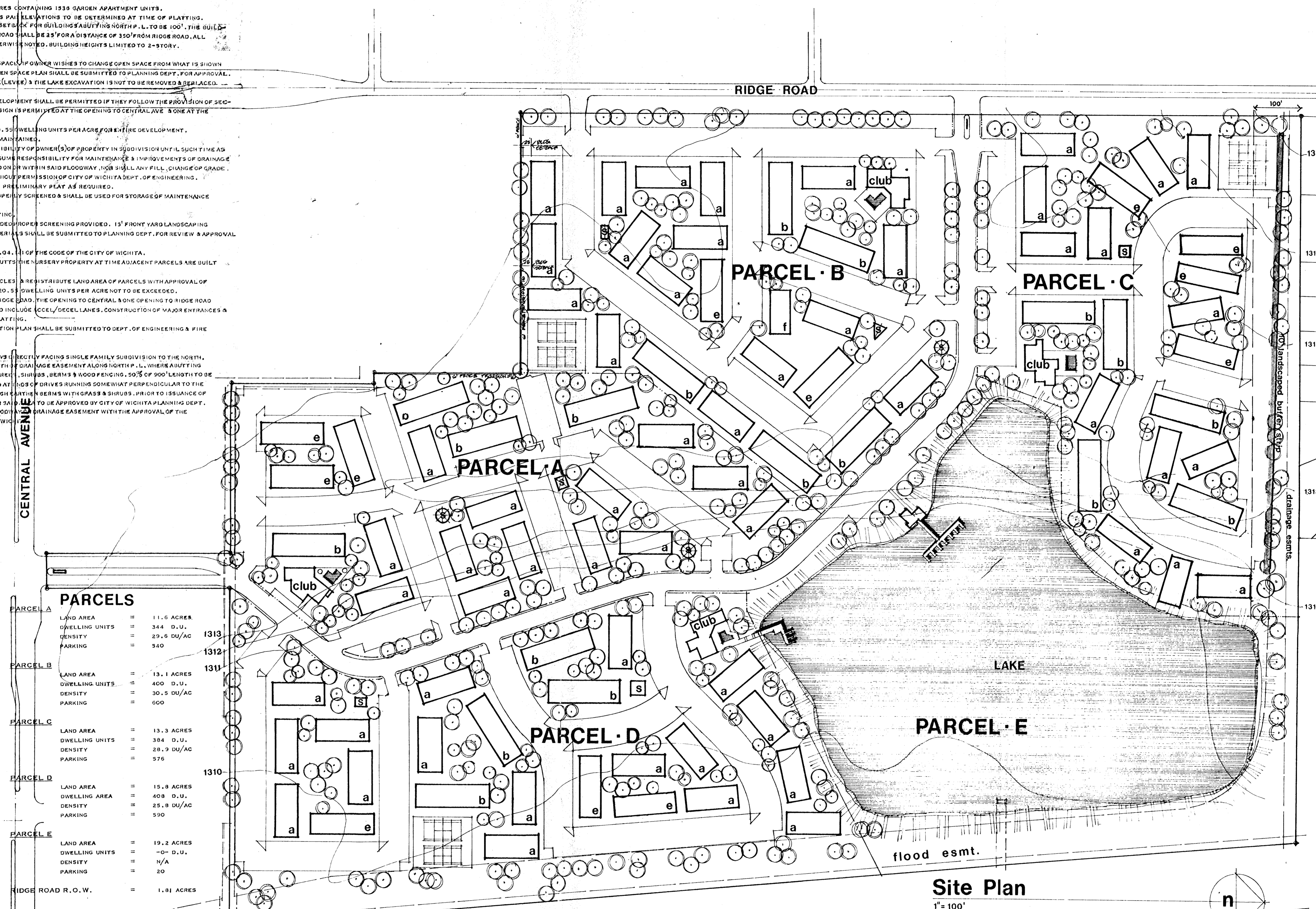


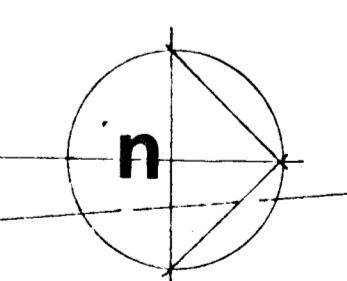
GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 74.81 ACRES CONTAINING 1536 GARDEN APARTMENT UNITS.
2. MINIMUM ELEVATIONS FOR GROUND AND DWELLING UNITS SHALL BE DETERMINED AT TIME OF PLATTING.
3. SETBACKS TO BE 25' FROM P. L. ADJACENT TO RIDGE ROAD. SETBACK FOR BUILDINGS ABUTTING NORTH P. L. TO BE 100'. THE BUILDING SETBACK LINE FOR THE SOUTH P. L. ADJACENT TO RIDGE ROAD SHALL BE 25' FOR A DISTANCE OF 350' FROM RIDGE ROAD. ALL OTHER SIDE AND REAR YARD SETBACKS TO BE 15' UNLESS OTHERWISE NOTED. BUILDING HEIGHTS LIMITED TO 2-STORY.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A MINIMUM OF 14 ACRES SHALL BE DESIGNATED AS OPEN SPACE. IF OWNER WISHES TO CHANGE OPEN SPACE FROM WHAT IS SHOWN ON PLAN, A 12-ACRE LAKE WITH STORAGE AREA, A REVISION TO OPEN SPACE PLAN SHALL BE SUBMITTED TO PLANNING DEPT. FOR APPROVAL.
6. EXISTING SOIL BETWEEN THE LANDSIDE (OR HILL OR DIKE (LEVEE) & THE LAKE EXCAVATION IS NOT TO BE REMOVED & 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 29.04.139.0 OF THE CODE OF CITY OF WICHITA, ONE SIGN IS PERMITTED AT THE OPENING TO CENTRAL AVE. & ONE AT THE MAJOR ENTRANCE DRIVE ON RIDGE ROAD.
8. DENSITY FOR ENTIRE DEVELOPMENT SHALL NOT EXCEED 20.5 DWELLING UNITS PER ACRE FOR ENTIRE DEVELOPMENT.
9. ALL INTERIOR STREETS SHALL BE PRIVATELY OWNED & MAINTAINED.
10. AREA REFERRED AS "FLOOD EASEMENT" SHALL BE RESPONSIBILITY OF OWNER(S) OF PROPERTY IN SUBDIVISION UNTIL SUCH TIME AS GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE & IMPROVEMENTS OF DRAINAGE PROVIDED FURTHER THAT NO LOG, SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY. NOB SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT PERMISSION OF CITY OF WICHITA DEPT. OF ENGINEERING.
11. EASEMENTS TO SERVE ALL PARCELS TO BE PROVIDED ON PRELIMINARY PLAN AS REQUIRED.
12. STORAGE AREA (INDICATED "S" ON SITE PLAN) SHALL BE PROPERLY SCREENED & SHALL BE USED FOR STORAGE OF MAINTENANCE EQUIPMENT & RECREATION EQUIPMENT OF RESIDENTS.
13. DRAINAGE PROBLEMS WILL BE RESOLVED AT TIME OF PLATTING.
14. OPEN PARKING PERMITTED WITHIN 15' OF RIDGE ROAD PROVIDED PROPER SCREENING PROVIDED. 15' FRONT YARD LANDSCAPING PLAN SHOWING LOCATION & SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO PLANNING DEPT. FOR REVIEW & APPROVAL PRIOR TO THE CONSTRUCTION OF THE PARKING AREA.
15. PARKING REQUIREMENTS IN ACCORDANCE WITH SECTION 29.04.131 OF THE CODE OF THE CITY OF WICHITA.
16. A 6' HIGH WOOD FENCE TO BE PROVIDED WHERE THIS SITE ABUTTS THE NURSERY PROPERTY AT TIME ADJACENT PARCELS ARE BUILT UPON, AS SHOWN ON PLANS.
17. OWNER MAY REDISTRIBUTE DWELLING UNITS BETWEEN PARCELS & REDISTRIBUTE LAND AREA OF PARCELS WITH APPROVAL OF WICHITA PLANNING DEPT. HOWEVER, PROJECT DENSITY OF 20.5 DWELLING UNITS PER ACRE NOT TO BE EXCEEDED.
18. ACCESS: ONE OPENING TO CENTRAL & TWO OPENINGS TO RIDGE ROAD. THE OPENING TO CENTRAL & ONE OPENING TO RIDGE ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS TO INCLUDE ACCEL/DECEL LANES. CONSTRUCTION OF MAJOR ENTRANCES & ACCEL/DECEL LANES SHALL BE GUARANTEED AT TIME OF PLATTING.
19. PRIOR TO ISSUANCE OF BUILDING PERMITS, A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO DEPT. OF ENGINEERING & FIRE DEPT. FOR REVIEW & APPROVAL.
20. NO LIGHTING OF TENNIS COURTS IN PARCEL "C".
21. BUILDINGS WITHIN 150' OF NORTH P. L. TO NOT HAVE WINDOWS DIRECTLY FACING SINGLE FAMILY SUBDIVISION TO THE NORTH. LANDSCAPED STRIP 10' WIDE X 900' LONG TO BE LOCATED SOUTH OF DRAINAGE EASEMENT ALONG NORTH P. L. WHERE ABUTTING SINGLE FAMILY DWELLINGS. LANDSCAPING TO CONSIST OF TREES, SHRUBS, BERMS & WOOD FENCING. 50% OF 900' LENGTH TO BE SOLID 6' HIGH WOOD FENCING & LOCATED AT TENNIS COURTS & AT ENDS OF DRIVES RUNNING SOMEWHAT PERPENDICULAR TO THE NORTH P. L. BALANCE OF AREA OR 50% OF LENGTH TO BE 4' HIGH EARTHEN BERMS WITH GRASS & SHRUBS. PRIOR TO ISSUANCE OF BUILDING PERMIT FOR PARCEL "C", LANDSCAPING PLANS FOR SAID STRIP TO BE APPROVED BY CITY OF WICHITA PLANNING DEPT. SAID 10' WIDE LANDSCAPING STRIP MAY ENCRACH UPON FLOODWAY DRAINAGE EASEMENT WITH THE APPROVAL OF THE ENGINEERING & PLANNING DEPARTMENTS OF THE CITY OF WICHITA.



PARCELS	
PARCEL A	LAND AREA = 11.6 ACRES DWELLING UNITS = 344 D.U. DENSITY = 29.6 DU/AC PARKING = 340
PARCEL B	LAND AREA = 13.1 ACRES DWELLING UNITS = 400 D.U. DENSITY = 30.5 DU/AC PARKING = 600
PARCEL C	LAND AREA = 13.3 ACRES DWELLING UNITS = 384 D.U. DENSITY = 28.9 DU/AC PARKING = 576
PARCEL D	LAND AREA = 15.8 ACRES DWELLING AREA = 408 D.U. DENSITY = 25.8 DU/AC PARKING = 590
PARCEL E	LAND AREA = 19.2 ACRES DWELLING UNITS = 0- D.U. DENSITY = N/A PARKING = 20
RIDGE ROAD R.O.W.	= 1.81 ACRES
PROJECT TOTALS:	
LAND AREA	= 74.81 ACRES
DWELLING UNITS	= 1,536 D.U.
DENSITY	= 20.5 DU/AC
PARKING	= 2,304 CARS (1.5/D.U.)

Site Plan
1" = 100'



Silver Springs .. cup
wichita, kan.
A HARDESTY COMPANY PROJECT
chadsey/clyma, architects