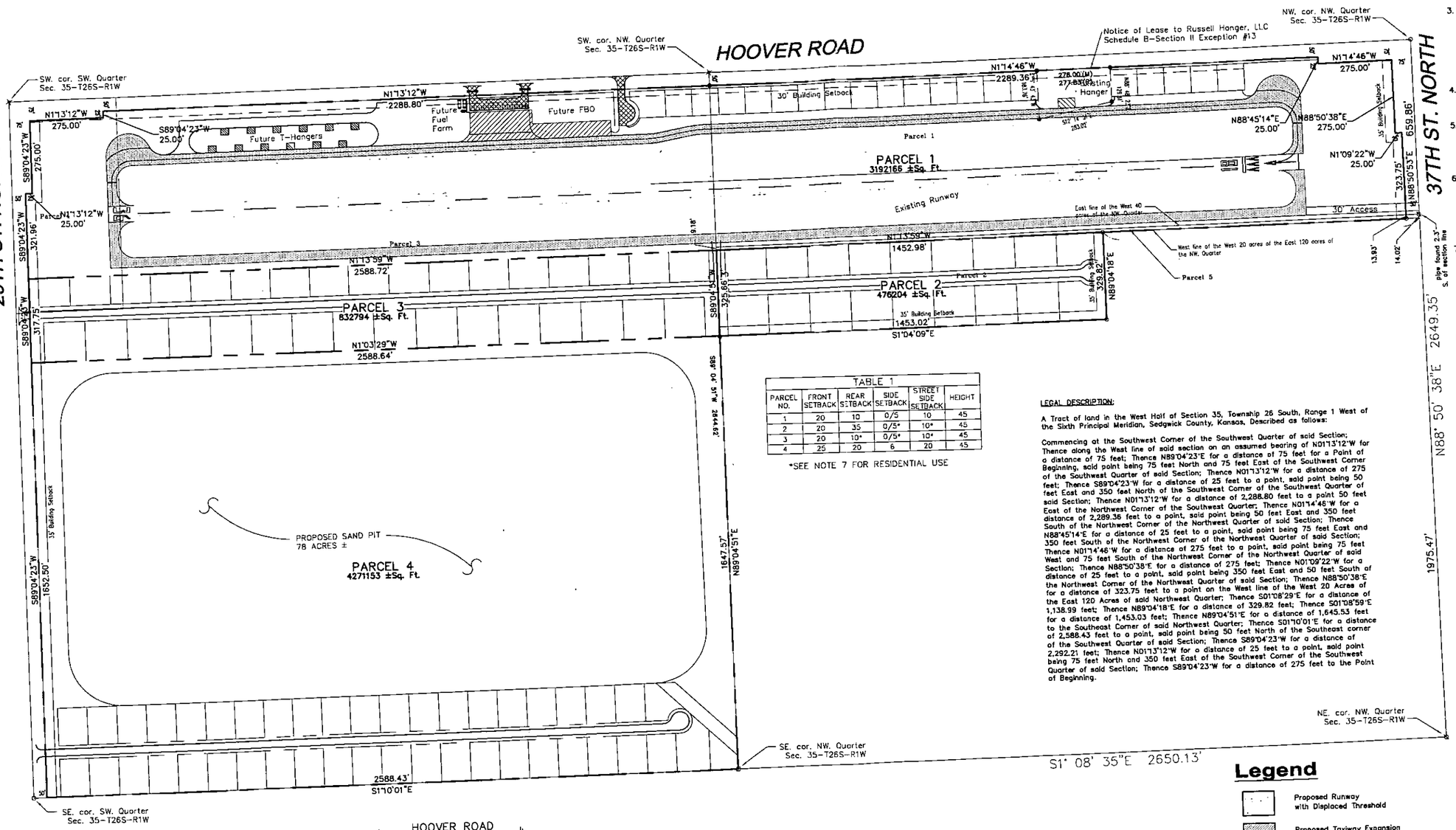


TABLE 1					
PARCEL NO.	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	STREET SIDE SETBACK	HEIGHT
1	20	10	0/5	10	45
2	20	35	0/5*	10*	45
3	20	10*	0/5*	10*	45
4	25	20	6	20	45

*SEE NOTE 7 FOR RESIDENTIAL USE

LEGAL DESCRIPTION:

A Tract of land in the West Half of Section 35, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, Described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section; Thence along the West line of said section on an assumed bearing of N01°13'12"W for a distance of 75 feet; Thence N89°04'23"E for a distance of 75 feet for a Point of Beginning, said point being 75 feet North and 75 feet East of the Southwest Corner of the Southwest Quarter of said Section; Thence N01°13'12"W for a distance of 275 feet; Thence S89°04'23"W for a distance of 25 feet to a point, said point being 50 feet East and 350 feet North of the Southwest Corner of the Southwest Quarter of said Section; Thence N01°13'12"W for a distance of 2,288.80 feet to a point 50 feet East of the Northwest Corner of the Southwest Quarter; Thence N01°14'46"W for a distance of 2,289.36 feet to a point, said point being 50 feet East and 350 feet South of the Northwest Corner of the Northwest Quarter of said Section; Thence N88°45'14"E for a distance of 25 feet to a point, said point being 75 feet East and 350 feet South of the Northwest Corner of the Northwest Quarter of said Section; Thence N01°14'46"W for a distance of 275 feet to a point, said point being 75 feet West and 75 feet South of the Northwest Corner of the Northwest Quarter of said Section; Thence N88°50'38"E for a distance of 275 feet; Thence N01°09'22"W for a distance of 25 feet to a point, said point being 350 feet East and 50 feet South of the Northwest Corner of the Northwest Quarter of said Section; Thence N88°50'38"E for a distance of 323.75 feet to a point on the West line of the West 20 Acres of the East 120 Acres of said Northwest Quarter; Thence S01°08'29"E for a distance of 1,138.99 feet; Thence N89°04'18"E for a distance of 329.82 feet; Thence S01°08'59"E for a distance of 1,453.03 feet; Thence N89°04'51"E for a distance of 1,645.53 feet to the Southeast Corner of said Northwest Quarter; Thence S01°10'01"E for a distance of 2,588.43 feet to a point, said point being 50 feet North of the Southeast corner of the Southwest Quarter of said Section; Thence S89°04'23"W for a distance of 2,292.21 feet; Thence N01°13'12"W for a distance of 25 feet to a point, said point being 75 feet North and 350 feet East of the Southwest Corner of the Southwest Quarter of said Section; Thence S89°04'23"W for a distance of 275 feet to the Point of Beginning.

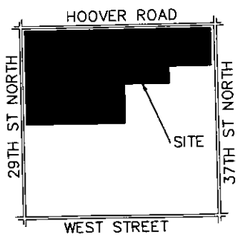
GENERAL NOTES

1. THIS PROPERTY CONTAINS 201 ACRES MORE OR LESS
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. PARCEL 2 SHALL PROHIBIT TRAFFIC FROM NONRESIDENTIAL USE WITH ACCESS VIA PARCEL 3. ALTERNATIVE ACCESS FROM PARCEL 2 TO A PUBLIC ROAD SHALL BE PROVIDED IF ANY PORTION OF PARCEL 2 IS DEVELOPED WITH NONRESIDENTIAL USE, WITH THE EXCEPTION THAT HANGERS OR BUILDINGS FRONTING THE TAXIWAYS WITH ACCESS TO AND FROM THE TAXIWAYS SHALL BE PERMITTED.
4. THE LENGTH OF THE RUNWAY SHALL BE LIMITED TO 5,000 FEET, AS DETERMINED BY THE KANSAS DEPARTMENT OF TRANSPORTATION.
5. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL ROADS ARE CONSTRUCTED TO THE GOVERNING BODY STANDARDS, WITH THE EXCEPTION THAT HANGERS OR BUILDINGS FRONTING THE TAXIWAYS WITH ACCESS TO AND FROM THE TAXIWAYS SHALL BE PERMITTED.
6. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
7. 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.
8. THE PROPERTY DEVELOPMENT STANDARDS FOR PARCEL 1 SHALL BE THE SAME AS THE OW ZONING DISTRICT; HOWEVER, THE REQUIREMENTS PURSUANT TO SECTION III.B.15(d)(e) AND SECTION III.E.1 AND THE COMPATIBILITY STANDARDS UNDER SECTION IV.C SHALL NOT APPLY.
9. THE PROPERTY DEVELOPMENT STANDARDS FOR PARCELS 2 & 3 IF DEVELOPED AS A NON-RESIDENTIAL USE SHALL BE THE SAME AS THE OW ZONING DISTRICT; HOWEVER, THE REQUIREMENTS PURSUANT TO SECTION III.B.15(d)(e) AND SECTION III.E.1 AND THE COMPATIBILITY STANDARDS UNDER SECTION IV.C SHALL NOT APPLY. IF DEVELOPED AS A RESIDENTIAL USE, THEN THE PROPERTY DEVELOPMENT STANDARDS SHALL BE THE SAME AS MF-18.
10. SETBACKS SHALL BE PER TABLE 1 HEREIN UNLESS OTHERWISE SHOWN ON THE PLAN OR AS NOTED. FRONT SETBACKS ARE TO PUBLIC STREET R/W AND SHALL NOT APPLY TO PRIVATE ACCESS OR TAXIWAY. REAR SETBACKS FOR PARCELS 1, 2 & 3 SHALL NOT APPLY WHEN ADJACENT TO TAXIWAY. SETBACKS TO TAXIWAY ARE ZERO.
11. THE PROPERTY DEVELOPMENT STANDARDS FOR PARCEL 4 SHALL BE THE SAME AS MF-18. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
12. THE DEVELOPMENT PLANS SHOWN ON THE PUD ARE CONCEPTUAL AS AIRPORT GEOMETRICS AND THE LOCATIONS OF PROPOSED AVIATION RELATED USES MAY BE SUBJECT TO CHANGE. FINAL DEVELOPMENT PLANS WILL BE DEEMED TO BE APPROVED WITHOUT FURTHER ACTION OF THE PLANNING COMMISSION OR GOVERNING BODY IF IN THE OPINION OF THE ZONING ADMINISTRATOR AND THE PLANNING DIRECTOR THE CHANGES ARE MINOR IN NATURE AND MEET THE INTENT OF THE PLAN. MAJOR CHANGES IN THE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION.
13. THE SAND PIT SHOWN ON THE PUD IN PARCEL 4 IS CONCEPTUAL. FINAL DEVELOPMENT PLANS INCLUDING PIT CONFIGURATION AND PLATTED LOTS WILL BE DETERMINED AT A LATER PHASE AND SHALL BE SUBJECT TO ALL CONDITIONS OF THE UNIFIED ZONING CODE, ARTICLE III-D.6.GG.
14. THE AIRPORT FACILITIES SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE APPROVED SITE PLAN/PUD PLAN. THE REVISED SITE PLAN/PUD PLAN MUST BE APPROVED WITHIN 60 DAYS OF APPROVAL BY THE GOVERNING BODY.
15. AT THE TIME OF PLATTING, SETBACK LINES FOR SAND AND GRAVEL EXTRACTION OPERATION SHALL BE DEFINED, AS AGREED BY THE STORM WATER ENGINEER.

Legend

- Proposed Runway with Displaced Threshold
- Proposed Taxiway Expansion
- Proposed Apron Expansion
- Proposed Parking Lot/Private Street Paving

SCALE
200 0 200 400



LOCATION MAP
No Scale

PARCEL DESCRIPTIONS

PARCEL NO. 1
PROPOSED USES: USES SHALL BE LIMITED TO AIRPORT OR AIRSTRIP AND AVIATION RELATED USES INCLUDING FBO, FUEL FARM, AND HANGERS; GENERAL OFFICE; WHOLESALE OR BUSINESS SERVICES; AND ACCESSORY DWELLINGS.
NET AREA – 3,193,357 SQ. FT. (73.31 ACRES)

PARCEL NO. 2
PROPOSED USES: GENERAL OFFICE, WHOLESALE OR BUSINESS SERVICES AND ACCESSORY DWELLINGS AND RESIDENTIAL USES, LIMITED TO THE DENSITY OF THE SF-5 ZONING DISTRICT.
NET AREA – 476,204 SQ. FT. (10.93 ACRES)

PARCEL NO. 3
PROPOSED USES: SAME AS PARCEL 2. ADDITIONALLY, RESIDENTIAL USES WILL BE ALLOWED UP TO THE FOLLOWING DENSITIES: SINGLE FAMILY – 8.7 DU/AC.
NET AREA – 832,794 SQ. FT. (19.12 ACRES)

PARCEL NO. 4
PROPOSED USES: MINING AND RESIDENTIAL USES. RESIDENTIAL USES WILL BE ALLOWED UP TO THE FOLLOWING DENSITIES: SINGLE FAMILY – 8.7 DU/AC. SEE ALSO GENERAL NOTE 9
NET AREA – 4,271,153 SQ. FT. (98.05 ACRES)

POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

RIVERSIDE AIRPORT

PLANNED UNIT DEVELOPMENT (PUD-35)

DATE OF PREPARATION 02/07/2011