

## GENERAL PROVISIONS:

- Total gross area is 4.27 Acres.
- Gross parcel areas are rounded to the nearest tenth of an acre.
- Gross parcel areas indicated within the Parcel Descriptions include areas for open space and circulation drives.
- Gross parcel areas indicated within Parcel #1 = 1.26 Acres including circulation drives and areas reserved for common open space. Gross parcel area within Parcel #2 = 2.52 Acres including common open space.
- Parcel #2 will contain single-family and Duplex housing. Parcel #1 shall contain Office and Apartment uses that may be associated with the uses in Parcel #2.
- All utilities shall be installed underground. Final easements to be determined at the time of platting.
- Setbacks are as indicated in Parcel Descriptions. All Streets shall be public. Sanitary Sewer, Waterlines, Storm Sewers and Streets are to be publicly financed utilizing assessments if and where bonded indebtedness will permit.

Street R.O.W. and Pavement for Sunnyside Drive and Lorraine Street:  
32' R.O.W. with 21' BB Pavement.

8. Drainage - Specific grading and drainage plans shall be provided at the time of platting for combined Parcels #1 and #2.

9. Monument signs designating the name of the development, logos, and directional signs shall be permitted on both Parcel #1 and Parcel #2 as per Chapter 24004 of the signage code of the City of Wichita, according to the GO General Office Zoning requirements.

10. At such time as the said property shall become developed by the erection of improvements, a Homeowners Association(s) shall be established to provide for the maintenance of non public open space, signs, logos, berms, buffer areas, parking areas, drainage channels and swales, storm water detention ponds, sidewalks, paths, walkways, landscaping, lighting, irrigation, recreation facilities, benches, playground equipment, gazebos etc. The Homeowner's Association(s) for Parcels #1 and Parcel #2 may be allowed to operate independently.

11. The uses within Parcel #1 shall allow for a single or mixed zoning use with a maximum of 20 dwelling units only if the entire square footage (both floors) is utilized for apartment use, or 8,000 Sq. Ft. (Max.) of General Office use, with the remainder as apartment uses. If the total allowable Office Sq. footage is utilized, the 8,000 Sq. Ft. will have to be subtracted from the allowable apartment D.U.'s. Sq. footage, therefore allowing the total residential D.U.'s to decrease proportionately to the total square footage of the structure. Parking is delineated to reflect the maximum 8,000 S.F. of Office use and the remainder in apartment dwelling units.

1 parking stall per 250 Sq. Ft. of office  
1.75 per 2-bedroom dwelling units

The general uses allowed within Parcel #2 shall be Single Family or Two Family Residential Development (not to exceed 20 units), clubhouse/ community center, swimming pool, playground equipment, parking and all of the open space and recreational uses that are compatible with the TF-3 zoning district.

12. The design concept depicted for Parcel #2 is only one layout that is in compliance with these General Provisions. This concept is subject to change, and additional concepts will follow the same guidelines set forth by these General Provisions.

13. All structures constructed within Parcels #1 and #2 shall use similar building methods and materials as those used within the existing neighborhood as much as practical to ensure compatibility between existing and new.

14. Parking shall be provided in accordance with Section 28.04.104 ET SEQ of the code of the City of Wichita.

## PARCEL DESCRIPTIONS:

**PARCEL #1 / (GO) GENERAL OFFICE DISTRICT**  
Proposed Uses: (SEE G.P. #11)  
Gross Parcel Area: 54,778 Sq. Ft. or 1.26 Acres  
Maximum Building Coverage: 40% of Lot  
Maximum Building Height: 35'  
Minimum Setbacks:  
35' from Kellogg  
35' from Chautauqua Street  
8' from Sunnyside Street  
10' from East Property Line

**PARCEL #2 / (TF-3) TWO FAMILY RESIDENTIAL**  
Proposed Uses: All uses permitted within the Two Family Zoning District.

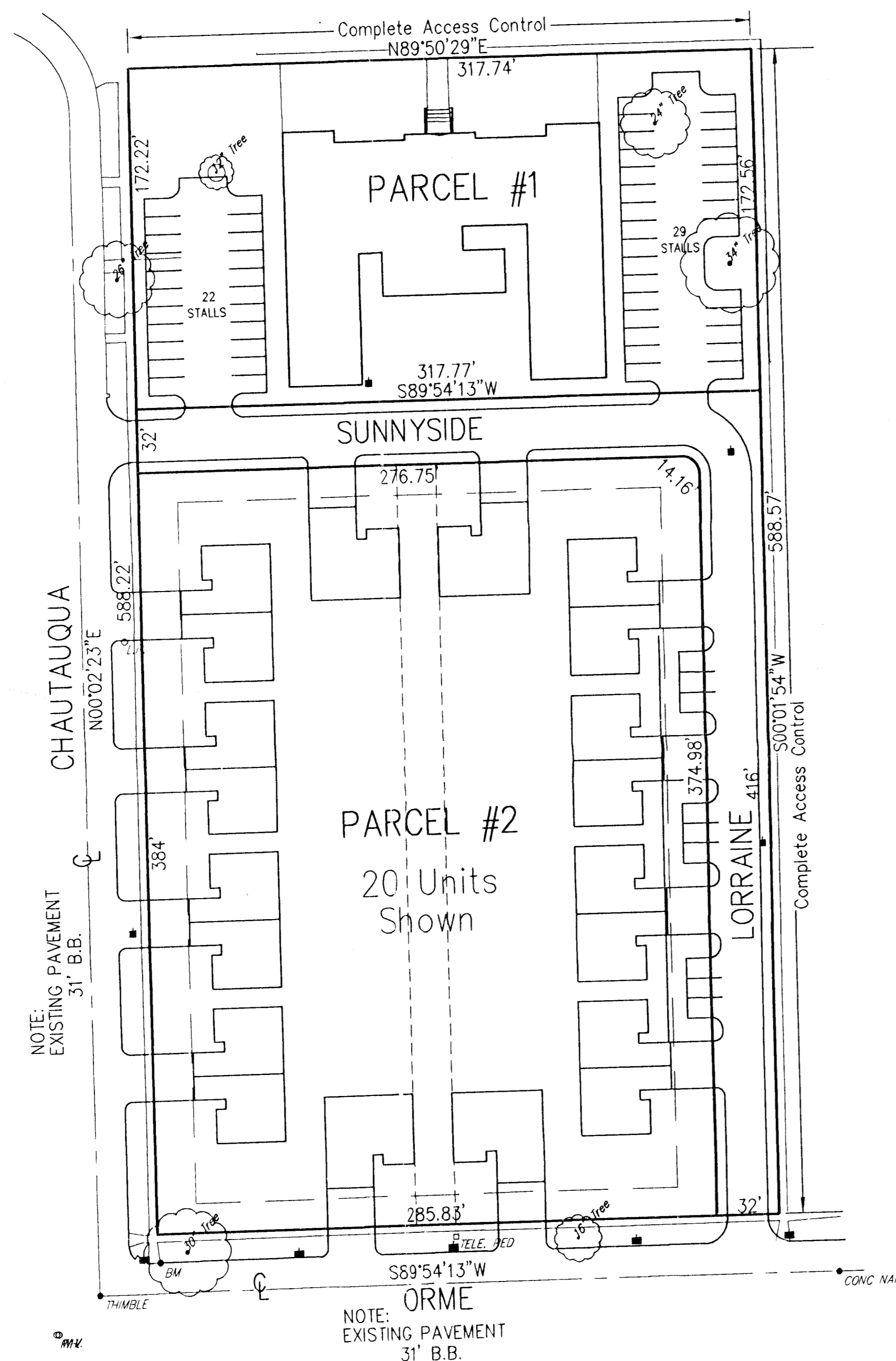
Gross Parcel Area: 109,728 Sq. Ft. of 2.52 Acres  
Dwelling Units: 20  
Density: 7.8 D.U. / Acre  
Maximum Building Coverage: 30,000 S.F.  
Maximum Gross Floor Area: 30,000 S.F.  
Floor Area Ratio:  
Maximum Building Height: 35'

Minimum Building Setbacks:

20' where abutting Chautauqua Street  
20' where abutting Lorraine Street to the East.  
15' where abutting Orme Street  
15' where abutting Sunnyside Street to the North

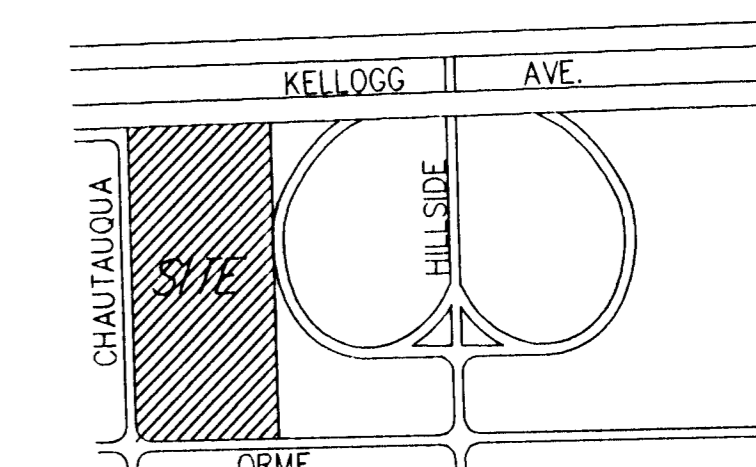
## LEGAL DESCRIPTION :

Lots 1 through 48 except the North 12 Feet of Lot 1 and Lot 2, Block 2, Sunnyside Addition to Wichita, Sedgwick County, Kansas.



# PLANNED UNIT DEVELOPMENT SUNNYSIDE VILLAGE WICHITA, SEDGWICK COUNTY, KANSAS

OWNER:  
SUNNYSIDE VILLAGE, LLC.  
230 S. RUTAN  
WICHITA, KANSAS 67218  
(316) 684-8078



LOCATION MAP  
NO SCALE

DWG FILE: 1070P-R.J.  
PROJECT NO. 981070P

**SRB** 924 NORTH MAIN 316-264-8008  
WICHITA, KANSAS 67203 FAX 264-4621  
http://www.fest.com/~srb E-mail: srb@fest.com  
**SAVOY, RUGGLES & BOHM, P.A.**  
ENGINEERING & SURVEYING