

1. THIS PROJECT IS PROPOSED TO CONTAIN 29.90 GROSS ACRES OR ~~29.90~~ ^{33.37} NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING STREET R.O.W. FROM THE OVERALL DEVELOPMENT.
2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN ALL SINGLE FAMILY HOUSING WITH A PRIVATE PARK, SMALL LAKE, RELATED PATHS AND RECREATIONAL FACILITIES, CLUBHOUSE, SWIMMING POOL, GAZEBO AND OTHER SIMILAR PARK-LIKE FEATURES. A TOTAL OF 80 SINGLE FAMILY UNITS ARE PERMITTED.
3. NET DENSITY CALCULATION: THE OVERALL ILLUSTRATED DENSITY OF THE SITE WOULD BE ~~3.37~~ ^{3.86} DU/ACRE. THE ALLOWED NET DENSITY WOULD BE ~~3.37~~ ^{3.86} DU/ACRE.
4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, SWIMMING POOL COMPLEX, ETC. THE RECREATIONAL FACILITIES ARE INTENDED FOR USE ONLY BY RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS. FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN THE OPEN DRAINAGE SYSTEMS AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.
8. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT.
9. ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, AND PAVEMENT WIDTH AS WELL AS ACCESS CONTROL WILL BE RESOLVED AT THE TIME OF PLATTING.
11. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS. APPROPRIATE TURN-AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.
12. OFF-STREET PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 6 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING. PARKING FOR THE CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE PROVIDED AS DESCRIBED BELOW IN PARCEL DESCRIPTIONS.
13. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
14. A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT FOR CONSTRUCTION OF THE SIDEWALKS.
15. A DECORATIVE WALL IS PERMITTED ALONG 119TH STREET WEST FRONTAGE BUT SHALL BE CONSTRUCTED WITHIN A PLATTED 5' WALL EASEMENT. THIS 5' EASEMENT SHALL BE SEPARATE FROM ANY UTILITY EASEMENT.
16. PARCEL DESCRIPTIONS:

GROSS ACRES - 27.23
NET ACRES - ~~21.04~~ 20.75
NUMBER OF DWELLING UNITS ILLUSTRATED - ~~69~~ 70
NUMBER OF DWELLING UNITS ALLOWED - 80
NET DENSITY ILLUSTRATED - ~~2.22~~ DU/ACRE 3.37
NET DENSITY ALLOWED - ~~2.94~~ DU/ACRE 3.86
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT - 25'

REAR - 20' EXCEPT WHERE ADJACENT TO OPEN SPACE WHERE THE SETBACK CAN BE REDUCED TO 10'
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 12.

PROPOSED USES: OPEN SPACE; DRAINAGE; LAKES; SIDEWALKS; GAZEBO; PICNIC FACILITIES; SWIMMING POOL; CLUBHOUSE WITH RESTROOMS AND MEETING ROOMS, ETC.; AND PLAYGROUND EQUIPMENT.

GROSS ACRES - 2.67
NET ACRES - 2.67
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT - 25' FOR STRUCTURES
10' FOR PARKING
SIDE - 20' FOR STRUCTURES
5' FOR PARKING
REAR - 20' FOR STRUCTURES
5' FOR PARKING

PARKING - THE CLUBHOUSE/SWIMMING POOL COMPLEX IS DESIGNED FOR USE ONLY BY RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS. THE OFF-STREET PARKING REQUIREMENTS ARE ESTABLISHED ON THE BASIS OF 1 SPACE PER 200 SQ. FT. OF LOT AREA. 1 SPACE PER 100 SQ. FT. OF POOL SURFACE, WHICHEVER IS GREATER. NO PARKING WILL BE PERMITTED ALONG THE STREET IN FRONT OF THE CLUBHOUSE AREA TO REDUCE POTENTIAL TRAFFIC CONFLICTS WITH MAJOR ENTRY INTO DEVELOPMENT.

SCREENING - THE CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE LANDSCAPED TO PROVIDE FOR PLANT MATERIAL SCREENING TO ENHANCE VIEWS INTO THE COMPLEX AND PROVIDE AN OBSCURE AND ATTRACTIVE VIEWS SUCH AS POOL EQUIPMENT. LANDSCAPING SCREENING SHALL BE PROVIDED IN CONJUNCTION WITH CONIFERS AND DECIDUOUS TREES AROUND PARKING LOT TO REDUCE IMPACT OF PARKING FACILITY.

SECURITY FENCING - THE SWIMMING POOL PROPER SHALL BE FENCED FOR SECURITY PURPOSES WITH FENCING AT LEAST 5' HIGH. MAY BE CONSTRUCTED OF OPEN (WROUGHT IRON), WOOD OR MASONRY OR COMBINATION THEREOF.

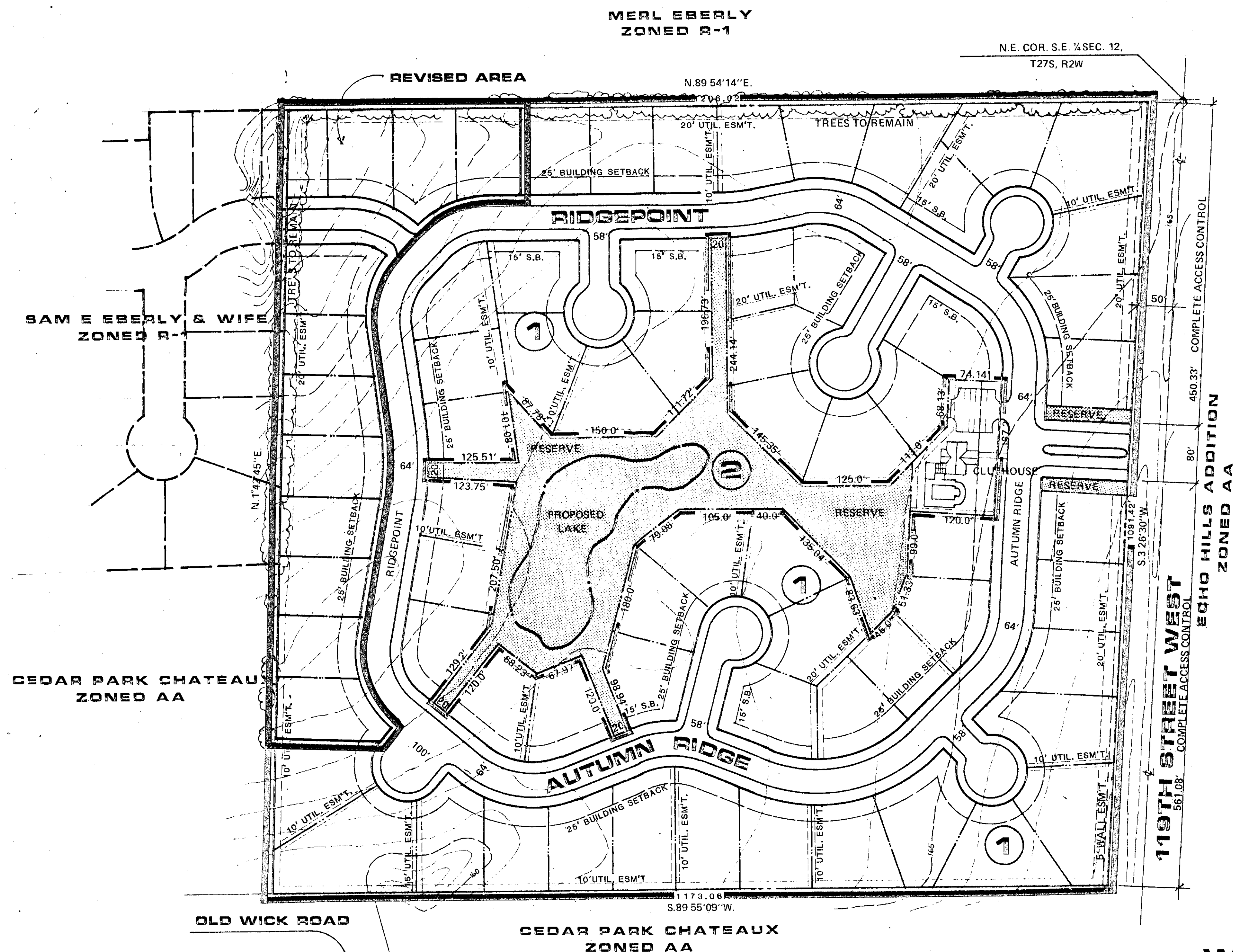
SITE PLAN APPROVAL - A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL OF COMPLIANCE WITH THESE PROVISIONS PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THESE STRUCTURES.

ALL LOTS, BLOCKS, AND RESERVES WITHIN AUTUMN RIDGE
AN ADDITION TO SEDGWICK COUNTY KANSAS,
APPROX. 28 ACRES (NET).

A map showing the location of the Cedar Park Chateau site. The site is a rectangular area with diagonal hatching, located between 135th Street West and 119th Street West, and between 21st Street North and 13th Street North. The map includes labels for these streets and the site name. A north arrow is in the bottom right corner, and the text 'NO SCALE' is in the bottom left corner.

LOCATION MAP

EXHIBIT "A"

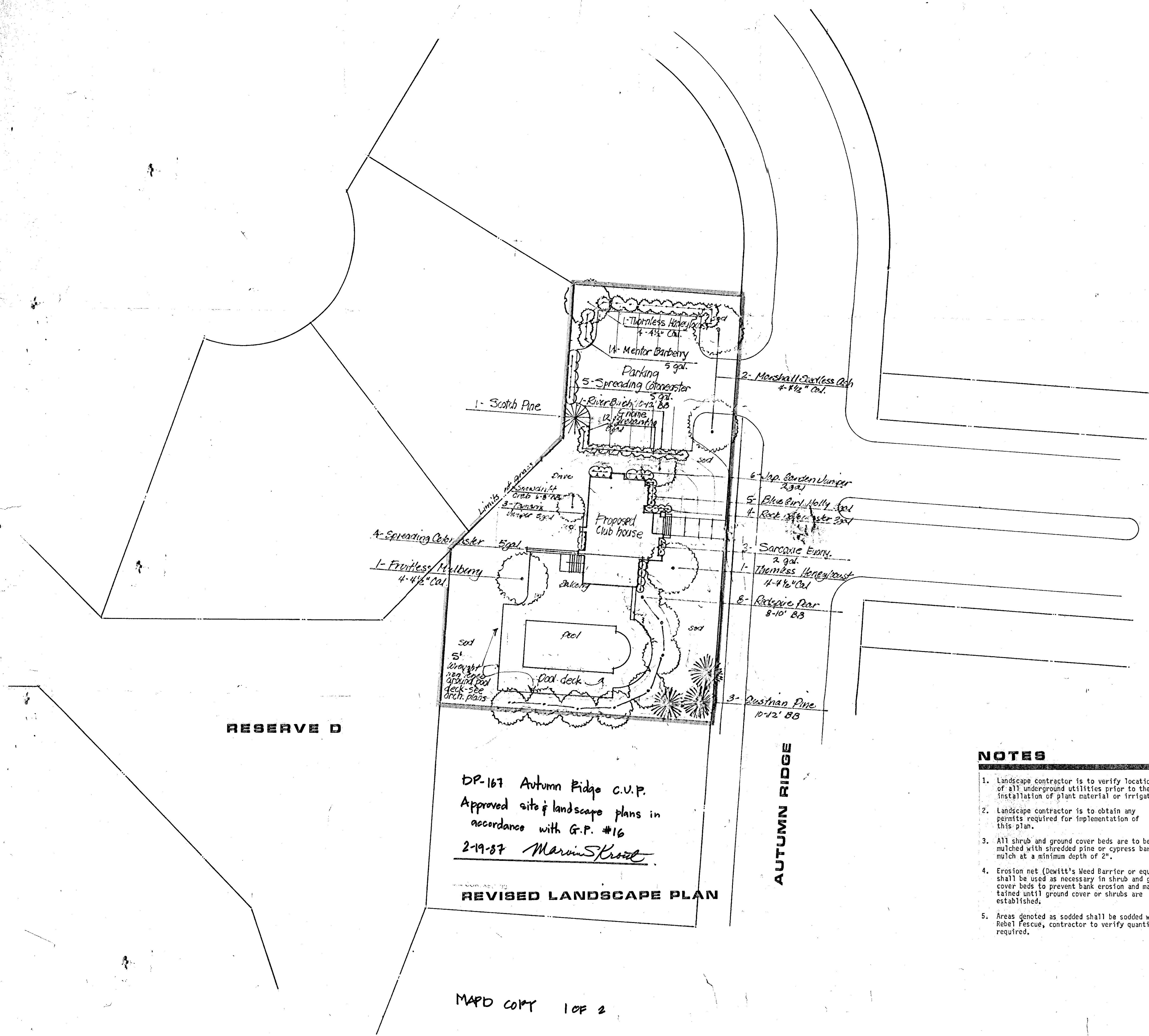


REVISED SITE PLAN (12/31/87)
RESIDENTIAL COMMUNITY UNIT PLAN

AUTUMN RIDGE

OWNER: JAY RUSSELL 443 N. MAIZE ROAD WICHITA, KANSAS, 67212

NOTATIONS AS PER APM. ADJ GRANTED 1-20-88	sheet title	date rev.	REVISIONS C.D.	PROJECT	PROJECT
		12-11-88		AUTUMN BIDGE OWNER-JAY RUSSELL	1
		JAN. 15, 1987		441 N. VALLEY ROAD, WICHITA,	
		1/30/87		KANSAS 67212	



RESERVE D

DP-167 Autumn Ridge C.U.P.
 Approved site & landscape plans in
 accordance with G.P. #16
 2-19-87 *Marvin S. Kroll*

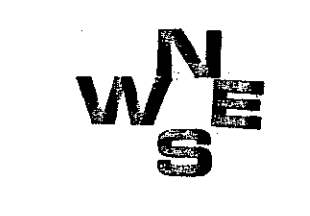
REVISED LANDSCAPE PLAN

AUTUMN RIDGE

119TH STREET WEST

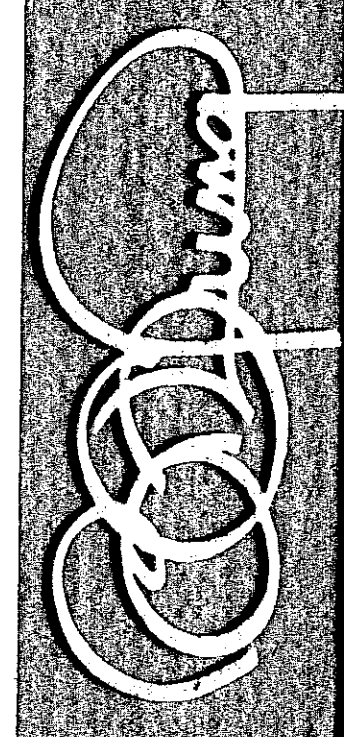
NOTES

1. Landscape contractor is to verify location of all underground utilities prior to the installation of plant material or irrigation.
2. Landscape contractor is to obtain any permits required for implementation of this plan.
3. All shrub and ground cover beds are to be mulched with shredded pine or cypress bark mulch at a minimum depth of 2".
4. Erosion net (Dewitt's Weed Barrier or equiv.) shall be used as necessary in shrub and ground cover beds to prevent bank erosion and maintained until ground cover or shrubs are established.
5. Areas denoted as sodded shall be sodded with Rebel fescue, contractor to verify quantity required.



Scale 1"=20'

MAPD COPY 1 OF 2

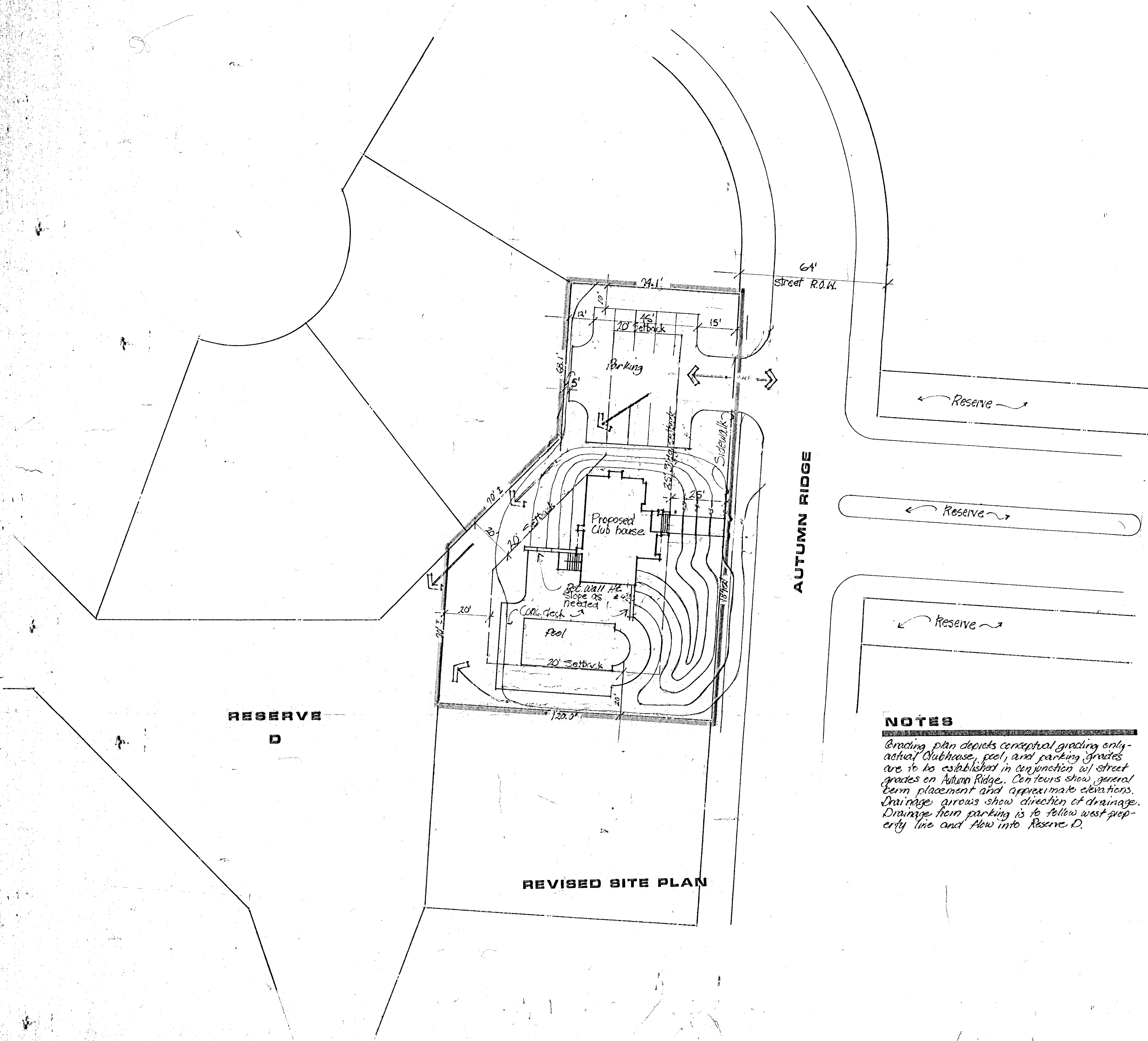


date 23 October 86
rev. 29 Dec. 86
BILL G. YUNG DESIGN
 4012 E. 20TH STREET NORTH, WICHITA, KS 67220
 316-683-5667

sheet title
 Clubhouse Planting Plan

project
 Autumn Ridge

sheet
 1 of 2



NOTES

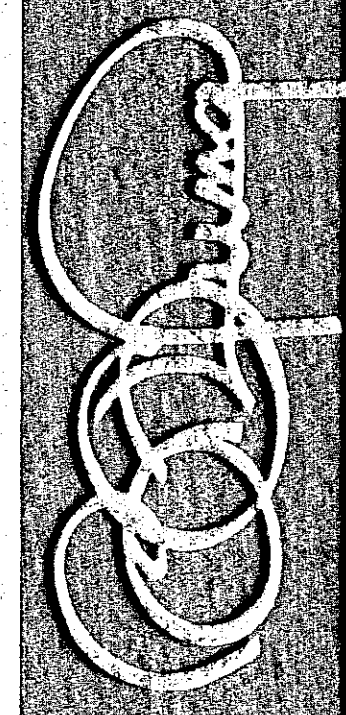
Grading plan depicts conceptual grading only - actual Clubhouse, pool, and parking grades are to be established in conjunction w/ street grades on Autumn Ridge. Contours show general berm placement and approximate elevations. Drainage arrows show direction of drainage. Drainage from parking is to follow west property line and flow into Reserve D.



Scale 1"=20'-0"
contour interval = 1'

119TH STREET WEST

AUTUMN RIDGE



BILL G. YUNG DESIGN
4012 E. 20TH STREET NORTH, WICHITA, KS 67220
316-603-56

date 23 Oct 88
rev. Dec. 88

sheet title
Revised Site Plan for

project
Autumn Ridge

sheet
2
of 2