

13TH STREET NORTH

154' 12.8

S.E. COR. S.E. 1/4,
SEC. 8, T27S, R2E

APPROVED CUP

MAPC *APPROD 10-24-91*

BCC *APPROD 11-19-91*

M.A.P.D. Copy 2 of 2

(D.P.-202)

FOLIAGE RESIDENTIAL C.U.P.

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GENERAL PROVISIONS

- THIS PROJECT CONTAINS 4.78 GROSS ACRES.
- THE PROPOSED DEVELOPMENT AS ILLUSTRATED, IS COMPOSED OF CLUSTER SINGLE-FAMILY DWELLING UNITS. THE ILLUSTRATED HOUSING TYPES FOR EACH PARCEL IS ENCLOSED IN A BOX (EXAMPLE: CLUSTER SINGLE FAMILY) IN THE PARCEL DESCRIPTION UNDER PARAGRAPH 13 BELOW. ILLUSTRATED PROPOSED DWELLING UNITS = 12.
NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION MAY ALTER THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 24.
- NET DENSITY CALCULATION: IF THE PARCEL IS DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE LESS STREET, WOULD BE 2.51 DU/NET ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, THE OVERALL DENSITY WOULD BE 5.0 DU/NET ACRE.
- SETBACKS SHALL BE AS SHOWN ON THE PLAN OR AS PROVIDED IN GENERAL PROVISION NUMBER 5 BELOW.
- MINIMUM BUILDING SETBACKS FOR ALL TYPES OF RESIDENTIAL USES SHALL BE AS FOLLOWS:
FRONT YARD SETBACKS TO ACCESS/FIRELANES 15 FEET (20 FEET FOR FRONT LOAD GARAGES)
REAR YARD SETBACKS 10 FEET EXCEPT AS NOTED ON PLAN
SIDE YARD SETBACKS 5 FEET EXCEPT FOR ZERO LOT LINE DEVELOPMENT WHICH SHALL HAVE A ZERO SETBACK ON ONE SIDE AND A 10 FOOT SETBACK ON THE OTHER SIDE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF TITLE 24 (SIGN CODE) OF THE CITY OF WICHITA.

- A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVERS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC.
RESERVE "A" REPRESENTS THE GENERAL OPEN SPACE, LANDSCAPE BUFFER, PERMITTER WALL AND ENTRY MONUMENTS, AND SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION CONSISTING OF ALL OWNERS.
THE 50' LANDSCAPE BUFFER REPRESENTS .81 ACRES OR APPROXIMATELY 14% OF THE TOTAL SITE.
FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE 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 OWNERS.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT., EXCEPT FOR ZERO LOT LINE AND CLUSTER SINGLE FAMILY WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR TWIN HOMES SHALL BE 8,000 SQ. FT.
- TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES WHICH ARE LONGER THAN 100 FT.
- PARKING RATIO: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 28.04.140, THE OFF-STREET PARKING RATIO SHALL BE AS FOLLOWS:
ZERO LOT LINE (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 / DU
SINGLE FAMILY DETACHED / TWIN HOMES (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 / DU
CLUSTER SINGLE FAMILY (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 / DU
NOTE: HALF OF THE REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINE.

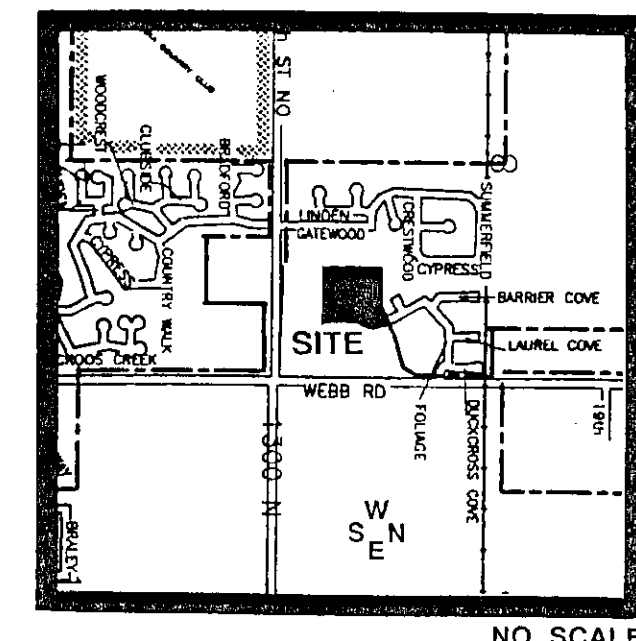
- SHOULD AN ALTERNATE LAND USE, PERMITTED BELOW, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
- SPECIFIC PARCEL INFORMATION: PROPOSED USES ILLUSTRATED ON PLAN ARE ENCLOSED IN A BOX ON USE DESCRIPTION BELOW.

PARCEL NUMBER	PROPOSED USES AND MAX. DU / PARCEL				PARCEL DENSITIES AND HEIGHT				RESTRICTIONS			
	SF	ZLL	CSF	TW	LAND AREA GROSS	NET	SF	ZLL	CSF	TW	MAX. HEIGHT	MAX BLDG. COVERAGE
1	15	24	19	4.78	4.78	3.16	5.0	15.0	4.0	35'	30%	
TOTALS				4.78	4.78							

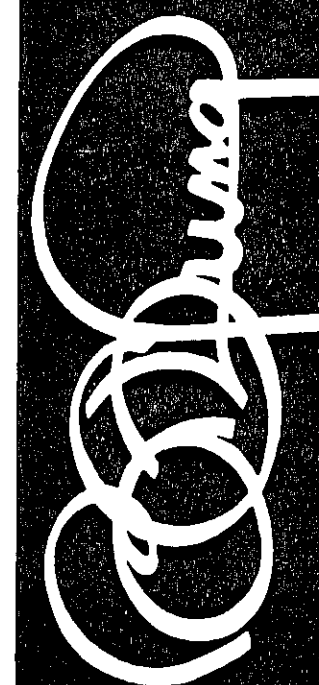
SF = SINGLE FAMILY
ZLL = ZERO LOT LINE
CSF = CLUSTER SINGLE FAMILY
TW = TWIN HOMES

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED: 12 UNITS
ILLUSTRATED DENSITY: 2.51 DU / NET ACRE
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 24 UNITS
MAXIMUM DENSITY: 5.0 DU / NET ACRE
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- SITE PLANS TO BE REVIEWED BY THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE PRIOR TO ISSUANCE OF BUILDING PERMITS.

W
S N
E
SCALE: 1"= 40'
CONTOUR INTERVAL= 2'



LOCATION MAP



BILL G. YUNG DESIGN
4912 E 29TH STREET NORTH
WICHITA, KS 67220
316-683-5967

DATE AUGUST 13, 1991
REV. AUGUST 27, 1991

SHEET TITLE
COMMUNITY UNIT PLAN

PROJECT
FOLIAGE

SHEET
OF