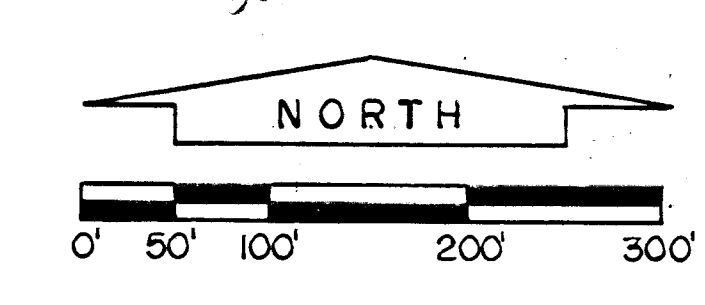


HARVEST HILLS

COMMUNITY UNIT PLAN

DEVELOPER · CLEWAL CONSTRUCTION CO. INC.
7371 WEST CENTRAL
WICHITA, KANSAS

Return to Dick Jamin



GENERAL

TOTAL GROSS ACRES = 95.21
NET ACRES (EXCLUSIVE OF STREETS) = 81.51

COMMERCIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
10.1± GROSS ACRES
8.9± NET ACRES, OR 370,260± SQ. FEET
2. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
3. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED FOUR (4) ALONG MAIZE ROAD AND FOUR (4) ALONG 13TH STREET.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
6. ADVERTISING SIGNS SHALL BE PERMITTED ALONG 13TH STREET AND MAIZE ROAD, NOT TO EXCEED 30 FEET IN HEIGHT NOR TO BE PLACED SO AS TO PROJEKT OVER ANY STREET RIGHT-OF-WAY. NO BILLBOARD ADVERTISEMENT OR SIGN SHALL BE ALLOWED.
7. PARKING RATIO - ONE SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR ONE (1) SPACE FOR EVERY THREE (3) EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.
8. SCREENING AND LANDSCAPING:
A PLANTING SCREEN AS INDICATED ON THE PLAN SHALL BE PROVIDED OF LOW SUBURBANE NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD, OR IF APPLICABLE, A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET NET HIGH BUT NOT MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO PARCEL #4.
9. A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
10. A FIRE LANE, (PAVED SURFACE) AND TWENTY (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER TWO (2). NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.

PARCEL DESCRIPTIONS:

- PARCEL - 1
PROPOSED USE - SERVICE COMMERCIAL
GROSS AREA = 0.75 ACRES
NET AREA = 0.51 ACRES, OR 22,500± SQUARE FEET
MAXIMUM BUILDING COVERAGE = 30% OR 6,750 SQUARE FEET
FLOOR AREA RATIO = .45
MAXIMUM GROSS FLOOR AREA = 10,125 SQUARE FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PARCEL - 2
PROPOSED USE - SHOPPING CENTER
GROSS AREA = 9.4± ACRES
NET AREA = 8.0± ACRES, OR 345,916± SQUARE FEET
MAXIMUM BUILDING COVERAGE = 30% OR 104,675 SQUARE FEET
FLOOR AREA RATIO = .45
MAXIMUM GROSS FLOOR AREA = 137,012 SQUARE FEET
MAXIMUM BUILDING HEIGHT = 35 FEET

RESIDENTIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 73.0± NET ACRES, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
ONE FAMILY DWELLING
CLUSTERED DETACHED MULTIPLE-FAMILY DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE OR FOUR FAMILIES
GARDEN APARTMENT UNITS
TOWNHOUSE UNITS
CONDOMINIUM UNITS
2. SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENTS ON PARCELS 3 AND 4. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28-04-070 A 12 OF THE CODE OF THE CITY OF WICHITA.
5. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE OR A TOTAL OF 532 DWELLING UNITS.
6. DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATTING.
7. PARKING FOR THE PROPOSED DEVELOPMENT OF PARCELS 3 AND 4 MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAY, PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR SCREEN IS INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.

PARCEL DESCRIPTIONS:

- PARCEL - 3
PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSE OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
GROSS AREA = 18.7± ACRES
NET AREA = 17.1± ACRES
MAXIMUM BUILDING HEIGHT = 35 FEET OR THREE STORIES
MINIMUM SET BACK = 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PROVISION #7)
DENSITY = 19.1 D.U./NET ACRE
PARKING RATIO = 1.5/D.U.
- PARCEL - 4
PROPOSED USE - TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
GROSS AREA = 18.4± ACRES
NET AREA = 16.5 ACRES
MAXIMUM BUILDING HEIGHT = 25 FEET OR THREE STORIES
MINIMUM SETBACK = 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PROVISION #7)
DENSITY = 8.5 D.U./NET ACRE
PARKING RATIO = 1.5/D.U.
- PARCEL - 5
PROPOSED USE - ONE FAMILY DWELLINGS.
GROSS AREA = 48.0± ACRES
NET AREA = 39.4± ACRES
MAXIMUM BUILDING HEIGHT = 35 FEET OR THREE STORIES
MINIMUM FRONT YARD SETBACK = 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET = 15 FEET
DENSITY = 3.4 D.U./NET ACRE
PARKING RATIO = 2.0/D.U.

oblinger-smith corporation
 Consultant in Planning
 605 First National Bank Building
 Wichita, Kansas 67202

REVISIONS
 SHEET TITLE
 HARVEST HILLS
 C.U.P.
 DATE APRIL 11, 1973
 SHEETS
 OF