

GENERAL

TOTAL GROSS ACRES = 143.34
 NET ACRES (EXCLUSIVE OF STREETS) = 122.71

RESIDENTIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 143.34 GROSS ACRES; AND, PORTION 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
2. SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. 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.
5. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE OR A TOTAL OF 896 DWELLING UNITS.
6. 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.
7. A HOME ASSOCIATION AGREEMENT, OR AGREEMENTS, PROVIDING FOR THE MAINTENANCE OF THE COMMON AREAS, INCLUDING COMMUNITY FACILITIES, LAKES, DRAINAGE, ETC., SHALL BE FILED WITH THE FINAL PLAT.
8. DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATTING.
9. 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.
10. 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.
11. 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.
12. 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.
13. PARCEL DESCRIPTIONS:

PARCEL - 1
 PROPOSED USE - ONE-FAMILY DWELLINGS, OPEN SPACE, LAKES AND DRAINAGE.
 GROSS AREA - 92.81 ACRES
 NET AREA - 76.81 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 D.U./NET ACRE
 PARKING RATIO - 2.0/D.U.

PARCEL - 2
 PROPOSED USE - TWO FAMILY AND/OR ONE FAMILY DWELLINGS, AND DRAINAGE.
 GROSS AREA - 15.72 ACRES
 NET AREA - 12.01 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./A)
 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 - 2.14 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 HARRY AND PAIGE - 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%
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
 MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
 DENSITY - 20 D.U./NET ACRE (SEE RESIDENTIAL GENERAL PROVISION #6)
 PARKING RATIO - 1.5/D.U.

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 - 11.72 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.

NOTE
 1. DRAINAGE DEDICATIONS MAY VARY IN WIDTH FROM THOSE SHOWN. AN ENGINEERING AND DESIGN STUDY, WITH FLOOD CONTROL CONCURRENCE, WILL DETERMINE FINAL DRAINAGE DEDICATION.
 2. 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.

Administrative Adjustment on Parcel 3 Approved for Under 100 units. See memo dated 11/17/72. See memo dated 12/6/74 and 1/24/74.

Administrative adjustment on Parcel 5 & 6 Approved for 151 D.U. for Townhouses and 600 25% coverage. See memo and revised plan dated 12/6/74 and 1/24/74.

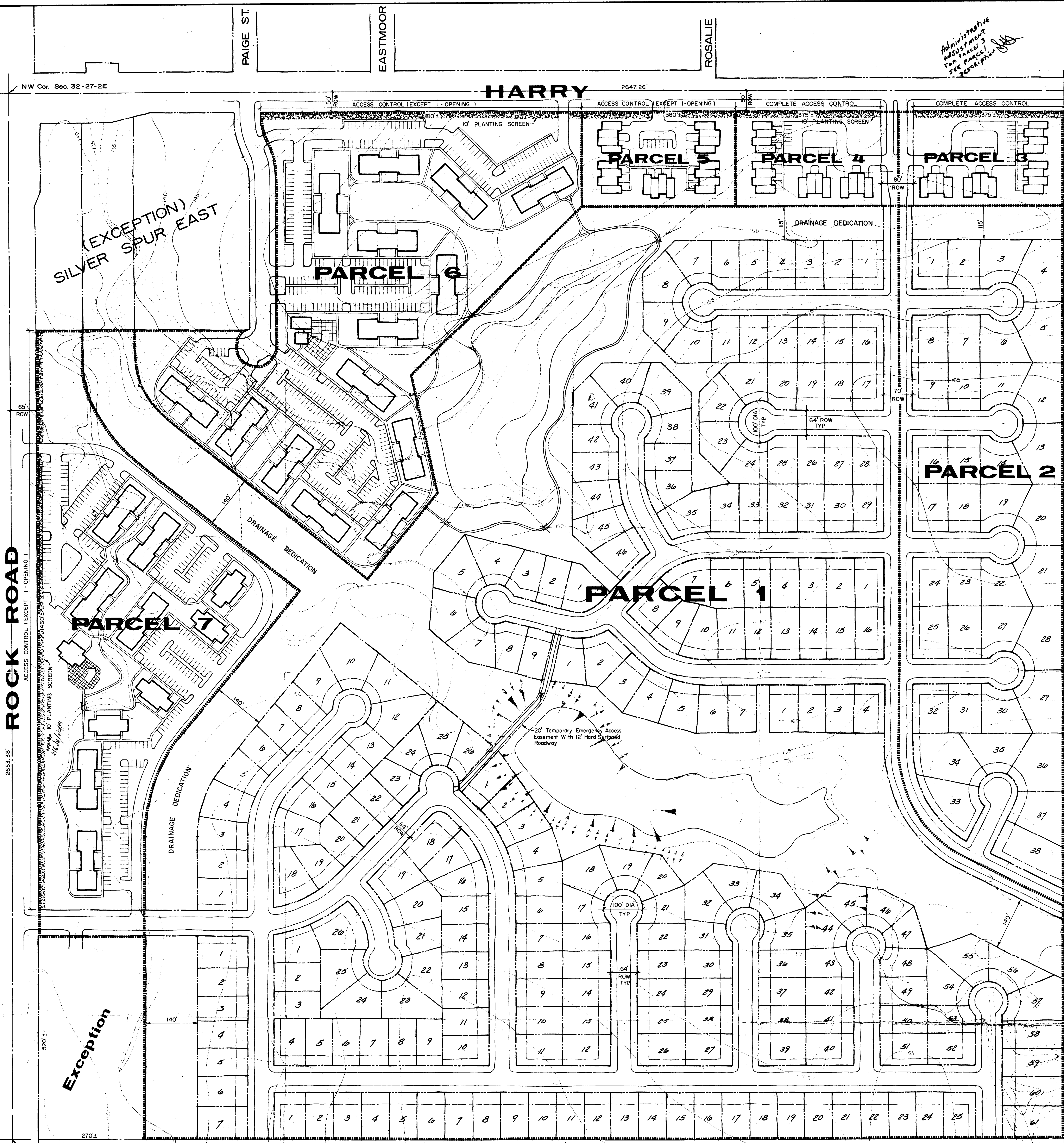
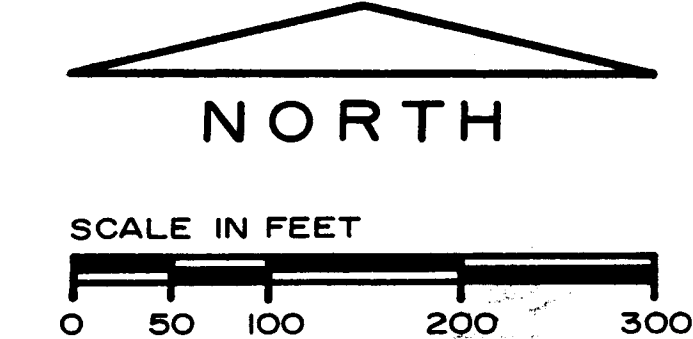
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DP-51

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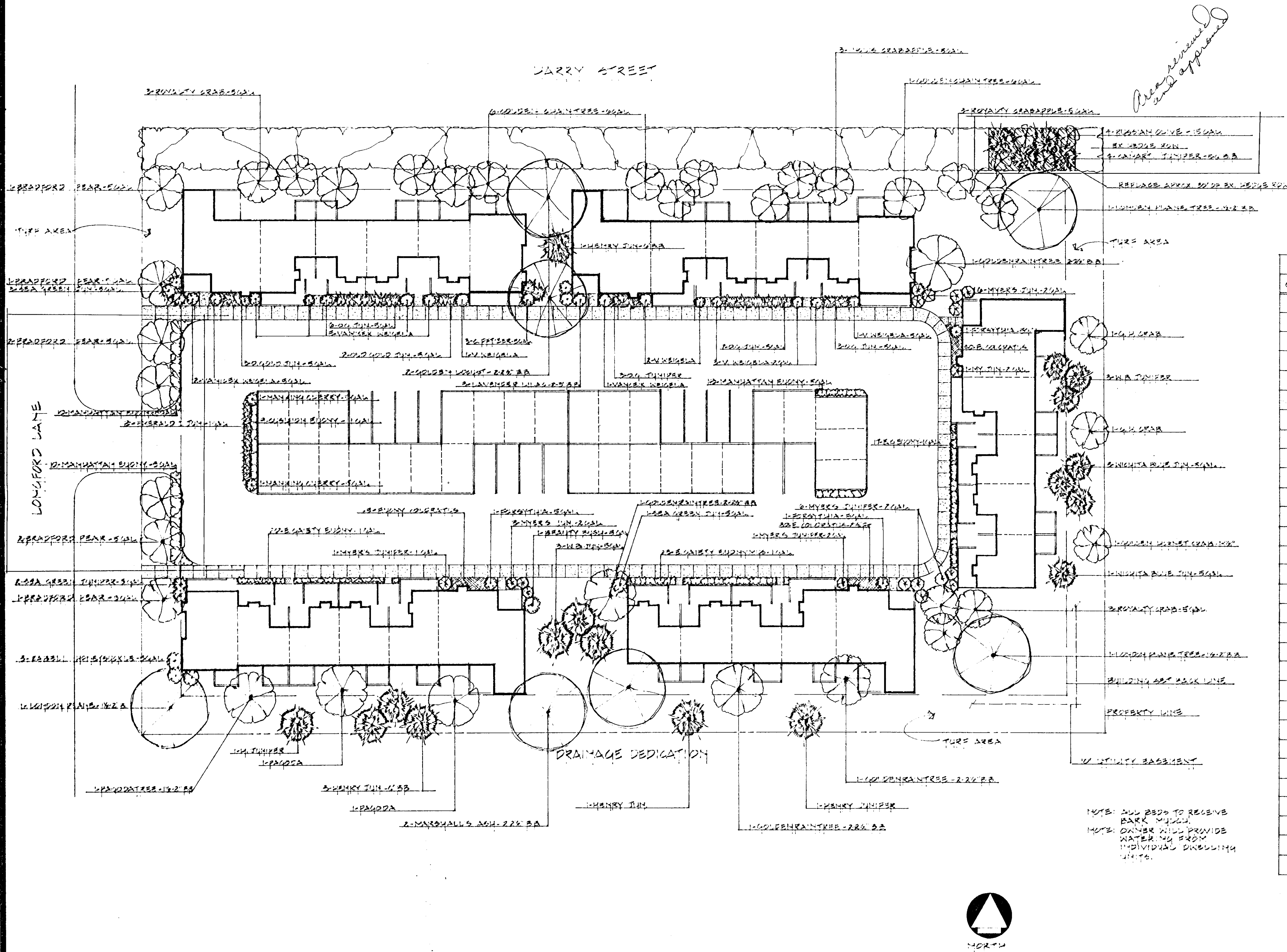
APPROVED CUP
 MAPC 3/22/73
 BCC 4/17/73

CEDAR LAKES VILLAGE COMMUNITY UNIT PLAN



Administrative Adjustment on Parcel 3 Approved for Under 100 units. See memo dated 11/17/72. See memo dated 12/6/74 and 1/24/74.

Area removed and approved



PLANT LIST				
QUAN	PLANT NAME	SIZE	CONT	REMARKS
7	BROADFORD PEAR	5 GAL	CONT	
3	LONDON PLANE TREE	1 1/2"	BA	
3	PALM TREE	1 1/2"	BA	
2	MARSHALL'S SEEDLING	2 1/2"	BA	
4	GOLDENRAINTREE	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	GOLDENRAINTREE	6 GAL	CONT	
3	INGLIS CRABAPPLE	5 GAL	CONT	
7	WHERRY JUNE	6"	BA	
10	WIGHTMAN BLUE JUNE	5 GAL	CONT	
6	SEA GREEN JUNE	5 GAL	CONT	
3	ZABALI HONEYLOCUST	5 GAL	CONT	
15	VANILLA WIGWAG	5 GAL	CONT	
24	OLD GOLD JUNE	5 GAL	CONT	
3	LAVENDER LADY LILAC	2 1/2"	BA	
3	MICK'S COMPACT FERTISER	5 GAL	CONT	
33	MANHATTAN EUPHYMUS	5 GAL	CONT	
13	MYERS JUNE	2 GAL	CONT	
3	SURPRISE FORSYTHIA	5 GAL	CONT	
30	EMERALD GASTY EUPHYMUS	1 GAL	CONT	
1	BEAUTY BUSH	5 GAL	CONT	
135	EUPHYMUS COLORATUS	2 1/2"	CONT	
50	BARK MULCH	30 FT	BAGS	
2	MANHATTAN CHERRY	5 GAL	CONT	
3	EMERALD BLUE JUNE	1 GAL	CONT	
9	CYANUS EUPHYMUS	1 GAL	CONT	
4	RUSSIAN OLIVE	13 GAL	CONT	
4	GAMAKI RED CRAB JUNE	5"	BA	

Approved landscape plan for
Parcel 3 of DP-51
(See G.P. 19 and 11)

PROJ. CEDAR BRIDGE
TOWN HOMES
SCOPE PROPOSED
LANDSCAPE PLAN

SHEET #
OF
NO

DATE: 5-10-04
DRAWN: JLN
SCALE: 1/4" = 1'-0"
REV: 1-11-04

ASLA
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