

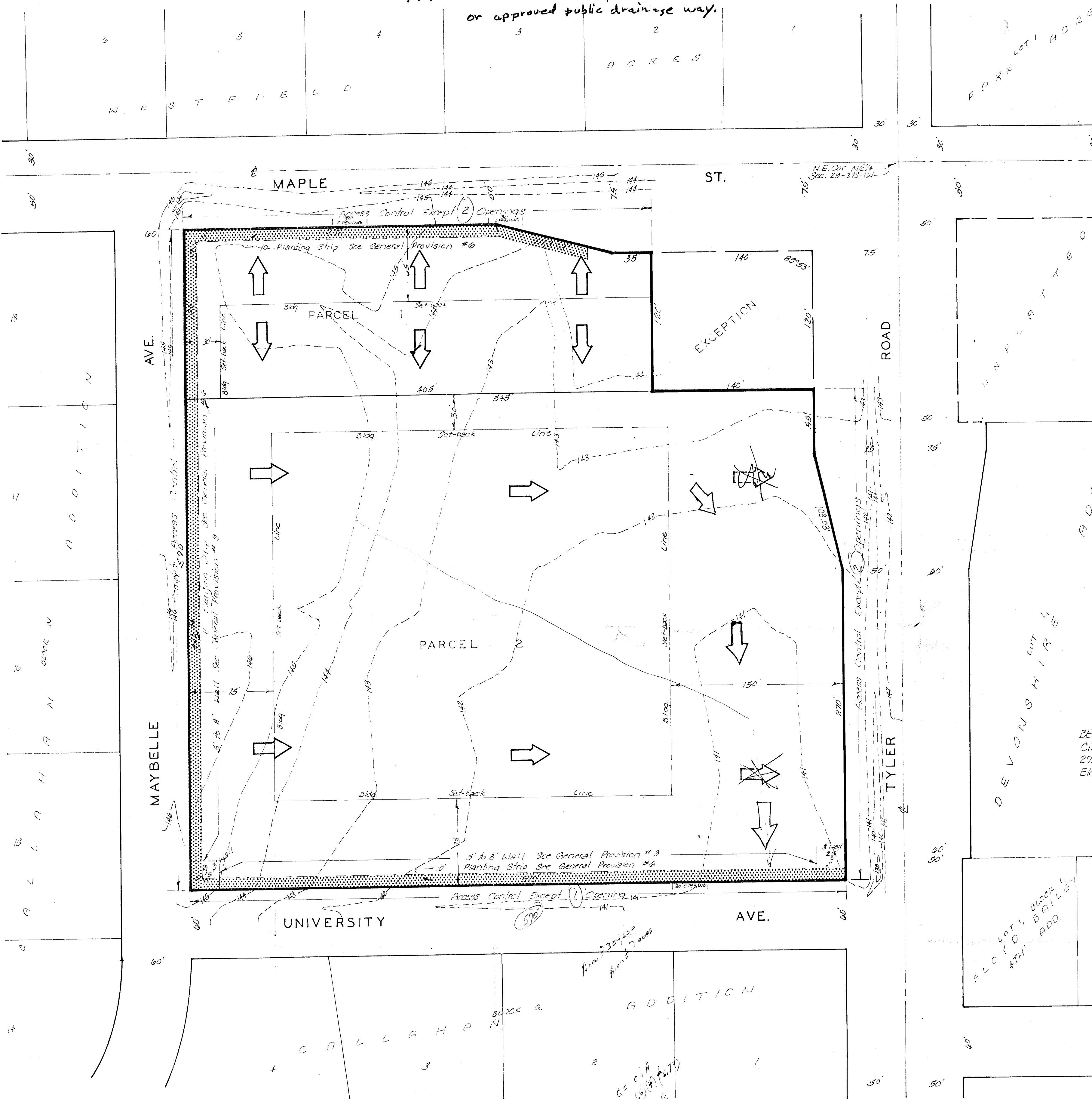
For Drainage: Need Approved & Recorded letter from owner of parcel 2 permitting water from parcel 1 to flow across R to Parcel 2

Must drain entire area by flames (and/or) approaches or approved public drainage way.

WESTWOOD HILLS

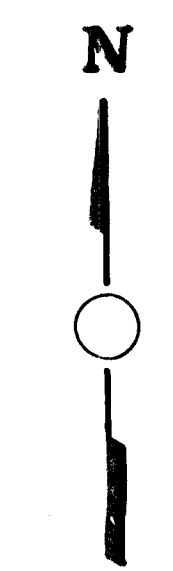
LOT GRADING PLAN

COMMUNITY UNIT PLAN



GENERAL PROVISIONS

- Total Land Area: 295,394 or 6.79 acres
- Curb Cuts: 2 curb openings to Maple, 2 curb openings to Tyler Rd., 1 curb opening to University, No curb openings to Maybelle
- On site signs as permitted by zoning district.
- All utilities shall be installed underground.
- A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
- Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.
- A landscape plan shall be prepared by a landscape architect for the planting screens, indicating the location, type and specifications of planting materials. It shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.
- 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.
- A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
- All lights shall be directed so as not to shine directly toward the adjacent residential properties.
- A solid or semi-solid wall to prevent the passage of debris or light shall be constructed of brick, stone, masonry, or similar material at least five feet high but not more than eight feet high if buildings are developed on parcel two in which the rear, service, or storage areas face directly the residentially zoned property across Maybelle and University Streets. Said wall shall be required for the length of the parcel boundary; however, required walls shall be reduced to three feet in height within twenty-five feet of any street intersection. The rear of the building is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Where buildings are designed without a rear, service, or storage area which directly faces the residential districts, no wall shall be required.
- A financial guarantee for required screening (walls) shall be made prior to the issuance of any occupancy permit if the required wall has not been constructed.
- Minimum building setbacks shall be indicated on the plan.
- No building permits shall be issued on Parcel No. 2, until sanitary sewer is available.
- A lot grading or drainage plan shall be submitted for approval at the time the lot split is requested.



1" = 50'
Elev. = City Datum
(MARCH, 1979)

BENCHMARK:
City Standard Disc. 342'E. &
27'2" S. of Tyler Rd. & Maple St
Elev. = 143.407 City Datum

PARCEL DESCRIPTIONS

Parcel No.	1	2
1. Net area:	56,600 sq. ft.	239,294 sq. ft.
2. Maximum building coverage:	304 or 16,980 sq. ft.	304 or 71,783 sq. ft.
3. Maximum building height:	40 feet	45 feet
4. Maximum floor area:	16,980 sq. ft.	71,783 sq. ft.
5. Floor area ratio:	304	304
6. Proposed uses:	Offices, professional personal services, comparison and convenience shopping.	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.
7. Maximum number of buildings:	3	2

BAUGHMAN COMPANY, P.A.
330 LAURA
WICHITA KANSAS 67211

316-262-7271