

GENERAL

TOTAL GROSS ACRES = 143.34
NET ACRES (EXCLUSIVE OF STREETS) = 122.71

RESIDENTIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 143.34 GROSS ACRES; AND, PORTION TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
ONE FAMILY DWELLING
TWO FAMILY DWELLING
CLUSTERED DETACHED MULTIPLE-FAMILY DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE OR FOUR FAMILIES
GARDEN APARTMENT UNITS
TOWNHOUSE UNITS
CONDOMINIUM UNITS
2. SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE INTERSECTION BETWEEN THE PROPOSED PUBLIC STREETS WITH HARRY AND WITH ROCK ROAD, AND AT THE ENTRANCES TO THE PROPOSED DEVELOPMENTS ON PARCELS 3, 4, 5, 6, AND 7. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.070 A 12 OF THE CODE OF THE CITY OF WICHITA.
5. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE OR A TOTAL OF 896 DWELLING UNITS.
6. THE DENSITY FOR PARCELS 6 AND 7 MAY VARY, NOT TO EXCEED THEIR PROPOSED DENSITY BY MORE THAN TWENTY PERCENT (20%), PROVIDED, HOWEVER, THAT THE DENSITY FOR THE TOTAL DEVELOPMENT DOES NOT EXCEED 7.3 DWELLING UNITS PER NET ACRE.
7. A HOME ASSOCIATION AGREEMENT, OR AGREEMENTS, PROVIDING FOR THE MAINTENANCE OF THE COMMON AREAS, INCLUDING COMMUNITY FACILITIES, LAKES, DRAINAGE, ETC., SHALL BE FILED WITH THE FINAL PLAT.
8. DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATTING.
9. PARKING FOR THE PROPOSED DEVELOPMENT OF PARCELS 3, 4, 5, 6 AND 7 MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAY, PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR SCREEN IS INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.
10. A SIDEWALK SYSTEM IS PROPOSED TO BE PROVIDED BY A COMBINATION OF WALKS WITHIN THE OPEN SPACE AND SIDEWALKS ALONG CERTAIN DESIGNATED PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
11. A PLANTING STRIP WILL BE MAINTAINED ADJACENT TO THE NORTH LINE OF PARCELS 3, 4, 5, 6, AND ALONG THE WEST SIDE OF PARCEL 7, EXCEPT AT POINTS FOR INGRESS AND EGRESS.
12. AT THE TIME OF FINAL PLATTING OF EACH PARCEL, AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED.
13. PARCEL DESCRIPTIONS:

PARCEL - 1

PROPOSED USE - ONE-FAMILY DWELLINGS, OPEN SPACE, LAKES AND DRAINAGE.

GROSS AREA - 92.81 ACRES
NET AREA - 76.81 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 3 D.U./NET ACRE (200 units in 66.7 acres)
PARKING RATIO - 2.0/D.U.

PARCEL - 2

PROPOSED USE - TWO FAMILY AND/OR ONE-FAMILY DWELLINGS, AND DRAINAGE.

GROSS AREA - 15.72 ACRES
NET AREA - 12.01 ACRES
MINIMUM LOT AREA - 9,600 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 6.4 D.U./NET ACRE (200 units in 31.25 acres)
PARKING RATIO - 1.5/D.U.

PARCEL - 3

PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.

GROSS AREA - 2.34 ACRES
NET AREA - 2.14 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
MINIMUM SETBACK ALONG PROPOSED COLLECTOR - 15 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 4

PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.

GROSS AREA - 2.34 ACRES
NET AREA - 2.14 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
MINIMUM SETBACK ALONG PROPOSED COLLECTOR - 15 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 5

PROPOSED USE - TOWNHOUSES, CONDOMINIUMS AND/OR CLUSTERED DETACHED DWELLINGS HAVING ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.

GROSS AREA - 2.14 ACRES
NET AREA - 2.14 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
MINIMUM SETBACK ALONG HARRY AND PAIGE - 25 FEET
DENSITY - 10 D.U./NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 6

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 16.04 ACRES
NET AREA - 16.04 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
DENSITY - 18.0 D.U./NET ACRE (SEE RESIDENTIAL GENERAL PROVISION #6)
PARKING RATIO - 1.5/D.U.

PARCEL - 7

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 12.14 ACRES
NET AREA - 11.72 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORIES
MINIMUM SETBACK ALONG HARRY STREET - 25 FEET
DENSITY - 18.0 D.U./NET ACRE (SEE RESIDENTIAL GENERAL PROVISION #6)
PARKING RATIO - 1.5/D.U.

NOTE

1. DRAINAGE DEDICATIONS MAY VARY IN WIDTH FROM THOSE SHOWN. AN ENGINEERING AND DESIGN STUDY, WITH FLOOD CONTROL CONCURRENCE, WILL DETERMINE FINAL DRAINAGE DEDICATION.
2. THE 60 ACRE TRIBUTARY CROSSING HARRY STREET EAST OF ROSALIE, THE 40 ACRE TRIBUTARY CROSSING LOTS 29 THROUGH 32 IN PARCEL 2 AND THE 100 ACRE TRIBUTARY CROSSING LOTS 36 THROUGH 61 IN PARCEL 1 WILL BE PROVIDED FOR AT THE TIME OF PLATTING.

Administrative Adjustment on Parcel 3 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 5 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 6 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 7 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 8 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 9 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 10 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 11 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 12 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 13 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 14 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 15 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 16 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 17 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 18 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 19 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 20 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 21 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 22 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 23 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 24 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 25 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 26 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 27 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 28 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 29 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 30 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 31 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 32 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 33 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 34 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 35 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 36 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 37 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 38 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 39 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 40 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 41 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 42 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 43 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 44 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 45 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 46 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 47 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 48 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 49 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 50 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 51 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 52 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 53 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 54 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 55 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 56 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 57 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 58 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 59 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 60 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 61 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 62 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 63 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 64 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 65 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 66 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 67 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 68 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 69 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 70 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 71 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 72 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 73 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 74 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 75 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 76 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 77 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 78 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 79 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 80 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 81 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 82 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 83 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 84 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 85 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 86 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 87 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 88 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 89 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 90 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 91 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 92 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 93 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 94 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 95 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 96 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 97 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 98 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 99 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 100 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 101 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 102 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 103 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 104 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 105 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

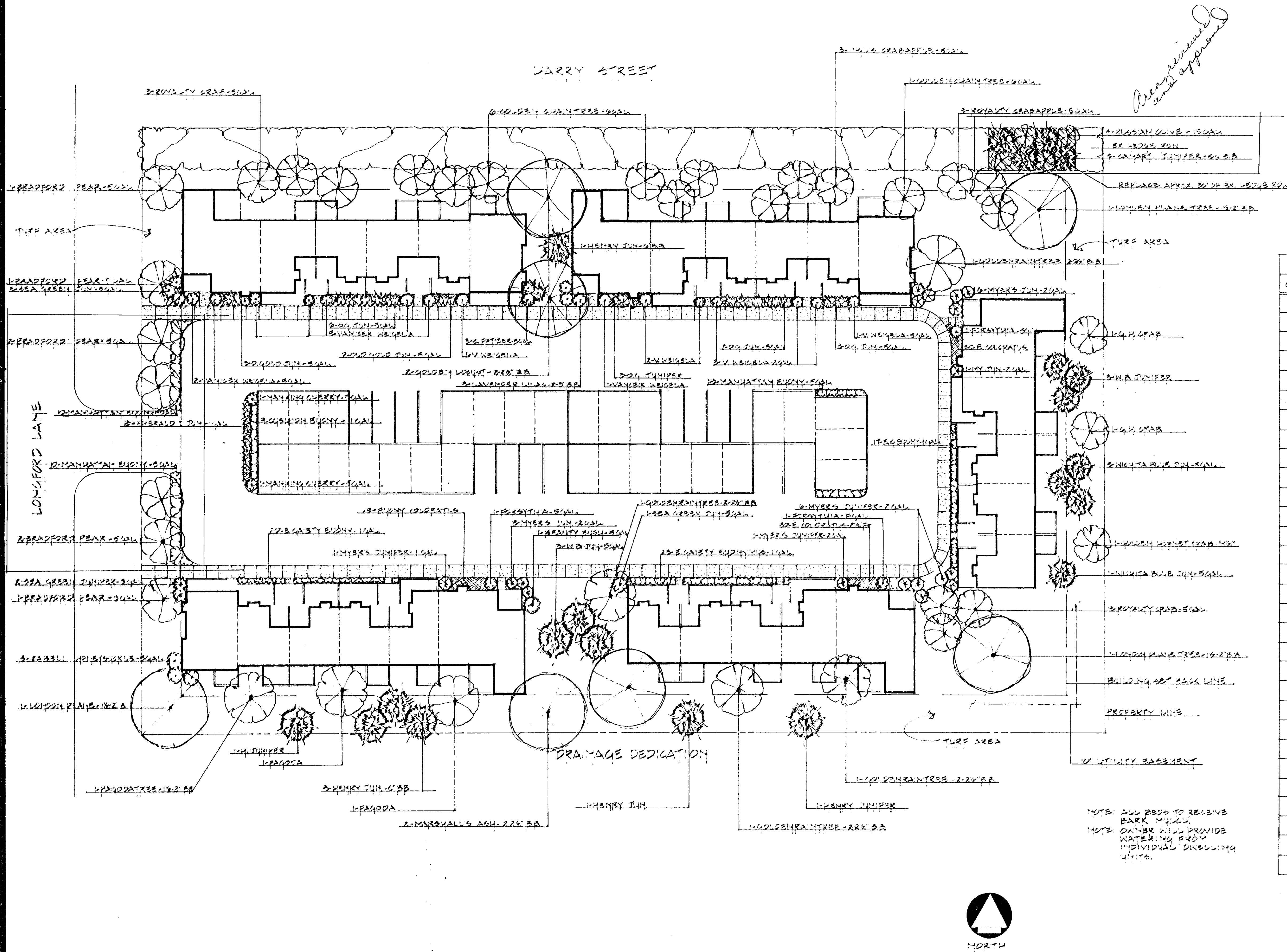
Administrative Adjustment on Parcel 106 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 107 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 108 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6/74 and 1/24/74

Administrative Adjustment on Parcel 109 Approved for 15' DUE for Townhouses and 6' Street 25' Setback. See memo dated 12/6

Area removed and approved



Area removed and approved

PLANT LIST				
QUAN	PLANT NAME	SIZE	CONT	REMARKS
7	BRADFORD PEAR	5 GAL	CONT	
3	LONDON PLANE TREE	1 1/2"	BA	
3	PAVODA TREE	1 1/2"	BA	
2	MARSHALL'S SEEDLING	2 1/2"	BA	
4	GOLDENRAINTREE	2 1/2"	BA	
2	GOLDEN HONEYLOCUST	2 1/2"	BA	
3	GOLDEN HORNET CRABAPPLE	1 1/2"	CONT	
9	ROYALTY CRABAPPLE	5 GAL	CONT	
7	GOLDENRAINTREE	6 GAL	CONT	
3	INGLIS CRABAPPLE	5 GAL	CONT	
7	HENRY J. JIMPER	6"	BA	
10	WIGHTMAN BLUE JIMPER	5 GAL	CONT	
6	SEA GREEN JIMPER	5 GAL	CONT	
3	ZABELI HONEYLOCUST	5 GAL	CONT	
15	VANISER WEIGELA	5 GAL	CONT	
24	OLD GOLD JIMPER	5 GAL	CONT	
3	LAVENDER LADY LILAC	2 1/2"	BA	
3	MICK'S COMPACT FERTIZER	5 GAL	CONT	
33	MANHATTAN ERYTHIMUS	5 GAL	CONT	
13	MYERS JIMPER	2 GAL	CONT	
3	SURPRISE FORTSITHIA	5 GAL	CONT	
30	EMERALD GASTY ERYTHIMUS	1 GAL	CONT	
1	BEAUTY BUSH	5 GAL	CONT	
135	ERYTHIMUS COLORATUS	2 1/2"	CONT	
50	BARK MULCH	30 FT	BAGS	
2	MANKING CHERRY	5 GAL	CONT	
3	EMERALD BLUE JIMPER	1 GAL	CONT	
9	CUSHION ERYTHIMUS	1 GAL	CONT	
4	RUSSIAN OLIVE	13 GAL	CONT	
4	SAMARKI RED CRAB JIMPER	5"	BA	

NOTE: ALL BEDS TO RECEIVE BARK MULCH.
NOTE: OWNER WILL PROVIDE WATERING FROM INDIVIDUAL DRAINAGE UNITS.



ASLA

DAN PRATT
LANDSCAPE ARCHITECTURE & PLANNING

2009 South Ridgewood, Wichita, KS 67218 (316) 685-4574

PROJ. CEDAR BRIDGE
TOWN HOMES

SCOPE PROPOSED
LANDSCAPE PLAN

SHEET #
OF

NO

DATE: 5-10-09
DRAWN: [Signature]
SCALE: 1/4" = 1'-0"
REV: 1-10-09

APPROVED LANDSCAPE PLAN
[Signature]

Approved landscape plan for
Parcel 3 of DP-51
(See G.P. 19 and #11)