GENERAL

TOTAL GROSS AREA = 83.9 ACRES ±
TOTAL NET AREA = 64.3 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN SINGLE FAMILY DWELLINGS.

THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 2.9 D.U.'S/NET AC. OR A TOTAL OF 187 DWELLING UNITS.

GENERAL PROVISIONS

1. ACCESS CONTROL: (EXCLUDING PUBLIC STREET INTERSECTIONS) THERE SHALL BE COMPLETE ACCESS CONTROL TO 13TH STREET.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE CONCEPT ON FILE WITH THE ENGINEERING DIVISION OF THE CITY OF WICHITA.
4. BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN.
5. SIGN REGULATIONS: IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
6. SCREENING: A SOLID OR SEMI-SOLID WALL AT LEAST SIX (6) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE NORTH LINE OF PARCEL ONE AS SHOWN ON THE PLAN.

   A FINANCIAL GUARANTEE FOR THE WALL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT WITHIN 600 FEET OF 13TH STREET IF THE WALL HAS NOT BEEN CONSTRUCTED.
7. A HOMEOWNERS' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESERVE SHALL BE SUBMITTED WITH THE FINAL PLAT.
8. STREET RIGHT-OF-WAY, PAVING WIDTHS AND STREET NAMES SHALL BE DETERMINED AT THE TIME OF PLATTING.
9. THE PEDESTRIAN ROUTE WITHIN THE RESERVE SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THE SINGLE FAMILY AREA EAST OF THE RESERVE.

PARCEL DESCRIPTION

PARCEL ONE

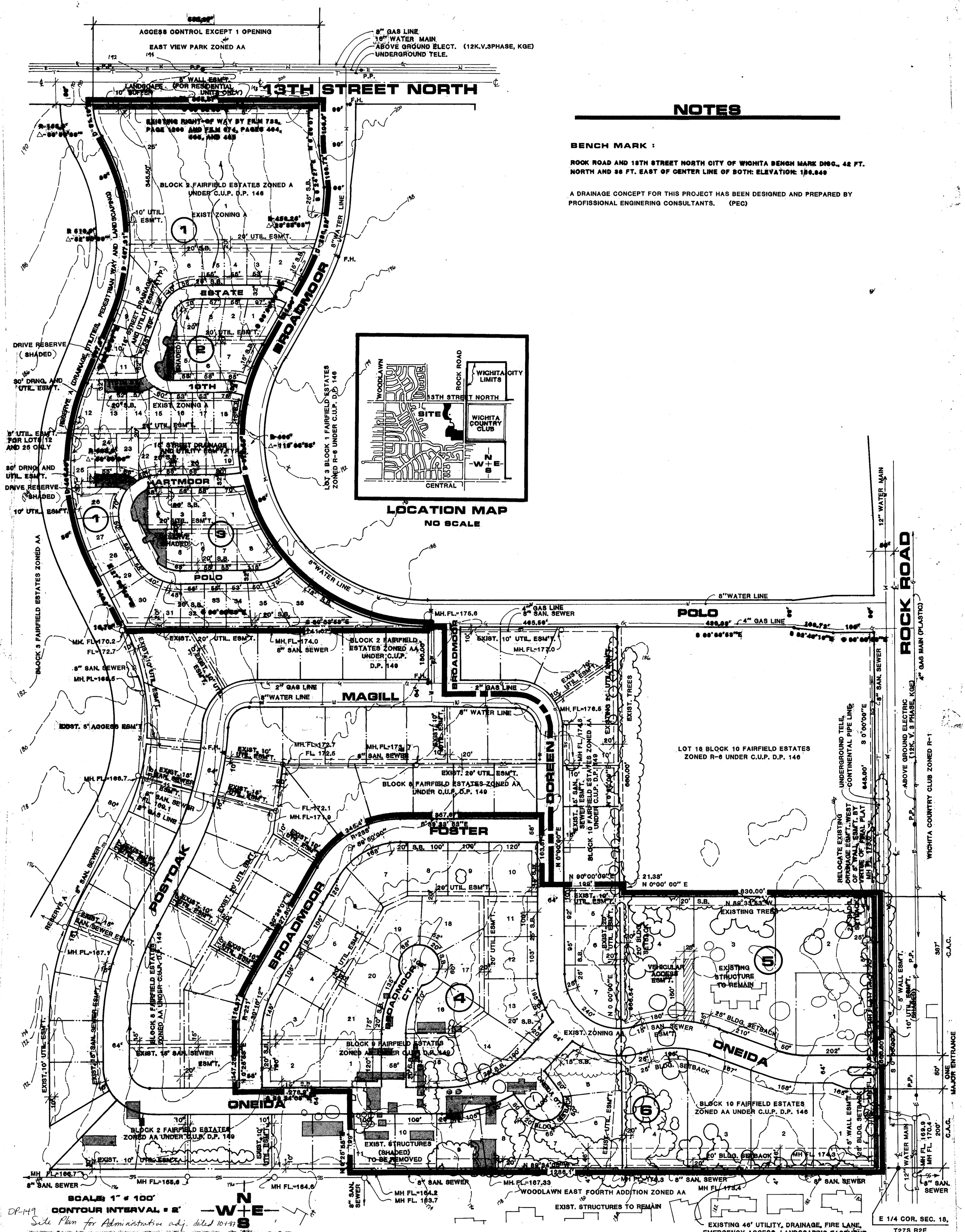
PROPOSED USE:	SINGLE FAMILY DWELLINGS
NET AREA:	64.3 ACRES±
DENSITY:	2.9 D.U.'S/NET ACRE± OR 187 D.U.'S
MAXIMUM BUILDING HEIGHT	35 FEET
PARKING RATIO:	4.0/D.U.

Fairfield Estates C.U.P.

APPROVED CUP
MAPC 10-17-85
BCC 11-12-85

DP-149

M.A.R.D. COPY 2 OF 2



NOTES

BENCH MARK :

ROCK ROAD AND 13TH STREET NORTH CITY OF WICHITA BENCH MARK DISC., 42 FT. NORTH AND 36 FT. EAST OF CENTER LINE OF BOTH: ELEVATION: 1[illegible].849

A DRAINAGE CONCEPT FOR THIS PROJECT HAS BEEN DESIGNED AND PREPARED BY PROFISSIONAL ENGINERING CONSULTANTS. (PEC)

DP-149
Site Plan for Administrative adj. dated 10-1-87

REVISED SITE PLAN FOR D.P. 149

PRELIMINARY PLAT (A RE-PLAT OF A PORTION OF FAIRFIELD ESTATES)

MAPD COPY 1 OF 2

FAIRFIELD ESTATES 2ND

OWNER: RALPH RUDY 715 N. GOW WICHITA, KS. 67203

sheet 1 of 1 | project FAIRFIELD ESTATES 2ND | sheet title PRELIMINARY PLAT (A RE-PLAT OF A PORTION OF FAIRFIELD ESTATES) | date JUNE 30, 1987 | rev. SEPT. 29, 1987

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH, WICHITA, KS 67220 316-683-5567