

ECHO HILLS ADDITION
ZONED AA

GENERAL PROVISIONS

1. THIS PROJECT CONTAINS 124 CROWN ACRES. THE AREA IS TO BE USED AS FOLLOWS:

NET AREA 112 ACRES
PAVED STREETS 12 ACRES
TOTAL AREA 124 ACRES

2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, CONTAINS THE FOLLOWING TYPE OF UNITS: THE MAXIMUM NUMBER OF UNITS PER ACRE IS INDICATED IN THE FOLLOWING TABLE. UNITS PER ACRE ARE BASED ON THE FOLLOWING ASSUMPTIONS:
A. SINGLE FAMILY UNITS
B. 20% OF TOTAL UNITS SHALL BE 2-BEDROOM UNITS
C. 20% OF TOTAL UNITS SHALL BE 3-BEDROOM UNITS
D. 20% OF TOTAL UNITS SHALL BE 4-BEDROOM UNITS
E. 40% OF TOTAL UNITS SHALL BE 5-BEDROOM UNITS

3. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, CONTAINS THE FOLLOWING TYPE OF UNITS: THE MAXIMUM NUMBER OF UNITS PER ACRE IS INDICATED IN THE FOLLOWING TABLE. UNITS PER ACRE ARE BASED ON THE FOLLOWING ASSUMPTIONS:
A. SINGLE FAMILY UNITS
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C. 20% OF TOTAL UNITS SHALL BE 3-BEDROOM UNITS
D. 20% OF TOTAL UNITS SHALL BE 4-BEDROOM UNITS
E. 40% OF TOTAL UNITS SHALL BE 5-BEDROOM UNITS

4. SETBACKS SHALL BE AS SHOWN ON THE PLAN OR AS PROVIDED IN GENERAL PROVISIONS BELOW:

LAND USE	FRONT SETBACK	REAR SETBACK	LEFT SIDE SETBACK	RIGHT SIDE SETBACK	MIN. LOT WIDTH	MIN. LOT AREA	MIN. LOT DEPTH	MIN. LOT AREA PER ACRE
Single Family	10'	10'	5'	5'	30'	10,000	100'	100,000
Multi-Family	10'	10'	5'	5'	30'	10,000	100'	100,000
Commercial	10'	10'	5'	5'	30'	10,000	100'	100,000
Industrial	10'	10'	5'	5'	30'	10,000	100'	100,000

5. PARKING RATIO: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 18.14, THE OFF-STREET PARKING RATIO SHALL BE AS FOLLOWS:

TOWNHOUSE OR TOWNHOME WITH ONE OR MORE GARAGES (GARAGE) 4:200
TOWNHOUSE OR TOWNHOME WITHOUT GARAGE 2:200
SINGLE FAMILY DETACHED HOUSE 1:200
SINGLE FAMILY ATTACHED HOUSE 1:200
SINGLE FAMILY DETACHED HOUSE WITH GARAGE 4:200
SINGLE FAMILY ATTACHED HOUSE WITH GARAGE 4:200

NOTE: HALF OF THE REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINE.

6. SHOULD AN ALTERNATE LAND USE PERMITTED UNDER PARCEL ZONING OPTION BE DEVELOPED INSTEAD OF THE PROPOSED LAND USE, THE PROPOSED DEVELOPMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS DEVELOPMENT PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLANNING.

7. WITHIN EACH PARCEL, THERE ARE AREAS WHERE LAND USE OPTIONS ARE INDICATED BELOW FROM EXISTING PLANS. THE DEVELOPER SHALL SUBMIT A LAND USE OPTION PLAN TO THE DIRECTOR OF PLANNING FOR APPROVAL. THE APPROVAL OF THIS DEVELOPMENT PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLANNING. ADDITIONALLY, THERE IS A ZONING OPTION FOR TYPE OF LAND USE WITHIN PARCELS. THESE AREAS ARE INDICATED BY A DOTTED LINE ON THE PLAN. THE DEVELOPER SHALL SUBMIT A LAND USE OPTION PLAN TO THE DIRECTOR OF PLANNING FOR APPROVAL.

8. DETERMINE PRESENT USE OF EACH LAND USE WITHIN THE MAP.

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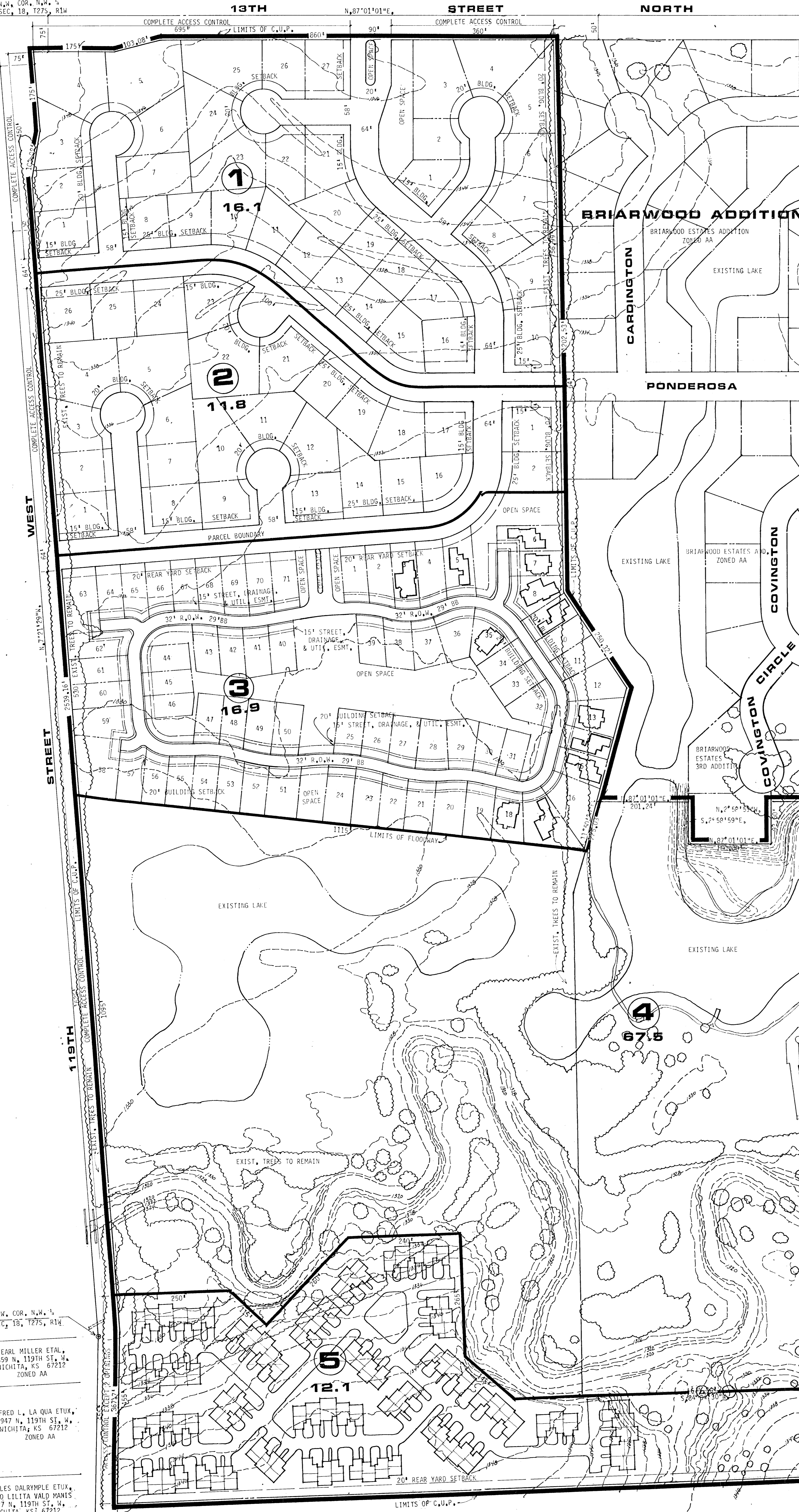
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COMMUNITY UNIT PLAN BRIARWOOD ESTATES

SETTLER, ALICE L., RT. 1, GOODARD, KS 67052
ZONED R-1

JAXX, CARL JR ETUX., 1001 N. MAIZE RD., WICHITA, KS 67212
ZONED R-1

S.W. COR. N.W. 1
SEC. 18, T27S, R14

PEARL MILLER ETAL,
859 N. 119TH ST. W.
WICHITA, KS 67212
ZONED AA

FRED L. LAQUA ETUX.,
947 N. 119TH ST. W.
WICHITA, KS 67212
ZONED AA

MILES GARRYMPLE ETUX.,
C/O LILITA WALD MANIS
927 N. 119TH ST. W.
WICHITA, KS 67212
ZONED AA

TED PRECHARD, 11506 W. CENTRAL, WICHITA, KANSAS
ZONED R-1

BOARD OF PARK COMMISSIONERS
ZONED R-1

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