



DEVELOPMENT PLAN

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

LEGEND

- PROPERTY LINE
- BORDER OF PRIVATE DRIVE
- - - - - SETBACK LINE
- 15.0 EXISTING GRADES
- ▭ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- - - - - PLANT SCREEN
- UNDERGROUND PIPE FROM STORM 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'-8" solid or semi-solid masonry wall shall either be constructed along the north property line upon the issuance of any building permit on Parcel No. 1 or Parcel No. 2, or some form of guarantee shall be filed in an appropriate amount to guarantee the construction of the wall to begin within one week after notice to the developer (applicant) that a residential building permit has been issued north of subject property. The appropriate amount shall be the lowest of three estimates for the cost of construction of said wall.

- PARCEL #2**
1. Area of Parcel 234,182.15 Sq. Ft. 5.38 Acres
 2. Maximum Building Coverage 30% 70,254.64 Sq. Ft. 1.61 Acres
 3. Maximum Floor Area 50% 117,091.08 Sq. Ft. 2.68 Acres
 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 24.040.90 of the zoning ordinance.

- PARCEL #1**
1. Area of Parcel 415,037.5 Sq. Ft. 9.53 Acres
 2. Maximum Building Coverage 30% 124,511.3 Sq. Ft. 2.85 Acres
 3. Maximum Floor Area 40% 166,015.0 Sq. Ft. 3.81 Acres
 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 provisions of Section 28.04.090 of the zoning ordinance.

**BGR Architects + Engineers
 Brasher + Goyette + Rapier**

**FURR'S #201
 COMMUNITY UNIT PLAN**

WICHITA, KANSAS

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