

NE CORNER OF NE 1/4 OF THE SW 1/4 SEC. 5-28-1E

EXCHANGE PLACE

MAGNOLIA AVE.

SYCAMORE AVE.

OAK ST.

BARBARA AVE.

COMPLETE ACCESS CONTROL

24' PRIVATE ROAD

COMPLETE ACCESS CONTROL  
150'  
272'  
150'  
176'

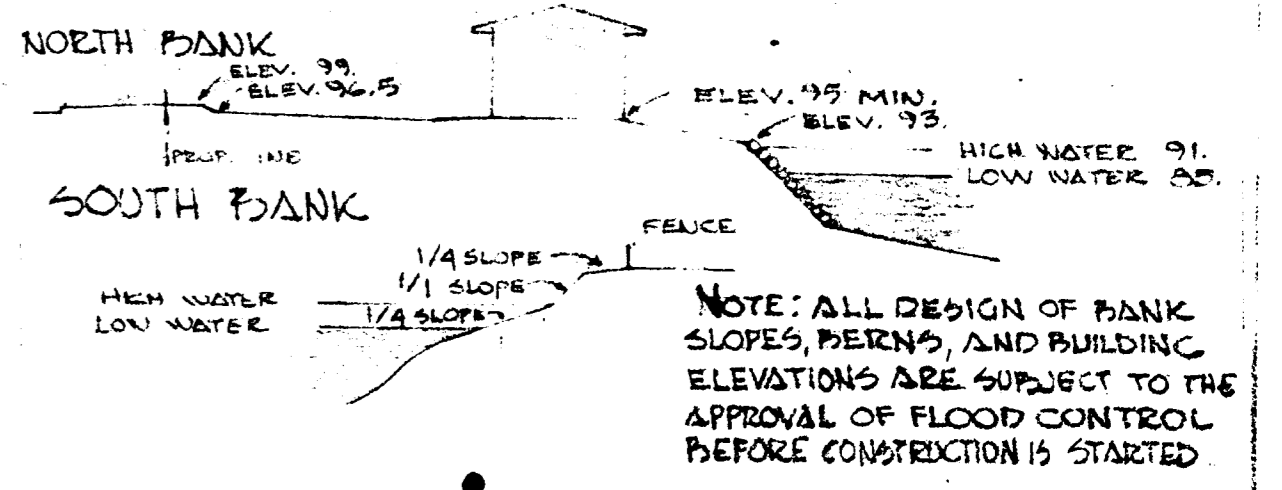
PARCEL #3  
517,200 sq. ft.

PARCEL #2  
594,800 sq. ft.

PARCEL #1  
434,300 sq. ft.

### C. U. P. GENERAL PROVISIONS

- DENSITY SHALL NOT EXCEED (7.1) DWELLING UNITS PER ACRE FOR THE ENTIRE PLAN, NO BLOCK OR UNIT OF THE PLAN SHALL EXCEED A DENSITY OF (7.1) DWELLING UNITS PER ACRE FOR THE INDIVIDUAL PARCEL BY MORE THAN 20% IN NO EVENT SHALL THE ENTIRE DEVELOPMENT EXCEED 252 UNITS OR 7.1 DWELLING UNITS PER ACRE.
- FLOOR AREA RATIO SHALL NOT EXCEED 0.40.
- BUILDINGS AND STRUCTURES SHALL NOT COVER IN EXCESS OF 50% OF THE NET AREA OF THE COMMUNITY UNIT PLAN BY TOTAL DEVELOPMENT OR INDIVIDUAL PARCELS.
- SEAL OF MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IF THEY FOLLOW THE PROVISIONS OF SECTION 28.04.070, A.R.S. OF THE CODE OF THE CITY OF WICHITA, AND SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO CONSTRUCTION.
- ALL UTILITIES FOR THIS AREA SHALL BE INSTALLED UNDERGROUND.
- OFF STREET PARKING SHALL BE PERMITTED WITHIN 10 FEET OF CURB LINE AND 10 FEET FROM STRUCTURES SHALL BE PERMITTED TO BE PLACED CLOSER THAN 20 FEET OF ANY PROPERTY LINE.
- 7-FT BACKS BETWEEN STRUCTURES SHALL BE AS REQUIRED IN THE "A" ZONE UNLESS OTHERWISE NOTED.
- APPROVAL OF THIS DEVELOPMENT PLAN SHALL EXPIRE AT THE END OF TEN YEARS UNLESS 50% OF THE LAND AREA HAS BEEN DEVELOPED.
- COMMUNITY FACILITIES IN PARCEL #2 SHALL BE CONSTRUCTED PRIOR TO 50% OF THE LAND AREA BEING DEVELOPED AND THE COMMUNITY FACILITIES IN PARCEL #3 SHALL BE COMPLETED PRIOR TO 75% OF THE LAND AREA BEING DEVELOPED.
- TRAIL DEVELOPMENT SHALL BEGIN WITH PARCEL #1 AND CONTINUE IN CHRONOLOGICAL ORDER.
- OFF STREET PARKING SHALL BE PROVIDED AT A RATIO OF 1.5 SPACES PER DWELLING UNIT.
- BUILDINGS SHALL NOT EXCEED 35 FEET IN HEIGHT.
- NET AREA 1,549,000 SQ. FT. - 35.5 ACRES
- A MINIMUM OF 50% OF THE DEVELOPMENT PLAN SHALL BE PROVIDED FOR OPEN SPACE.
- THE PRIVATE ROAD (24' WIDE) WILL BE COMPLETED PRIOR TO THE COMPLETION OF 75% OF PARCEL #1 AND SHALL BE MAINTAINED WHEN CHANGED.
- HOUSING TYPE - GARDEN APARTMENTS
- ENCLOSURE:
  - A MINIMUM 58" HIGH FENCE SHALL BE CONSTRUCTED AND MAINTAINED ..... COMPLETED AS PER METROPOLITAN AREA PLANNING COMMISSION LETTER, DATED AUGUST 26, 1966.
  - A MINIMUM 72" HIGH FENCE AS OUTLINED IN (1)-(c) INCLUDING BARBWARE ON A 6" FOOT SOLID OR SEMI-SOLID WALL OF BRICK, STONE, STEEL, MASONRY, ARCHITECTURAL STONE, WOOD (EXCLUDING REDWOOD) OR COMBINATION THEREOF SHALL BE CONSTRUCTED AND MAINTAINED BETWEEN THE STRUCTURES AND ANY GATES PROVIDED SHALL BE KEPT LOCKED AT ALL TIMES.
  - STRAINS:
    - THE FENCING AS REQUIRED IN (1)-(c) SHALL BE INSTALLED PRIOR TO THE COMPLETION OF 75% OF THE PROJECT AND AT THE COMPLETION OF EACH PARCEL.
- A HOME ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, COMMUNITY FACILITIES, LAKE, FENCE ETC. SHALL BE FILED WITH THE FIRST PLAT OF THE AREA AND SHALL PROVIDE FOR THE AUTOMATIC INCLUSION OF ALL SUBSEQUENT PLATS WHICH MAY BE A PART OF THE COMMUNITY UNIT PLAN.
- BANK SLOPES:



- CURB CUTS:
  - 27<sup>TH</sup> STREET - 3 MAXIMUM
  - OSAGE AVE. - 4 MAXIMUM
  - 29<sup>TH</sup> STREET - 1 MAXIMUM

**LAKTON LODGE APARTMENTS**  
A 35 ACRE PROJECT AT 27<sup>TH</sup> ST. & OSAGE AVE.  
SCALE: 1" = 50'

- THE DEVELOPER IS TO INSTALL PRIVATE STOP SIGNS AT EACH POINT OF EGRESS TO A PUBLIC STREET

**APPROVED CUP**  
MAPC 10-6-66  
BCC 11-8-66

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DO NOT REMOVE  
DP-20

REVISED FEB 20 1967  
REVISED OCT 18 1966  
REVISED JULY 26 1966  
SEPT. 1 1966

COMMUNITY UNIT PLAN	
APARTMENT DEVELOPMENT FOR	SHEET
27 <sup>TH</sup> & OSAGE AVE.	1
JAS WOLF - CONTROL AGENT	DATE
R.C. WILLIAMS - DESIGN & PLANNING CONSULTANT	JUNE 9 1966