

THE ROYAL MAGNOLIA PLANNED UNIT DEVELOPMENT

PUD2005-00001

Wichita, Sedgwick County, Kansas

PARCEL DESCRIPTIONS:

PARCEL "A"

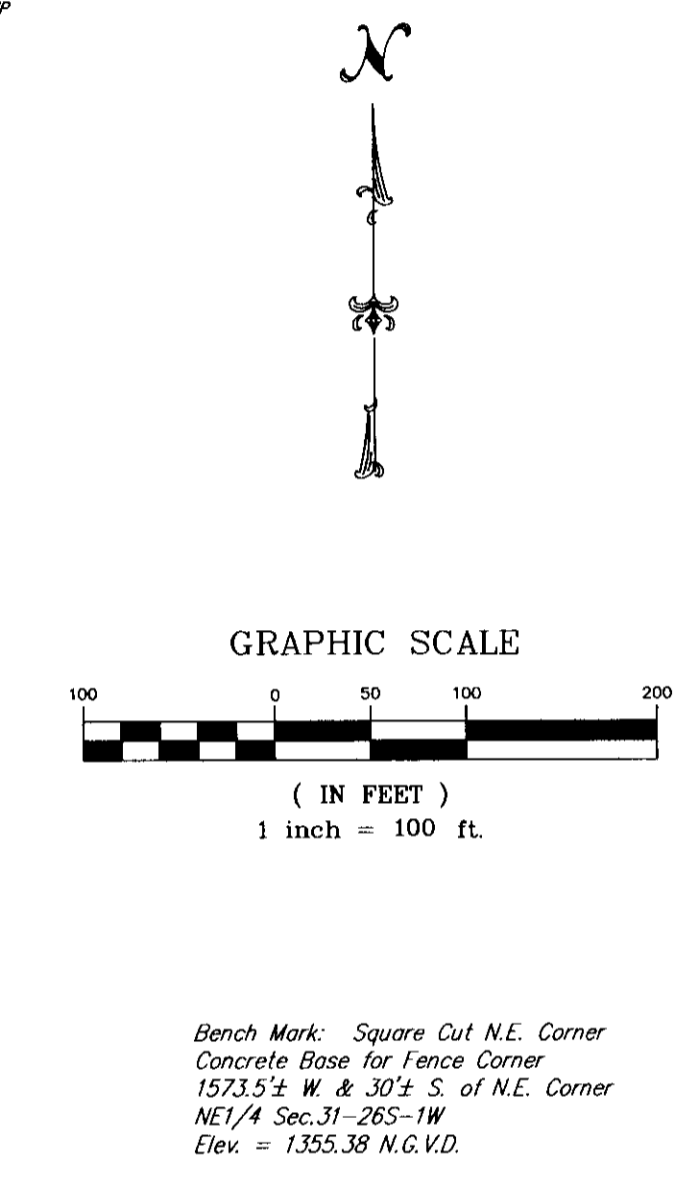
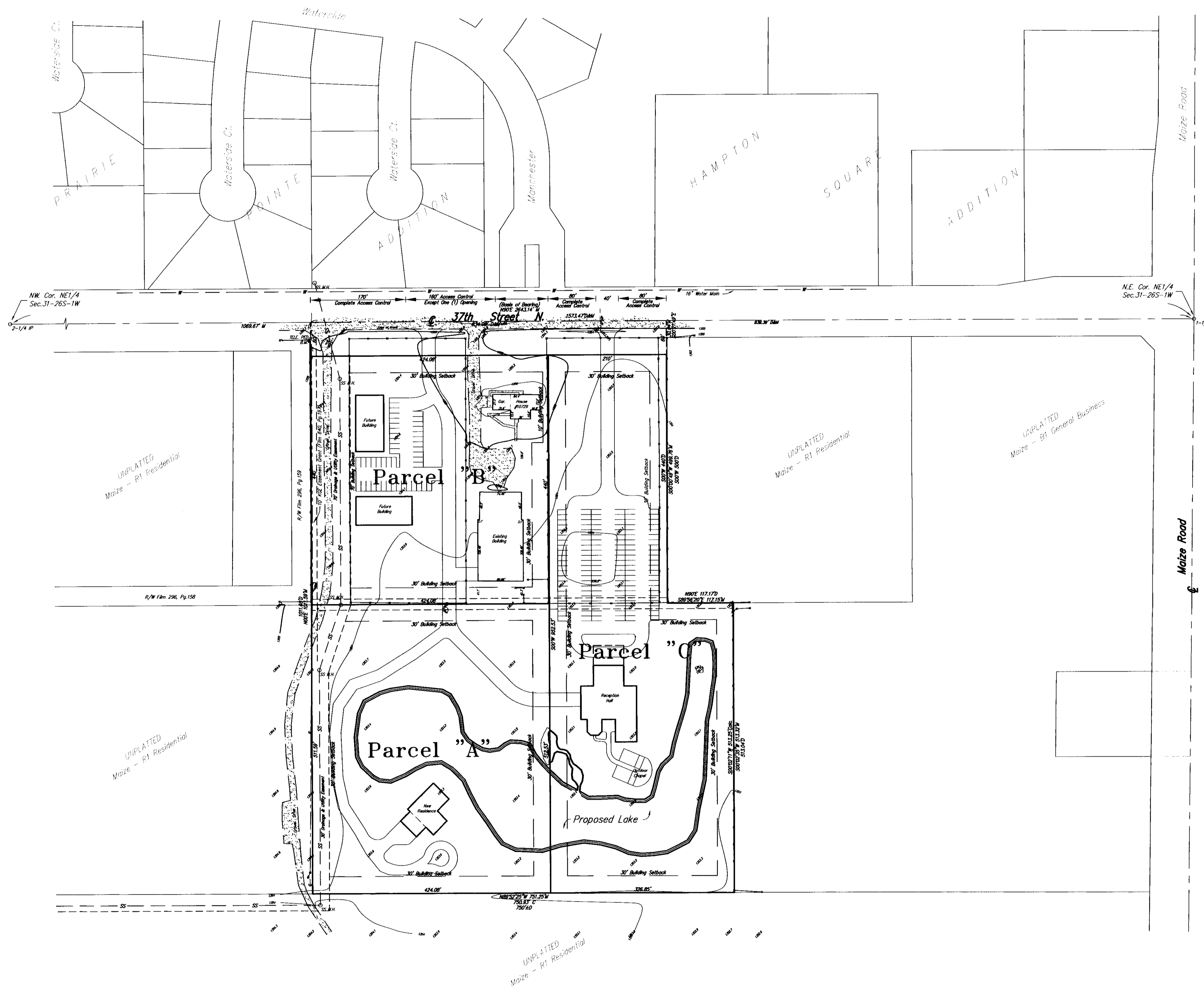
Net Area: 217,155 Sq. Ft. or 4.99 Acres ±
 Maximum Building Coverage: 4,000 Sq. Ft. per 20,000 Sq. Ft. Building Lot
 Maximum Gross Floor Area: 8,000 Sq. Ft. per 20,000 Sq. Ft. Building Lot
 Floor Area Ratio: 32.5
 Maximum Number of Buildings: Single Family Residential with outbuildings limited to structures compatible with residential uses per Building Lot.
 Maximum Building Height: 40 feet.
 Proposed Uses: All uses permitted by right in the "SF20" Single Family Zoning District.
 Parking Spaces: 2 Spaces

PARCEL "B"

Net Area: 186,593 Sq. Ft. or 4.28 Acres ±
 Maximum Building Coverage: 55,978 Sq. Ft. or 30 percent
 Maximum Gross Floor Area: 74,637 Sq. Ft. or 40 percent
 Floor Area Ratio: 0.40
 Maximum Number of Buildings: Four (4)
 Maximum Building Height: 45 feet
 Proposed Uses: Single Family Residence, General Office and Storage Buildings for on-site businesses only.
 Parking Spaces: 1 Space per Residence, 1 Space per 250 Sq. Ft. of Office
 Signage: One Monument Sign Maximum 32 Square Feet, No taller than 12 feet above grade permitted along 37th Street North. Lighting for the sign is to be Indirect or Halo Lit Lettering. Neon is not allowed.
 Exterior Lighting: All exterior lighting shall be shielded to direct light disbursement in a downward direction.

PARCEL "C"

Net Area: 260,118 Sq. Ft. or 5.97 Acres±
 Maximum Building Coverage: 25,000 Sq. Ft. or 9.62 percent
 Maximum Gross Floor Area: 31,210 Sq. Ft. or 12 percent
 Floor Area Ratio: 0.12
 Maximum Number of Buildings: Two (2)
 Maximum Building Height: 50 feet
 Proposed Uses: A facility that provides space for Banquets, Weddings, Receptions, Social or Business meetings and similar functions, including Community Assembly uses. On-site food preparation and service is restricted to those activities customarily associated with or provided by catering services. The on-site catering of liquor (with required license in effect) is allowed for private functions when requested in conjunction with authorized functions.
 Occupancy: 600
 Parking Spaces: 132 Spaces and 40 overflow Spaces.
 Parking: The main access drive to the Reception Hall and handicap parking shall consist of an all weather surface. Non handicap parking may consist of a turf stabilized system or natural materials or a combination of both. The minimum number of parking spaces shall not be less than 132 spaces, together with an additional 40 overflow spaces.
 Operating Hours: Private Functions only by reservation with a closing time no later than 12:30 AM.
 Signage: One Monument Sign Maximum 32 Square Feet, No taller than 15 feet above grade permitted along 37th Street North. Lighting for the sign is to be Indirect or Halo Lit Lettering. Neon is not allowed.
 Exterior Lighting: All exterior lighting shall be shielded to direct light disbursement in a downward direction.
 Music: Bands and DJ's for receptions and dances must perform inside the Reception Hall.



GENERAL PROVISIONS:

- Setbacks are as indicated on the P.U.D. drawing 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.
- Landscaping shall comply with the Landscape Ordinance of the City of Wichita. A Landscape Plan by a Kansas Landscape Architect shall be submitted the applicant and approved by the Director of Planning prior to the issuing of any building permits on the site.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened from 37th Street North and Residential Zoning with walls that are of a pattern and color consistent with the building walls to reasonably hide them from ground view.
- No parcel within this P.U.D. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments and night clubs, except as defined in the parcel descriptions. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements shall be to allow internal vehicular movement between parcels within the P.U.D. Parcel "A" shall be allowed access to and from 37th Street North over and across Parcel "B".
- 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.
- New Building Construction shall be limited to no more than 50% metal on any single facade.

APPROVED PUD # 18

MAPC 4-14-05 DM
 PHC 4-14-05 DM



Savoy Company, P.A.
 Land Surveyors