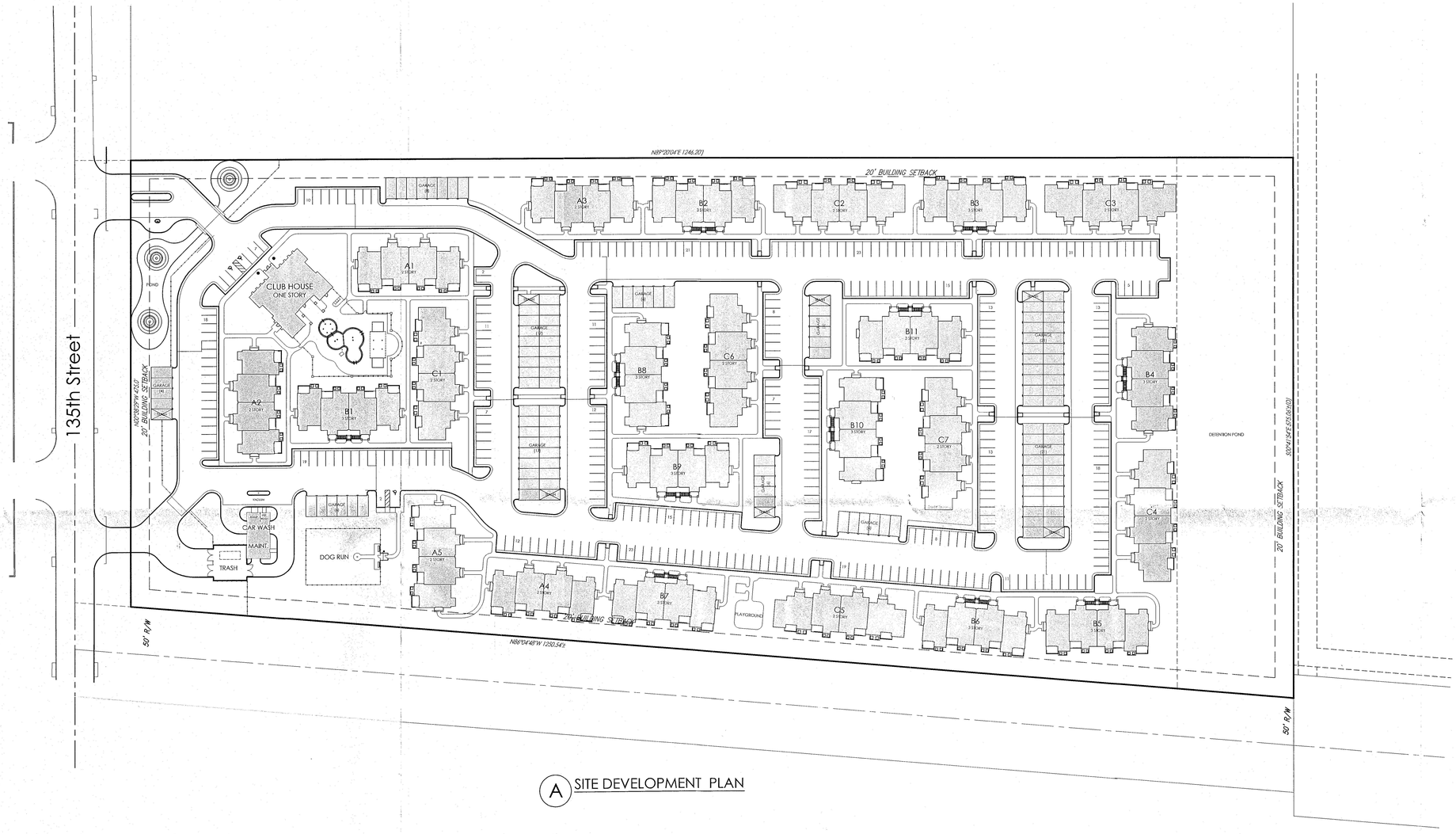
SUNSTONE AT 135TH

PLANNED UNIT DEVELOPMENT

PUD-47



A SITE DEVELOPMENT PLAN

GENERAL PROVISIONS:

1. Total Land Area: 654,468.86 sq.ft.± or 15.02 acres
   Total Gross Floor Area: 163,617 sq.ft.
   Total Floor Area Ratio: 25 percent

2. Parking requirements shall be per the Wichita–Sedgwick County Unified Zoning Code for Multi–family uses.

3. Setbacks are as indicated on the P.U.D. drawing.

4. A Drainage Plan shall be submitted to the appropriate jurisdiction for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Depending on when the subject property is annexed, signs shall be in accordance with either the County Sign Code Section 6–346(c) for Multi–Family Residential districts, or the City Sign Code for the "MF–18" Multi–Family Residential zoning district. No LED, billboard, or off–site signs shall be permitted.

6. Parcel 1 shall be limited to those uses permitted by right in the "MF–18" Multi–Family Residential district. The car wash/detailing facility, dog park area, and other recreational areas are accessory in nature to the Multi–Family development and for use by its residents, and is not for use by the general public.

7. Uses are those permitted by the approved PUD, and are subject to the development standards contained in the approved PUD.

8. Access shall be as indicated on the Plan, and/or as approved during the platting process.

9. Landscaping requirements shall be per the Wichita–Sedgwick County Unified Zoning Code for Multi–Family Residential uses. Existing landscaping shall be considered as meeting this requirement. Screening around the perimeter of the PUD shall not be required.

10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.

11. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.

12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.

13. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

APPROVED PUD
MAPC 11-5-15
BOCC 12-9-15
MAPD 192

PARCEL 1

A. Net Area:	654,468.86 sq.ft. or 15.02 acres
F. Maximum Number of Dwelling Units (18 du/ac):	270 units
G. Maximum building height:	45 feet
H. Setbacks:	See Drawing
I. Access Points:	See Drawing

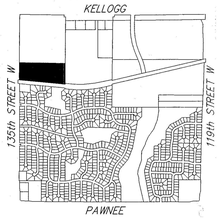
LEGAL DESCRIPTION:

A portion of the West Half of the Northwest Quarter of Section 36, Township 27 South, Range 2 West, of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas lying north of the north line of the A.T.&S.F. Railroad right–of–way within said Northwest Quarter more particularly described as commencing at the northwest corner of said Northwest Quarter; thence S00°39'56"E (assumed), along the west line of said Northwest Quarter, 1372.00 feet; thence N89°20'04"E, perpendicular to the west line of said Northwest Quarter, 60.00 feet to a point on the east road right of way of 135th Street West and for a point of beginning; thence continue N89°20'04"E, 1246.20 feet more or less to a point on the east line of the west half of said Northwest Quarter; thence S00°41'54"E, along the east line of the west half of said Northwest Quarter, 575.06 feet more or less to the north line of the A.T.&S.F. Railroad right of way; thence N86°04'43"W, along the north line of said A.T.&S.F. railroad right of way, 1250.54 feet more or less to the east road right of way of 135th Street West; thence N00°39'56"W, along the east line of 135th Street West, and parallel with the west line of said Northwest Quarter, 475.05 feet more or less to the Point of Beginning.

REVISIONS:

Planned Unit Development (PUD2015–04) Filed:	September 21, 2015
Revised per staff comments:	October 14, 2015
Approved by MAPC:	November 5, 2015
Approved by County Commission:	December 9, 2015

VICINITY MAP



SCALE: 1" = 60'

PUD-47

SUNSTONE AT 135TH
PLANNED UNIT DEVELOPMENT

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE