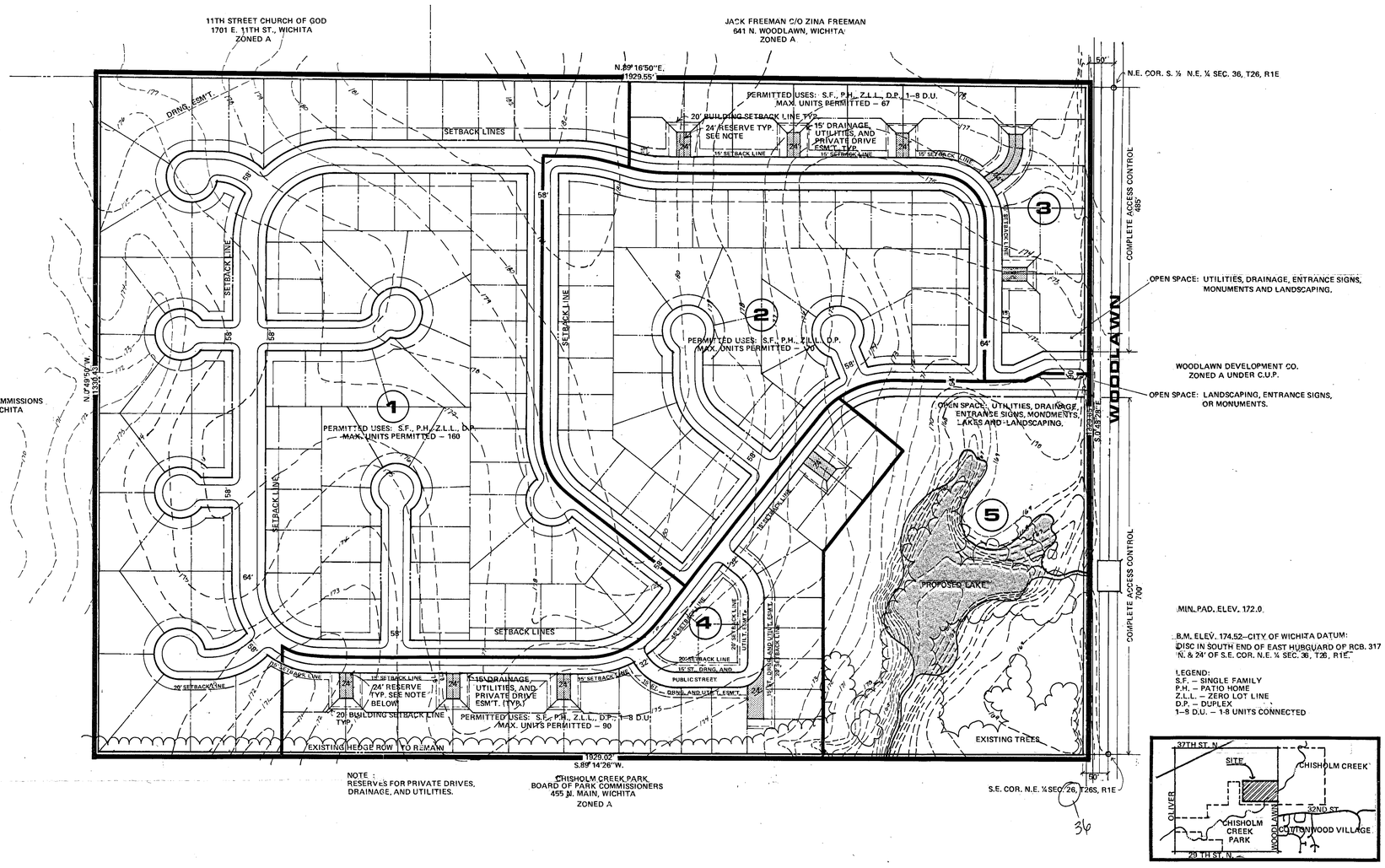

MIN. PAD. ELEV. 172.0

B.M. ELEV. 174.52–CITY OF WICHITA DATUM:
DISC IN SOUTH END OF EAST HUBGUARD OF RCB. 317
N. & 24' OF S.E. COR. N.E. ¼ SEC. 36, T26, R1E.

LEGEND:
S.F. – SINGLE FAMILY
P.H. – PATIO HOME
Z.L.L. – ZERO LOT LINE
D.P. – DUPLEX
1–8 D.U. – 1-8 UNITS CONNECTED

AREA MAP

GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 58.9 GROSS ACRES.

2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, CONTAINS SINGLE FAMILY AND PATIO HOME USES. THE MAXIMUM NUMBER OF UNITS PERMITTED UNDER THE ILLUSTRATED USES ARE:

   152 SINGLE FAMILY
   63 PATIO HOMES
   215 TOTAL PERMITTED BY ILLUSTRATED USES

   USING THE ILLUSTRATED USES, THE MAXIMUM GROSS DENSITY FOR THE PROJECT WOULD BE 3.65 DU/ACRE.

3. OPTIONAL HOUSING TYPES ARE ALLOWABLE FOR EACH PARCEL AS LISTED IN THE CHART UNDER GENERAL PROVISION NUMBER 17.

   IF THE MAXIMUM UNITS PERMITTED FOR EACH PARCEL ARE USED, THE TOTAL NUMBER OF DWELLING UNITS WOULD BE 387 AND THE MAXIMUM GROSS DENSITY WOULD BE 6.57 DU/ACRE.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON THE CHART BELOW.

SETBACKS

LAND USE	MINIMUM FRONT YARD							
	DIMENSION FROM ROW LINE/RES.				SECONDARY STREET SIDE OF CORNER LOT	MIN.[2] REAR YARD	INTERIOR SIDE YARD (MINIMUM)	MINIMUM SB GARAGE FACE ALL STREET ROW
	24' RESERVE	32'ROW[1] 29'BB	59'ROW 29'BB	64–70'ROW 35–41'BB				
SINGLE FAMILY	20'	20'	20'	25'	15'	20'	5'	20'
PATIO HOMES	20'	20'	20'	25'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	15'	20'	0' & 12'[2]	20'
2–PLEX	20'	20'	20'	25'	15'	20'	6'	20'
1–8 PLEX	20'	20'	20'	25'	15'	20'	6'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25' ON PARCELS 3 AND 5.

[1] ON STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

[2] SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

[3] 20' REAR YARD SETBACK CAN BE REDUCED TO 10' WHEN REAR YARD IS ADJACENT TO PLATTED OPEN SPACE OR RESERVE.

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 CITY OF WICHITA.

7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON–PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC., IF NECESSARY. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

   FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THESE NON–PUBLIC AREAS, 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 OWNER.

8. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEX (SINGLE FAMILY ATTACHED) SHALL BE 7,500 SQ. FT.

9. THE PROPOSED DRAINAGE FACILITIES, LAKES, DRAINAGE WAYS, SWALES, ETC. IN PARCEL 5 SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND 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.

10. FINAL DETERMINATION OF STREET RIGHT–OF–WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.

11. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER GENERAL PROVISION NUMBER 17, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

12. 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. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES AS REQUIRED BY THE FIRE CHIEF.

13. OFF STREET PARKING: 2/DU FOR ALL HOUSING TYPES UNLESS AN ON–STREET PARKING RESTRICTION REQUIRES 4/DU. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT PLATTING.

    NOTE: HALF OF THE REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINES ON RESIDENTIAL USES.

14. WITHIN EACH PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED BELOW UNDER PARCEL INFORMATION. ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL. TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE, UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS:

LAND USE	SITE ALLOTMENT	DU/AC.
SINGLE FAMILY	10,890 SQ. FT.	4
ZERO LOT LINE	8,712 SQ. FT.	5
PATIO HOMES	8,712 SQ. FT.	5
DUPLEX	7,260 SQ. FT.	6
1–8 CONNECTED	3,512 SQ. FT.	12.4

EXAMPLE OF LAND USE MIX:

A. LAND AREA 6.7 ACRES MULTIPLIED BY 43,560 SQ. FT./ACRE = 291,852 SQ. FT.

ASSUMING THE FOLLOWING CRITERIA:

B. 20% ZERO LOT LINE; 20% DUPLEX; 60% SINGLE FAMILY

C. 291,852 X % (20, 20, & 60) = 58,370 SQ. FT. ZERO LOT LINE
   58,370 SQ. FT. DUPLEX
   175,111 SQ. FT. SINGLE FAMILY

D. 58,370 SQ. FT.
   8,712 SQ. FT./DU = 6 ZERO LOT LINE UNITS

   58,370 SQ. FT.
   7,260 SQ. FT./DU = 8 DUPLEX UNITS

   175,111 SQ. FT.
   10,890 SQ. FT./DU = 16 SINGLE FAMILY UNITS — 30 TOTAL UNITS PERMITTED USING THIS MIX

15. THE EXISTING HEDGE ROW ALONG THE SOUTH PROPERTY LINE SHALL REMAIN INTACT AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

16. 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 THEIR LESSEES UNLESS AMENDED.

17.

PROPOSED USES & MAX. UNITS/PARCEL							PARCEL DENSITIES					
PARCEL	S.F.	P.H.	Z.L.L.	D.P.	1–8 DU	GROSS ACRES	S.F.	P.H.	Z.L.L.	D.P.	1–8 DU	BLDG. HT.
1	106	132	132	160		26.5	4.0	5.0	5.0	6.0		35'
2	46	58	58	70		11.7	4.0	5.0	5.0	6.0		35'
3	21	27	27	32	67	5.4	4.0	5.0	5.0	6.0	12.4	35'
4	29	36	36	44	90	7.3	4.0	5.0	5.0	6.0	12.4	35'
5	OPEN SPACE					8.0						
TOTAL						58.9						

GROSS RESIDENTIAL ACRES–58.9
MAXIMUM UNITS PERMITTED–387
MAXIMUM DENSITY–6.57 DU/AC

▭ REPRESENTS THE USE ILLUSTRATED, HOWEVER, THE PLAN VIEW MAY NOT NECESSARILY REFLECT THE TOTAL NUMBER OF UNITS PERMITTED BY THIS CHART.

S.F.–SINGLE FAMILY UNITS
P.H.–PATIO HOME UNITS
Z.L.L.–ZERO LOT LINE UNITS
D.P.–DUPLEX
1–8 DU – 1–8 DU CONNECTED UNITS

PATIO HOME UNITS ARE SINGLE FAMILY UNITS ON SMALL LOTS WITH REDUCED SETBACK REQUIREMENTS.

DP-143
APPROVED CUP
MAPC 5-16-85
BCC 6-11-85

COMMUNITY UNIT PLAN

EAST HAMPTON

OWNER: WOODLAWN LAND COMPANY, 434 N. OLIVER, SUITE 108, WICHITA, KS.

DATE: FEB. 22, 1985 REV. DATE: APRIL 17, 1985 REVISED: MAY 21, 1985

100' 50' 0 50' 100' 200' 300' 1' CONTOUR INTERVAL

BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226 316-683-5567

MAPD copy 1 of 2