza CUP DP-250 as indicated on hereon between Parcels 1 and 2 and Parcels 3 and 4.
 - Access easements shall be provided between Parcels 1 and 2 and shall circulate with the property to the South, and an access easement shall be provided between Parcels 3 and 4 and shall circulate with the property to the South.
 - Guarantees for specific street and/or signalization improvements for Ridge Road shall be further reviewed and determined at the time of final platting, but shall include:
 - A north bound left turn lane on Ridge Road.
 - A south bound right turn lane on Ridge Road.
 - A traffic signal at the intersection conditioned on meeting the required warrants.
 - Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
- Grading Plan:** A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- All proposed new utilities shall be installed underground.
- Final determination of minimum pad elevations, street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

NOTES

- ZONING:** Existing - SF-20 Proposed - LC and SF-5 (SF-5 by annexation)
- ANNEXATION:** Intend to be annexed by the City of Wichita.
- PUBLIC UTILITIES:** Shall be extended to site
- A legal description of the subject property is on file at the Planning Department.



- LEGEND**
- SKL - SIGN
 - GMF - GAS METER
 - SMH - SANITARY SEWER MANHOLE
 - TREES - TREES
 - ET - EDGE OF TREES
 - F - FENCE
 - G - GATE
 - PA - POWER POLE/GUY ANCHOR
 - EB - ELECTRIC BOX
 - P - POLE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - WM - WATER METER
 - TR - TELEPHONE RISER
 - SSP - STORM SEWER PIPE
 - WL - WATER LINE
 - SSSL - SANITARY SEWER LINE
 - GL - GAS LINE
 - TL - TELEPHONE LINE
 - HE - OVERHEAD ELECTRIC
 - SC - SECTION CORNER
 - PCF - PROPERTY CORNER FOUND

COMMUNITY UNIT PLAN (DP-___) NORTH RIDGE VILLAGE

OWNER / DEVELOPER: Kansas Bait & Tackle, LLC, a Kansas limited liability company 7570 W. 21st St. N., Bldg 1050 Suite B, Wichita, KS. 67205 (316) 838-2020
COF, LLC, a Kansas limited liability company P.O. BOX 480, Fredonia, KS 66736 (620) 378-2114

Date: November 1st, 2004

