

GENERAL PROVISIONS

TOTAL GROSS ACRES = 26.89
NET ACRES (TOTAL ACRES MINUS PUBLIC STREET R.O.W.) = 22.99

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 26.89 GROSS ACRES OR 32.93 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREETS FROM THE GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS ONE (1) PARCEL ILLUSTRATING SINGLE FAMILY LOTS FOR ALTERNATE USES, SEE PARCEL DESCRIPTION BELOW.
- IF THE PARCEL IS DEVELOPED AS ILLUSTRATED, THE OVERALL NET DENSITY WOULD BE 1.2 DUNEY ACRE. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 80. IF THE PARCEL IS DEVELOPED WITH THE MAXIMUM UNITS THE OVERALL DENSITY WOULD BE 3.5 DUNEY ACRE.
- SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS LISTED ON CHART BELOW.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCEL IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISION OF SECTION 28.01139 OF THE CITY OF WICHITA.
- 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, CLUBHOUSE AND RECREATIONAL FACILITIES AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDING 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.
- FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, CLUBHOUSE AND RECREATIONAL FACILITIES AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDING 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.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 4,000 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.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.
- SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER THE PARCEL DESCRIPTION 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.
- FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION TO THE RESERVANCE OF BUILDING PERMITS. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LINES WHICH ARE LONGER THAN 150'.
- LOT 10 WITH THE EXISTING HOUSE AND POOL MAY BE DEVELOPED AS A COMMUNITY RECREATION CENTER FOR THE ENTIRE DEVELOPMENT. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DIRECTOR OF PLANNING WHICH INDICATES THE LOCATION OF ADDITIONAL BUILDINGS, PARKING AND ACTIVITY AREAS, AND ALSO IDENTIFIES SETBACKS, SCREENING AND LANDSCAPING TO THE ADJACENT LOTS. SEE GENERAL PROVISION NO. 14 FOR ADDITIONAL USES PERMITTED.
- RECREATIONAL FACILITIES:
 - PARKING - SINCE THE CLUBHOUSE/SWIMMING POOL COMPLEX IS DESIGNED FOR USE ONLY BY RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS, THE OFF-STREET PARKING REQUIREMENTS ARE ESTABLISHED ON THE BASIS OF 1 SPACE PER SQ. FT. OF STRUCTURE OF 1 SPACE PER 100 SQ. FT. OF POOL SURFACE, WHICHEVER IS GREATER.
 - SCREENING - THE CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE LANDSCAPED TO PROVIDE FOR PLANT MATERIAL SCREENING TO ENHANCE VIEWS INTO THE COMPLEX AND TO SCREEN OBJECTIONABLE VIEWS SUCH AS POOL EQUIPMENT. LOW LEVEL (30") SCREENING SHALL BE PROVIDED IN CONJUNCTION WITH CONIFER AND DECIDUOUS TREES AROUND PARKING LOT TO REDUCE IMPACT OF PARKING FACILITY.
 - SECURITY FENCING - THE SWIMMING POOL PROPER SHALL BE FENCED FOR SECURITY PURPOSES WITH FENCING AT LEAST 5' HIGH. MAY BE CONSTRUCTED OF OPEN WROUGHT IRON, WOOD OR MASONRY OR COMBINATION THEREOF.
- RECREATIONAL FACILITIES (SWIMMING POOL, PLAYGROUNDS, TENNIS COURTS ETC.) AND OTHER COMMUNITY FACILITIES (PRIVATE SHELTERS, GAZEBOS, ETC.) SHALL BE PERMITTED IN THE OPEN SPACE RESERVE AS WELL AS ON LOT 10. SEE GENERAL PROVISION NUMBER 12.
- PARKING:
 - BACKOUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT TIME OF PLATTING AS PARKING RESERVES OR PARKING EASEMENTS.
 - OFF-STREET PARKING - PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.110 ET SEQ OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING. PARKING FOR THE CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE PROVIDED AS DESCRIBED BELOW IN PARCEL DESCRIPTIONS.
- ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. 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.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN (OR ANY AMENDMENTS THEREOF) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN, OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS UNLESS AMENDED.
- PARCEL DESCRIPTION:

PARCEL NO. 1
 PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE, PATIO HOMES, DUPLEXES, AND COMMUNITY FACILITIES.

GROSS ACRES: 26.89
 NET ACRES: 22.99

NUMBER OF UNITS: 58 - SINGLE FAMILY
 70 - ZERO LOT LINE & PATIO HOMES
 80 - DUPLEXES

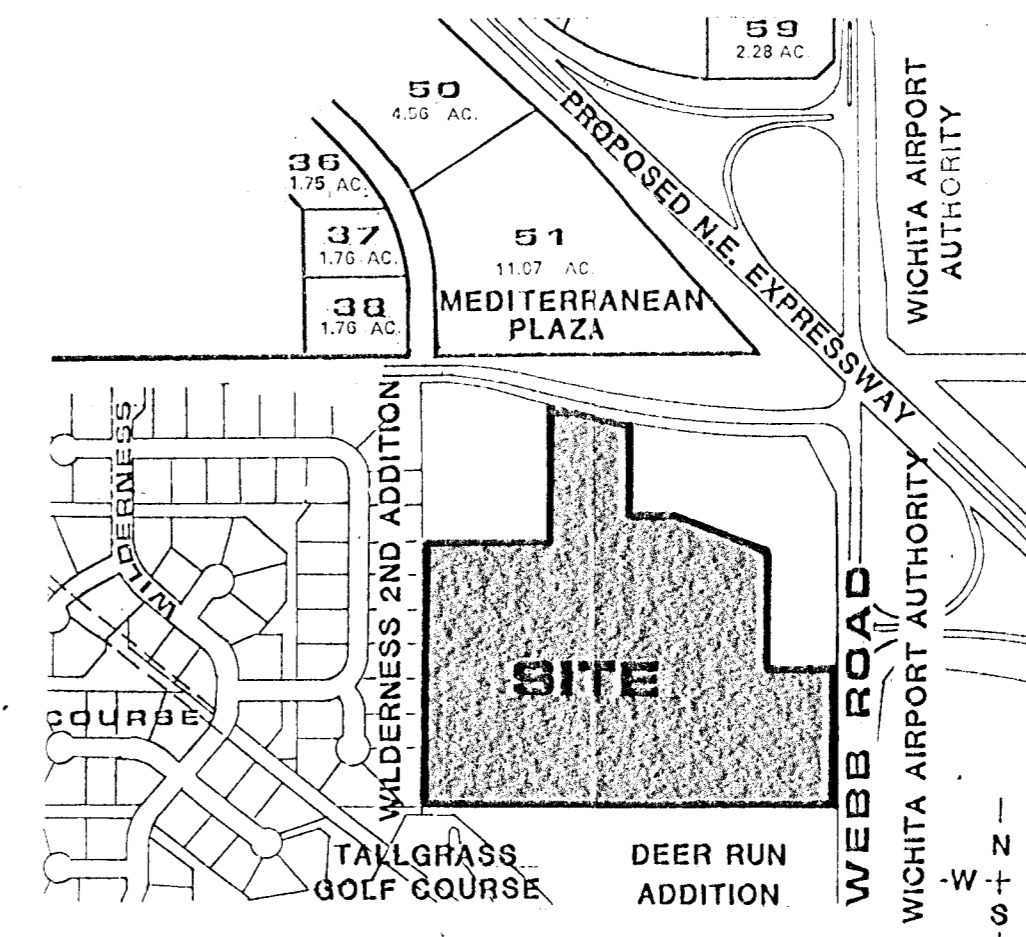
NET DENSITIES:
 SINGLE FAMILY - 2.5 DUNEY ACRE
 Z.L.L. & PATIO HOMES - 3.0 DUNEY ACRE
 DUPLEXES - 3.5 DUNEY ACRE

MAXIMUM BUILDING COVERAGE - 30%
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS: AS SET FORTH UNDER GENERAL PROVISION NUMBER 4
 PARKING: AS SET FORTH UNDER SECTION 28.04.110 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

BUILDING SETBACK CHART
 (SEE G.P. NO. 4 ABOVE)

LAND USE	FRONT YARD				REAR(4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
	DIMENSION FROM ROW LINE						
SINGLE FAMILY	59'-ROW	32'-ROW(1)	58'-ROW	84'-70'-ROW	20'	15'	20'
	21'-BB	23'-BB	23'-BB	35'-41'-BB			
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'
PATIO HOME	20'	20'	20'	25'	20'	15'	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'

- FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'
- ON STREETS HAVING A 32' ROW WITH 20' BB PAVEMENT, THERE SHALL 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.
 - SIDE YARD SETBACKS MAY BE REDUCED TO 15' FOR GARAGES ONLY, THERE SHALL BE 12' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS.
 - 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.
 - REAR YARD SETBACKS MAY BE REDUCED TO 10' IF LOT IS ADJACENT TO A PLATTED RESERVE OR OPEN SPACE.



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

COMMUNITY UNIT PLAN AMENDMENT (FORMERLY HATTRUP C.U.P. D.P.- 159)

HATTRUP PROPERTY

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



BILL G. YUNG DESIGN
 4812 E. 28TH STREET, WICHITA, KS 67220
 316-683-6587

date: APRIL 30, 1988
 rev.: JUNE 25, 1988
 JULY 28, 1987
 AUG 17, 1988
 SEPT. 15, 1987

sheet title
 COMMUNITY UNIT PLAN

project
 HATTRUP PROPERTY

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