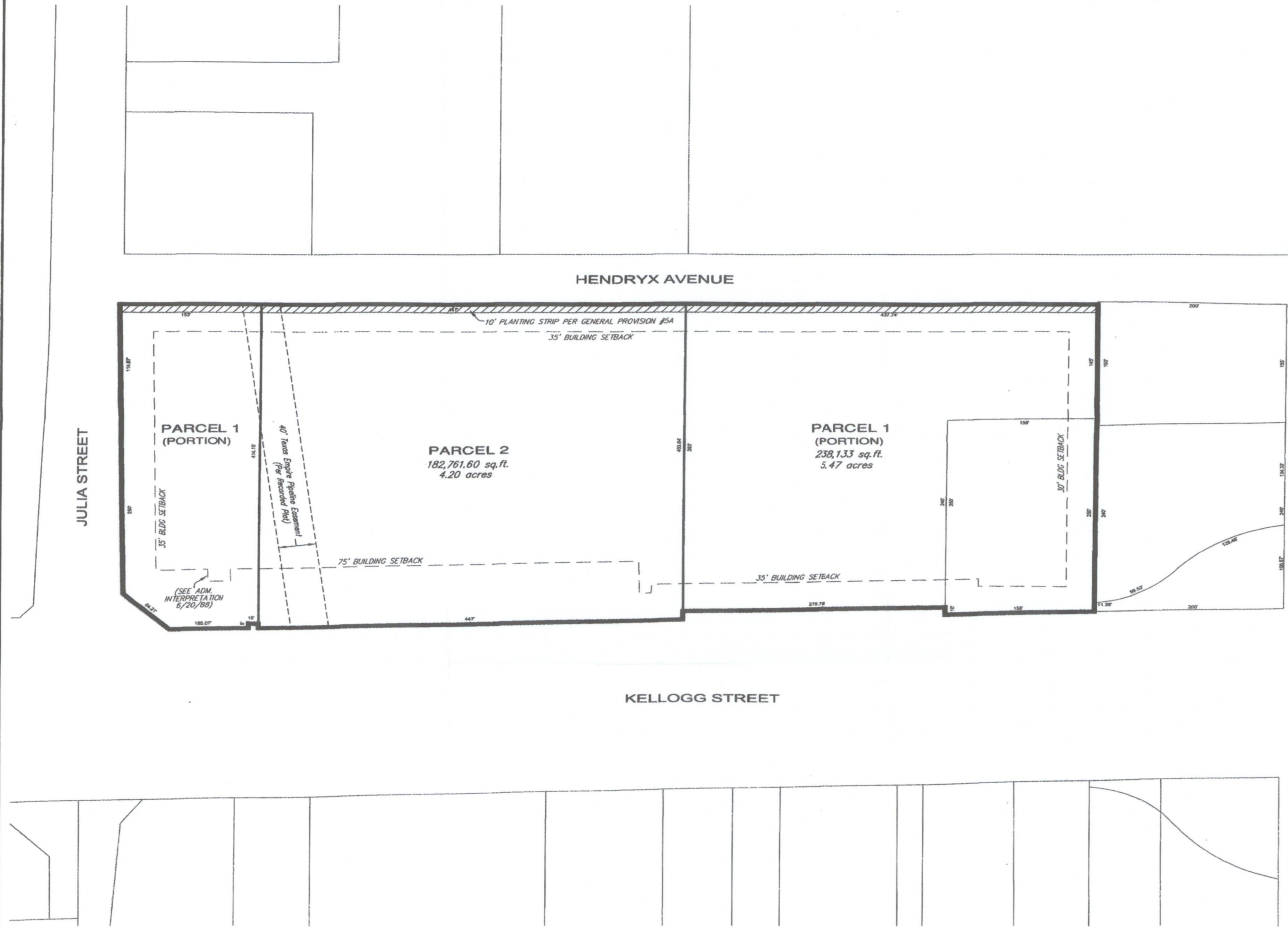


BYRON STOUT PONTIAC COMMUNITY UNIT PLAN DP-34



GENERAL PROVISIONS:

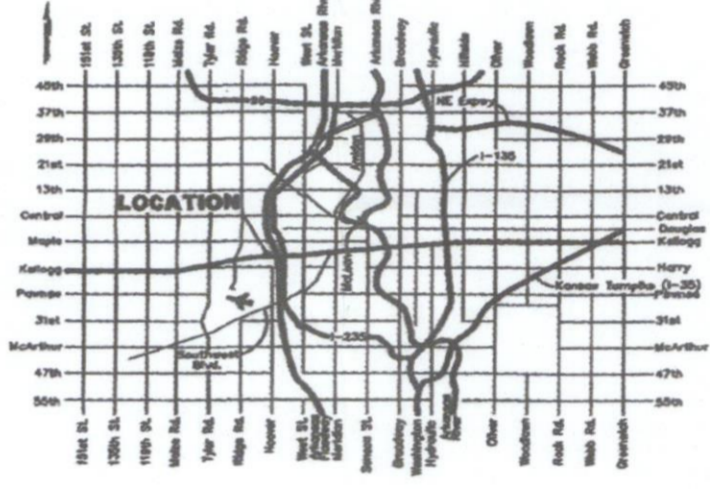
1. Net Area 420,895 Sq. Ft. or 9.66 Acres
2. Maximum Building Coverage shall not exceed 30% of the net land area or 126,268.5 Sq. Ft. Maximum Gross Floor Area - Unlimited, except that required off street parking requirements of the zoning ordinance shall be complied with.
3. Maximum Building Heights 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 an "A-1" "A-2" "C-1" 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. *Handwritten note: No billboards shall be permitted. No billboards shall be permitted. No billboards shall be permitted.*
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, 1989
Approved by MAPC, April 10, 1989
Approved by City Council, April 22, 1989
Administrative Interpretation: June 20, 1989
Administrative Adjustment: October 28, 2013



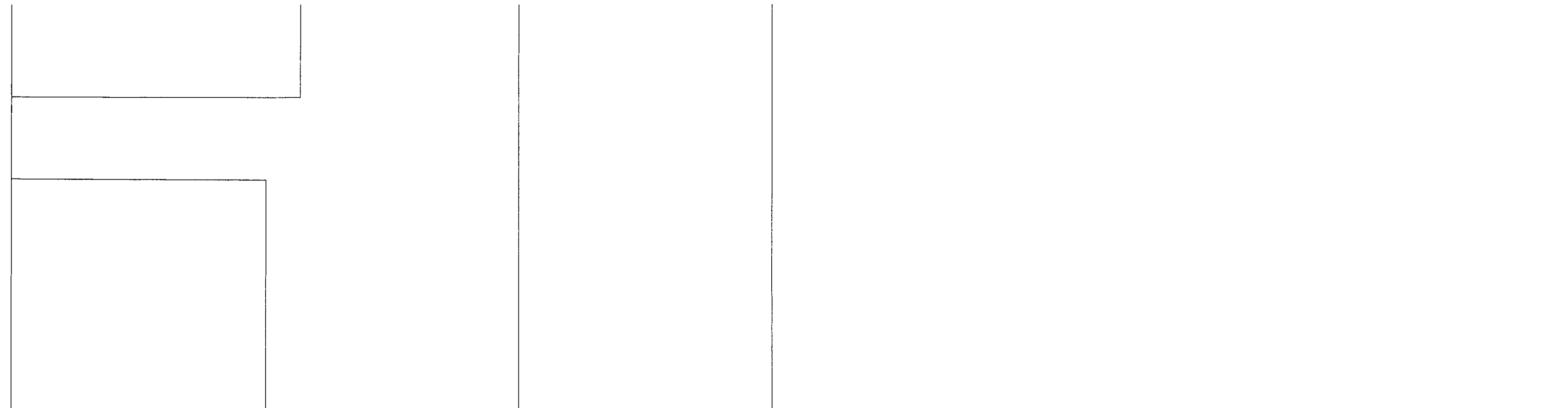
Dated March 23, 2014
APPROVED CUP
MAPC Resolution Adjustment
WUP 26-07 1 of 4

AA of 10-28-13
APPROVED CUP
MAPC 4-16-14 DM
BCC 4-22-14 DM
MAPC 4-22-14
DP-34

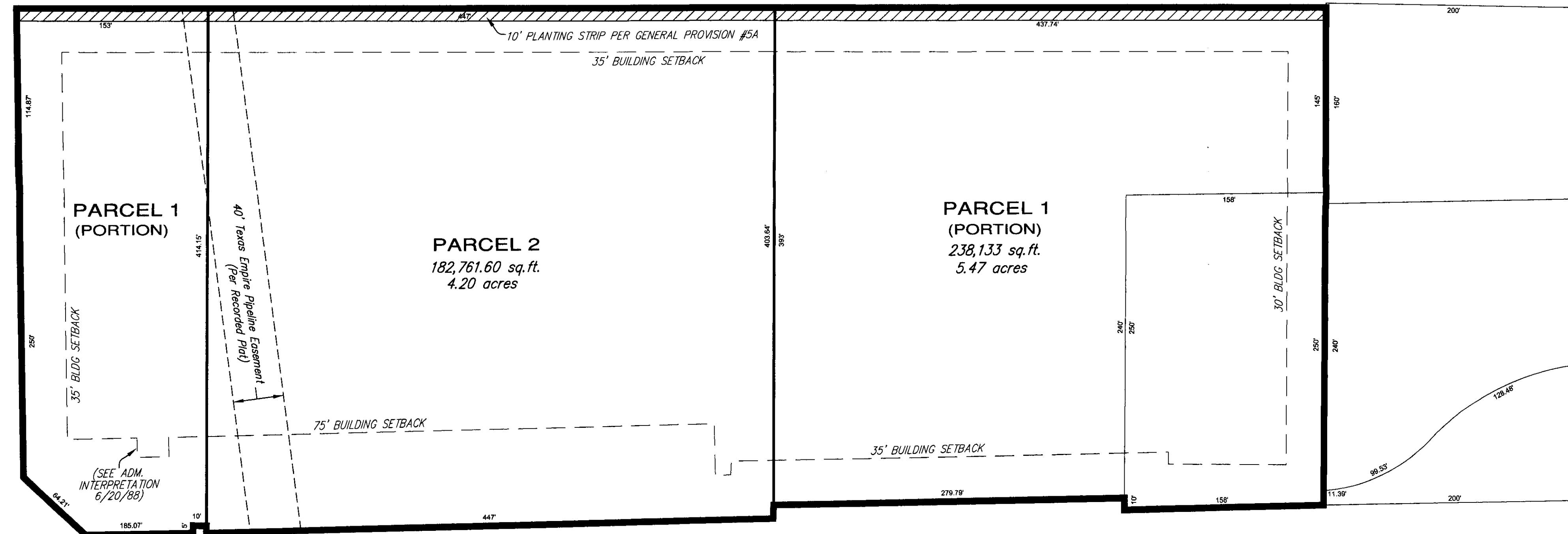
**BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN**
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

SCALE: 1" = 60'

BYRON STOUT PONTIAC COMMUNITY UNIT PLAN DP-34



HENDRYX AVENUE



KELLOGG STREET

GENERAL PROVISIONS:

- Net Area 420,895 Sq. Ft. or 9.66 Acres
- 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.
- Maximum Building Heights in accordance with ordinances of the City of Wichita and subject to the approval of the Federal Aviation Administration.
- Setbacks shall be as indicated on the plan.
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 - 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
- Screening:
 - 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.
 - 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 an "AA" "RS" "3" district even if separated by a street. This provision shall be complied with prior to the occupancy of the structure requiring said wall.
- 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
- Drainage will be handled in the manner as approved in the final plat.
- 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.
- Lighting: Overhead lights shall be directed downward so as to confine concentration of lights on the premises and not onto adjacent properties.
- Parking Ratio: As required per zoning ordinance.
- Proposed Land Use: New and used Auto Agency and related services, and Highway oriented businesses.
- 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

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

PARCEL 2

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

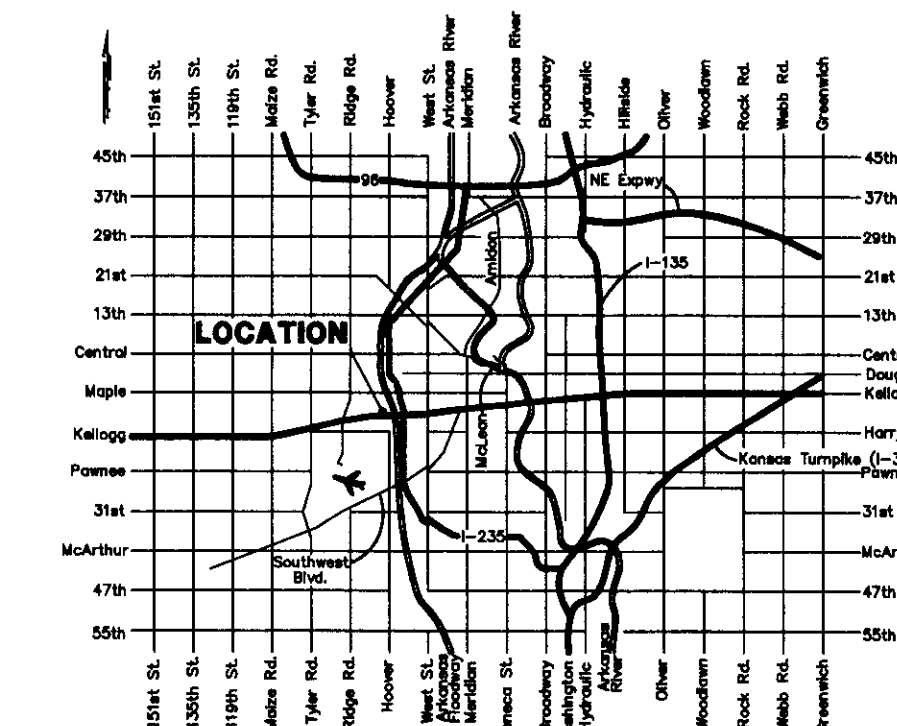
LEGAL DESCRIPTION:

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

HOOVER STREET

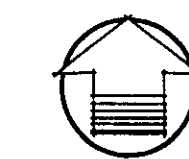


AA of 10-28-13
APPROVED CUP
 MAPC, 4-10-69 DM
 BCC 4-22-69 DM
 MAPC Cons 1 of 2

DP-34

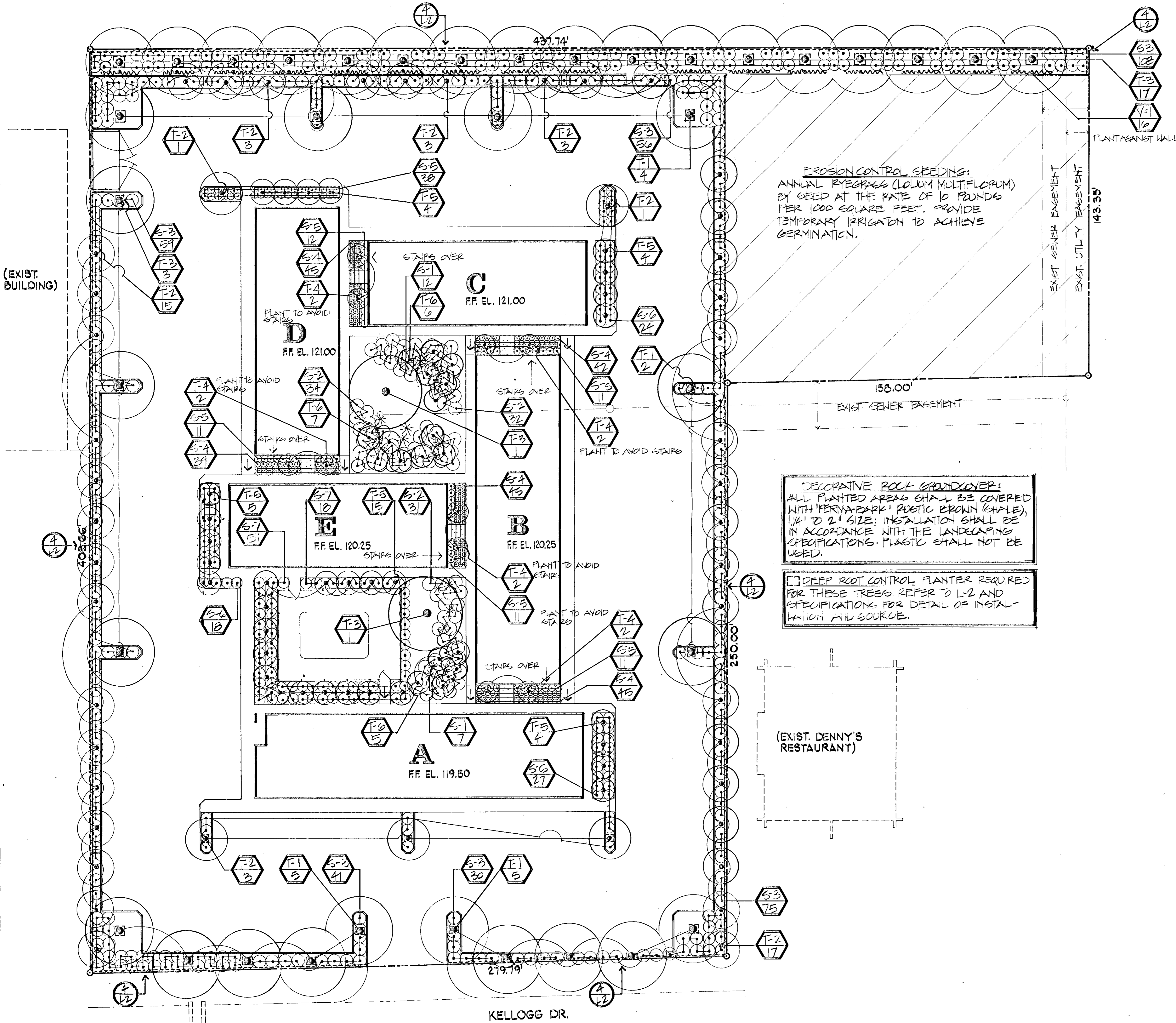
BYRON STOUT PONTIAC
COMMUNITY UNIT PLAN

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'

HENDRIX AVE.

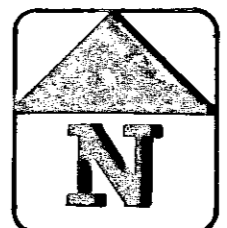


EROSION CONTROL SEEDING:
 ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
 BY SEED AT THE RATE OF 10 POUNDS
 PER 1000 SQUARE FEET. PROVIDE
 TEMPORARY IRRIGATION TO ACHIEVE
 GERMINATION.

DECORATIVE ROCK GROUNDCOVER:
 ALL PLANTED AREAS SHALL BE COVERED
 WITH "PERMA-BARK" PESTIC EROSION (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 INSTAL-
 LATION AND SOURCE.

(EXIST. DENNY'S
 RESTAURANT)



SCALE: 1" = 20'-0"

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

ESPEAN
 ARCHITECTS
 10700 E. 11th Street
 Suite 100
 Overland Park, KS 66204
 (913) 666-1100

Gatch Architects
 924 Atacapa Street
 Santa Barbara, CA 93101
 (805) 968-9861

Charles E. Pence, A.I.A.

REVISIONS

6

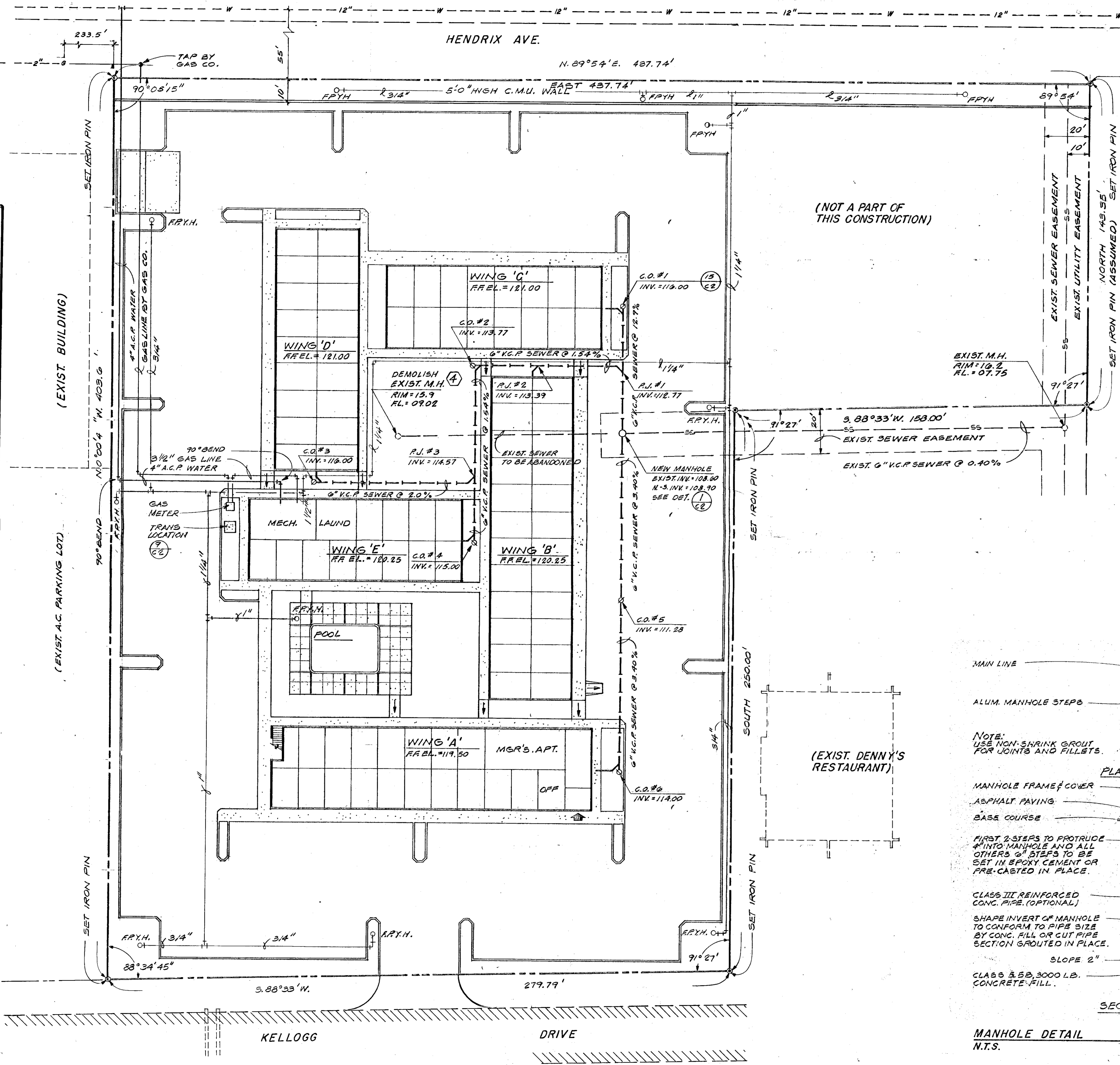
MOTEL
 51 HITCHCOCK WAY
 SANTA BARBARA, CALIFORNIA 93105
 TELEPHONE (805) 682-6666

WICHITA, KANSAS

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

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TRUE NORTH



SCALE: 1" = 20'-0"

GENERAL NOTES:

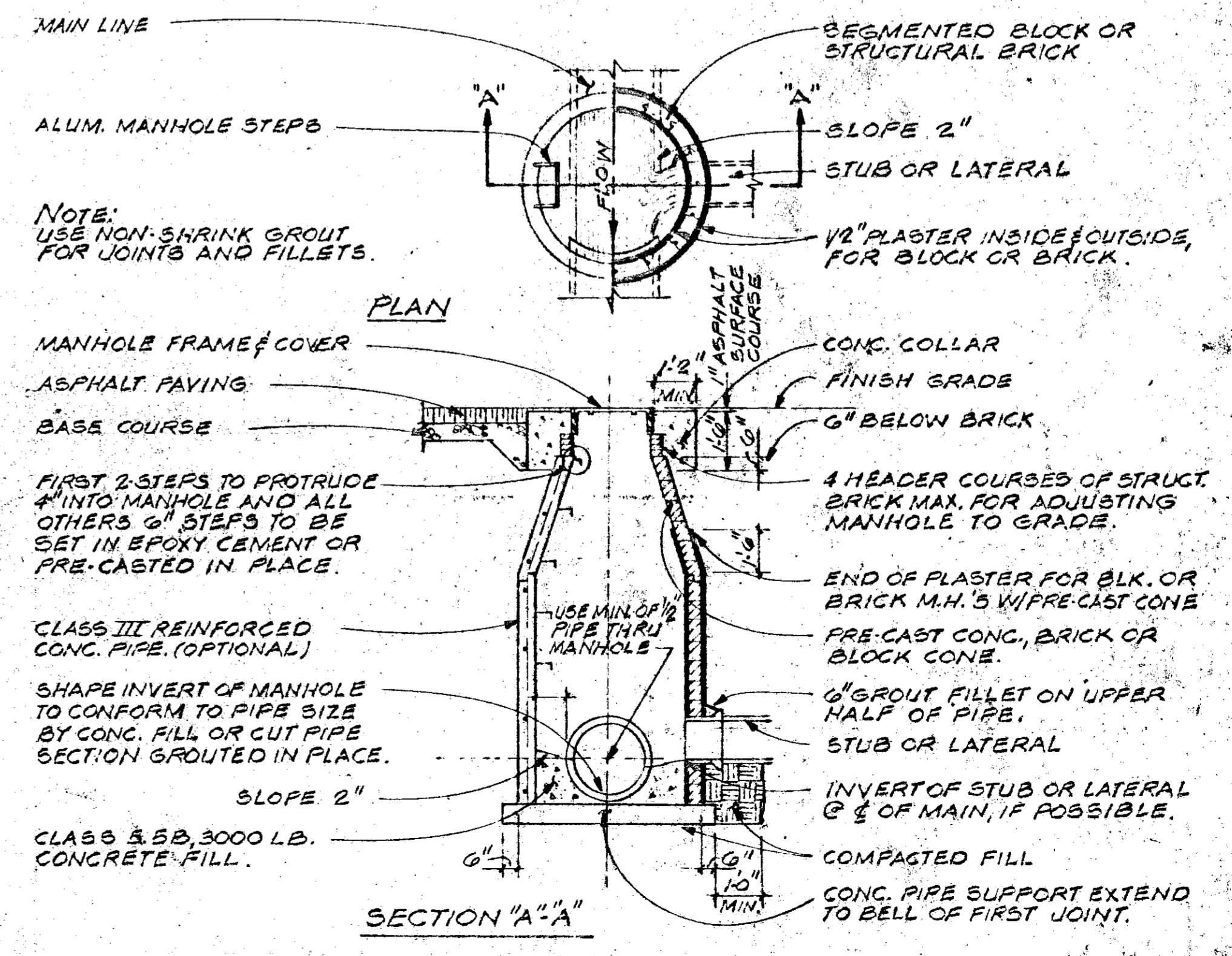
- A EXIST UTILITIES BASED ON SURVEY BY BAUGHMAN COMPANY, SURVEYORS 330 LAURA, WICHITA, KANSAS DATED 30 AUGUST 1977
- B BENCH MARK USED: CITY STANDARD DISC, CENTER OF U.S. HWY. 54 PAYMENT & 44' WEST OF E. OF DUGAN. ELEV. = 121.652 (CITY DATUM)

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 DEMOLISHED TO 3'-0" BELOW FINISH GRADE AND REFILLED IN 8" COMPACTED LAYERS.

LEGEND

- NEW CLEN-OUTS (15) TYR
- 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



6
 REVISIONS

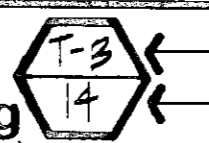
MOTEL
 51 HITCHCOCK WAY
 SANTA BARBARA, CALIFORNIA 93105
 (805) 682-6666

WICHITA, KANSAS

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

UTILITIES
 SITE PLAN
 C-4

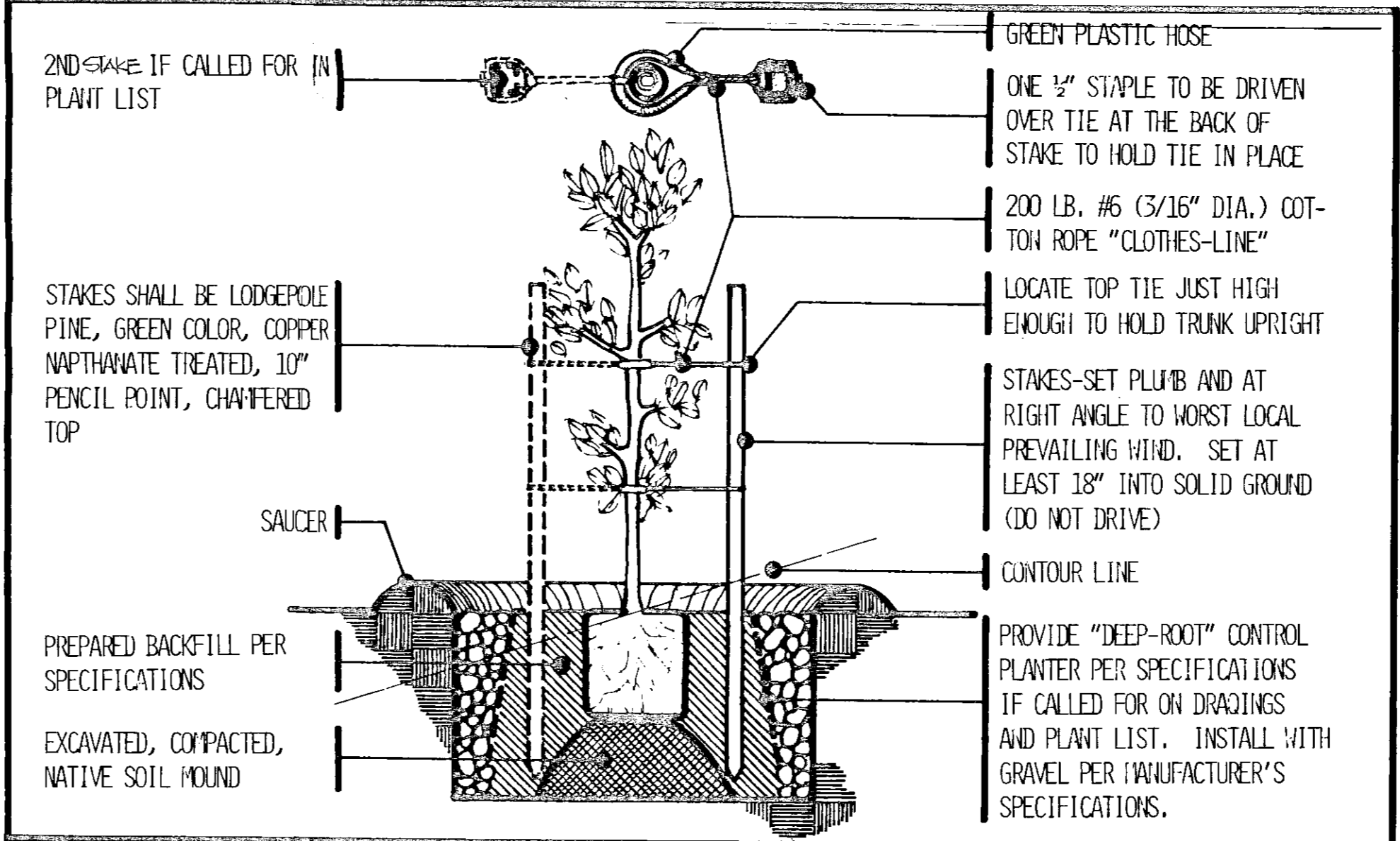
© 1987 BY MOTEL & INC. ALL COMMON LAW, COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED. ALL DRAWINGS AND WRITTEN MATERIAL HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK. REPRODUCING OR TRANSMITTING IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MOTEL & INC. IS PROHIBITED.

PLANT LIST				plant flag 	
symbol	number	size	botanical name	common name	notes
T-1	10	2' DBD	PATANUS ACEPEDA 'STANDARDIZED'	LONDON PLANE TREE	COUPLE STAKE PER DETAIL #1, SHEET L-2
T-2	60	1/2" DBD	NYSSA SYLVATICA	TUPELO	SINGLE STAKE PER DETAIL #1, " "
T-3	22	6" DBD	PINUS NIGRA	AUSTRALIAN PINE	COUPLE STAKE PER DETAIL #1, " "
T-4	10	4" SHIGH	MAGNOLIA SOULANGIANA	Saucer Magnolia	NO STAKE
T-5	32	1/2" DBD	CRATAEGUS VONCOWNA STRICTA	ENGLISH HAWTHORN VARIETY	COUPLE STAKE PER DETAIL #1, SHEET L-2
T-6	10	1 3/4" DBD	BETULA ALBA (MULTIPLE)	WHITE BIRCH	NO STAKE
S-1	A1	2 GAL	DEUTZIA GRACILIS	SLENDER DEUTZIA	
S-2	97	3 GAL	JUNIPERUS SABINA 'BRADMORE'	'BRADMORE' JUNIPER	
S-3	309	3 GAL	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	
S-4	210	1 GAL	LIRIOPE SPICATA		
S-5	94	2 GAL	Berberis Thunbergii 'CRIMSON PYGMY'	'CRIMSON PYGMY' BARBERRY	
S-6	69	3 GAL	Berberis Thunbergii 'KNAIGHT BURGUNDY'	'KNAIGHT BURGUNDY' BARBERRY	
S-7	69	2 GAL	Berberis Thunbergii 'AUREA'	'AUREA' BARBERRY	
V-1	10	1 GAL	PARTHENOCESSUS THOUSANDATA 'VETCHI'	DWARF CROTON NY.	SEE DETAIL 2, BELOW

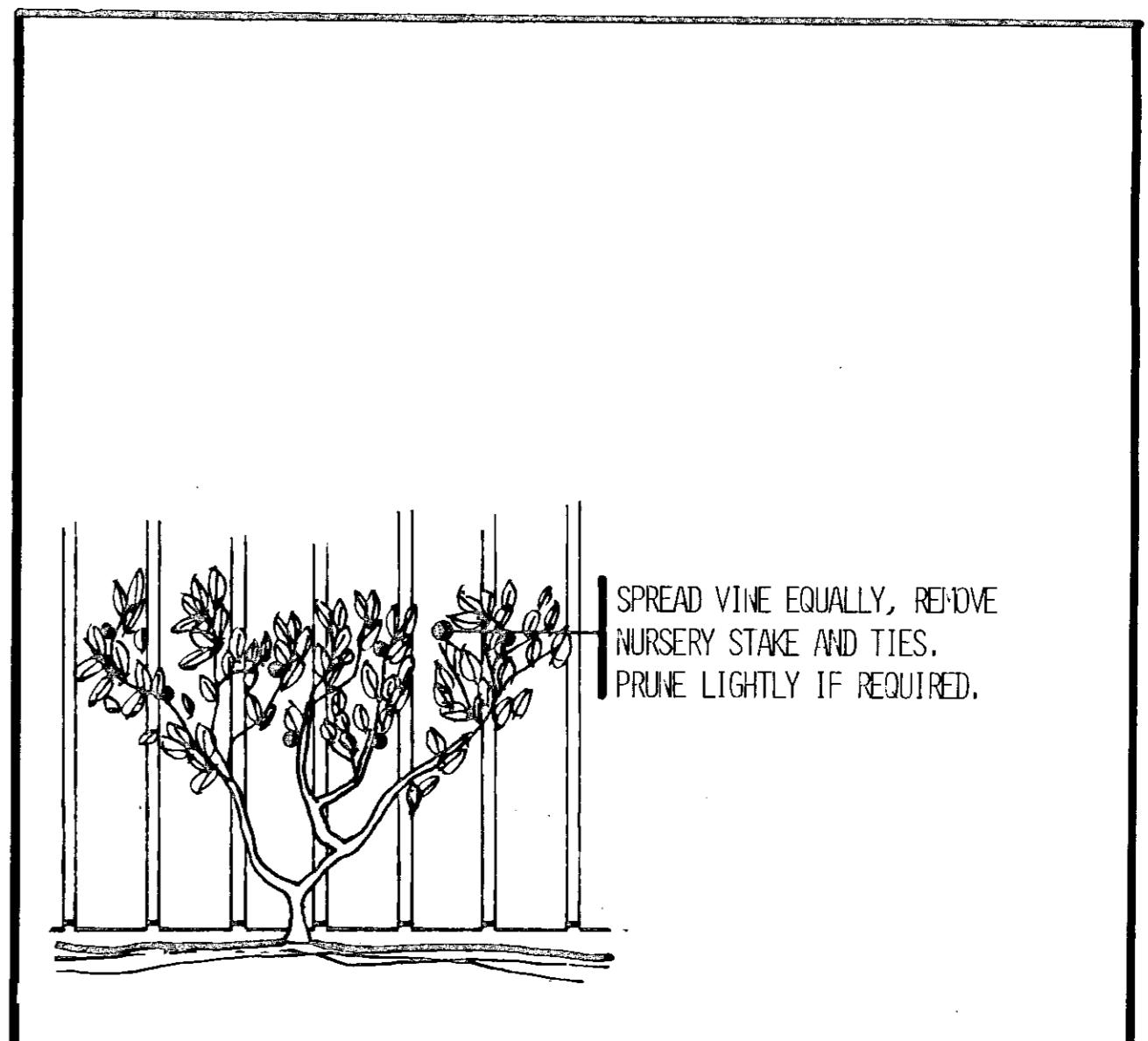
- planting notes:**
- REFER TO SEPARATE LANDSCAPING SPECIFICATIONS CONTAINED IN ARCHITECTURAL SPECIFICATIONS BOOK
 - ALL AREAS NOT SHOWN ON DRAWINGS TO BE PLANTED GROUND COVER SHALL RECEIVE GRAVEL GROUND COVER PER SPECIFICATIONS.
 - HERBICIDE: UPON COMPLETION OF ALL PLANTING OPERATIONS, BROADCAST "DACTHAL" 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.
 - 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.



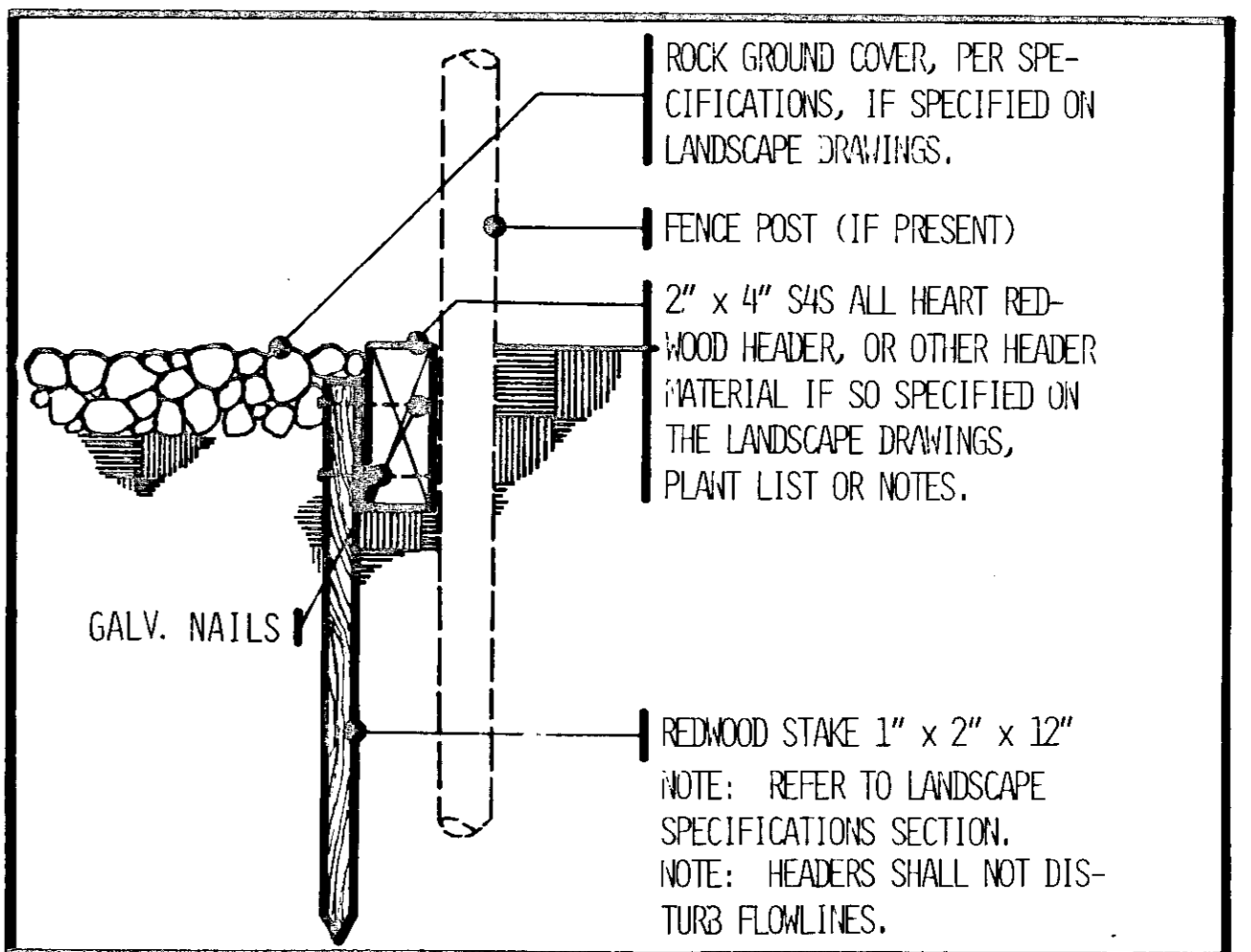
landscape architecture ·
 planning · 3938 state street
 santa barbara, ca 93105



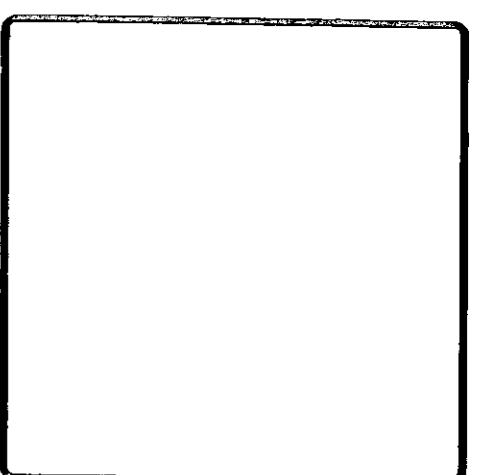
1 TREE PLANTING AND STAKING no scale



2 VINE TYING no scale



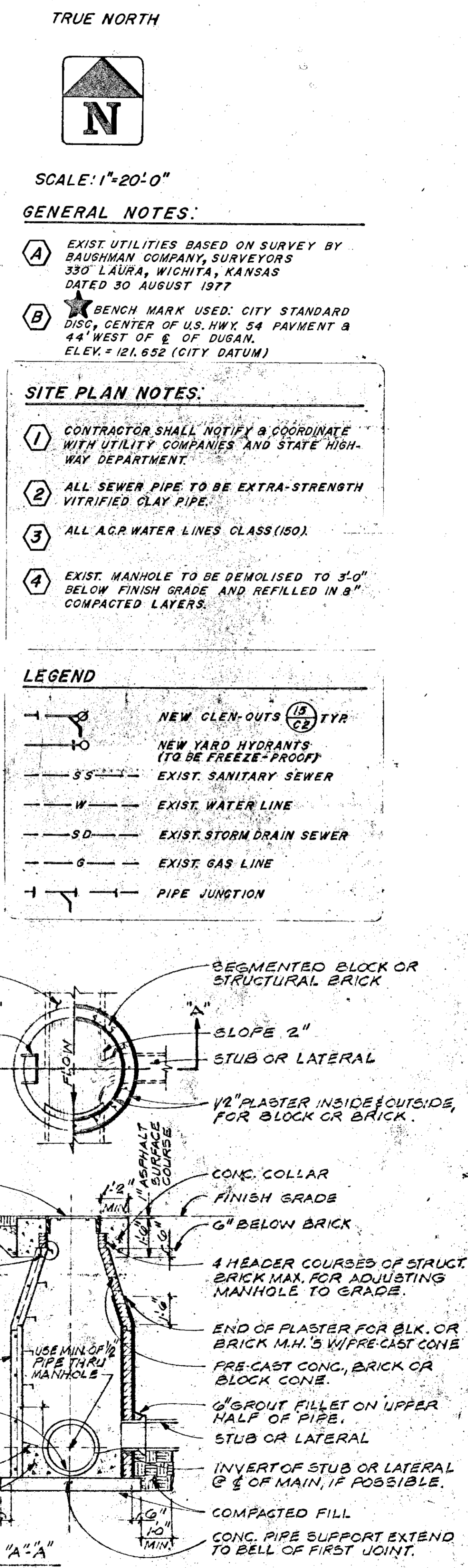
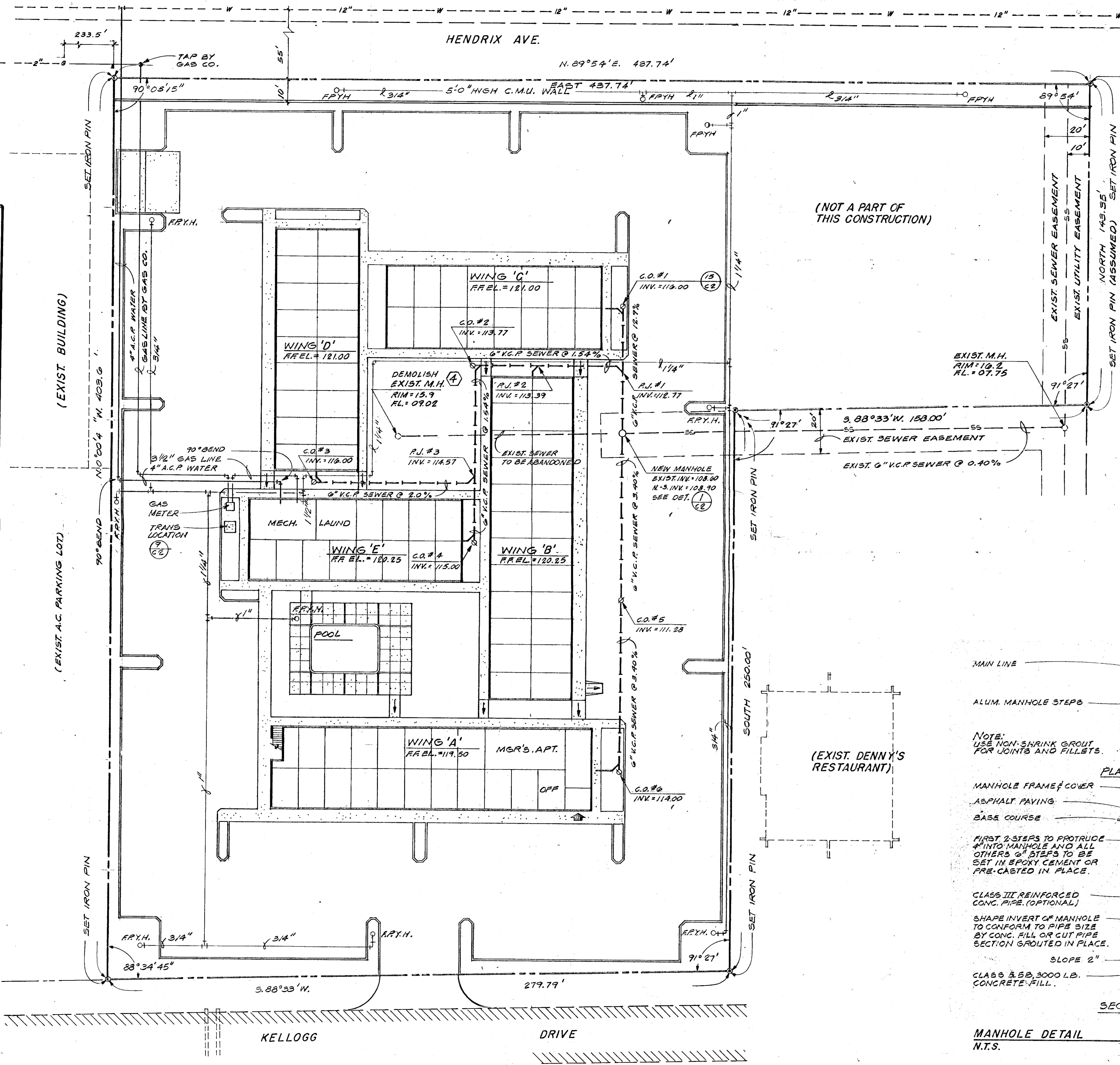
4 REDWOOD HEADER no scale



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

DRAWN BY: KA
 CHECKED: ERU
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WICHITA, KANSAS

MOTEL

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

REVISIONS

6

DRAWN BY: M.R.J.

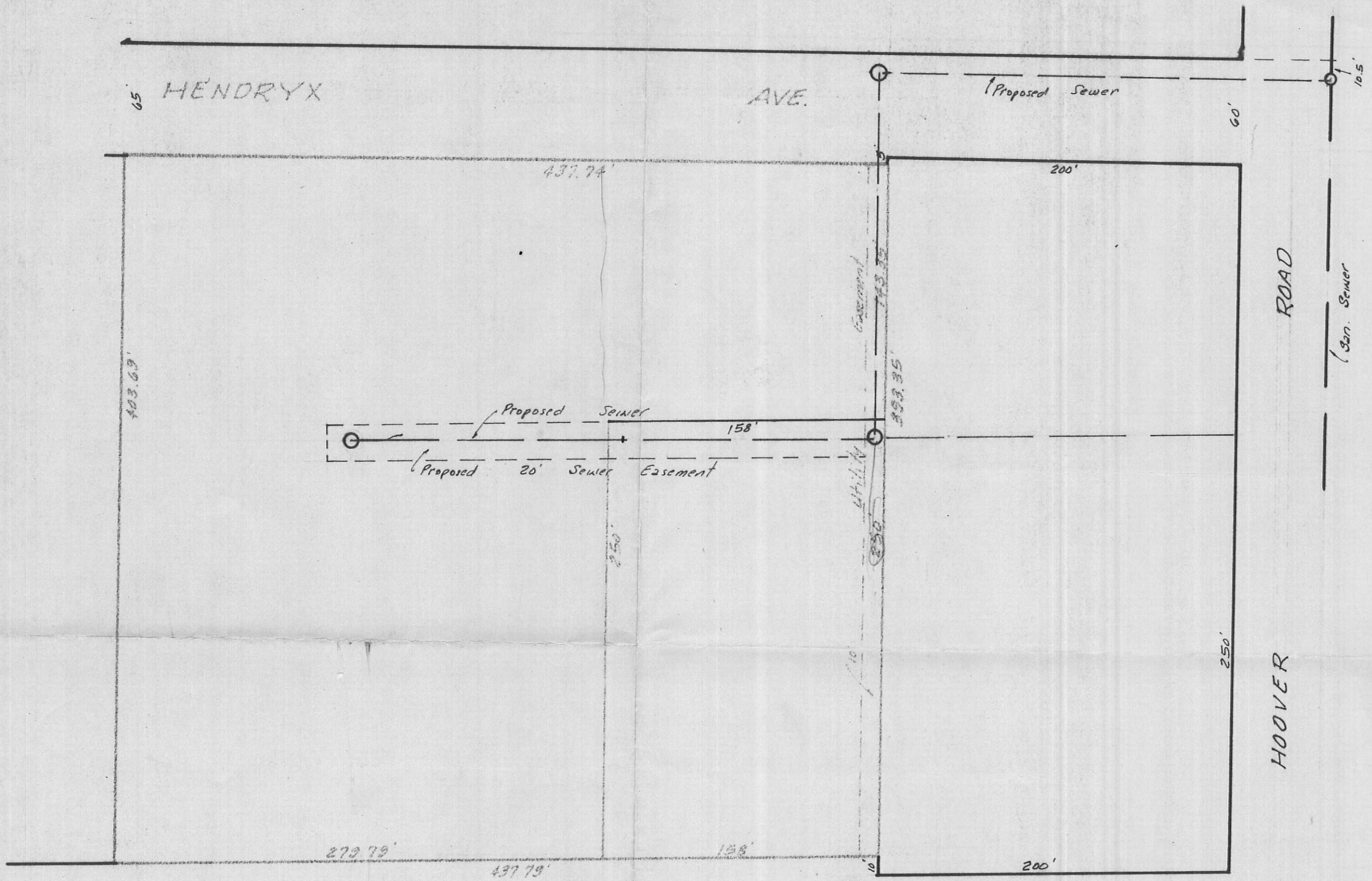
CHECKED:

PAGE NO.

ISSUE DATE

UTILITIES SITE PLAN

C-4



LOT SPLIT

LOT 2, BYRON STOUT ADDITION, WICHITA, KANSAS.