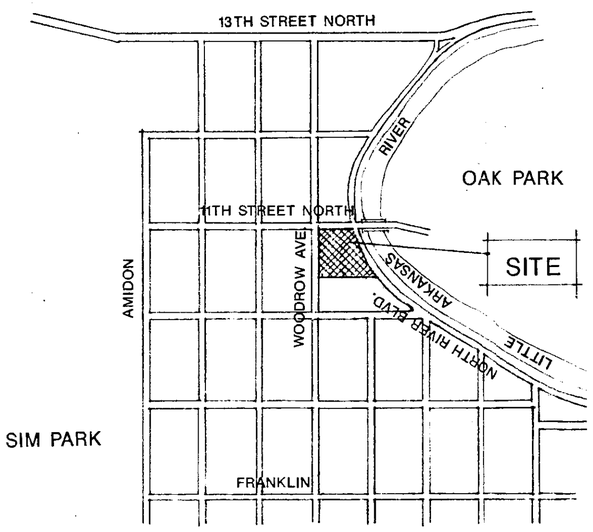
DP-199
CRUMM CASTLE

APPROVED CUP
MAPC APP'D. 8-29-91 TC
BCC APP'D. 9-24-91 TC
M.A.P.D. Copy 2 of 2



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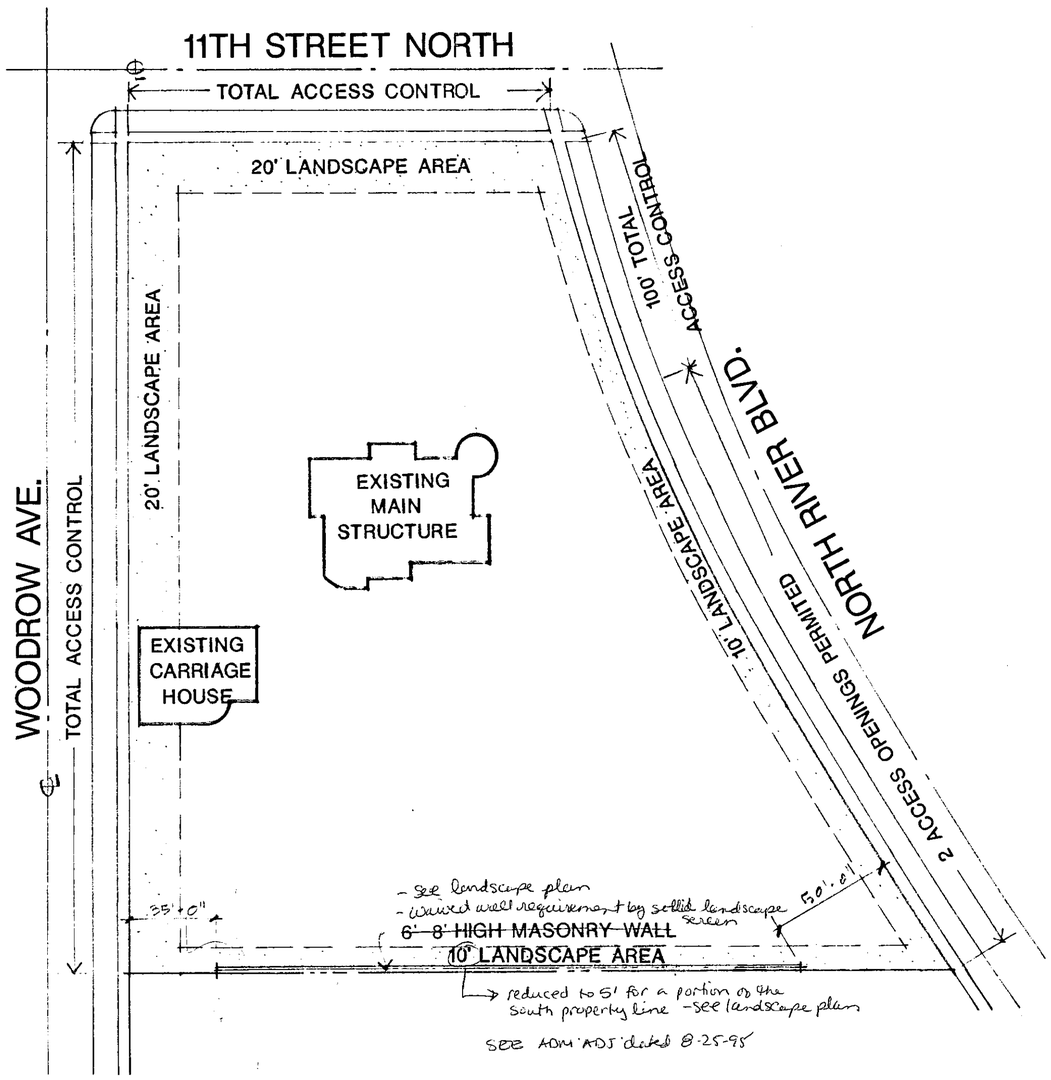
VICINITY MAP

NO SCALE



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SITE PLAN

1" = 40'-0"

0 10 20 50 100 200

GENERAL PROVISIONS

1. SITE AREA: This development contains approximately 70,000 s.f.

2. EXISTING BUILDINGS: Due to the historic significance of the structures on this property, the exterior of both structures (the main building and the carriage house) are to remain, with construction limited to replacement of existing materials for maintenance, or alterations required for safety or for useability. All work shall be in character with the architecture of the existing buildings and as approved by the State Historical Society.

3. PROPOSED USES: The permitted uses on this site shall be limited to the following:
   - Bed and breakfast hotel with a maximum of 30 guest rooms.
   - Restaurant with 100 maximum seats.
   - Gift shop, with a maximum size of 500 s.f.
   - Health club, with a maximum size of 1500 s.f. to be used by patrons of the bed and breakfast establishment only.
   - Offices, but excluding Doctors and Dentists offices.
   - Private meetings, parties, weddings & other social functions.

4. LIMITATION ON RESTAURANT USEAGE: Seating for restaurant shall be by reservation only. Food service shall not be available after 10:30 p.m., Sunday thru Thursday, or after 11:30 p.m. on Friday or Saturday.

5. ADDITIONAL BUILDINGS ON THIS SITE: No additional buildings on the site are to be erected. However, landscape type structures, such as fences, walls, benches, gazebos, terraces, etc. shall be allowed in all areas.

6. CERTIFICATE OF APPROPRIATENESS: The issuance of building permits required for construction occurring on the site is subject to approval of Certificates of Appropriateness by the Wichita Historic Preservation Board and Major Certificates of Appropriateness by the Wichita City Council.

7. PARKING: Parking shall be provided as follows: 30 ~~50~~ 48
   Hotel use: 1 space for each sleeping room.
   Restaurant: 1 space for every 3 seats, except the parking may be reduced by 1 space for each 2 spaces provided for Hotel use.
   Office use: 1 space for each 250 sq. ft. of office use.
   On-site parking spaces shall not be located north of the main structure.

8. SCREEN WALLS: ~~A 6 ft. to 8 ft. high masonry wall shall be constructed along the south property line, stopping short of the west property line by 35' and stopping short of the east property line by 50'. The design of the wall shall be compatible with the existing architecture.~~ waived by landscape plan - see ADM ADJ dated 8-25-95 & see landscape plan.

9. SCREENING OF PARKING AREAS: Parking areas shall be continuously screened from view from 11th street and from Woodrow Ave. by a 3 ft. high masonry wall or by suitable landscape materials which provide a solid screening effect on at least (2/3) two-thirds of the treated frontage during all seasons of the year.

10. VEHICULAR ACCESS CONTROL: Access control to the property by vehicles will be not permitted from with Woodrow Ave. or 11th Street. Access along North River Blvd. will be limited to 2 locations, neither of which shall be closer than 100 ft. 11th Street.

11. LANDSCAPE AREAS: A 20 ft. wide landscape area shall be maintained along Woodrow Ave. and 11th Street. A 10 ft. wide landscape area shall be maintained along North River Blvd. and along the south property line. reduced for a portion of S. property line - see ADM ADJ 8-25-95. The planting areas shall consist of a combination of grass, shrubs, and trees. Paving in the landscaped areas shall be limited to that required for driveway access to North River Blvd.

    A landscape plan prepared by a landscape architect for the identified landscape areas indicating the type, location and specification of plant materials and methods of providing water to the plant materials shall be submitted to the Planning Department for review and approval prior to issuance of building permits.

    Failure to maintain screening walls, fences and the landscaped areas 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. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of an occupancy permit if the required landscaping has not been planted.

12. PEDESTRIAN ACCESS CONTROL: Access by pedestrians from Woodrow Ave. shall be controlled by providing a wrought iron fence, by suitable landscape material or by the 3 ft. high masonry wall required for screening of parking.

13. PARKING LOT LIGHTING: Illumination of parking lots shall be by poles having a maximum height of 15 feet. Lighting fixtures shall be compatible with the architecture of the existing buildings.

14. SIGNS: Freestanding signs shall be limited to one pedestal type signs, located adjacent to North River Blvd., no signs shall be permitted along Woodrow or 11th Street. The signs shall be limited in size to a 6 ft. maximum ht. and a 10 ft. maximum length. The signs shall be illuminated by indirect illumination; neon, back lighted, flashing or moving signs shall not be permitted.

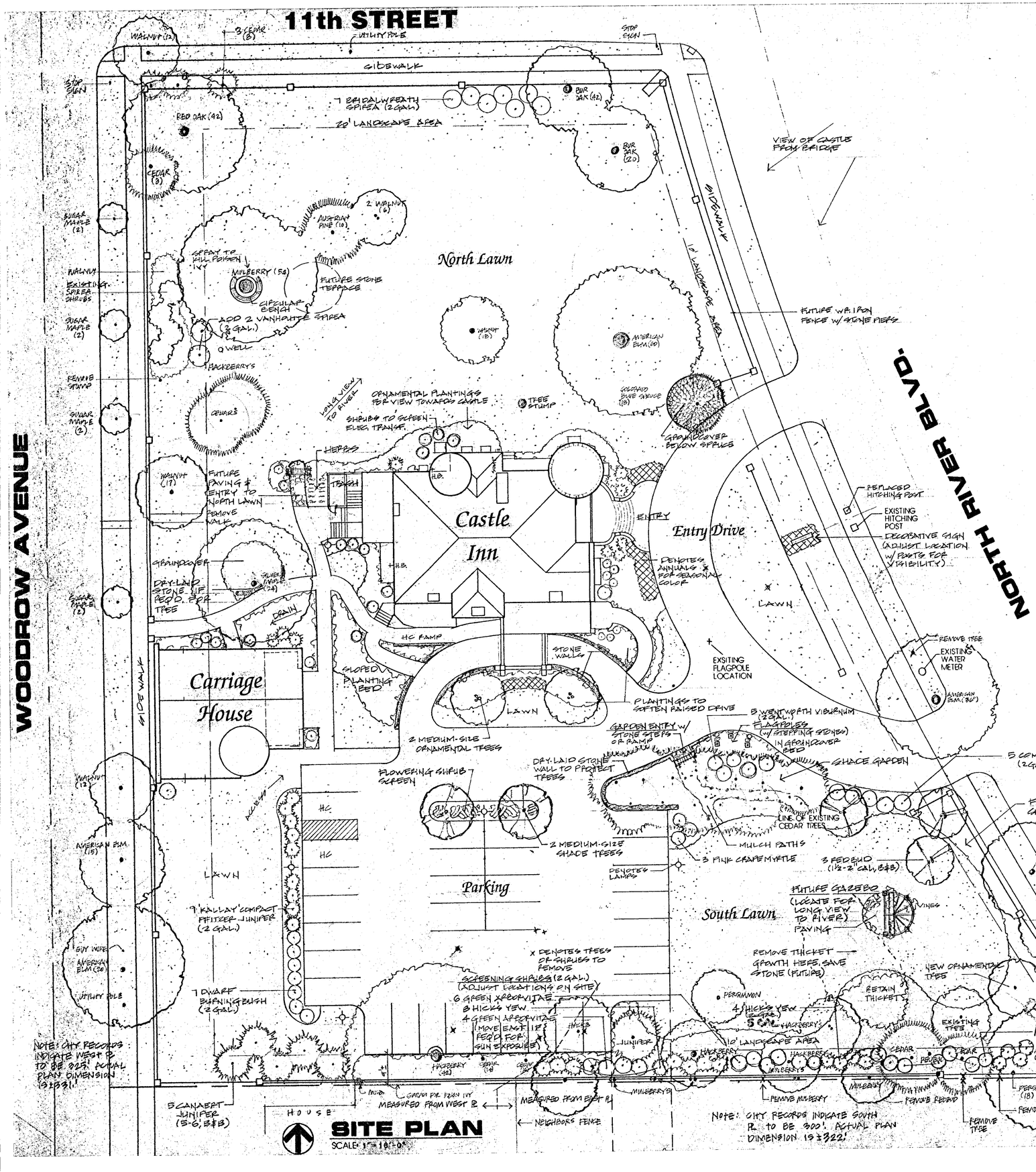
15. A site plan will be required for administrative approval prior to issuance of an occupancy permit. The site plan shall show land use relationships, access points and/or control, setbacks, interior circulation, parking, screening and other similar design considerations which may affect adjacent property or the general health and welfare of the public. The site plans shall be submitted to the Director of Planning for review and approval.

16. The transfer of title of all or any portion of the land included in the C.U.P. 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 and their lessees unless amended.

NOVEMBER 15, 1991

CRUMM CASTLE C.U.P.

S P S H
ARCHITECTS/INTERIORS
SPANGENBERG PHILLIPS SHERMAN HARRISON INC.
224 E. DOUGLAS #500 WICHITA, KS 67202 (316) 267-4002



Notes

General Notes

1. The intent of this landscape plan is to exhibit landscape areas as required by the general provisions of the C.U.P. along with a conceptual landscape design for the Castle and remaining grounds.
2. Final layout for drives, walks and other site construction is shown on the Architect's plans.
3. Water for lawn areas shall be provided by an underground irrigation system connected to a well. Planting bed areas shall initially be watered by hand and the use of soaker hoses using water from hose bibs at the Castle or hydrants connected to the irrigation system. Future intent is to install an irrigation system for bed areas.
4. Trees noted to be removed on the plan have considerable dead wood and should be removed to promote the growth of nearby trees in better condition. Few trees are being removed due to the parking areas and drives. Adjustments shall be made at the time of parking lot layout to protect and save existing trees.
5. As garden spaces are developed, elements shall be used to interpret the history of the Castle.

Required Landscape Areas and Screening

1. The parking area located south of the Inn is screened along Woodrow Ave. by a continuous shrub planting and additionally by five Canaert Junipers at the southwest corner. Along the south side there is considerable existing vegetation of various shrubs, trees and vines which provide screening. There is also a wood fence and two storage structures along the adjacent property there. The east side of the parking area lies 96' to 128' west of North River Blvd.. Screening is provided by an existing thicket of vegetation to the east. Further screening is provided by a row of existing large junipers at the northeast corner. Three redbud trees have been planned to continue this screening eastward.
2. Required landscape areas along Woodrow Ave., 11th Street, North River Blvd. and the south property line shall be maintained as landscape areas. The many existing mature trees, large shrubs and evergreens provide screening and enhancement of the site. New maple trees were planted by the City along Woodrow Ave. several years ago. Care has been taken to design the landscape and other elements so that the public view of the Castle is maintained.
3. ALL CONTAINER GROWN PLANT MATERIAL ALONG THE SOUTH PROPERTY LINE SHALL BE MINIMUM 5 GAL CONTAINERS.

The Castle Inn Riverside

1155 North River Boulevard
Wichita, Kansas

Owners: Terry and Paula Lowry

DP-199
PER AREA ADT 8-25-95
LANDSCAPE PLAN
APPROVED 8-25-95 BY
MAPD COPY 2 of 2

Landscape Area Plan and Inn Concept Plan

Landscape Architects Planners
JONES • RICE • FOSTER, P.A.
1415 East Second Street Wichita, KS 67214 316/262-4525 fax 262-7316
Project number: 95045

REVISED LANDSCAPE ARCHITECT
HYRON J. STREET
No. A-318
STATE OF KANSAS
8-17-95

REV. 8-17-95
8-18-95
8-24-95