

GENERAL

TOTAL GROSS ACRES = 143.34
NET ACRES (EXCLUSIVE OF STREETS) = 122.74

RESIDENTIAL

GENERAL PROVISIONS

- THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 143.34 GROSS ACRES; AND, PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
ONE FAMILY DWELLING
TWO FAMILY DWELLING
CLUSTERED DETACHED MULTIPLE-FAMILY DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE OR FOUR FAMILIES
GARDEN APARTMENT UNITS
TOWNHOUSE UNITS
CONDOMINIUM UNITS
- SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE INTERSECTION BETWEEN THE PROPOSED PUBLIC STREETS WITH HARRY AND WITH ROCK ROAD, AND AT THE ENTRANCES TO THE PROPOSED DEVELOPMENTS ON PARCELS 3, 4, 5, 6, AND 7. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.070 A 12 OF THE CODE OF THE CITY OF WICHITA.
- THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE OR A TOTAL OF 896 DWELLING UNITS.
- THE DENSITY FOR PARCELS 6 AND 7 MAY VARY, NOT TO EXCEED THEIR PROPOSED DENSITY BY MORE THAN TWENTY PERCENT (20%), PROVIDED, HOWEVER, THAT THE DENSITY FOR THE TOTAL DEVELOPMENT DOES NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE.
- A HOME'S ASSOCIATION AGREEMENT, OR AGREEMENTS, PROVIDING FOR THE MAINTENANCE OF THE NON-PUBLIC COMMON AREAS IN PARCEL #1, INCLUDING COMMUNITY FACILITIES, LAKES, DRAINAGE, ETC., SHALL BE FILED WITH THE FINAL PLAT.
- DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATTING.
- PARKING FOR THE PROPOSED DEVELOPMENT OF PARCELS 3, 4, 5, 6 AND 7 MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAY, PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR SCREEN IS INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.
- A SIDEWALK SYSTEM IS PROPOSED TO BE PROVIDED BY A COMBINATION OF WALKS WITHIN THE OPEN SPACE AND SIDEWALKS ALONG CERTAIN DESIGNATED PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
- A PLANTING STRIP WILL BE MAINTAINED ADJACENT TO THE NORTH LINE OF PARCELS 3, 4, 5, 6, AND ALONG THE WEST SIDE OF PARCEL 7, EXCEPT AT POINTS FOR INGRESS AND EGRESS.
- AT THE TIME OF FINAL PLATTING OF EACH PARCEL, AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED.
- PARCEL DESCRIPTIONS:

PARCEL - 1
PROPOSED USE - ONE-FAMILY DWELLINGS, OPEN SPACE, LAKES AND DRAINAGE.
GROSS AREA - 92.84 ACRES
NET AREA - 76.82 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 3.0 D.U./NET ACRE 200 (225 lots plotted in Parcel 1 in C.U.U. # 47)
PARKING RATIO - 2.0/D.U.

PARCEL - 2
PROPOSED USE - TWO FAMILY AND/OR ONE FAMILY DWELLINGS, AND DRAINAGE.
GROSS AREA - 15.73 ACRES
NET AREA - 12.02 ACRES
MINIMUM LOT AREA - 9,600 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 6.4 D.U./NET ACRE (MAX. 76 D.U.)
PARKING RATIO - 1.5/D.U.

PARCEL - 3
PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.
GROSS AREA - 2.34 ACRES
NET AREA - 2.14 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
MINIMUM SETBACK ALONG PROPOSED COLLECTOR - 15 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 4
PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.
GROSS AREA - 2.34 ACRES
NET AREA - 2.14 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
MINIMUM SETBACK ALONG PROPOSED COLLECTOR - 15 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 5
PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.
GROSS AREA - 2.11 ACRES
NET AREA - 2.11 ACRES
MAXIMUM BUILDING COVERAGE - 30% 25%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 6
PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
GROSS AREA - 16.04 ACRES
NET AREA - 16.04 ACRES
MAXIMUM BUILDING COVERAGE - 30% 25%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY AND PAIGE - 25 FEET
DENSITY - 20 D.U./NET ACRE (SEE RESIDENTIAL GENERAL PROVISION #6)
PARKING RATIO - 1.5/D.U. 15' D.U. for # 0-6

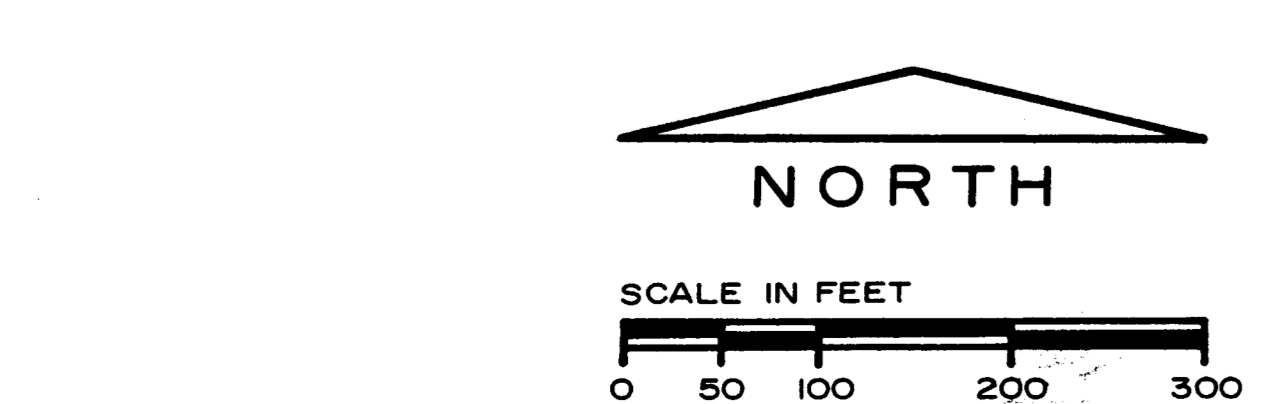
PARCEL - 7
PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
GROSS AREA - 12.14 ACRES
NET AREA - 11.73 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
DENSITY - 18.0 D.U./NET ACRE (SEE RESIDENTIAL GENERAL PROVISION #6)
PARKING RATIO - 1.5/D.U.

Administrative Adjustment on Parcel 3 Approved via C.U.P. # 20. Approved 11/17/99. See memo dated 11/17/99. See site plan dated 10/20/99. Adm. A.D.: 28 units permitted see memo dated 4/10/04.

Administrative adjustment on Parcel 5 & 6 Approved for 15' D.U. for Townhouses and 6' spaced 25% coverage. See memo and revised plan dated 12/6/94 and 11/24/94.

***NOTE**

- DRAINAGE DEDICATIONS MAY VARY IN WIDTH FROM THOSE SHOWN. AN ENGINEERING AND DESIGN STUDY, WITH FLOOD CONTROL CONCURRENCE, WILL DETERMINE FINAL DRAINAGE DEDICATION.
- THE 60 ACRE TRIBUTARY CROSSING HARRY STREET EAST OF ROSALIE, THE 40 ACRE TRIBUTARY CROSSING LOTS 29 THROUGH 32 IN PARCEL 2 AND THE 100 ACRE TRIBUTARY CROSSING LOTS 36 THROUGH 61 IN PARCEL 1 WILL BE PROVIDED FOR AT THE TIME OF PLATTING.



**CEDAR LAKES VILLAGE
COMMUNITY UNIT PLAN**

DP-51
OFFICE COPY
DO NOT REMOVE
APPROVED CUP
MAPC 3/22/73
BCC 4/17/73

oblinger-smith corporation
Consultants in Planning,
Design and Development
Building
Wichita, Kansas 67202

REVISIONS
Revised Plan No. 20
3/6/73 CW

SHEET TITLE
C.U.P.

DATE
Feb., 1973

PROJECT
CEDAR LAKES VILLAGE
COMMUNITY UNIT PLAN

SHEET NUMBER
OF SHEETS



ASLA

DAN PRATT
LANDSCAPE ARCHITECTURE & PLANNING

2009 South Ridgewood, Wichita, KS 67218 (316) 685-4574

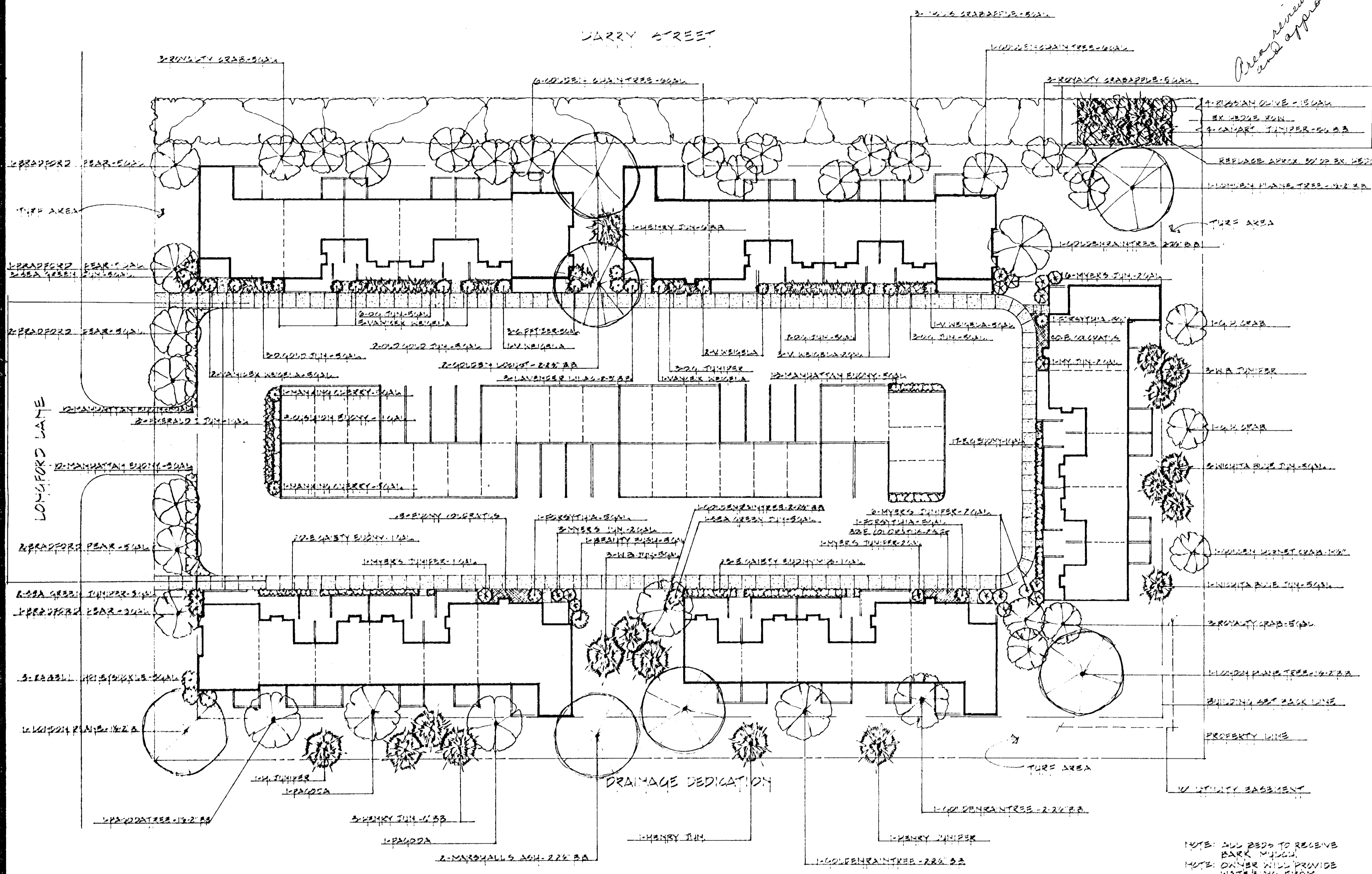
DATE: 5-1-2009
DRAWN: TOBIN LEMMERS
SCALE: 1/8" = 1'-0"
REV: 1-1-2009

PROJ: CEDAR BRIDGE
TOBIN LEMMERS
SCOPE: PROPOSED
LANDSCAPE PLAN
NO

SHEET #
OF
NO

Area removed and approved

Area removed and approved



PLANT LIST

QUAN	PLANT NAME	SIZE	CONT	REMARKS
7	BRADFORD PEAR	5 GAL	CONT	
3	LONDON PLANE TREE	1 1/2"	BA	
3	PAVLOVA TREE	1 1/2"	BA	
2	MARSHALL'S SEEDING ACH	2 1/2"	BA	
4	GOLDEN RAIN TREE	2 1/2"	BA	
2	GOLDEN HONEYLOCUST	2 1/2"	BA	
3	GOLDEN HORNET CRABAPPLE	1 1/2"	CONT	
9	ROYALTY CRABAPPLE	5 GAL	CONT	
7	GOLDEN CHAIN TREE	6 GAL	CONT	
3	INGLIS CRABAPPLE	5 GAL	CONT	
7	HENRY JUNIPER	6"	BA	
10	WIGHTMAN BLUE JUNIPER	5 GAL	CONT	
6	SEA GREEN JUNIPER	5 GAL	CONT	
3	ZABELI HONEYBUCKLE	5 GAL	CONT	
15	VAN DYKE WEIGELA	5 GAL	CONT	
24	OLD GOLD JUNIPER	5 GAL	CONT	
3	LAVENDER LADY LILAC	2 1/2"	BA	
3	MICK'S COMPACT FERTIZER	5 GAL	CONT	
33	MANHATTAN EXONYMUS	5 GAL	CONT	
13	MYERS JUNIPER	2 GAL	CONT	
3	SURPRISE FORTSYTHIA	5 GAL	CONT	
30	EMERALD GASTY EXONYMUS	1 GAL	CONT	
1	BEAUTY BUSH	5 GAL	CONT	
105	EXONYMUS COLORATUS	2 1/2"	CONT	
50	BARK MULCH	30 FT	BAGS	
2	MANKING CHERRY	5 GAL	CONT	
3	EMERALD BLUE JUNIPER	1 GAL	CONT	
9	CUSHION EXONYMUS	1 GAL	CONT	
4	RUSSIAN OLIVE	13 GAL	CONT	
4	SAMARKI RED CEDAR JUNIPER	5"	BA	

NOTE: ALL BEDS TO RECEIVE BARK MULCH.
NOTE: OWNER WILL PROVIDE WATERING FROM INDIVIDUAL DWELLING UNITS.

Approved landscape plan for Parcel 3 of DP-51 (See G.P. #9 and #11)