



- GENERAL PROVISIONS**
1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 74.5 ACRES CONTAINING 1536 GARDEN APARTMENT UNITS.
  2. MINIMUM PAD ELEVATIONS FOR GROUND SHALL BE 1313.0'. MINIMUM PAD ELEVATIONS FOR DWELLING UNITS SHALL BE 1317.0'.
  3. SETBACKS ARE AS SHOWN ON THE PLAN OR AS INDICATED IN PARCEL DESCRIPTION BELOW.
  4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  5. OPEN AREA TO MEET THE REQUIREMENTS FOR R-5 ZONING INCLUSIVE OF ANY LAKE AREAS.
  6. THE EXISTING SOIL BETWEEN THE LANDSIDE TOE (HEEL) OR THE (LEVEE) DIKE AND THE LAKE EXCAVATION IS NOT TO BE REMOVED AND REPLACED WITH MORE PERVIOUS MATERIAL.
  7. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IF THEY FOLLOW THE PROVISION OF SECTION 28.04.070.A.12 OF THE CODE OF THE CITY OF WICHITA.
  8. THE AREA LABELED FLOODWAY SHALL BE SUBJECT TO THE PROVISIONS NOTED BELOW IT.
  9. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 20.8 DWELLING UNITS PER ACRE OR 1536 DWELLING UNITS FOR THE ENTIRE DEVELOPMENT.
  10. ALL INTERIOR STREETS SHALL BE PRIVATELY OWNED.
  11. LAKES MAY BE REPLACED WITH OPEN SPACE AT THE DISCRETION OF THE OWNER.
  12. APPROVAL OF THIS DEVELOPMENT PLAN SHALL EXPIRE AT THE END OF TEN YEARS UNLESS 40% OF THE AREA HAS BEEN DEVELOPED.
  13. THE AREA REFERRED TO AS "FLOODWAY" SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY IN THE SUBDIVISION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS OF THE DRAINAGE. PROVIDED FURTHER THAT NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE WICHITA-SEDCWICK COUNTY FLOOD CONTROL OFFICE OR THEIR SUCCESSORS OF OFFICE.
  14. EASEMENTS TO SERVE ALL PARCELS TO BE PROVIDED ON PRELIMINARY PLAT AS REQUIRED.
  15. STORAGE AREA SHALL BE PROPERLY SCREENED AND SHALL BE USED FOR STORAGE OF MAINTENANCE EQUIPMENT AND RECREATION EQUIPMENT OF THE RESIDENTS.
  16. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
  17. PARKING WITHIN 5' OF RIDGE ROAD SHALL BE ALLOWED PROVIDED PROPER SCREENING IS INSTALLED.
  18. PARKING REQUIREMENTS TO MEET R-5 ZONING.
  19. CENTER MEDIAN CUT TO ACCOMMODATE LEFT AND RIGHT HAND ACCESS TO PROPERTY.

# SILVER SPRINGS

A WICHITA, KANSAS COMMUNITY UNIT DEVELOPMENT PROJECT  
 BY  
 THE HARDESTY COMPANY  
 CHADSEY/CLYMA ARCHITECTS