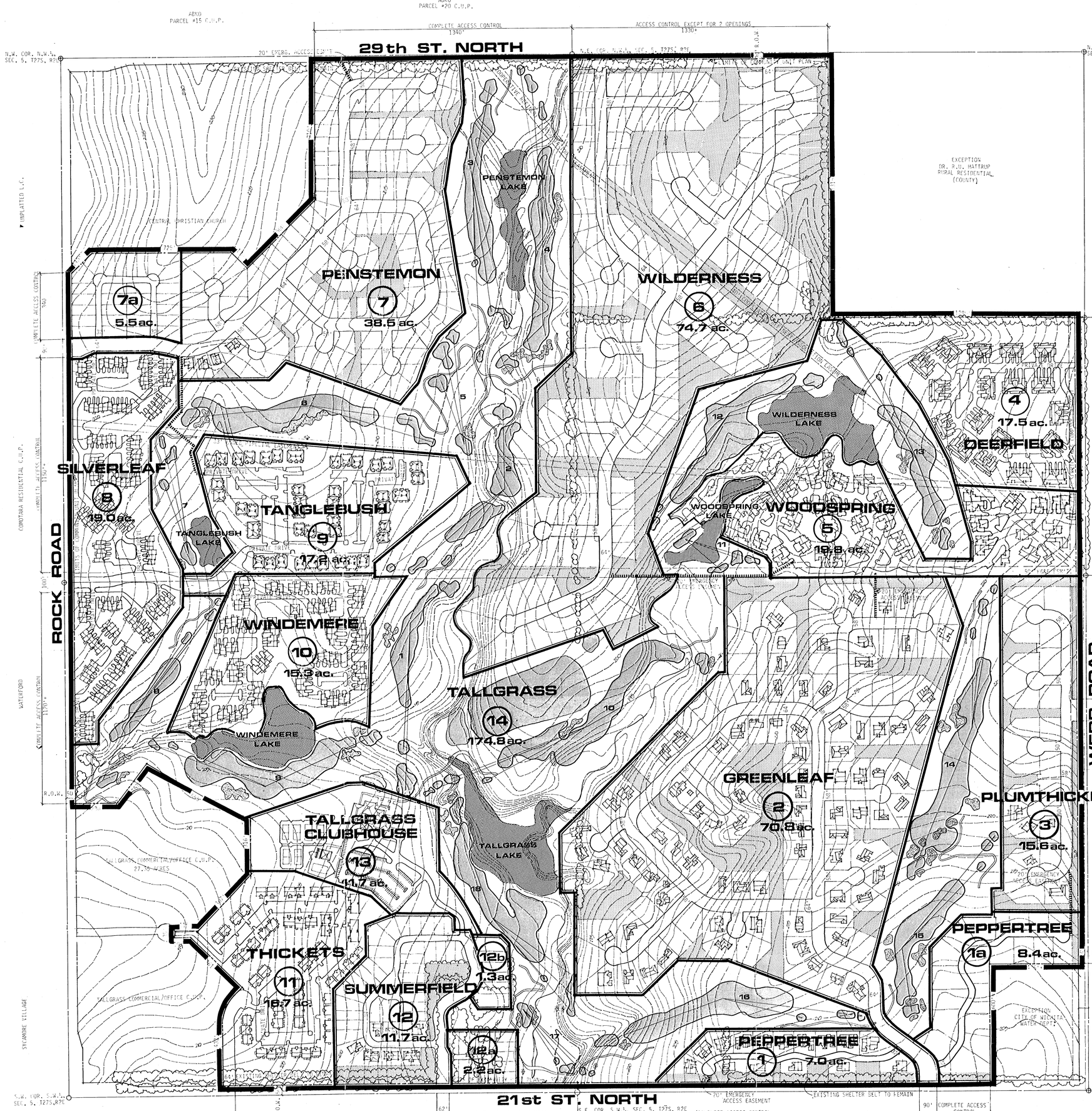


GENERAL PROVISIONS

1. This project is proposed to contain 527.7 gross acres. The area is to be used as follows:

Golf course, clubhouse and related recreational facilities	186.5
Building area	341.2
Net area	491.0
Public Streets	36.7
Total area	527.7

2. The proposed development, as illustrated, is to contain the following types of housing. The illustrated housing type for each parcel is enclosed in a box, (example (4-Plex)) in the parcel description.

520 Single Family Units
28 Zero Lot Line Units
202 2-Plex Units
140 4-Plex Units
411 Townhouse Units
678 Garden Apartments Units
1979 Total Dwelling Units (Illustrated)

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 2625.

3. Net Density Calculation: If the parcels are developed with the number and type of units illustrated, the overall density of the site, including the golf course, less public streets, would be 4.03 DU/Net acre, if the site was developed with the maximum number of dwelling units permitted, the overall density would be 5.34 DU/Net acre.

4. Setbacks are to be determined at time of platting depending on land use or generally the minimum setbacks shall be as follows:

LAND USE	FRONT YARD									REAR YARD	SIDE YARD
	Dimension from ROW Line					Private Street From CL	Cul-de-sac @Bulb		Corner Lot		
	50 ROW 21'BB	32' ROW[2] 29'BB	54' ROW 29'BB	58' ROW 29'BB	64-70 ROW 35-41'BB		50 row/38'				
Single Family	20'	20'	20'	20'	25'	35'	10'	20'	15'	10'	6'
Cluster Single Family[1]	20'	20'	20'	20'	25'	32'	10'	20'	10'	10'	5'
Zero Lot Line	20'	20'	20'	20'	25'	35'	10'	20'	15'	10'	0' & 12'[3]
2-Plex	20'	20'	20'	20'	25'	35'	10'	20'	15'	10'	6'
4-Plex	20'	20'	20'	20'	25'	35'	10'	20'	15'	10'	6'
Townhouse	20'	20'	20'	20'	25'	35'	10'	20'	15'	10'	6'
Garden Apt.	—	—	—	—	—	42'	—	—	20'	10'	10'
Mid Rise	—	—	—	—	—	42'	—	—	25'	20'	20'

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

[1]Cluster single family front yard setbacks are measured from the face of the garage opening to curb; therefore the front yard in most instances will not face onto residential or collector standard streets but instead will face onto private or public motor courts.
[2]On streets having a 32' ROW with 29' BB, there shall also be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees.
[3]Side yard setbacks may be reduced to 10' for garages only. There shall be a 12' side yard setback between dwelling units.

NOTE: On all corner lots, regardless of street paving width, the front yard setback refers to garage frontage. Where the garage side loads, the front yard setback shall be applied to the side that the garage doors face.

5. Designated off-street parking for lots on 32', 50' & 54' ROW streets shall be permitted in the public ROW in front of garages. All other ROW widths shall require off-street parking to occur behind property line in front of garages.

6. All utilities shall be installed underground.

7. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the City of Wichita.

8. 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, signs, logos, buffer areas, drainage channels, swales, etc. Two or more of the homeowner associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the non-public 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.

9. Parcel 14 represents the general open space/golf course development and shall be operated and maintained by the golf course ownership. This stipulation does not prohibit a master association of all homeowners from all parcels, participating in the maintenance costs of any part or all of parcel 14. The general open space/golf course development including the clubhouse related recreational facilities represents 186.5 acres or 35% of the total site.

10. The street access on parcels 8, 9, & 10, shall be a major opening. The construction of a major opening and decel lane shall be guaranteed at the time of platting.

11. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and cluster single family which shall be 4,500 sq. ft. Minimum lot sizes for duplexes (single family attached) shall be 8,000 sq. ft.

12. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc., shall be owned and maintained by the golf course and or related maintenance association and 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.

13. Final determination of street right-of-way and pavement width will be resolved at the time of platting.

14. Should an alternate land use, permitted under parcel descriptions below, 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.

15. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the effected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.

16. Any crossing of the 50' KG&E easement shall require the approval of the utility company.

17. At the time of platting the applicant shall guarantee ramps or roll back curbs where golf patrons are required to cross public streets, or private streets.

18. 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.

19. Firelane easements shall be constructed in areas to connect parcels and shall be surfaced with turf stone, asphalt, compacted gravel, or other all weather surfaces.

20. Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140, the off-street parking ratios shall be as follows:

Mid-Rise Apartments	1.2/DU
4-Plex, Garden Apartments	1.5/DU
Townhouses on 32' to 58' ROW (includes 2 spaces inside garage)	4.0/DU
Townhouses on Private Streets	2.0/DU
Zero Lot Line (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 32' to 58' ROW (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 64' ROW or greater	2.0/DU
Cluster Single Family on 32' to 58' ROW and private streets (including 2 spaces inside garage)	4.0/DU

21. 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 as follows.

A. Convert gross acreage of parcel to sq. ft.
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 sqft allotment/DU from chart below to determine maximum number of units for each land use.

LAND USE	SITE 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
Cluster Single Fam.	5,808 s.f.	7.5
4-Plex	5,445 s.f.	8
Townhouse	3,630 s.f.	12
Garden Apt.	2,178 s.f.	20
Mid-Rise Apt.	1,502 s.f.	29

SPECIFIC PARCEL INFORMATION

	*Proposed Uses & Maximum Dwelling Units Parcel							Parcel Acreage		Parcel Densities and Height Restrictions							
			Zero									Zero						Max.
Parcel #	S.F.	C.S.F.	Lot Line	2-Plex	4-Plex	T.H.	G.A.	M.R.	Gross	Net	S.F.	C.S.F.	Lot Line	2-Plex	4-Plex	T.H.	G.A.	M.R.	Height
1.	—	—	—	25	—	—	—	—	7.0	6.2	—	—	—	4.03	—	—	—	—	35'
1a	—	—	—	45	90	—	—	—	8.4	7.5	—	—	5.0	6.0	8.0	12.0	—	—	35'
2.	115	—	—	—	—	—	—	—	70.8	59.5	1.93	—	—	—	—	—	—	—	35'
3.	25	—	—	—	—	—	—	—	15.6	12.8	1.95	—	—	—	—	—	—	—	35'
4.	70	131	87	104	140	210	—	—	17.5	17.5	4.0	7.5	5.0	6.0	8.0	12.0	—	—	35'
5.	79	—	99	70	—	—	—	—	19.8	19.8	4.0	—	5.0	3.53	—	—	—	—	35'
6.	299	—	324	389	—	—	—	—	74.7	64.9	4.0	—	5.0	6.0	—	—	—	—	35'
7.	121	—	151	182	—	—	—	—	38.5	30.3	4.07	—	5.0	6.0	—	—	—	—	35'
7a	19	36	28	28	36	—	—	—	5.5	4.8	4.0	7.5	5.8	5.8	8.0	12.0	—	—	35'
8.	76	142	95	114	152	228	—	—	19.0	19.0	4.0	7.5	5.0	6.0	8.0	12.0	—	—	35'
9.	—	—	86	102	136	205	344	—	17.2	17.2	—	—	5.0	6.0	8.0	12.0	20.0	—	40'
10.	—	—	76	92	120	183	306	443	15.3	15.3	—	—	5.0	6.0	8.0	12.0	20.0	29.0	60'
11.	**See note		83	100	132	200	334	—	16.7	16.7	—	—	5.0	6.0	8.0	12.0	20.0	—	40'
12.	—	—	—	44	—	—	—	—	11.7	9.5	—	—	—	4.6	—	—	—	—	35'
12a	8	16	10	12	16	25	—	—	2.2	2.2	4.0	7.27	5.0	6.0	8.0	12.0	—	—	35'
12b	5	10	6	9	8	15	—	—	1.3	1.3	4.0	7.69	5.0	6.0	8.0	12.0	—	—	35'
13.	Clubhouse & Related Rec. Facilities							—	11.7	11.7	—	—	—	—	—	—	—	—	—
14.	Golf Course							—	174.8	174.8	—	—	—	—	—	—	—	—	—
Illus. Totals	520	0	28	202	140	411	678	—	527.7	491.0									

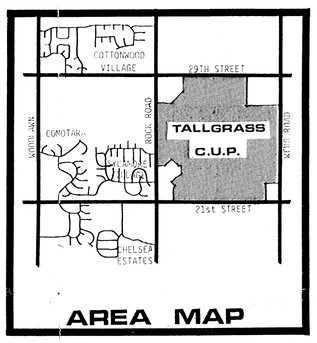
Total number of Dwelling Units Illustrated 1979
Illustrated Density (Net) 4.03

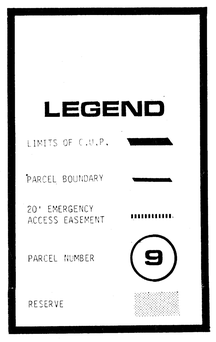
Max. Number of Dwelling Units Permitted 2625
Max. Density (net) 5.34 DU/Acre

Net Density is calculated by dividing total number of units by net area (491.0 acres)

*See note #21
**Also includes same uses as in Parcel #31.

SF—Single Family CSF—Cluster Single Family ZLL—Zero Lot Line 2-Plex—Single Family Attached 4-Plex—4 Family
TH—Town House GA—Garden Apartment MR—Mid-Rise Apartment





Revised Community Unit Plan

TALLGRASS

OWNER: TALLGRASS CO., P.O. BOX 4048, WICHITA, KANSAS

Rev Jan 1983 Rev Aug 1982 Revised July 1982

SCALE: 1" = 200'-0"
100' 50' 0 150' 100' 200' 300'
1" CONTOUR INTERVAL

BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS 67226 316-683-5567