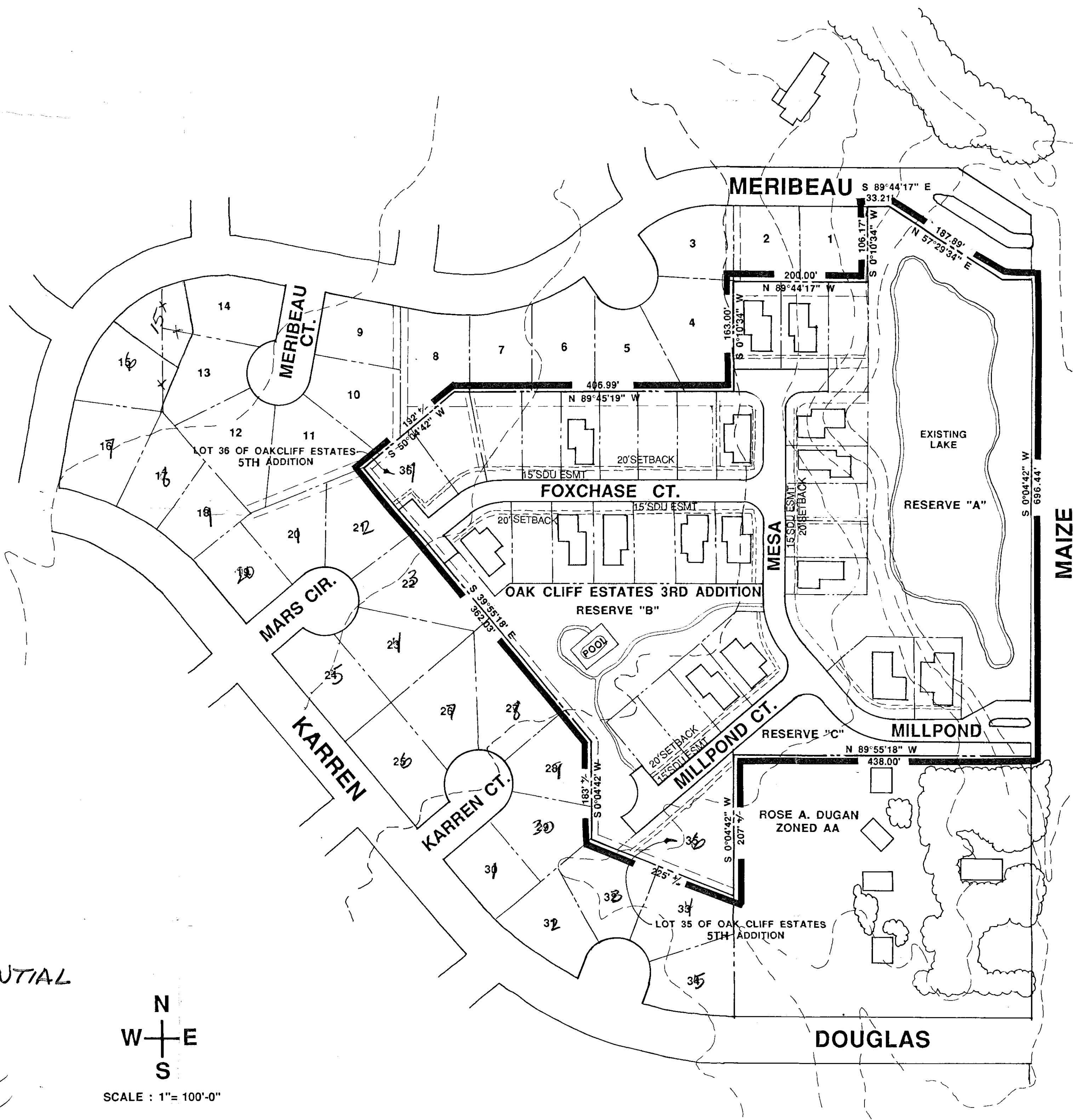
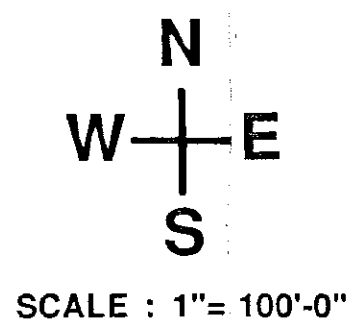


DP-139
MILL POND RESIDENTIAL
C.U.P.

APPROVED CUP

MAPC APP'D 6-14-84 TC
BCC APP'D 7-10-84 TC

M.A.P.D. Copy 2 of 2



1. THIS PROJECT CONTAINS 12.4 GROSS ACRES. THE AREA IS TO BE USED AS FOLLOWS:
- | NET AREA | 11.50 |
|----------------|-------|
| PUBLIC STREETS | 1.4 |
| TOTAL AREA | 12.9 |

2. THE PROPOSED DEVELOPMENT AS ILLUSTRATED, IS COMPOSED OF CLUSTER SINGLE-FAMILY DWELLING UNITS. THE ILLUSTRATED HOUSING TYPES FOR EACH PARCEL IS ENCLOSED IN A BOX (EXAMPLE - CLUSTER SINGLE FAMILY) IN THE PARCEL DESCRIPTION UNDER PARAGRAPH 13 BELOW. ILLUSTRATED PROPOSED DWELLING UNITS = 31.

- NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION MAY ALTER THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 47.

3. NET DENSITY CALCULATION: IF THE PARCEL IS DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE LESS PUBLIC STREET, WOULD BE 3.2 DU/NET ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, THE OVERALL DENSITY WOULD BE 5.0 DU/NET ACRE.

4. SETBACKS SHALL BE AS SHOWN ON THE PLAN OR AS PROVIDED IN GENERAL PROVISION NUMBER 5 BELOW.

5. MINIMUM BUILDING SETBACKS FOR ALL TYPES OF RESIDENTIAL USES SHALL BE AS FOLLOWS:

- | FRONT YARD SETBACKS | 20 FEET |
|--|--|
| REAR YARD SETBACKS <td>10 FEET EXCEPT AS NOTED ON PLAN</td> | 10 FEET EXCEPT AS NOTED ON PLAN |
| SIDE YARD SETBACKS <td>5 FEET EXCEPT FOR ZERO LOT LINE DEVELOPMENT WHICH SHALL HAVE A ZERO SETBACK ON ONE SIDE AND A 10 FOOT SETBACK ON THE OTHER SIDE.</td> | 5 FEET EXCEPT FOR ZERO LOT LINE DEVELOPMENT WHICH SHALL HAVE A ZERO SETBACK ON ONE SIDE AND A 10 FOOT SETBACK ON THE OTHER SIDE. |

- ON CORNER LOTS, THE SIDE ADJACENT TO A STREET SHALL MAINTAIN A 10 FOOT MINIMUM SETBACK.

- GARAGE FACES SHALL MAINTAIN A MINIMUM 20 FOOT SETBACK FROM STREET RIGHT-OF-WAY.

6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

7. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CITY OF WICHITA.

8. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC.

- RESERVES (A - C) REPRESENT THE GENERAL OPEN SPACE, PERIMETER WALL AND DRAINAGE, AND SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION CONSISTING OF ALL OWNERS.

- THE GENERAL OPEN SPACE (ALL RESERVES) REPRESENTS 5.8 ACRES OR APPROXIMATELY 47 % OF THE TOTAL SITE.

- FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE 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.

9. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT., EXCEPT FOR ZERO LOT LINE AND CLUSTER SINGLE FAMILY WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR TWIN HOMES SHALL BE 8,000 SQ. FT.

10. TURN - AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES WHICH ARE LONGER THAN 100 FT.

11. PARKING RATIO: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 28.04.140, THE OFF-STREET PARKING RATIO SHALL BE AS FOLLOWS:

- | ZERO LOT LINE (INCLUDED 2 SPACES INSIDE GARAGE) | 4.0 / DU. |
|--|-----------|
| SINGLE FAMILY DETACHED / TWIN HOMES 32' TO 58' R.O.W. <td>4.0 / DU.</td> | 4.0 / DU. |
| (INCLUDES 2 SPACES INSIDE GARAGE) <td>4.0 / DU.</td> | 4.0 / DU. |
| SINGLE FAMILY DETACHED / TWIN HOMES 64' R.O.W. OR GREATER <td>2.0 / DU.</td> | 2.0 / DU. |
| CLUSTER SINGLE FAMILY ON 32' TO 58' R.O.W. AND PRIVATE STREETS (INCLUDE 2 SPACES INSIDE GARAGE) <td>4.0 / DU.</td> | 4.0 / DU. |

- NOTE: HALF OF THE REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINE.

12. SHOULD AN ALTERNATE LAND USE, PERMITTED 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.

13. SPECIFIC PARCEL INFORMATION: PROPOSED USES ILLUSTRATED ON PLAN ARE ENCLOSED IN A BOX ON USE DESCRIPTION BELOW.

PROPOSED USES AND MAX. DU / PARCEL					PARCEL DENSITIES AND HEIGHT					RESTRICTIONS		
PARCEL NUMBER	SF	ZLL	CSF	TW	LAND AREA GROSS	ACRES NET	SF	ZLL	CSF	TW	MAX. HEIGHT	MAX BLDG. COVERAGE
1	28	47	47	38	12.9	11.5	3.0	5.0	5.0	4.0	35'	30%
TOTALS					12.9	11.5						

- SF = SINGLE FAMILY
ZLL = ZERO LOT LINE
CSF = CLUSTER SINGLE FAMILY
TW = TWIN HOMES

- TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED - 31 UNITS
ILLUSTRATED DENSITY - 2.7 DU / NET ACRE
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED - 47 UNITS
MAXIMUM DENSITY - 4.09 DU / NET ACRE

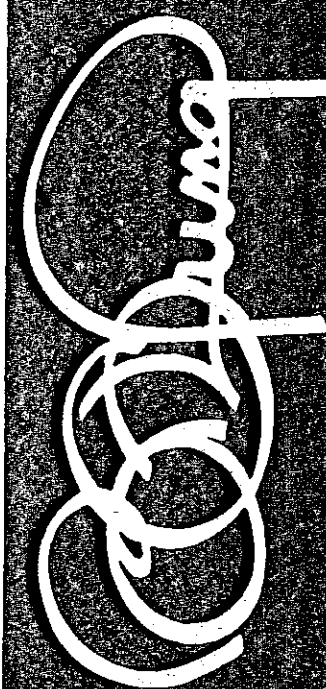
14. MINIMUM PAD ELEVATIONS ARE TO BE DETERMINED AT THE TIME OF PLATTING.

15. THE CONSTRUCTION OF THE PROPOSED LAKE IN RESERVE "A" SHALL BE IN CONFORMANCE WITH THE APPROVED DRAINAGE CONCEPT PLAN.

COMMUNITY UNIT PLAN (REVISED JANUARY 1991)

MILL POND

OWNER: SLAWSON INVESTMENT CORP. 102 S. BROADWAY, WICHITA, KS. 67202



BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH
WICHITA, KS. 67220
316-689-5567

DATE: DECEMBER 19, 1990
REV. JANUARY 18, 1991
FEBRUARY 12, 1991

SHEET TITLE: REVISED C.U.P.

PROJECT: MILL POND

SHEET

OF