

NE CORNER OF NE 1/4 OF THE
SW 1/4, SEC. 5-28-1E

COMPLETE ACCESS CONTROL

24' PRIVATE ROAD

COMPLETE ACCESS CONTROL

EXCHANGE PLACE

MAGNOLIA AVE.

SYCAMORE AVE.

OAK ST.

PARCEL #3
517,500 SQ. FT.

PARCEL #2
594,800 SQ. FT.

PARCEL #1
434,300

C. U. P. GENERAL PROVISIONS

1. DENSITY SHALL NOT EXCEED (7.1) DWELLING UNITS PER ACRE FOR THE ENTIRE PLAN, NO PARCEL OR UNIT OF THE PLAN SHALL EXCEED A DENSITY OF (7.1) DWELLING UNITS PER ACRE FOR THE INDIVIDUAL PARCEL BY MORE THAN 20% IN NO EVENT SHALL THE ENTIRE DEVELOPMENT EXCEED 252 UNITS OR 7.1 DWELLING UNITS PER ACRE.
2. FLOOR AREA RATIO SHALL NOT EXCEED 0.40.
3. BUILDINGS AND STRUCTURES SHALL NOT COVER IN EXCESS OF 50% OF THE NET AREA OF THE COMMUNITY UNIT PLANS BY TOTAL DEVELOPMENT OR INDIVIDUAL PARCELS.
4. SIGNAGE OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IF THEY FOLLOW THE PROVISIONS OF SECTION 28.04.070, A.M.C., OF THE CODE OF THE CITY OF WICHITA, AND SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO CONSTRUCTION.
5. ALL UTILITIES FOR THIS AREA SHALL BE INSTALLED UNDERGROUND.
6. OFF-STREET PARKING SHALL BE PERMITTED WITHIN 10 FEET OF OSAGE AVE. AND 10 FEET FROM ANY STRUCTURE, SHALL BE PERMITTED TO BE PLACED CLOSER THAN 20 FEET OF ANY PROPOSED LINE.
7. SETBACKS BETWEEN STRUCTURES SHALL BE AS REQUIRED IN THE "A" ZONE UNLESS OTHERWISE NOTED.
8. APPROVAL OF THIS DEVELOPMENT PLAN SHALL EXPIRE AT THE END OF TEN YEARS UNLESS 50% OF THE LAND AREA HAS BEEN DEVELOPED.
9. COMMUNITY FACILITIES IN PARCEL #2 SHALL BE CONSTRUCTED PRIOR TO 80% OF THE LAND AREA BEING DEVELOPED, AND THE COMMUNITY FACILITIES IN PARCEL #3 SHALL BE CONSTRUCTED PRIOR TO 75% OF THE LAND AREA BEING DEVELOPED.
10. TRACT DEVELOPMENT SHALL BEGIN WITH PARCEL #1 AND CONTINUE IN CHRONOLOGICAL ORDER.
11. OFF-STREET PARKING SHALL BE PROVIDED AT A RATIO OF 1.5 SPACES PER DWELLING UNIT.
12. BUILDINGS SHALL NOT EXCEED 35 FEET IN HEIGHT.
13. NET AREA 1,549,000 SQ. FT. - 35.5 ACRES.
14. A MINIMUM OF 50% OF THE DEVELOPMENT PLAN SHALL BE PROVIDED FOR OPEN SPACE.
15. THE PRIVATE ROAD (24' WIDE) WILL BE COMPLETED PRIOR TO THE COMPLETION OF 75% OF PARCELS #1, #2 AND #3.
16. HOUSING TYPE - GARDEN APARTMENTS.
17. FENCING:
 - (a) A MINIMUM 58-INCH HIGH FENCE SHALL BE CONSTRUCTED AND MAINTAINED AS PER METROPOLITAN AREA PLANNING COMMISSION LETTER, DATED AUGUST 26, 1966.
 - (b) A MINIMUM 72-INCH HIGH FENCE AS OUTLINED IN (17.4) EXCLUDING BARBARE ON A 6' FOOT SOLID OR SEMI-SOLID WALL OF BRICK, STONE, STEEL, MASONRY, ARCHITECTURAL STONE, WOOD (EXCLUDING REDWOOD) OR COMBINATION THEREOF SHALL BE CONSTRUCTED AND MAINTAINED BETWEEN THE STRUCTURES AND ANY GATES PROVIDED SHALL BE KEPT LOCKED AT ALL TIMES.
 - (c) STRAINING:
 - (i) THE FENCING AS REQUIRED IN (17.4) SHALL BE INSTALLED PRIOR TO THE COMPLETION OF 15% OF THE PROJECT AND AT THE COMPLETION OF EACH PARCEL.
18. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, COMMUNITY FACILITIES, LAKE, FENCE ETC. SHALL BE FILED WITH THE FIRST PLAT OF THE AREA AND SHALL PROVIDE FOR THE AUTOMATIC INCLUSION OF ALL SUBSEQUENT PLATS WHICH MAY BE A PART OF THE COMMUNITY UNIT PLAN.
19. BANK SLOPES:

