

45TH STREET

## GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 47.68 GROSS ACRES ASSUMING THAT THE K-96 HIGHWAY IS CONSTRUCTED AS SHOWN. IF THE HIGHWAY IS NOT CONSTRUCTED THE R.O.W. ADJACENT TO THE AFFECTED PARCELS WILL BE ADDED TO EACH PARCEL AND THE PROPOSED PROJECT WOULD THEN CONTAIN 56.08 GROSS ACRES. DURING THE REVIEW OF THIS MATERIAL IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE 32/52) THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE HIGHWAY IS CONSTRUCTED AS SHOWN. THE LOWER FIGURE ASSUMES THE HIGHWAY IS NOT BUILT AND THAT THE LAND IS DEVELOPED IN A SIMILAR FASHION TO THE ADJACENT LAND USE.

NET AREA IS COMPUTED BY SUBTRACTING THE AREA CONTAINED IN COLLECTOR STREET R.O.W. AND RESIDENTIAL STREET R.O.W. WHERE A HIGHER LAND USE IS NOT PERMITTED.

THE AREA IS USED AS FOLLOWS:

|                           | WITH K-96 | W/O K-96 |
|---------------------------|-----------|----------|
| NET ACRES                 | 38.68     | 47.08    |
| COLLECTOR STREET R.O.W.   | 6.0       | 6.0      |
| RESIDENTIAL STREET R.O.W. | 3.0       | 3.0      |
| GROSS ACRES               | 47.68     | 56.08    |

2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN THE FOLLOWING TYPES OF HOUSING.

|     | WITH K-96 | W/O K-96               |
|-----|-----------|------------------------|
| 47  | 57        | SINGLE FAMILY UNITS    |
| 35  | 35        | ZERO LOT LINE UNITS    |
| 48  | 68        | 2-PLEX UNITS           |
| 0   | 0         | 4-PLEX UNITS           |
| 72  | 72        | TOWNHOUSE UNITS        |
| 69  | 105       | GARDEN APARTMENT UNITS |
| 271 | 337       |                        |

NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION BELOW WILL INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 271/337.

3. DENSITY CALCULATIONS: IF THE PARCELS ARE DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 7.0/7.16 DU/NET ACRE, IF THE SITE WAS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, THE OVERALL DENSITY WOULD BE 7.0/7.16 DU/NET ACRE.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDENT ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS LISTED BELOW.

PROVISION FOR LESS R.O.W. PER STREET STANDARD IS GRANTED ON SPECIAL CASES PROVIDING THE DESIGN AND SPECIAL CIRCUMSTANCES ARE APPROVED BY THE DIRECTORS OF PLANNING AND ENGINEERING.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISION OF SECTION 28.04.139 OF THE CITY OF WICHITA.

7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF OPEN SPACE, PARKING AREAS, PRIVATE STREETS AND DRIVES, SIGNS, LOGOS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATION MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION(S).

FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, SIGNS, LOGOS, 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 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 PROPERTY OWNERS.

8. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6000 SQ. FT. EXCEPT FOR ZERO LOT LINE DETACHED WHICH SHALL BE 4500 SQ. FT. MINIMUM LOT SIZES; FOR DUPLEX (SINGLE FAMILY ATTACHED) SHALL BE 6000 SQ. FT.

9. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGEWAYS, 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.

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

11. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTION BELOW, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A LAYOUT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING PRIOR TO ISSUANCE OF A BUILDING PERMIT OR AT THE TIME OF PLATTING, WHICHEVER IS APPROPRIATE.

12. 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. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES WHICH ARE LONGER THAN 100 FT. ALL FIRE LANES SHALL BE SURFACED WITH ASPHALT, COMPACTED GRAVEL OR OTHER ALL WEATHER SURFACES.

13. PARKING RATIOS: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 28.04.140, THE OFFSTREET PARKING RATIOS SHALL BE AS FOLLOWS:

|                                                  |        |
|--------------------------------------------------|--------|
| DUPLEXES, 4-PLEXES, TOWNHOUSES                   | 2.0/DU |
| GARDEN APARTMENTS                                | 2.0/DU |
| ZERO LOT LINE (INCLUDING 2 SPACES INSIDE GARAGE) | 4.0/DU |
| SINGLE FAMILY DETACHED 50' STREET R.O.W.         | 4.0/DU |
| ALL OTHER STREET R.O.W.                          | 2.0/DU |

14. WITHIN EACH PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED BELOW UNDER SPECIFIC PARCEL INFORMATION. ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL. TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE, UTILIZE THE PROCEDURE DESCRIBED BELOW:

- A. CONVERT GROSS ACREAGE OF PARCEL TO SQUARE FEET.  
B. DETERMINE PERCENT OF EACH LAND USE WITHIN THE MIX.  
C. CONVERT THOSE PERCENTAGE FIGURES INTO SQ. FT. OF THE TOTAL PARCEL.  
D. DIVIDE BY SIZE ALLOTMENTS/DU FROM CHART BELOW TO DETERMINE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

| LAND USE          | SIZE ALLOTMENT | DUS/ACRE |
|-------------------|----------------|----------|
| SINGLE FAMILY     | 10,890 S.F.    | 4        |
| ZERO LOT LINE     | 8,712 S.F.     | 5        |
| 2-PLEX            | 7,260 S.F.     | 6        |
| 4-PLEX            | 5,445 S.F.     | 8        |
| TOWNHOUSE         | 3,630 S.F.     | 12       |
| GARDEN APARTMENTS | 2,178 S.F.     | 20       |

EXAMPLE:

- A. LAND AREA = 10 ACRES  
X 42,560 S.F./ACRE  
425,600 S.F. IN PARCEL
- ASSUMING THE FOLLOWING CRITERIA:
- B. 40% DUPLEX  
60% TOWNHOUSE
- C. 425,600 X PERCENTAGE (40 & 60) = 174,240 S.F. FOR DUPLEX  
261,360 S.F. FOR TOWNHOUSE
- D. 174,240 S.F.  
7,260 S.F./DU = 24 DUPLEX UNITS  
261,360 S.F.  
3,630 S.F./DU = 72 TOWNHOUSE UNITS  
96 TOTAL UNITS PERMITTED USING THIS MIX OR DU/ACRE.

15. ON ANY PARCEL AFTER 25% OF THAT PARCEL HAS BEEN DEVELOPED AND SOLD CREATING MULTIPLE OWNERSHIPS, AN AMENDMENT TO THE C.U.P. WILL BE REQUIRED TO CHANGE LAND USE EVEN THOUGH THAT LAND USE WAS PERMITTED UNDER THE ORIGINAL C.U.P. MULTI-LAND USES/PARCEL ARE PERMITTED HOWEVER, WITHOUT AN AMENDMENT TO THE C.U.P., PROVIDING THAT THOSE USES ARE IDENTIFIED AND APPROVED BY CITY STAFF BEFORE ANY CHANGE IN OWNERSHIP HAS OCCURRED.

16. UPON FINAL DETERMINATION OF THE N.E. CIRCUMFERENTIAL RIGHT-OF-WAY, REVISED COPIES OF THE C.U.P. WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. THE DIRECTOR OF PLANNING WILL THEN REVIEW THE REVISED C.U.P. TO INSURE THAT IT DOES NOT EXCEED THE DENSITY APPROVED FOR THIS C.U.P., EVEN THOUGH SOME OF THE STREETS AND/OR PARCELS MAY BE RELOCATED. ALL SETBACKS, HEIGHTS, PARKING RATIOS, ETC. WOULD REMAIN THE SAME.

17. SPECIFIC PARCEL INFORMATION: PROPOSED USE ILLUSTRATED ON PLAN IS ENCLOSED IN A BOX ON USE DESCRIPTION BELOW.

## SPECIFIC PARCEL INFORMATION

## PROPOSED USES &amp; MAX. DWELLING UNITS/PARCEL

| PAR # | S.F.  | Z.L.L. | 2-PLEX | 4-PLEX | T.H.   | G.A. | LAND AREA (ACRES) |             | S.F. | Z.L.L. | 2-PLEX | 4-PLEX | T.H. | G.A. | MAX. HT. | MAX. COV. |
|-------|-------|--------|--------|--------|--------|------|-------------------|-------------|------|--------|--------|--------|------|------|----------|-----------|
|       |       |        |        |        |        |      | GROSS             | NET         |      |        |        |        |      |      |          |           |
| 1     | 30    | 36     | 48     | 72     |        |      | 6.0               | 6.0         | 5    | 6      | 8      | 12     | 35'  | 30%  |          |           |
| 2     | 9     | 118    |        |        |        |      | 2.4               | 2.4         | 4    | 7.5    |        |        | 35'  | 30%  |          |           |
| 3     | 47/57 |        |        |        |        |      | 15.68/18.48       | 13.58/16.38 | 3.5  |        |        |        | 35'  | 30%  |          |           |
| 4     | 21/34 | 26/42  | 30/50  |        |        |      | 6.2 / 9.4         | 5.3 / 8.5   | 4    | 5      | 6      |        | 35'  | 30%  |          |           |
| 5     |       | 26/42  | 36/56  | 55/84  | 69/105 |      | 4.6 / 7.0         | 4.6 / 7.0   |      | 6      | 8      | 12     | 15   | 35'  | 30%      |           |
| 6     | 27    | 35     |        |        |        |      | 6.8               | 6.8         | 4    | 5      | 6      | 8      |      | 35'  | 30%      |           |

41.68/50.08 38.68/47.08

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED - 271

ILLUSTRATED DENSITY (WITH K-96) - 7.0

(W/O K-96) - 7.16

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED (WITH K-96) - 271

(W/O K-96) - 337

MAXIMUM NET DENSITY - 7.0/7.16

AS ILLUSTRATED ON PLAN.

COLLECTOR STREET R.O.W. - 6.0 ACRES

RESIDENTIAL STREET R.O.W. - 3.0 ACRES

TOTAL R.O.W. 9.0 ACRES

|               | FRONT YARD         |                    |                |               |        |            |           |           |     |          |  |  |
|---------------|--------------------|--------------------|----------------|---------------|--------|------------|-----------|-----------|-----|----------|--|--|
| LAND USE      | DIM. FROM ROW LINE | DIM. FROM ROW LINE | PRIVATE STREET | CUL-DE-SAC    | Ø BULB | CORNER LOT | REAR YARD | SIDE YARD |     |          |  |  |
|               | 50' ROW            | 50' ROW            | 64' ROW        | 50' (ROW) 50' |        |            |           |           |     |          |  |  |
|               | 21' 8"             | 29' 8"             | 29' 8"         | 35' 41' 8"    |        |            |           |           |     |          |  |  |
| SINGLE FAMILY | 20'                | 20'                | 20'            | 25'           | 35'    | 10'        | 20'       | 15'       | 30' | 6'       |  |  |
| ZERO LOT LINE | 20'                | 20'                | 20'            | 25'           | 35'    | 10'        | 20'       | 15'       | 10' | 0' & 12' |  |  |
| 2-PLEX        | 20'                | 20'                | 20'            | 25'           | 35'    | 10'        | 20'       | 15'       | 10' | 6'       |  |  |
| 4-PLEX        | 20'                | 20'                | 20'            | 25'           | 35'    | 10'        | 20'       | 15'       | 10' | 6'       |  |  |
| TOWNHOUSE     | 20'                | 20'                | 20'            | 25'           | 35'    | 10'        | 20'       | 15'       | 10' | 6'       |  |  |
| GARDEN APT.   | -                  | -                  | -              | 25'           | 42'    | -          | -         | 20'       | 10' | 10'      |  |  |

FRONT, REAR &amp; SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 30'

## LEGEND

PARCEL BOUNDARY

4

PARCEL NUMBER

3.0

PARCEL ACREAGE

DP 123

PARCEL NO. 4 C.U.P.

DP 123