COMPLETE ACCESS CONTROL

NE CORNER OF NE¼ OF THE SW¼ SEC. 5-28-1E

1290.7'

24' PRIVATE ROAD

FENCE

140' COMPLETE ACCESS CONTROL

150' COMPLETE ACCESS CONTROL

EXCHANGE PLACE

MAGNOLIA AVE.

SYCAMORE AVE.

OAK ST.

PARCEL #3
517,300 SQ. FT.

PARCEL #2
596,800 SQ. FT.

PARCEL #1
454,900 SQ. FT.

24 UNITS

30 UNITS

40 UNITS

32 UNITS

20 UNITS

238' FENCE

1264'

1064'

710'

1045'

EXIST. SHORE LINE

516.5'

233.5'

767'

460'

272'

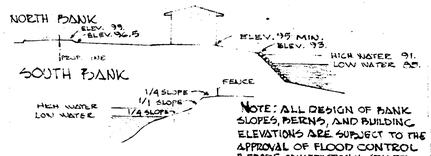
SW. COR. OF THE NE ¼ OF THE SW¼ SEC. 5-28-1E

℄ OSAGE AVE.

BURBANK AVE.

## C. U. P. GENERAL PROVISIONS

1. DENSITY SHALL NOT EXCEED (7.1) DWELLING UNITS PER ACRE FOR THE ENTIRE PLAN. NO PARCEL OR UNIT OF THE PLAN SHALL EXCEED A DENSITY OF (7.1) DWELLING UNITS PER ACRE FOR THE INDIVIDUAL PARCEL BY MORE THAN 20%. IN NO EVENT SHALL THE ENTIRE DEVELOPEMENT EXCEED 252 UNITS OR 7.1 DWELLING UNITS PER ACRE.
2. FLOOR AREA RATIO SHALL NOT EXCEED 0.40 .
3. BUILDINGS AND STRUCTURES SHALL NOT COVER IN EXCESS OF 30% OF THE NET AREA OF THE COMMUNITY UNIT PLAN BY TOTAL DEVELOPEMENT OR INDIVIDUAL PARCELS.
4. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IF THEY FOLLOW THE PROVISION OF SECTION 28.04.070.A.10.c. OF THE CODE OF THE CITY OF WICHITA, AND SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO CONSTRUCTION.
5. ALL UTILITIES FOR THIS AREA SHALL BE INSTALLED UNDERGROUND.
6. OFF STREET PARKING SHALL BE PERMITTED WITHIN 10 FEET OF COOLIDGE AVE. AND 27TH ST. HOWEVER NO STRUCTURES SHALL BE PERMITTED TO BE PLACED CLOSER THAN 20 FEET OF ANY PROPERTY LINE.
7. SETBACKS BETWEEN STRUCTURES SHALL BE AS REQUIRED IN THE "AA" ZONE UNLESS OTHERWISE NOTED.
8. APPROVAL OF THIS DEVELOPEMENT PLAN SHALL EXPIRE AT THE END OF TEN YEARS UNLESS 50% OF THE LAND AREA HAS BEEN DEVELOPED.
9. COMMUNITY FACILITIES IN PARCEL #2 SHALL BE CONSTRUCTED PRIOR TO 50% OF THE LAND AREA BEING DEVELOPED AND THE COMMUNITY FACILITIES IN PARCEL #3 SHALL BE CONSTRUCTED PRIOR TO 75% OF THE LAND AREA BEING DEVELOPED.
10. TRACT DEVELOPEMENT SHALL BEGIN WITH PARCEL #1 AND CONTINUE IN CHRONOLOGICAL ORDER.
11. OFF STREET PARKING SHALL BE PROVIDED AT A RATIO OF 1.5 SPACES PER DWELLING UNIT.
12. BUILDINGS SHALL NOT EXCEED 35 FEET IN HEIGHT.
13. NET AREA 1,549,000 SQ. FT. - 35.5 ACRES
14. A MINIMUM OF 50% OF THE DEVELOPEMENT PLAN SHALL BE PROVIDED FOR USEABLE OPEN SPACE.
15. THE PRIVATE ROAD (24' WIDE) WILL BE CONSTRUCTED PRIOR TO THE COMPLETION OF 75% OF PARCEL III AND SHALL BE PAVED WHEN OWNED.
16. HOUSING TYPE - GARDEN APARTMENTS
17. FENCING:
    (a) A MINIMUM 58-INCH HIGH FENCE SHALL BE CONSTRUCTED AND MAINTAINED _____/COMPLETED AS PER METROPOLITAN AREA PLANNING COMMISSION LETTER, DATED AUGUST 26, 1966.)
    (b) A MINIMUM 72-INCH HIGH FENCE AS OUTLINED IN 17.(a.) EXCLUDING BARBWIRE ON A 6' FOOT SOLID OR SEMI-SOLID WALL OF BRICK, STONE, STEEL, MASONRY, ARCHITECTURAL STONE, WOOD (EXCLUDING REDWOOD), OR COMBINATION THEREOF SHALL BE CONSTRUCTED AND MAINTAINED BETWEEN THE STRUCTURES AND ANY GATES PROVIDED SHALL BE KEPT LOCKED AT ALL TIMES.
    (c.) STAGING:
    THE FENCING AS REQUIRED IN 17.(a). SHALL BE INSTALLED PRIOR TO THE COMPLETION OF 75% OF THE PROJECT AND AT THE COMPLETION OF EACH PARCEL.
18. A HOME ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, COMMUNITY FACILITIES, LAKE, FENCE ETC. SHALL BE FILED WITH THE FIRST PLAT OF THIS AREA AND SHALL PROVIDE FOR THE AUTOMATIC INCLUSION OF ALL SUBSEQUENT PLATS WHICH MAY BE A PART OF THE COMMUNITY UNIT PLAN.
19. BANK SLOPES:




NOTE: ALL DESIGN OF BANK SLOPES, BERMS, AND BUILDING ELEVATIONS ARE SUBJECT TO THE APPROVAL OF FLOOD CONTROL BEFORE CONSTRUCTION IS STARTED

20. CURB CUTS
    a. 27TH STREET - 3 MAXIMUM
    b. OSAGE AVE. - 4 MAXIMUM
    c. 29TH STREET - 1 MAXIMUM

LAKTON LODGE APARTMENTS
A 35 ACRE PROJECT AT 27TH ST. & OSAGE AVE.
SCALE: 1" = 50'

21. THE DEVELOPER IS TO INSTALL PRIVATE STOP SIGNS AT EG. POINT OF EGRESS TO A PUBLIC STREET

**APPROVED CUP**
MAPC 10-6-66
BCC 11-8-66

**OFFICE COPY**
DO NOT REMOVE
DP-20

REVISED FEB 20, 1967
REVISED OCT. 18, 1966
REVISED: JULY 26, 1966
SEPT. 1, 1966

COMMUNITY UNIT PLAN
APARTMENT DEVELOPMENT FOR
27TH & OSAGE AVE.

SHEET 1 OF 1 SHEETS

JAD WOLF - CONTROL AGENT
R.C. WILLARD - DESIGN & PLANNING CONSULTANT

DATE JUNE 3, 1966