GENERAL NOTES

1. THIS PLANNED DEVELOPMENT TO CONTAIN 83.48 ACRES.

2. SIGNS SHALL BE AS PERMITTED BY ZONING DISTRICT. NO SIGN WILL BE PLACED SO AS TO PROJECT OVER ANY STREET RIGHT-OF-WAY AND NO BILLBOARD OR ROOF SIGNS SHALL BE ALLOWED. ANY NONCONFORMING BILLBOARDS LOCATED ON SUBJECT PROPERTY SHALL BE REMOVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

3. ALL ACCESS POINTS FROM ALL PUBLIC STREETS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WICHITA DEPARTMENT OF PUBLIC WORKS.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. MINIMUM SETBACK LINES AS INDICATED ON PLAN.

6. AT THE TIME OF PLATTING, A DRAINAGE PLAN WITH LOCATION AND SIZE OF REQUIRED DRAINAGE EASEMENTS, IF ANY, WILL BE SUBMITTED FOR APPROVAL.

7. THE OVERALL PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

8. ADDITIONAL STREET RIGHT-OF-WAY FOR ANY OR ALL PUBLIC STREETS, AND THE GUARANTEE OF IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF PLATTING AND BUILDING SETBACK LINES WILL BE ADJUSTED ACCORDINGLY.

9. A FIRE-LANE, HARD SURFACED AND TWENTY (20') FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED. SAID FIRE-LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE-LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE-LANE(S).

10. PLANTING SCREENS, AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBBERY AND TREES NOT LESS THAN FIVE (5') FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

11. A FIFTEEN (15') FOOT OR TWENTY-FIVE (25') FOOT WIDE LANDSCAPED AREA AS SHOWN ON THE PLAN, WHICH WILL CONSIST OF BOTH THE EXISTING TREES PLUS NEW TREES OF LIKE SIZE AND GENUS IS TO BE INSTALLED AND MAINTAINED BY THE APPLICANT IN THE CAVITY AREAS OF THE PRESENT ROWS OF PLANTING ADJACENT TO THE PROPERTIES SHOWN AND DESCRIBED AS "CHRIST THE KING ADDITION" AND "CHRIST THE KING, SECOND ADDITION".

    IN ADDITION, FOR SAFETY PURPOSES, A FIVE (5') FOOT HIGH WOVEN WIRE FENCE IS TO BE INSTALLED BY THE APPLICANT WITHIN THIS PREVIOUSLY DESCRIBED LANDSCAPED AREA.

    THIS APPLICATION APPROVAL WILL ALSO CONSTITUTE A WAIVER OF THE NORMAL PLANTING ORDINANCE BLOCK WALL REQUIREMENTS AT THE "CHRIST THE KING ADDITION", "CHRIST THE KING, SECOND ADDITION" AND AT THE "HOMER MOSELY ADDITION" CONTIGUOUS BOUNDARY LINES, DUE TO THE UNUSUAL EXISTING SITE CONDITIONS.

12. TOWNE WEST SQUARE COMMUNITY UNIT PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

    A. PLATTING OF SUBJECT PROPERTY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

    B. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE SUPERINTENDENT OF CENTRAL INSPECTION AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

    C. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE RESUBMITTED TO THE PLANNING COMMISSION AND TO THE CITY COMMISSION FOR ITS CONSIDERATION.

    D. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

    E. MINOR VARIATIONS OF INDIVIDUAL PARCEL GROSS FLOOR AREA MAY BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR HIS REVIEW AND APPROVAL WITH THE PROVISION THAT THE TOTAL DEVELOPED GROSS FLOOR AREA DOES NOT EXCEED THE TOTAL FOR THE ENTIRE COMMUNITY UNIT PLAN.

13. SHOWN AS AN INSERT ON THIS COMMUNITY UNIT PLAN IS AN ALTERNATE BOUNDARY OF A PORTION HEREOF WHICH SHALL BECOME EFFECTIVE TO AUTOMATICALLY AMEND THE BOUNDARY OF THIS COMMUNITY UNIT PLAN IN THE EVENT TOWNE WEST MALL ASSOCIATES SHALL ACQUIRE TITLE TO LOT 3, WESTWIND ADDITION TO WICHITA, SEDGWICK, KANSAS, AND EFFECT A TRADE OF LAND WITH THE KANSAS DEPARTMENT OF TRANSPORTATION WHICH WOULD INCLUDE ADDITIONAL LAND ADJACENT TO PARCEL 1 AND EXCLUDE A PORTION OF PARCEL 6.

14. THERE SHALL BE INSTALLED IMMEDIATELY NORTH OF THE NORTH LINE OF KELLOGG DRIVE AN ENTRY WAY TO DELINEATE PASSAGE FROM PUBLIC TO PRIVATE PROPERTY.

GENERAL PROVISIONS

PARCEL #1		
TOTAL NET AREA - 78.38 ACRES	3,414,233 SQ. FT.	
MAXIMUM BUILDING COVERAGE	900,000 SQ. FT.	
GROSS FLOOR AREA	977,000 SQ. FT.	
FLOOR AREA RATIO	26%	
MAXIMUM HEIGHT	3 STORIES OR 57 FT.	
MAXIMUM NUMBER OF BUILDINGS	TWO (2)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	REGIONAL SHOPPING CENTER, HOTEL AND MOTEL	
ACCESS	MAXIMUM THREE (3) POINTS INGRESS-EGRESS FROM MAPLE STREET, MAXIMUM FOUR (4) POINTS INGRESS-EGRESS FROM TRACY STREET, ONE (1) POINT INGRESS-EGRESS FROM KELLOGG DRIVE. MAXIMUM ONE (1) POINT OF INGRESS-EGRESS TO ANNA STREET. MAXIMUM ONE (1) POINT OF INGRESS-EGRESS TO WESTDALE DRIVE.	
PARCEL #2		
TOTAL NET AREA - .90 ACRES	39,204 SQ. FT.	
MAXIMUM BUILDING COVERAGE	4,000 SQ. FT.	
GROSS FLOOR AREA	4,000 SQ. FT.	
FLOOR AREA RATIO	10%	
MAXIMUM HEIGHT	2 STORIES OR 36 FT.	
MAXIMUM NUMBER OF BUILDINGS	ONE (1)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	DRIVE-IN BANK, OFFICE BUILDING, SERVICE STATION, AUTOMOTIVE SALES AND SERVICE (NOT INCLUDING NEW AND USED CAR LOTS OR BODY AND FENDER SHOPS) TIRE-BATTERIES AND ACCESSORIES SALES, MEDICAL CLINIC, LABORATORIES, RESTAURANTS, THEATERS.	
ACCESS	NO ACCESS FROM MAPLE STREET - ACCESS FROM PARCEL #1 RING ROAD ONLY.	
PARCEL #3		
TOTAL NET AREA - 1.26 ACRES	54,886 SQ. FT.	
MAXIMUM BUILDING COVERAGE	4,000 SQ. FT.	
GROSS FLOOR AREA	4,000 SQ. FT.	
FLOOR AREA RATIO	7%	
MAXIMUM HEIGHT	2 STORIES OR 36 FT.	
MAXIMUM NUMBER OF BUILDINGS	ONE (1)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	DRIVE-IN BANK, OFFICE BUILDING, SERVICE STATION, MEDICAL CLINICS, LABORATORIES, SMALL ANIMAL CLINIC, THEATERS, RESTAURANT.	
ACCESS	NO ACCESS FROM MAPLE STREET - ACCESS FROM PARCEL #1 RING ROAD ONLY.	

PARCEL #4		
TOTAL NET AREA - .69 ACRES	30,056 SQ. FT.	
MAXIMUM BUILDING COVERAGE	4,000 SQ. FT.	
GROSS FLOOR AREA	4,000 SQ. FT.	
FLOOR AREA RATIO	13%	
MAXIMUM HEIGHT	2 STORIES OR 36 FT.	
MAXIMUM NUMBER OF BUILDINGS	TWO (2)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	DRIVE-IN BANK, OFFICE BUILDING, MEDICAL CLINIC, LABORATORIES, SMALL ANIMAL CLINIC, RESTAURANT, THEATERS.	
ACCESS	MAXIMUM ONE (1) POINT INGRESS-EGRESS FROM MAPLE STREET.	
PARCEL #5		
TOTAL NET AREA - .83 ACRES	36,155 SQ. FT.	
MAXIMUM BUILDING COVERAGE	5,000 SQ. FT.	
GROSS FLOOR AREA	5,000 SQ. FT.	
FLOOR AREA RATIO	14%	
MAXIMUM HEIGHT	2 STORIES OR 36 FT.	
MAXIMUM NUMBER OF BUILDINGS	ONE (1)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	DRIVE-IN BANK, OFFICE BUILDING, TIRE-BATTERIES-ACCESSORIES SALES, RESTAURANT.	
ACCESS	MAXIMUM ONE (1) POINT INGRESS-EGRESS FROM TRACY STREET.	
PARCEL #6		
TOTAL NET AREA - 1.03 ACRES	44,867 SQ. FT.	
MAXIMUM BUILDING COVERAGE	6,000 SQ. FT.	
GROSS FLOOR AREA	6,000 SQ. FT.	
FLOOR AREA RATIO	14%	
MAXIMUM HEIGHT	2 STORIES OR 36 FT.	
MAXIMUM NUMBER OF BUILDINGS	ONE (1)	
PARKING RATIO	SEE GENERAL NOTE #7	
SETBACK LINES	SEE PLAN	
PROPOSED USES	DRIVE-IN BANK, OFFICE BUILDING, SERVICE STATION, AUTOMOTIVE SALES-SERVICE (NOT INCLUDING NEW AND USED CAR LOTS OR BODY AND FENDER SHOPS), TIRE-BATTERIES-ACCESSORIES SALES, RESTAURANT, THEATER, MEDICAL CLINIC, LABORATORIES.	
ACCESS	MAXIMUM ONE (1) POINT INGRESS-EGRESS FROM TRACY STREET.	
RESERVE "A"		
TOTAL NET AREA - .39 ACRES	NONE	
MAXIMUM BUILDING COVERAGE	LANDSCAPING, PYLON SIGN, PAVING	
PROPOSED USES		

GENERAL NOTE:

MAXIMUM DEVELOPABLE TOTAL GROSS FLOOR AREA: 1,000,000 SQUARE FEET

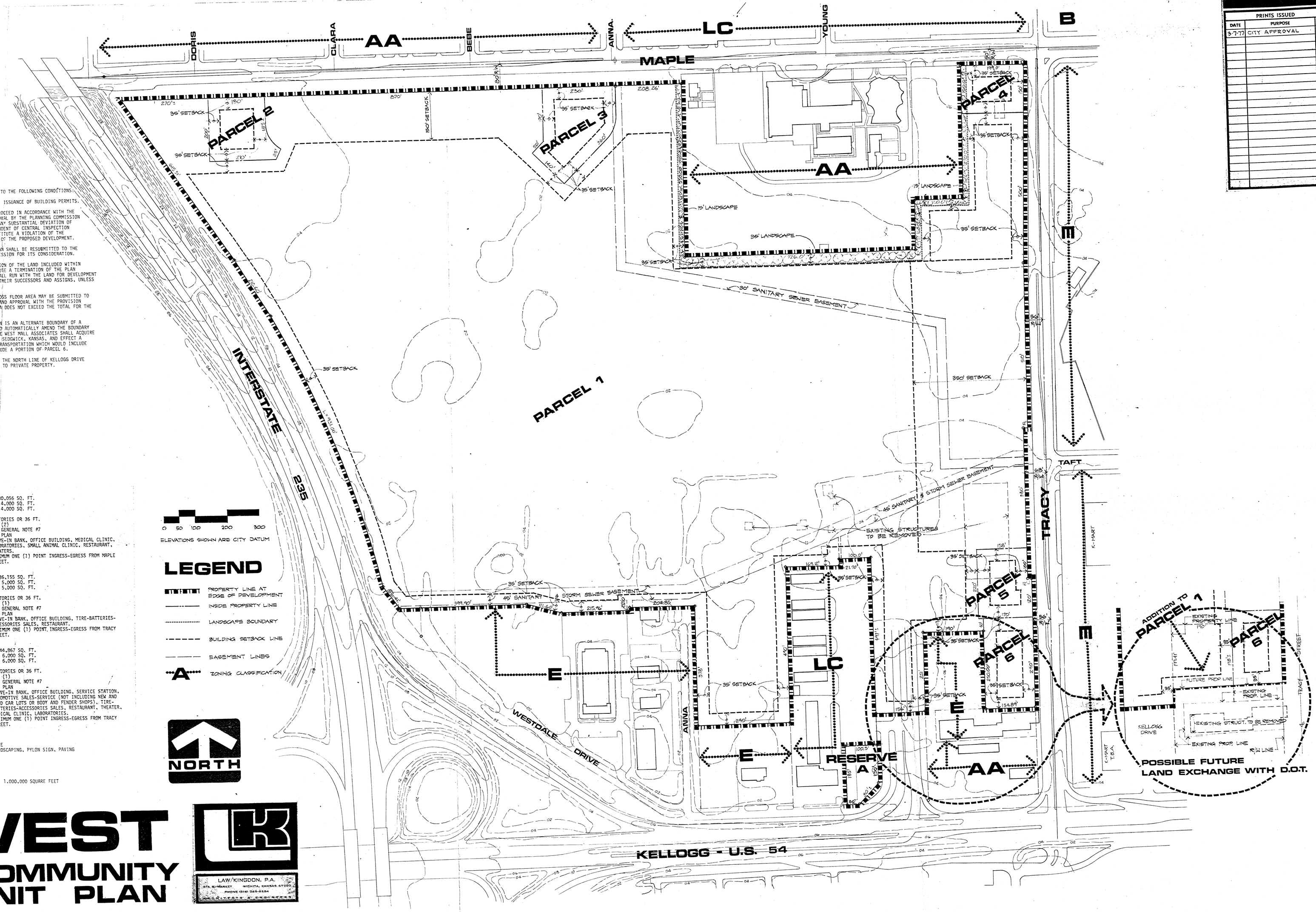
0 50 100 200 300

ELEVATIONS SHOWN ARE CITY DATUM

LEGEND

- PROPERTY LINE AT EDGE OF DEVELOPMENT
- INSIDE PROPERTY LINE
- LANDSCAPE BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINES
- "A" ZONING CLASSIFICATION

NORTH



TOWNE WEST SQUARE COMMUNITY UNIT PLAN

LAW/KINGDON, P.A.
213 S. BROADWAY WICHITA, KANSAS 67202
PHONE (316) 265-6594

PRINTS ISSUED		
DATE	PURPOSE	NO.
9-7-77	CITY APPROVAL	10