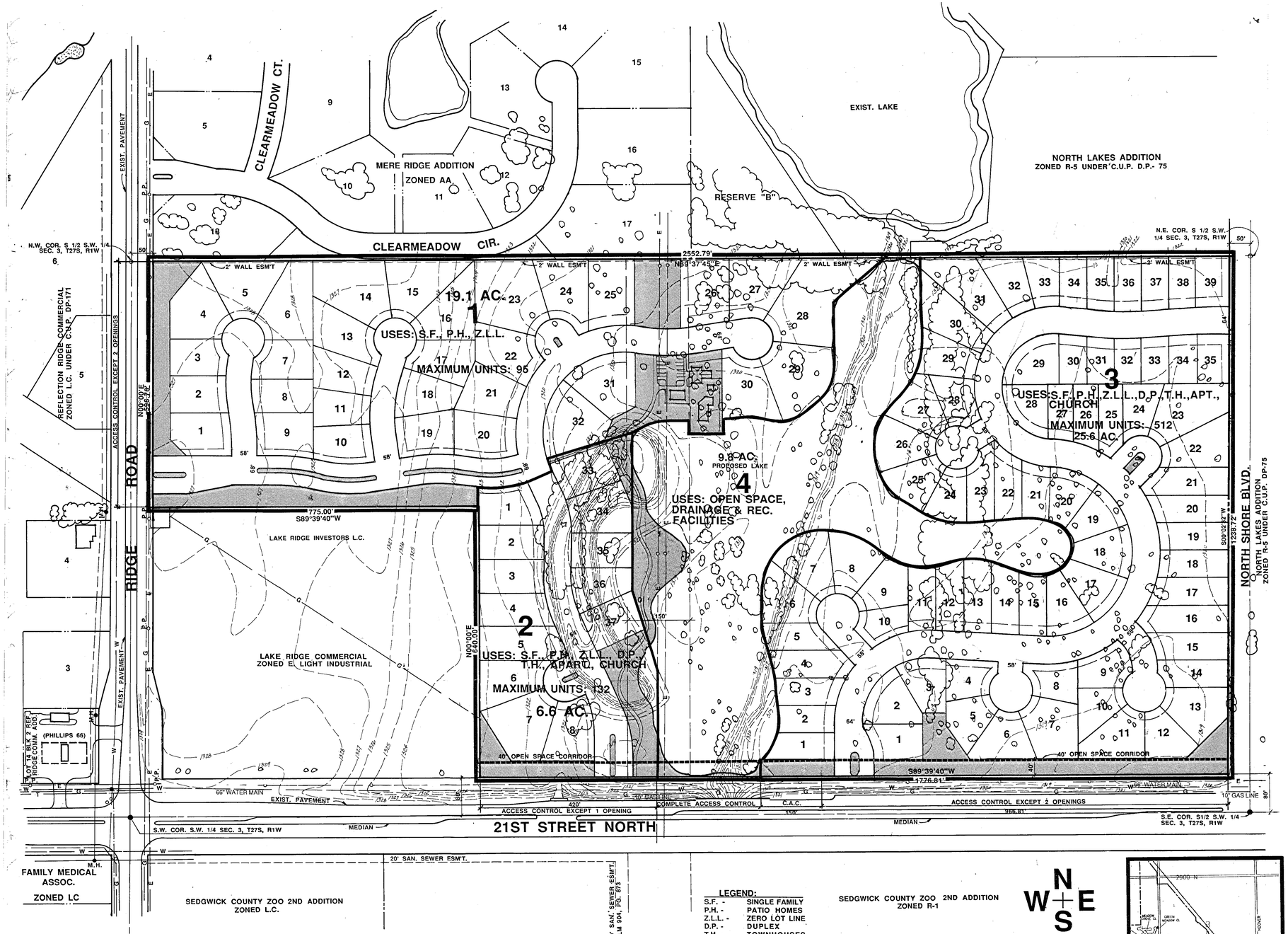


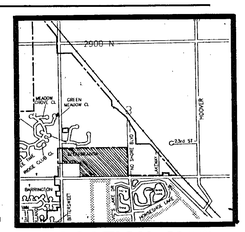
LEGEND:

S.F. -	SINGLE FAMILY
P.H. -	PATIO HOMES
Z.L.L. -	ZERO LOT LINE
D.P. -	DUPLEX
T.H. -	TOWNHOUSES
APART. -	APARTMENTS

2 PARCEL NUMBER

N W E S

SCALE: 1"=100'



LOCATION MAP

TOTAL AREA- 61.1 AC.

GENERAL PROVISIONS

1) THIS PROJECT IS PROPOSED TO CONTAIN 61.1 GROSS ACRES .

2) THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS ILLUSTRATING SINGLE FAMILY USES. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW. (GENERAL PROVISION NUMBER 22).

3) IF THE PROJECT IS DEVELOPED AS ILLUSTRATED (119 UNITS), THE OVERALL DENSITY OF THE SITE WOULD BE 1.95 D.U./S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (739), THE OVERALL DENSITY WOULD BE 12.09 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 FOLLOWS.

FRONT YARDS : 32' R/W- 20' ; 58' R/W- 20'; 64'-70' R/W - 25'; CUL DE SAC - 20'

SIDE YARDS 6' MINIMUM. 15' ADJACENT TO PUBLIC STREETS. ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5' FOR GARAGES ONLY, THERE SHALL BE 12' SEPARATING ALL HABITABLE PORTIONS OF THE UNITS. IF GARAGES ARE SIDE LOADED THEY MUST BE A MIN. 20' FROM BACK OF CURB.

REAR YARDS 20' MINIMUM. MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE.

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

5) ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

6) ACCESS CONTROLS:
A. RIDGE ROAD- ACCESS SHALL BE LIMITED TO TWO (2) OPENINGS.

B. 21ST STREET NORTH- ACCESS SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING SHALL BE PERMITTED ON PARCEL NO. 2. TWO OPENINGS SHALL BE PERMITTED ON PARCEL NO. 3 WITH COMPLETE ACCESS CONTROL ON THE WEST 150'.

7) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.

8) 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 OR 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.

9) 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.,

1 0) 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 TO THE CITY ENGINEER FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.

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

A. ON STREETS HAVING A 50' 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 R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

B. ON STREETS HAVING A 58' R.O.W. THERE SHALL BE A RESTRICTIVE COVENANT REQUIRING FOUR (4) OFF STREET PARKING SPACES PER DWELLING UNIT FILED AT THE TIME OF PLATTING.

1 2) 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.

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

1 4) OFF-STREET PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF A STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

A. 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'TS.

B. SEE GENERAL PROVISION NO. 21 FOR CLUBHOUSE /SWIMMING POOL COMPLEX PARKING REQUIREMENTS.

1 5) WALLS ARE PERMITTED IN ALL PARCELS IN PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT EXCEPT FOR CROSSING UTILITY EASEMENTS AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL. WALLS AND ENTRY MONUMENTS ,IF APPLICABLE, SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS PROVIDING THAT COLUMN FOOTINGS, IN LIEU OF CONTINUOUS FOOTINGS, ARE CONSTRUCTED FOR WALL / ENTRY MONUMENT SUPPORT.

16) OPEN SPACE CORRIDOR: A 40' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 2,3 AND 4 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS AND BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS FOR PARCELS 2 AND 3.

17) 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.

1 8) SIDEWALK LOCATIONS SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING FOR EACH PHASE.

1 9) AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER.

A. A DECELERATION LANE FOR NORTHBOUND RIDGE ROAD TRAFFIC AT THE MAIN ENTRANCE INTO PARCEL NO.1
B. A LEFT TURN LANE FOR EASTBOUND 21ST STREET TRAFFIC AT THE MAIN ENTRANCES INTO PARCELS NO.2 AND 3.
C. A DECELERATION LANE FOR WESTBOUND 21ST STREET TRAFFIC AT THE MAIN ENTRANCES INTO PARCELS NO. 2 AND 3.

2 0) TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WHEN COMMERCIAL SIZED UNITS ARE USED.

21) A CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE PERMITTED IN PARCELS 1,2 AND 3, IF CONSTRUCTED, WOULD BE FOR RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS ONLY AND SHALL MEET THE FOLLOWING CRITERIA.

A. PARKING- 1 SPACE FOR EACH 200 S.F. OF CLUBHOUSE AREA OR 1 SPACE FOR EACH 100 S.F. OF POOL SURFACE, WHICHEVER IS GREATER.

B. 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 AREAS TO REDUCE IMPACT OF CARS.

C. 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.

D. 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.

E. OWNERSHIP- SWIMMING POOL FACILITIES SHALL BE OWNED AND OPERATED BY A HOMEOWNERS ASSOCIATION.

2 2) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE OR CHURCH,(SEE G.P. 21)
GROSS ACRES - 19.1
MAXIMUM DWELLING UNITS -S.F.- 76
P.H. AND Z.L.L. - 95

DENSITY - S.F. - 4.0 DU/AC.
P.H. AND Z.L.L. - 5.0 DU/AC.

MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 4
PARKING - SEE GENERAL PROVISION NUMBER 14.

PARCEL NUMBER 2:

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT OR CHURCH,(SEE G.P. 21)
GROSS ACRES -6.6
MAXIMUM DWELLING UNITS - S.F. - 26
P.H. AND Z.L.L. - 33
DUPLEX - 40
TOWNHOUSE - 100
APARTMENT - 132

DENSITY - S.F. - 4.0 DU/AC.
P.H. AND Z.L.L. - 5.0 DU/AC.
DUPLEX - 6.0 DU/AC.
TOWNHOUSE - 15.2 DU/AC.
APARTMENT - 20 DU/AC.
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 4
PARKING - SEE GENERAL PROVISION NUMBER 14

PARCEL NUMBER 3:

PROPOSED USES: SINGLE FAMILY, PATIO HOME, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT OR CHURCH,(SEE G.P. 21)
GROSS ACRES: 25.6
MAXIMUM DWELLING UNITS - S.F. - 102
P.H. AND Z.L.L. - 128
DUPLEX - 154
TOWNHOUSE - 380
APARTMENT - 512

DENSITY - S.F. - 4.0 DU/AC.
P.H. AND Z.L.L. - 5.0 DU/AC.
DUPLEX - 6.0 DU/AC.
TOWNHOUSE - 15.2 DU/AC.
APARTMENT - 20 DU/AC.
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 4
PARKING - SEE GENERAL PROVISION NUMBER 14

PARCEL NUMBER 4:

PROPOSED USES: OPEN SPACE PERMITTING THE FOLLOWING: LANDSCAPING, GAZEBOS, LIGHTING, WALKWAYS, SIGNAGE, LAKES, DRAINAGE, DRAINAGE STRUCTURES, PEDESTRIAN BRIDGES, ENTRANCE STRUCTURES, SWIMMING POOLS , PRIVATE RESTROOMS, PLAYGROUND EQUIPMENT AND STRUCTURES, PICNIC FACILITIES, PARKING AND UTILITIES CONFINED TO EASEMENTS.

GROSS ACRES - 9.8
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - 25'

COMMUNITY UNIT PLAN DP-

LAKE RIDGE RESIDENTIAL

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

DP-206
LAKE RIDGE RESIDENTIAL

APPROVED CUP
MAPC APP'D. 1-30-92
BCC APP'D. 2-25-92
M.A.P.D. Copy 2 of 2

DEC. 19,1991

200' 100' 50' 0 50' 100' 200' 300'

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS. 67220 316-683-5567