

Community Unit Plan

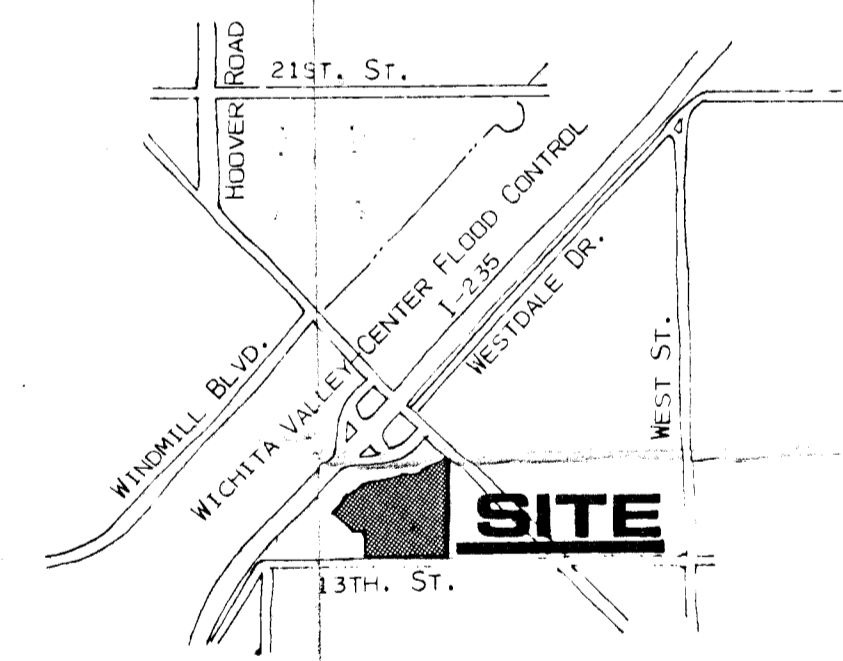
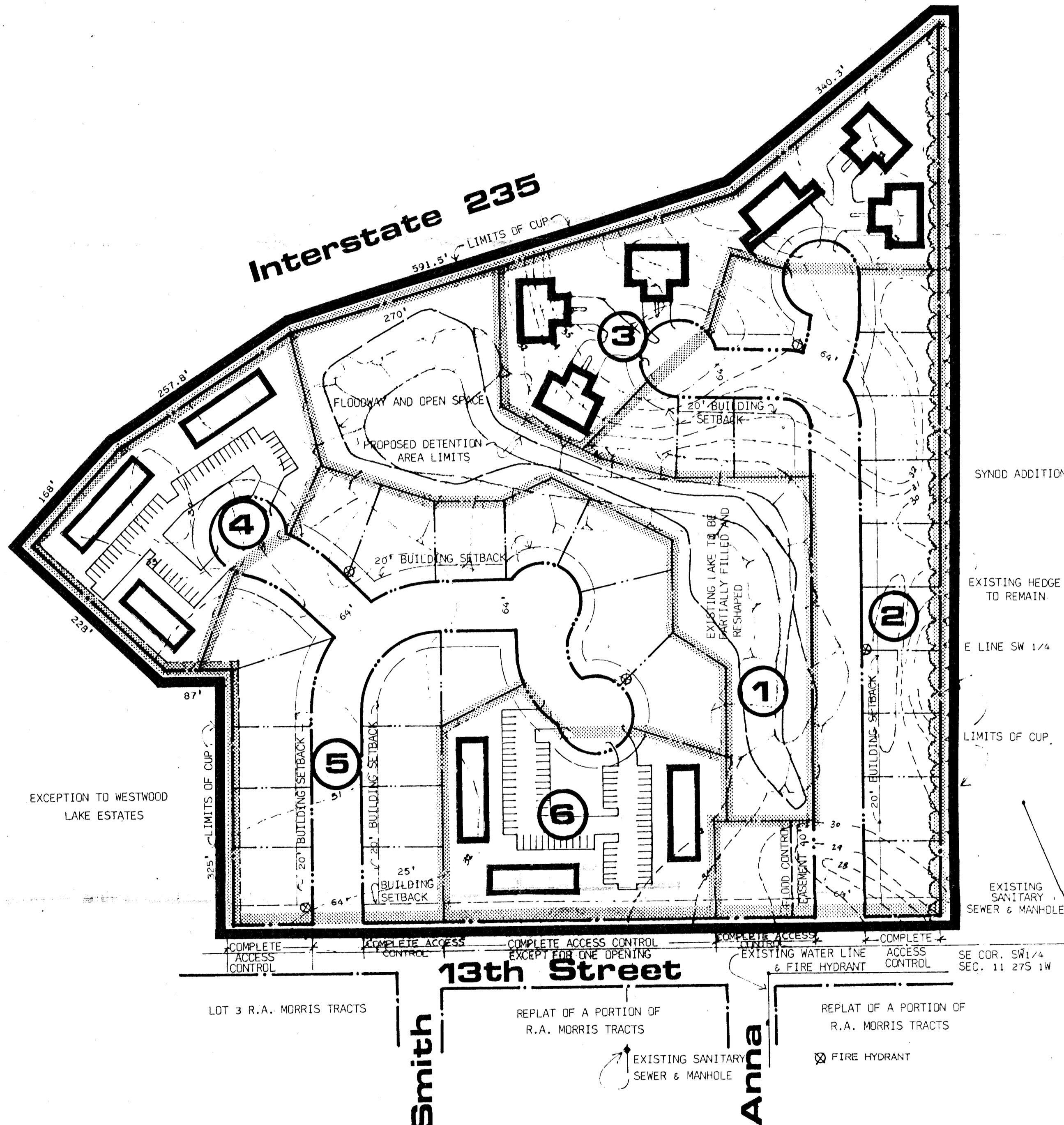
OWNER: SHEFFIELD PLACE INC.
1901 W. 13TH ST. N.
WICHITA, KANSAS 67203

DENNIS NIEDENS
2823 WILMOHR
WICHITA, KANSAS

TOPOGRAPHY: NOVEMBER, 1978
BM - NE COR. CONC. PORCH
1395 W. ANNA
CITY ELEVATION 130.59

SCALE - 1" = 100'

200 150 100 50 0 100 200 300



VICINITY MAP

GENERAL PROVISIONS

- THIS PROJECT CONTAINS 20.16[±] GROSS ACRES OR 16.14[±] NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PARCEL 1 (FLOODWAY/OPEN SPACE) CONTAINING 3.3[±] ACRES AND 35' R.O.W. DEDICATION FOR 13TH STREET FROM THE GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS (AS ILLUSTRATED):
 - 65 SINGLE FAMILY ATTACHED (DUPLIX) UNITS (32 LOTS)
 - 56 FOUR-PLEX UNITS
 - 122 TOTAL DWELLING UNITS
- THE NET DENSITY OF THE ENTIRE SITE ILLUSTRATED EQUALS 7.43 NET DENSITY UNITS PER ACRE. THIS REPRESENTS A MAXIMUM NUMBER OF DWELLING UNITS NOT TO EXCEED 120 BY COMPUTING THE DENSITY ON TO GROSS AREA OF 20.16 ACRES THE PROJECT DENSITY EQUALS 5.95 DU/ACRE.
- 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.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS OF THE FOLLOWING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.94.139 OF THE CODE OF THE CITY OF WICHITA.
- 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.
- PARCEL 1 REPRESENTS THE GENERAL OPEN SPACE/FLOODWAY AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SIZE OF THE AREA AND TREATMENT IS IN CONFORMANCE WITH A HYDROLOGY STUDY PREPARED BY VAN DOREN, HAZARD, STALLINGS - CONSULTING ENGINEERS AND WILL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. AT THE TIME OF PLATTING, THE APPLICANT SHALL OBTAIN A LETTER OF APPROVAL FROM THE STATE HIGHWAY DEPARTMENT IF IT IS PROPOSED TO ALLOW RUNOFF ONTO THE I-235 RIGHT OF WAY.
- ALL STREETS ARE TO BE DEDICATED EXCEPT FOR LOCAL DRIVES ON PARCELS 3, 4, AND 6.
- A SIDEWALK PLAN WILL BE PROVIDED AT THE TIME OF PLATTING. SIDEWALKS AS DEPICTED ON THE APPROVED SIDEWALK PLAN SHALL BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- MINIMUM LOT SIZE FOR SINGLE FAMILY ATTACHED (DUPLIX) UNITS SHALL BE 7,500 SQUARE FEET.
- 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.
- FIRE HYDRANTS, AS DEPICTED ON THE PLAN, SHALL BE INSTALLED AND STREETS SHALL BE PAVED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PARCEL NO. 1	PARCEL NO. 2	PARCEL NO. 3	PARCEL NO. 4	PARCEL NO. 5	PARCEL NO. 6
PROPOSED USES - OPEN SPACE, FLOODWAY AND DRAINAGE, MAINTENANCE FACILITIES, WALKWAY AND PICNIC SHELTERS	PROPOSED USES - SINGLE FAMILY ATTACHED (DUPLIX)	PROPOSED USES - 4-PLEX UNITS, SINGLE FAMILY ATTACHED (DUPLIX) OR TOWNHOUSE UNITS	PROPOSED USES - TOWNHOUSE OR GARDEN APARTMENTS	PROPOSED USES - SINGLE FAMILY ATTACHED (DUPLIX)	PROPOSED USES - TOWNHOUSE OR GARDEN APARTMENTS
GROSS PARCEL AREA - 3.3 ACRES	DWELLING UNITS - 30 (15 LOTS) GROSS PARCEL AREA - 3.7 ACRES NET BUILDING AREA - 3.7 ACRES DENSITY (NET BUILDING AREA) - 8.1 DU/ACRE MAXIMUM BUILDING COVERAGE - 40% MAXIMUM BUILDING HEIGHT - 35' SETBACKS - FRONT YARD - 20' SIDE YARD - 6' REAR YARD - 20' PARKING RATIO - 2.0	DWELLING UNITS - 4-PLEX - 24 DUPLIX - 12 TOWNHOUSE - 24 GROSS PARCEL AREA - 3.1 ACRES NET BUILDING AREA - 3.1 ACRES DENSITY (NET BUILDING AREA) - 4-PLEX (ILLUSTRATED) - 7.4 DU/ACRE DUPLIX - 3.8 DU/ACRE TOWNHOUSES - 7.4 DU/ACRE MAXIMUM BUILDING COVERAGE - 40% MAXIMUM BUILDING HEIGHT - 35' SETBACKS - FRONT YARD - 20' SIDE YARD - 6' REAR YARD - 20' PARKING RATIO - 2.0	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 - 6' REAR YARD - 20' PARKING RATIO - 2.0	DWELLING UNITS - 34 (17 LOTS) GROSS PARCEL AREA - 5.7 ACRES NET BUILDING AREA - 5.7 ACRES DENSITY (NET BUILDING AREA) - 6.0 DU/ACRE MAXIMUM BUILDING COVERAGE - 40% MAXIMUM BUILDING HEIGHT - 35' SETBACKS - FRONT YARD - 20' SIDE YARD - 6' REAR YARD - 20' PARKING RATIO - 2.0	DWELLING UNITS - 33 GROSS PARCEL AREA - 1.9 ACRES NET BUILDING AREA - 1.9 ACRES DENSITY (NET BUILDING AREA) - 17.4 DU/ACRE MAXIMUM BUILDING COVERAGE - 40% MAXIMUM BUILDING HEIGHT - 35' SETBACKS - FRONT YARD - 20' SIDE YARD - 6' REAR YARD - 20' PARKING RATIO - 2.0

WESTWOOD LAKE
 REVISED
 C.U.P.

BILL G. YUNG DESIGN
1585 NORTH WACO, WICHITA, KANSAS 67203
316-264-0676

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271

date 31 JANUARY, 1979

rev. MARCH 7, 1979
JAN 14, 1981

sheet

project

sheet

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