

LOCATION MAP
SCALE: 1" = 400'

DP-173

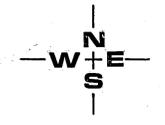
GENERAL PROVISIONS

- THIS PROJECT IS PROPOSED TO CONTAIN 22.35 GROSS ACRES, OR 8.9 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING THE AREA OF FLOODWAY AND GOLF COURSE FROM THE OVERALL DEVELOPMENT.
- THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, CONTAINS 32 ZERO LOT LINE LOTS. THERE ARE OPTIONAL USES AS DESCRIBED UNDER THE PARCEL DESCRIPTION (GENERAL PROVISION 17) WHICH MAY INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL DENSITY OF 5.84 DU/ACRE AS REQUESTED UNDER GENERAL PROVISION NUMBER 3 BELOW.
- NET DENSITY CALCULATION: IF THE PROJECT IS DEVELOPED AS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 3.60 DU/NET ACRES. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED 52, THE OVERALL DENSITY WOULD BE 5.84 DU/NET ACRES.
- SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN UNDER THE PARCEL DESCRIPTION GENERAL PROVISION NO. 17.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE TO THE PROPOSED PARCEL IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 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, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.
FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF GENERAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THIS BUILDING PERMIT AUTHORIZING THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSES THE COST OF MAINTENANCE TO THE PROPERTY OWNER.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT.
- 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.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PARCEL WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.
- SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 17), 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.
- 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. APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.
- OFF-STREET PARKING: ALL USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
- ON STREETS HAVING A 32' R.O.W. WITH A 20' BACK TO BACK PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF THE R.O.W. WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY THE CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED WHERE APPROVED BY TRAFFIC ENGINEER AT TIME OF PLATTING.
- BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT TIME OF PLATTING AS PARKING RESERVES OR PARKING EASEMENTS.
- NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL. DEVELOPER HAS THE OPTION OF PUTTING A WALL IN RESERVE "D" (IN WALL ESM'T. SHOWN ON PLAN). APPROVAL FROM THE TELEPHONE COMPANY IS REQUIRED TO PUT SAID WALL IN TELE. ESM'T. AFTER EXIST. TELE. CABLE HAS BEEN ABANDONED.
- PARCEL DESCRIPTION:
PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE, PATIO HOMES, OR DUPLEX.
AREA - 8.9 ACRES NET
DWELLING UNITS - 35 - S.F., 44 - Z.L.L. & P.H., 52 - DUPLEX
DENSITIES: S.F. - 3.93 DU/AC, Z.L.L. & P.H. - 4.94 DU/AC, DUPLEX - 5.84 DU/AC
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM FRONT YARD SETBACK - 20'
MINIMUM REAR YARD SETBACK - 20' - IF ADJACENT TO A PLATTED OPEN SPACE OR RESERVE. THE SETBACK MAY BE REDUCED TO 10'.
MINIMUM SIDEYARD SETBACK - 6' FOR ALL USES EXCEPT ZERO LOT LINE WHICH SHALL HAVE 0' & 12'. (HOWEVER, SETBACKS FOR GARAGES MAY BE REDUCED TO 10').
PARKING RATIO - SEE GENERAL PROVISION NO. 13.
- RESERVES - DESCRIPTIONS
A. RESERVE "A" SHALL PERMIT DRAINAGE STRUCTURES, PONDS, RETAINING WALLS, CART PATH, FOOT BRIDGE, MISC. STRUCTURES AND LANDSCAPING COMMON TO GOLF COURSE OPERATIONS, ENTRY MONUMENTS AND FOUNTAINS.
B. RESERVE "B" SHALL PERMIT PARKING, WALKS, RETAINING WALLS, DRAINAGE STRUCTURES, LANDSCAPING AND GAZEBOS.
C. RESERVE "C" SHALL PERMIT LANDSCAPING, ENTRY MONUMENTS AND GUARD HOUSE.
D. RESERVE "D" SHALL PERMIT LANDSCAPING, DRAINAGE STRUCTURES, RETAINING WALLS, WALLS, ENTRY MONUMENTS, PARKING AND GUARD HOUSE.

DP-173
APPROVED CUP
MAPC 7-23-87 approved
BCC 8-18-87
HARD COPY 1 OF 2

COMMUNITY UNIT PLAN

WILLOWBEND HEIGHTS



SCALE: 1" = 50'
CONTOUR INTERVAL = 2'