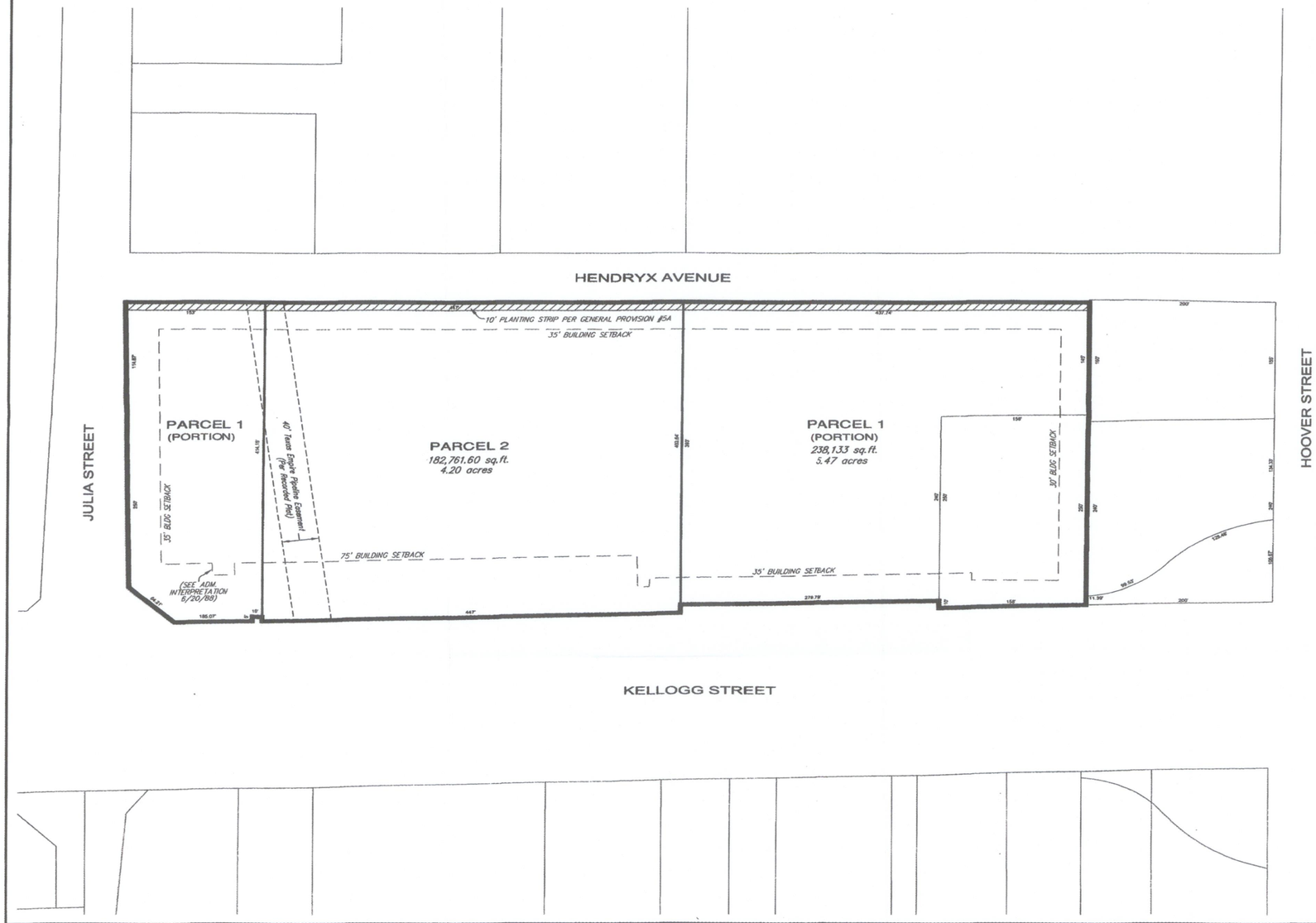
BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN
DP-34



GENERAL PROVSIONS:

1. Net Area 420,895 Sq. Ft. or 9.66 Acres
2. 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.
3. Maximum Building Heights in accordance with ordinances of the City of Wichita and subject to the approval of the Federal Aviation Administration.
4. 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

5. Screening:
   A. 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.
   B. 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 on "AA" "A" "RS" "J" district even if separated by a street. This provision shall be complied with prior to the occupancy of the structure requiring said wall.
6. 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

7. Drainage will be handled in the manner as approved in the final plat.
8. 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. one 40-foot tall sign may be permitted on that Portion of Parcel 1 adjacent to the West Hoover Drive.
9. Lighting: Overhead lights shall be directed downward so as to confine concentration of lights on the premises and not onto adjacent properties.
10. Parking Ratio: As required per zoning ordinance.
11. Proposed Land Use: New and used Auto Agency and related services, and Highway oriented businesses.
12. 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

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

PARCEL 2

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

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

Dated March 23, 2006
APPROVED CUP
MAPC Parkland Adjustment
CUP 06-04 1 of 4

AA 10-28-13
APPROVED CUP
MAPC 4-10-69 DM
BCC 4-22-69 DM
MAPC Cond #2

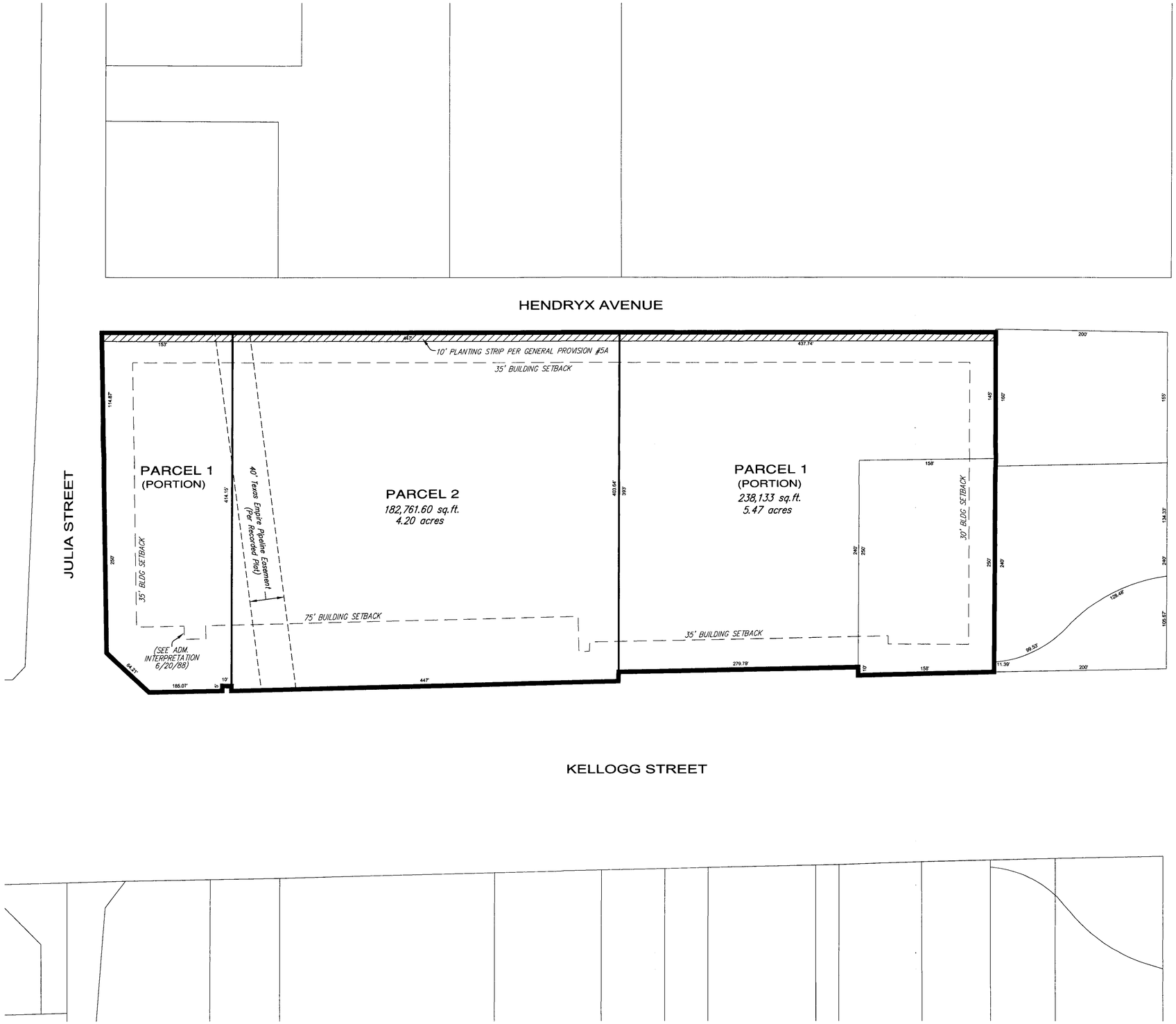
SUPERSEDED

DP-34
BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN

SCALE: 1" = 60'

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7221 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN
DP-34



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LEGAL DESCRIPTION:

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

REVISIONS

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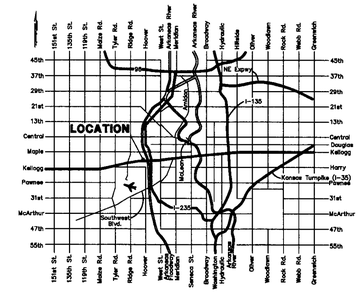

AA 10-28-13
APPROVED CUP
MAPC 4-10-69 DM
BCC 4-22-69 DM
MAPC Cons 1 of 2

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
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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HENDRIX AVE.

437.74'

(EXIST. BUILDING)

STAIRS OVER

C
F.F. EL. 121.00

PLANT TO AVOID STAIRS

D
F.F. EL. 121.00

PLANT TO AVOID STAIRS

STAIRS OVER

E
F.F. EL. 120.25

STAIRS OVER

B
F.F. EL. 120.25

PLANT TO AVOID STAIRS

PLANT TO AVOID STAIRS

STAIRS OVER

A
F.F. EL. 119.50

PLANT TO AVOID STAIRS

PLANT AGAINST WALL

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.

EXIST. SEWER EASEMENT

EXIST. UTILITY EASEMENT

143.35'

158.00'

EXIST. SEWER EASEMENT

DECORATIVE ROCK GROUNDCOVER:
ALL PLANTED AREAS SHALL BE COVERED WITH "FERMA-BARK" RUSTIC BROWN (SHALE), 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 INSTALLATION AND SOURCE.

(EXIST. DENNY'S RESTAURANT)

250.00'

403.66'

279.79'

KELLOGG DR.

SCALE: 1" = 20'-0"

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

SAPPA
landscape architecture · planning
3238 state street
santa barbara, ca 93105

Garcia Architects
924 Anacapa Street
Santa Barbara
California 93101
(805) 965-3861
Charles E. Pence, A.I.A.

REVISIONS

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

WICHITA, KANSAS

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

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HENDRIX AVE.

N. 89°54'E. 437.74'

EAST 437.74'

233.5'

TAP BY GAS CO.

2" G

55'

10'

90°05'15"

5'-0" HIGH C.M.U. WALL

F.P.Y.H.

3/4"

1"

89°54'

20'

10'

SET IRON PIN

NORTH 143.35' (ASSUMED)

EXIST. SEWER EASEMENT

EXIST. UTILITY EASEMENT

SS

(EXIST. BUILDING)

N 0°00'4 "W. 403.6 '

4" A.C.P. WATER

GAS LINE BY GAS CO.

3/4"

F.P.Y.H.

WING 'C'
F.F.EL. = 121.00

C.O. #1
INV. = 116.00

13
C2

C.O. #2
INV. = 113.77

WING 'D'
F.F.EL. = 121.00

6" V.C.P. SEWER @ 1.54%

6" V.C.P. SEWER @ 12.7%

1 1/4"

DEMOLISH EXIST. M.H. 4
RIM = 15.9
FL. = 09.02

P.J. #2
INV. = 113.39

P.J. #1
INV. = 112.77

6" V.C.P. SEWER @ 1.54%

EXIST. M.H.
RIM = 16.2
FL. = 07.75

91°27'

3.88°33'W. 158.00'

F.P.Y.H.

90° BEND

3 1/2" GAS LINE
4" A.C.P. WATER

C.O. #3
INV. = 116.00

P.J. #3
INV. = 114.57

EXIST. SEWER TO BE ABANDONED

NEW MANHOLE
EXIST. INV. = 108.00
N-S. INV. = 108.90
SEE DET. 1/C2

EXIST. SEWER EASEMENT

EXIST. 6" V.C.P. SEWER @ 0.40%

GAS METER

TRANS LOCATION
9
C2

MECH.

LAUND

WING 'E'
F.F. EL. = 120.25

C.O. #4
INV. = 115.00

WING 'B'
F.F.EL. = 120.25

6" V.C.P. SEWER @ 2.0%

6" V.C.P. SEWER @ 3.40%

C.O. #5
INV. = 111.28

90° BEND

F.P.Y.H.

1"

POOL

WING 'A'
F.F.EL. = 119.50

MGR'S. APT.

OFF

C.O. #6
INV. = 114.00

3/4"

SET IRON PIN

SOUTH 250.00'

(EXIST. A.C. PARKING LOT)

(NOT A PART OF THIS CONSTRUCTION)

(EXIST. DENNY'S RESTAURANT)

F.P.Y.H. 3/4" 3/4" F.P.Y.H. F.P.Y.H.

88°34'45"

S. 88°33'W.

279.79'

91°27'

SET IRON PIN

KELLOGG DRIVE

TRUE NORTH

N

SCALE: 1"=20'-0"

GENERAL NOTES:

A. EXIST. UTILITIES BASED ON SURVEY BY BAUGHMAN COMPANY, SURVEYORS 330 LAURA, WICHITA, KANSAS DATED 30 AUGUST 1977

B. BENCH MARK USED: CITY STANDARD DISC, CENTER OF U.S. HWY. 54 PAVMENT & 44' WEST OF ℄ OF DUGAN. ELEV. = 121.652 (CITY DATUM)

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY & COORDINATE WITH UTILITY COMPANIES AND STATE HIGHWAY DEPARTMENT.
2. ALL SEWER PIPE TO BE EXTRA-STRENGTH VITRIFIED CLAY PIPE.
3. ALL A.C.P. WATER LINES CLASS (150).
4. EXIST. MANHOLE TO BE DEMOLISED TO 3'-0" BELOW FINISH GRADE AND REFILLED IN 8" COMPACTED LAYERS.

LEGEND

- NEW CLEN-OUTS 15/C2 TYP.
- NEW YARD HYDRANTS (TO BE FREEZE-PROOF)
- SS — EXIST. SANITARY SEWER
- W — EXIST. WATER LINE
- SD — EXIST. STORM DRAIN SEWER
- G — EXIST. GAS LINE
- PIPE JUNCTION

MAIN LINE

ALUM. MANHOLE STEPS

NOTE: USE NON-SHRINK GROUT FOR JOINTS AND FILLETS.

PLAN

MANHOLE FRAME & COVER

ASPHALT PAVING

BASE COURSE

FIRST 2-STEPS TO PROTRUDE 4" INTO MANHOLE AND ALL OTHERS 6" STEPS TO BE SET IN EPOXY CEMENT OR PRE-CASTED IN PLACE.

CLASS III REINFORCED CONC. PIPE. (OPTIONAL)

SHAPE INVERT OF MANHOLE TO CONFORM TO PIPE SIZE BY CONC. FILL OR CUT PIPE SECTION GROUTED IN PLACE.

SLOPE 2"

CLASS A, 5B, 3000 LB. CONCRETE FILL.

SEGMENTED BLOCK OR STRUCTURAL BRICK

SLOPE 2"

STUB OR LATERAL

1/2" PLASTER INSIDE & OUTSIDE, FOR BLOCK OR BRICK

1" ASPHALT SURFACE COURSE

CONC. COLLAR

FINISH GRADE

6" BELOW BRICK

4 HEADER COURSES OF STRUCT. BRICK MAX. FOR ADJUSTING MANHOLE TO GRADE.

END OF PLASTER FOR BLK. OR BRICK M.H.'S W/PRE-CAST CONE

PRE-CAST CONC., BRICK OR BLOCK CONE.

6" GROUT FILLET ON UPPER HALF OF PIPE.

STUB OR LATERAL

INVERT OF STUB OR LATERAL @ ℄ OF MAIN, IF POSSIBLE.

COMPACTED FILL

CONC. PIPE SUPPORT EXTEND TO BELL OF FIRST JOINT.

USE MIN. OF 1/2 PIPE THRU MANHOLE

SECTION "A"-"A"

MANHOLE DETAIL
N.T.S.

1/C2

REVISIONS

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

WICHITA, KANSAS

DRAWN BY: M.R.J.
CHECKED :
PAGE NO.
ISSUE DATE

UTILITIES SITE PLAN

C-4

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PLANT LIST

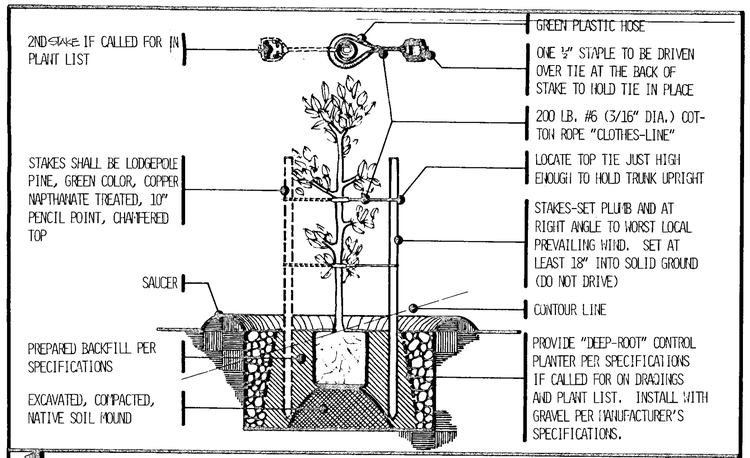
plant flag: T-3 / 14 — symbol: letter = plant type, number = position on plant list; number: count at plant flag

symbol	number	size	botanical name	common name	notes
T-1	16	2" B&B	PLATANUS ACERIFOLIA 'STANDARDIZED'	LONDON PLANE TREE	DOUBLE STAKE PER DETAIL #1, SHEET L-2
T-2	26	1½"-2" B&B	NYSSA SYLVATICA	TUPELO	SINGLE STAKE PER DETAIL #1, " "
T-3	22	6'-8' B&B	PINUS NIGRA	AUSTRIAN PINE	DOUBLE STAKE PER DETAIL #1, " "
T-4	10	4'-5' HIGH	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	NO STAKE
T-5	32	1½" B&B	CRATAEGUS YONOGYNA 'STRICTA'	ENGLISH HAWTHORN VARIETY	DOUBLE STAKE PER DETAIL #1, SHEET L-2
T-6	18	3"-4" B&B	BETULA ALBA (MULTIPLE)	WHITE BIRCH	NO STAKE
S-1	19	2 GAL	DEUTZIA GRACILIS	SLENDER DEUTZIA	
S-2	97	5 GAL.	JUNIPERUS SABINA 'BROADMORE'	'BROADMORE' JUNIPER	
S-3	369	5 GAL.	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	
S-4	216	1 GAL.	EIRIOPE SPICATA		
S-5	94	2 GAL.	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	
S-6	69	5 GAL.	BERBERIS THUNBERGII 'ATROPURPUREA NANA' KNIGHT BERGUNDY	KNIGHT BURGUNDY BARBERRY	
S-7	69	2 GAL	BERBERIS THUNBERGII 'AUREA'	'AUREA' BARBERRY	
V-1	6	1 GAL.	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	DWARF BOSTON IVY	SEE DETAIL 2, BELOW

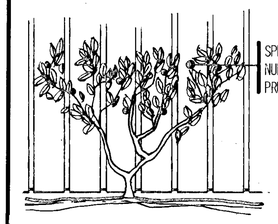
planting notes:

1. REFER TO SEPARATE LANDSCAPING SPECIFICATIONS CONTAINED IN ARCHITECTURAL SPECIFICATIONS BOOK
2. ALL AREAS NOT SHOWN ON DRAWINGS TO BE PLANTED GROUND COVER SHALL RECEIVE GRAVEL GROUND COVER PER SPECIFICATIONS.
3. 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.
4. CONTACT THE PROJECT ENGINEER (MOTEL 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.

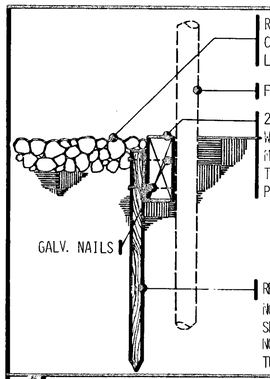
EARTHPLAN
landscape architecture · planning · 3938 state street
santa barbara, ca 93105



1 TREE PLANTING AND STAKING — no scale



2 VINE TYING — no scale



4 REDWOOD HEADER — no scale

REVISIONS

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

DRAWN BY: KA
CHECKED: ERC
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HENDRIX AVE.

N. 89°54'E. 437.74'

EAST 437.74'

233.5'

TAP BY GAS CO.

2" G

55'

10'

90°05'15"

5'-0" HIGH C.M.U. WALL

F.P.Y.H.

3/4"

1"

89°54'

20'

10'

SET IRON PIN

NORTH 143.35' (ASSUMED)

EXIST. SEWER EASEMENT

EXIST. UTILITY EASEMENT

SS

(EXIST. BUILDING)

N 0°00'4 "W. 403.6 '

4" A.C.P. WATER

GAS LINE BY GAS CO.

3/4"

F.P.Y.H.

WING 'C'
F.F.EL. = 121.00

C.O. #1
INV. = 116.00

13
C2

C.O. #2
INV. = 113.77

WING 'D'
F.F.EL. = 121.00

6" V.C.P. SEWER @ 1.54%

6" V.C.P. SEWER @ 12.7%

1 1/4"

DEMOLISH EXIST. M.H. 4
RIM = 15.9
FL. = 09.02

P.J. #2
INV. = 113.39

P.J. #1
INV. = 112.77

6" V.C.P. SEWER @ 1.54%

EXIST. M.H.
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FL. = 07.75

91°27'

3.88°33'W. 158.00'

F.P.Y.H.

90° BEND

3 1/2" GAS LINE
4" A.C.P. WATER

C.O. #3
INV. = 116.00

P.J. #3
INV. = 114.57

EXIST. SEWER TO BE ABANDONED

NEW MANHOLE
EXIST. INV. = 108.00
N-S. INV. = 108.90
SEE DET. 1/C2

EXIST. SEWER EASEMENT

EXIST. 6" V.C.P. SEWER @ 0.40%

GAS METER

TRANS LOCATION
9
C2

MECH.

LAUND

WING 'E'
F.F. EL. = 120.25

C.O. #4
INV. = 115.00

WING 'B'
F.F.EL. = 120.25

6" V.C.P. SEWER @ 2.0%

6" V.C.P. SEWER @ 3.40%

C.O. #5
INV. = 111.28

90° BEND

F.P.Y.H.

1"

POOL

WING 'A'
F.F.EL. = 119.50

MGR'S. APT.

OFF

C.O. #6
INV. = 114.00

3/4"

SET IRON PIN

SOUTH 250.00'

(EXIST. A.C. PARKING LOT)

(NOT A PART OF THIS CONSTRUCTION)

(EXIST. DENNY'S RESTAURANT)

F.P.Y.H. 3/4" 3/4" F.P.Y.H. F.P.Y.H.

88°34'45"

S. 88°33'W.

279.79'

91°27'

SET IRON PIN

KELLOGG DRIVE

TRUE NORTH

N

SCALE: 1"=20'-0"

GENERAL NOTES:

A. EXIST. UTILITIES BASED ON SURVEY BY BAUGHMAN COMPANY, SURVEYORS 330 LAURA, WICHITA, KANSAS DATED 30 AUGUST 1977

B. BENCH MARK USED: CITY STANDARD DISC, CENTER OF U.S. HWY. 54 PAVMENT & 44' WEST OF ℄ OF DUGAN. ELEV. = 121.652 (CITY DATUM)

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY & COORDINATE WITH UTILITY COMPANIES AND STATE HIGHWAY DEPARTMENT.
2. ALL SEWER PIPE TO BE EXTRA-STRENGTH VITRIFIED CLAY PIPE.
3. ALL A.C.P. WATER LINES CLASS (150).
4. EXIST. MANHOLE TO BE DEMOLISED TO 3'-0" BELOW FINISH GRADE AND REFILLED IN 8" COMPACTED LAYERS.

LEGEND

- NEW CLEN-OUTS 15/C2 TYP.
- NEW YARD HYDRANTS (TO BE FREEZE-PROOF)
- SS — EXIST. SANITARY SEWER
- W — EXIST. WATER LINE
- SD — EXIST. STORM DRAIN SEWER
- G — EXIST. GAS LINE
- PIPE JUNCTION

MAIN LINE

ALUM. MANHOLE STEPS

NOTE: USE NON-SHRINK GROUT FOR JOINTS AND FILLETS.

PLAN

MANHOLE FRAME & COVER

ASPHALT PAVING

BASE COURSE

FIRST 2-STEPS TO PROTRUDE 4" INTO MANHOLE AND ALL OTHERS 6" STEPS TO BE SET IN EPOXY CEMENT OR PRE-CASTED IN PLACE.

CLASS III REINFORCED CONC. PIPE. (OPTIONAL)

SHAPE INVERT OF MANHOLE TO CONFORM TO PIPE SIZE BY CONC. FILL OR CUT PIPE SECTION GROUTED IN PLACE.

SLOPE 2"

CLASS A, 5B, 3000 LB. CONCRETE FILL.

SEGMENTED BLOCK OR STRUCTURAL BRICK

SLOPE 2"

STUB OR LATERAL

1/2" PLASTER INSIDE & OUTSIDE, FOR BLOCK OR BRICK

1" ASPHALT SURFACE COURSE

CONC. COLLAR

FINISH GRADE

6" BELOW BRICK

4 HEADER COURSES OF STRUCT. BRICK MAX. FOR ADJUSTING MANHOLE TO GRADE.

END OF PLASTER FOR BLK. OR BRICK M.H.'S W/PRE-CAST CONE

PRE-CAST CONC., BRICK OR BLOCK CONE.

6" GROUT FILLET ON UPPER HALF OF PIPE.

STUB OR LATERAL

INVERT OF STUB OR LATERAL @ ℄ OF MAIN, IF POSSIBLE.

COMPACTED FILL

CONC. PIPE SUPPORT EXTEND TO BELL OF FIRST JOINT.

USE MIN. OF 1/2 PIPE THRU MANHOLE

SECTION "A"-"A"

MANHOLE DETAIL
N.T.S.

1/C2

REVISIONS

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

WICHITA, KANSAS

DRAWN BY: M.R.J.
CHECKED :
PAGE NO.
ISSUE DATE

UTILITIES SITE PLAN

C-4

65' HENDRYX AVE.

Proposed Sewer

60'

10.5'

ROAD

San. Sewer

437.74'

200'

403.69'

Easement

393.35'

Proposed Sewer

158'

Proposed 20' Sewer Easement

250'

HOOVER

272.79'

437.79'

158'

200'

KELLOGG DRIVE

1" = 40'

LOT SPLIT

LOT 2, BYRON STOUT ADDITION, WICHITA, KANSAS.

Baughman Co. 4-5-72

DP-34

Rev. 4-10-72