

GENERAL PROVISIONS

- Total gross area is 11.4 acres.
- Gross parcel areas are rounded to the nearest tenth of an acre.
- Gross parcel areas indicated within the Parcel Descriptions include areas for open space and circulation drives.
- Gross parcel areas indicated within Parcel 1 = 6.3 Ac. including circulation drives and areas reserved for common open space. Gross parcel area within Parcel 2 = 5.1 Ac. including circulation drives and common open space.
- Parcel 2 will contain single-family housing which could be associated with the assisted living facility on Parcel 1.
- All utilities shall be installed underground. Final easements to be determined at time of platting.
- Setbacks are as indicated in Parcel Descriptions.
- The emergency access from the cul-de-sac north of Parcel 2 shall be provided to connect to circulation drives within Parcel 2 in accordance with the requirements of the Wichita Fire Department.
- Access Control -
 - Access to 21st St. North shall permit one opening to Parcel 2. Access to Parcel 1 may be shared with Parcel 2. Access shall be limited to one opening in addition to the dedicated street to reduce loss of buffer trees and improve traffic flow along 21st St.
 - Access to Regency Lakes Drive shall permit three openings to Parcel 1.
- Drainage - Specific grading and drainage plans shall be provided at the time of platting for Parcel 1 and Parcel 2.
- Monument signs designating the name of the development, logos, and directional signs shall be permitted on both Parcel 1 and Parcel 2 per Chapter 24.04 of the Code of the City of Wichita, according to MF-18 zoning standards. One monument sign, limited to eight(8) feet, will be permitted for each Parcel along the 21st Street frontage. In addition, Parcel 1 will be allowed one sign in the entry island of Regency Lake Drive.
- At such time as the said property shall become developed by the erection of improvements, a Homeowners Association shall be established to provide for the maintenance of non public open space, signs, logos, terms, buffer areas, parking areas, swimming pool, poolhouse structures, pool parking drainage channels and swales, storm water detention ponds, sidewalks, paths, walkways, landscaping, lighting, irrigation, recreation facilities, benches playground equipment, gazebos, etc. The Homeowner's Associations for Parcels 1 and 2 can operate independently. *AA's Homeowner's Association per Admin Adjustment dated 01/14/03*
- The existing hedge along 21st St. North shall remain intact, except for the access opening to Parcel 2 and for utility cuts through the hedge row. Selective trimming may be allowed with approval of the owner or the Homeowner's Association.
- The design layout for Parcel 2 depicts only one design concept in compliance with the General Provisions. Additional design concepts will meet design criteria for Parcel 2.
- All buildings in Parcel 1 shall have the same building materials, and are limited to brick, stone and residential siding material consistent with materials used in the surrounding housing developments. Drivet is not permitted as a primary wall material.
- All buildings in Parcel 2 shall have the same building materials, and are limited to brick, stone and residential siding material consistent with materials used in the surrounding housing developments. Drivet is not permitted as a primary wall material.
- Parking shall be provided in accordance with Section 28.04.104 ET SEQ of the code of the City of Wichita.
- Development must comply with screening, lighting, compatibility standards of the zoning codes and landscape requirements as of the property was zoned MF-18.

PARCEL DESCRIPTIONS

PARCEL NO. 1

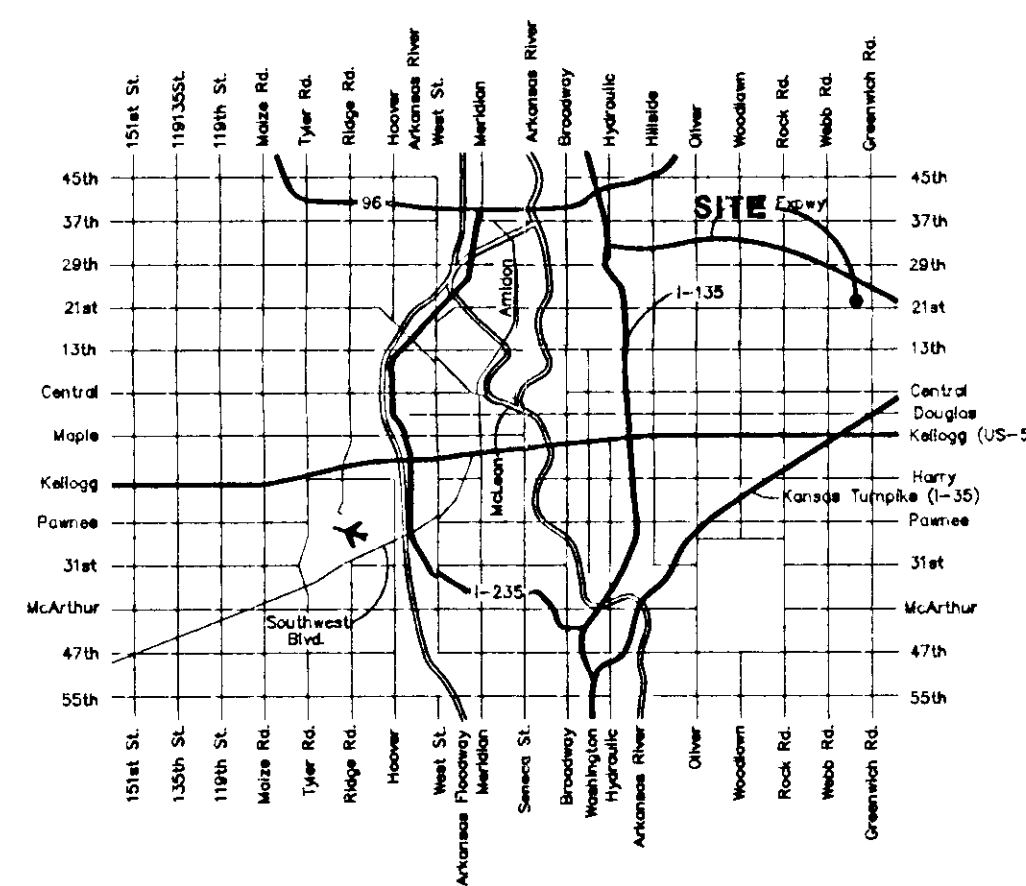
Proposed uses - assisted living complex, detached dwelling units or attached dwelling units with 2 or 3 units per building. (PDR 4-28-97 ADM. ADJ.)
 Gross parcel area - 6.3 acres
 Dwelling units - 82
 Density - 12.8 d.u./acre
 Maximum building coverage - 82,000 S.F.
 Maximum gross floor area - 82,000 S.F.
 Floor area ratio - 0.29
 Maximum building height - 35' (PDR 2-20-97 ADM. ADJ.)
 Minimum parcel setbacks - 10' from 21st Street North
 20' where abutting lots to the North
 10' where abutting Parcel 2
 25' from Regency Lakes Drive

PARCEL NO. 2

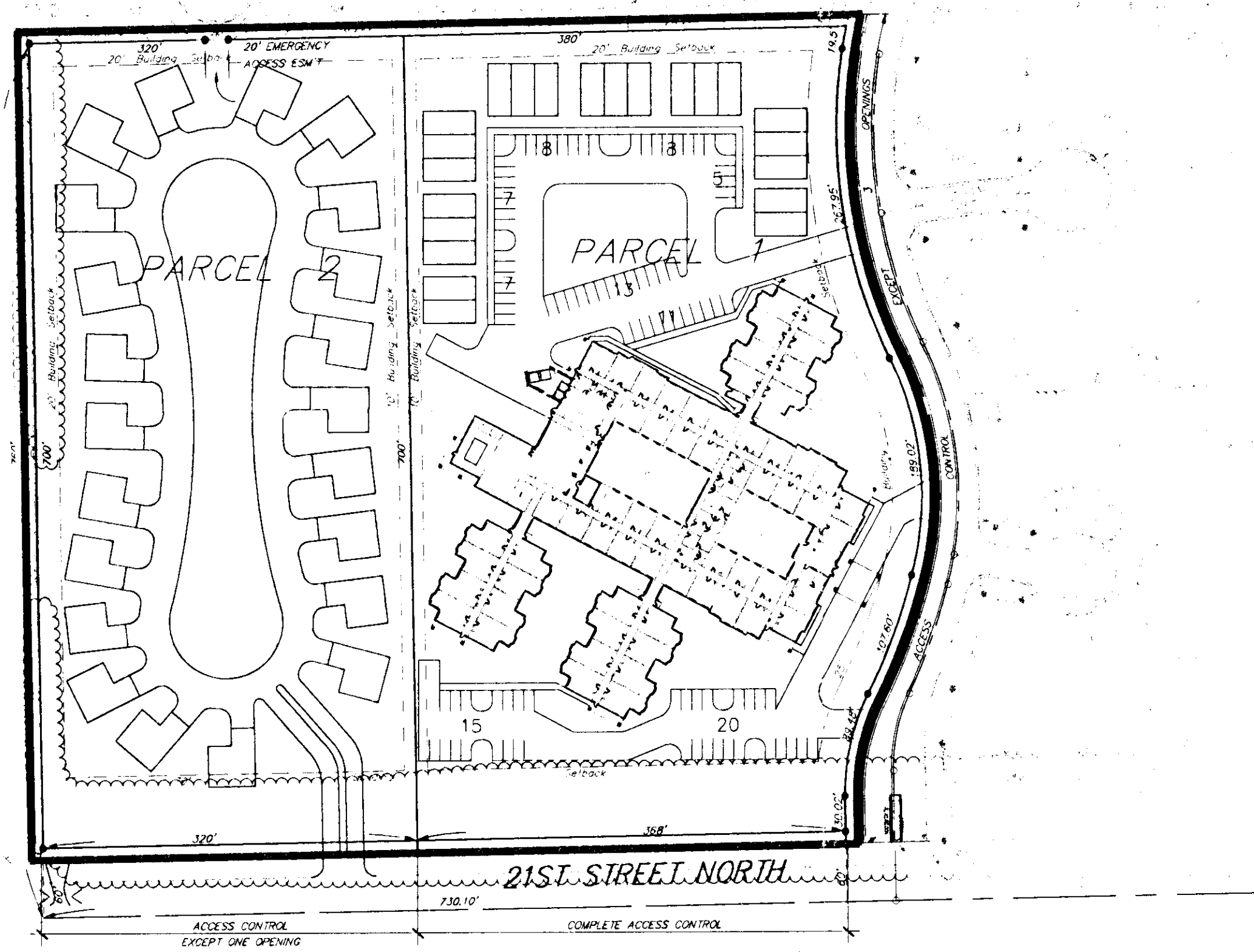
Proposed uses - detached dwelling units, patio homes, cluster housing, attached units with 2 units per building. These uses can be associated with Parcel 1
 Gross parcel area - 5.1 acres
 Dwelling units - 22
 Density - 4.3 d.u./acre
 Maximum building coverage - 33,000 S.F.
 Maximum gross floor area - 33,000 S.F.
 Floor area ratio - 0.15
 Maximum building height - 35' (PDR 2-20-97 ADM. ADJ.)
 Minimum parcel setbacks - 10' from 21st Street North
 20' where abutting lots to the North and West
 10' where abutting Parcel 1

LEGAL DESCRIPTION

A tract of land in the SW 1/4 of the SE 1/4 of Sec. 4, Twp. 27-S, R-2-E of the 6th P.M., Sedgewick County, Kansas and further described as follows: Beginning at the SW Corner of said SE 1/4; thence N88°59'57"E along the south line of said SE 1/4, 688.11 feet to a point 1959.19 feet west of the SE Corner of said SE 1/4; thence N01°00'03"W, 90.02 feet to the P.C. of a curve to the right; thence northerly along said curve, having a central angle of 27°35' and a radius of 187.67 feet, an arc distance of 90.35 feet, (having a chord length of 89.48 feet bearing N12°47'27"E), to the P.C. of a curve to the left; thence northerly along said curve, having a central angle of 12°09'30" and a radius of 508 feet, an arc distance of 107.80 feet, (having a chord length of 107.60 feet bearing N20°30'12"E), to the P.C. of a curve to the left; thence northerly along said curve, having a central angle of 40°12'06" and a radius of 275 feet, an arc distance of 192.95 feet, (having a chord length of 189.02 feet bearing N05°40'36"W), to the P.C. of a curve to the right; thence northerly along said curve, having a central angle of 34°19'35" and a radius of 454 feet, an arc distance of 272.00 feet, (having a chord length of 267.95 feet bearing N08°36'51"W), to the P.C. of a curve to the right; thence northerly along said curve, having a central angle of 04°32'56" and a radius of 245 feet, an arc distance of 19.45 feet, (having a chord length of 19.45 feet bearing N10°49'24"E); thence S89°00'15"W, 700.73 feet to a point on the east line of Tallgrass East 4th Addition to Wichita, Sedgewick County, Kansas; thence south along said east line, 750.09 feet to the point of beginning.



LOCATION MAP



PLANNED UNIT DEVELOPMENT #2 REGENCY LAKES ESTATES

APPROVED
 MAP 8-29-96 DM
 WCC 10-1-96 DM
 MAP 2 OF 2
 PUD 2 DATE: 9/27/96
 OWNER/CLIENT CHAUER ESTATES, LLC
 238 S. TOPEKA
 WICHITA, KS 67202

Approved C.C. Oct. 1, 1996

BAUGHMAN COMPANY P.A.
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