

General Provisions

- This project is proposed to contain 542.1 gross acres. The area is to be used as follows:

Golf course, clubhouse and related recreational facilities	228.9
Streets	27.3
Building area	542.1
Total Area	542.1
- 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, L.P.I.C.) in the parcel description.

571 single family units
228 zero lot line units
421 4-plex units
176 townhouse units
604 garden apartments units
1998 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 2749.
- Gross 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, would be 3.68 DU/Gross acre. If the site was developed with the maximum number of dwelling units permitted, the overall density would be 5.07 DU/Gross acre.
 Net Density Calculation: The overall density of the site, excluding the golf course and street right of way, using the number and type of dwelling units illustrated would be 8.8 DU/Net acre. If the site was developed with the maximum number of dwelling units permitted, the density would be 9.61 DU/Net acre. Net densities for the various types of dwelling units are shown in the parcel descriptions.
- 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	SIDE YARD
single family	35' 0"	10' 0"	5' 0"
zero lot line	25' 0"	10' 0"	5' 0"
2-plex	25' 0"	10' 0"	5' 0"
4-plex	25' 0"	10' 0"	5' 0"
townhouse	25' 0"	10' 0"	5' 0"
garden apt.	25' 0"	10' 0"	5' 0"
mid-rise	25' 0"	10' 0"	5' 0"

 SETBACK FROM ADJACENT STREETS SHALL NOT BE LESS THAN 10'.
- All utilities shall be installed underground.
- 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 28.04.109 of the City of Wichita.
- A homeowners association shall be formed 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 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. The 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 owner.
- Parcel 15 represents the general open space/golf course development and shall be owned and maintained by the golf course owners. 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 15. The general open space/golf course development includes clubhouse related rec. facilities represents 228.9 acres or 42% of the total site.
- Streets, drives and turnarounds in the project elements being developed as zero-lot line, duplex, 4-plex, townhouses, garden apartments, or mid-rise apartments shall be privately owned. All other streets shall be dedicated to public use.
- A sidewalk plan will be provided at the time of platting.
- Minimum lot sizes for single family detached units shall be 7200 sq. ft. except for zero lot line detached which shall be 5,000 sq. ft. minimum lot sizes for duplex (single family attached) shall be 10,000 sq. ft.
- 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.
- Final determination of street right-of-way and pavement width will be resolved at the time of platting.
- Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a platting application shall be submitted for approval to the Director of Planning prior to issuance of a building permit indicating configuration and setbacks.
- Building setbacks from all existing pipeline easements shall be established at the time of platting and all parking over the easement shall be with the approval of the affected pipeline company, any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
- Any crossing of the 50' KGBE easement shall require the approval of the utility company.
- At the time of platting the applicant shall guarantee ramps or roll back cuts where golf carts are required to cross public streets.
- 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. Turnarounds shall be provided on all roads and fire lanes which are longer than 100 ft.
- Fireline easements shall be constructed in areas to connect neighborhoods and shall be surfaced with turf stone, asphalt, compacted gravel or other all weather surfaces.
- The existing trail right-of-way on the north side of 21st Street and adjacent to Hole 16 shall be expanded west to the half section line and shall be maintained in good condition.
- Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140 the offstreet parking ratios shall be as follows:

Mid-Rise Apartments	1.5 DU
Duplexes, 4-Plexes, Townhouses, Garden Apartments	2.0 DU
Zero Lot Line (includes 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
- 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. Determine the maximum number of dwelling units per land use, utilize the procedure described below.

LAND USE	SITE ALLOTMENT	DUs/ACRE
single family	10,800 s.f.	5
zero lot line	9,712 s.f.	5
2-plex	7,260 s.f.	6
4-plex	5,445 s.f.	8
townhouse	3,630 s.f.	10
garden apt.	2,178 s.f.	20
mid-rise apt.	1,502 s.f.	29

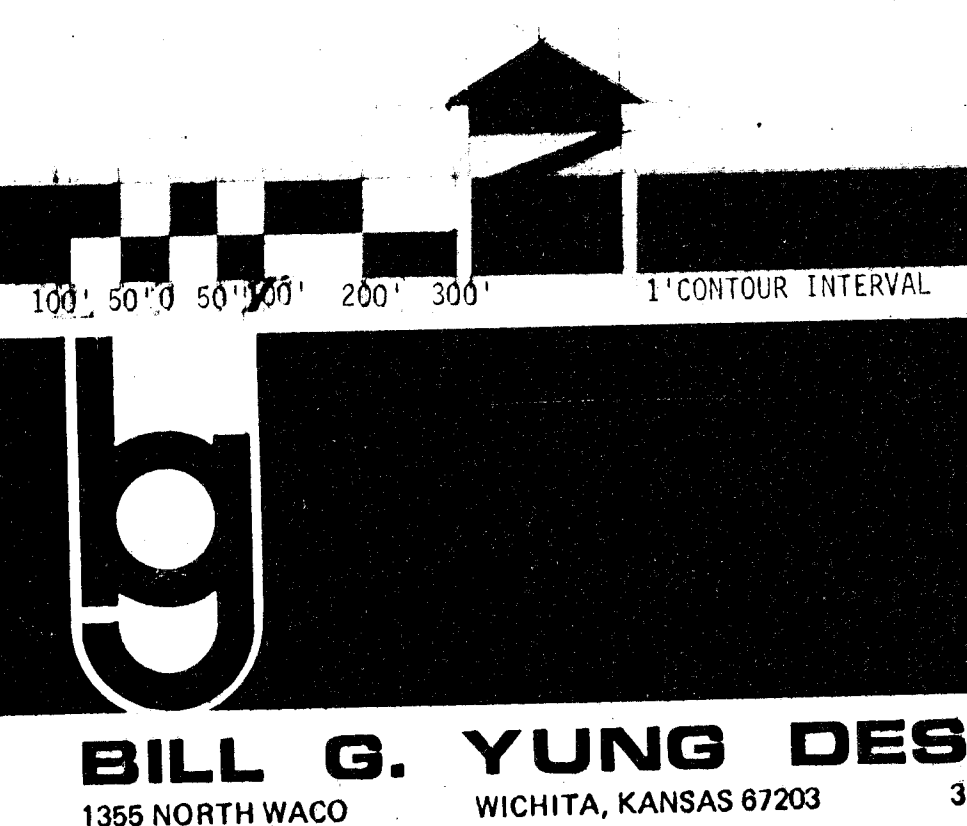
 EXAMPLE OF LAND USE MIX

A. Land Area: 6.7 acres	4,336.0 s.f. acre	291,852 s.f. in parcel #1
ASSUMING THE FOLLOWING CRITERIA		
B. 20% zero lot line	867,200 s.f.	20% of 4,336,000 s.f.
C. 60% townhouse	2,601,600 s.f.	60% of 4,336,000 s.f.
D. 201,852 x 4 = 807,408 s.f. zero lot line	807,408 s.f. 2-plex	175,111 s.f. townhouse
807,408 s.f. / 10,800 s.f. / du	74,751 du	807,408 s.f. / 7,260 s.f. / du
807,408 s.f. / 5,445 s.f. / du	148,284 du	807,408 s.f. / 3,630 s.f. / du
175,111 s.f. / 48 townhouse units	3,648 du	807,408 s.f. / 1,502 s.f. / du
3,648 du	148,284 du	148,284 du
62 Total Units Permitted using this mix		
- Specific Parcel Information: Proposed use illustrated on plan view enclosed in a box, 4-plex, on use description below.

Parcel #	Area	Use	DUs	Notes
1	10.8 ac	4-plex	148	
2	11.4 ac	4-plex	158	
3	10.8 ac	4-plex	148	
4	10.8 ac	4-plex	148	
5	10.8 ac	4-plex	148	
6	10.8 ac	4-plex	148	
7	10.8 ac	4-plex	148	
8	10.8 ac	4-plex	148	
9	10.8 ac	4-plex	148	
10	10.8 ac	4-plex	148	
11	10.8 ac	4-plex	148	
12	10.8 ac	4-plex	148	
13	10.8 ac	4-plex	148	
14	10.8 ac	4-plex	148	
15	10.8 ac	4-plex	148	
16	10.8 ac	4-plex	148	
17	10.8 ac	4-plex	148	

Community Unit Plan TALLGRASS

OWNER: BICENTE ENTERPRISES, 1900 NORTH AMIDON, WICHITA, KANSAS



Corrected Final 29 May 2010