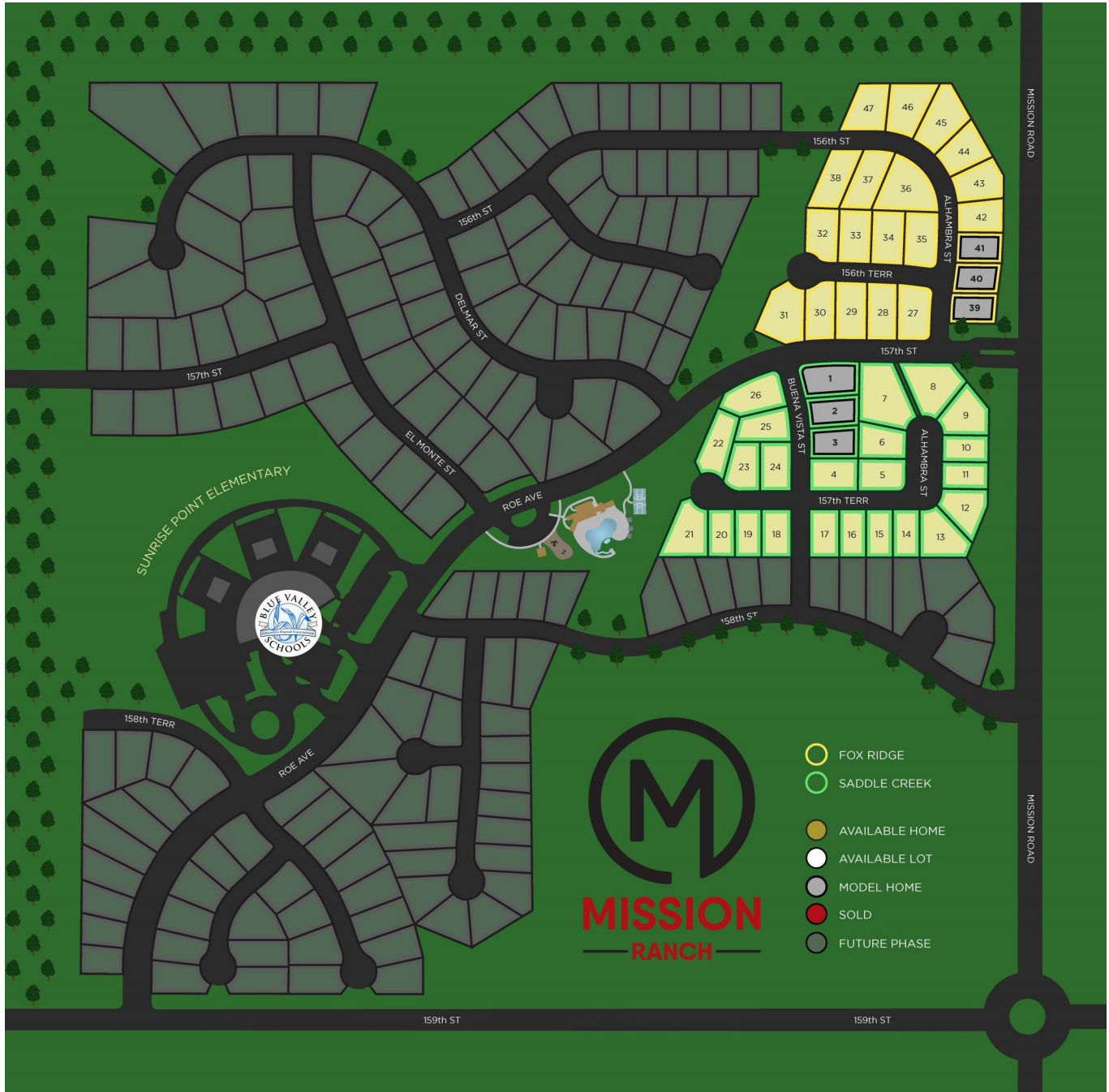




# PLAT MAP



**Saddle Creek Community Managers**  
Kerwin Holloway & Andrea Sullivan

**Fox Ridge Community Managers**  
Angela Fitzgerald & Michelle Capek



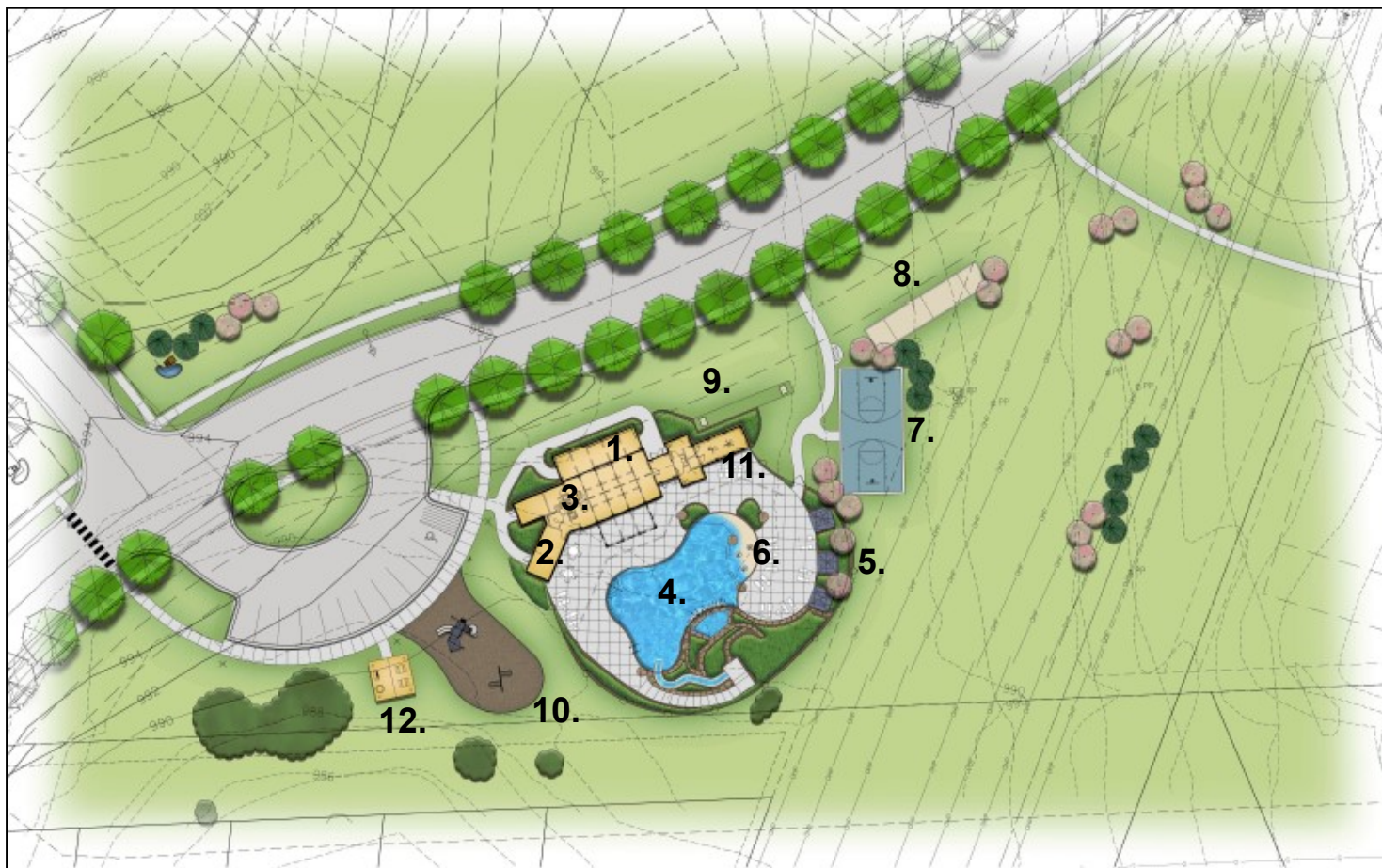
Saddle Creek 913.300.1435  
Fox Ridge 913.300.1434  
MissionRanchOP.com





# MISSION RANCH

## Lifestyle/Amenity Center



- |                      |                     |                          |
|----------------------|---------------------|--------------------------|
| 1. Clubhouse         | 5. Pool Cabanas     | 9. Horseshoes Area       |
| 2. Fitness Center    | 6. Zero Entry Area  | 10. Playground           |
| 3. Kitchen/Bar Area  | 7. Sport Court      | 11. Picnic Shelter House |
| 4. Resort Style Pool | 8. Bocce Ball Court | 12. Grilling Station     |

### Saddle Creek Community Managers

Kerwin Holloway & Andrea Sullivan

### Fox Ridge Community Managers

Angela Fitzgerald & Michelle Capek



Saddle Creek 913.300.1435  
Fox Ridge 913.300.1434  
MissionRanchOP.com





# SADDLE CREEK APPROVED FLOOR PLANS

---

## TWO STORY PLANS

IRVING \*  
ASHTON III  
LANCASTER \*  
ROANOKE  
ASHTON EX

## 1 1/2 STORY PLANS

EL DORADO II \*  
NEW HAVEN  
ANTHEM

## REVERSE PLANS

CARSON  
SONOMA  
ASPEN II  
AUGUSTA  
DILLON

This is a list of approved plans, however custom plans will be considered, as well as modifications to existing plans.

\* Denotes additional floor plans available in this family of plans.

This list of approved plans is subject to change without notice.

6/28/2018

**Kerwin Holloway**

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**Andrea Sullivan**

asullivan@reecenichols.com





# SADDLE CREEK BUILDING REQUIREMENTS

## FINISHED SQUARE FOOTAGE:

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: 2,000 sq. ft.
- Reverse 1.5 Story Minimum: 1,600 sq. ft.; Total not less than 2,700 sq. ft.
- Two story residence: 2,800 sq. ft. total
- One and one-half story: 2,700 sq. ft. total; with at least 1,600 sq. ft. on main floor

## LEARN MORE

**Kerwin Holloway**

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**Andrea Sullivan**

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## APPROVAL PROCESS:

Developer must approve the following:

- Final Plan Approval Checklist
  - Building plans
  - Exterior materials
  - Exterior color scheme
  - General landscaping plan (minimum \$2,500)
    - Minimum 2 trees in front yard, greater than 2" caliper-at least one Hardwood.
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As Builts (must be prepared by Phelps Engineering)

## BUILDING MATERIAL REQUIREMENTS:

### Exterior:

- Exterior walls and appurtenances should be L.P. smart siding /trim or greater.
- Shutters must be constructed of wood.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, built vertical and horizontal with a maximum height of 4 feet and stair-stepped.
- Location of fence must follow property lines and attach to rear corners of the house.
- Vertical decking and handrails must be constructed of Cedar; ground supports may be of treated wood.

### Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass, or any other materials approved.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

### Roofs:

- 30 Year Composition or greater; Approved color to be Weathered Wood.

### Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system required
- Fully sodded Lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation exposed at the front landscape bed area

As of: June 5, 2018





# FOX RIDGE APPROVED FLOOR PLANS

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## TWO STORY PLANS

ASHTON EX  
HEPTON  
LARSEN EX  
CORONADO  
CHESAPEAKE II  
HAILEY

## 1 1/2 STORY PLANS

SUMMERLIN EX  
ANTHEM  
CIMARRON  
CHEYENNE

## REVERSE PLANS

MONTEREY  
ANTHEM REVERSE

This is a list of approved plans, however custom plans will be considered, as well as modifications to existing plans.

\* Denotes additional floor plans available in this family of plans.

This list of approved plans is subject to change without notice.

6/28/2018

**Michelle Capek**

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**Angela Fitzgerald**

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# FOX RIDGE BUILDING REQUIREMENTS

## FINISHED SQUARE FOOTAGE:

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: 2,000 sq. ft.
- Reverse 1.5 Story Minimum: 1,800 sq. ft.; Total not less than 3,000 sq. ft.
- Two story residence: 3,400 sq. ft. total
- One and one-half story: 3,000 sq. ft. total; with at least 1,800 sq. ft. on main floor

## APPROVAL PROCESS:

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans
- Exterior materials and Exterior color scheme
- General landscaping plan (minimum \$5,000)
  - Minimum 2 trees in front yard, greater than 2" caliper-at least one Hardwood.
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As-Builts (must be prepared by Phelps Engineering)

## BUILDING MATERIAL REQUIREMENTS:

### Exterior:

- Exterior walls and appurtenances should be L.P. smart siding /trim or greater.
- Shutters must be constructed of wood.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, built vertical and horizontal with a maximum height of 4 feet and stair-stepped.
- Location of fence must follow property lines.
- Vertical decking and handrails must be constructed of Cedar; ground supports may be of treated wood.
- Stone on elevation to follow grade and down to driveway.
- Stone & Stucco returns on elevation. Can vary by depth.
- Concrete Window Wells (No Metal)

### Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass, or any other materials approved.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

### Roofs:

- 30 Year Composition or greater; Approved color to be Weathered Wood.

### Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system required
- Fully sodded Lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation shall be exposed at the front landscape bed area.

## LEARN MORE

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**Michelle Capek**

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As of: June 5, 2018

