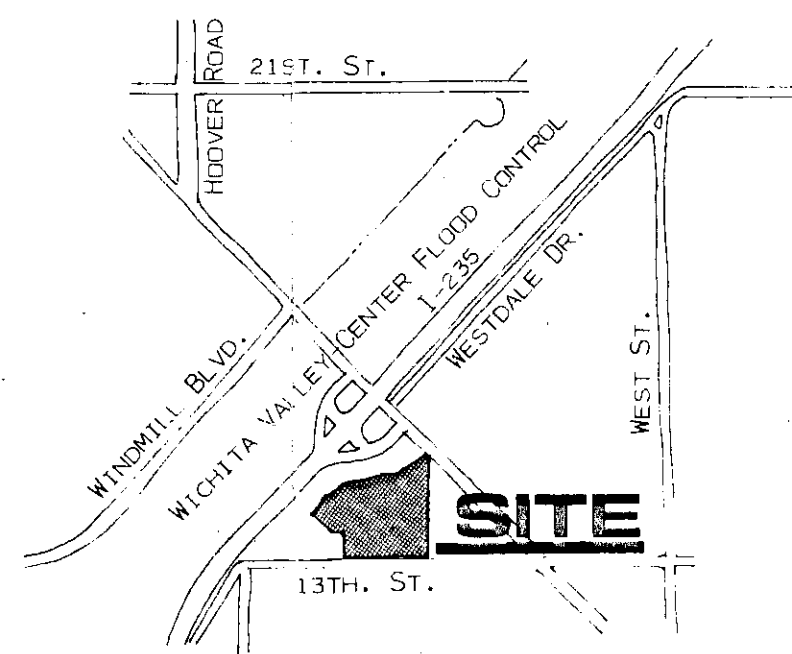
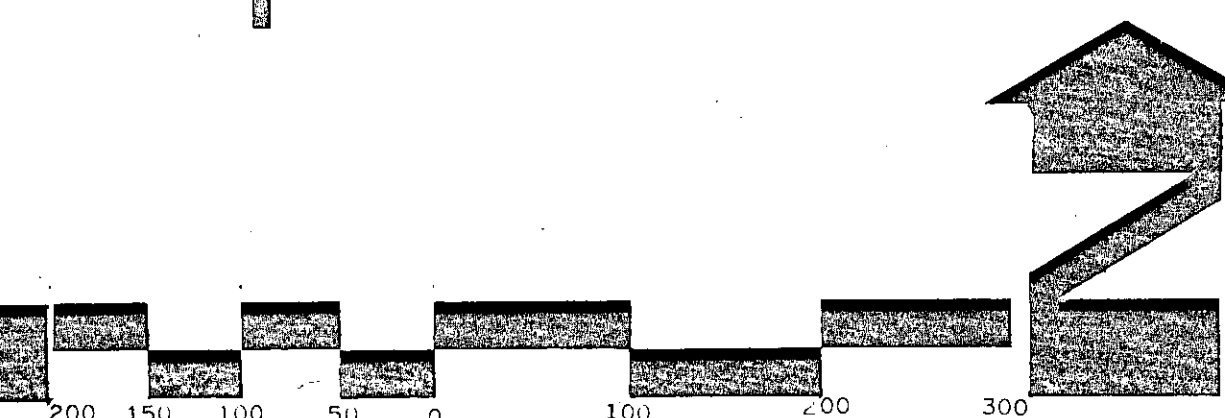


# WESTWOOD LAKE C.U.P.



# Community Unit Plan

SCALE - 1" = 100'



- PARCEL NO. 1
- PROPOSED USES - DRAINAGE AND WATER  
RETENTION, 13TH ST. ST.  
DRAINAGE
- GROSS PARCEL AREA - 3.3 ACRES  
DEDICATED TO THE CITY OF WICHITA
- PARCEL NO. 2
- PROPOSED USES - TOWNHOUSE OR  
GARDEN APARTMENTS
- DWELLING UNITS - 40
- GROSS PARCEL AREA - 2.5 ACRES  
NET BUILDING AREA - 2.5 ACRES  
DENSITY (NET BUILDING AREA) - 16.0 DU/ACRE  
MAXIMUM BUILDING COVERAGE - 40%  
MAXIMUM BUILDING HEIGHT - 35'  
SETBACKS - FRONT YARD - 20'  
SIDE YARD - 20'  
REAR YARD - 20'
- PARKING RATIO - 2.0 PER/DU
- PARCEL NO. 3
- PROPOSED USES - DRAINAGE AND WATER  
RETENTION, 13TH ST. DRAINAGE
- GROSS PARCEL AREA - 4.3 ACRES  
DEDICATED TO THE CITY OF WICHITA
- PARCEL NO. 4
- PROPOSED USES - TOWNHOUSE OR  
GARDEN APARTMENTS
- 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 - 20'  
REAR YARD - 20'
- PARKING RATIO - 2.0
- PARCEL NO. 5
- PROPOSED USES - SINGLE FAMILY ATTACHED  
(DUPLEX)
- DWELLING UNITS - 34 (17 LOTS)  
GROSS PARCEL AREA - 5.7 ACRES  
NET BUILDING AREA - 3.8 ACRES  
DENSITY (NET BUILDING AREA) - 9.0 DU/ACRE  
MAXIMUM BUILDING COVERAGE - 40%  
MAXIMUM BUILDING HEIGHT - 35'  
SETBACKS - FRONT YARD - 20'  
SIDE YARD - 6'  
REAR YARD - 20'
- PARKING RATIO - 2.0
- PARCEL NO. 6
- PROPOSED USES - TOWNHOUSE OR  
GARDEN APARTMENTS
- DWELLING UNITS - 34
- GROSS PARCEL AREA - 2.0 ACRES  
NET BUILDING AREA - 2.0 ACRES  
DENSITY (NET BUILDING AREA) - 17.4 DU/ACRE
- MAXIMUM BUILDING COVERAGE - 40%  
MAXIMUM BUILDING HEIGHT - 35'  
SETBACKS - FRONT YARD - 20'  
SIDE YARD - 20'  
REAR YARD - 20'
- PARKING RATIO - 2.0 PER/DU

REVISÉD

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1 WESTWOOD LAKES ESTATES

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