



COMMUNITY UNIT PLAN FOR ORCHARD PARK LAKE ESTATES

A REPLAT OF PART OF RIVERSIDE FOURTH ADDITION

- GENERAL PROVISIONS**
- The development is a replat of a part of Riverside Fourth Addition for the following purposes:
 - Change zoning from "G" mobile home district to "AA" one-family dwelling district.
 - Elimination of platted 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. 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.
 - 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
 - Utilities shall be installed underground.
 - 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.

DP 131
APPROVED CUP
 MAPC 8/25/83
 BCC 9/20/83

7. Total Gross Land Area: 1,051,472 Square Feet or 24.14 Acres.

The land area to be used as follows:

	Areas in Acres			Totals Acres	Per- cent
	Parcel 1	Parcel 2	Parcel 3		
Residential	8.69	4.35	.22	13.04	54.002
Streets	3.02	1.51	.22	4.75	19.683
Common Area:					
KTA Easement			2.55	2.55	10.573
Reserve A			2.69	2.69	11.132
Reserve B			1.11	1.11	4.610
TOTALS: Acres	11.71A	5.86A	6.57A	24.14A	
Percent	48.5%	24.3%	27.2%		100.00%

8. The overall density of the site is 4.74 dwelling units per acre
 AVERAGE LOT SIZE = 6,171.8 Square Feet

Number of Lots Over 6,000 Square Feet	26
Number of Lots 5,500 to 5,999 Square Feet (Indicated by * on Plan)	58
Number of Lots Less than 5,500 Square Feet	8
(Min. Lot Size = 5,441 Square Feet) (Indicated by ** on Plan)	

PARCEL DESCRIPTIONS

	Parcel		
	Parcel 1	Parcel 2	Parcel 3
A. Proposed Uses	Single Family	Single Family	Common Area
B. Dwelling Units	63	29	None
C. Net Area	8.68 Acres	4.35 Acres	6.34 Acres
D. Density	7.25	6.67	N/A
E. Maximum Building Coverage	40%	40%	N/A
F. Maximum Building Height	35 Feet	35 Feet	N/A
G. Parking Ratio	2.0 per D/U	2.0 per D/U	N/A

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.