

general notes

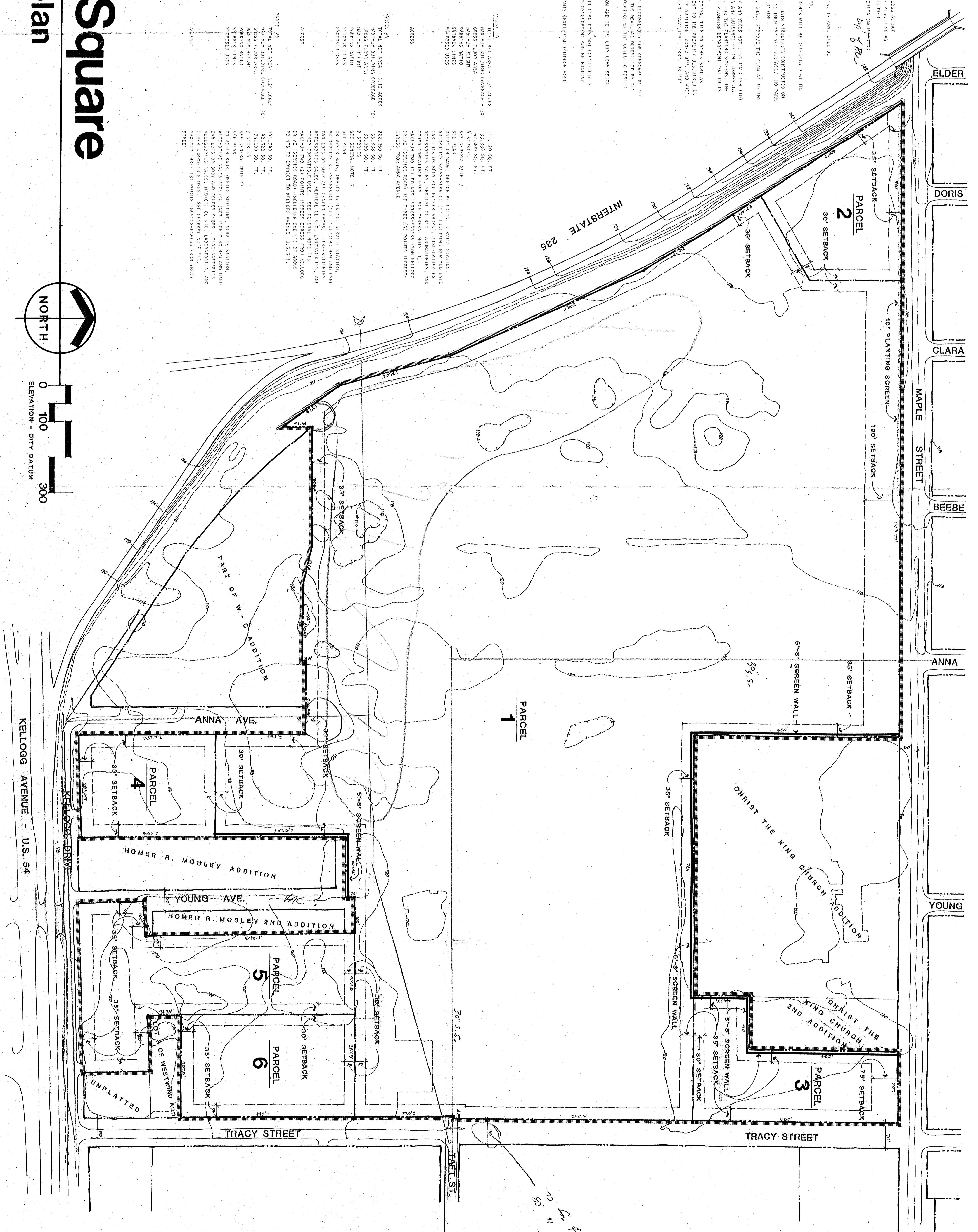
1. THIS PLANNED DEVELOPMENT IS TO CONTAIN 0.7 ACRES.
2. ALL PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA PLANNING AND ZONING ORDINANCES, AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
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general provisions

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES.
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Towne West Square

community unit plan



PARCEL 1
TOTAL NET AREA - 7.73 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 150,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

PARCEL 2
TOTAL NET AREA - 2.00 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 100,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

PARCEL 3
TOTAL NET AREA - 1.13 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 50,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

PARCEL 4
TOTAL NET AREA - 1.25 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 60,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

PARCEL 5
TOTAL NET AREA - 0.50 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 25,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

PARCEL 6
TOTAL NET AREA - 0.50 ACRES
MAXIMUM BUILDING FOOTPRINT - 30'
MAXIMUM BUILDING HEIGHT - 5 STORIES
MAXIMUM FLOOR AREA - 25,000 SQ. FT.
MAXIMUM SETBACK - 35'
MAXIMUM FRONT SETBACK - 35'
MAXIMUM SIDE SETBACK - 35'
MAXIMUM REAR SETBACK - 35'
MAXIMUM CORNER SETBACK - 35'
MAXIMUM DRIVEWAY SETBACK - 35'
MAXIMUM DRIVEWAY WIDTH - 30'
MAXIMUM DRIVEWAY LENGTH - 100'
MAXIMUM DRIVEWAY CURVE RADIUS - 100'
MAXIMUM DRIVEWAY GRADE - 5%
MAXIMUM DRIVEWAY SLOPE - 5%
MAXIMUM DRIVEWAY CROSS SLOPE - 5%
MAXIMUM DRIVEWAY CLEARANCE - 10'
MAXIMUM DRIVEWAY CLEARANCE OVERHEAD - 10'

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