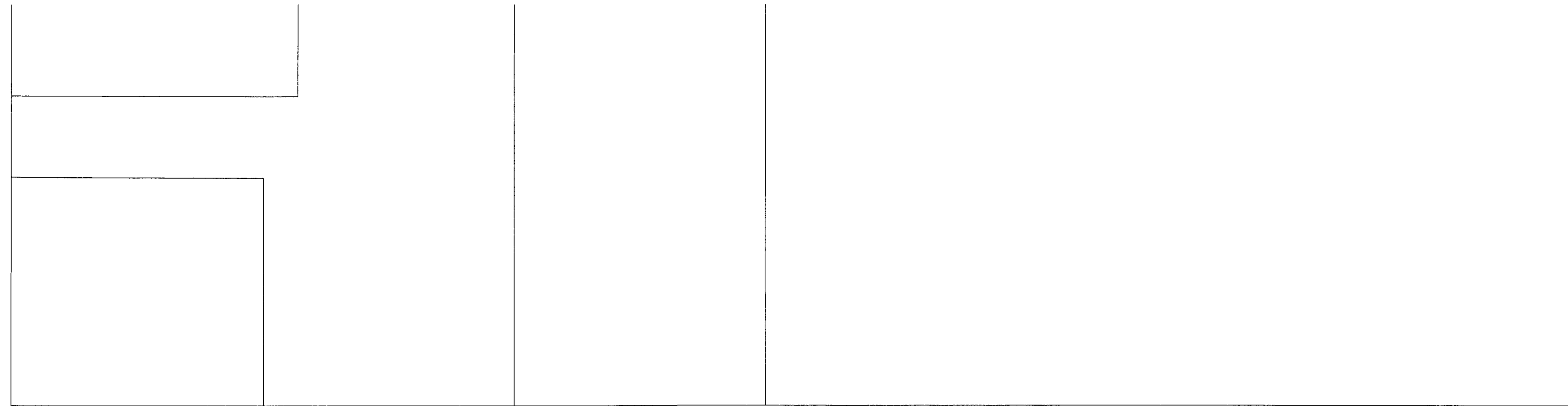
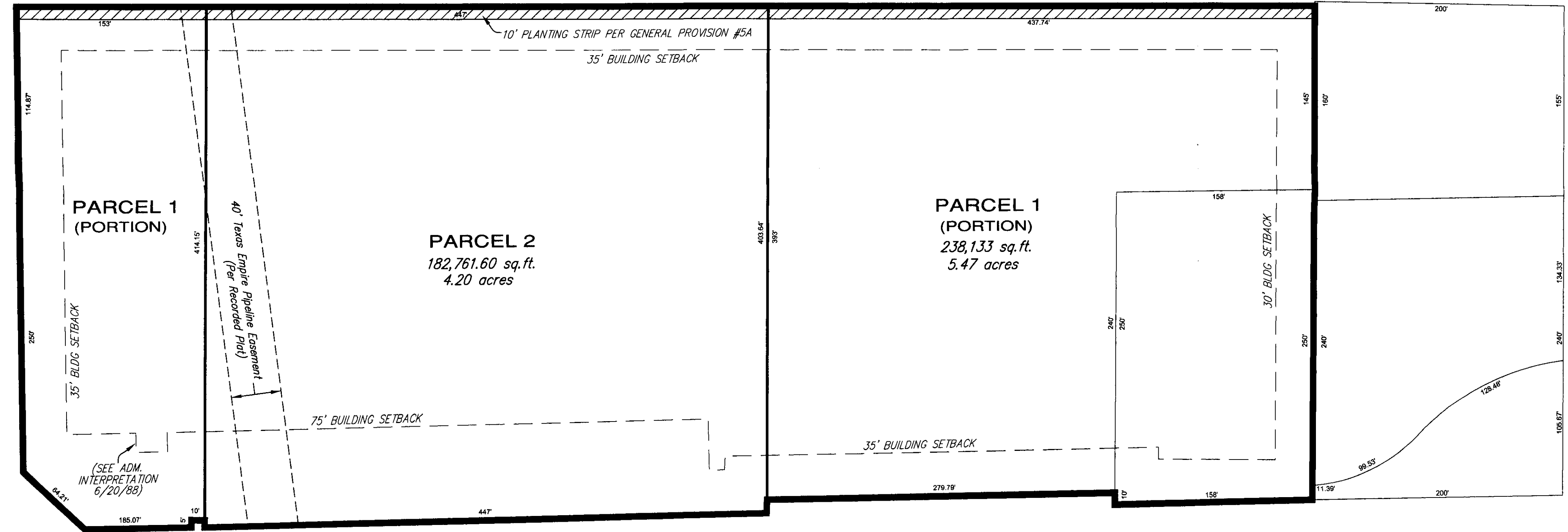


BYRON STOUT PONTIAC COMMUNITY UNIT PLAN DP-34



HENDRYX AVENUE



JULIA STREET

HOOVER STREET

KELLOGG STREET

GENERAL PROVISIONS:

- Net Area 420,895 Sq. Ft. or 9.66 Acres
- Maximum Building Coverage shall not exceed 30% of the net land area or 126,268.5 Sq. Ft. Maximum Gross Floor Area - Unlimited, except that required off street parking requirements of the zoning ordinance shall be complied with.
- Maximum Building Heights in accordance with ordinances of the City of Wichita and subject to the approval of the Federal Aviation Administration.
- Setbacks shall be as indicated on the plan.
 - Building Setback from Hendryx: 35 feet
 - Building Setback from Julia: 35 feet
 - Building Setback from Kellogg: 35 feet, except the west 550 feet which shall be 75 feet.
 - Building Setback from East line: 30 feet
- Screening:
 - A planting strip no less than 10 feet in width, consisting of low shrubbery shall be provided for, adjacent to Hendryx Avenue as indicated on the plan.
 - A five to eight foot solid or semi-solid wall of brick, stone, masonry, architecture stone or similar material shall be constructed along and within one foot of the south line of the ten foot planting area. Said wall to be constructed at the rear of any building constructed on the property, if the service area storage area or rear of the building faces an "AA" "RS" "S" district even if separated by a street. This provision shall be complied with prior to the occupancy of the structure requiring said wall.
- Curb Cuts:
 - Maximum number allowed to Kellogg Drive: 8 Points
 - Maximum number allowed to Hendryx Avenue: 6 Points
 - Maximum number allowed to Julia Street: 3 Points
- Drainage will be handled in the manner as approved in the final plat.
- Sign Control: Advertising signs along Kellogg shall be limited to 30 feet in height except that one sign, to a maximum of 55 feet, may be installed adjacent to Kellogg upon the special approval by the Board of City Commissioners. No commercial advertising signs shall be located along Hendryx unless the area to the north is zoned for commercial uses. All signs shall advertise only services, articles and products offered upon the premises whereon the sign is located and shall not be placed so as to project over any public right of way. No billboards shall be permitted.
- Lighting: Overhead lights shall be directed downward so as to confine concentration of lights on the premises and not onto adjacent properties.
- Parking Ratio: As required per zoning ordinance.
- Proposed Land Use: New and used Auto Agency and related services, and Highway oriented businesses.
- 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.

PARCEL 1

- Total Land Area: 238,133 ± sq. ft. or 5.47 ± acres
- Maximum Building Coverage: 71,440 sq. ft. (30%) for commercial development
- Maximum Gross Floor Area: No Maximum for commercial development

PARCEL 2

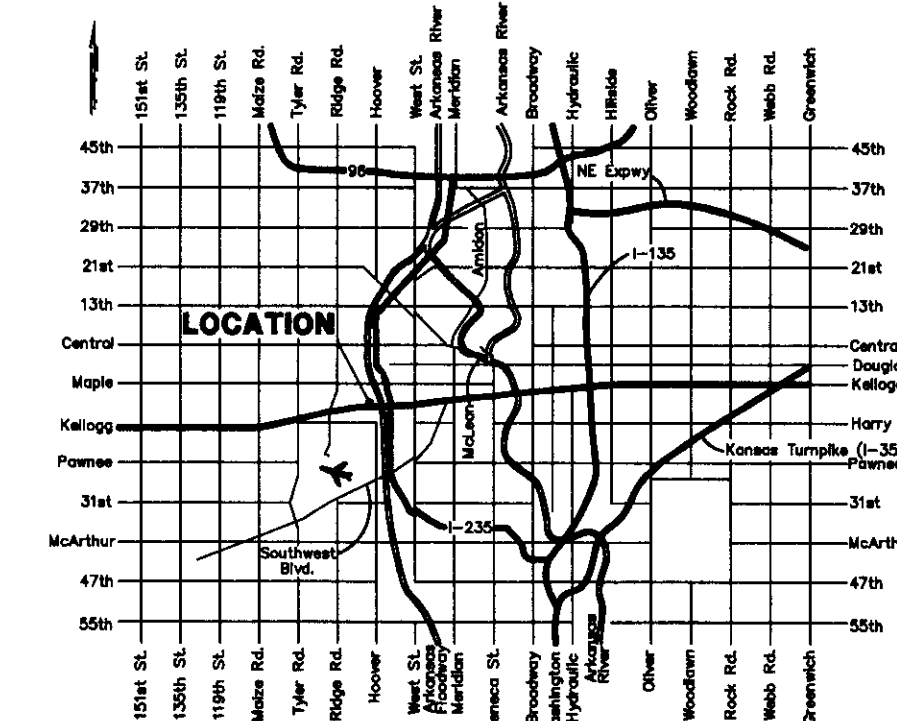
- Total Land Area: 182,762 ± sq. ft. or 4.20 ± acres
- Maximum Building Coverage: 54,828 sq. ft. (30%) for commercial development
- Maximum Gross Floor Area: No Maximum for commercial development

LEGAL DESCRIPTION:

Lot 1, Block 1, Byron Stout Addition, Wichita, Kansas.

REVISIONS

Original CUP dated March 8, 1969
 Approved by MAPC: April 10, 1969
 Approved by City Council: April 22, 1969
 Administrative Interpretation: June 20, 1988
 Administrative Adjustment: October 28, 2013



AA of 10-28-13
APPROVED CUP

MAPC, 4-10-69 DM
 RCC 4-22-69 DM
 MAPC Cons 1 of 2

DP-34

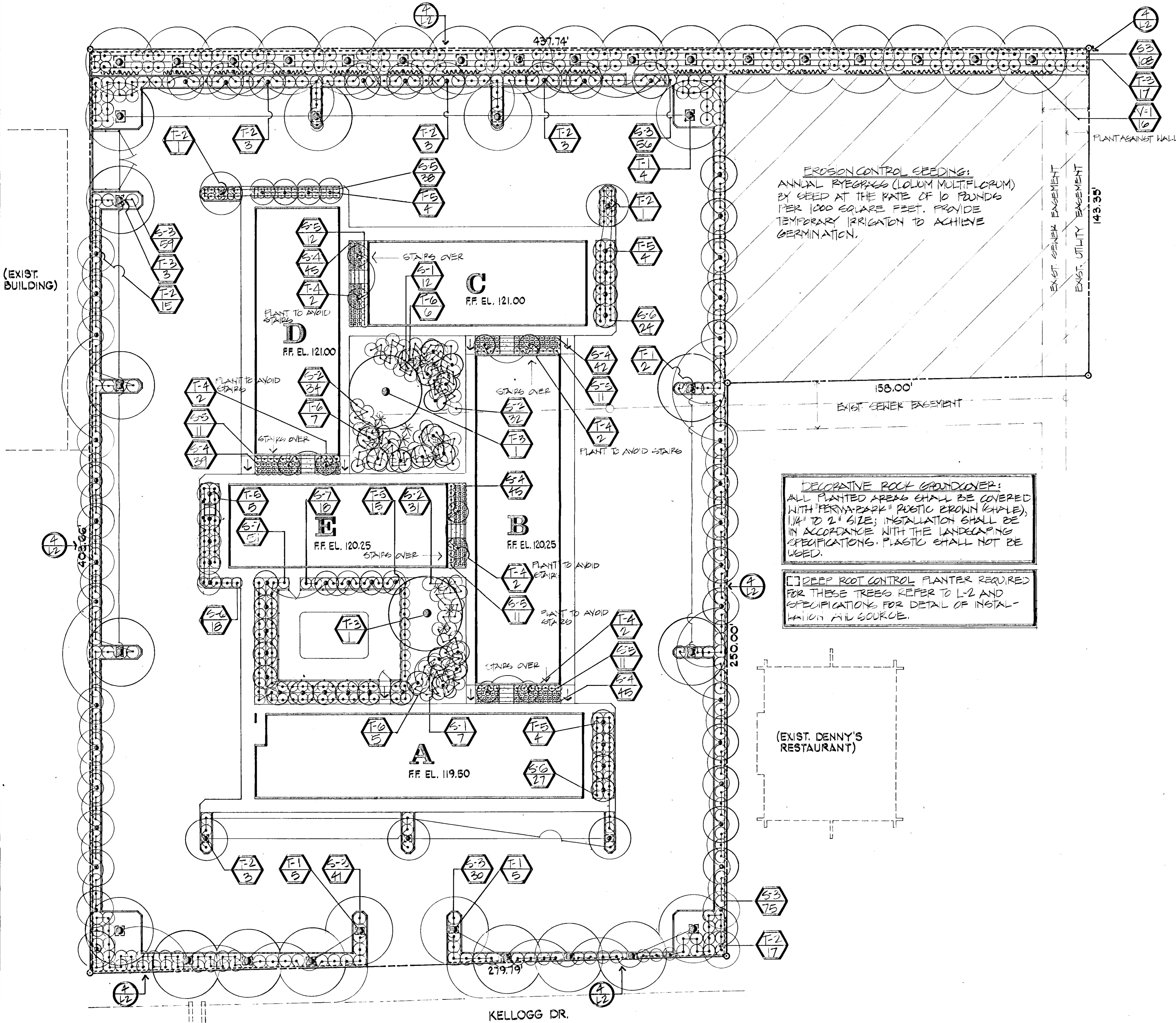
BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN



SCALE: 1" = 60'

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

HENDRIX AVE.

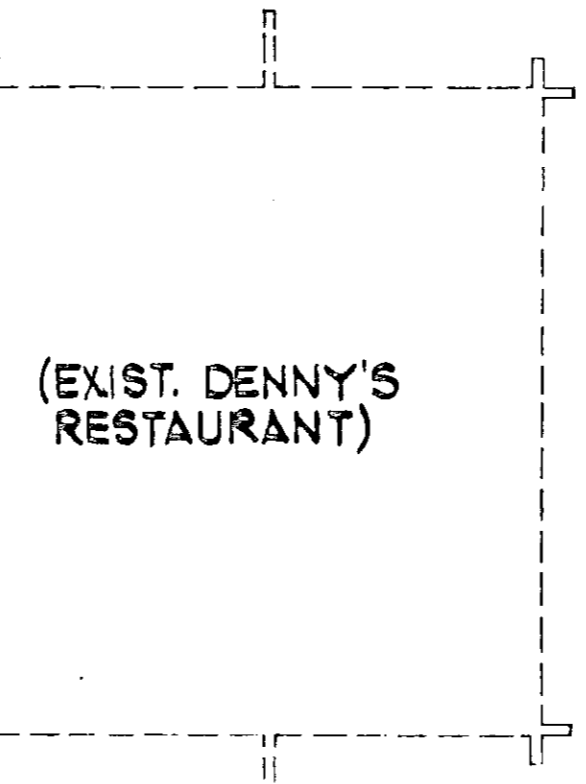


N
SCALE: 1" = 20'-0"

EROSION CONTROL SEEDING:
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
BY SEED AT THE RATE OF 10 POUNDS
PER 1000 SQUARE FEET. PROVIDE
TEMPORARY IRRIGATION TO ACHIEVE
GERMINATION.

DECORATIVE ROCK GROUND COVER:
ALL PLANTED AREAS SHALL BE COVERED
WITH "PERMA-BARK" PLASTIC BROWN (CHALK),
1/4" TO 2" SIZE; INSTALLATION SHALL BE
IN ACCORDANCE WITH THE LANDSCAPING
SPECIFICATIONS. PLASTIC SHALL NOT BE
USED.

[] DEEP ROOT CONTROL PLANTER REQUIRED
FOR THESE TREES REFER TO L-2 AND
SPECIFICATIONS FOR DETAIL OF INSTAL-
LATION AND SOURCE.



LANDSCAPE PLAN APPROVED
IN ACCORDANCE WITH CONDITION
No. 5A OF THE BYRON STOUT
E.U.P. (DP-314)
J. M. [Signature] April 17, 1978
date

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ESPEAN
LANDSCAPE ARCHITECTS
3033 45th STREET
SANTA BARBARA, CALIFORNIA 93105
TEL: 805-968-9561

Garcia Architects
924 Anacapa Street
Santa Barbara
93101
805-968-9561

Charles E. Pence, A.I.A.


WICHITA, KANSAS

MOTEL 6
51 HITCHCOCK WAY
SANTA BARBARA, CALIFORNIA 93105
TELEPHONE (805) 682-6666

REVISIONS

DRAWN BY: K.F.
CHECKED: E.P.C.
PAGE NO.
ISSUE DATE: APR 10 1978

PLANT LIST

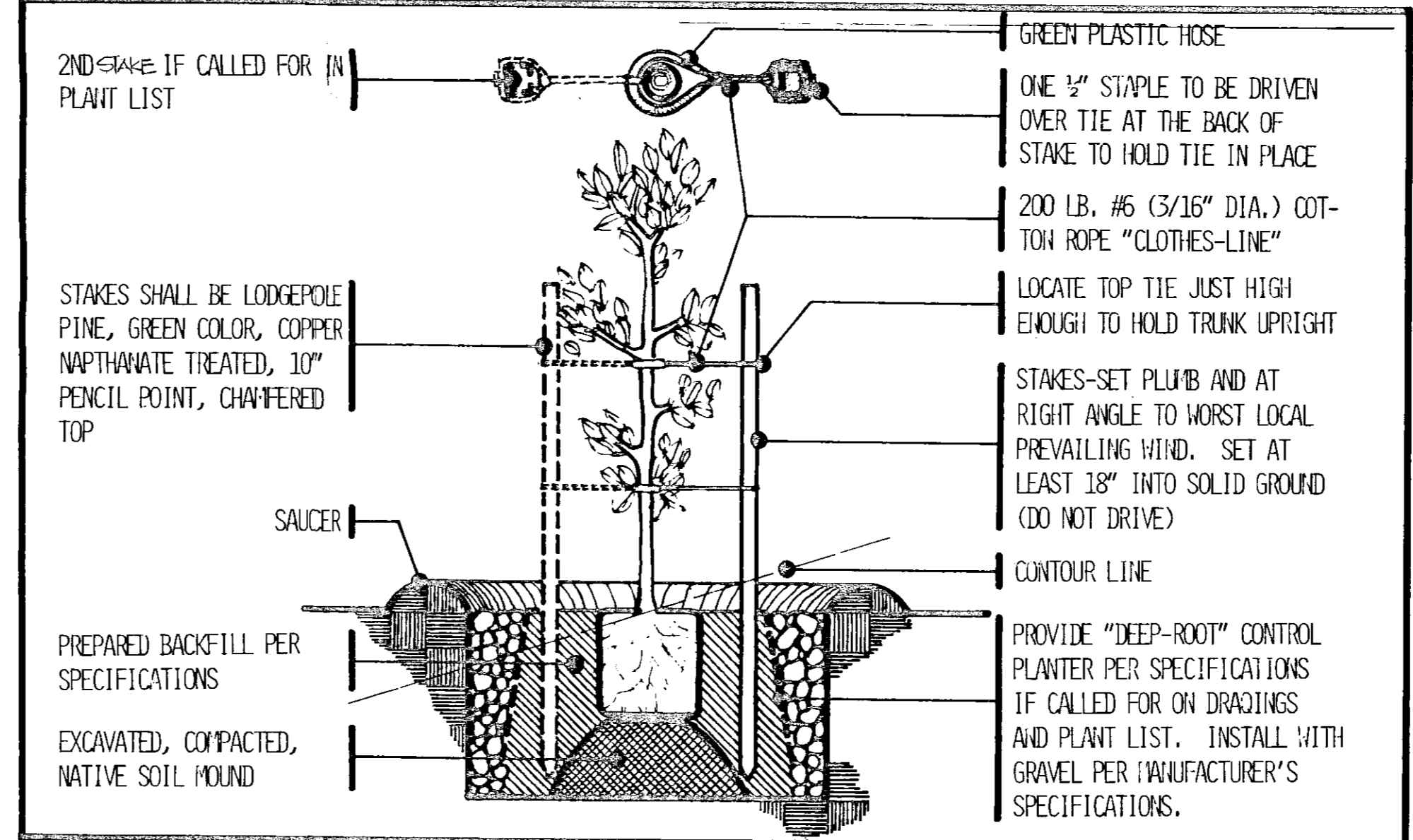
plant flag  symbol: letter = plant type, number = position on plant list
number: count at plant flag

symbol	number	size	botanical name	common name	notes
T-1	10	2' DBD	PATANUS ACEPEDA STANDARDIZED	LONDON PLANE TREE	DOUBLE STAKE PER DETAIL #1, SHEET L-2
T-2	60	1/2" DBD	NYSSA SYLVATICA	TUPELO	SINGLE STAKE PER DETAIL #1, " "
T-3	22	6" DBD	PINUS NIGRA	AUSTRALIAN PINE	DOUBLE STAKE PER DETAIL #1, " "
T-4	10	4" SHIGH	MAGNOLIA SOULANGIANA	Saucer Magnolia	NO STAKE
T-5	32	1/2" DBD	CRATAEGUS VONCOWNA STRICTA	ENGLISH HAWTHORN VARIETY	DOUBLE STAKE PER DETAIL #1, SHEET L-2
T-6	10	1 3/4" DBD	BETULA ALBA (MULTIPLE)	WHITE BIRCH	NO STAKE
S-1	1	2 GAL	DEUTZIA GRACILIS	SLENDER DEUTZIA	
S-2	97	3 GAL	JUNIPERUS SABINA 'BRADMORE'	'BRADMORE' JUNIPER	
S-3	309	3 GAL	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	
S-4	210	1 GAL	LIRIOPE SPICATA		
S-5	94	2 GAL	Berberis Thunbergii 'CRIMSON PYGMY'	'CRIMSON PYGMY' BARBERRY	
S-6	69	3 GAL	Berberis Thunbergii 'KNIGHT BURGLINDY'	'KNIGHT BURGLINDY' BARBERRY	
S-7	69	2 GAL	Berberis Thunbergii 'AUREA'	'AUREA' BARBERRY	
V-1	10	1 GAL	PARTHENOCESSUS THOUSANDATA 'VETCHI'	DWARF CROTON VINE	SEE DETAIL 2, BELOW

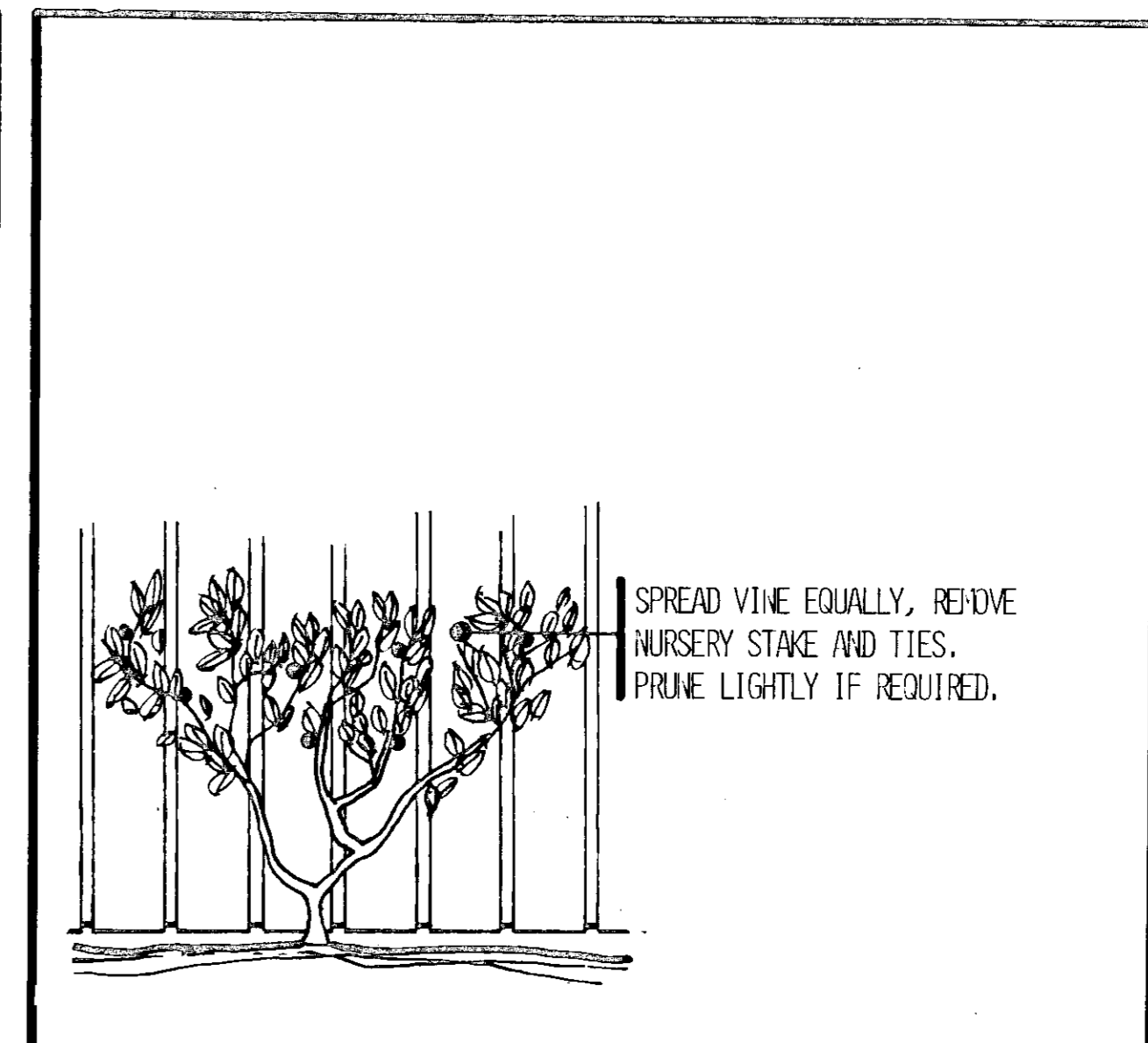
- planting notes:**
- REFER TO SEPARATE LANDSCAPING SPECIFICATIONS CONTAINED IN ARCHITECTURAL SPECIFICATIONS BOOK
 - ALL AREAS NOT SHOWN ON DRAWINGS TO BE PLANTED GROUND COVER SHALL RECEIVE GRAVEL GROUND COVER PER SPECIFICATIONS.
 - HERBICIDE: UPON COMPLETION OF ALL PLANTING OPERATIONS, BROADCAST "DACTHAL" 5% GRANULAR ONTO ALL PLANTED AND GRAVEL GROUND COVER AREAS AT THE RATE OF 4 LBS. PER 1000 SQ. FT. AVOID APPLICATION ONTO SEEDED AREAS. WATER IN THOROUGHLY. USE AND APPLICATION SHALL CONFORM WITH LOCAL REGULATIONS.
 - CONTACT THE PROJECT ENGINEER (HOTEL 6, TEL. 1-805-682-6666) OR THE PROJECT LANDSCAPE ARCHITECT (EARTHPLAN, TEL. 1-805-687-7769) FOR QUESTIONS RELATING TO THE PLANTING AND IRRIGATION WORK FOR THIS PROJECT.



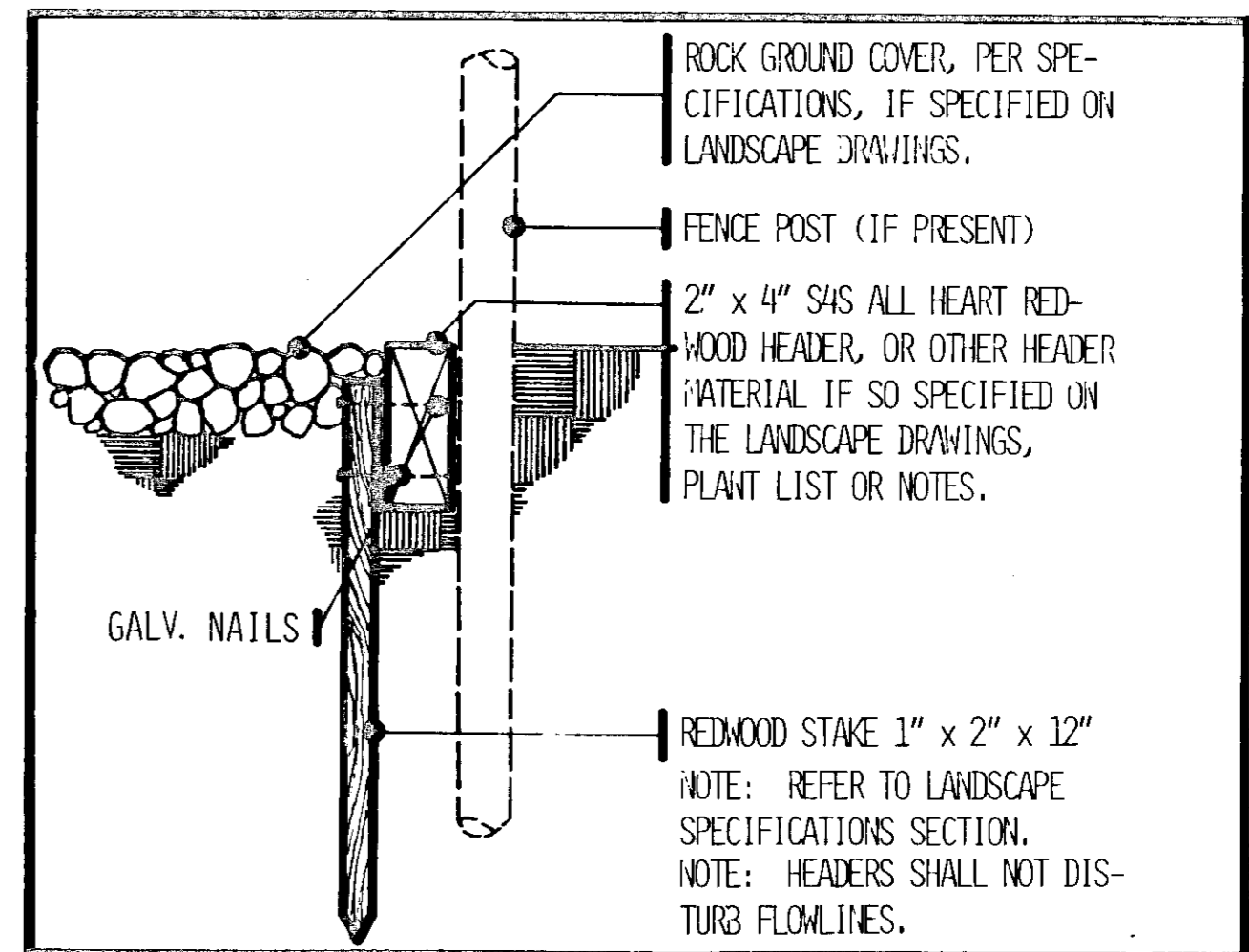
landscape architecture ·
planning · 3938 state street
santa barbara, ca 93105




1 TREE PLANTING AND STAKING no scale



2 VINE TYING no scale

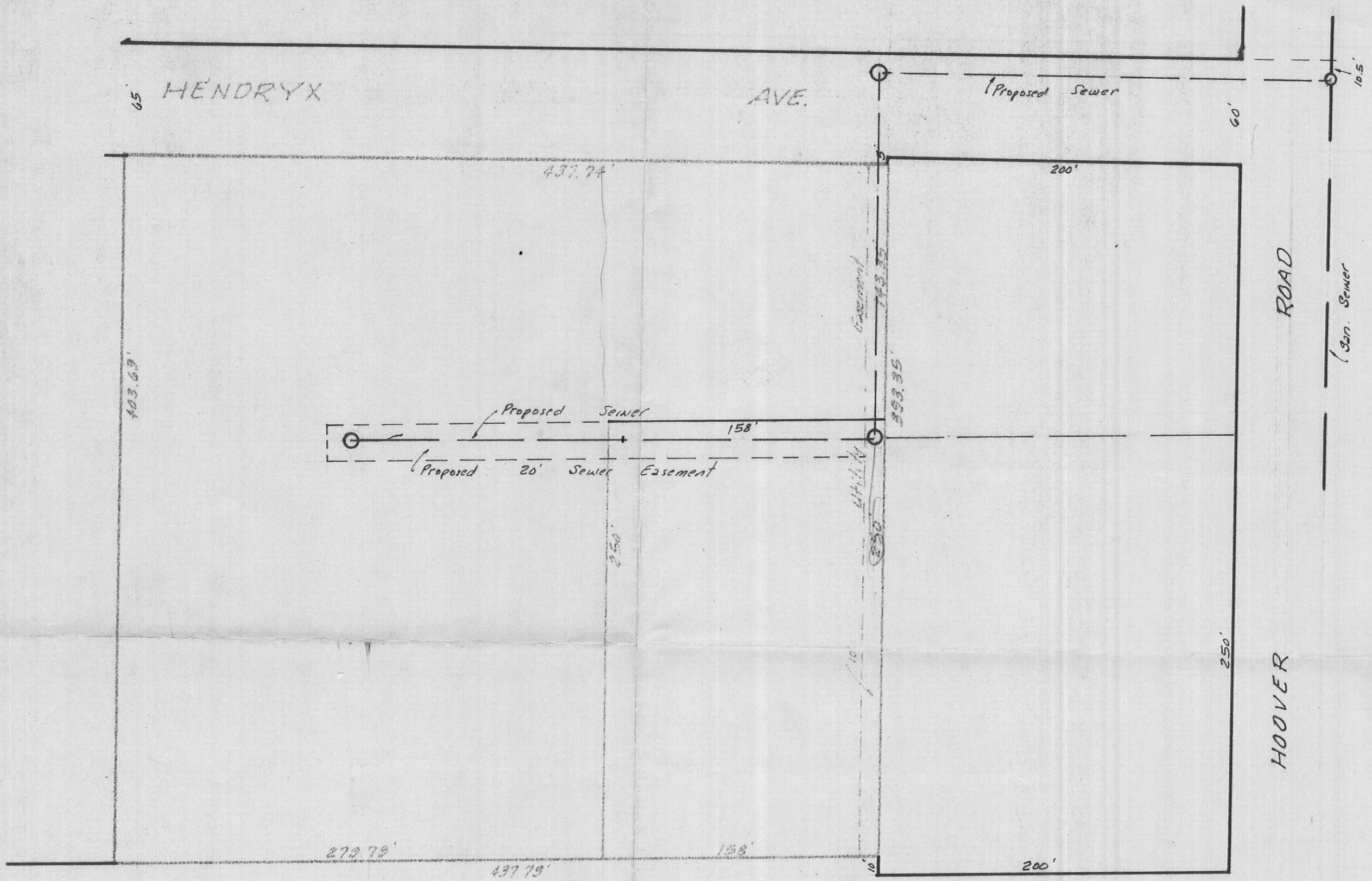


4 REDWOOD HEADER no scale

REVISIONS  6
MOTEL
51 HITCHCOCK WAY
SANTA BARBARA, CALIFORNIA 93105
TELEPHONE (805) 682-6666

DRAWN BY: KA
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PAGE NO.
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LOT SPLIT

LOT 2, BYRON STOUT ADDITION, WICHITA, KANSAS.