

COMMUNITY UNIT PLAN DP-61 (ADJUSTED JULY, 2002)

WOODLAKE

DP-61 WOODLAKE C.U.P.
PER ADMINISTRATIVE ADJUSTMENT 07/10/02
APPROVED CUP

MAPC 10/16/97 DM

MAPC Copy 1 of 2

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.5 GROSS OR 33.5 NET ACRES. MORE OR LESS.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE PARCELS WITH MULTI-FAMILY USES RANGING FROM DUPLEX TO MID-RISE APARTMENTS (5 STORY MAXIMUM) FOR LEASE OR SALE AND 1 PARCEL FOR A COMMUNITY ASSEMBLY BUILDING.
3. THE DENSITY FOR PARCELS 1, 3, AND 4 SHALL NOT EXCEED 22 DWELLING UNITS PER NET ACRE OR 678 DWELLING UNITS.
4. THERE SHALL BE A 25' BUILDING SETBACK ALONG DOUGLAS AVENUE, ST. PAUL AND SECOND STREET FOR PARCELS 1, 3, AND 4 UNLESS PLATTED AS SIDEYARD FOR RESIDENTIAL TYPE LOTS AND 35' FOR PARCEL 2.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. A. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS 1, 3, AND 4 IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
B. SIGNS FOR PARCEL 2 SHALL BE AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. IN ADDITION, THE FOLLOWING CONDITIONS APPLY:
 1. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 2. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
 3. NO PORTABLE OR OFF-SITE SIGNS ARE PERMITTED.
 4. PARCEL 2 SHALL PERMIT ONE MONUMENT TYPE SIGN ON SECOND STREET WITH A TOTAL SIGN AREA OF 24 S.F.
7. A HOMEOWNERS ASSOCIATION AGREEMENT FOR PARCELS 1, 3, AND 4 PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, SIGNS, LOGOS, DRAINAGE CHANNELS, SWALES, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA. INDIVIDUAL PARCELS MAY ALSO HAVE SEPARATE HOMEOWNERS ASSOCIATIONS FOR THE MAINTENANCE OF THEIR SPECIFIC NON-PUBLIC OPEN SPACE, ETC., IN ADDITION TO THE OVERALL PROJECT HOME-OWNERS ASSOCIATION.
8. AN ENGINEERING AND DESIGN STUDY, WITH PUBLIC WORKS AND FLOOD CONTROL CONCURRENCE WILL DETERMINE FINAL DRAINAGE WORK, DRAINAGE PROBLEMS, AND THE FINAL DESIGN OF THE RETENTION/ DETENTION AREA, WILL BE RESOLVED PRIOR TO THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS.
9. STREET WIDTH AND DEPTH OF PAVEMENT SHALL BE DETERMINED AT THE TIME OF PLATTING.
10. A. THE PRESENT PLANTING SCREEN ALONG ST. PAUL, DOUGLAS AND SECOND STREET SHALL BE RETAINED AND AUGMENTED EXCEPT WHERE IT INTERFERES WITH THE REQUIRED SIGHT LINES AT ENTRANCES. THE DOUGLAS AND SECOND STREET PLANTING SCREENS SHALL BE ENLARGED TO A WIDTH OF FIFTEEN (15) FEET. THE PRESENT FENCE AND PLANTINGS ALONG THE WEST PROPERTY LINE SHALL BE RETAINED AND THE PLANTINGS AUGMENTED. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED MATERIALS.
B. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDE IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS UNLESS AMENDED.
12. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE SCREENING PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.
13. THE EXISTING CURB CUT TO ST. PAUL, AT THE SOUTHWEST CORNER OF SECOND STREET AND ST. PAUL SHALL BE CLOSED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS IN PARCEL 2.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
15. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.

PARCEL 1

PROPOSED USES: MULTI-FAMILY USES CONSISTING OF A MIX OF DUPLEX, FOUR-PLEX, TOWN-HOUSES, APARTMENTS AND RELATED COMMUNITY FACILITIES AND OPEN SPACE AND/OR SINGLE-FAMILY USES. THE OVERALL LAND USE FOR THIS PARCEL SHALL NOT CONSIST OF TOTAL GARDEN APARTMENTS.

DWELLING UNITS - 33 MAXIMUM
GROSS PARCEL AREA - 2.88 ACRES
NET BUILDING AREA - 2.88 ACRES
DENSITY - 10.86 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 30%
SETBACKS - AS INDICATED ON PLAN VIEW
PARKING - 1.5/DU

PARCEL 2

PROPOSED USES: COMMUNITY ASSEMBLY AND ACCESSORY USES. (SEE NOTE BELOW)

GROSS PARCEL AREA - 2.68 ACRES (116,741 S.F.)
MAXIMUM GROSS FLOOR AREA - 35,022 S.F.
MAXIMUM NUMBER OF BUILDINGS - 1
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 35,022 S.F. (30%)
SETBACKS - AS INDICATED ON PLAN VIEW (35')
PARKING - AS PER CODE

PARCEL 3

PROPOSED USES: MULTI-FAMILY USES CONSISTING OF A MIX OF DUPLEX, FOUR-PLEX, TOWN-HOUSES, APARTMENTS AND RELATED COMMUNITY FACILITIES AND OPEN SPACE AND/OR SINGLE-FAMILY USES. MID-RISE APARTMENT NOT TO EXCEED FIVE STORIES IN HEIGHT.

DWELLING UNITS - 484 MAXIMUM
GROSS PARCEL AREA - 16.70 ACRES
NET BUILDING AREA - 16.70 ACRES
DENSITY - 29.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 60' EXCEPT FOR THE EAST 400' AND THE WEST 260' SHALL NOT EXCEED 35' (SEE NOTE ON PLAN)
MAXIMUM BUILDING COVERAGE - 30%
SETBACKS - AS INDICATED ON PLAN VIEW
PARKING - 1.5/DU

PARCEL 4

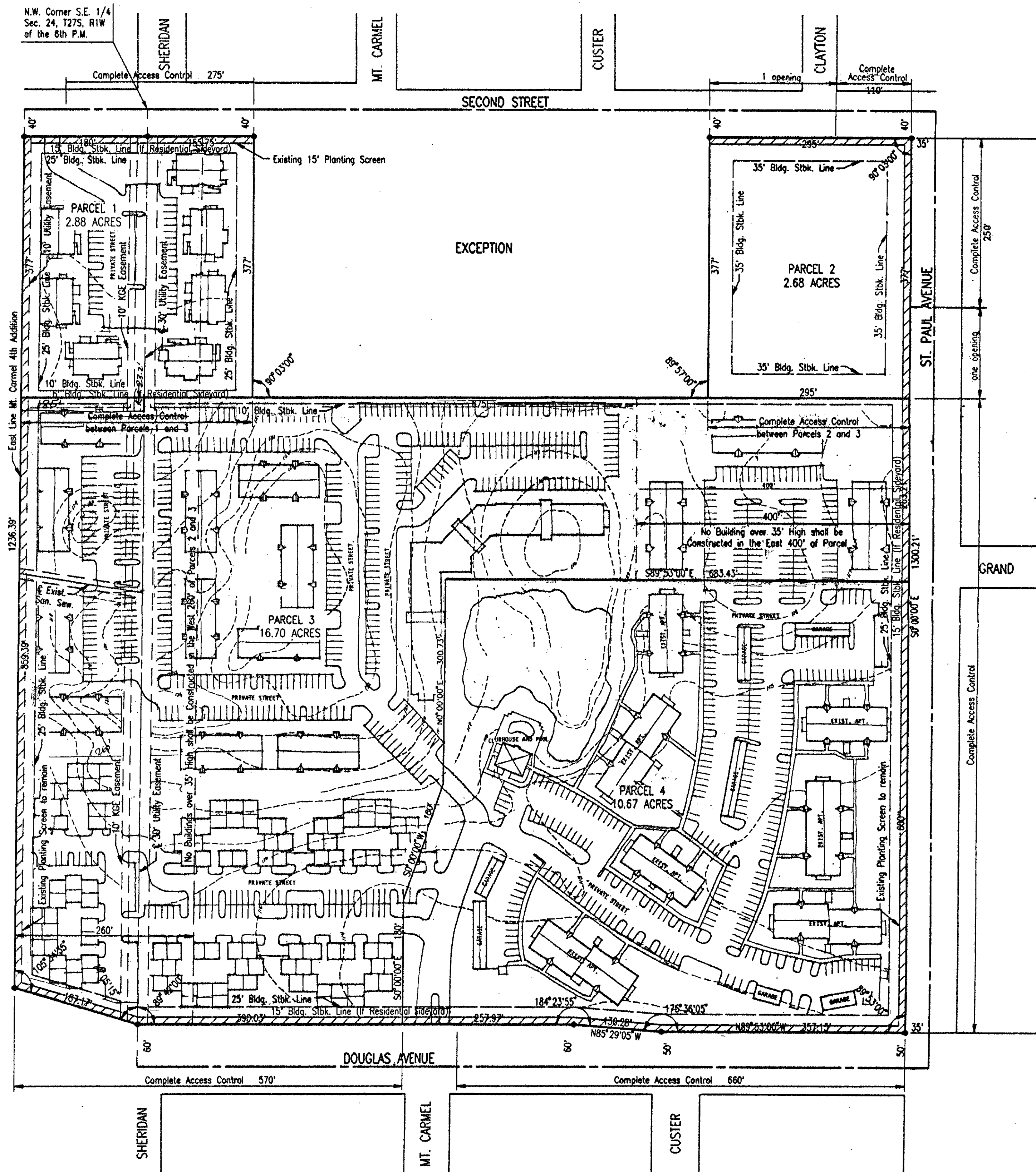
PROPOSED USES: APARTMENTS (EXISTING) FOR LEASE OR SALE, RELATED COMMUNITY ACTIVITIES AND OPEN SPACE.

DWELLING UNITS - 168
GROSS PARCEL AREA - 10.67 ACRES
NET BUILDING AREA - 10.67 ACRES
DENSITY - 15.75 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 30%
SETBACKS - AS INDICATED ON PLAN VIEW
PARKING - 1.83/DU

PARCEL 2 (ADMINISTRATIVE ADJUSTMENT DATED 07/10/02)

NOTE:
IF AN ACCESSORY USE STRUCTURE IS CONSTRUCTED ON PARCEL NO. 2, THE DESIGN AND COLORS (IF CONSTRUCTED OF METAL) SHALL CONFORM TO KUSTOM BUILDING, INC. COLORS OF SADDLE TAN WITH A BURNISHED SLATE TRIM OR SHALL BE THE SAME STYLE MATERIAL AND COLORS OF THE PRINCIPLE BUILDING.

IN ADDITION, A REVISED LANDSCAPE PLAN SHALL BE SUBMITTED AND SHALL FULLY SCREEN THE NORTHWEST, SOUTHWEST AND SOUTHEAST EXTERIOR ELEVATIONS WITH EVERGREEN PLANT MATERIALS. THE LANDSCAPE PLAN SHALL MEET THE REQUIREMENTS OF THE C.U.P. AND CITY OF WICHITA LANDSCAPE ORDINANCE AND SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THE GARAGE.



SCALE: 1"=100'
DATE: SEPTEMBER 2, 1997

DSNR: RMH OPER: JIS SCALE: 1=20.00
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LEGAL DESCRIPTION:

THE NORTH 377 FEET OF THE EAST 295 FEET OF LOT 1, WOODLAKE ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

NOTES:

1. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL PLANT MATERIAL AND LANDSCAPING TO BE MANUALLY WATERED FROM HOSE BIBS ON BUILDING.
3. PROPOSED EVERGREENS (AUSTRIAN PINES) SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET.

TABULAR INFORMATION

STREETYARD REQUIRED	PROPOSED
SECOND STREET - 5900 S.F.	11500 S.F.
ST. PAUL STREET - 5655 S.F.	8925 S.F.
STREETYARD TREES REQUIRED	EXISTING
SECOND STREET - 11	11
ST. PAUL STREET - 12	41
SIDEYARD BUFFER REQUIRED	PROPOSED
WEST PROPERTY LINE - 11 (EVERGREEN)	11
SOUTH PROPERTY LINE - 16 (EVERGREEN)	16

PARKING LOT TREES
REQUIRED - 3
PROPOSED - EXISTING TREES

DP-61 PORTION OF PARCEL Z
LANDSCAPE PLAN

APPROVED 07/22/02 DW DG
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REVISÉ 7/2/02

THE ARC OF SEDGWICK COUNTY

SITE PLAN &
LANDSCAPE PLAN
(FOR PROPOSED GARAGE)



Professional Engineering Consultants, P.A.

303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Designed by	RMH	Checked by	
Drawn by	DEP, JTS	Date JULY 2002	Job No. 97865



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SECOND STREET - 5900 S.F.	11500 S.F.
ST. PAUL STREET - 5655 S.F.	8925 S.F.
STREETYARD TREES REQUIRED	EXISTING
SECOND STREET - 11	11
ST. PAUL STREET - 12	41
SIDEYARD BUFFER REQUIRED	PROPOSED
WEST PROPERTY LINE - 9	9
SOUTH PROPERTY LINE - 7	7
PARKING LOT TREES (TOTAL SPACES 57)	
REQUIRED - 3	
PROPOSED - EXISTING TREES	

DP-61
Parcel 2
LANDSCAPE PLAN

APPROVED 12/14/98 BY DG

THE ARC OF SEDGWICK COUNTY

LANDSCAPE PLAN



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Drawn by	DEP	Date NOV. 1998	Job No. 97865