Dimension from ROW Line

Single Family	20	20	20	20	20
Cluster Single Family	20	20	20	20	20
Zero Lot Line	20	20	20	20	20
2 Plex	20	20	20	20	20
4 Plex	20	20	20	20	20
Townhouse	20	20	20	20	20
Garden Apt.	20	20	20	20	20
Mid Rise	20	20	20	20	20

Cluster single family front setbacks are measured from the face of the garage. On private roadways or 58' pavement there shall also be a 20 ft. minimum setback for permitted out landscaping limited to turf. Side yard setbacks may be reduced to 5 ft. for garages only. There shall be one off street parking space, the front setback shall be applied to the side that the garage is on.

5. All utilities shall be installed underground.

6. Signs designating the name of the development shall be [illegible] follow in accordance with the provisions of Section 28.0[illegible] w/mid-rise, garden apartments and townhouses may have [illegible]

7. A homeowners association shall be filed with the plat of each [illegible] open space, parking areas, private streets by private, [illegible] more of the homeowner assoc[illegible]tions may join together [illegible]

Failure of the homeowners association(s) to properly main[illegible] streets or drives, buffer areas, drainage channels, swales [illegible] of Planning and the Superintendent of Central Inspection [illegible] authorizing construction of the proposed development, [illegible] areas previously listed and to asse[illegible] the cost of mainte[illegible]

8. Parcel 14 represents the general open space/golf course [illegible] the golf course ownership. This stipulation does not pro[illegible] parcels participating in the maintenance costs of any [illegible] development including the clubhouse [illegible] recreational [illegible]

9. The street access on parcels 8, 9, & 10 [illegible] be a major [illegible] lane shall be guaranteed at the time of platting.

10. Minimum lot sizes for single family detac[illegible] units shall [illegible] family which shall be 4,500 sq. ft. Minimum lot sizes for [illegible]

11. The proposed drainage facilities, lakes, [illegible] shall be owned and maintained by the golf course [illegible] for [illegible] in conformance with the hydrology study as prepared and indep[illegible] proposed drainage facilities shall be submitted for app[illegible]

12. Final determination of street right-of-way and [illegible]

13. Should an alternate land use, permitted under [illegible] as illustrated, a conceptual site plan shall be subm[illegible] conceptual plan shall be subject to the condition [illegible]

14. Building setback lines from all existing pipeline [illegible] paving over the easement shall be with the approval [illegible] relocation of the pipeline shall be without cost to [illegible]

15. Any crossing of the 50' KG&E easement shall requi[illegible]

16. At the time of platting the applicant shall guarantee [illegible] cross public streets, or private streets.

17. Fire hydrant installation and paved access to all buildings prior to the issuance of building permits. Turn arounds [illegible] than 100 ft.

18. Firelane easements shall be constructed in areas [illegible] asphalt, compacted gravel, or other all weather surfa[illegible]

19. Parking Ratios in accordance with Zoning Ordinance [illegible] follows:

Mid-Rise Apartments
4 Plex, Garden Apartments
Townhouses on 32' to 58' ROW (includes [illegible]
Townhouses on Private Streets
Zero Lot Line (includes 2 spaces inside g[illegible]
Single Family Detached/Duplex 32' to 58' [illegible] (inside garage)
Single Family Detached/Duplex 68' RO[illegible]
Cluster Single Family on 32' to 58' ROW [illegible] 2 spaces inside garage)

Note: Half of required parking may occur in [illegible]

20. Within each parcel there are several land use [illegible] Additionally there is an option to determine by [illegible] of dwelling units per land use, utilize the [illegible]

A. Convert gross acreage of parcel to sq. ft.
B. Determine percent each land use will [illegible]
C. Convert those percentages into sq. [illegible]
D. Divide by site allotment DU for each below [illegible]

LAND USE	[illegible]E ALLOTM[illegible]
Single Family	10,890
Zero Lot Line	9,112
2 Plex	7,260
Cluster Single Family	5,808
4 Plex	5,445
Townhouse	3,630
Garden Apt.	2,178 s.f./1,150
Mid-Rise Apt.	1,500

EXAMPLE OF LAND U[illegible] MIX

A. Land Area [illegible] 6.7 acres
[illegible] x 43,560 s.f./acre
[illegible] 291,852 s.f. in parcel

ASSUMING THE FO[illegible]OWING CRITERIA

B. 20% Zero Lot L[illegible]
20% 2 Plex
50% Townhou[illegible]

C. 291,852 x % (.20 & .60) = 58,370 s.f. [illegible]
58,370 s.f. [illegible]
175,111 s.f. [illegible]

D. 58,370 s.f. / 9,112 s.f./DU = 6 Zero Lot Line Units
58,370 s.f. / 7,260 s.f./DU = 8 Duplex Units
175,111 s.f. / 3,630 s.f./DU = 48 Townhouse Units

REPLACED BY