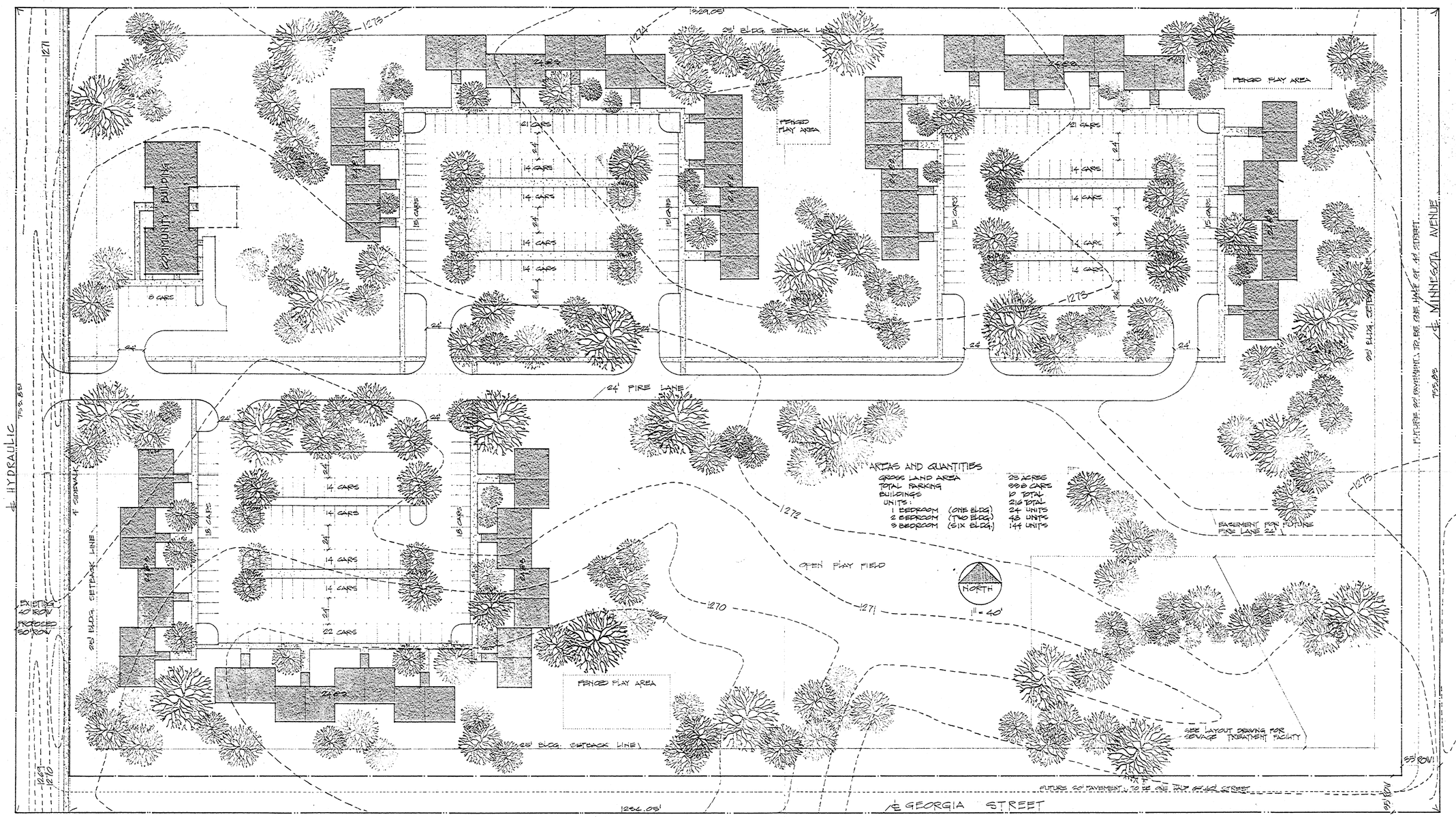


APPROVED CUP
MAPC 7-25-68
BCC 8-13-68

OFFICE COPY
DO NOT REMOVE

Final Development plan for one 31

NEW HOPE TOWNHOUSES, INC.
SPONSORED BY
NEW HOPE BAPTIST CHURCH
1001 OHIO AVENUE
WICHITA, KANSAS
REV. S. J. ROYAL, SR., PASTOR

CONSULTANT

W. H. JOHNSON, AIA
ARCHITECT
NCARB CERTIFICATE NO. 5739
SUITE 435, LAW BUILDING, 1207 GRAND
KANSAS CITY, MISSOURI HA 1-7435

RECEIVED
AUG 6 1968
METROPOLITAN PLANNING

1

GENERAL PROVISIONS

1. Proposed Land Use - Garden Apartments, Community Building including project office and day care center for the occupants of the development only.

2. Gross land area 400,877± sq. ft. 9.23 acres

3. Density shall not exceed 9.4 dwelling units per acre, or 216 dwelling units for the entire development.

4. Buildings and structures shall not cover an excess of 30% of the entire ground area of the Community Unit Plan.

5. All utilities for the area shall be installed under ground.

6. A Minimum of 25 percent of the entire area shall be usable open space.

7. Buildings and structures shall maintain a minimum 25-foot setback from all street right-of-way lines.

8. Signs and monuments shall follow the provision of Section 28.04.070.A.12 of the Code of the City of Wichita.

9. No building or structure shall exceed 35 feet in height.

10. Off-street parking spaces shall be provided at a ratio of 1.5 spaces per dwelling unit.

11. Setbacks between structures shall be as required in the "A" zoning.

12. A Home Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, fenced play areas, etc. shall be filed with the plat of the area.

13. Access control shall not exceed 2 opening to Hydraulic.

14. The streets on the south and east will not be opened and maintained until such time as full street rights-of-way have been provided.