

RUSTY ECK FORD PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

P.U.D. GENERAL PROVISIONS

- One 20' x 20' arbritron sign shall be allowed along Kellogg. The height of this sign shall not exceed 40 feet.
- Additional signage along Kellogg shall be allowed per the sign code, except that the 20' x 20' arbritron sign code shall not be included in the calculated allowed signage and except that one sign shall be permitted to be 80' tall along Kellogg.
- Signage along Armour, Willowbrook and Whittier shall be permitted per the sign code.
- One billboard sign shall be allowed on Parcel 2 of the PUD. Maximum size 24' x 30', maximum height 40'.
- All drainage ways and drainage easements shall be confirmed at the time of platting. A specific lot grading plan will be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.
- Any open space, signs, logos, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.
- Parking shall be provided in accordance with the unified zoning code of the city of Wichita. All parking and drives shall be hard surfaced with concrete or asphalt, and shall share consistent materials and design.
- Fire lanes:
 - Fire lanes shall be in accordance with the fire code of the city of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.
 - During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.
- 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 and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and approved by the governing body, and any substantial deviation of the plan. As determined by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Access

Access openings:

 - Along Kellogg - 3
 - Along Armour - 3
 - Along Whittier - 3
 - Along Willowbrook - 4

In locations shown on the PUD
- Landscaping

Landscaping shall be installed as shown on the PUD.
Streetyard landscaping along Kellogg shall be allowed to be placed within the street right-of-way along Kellogg.
- Building locations as shown are to convey the general intent of development and not necessarily exact final locations.
- All light poles shall be of consistent style and color. Light poles adjacent to residential uses shall be limited to 20 feet, all other light poles shall be limited to 30 feet.
- A 6 to 8 foot masonry screen wall shall be constructed within a 5-foot wall easement along the north and west property lines where abutting the apartment complex.
- Location of utility easements shall be determined at the time of platting. All utilities shall be installed underground.
- All mechanical equipment and trash receptacles shall be screened from view of nearby residential uses and public right-of-way.
- All buildings on the property shall share the same architectural character, materials and colors. Metal shall not be the predominate building material on any building elevation visible from public right-of-way.
- All parking, storage and display areas shall be paved with concrete, asphalt or asphaltic concrete. Parking barriers shall be installed along all perimeter boundaries abutting street, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way.
- The lighting standards of Sec. IV-B.4. shall be complied with. No string-type or search lighting shall be permitted.
- The compatibility noise standards of Sec. IV-C.6. shall be complied with.
- No repair work shall be conducted, except in an enclosed building.

PARCEL #1

- Gross area: 15.3 acres or 667,798 sq. ft.
- Maximum bldg. coverage: 30% or 200,873 sq. ft.
- Maximum bldg. height: four (4) stories or 45 feet.
- Setback lines:

Parcel 1 street setback lines:

 - Along Kellogg Drive - 35 feet
 - Along Armour - 35 feet
 - Along Willowbrook - 35 feet
 - Along Whittier - 35 feet

- Uses allowed, related to vehicle sales, including:

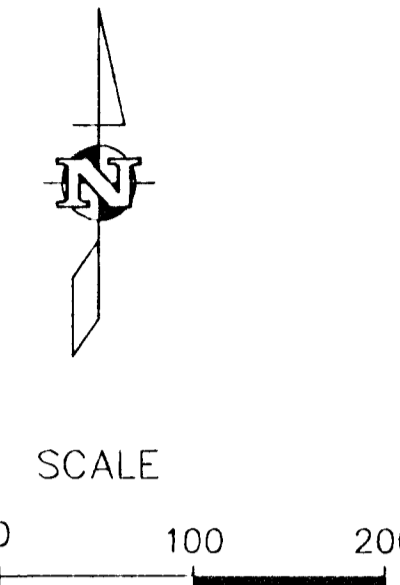
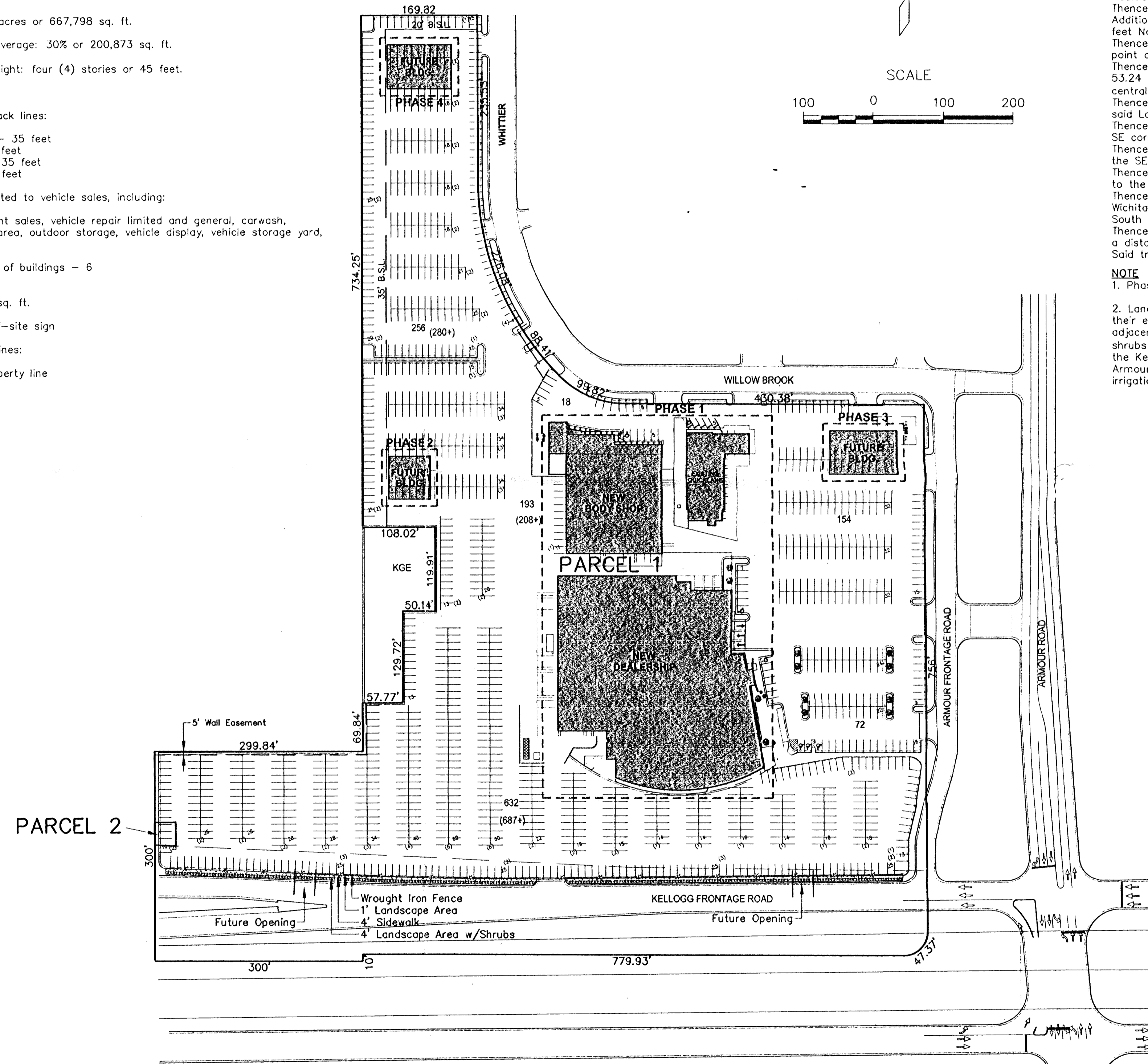
Vehicle and equipment sales, vehicle repair limited and general, carwash, commercial parking area, outdoor storage, vehicle display, vehicle storage yard, and warehousing.

- Maximum number of buildings - 6

PARCEL #2

- Gross area: 900 sq. ft.
- Proposed use: off-site sign
- Building setback lines:

10 feet on west property line

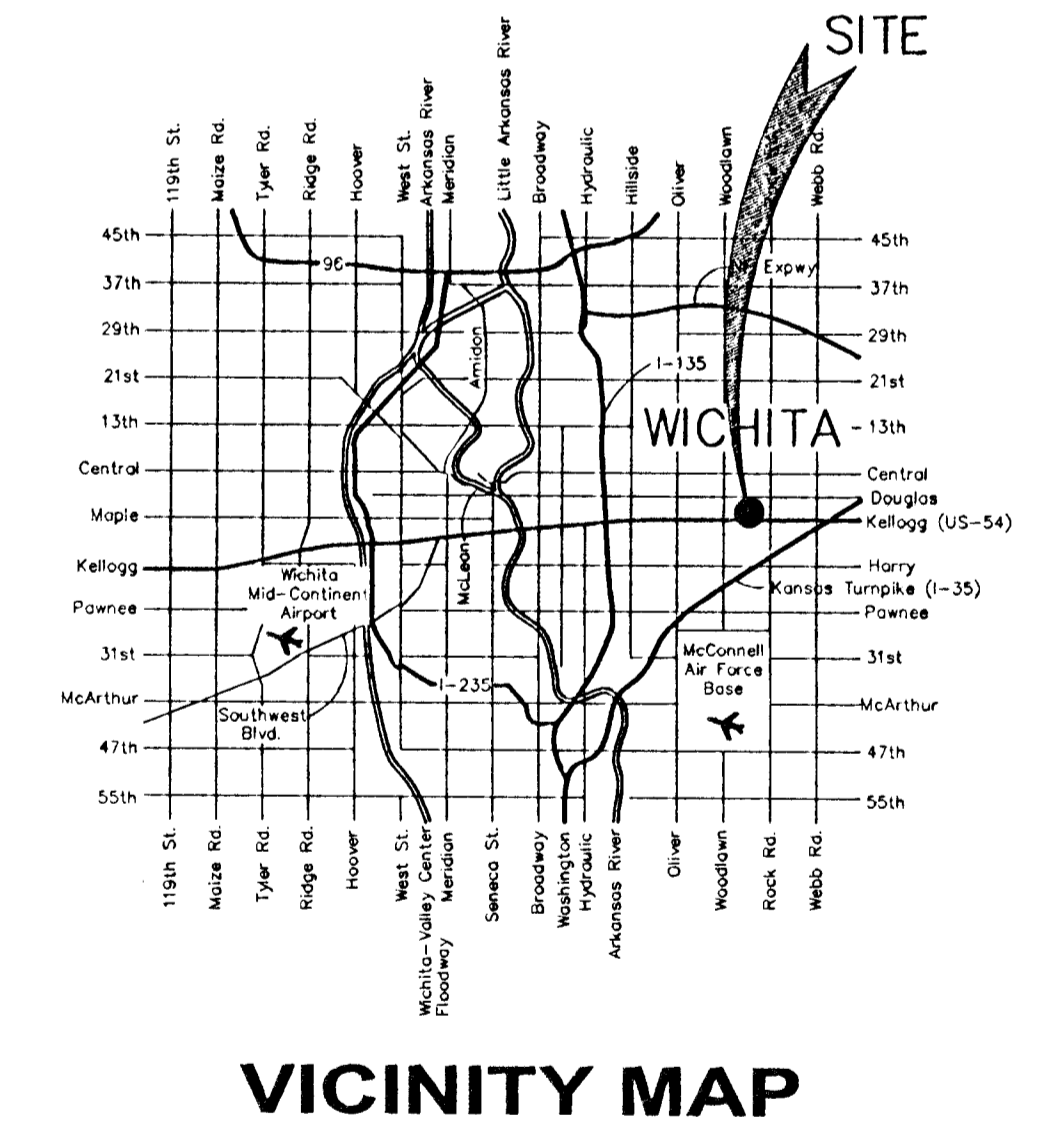


LEGAL DESCRIPTION

A tract of land located in the SW 1/4 and the SE 1/4 of Section 19, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas being more particularly described as follows: Lots 1, 2, 3, 4, and 5, Rockwood South Fifth Addition, Wichita, Sedgwick County, Kansas; Lot 1 Rockwood South Third Addition, Wichita, Sedgwick County, Kansas; Lots 1 and 2, Rockwood South First Addition to Wichita, Kansas; Lot 1 Aboud Addition, Wichita, Kansas; And Lot 1, EXCEPT the West 30 feet and Lot 2, Block A, Clayton Addition to Wichita, Sedgwick County, Kansas. EXCEPT for a tract of land being more particularly described as follows: Beginning on the South line at 137.74 feet North and 30.0 feet East of the SW corner of Lot 1, Block A, Clayton Addition to Wichita, Sedgwick County, Kansas; Thence East parallel with the South line of said Clayton Addition a distance of 270.0 feet to the East line of said Clayton addition, said point being 137.74 feet North of the SE corner of Lot 2 in said Clayton Addition; Thence East 150.0 feet to the East line of Lot 1, in said Rockwood South First Addition, said point being 138.57 feet North of SE corner of said Lot 1; Thence East 300.07 feet to the East line of Lot 2, Rockwood South First Addition, said point being 126.70 feet North of the SE corner of said Lot 2; Thence East 362.65 feet to the East line of Lot 1, Rockwood South Third Addition, Wichita, Sedgwick County, Kansas, said point of intersection being 83.0 feet North of the point of curvature at the SE corner of said Lot 1; Thence South along the East line of said Lot 1 for a distance of 83.0 feet to a point of curvature; Thence southwesterly on a curve to the right having an arc length distance of 53.24 feet to a point of tangent, said curve having a radius of 33.72 feet, a central angle of 90°28', and a tangent of 34 feet; Thence West on the South line for a distance of 330 feet to the SW corner of said Lot 1; Thence South on the West line of said Lot 1 for a distance of 10.0 feet to the SE corner of Lot 2 in said Rockwood South First Addition; Thence West along the South line of said Lot 2 for a distance of 300.0 feet to the SE corner of Lot 1 in said Rockwood South First Addition; Thence continuing West along said South line of Lot 1 for a distance of 150 feet to the SW corner of said Lot 1; Thence West along the South line of Lots 1 and 2, Block A, Clayton Addition to Wichita, Sedgwick County, Kansas for a distance of 270.0 feet to a point on the South line at 30 feet East of the SW corner of said Lot 1; Thence North parallel with and 30.0 feet East of the West line of said Lot 1 for a distance of 137.74 feet to the Point of Beginning. Said tract contains 667,798 square feet more or less.

NOTE

- Phasing may be subject to change.
- Landscaping for this project will be provided as follows - 20 shade trees or their equivalent will be provided in and around the customer service area adjacent to the Armour Frontage Road. Low-growing groundcover type evergreen shrubs will be planted (approx. 6' o.c.) in a planting bed that runs adjacent to the Kellogg Frontage Road and around the corner to the first driveway along the Armour Frontage Road. Irrigation for this project will be provided by a drip irrigation system.



VICINITY MAP

AM CONSULTING, INC.
ENGINEERING SERVICES
142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839