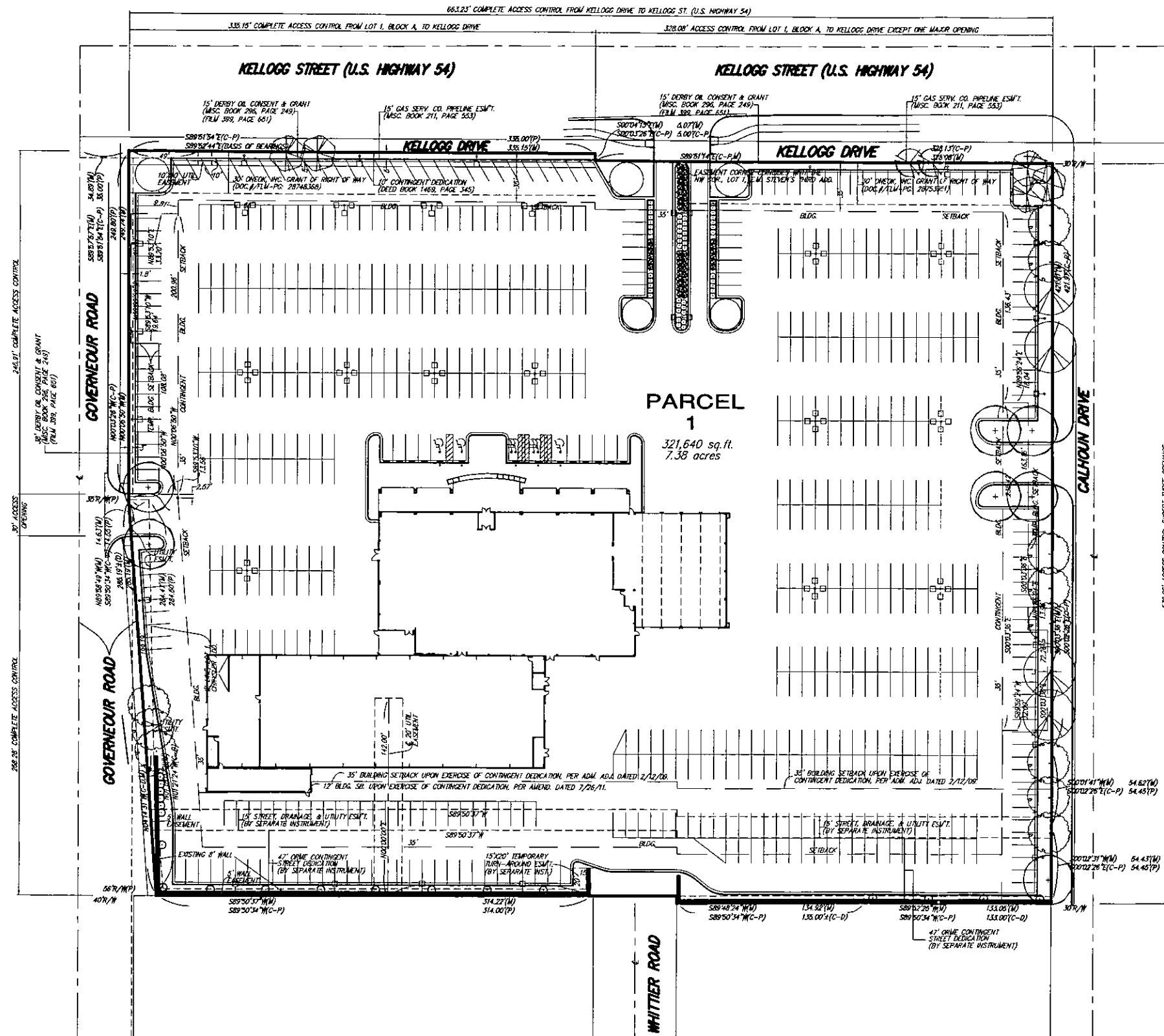


MIKE STEVEN MOTORS C.U.P.

COMMUNITY UNIT PLAN - DP-308



GENERAL PROVISIONS:

- This development contains a net area of 349,837 sq. ft., or 8.03 acres, more or less.
Total Maximum Building Coverage: 104,951 sq. ft. (30%)
Total Maximum Gross Floor Area: 122,443 sq. ft. (35%)
- Signs shall be permitted in accordance with the City of Wichita Sign Code, except that no billboards, portable signs, or off-site signs shall be permitted and except signs shall be spaced a minimum of 150 feet apart. Building wall signs are prohibited on facades facing towards the residential development south of the subject site. Freestanding signs shall be prohibited within the south 140 feet of Governecur Road, within the south 100 feet of Calhoun Road, except for 18' maximum signs denoting parking spaces within the property. The eastern-most sign for Parcel 1 may be allowed additional height up to 20 feet above the elevation of the highest rolling or barrier along the traffic deck perpendicular to the sign location, subject to provision of appropriate structural documentation in conjunction with the application for the sign permit.
- Building setback lines are as shown on the C.U.P. plan and shall override all other setbacks, including Compatibility Setbacks as specified in Section IV-C of the Unified Zoning Code.
- Access control shall be as shown on the plan and as plotted.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
 - A solid masonry wall 6 to 8 feet high shall be provided along the south parcel line adjacent to residential zoning where indicated by comment. Upon exercise of the contingent dedication for the construction of Orme Street, said wall shall be relocated to the northern edge of the 15-foot Drainage and Utility Easement for any and/or all segment(s) of Orme Street constructed and require the relocation of landscaping to comply with the Landscape Ordinance and the Contingent Dedication Agreement #1 (2002/FLM-PC #20020146) requirements on this site.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per Section III-14 "C" Limited Commercial District and Section IV-B of the U.Z.C.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed. Additional landscaping and buffering shall be provided along the south property line in an area south of the proposed overhead doors and along Governecur in an area west of the proposed car wash/detailing facility per the approved landscape plan.
 - Failure to properly maintain the required screening or landscaping 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.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of site development.
- All portions of the CUP shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.) and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within the south 50 feet of the C.U.P. shall have a maximum height of 15 feet.
- Parcel 1 shall be subject to U.Z.C. Section III-D-6.x, except outdoor speakers and sound amplification systems and the use of elevated platforms to display vehicles shall be permitted within the north 270 feet of Parcel 1.
- Overhead doors facing residential zoning are prohibited for all buildings within the south 85 feet of the C.U.P.
- Upon approval of the CUP, BZ459-85 and BZ435-85 shall be deemed superseded by the CUP requirements.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P., and shall be replaced, as necessary.
- The applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-308) includes special conditions for development on this property.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The car wash/detailing facility is accessory in nature and not for general public use/unlimited use by the dealership for customer cars. The hours of operation for the car wash/detailing facility shall be limited to 7:00 am to 8:00 pm.

PARCEL 1

- Net Area: 349,837 sq. ft. or 8.03 acres
- Maximum Building Coverage: 104,951 sq. ft.
Max. Coverage Excluding Dedication: 94,118 sq. ft. or 30 percent
- Maximum Gross Floor Area: 122,443 sq. ft.
Max. Coverage Excluding Dedication: 109,805 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Four (4)
- Maximum building height to conform to Chapter 28.09 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing
- Permitted Uses: New and used auto sales, leasing, service and all other associated uses, including but not limited to parking areas for storage of vehicles for lease or sale, vehicle cooling customer service, employee parking, vehicle repair (general), & vehicle detailing/car wash (see General Provision #19).

PARCEL 2

Combined with Parcel 1 per Administrative Adjustment dated February 3, 2011

PARCEL 3

Combined with Parcel 1 per Amendment #1 dated July 26, 2011

LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block A, Mike Steven Motors Addition, Wichita, Kansas, Sedgewick County, Kansas.

REVISIONS

- Submitted: October 8, 2007
- Revised: November 7, 2007
- Revised per MAPC: November 15, 2007
- Revised per City Council: March 4, 2008
- Revised per Admin. Adjustment: February 12, 2009
- Revised per Admin. Adjustment: February 3, 2011
- Revised per Amendment #1: July 26, 2011
- Revised per Admin. Adjustment: August 8, 2011

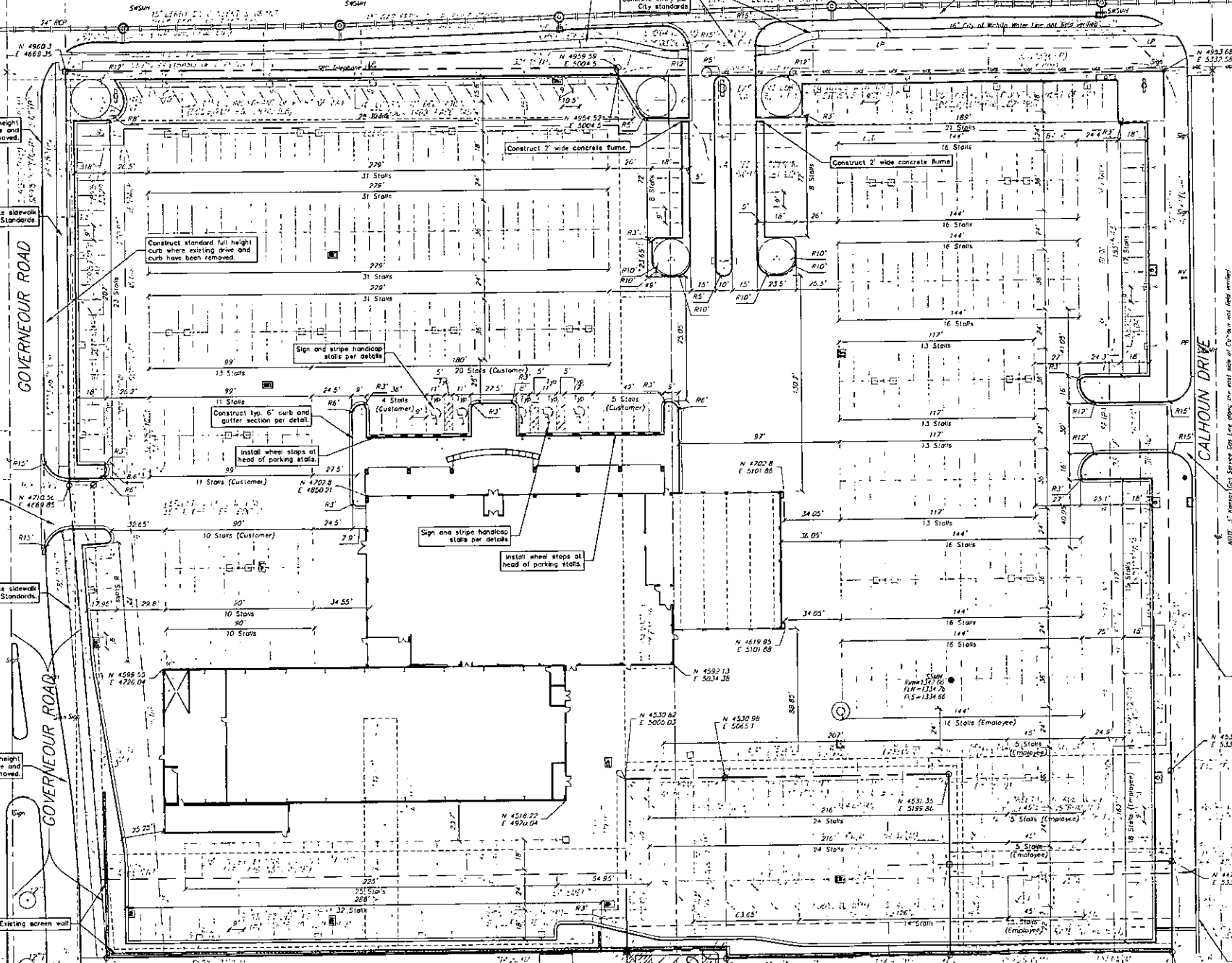

 SCALE: 1" = 40'
DP-308
MIKE STEVEN MOTORS
COMMUNITY UNIT PLAN
 Baughman Company, P.A.
 315 E. 5th St., Wichita, KS 67202 P: 316.265.2721 F: 316.265.0149
 www.baughman.com

KELLOGG STREET (U.S. HIGHWAY 54)

KELLOGG STREET (U.S. HIGHWAY 54)

KELLOGG DRIVE

KELLOGG DRIVE



LAYOUT PLAN

Scale 1" = 30'-0"

BENCHMARK

Benchmark #1 - 1" x 1" Nails in sidewalk adjacent to Whittier (Standard) West of Whittier and South of Kellogg Drive. Elev. = 1345.24

LEGAL DESCRIPTION

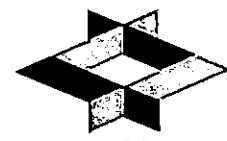
Mike Steven Motors Addition, Wichita, Sedgwick County, Kansas

SITE INFORMATION

Total Area: 2,326,032 sq. ft. (7.35 acres)
Impervious Area: 2,303,265 sq. ft. (6.96 acres)
Building Area: 47,535 sq. ft.

LAYOUT NOTES

- 1. Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
2. The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas) 1-888-482-4950
Aquila Energy (Gas) 1-800-303-0357
Water Energy (Electric) 383-8650
Gas Communications (Cable/Phone) 252-4970
AT&T (Phone) 258-2759
City of Wichita Water Dept. (Water) 258-4553
City of Wichita Sewer Main (San Sewer) 258-4806
City of Wichita Storm Sewer Main (Storm Sewer) 258-4000
City of Wichita Traffic Light (Traffic Control) 258-4034
City of Wichita Traffic Light (Traffic Control) 258-4034
Conoco Pipeline Co. (Petroleum) 1-800-231-2501
Williams Pipeline Co. (Petroleum) 529-8600
Phillips Pipeline Co. (Petroleum) 1-800-224-8666



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EDDY'S TOYOTA
7333 EAST KELLOGG
WICHITA, KS

1 ACCESSIBLE CURB RAMP NOT TO SCALE

2 HANDICAP PARKING SIGN DETAIL NOT TO SCALE

3 HANDICAP PAV. MARKING DETAIL NOT TO SCALE

4 SIDEWALK JOINTS NOT TO SCALE

5 TYP. PATTERN IN WALK NOT TO SCALE

6 TYP. PIPE BOLLARD DETAIL NOT TO SCALE

7 TYP. CONCRETE WHEELSTOP NOT TO SCALE

Revision table with columns for No., Date, and Description.

1/18/11 Site Modifications
10/25/11 Addition of Priority

Job No. 10052.000
Date 12/15/10
Drawn EAB
Checked FBS
C 2.1