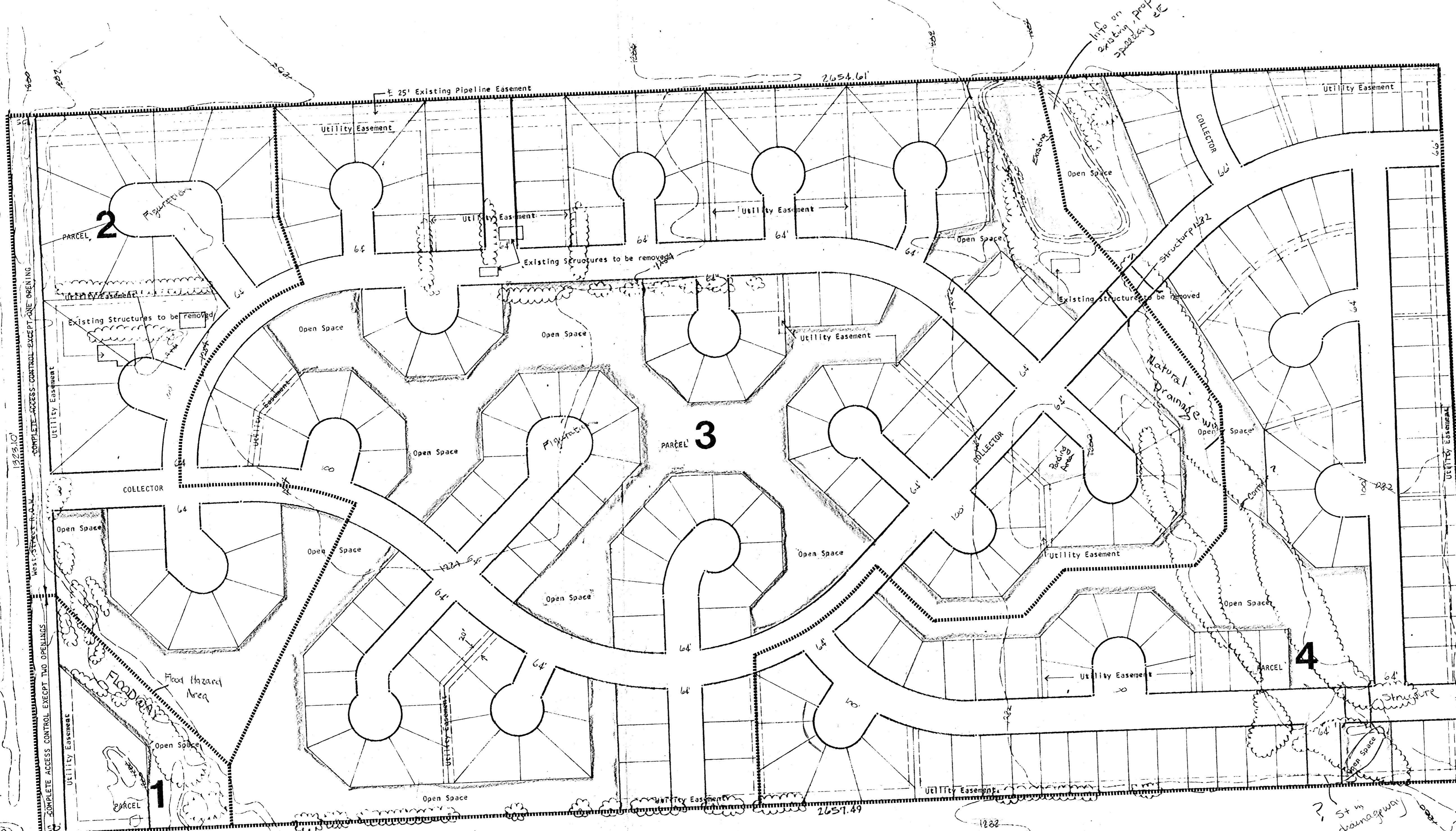


# COTTONWOOD GROVE

## COMMUNITY UNIT PLAN



- GENERAL PROVISIONS:
- Total Development: 80.0 acres  
(less street R.O.W.) 19.4  
Total Net Lot Area: 60.6 acres
  - This is to be a Residential Development consisting of 6-family, Duplex, Attached and Detached Single Family Housing. Open Space will be provided for the Residents of the Development to compensate for reduced lot sizes.
  - The Following Setbacks will be used:  
Through Streets will have a 20' Front Yard Setback and a 15' Side and Rear Yard Setback.  
A 25' Setback will be maintained along the North Boundary of the C.U.P.  
A 20' Setback will be maintained along the East and South Boundary of the C.U.P.  
Other setbacks are set forth in the Parcel Descriptions.
  - All Utilities will be installed underground.
  - Development Signs will be allowed next to West Street and in Open Space Areas. In all other parcels, signs will conform with the City of Wichita Sign Code.
  - Overall Density of this development shall not exceed 4.8 d.u. per net acre or a Maximum of 265 Dwelling Units.
  - A Home Owners Agreement shall be filed with the Final Plat. This agreement will provide for the maintenance of all drainage facilities and privately owned Open Space provided for use by the Residents of this Development.
  - Parking Requirements will conform to the City of Wichita Parking Standards.
  - Sidewalks will be provided where required and will conform to the City of Wichita Standards for Public Sidewalks.
  - Final Dimensions of Floodways and Drainage Easements shall be determined at time of platting. A Drainage Plan shall be submitted for approval at time of platting.
  - Permitted uses in Open Space:  
Drainage Ways, Privately Owned Parks, Recreation and Exercise Facilities, Tennis, Exercise Paths, Walkways, Bike Paths, Water Activities, and Related Parking.

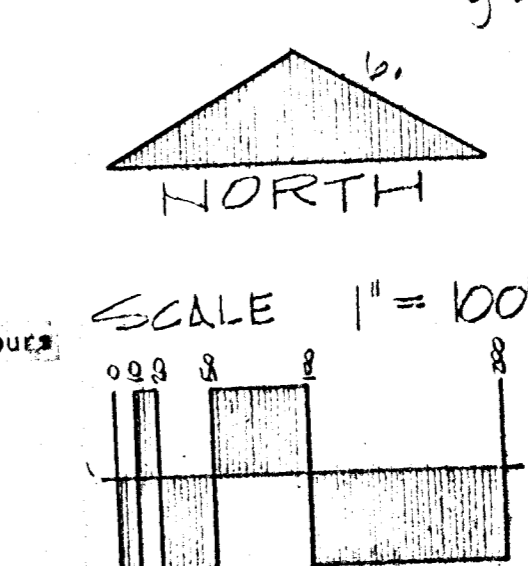
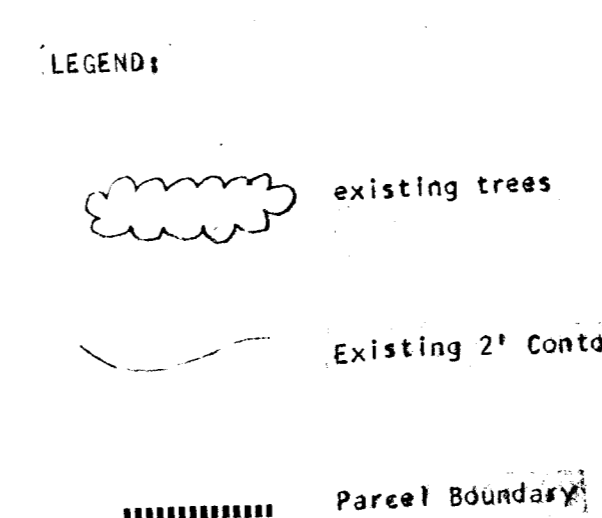
- SW corner as flood hazard area will be designated as floodway
- Nat'l drainageway thru eastern portion construction shown in same requiring redesign
- Appears that several lots facing cdd's will have less than min lot setbacks
- Info on existing lake, proposed use, spillway etc
- Contact should be made with Div. of water Resources concerning

**PARCEL 1:**  
Proposed Uses: 6-family, 4-family, Duplex, Single Family, Daycare Facility (subject to Board of Zoning Appeals approval), Sales Office, Community Center, Maintenance Storage, Open Space, Drainage Reserve.  
Gross Acres: 2.4 acre  
Net Acres: 2.0 acre  
Max. Number of Dwelling Units: 6 d.u. net  
Density: 3 d.u./acre  
Except as provided in General Provision #3, the following setbacks will be used:  
Min. Front Setback: 25'  
Min. Side Yard: 5'  
Min. Rear Yard: 5'  
Max. Building Height: 35'

**PARCEL 2:**  
Proposed Uses: Duplex, Single Family Detached, Open Space, Drainage Reserve.  
Gross Acres: 10.5 acres  
Net Acres: 7.3 acres  
Max. Number of Dwelling Units: 46 d.u. net  
Density: 6 d.u./acre  
Min. Lot Sizes: Duplex 8000 sq. ft.  
Single Family 6000 sq. ft.  
Except as provided in General Provision #3, the following setbacks will be used:  
Min. Front Setback, Dwelling Unit: 5'  
Auto Garage Entrances: 20'  
Min. Side Yard: 5'  
Min. Rear Yard: 15'  
or Adjoining Open Space: 5'  
Max. Building Height: 35'

**PARCEL 3:**  
Proposed Uses: Single Family Detached, Open Space, Drainage Reserve.  
Gross Acres: 43.6 acres  
Net Acres: 33.5 acres  
Max. Number of Dwelling Units: 147 d.u. net  
Density: 4.4 d.u./acre  
Min. Lot Size: 4800 sq. ft.  
Except as provided in General Provision #3, the following setbacks will be used:  
Min. Front Setback, Dwelling Unit: 5'  
Auto Garage Entrances: 20'  
Min. Side Yard: 5'  
Min. Rear Yard: 15'  
or Adjoining Open Space: 5'  
Max. Building Height: 35'

**PARCEL 4:**  
Proposed Uses: Zero Lot Line Attached and Detached Single Family, Open Space Drainage Reserve.  
Gross Acres: 23.5 acres  
Net Acres: 17.3 acres  
Max. Number of Dwelling Units: 86 d.u.  
Density: 4.8 d.u./acre  
Min. Lot Size: 4800 sq. ft.  
Except as provided in General Provision #3, the following setbacks will be used:  
Min. Front Setback, Dwelling Unit: 5'  
Auto Garage Entrances: 20'  
Side Yard: for a Max. of 2 d.u.: 0'  
or a minimum of 10' between buildings.  
Min. Rear Yard: 15'  
or Adjoining Open Space: 5'  
Max. Building Height: 35'



LEGAL DESCRIPTION:  
The North Half of the Southwest Quarter of Section 13, T28S, R1W, Sedgwick County, Kansas

**LAWRENCE E. WELLS**  
ARCHITECT  
254 LAURA, SUITE 205  
WICHITA, KANSAS 67211

DATE	23 JAN. 80
DRAWN	JUN THURCK
CHECKED	
REVISED	

OWNER: **CBA PROPERTIES, INC.**

PROJECT 490  
PLAN NO.

Cottonwood Grove  
Received JAN 28 1980 C.E.P.