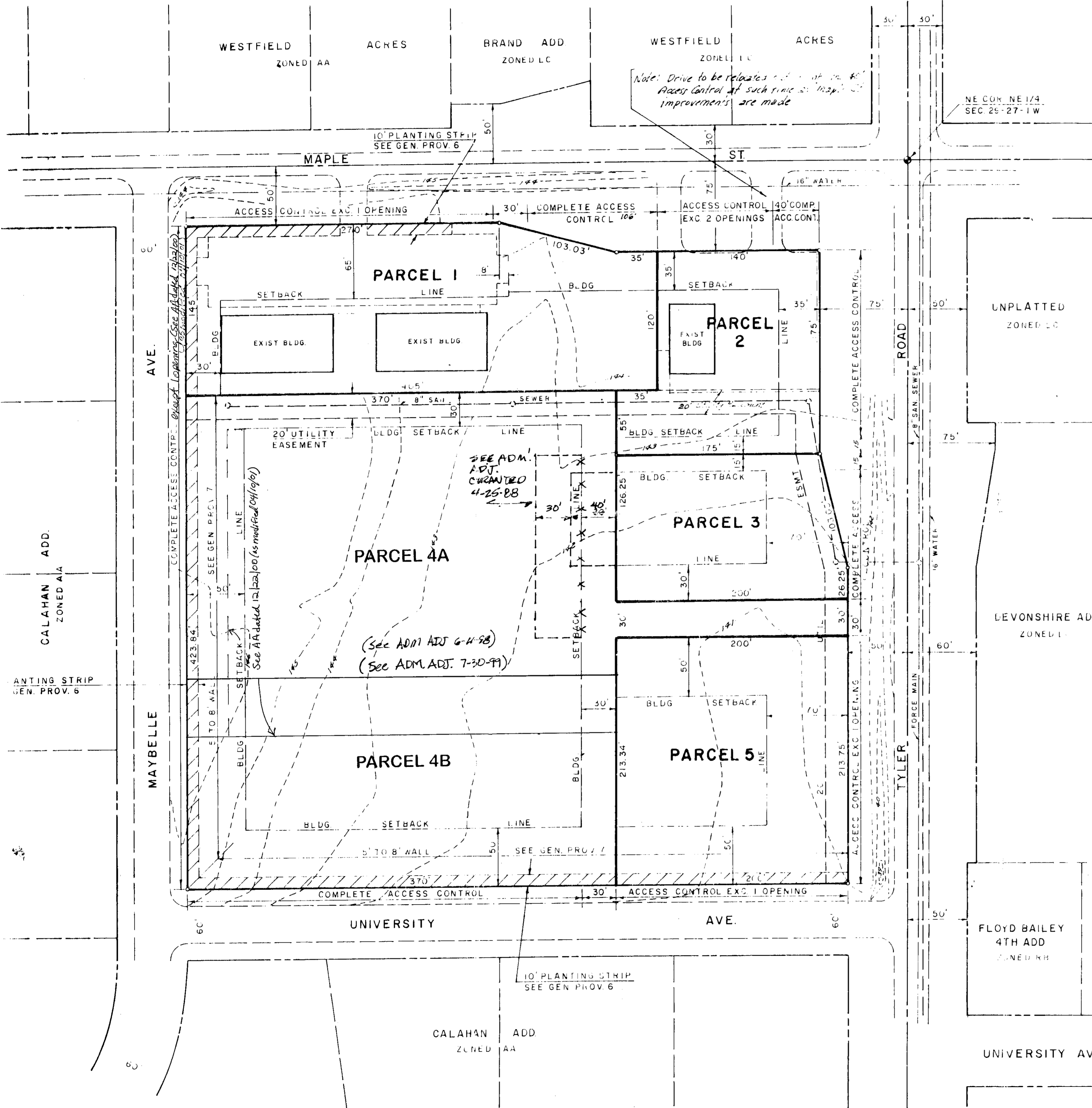


AMEND #2
APPROVED CUP
Per Adjustment 9-15-99
MAPC DM 01/13/00
HPPD 2002

AMENDED COMMUNITY UNIT PLAN WESTWOOD HILLS



- GENERAL PROVISIONS**
- Total Net Land Area 312,694 SF or 7.18 Acres
 - Access controls shall be as follows:
 - 4 points of access to Maple Street
 - 3 points of access to Tyler Road
 - 2 points of access to University Avenue
 - Signs as permitted by zoning ordinance
 - Utilities shall be installed underground on all parcels
 - Appropriate fire lane easements for Parcel 4 will be defined prior to the issuance of building permit. Said fire lanes shall be hard surfaced, and 24 feet minimum in width and constructed with a 3 1/2 inch asphalt base with a 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading. Firelanes will not be required if developed as single family residential uses with direct access to a public street. *Per ADM ADJ - 6-11-98*
 - There shall be a planting strip no less than 10 feet in width, as indicated on the plan, along the west 230 feet of the north line of Parcel 1, the west line of Parcels 1 and 4 and the south line of Parcels 4 and 5. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location, and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits. A financial guarantee for the plant material approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. 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. If parcel 4 is developed as single family residential uses, the landscape buffer requirement along the west and south lines of Parcel 4 shall be waived. *Per ADM ADJ - 6-11-98*
 - If buildings are constructed on Parcels 4 and 5 in which the rear, service, or storage areas face directly the residentially zoned property across Maybelle Avenue and University Avenue, a 3-foot to 8-foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the west and south lines of Parcel 4 and the south line of Parcel 5 in lieu of the 10-foot planting strip as set forth in General Provision #6. Said wall shall be reduced to 3 feet in height within 25 feet of any street intersection. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than 50 feet on center in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee made prior to the issuance of any occupancy permit if they have not been installed. If Parcel #4 is developed as single family residential uses, the 6' masonry wall requirement will be waived. *Per ADM ADJ - 6-11-98*
 - All lights shall be directed so as not to shine directly toward the adjacent residential properties.
 - Minimum building setbacks shall be as indicated on the plan.
 - Drainage shall be handled at the time of replanting.
 - 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.
 - Cross-parcel access easements and joint access drives will be handled at the time of replanting.
- PARCEL 1**
- Net Area 56,600 Sq. Ft. or 1.30 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 16,980 Sq. Ft.
 - Maximum Gross Floor Area 16,980 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
 - Maple Street 35 to 65 Feet (as indicated)
 - Maybelle Avenue 30 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points: 2 to Maple Street
 - Maximum Number of buildings: 3
 - Proposed Uses: All uses permitted in the OC Zoning District

Admin Adj. street to Parcel 4B (08/22/03)
reduce the landscaped buffer from 10 feet to eight feet with the inclusion of a 3' wide strip of grass between the landscaped buffer and the building. The landscaped buffer shall be maintained to a depth of 32" in height.

- PARCEL 2**
- Net Area 26,425 Sq. Ft. or 0.61 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 7,925 Sq. Ft.
 - Gross Floor Area 7,925 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
 - Maple St. 35 Feet
 - Tyler Road 35 Feet
 - South Line 15 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points: 2 to Maple Street, 1 to Tyler Road (shared with Parcel 3)
 - Maximum number of buildings: 1
 - Proposed Uses: Convenience Stores Selling Gasoline, Laundry, Dry Cleaning, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District.

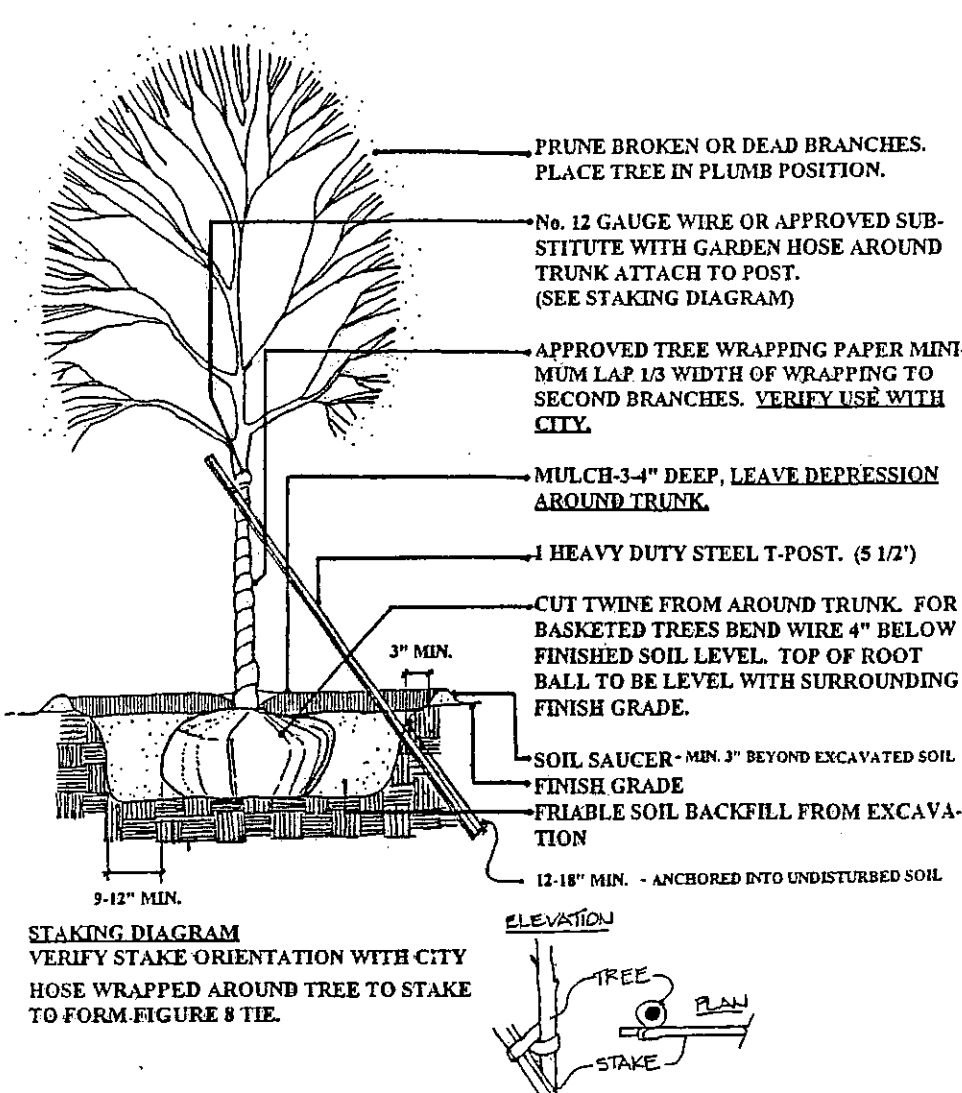
- PARCEL 3**
- Net Land Area 24,000 Sq. Ft. or 0.55 Acres
 - Building Coverage shall not exceed 30 per cent of the net land area or 7,200 Sq. Ft.
 - Maximum Gross Floor Area 7,200 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
 - Tyler Road 70 Feet and as indicated
 - North Line 15 Feet
 - South Line 30 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points: 1 to Tyler Road (shared with Parcel 2), 1 to University Avenue
 - Maximum number of buildings: 1
 - Proposed Uses: All uses permitted in the OC Zoning District

- PARCEL 4B (PER ADM. ADJ. 7-30-99)**
(Per ADM ADJ 6-11-98)
- IF DEVELOPED AS SINGLE FAMILY RESIDENTIAL USES:**
- Proposed Uses: Single Family Residential Uses
 - Gross Area: 149,710 Sq. Ft. or 3.4 Acres
 - Max. Dwelling Units: 14 Units
 - Density: 4 D.U. per Acre
 - Max. Build. Height: 35'
 - Setbacks: 20' Front Yard Setback except adjacent to University Ave., 25' Front Yard adjacent to University North line, 15' Side Yard Setback if adjacent to a public street, 6' Side Yard
- IF DEVELOPED AS OC ZONING DISTRICT:**
- Net Land Area 162,960 Sq. Ft. or 3.74 Acres
 - Maximum Building coverage shall not exceed 30 per cent of the net land area or 48,888 Sq. Ft.
 - Maximum Gross Floor Area 48,888 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks: Maybelle Avenue 50 Feet, University Avenue 50 Feet, North line 30 Feet, East line 30 Feet as shown
 - Parking Ratio as per zoning ordinance
 - Access Points: 1 to University Avenue, 1 to Tyler Road
 - Maximum number of buildings: 7
 - Proposed Uses: All uses permitted in the OC Zoning District.

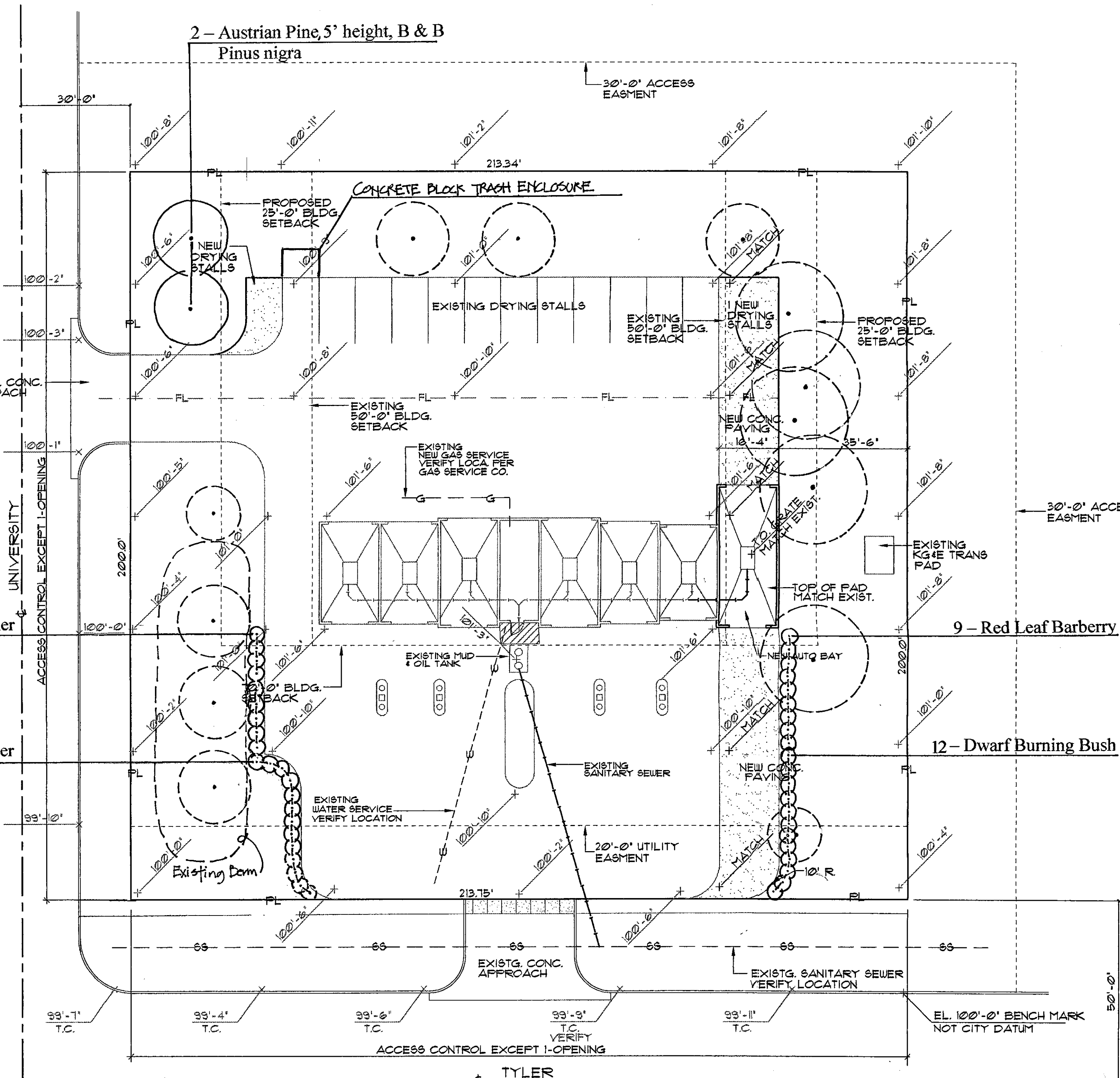
- PARCEL 5**
- Net Land Area 42,710 Sq. Ft. or 0.98 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 12,815 Sq. Ft.
 - Maximum Gross Floor Area 21,355 Sq. Ft.
 - Floor Area Ratio 50%
 - Maximum Building Height - 35 Feet
 - Setbacks:
 - Tyler Road 70 Feet
 - University Avenue 250 Feet
 - North Line 250 Feet
 - Parking Ratio as per Zoning Ordinance
 - Access Points: 1 to Tyler Road, 1 to University Ave.
 - Maximum number of buildings: 1
 - Proposed Uses: Restaurant (excludes restaurants which provide outdoor food service), Financial Institutions, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District

SELF SERVICE CAR WASH AS APPROVED BY BZA RES NO 6-95 + CUP Amendment #2 approved 01/13/00

- The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
- No dryers shall be associated with automatic wash bays.
- The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit. Said plan meets the ordinance's requirements.
- The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
- Any violation of the conditions of approval shall declare the Conditional Use permit null and void.



DECIDUOUS TREES: 2" CALIPER AND SMALLER
 EVERGREEN TREES: 6' HEIGHT AND SMALLER



9 - Red Leaf Barberry, 18" height, container
 Berberis thunbergii atropurpurea

9 - Dwarf Burning Bush, 18" height, container
 Euonymus alatus 'Compactus'

9 - Red Leaf Barberry

12 - Dwarf Burning Bush

SITE PLAN

1" = 20'-0" NORTH

LANDSCAPE CALCULATIONS:

Landscape Street Yard:
 Square footage required:
 $200 + 213.75 = 413.75 - 76 = 337.75$ total feet of frontage
 10 required sq. ft. factor
3378 sq. ft. required
 Actual shown +/- 9817 sq. ft.

Trees required:
 $3378 \text{ sq. ft.} / 500 = 6.75$ trees **Shown 7 shade trees**
 or equivalent

Parking Area: N/A
 Buffer Area: N/A

PROJECT DATA

| | |
|-------------------------|--|
| LEGAL DESCRIPTION | LOT 4 WESTWOOD HILLS ADDITION WICHITA, SEDGWICK COUNTY, KANSAS |
| BZA CASE NO. | BZA 6-95 EXISTING CAR WASH |
| ZONING | LIGHT COMMERCIAL |
| OCCUPANCY | BI |
| BUILDING TYPE | TYPE V-N |
| BUILDING AREA | 3154 SQ. FT. EXISTING 1000 SQ. FT. NEW |
| SITE AREA | 42,750 SQ. FT. |
| IMPERVIOUS AREA | 22,450 SQ. FT. |
| Existing Plant Material | (Symbol) |

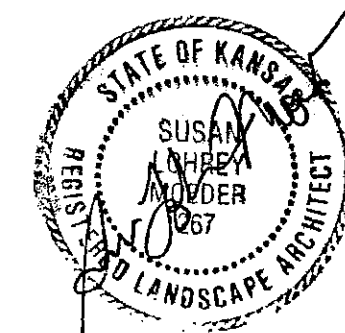
GAS, ELECTRICAL AND WATER LINES TO BE SUB FED FROM EXISTING MECHNL. ROOM

Legal Description: Lot 4, Westwood Hill Addition, Wichita, Kansas, Sedgwick County, Kansas.

NOTES -

- All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. (See tree planting detail.) All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Branching height for shade trees to be +/- 6 feet above finish grade. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, conifers - minimum 5' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped.
- All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60.1 - 1973, American Standard for Nursery Stock.
- Soil in planting areas to be tested and modified as required.
- Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
- Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
- Edging where requested by the Owner shall be installed around all planting beds per the manufacturer's recommendations. Top of edging to align w/top of sidewalk where it occurs. Grade to be 1" below top of edging on lawn side.
- Planting times:
 Spring: February 15 to May 31 - inclusive
 Fall: September 15 to December 31 - inclusive
- The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
- All turf areas disturbed by construction will be replanted.
- Irrigation on this project will be provided by a water source located in the main control room.

DP-97 Parcel 5
LANDSCAPE PLAN
 APPROVED BY: [Signature]
 MAPD Copy 1 of 2



| PRINTS ISSUED | |
|---------------|-------------|
| 9-3-00 | CITY REVIEW |
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| REVISIONS | |
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DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE PLANNING
 CONSTRUCTION MANAGEMENT

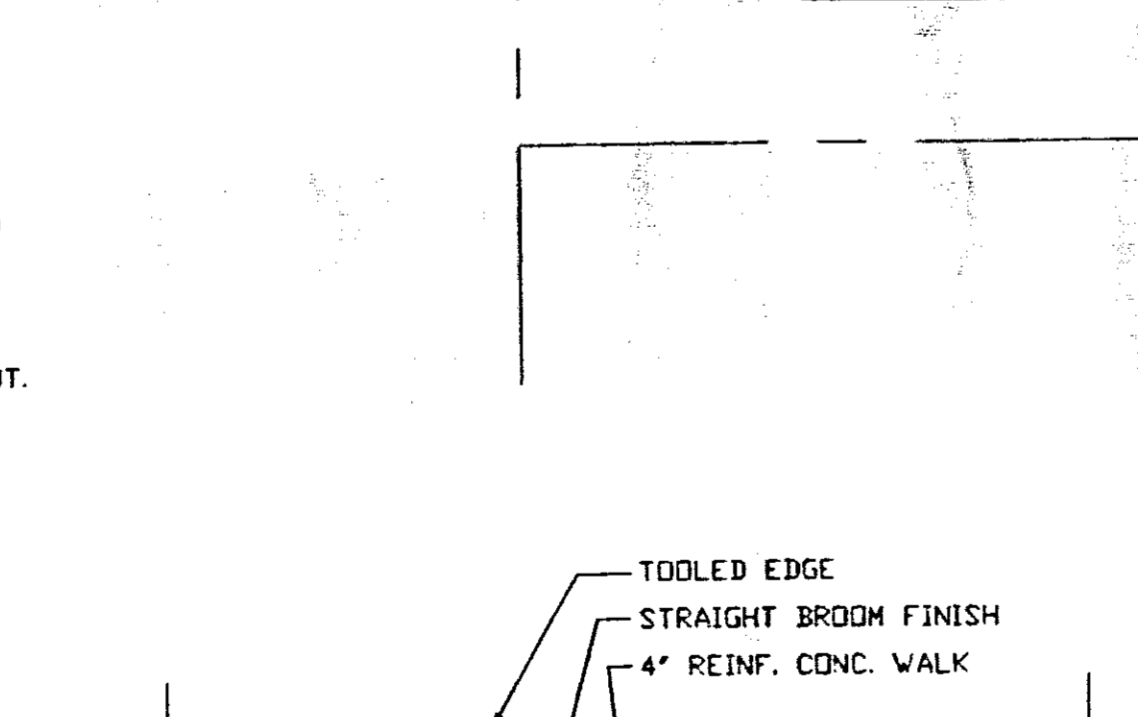
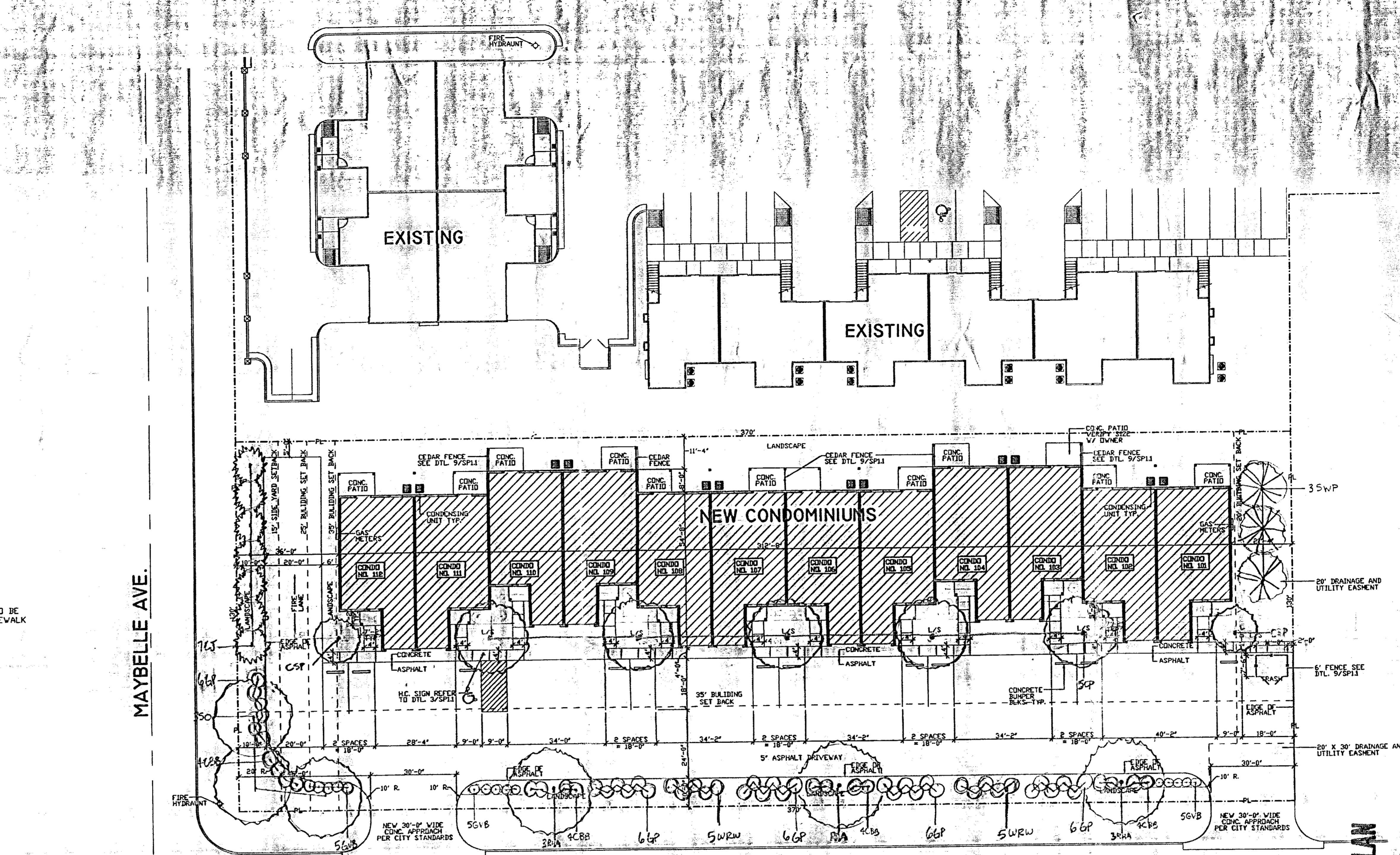
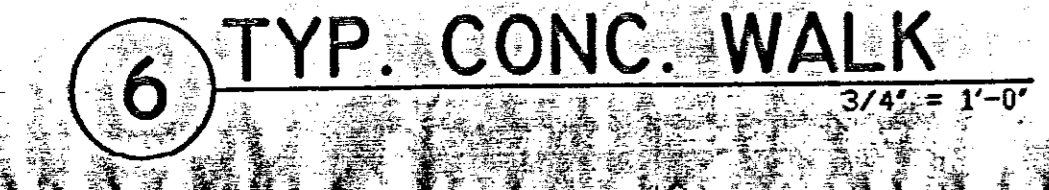
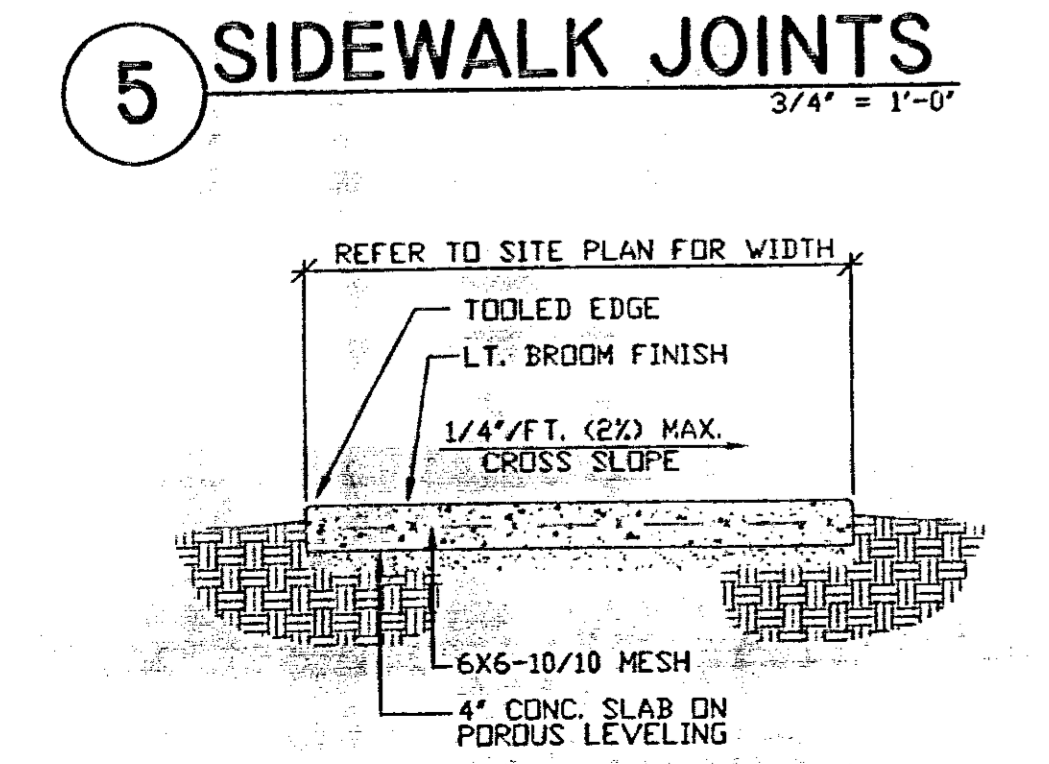
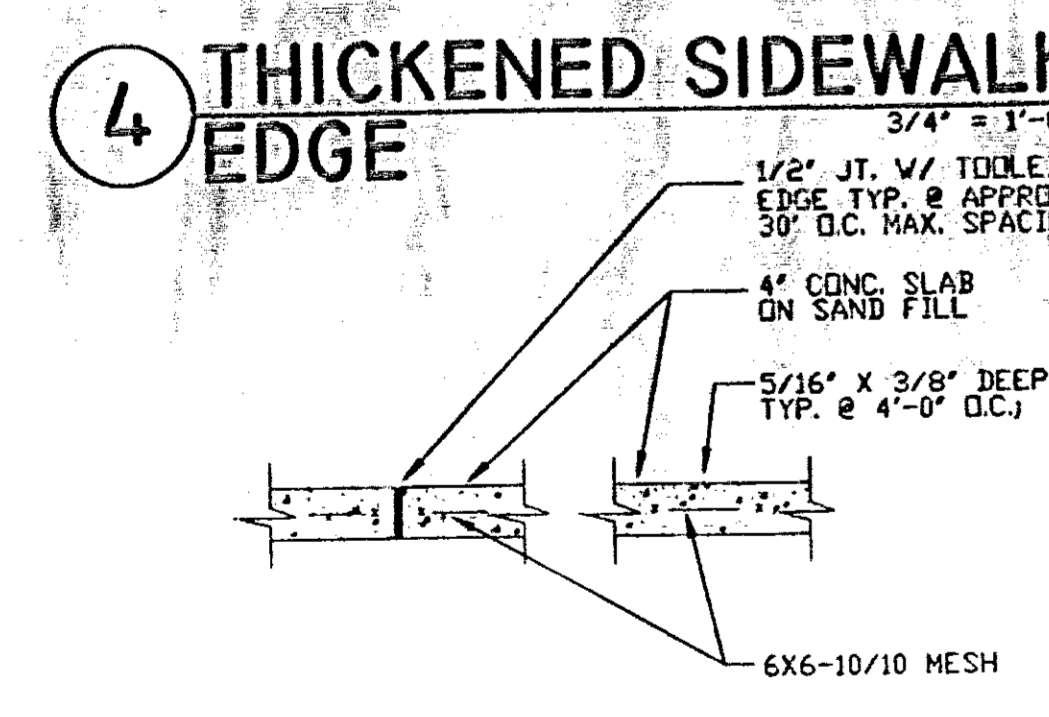
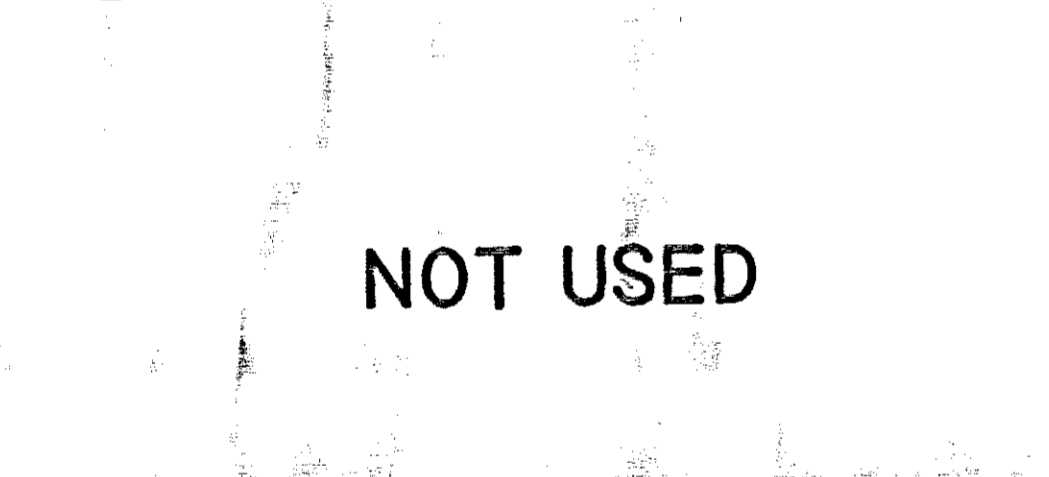
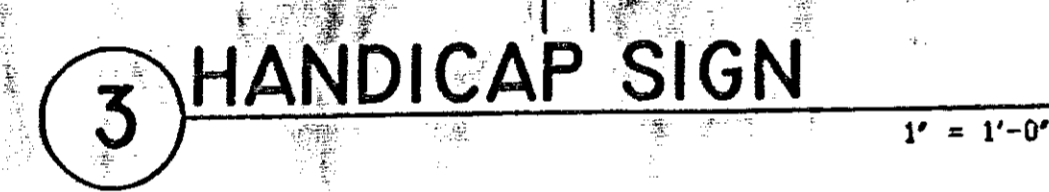
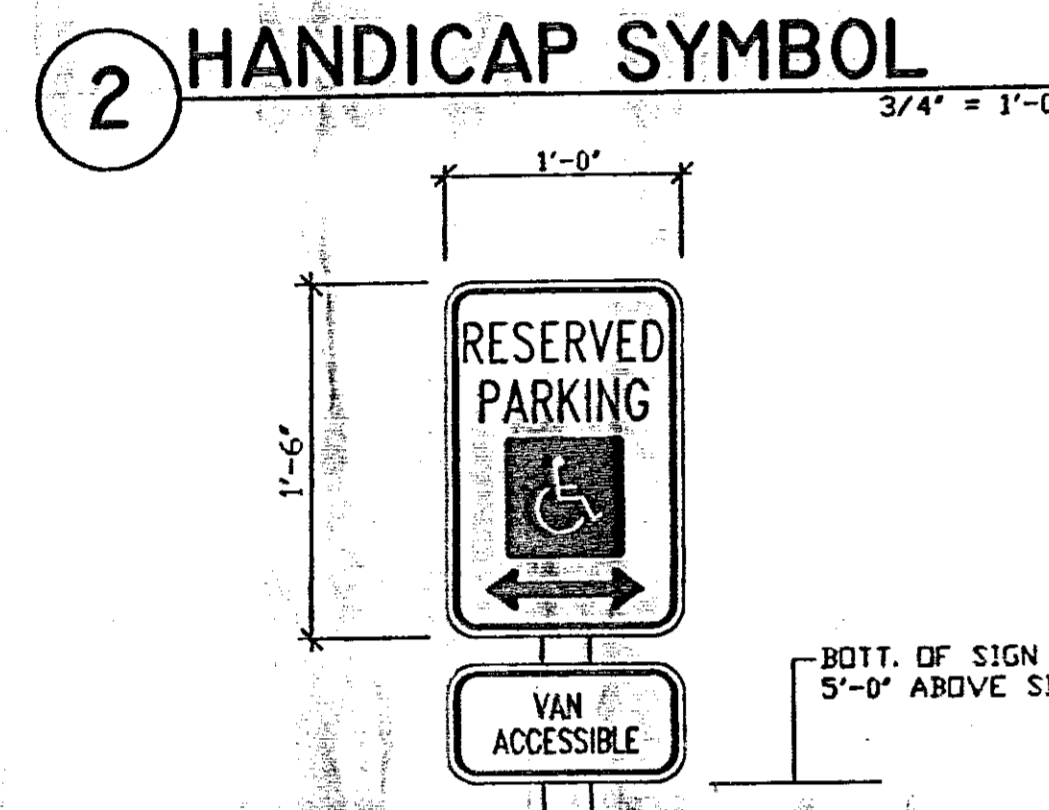
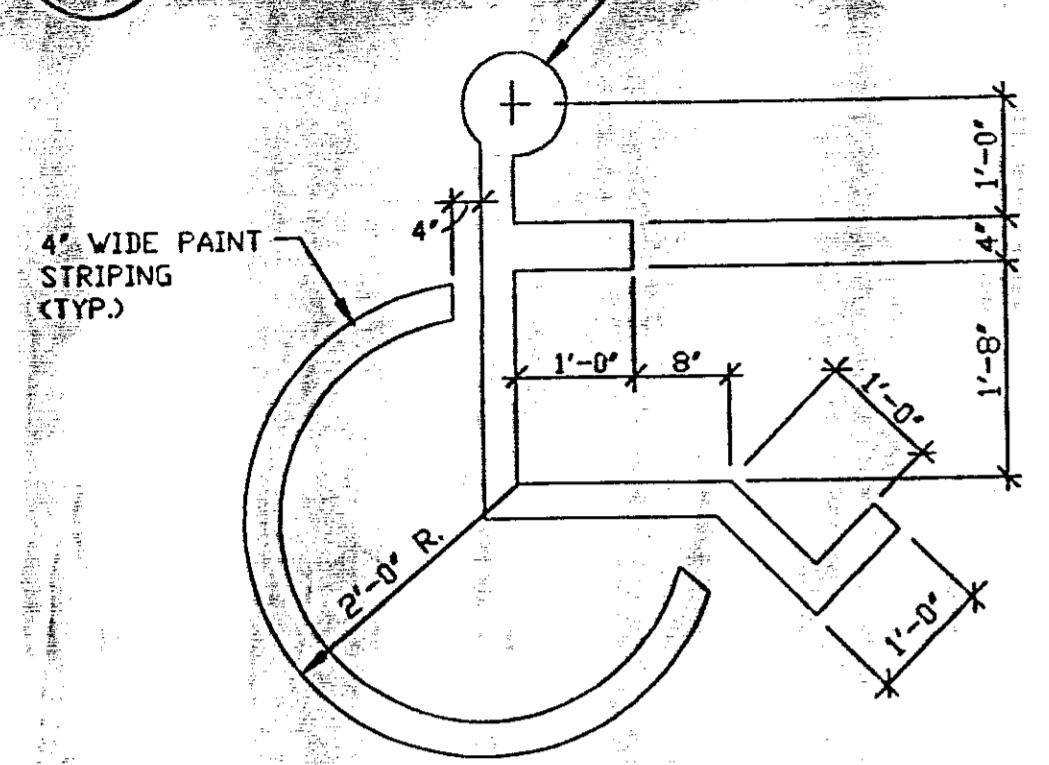
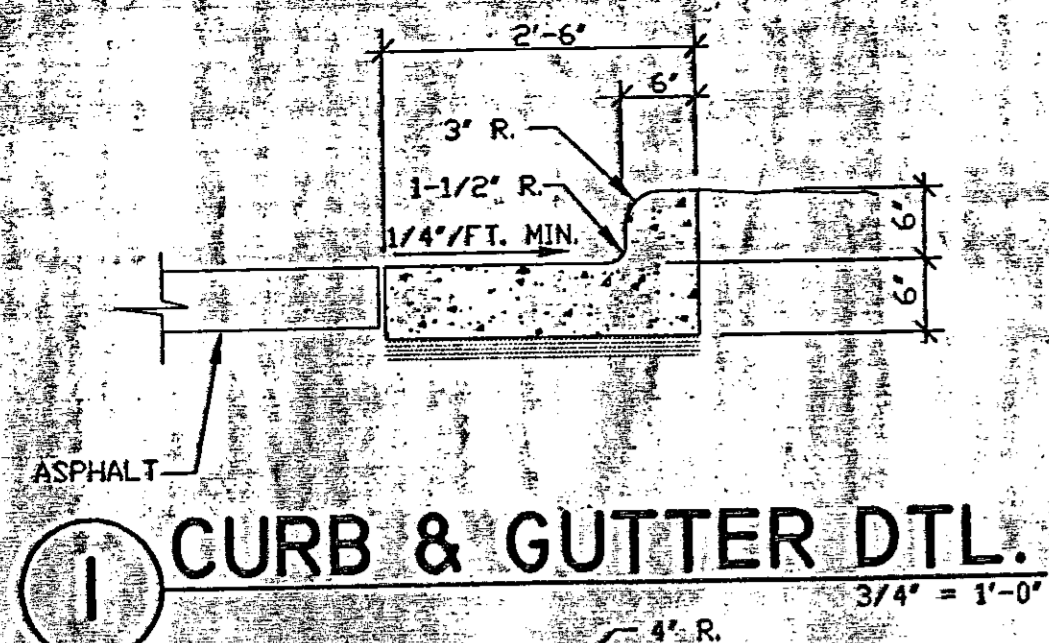
234 S. TOPEKA WICHITA, KS.
 67202 (316) 269-2414

Susan L. Moeder
 Landscape Architect
 1047 W. River Blvd.
 Wichita, Kansas 67203
 (316) 267-4830

**CARWASH
 AUTOMATIC BAY ADDITION**

**TYLER & UNIVERSITY
 WICHITA KANSAS**

| | |
|-----------------------|-------------|
| DRAWN | CHECKED |
| 4-21-00 UEB | 4-21-00 DRF |
| SHEET TITLE | |
| LANDSCAPE PLAN | |
| SHEET NUMBER | |
| SPI | |
| JOB NO. | 99022 |



Landscape Calculations
 APPROX. STREET FRONTAGE = 500' - 551' = 445 LF
 445 LB = 3500 TOTAL STREET WALK SQUARE
 SQUARE FEET REQUIRED = 3500 / 500 = 7.122 B
 SHADE TREES SHOWN 6
 ORNAMENTAL TREES SHOWN 7
 PINE TREES SHOWN 8
 BUFFER REQUIREMENT FULL WALK WITH SCREEN PLANTING.

LEGAL DESCRIPTION
 LOT 2 SHAWANAH ADDITION
 WICHITA, SECOYIA COUNTY, KANSAS

GENERAL NOTES:

- ALL DIMENSIONS TO FACE OF CURB, FACE OF SIDEWALK OR OUTSIDE FACE OF STAIRS UNLESS NOTED
- SEE SOIL FOR STORM SEWER LOCATIONS
- SEE SOIL FOR SITE UTILITY LOCATIONS
- SEE SOIL FOR SITE LIGHTING, TRANSFORMER PAD LOCATIONS AND DETAILS

PLANT LIST

| | | | |
|--------|---|-------------------------------------|-----------|
| 3 RHA | ROSE HILL ASH | FRAXINUS AMERICANA 'ROSEHILL' | 2" BB |
| 3 SO | SHADBLOW OAK | QUERCUS ACUMINATA | 2" BB |
| 5 CP | CHINESE PINE | PINUS CHINENSIS | 1 1/2" BB |
| 2 CSP | CLEVELAND SPUR FERN | PRUNUS CALIFORNICA 'CLEVELAND SPUR' | 1 1/2" BB |
| 1 CT | CONTACT JUNIPER | JUNIPER SPACHANOVII | 5" BB |
| 3 SWP | SOUTHWEST WINDMILL PINE | PIRUS STEEBIFLORA | 5" BB |
| 10 NPA | WINE & ROSES LILIBUSH | HEIGELIA FLORIDA | 5" GAL |
| 15 GVB | GREEN VEGETATION BARRENWOOD BIRCH X GREY WOOD | | 50" |
| 18 GP | GOVERN PRIVET | LIGUSTRUM VICKI | 50" |
| 16 GB | CONTACT BIRCH BUSH | EUONYMUS ALATISSIMUS | 50" |
| 12 HC | HONEY LOCUST | | |

PLANNING NOTES

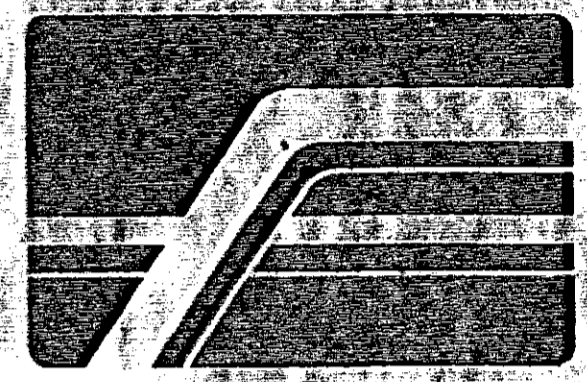
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE LANDSCAPE SPECIFICATIONS AND LOCAL INDUSTRY STANDARDS.
- WALK FRONTAGE SHALL BE USED TO SEPARATE ALL TRUCK AREAS FROM PARKING AREAS. FENCES SHALL BE VISIBLE VIEW IN APPLICABLE AREAS.
- FENCE TO ANY EXISTING FOR LANDSCAPE PURPOSES, KANSAS ONE-CARE AT 1-800-344-7233 SHALL BE CANCELLED.
- MULCH ALL BAYS WITH 3" DEEP CYPRESS MULCH. MULCH ALL TREES WITH 4" DEEP CYPRESS MULCH.
- USE LETTER BOX COMPART AS NEEDED TO WORK INTO BAYS.
- SPACING SHALL BE DONE WITH KANSAS PREMIUM FESCUE BLEND AT 6108#/ACR04 FT². SOYBEAN SHALL BE DONE WITH SIMPLE FESCUE BLEND.
- IRRIGATION WILL BE PROVIDED WITH AN IRRIGATION SYSTEM.

PRINTS ISSUED

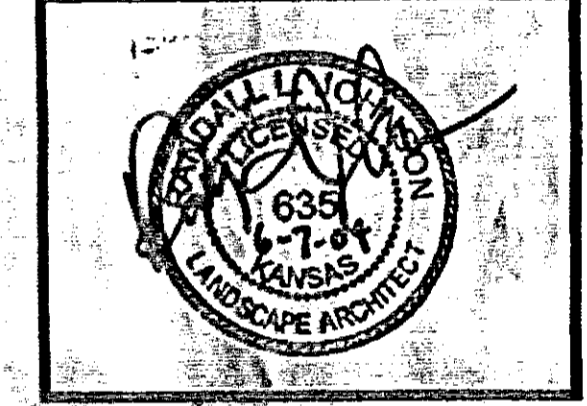
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REVISIONS

| | |
|----------|----------------|
| 5/30/03 | CITY CHANGES |
| 6/6/03 | CITY CHANGES |
| 12/22/03 | ARCHPANEL REV. |
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DON FOLGER JR. & ASSOCIATES
 ARCHITECTURE PLANNING
 CONSTRUCTION MANAGEMENT
 234 S. TOPEKA WICHITA, KS. 67202
 (316) 269-2414



UNIVERSITY CONDOMINIUMS
 WICHITA, KANSAS

| | |
|---------------------------|---------|
| DRAWN | CHECKED |
| | |
| SHEET TITLE | |
| SITE PLAN SITE DETAILS | |
| SHEET NUMBER | |
| JOB NO. LSI.1 0204F | |

| QTY. | COMMON NAME | BOTANICAL NAME | SIZE | CONDITION |
|---------------|----------------------|---|-------------------|-----------|
| TREES | | | | |
| 8 | AUTUMN BLAZE MAPLE | Acer Rubrum 'Autumn Blaze' | 2' to 2 1/2' cal. | BB |
| 5 | SOUTHWESTERN PINE | Pinus Strobfornis 'Southwestern White' | 6-8' | BB |
| 16 | SPARTEN JUNIPER | Juniperus chinensis 'Sparten' | 4-5' | BB |
| SHRUBS | | | | |
| 8 | COMPACT BURNING BUSH | Euonymus alatus 'Compacta' | 2 Gal. | Cont. |
| 24 | GOLDEN VICARY PRIVET | Ligustrum x vicaryi | 2 Gal. | Cont. |

PLANT LIST

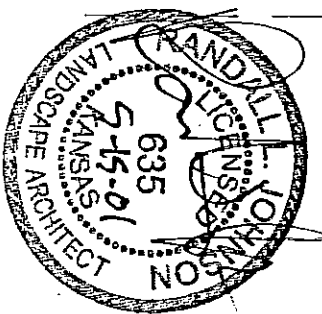
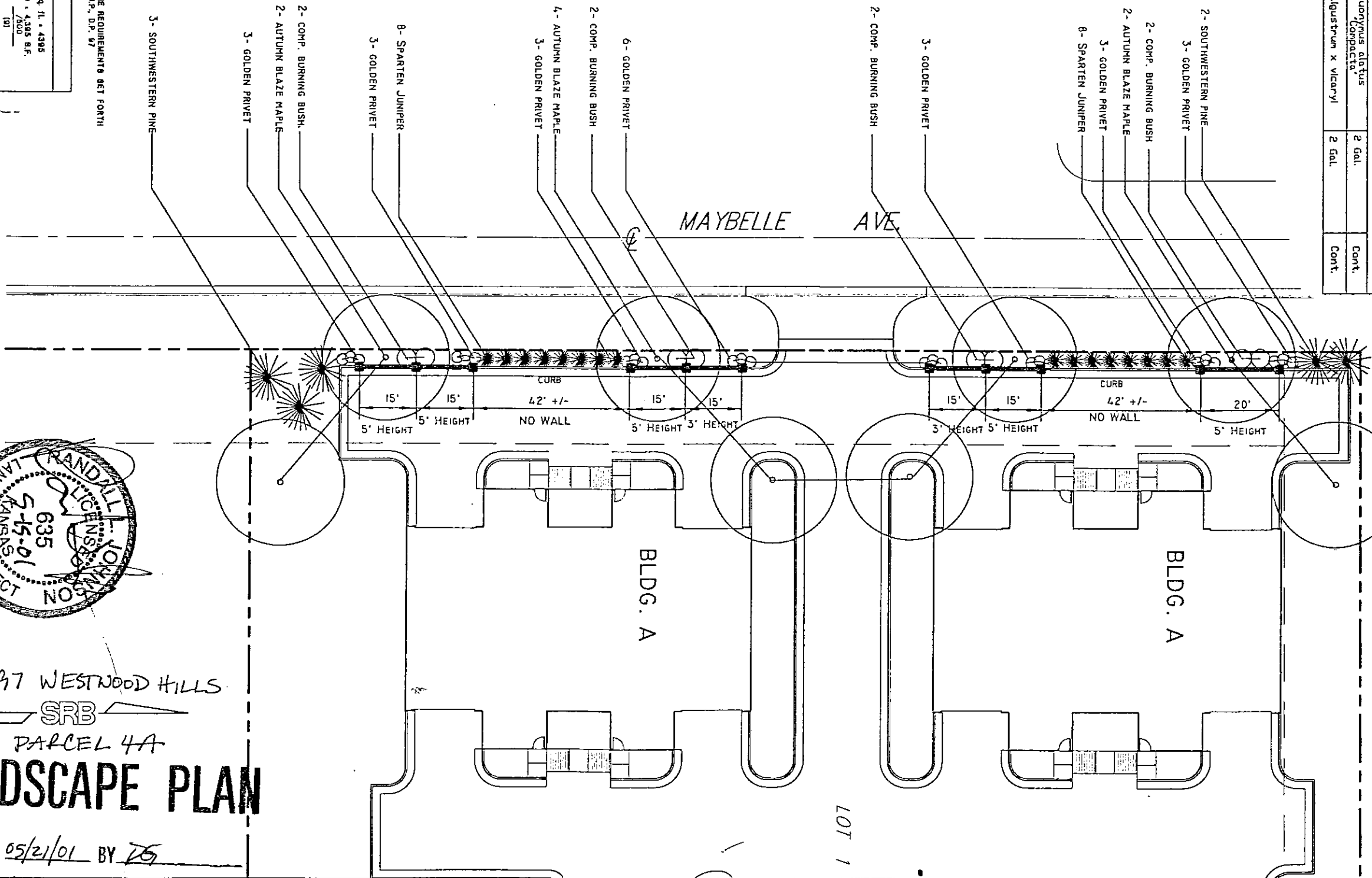


TYP. ELEVATION
NO SCALE

THIS PLAN IS SUBJECT TO THE REQUIREMENTS SET FORTH ON THE WESTWOOD HILLS C.U.P., D.P. 97

TABULATIONS

293' FRONTAGE x 15' W. 11.1 x 4395
STREET YARD REQUIRED - 4,395 S.F.
TREES REQUIRED: 101
SHADE TREES SHOWN: 181
PINE TREES SHOWN: 141
BUFFER REQUIREMENT BY JUMPER TREES AND PARTIAL WALL ALONG MAYBELLE AVE.



DP-97 WESTWOOD HILLS
SPB
PARCEL 4A
LANDSCAPE PLAN

APPROVED 05/21/01 BY *TS*

MAPP Copy 1 of 2

Scale: 1"=30'
5-15-01

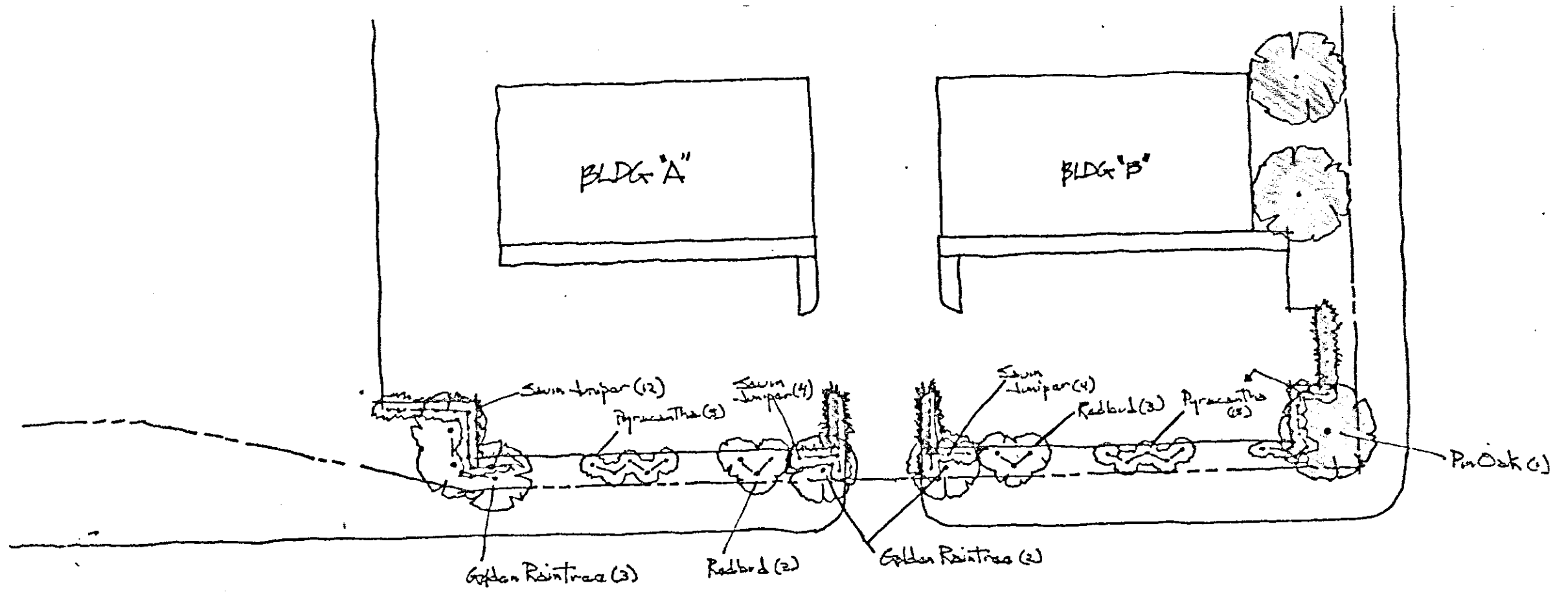
PRELIMINARY LANDSCAPE BUFFER PLAN
SAVANNAH PLACE APARTMENTS



924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.lesl.com/~srb

316-264-8008
FAX 264-4621
E-mail: srb@lesl.com

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



PLANT SCHEDULE

| | |
|---------------------|--|
| (5) Golden Raintree | • <i>Kobusatia paniculata</i> - 8'-10' B+B' |
| (6) Red Bud | • <i>Cercis canadensis</i> - 5'-6' B+B |
| (12) Sawin Juniper | • <i>Juniperus sibirica</i> - 5 gal |
| (5) Pyracantha | • <i>Pyracantha lauri</i> - 5 gal |
| (1) Pin Oak | • <i>Quercus palustris</i> - To be planted 11-81 |

LANDSCAPE PLAN

1" = 30'



NOTE: Green indicates existing plant material