

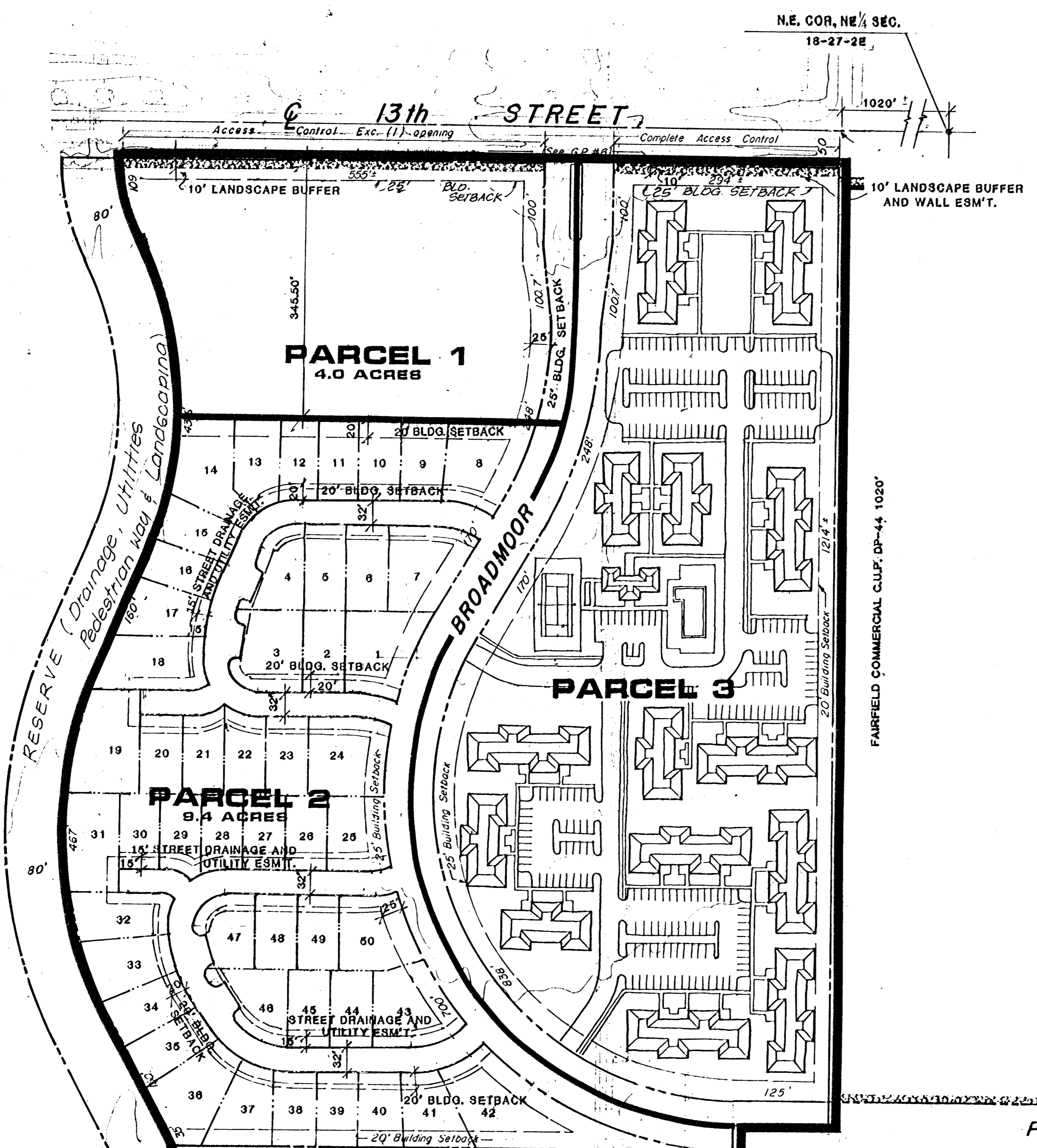
GENERAL PROVISIONS

- GENERAL**
- TOTAL AREA = 43.7 ACRES ±
 TOTAL NET AREA = 40.9 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY)
- NOTE: ORIGINAL RESIDENTIAL C.U.P. (D.P. 146) HAD GROSS ACRES = 48.2 INCLUDING PUBLIC STREET R.O.W. 13TH STREET NORTH AND ROCK ROAD. THE FAIRFIELD RESIDENTIAL C.U.P. AMENDMENT WILL CONTAIN 43.7 ACRES, EXCLUDING 13TH AND ROCK ROAD R.O.W.
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN GARDEN APARTMENTS, TOWNHOUSES, SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, CHURCH AND ASSOCIATED COMMUNITY FACILITIES.
- THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 16.5 D.U.'S/NET AC. OR A TOTAL OF 674 DWELLING UNITS.
- GENERAL PROVISIONS**
- ACCESS CONTROL: (EXCLUDING PUBLIC STREET INTERSECTIONS) ACCESS TO 13TH STREET SHALL BE LIMITED TO ONE OPENING TO PARCEL ONE (1). ACCESS TO ROCK ROAD SHALL BE LIMITED TO TWO (2) OPENINGS, ONE (1) OPENING TO PARCEL FOUR (4) AND ONE (1) PUBLIC STREET OPENING TO PARCEL FIVE (5).
 - THE ENTRANCE TO PARCEL FOUR (4) FROM ROCK ROAD SHALL BE CONSTRUCTED TO APARTMENT COMPLEX MAJOR ENTRANCE STANDARDS, WITH A DECEL LANE. THE MAJOR ENTRANCE AND DECEL LANE WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE CONCEPT ON FILE WITH THE ENGINEERING DIVISION OF THE CITY OF WICHITA.
 - BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN FOR PARCELS 3 AND 4, AND IN CHART BELOW FOR PARCELS 1, 2, AND 5.
 - SIGN REGULATIONS: IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING EXCEPTION: NO PORTABLE SIGNS SHALL BE ALLOWED ON ANY PARCEL.
 - SCREENING AND LANDSCAPING: 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 THREE (3) AND THE EAST LINE OF PARCEL FOUR (4). SAID WALLS MAY BE REDUCED TO THREE (3) FEET IN HEIGHT AT THE SETBACK ADJACENT TO BROADMOOR AND POLO.
 - IN THE EVENT THE CHURCH USE IN PARCEL 1 IS NOT EXECUTED, AND THE PERMITTED TOWNHOUSE USE IS THEREBY USED, THE 10' LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE OF PARCEL 1 SHALL INCLUDE A WALL AS DESCRIBED IN 6A ABOVE.
 - A PLANTING STRIP, CONSISTING OF TREES, GRASS, AND LOW SHRUBBERY, NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE INSTALLED AS INDICATED ON THE PLAN. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE PLANT MATERIALS HAVE NOT BEEN PLANTED.
 - FAILURE TO PROPERLY MAINTAIN THE WALL OR THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
 - PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
 - PARCEL DESCRIPTIONS:

PARCEL ONE
 PROPOSED USES: ZERO LOT LINE, PATIO HOMES, SINGLE FAMILY, TOWNHOUSES, CHURCH AND ASSOCIATED COMMUNITY FACILITIES.
 NET AREA: 4.0 ACRES
 DENSITY: Z.L.L. - 5 D.U./AC. = 20 D.U.'S
 P.H. - 6 D.U./AC. = 24 D.U.'S
 S.F. - 4 D.U./AC. = 16 D.U.'S
 T.H. - 10 D.U./AC. = 40 D.U.'S
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING RATIO: SEE GENERAL PROVISION NO. 7

PARCEL TWO
 PROPOSED USES: ZERO LOT LINE, PATIO HOMES, SINGLE FAMILY, TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES
 NET AREA: 8.11 ACRES
 DENSITY: Z.L.L. - 5 D.U./AC. = 40 D.U.'S
 P.H. - 6 D.U./AC. = 50 D.U.'S
 S.F. - 4 D.U./AC. = 32 D.U.'S
 T.H. - 10 D.U./AC. = 40 D.U.'S
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING RATIO: SEE GENERAL PROVISION NO. 7

PARCEL THREE
 PROPOSED USE: GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES
 NET AREA: 11.2 ACRES
 DENSITY: GARDEN APARTMENTS = 28 D.U./NET ACRE ± OR 294 D.U.'S
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING RATIO: 1.7/D.U. (CONTINUED BELOW)



GENERAL PROVISIONS (CONTINUED)

- PARCEL FOUR**
 PROPOSED USE: GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES
 NET AREA: 9.5 ACRES ±
 DENSITY: GARDEN APARTMENTS = 26 D.U./NET ACRE ± OR 247 D.U.'S
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING RATIO: 1.7/D.U.
- PARCEL FIVE**
 PROPOSED USE: SINGLE FAMILY AND ASSOCIATED COMMUNITY FACILITIES
 NET AREA: 18.0 ACRES
 DENSITY: 15 D.U./NET ACRE OR 12 D.U.'S
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING RATIO: SEE GENERAL PROVISION NO. 7

SETBACK CHART FOR PARCELS 1, 2 & 5 ONLY
 Setbacks for Parcels 3 & 4 as Illustrated on Plan

	FRONT YARD Dimension from B.O.V. Line					REAR YARD	SIDE YARD	38' Storage Face All Streets ROW
	50' ROW 2188	32' ROW 2988	58' ROW 2978B	64-70' ROW 35-41'88	Private Street From CL 50' (ROW) 58'			
Single Family	20'	20'	20'	25'	25'	20'	6'	20'
Zero Lot Line	20'	20'	20'	25'	32'	20'	0' & 12"±	20'
Patio Homes	20'	20'	20'	25'	32'	20'	6'	20'
Townhouses	20'	20'	20'	25'	32'	20'	15'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 20'.
 ON STREETS HAVING A 32' ROW WITH 2" BB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING SHALL BE PERMITTED WHERE APPROVED BY TRAFFIC ENGINEER AT TIME OF PLATTING.
 REAR YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12" SEPARATING ALL OTHER ELEMENTS OF THE DWELLING UNITS EXCEPT FOR THE GARAGES.
 ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 20' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.

LEGAL DESCRIPTIONS

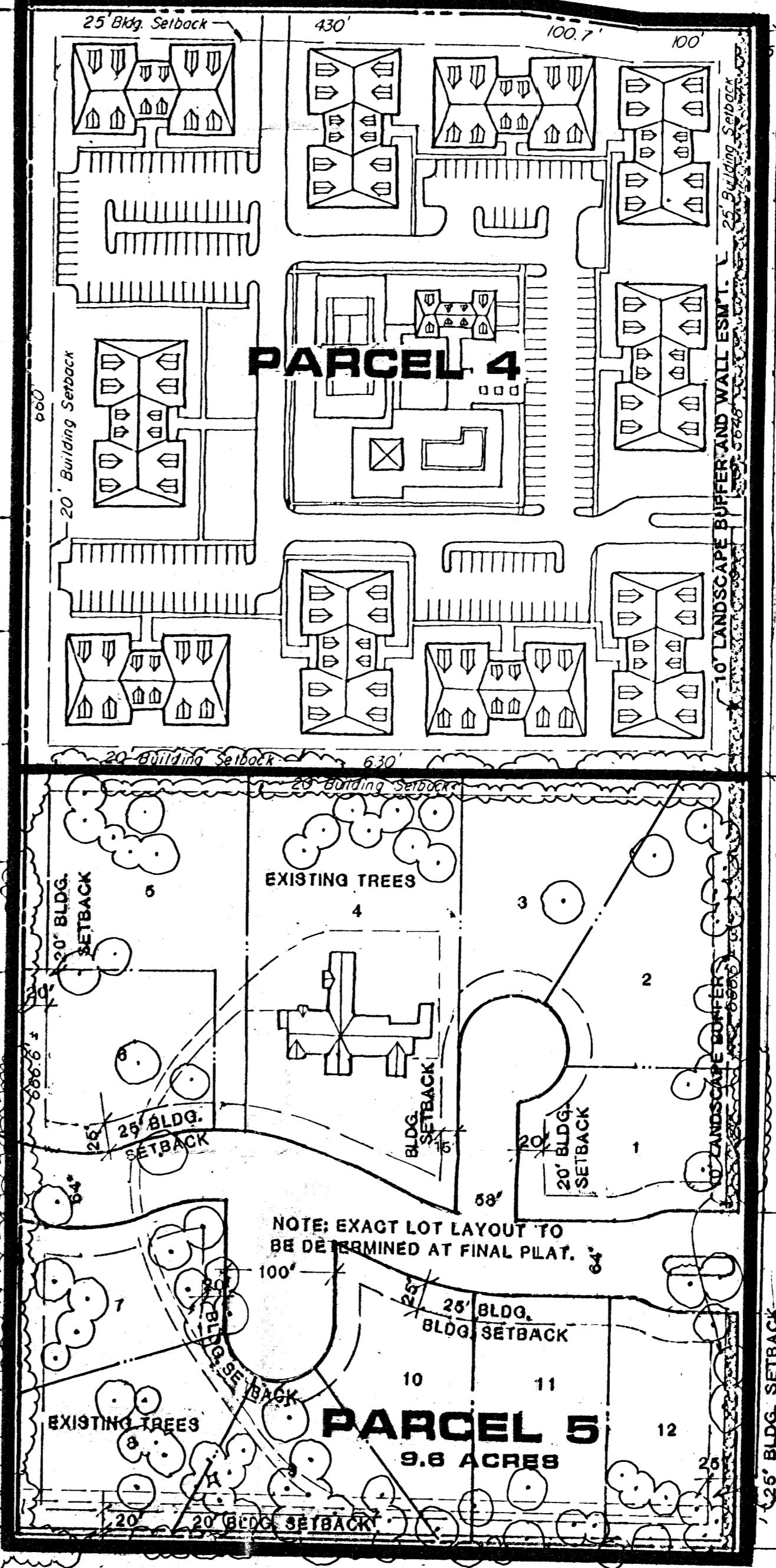
Three parcels of the above mentioned residential C.U.P. are to be amended, Parcels 1, 2, and 5. (Parcels 1 and 2 were formerly Parcel 1, Parcel 5 was formerly Parcel 4.)

Parcel 1
 The North 345.50 feet of Lot 1, Block 2, Fairfield Estates, Wichita, Sedgwick County, Kansas.
 Containing 4.00 acres ±.

Parcel 2
 Lot 1, Block 2, Fairfield Estates, Wichita, Sedgwick County, Kansas, except for a tract of land described as the North 345.50 feet of Lot 1, Block 2, Fairfield Estates, Wichita, Sedgwick County, Kansas.
 Containing 9.4 acres ±.

Parcel 5
 Lot 17, Block 10, Fairfield Estates, Wichita, Sedgwick County, Kansas.
 Containing 9.64 acres ±.

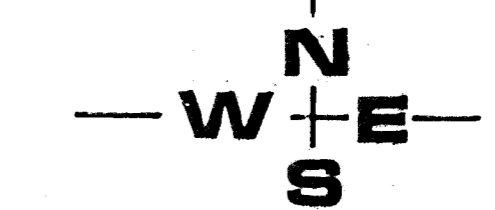
NOTE:
 LAYOUT TO BE CHANGED TO REFLECT THIS PLAN (DASHED) BY VIRTUE OF A REPLAT



AMENDED Fairfield Residential C.U.P. DP-146

AMENDMENT BY: **BILL G. YUNG DESIGN**
 4912 E. 29TH STREET NORTH, SUITE 05B
 WICHITA, KANSAS 67220 316-693-6697

DATE AMENDED: **MAY 12, 1997**



Scale: 1" = 100'

SURVEYING & ENGINEERING
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 1440 EAST ENGLISH STREET, WICHITA, KS 67211