GENERAL PROVISIONS

1) 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.

2) 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 21).

3) 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 (637), THE OVERALL DENSITY WOULD BE 6.25 D.U.S. PER ACRE.

4) 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 21' BB	32' ROW (1) 29' BB	58' ROW 29' BB	64'-70' ROW 35'-41' BB	PRIVATE (3) STREET FROM CL	CUL DE-SAC w/BULB 50' ROW (5)	CORNER LOT	REAR (4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20	25	32'	20'	15	20'	6	20'
ZERO LOT LINE	20'	20'	20'	25'	32'	20	15	20	0' & 12' (2)	20
PATIO HOME	20	20	20'	25'	32'	20	15	20	6	20
2-PLEX	20	20'	20'	25'	32	20	15	20'	6'	20'
TOWNHOUSE	20	20'	20	25'	32'	20'	15	20	6	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

(1) ON STREETS HAVING A 32' ROW WITH 29' BB 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.

(2) SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS. IF GARAGES ARE SIDE LOADED, THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.

(3) 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.

(4) REAR YARD SETBACKS MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE.

5) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6) 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 28.04.139 OF THE CODE OF THE CITY OF WICHITA.

7) 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/SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER.

8) MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 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.

9) 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 THIS 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.

10) FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.

11) 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.

12) 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.

B. APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.

13) OFF-STREET PARKING: ALL USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING. SEE GENERAL PROVISION NUMBER 21, PARCEL DESCRIPTION NUMBER 8 FOR CLUBHOUSE/SWIMMING POOL COMPLEX PARKING INFORMATION.

14) 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 ESMT S.

15) WALLS ARE PERMITTED IN ALL PARCELS IN 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.

16) 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.

17) A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATTING.

18) PLATTING CONSIDERATIONS:

STREET IMPROVEMENTS TO 21ST STREET NORTH SHALL BE ADDRESSED 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.

19) IF STREETS ARE CONSTRUCTED HAVING A 32' R.O.W. WITH A 29' 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.

20) TRASH RECEPTACLES SHALL BE SCREENED FROM VIEW AT GROUND LEVEL WHEN COMMERCIAL SIZED UNITS ARE USED.

21) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: SINGLE FAMILY

GROSS ACRES - 17.7
MAXIMUM DWELLING UNITS - 80
DENSITY - 4.5 DU/ACRE
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/ACRE
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/ACRE
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 - 38
DUPLEX - 46
DENSITY - SINGLE FAMILY - 4.5 DU/AC.
PATIO HOMES AND ZERO LOT LINE - 5.0 DU/AC.
DUPLEX - 6.0 DU/AC.
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISIONS NUMBER 4
PARKING - 2 SPACES PER D.U.

PARCEL NUMBER 5:

PROPOSED USES: SINGLE FAMILY, PATIO HOME OR ZERO LOT LINE

GROSS ACRES - 10.6
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 - 16.0
MAXIMUM DWELLING UNITS - SINGLE FAMILY - 72
PATIO HOME AND ZERO LOT LINE - 80
DUPLEX - 96
DENSITY - SINGLE FAMILY - 4.5 DU/AC.
PATIO HOME AND ZERO LOT LINE - 5.0 DU/AC.
DUPLEX - 6.0 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 - 86
DUPLEX - 102
TOWNHOUSE - 214
DENSITY - SINGLE FAMILY - 4.5 DU/AC.
PATIO HOME AND ZERO LOT LINE - 5.0 DU/AC.
DUPLEX - 6.0 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, GAZEBOS, LIGHTING, WALKWAYS, SIGNAGE, LAKES, DRAINAGE, 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 (SEE BZA 16-93 FOR APPROVED LOCATION) (Amended 8-2-93)

SCREENING - LANDSCAPE SCREENING SHALL BE PROVIDED TO ENHANCE VIEWS INTO THE COMPLEX AND TO SCREEN OBJECTIONABLE VIEWS. LOW LEVEL (30") 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.

AMENDMENT #1
STERLING FARMS
RESIDENTIAL C.U.P. - DP-178
(AS AMENDED BY ADM. ADJ. PERD 10-12-88)
APPROVED CUP
MAPC APPROVED 6-25-88
BCC APPROVED 7-19-88
MAPD Copy 1 of 2.

TOTAL ACRES = 122.21

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

STERLING FARMS

LOCATION MAP
NO SCALE

N
W E
S

CONTOUR INTERVAL = 2'

100 50 0 50 100 200

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

Landscaped Street Yard
N Maize Rd. & W 29th St
153.43'+ 34.88'+ 149.97' + 101.15' + 15.27' = 454.7' - 63.33' (greatest perpendicular distance to Bldg.) = 391.37' * 10 (SF Factor)= **3913.7 SF**

Total Req'd Landscaped Street Yard:
3914 SF

Provided Landscaped Street Yard:
15,498 SF

Required New Shade Trees:
3914 SF / 500 = **8 Trees**

Provided: 8 Shade Trees in Landscaped Street Yard

Req'd Parking Lot Trees
19 Spaces / 1 Shade Tree per 20 Spaces = **1 Shade Trees**

Provided: Shade Trees (Up to 1/2 of required street yard trees meet required parking lot trees.)

Parking lot, vehicle queuing and screening of holding areas provided w/shrubs.

Required Buffer & Adjacent Zoning
Adjacent zoning to West is SF-5 Single-Family. Buffer with solid screening is used. 193.34 LF / 40 = 5 Shade Trees Required w/Solid Screening

Landscape Buffer Provided
5 Shade Trees w/Solid Screening

Quantities:
Fescue Turf = 36,927 SF (4103 SY)
Plant Bed Area = 1732 SF
Plant Bed Edging = 265 LF
Decorative Rock (3" Min. Depth over Approved Weed Barrier Fabric) = 184 SF

All Quantity Calculations are Approximate

Note:
Existing turf filled w/ weeds and undesirable grasses. Spray to kill prior to start of landscape work.

New turf to be irrigated turf type tall Fescue.

Plant Schedule

Quantity	Common Name	Botanical Name	Size	Specification
TREES				
2	Autumn Blaze Maple	*Acer x freemani 'Autumn Blaze'*	2" -2 1/4" Cal	B&B
1	Shantung Maple	*Acer truncatum*	2" -2 1/4" Cal	B&B
3	Canaert Juniper	*Juniperus virginiana 'Canaerti'*	6'-7' height	B&B
5	Shumard Oak	*Quercus shumardii*	2" -2 1/4" Cal	B&B
3	Chinese Pistache	*Pistacia chinensis*	2" -2 1/4" Cal	B&B
14	**Total Trees**			
SHRUBS				
4	Sea of Gold Juniper	*Juniperus x pfitzeriana 'Monsan' PP #17,622*	2 gallon	Container
24	Moor-Dense Juniper	*Juniperus sabina 'Moor-Dense'*	2 gallon	Container
38	Anthony Waterer Spirea	*Spiraea x bumalda 'Anthony Waterer'*	2 gallon	Container
66	**Total Shrubs**			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.

LANDSCAPE PLAN
APPROVED 2/08/22 BY AKS
DP-278
Supersalos 12/21/21 Plan

Landscape Plan
Take 5 Carwash of Wichita
SWC N Maize Rd & W 29th

sheet: 1 of 1 scale 1/16"=1'-0"

0 16 32FT

date: 12/7/2021revised: 2/9/22 project: #21114

FOSTER DESIGN Associates LLC
landscape architecture & planning
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