

GENERAL PROVISIONS

N.E. COR. S.E. 1/4
SEC. 5, T27S, R1

- THIS PROJECT IS PROPOSED TO CONTAIN 122.2 GROSS ACRES OR 101.9 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET RIGHT-OF-WAY AND OPEN SPACE FROM THE GROSS ACRES.
 - THE PROPOSED DEVELOPMENT CONTAINS EIGHT (8) PARCELS ILLUSTRATING SINGLE FAMILY AND DUPLEX LOTS. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW. (GENERAL PROVISION NUMBER 2).
 - IF THE PROJECT IS DEVELOPED AS ILLUSTRATED (297 UNITS), THE OVERALL DENSITY OF THE SITE WOULD BE 2.91 D.U.S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (327), THE OVERALL DENSITY WOULD BE 3.25 D.U.S. PER ACRE.
 - SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON CHART BELOW.
- FRONT YARD
DIMENSION FROM ROW LINE
- | 50' ROW | 32' ROW | 15' ROW | 64' 70' ROW | STREET | PRIVATE | CUL DE SAC | CORNER | REAR | SIDE | DRIVEWAY | FACE |
|---------------|----------|----------|--------------|---------|---------|---------------|--------|------|--------------|----------------|------|
| 21' B.B. | 21' B.B. | 21' B.B. | 35' 41' B.B. | FROM CL | FROM CL | 50' (ROW) 15' | LOT | YARD | YARD | ALL STREET ROW | |
| SINGLE FAMILY | 20' | 20' | 20' | 25' | 32' | 20' | 15' | 20' | 6' | 20' | 20' |
| ZERO LOT LINE | 20' | 20' | 20' | 25' | 32' | 20' | 15' | 20' | 0' (12' 12') | 20' | 20' |
| PATIO HOME | 20' | 20' | 20' | 25' | 32' | 20' | 15' | 20' | 6' | 20' | 20' |
| TOWNHOUSE | 20' | 20' | 20' | 25' | 32' | 20' | 15' | 20' | 6' | 20' | 20' |
- FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'
- ON STREETS HAVING A 32' ROW WITH 20' RB PAVEMENT, THERE SHALL ALSO 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.
 - SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 10' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS. IF GARAGES ARE SIDE LOADED, THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.
 - ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.
 - REAR YARD SETBACKS MAY BE REDUCED TO 10' FOR LOTS ADJOINING PLATTED OPEN SPACE.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24.04.139 OF THE CODE OF THE CITY OF WICHITA.
 - A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, WALLS, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.
 - FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE SPACES/FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE, WAYS, SWALES, ETC. SHALL BE DEEMED IN VIOLATION OF THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THE STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.
 - MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 4,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,300 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 4,000 SQ. FT. MINIMUM LOT FRONTAGES SHALL BE 60' FOR SINGLE FAMILY, 45' FOR PATIO HOME AND ZERO LOT LINE UNITS AND 70' FOR DUPLEXES. MEASURED AT THE SETBACK LINE.
 - ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE, WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THE STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.
 - FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.
 - SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS, 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.
 - A 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.
 - APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.
 - OFF-STREET PARKING: ALL USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 24.04.140 ET SEQ. OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNATED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT SHALL BE SUBMITTED AT THE TIME OF PLATTING. (SEE GENERAL PROVISION NUMBER 21, PARCEL DESCRIPTION NUMBER 8 FOR CLUBHOUSE/SWIMMING POOL COMPLEX PARKING INFORMATION).
 - BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLATTING AS PARKING ESM'S.
 - WALLS ARE PERMITTED IN ALL PARCELS IF PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.
 - 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.
 - A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATTING.
 - PLATTING CONSIDERATIONS:
STREET IMPROVEMENTS TO 21ST STREET NORTH SHALL BE ADDRESS AT THE TIME OF PLATTING. THE APPLICANT SHALL GUARANTEE HIS PROPORTIONATE SHARE OF THE CONSTRUCTION OF TYLER ROAD TO A TWO LANE STANDARD AT THE TIME OF PLATTING.
 - IF STREETS ARE CONSTRUCTED HAVING A 32' R.O.W. WITH A 20' BACK TO BACK PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF THE R.O.W. WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING SHALL BE LIMITED TO TURF AND STREET TREES APPROVED BY THE CITY FORESTER.
 - TRASH RECEPTACLES SHALL BE SCREENED FROM VIEW AT GROUND LEVEL WHEN COMMERCIAL SIZED UNITS ARE USED.
 - PARCEL DESCRIPTIONS:
PARCEL NUMBER 1:
PROPOSED USES: SINGLE FAMILY
GROSS ACRES: 17.7
MAXIMUM DWELLING UNITS: 80
DENSITY: 4.5 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 2:
PROPOSED USES: SINGLE FAMILY
GROSS ACRES: 20.1
MAXIMUM DWELLING UNITS: 90
DENSITY: 4.5 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 3:
PROPOSED USES: SINGLE FAMILY
GROSS ACRES: 12.8
MAXIMUM DWELLING UNITS: 58
DENSITY: 4.5 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 4:
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE OR DUPLEX
GROSS ACRES: 7.6
MAXIMUM DWELLING UNITS: SINGLE FAMILY - 34
PATIO HOMES AND ZERO LOT LINE - 46
DENSITY: SINGLE FAMILY - 4.5 DU/AC
PATIO HOMES AND ZERO LOT LINE - 5.0 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 5:
PROPOSED USES: SINGLE FAMILY, PATIO HOME OR ZERO LOT LINE
GROSS ACRES: 10.5
MAXIMUM DWELLING UNITS: SINGLE FAMILY - 48
PATIO HOME AND ZERO LOT LINE - 53
DENSITY: SINGLE FAMILY - 4.5 DU/AC
PATIO HOME AND ZERO LOT LINE - 5.0 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 6:
PROPOSED USES: SINGLE FAMILY, PATIO HOME, ZERO LOT LINE OR DUPLEX
GROSS ACRES: 16.9
MAXIMUM DWELLING UNITS: SINGLE FAMILY - 72
PATIO HOME AND ZERO LOT LINE - 89
DENSITY: SINGLE FAMILY - 4.5 DU/AC
PATIO HOME AND ZERO LOT LINE - 5.0 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 7:
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX OR TOWNHOUSE
GROSS ACRES: 17.1
MAXIMUM DWELLING UNITS: SINGLE FAMILY - 77
PATIO HOME AND ZERO LOT LINE - 102
TOWNHOUSE - 214
DENSITY: SINGLE FAMILY - 4.5 DU/AC
PATIO HOME AND ZERO LOT LINE - 5.0 DU/AC
TOWNHOUSE - 12.5 DU/AC
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
PARKING: 2 SPACES PER D.U.
PARCEL NUMBER 8:
PROPOSED USES: OPEN SPACE PERMITTING THE FOLLOWING: LANDSCAPING, GARDENS, LIGHTING, WALKWAYS, SWALES, LAKES, DRAINAGE STRUCTURES, PEDESTRIAN BRIDGES, ENTRANCE STRUCTURES, SWIMMING POOLS, SEE BELOW: PRIVATE RESTROOMS, PLAYGROUND EQUIPMENT AND STRUCTURES, PICNIC FACILITIES, PARKING AND UTILITIES CONFINED TO EASEMENTS.
GROSS ACRES: 14.1
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: SEE GENERAL PROVISION NUMBER 4
THE CLUBHOUSE/SWIMMING POOL COMPLEX IF CONSTRUCTED, WOULD BE FOR RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS.
PARKING: 1 SPACE PER 200 SQUARE FEET OF CLUBHOUSE OR 1 SPACE PER 100 SQUARE FEET OF POOL SURFACE, WHICHEVER IS GREATER.
LOCATION: SEE PLAN VIEW FOR ALTERNATE LOCATIONS FOR APPROVED LOCATION (SEE BZA 16-93 8-2-93)
SCREENING: LANDSCAPE SCREENING SHALL BE PROVIDED TO ENHANCE VIEWS INTO THE COMPLEX AND TO SCREEN OBJECTIONABLE VIEWS. LOW LEVEL (20') SCREENING SHALL BE PROVIDED IN CONJUNCTION WITH CONIFERS AND DECIDUOUS TREES AROUND PARKING AREA TO REDUCE IMPACT.
SECURITY FENCING: THE SWIMMING POOL PROPER SHALL BE FENCED FOR SECURITY PURPOSES WITH FENCING AT LEAST 5' HIGH, WHICH MAY BE CONSTRUCTED OF WROUGHT IRON, WOOD OR MASONRY OR A COMBINATION THEREOF.
SITE PLAN APPROVAL: A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL OF COMPLIANCE WITH THESE PROVISIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THESE STRUCTURES.
OWNERSHIP: CLUBHOUSE/SWIMMING POOL FACILITIES SHALL BE OWNED AND OPERATED BY A HOMEOWNERS ASSOCIATION.

REFLECTION RIDGE
UNDER C.U.P. D.P. 170

COMPLETE ACCESS CONTROL
71934

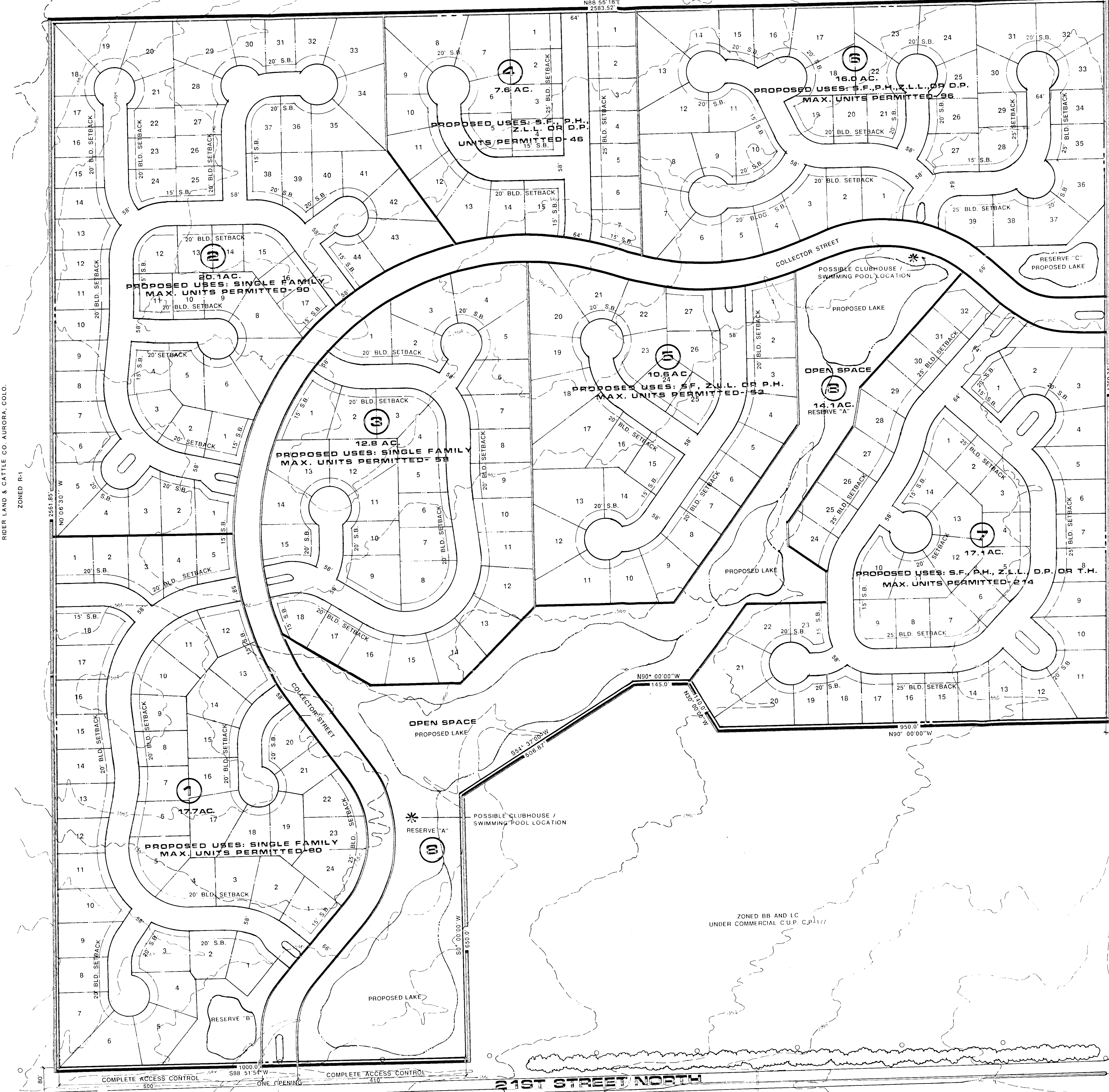
TYLER ROAD

ACCESS CONTROL EXCEPT OPENING
71934

REFLECTION RIDGE
UNDER C.U.P. D.P. 170

VILLAGE CHARTER & TRAVEL
ZONED LC

S.E. COR. S.E. 1/4
SEC. 5, T27S, R1W



UNPLATTED
RIDER LAND & CATTLE CO. AURORA, COLO.
ZONED R-1

STERLING FARMS
RESIDENTIAL C.U.P. - D.P. 178
(As Amended by Add'l. Add'l. Sept 10-12-88)
APPROVED CUP

MADE ADDITIONAL 6-25-88
BDD APPROVED 7-15-88
MAD0 CUP 1472

Attachment #1
STERLING FARMS
RESIDENTIAL C.U.P. - D.P. 178
(As Amended by Add'l. Add'l. Sept 10-12-88)
APPROVED CUP

MADE ADDITIONAL 6-25-88
BDD APPROVED 7-15-88
MAD0 CUP 1472

OWNER: RITCHIE DEVELOPMENT CORPORATION, 8100 E. 22ND ST. NORTH, BLDG. 500, WICHITA, KS. 67226 PH.684-7300

LOCATION MAP
NO SCALE

CONTOUR INTERVAL = 2'

STERLING FARMS

TOTAL ACRES = 122.21

RESIDENTIAL C.U.P. D.P. 178 (AMENDED SEPT. 88)

