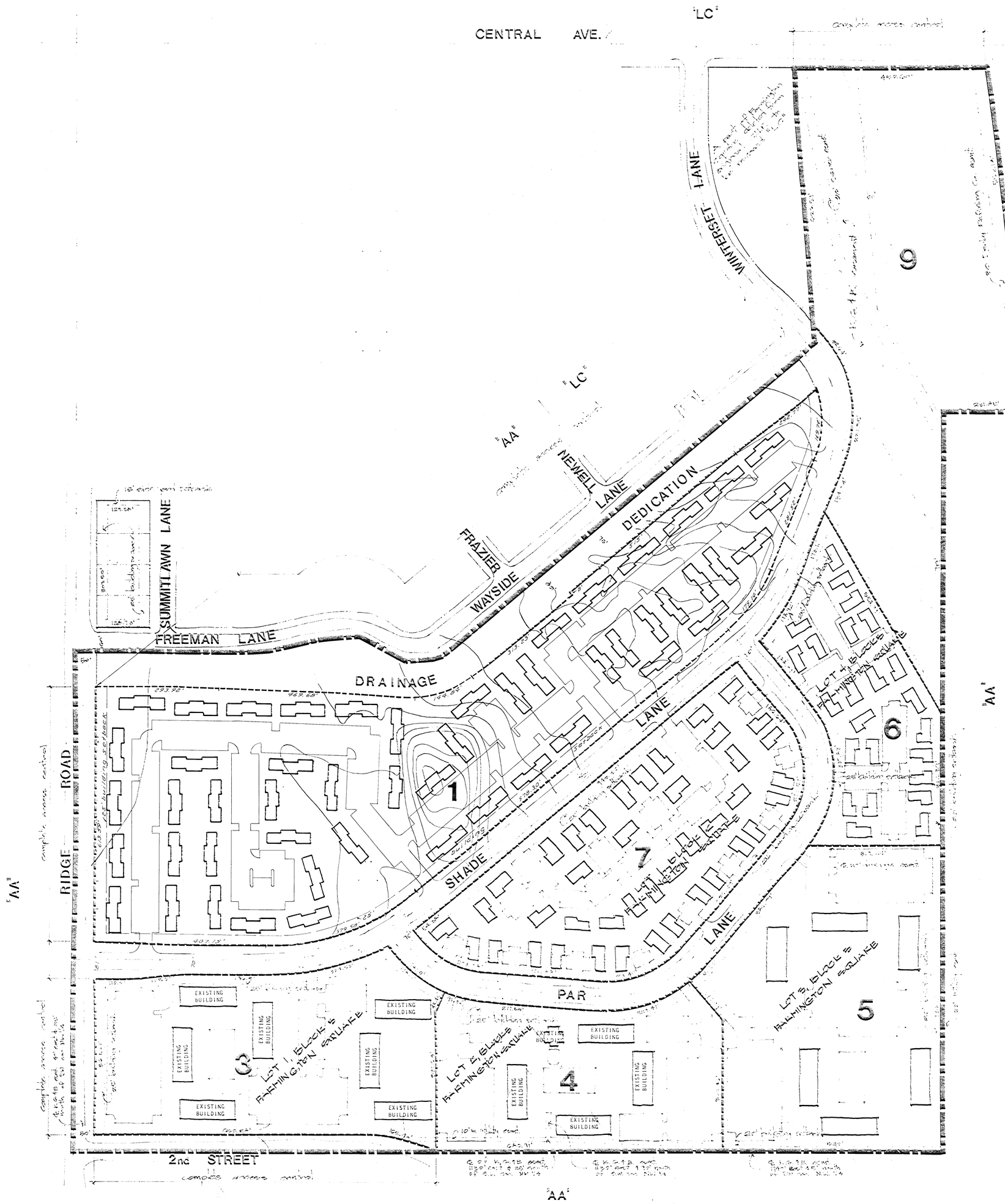

GENERAL PROVISIONS

1. This development is proposed to contain garden apartments, townhouse residential dwelling units, duplex, four-plex, and six-plex, residences, and associated community buildings, carports and parking and storage garages.

2. At the time of platting, a drainage plan shall be submitted for approval for the entire property.

3. At the time of platting, an avigational easement and restrictive covenant shall be submitted assuring construction to minimize noise within the dwelling units.

4. Appropriate firelane easements shall be considered and defined if necessary prior to the issuance of building permits.

5. Building setback lines bordering public streets and along the south and west boundaries of the property shall be as noted on the plans. Building setback lines between Parcels 3, 4, 5, and 6 shall be controlled by the following criteria:

   a. When adjacent parcels are developed separately without regard to architectural compatibility or continuity of design, side yard building setback distances shall be six feet minimum.

   b. When adjacent parcels are developed with compatible architecture, construction details, and continuity of design, carports and parking or storage garages may be constructed back to back as integral units with zero side yard setback distances. Construction plans for such structures shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.

6. An architectural screening wall and/or open parking for the proposed development of Parcels 3, 4, 5, 6, and 7, may be permitted to within 15 feet of public street right-of-way, provided that within said 15 feet a planting strip is installed. In such instances a landscape plan shall be prepared by a licensed architect and submittal to the Planning Department for their review and approval, prior to the issuance of building permits on the applicable parcel. Carports and parking or storage garages shall be controlled by the building setback lines noted on the plan and described in general note #5.

7. Signs or monuments designating the name of the development of individual parcels shall be permitted if they follow the provisions of the code of the City of Wichita.

8. All utilities shall be installed underground.

9. All sanitary sewer connections shall be made to the interceptor along the east side of the property.

10. The density of the entire development shall not exceed 15.8 dwelling units per net acre, or a total of 962 dwelling units based on 60.79± net acres.

11. Off-Street parking shall be provided as required by the zoning ordinance of the City of Wichita.

12. Zoning proposed for the entire property is "A".

PARCEL DESCRIPTIONS

PARCEL 1

Proposed Use - Duplex, four-plex and six plex residences and associated carports and garages
Net Area - 18.71 acres ±
Maximum building height - 3 stories or 35 feet.
Density - 16.35 D.U.'s/acre, or 306 dwelling units.

PARCEL 3

Proposed Uses - Garden apartments and townhouse residential dwelling units, community buildings, and associated carports and garages.
Net Area - 7.38 acres ±
Maximum building height - 3 stories or 35 feet.
Density - 21.54 D.U.'s/acre, or 159 dwelling units.

PARCEL 4

Proposed Uses - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net Area - 5.48 acres ±
Maximum building height - 3 stories or 35 feet.
Density - 16.42 D.U.'s/acre, or 90 dwelling units

PARCEL 5

Proposed Uses - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net Area - 8.39 acres ±
Maximum building height - 3 stories or 35 feet.
Density - 16.09 D.U.'s/acre or 135 dwelling units.

PARCEL 6

Proposed Uses - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community buildings, carports and parking or storage garages.
Net Area - 4.34 acres ±
Maximum building height - 3 stories or 35 feet.
Density - 22.12 D.U.'s/acre or 96 dwelling units.

PARCEL 7

Proposed Uses - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community buildings, carports and parking or storage garages.
Net area - 8.22 acres ±
Maximum building height - 3 stories or 35 feet.
Density 19.95 D.U.'s/acre or 164 dwelling units.

PARCEL 9

This parcel shall be held in reserve for use by Flood Control as a floodway and shall be maintained in its natural, existing state by the owner(s) of record of Parcel 6 of this C.U.P. No development shall occur on this parcel.

Note: Parcels 2 and 8 have been deleted.

NORTH
1"=100'

AMENDED COMMUNITY UNIT PLAN DP-59
FARMINGTON SQUARE

prints issued
AMENDED 9-12-80
(Dept. Decision Nov. 2, 1977)

revisions
Revised per M.A.P.C. comments March, 1980
Revised July, 1981 cz by P.E.C.
Revised Jan. 17, 1983

date drawn

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SURVEYING & ENGINEERING
316/265-7271 • 330 LAURA • WICHITA, KANSAS 67211

DP-59
PLAN
UNIT
KANSAS
AMENDED COMMUNITY FARMINGTON SQUARE WICHITA

sheet title

sheet 1 of 1 sheets