AMEND #2

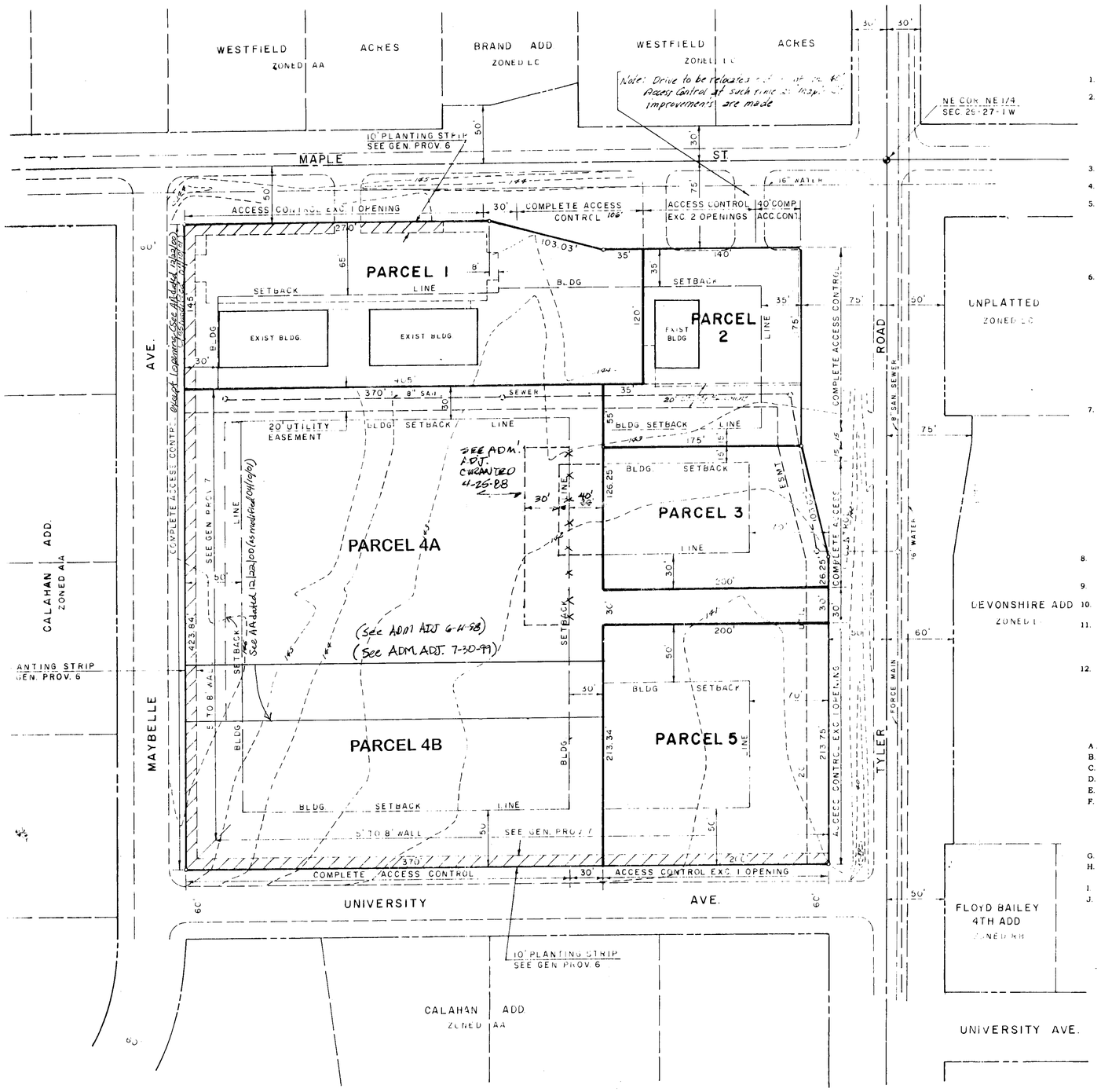
APPROVED CUP
Per Adjustment 9-15-99
MAPC DM 01/13/00

HDPD 2072

AMENDED COMMUNITY UNIT PLAN

WESTWOOD HILLS

SCALE: 1" = 50'



GENERAL PROVISIONS

1. Total Net Land Area 312,694 S.F. or 7.18 Acres
2. Access controls shall be as follows:

   4 points of access to Maple Street

   3 points of access to Tyler Road

   2 points of access to University Avenue
3. Signs as permitted by zoning ordinance.
4. Utilities shall be installed underground on all parcels.
5. Appropriate fire lane easements for Parcel 4 will be defined prior to the issuance of building permit. Said fire lanes shall be hard surfaced, and 24 feet minimum in width and constructed with a 3 1/2 inch asphalt base with a 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading. **Firelanes will not be required if developed as single family residential uses with direct access to a public street.** Per ADM ADJ - 6-11-98
6. There shall be a planting strip no less than 10 feet in width, as indicated on the plan, along the west 230 feet of the north line of Parcel 1, the west line of Parcels 1 and 4 and the south line of Parcels 4 and 5. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location, and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits. A financial guarantee for the plant Material approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. Failure to properly maintain the planting strips 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 that the planting strips are not properly maintained. **If parcel 4 is developed as single family residential uses, the landscape buffer requirement along the west and south lines of Parcel 4 shall be waived.** Per ADM ADJ - 6-11-98

   Admin Adjustment to Parcel 4B (08/22/03) reduce the landscaped buffer from 10 feet to eight feet, with the landscape buffer consisting of a combination of solid masonry wall and evergreen shrubs with a minimum of 4 feet of masonry wall, provided such wall is not discontinued unless the height is reduced to 32" in height.
7. If buildings are constructed on Parcels 4 and 5 in which the rear, service, or storage areas face directly the residentially zoned property across Maybelle Avenue and University Avenue, a 5-foot to 8-foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the west and south lines of Parcel 4 and the south line of Parcel 5 in lieu of the 10-foot planting strip as set forth in General Provision #6. Said wall shall be reduced to 3 feet in height within 25 feet of any street intersection. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than 50 feet on center in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee made prior to the issuance of any occupancy permit if they have not been installed. **If Parcel #4 is developed as single family residential uses, the 6' masonry wall requirement will be waived.** Per ADM ADJ - 6-11-98
8. All lights shall be directed so as not to shine directly toward the adjacent residential properties.
9. Minimum building setbacks shall be as indicated on the plan.
10. Drainage shall be handled at the time of replatting.
11. The transfer of title of all or any portion of the 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.
12. Cross-parcel access easements and joint access drives will be handled at the time of replatting.

PARCEL 1

A. Net Area 56,600 Sq. Ft. or 1.30 Acres
B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 16,980 Sq. Ft.
C. Maximum Gross Floor Area 16,980 Sq. Ft.
D. Floor Area Ratio 30%
E. Maximum Building Height 35 Feet
F. Setbacks
   - Maple Street 35 to 65 Feet (as indicated)
   - Maybelle Avenue 30 Feet

G. Parking Ratio as per zoning ordinance
H. Access Points,
   2 to Maple Street
I. Maximum Number of buildings: 3
J. Proposed Uses: All uses permitted in the OC Zoning District

PARCEL 2

A. Net Area 26,425 Sq. Ft. or 0.61 Acres
B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 7,925 Sq. Ft.
C. Gross Floor Area 7,925 Sq. Ft.
D. Floor Area Ratio 30%
E. Maximum Building Height 35 Feet
F. Setbacks:
   - Maple St. 35 Feet
   - Tyler Road 35 Feet
   - South Line 15 Feet

G. Parking Ratio as per zoning ordinance
H. Access Points
   2 to Maple Street
   1 to Tyler Road (shared with Parcel 3)
I. Maximum number of building: 1
J. Proposed Uses: Convenience Stores Selling Gasoline, Laundry, Dry Cleaning, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District.

PARCEL 3

A. Net Land Area 24,000 Sq. Ft. or 0.55 Acres
B. Building Coverage shall not exceed 30 per cent of the net land area or 7,200 Sq. Ft.
C. Maximum Gross Floor Area 7,200 Sq. Ft.
D. Floor Area Ratio 30%
E. Maximum Building Height 35 Feet
F. Setbacks
   - Tyler Road 70 Feet and as indicated
   - North Line 15 Feet
   - South Line 30 Feet

G. Parking Ratio as per zoning ordinance
H. Access Points
   1 to Tyler Road (shared with Parcel 2J). Maximum number of buildings: 1
J. Proposed Uses: All uses permitted in the OC Zoning District

PARCEL 4B (PER ADM. ADJ. 7-30-99)

(Per ADM ADJ 6-11-98)

IF DEVELOPED AS SINGLE FAMILY RESIDENTIAL USES:

A. Proposed Uses: Single Family Residential Uses
B. Gross Area: 149,710 Sq. Ft. or 3.4 Acres
C. Max. Dwelling Units 14 Units
D. Density: 4 D.U. per Acre
E. Max. Build. Height: 35'
F. Setbacks:
20' Front Yard Setback except adjacent to University Ave.
25' Front Yard adjacent to University
15' Side Yard Setback if adjacent to a public street
6' Side Yard

PARCEL 4A & 4B (PER ADM. ADJ. 7-30-99)

IF DEVELOPED AS OC ZONING DISTRICT:

A. Net Land Area 162,960 Sq. Ft. or 3.74 Acres
B. Maximum Building coverage shall not exceed 30 per cent of the net land area or 48,888 Sq. Ft.
C. Maximum Gross Floor Area 48,888 Sq. Ft.
D. Floor Area Ratio 30%
E. Maximum Building Height 35 Feet
F. Setbacks:
   - Maybelle Avenue 50 Feet
   - University Avenue 50 Feet
   - North line 30 Feet
   - East line 30 Feet as shown

G. Parking Ratio as per zoning ordinance
H. Access Points
   1 to University Avenue
   1 to Tyler Road
I. Maximum number of buildings: 7
J. Proposed Uses: All uses permitted in the OC Zoning District.

PARCEL 5

A. Net Land Area 42,710 Sq. Ft.. Or 0.98 Acres
B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 12,815 Sq. Ft.
C. Maximum Gross Floor Area 21,355 Sq. Ft..
D. Floor Area Ratio 50%
E. Maximum Building Height - 35 Feet
F. Setbacks:
   - Tyler Road 70 Feet
   - University Avenue 2590 Feet ? CUP Amendment #2 approved 01/13/00
   - North Line 2590 Feet

G. Parking Ratio as per Zoning Ordinance
H. Access Points
   1 to Tyler Road
   1 to University Ave.
I. Maximum number of buildings: 1
J. Proposed Uses: Restaurant (excludes restaurants which provide outdoor food service), Financial Institutions, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District

SELF SERVICE CAR WASH AS APPROVED BY BZA RES NO 6-95 + CUP Amendment #2 approved 01/13/00

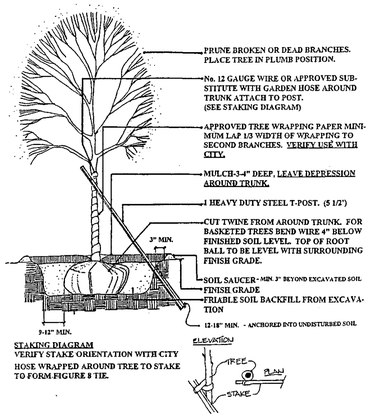
A. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
B. No dryers shall be associated with automatic wash bays.
C. The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit, that meets the ordinance's requirements.
D. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
E. Any violation of the conditions of approval shall declare the Conditional Use permit null and void.

APPROVED CUP
MAPC 6-28-84
BCC 7-24-84

WESTWOOD HILLS DP 97

6-5-84

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211



STAKING DIAGRAM
VERIFY STAKE ORIENTATION WITH CITY
HOSE WRAPPED AROUND TREE TO STAKE TO FORM FIGURE 8 TIE.

DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER
NO SCALE

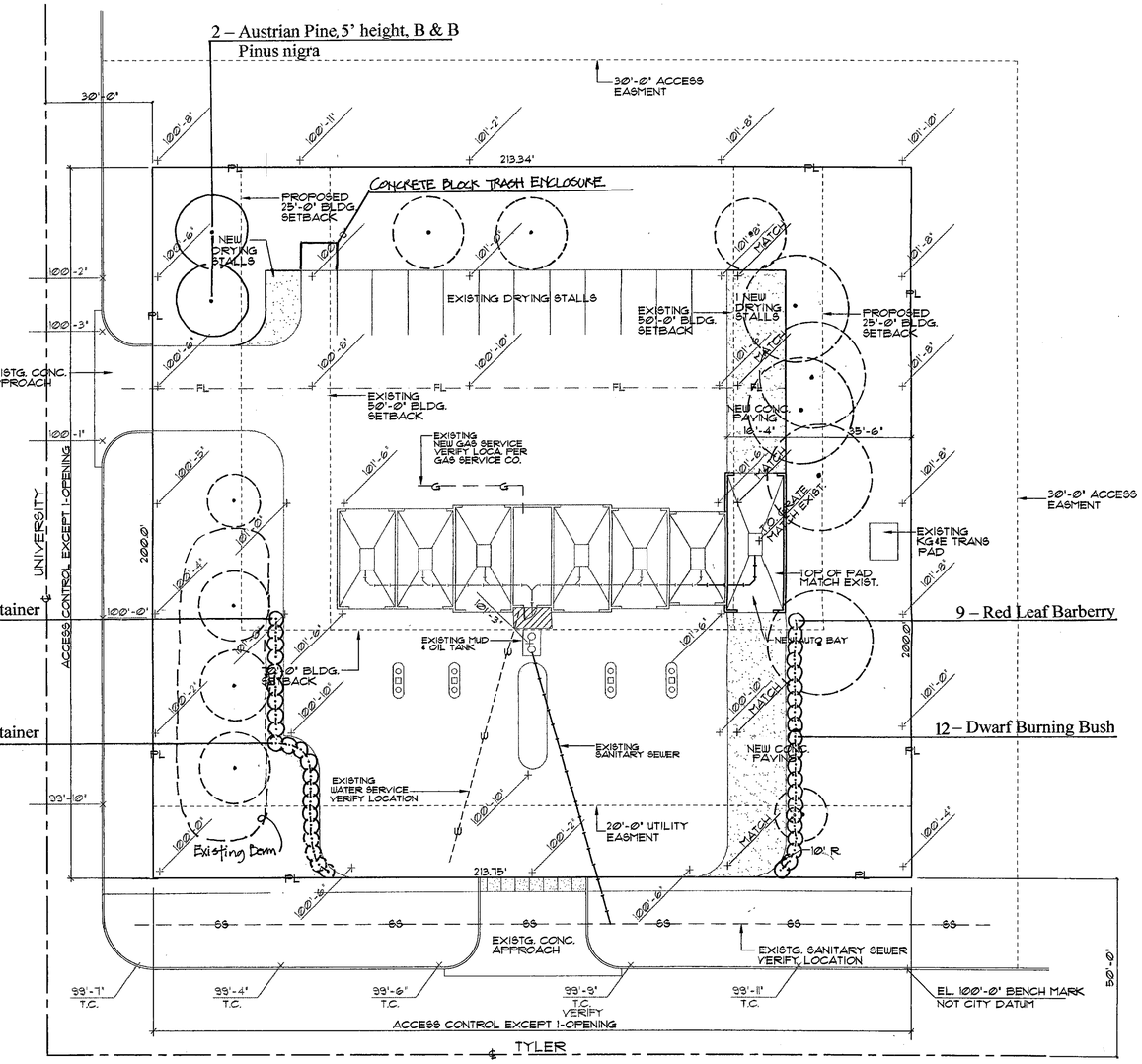
2 – Austrian Pine, 5' height, B & B
Pinus nigra

9 – Red Leaf Barberry, 18" height, container
Berberis thunbergii atropurpurea

9 – Dwarf Burning Bush, 18" height, container
Euonymus alatus 'Compactus'

9 – Red Leaf Barberry

12 – Dwarf Burning Bush



SITE PLAN
1" = 20'-0"

LANDSCAPE CALCULATIONS:

Landscape Street Yard:
Square footage required:
200 + 213.75 = 413.75 – 76 = 337.75 total feet of frontage
10 required sq. ft. factor
3378 sq. ft. required
Actual shown +/- 9817 sq. ft.

Trees required:
3378 sq. ft. / 500 = 6.75 trees **Shown 7 shade trees** or equivalent

Parking Area: N/A
Buffer Area: N/A

PROJECT DATA

LEGAL DESCRIPTION	LOT 4 WESTWOOD HILLS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS
BZA CASE NO.	BZA 6-95 EXISTING CAR WASH
ZONING	LIGHT COMMERCIAL
OCCUPANCY	B1
BUILDING TYPE	TYPE V-N
BUILDING AREA	3154 SQ. FT. EXISTING 700 SQ. FT. NEW
SITE AREA	42,750 SQ. FT.
IMPERVIOUS AREA	22,450 SQ. FT.

Existing Plant Material –

GAS, ELECTRICAL AND WATER LINES TO BE SUB FED FROM EXISTING MECHNL. ROOM

Legal Description: Lot 4, Westwood Hill Addition, Wichita, Kansas, Sedgwick County, Kansas.

NOTES - -

1. All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. (See tree planting detail.) All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Branching height for shade trees to be +/- 6 feet above finish grade. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, conifers - minimum 5' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped.
2. All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60.1 - 1973, American Standard for Nursery Stock.
3. Soil in planting areas to be tested and modified as required.
4. Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
5. Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
6. Edging where requested by the Owner shall be installed around all planting beds per the manufacturer's recommendations. Top of edging to align w/top of sidewalk where it occurs. Grade to be 1" below top of edging on lawn side.
7. Planting times:
   Spring: February 15 to May 31 - inclusive
   Fall: September 15 to December 31 - inclusive
8. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
9. The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
10. All turf areas disturbed by construction will be replanted.
11. Irrigation on this project will be provided by a water source located in the main control room.

DP-97 PARCEL 5
LANDSCAPE PLAN
APPROVED BZA #6-95 DATED 4/17/95
MAPD Cmpy 1 OF 2

STATE OF KANSAS SUSAN LYNDA MOEDER 1067 REGISTERED LANDSCAPE ARCHITECT

PRINTS ISSUED		
3-3-00	CITY REVIEW	

REVISIONS		

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT
234 S. TOPEKA WICHITA, KS. 67202 (316) 263-2414

Susan L. Moeder
Landscape Architect
1047 W. River Blvd.
Wichita, Kansas 67203
(316) 267-4830

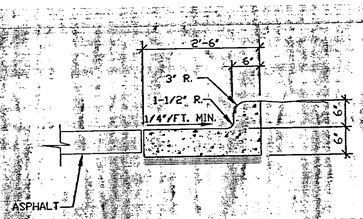
CARWASH
AUTOMATIC BAY ADDITION
TYLER & UNIVERSITY
WICHITA KANSAS

DRAWN		CHECKED	
4-21-00	WB	4-21-00	DRF

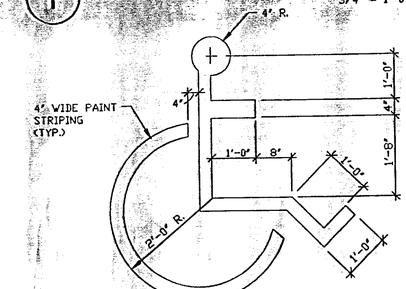
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
SP1

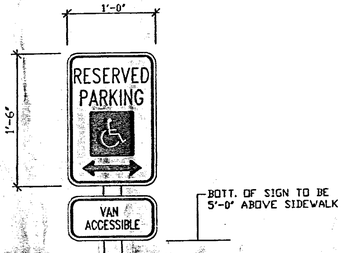
JOB NO. 99022



1 CURB & GUTTER DTL.
3/4" = 1'-0"

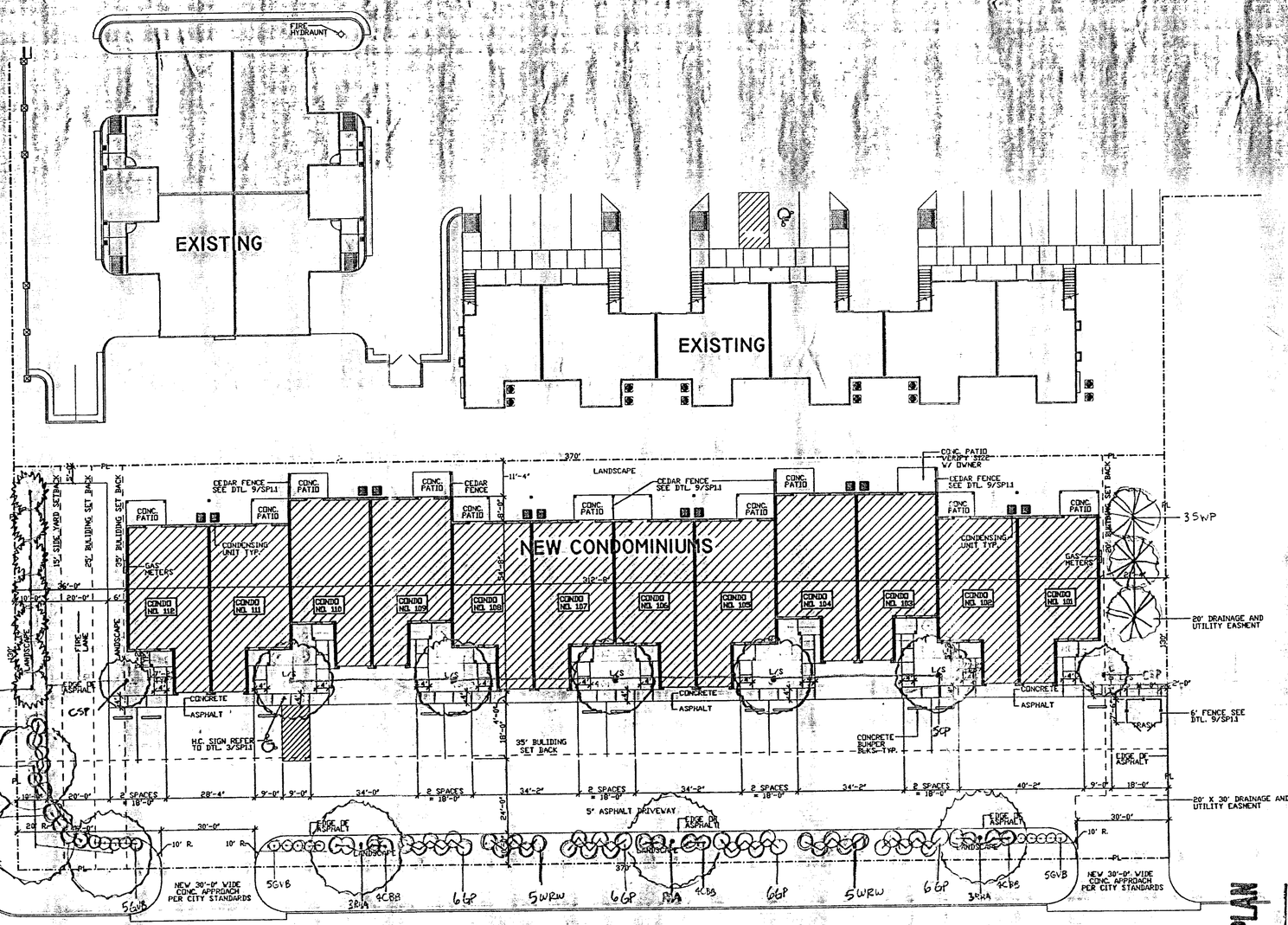


2 HANDICAP SYMBOL
3/4" = 1'-0"



3 HANDICAP SIGN
1" = 1'-0"

NOT USED



MAYBELLE AVE.

UNIVERISTY AVE.

SITE PLAN
1" = 20'-0"

NORTH

Landscape Calculations

Adjusted Street Frontage = 500LF - 55LF = 445LF
445 LF = 3560 Total Street Yard Required
Shade Trees Required 3560/500 = 7.12 ≈ 8
Shade Trees Shown 6
Ornamental Trees Shown 7
Pine Trees Shown 8
Buffer Requirement Fully Met with Screen Planting.

Legal Description
Lot 2 Savannah Addition
Wichita, Sedgwick County, Kansas

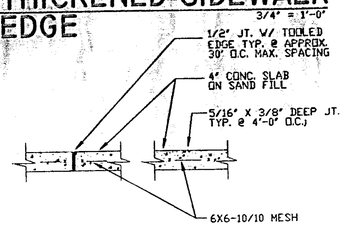
GENERAL NOTES:
1. ALL DIMENSIONS TO FACE OF CURB, FACE OF SIDEWALK OR OUTSIDE FACE OF STUDS UNLESS NOTED
2. SEE SG1.1 FOR STORM SEWER LOCATIONS
3. SEE SG1.1 FOR SITE UTILITY LOCATIONS
4. SEE SE1.1 FOR SITE LIGHTING, TRANSFORMER PAD LOCATIONS AND DETAILS

Plant List

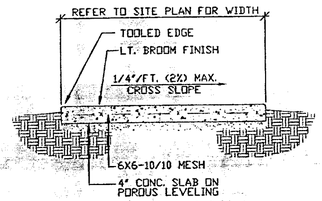
3	RHA	Rose Hill Ash	Fraxinus Americana 'Rose Hill'	2" BB
3	SO	Shumard Oak	Quercus Acutissima	2" BB
5	CP	Chinese Pistache	Pistache Chinensis	1½" BB
2	CSP	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	1½" BB
7	LJ	Compact Juniper	Juniperus Scopulorum	5' BB
3	SWP	Southwestern White Pine	Pinus Strobiformis	5' BB
10	WRN	Wine & Roses Weigela	Weigela Florida Alexandra	5 GAL
15	GVB	Green Velvet Boxwood	Buxus x Green Vel.	5GAL
18	GP	Golden Privet	Ligustrum x Vicaryi	5GAL
16	CBB	Compact Burning Bush	Euonymus Alatus Compacta	5GAL

Planting Notes
1) All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2) Vinyl Fence shall be used to separate all turf areas from planting beds. Fence shall be Valley View or approved equal.
3) Prior to any excavation for Landscape Purposes, Kansas one-call at 1-800-344-7233 shall be called.
4) Mulch all beds with 3" Deep Cypress Mulch. Mulch all trees with 4" Deep Cypress Mulch.
5) Use Cotton Boll Compost as needed to work into beds.
6) Seeding shall be done with Kansas Premium Fescue Blend at 6 lbs#/1000 Ft². Sodding shall be done with Stone Fescue Blend.
7) Irrigation will be provided with an irrigation system.

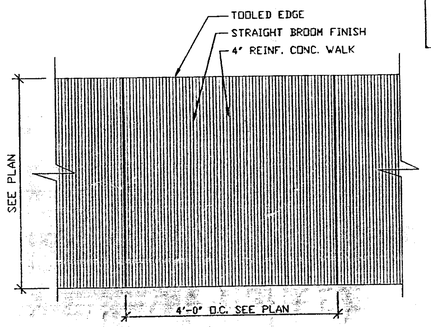
4 THICKENED SIDEWALK EDGE
3/4" = 1'-0"



5 SIDEWALK JOINTS
3/4" = 1'-0"

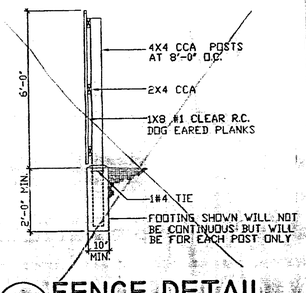


6 TYP. CONC. WALK
3/4" = 1'-0"



7 TYP. PATTERN IN WALK
3/4" = 1'-0"

NOT USED



8 RAMP DETAIL AT SIDEWALK
NO SCALE

9 FENCE DETAIL
NO FENCE REQUIRED. NO SCALE

PRINTS ISSUED

REVISIONS

5/30/03	CITY CHANGES	
6/6/03	CITY CHANGES	
12/22/03	ARMORPANEL REV.	

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT
234 S. TOPEKA WICHITA, KS. 67202 (316) 269-2414

DAVID ALLEN YOUNG LANDSCAPE ARCHITECT 635 6-7-04 KANSAS

UNIVERSITY CONDOMINIUMS
WICHITA KANSAS

DRAWN | CHECKED

SHEET TITLE
SITE PLAN
SITE DETAILS

SHEET NUMBER
JOB NO. LS1.1 0204

DR97 Parcel 4B

LANDSCAPE PLAN

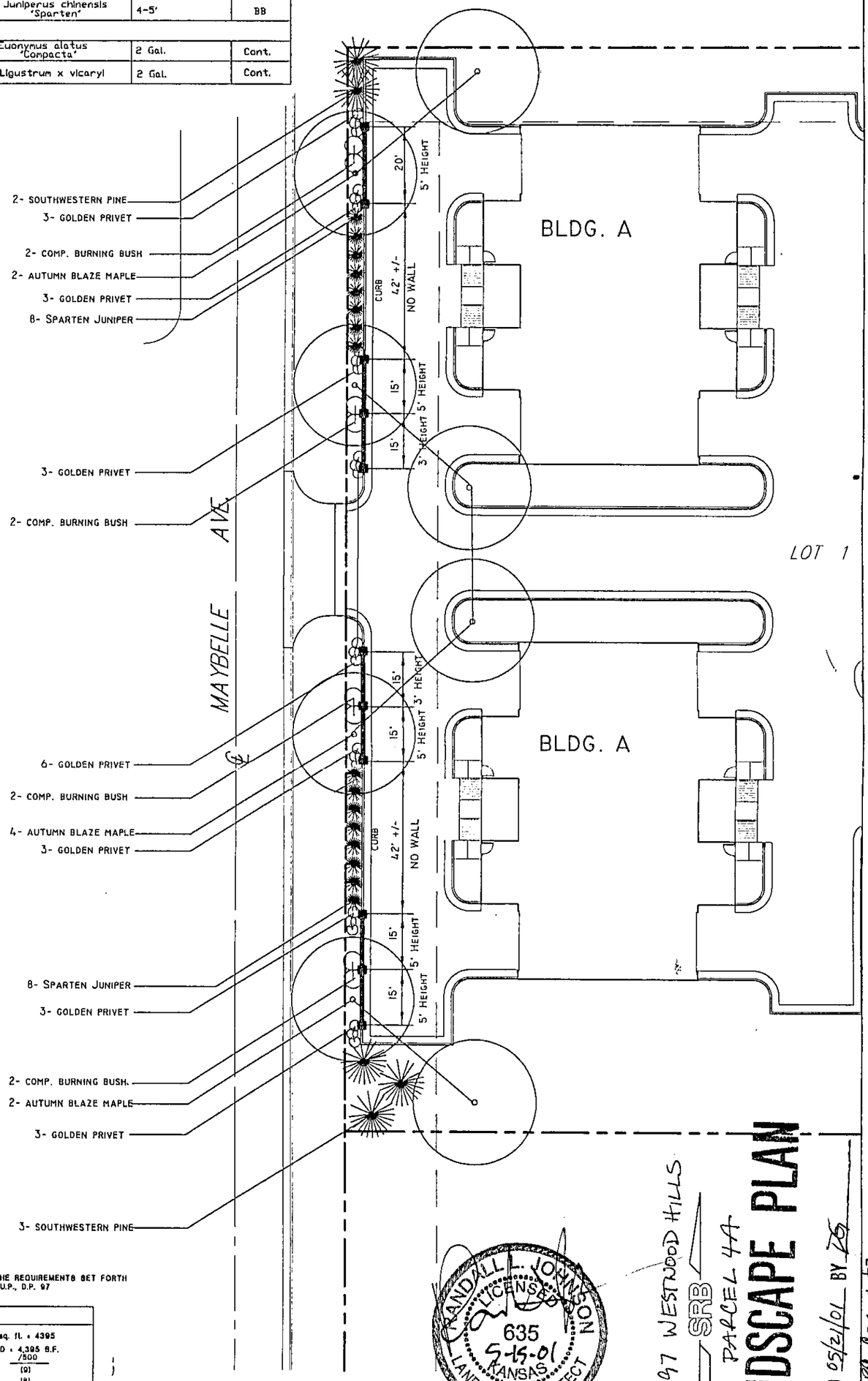
APPROVED BY USE MAPD copy 1 of 2

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
8	AUTUMN BLAZE MAPLE	Acer Rubrum 'Autumn Blaze'	2" to 2 1/2" cal.	BB
5	SOUTHWESTERN PINE	Pinus Strobiformis 'Southwestern White'	6-8'	BB
16	SPARTEN JUNIPER	Juniperus chinensis 'Sparten'	4-5'	BB
SHRUBS				
8	COMPACT BURNING BUSH	Euonymus alatus 'Compacta'	2 Gal.	Cont.
24	GOLDEN VICARY PRIVET	Ligustrum x vicaryi	2 Gal.	Cont.



TYP. ELEVATION
NO SCALE



THIS PLAN IS SUBJECT TO THE REQUIREMENTS SET FORTH ON THE WESTWOOD HILLS C.U.P., D.P. 97

TABULATIONS	
293' FRONTAGE x 15 sq. ft. = 4395	
STREET YARD REQUIRED = 4,395 S.F. /500	
TREES REQUIRED:	(9)
SHADE TREES SHOWN:	(8)
PINE TREES SHOWN:	(4)
BUFFER REQUIREMENT BY JUNIPER TREES AND PARTIAL WALL ALONG MAYBELLE AVE.	

RANDALL L. JOHNSON LICENSED NO. 635 5-15-01 KANSAS LANDSCAPE ARCHITECT

DP-97 WESTWOOD HILLS
SRB
PARCEL 4A

LANDSCAPE PLAN

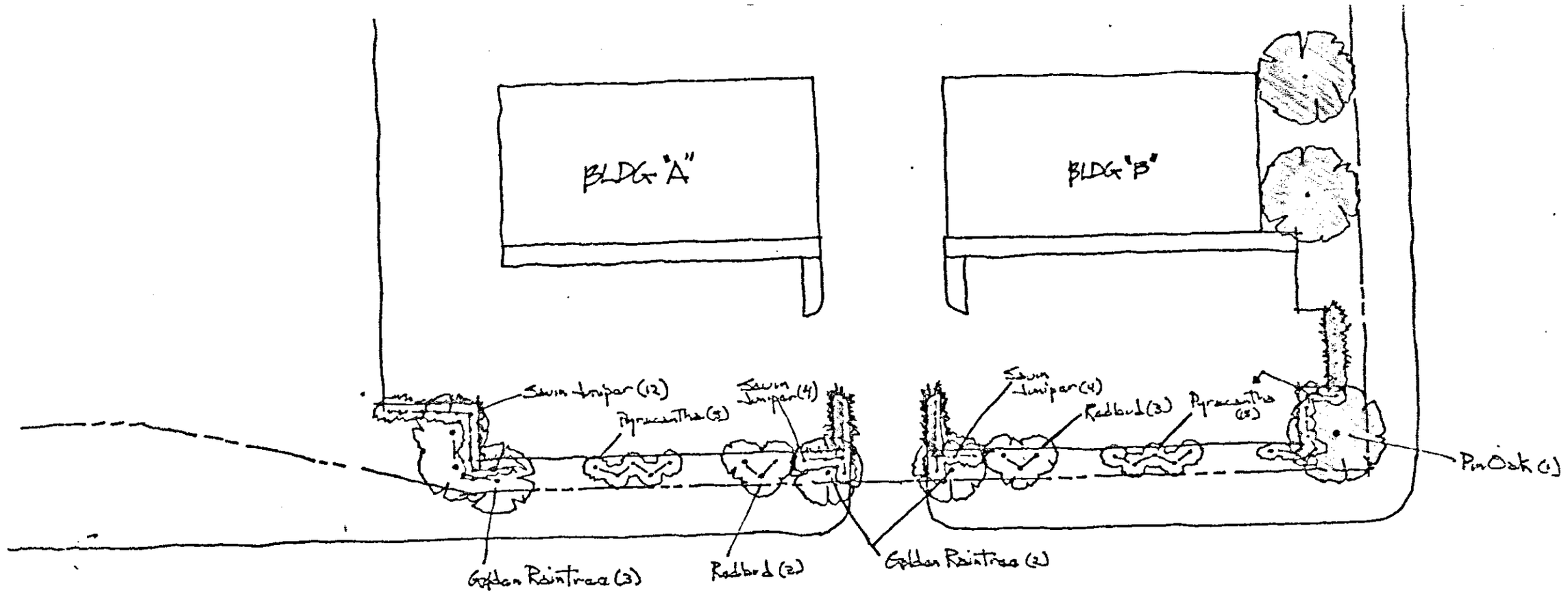
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MAPD copy 1 of 2

Scale: 1"=30'
5-15-01

PRELIMINARY LANDSCAPE BUFFER PLAN

SAVANNAH PLACE APARTMENTS

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



PLANT SCHEDULE

(5) Golden Raintree	• Koelreuteria paniculata — 8'-10' B&B
(6) Red Bud	• Cercis canadensis — 5'-6' B&B
(60) Savin Juniper	• Juniperus sabina — 5 gal
(24) Pyracantha	• Pyracantha landi — 5 gal
(1) Pin Oak	• Quercus palustris — to be planted 11-81

NOTE: Green indicates existing plant material

LANDSCAPE PLAN

1" = 30'

N