

GENERAL PROVISIONS

TOTAL AREA = 43.7 ACRES
TOTAL NET AREA = 40.5 ACRES (EXCLUDING PUBLIC STREET RIGHT OF WAY);
NOTE: ORIGINAL RESIDENTIAL C.U.P. (DP-146) HAD GROSS ACRES OF 48.3
EXCLUDING 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 STREET AND ROCK ROAD R.O.W.

THIS DEVELOPMENT IS PROPOSED TO CONTAIN GARDEN APARTMENTS WITH
ASSOCIATED COMMUNITY FACILITIES, TOWNHOUSES, PATIO HOMES, ZERO LOT
LINE, SINGLE FAMILY, CHURCH/HOSPITAL AND OFFICES (INCLUDING MEDICAL
AND DENTAL CLINICS).

THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 16.5
DENSITY AC. OR A TOTAL OF 714 DWELLING UNITS.

GENERAL PROVISIONS

1. 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
OPENING TO PARCEL NUMBER 3 AND ONE OPENING (PUBLIC STREET) TO
PARCEL NUMBER 5.

THE ENTRANCE TO PARCEL FOUR FROM ROCK ROAD SHALL BE CONSTRUCTED
TO APARTMENT ENTRANCE STANDARDS WITH A DECEL. LANE IF PARCEL 4
IS DEVELOPED AS APARTMENTS. THE MAJOR ENTRANCE AND DECEL. LANE IF
NECESSARY WILL BE A REQUIREMENT AT THE TIME A MAJOR BUILDING
PERMIT IS ISSUED.

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 FOR PARCELS 3 AND 4, AND IN THE CHART BELOW FOR
PARCELS 1, 2, AND 5. IF PARCEL 5 IS DEVELOPED WITH OFFICE USES,
SETBACK SHALL BE 35' ON BROADMOOR AND 13TH STREET.

5. SIGN REGULATIONS: IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH
CHAPTER 24.6 OF THE CODE OF THE CITY OF WICHITA, WITH THE
FOLLOWING EXCEPTIONS: NO PORTABLE SIGNS SHALL BE ALLOWED ON ANY
PARCEL.
SIGNS MAY BE SPACED 75 FEET APART ALONG 13TH STREET WITHIN PARCEL 1.
PER ADMINISTRATIVE ADJUSTMENT DATED FEBRUARY 24, 2015, AND SUBJECT TO
THE FOLLOWING CONDITIONS:

1. ALL SIGNS SHALL BE PERMITTED AND INSTALLED WITHIN ONE YEAR.
2. THE ADMINISTRATIVE ADJUSTMENT APPLIES ONLY TO THE TWO SIGNS
LOCATED AT THE MAJOR ENTRANCE OF PARCEL 1, DP-146.

A PORTION OF THE GROUND IDENTIFICATION SIGN FOR PARCEL 4 MAY INCLUDE AN
ELECTRONIC MESSAGE CAPABILITY, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ELECTRONIC MESSAGE AREA SHALL BE NO LARGER THAN 80 SQUARE
FEET WITH INTERNALLY ILLUMINATED LIGHT ONLY. THE SIGN SHALL BE
CAPABLE OF RESTRICTING THE BRIGHTNESS FROM DARK TO DAWN AND
SHALL BE RESTRICTED TO NO MORE THAN 10% OF THE MAXIMUM
BRIGHTNESS/LIGHT INTENSITY CAPABILITY OF THE SIGN DURING THE
PERIOD FROM DAWN TO DAWN. THE SIGN SHALL BE IN SUBSTANTIAL
CONFORMANCE WITH RESPECT TO TOTAL SIZE, HEIGHT, LOCATION, AND
MATERIALS WITH THE CONDITIONS OF 22A-24-1.

2. NO ANIMATED, FLASHING OR MOVING IMAGES OR TEXT, OR BANNER OR
TEXT THAT CREATES THE ILLUSION OF MOVEMENT SHALL BE DISPLAYED ON
THE SIGN. GRAPHIC CHANGES WILL BE RESTRICTED TO ONE CHANGE PER
SECOND OR FLOWER.

3. PORTABLE SIGNAGE, OFF-SITE SIGNAGE AND BILLBOARDS SHALL NOT BE
PERMITTED ON THE SUBJECT PROPERTY EXCEPT SMALL DIRECTIONAL
SIGNS ALLOWED IN ALL DISTRICTS.

4. THIS SHALL BE THE ONLY GROUND SIGN PERMITTED ON PARCEL 4.

5. IF THE ZONING ADMINISTRATOR FINDS THAT THERE IS A VIOLATION OF
ANY OF THE CONDITIONS OF THE ZONING ADJUSTMENT TO THE C.U.P., THE
ZONING ADMINISTRATOR, IN ADDITION TO ENFORCING THE OTHER REQUIRES
SET FORTH IN THE ZONING ADJUSTMENT, MAY, WITH THE CONSENT OF
THE PLANNING DIRECTOR, DECLARE THAT THE ZONING ADJUSTMENT TO
THE C.U.P. IS NULL AND VOID AND SHALL BE STRUCK FROM THE C.U.P.
DOCUMENT.

6. A. SCREENING AND LANDSCAPING: A SOLID OR SEMI-SOLID WALL AT LEAST
36" IN HEIGHT, BUT NOT MORE THAN 60" IN HEIGHT, CONSTRUCTED OF
BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR
MATERIAL SHALL BE INSTALLED ALONG THE NORTH LINE OF PARCEL
NUMBER 3, THE EAST LINE OF PARCEL NUMBER 4 AND THE EAST LINE OF
PARCEL 5 IF DEVELOPED AS APARTMENTS. SAID WALL MAY BE REDUCED TO
THREE (3) FEET IN HEIGHT AT THE SETBACK LINE ADJACENT TO PUBLIC
STREETS.

B. IN THE EVENT THE CHURCH USE IN PARCEL NUMBER 1 IS NOT EXECUTED,
AND THE PERMITTED TOWNHOUSE USE IS THEREBY USED, THE 10'
LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE SHALL INCLUDE A
WALL AS DESCRIBED IN 6.A ABOVE.

C. 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.

7. A. SCREENING AND LANDSCAPING: A SOLID OR SEMI-SOLID WALL AT LEAST
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DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE
OF BUILDING PERMITS.

D. A FINANCIAL GUARANTEE FOR THE 10' MATERIALS APPROVED IN THE
LANDSCAPE PLAN SHALL BE REQUIRED FROM THE ISSUANCE OF ANY
OCCUPANCY PERMIT IF THE PLANT MATERIALS HAVE NOT BEEN PLANTED.

E. FAILURE TO PROPERLY MAINTAIN THE WALL, OR THE PLANTING STRIP
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. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY
EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO
CONSTRUCTION OF ANY WALL.

F. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 22A-24-10 ET SEQ.
OF THE CODE OF THE CITY OF WICHITA. BACK OUT PARKING SHALL BE PERMITTED
FOR PARCEL NUMBER TWO SUBJECT TO THE CONDITIONS AS LISTED IN POLICY
STATEMENT NO. 11. THE EXACT LOCATION OF PARKING AREAS SHALL BE
DETERMINED AT THE TIME OF PLANNING REVIEW AND APPROVAL OF EASEMENTS.
THE PARKING REQUIREMENTS FOR THE 1.56 AC. ADJACENT LIVING FACILITY SHALL
BE ALLOWED TO REDUCE THE REQUIREMENTS BY ONE PARKING SPACE.

PARCEL DESCRIPTIONS

PARCEL NUMBER 1
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE,
TOWNHOUSES, AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA: 4.9 ACRES
DENSITY: 5.7
Z.L.L. - 5 DU/AC = 28 DWELLING UNITS
P.H. - 5 DU/AC = 28 DWELLING UNITS
T.H. - 10 DU/AC = 48 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

PARCEL NUMBER 2

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE,
TOWNHOUSES, AND ASSOCIATED COMMUNITY FACILITIES.

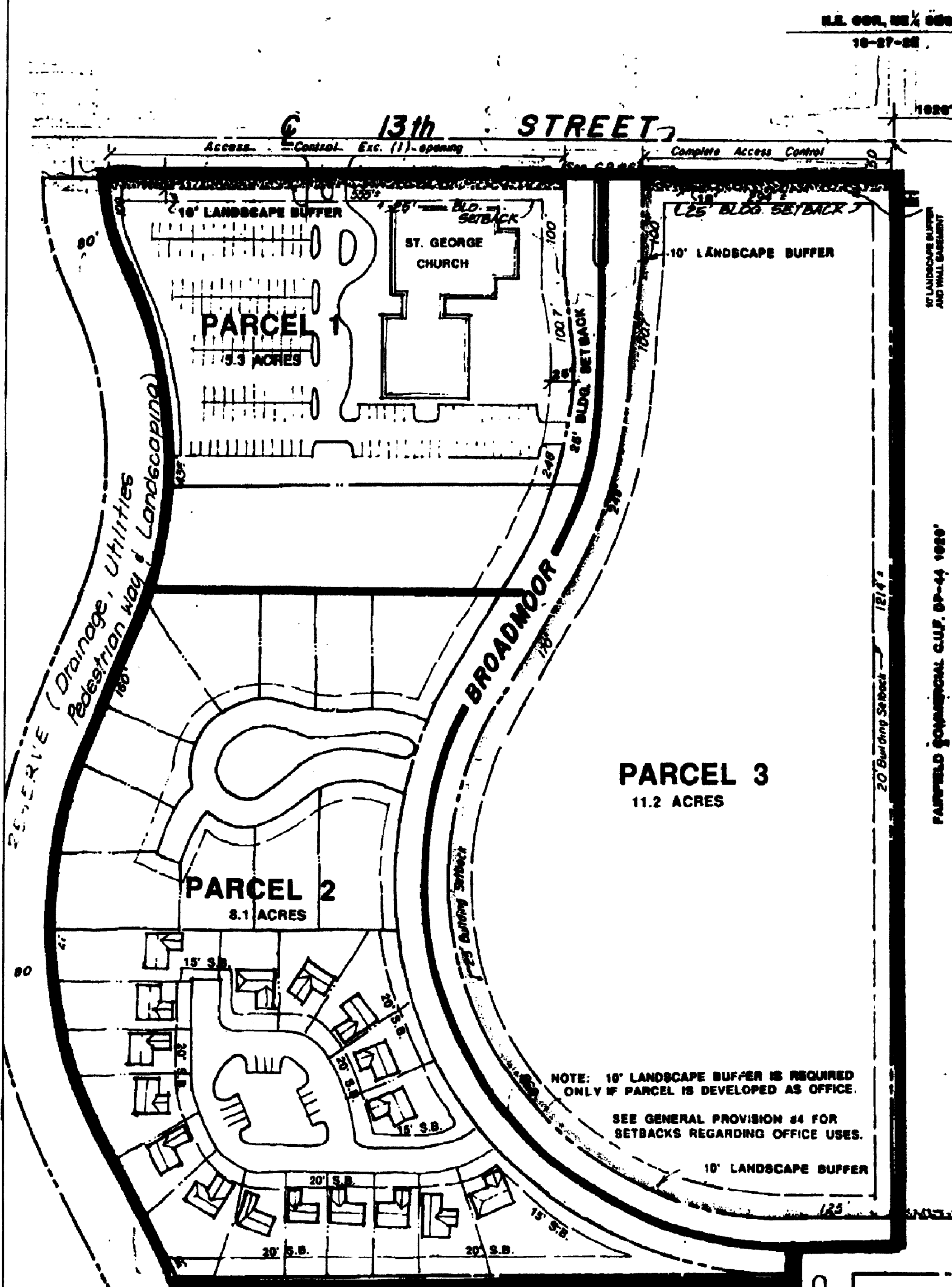
NET AREA: 6.4 ACRES
DENSITY: 5.7
Z.L.L. - 5 DU/AC = 28 DWELLING UNITS
P.H. - 5 DU/AC = 28 DWELLING UNITS
T.H. - 10 DU/AC = 48 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

PARCEL NUMBER 3

PROPOSED USES: ASSISTED LIVING FACILITY, OFFICES, MEDICAL AND DENTAL
CLINICS, GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES,
CHURCHES AND ASSOCIATED FACILITIES.
NET AREA: 11.2 ACRES
DENSITY: GARDEN APARTMENTS - 18 DU/AC = 200 DWELLING UNITS
ASSISTED LIVING (1.88 AC.) - 37 DU/AC = 140 DWELLING UNITS
MAX. BLDG. COVERAGE: 24,121 S.F.

MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7
SIGNAGE: AN ELECTRONIC MESSAGE BOARD SIGN SHALL BE ALLOWED IN GO
GENERAL OFFICE ZONING

OFFICE USES ONLY:
GROSS AREA: 11.2 AC. (487,721 S.F.)
MAXIMUM BLDG. COVERAGE: 97,554 S.F. (20%)
MAXIMUM GROSS FLOOR AREA: 131,400 S.F.
FLOOR AREA RATIO: 0.27
MAXIMUM BLDG. HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7
SETBACKS: 35' ON BROADMOOR AND 13TH STREET
MAXIMUM INDIVIDUAL BLDG. SIZES: 12,000 S.F. (1-STORY)
24,000 S.F. (2-STORY)



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

	FRONT YARD Dimension from R.O.W. Line					REAR YARD	SIDE YARD	SB Garage Face All Street ROW
	50' ROW 210'	32' ROW 190'	50' ROW 29' ROW	Private Street From CL	Cal-de-sac in Bldg 50' (ROW) 50'			
Single Family	20'	20'	20'	25'	25'	20'	20'	20'
Zero Lot Line	20'	20'	20'	25'	25'	20'	20'	20'
Patio Homes	20'	20'	20'	25'	25'	20'	20'	20'
Townhouses	20'	20'	20'	25'	25'	20'	20'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ADJACENT STREETS SHALL NOT BE LESS THAN 20'

1. ON STREETS HAVING A 32' R.O.W. WITH 20' 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 TREE AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED
WHERE APPROVED BY TRAFFIC ENGINEER AT TIME OF PLATTING.

2. SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES AND LOTS 3 & 4
15, & 16 BLOCK 1, PARCELS 3 & 4. THERE SHALL BE 12' SEPARATING ALL OTHER ELEMENTS OF THE
DWELLING UNITS EXCEPT FOR THE GARAGE.

3. ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 35' TO 27' PROVIDED
THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 30' FROM BACK OF CURB.

PARCEL NUMBER 4

PROPOSED USES: GARDEN APARTMENTS AND ASSOCIATED COMMUNITY
FACILITIES, CHURCH, HOSPITAL, AND OFFICE USES INCLUDING MEDICAL
AND DENTAL CLINICS WITH ASSOCIATED PHYSICIANS, AND LABORATORIES.
NET AREA: 9.5 ACRES
DENSITY: GARDEN APARTMENTS - 30 DU/AC = 287 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: 17 SPACES FOR DWELLING UNIT FOR APARTMENTS ONLY. ALL
OTHER USES SEE GENERAL PROVISION NO. 7.
SETBACKS: 35' ALONG POLO STREET AND ROCK ROAD FOR APARTMENT AND
CHURCH USES. 35' ALONG THE SOUTH AND WEST PROPERTY LINES.

OFFICE USES ONLY:
GROSS AREA: 411,400 S.F.
MAXIMUM BUILDING COVERAGE: 100,000 S.F.
MAXIMUM GROSS FLOOR AREA: 100,000 S.F.
FLOOR AREA RATIO: 0.27
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7.
SETBACKS: 35' ALONG POLO STREET AND ROCK ROAD FOR OFFICE USES. 35'
ALONG THE SOUTH AND WEST PROPERTY LINES.
MAXIMUM NUMBER OF BUILDINGS: 4
PARCEL NUMBER 5

PROPOSED USES: SINGLE FAMILY AND ASSOCIATED COMMUNITY FACILITIES.
NET AREA: 9.6 ACRES
DENSITY: SINGLE FAMILY - 1.5 DU/AC = 14 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH
AREA TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN-SPACE
AND PARKING AREAS.

FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SAID
AREAS AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING
AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A
VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF
THE PROPOSED DEVELOPMENT, AND SHALL OWE THE CITY THE COST OF
PROPERLY MAINTAIN THE AREAS AND TO ASSESS THE COST OF
MAINTENANCE TO THE PROPERTY OWNERS.

THE ABOVE MENTIONED HOMEOWNERS ASSOCIATION APPLIES ONLY TO
PARCEL NUMBER 5.

11. SIGN REGULATIONS FOR THE CHURCH AND ALL ASSOCIATED PORTIONS
INCLUDING CORNERS, FRUITFUL, SPIRIT, CHURCH, SHALL BE IN ACCORDANCE
WITH SECTION 22A-24-10 OF THE CODE OF THE CITY OF WICHITA.

11. IF PARCEL NO. 4 IS DEVELOPED WITH OFFICE USES, THERE SHALL BE
SCREENING ALONG THE SOUTH AND WEST PROPERTY LINES AS PER SECTION
22A-24-10 SUB-SECTION (H) OF THE CODE OF THE CITY OF WICHITA.

12. SHOULD AN ALTERNATE LAND USE PERMITTED UNDER PARCEL DESCRIPTION
BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A
CONCEPTUAL PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR
OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE
SUBJECT TO THE CONDITIONS OF PLATTING.

13. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN
THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY
PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR
DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR
SUCCESSORS AND HEIRS AND THEIR LESSEES UNTIL ABANDONED.

14. PARCEL NO. 4 OFFICE USE ONLY

A. FIVE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY
OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIVE LINES
ALTHOUGH THEY MAY BE USED FOR PARKING IN GARAGES AND UNLOADING,
THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND
APPROVE THE LOCATION AND DESIGN OF ALL FIVE LINES PRIOR TO FINAL
APPROVAL OF THE PARCEL PLAN.

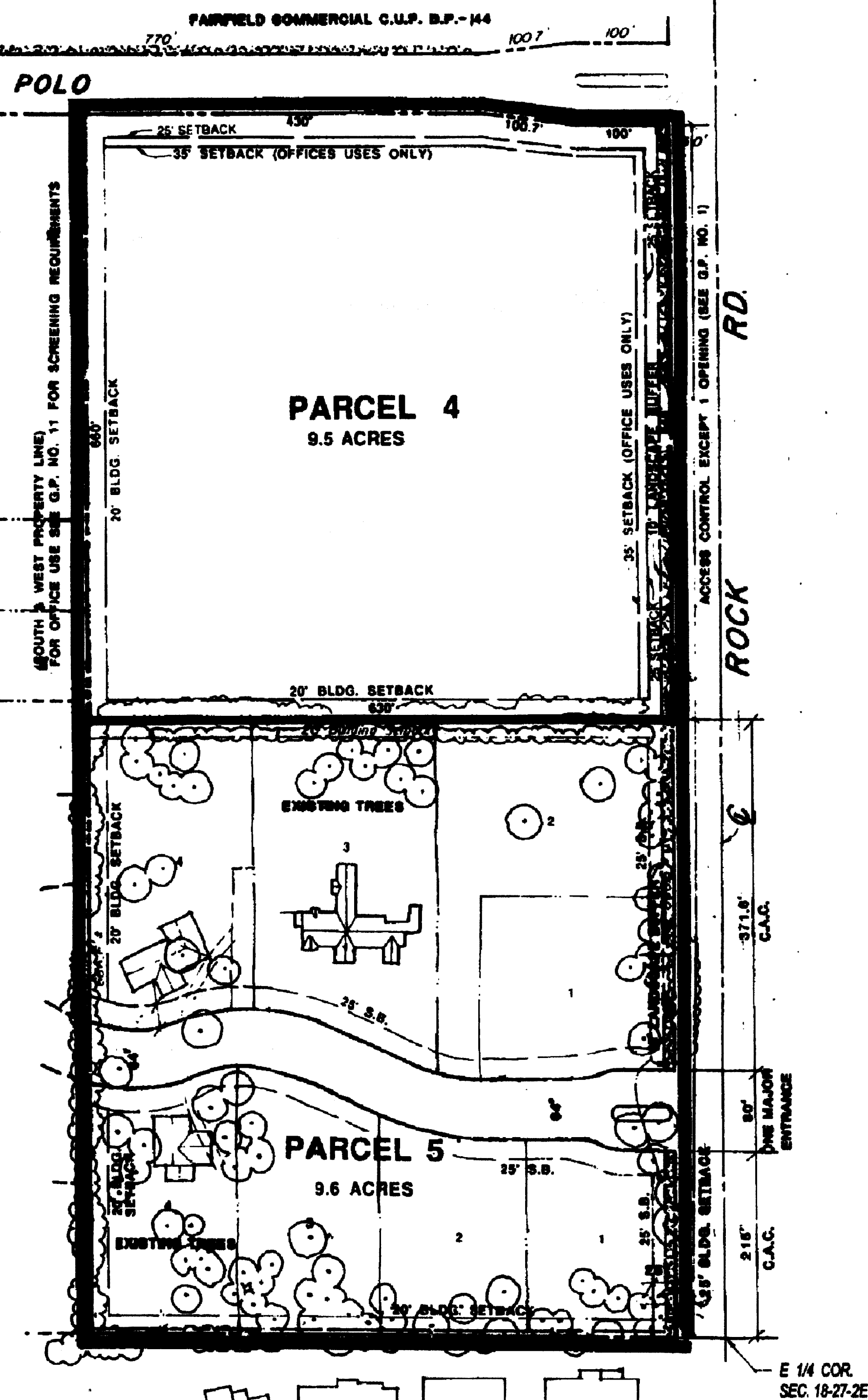
B. FIRE HYDRANT INSTALLATION AND PAVES ACCESS TO ALL BUILDING
SIDES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO
THE ISSUANCE OF BUILDING PERMITS.

15. ON PARCEL NO. 4 CORNER SMALL ATTEMPT TO FIT DEVELOPMENT PLAN
AROUND EXISTING OPENING THESE WOULD POSSIBLE.

16. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR OFFICE PURPOSES ON
PARCEL NUMBER 4, THE DEVELOPER SHALL GUARANTEE BY PETITION THE
CONSTRUCTION OF A LEFT-TURN LANE ON ROCK ROAD. SAID GUARANTEE
SHALL BE HELD UNTIL SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED
AND A DETERMINATION IS MADE THAT APPROX 5% OF GENERAL AND
MEDICAL OFFICE USES WILL GENERATE NO GREATER TRAFFIC VOLUME THAN
WHAT WOULD BE GENERATED BY 247 APARTMENT UNITS ON THE SITE
(1400 VEHICLE TRIPS PER DAY), USING TRAFFIC GENERATION RATES OF
12.5 TRIPS PER 1,000 SQUARE FEET OF GENERAL OFFICE USES AND 34
TRIPS PER 1,000 SQUARE FEET OF MEDICAL AND DENTAL OFFICE USES.

17. OFFICE BUILDINGS ON PARCEL 5 SHALL BE COMPATIBLE WITH ONE
ANOTHER AS TO ARCHITECTURAL DESIGN AND EXTERIOR CONSTRUCTION
MATERIALS. IF PARCEL 5 IS PLATTED INTO SEPARATE LOTS, THIS
CONDITION SHALL APPLY TO ALL BUILDINGS IN E-COR LOT, BUT NOT
NECESSARILY TO BUILDINGS IN SEPARATE LOTS.

18. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR OFFICE PURPOSES ON
PARCEL NUMBER 5, THE DEVELOPER SHALL GUARANTEE BY PETITION THE
CONSTRUCTION OF A LEFT-TURN LANE ON ROCK ROAD. SAID GUARANTEE
SHALL BE HELD UNTIL SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED
AND A DETERMINATION IS MADE THAT THE SPEEDING RATE OF
GENERAL AND MEDICAL OFFICE USES WILL GENERATE NO GREATER TRAFFIC
VOLUME THAN WHAT WOULD BE GENERATED BY 247 APARTMENT UNITS ON
THE SITE (1700 VEHICLE TRIPS PER DAY), USING TRAFFIC GENERATION
RATES OF 12.5 TRIPS PER 1,000 SQUARE FEET OF GENERAL OFFICE USES
AND 34 TRIPS PER 1,000 SQUARE FEET OF MEDICAL AND DENTAL OFFICE USES.



AMENDMENT #1: JULY 13, 1987
AMENDMENT #2: MAR. 08, 1991
AMENDMENT #3: OCT. 21, 1992

ADM. ADJUSTMENT: DEC. 09, 2002
ADM. ADJUSTMENT: JAN. 26, 2007
ADM. ADJUSTMENT: FEBRUARY 28, 2016
ADM. ADJUSTMENT: AUGUST 1, 2018

Fairfield Residential C.U.P.
DP-146
APPROVED CUP

MAPC 09-24-92 Rlm
WCC 10-20-92 Rlm
MAPD copy 1074

Scale 1" = 100'



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 25, 2014

Baughman Company, P.A.
Russ Ewy, Agent
314 Ellis
Wichita, KS 67211

RE: CUP2015-04 – City CUP Administrative Adjustment to DP-146 to Parcel 1 of the Fairfield Residential Community Unit Plan; generally located at the southwest corner of 13th Street North and Broadmoor Street.

Dear Applicants:

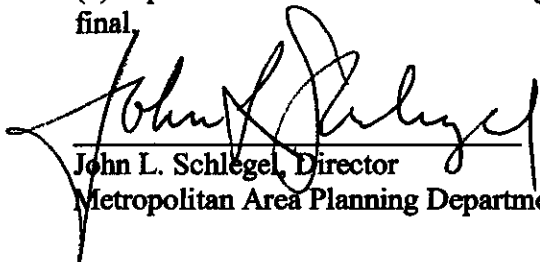
We received and reviewed your request for an Administrative Adjustment to DP-146, the Fairfield Residential Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between signs from 150 feet to 75 feet to accommodate a new sign at the main entrance on Parcel 1.

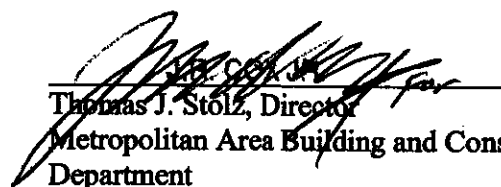
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the two signs located at the major entrance of Parcel 1, DP-146.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District II

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www.wichita.gov

QTY.	COMMON NAME	ROOT	SIZE
<u>SHRUBS</u>			
29	LOWBOY PYRACANTHA	5-Gal	
38	CRIMSON PYGMY HARBERRY	2-Gal	
19	BLUE CHIP JUNIPER	5-Gal	
15	DENSIFORMIS YEW	5-Gal	
28	BOXWOOD	2-Gal	
13	DWARF PROCUMBENS	2-Gal	
17	PINK CARPET ROSE	2-Gal	
21	SEA GREEN JUNIPER	5-Gal	
4	MAIDEN GRASS	5-Gal	
16	CHINA HOLLY	5-Gal	
33	LIRIOPE	1-Gal	
31	ANTHONY WATERER SPIREA	2-Gal	
3	DWARF ALBERTA SPRUCE	5-Gal	
3	FOSTER HOLLY	7-Gal	
9	DWARF HAMELN GRASS	2-Gal	
3	GLOSSY ABELIA	5-Gal	
<u>GROUND COVER</u>			
5	HOSTA		1-Gal
29	PURPLE LEAF WINTERCREEPER		1-Gal
<u>TREES</u>			
6	AUTUMN PURPLE ASH	B & B	2 - 2 1/2"
3	PRAIRIEFIRE GRABAPPLE	B & B	- 2 - Col
4	CHINESE PISTACHE	B & B	- 2 1/2"
1	AUTUMN BLAZE MAPLE	B & B	1/2" - 4"
7	REDBUD	B & B	- 2 1/2"
4	SCOTCH PINE	B & B	- 2 1/2"
3	AUSTRIAN PINE	B & B	2 - 2 1/2"
3	CHANTICLEER PEAR	B & B	2 - 2 1/2"
<u>TURF GRASS</u>			
KANSAS PREMIUM FESCUE BLEND			

1. ELEV. 1377.90 MSL = 190.50 CITY OF WICHITA DATUM

2. PARKING CALCULATIONS 11,500' (OFFICE) @ 250'/STALL = 42
11,500' (BASEMENT STORAGE) @ 1000'/STALL = 12
REQUIRED PARKING 54
PROPOSED PARKING 63 (PLUS 4 HC)

3. TOTAL AREA 52,803 SQ. FT. (1.21 ACRES)
LANDSCAPE AREA 12,308 SQ. FT.
IMPERVIOUS AREA 40,495 SQ. FT.

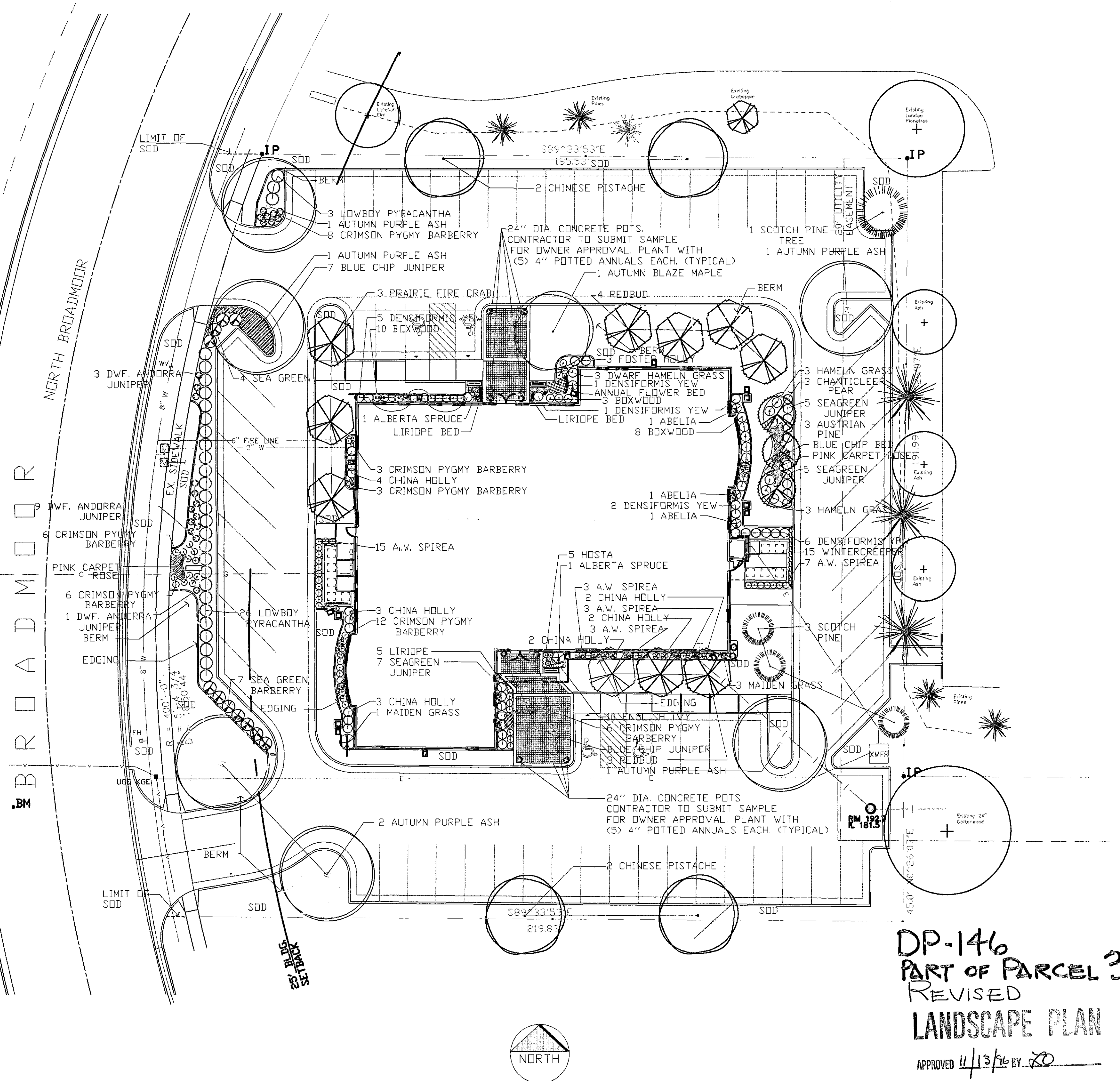
4. REQUIRED STREET YARD L/S AREA
2413 SQ. FT. (10 SQ. FT. PER LN. FT. FRONTAGE 241.3)

STREET YARD L/S AREA PROVIDED 4,573 SQ. FT.
REQUIRED STREET YARD TREES: 2413/500 = 5 SHADE TREES
REQUIRED PARKING LOT TREES: 1/20 X 63 = 4 SHADE TREES
(TWO ARE PART OF STREET YARD REQ.)

CAPITAL SECOND ADDITION
BLOCK ONE, LOTS 1 AND 2

IRRIGATION

UNDERGROUND AUTOMATIC SPRINKLER SYSTEM



DP-146
PART OF PARCEL 3
REVISED
LANDSCAPE PLAN

APPROVED 11/13/96 BY ZO

SCALE: 1" = 20'-0"

A LANDSCAPE PLAN FOR:

BROADMOOR PROFESSIONAL BUILDING

1230 NORTH BROADMOOR



TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

APPROVED 10/4/95 BY LD



HANNEY ■ STEELE ARCHITECTS
1726 South Hillside, -Wichita, Kansas, 67211
(316) 683-8965

1. All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard practices. (See attached tree planting detail.) All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the U.S.D.A. map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, ornamental tree size - minimum 1" caliper.
2. All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc. : ANSI Z60.1 - 1973, American Standard for Nursery Stock.
- 3.. All turf grass to be planted, fertilized, etc. in accordance with standard practices. All areas *disturbed by construction to be seeded.*
- 4.. Soil in planting areas to be tested and modified as required.
5. Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils which produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
- 6.. Mulch 3-4" deep around trees. Mulch material to be medium size, dry, shredded wood fiber of a quality which meets industry standards.
- 7.. Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
8. Irrigation - Water for establishment and maintenance of plant material shall be provided, per the Owner, by the use of hose bibbs and hoses, until an automatic irrigation system is installed. The automatic system will be equipped with a moisture sensing device that will prevent scheduled watering cycles, if adequate moisture is present
9. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
10. The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One-call system at (316) 687-2470.
11. THIS WORK IS NOT INCLUDED IN THE GENERAL CONTRACT.
12. Parking lot screening to be provided by the use of Austrian Pines along Broadway.

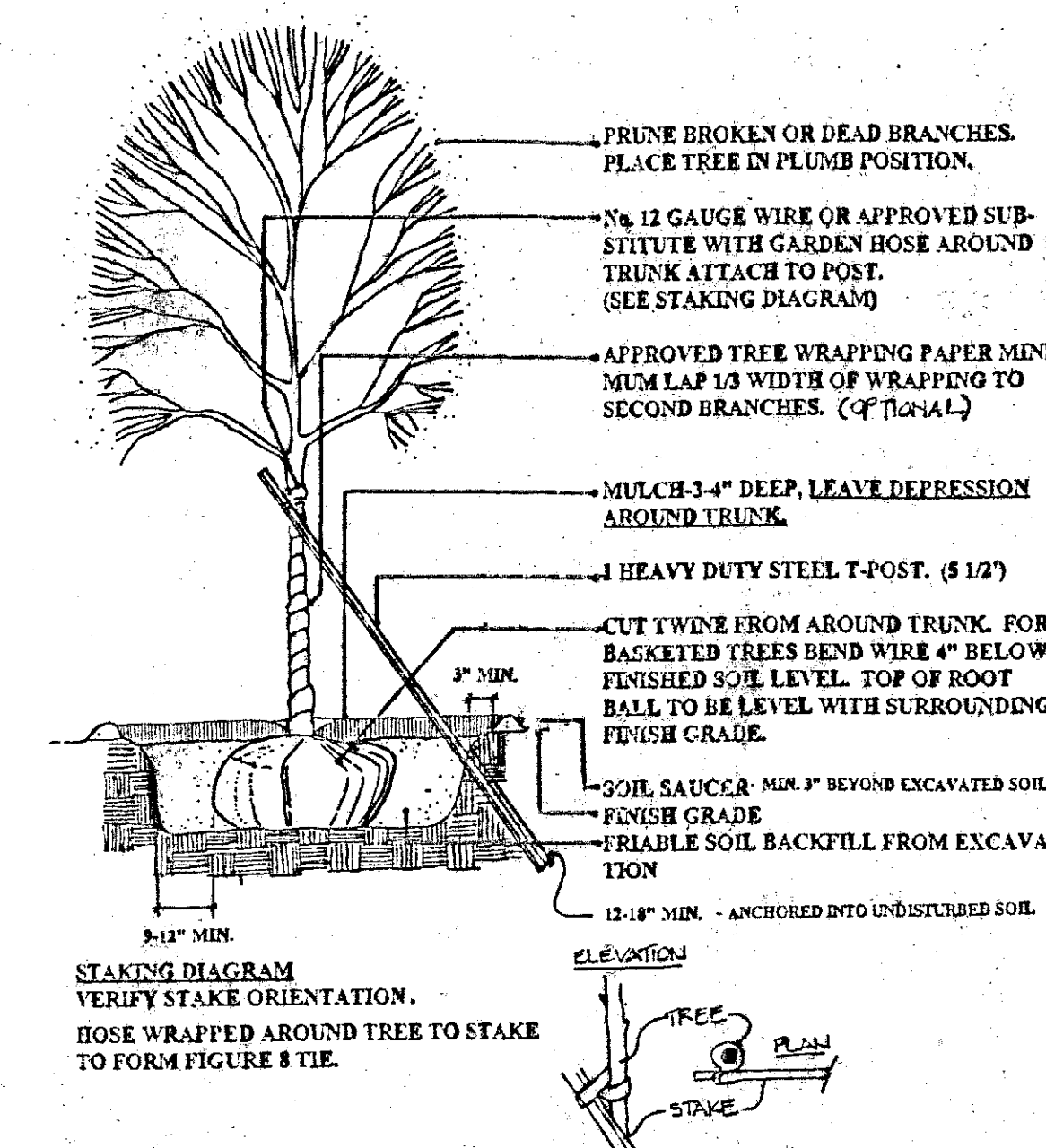
A NEW CHURCH HOME
FOR
Reformation Lutheran Church
13TH & BROADMOOR - WICHITA, KANSAS

[illegible]

DATE: DECEMBER 23, 1994	
DRAWN BY: SM	CHECKED BY: MRH
SHEET	

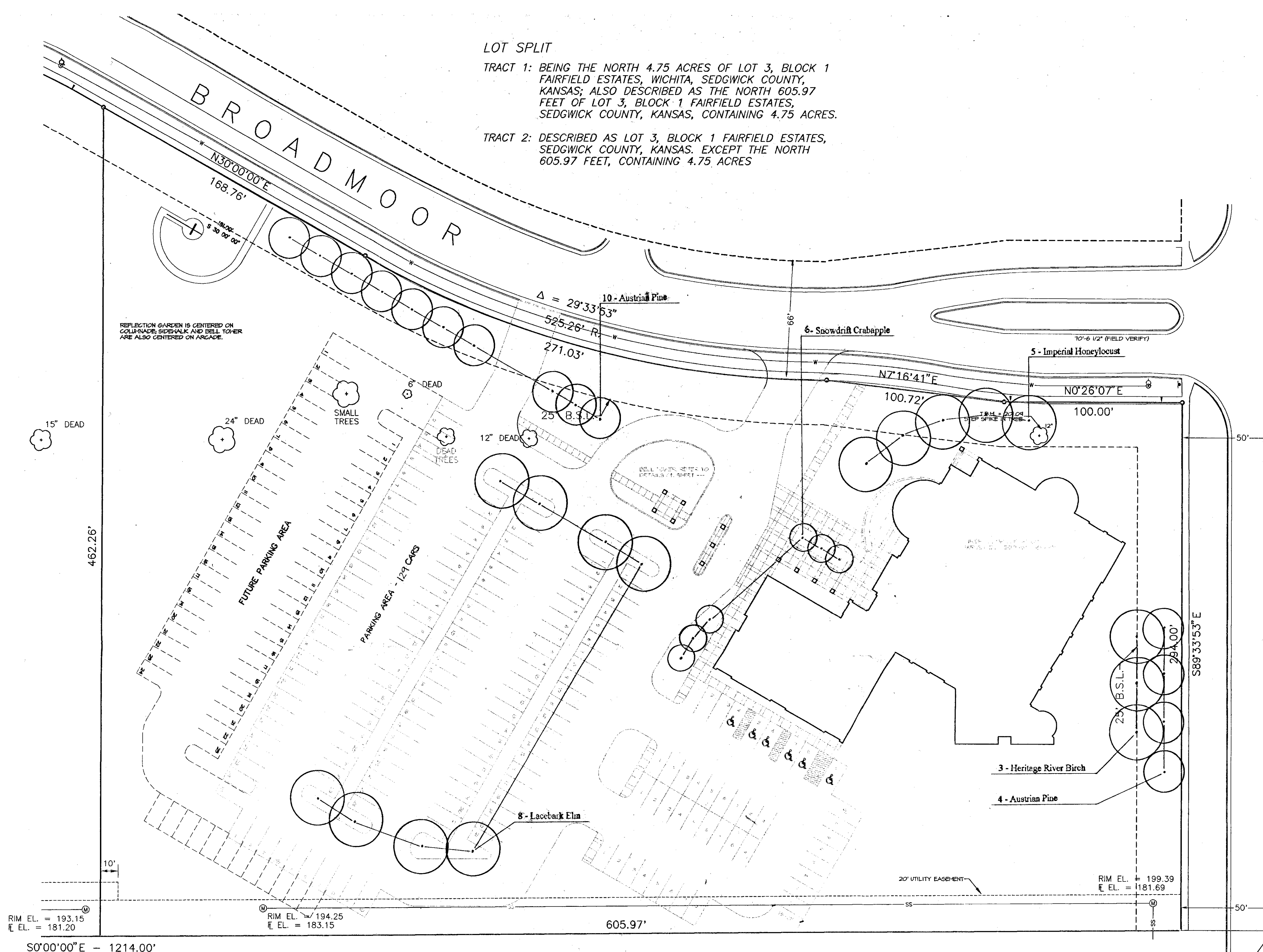
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OF THIRTY THREE SHEETS



DECIDUOUS TREES: 2" CALIPER AND SMALLER
 EVERGREEN TREES: 6' HEIGHT AND SMALLER

TRACT 2: DESCRIBED AS LOT 3, BLOCK 1 FAIRFIELD ESTATES,
SEDGWICK COUNTY, KANSAS. EXCEPT THE NORTH
605.97 FEET, CONTAINING 4.75 ACRES


$$1/30'' = 1'-0''$$

Qty.	Botanical Name	Common Name	Size	Condition	Notes
TREES					
3	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	2"	B&B	multi stem
6	<i>Malus</i> sp. 'Snowdrift'	Snowdrift Crabapple	1"	B&B	
5	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Imperial'	Imperial Honeylocust	2"	B&B	
14	<i>Pinus nigra</i>	Austrian Pine	5' ht	B&B	
8	<i>Ulmus parvifolia</i>	Lancebark Elm	2"	B&B	
36					

TURF GRASS
Turf - Kansas Premium Fescue Blend

Landscape Street Yard (LSY) calculations:
 13th St. - 294 ft street frontage, 613 ft average lot depth
 294 ft x 20 = 5880 sq ft LSY
 5880 sq ft / 500 sq ft/tree = 11.76 trees - say 12 shade trees
 Required LSY = 5880 sq ft
 Actual LSY = 14,800 sq ft

Bradman - 641 ft street frontage, 320 ft average lot depth
 641 ft x 15 = 9615 sq ft LSY
 9615 sq ft / 500 sq ft/tree = 19.23 - say 20 trees
 Required LSY = 9615 sq ft
 Actual LSY = 24,300 sq ft

Total trees required : 32
Total trees provided : 33

Parking Lot Landscaping calculations:
 129 new parking spaces
 129 spaces / 20 spaces/tree = 6.45 trees - say 7 trees

Total trees required: 7
Total trees provided: 7

PLANTING SPECIFICATIONS

General

- The landscape contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds and installation of lawn areas according to these specifications and the planting plans.
- Rough grading shall be by the general contractor. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
- Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
- Notify the Owner's Representative of variances between the plan and site conditions which affect planting operations.
- Prior to the start of fine grading, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications required for complete kill.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 15. For grass sodding, fall season shall be September 1 thru October 31. For grass seeding fall season shall be September 1 thru October 15. Spring season for seeding shall be from March 15 thru May 15. For sodding, spring season shall be from April 1 thru June 15. The Owner's Representative shall approve changes to the planting and grass installation seasons.
- Water for installation and maintenance purposes is provided by hose bibs at the building. See Landscape Irrigation System specifications for performance requirements of the site irrigation installation.

Materials and Installation Requirements

Materials shall be approved by the Owner's Representative before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the landscape contractor as required for finished grading. This is intended only for low areas of the rough grade and not the entire site.

Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

Mulch to be premium grade cypress or recycled hardwood mulch. Bed areas to be 2 1/2" - 3" deep. Prior to the mulch installation, rake smooth the ground surface.

Landscape Edge to be Ryerson Steel Edge (1/8" x 4" x 16") or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by manufacturer.

Soil Amendments: Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

Fertilizer for planting backfill to be Milorganite (6-2-0) or other approved product installed per manufacturer's instructions.

Pre-emergent weed control such as dacthal, trifluralin or approved similar product shall be installed per manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

Tree Wrap shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Verify use for individual tree types with Owner's Representative. Securely wrap from ground level to second level of branches on the trunk.

Note: See tree detail for staking and planting methods of trees.

Grass Installation

- Grass seed and sod to be an approved fine-bladed fescue blend.
- Install seed and sod in a method approved by the Owner's Representative in accordance with local practices.
- Notify Owner's Representative of the schedule for seed and sod installation to avoid conflicts with other contractors and interference with watering schedule necessary for newly installed grass.

Maintenance, Acceptance and Guarantee

- Prior to acceptance, the planting and grass areas shall be maintained, watered and kept clean and weed free by the Landscape Contractor.
- When landscape work is completed, the Landscape Contractor and Owner's Representative shall meet to review the installation. If the installation is in accordance with the plans and specifications, the Owner's Representative shall accept the work. If not, the Owner's Representative may require additional work before acceptance. The Landscape Contractor shall provide maintenance recommendations to the Owner.
- Guarantee for spring planted plants shall be thru August 1. Guarantee for fall planted plants shall be thru May 15.
- At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require, the following season.

PLANT LIST

Trees	Quan.	Common Name/Botanical Name	Size	Spec.
1		Legacy Sugar Maple	2-2 1/2" Cal.	B & B
1		Acer saccharum 'Legacy'	2-2 1/2" Cal.	B & B
2		Sawtooth Oak	10-12" ht.	B & B
15		Quercus acutissima	7-8" ht.	B & B
7		River Birch	2-2 1/2" Cal.	B & B
5		Betula nigra	1 1/2" Cal.	B & B
2		Austrian Pine	2" Cal.	B & B
4		Pinus nigra	2-2 1/2" Cal.	B & B
3		Autumn Applause Ash	2-2 1/2" Cal.	B & B
1		Fraxinus americana 'Autumn Applause'	1 1/2" Cal.	B & B
5		Palmetto Green Ash	1 1/2" Cal.	B & B
2		Fraxinus pennsylvanica 'Palmetto'	2" Cal.	B & B
4		Lacoba Elm	2-2 1/2" Cal.	B & B
3		Ulmus parvifolia	2-2 1/2" Cal.	B & B
1		Imperial Honeylocust	2-2 1/2" Cal.	B & B
5		Gleditsia triacanthos var. inermis 'Imperial'	2-2 1/2" Cal.	B & B
1		Skyline Honeylocust	2-2 1/2" Cal.	B & B
5		Gleditsia triacanthos var. inermis 'Skyline'	2-2 1/2" Cal.	B & B
1		Londonplane Tree	2-2 1/2" Cal.	B & B
1		Platanus occidentalis 'Bloodgood'	1 1/2" Cal.	B & B
1		Prairifire Crabapple	5 gal.	Cont.
1		Malus sp. 'Prairifire'		
1		Alt. 'Pink Spire'		
1		Star Magnolia		
1		Magnolia stellata		

Shrubs

8		San Jose Juniper	5 gal.	Cont.
28		Juniperus chinensis 'San Jose'	2 gal.	Cont.
32		Blue Chip Juniper	2 gal.	Cont.
10		Juniperus horizontalis 'Blue Chip'	2 gal.	Cont.
15		Compact Andorra Juniper	2 gal.	Cont.
19		Juniperus horizontalis 'Compact Andorra'	2 gal.	Cont.
15		Manhattan Euonymus	15-18" ht.	B & B or Cont.
19		Euonymus kiautschowicus	12-15"	B & B or Cont.
6		Densiformis Yew	2 gal.	Cont.
20		Taxus x media 'Densiformis'	2 gal.	Cont.
6		Dwarf Korean Boxwood	2 gal.	Cont.
3		Buxus microphylla var. koreana	2 gal.	Cont.
1		Alt: Wintergreen Boxwood		
1		Crimson Pygmy Barberry	2 gal.	Cont.
1		Berberis thunbergii 'Crimson Pygmy'	2 gal.	Cont.
1		Dwarf Mugho Pine	15-18"	B & B or Cont.
1		Pinus mugho var. mugho 'Pumilio'	5 gal.	Cont.
1		Nandina (Heavenly Bamboo)	5 gal.	Cont.
1		Nandina domestica	5 gal.	Cont.
2		Dwf. Korean Lilac	2 gal.	Cont.
16		Syringa patula 'Compacta'	2 gal.	Cont.
4		Compact Alfredo Crabapple/bush	2 gal.	Cont.
16		Viburnum opulus 'Compactum'	2 gal.	Cont.
4		Norman Spirea	2 gal.	Cont.
2		Spiraea japonica 'Norman'	2 gal.	Cont.
2		Sarcocoea Euonymus	2 gal.	Cont.
2		Euonymus fortunei 'Sarcocoea'	2 gal.	Cont.
10		China Boy Holly	15-18"	B & B or Cont.
10		Ilex x 'China Boy'	15-18"	B & B or Cont.
10		China Girl Holly	15-18"	B & B or Cont.
10		Ilex x 'China Girl'	15-18"	B & B or Cont.
10		Mahonia (Oregon Grapeholly)	15-18"	B & B or Cont.
10		Mahonia aquifolium	15-18"	B & B or Cont.

Ornamental Grasses, Perennials, and Groundcovers

17		Chinese Fountain Grass	1 gal.	Cont.
84		Pennisetum alopecuroides	4" pot	15" o.c.
56		Blackeyed Susan	4" pot	15" o.c.
10		Rudbeckia fulgida 'Goldsturm'	4" pot	15" o.c.
13		Stella de Oro Daylily	1 gal.	Cont.
13		Hemerocallis sp. 'Stella de Oro'	1 gal.	Cont.
26		Haidee Daylily	1 gal.	Cont.
138		Hemerocallis sp. 'Haidee'	1 gal.	Cont.
153		Winning Ways Daylily	1 gal.	Cont.
30		Hemerocallis sp. 'Winning Ways'	1 gal.	Cont.
9		Cherry Lace Daylily	1 gal.	Cont.
9		Hemerocallis sp. 'Cherry Lace'	1 gal.	Cont.
9		Bronze Ajuga	4" pot	Cont.
9		Ajuga reptans	4" pot	Cont.
9		Majestic Liriope	4" pot	Cont.
9		Liriope muscari 'Majestic'	4" pot	Cont.
9		Vinca minor	4" pot	Cont.
9		Vinca minor	4" pot	Cont.
9		Woodland Blue Phlox	4" pot	Cont.
9		Phlox divaricata 'Lapham'	4" pot	Cont.
9		Hosta 'Royal Standard'	1 gal.	Cont.
9		Hosta sp. 'Royal Standard'	1 gal.	Cont.
9		MIRICANTHUS (MAIDENHAIR)	1 GAL.	CONT.
9		MIRICANTHUS CINENSIS GRACILINUS	1 GAL.	CONT.

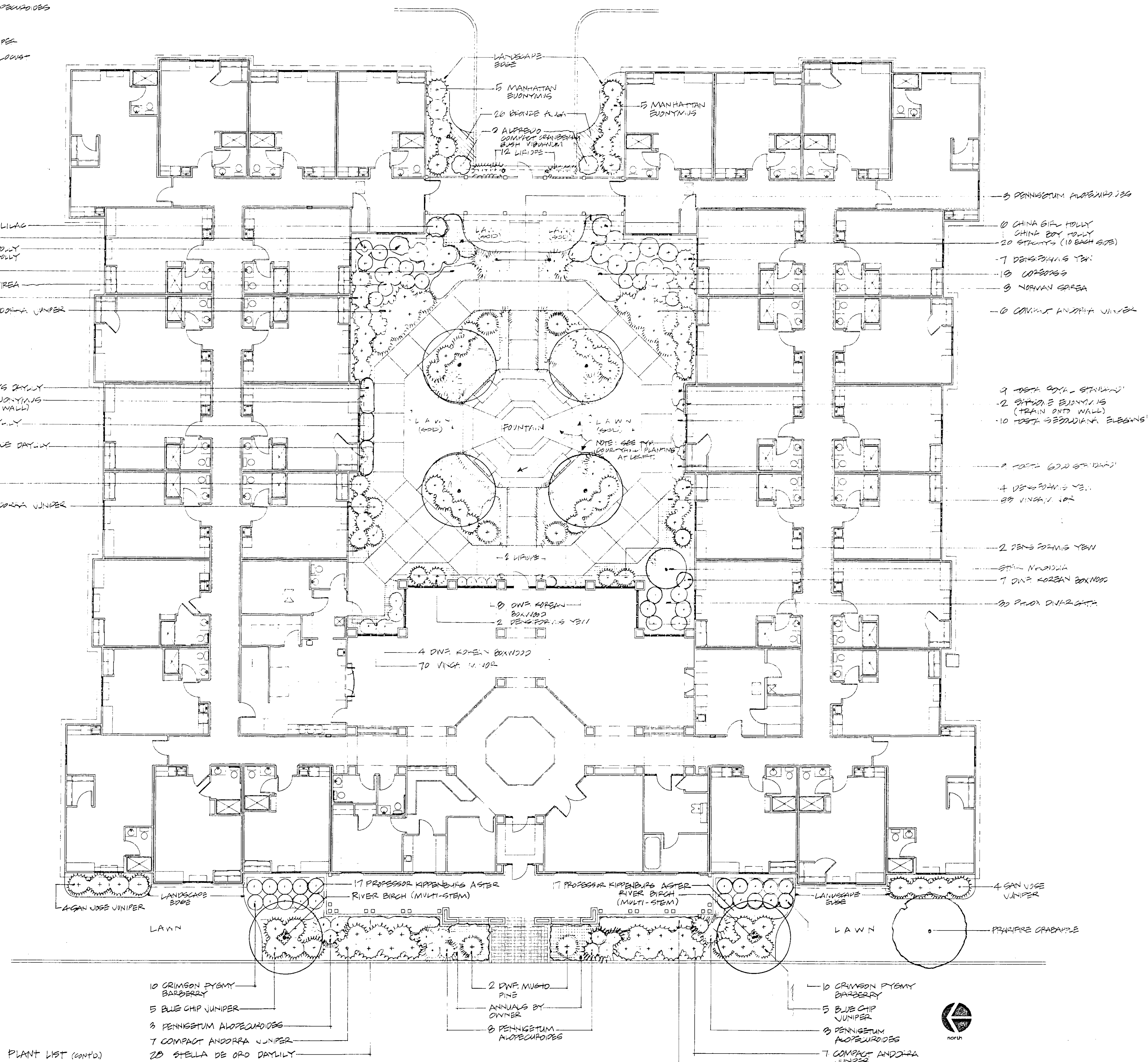
PLANT LIST (CONT'D)

SHRUBS CONT'D

17		ANTHONY WATERBURY SPIREA	2 GAL.
28		SPIREA x BUNNIA ANTHONY WATERBURY	2 GAL.
28		KALAMY COMPACT PITCHER JUNCUS	2 GAL.
28		JUNIPERUS CHINENSIS 'PITZBRIANA COMPACTA'	2 GAL.

10		Hosta sieboldiana 'Elegans'	1 gal.	Cont.
9		Hosta sieboldiana 'Elegans'	1 gal.	Cont.
40		Hosta sp. 'Gold Standard'	4" pot.	Cont.
36		Stachys (Lamb's Ear)	4" pot.	Cont.
76		Stachys byzantina	4" pot.	Cont.
34		Coronopsis	4" pot.	Cont.
34		Coronopsis verticillata 'Moonbeam'	4" pot.	Cont.
34		Nepeta (Catmint)	4" pot.	Cont.
34		Nepeta x fassenii	4" pot.	Cont.
34		Professor Kippenburg Aster	4" pot.	Cont.
34		Aster sp. 'Professor Kippenburg'	4" pot.	Cont.

Note: In case of discrepancy between the plant list and planting plan, the planting plan shall govern.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

Landscape Architects Planners JONES • RICE • FOSTER, P.A. 1415 East Second Street Wichita, Kansas 67214 (316) 262-4525 FAX (316) 262-7316		Project No.: 95016 Date: 09/15/95 Drawn By: JH Revisions: OF Scale: 1" = 10'-0"	North
Margaret R. Jones, ASLA Jack R. Jones, AIA J. Michael Rice, AIA David W. Foster, ASLA Larry D. Hoelmer Debra J. Foster		© Jones Rice Foster P.A.	

DATE DRAWN

REVISIONS

PRINTS ISSUED

JEFFREHBIEL
ASSOCIATES
ARCHITECTURE

DATE

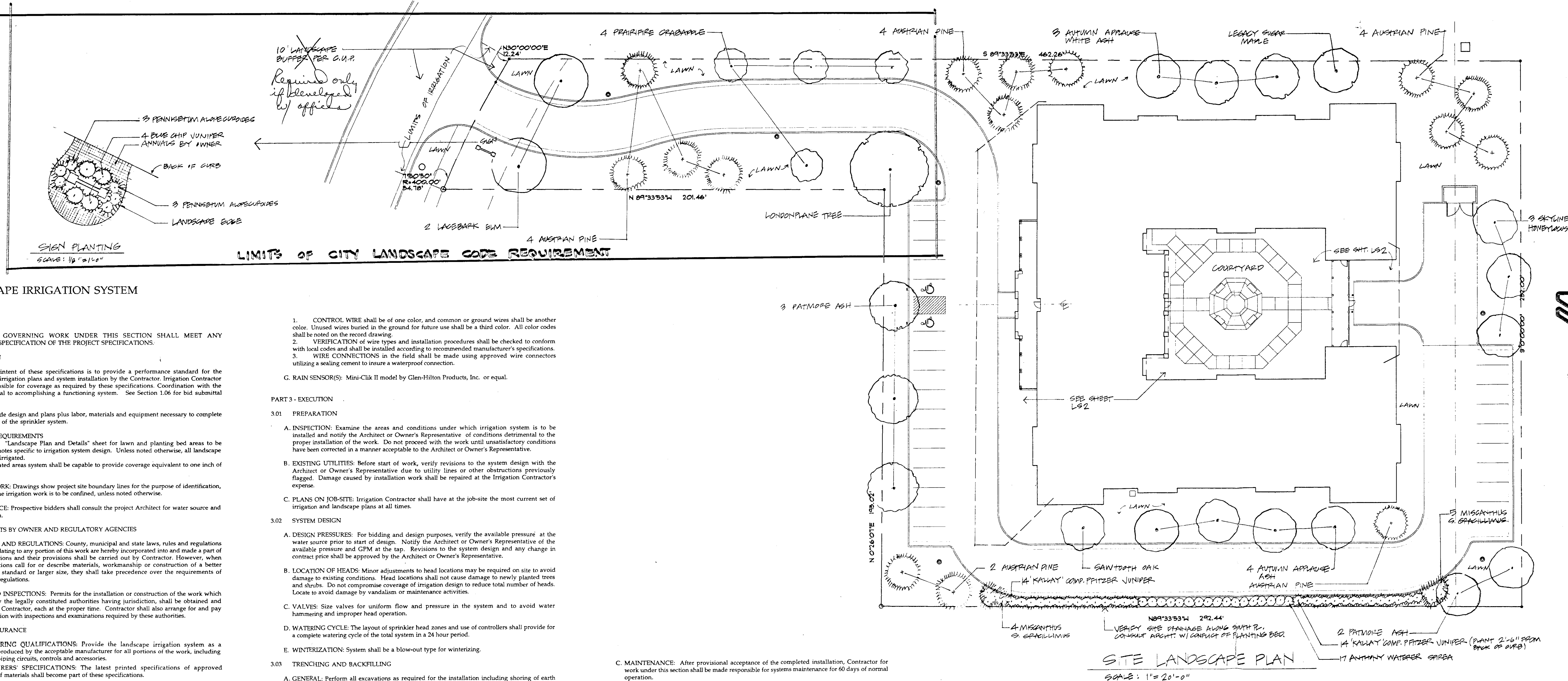
The Homestead
Assisted Living Residence
1240 N. BROADMOOR
WICHITA, KANSAS

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

LS2



LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 PROVISIONS GOVERNING WORK UNDER THIS SECTION SHALL MEET ANY APPLICABLE SPECIFICATION OF THE PROJECT SPECIFICATIONS.

1.02 DESCRIPTION

- A. INTENT: The intent of these specifications is to provide a performance standard for the preparation of irrigation plans and system installation by the Contractor. Irrigation Contractor shall be responsible for coverage as required by these specifications. Coordination with the Owner is critical to accomplishing a functioning system. See Section 1.06 for bid submittal requirements.
- B. EXTENT: Include design and plans plus labor, materials and equipment necessary to complete the installation of the sprinkler system.
- C. COVERAGE REQUIREMENTS
1. See the "Landscape Plan and Details" sheet for lawn and planting bed areas to be irrigated and notes specific to irrigation system design. Unless noted otherwise, all landscape areas shall be irrigated.
 2. In irrigated areas system shall be capable to provide coverage equivalent to one inch of rain per week.
- D. LIMITS OF WORK: Drawings show project site boundary lines for the purpose of identification, within which the irrigation work is to be confined, unless noted otherwise.
- E. WATER SOURCE: Prospective bidders shall consult the project Architect for water source and tap information.

- 1.03 REQUIREMENTS BY OWNER AND REGULATORY AGENCIES
- A. ORDINANCES AND REGULATIONS: County, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by Contractor. However, when these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size, they shall take precedence over the requirements of such laws and regulations.
- B. PERMITS AND INSPECTIONS: Permits for the installation or construction of the work which are required by the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. Contractor shall also arrange for and pay costs in connection with inspections and examinations required by these authorities.

- 1.04 QUALITY ASSURANCE
- A. MANUFACTURING QUALIFICATIONS: Provide the landscape irrigation system as a complete unit produced by the acceptable manufacturer for all portions of the work, including heads, valves, piping circuits, controls and accessories.
- B. MANUFACTURERS' SPECIFICATIONS: The latest printed specifications of approved manufacturer of materials shall become part of these specifications.

- 1.05 JOB CONDITIONS
- A. EXISTING UTILITIES: Irrigation Contractor shall contact all utilities for flagging of underground utilities in irrigated areas. Other utilities affecting installation shall be verified with the general contractor before start of work.
- B. STAKING: Location staking or flagging shall be the responsibility of the Contractor with final approval by the Architect or Owner's Representative. Irrigation head locations, main lines and controller locations shall be marked. Adjustments may be necessary to avoid interference with underground obstructions. Verify staking or flagging method with Architect or Owner's Representative. Full and complete coverage is required. The contractor shall make any necessary minor adjustments to the design to achieve full coverage of irrigated areas at no additional cost to the Owner.
- C. DAMAGE BY LEAKS: Irrigation Contractor is responsible for damages to the grounds, walks, roads, building piping systems, electrical systems, and their equipment and contents caused by leaks in piping systems being installed or having been installed. Repair, at Irrigation Contractors expense, all damages so caused. Repair work shall be done as directed by the Architect or Owner's Representative.
- D. DAMAGE BY WORK: Damage to the grounds, existing turf, trees and shrubs, walks, roads and work by other contractors shall be repaired at Irrigation Contractors expense.

- 1.06 SUBMITTALS
- A. DESIGN DRAWINGS AND SPECIFICATIONS (BID SUBMITTALS): Submit to Architect or Owner's Representative for review. Submittal shall include irrigation design drawings and manufacturers technical data sufficient to exhibit the Contractor's intended system design. Plans shall be to scale and well drawn. Illegible plans or those without sufficient detail for review shall be rejected. Quantities and types of heads, valves and controllers shall be listed.
- B. WORKING DRAWINGS: Include plan layout and details illustrating locations and type of heads, valves, piping and accessories. Show design pressures, valve sizes, GPM requirements, pipe sizing and similar items. The Contractor selected to perform the work shall submit to the Architect or Owner's Representative working drawings for review. Revise plans as directed.
- C. Include manufacturer's technical data and installation instructions.
- D. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS as specified below.
1. AS BUILT PRINTS: Maintain one set of "working prints" for annotating installation additions, changes, relocations, and corrections to the installation plan. These shall be carefully recorded and kept up to date throughout the progress of the job to completion of the project. Original plans shall be updated to show these changes then submitted to the Architect or Owner's Representative, providing a permanent record of this work.

PART 2 - PRODUCTS AND MATERIALS

- 2.01 GENERAL
- A. All products and materials shall be approved by the Architect before installation. The following is not a complete listing of materials but intended to give specific requirements for critical materials.
- 2.02 MATERIALS
- A. PIPING
1. PRESSURE (MAIN) LINE PIPES to be polyvinyl chloride (PVC) plastic pipe class 200.
 2. LATERAL (CIRCUIT) PIPES to be PVC plastic pipe class 200 for 3/4" pipe; class 160 for 1 1/4" and above. No 1 1/2" pipe shall be used.
 3. SLEEVING PIPES to be Schedule 40.
 4. MANUFACTURER to be Eagle Plastics or equal.
- B. SPRINKLER HEADS: Select heads to meet coverage and design requirements.
- C. VALVE BOXES: Control valves shall be housed in valve boxes consisting of heavy duty plastic, and shall be of an adequate size so as to have one inch clear space all around the valve component. Boxes shall have plastic covers and shall be installed flush with finished grade. Use a large single box for valve groupings rather than several individual boxes. The words "control valve" shall be clearly labeled on the lid of all electric valve boxes. Manufacturer to be AMETEK or equal and have green valve covers.
- D. IRRIGATION CONTROLLER(S): Controller shall be a dual program type having daily and interval watering capability. Controller shall be located as directed by Architect or Owner's representative.
- E. VALVES: Plastic or brass valves are acceptable. All manual valves shall be a "globe" or "ball" type. Manual gate valves are not acceptable.
- F. CONTROL WIRE: Electrical control and ground wire to be used for connecting remote control valves to the automatic controller shall be type UF 600 volt standard or solid copper single conductor wire with PVC insulation and bearing UL approval for direct underground burial feeder cable, 14 gauge.

1. CONTROL WIRE shall be of one color, and common or ground wires shall be another color. Unused wires buried in the ground for future use shall be a third color. All color codes shall be noted on the record drawing.
 2. VERIFICATION of wire types and installation procedures shall be checked to conform with local codes and shall be installed according to recommended manufacturer's specifications.
 3. WIRE CONNECTIONS in the field shall be made using approved wire connectors utilizing a sealing cement to insure a waterproof connection.
- G. RAIN SENSOR(S): Mini-Click II model by Glen-Hilton Products, Inc. or equal.

PART 3 - EXECUTION

- 3.01 PREPARATION
- A. INSPECTION: Examine the areas and conditions under which irrigation system is to be installed and notify the Architect or Owner's Representative of conditions detrimental to the proper installation of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Architect or Owner's Representative.
- B. EXISTING UTILITIES: Before start of work, verify revisions to the system design with the Architect or Owner's Representative due to utility lines or other obstructions previously flagged. Damage caused by installation work shall be repaired at the Irrigation Contractor's expense.
- C. PLANS ON JOB-SITE: Irrigation Contractor shall have at the job-site the most current set of irrigation and landscape plans at all times.
- 3.02 SYSTEM DESIGN
- A. DESIGN PRESSURES: For bidding and design purposes, verify the available pressure at the water source prior to start of design. Notify the Architect or Owner's Representative of the available pressure and GPM at the tap. Revisions to the system design and any change in contract price shall be approved by the Architect or Owner's Representative.
- B. LOCATION OF HEADS: Minor adjustments to head locations may be required on site to avoid damage to existing conditions. Head locations shall not cause damage to newly planted trees and shrubs. Do not compromise coverage of irrigation design to reduce total number of heads. Locate to avoid damage by vandalism or maintenance activities.
- C. VALVES: Size valves for uniform flow and pressure in the system and to avoid water hammering and improper head operation.
- D. WATERING CYCLE: The layout of sprinkler head zones and use of controllers shall provide for a complete watering cycle of the total system in a 24 hour period.
- E. WINTERIZATION: System shall be a blow-out type for winterizing.

- 3.03 TRENCHING AND BACKFILLING
- A. GENERAL: Perform all excavations as required for the installation including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc. damaged or cut as a result of the excavations to their original condition and in a manner approved by the Architect or Owner's Representative. Excavate straight and true with bottom uniformly sloped to low points when necessary. Trenches shall be no wider than is necessary to make joints. Rocks, roots and other obstructions shall be cut out to the width of trench to a depth of 6 inches below trench bottom and backfilled with smooth tamped material. Cut cleanly roots about one and one half inches in diameter and larger before backfilling. Maintain all warning signs, shoring, barricades, flares, and red lanterns as required by the Safety Orders of the Division of Industrial Safety and any local ordinance. Note: Pipe installation by vibratory plow is an accepted installation method.
- B. MINIMUM COVER: Provide the following minimum cover over top of installed piping.
1. PAVED AREAS: Minimum of 16 inches for piping and sleeves. In areas below paving for drives and parking lots minimum cover of 34" is required.
 2. UNPAVED AREAS: 14-16 inches for main pressure pipe and 10-12 inches for lateral (circuit) pipe, or as required to accommodate valves and other equipment whichever is greater.
 3. BACKFILL: Backfill with clean material from excavation. Remove organic material as well as rocks and debris larger than one inch diameter. Place acceptable backfill material in 6 inch lifts, compacting to original compaction. Perform backfilling when pipe is cool to avoid excessive contraction.

- 3.04 INSTALLATION
- A. PIPING: Lay pipe on solid subbase, uniformly sloped without humps or depressions.
1. INSTALL PVC PIPE in dry weather in strict accordance with manufacturers' instructions.
 2. PIPE FITTING AND ASSEMBLY: All pipe lines shall be installed as designed and of the materials herein specified. All polyethylene pipe shall be installed with an allowance of one additional foot per hundred for contraction. All pipe lines shall be flushed out thoroughly to remove debris.
- B. CONTROL WIRE: Install control wire with the Main Line in common trenches whenever possible. Encase in a separate pipe under hard surfaces. Lay wiring to the side of the Main Line and provide looped slack at control valve location.
- C. CONTROLLER: Verify the location of the controller(s) with the Architect or Owner's Representative prior to installation. Install in accordance with applicable Manufacturer's specifications, including provisions for grounding and lightning protection. Valve numbering, shown on the plan shall coincide with the station sequencing on the controller.
- D. SPRINKLER HEADS: Flush circuit lines with full head of water, and install heads after hydrostatic test is completed.
1. SPRINKLER HEADS: Spray heads shall be installed on flexible risers flush and level with surrounding pavements, turf or mulches. In the case of heads occurring in newly seeded and sodded areas, the head shall be placed one inch maximum above finished grade.

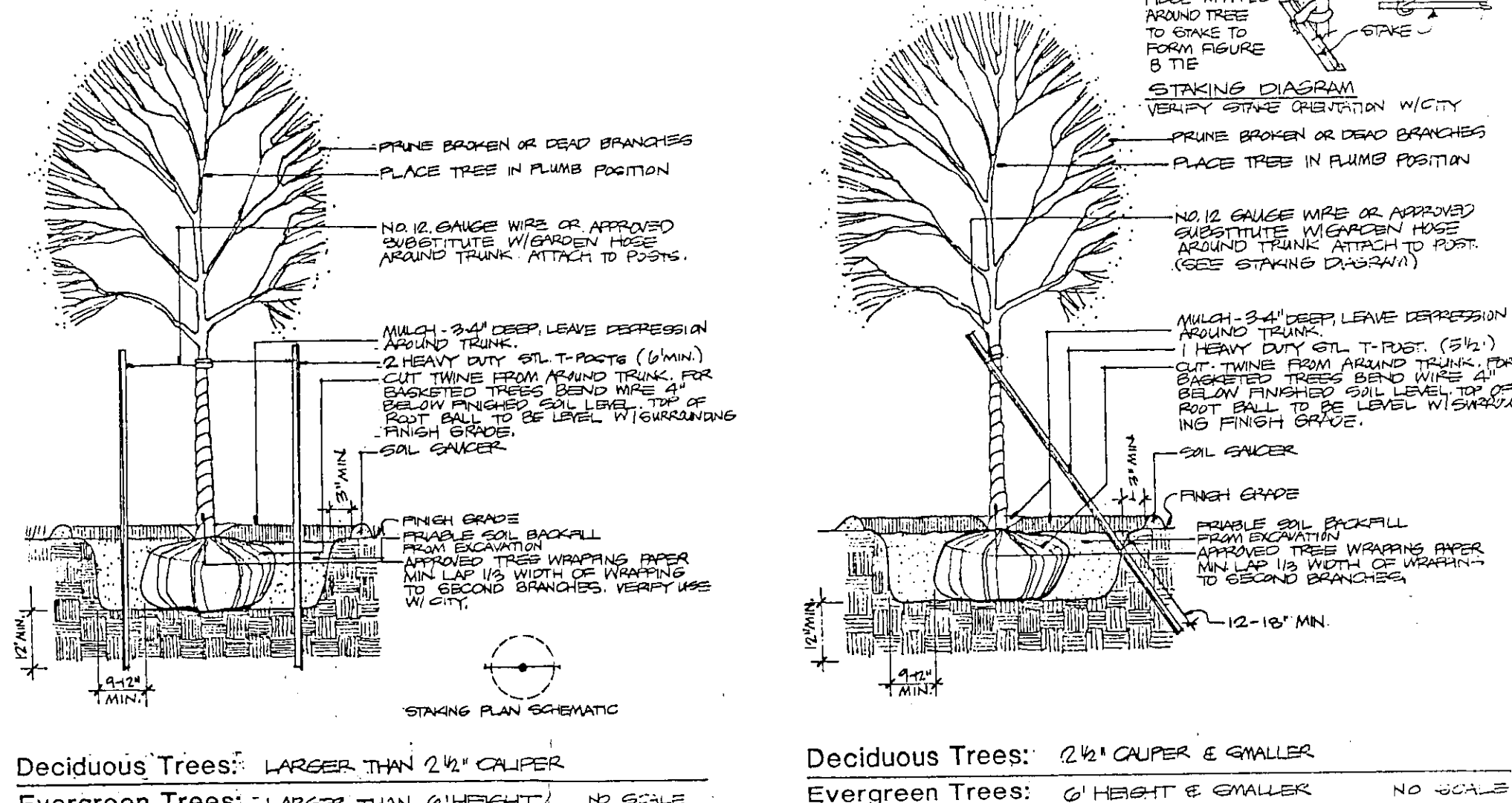
- 3.05 TESTING
- A. TEST: After new sprinkler piping and risers are in place and connected, necessary work has been completed, and prior to the installation of sprinkler heads, control valves shall be individually opened and a full head of water used to flush out the system. After the system is thoroughly flushed, lateral valves shall be turned off. The system shall be pressure tested for 24 hours. No testing shall occur until the last solvent weld joint has had at least 24 hours to set and cure.
1. SPRINKLER HEADS shall be installed and tested for operation in accordance with design requirements under normal operating pressure. All necessary adjustments to the sprinkler equipment as required shall be made to assure efficient operation.

- 3.06 SYSTEM OPERATION AND ACCEPTANCE
- A. OPERATION/ACCEPTANCE: Operate the completed system for the Architect or Owner's Representative and the Owner's inspection for provisional acceptance at which time each sprinkler head shall be visually checked for coverage, adjustment, installation and performance. Valves shall be inspected for adjustment, installation and proper automatic or manual control; as built "working prints" will be checked for accuracy; clean up of the site will be checked; and general items such as controller(s) will be inspected for proper installation and operation. All loose equipment, including controller keys, and related equipment as required or as necessary for the Owner's operation of the system will be turned over after completion of the maintenance period, prior to final acceptance.
- B. INSTRUCTION: Instruct Owner's personnel or designated representative in complete operation and maintenance of the irrigation system including but not limited to the controller operation, maintenance of the systems filters and adjustment of heads.

- C. MAINTENANCE: After provisional acceptance of the completed installation, Contractor for work under this section shall be made responsible for systems maintenance for 60 days of normal operation.

1. WINTERIZATION: Contractor shall be responsible for winterizing the system the 1st winter season following installation.
 2. FINAL ACCEPTANCE: Prior to final acceptance, the Irrigation Contractor shall perform all work necessary for the installation to meet requirements of the specifications noted at the time of provisional acceptance. Within one week following the final inspection, the Architect shall give written notice to the Irrigation Contractor of final acceptance of the project.
- 3.07 GUARANTEE

- A. WRITTEN GUARANTEE: Materials and equipment shall be warranted in writing against defect in materials and workmanship by the respective manufacturers. These written warranties shall be assembled and given to the Owner at the time of final acceptance. All installation work shall be guaranteed for one year after final acceptance. No claims under warranty shall be considered for materials damaged or destroyed by vandals or damages caused by unauthorized operation of the system.



Deciduous Trees: "LARGER THAN 2 1/2" CALIPER"
Evergreen Trees: "LARGER THAN 6" HEIGHT" NO SCALE

Deciduous Trees: "2 1/2" CALIPER & SMALLER"
Evergreen Trees: "6" HEIGHT & SMALLER" NO SCALE

DP-146
PART OF PARCEL 3
LANDSCAPE PLAN
APPROVED 10/4/95 BY [Signature]

Landscape Architects Planners JONES • RICE • FOSTER, P.A. 1415 East Second Street Wichita, Kansas 67214 (316) 262-4525 FAX (316) 262-7316		Project No.: 95076 Date: 04/15/95 Drawn By: JH Revisions: OF	North SHEET OF	Scale: 1" = 20'-0"	© Jones Rice Foster P.A.
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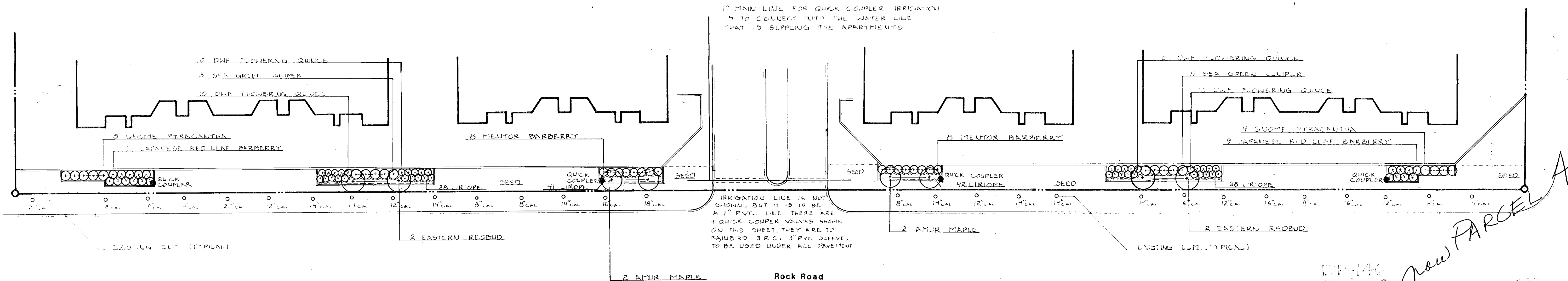
MAPD COPY 1001

Plant Schedule

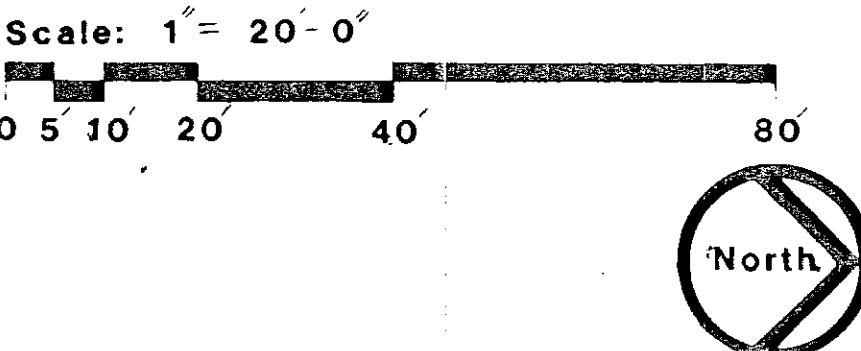
Qty.	Botanical Name	Common Name	Size	Cond.	Remarks
4	AMUR MAPLE	AMUR MAPLE	6'-8" HT	B & B	MULTI-STEM ONLY
4	FRAX CANADENSIS	EASTERN REDBUD	6'-8" HT	B & B	SINGLE-STEM ONLY
16	BERBERIS MENZIESII	MENTOR BARBERRY	2 GAL	CONT.	
20	BERBERIS THUNBERGII 'ATRO	JAPANESE RED LEAF BARBERRY	1 GAL	CONT.	
40	CHENOMELIS MAULEI 'SUPRBA	DAFF FLOWERING QUINCE	1 GAL	CONT.	
10	JUNIPERUS CHLORIS 'SEA GREEN'	SEA GREEN JUNIPER	2 GAL	CONT.	
9	PYRACANTHA ANGUSTIFOLIA 'GLOME	GLOME PYRACANTHA	2 GAL	CONT.	
160	LIRIOPE SPICATA	LIRIOPE	4 INCH	POTS	SPACING 18" O.C.

Notes:

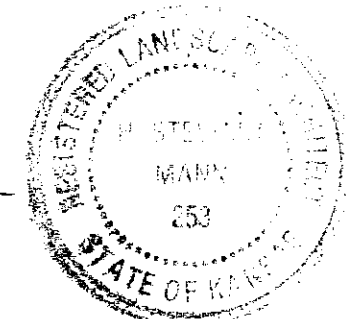
- ALL GROUNDCOVER TO BE PLANTED IN TRIANGULAR SPACING
- IRRIGATION SYSTEM TO CONSIST OF QUICK COUPLERS
- 3/4" INCH LAYER OF SHREDDED BARK MULCH 6" TO 12" DEEP IN ALL SHRUB BEDS
- 1/2" INCH LAYER OF SHREDDED BARK MULCH 1/2" TO 1" DEEP IN ALL GROUNDCOVER BEDS
- EDGING IS TO BE 4" X 4" CEDAR
- SEED ON PROJECT IS TO REBEL FESCUE
- SEED TURF AREA FROM WALL TO PROPERTY LINE



Fairfield Club Apartments
Strip Planting Plan

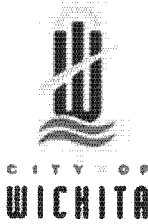


DP-146
PARCEL 3
LANDSCAPE PLAN
ATTACHED 2-4-86
now PARCEL A



project no. 0191
drawn by P. MEYER
date FEB 21, 1986
REVISED: FEB 24, 1986
REVISED: MARCH 4, 1986

Site
Planning
Associates



Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2018

Reformation Lutheran Church
7601 E. 13th Street
Wichita, KS 67206

Miracle Signs
Attn: Brian Kirkland
3611 N. Broadway
Wichita, KS 67219

RE: CUP2018-00035 – City CUP Administrative Adjustment DP-146 to adjust Parcel 3 to allow an Electronic Message Board sign in GO General Office

Legal Description: The north 605.97 feet of Lot 3, Block 1, Fairfield Estates Addition, Wichita, Sedgwick County, KS

Dear Applicants:

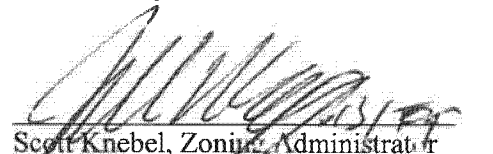
We received and reviewed your request for an Administrative Adjustment to Parcel 3 in DP-146 to allow an electronic message board in GO as prescribed in Sec. 24.04.251.2.i for institutional uses.

On the basis of our review, we find that adjusting Parcel 3 of the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The sign shall be installed per the approved design and site plan attached hereto.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

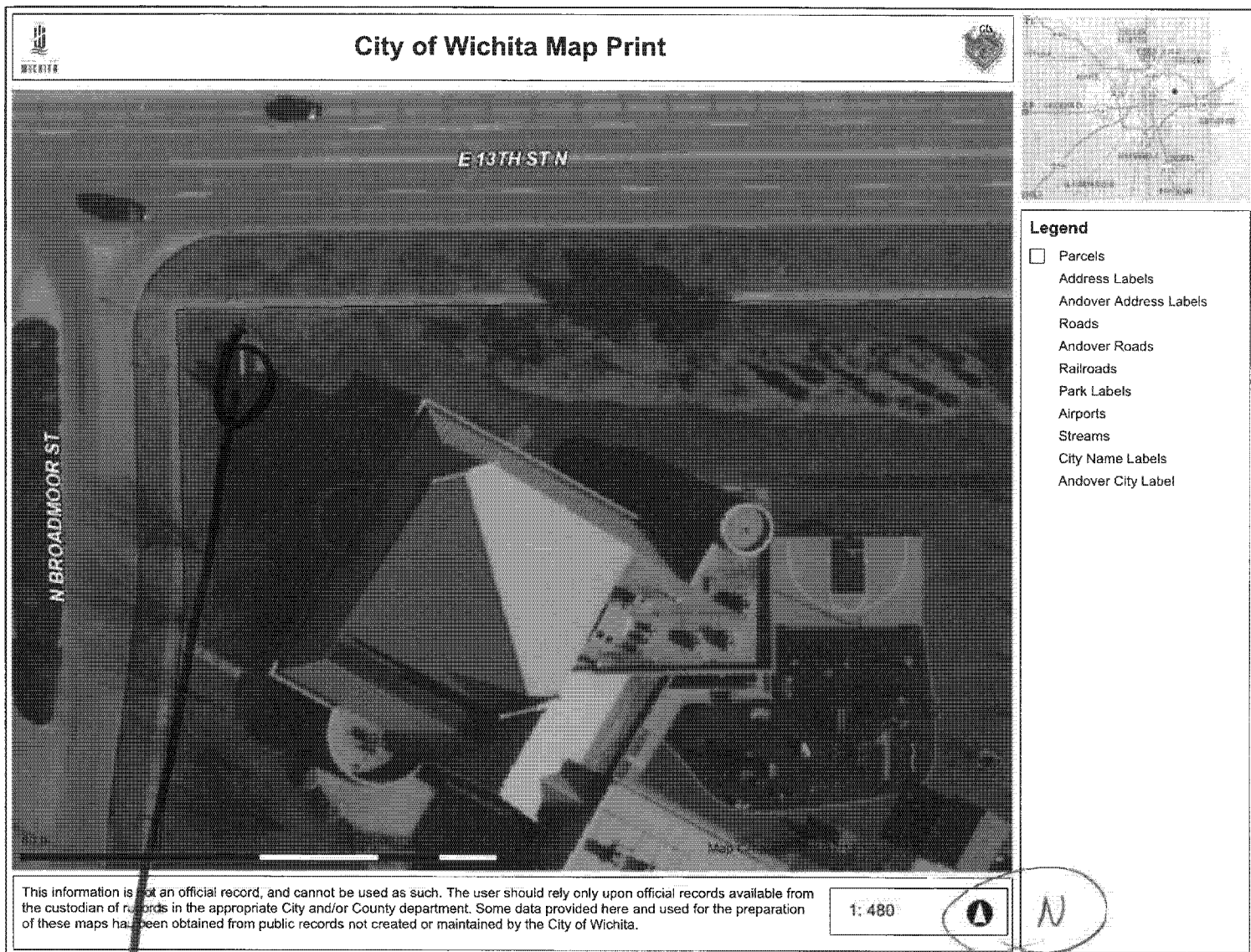
The “Development Application” sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, CSR, District II

293'



7601 E. 13th St. N.

67206

* NEW Sign
on Existing
BRICK BASE

SITE PLAN

APPROVED 8/1/2014 BY 



3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

18E029 - Reformation Lutheran Church & School
7601 E. 13th St. N. - Wichita, Kansas - 67206

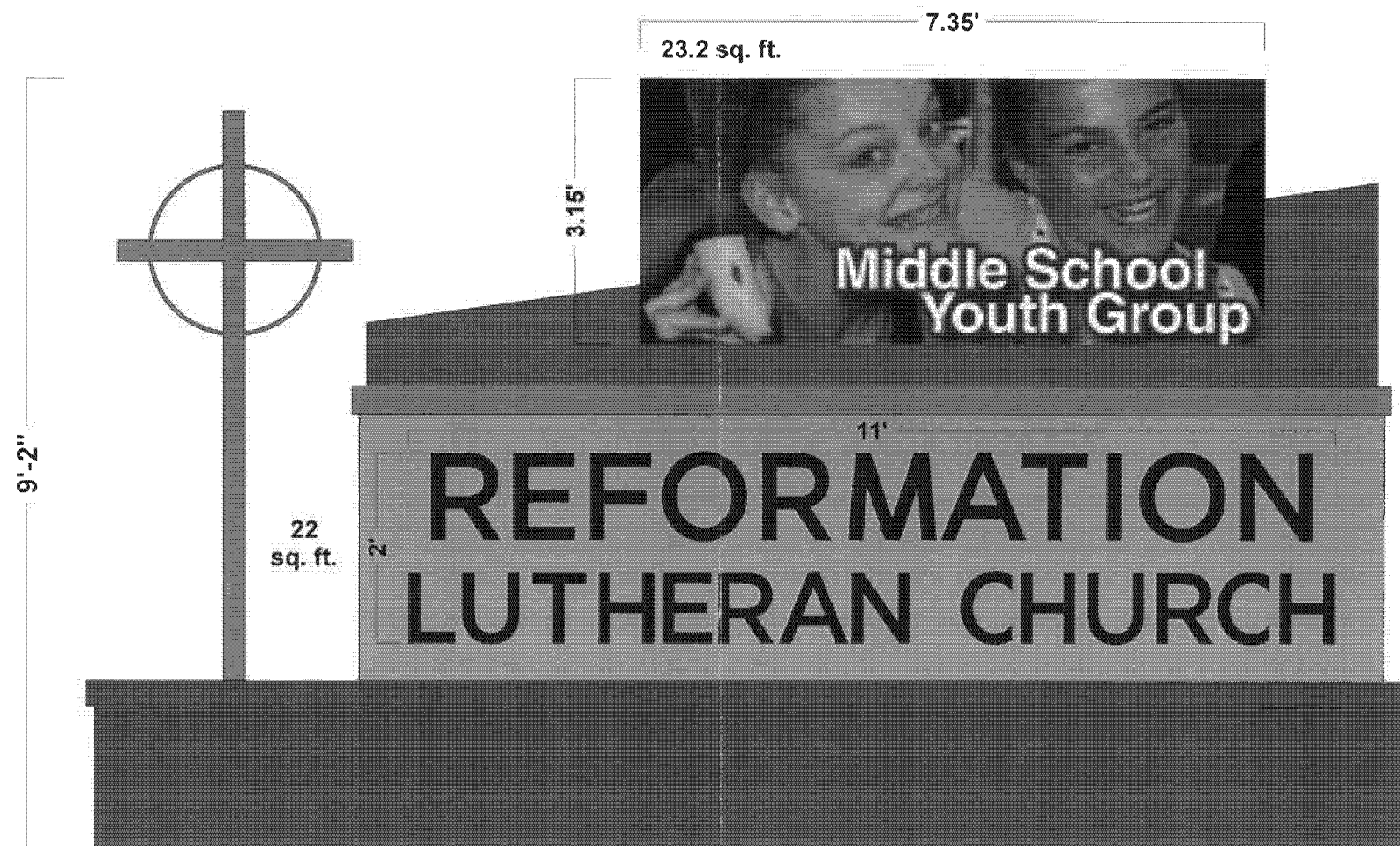
1 D/F Lighted LED Monument Sign

Date: 7-17-18	Drawing by: JN	Salesperson: Brian Kirkland
File Name: 18E029 LED Monument Sign.cdr		
Disk Name: Z:/Jobs/R/Reformation Church/Production/		

APPROVAL SIGNATURES

1/2" = 1' Scale
Layout

Sign Layout



Aug 1, 2018
B Morgan



Wichita-Sedgwick County Metropolitan Area Planning Department

February 25, 2014

Baughman Company, P.A.
Russ Ewy, Agent
314 Ellis
Wichita, KS 67211

RE: CUP2015-04 – City CUP Administrative Adjustment to DP-146 to Parcel 1 of the Fairfield Residential Community Unit Plan; generally located at the southwest corner of 13th Street North and Broadmoor Street.

Dear Applicants:

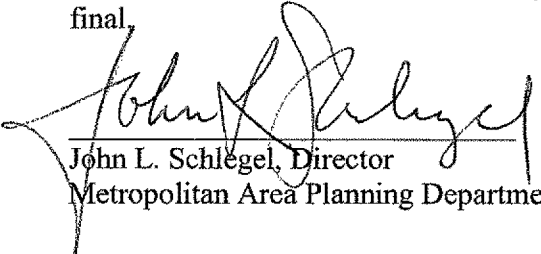
We received and reviewed your request for an Administrative Adjustment to DP-146, the Fairfield Residential Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between signs from 150 feet to 75 feet to accommodate a new sign at the main entrance on Parcel 1.

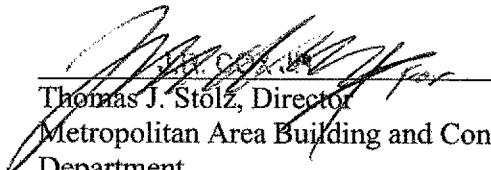
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the two signs located at the major entrance of Parcel 1, DP-146.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District II