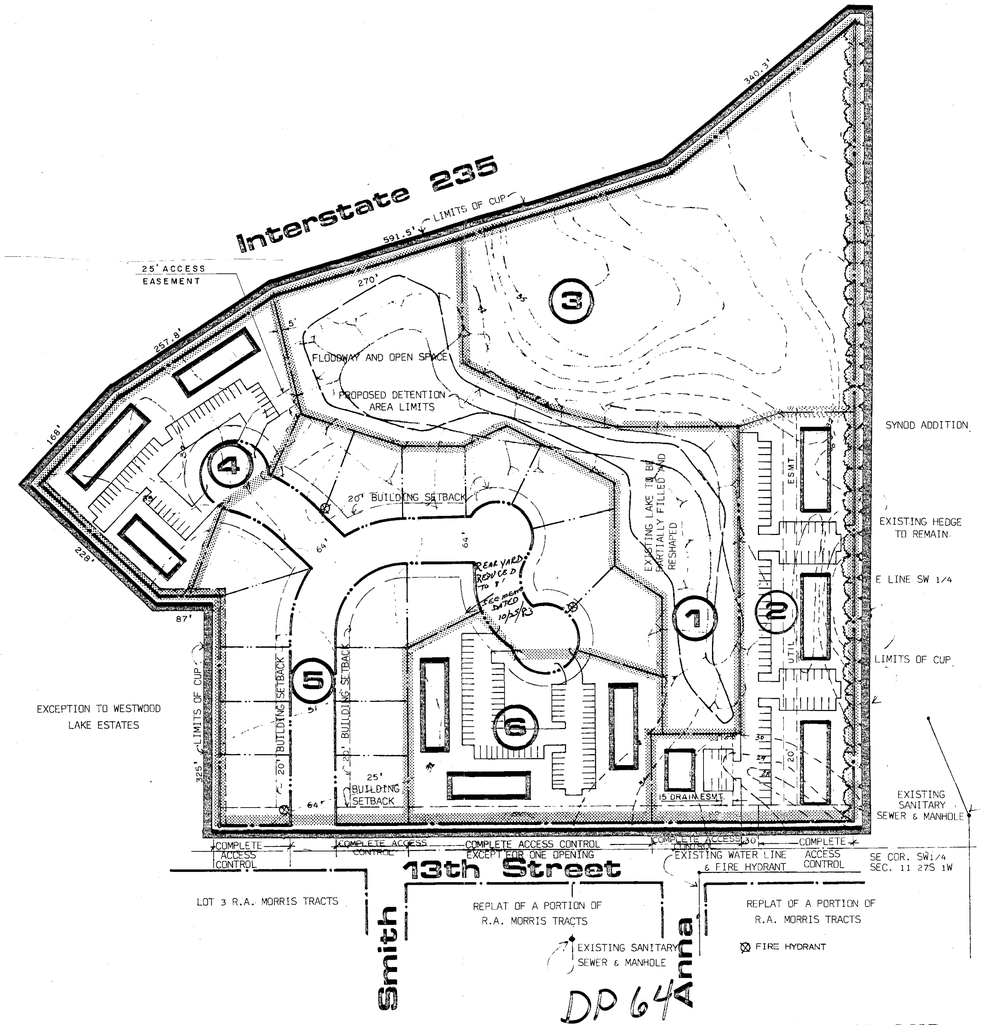

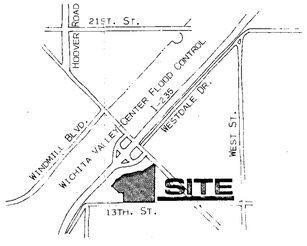

VICINITY MAP

APPROVED CUP
MAPC Approved 3-12-81
BCC Approved 2-23-82

GENERAL PROVISIONS

1. THIS PROJECT CONTAINS 20.16± GROSS ACRES OR 13.3± NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PARCEL 3 AND PUBLIC STREET R.O.W.

2. THE PROPOSED DEVELOPMENT CONTAINS (AS ILLUSTRATED):

   34 SINGLE FAMILY ATTACHED (DUPLEX) UNITS (17 LOTS)
   102 MULTI-FAMILY UNITS
   136 TOTAL DWELLING UNITS

3. THE NET DENSITY OF THE ENTIRE SITE ILLUSTRATED EQUALS 10.2 NET DENSITY UNITS PER ACRE. THIS REPRESENTS A MAXIMUM NUMBER OF DWELLING UNITS NOT TO EXCEED 136. BY COMPUTING THE DENSITY ON TO GROSS AREA OF 20.16 ACRES THE PROJECT DENSITY EQUALS 6.75 DU/ACRE.

4. SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW OR AS FOLLOWS:

   13TH STREET - 25' SETBACK CONTINUOUS ON SOUTH BOUNDARY

   64' R.O.W. STREETS - FRONT YARD SETBACK - 20' WITH CORNER LOTS HAVING A 15' SIDE YARD ADJACENT TO THE SIDE STREET.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS OF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.94.139 OF THE CODE OF THE CITY OF WICHITA.

7. A HOMEOWNERS ASSOCIATION SHALL BE PROVIDED FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, DRAINAGE CHANNELS, SWALES, ETC. AND SHALL BE FILED WITH THE PLAT OF THE AREA.

8. MINIMUM LOT SIZE FOR SINGLE FAMILY ATTACHED (DUPLEX) UNITS SHALL BE 7,500 SQUARE FEET.

9. SHOULD ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW, BE DEVELOPED INSTEAD OF THE PARCEL PLAN ILLUSTRATED, A LAYOUT PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DIRECTOR OF PLANNING AT THE TIME OF PLATTING.

PARCEL NO. 1

PROPOSED USES - DRAINAGE AND WATER RETENTION, 13TH ST. DRAINAGE

GROSS PARCEL AREA - 3.3 ACRES
DEDICATED TO THE CITY OF WICHITA

PARCEL NO. 2

PROPOSED USES - TOWNHOUSE OR GARDEN APARTMENTS
DWELLING UNITS - 40
GROSS PARCEL AREA - 2.5 ACRES
NET BUILDING AREA - 2.5 ACRES
DENSITY (NET BUILDING AREA) - 16.0 DU/ACRE
MAXIMUM BUILDING COVERAGE - 40%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT YARD - 20'
SIDE YARD - 20'
REAR YARD - 20'
PARKING RATIO - 2.0 PER/DU

PARCEL NO. 3

PROPOSED USES - DRAINAGE AND WATER RETENTION, 13TH ST. DRAINAGE
GROSS PARCEL AREA - 4.3 ACRES
DEDICATED TO THE CITY OF WICHITA

PARCEL NO. 4

PROPOSED USES - TOWNHOUSE OR GARDEN APARTMENTS

DWELLING UNITS - 29

GROSS PARCEL AREA - 1.7 ACRES
NET BUILDING AREA - 1.7 ACRES
DENSITY (NET BUILDING AREA) - 17.4 DU/ACRE

MAXIMUM BUILDING COVERAGE - 40%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT YARD - 20'
SIDE YARD - 20'
REAR YARD - 20'
PARKING RATIO - 2.0

PARCEL NO. 5

PROPOSED USES - SINGLE FAMILY ATTACHED (DUPLEX)
DWELLING UNITS - 34 (17 LOTS)
GROSS PARCEL AREA - 5.7 ACRES
NET BUILDING AREA - 3.8 ACRES
DENSITY (NET BUILDING AREA) - 9.0 DU/ACRE
MAXIMUM BUILDING COVERAGE - 40%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT YARD - 20'
SIDE YARD - 6'
REAR YARD - 20'
PARKING RATIO - 2.0

PARCEL NO. 6

PROPOSED USES - TOWNHOUSE OR GARDEN APARTMENTS

DWELLING UNITS - 34

GROSS PARCEL AREA - 2.0 ACRES
NET BUILDING AREA - 2.0 ACRES
DENSITY (NET BUILDING AREA) - 17.4 DU/ACRE

MAXIMUM BUILDING COVERAGE - 40%
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT YARD - 20'
SIDE YARD - 20'
REAR YARD - 20'
PARKING RATIO - 2.0 PER/DU

Community Unit Plan

200 150 100 50 0 100 200 300

SCALE - 1" = 100'

OWNER: SHEFFIELD PLACE INC.
1901 W. 13TH ST. N.
WICHITA, KANSAS 67203

DENNIS NIEDENS
2823 WILMOHR
WICHITA, KANSAS

TOPOGRAPHY: NOVEMBER, 1978
BM - NE COR. CONC. PORCH
1355 W. ANNA
CITY ELEVATION 130.59

REVISED

WESTWOOD LAKE C.U.P. #1

BILL G. YUNG DESIGN
1355 NORTH WACO, WICHITA, KANSAS, 67203
316-264-0676

B/UGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

date 31 JANUARY, 1979
rev. MARCH 7, 1979
JAN 16, 1981
FEB 25, 1981
FEB 9, 1982

sheet title COMMUNITY UNIT PLAN

project WESTWOOD LAKES ESTATES

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