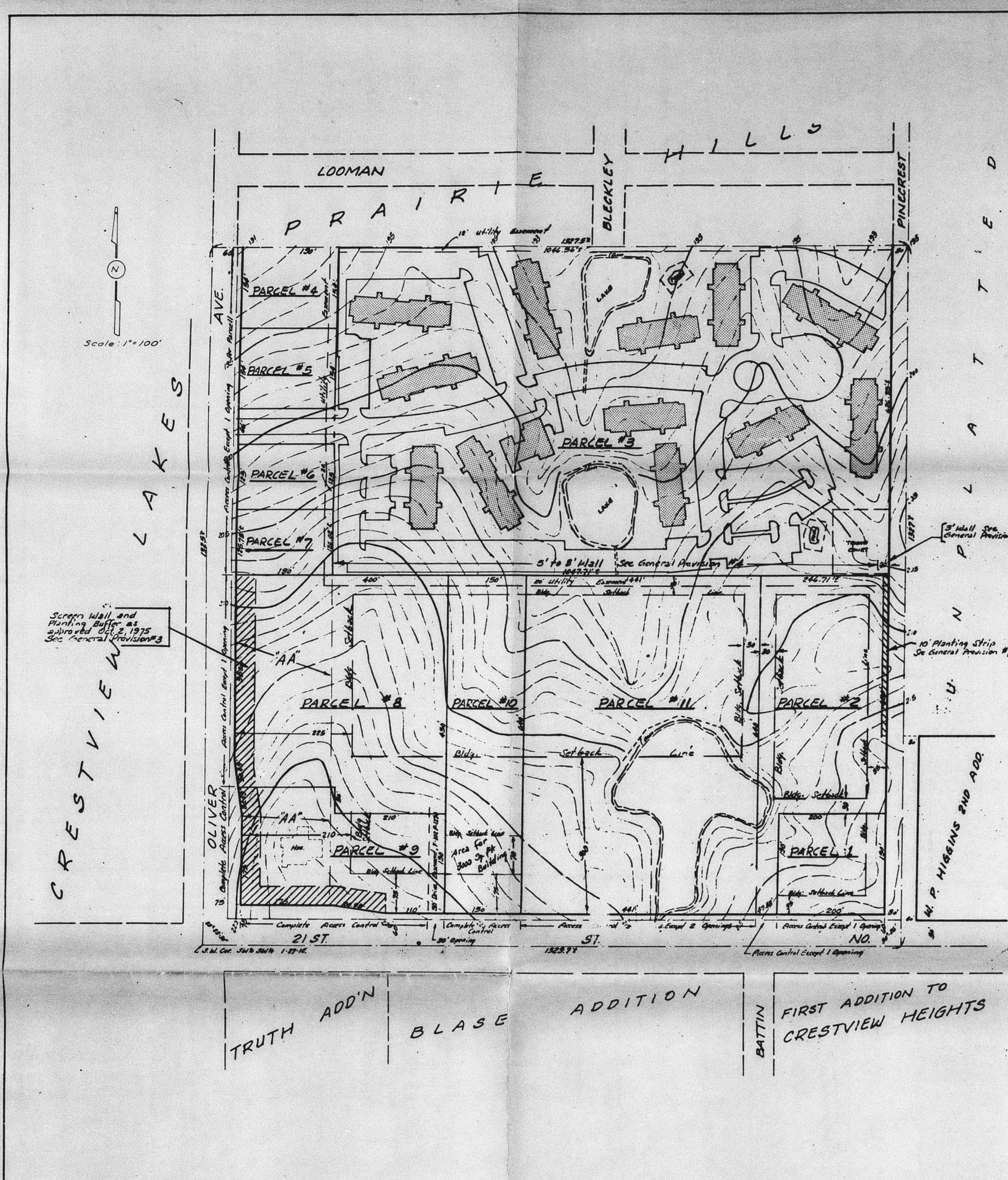


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COMMUNITY UNIT PLAN UNIVERSITY GARDENS

GENERAL PROVISIONS

1. Total Net Land Area 1,564,223 sq. ft. or 35.6 acres.
2. Signs as permitted by zoning ordinance.
3. A planting strip no less than 35 feet in width as indicated adjacent to Oliver and 21st Street and approved Oct. 2, 1977, (888 Case # 2-70 to meet condition #3). 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.
4. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, arch, stucco or similar materials, shall be constructed along the north line of Parcel #1 and #11, which may serve as a support for the support to the north. Such wall to be setback to 3 feet in height within 20 feet adjacent to Pinecrest. Fences to run from west 150 feet of Parcel #8 to east 20 feet of Parcel #2.
5. Access Controls shall be as follows:
 - 21st Street
 - 1 access point to Parcel 1
 - 2 access points to Parcel 11
 - 1 access point to Parcels 8 and 9
 - Oliver
 - 1 access point to Parcel 8 to be constructed to be utilized with the required access-lane.
 - 1 access point to Parcel 3
 - 1 access point to each of Parcel 4, 5, 6, 7
6. 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 remain in full force and be binding upon present owners, their successors and assigns.
7. No building permits shall be issued until satisfactory questions on Parcels 1, 2, 8, 9, 10 and 11 are submitted for the installation of access-lanes adjacent to 21st and Oliver, and for the installation of drainage improvements on subject parcels.
8. 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 constructed on parcels 2-8-10-11. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lane, 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.
9. There is a right of access to and across each of Parcels 1, 2, 8, 9, 10 and 11 in favor of each of said parcels. Internal vehicular circulation shall be arranged and made available to each parcel in such a manner as to facilitate ease of circulation on site and shall not be removed, altered or changed without the agreement and consent of all owners of all the parcels cited above and the Board of City Commissioners. Such access rights and circulation privileges shall be binding on all owners, heirs, successors or assigns.
10. A planting screen as indicated adjacent to Pinecrest on Parcel #2 shall be provided of low shrubbery not less than 10 feet in width shall be of such type and maintained in such a manner, as to not constitute a traffic hazard or if applicable a solid or semi-solid wall at least 5 feet but not more than 8 feet high to prevent the passage of debris or signs. Constructed of brick, stone, masonry, architectural lime or other similar material (not including wood, woven wire) shall be constructed if the storage area, service area, or rear of the building face directly onto Pinecrest. A landscape plan shall be prepared by a landscape architect for planting screen adjacent to the east side of Parcel #2, and shall be submitted to the planning department for their review and approval prior to issuance of any building permits on parcel #2.
11. Any application for a "Lot Split" shall require the approval of the Board of City Commissioners.
12. During the processing of the replat of Parcels 1, 2, 8, 9, 10 and 11, consideration shall be given to the intersection design of 21st and Oliver, including signalization and channelization, as well as the possible reconstruction including signalization of 21st east of Oliver to provide westbound left turn storage into the shopping center.

PARCEL #1

- (A) Area 36,000 Sq. Ft. or 0.822 acres
- (B) Setbacks Pinecrest 35 feet 21st Street 35 feet
- (C) Maximum Height One Story 35 feet
- (D) Maximum Gross Floor Area 8,000 Sq. Ft.
- (E) Maximum Building Coverage shall not exceed 21% of Net Land Area or 8,000 Sq. Ft.
- (F) Parking Ratio as per zoning ordinance.
- (G) Access Points 1 to 21st Street
- (H) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (I) Proposed General Use: Two buildings for restaurant or other retail uses.
- (J) Floor Area Ratio 21%
- (K) Maximum number of buildings two

PARCEL #2

- (A) Area 120,278 Sq. Ft. or 2.741 acres
- (B) Setbacks Pinecrest 35 feet 21st Street 150 feet North Property Line 35 feet
- (C) Maximum Height 30 feet
- (D) Maximum Building Coverage shall not exceed 30% of Net Land Area or 33,361 Sq. Ft.
- (E) Maximum Gross Floor Area 33,361 Sq. Ft.
- (F) Floor Area Ratio 30%
- (G) Parking Ratio as per zoning ordinance.
- (H) Access Points 1 to 21st Street
- (I) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (J) Proposed General Use: Offices, Shopping Center Facilities Retail uses, no drive-in or carry out type services or new or used auto sales, mobile home sales, recreational vehicles sales.
- (K) Maximum Number of Buildings One
- (L) Note General Provision #10.

PARCEL #3

- This will include a private drive which will also serve as dedicated 30' wide fire lane.
- (A) Area 650,766.4 Sq. Ft. or 14.94 acres
 - (B) Setbacks North property line 30 feet west and south Property line none (See General Notes)
 - (C) Minimum distance between structures shall not be less than 20 feet.
 - (D) Maximum building heights

Buildings "A", "B", "C"	3 stories
Building "D"	7 stories
 - (E) Density

Building unit type "A"	120 units
Building unit type "B"	72 units
Building unit type "C"	72 units
Building unit type "D"	26 units
Total	300 units
 - (F) Floor area ratio shall not exceed 0.40.
 - (G) Signs and monuments depicting name of the development shall be in accordance with section 28.04.07 4-11 of the Code of City of Wichita.
 - (H) Buildings and structures shall not cover in excess of 30% of total area.
 - (I) Improvements
 - one and two bedroom garden apartments
 - one and two bedroom high rise apartments
 - clubhouse in conjunction with high rise apartments
 - (J) Off street parking Total 575 cars Ratio 2 spaces per living unit

PARCELS #4-5-6-7

- (A) Areas Total Parcels #4-5 62,726.4 Sq. Ft. 1.44 acres Total Parcels #6-7 62,290.8 Sq. Ft. 1.43 acres
- (B) Setbacks Oliver Street 40 ft. North property line 40 ft. All others 25 ft.
- (C) Maximum Height 3 stories
- (D) Improvements Parcel #4-5 single family dwellings Parcel #6-7 single family dwellings
- (E) Floor area ratio shall not exceed 0.20
- (F) Maximum buildings and structures shall not cover in excess of 30% of net area of each lot.

PARCEL #8

- (A) Area 170,304 sq. ft. or 3.91 acres
- (B) Setbacks Oliver Street 225 feet north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by building shall not exceed 28,350 sq. ft.
- (E) Maximum gross floor area 28,350 sq. ft.
- (F) Floor area ratio 16.6%
- (G) Parking ratio as per zoning ordinance
- (H) Access points 1 to Oliver to be constructed to be utilized with the required access-lane. One joint opening to 21st with Parcel #9.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (J) Proposed general use: One building of shopping center facilities, retail uses.
- (K) The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings one

PARCEL #9

- (A) Area 78,708.6 sq. ft. or 1.807 acres
- (B) Setbacks 21st Street No. 75 feet Oliver Street 210 feet
- (C) Maximum building height 30 feet
- (D) Maximum land coverage by building shall not exceed 7,000 sq. ft.
- (E) Maximum gross floor area 6,000 sq. ft.
- (F) Floor area ratio 7.6%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points 1 joint opening to 21st Street No. with Parcel #8.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (J) Proposed general use: One building of office, financial institutions, general retail, no new or used auto agencies, recreational vehicles and mobile home sales agencies, service stations, those businesses normally referred to as fast food carry out restaurants.
- (K) Maximum number of buildings one

PARCEL #10

- (A) Area 96,000 sq. ft. or 2.204 acres
- (B) Setbacks 21st Street 75 feet north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by building shall not exceed 30% or 28,800 sq. ft.
- (E) Maximum gross floor area 42,609 sq. ft.
- (F) Floor area ratio 44%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points joint access to 21st Street with Parcel #9.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (J) Proposed general use: One building of shopping center facilities, retail uses. The second building to be no larger than 1,000 sq. ft. (ground floor) and constructed near 21st Street for light commercial uses, except new and used auto agencies, recreational vehicles and mobile home sales agencies, service stations, those businesses normally referred to as fast food carry out restaurants.
- (K) The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings two

PARCEL #11

- (A) Area 282,240 sq. ft. or 6.479 acres
- (B) Setbacks 21st street 150 feet north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by buildings shall not exceed 30% or 84,672 sq. ft.
- (E) Maximum gross floor area 84,672 sq. ft.
- (F) Floor area ratio 30%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points 2 to 21st Street, one of which shall be constructed to use entrance staircase.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- (J) Proposed general uses: One building to be constructed adjacent to west parcel line for shopping center facilities, retail uses.
- (K) The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings one

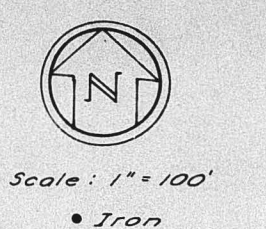
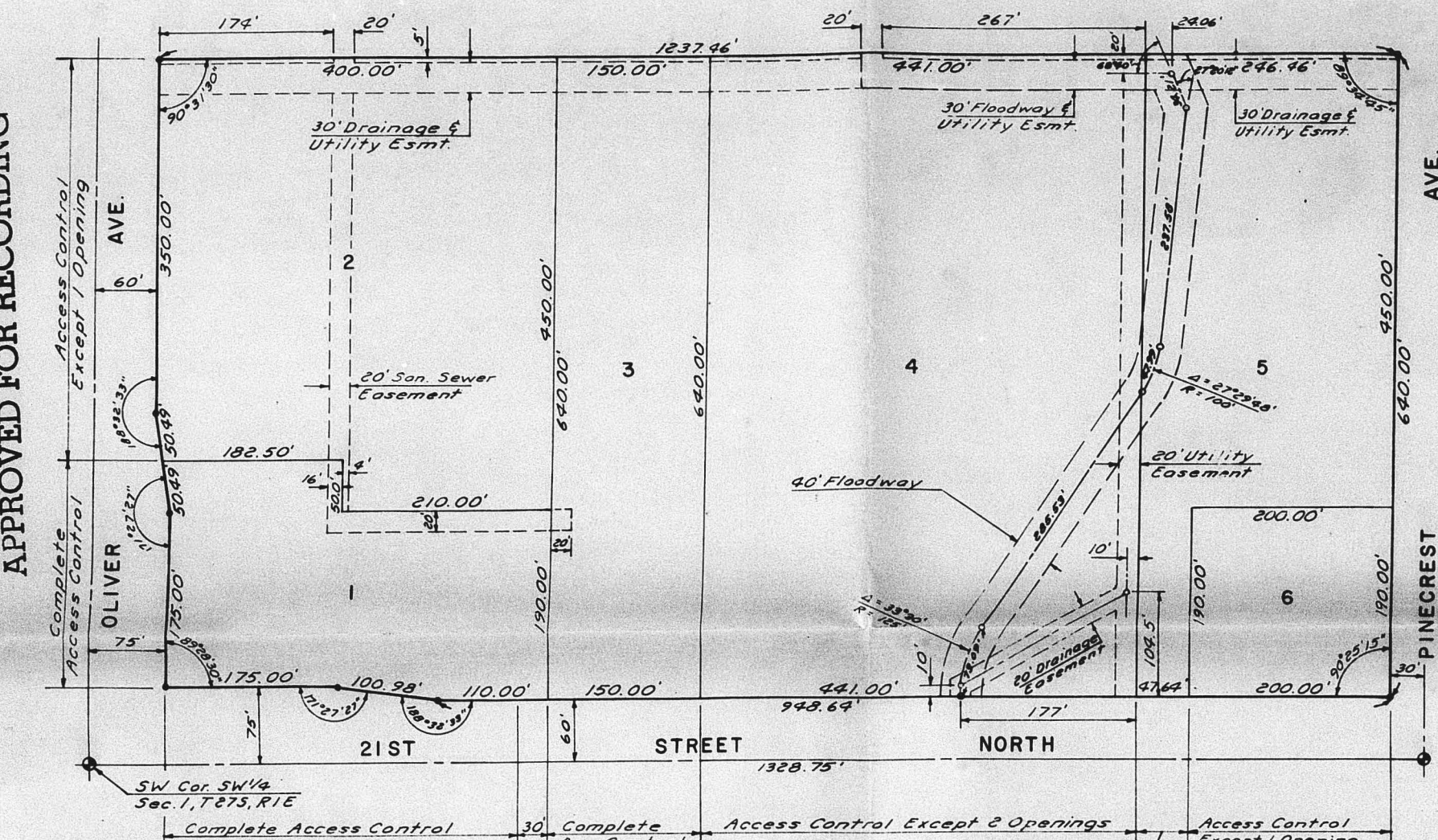
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DO NOT REMOVE
5/076-99 file

Baughman Company
330 Laura
Wichita, Kansas
April 18, 1978

UNIVERSITY GARDENS 2ND ADDITION

WICHITA, KANSAS

COPY DEAD - FILE
RECORDED ON 2/24/77
APPROVED FOR RECORDING



State of Kansas § 55. We, Baughman Company, Surveyors in aforesaid Sedgewick County and state do hereby certify that we have surveyed and platted the land described in the surveyors certificate to be platted into lots to be known as UNIVERSITY GARDENS 2ND ADDITION, Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lots 1, 2 and 8, and part of 21st Street North described as beginning at the SW corner of said Lot 2, thence easterly along the south line of Lot 2, 100.00 feet, thence southerly, 1300 feet, thence northwesterly to the point of beginning, and part of Oliver Ave described as beginning at a point on the west line of said Lot 8, said point being 725.00 feet north of the southwest corner thereof, thence northerly, along said west line 100.00 feet, thence westerly 150.00 feet, thence southeasterly to the point of beginning, all of the above as platted in University Gardens, Wichita, Kansas, said streets are being vacated by virtue of KSA 1970 Supp. 12-312 (b).
Date 1/17/76
Baughman Company
Surveyor

This plat of "UNIVERSITY GARDENS 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 20th day of October, 1976.

Wichita-Sedgewick County Metropolitan Area Planning Commission.
Chairman
Secretary

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as UNIVERSITY GARDENS 2ND ADDITION, Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. All adjoiners' rights for maintenance of public utilities along the north line of Oliver Ave and across the north line of 21st Street North and the east line of Oliver Ave are hereby granted to the City of Wichita, except however, that Lot 1 shall have access to 21st Street North over the east 30 feet of said lot; Lot 2 shall have access to Oliver Ave at one location; Lot 4 shall have access to 21st Street North at two locations; Lot 5 shall have access to 21st Street North at one location and Lot 6 shall have access to 21st Street North at one location, said locations to be determined by the City Engineer of Wichita, Kansas. The Floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgewick County Flood Control Office or their successors in office.

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 1st day of March, 1977.

City Mayor
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgewick County, Kansas, this ___ day of ___, 1977.

Chairman
Commissioner
Commissioner
County Clerk

The Oliver Partnership, a Kansas Partnership
Dillon Real Estate Co., Inc., a Kansas Corporation
E.N. Maisel and Associates, a Michigan Co-Partnership
H.A. Dorfman, Partner

State of Kansas § 55. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ___ day of ___, 1977 at o'clock ___ M; and is duly recorded.

Register of Deeds
Deputy

Entered on transfer record this ___ day of ___, 1977.
County Clerk

State of Kansas § 55. Be it remembered that on this ___ day of ___, 1976, before me a notary public in aforesaid county and state came the Oliver Partnership, a Kansas Partnership by Lindsey Ansel, Daniel M. Corney and Leslie Rudd, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

State of Kansas § 55. Be it remembered that on this ___ day of ___, 1977, before me a notary public in aforesaid county and state came the Dillon Real Estate Co., Inc., a Kansas Corporation, by Roy E. Dillon, Pres. and Lynn A. White, Alt-Sec, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

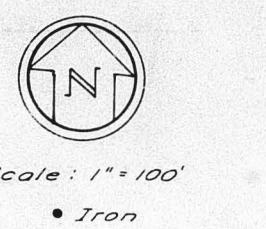
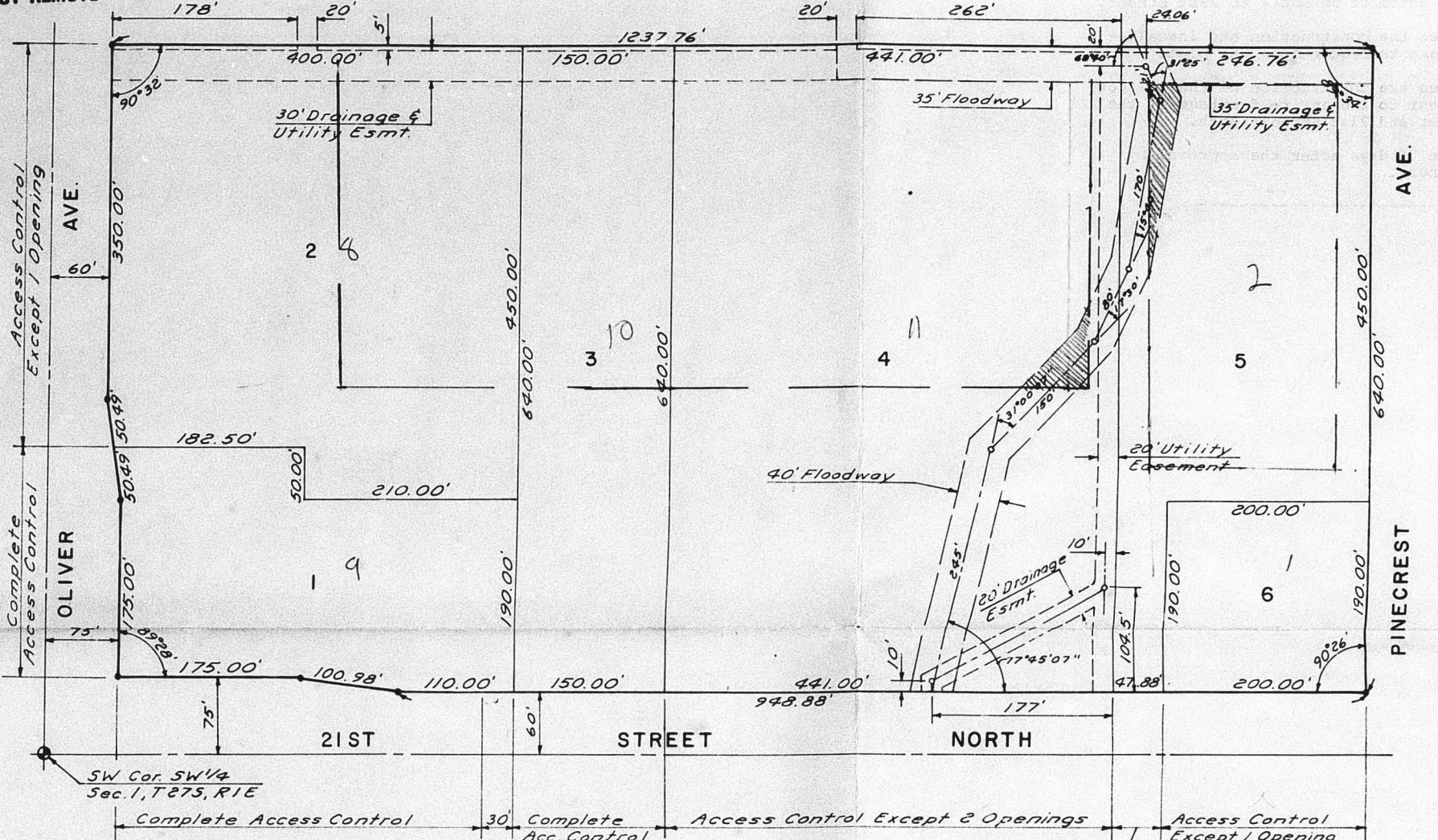
State of Michigan § 55. Be it remembered that on this ___ day of November, 1976, before me a notary public in aforesaid county and state came E.N. Maisel and Associates, a Michigan Co-Partnership by Robert A. Lander, Partner and H.A. Dorfman, Partner to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

UNIVERSITY GARDENS 2ND ADDITION

WICHITA, KANSAS

FINAL PLAT
OFFICE COPY
DO NOT REMOVE



State of Kansas § 55. We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSITY GARDENS 2ND ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lots 1, 2 and 8 and part of 21st Street North and Oliver Ave. as platted in University Gardens, Wichita, Kansas.
Date _____
Baughman Company
Surveyor

This plat of "UNIVERSITY GARDENS 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ___ day of ___, 1976.

Wichita-Sedgewick County Metropolitan Area Planning Commission.
Chairman
Secretary

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as UNIVERSITY GARDENS 2ND ADDITION, Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. All adjoiners' rights for maintenance of public utilities along the north line of Oliver Ave and across the north line of 21st Street North and the east line of Oliver Ave are hereby granted to the City of Wichita, except however, that Lot 1 shall have access to 21st Street North over the east 30 feet of said lot; Lot 2 shall have access to Oliver Ave at one location; Lot 4 shall have access to 21st Street North at two locations; Lot 5 shall have access to 21st Street North at one location and Lot 6 shall have access to 21st Street North at one location, said locations to be determined by the City Engineer of Wichita, Kansas. The Floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgewick County Flood Control Office or their successors in office.

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ___ day of ___, 1976.

City Mayor
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgewick County, Kansas, this ___ day of ___, 1976.

Chairman
Commissioner
Commissioner
County Clerk

The Oliver Partnership, a Kansas Partnership
Dillon Real Estate Co., Inc., a Kansas Corporation
E.N. Maisel and Associates, a Michigan Co-Partnership

State of Kansas § 55. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ___ day of ___, 1976 at o'clock ___ M; and is duly recorded.

Register of Deeds
Deputy

Entered on transfer record this ___ day of ___, 1976.
County Clerk

State of Kansas § 55. Be it remembered that on this ___ day of ___, 1976, before me a notary public in aforesaid county and state came the Oliver Partnership, a Kansas Partnership by Lindsey Ansel, Daniel M. Corney and Leslie Rudd, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

State of Kansas § 55. Be it remembered that on this ___ day of ___, 1977, before me a notary public in aforesaid county and state came the Dillon Real Estate Co., Inc., a Kansas Corporation, by Roy E. Dillon, Pres. and Paul W. Dillon, Sec, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

State of Michigan § 55. Be it remembered that on this ___ day of ___, 1976, before me a notary public in aforesaid county and state came E.N. Maisel and Associates, a Michigan Co-Partnership by Robert A. Lander, Partner and H.A. Dorfman, Partner to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
Commission Expires

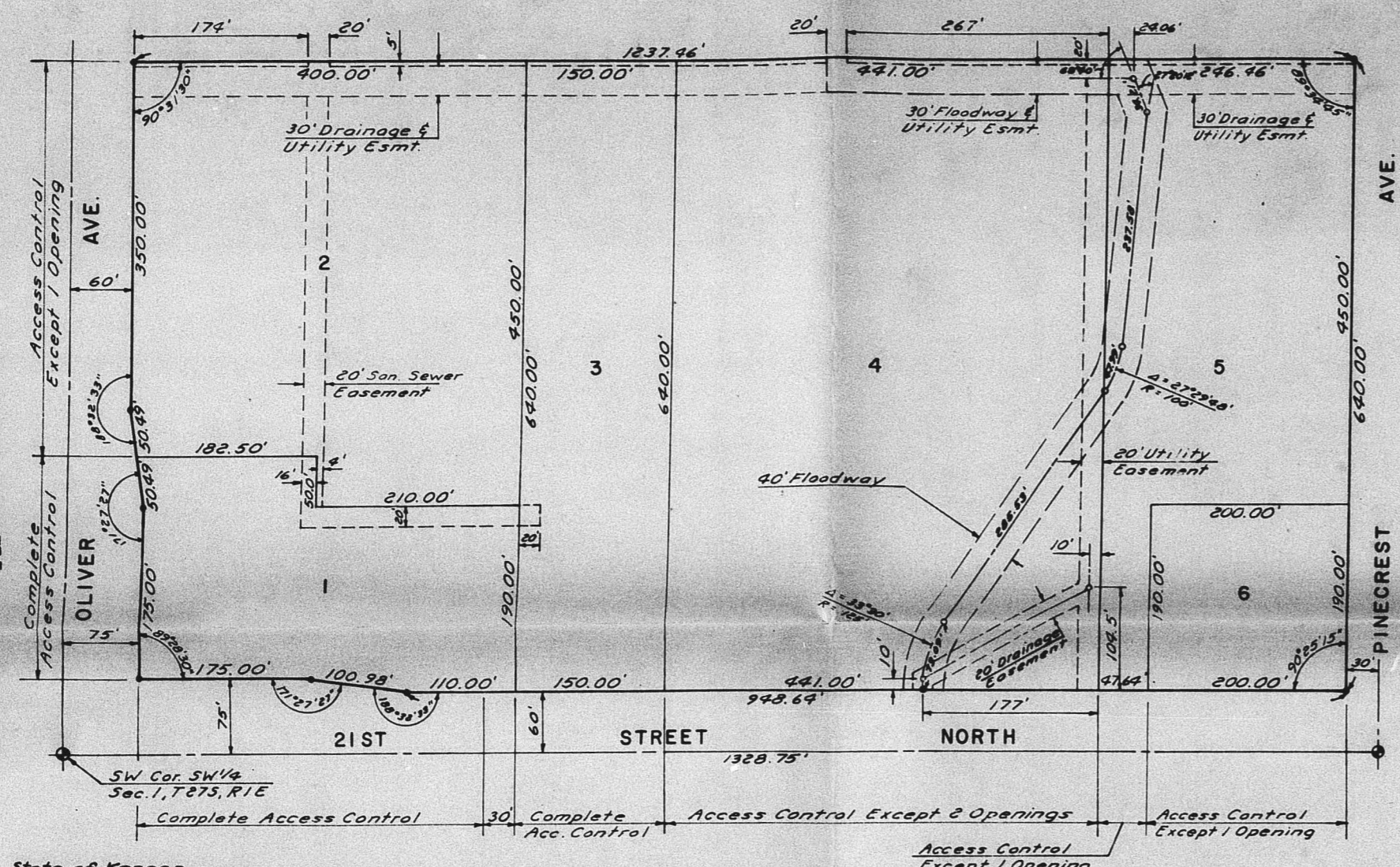
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UNIVERSITY GARDENS 2ND ADDITION

WICHITA, KANSAS

COPY DEAD - FILE

RECORDED ON 27 March 3, 1977
APPROVED FOR RECORDING



State of Kansas § 55. We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "UNIVERSITY GARDENS 2ND ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of lots 1, 2 and 3, and part of 21st Street North described as beginning at the SW corner of said Lot 1, thence easterly along the south line of said Lot 1, 100.00 Feet; thence southerly, 130.00 Feet; thence northwesterly to the point of beginning, and part of Oliver Ave described as beginning at a point on the west line of said Lot 3, said point being 175.00 Feet north of the southwest corner thereof; thence northerly along said west line 100.00 Feet; thence westerly 150.00 Feet; thence southeasterly to the point of beginning, all of the above as plotted in University Gardens, Wichita, Kansas. Said streets are being vacated by virtue of KSA 1970 Subd. 12-512 (b).
Date: 11/2/76
William C. Ketter, Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into lots to be known as "UNIVERSITY GARDENS 2ND ADDITION," Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. All abutters rights of access over and across the north line of 21st Street North and the east line of Oliver Ave. are hereby granted to the City of Wichita, except, however, that Lot 1 shall have access to 21st Street North over the east 30 feet of said lot; Lot 2 shall have access to Oliver Ave. at one location; Lot 3 shall have access to 21st Street North at two locations; Lot 4 shall have access to 21st Street North at one location and Lot 5 shall have access to 21st Street North at one location, said locations to be determined by the City Engineer of Wichita, Kansas. The Floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office.

The Oliver Partnership, a Kansas Partnership
Lindy Andeel, Daniel M. Carney and Leslie Rudd
Dillon Real Estate Co., Inc., a Kansas Corporation
Ray C. Dillon, President
Robert A. White, Secretary
E.N. Maisel and Associates, a Michigan Co-Partnership
Robert A. Landet, Partner
H.A. Dorfman, Partner

State of Kansas § 55. Be it remembered that on this 14th day of December, 1976, before me a notary public in aforesaid county and state came The Oliver Partnership, a Kansas Partnership by Lindy Andeel, Daniel M. Carney and Leslie Rudd, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.
Mabel Diane Buckholz, Notary Public
My Commission Expires 4/14/78

State of Kansas § 55. Be it remembered that on this 5th day of February, 1977, before me a notary public in aforesaid county and state came the Dillon Real Estate Co., Inc., a Kansas Corporation, by Ray C. Dillon, President, and Robert A. White, Secretary, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.
Dorothy K. White, Notary Public
My Commission Expires 11/19/77

State of Michigan § 55. Be it remembered that on this 18th day of November, 1976, before me a notary public in aforesaid county and state came E.N. Maisel and Associates, a Michigan Co-Partnership by Robert A. Landet, Partner and H.A. Dorfman, Partner to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.
Mabel Diane Buckholz, Notary Public
My Commission Expires April 12, 1978

This plat of "UNIVERSITY GARDENS 2ND ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 28th day of October, 1976.
Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Landet, Chairman
Robert A. Landet, Secretary
Robert A. Landet

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 1st day of March, 1977.

Glen Shanahan, Mayor
Donald C. Ozick, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ___ day of ___, 1977.

Tom Stull, Chairman
John Hale, Commissioner
Dwight E. Hefner, Commissioner
Dorothy K. White, County Clerk

State of Kansas § 55. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ___ day of ___, 1977 at ___ o'clock ___ M; and is duly recorded.

Bette F. McCort, Register of Deeds
Pat Kettler, Deputy

Entered on transfer record this ___ day of ___, 1977.
Dorothy K. White, County Clerk

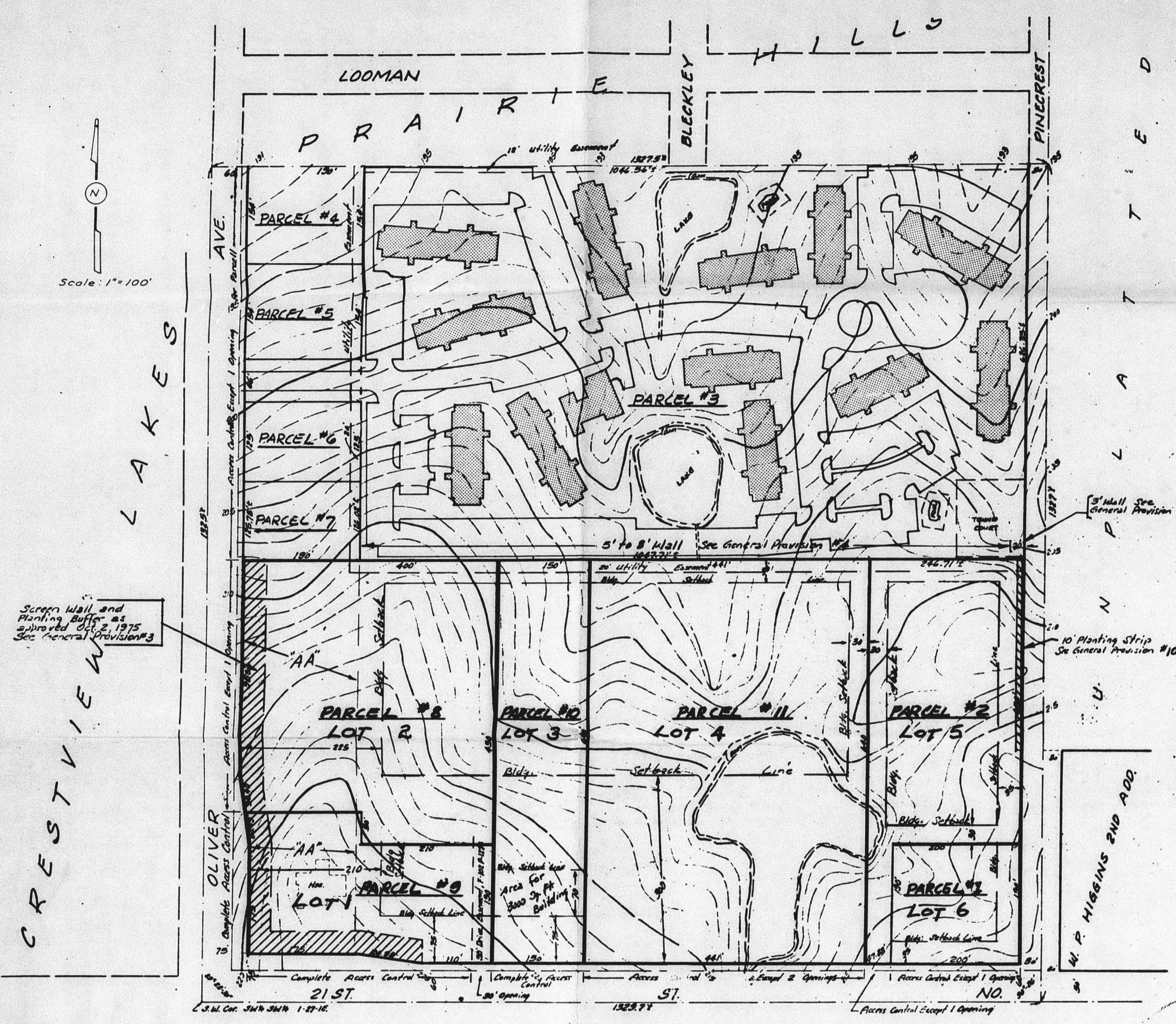
We, The Union National Bank of Wichita, Kansas, holders of a mortgage on part of the above described property, do hereby consent to this plat of "UNIVERSITY GARDENS 2ND ADDITION".
Norman Fredrick, Secretary

State of Kansas § 55. Be it remembered that on this 9th day of ___, 1977, before me a notary public in aforesaid county and state came the Union National Bank of Wichita, Kansas, by Norman Fredrick, Secretary, and ___ to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Wesley K. ___ Notary Public
My Commission Expires 11-19-77

- It should be noted that the revised associated Community Unit Plan, UP-8, has been approved by the Board of City Commissioners subject to platting.
- As required on the approved CUP, the applicant shall guarantee the construction of a major entrance on Lot 4 to 21st Street.
- The applicant shall guarantee the construction and installation of all drainage improvements required on the plat.
- The applicant shall guarantee the construction of the 20-foot wide access-decel lane adjacent to the entire frontage of the subject property along Oliver and 21st Street North.
- Recording of the plat within 30 days after the approval by the Board of City Commissioners.

99-85 102



CRESTVIEW LAKES

TRUTH ADD'N BLASE ADDITION BATTIN FIRST ADDITION TO CRESTVIEW HEIGHTS

COMMUNITY UNIT PLAN UNIVERSITY GARDENS

OFFICE COPY
DO NOT REMOVE

SID 76 99

GENERAL PROVISIONS

- Total Net Land Area 1,541,323 sq. ft. or 35.8 acres.
- Signs as permitted by zoning ordinance.
- A planting strip no less than 30 feet in width as hereinafter defined shall be provided along the north line of Parcel #2 and Parcel #3. Failure to properly maintain the planting strip 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 strip is not properly maintained.
- A 6 to 8 foot high solid or semi-solid wall of brick, stone, masonry, arch-stone or similar material shall be constructed along the north line of Parcel #2 and Parcel #3, which may serve as a support for the export to the north. Such wall shall be no less than 3 feet in height within 30 feet of Parcel #2 to west 20 feet of Parcel #2.
- Access Controls shall be as follows:
 - 21st Street
 - 1 access point to Parcel 1
 - 1 access point to Parcel 2
 - 1 access point to Parcel 11
 - 1 access point to Parcels 8 and 9
 - Oliver
 - 1 access point to Parcel 8 to be constructed to be utilized with the required access-dead lane.
 - 1 access point to Parcel 3
 - 1 access point to each of Parcel 4, 5, 6, 7
- The transfer of title of all or any portion of the land included within the Community Unit Plan for any reason whatsoever does not constitute a termination of the plan or any portion thereof, but shall bind all successors in title and shall be binding upon present owners, their successors and assigns.
- No building permits shall be issued until satisfactory questions on Parcels 1, 2, 8, 9, 10 and 11 are submitted for the installation of access-dead lanes adjacent to 21st and Oliver, and for the installation of drainage improvements on subject parcels.
- 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 constructed on parcels 2-10-11. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lane, 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.
- There is a right of access to and across each of Parcels 1, 2, 8, 9, 10 and 11 in favor of each of said parcels. Internal vehicular circulation shall be arranged and made available to each parcel in such a manner as to facilitate ease of circulation on site and shall not be removed, altered or changed without the agreement and consent of all owners of all the parcels abutting above and the Board of City Commissioners. Such access rights and circulation privileges shall be binding on all owners, heirs, successors or assigns.
- A planting screen as indicated adjacent to Pinecrest on Parcel #7 shall be provided of low shrubbery not less than 10 feet in width shall be of such type and maintained in such a manner as to not constitute a traffic hazard or if applicable, a solid or semi-solid wall at least 5 feet in height and 8 feet high to prevent the passage of debris or light. Constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, screen wire) shall be constructed if the storage area, service area, or rear of the building face directly onto Pinecrest. A landscape planting screen adjacent to the east side of Parcel #7, and shall be submitted to the planning department for their review and approval prior to issuance of any building permits on parcel #7.
- Any application for a "lot split" shall require the approval of the Board of City Commissioners.
- During the processing of the replat of Parcels 1, 2, 8, 9, 10 and 11 consideration shall be given to the intersection design of 21st and Oliver, including signalization and channelization, as well as the possible reconstruction including signalization of 21st west of Oliver to provide eastbound left turn storage into the shopping center.

PARCEL # 1

- Area 30,000 sq. ft. or 0.672 acres
- Setbacks Pinecrest 35 feet 21st Street 35 feet
- Maximum Height One Story 35 feet
- Maximum Gross Floor Area 9,000 sq. ft.
- Maximum Building Coverage shall not exceed 21% of Net Land Area or 6,300 sq. ft.
- Parking Ratio as per zoning ordinance.
- Access Points 1 to 21st Street
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- Proposed General Use: One building for restaurant or other retail use.
- Floor Area Ratio 21%
- Maximum number of buildings two

PARCEL # 2

- Area 120,278 sq. ft. or 2.761 acres
- Setbacks Pinecrest 35 feet 21st Street 150 feet North Property Line 35 feet
- Maximum Height 30 feet
- Maximum Building Coverage shall not exceed 10% of Net Land Area or 33,161 sq. ft.
- Maximum Gross Floor Area 33,161 sq. ft.
- Floor Area Ratio 10%
- Parking Ratio as per zoning ordinance.
- Access Points 1 to 21st Street
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- Proposed General Use: Offices, Shopping Center Facilities Retail uses, no drive-in or carry out type services or new or used auto sales, mobile home sales, recreational vehicles sales.
- Maximum Number of Buildings One
- Note General Provision #10.

PARCEL # 3

- This will include a private drive which will also serve as dedicated 30' wide fire lane.
- Area 650,786.4 sq. ft. or 14.94 acres
 - Setbacks north property line 10 feet east property line 20 feet west and south property line none (See General Note)
 - Minimum distances between structures shall not be less than 20 feet.
 - Maximum Building Heights Buildings "A" "B" "C" 3 stories Building "D" 7 stories
 - Density Building unit type "A" 120 units Building unit type "B" 72 units Building unit type "C" 72 units Building unit type "D" 36 units 20.08 Units/Acre
 - Floor area ratio shall not exceed 0.40.
 - Signs and monuments designating name of the development shall be in accordance with section 20-61-07 A-11 of the Code of City of Wichita.
 - Buildings and structures shall not cover in excess of 20% of total area.
 - Improvements one and two bedroom garden apartments one and two bedroom high rise apartments clubhouse in conjunction with high rise apartments
 - Off Street parking Total 376 cars Ratio 3 spaces per living unit

PARCELS # 8, 9, 10, 11

- Area Total Parcels #8-11 62,726.4 sq. ft. 1.44 acres Total Parcels #8-11 62,726.4 sq. ft. 1.44 acres
- Setbacks Oliver Street 40 ft North Property Line 40 ft All others 25 ft.
- Maximum height 3 stories
- Improvements Parcel #8-10 single family dwellings Parcel #8-11 single family dwellings
- Floor area ratio shall not exceed 0.20
- Maximum buildings and structures shall not cover in excess of 10% of net area of each lot.

PARCEL # 8

- Area 170,306 sq. ft. or 3.91 acres
- Setbacks Oliver Street .225 feet north property line 35 feet
- Maximum building height 35 feet
- Maximum land coverage by building shall not exceed 28,350 sq. ft.
- Maximum gross floor area 28,350 sq. ft.
- Floor area ratio 16.6%
- Parking ratio as per zoning ordinance
- Access points 1 to Oliver to be constructed to be utilized with the required access-dead lane. One joint opening to 21st with Parcel #9.
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- Proposed general use: One building of shopping center facilities, retail use.
- The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- Maximum number of buildings one

PARCEL # 9

- Area 78,708.6 sq. ft. or 1.807 acres
- Setbacks 21st Street No. 75 feet Oliver Street 210 feet
- Maximum building height 30 feet
- Maximum land coverage by building shall not exceed 3,000 sq. ft.
- Maximum gross floor area 6,000 sq. ft.
- Floor area ratio 7.6%
- Parking ratio as per zoning ordinance.
- Access points 1 joint opening to 21st Street No. with Parcel #8.
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- Proposed general use: One building of office, financial institutions, general retail, no new or used auto service stations, those businesses normally referred to as fast food carry out restaurants.
- Maximum number of buildings one

PARCEL # 10

- Area 96,000 sq. ft. or 2.204 acres
- Setbacks 21st Street 75 feet north property line 35 feet
- Maximum building height 35 feet
- Maximum land coverage by building shall not exceed 10% or 38,800 sq. ft.
- Maximum gross floor area 42,609 sq. ft.
- Floor area ratio 44%
- Parking ratio as per zoning ordinance.
- Access points joint access to 21st Street with Parcel # 9.
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
- Proposed general use: One building of shopping center facilities, retail use. The second building to be no larger than 2,000 sq. ft. and constructed and constructed near 21st Street for light commercial use, except one home sales agencies, recreational vehicles and mobile home sales agencies, service stations, those businesses normally referred to as fast food carry out restaurants.
- The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- Maximum number of buildings two

PARCEL # 11

- Area 282,240 sq. ft. or 6.479 acres
- Setbacks 21st Street 150 feet north property line 35 feet
- Maximum building height 35 feet
- Maximum land coverage by buildings shall not exceed 10% or 84,672 sq. ft.
- Maximum gross floor area 84,672 sq. ft.
- Floor area ratio 10%
- Parking ratio as per zoning ordinance.
- Access points 2 to 21st Street, one of which shall be constructed to meet entrance standards.
- Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision # 7.
- Proposed general use: One building to be constructed adjacent to west parcel line for shopping center facilities, retail use.
- The buildings on Parcels 8, 10 and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- Maximum number of buildings one

Baughman Company
830 Laura
Wichita, Kansas
Sept. 18, 1976