

GENERAL

This development is a proposed replat of part of ~~the~~ ^{County Village} ~~the~~ Addition to Wichita, Sedgewick County, Kansas. Street alignments are to ~~remain~~ be as ~~re-platted~~ only density, lot areas, setbacks, and easements are proposed to be changed.

Total Gross Area = ~~44.55~~ Acres ±
Total Net Area = ~~36.6~~ Acres ± (Exclusive of Street right-of-way & Reserves "A" and "B")

The density proposed for this development shall not exceed 9.6 D.U.'s/ net acre or a total of ~~350~~ Dwelling Units.

GENERAL PROVISIONS

- 1) Access Control is as indicated on the ~~plat~~ replat.
- 2) All utilities shall be installed underground.
- 3) All streets are to be public.
- 4) Drainage: Drainage shall be in accordance with the approved drainage plan on file with the Engineering Department of the City of Wichita.
- 5) Identification signs shall be in accordance with the Code of the City of Wichita.
- 6) Building Setbacks:
Front Yard- Minimum front yard setback shall be ten (10) feet; however, garages which are either attached or detached, and are front load from the street, shall be set back a minimum of twenty (20) feet from the street right-of-way.
Side Yard- Side yard setbacks shall be zero (0) feet, or a minimum of five (5) feet; and in no instance shall separate structures be permitted closer to each other than ten (10) feet.
Rear Yard- Minimum rear yard setback shall be twenty (20) feet.

7) It is the intent to convey ownership in such a fashion as to leave, for the benefit of several owners of a given area or subarea, certain common lands and/or drives, access, and open spaces. To provide for this, a Homeowners Association Agreement which provides for the ownership and maintenance of the reserves, common areas within the platted lots, parking areas and drives shall be submitted with the final plat(s).

- 8) The maximum number of driveways per lot shall not exceed two (2).
- 9) The intent of this Community Unit Plan and the Developers of ~~the~~ ^{Sunridge 2nd, #118} is to provide cost efficient, owner occupied, single family attached housing. Since this CUP document is general in character, site planning concepts for development within Parcel ONE shall be submitted to the Director of Planning for review and approval prior to the issuance of building permits. Attachment "A" is made by reference a part of the CUP and shall be used as a basis in the approval of a generalized site plan for the development of portions of Parcel ONE. Such review shall be by not less than block face or block. Such review approval shall be in writing. Any disapproval shall be appealable to the Metropolitan Area Planning Commission if requested by the owner in writing. A variety of site planning concepts may be utilized within Parcel ONE providing said concepts shall minimize the "row" effect of multiple housing units, row parking, and driveway curb cuts.

- 10) Approval of this CLIP shall be subject to the replatting within one year from the date of approval by the Board of City Commissioners.

- 11) The Adjusted C.U.P. Boundary is as exhibited on "ATTACHMENT B", which is by reference hereto made a part of the C.U.P.

PARCEL ONE

Single Family detached dwellings, or
Proposed Use- Single family attached dwelling units with accommodations for two, three, or four families per platted lot, with a maximum of eight dwelling units per structure. For attached structures providing for more than four single family units, two lots shall be required. Two two-family structures may be permitted on a platted lot.

Gross Area ~~44.55~~ Acres ± = 43.29 Ac. ±
Net Area ~~36.6~~ Acres ± = 23.60 Ac. ± (Exclusive of Street R/W & Reserves "A" and "B")
Density 9.6 D.U.'s/net acre or ~~350~~ dwelling units.
Maximum Building Height - 35 feet
Parking Ratio - 2.0/DU

If Single Family Detached units are developed on a given block face, then Single Family Attached units shall not be permitted on that block face or any block face with front yards across the street.

PARCEL TWO

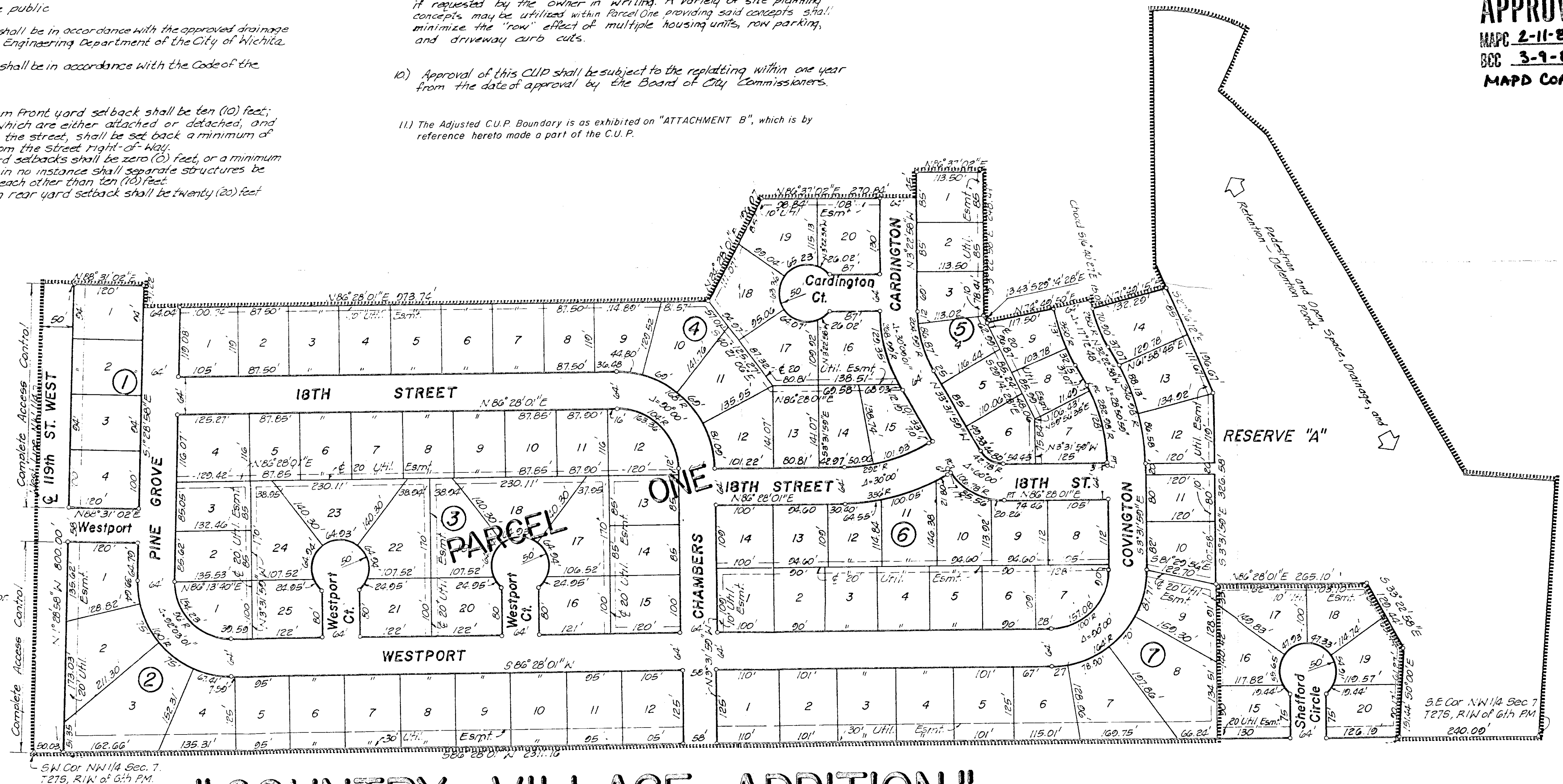
Proposed Use- Single Family Residential
Maximum Number of Units = 4

Description - Lots 1 thru 4, Block A, Sunridge 3rd Addition

Gross Area = Net Area = 1.26 Acres ±

Maximum Building Height = 35'

DP-118
PER ADM. ADJ. 10-17-95
APPROVED CUP
MAPC 2-11-82 DM
BCC 3-9-82 DM
MAPD COPY 1 of 2



"COUNTRY VILLAGE ADDITION" A RESIDENTIAL C.U.P.

APPROVED CUP
MAPC 2-11-82
BCC 3-9-82