



SANDPIPER BAY APARTMENTS  
COMMUNITY UNIT PLAN

**SITE PLAN**

1" = 80'

DP-70



RECEIVED  
MAY 25 1977  
Engineering Division

GENERAL PROVISIONS

1. Minimum building setbacks are as noted on plans and/or as noted herein.
2. All utilities shall be underground.
3. At the time of platting, a drainage plan shall be submitted for approval for the entire area.
4. A sign designating the name of the development shall be permitted at the entrance in accordance with the provisions of Section 28.04.139 of the code of the City of Wichita.
5. All streets are circulation within the project as shown are to be private. The private street system shall be surfaced and twenty-four (24) feet minimum in width. Said street system shall be constructed to a minimum of 3 1/2" asphalt base with 1 1/2" asphalt surface. Prior to final approval of the circulation system, the Fire Chief or his designated representative shall approve the plan as to location and design.
6. No development, parking area or circulation drive shall be permitted in the narrow strip of land adjacent to the flood control right-of-way.
7. The maximum number of buildings shall be eighteen (18) apartment buildings plus community centers.
8. There shall be no curb cuts on Arapaho at the "T" cul-de-sac, providing complete access control.

DESCRIPTION

Proposed Use . . . Garden Apartments, open space and related community activity center,  
 Gross Area . . . 1,486,920 Sq. Ft. or 34.135 acres.  
 Net Area . . . 1,468,820 Sq. Ft. or 33.89 acres.  
 Building Setbacks . . . Minimum setback on Eight Street shall be twenty-five (25) feet. In all other areas, a minimum setback of fifteen (15) feet from the property line or right-of-way shall be maintained.  
 Maximum Height of Buildings . . . Thirty-five (35) feet.  
 Density . . . 11.96 DU/Net Acre . . . 405 Dwelling Units.  
 Parking . . . 1.5 Cars/DU.

Parking and driveways for the proposed development may be permitted to within fifteen (15) feet of public street rights-of-way provided that within said fifteen (15) feet a planting strip or screen is provided. In addition, parking and driveways for the proposed development may be permitted to within five (5) feet of public street rights-of-way at the hammerhead located on the north end of Arapaho Street; and for 108.41 feet running east and west on the southwest property line, as noted on the drawing; and along the west property line common to the Big Ditch right-of-way and the proposed project as noted on the drawing; provided that within said five (5) feet a planting strip or screen is provided. In such instances, a landscape plan shall be prepared by a registered Landscape Architect and submitted to the Planning Department for their review and approval prior to issuance of building permits on the applicable area.

albertson architects-planners  
 wichita, kansas

job no. 17115  
 date 5/24/77  
 drawn \_\_\_\_\_  
 checked \_\_\_\_\_

Sheet \_\_\_\_\_ of \_\_\_\_\_