

Seymoud

NORTH
SCALE 1"=60'

CU-251

DATE: 10/24/54		DRAWN: [Signature]		CHECKED: [Signature]		REVISIONS:	
LAWRENCE E. WELLS							
A R C H I T E C T							
200 LAMAR, SUITE 202 WICHITA, KANSAS 67211							
AIR CAPITOL RACEWAY				PROJECT: 100			
SHEET				OF			

A Site Study accompanying a Conditional Use Rezoning Request

LEGAL DESCRIPTION FOR CONDITIONAL USE OF PROPERTY:

The S.W. 1/4 of the N.E. 1/4 of Section 8, T28S, R2E, of the 6-P.M., Sedgewick County, Kansas, to be zoned E, Light Industrial, with the following Conditional Uses:

PRIMARY USES: A racetrack or speedway and related facilities including grandstands, floodlights, playgrounds, toilet facilities including lagoons, refreshment stands, sales booths, repair facilities including pits, and adequate parking, to be used for auto racing, go-carts, tractor pulls, speed shows, and other spectator racing events.

SECONDARY USES: Structures relating to outdoor public spectator events such as concerts, fairs, circuses, and livestock shows. Also, unenclosed or partially enclosed structures for trade, such as farmers markets, auctioneering stands and Bazaars.

SETBACKS: The racetrack oval shall be setback a minimum of 250 feet from adjoining property lines. Roadways, parking and other accessory buildings shall be setback a minimum of ten feet from adjoining property lines.

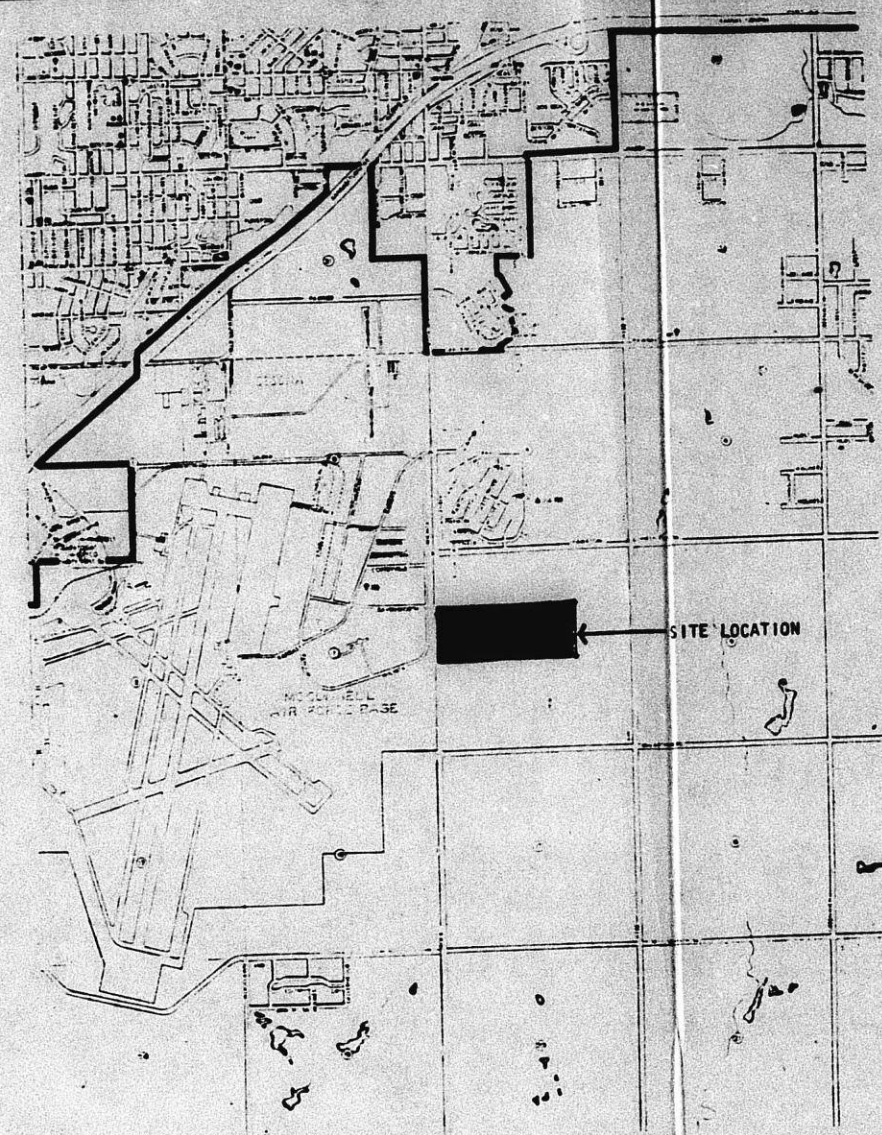
PARKING RATIO: One parking space shall be provided for every five permanent grandstand seats.

ACCESS: Two, 30 foot wide all-weather gravel entrance and exit roads located within two, 60 foot wide access easements, each along the north and south property lines of the South 1/2 of the N.W. 1/4 of Section 8, T28S, R2E, of the 6-P.M., Sedgewick County, Kansas, owned by Builders Inc.

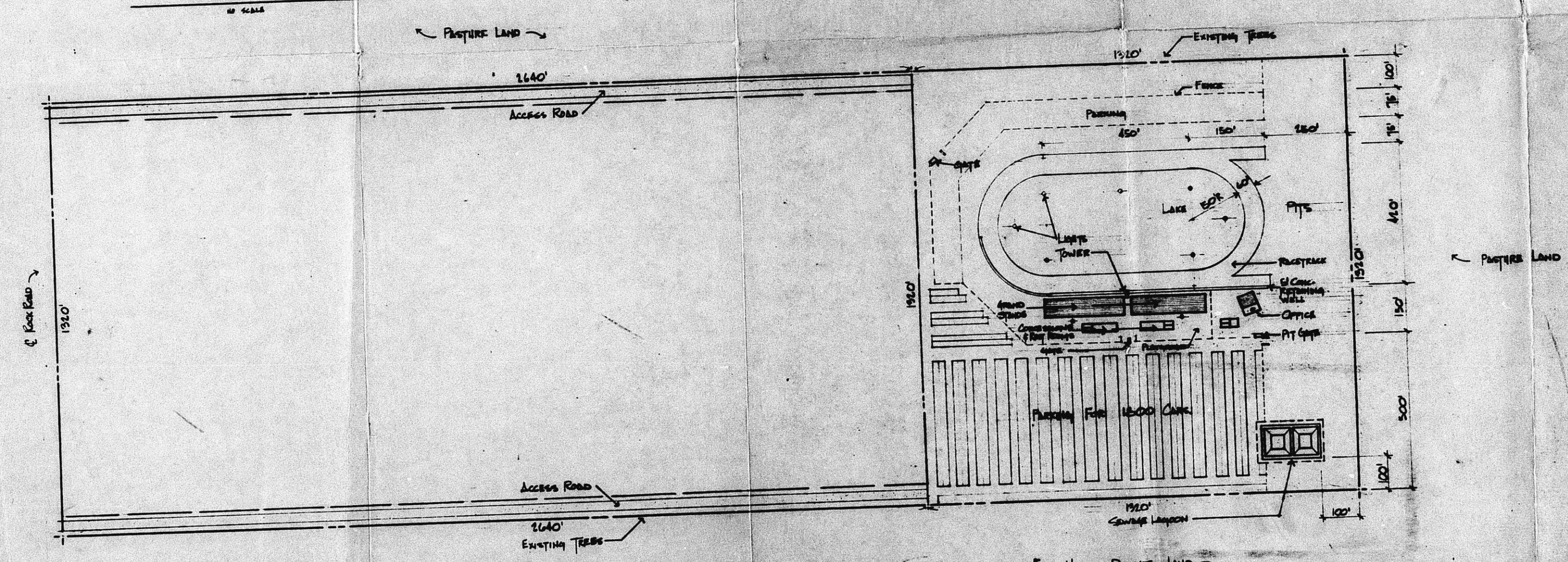
UTILITIES: Utilities will be provided per County Code Requirements.

SIGNS: Racetrack signs will not exceed two signs, 30 feet in height along Rock Road. The signs will be located within the access road easement and will not be closer to Rock Road than ten feet from the property line.

SCREENING: Existing hedgerows on the adjoining property lines will remain.



VICINITY MAP



SITE PLAN

NORTH
 CU-251
 SCALE 1"=200'

LAWRENCE E. WELLS
 ARCHITECT
 254 LAURA, SUITE 205
 WICHITA, KANSAS 67211

Rock Road Raceway
 Builders Inc. - Owner
 PROJECT 100
 PLAN NO.

SHEET 1 OF 1