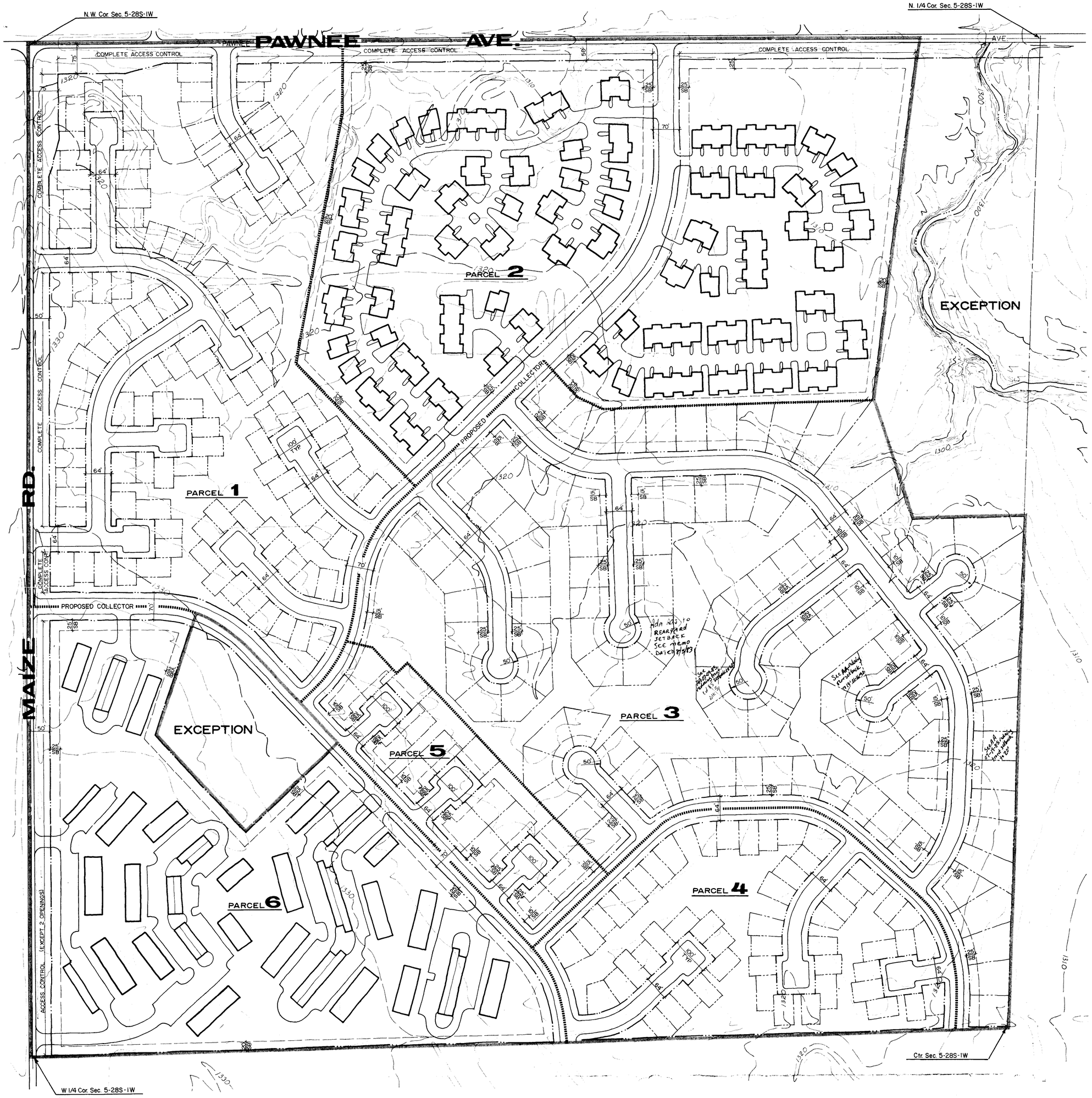


GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:

   140.47 ± GROSS ACRES
   110.19 ± NET ACRES

   THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 8.8 D/U'S PER NET ACRE OR A TOTAL OF 972 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:

   SINGLE FAMILY PATIO HOMES, ONE AND TWO FAMILY DWELLINGS, GARDEN APARTMENTS, TOWNHOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.

2. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

4. AT THE TIME OF PLATTING, A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.

5. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENTS 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 CODE OF THE CITY OF WICHITA.

6. A HOMES' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLAT(S) FOR PARCELS 1, 2, 3, 4, & 6, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.

7. ALL STREETS AND CIRCULATION WITHIN PARCELS 2 AND 6 AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE HARD SURFACED AND 24 FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.

8. A SIDEWALK SYSTEM IS PROPOSED TO BE PROVIDED BY A COMBINATION OF WALKS WITHIN THE OPEN SPACE AND SIDEWALKS ALONG CERTAIN DESIGNATED PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.

9. AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED AT THE TIME OF PLATTING OF EACH PARCEL(S).

10. AT THE TIME OF PLATTING, A PRELIMINARY PLAT OF THE ENTIRE AREA SHALL BE SUBMITTED FOR APPROVAL.

11. ALL DEDICATED PUBLIC STREET PAVEMENT WIDTHS SHALL BE TO CITY OF WICHITA STANDARDS.

12. A FLOODWAY LIES ON AND/OR ADJACENT TO A SMALL EASTERN PORTION OF PARCELS 2 AND 3. THE FLOODWAY LIMITS WILL BE MORE SPECIFICALLY DEFINED AT TIME OF PLATTING.

PARCEL DESCRIPTIONS

PARCEL - 1

PROPOSED USE - SINGLE FAMILY PATIO HOMES, AND/OR TOWNHOUSE, OPEN SPACE AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 28.21 ACRES ±
NET AREA - 18.9 ACRES ±

BUILDING SETBACKS - SINGLE FAMILY PATIO HOMES

FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET; HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOAD FROM THE STREET, SHALL BE SETBACK 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 - NO REAR YARD SETBACK SHALL BE REQUIRED.

TOWNHOUSES

FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY.

SIDE YARD AND REAR YARD - MINIMUM SIDE AND REAR YARD SETBACKS SHALL BE TWENTY (20) FEET FROM PARCEL BOUNDARY.

MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - SINGLE FAMILY PATIO HOMES - 6.1 D.U.'S/NET ACRE OR 115 DWELLING UNITS.
TOWNHOUSES - - - - - - 8.1 D.U.'S/NET ACRE OR 154 DWELLING UNITS.
PARKING RATIO - 2.0/D.U.

PARCEL - 2

PROPOSED USE - TOWNHOUSES, OPEN SPACE AND A RELATED COMMUNITY ACTIVITY CENTER.
GROSS AREA - 32.82 ACRES ±
NET AREA - 28.6 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 7.5 D.U.'S/NET ACRE OR 214 DWELLING UNITS
PARKING RATIO - 2.0/D.U.

PARCEL - 3

PROPOSED USE - ONE FAMILY DWELLINGS AND OPEN SPACE AND A RELATED COMMUNITY ACTIVITY CENTER.
GROSS AREA - 39.94 ACRES ±
NET AREA - 30.5 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 3.5 D.U.'S/NET ACRE OR 108 DWELLING UNITS
PARKING RATIO - 2.0/D.U.

PARCEL - 4

PROPOSED USE - SINGLE FAMILY PATIO HOMES, AND/OR TOWNHOUSE, OPEN SPACE AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 11.75 ACRES ±
NET AREA - 8.44 ACRES ±

BUILDING SETBACKS - SINGLE FAMILY PATIO HOMES

FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET; HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOAD FROM THE STREET, SHALL BE SETBACK 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 THEN TEN (10) FEET.

REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.

TOWNHOUSES

FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY.

SIDE YARD AND REAR YARD - MINIMUM SIDE AND REAR YARD SETBACKS SHALL BE TWENTY (20) FEET FROM PARCEL BOUNDARY.

MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - SINGLE FAMILY PATIO HOMES - 6.3 D.U.'S/NET ACRE OR 53 DWELLING UNITS.
TOWNHOUSES - - - - - - 8.3 D.U.'S/NET ACRE OR 70 DWELLING UNITS.
PARKING RATIO - 2.0/D.U.

PARCEL - 5

PROPOSED USE - CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE OR FOUR FAMILIES.
GROSS AREA - 5.39 ACRES ±
NET AREA - 3.92 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - 8.0 D.U.'S/NET ACRE OR 30 DWELLING UNITS
PARKING RATIO - 2.0/D.U.

PARCEL - 6

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS
GROSS AREA - 22.36 ACRES ±
NET AREA - 19.89 ACRES ±
MAXIMUM BUILDING HEIGHT - 35 FEET
DENSITY - GARDEN APARTMENTS - 20 D.U.'S/NET ACRE OR 396 DWELLING UNITS
TOWNHOUSES - - - - - - 8.0 D.U.'S/NET ACRE OR 158 DWELLING UNITS
PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED)

THE PARK

COMMUNITY UNIT PLAN

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APPROVED CUP
MAPC 1-23-75
BCC 2-11-75

DP-66

NORTH

SCALE IN FEET
0 50 100 200 300

CONTOURS: 2-FOOT INTERVALS
CITY DATUM ELEVATIONS

oblinger-smith corporation
Consultants in Planning
Design and Development
625 First National Bank Building
Wichita, Kansas 67202

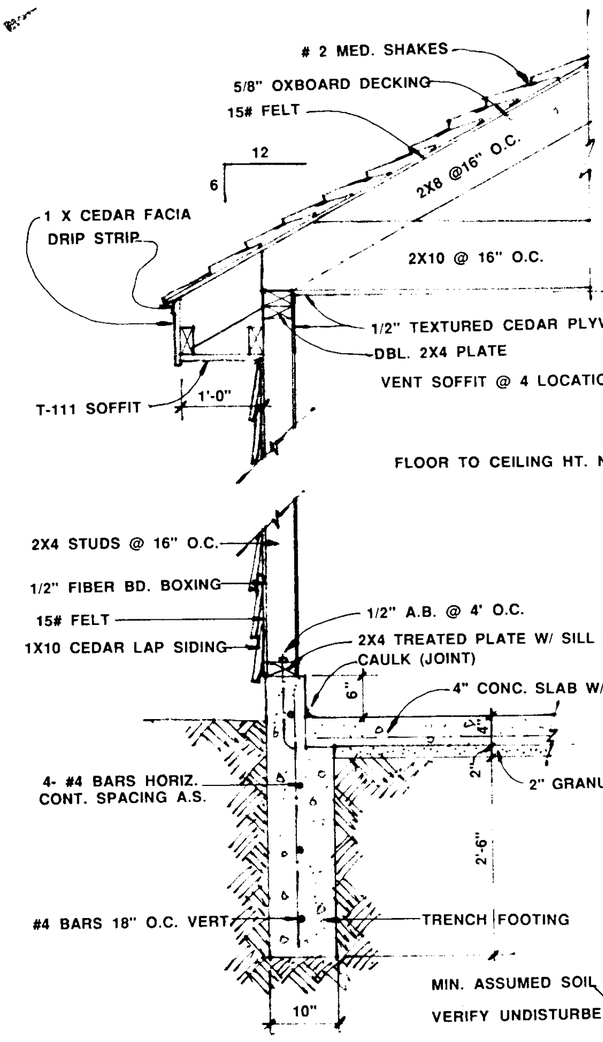
PROJECT	DOUG CASTLEBERRY & ASSOCIATES
SHEET NUMBER	1 OF 2 SHEETS
SHEET TITLE	COMMUNITY UNIT PLAN
DATE	AUGUST 27, 1974
DESIGNER	L. BLANKENSHIP
ENGINEERING TECHNICIAN	L. BLANKENSHIP
CHECKED BY	G. WILEY

REVISIONS BY	DATE
	10/29/74
	1/9/75
	1-28-75

NOTES:

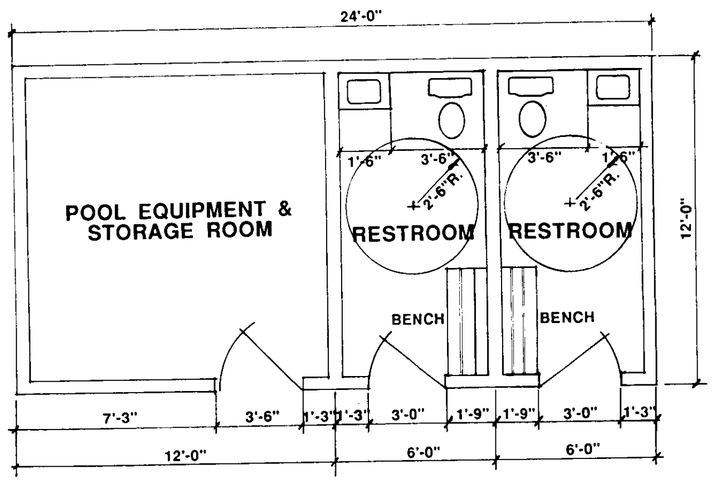
A NEIGHBORHOOD ASSOCIATION POOL AS PERMITTED UNDER THE PARK C.U.P. DP-66, TO BE OWNED AND MAINTAINED BY THE PARK HOMEOWNERS ASSOCIATION FOR THE EXCLUSIVE USE OF THE ASSOCIATION MEMBERS AND THEIR GUESTS.

PARKING REQUIREMENTS HAVE BEEN ELIMINATED DUE TO THE POOL BEING LOCATED WITHIN A PLATTED RESERVE WITH ACCESS TO THE NEIGHBORHOOD THROUGH COMMON OPEN SPACE CORRIDORS.



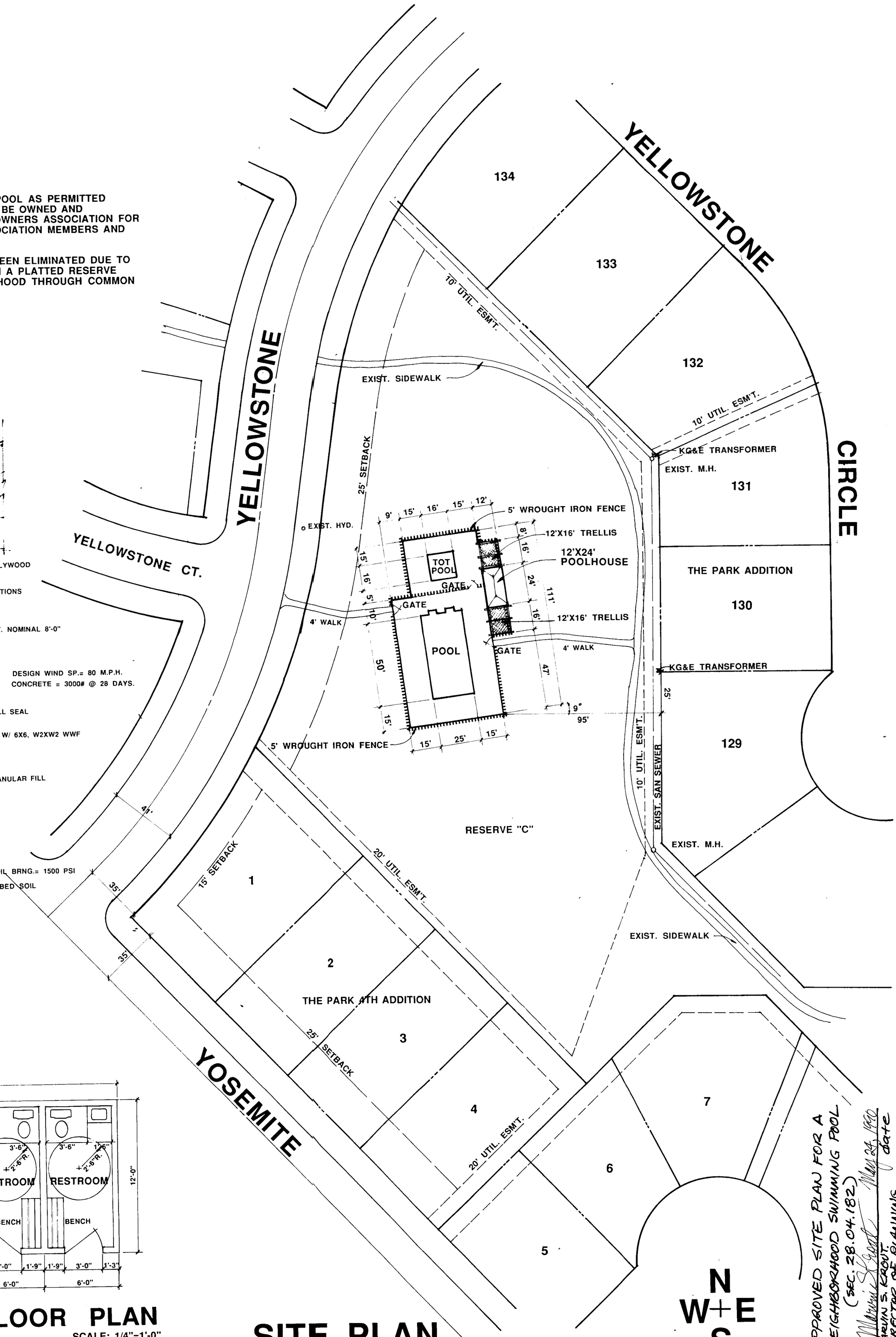
WALL SECTION

SCALE: 3/4"= 1'-0"



POOLHOUSE FLOOR PLAN

SCALE: 1/4"=1'-0"



SITE PLAN

LEGAL DESCRIPTION: RESERVE "C"
THE PARK 4TH ADDITION

N
W+E
S

SCALE: 1"=30'

SHEET

OF

PROJECT
THE PARK POOL

SHEET TITLE
SITE PLAN

DATE MAY 12,1990
REV.

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH
316-683-5567
WICHITA, KS. 67220
FAX 316-683-9296

12-4-81
revised Tract boundaries

OFFICE COPY
DO NOT REMOVE

PAWNEE

□ = TACKED WOOD STAKE
STAKE ELEV. TO M.S.L.

NE COR. LOT 1, BLOCK 1, THE PARK

N90°00'E 835'

N88°51'37"E 280.12'

N78°41'37"E 80.28

N23°21'21"E 104.5

S11°18'23"E 85

S25°59'03"E 145

N15°49'16"E 152.12

N10°45'54"E

N0°00'E 115'

S35°37'41"E 83.33

N21°47'35"E 99.52

N90°00'E 170'

N0°00'E 159.99'

S78°41'37"W 300.24'

N78°41'37"E 214.16'

N78°41'37"E 155.84'

S78°41'37"W 280.12'

S78°41'37"W 70.05'

S78°41'37"W 70.41'

S78°41'37"W 621.11'

S78°41'37"W 294'

S78°41'37"W 370'

N12°02'45"E 255'

N11°18'23"W 20'

S11°18'23"E 20'

S11°18'23"E 85'

S11°18'23"E 108'

S11°18'23"E 118'

S11°18'23"E 178'

S11°18'23"E 147'

S11°18'23"E 217.17'

S46°30'W 340.85'

R=1250' T=180.45' Δ=46°20'

SOUTH LINE OF FLOODWAY
S78°41'37"W 254'

50'

67'

20'

10'

30'

221'

427'S & 517'W. OF NE COR. LOT 1

427'S OF N.L. LOT 1

121'
N20°00'W

133'
N20°00'E

N20°00'E 141.03'
357'W. OF E.L. OF LOT 1

N20°00'E 118'
274'W. OF E.L. OF LOT 1

442'S & 270'W. N.E. COR. LOT 1, BLK. 1

420'S OF N.L.

N20°00'E 110'

E. 10 WATER LINE EASE.

4 PLEX

YELLOWSTONE

N

1"=30'

V-1097

PART OF LOT 1, BLOCK 1,
THE PARK, AN ADDITION