



DEVELOPMENT PLAN

SCALE: 1" = 60'-0"
ELEV.: CITY DATUM

LEGEND

- PROPERTY LINE
- BORDER OF PRIVATE DRIVE
- - - SETBACK LINE
- - - EXISTING GRADES
- ▭ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- - - PLANT SCREEN
- UNDERGROUND PIPE FROM STORY DRAIN

GENERAL REQUIREMENTS

1. Signs along U.S. 54 shall not exceed 30 feet in heights and shall be placed so as not to project over any public right-of-way. Signs shall not be located adjacent to the north, east and west property lines.
2. Waiver of the required 5'-8" wall along the east property line, which is the Turnpike right-of-way line.
3. A 5'-8" solid or semi-solid masonry wall shall be constructed and a 15-foot mass planting screen of both deciduous and evergreen shrubs and trees shall be provided upon the issuance of any building permit on that portion of the west line of Parcel No. 1 as shown on Plan. The masonry wall was waived and a metal fence was approved by administrative adjustment (see letter dated April 15, 1975).
4. A 5 foot - 8 foot solid or semi-solid masonry wall shall be required along the north lines of Parcels 1 and 2. The construction of said wall may be waived until such time that a residential building permit is issued north of this C.U.P. provided that a financial guarantee in an appropriate amount is filed with the Superintendent of Central Inspection. The construction of the wall is to begin within one week after notice to the property owner(s) that a residential building permit has been issued along the south line of Parcel 6 of DP 116, Maxwell's C.U.P. The guarantee may be released upon the issuance of a building permit for an office building located along the south line of Parcel 6 of DP 116 Maxwell's C.U.P.

- PARCEL #1
1. Area of Parcel 415,037.5 Sq. Ft. 9.53 Acres
 2. Maximum Building Coverage 30% 124,511.3 Sq. Ft.
 3. Maximum Floor Area 428 166,015.0 Sq. Ft.
 4. Building Setback Lines: as shown on plan
 5. Maximum Building Height: 35 Feet
 6. Parking Ratio will comply with ordinance
 7. Proposed general use will be retail business and restaurant conforming to the provision of Section 28.04.090 of the zoning ordinance.

- PARCEL #2
1. Area of Parcel 155,897.1 Sq. Ft. 3.58 Acres
 2. Maximum Building Coverage 29% 45,254.04 Sq. Ft. (See Parcel #3 No. 8)
 3. Maximum Floor Area 500 77,928.00 Sq. Ft.
 4. Building Setback Lines: as shown on plan
 5. Maximum Building Height: 35 feet
 6. Parking Ratios will comply with ordinance
 7. Proposed use will be Motel with associated uses such as restaurant, liquor store, private club, barber and beauty shops, gift shops, etc., conforming to the provisions of Section 28.04.090 of the zoning ordinance.

- PARCEL #3
1. Area of Parcel 78,325.00 Sq. Ft. 1.8 Acre
 2. Maximum Building Coverage 32% 25,000.00 Sq. Ft.
 3. Maximum Floor Area 32% 25,000.00 Sq. Ft.
 4. Building Setback: as shown on plan
 5. Maximum Building Height: 35 Feet
 6. Parking ratio will comply with ordinance
 7. Retail appliance or furniture and associated warehousing - wholesale
 8. Parcel #2 and #3 Building Coverage shall not exceed 30% of parcel areas.

Sketch Plot for Kelway Dnd

K - M ART COMMERCIAL COMMUNITY UNIT PLAN

DP-15

WICHITA, KANSAS

Set	Sheet

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Job 22332
File 22M-0128-20
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BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
16/262-7271 • 330 LAURA • WICHITA, KANSAS 67211