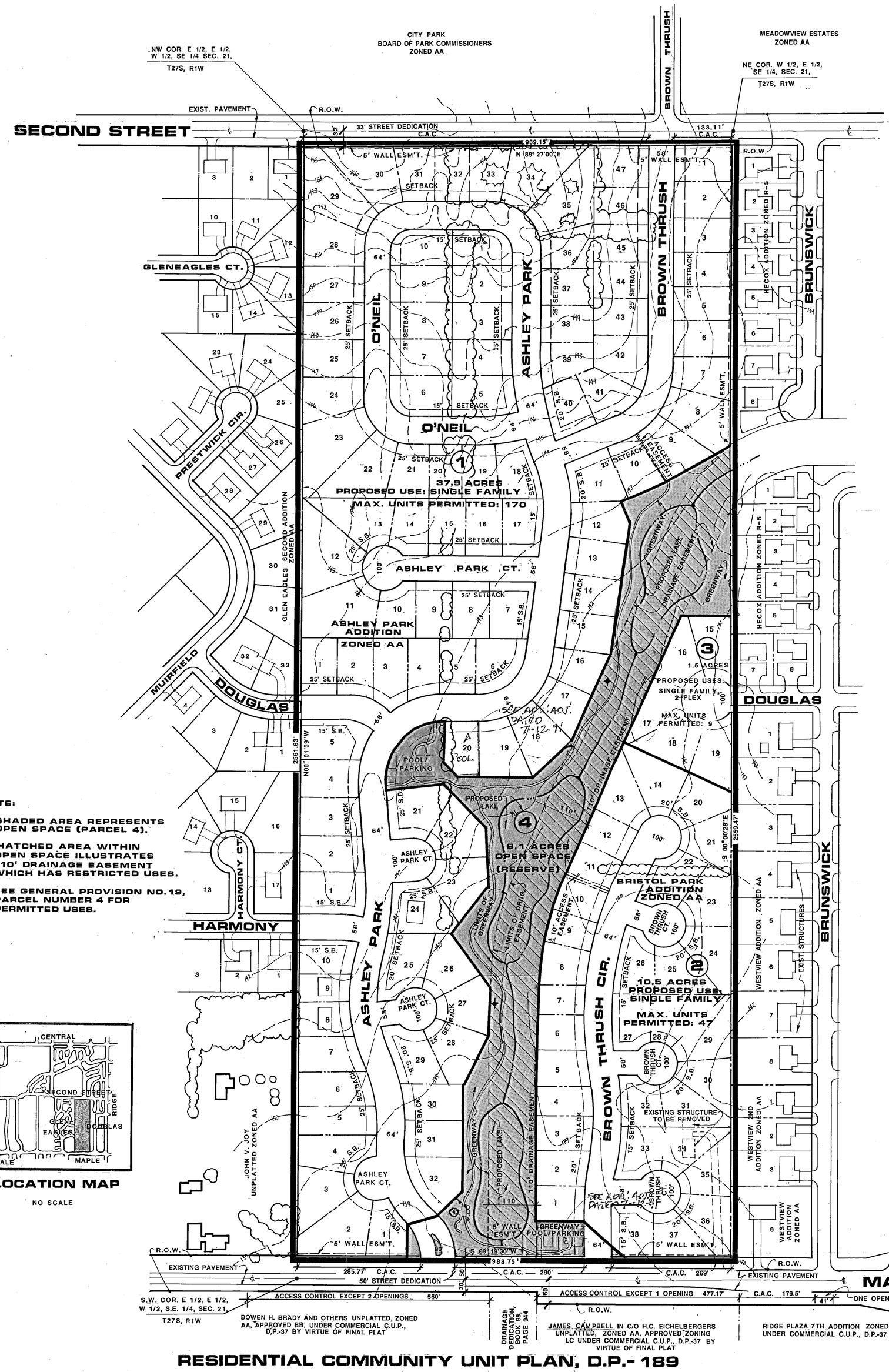
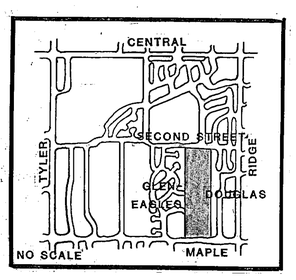


NOTE:

1) SHADED AREA REPRESENTS OPEN SPACE (PARCEL 4).

2) HATCHED AREA WITHIN OPEN SPACE ILLUSTRATES 110' DRAINAGE EASEMENT WHICH HAS RESTRICTED USES.

SEE GENERAL PROVISION NO. 19, PARCEL NUMBER 4 FOR PERMITTED USES.



LOCATION MAP

NO SCALE

GENERAL PROVISIONS

1) THIS PROJECT IS PROPOSED TO CONTAIN 58.1 ACRES.

2) THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS ILLUSTRATING SINGLE FAMILY LOTS AND OPEN SPACE. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW. (GENERAL PROVISION NUMBER 19).

3) IF THE PROJECT IS DEVELOPED AS ILLUSTRATED (142 UNITS), THE OVERALL DENSITY OF THE SITE WOULD BE 2.44 D.U.S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (226), THE OVERALL DENSITY WOULD BE 3.89 D.U.S. PER ACRE.

4) SETBACKS SHALL BE DETERMINED AT THE TIME OF PLATTING, AND GENERALLY SHALL BE AS SHOWN ON THE PLAN.

REAR YARD SETBACKS MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE.

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 IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.

7) A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, WALLS, AREAS BETWEEN WALLS AND PROPERTY LINES (IF APPLICABLE), LAKES, DRAINAGE CHANNELS, SWALES, ETC.. TWO OR MORE HOMEOWNERS ASSOCIATIONS (IF APPLICABLE) MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

NOTE: FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE SPACES/FACILITIES/SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER.

8) MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT.. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT.. MINIMUM LOT FRONTAGES SHALL BE 60' FOR SINGLE FAMILY, 70' FOR DUPLEXES; MEASURED AT THE SETBACK LINE.

9) ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.

10) FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.

11) SHOULD AN ALTERNATE LAND USE (PERMITTED UNDER PARCEL DESCRIPTIONS BELOW) BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED ON PLAN, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

12) A) FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

B) APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.

13) OFF-STREET PARKING

A) SINGLE FAMILY AND DUPLEX USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT WITH A 64' STREET R.O.W.

B) SINGLE FAMILY AND DUPLEX USES SHALL PROVIDE 4.0 SPACES PER DWELLING WITH 50' AND 58' STREET R.O.W.

C) SEE GENERAL PROVISION NUMBER 19, PARCEL DESCRIPTION 4, FOR SWIMMING COMPLEX PARKING INFORMATION.

14) WALLS ARE PERMITTED IN ALL PARCELS IN PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT EXCEPT FOR CROSSING UTILITY EASEMENT*, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.

* WALLS (AND ENTRY MONUMENTS-IF APPLICABLE) SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS PROVIDING THAT COLUMN FOOTINGS, IN LIEU OF CONTINUOUS FOOTINGS, ARE CONSTRUCTED FOR WALL/ENTRY MONUMENT SUPPORT IN UTILITY EASEMENT.

15) THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT. AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

16) A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATTING.

17) PLATTING CONSIDERATIONS:

STREET IMPROVEMENTS TO MAPLE STREET SHALL BE ADDRESSED AT THE TIME OF PLATTING. THE APPLICANT SHALL GUARANTEE HIS PROPORTIONATE SHARE OF THE CONSTRUCTION OF MAPLE STREET AS NEEDED, AS DETERMINED BY TRAFFIC ENGINEERING.

18) TRASH RECEPTACLES SHALL BE SCREENED FROM VIEW AT GROUND LEVEL WHEN COMMERCIAL SIZED UNITS ARE USED.

19) PARCEL DESCRIPTIONS

PARCEL NUMBER 1

PROPOSED USE: SINGLE FAMILY

GROSS ACRES- 37.9
MAXIMUM DWELLING UNITS- 170 (104 ILLUSTRATED ON PLAN)
DENSITY- 4.5 D.U./ACRE
MAXIMUM BUILDING HEIGHT- 35'
SETBACKS- SEE GENERAL PROVISION NUMBER 4
PARKING- 2 SPACES PER D.U. (SEE GENERAL PROVISION NO. 13)

PARCEL NUMBER 2

PROPOSED USE: SINGLE FAMILY

GROSS ACRES- 10.5
MAXIMUM DWELLING UNITS- 47 (33 ILLUSTRATED ON PLAN)
DENSITY- 4.5 D.U./ACRE
MAXIMUM BUILDING HEIGHT- 35'
SETBACKS- SEE GENERAL PROVISION NUMBER 4
PARKING- 2 SPACES PER D.U. (SEE GENERAL PROVISION NO. 13)

PARCEL NUMBER 3

PROPOSED USES: SINGLE FAMILY (SHOWN ON PLAN), AND DUPLEX.

GROSS ACRES- 1.5
MAXIMUM DWELLING UNITS- SINGLE FAMILY- 6 (5 ILLUSTRATED)
DUPLEX - 9
DENSITY- SINGLE FAMILY-4.5 D.U./AC. (3.33 D.U./AC. ILLUSTRATED)
DUPLEX- 6.0 D.U./AC.

MAXIMUM BUILDING HEIGHT- 35'
SETBACKS- SEE GENERAL PROVISION NUMBER 4
PARKING- 2 SPACES PER D.U. FOR SINGLE FAMILY AND DUPLEX (SEE GENERAL PROVISION NO. 13 FOR ADDITIONAL INFO. ON PARKING).

PARCEL NUMBER 4

PROPOSED USE: OPEN SPACE (RESERVE). NOTE: OPEN SPACE INCLUDES GREENWAY (AREA NOT IN DRAINAGE EASEMENT) AND A 110' DRAINAGE EASEMENT.

A) DRAINAGE EASEMENT SHALL PERMIT- LANDSCAPING, WALLS IN WALL EASEMENTS (SEE GENERAL PROVISION NO. 14), WALKWAYS, LAKES, DRAINAGE, DRAINAGE STRUCTURES, LIGHTING*, AND UTILITIES CONFINED TO EASEMENTS.

B) GREENWAY SHALL PERMIT ENTRANCE MONUMENTS, LANDSCAPING, GAZEBOS, LIGHTING, WALKWAYS, SIGNAGE, LAKES, DRAINAGE, DRAINAGE STRUCTURES, FLAGPOLES, PEDESTRIAN BRIDGES, ENTRANCE STRUCTURES, SWIMMING POOLS (SEE BELOW), PRIVATE RESTROOMS, PLAYGROUND EQUIPMENT AND STRUCTURES, PICNIC FACILITIES, PARKING AND UTILITIES CONFINED TO EASEMENTS.

*LIGHTING ALLOWED IN DRAINAGE EASEMENT SHALL BE LIMITED TO TWO (2) LIGHT POLES LOCATED EAST OF LOTS 16 AND 27 IN PARCEL 1, WEST OF PROPOSED CONCRETE WALK-WAY. (SEE PLAN).

GROSS ACRES- 8.1
MAXIMUM BUILDING HEIGHT- 25' (W/EXCEPTION OF FLAGPOLE)
SETBACKS- SEE GENERAL PROVISION NUMBER 4

THE SWIMMING POOL COMPLEXES, IF CONSTRUCTED, WOULD BE FOR RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS ONLY.

PARKING- 1 SPACE PER 200 SQ. FT. OF POOL SURFACE.
LOCATIONS- SEE PLAN VIEW FOR LOCATIONS.

SCREENING- LANDSCAPE SCREENING SHALL BE PROVIDED TO ENHANCE VIEWS INTO BOTH COMPLEXES AND TO SCREEN OBJECTIONABLE VIEWS. LOW LEVEL (30") SCREENING SHALL BE PROVIDED IN CONJUNCTION WITH CONIFERS AND DECIDUOUS TREES (WHERE APPROPRIATE) AROUND PARKING AREAS TO REDUCE IMPACT.

SECURITY FENCING- SWIMMING POOL PROPER AREA (BOTH LOCATIONS) SHALL BE FENCED FOR SECURITY PURPOSES WITH FENCING AT LEAST 5' HIGH, WHICH MAY BE CONSTRUCTED OF WROUGHT IRON, WOOD OR MASONRY OR A COMBINATION THEREOF.

SITE PLAN APPROVAL- A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL OF COMPLIANCE WITH THESE PROVISIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THESE STRUCTURES.

OWNERSHIP-SWIMMING POOL FACILITIES SHALL BE OWNED AND OPERATED BY A HOMEOWNERS ASSOCIATION.

RESIDENTIAL COMMUNITY UNIT PLAN, D.P.- 189

ASHLEY PARK

N
W E
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CONTOUR INTERVAL= 1'
SCALE: 1" = 100.0'

TOTAL ACRES = 58.13

(60.01 GROSS ACRES INCLUDING MAPLE STREET 50' DEDICATION AND 2ND STREET 33' DEDICATION)

DP-189
APPROVED CUP
MAPC Apr'd 3-16-89 JHH
BCC Apr'd 5-9-89 RLP

OWNER: J.W. RUSSELL 443 N. MAIZE ROAD WICHITA, KS. 67212 316-722-2417 AND STITT ESTATE IN C/O LEON STITT 2531 GREENWOOD WICHITA, KS. 67216 316-265-1455 DATE: 2/10/89 5/1/89 5/29/89

100' 50' 0 50' 100' 200'

MAPD COPY 2 OF 2

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567