General Information

1. The total gross area of the Planned Unit Development is 160.8 acres.
2. 158 single family lots are shown on this plan.

Notes

1. Designated open space areas shall be used for horseback riding trails.
2. Reserves shall be owned and maintained by a property owners association comprised of property owners within this planned unit development.
3. Reserve Uses
   a. Reserves C, D and G shall permit entry monuments, lighting, landscaping, irrigation systems and utilities confined to easements.
   b. Reserve B shall permit gazebos, benches, walkways, recreation facilities, landscaping, walls, irrigation systems and utilities confined to easements.
   c. Reserves A, E, F and H shall permit drainage, ponds, gazebos, benches, walkways, recreation facilities, landscaping, walls, irrigation systems, horseback riding and utilities confined to easements
4. The contingent street dedication shall become effective upon the platting of any adjacent subdivision having a street connecting thereto.
5. Front yard setbacks are 30 feet unless otherwise shown. Corner lots will have one 30 foot setback and one 15 foot setback.
6. 20 foot wide utility easements are shown unless otherwise labeled.

Bench Mark

1. 60d Nail in Power Pole at SW Corner of 127th Street East and Harry street
   Elevation 1313.82 NGVD Datum

PRELIMINARY PLAT

EQUESTRIAN ESTATES

An Addition to Wichita - Sedgwick County, Kansas

(Associated Zone Case PUD 2000-0001)

Developer: John Greenstreet
I.D.G., LLC
12221 E. Central
Wichita, KS 67209

Engineer: Poe and Associates of Kansas, Inc.
5940 E. Central
Wichita, KS 67208

DATE: APRIL 24, 2001

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