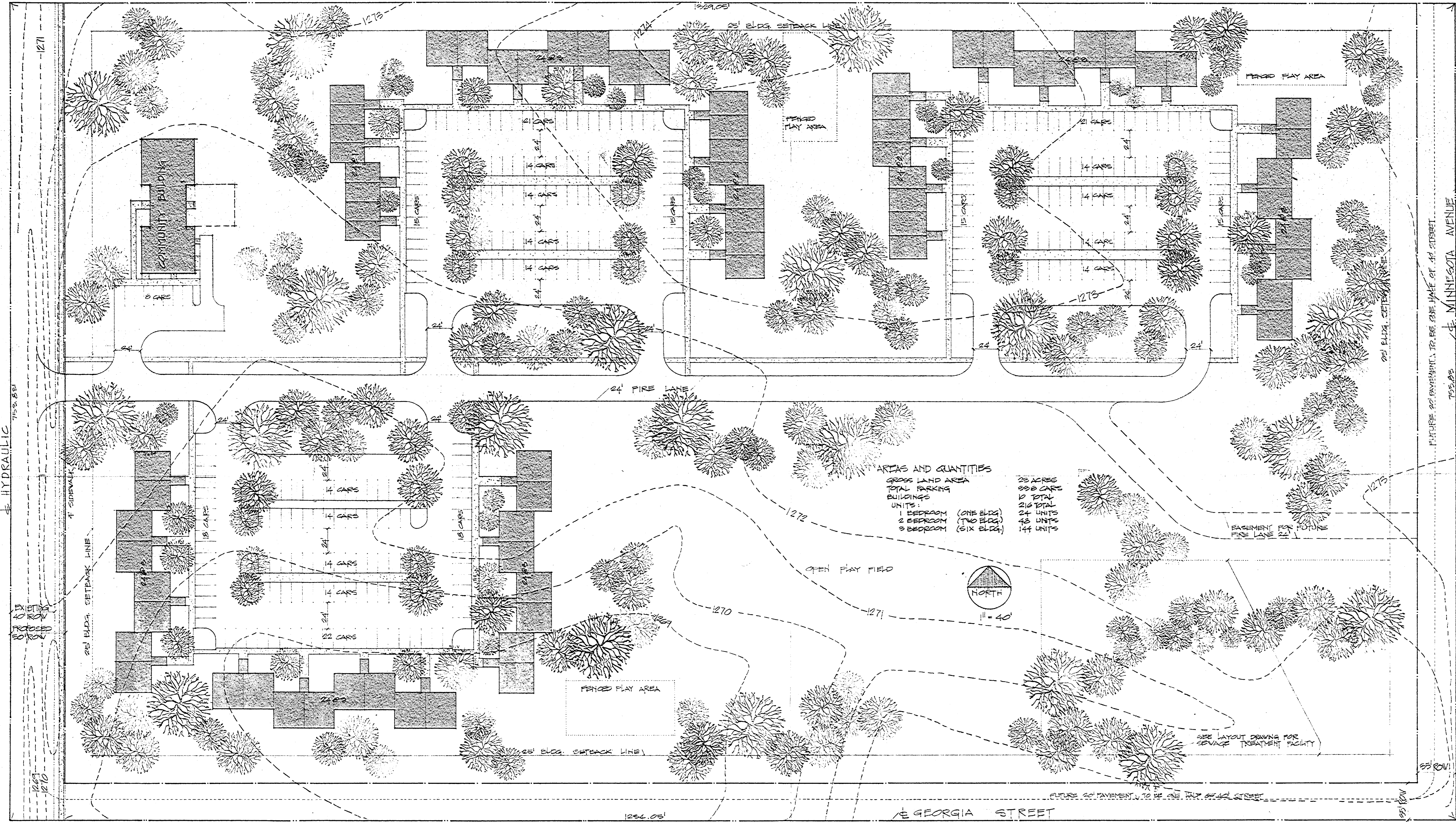


APPROVED CIP
DATE 7-25-68
BCC 8-13-68

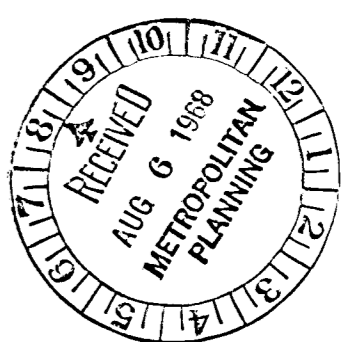


AREAS AND QUANTITIES

GROSS LAND AREA	28 ACRES
TOTAL PARKING	998 CARS
BUILDINGS	10 TOTAL
UNITS:	216 TOTAL
1 BEDROOM (ONE BLDG.)	24 UNITS
2 BEDROOM (TWO BLDG.)	48 UNITS
3 BEDROOM (SIX BLDG.)	144 UNITS

GENERAL PROVISIONS

- Proposed Land Use - Garden Apartments, Community Building including project office and day care center for the occupants of the development only.
- Gross land area 28.0777 ac. 23 acres
- Density shall not exceed 9.4 dwelling units per acre, or 216 dwelling units for the entire development.
- Buildings and structures shall not cover an excess of 30% of the entire ground area of the Community Unit Plan.
- All utilities for the area shall be installed under ground.
- A Minimum of 25 percent of the entire area shall be usable open space.
- Buildings and structures shall maintain a minimum 25-foot setback from all street right-of-way lines.
- Signs and monuments shall follow the provision of Section 28.04.070.A.12 of the Code of the City of Wichita.
- No building or structure shall exceed 35 feet in height.
- Off-street parking spaces shall be provided at a ratio of 1.5 spaces per dwelling unit.
- Setbacks between structures shall be as required in the "A" zoning.
- 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.
- Access control shall not exceed 2 opening to Hydraulic.
- 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.



Final Development Plan for D.P. 31

NEW HOPE TOWNHOUSES, INC.
SPONSORED BY
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NEW HOPE AVENUE
WICHITA, KANSAS
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