



**PLANNED UNIT DEVELOPMENT
FOR PROPOSED
VIP REALTY
ADDITION
TO
SEDGWICK COUNTY, KANSAS
APRIL 24, 2003**

GENERAL PROVISIONS

- Final easements to be determined at time of platting.
- Access control - access shall be limited to a minimum of two openings on Maize Rd. Final specifications to be determined at time of platting.
- Drainage - specific grading and drainage plans shall be provided at the time of platting.
- Sanitary Sewer - existing & new buildings shall be connected to the city of Wichita's Sanitary Sewer.
- Parking shall be provided in accordance with the off-street parking regulations Sec. IV-A of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97. parking for community assembly/ indoor recreation & general office may be shared as defined in the off-street-parking regulations.
- Parking lot screening, street yard landscaping, parking lot trees and buffer landscaping shall be as per the Wichita City landscaping ordinance.
- Lighting shall comply with the lighting standards Art. IV, Sec. IV-B of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97.
- Signage - all signage shall be monument or pole type signs and limited in size as defined and permitted by City of Wichita Sign Code with a maximum pole height of 20'.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Planned Unit Development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors, and assigns unless amended.
- 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.

LEGAL DESCRIPTION

Tract 1:
A tract in the East Half of the Northeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, described as follows: Commencing at a point on the West line of said East Half of said Northeast Quarter, 257.58 Feet North of the Southwest corner of said East Half of said Northeast Quarter, thence North on said West line, 122.32 Feet for a point of beginning; thence East parallel to the South line of said Northeast quarter, 1318.9 Feet more or less to the East line of said Northeast Quarter; thence North along the East line of said Northeast Quarter, 297.3 Feet more or less to the Southeast corner of the plat of Lexington, an Addition to Wichita, Kansas; thence West along the South line of said Lexington Addition, 1319.07 feet more or less to the Southwest corner of said Lexington Addition; thence South 296.24 Feet more or less to the point of beginning, containing 9 acres, more or less.

Tract 2:
A tract in the East Half of the Northeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, described as follows: Beginning at a point on the West line of said East Half of said Northeast Quarter, 257.58 Feet North of the Southwest corner of said East Half of said Northeast Quarter; thence North on said West line 122.32 Feet; thence East parallel to the South line of said Northeast Quarter 1318.9 feet, more or less, to the East line of said Northeast Quarter; thence South on said East line 319.9 Feet to a point 60 Feet North of the southeast corner of the said Northeast Quarter; thence West parallel to the South line of said Northeast Quarter 1024.4 Feet to the P.C. of a curve; thence northwesterly on a curve to the right having a deflection angle of 51°01' and a radius of 104.79 feet, a distance of 93.31 feet to the P.T. of said curve; thence Northwesterly on a tangent to said curve 95.74 to the P.C. of a curve; thence Northwesterly on a curve to the left having a deflection angle of 26°39' and a radius of 126.66 Feet, a distance of 58.91 feet to the P.T. of said curve; thence Northwesterly on a tangent to said curve 117.45 feet to the point of beginning, containing 9 acres, more or less.

PARCEL DESCRIPTION

- General office
- Community assembly/ indoor recreation
- Residential

Total Gross Land Area: 18 acres
 Maximum building coverage:
 • Total site _____ 313,776 square feet (40%)
 • General office _____ 235,224 square feet (30%)
 • Community assembly/ indoor recreation _____ 20,000 square feet
 • Residential _____ 1 unit/ 4,000 square feet
 Maximum Gross Floor Area:
 • General office _____ 313,776 square feet
 • Community assembly/ indoor recreation _____ 20,000 square feet
 Maximum Building Height: 50'
 Minimum Setbacks:(General office)
 • 25' From all property lines
 • Residential
 25' Front
 15' Rear
 6' Side