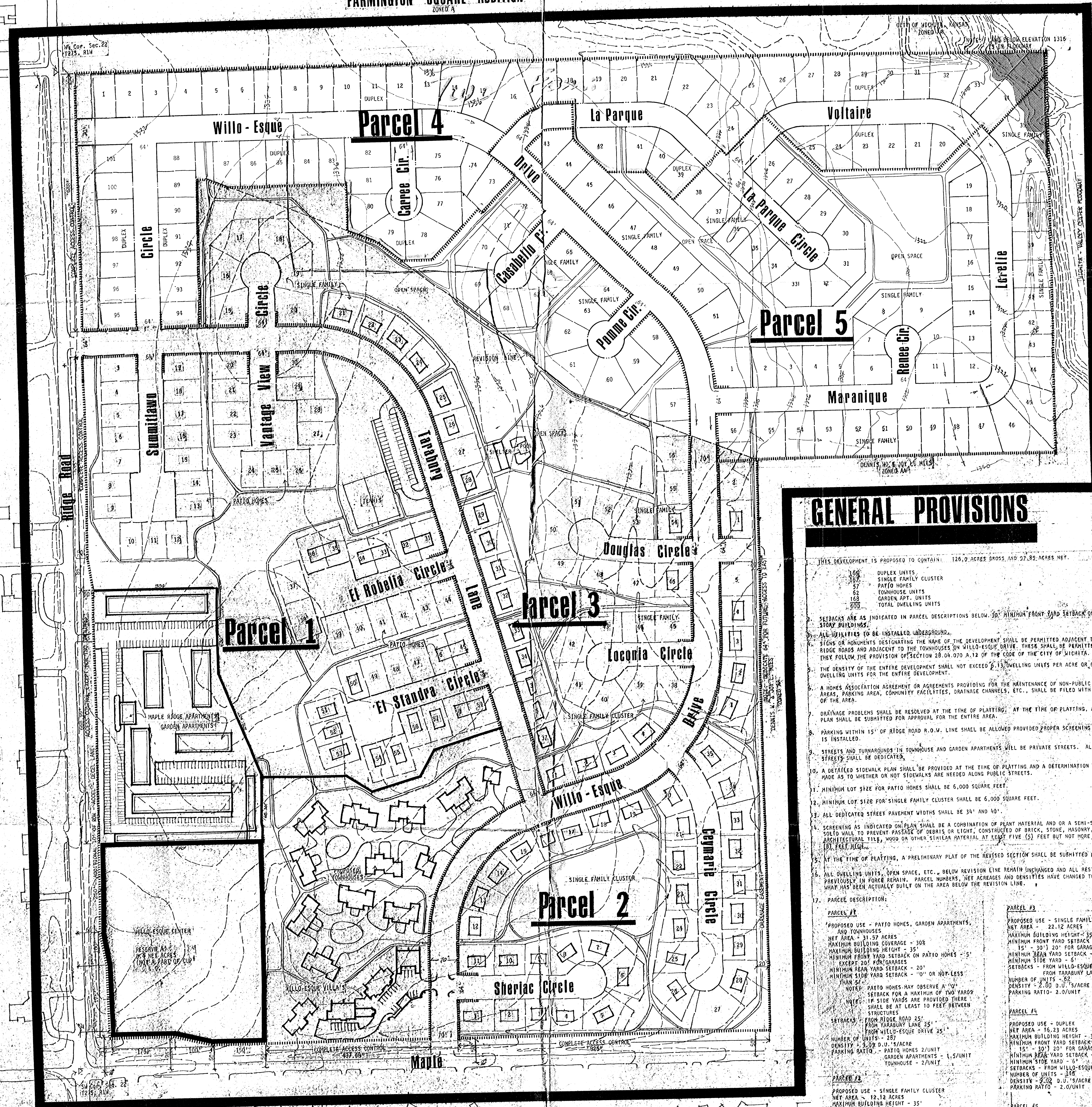


MEADOWVIEW ESTATES

FARMINGTON SQUARE ADDITION



GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN: 120.0 ACRES GROSS AND 27.39 ACRES NET.
1. DUPLEX UNITS
2. SINGLE FAMILY CLUSTER
3. PATIO HOMES
4. TOWNHOUSE UNITS
5. GARDEN APT. UNITS
6. TOTAL DWELLING UNITS
- SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW. 30' MINIMUM FRONT YARD SETBACK ON ALL TWO STORY BUILDINGS.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
8. A HOMES ASSOCIATION AGREEMENT OR AGREEMENTS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREA, COMMUNITY FACILITIES, DRAINAGE CHANNELS, ETC., SHALL BE FILED WITH EACH PLAT OF THE AREA.
9. DRAINAGE PROBLEMS SHALL BE RESOLVED AT THE TIME OF PLATTING. AT THE TIME OF PLATTING, A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
10. PARKING WITHIN 15' OF RIDGE ROAD R.O.W. LINE SHALL BE ALLOWED PROVIDED PROPER SCREENING IS INSTALLED.
11. STREETS AND TURNAROUNDS IN TOWNHOUSE AND GARDEN APARTMENTS WILL BE PRIVATE STREETS. ALL OTHER STREETS SHALL BE DEDICATED.
12. A DETAILED SIDEWALK PLAN SHALL BE PROVIDED AT THE TIME OF PLATTING AND A DETERMINATION WILL THEN BE MADE AS TO WHETHER OR NOT SIDEWALKS ARE NEEDED ALONG PUBLIC STREETS.
13. MINIMUM LOT SIZE FOR PATIO HOMES SHALL BE 6,000 SQUARE FEET.
14. MINIMUM LOT SIZE FOR SINGLE FAMILY CLUSTER SHALL BE 6,000 SQUARE FEET.
15. ALL DEDICATED STREET PAVEMENT WIDTHS SHALL BE 36' AND 40'.
16. SCREENING AS INDICATED ON PLAN SHALL BE A COMBINATION OF PLANT MATERIAL AND OR A SEMI-SOLID OR SOLID WALL TO PREVENT PASSAGE OF HEARS OR LIGHT, CONSTRUCTED OF BRICK, STONE, PAVING, ARCHITECTURAL TILE, WOOD OR OTHER SIMILAR MATERIAL AT LEAST FIVE (5) FEET BUT NOT MORE THAN EIGHT (8) FEET HIGH.
17. AT THE TIME OF PLATTING, A PRELIMINARY PLAT OF THE REVISED SECTION SHALL BE SUBMITTED FOR APPROVAL.
18. ALL OVERLAPPING UNITS, OPEN SPACE, ETC., BELOW REVISION LINE REMAIN UNCHANGED AND ALL RESTRICTIONS PREVIOUSLY IN FORCE REMAIN. PARCEL NUMBERS, NET ACRES AND DENSITIES HAVE CHANGED TO CONFORM TO WHAT HAS BEEN ACTUALLY BUILT ON THE AREA BELOW THE REVISION LINE.
19. PARCEL DESCRIPTION:
- PARCEL #1
PROPOSED USE - PATIO HOMES, GARDEN APARTMENTS, AND TOWNHOUSES
NET AREA - 31.57 ACRES
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 30%
MINIMUM FRONT YARD SETBACK - 35'
MINIMUM FRONT YARD SETBACK ON PATIO HOMES - 5'
EXCEPT 20' FOR GARAGES
MINIMUM REAR YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 10' OR NOT LESS THAN 5'
NOTE: PATIO HOMES MAY OBSERVE A 10' SETBACK FOR A MAXIMUM OF TWO YARDS
NOTE: IF SIDE YARDS ARE PROVIDED THERE SHALL BE AT LEAST 10 FEET BETWEEN STRUCTURES
SETBACKS: FROM RIDGE ROAD 25' FROM TURNAROUND LINE 25' FROM WILLO-ESQUE DRIVE 25'
NUMBER OF UNITS - 181
DENSITY - 5.73 D.U./ACRE
PARKING RATIO - 1.5/UNIT
GARDEN APARTMENTS - 1.5/UNIT
TOWNHOUSE - 2/UNIT
- PARCEL #2
PROPOSED USE - SINGLE FAMILY CLUSTER
NET AREA - 12.12 ACRES
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15' - 30') 20' FOR GARAGES
MINIMUM REAR YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 5'
NUMBER OF D.U.'S - 82
DENSITY - 6.76 D.U./ACRE
PARKING RATIO - 2.0/UNIT
- PARCEL #3
PROPOSED USE - SINGLE FAMILY CLUSTER
NET AREA - 22.12 ACRES
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15' - 30') 20' FOR GARAGES
MINIMUM REAR YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 5'
NUMBER OF UNITS - 59
DENSITY - 2.66 D.U./ACRE
PARKING RATIO - 2.0/UNIT
- PARCEL #4
PROPOSED USE - DUPLEX
NET AREA - 16.23 ACRES
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15' - 30') 20' FOR GARAGES
MINIMUM REAR YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 5'
NUMBER OF UNITS - 140
DENSITY - 8.63 D.U./ACRE
PARKING RATIO - 2.0/UNIT
- PARCEL #5
PROPOSED USE - SINGLE FAMILY CLUSTER
NET AREA - 15.87 ACRES
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 15' - 30') 20' FOR GARAGES
MINIMUM REAR YARD SETBACK - 20'
MINIMUM SIDE YARD SETBACK - 5'
NUMBER OF UNITS - 140
DENSITY - 8.83 D.U./ACRE
PARKING RATIO - 2.0/UNIT
18. NET ACRES ARE DETERMINED BY SUBTRACTING OPEN SPACE, STREET R/W, EASEMENTS, AND LAND BELOW ELEVATION 1316.0 FROM GROSS ACRES.

COMMUNITY UNIT PLAN

WILLO-ESQUE

DEVELOPER: E.C. INVESTMENTS, INC., MOCHITA, KANSAS

200' 150' 100' 50' 0' 2" CONTOUR INTERVAL

REVISION DATE: NOV. 1974



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