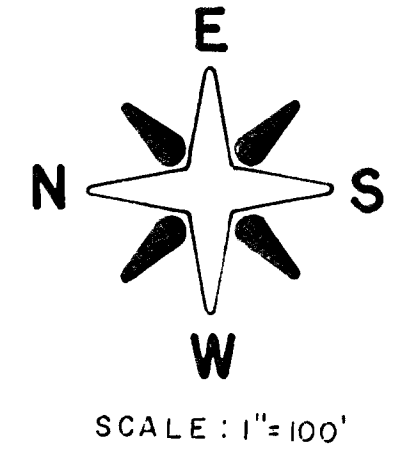


UNPLATTED
ZONED A-A

KANSAS TURNPIKE AUTHORITY



Public improvements, previously approved, have been constructed under projects listed below:

Project Name	Project Number
Street Paving for Riverside 4th Addition, including driveway approaches	472-76-245-81049-000-000-001
Sewer Lateral 20, Main 20, South West Interceptor	468-76-245-81086-000-000-001
Storm Water Sewer No. 227	468-76-245-81088-000-000-001
Water Mains	448-80-925-81004-000-000-001

No additional public improvements are needed or planned.

GENERAL PROVISIONS

1. The development is a replat of a part of Riverside Fourth Addition for the following purposes:

- (1) Change zoning from "G" mobile home district to "AA" one-family dwelling district.
- (2) Elimination of set-back lines.

The replat consists of 92 lots for single-family dwellings and maintains the previous configuration, except that set-back lines are eliminated.

Set-backs shall be as follows:

Front Yard	20 Feet
Side Yard	5 Feet
Rear Yard	20 Feet
Street Side Yard (Corner Lot)	15 Feet except garage. Garage must maintain 20 feet.

Area drainage has been approved by the City of Wichita and is incorporated into the construction of public improvements.

The present buildings on the following lots are of a non-conforming use. They shall be regulated hereafter by Zoning Ordinance, City of Wichita, Chapter 28.04 of Title 28, Paragraph 170.

Non-conforming buildings are located on:

- Lot 18, Block 2
- Lot 6, Block 5

**COMMUNITY UNIT PLAN FOR
ORCHARD PARK LAKE ESTATES
A REPLAT OF PART OF RIVERSIDE FOURTH ADDITION**

2. Total Gross Land Area: 1,051,472 Square Feet or 24.138 Acres.

The land area to be used as follows:

	Areas in Square Feet			Totals		
	Parcel 1	Parcel 2	Parcel 3	Sq. Feet	Acres	Per cent
Residential	378,284	189,522		567,806	13.035	54.002
Streets	131,542	65,786	9,629	206,957	4.751	19.683
Common Area:						
KTA Easement			111,172	111,172	2.552	10.573
Reserve A			117,045	117,045	2.687	11.132
Reserve B			48,492	48,492	1.113	4.610
TOTALS: Square Feet	509,826'	255,308'	286,338'	1,051,472'		
Acres	11.704A	5.861A	6.573A	24.138A		
Percent	48.488%	24.281%	27.231%			100.00%

3. The overall density of the site is 3.81 dwelling units per acre.

4. Reserves A and B and the Kansas Turnpike Drainage Easement, together with the lake created thereon, are for drainage and/or recreational uses and shall be maintained by the Homeowner's Association for the subdivision.

5. Utilities shall be installed underground.
6. The transfer of title of all or any portion of the land included within the Community Unit Plan (or 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.

A Declaration of Covenants, Conditions and Restrictions shall be filed of record, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties, or any part thereof, their heirs, successors and assigns.

	Parcel 1	Parcel 2	Parcel 3
A. Proposed Uses	Single Family	Single Family	Common Area
B. Dwelling Units	63	29	None
C. Gross Area	509,826SF/11.7A	255,308SF/5.9A	286,338SF/6.6A
D. Density	5.38	4.92	N/A
E. Maximum Building Coverage	40%	40%	N/A
E. Maximum Building Height	35 Feet	35 Feet	N/A
H. Parking Ratio	2.0 per D/U	2.0 per D/U	N/A

AVERAGE LOT SIZE	6,171.80 Square Feet
Number Lots Over 6,000 Square Feet	26
Number Lots 5,500 to 5,999 Sq. Feet	60
Number Lots Less Than 5,500 Sq. Feet (Actual Lot Size = 5,496 SF)	6

JULY 12, 1983