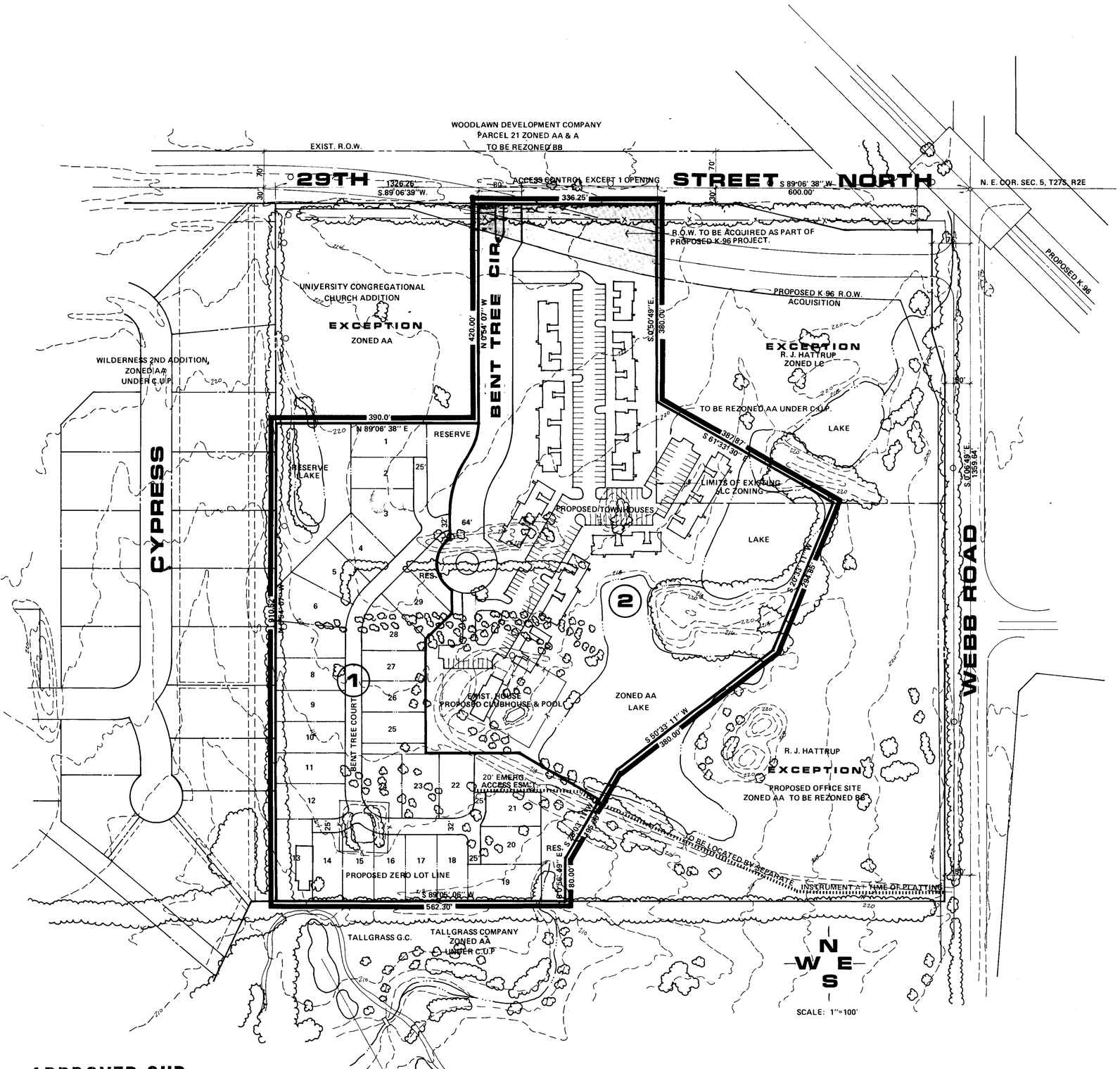


GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 20.65 GROSS ACRES OR 18.85 NET ACRES ASSUMING THE PROPOSED K-96 HIGHWAY WILL NOT BE CONSTRUCTED. IF THE HIGHWAY IS CONSTRUCTED AND THE DESIGNATED R.O.W. ACQUIRED, THE PROPOSED DEVELOPMENT WOULD THEN CONTAIN 19.65 GROSS ACRES OR 18.15 NET ACRES. DURING THE REVIEW OF THIS MATERIAL, IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE 20.65/19.65), THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS NOT CONSTRUCTED. THE LOWER FIGURE ASSUMES THAT THE HIGHWAY IS CONSTRUCTED AND THE DESIGNATED R.O.W. IS ACQUIRED. NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREETS FROM THE GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS ILLUSTRATING ZERO LOT LINE AND APARTMENT USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. IF THE PARCELS ARE DEVELOPED AS ILLUSTRATED, THE OVERALL NET DENSITY WOULD BE 7.26 DU/NET ACRE. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 138/132.
4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:

	FRONT YARD DIMENSION FROM ROW LINE							REAR[4] YARD	SIDE YARD	
	50'ROW 21'BB	32'ROW[1] 29'BB	58'ROW 29'BB	64-70'ROW 35-41'BB	PRIVATE[3] STREET FROM CL	CUL-DE-SAC @ BULB 50'/ROW/58'	CORNER LOT			SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	32'	10'	20'	15'	10'	6' 20'
ZERO LOT LINE	20'	20'	20'	25'	32'	10'	20'	15'	10'	0' & 12'[2] 20'
PATIO HOME	20'	20'	20'	25'	32'	10'	20'	15'	10'	6' 20'
2-PLEX	20'	20'	20'	25'	32'	10'	20'	15'	10'	6' 20'
TOWNHOUSE	20'	20'	20'	25'	32'	10'	20'	15'	10'	6' 20'
GARDEN APT.	--	--	--	--	42'	--	--	20'	10'	10' 20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25', EXCEPT FOR PARCEL NUMBER 2 (SEE GENERAL PROVISION NUMBER 14).

[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 ALL OTHER PORTIONS OF THE DWELLING UNITS.

[3] ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SET BACK A MINIMUM OF 20' FROM BACK OF CURB.

[4] THE REAR YARD SETBACK FOR LOTS 6 THROUGH 18, BLOCK 1 SHALL BE 20'.

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 PROVISION OF SECTION 28.04.139 OF THE CITY OF WICHITA PROVIDED THAT THOSE PARCELS WITH GARDEN APARTMENTS AND TOWNHOUSES MAY HAVE SIGNS AS PERMITTED IN THE R-6 ZONING DISTRICT.
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. THE TWO (2) HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

   FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING 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. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES (SINGLE FAMILY ATTACHED) SHALL BE 8,000 SQ. FT.
9. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.
10. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW, 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.
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. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES WHICH ARE LONGER THAN 100'.
12. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
13. WITHIN EACH PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED UNDER SPECIFIC 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:

   A. CONVERT GROSS ACREAGE OF PARCEL TO SQUARE FEET.
   B. DETERMINE PERCENT OF EACH LAND USE WITHIN THE MIX.
   C. CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
   D. DIVIDE BY SITE ALLOTMENT/DU FROM CHART BELOW TO DETERMINE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

LAND USE	SITE ALLOTMENT	DUs/ACRE
SINGLE FAMILY	10,890 S.F.	4
ZERO LOT LINE	8,712 S.F.	5
PATIO HOMES	8,712 S.F.	5
2-PLEX	7,260 S.F.	6
4-PLEX	5,657/5,594 S.F.	7.7/7.8
TOWNHOUSE	4,990/4,894 S.F.	8.73/8.9
GARDEN APARTMENT	4,990/4,894 S.F.	8.73/8.9

EXAMPLE OF LAND USE MIX:

A. LAND AREA: 6.7 ACRES X 43,560 S.F./ACRE = 291,852 S.F. IN PARCEL NO. 1

ASSUMING THE FOLLOWING CRITERIA:

B. 20% ZERO LOT LINE; 20% 2-PLEX; 60% TOWNHOUSE

C. 291,852 X % (20, 20 & 60) = 58,370 S.F. ZERO LOT LINE; 58,370 S.F. 2-PLEX; 175,111 S.F. TOWNHOUSE

D. 58,370 S.F. / 8,712 S.F./DU = 6 ZERO LOT LINE UNITS
   58,370 S.F. / 7,260 S.F./DU = 8 DUPLEX UNITS
   175,111 S.F. / 4,990 S.F./DU = 35 TOWNHOUSE UNITS
   49 TOTAL UNITS PERMITTED USING THIS MIX.

14. SPECIAL CONDITIONS FOR PARCEL 2 ONLY.

   A. FRONT, REAR AND SIDE YARD SETBACKS ILLUSTRATED ON CHART IN GENERAL PROVISION NUMBER 4 ABOVE APPLY TO ALL ELEMENTS OF THE DWELLING UNIT AND ACCESSORY STRUCTURES EXCEPT FOR GARAGES AS HEREBELOW PROVIDED.
   B. SETBACK REQUIREMENTS FOR GARAGES SHALL BE AS FOLLOWS:
      1. SETBACK FROM 29TH STREET NORTH AND BENT TREE SHALL BE 5'.
   C. SETBACKS AS WRITTEN ABOVE ARE AUTHORIZED ONLY IF THE FOLLOWING ADDITIONAL CONDITIONS ARE MET, OTHERWISE SETBACKS AS ESTABLISHED IN GENERAL PROVISION NUMBER 4 SHALL APPLY.
      1. GARAGE STRUCTURES SHALL BE INTEGRAL WITH A CONTINUOUS MASONRY WALL NOT LESS THAN 5' NOR MORE THAN 8' IN HEIGHT FOR ALL STREET FRONTAGES AFFECTED.
      2. MASONRY WALL AND GARAGE PLACEMENT SHALL BE DESIGNED TO PROVIDE A MODULATION OF SPACES ALLOWING FOR LANDSCAPING TO OCCUR BOTH INSIDE AND OUTSIDE WALL.
      3. NO WINDOW OR DOOR OPENINGS SHALL BE ALLOWED TO FACE ONTO 29TH STREET NORTH OR THE MAJOR ENTRY ROAD TO PARCE NUMBER 2.
      4. GARAGE ROOF SURFACES SHALL BE CONSTRUCTED OF WOOD SHINGLES ONLY AND THE ROOF PITCH SHALL NOT EXCEED A 7 TO 12 PITCH ON THE MAIN SPAN FOR A MAXIMUM HEIGHT OF 15' FROM GROUND LINE.
      5. ARCHITECTURAL DETAILING SHALL BE PROVIDED IN THE FORM OF GABLE END SECTIONS, RAFTER DETAIL AND ROOF OVERHANG, HOWEVER, ROOF OVERHANG MAY NOT EXTEND MORE THAN 12" BEYOND SETBACK LINES ESTABLISHED.
      6. MASONRY WALL SHALL BE EITHER BRICK OR BRICK TEXTURED CONCRETE, PAINTED TO ELIMINATE NATURAL CONCRETE APPEARANCE. WROUGHT IRON PANELS CAN BE USED TO PROVIDE VIEWS INTO PROJECT AREA IF THEY DO NOT EXCEED 10% OF THE TOTAL WALL LENGTH.
      7. A MORE EXTENSIVE LANDSCAPE TREATMENT SHALL BE PROVIDED IN FRONT OF THE WALL AND GARAGES AND IN SPACES WHERE WALL MODULATION OCCURS. THIS TREATMENT SHALL PROVIDE FOR TREES (8-10' IN HEIGHT OR TALLER), SHRUBS AND GRASS AREAS. ALL LANDSCAPED AREAS OUTSIDE OF WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE CONSTRUCTED WITH AN AUTOMATIC IRRIGATION SYSTEM.
      8. ALL SURFACES OF PROPOSED WALL AND GARAGES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
      9. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WALLS AND GARAGES, CONSTRUCTION AND LANDSCAPE PLANS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL TO INSURE THAT ALL CONDITIONS HEREIN CONTAINED ARE MET.

15. PARCEL DESCRIPTIONS:

PARCEL NO. 1:

PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE AND PATIO HOMES.

GROSS ACRES - 8.3
NET ACRES - 7.7
NUMBER OF DWELLING UNITS - 30 SINGLE FAMILY
38 ZERO LOT LINE OR PATIO HOMES
NET DENSITY - SINGLE FAMILY - 4 DU/ACRE
ZERO LOT LINE OR PATIO HOMES - 5 DU/ACRE
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4.
PARKING - AS SET FORTH IN GENERAL PROVISION NUMBER 12.

PARCEL NO. 2:

PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE, PATIO HOMES, DUPLEXES, FOURPLEXES, TOWNHOUSES AND APARTMENTS.

GROSS ACRES - 12.35/11.35
NET ACRES - 11.45/10.45
NUMBER OF DWELLING UNITS - SINGLE FAMILY - 45/42
ZERO LOT LINE AND PATIO HOMES - 57/52
DUPLEXES - 68/66
FOURPLEXES - 92/89
TOWNHOUSES AND APARTMENTS - 100/94
NET DENSITY - SINGLE FAMILY - 4 DU/ACRE
ZERO LOT LINE AND PATIO HOMES - 5 DU/ACRE
DUPLEXES - 8 DU/ACRE
FOURPLEXES - 8/7.7 DU/ACRE
TOWNHOUSES AND APARTMENTS - 8.73/8.9 DU/ACRE
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4.
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 12.

APPROVED CUP
MAPC 8-7-86
BCC 9-2-86

COMMUNITY UNIT PLAN

HATTRUP PROPERTY

OWNER: R. J. HATTRUP, 2959 N. WEBB ROAD, WICHITA, KANSAS 67226

6050A postal site
DP-159

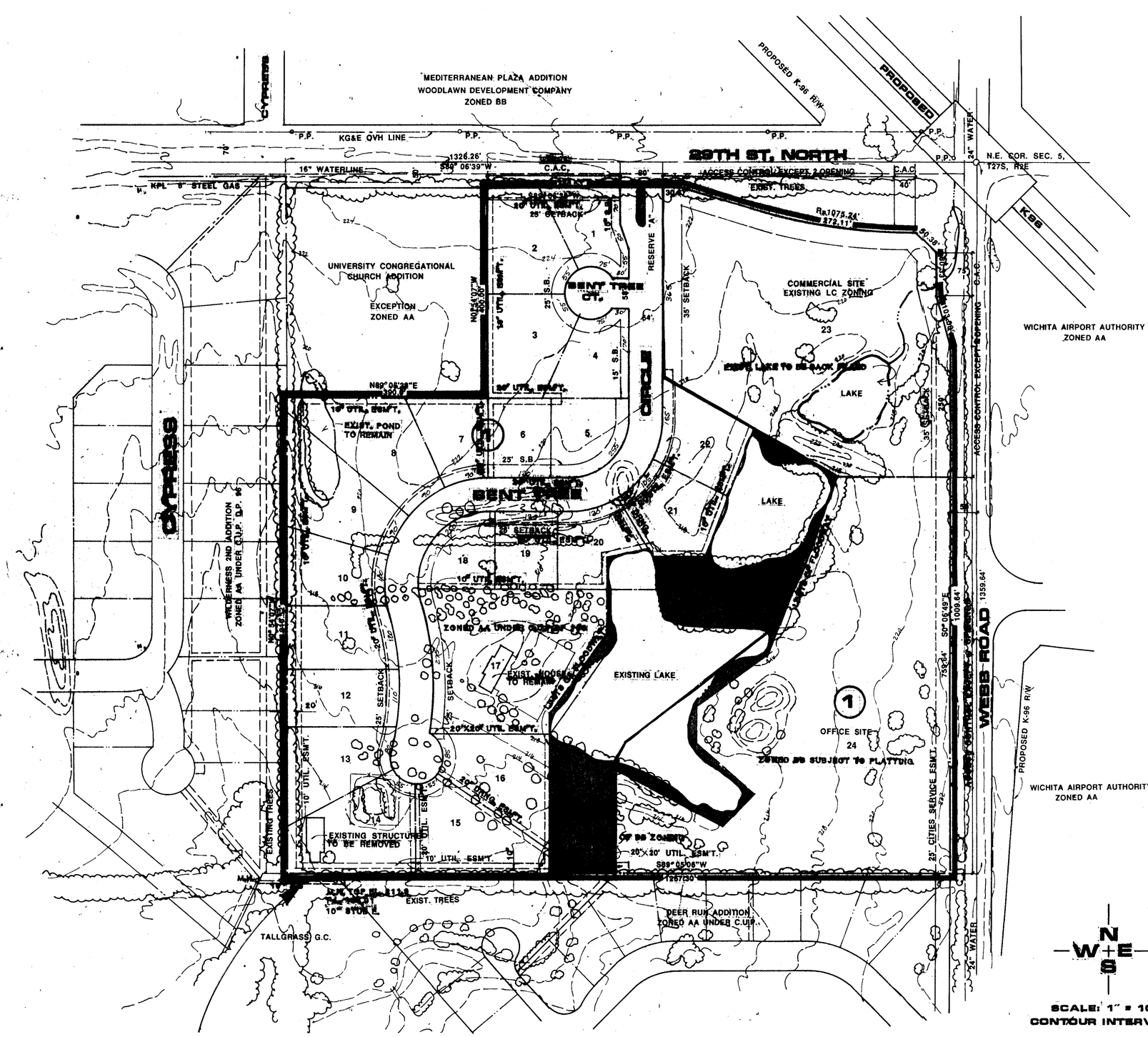
MAPD copy 1 of 2

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH, WICHITA, KS 67220
316-683-5567

date APRIL 30, 1986
rev. JUNE 25, 1986

sheet title COMMUNITY UNIT PLAN.

sheet project HATTRUP PROPERTY



NOTES

DRAINAGE CONCEPT PLAN TO BE PREPARED BY M.K.E.C.

DRAINAGE FROM WEBB ROAD AND PROPOSED K-96 ACROSS LOT 23 WILL BE RESOLVED AT TIME OF FINAL PLAT.

BENCH MARK: CITY DISC AT THE N.W. COR. OF 29TH ST. NO. AND WEBB ROAD.
ELEV.- 220.47

RESERVE A IS FOR LANDSCAPING & ENTRY MONUMENTS

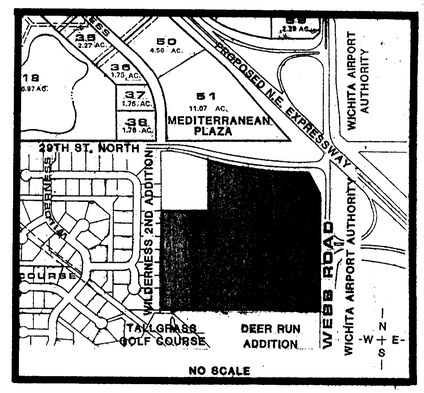
RESERVE B IS FOR DRAINAGE AND RELATED STRUCTURES, WALKS, GAZEBOS, LANDSCAPING, RECREATION FACILITIES & PICNIC SHELTERS.

2' CONTOUR INTERVALS

ALL RESERVES ARE TO BE OWNED AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.

N
W E
S

SCALE: 1" = 100'
CONTOUR INTERVAL = 2'



LOCATION MAP

APPROVED SITE PLAN FOR PARCELS 1 & 2 - [UNDER C.U.P. D.P.- 158]

Marvin Skroot July 28, 1988
date

FOX POINTE

MAPD COPY 2 OF 2.

APPROVED
LANDSCAPE SCREENING PLAN
DP-159
Wichita City Council
Planning & Zoning Board
Director of Planning
date
approved

MONTY H. ROBSON
SUPERINTENDENT OF CENTRAL INSPECTION
DATE 3/14/91

DATA BLOCK

EXISTING BUILDING:

OCCUPANCY: TYPE A2.1

CONSTRUCTION TYPE: TYPE V 1-HR

AREA:
BASEMENT	6000 S.F.
GROUND FLOOR	6000 S.F.
BALCONY	1145 S.F.

NUMBER OF OCCUPANTS:
BASEMENT	35
SANCTUARY	351

FIRE PROTECTION: BASEMENT CONTAINS AUTOMATIC FIRE SUPPRESSION SYSTEM

NEW ADDITION:

OCCUPANCY: TYPE A2.1

CONSTRUCTION TYPE: TYPE V 1-HR

AREA:
BASEMENT	4355 S.F.
GROUND FLOOR	4355 S.F.

NUMBER OF OCCUPANTS:
BASEMENT (FELLOWSHIP HALL	72 351)

FIRE PROTECTION: BASEMENT CONTAINS AUTOMATIC FIRE SUPPRESSION SYSTEM

TOTALS

AREA (GROUND FLOOR) = 6000 + 1145 + 4355 = 11,500 S.F.

ALLOWABLE AREA: 10,500 S.F.
SEPARATION (4) SIDES
100% INCREASE ALLOWED
10,500 x 2 = 21,000 S.F. > 11,500 S.F.

OCCUPANTS: 351 + 35 + 72 = 458

STRUCTURAL

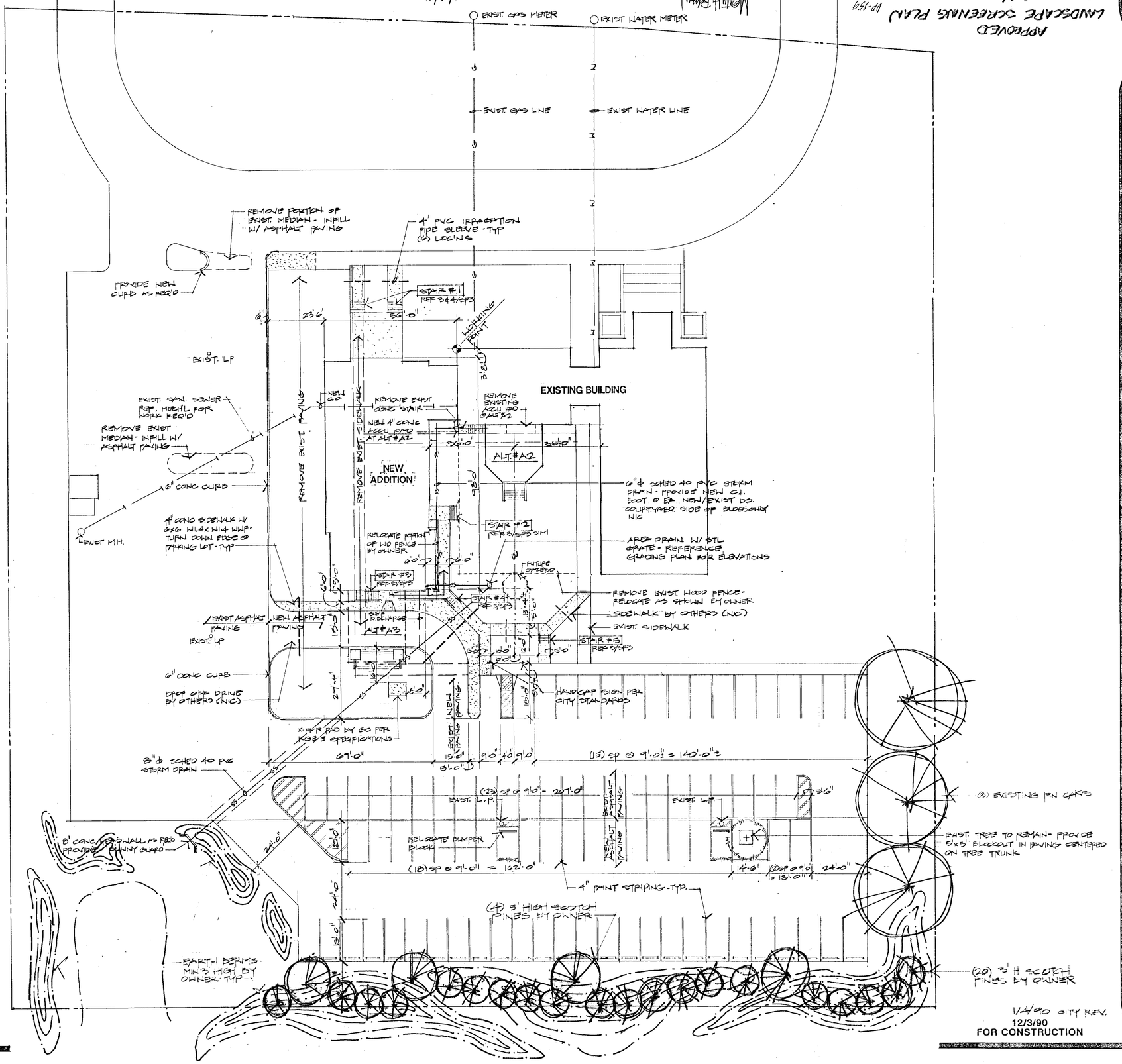
ROOF LIVE LOAD	20 PSF
SOIL BEARING PRESSURE	3000 PSF
FLOOR LIVE LOAD (TYP.)	100 PSF
FLOOR LIVE LOAD (KITCHEN)	150 PSF
WIND PRESSURE	80 MPH EXPOSURE 'C'

SITE GENERAL NOTES

1. VERIFY DIMENSIONS, ELEVATIONS AND GENERAL CONDITIONS WITH RESPECT TO SITE IMPROVEMENTS, PROPERTY LINES, EASEMENTS AND OTHER MISCELLANEOUS EXISTING CONDITIONS.
2. VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED LINES.
3. REPAIR DAMAGE TO EXISTING PAVING, WALKS AND LAWN AREAS INCURRED DURING CONSTRUCTION.
4. ALL LANDSCAPING/LAWN SEEDING BY OWNER. CONTRACTOR SHALL PROVIDE FINAL GRADE ONLY WHICH SHALL INCLUDE HARROWING, DISKING, RAKING, READY FOR PLANTING.
5. UNDERGROUND IRRIGATION SYSTEM BY OWNER. CONTRACTOR SHALL PROVIDE 4" DIAMETER SCHEDULE 40 PVC PIPE SLEEVES BELOW SLABS AND PAVED AREAS TO CONNECT LANDSCAPED AREAS. REFERENCE SITE PLAN FOR LOCATION.
6. CONTAIN TRASH AND OTHER MISCELLANEOUS CONSTRUCTION DEBRIS FROM THE SITE DAILY.
7. PROVIDE TOOLED CONSTRUCTION JOINTS IN ALL SIDE WALKS, RAMPS, ETC. AT 5'-0" O.C. (UNLESS OTHER WISE NOTED). REFERENCE DETAIL 4/SP3 FOR JOINT WORK AT MAIN ENTRY.

PARKING

PARKING STALLS	131
HANDICAP STALLS	2
COMPACT STALLS	2
TOTAL	135



LANDSCAPE PLAN

1" = 20'-0"

1/14/90 CITY REV.
12/3/90
FOR CONSTRUCTION

UNIVERSITY CONGREGATIONAL CHURCH
FELLOWSHIP HALL & EDUCATIONAL BLDG. ADDITION
9202 E. 29th Street North Wichita, Kansas

PETTIT BULLINGER ASSOC. ARCHITECTS, P.A. 1202 EAST FIRST P.O. BOX 2726 WICHITA, KANSAS 67201 (316) 262-7435

DATE 11/14/90 DRAWN BY
REVISIONS
SHEET L1 OF
PROJECT NO. 8932