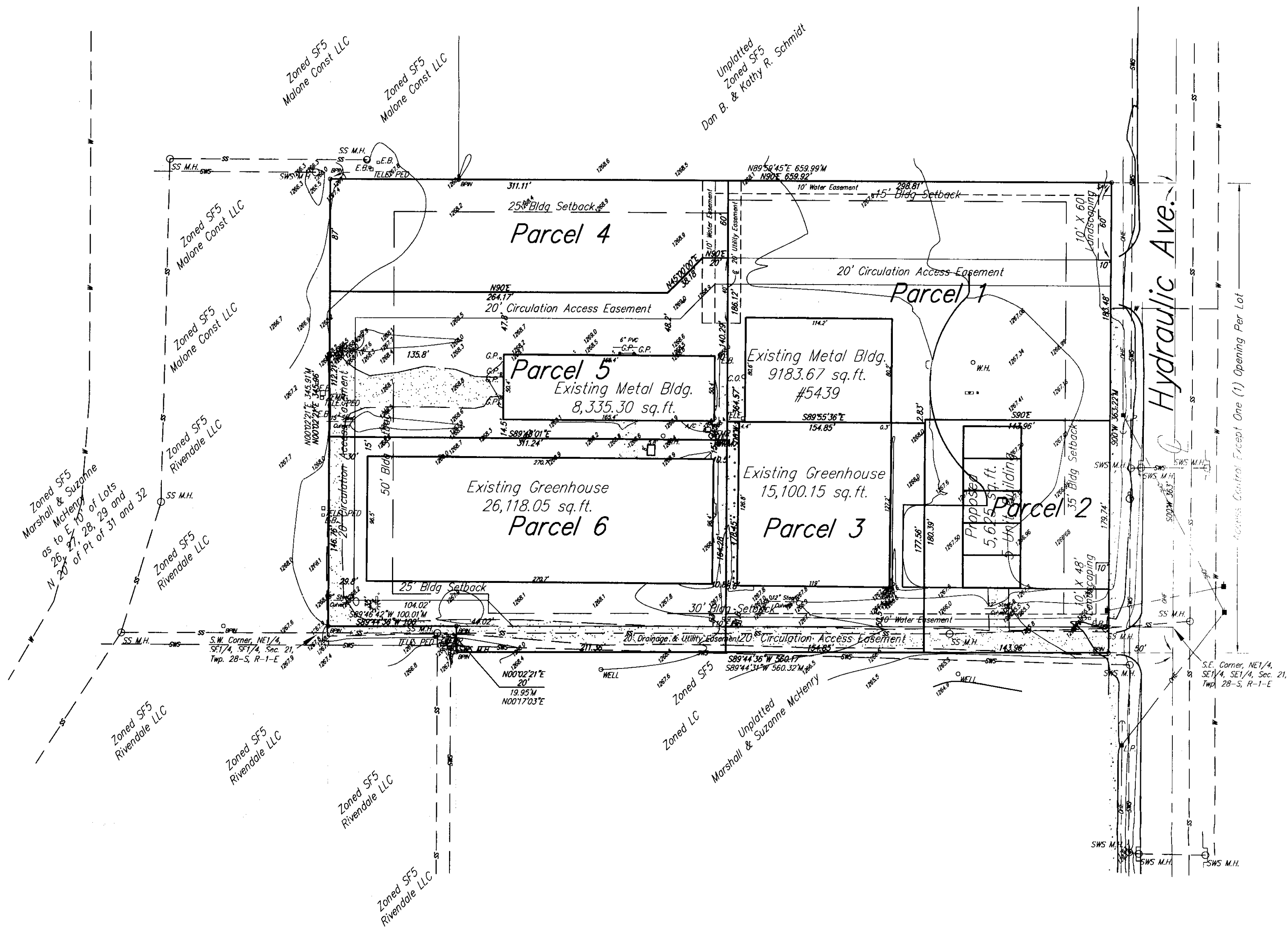




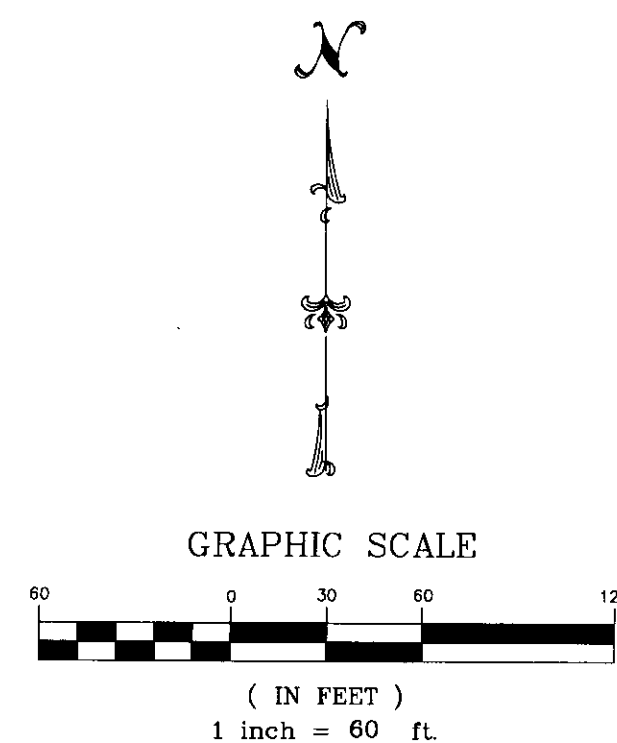
PUD #32
APPROVED PUD
 MAP 10-08-09 DM
 WCC 11-17-09 DM
 MAPD Copy 1 of 2

THE LOST SOCK

PLANNED UNIT DEVELOPMENT

PUD #32

Wichita, Sedgwick County, Kansas.



PARCEL DESCRIPTIONS:

Parcel "1"

Net Area: 55,320 Sq Ft±
 Maximum Building Coverage: 16,596 Sq Ft or 30%
 Maximum Gross Floor Area: 19,362 Sq Ft
 Floor Area Ratio: 35%
 Maximum Number of Buildings: 2
 Maximum Building Height: 35 feet
 Proposed Uses: Automated Teller Machine, Office, General, Personal Care Service, Personal Improvement Service, Printing & Copying, Limited, Recreation & Entertainment, Indoor, Restaurant, Retail, General
 Parking: Per Unified Zoning Code for LC Zoning.

Parcel "2"

Net Area: 25,923 Sq Ft±
 Maximum Building Coverage: 7,777 Sq Ft or 30%
 Maximum Gross Floor Area: 9,073 Sq Ft
 Floor Area Ratio: 35%
 Maximum Number of Buildings: 1
 Maximum Building Height: 35 feet
 Proposed Uses: Automated Teller Machine, Office, General, Personal Care Service, Personal Improvement Service, Printing & Copying, Limited, Recreation & Entertainment, Indoor, Restaurant, Retail, General
 Parking: Per Unified Zoning Code for LC Zoning.

Parcel "3"

Net Area: 27,563 Sq Ft±
 Maximum Building Coverage: 15,360 Sq Ft
 Maximum Gross Floor Area: 15,360 Sq Ft
 Floor Area Ratio: 56%
 Maximum Number of Buildings: 1
 Maximum Building Height: 35 feet
 Proposed Uses: Automated Teller Machine, Office, General, Personal Care Service, Personal Improvement Service, Printing & Copying, Limited, Retail General, Recreation & Entertainment, Indoor, Restaurant, and Greenhouse.
 Parking: Per Unified Zoning Code for Zoning dependent upon the use, but allowing 5 spaces if the use is solely for Greenhouse.

Parcel "4"

Net Area: 26,164 Sq Ft±
 Maximum Building Coverage: 7,849 Sq Ft or 30%
 Maximum Gross Floor Area: 9,157
 Floor Area Ratio: 35%
 Maximum Number of Buildings: 2
 Maximum Building Height: 35 feet
 Proposed Uses: Uses allowed in the OW - Office Warehouse District, except Outdoor Storage, Tattooing and recycling process centers will not be allowed.
 Parking: Per Unified Zoning Code for OW Zoning.

Parcel "5"

Net Area: 35,992 Sq Ft ±
 Maximum Building Coverage: 10,797 Sq Ft or 30%
 Maximum Gross Floor Area: 12,597 Sq Ft
 Floor Area Ratio: 35%
 Maximum Number of Buildings: 2
 Maximum Building Height: 35 feet
 Proposed Uses: Uses allowed in the OW - Office Warehouse District, except Outdoor Storage, Tattooing and recycling process centers will not be allowed.
 Parking: Per Unified Zoning Code for OW Zoning.

Parcel "6"

Net Area: 49,525 Sq Ft±
 Maximum Building Coverage: 26,188 Sq Ft for existing Greenhouse
 14,857 or 30% for other uses
 Maximum Gross Floor Area: 26,248 Sq Ft for Greenhouse/
 17,333 Sq Ft for other uses.
 Floor Area Ratio: 53% for Greenhouse/35% for other uses
 Maximum Number of Buildings: 2
 Maximum Building Height: 35 feet
 Proposed Uses: Automated Teller Machine, Construction Sales & Service.
 Proposed Uses: Greenhouse and or Uses allowed in the OW - Office Warehouse District, except Outdoor Storage, Tattooing and recycling process centers will not be allowed.
 Parking: Per Unified Zoning Code for OW Zoning, but allowing 5 spaces if the use is solely for Greenhouse.

GENERAL PROVISIONS:

- Total Gross Land Area: 220,418.57 sq.ft. (or 5.06 acres±)
- Total Net Land Area: 220,418.57 sq.ft. (or 5.06 acres±)
- Setbacks are as indicated on the face of the P.U.D. or as specified in the Parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- Parking shall be in accordance with Section IV of the the Unified Zoning Code, unless otherwise specified in the parcel description.
- Landscaping shall comply with the Landscape Ordinance of the City of Wichita, except along the Hydraulic R/W where street trees will be allowed between the sidewalk and the west curb of Hydraulic. Landscaping shall be provided at twice that required by ordinance to enhance the screening of the west 100 feet of the north line of parcel 4 and the west 100 feet of south line of parcel 6 as well as the west line of parcels 4, 5 and 6. A Landscape Plan prepared by a Kansas Landscape Architect shall be submitted by the applicant and approved by the Director of Planning prior to the issuing of any building permits on a parcel.
- Screening shall be provided by a six (6) foot high solid board fence along the north line of parcels 1 and 4, along the west line of parcels 4, 5 and 6 and along the south line of parcel 6, provided however that breaks in the screening shall be allowed along the north line of parcel 1 in conjunction with any joint access or joint parking agreements with the adjacent property to the north.
- Roof-top mechanical equipment shall be screened from ground level view per the Unified Zoning Code for the LC District.
- Trash receptacles, loading docks, outdoor storage and loading areas shall be appropriately screened with similar materials to the main building to reasonably hide them from ground view. No commercial trash hauling shall be allowed after 9:00 P.M. and before 7:00 A.M.
- No parcel within this P.U.D. shall allow the use of adult entertainment establishments, any residential uses, correctional placement residences, adult entertainment, sexually oriented businesses, nightclubs, event centers, entertainment establishments, private clubs, taverns, drinking establishments, tattooing and body piercing, and sale of liquor or cereal malt beverages.
- A Cross-Lot circulation agreements shall be established to allow for internal vehicular movement between the parcels within the P.U.D.. All parcels shall have access to and from Hydraulic over and across adjacent parcels as allowed by the Cross-Lot circulation agreement.
- The transfer of title of all or any portion of land included within the P.U.D. (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.
- Signs shall be in accordance with the Sign Code of the City of Wichita per the LC District for parcels 1, 2 and 3 and per the OW District for parcels 4, 5 and 6, with a maximum of 292 square feet. All freestanding signs must be monument type and shall have a maximum height of 25 feet. Flashing signs will not be allowed. Window signage must not exceed 25% of the window area. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted. No portable billboards and off-site signs are permitted.
- All Exterior Lighting shall be shielded to direct light disbursement in a downward direction. The height of lighting shall be limited to 15 feet in height within 100 feet of the west property line.
- All parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps, etc.). Light poles shall be limited to 24 feet in height.
- No wall signage or overhead doors shall be allowed in the west 100 feet of parcels 4, 5 or 6.
- Metal facades shall not be allowed as a primary wall surfaces for any new construction in this PUD.
- A Plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link the sidewalk along Hydraulic with the existing and proposed buildings within the subject property.
- A Drainage Plan shall be submitted to City Engineering for approval at the time of platting. Required guarantees shall be provided at the time of platting.
- Access Controls shall be as shown on the PUD.
- Parcels 1, 2 and 3 will be developed by a single owner.



Savoy Company, P.A.
 Land Surveyors

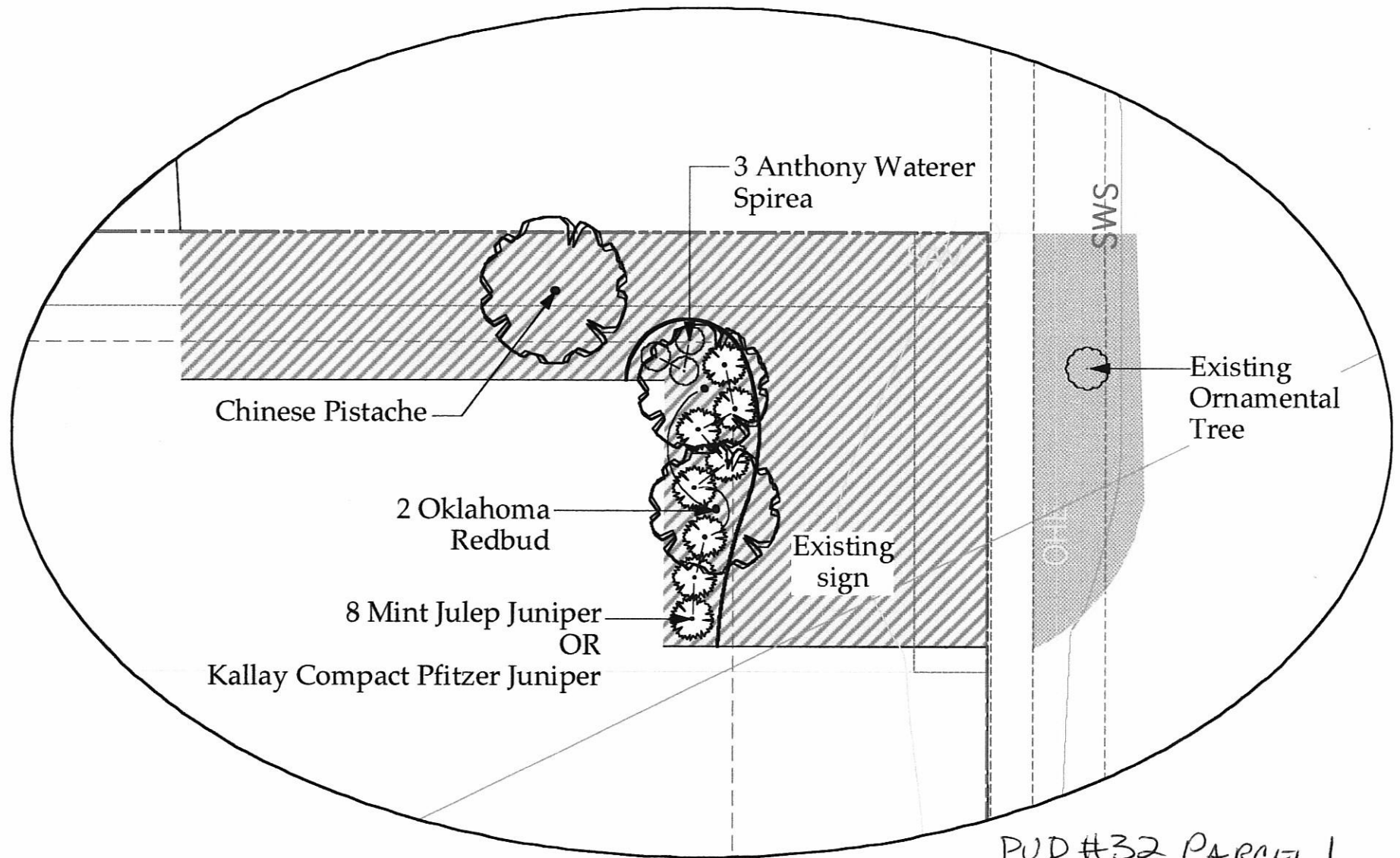
PH (316) 265-0005
 FAX (316) 265-0275

433 S. Hydraulic, Wichita, KS 67211-1911

www.savoyco.com

4 FEB 10

Northeast Corner / Detail

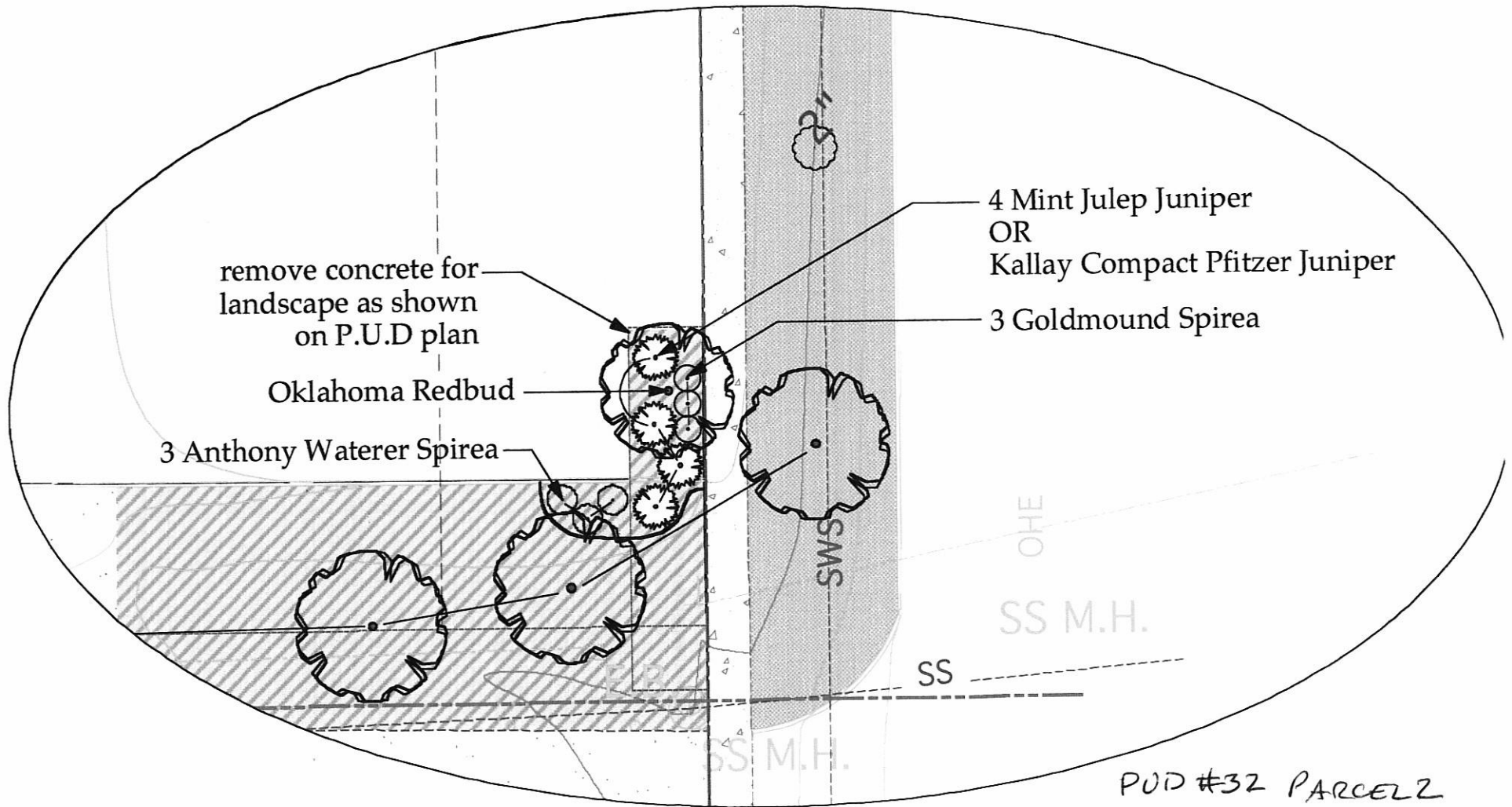


Landscape Plan
The Lost Sock Planned Unit Development

PUD #32 PARCEL 1
LANDSCAPE PLAN

APPROVED 04-14-10 BY DG
SHEET 2 of 3
MAPD Comp 1 of 2

Southeast Corner / Detail



Landscape Plan
The Lost Sock Planned Unit Development

POD #32 PARCEL 2
LANDSCAPE PLAN

APPROVED 04-14-10 BY DS
SHEET 3 of 3
MAPD Copy 1 of 2

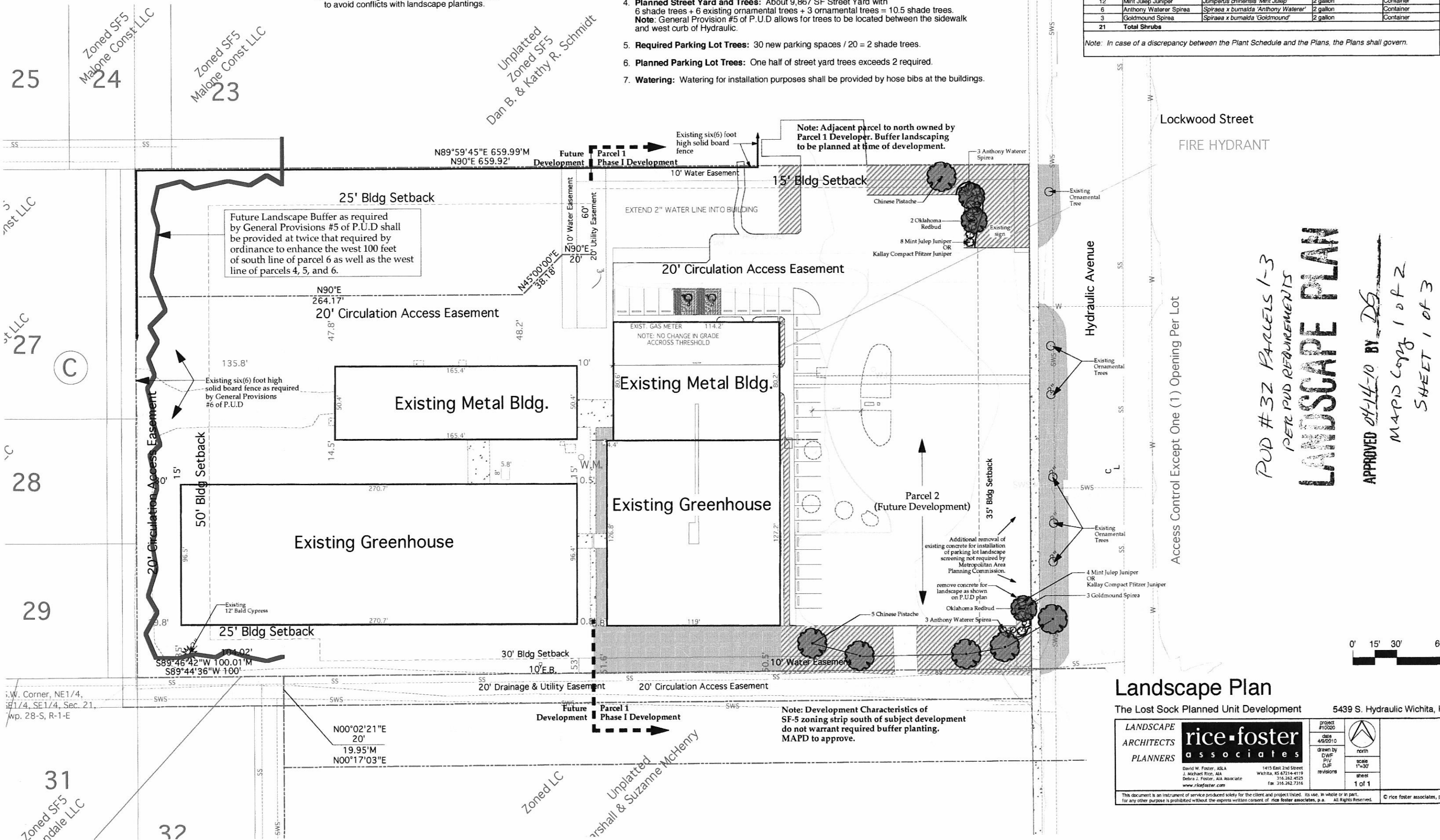
Notes:

- 1. Prior to start of work, flag all underground utilities by calling Kansas One-Call (Phone 1-800-344-7233).
- 2. Notify Owner of discrepancies between site conditions and proposed work.
- 3. Locate drainage & construction improvements to avoid conflicts with landscape plantings.

Landscape Ordinance Notes

- 1. **Legal Description:** Lot 2, Block A, Dan Schmidt 2nd Addition, Wichita, Sedgwick Co. Kansas
- 2. **Required Landscape for Street Yard and Trees:** 363.27' Street Frontage x 15 SF (299' Lot Depth - Parcel 1) = 4549.05 SF/500 = 10 Shade Trees.
- 3. **Required Buffer Trees and Shrubs:** Adjacent parcel to north owned by Parcel 1 Developer. Buffer landscaping to be planned at time of development.
- 4. **Planned Street Yard and Trees:** About 9,867 SF Street Yard with 6 shade trees + 6 existing ornamental trees + 3 ornamental trees = 10.5 shade trees. **Note:** General Provision #5 of P.U.D allows for trees to be located between the sidewalk and west curb of Hydraulic.
- 5. **Required Parking Lot Trees:** 30 new parking spaces / 20 = 2 shade trees.
- 6. **Planned Parking Lot Trees:** One half of street yard trees exceeds 2 required.
- 7. **Watering:** Watering for installation purposes shall be provided by hose bibs at the buildings.

Plant Schedule				
Quantity	Common Name	Botanical Name	Size	Specification
TREES				
3	Oklahoma Redbud	Cercis reniformis 'Oklahoma'	1" --1 1/4" Cal or Cont.	B&B
6	Chinese Pistache	Pistacia chinensis	2"--2 1/2" Cal	B&B
9	Total Trees			
SHRUBS				
12	Mint Julep Juniper	Juniperus chinensis 'Mint Julep'	2 gallon	Container
6	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	2 gallon	Container
3	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	2 gallon	Container
21	Total Shrubs			
Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.				



PUD # 32 PARCELS 1-3
PER PUD REQUIREMENTS
LANDSCAPE PLAN
APPROVED 04-14-10 BY DS
MAPD COPY 1 of 2
SHEET 1 of 3

Landscape Plan

The Lost Sock Planned Unit Development 5439 S. Hydraulic Wichita, KS

LANDSCAPE ARCHITECTS PLANNERS

rice·foster
associates

David W. Foster, ASLA
J. Michael Rice, AIA
Debra J. Foster, AIA Associate
www.ricefoster.com

Project #10200
Date 4/9/2010
Drawn by DWF
PJV
DJP
Revisions

Scale 1"=30'
Sheet 1 of 1

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