

WICHITA-SEDGWICK COUNTY

DATE

November 14, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Max Greene, Flood Control/Maintenance
TO Robert Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

SUBJECT DP-91 - Southlake Village II Community Unit Plan

Attached is a residential Community Unit Plan proposed to the north of the existing Southlake Village Apartments located in the general vicinity of the southwest corner of Seneca and MacArthur Road. Would appreciate any comments you might have regarding circulation, drainage, access points, etc. by Monday, November 20, 1978. This item is scheduled for consideration by the MAPC on December 7, 1978.

Pursuant to the request of the Director of Public Works, comments are also solicited from the Office of Central Inspection regarding proposed Community Unit Plans.

Mike Meek

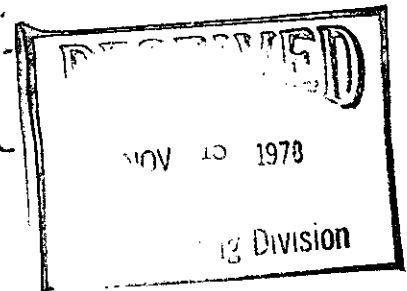
Mike Meek
Senior Planner

MM:el

Att.

① drainage plan - Area does not have drainage system or plan - Drain to lake?

②



GENERAL

TOTAL GROSS AREA = 45.2 ACRES±
TOTAL NET AREA = 43.8 ACRES± (EXCLUSIVE OF PUBLIC STREETS)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN GARDEN APARTMENTS AND/OR TOWNHOUSE UNITS.

GENERAL PROVISIONS

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. ACCESS CONTROL: ACCESS TO MACARTHUR ROAD SHALL BE LIMITED TO TWO (2) OPENINGS. ONE POINT OF ACCESS SHALL BE OPENED DURING THE FIRST PHASE OF CONSTRUCTION.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. BUILDING SETBACKS ARE AS NOTED ON THE PLAN.
5. SIGNS AS PERMITTED BY ZONING DISTRICT.
6. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 12.4 D.U.'S PER NET ACRE OR A TOTAL OF 542 D.U.'S. (TO EXCLUDE THE 10.4 ACRE LAKE WOULD MEAN A DENSITY OF 16.23 D.U.'S PER NET ACRE.)
7. A HOMES ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCELS ONE (1) AND TWO (2) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.
8. APPROPRIATE FIRELANE EASEMENTS WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE (1) AND TWO (2). SAID FIRELANES SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRELANES.
9. PLATTING: PLATTING OF THE ENTIRE AREA SHALL OCCUR WITHIN THREE (3) YEARS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - TOWNHOUSES WITH ACCOMODATIONS FOR TWO (2) THROUGH EIGHT (8) DWELLING UNITS AND COMMUNITY FACILITIES ASSOCIATED WITH THE ABOVE.

GROSS AREA - 11.3 ACRES±

NET AREA - 9.9 ACRES±

DENSITY - 12.4 D.U.'S/NET ACRE OR 122 D.U.'S

MAXIMUM BUILDING HEIGHT - 35 FEET

PARKING RATIO - 1.5/D.U. (2.0 IF OWNER OCCUPIED)

PARCEL TWO

PROPOSED USE - GARDEN APARTMENTS OR TOWNHOUSES AND COMMUNITY FACILITIES ASSOCIATED WITH THE ABOVE.

GROSS AREA - 33.9 ACRES±

NET AREA - 33.9 ACRES±

DENSITY - 12.4 D.U.'S/NET ACRE OR 420 D.U.'S

(8.6 D.U.'S/NET ACRE FOR TOWNHOUSES OR 290 D.U.'S)

MAXIMUM BUILDING HEIGHT - 35 FEET

PARKING RATIO - 1.5/D.U. (2.0 IF OWNER OCCUPIED)

BAUGHMAN CO.
S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

PROJECT SOUTH LAKE 2ND ADD.

JOB NO. _____

TO YASH DESAI

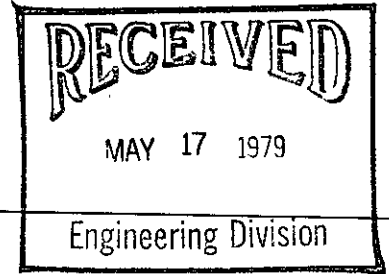
FROM MARK SAUDY

REFERENCE _____

**CONFIRMATION
MEMO**

DATE 16 MAY 1979

COPIES TO:



YASH;

YOU HAD ASKED BILL KORBER
FOR A COPY OF THE TOPO ON
SOUTH LAKE 2ND ADD (WITHOUT
THE HEAVY BORDER).

I HOPE THIS HELPS SOME,

MARK