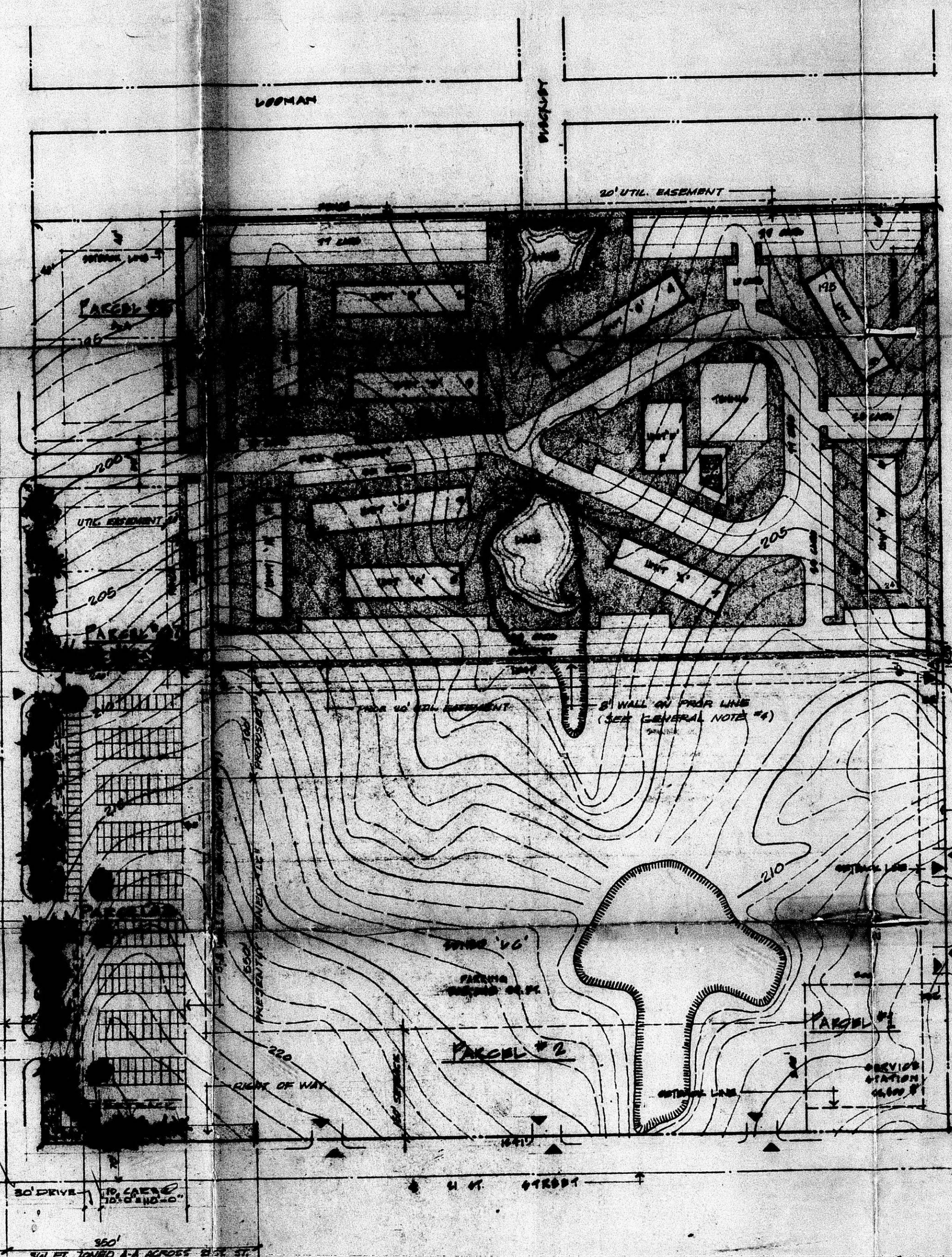


COMMUNITY UNITY PLAN FOR UNIVERSITY GARDENS



- PARCEL #1**
 - (A) AREA - PARCEL #1 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - PINECREST 95 FT, 21ST STREET 95 FT
 - (C) MAXIMUM HEIGHT - ONE STORY
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - SERVICE CONTRACT AND ASSOCIATED ALTERNATIVE USE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 2 ON 21ST STREET, 2 ON PINECREST
- PARCEL #2**
 - (A) AREA - PARCEL #2 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - 21ST STREET 100 FT, PINECREST 95 FT, ALL OTHERS 95 FT
 - (C) MAXIMUM HEIGHT - 80 FT
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - DEPARTMENT STORE, GROCERY AND MERCHANDISING STORE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 3 ON 21ST STREET, 3 ON PINECREST
- PARCEL #3**
 - (A) AREA - PARCEL #3 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - NORTH PROPERTY LINE 10 FT, WEST PROPERTY LINE 20 FT, WEST SOUTH PROPERTY LINE NONE (SEE GENERAL NOTES)
 - (C) MAXIMUM HEIGHT - 80 FT
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - DEPARTMENT STORE, GROCERY AND MERCHANDISING STORE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 3 ON 21ST STREET, 3 ON PINECREST
- PARCEL #4**
 - (A) AREA - PARCEL #4 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - OLIVER STREET 40 FT, NORTH PROPERTY LINE 40 FT, ALL OTHERS 95 FT
 - (C) MAXIMUM HEIGHT - ONE STORY
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - SERVICE CONTRACT AND ASSOCIATED ALTERNATIVE USE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 2 ON 21ST STREET, 2 ON PINECREST
- PARCEL #5**
 - (A) AREA - PARCEL #5 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - OLIVER STREET 55 FT, 21ST STREET 55 FT, NORTH PROPERTY LINE 55 FT
 - (C) MAXIMUM HEIGHT - ONE STORY
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - SERVICE CONTRACT AND ASSOCIATED ALTERNATIVE USE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 2 ON 21ST STREET, 2 ON PINECREST
- PARCEL #6**
 - (A) AREA - PARCEL #6 1.43 ACRES - 62,726.4 S.F.
 - (B) SETBACKS - OLIVER STREET 55 FT, 21ST STREET 55 FT, NORTH PROPERTY LINE 55 FT
 - (C) MAXIMUM HEIGHT - ONE STORY
 - (D) MAXIMUM GROSS FLOOR AREA - 19,000 S.F.
 - (E) PARKING RATIO - AS PERD BY ZONING AND 1 FT TO 80% OF NET PARCEL
 - (F) MAXIMUM LAND COVERAGE BY BUILDINGS - 15% TO 20% OF NET PARCEL
 - (G) PROPOSED GENERAL USE - SERVICE CONTRACT AND ASSOCIATED ALTERNATIVE USE
 - (H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN.
 - (I) ACCESS POINTS - 2 ON 21ST STREET, 2 ON PINECREST

- GENERAL NOTES**
 1. CANCHES MAY EXTEND INTO 5 GASOLINE PUMPS MAY BE PLACED IN THE 30 FT SETBACK ON PARCEL #1 A DISTANCE NOT TO EXCEED 40 FT
 2. SIGN CONTROL - SIGNS ALONG 21ST ST NORTH IN PARCEL #1 6 FT SHALL NOT EXCEED 30 FT IN HEIGHT 5 FT SHALL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT OF WAY. NO BILLBOARDS SHALL BE PERMITTED.
 3. A PLANTING STRIP NO LESS THAN 10 FT IN WIDTH, CONSISTING OF LOW SHRUBBERY SHALL BE PROVIDED AS INDICATED ADJACENT TO PINECREST.
 4. A 6 TO 8 FT HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCH STONE OR SIM. MATERIAL SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF PARCEL #2 WHICH MAY SERVE AS A SUPPORT FOR THE CARPORT TO THE NORTH; SUCH WALL TO BE REDUCED TO 3 FT IN HEIGHT WITHIN 20 FT ADJACENT TO PINECREST. A 5-8 FT WALL OF THE SAME MATERIAL SHALL BE CONSTRUCTED ALONG THE WEST LINE OF PARCEL #2 ONLY IF ADDITIONAL RESIDENTIAL DEBS ARE DEVELOPED ON PARCEL #2.
 5. IT IS THE DEVELOPER'S DESIRE & THE INTENT OF THE PLAN THAT THE EXISTING ROW OF TREES ALONG OLIVER BE MAINTAINED EXCEPT FOR FUTURE POINTS OF BUSINESS & THROUGH.

TRAFFIC ENGINEERING DIVISION APPROVED
Date: 27 JAN 1970
(A) Parking barriers shall be installed at all locations that are adjacent to public property (i.e. that vehicles are not abstract public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
(B) Stop lines shall be painted and 4" or greater in width.
(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

Parking Exception
BZA Case

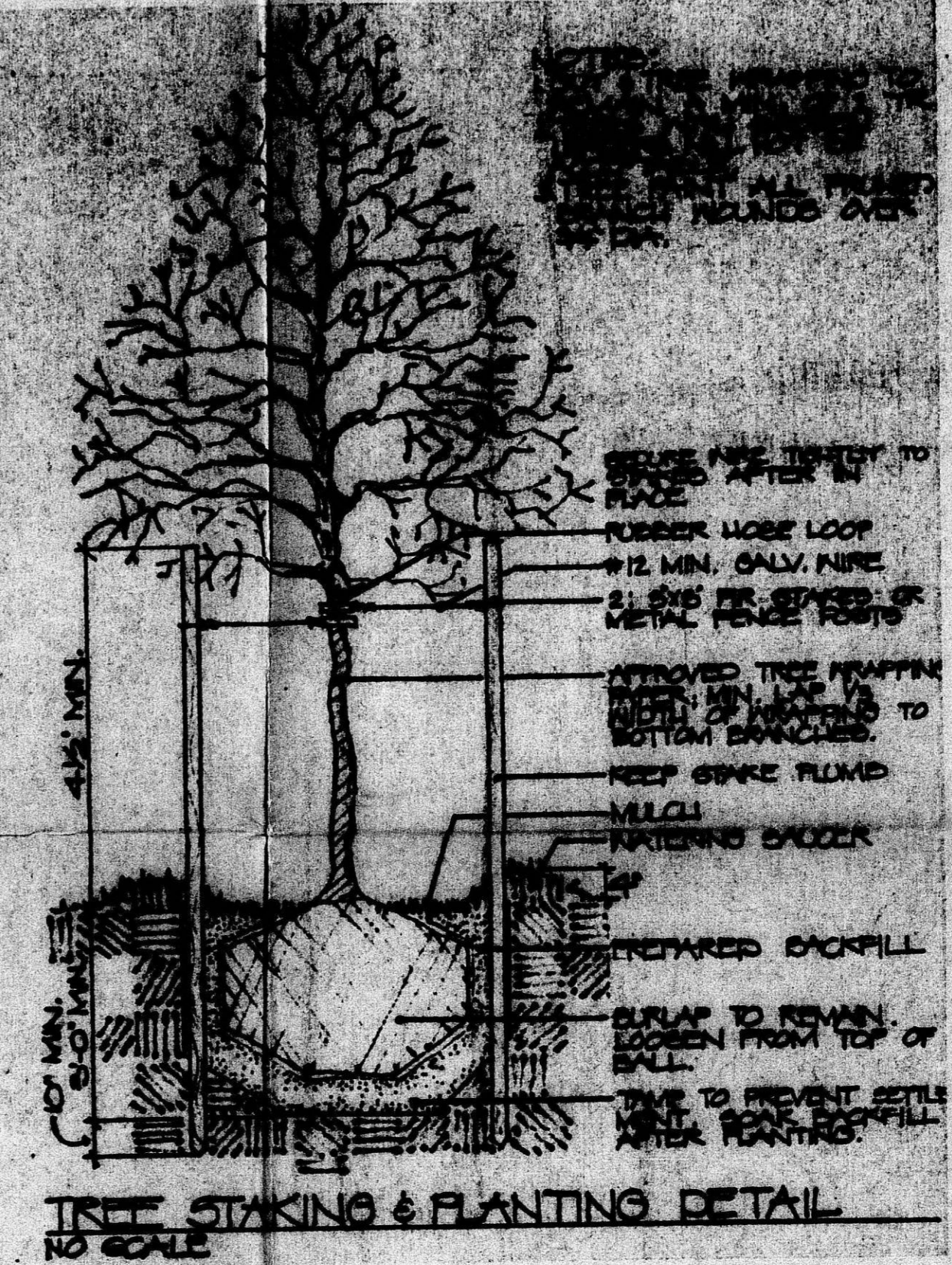
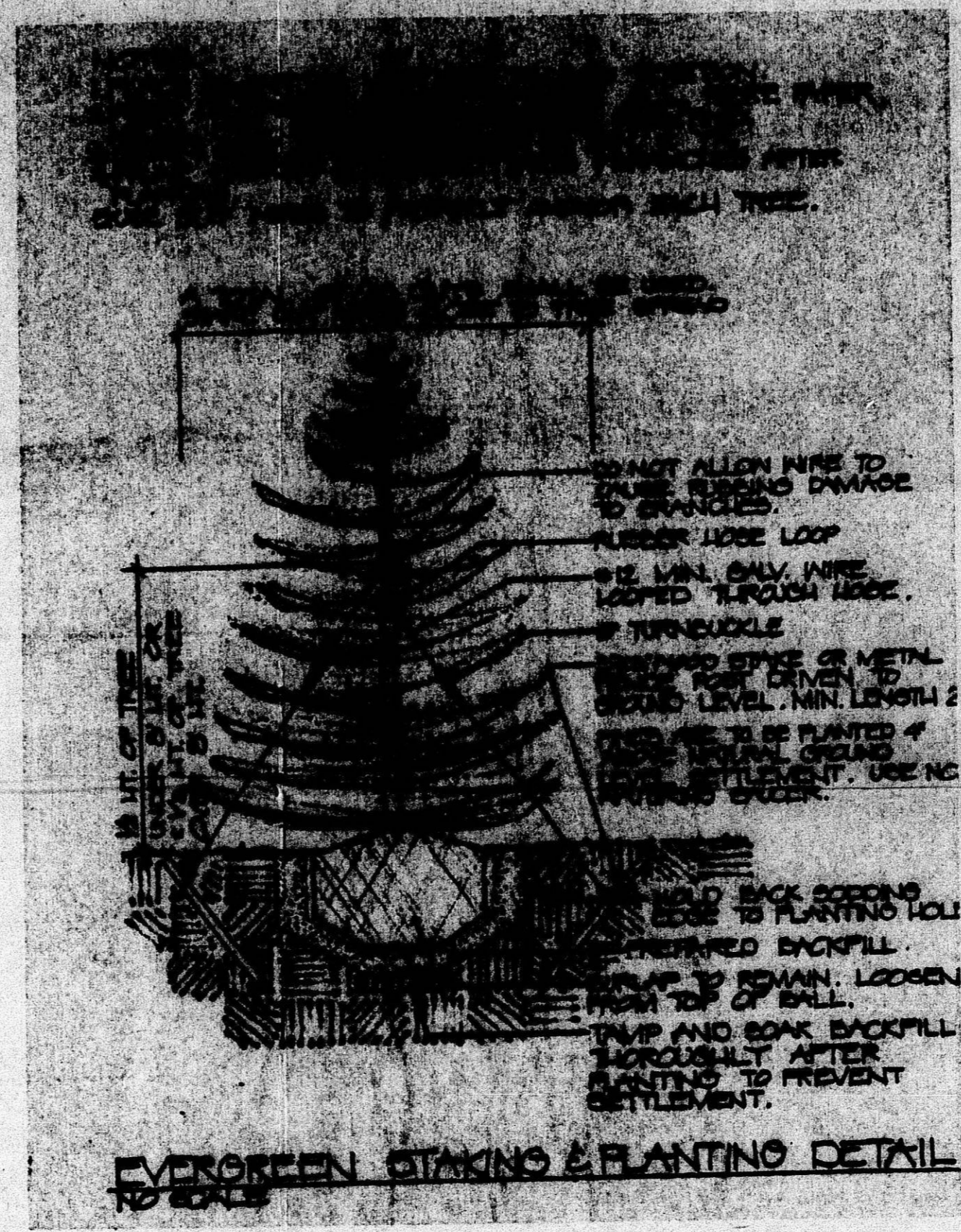
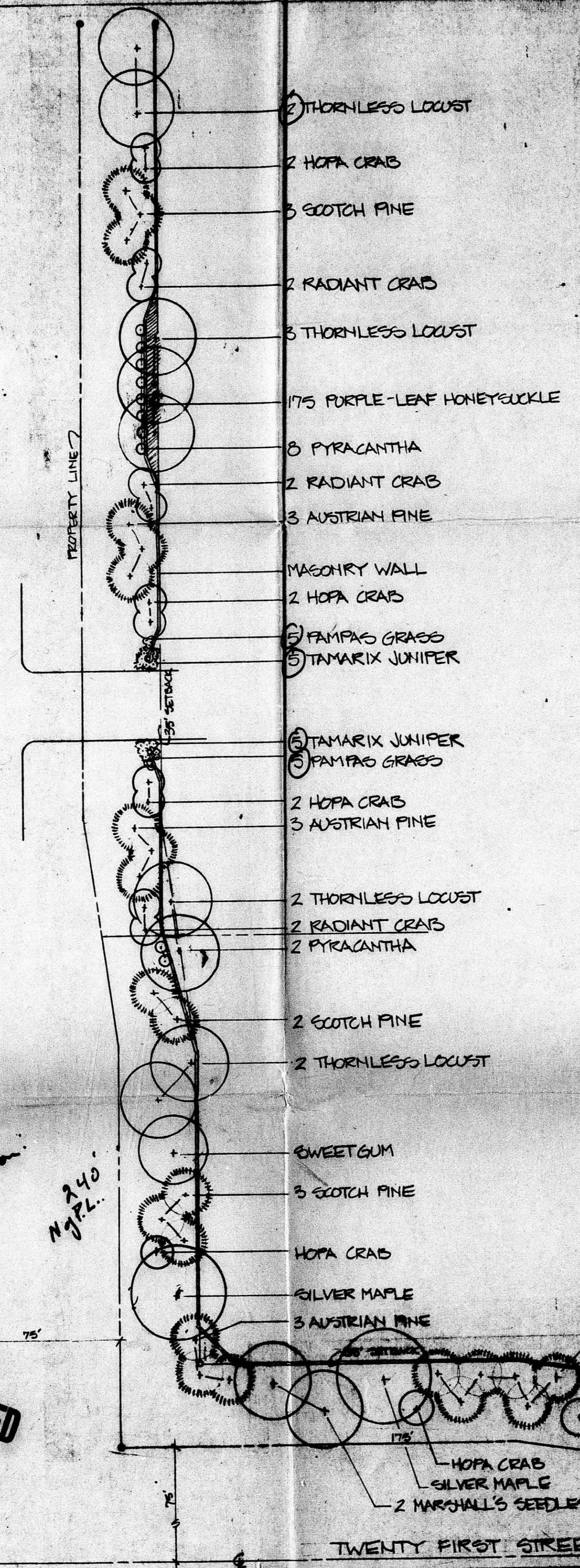


	DRAWN BY: PK SPEC BY:
	CHECKED BY: PK
UNIVERSITY GARDENS CUE 21ST STREET and OLIVER STREET WICHITA, KANSAS	
REVISED: 1-2-70 1-22-70 6-11-70	SHEET 1 DATE: 5-18-70 JOB NO. 0244 OF 1

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LANDSCAPE ARCHITECT
 LANDSCAPE / GRAPHICS
 1017 GOULDGE
 WICHITA, KANSAS
 67203
 STEPHEN M. PERRY, L.A.
 (616) 263-0855



PLANT LIST

QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
3	SILVER MAPLE	ACER SACCHARINUM	2 1/2-3' CAL	B/B	
1	SWEETGUM	LIGUSTRUM STRYACIFLUA	2-2 1/2' CAL	B/B	
2	MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA	1 1/2-2' CAL	B/B	
9	THORNLESS LOCUST	GLEDITSIA TRI. ENERMIS	2 1/2-5' CAL	B/B	
8	HOFA CRAB	MALUS HOFA	1 1/4-2' CAL	B/B	
9	RADIANT CRAB	MALUS RADIANT	1 1/4-2' CAL	B/B	
8	SCOTCH PINE	PINUS SYLVESTRIS	7-8'	B/B	
17	AUSTRIAN PINE	PINUS NIGRA	7-8'	B/B	
10	TAMARIX JUNIFER	JUN. SAS. TAMARICEFOLIA	18-24"	CONT.	
10	PAMPAS GRASS	ERIANTHUS RAVENNAE	19 GAL.	CONT.	
175	PURPLE-LEAF HONEYUCKLE	LONICERA JAPONICA HALL-TANA PURPUREA	1 GAL.	CONT.	18" oc.
10	PYRACANTHA	PYRACANTHA LALANDI	4' HIGH	CONT.	

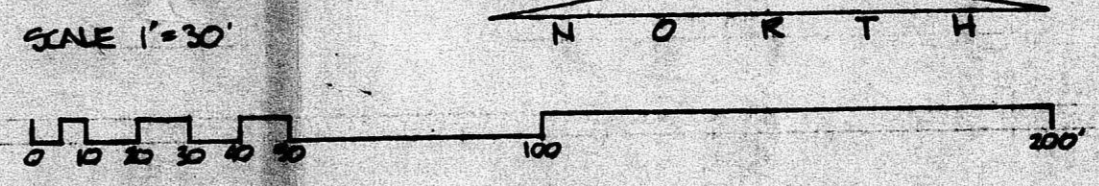
GENERAL NOTES

EXACT LOCATION OF SOUTH ENTRANCE OF OLIVER
 MAY VARY SLIGHTLY FROM LOCATION SHOWN ON THIS PLAN.
 SET BACK AND R.O.W. LINES SHOWN ON THIS PLAN CORRESPOND
 TO CITY OF WICHITA STANDARDS. SEE REVISED C.U.P. FOR
 VERIFICATION.

LOCATION FOR MASONRY WALL IS SHOWN ON THIS PLAN.
 ARCH PLANS FOR WALL BY OTHERS.

SEEDING AREA UNDER THIS CONTRACT INCLUDES THE AREA
 FROM THE R.O.W. (PROPERTY) LINE TO THE MASONRY WALL.
 APPROX. 27,000 SQ. FT. K-31 PESCUE SEEDING AT 10"
 PER SQ. FT. MINIMUM.

LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING ALL
 UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE DONE
 TO THEM AS A RESULT OF HIS ACTIONS.



87A.1.7

Superseded

Revised Preliminary Landscape Plan
 Revised from A. 2/21/77

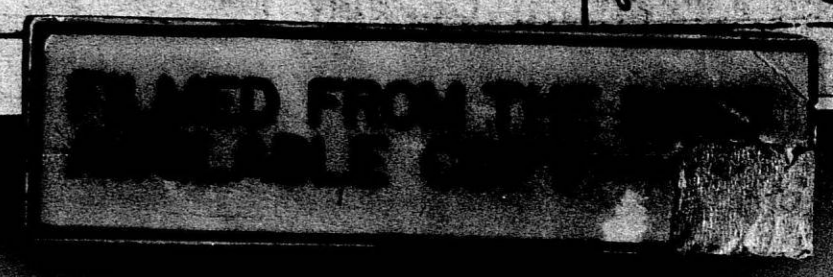
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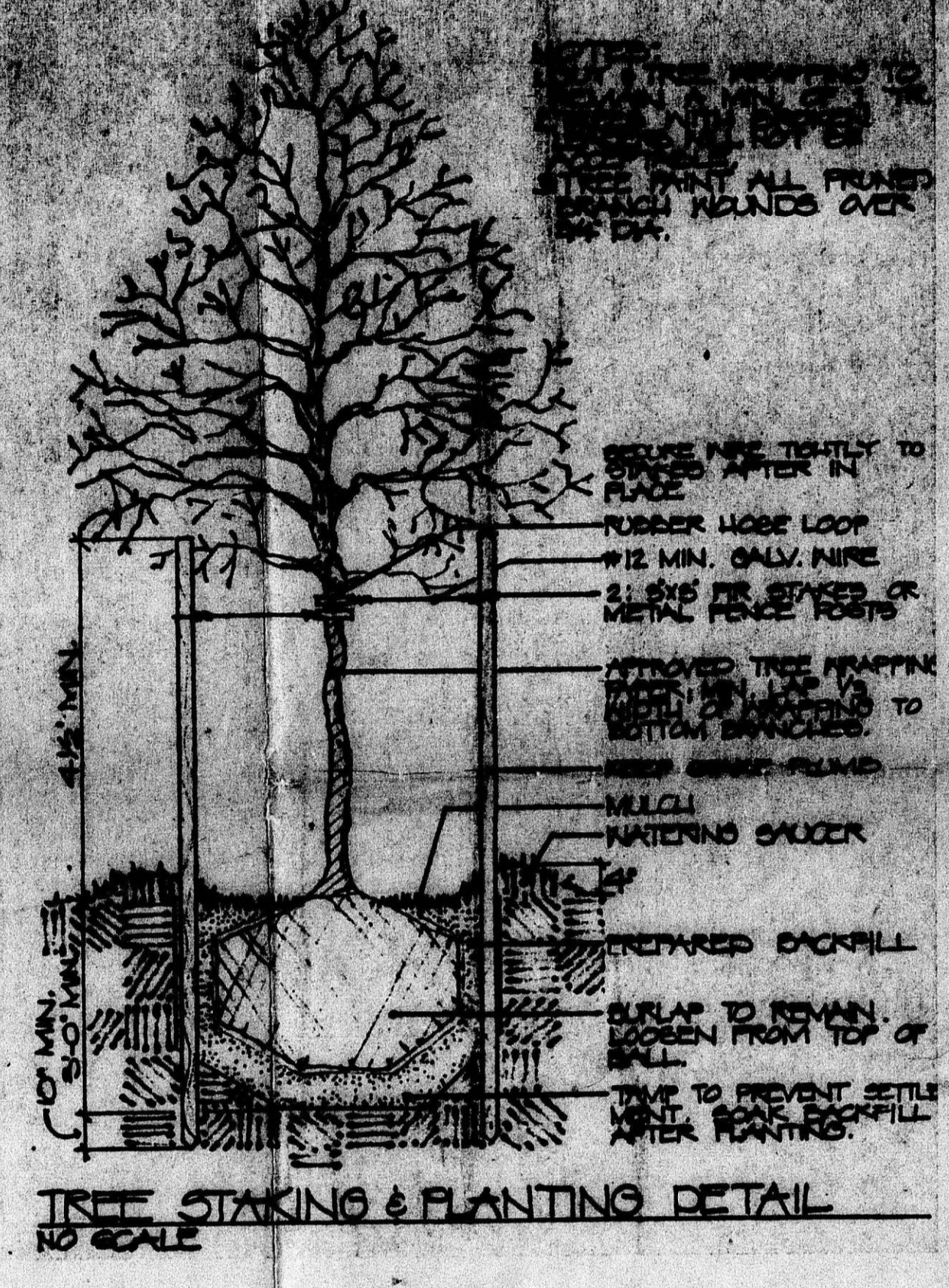
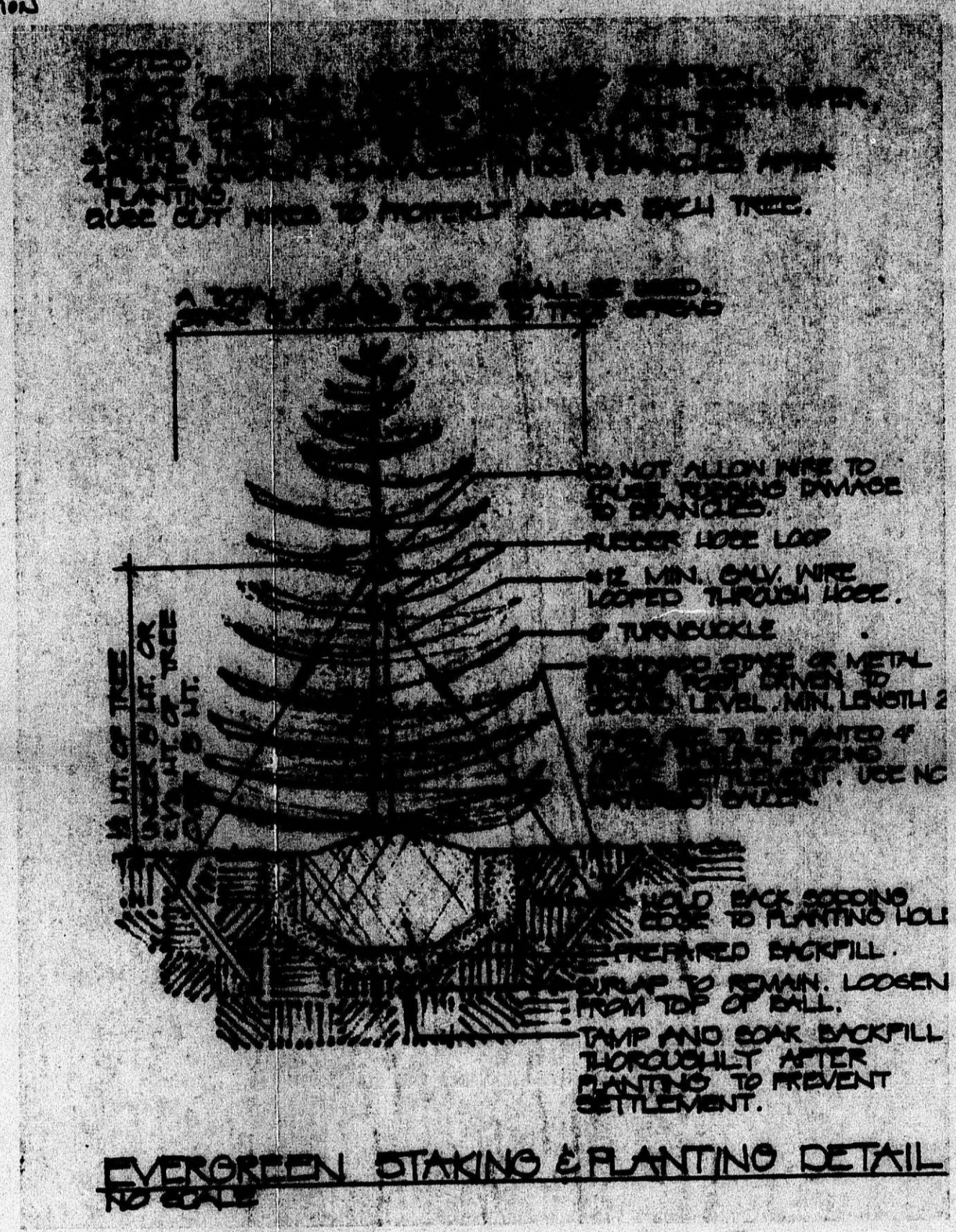
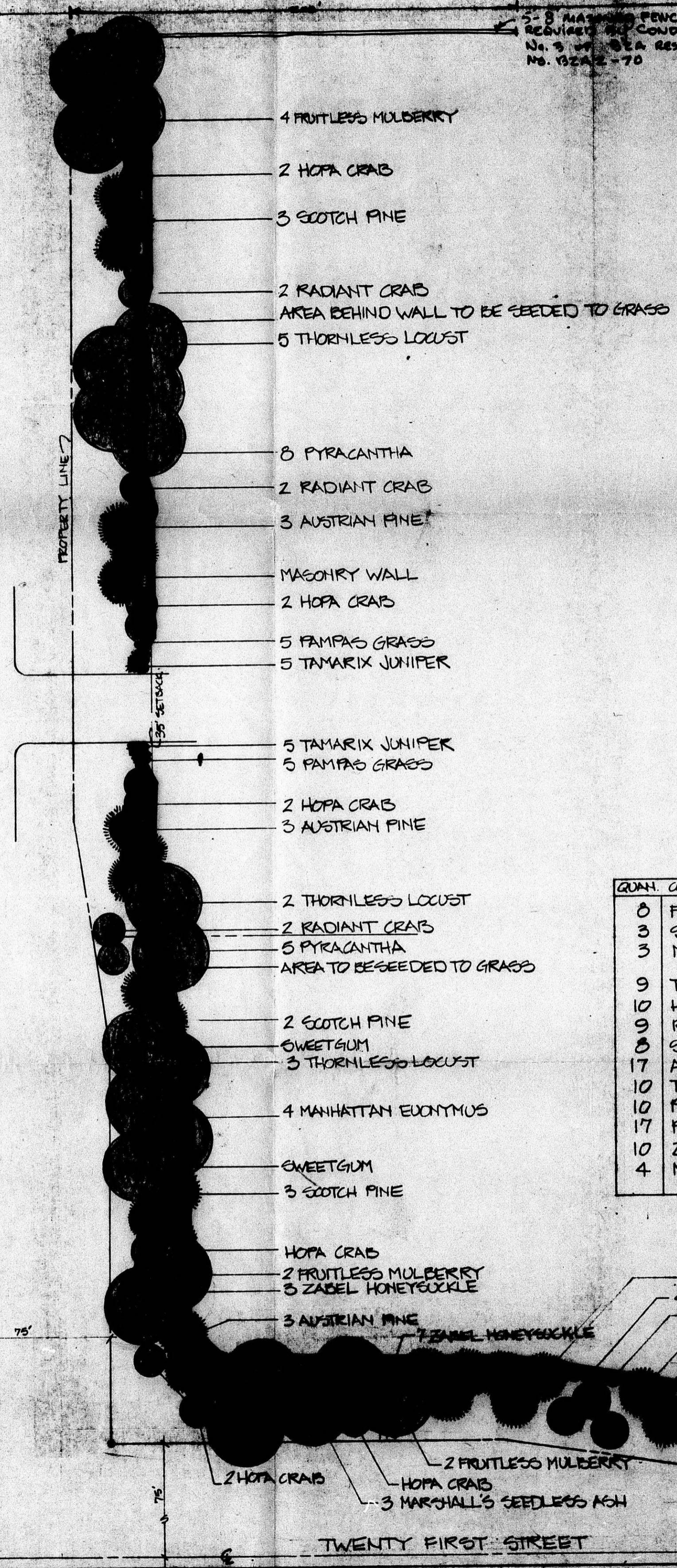
SUPERSEDED

REVISED PLANTING PLAN FOR
 UNIVERSITY GARDENS BZA
 LANDSCAPING REQUIREMENTS

DATE: 7/15/77



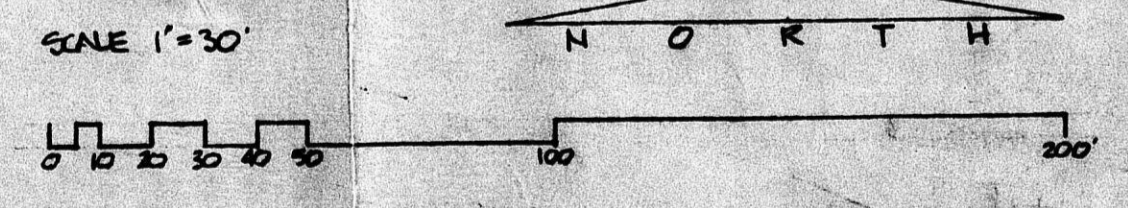
5' MASONRY FENCE
REQUIREMENTS (CONVENTION)
No. 9 of BZA RESOLUTION
No. 15242-70



PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
8	FRUITLESS MULBERRY	MORUS ALBA 'FRUITLESS'	2 1/2'-3' CAL	BB	
3	SWEETGUM	LIGUSTRUM STRYACIFLUA	2'-2 1/2' CAL	BB	
3	MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA	1 1/2'-2' CAL	BB	
9	THORNLESS LOCUST	GLEDNITIA TRI. ENERMIS	2 1/2'-3' CAL	BB	
10	HOPA CRAB	MALUS HOPA	1 3/4'-2' CAL	BB	
9	RADIANT CRAB	MALUS RADIANT	1 3/4'-2' CAL	BB	
8	SCOTCH PINE	PINUS SYLVESTRIS	7'-8'	BB	
17	AUSTRIAN PINE	PINUS NIGRA	7'-8'	BB	
10	TAMARIX JUNIFER	JUN. CAS. TAMARICIFOLIA	18-24"	CONT.	
10	PAMPAS GRASS	ERIANTHUS RAVENNAE	5 GAL.	CONT.	
17	PYRACANTHA	PYRACANTHA LALANDI	4' HIGH	CONT.	
10	ZABEL HONEYEUCKLE	LONICERA ZABELI	5 GAL.	CONT.	
4	MANHATTAN EUONYMUS	EUONYMUS FRATENS 'MANHATTAN'	5 GAL.	CONT.	

GENERAL NOTES
 EXACT LOCATION OF SOUTH ENTRANCE OF OLIVER MAY VARY SLIGHTLY FROM LOCATION SHOWN ON THIS PLAN. SET BACK AND ROW LINES SHOWN ON THIS PLAN CORRESPOND TO CITY OF WICHITA STANDARDS. SEE REVISED C.U.P. FOR VERIFICATION.
 LOCATION FOR MASONRY WALL IS SHOWN ON THIS PLAN. ARCH PLANS FOR WALL BY OTHERS.
 SEEDING AREA UNDER THIS CONTRACT INCLUDES THE AREA FROM THE ROW (PROPERTY) LINE TO THE MASONRY WALL. APPROX. 2,800 SQ. FT. @ 31 POUNDS SEEDING AT 10" PER SQ. FT. MINIMUM. (ADDITIONAL AREAS AS NOTED)
 LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE DONE TO THEM AS A RESULT OF HIS ACTIONS.



APPROVED IN ACCORDANCE WITH GENERAL PROVISION No. 3 OF UNIVERSITY GARDENS C.U.P. (DP-8) AND ITEM No. 5 IN THE APPROVAL RESOLUTION OF CASE No. BSA 2-70
 J.A. Sullivan 7-27-77



LANDSCAPE GRAPHICS
 1051 COLLEGE WICHITA, KANSAS 67203
 (616) 263-0030
 STEVEN H. WOOD, L.A.

REVISED PLANTING PLAN FOR UNIVERSITY GARDENS B.Z.A. LANDSCAPING REQUIREMENTS
 B.Z.A. CASE NO. 2-70

SHEET 1 OF 1 SHEET DATE: 7/10/77

