

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 the 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, 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.
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 ratio: In accordance with Zoning Ordinance Section 28.04.140, the offstreet parking ratios shall be as follows:

Duplexes, 4-Plexes, Townhouses	
Garden Apartments	2.0/DU
Zero Lot Line (including 2 spaces inside garage)	4.0/DU
Single Family Detached 58' 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
 $\frac{X 43,560 \text{ s.f./acre}}{435,600 \text{ s.f. in parcel}}$

Assuming the following criteria:

B. 40% Duplex
60% Townhouse

C. $435,600 \times \text{percentage (40 \& 60)} = 174,240 \text{ s.f. for Duplex}$
 $261,360 \text{ s.f. for Townhouse}$

D. $\frac{174,240 \text{ s.f.}}{7,260 \text{ s.f./DU}} = 24 \text{ Duplex units}$

$\frac{261,360 \text{ s.f.}}{3,630 \text{ s.f./DU}} = 72 \text{ Townhouse units}$

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. Specific Parcel Information: Proposed Use illustrated on plan is enclosed in a box on use description on page 4.

SPECIFIC PARCEL INFORMATION
PARCEL #4

PROPOSED USES & MAX. DWELLING UNITS/PARCEL

PARCEL #	S.F.	ZERO LOT LINE	2-PLEX	4-PLEX	T.H.	G.A.	LAND AREA (ACRES) GROSS	LAND AREA (ACRES) NET	S.F.	ZERO LOT LINE	2-PLEX	4-PLEX	T.H.	G.A.	MAX. HEIGHT	MAX. BLDG. COVERAGE
1		30	36	48	72		6.0	6.0		5	6	8	12		35'	30%
2	9		18				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

LAND USE	FRONT YARD							REAR	SIDE YARD
	DIM. FROM ROW LINE	DIM. FROM ROW LINE	DIM. FROM ROW LINE	PRIVATE STREET FROM CL	CUL-DE-SAC A BULB 50' (ROW) 52'	CORNER LOT			
SINGLE FAMILY	20'	20'	25'	35'	10'	20'	15'	30'	6'
ZERO LOT LINE	20'	20'	25'	35'	10'	20'	15'	10'	0' & 12'
2-PLEX	20'	20'	25'	35'	10'	20'	15'	10'	6'
4-PLEX	20'	20'	25'	35'	10'	20'	15'	10'	6'
TOWNHOUSE	20'	20'	25'	35'	10'	20'	15'	10'	6'
GARDEN APT.	-	-	25'	42'	-	-	20'	10'	10'

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

GENERAL PROVISIONS
PARCEL 4

1. This project is proposed to contain 47.88 gross acres assuming that the K-96 Highway is constructed. 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. The lower figure assumes the highway is not built and that the land is developed in a similar fashion to the adjacent land use.

The area is used as follows:

	<u>With K-96</u>	<u>W/O K-96</u>
Net acres	42.48	50.68
Collector street	5.4	5.4
Total gross ac.	47.88	56.08

2. The proposed development, as illustrated, is to contain the following types of housing.

<u>With K-96</u>	<u>W/O K-96</u>	
26	26	Single Family Units
28	43	Zero Lot Line Units
18	18	2-Plex Units
28	48	4-Plex Units
105	105	Townhouse Units
<u>282</u>	<u>346</u>	Garden Apartment Units
487	586	Total Dwelling Units

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 608/721.

3. Density Calculations: If the parcels are developed with the number and type of units illustrate the overall density of the site would be 11.5/11.6 DU/gross acre, if the site was developed with the maximum number of dwelling units permitted, the overall density would be 14.3/14.2 DU/gross acre.
4. Setbacks are to be determined at time of platting depending on land use or generally the minimum setbacks shall be as listed on page 5.

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 entrances to the proposed parcels if they follow in accordance with the provision of Section 28.04.139 of 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 or 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).

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1	12		[18]				3.2	3.2	4		6				35'	30%
2	[26]		40				6.7	6.7	4		6				35'	30%
3		[28/43]		32/52	46/69		5.78	8.68		5		6	8		35'	30%
4				[28/48]	46/72		3.9	6.0				8	12		35'	30%
5				48/76	75/114	[126/190]	6.3	9.5				8	12	20	35'	30%
6			46	60	93	[156]	7.8	7.8			6	8	12	20	35'	30%
7				68	[105]	176	8.8	8.8				8	12	20	35'	30%

42.48 50.68

COLLECTOR STREET

5.4 5.4

TOTAL ACRES

47.88 56.08

ILLUSTRATED UNITS W/O K-96 - 586
 ILLUSTRATED UNITS WITH K-96 - 487
 MAXIMUM UNITS WITH K-96 - 608
 MAXIMUM UNITS W/O K-96 - 721
 MAXIMUM DENSITY WITH K-96 - 14.3 DU/ACRE
 MAXIMUM DENSITY W/O K-96 - 14.2 DU/ACRE
 ILLUSTRATED DENSITY WITH K-96 - 11.5 DU/ACRE
 ILLUSTRATED DENSITY W/O K-96 - 11.6 DU/ACRE

[] = ILLUSTRATED USE ON PLAN

LAND USE	FRONT YARD				Private Street from CL	Cul-de-sac @ Mulb 50' (row) 58'	Corner Lot	REAR	SIDE YARD
	Dim. from ROW Line	Dim. from ROW line	Dim. from ROW line	Dim. from ROW line					
Single Family	50' ROW 21' BB 20'	54' ROW 29' BB 20'	59' ROW 29' BB 20'	64' - 70' ROW 35' - 41' BB 25'	35'	10' 20'	15'	20'	6'
Pro lot line	20'	20'	20'	25'	35'	10' 20'	15'	10'	0' & 12'
Plex	20'	20'	20'	25'	35'	10' 20'	15'	10'	6'
Plex	20'	20'	20'	25'	35'	10' 20'	15'	10'	6'
Warehouse	20'	20'	20'	25'	35'	10' 20'	15'	10'	10'
Arden Apt.	-	-	-	25'	42'	-	20'	10'	10'

Front, rear & side yard setbacks from arterial streets shall not be less than 30'