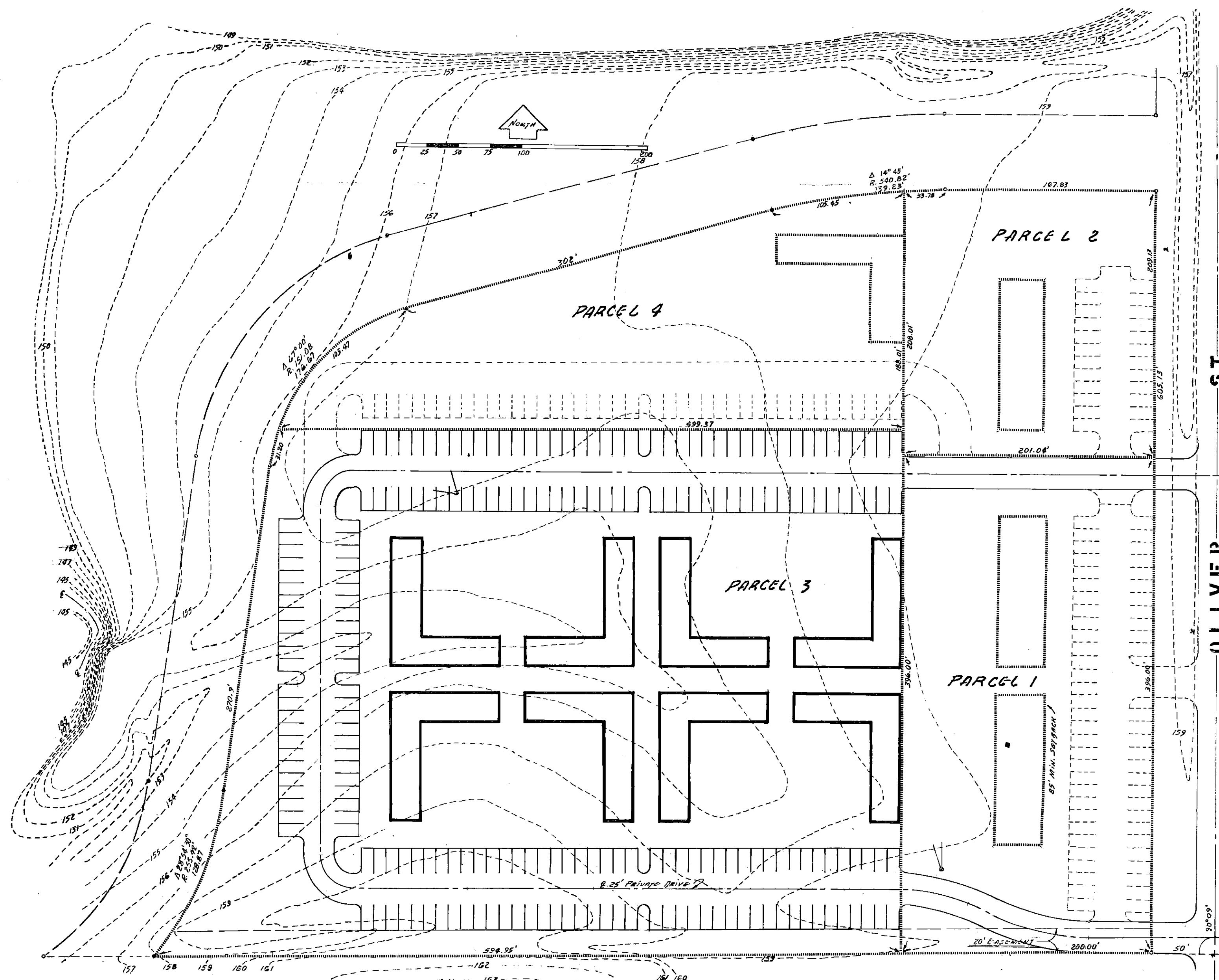


C U P FOR TIMBERLINE

C.U.P. General Provisions

1. Total Net Area: 408,309 sq. ft. / 9.374 Acr.
2. All Utilities Shall be installed underground.
3. All Easements public or private to be granted as required.
4. Min. Pad Elevations @ 162.0' as established by Flood Control.
5. Three (3) curb openings onto Oliver Street with their general locations as indicated on the C.U.P. drawing.
6. On site signs as permitted by zoning district.
7. Signs or Monuments designating the name of the development shall be permitted if they conform to Section 38.09.070 A 12 of the Code of the City of Wichita.
8. Any Screening requirements, if any along the west and north boundary lines of parcels 2-3-4 to be waived due to "Chisholm Creek" and the natural fall existing timberline.
9. Any Screening requirements, if any along the west line of parcels 1 & 2 to be waived, except for commercial trash enclosures, so as to establish architectural compatibility for the entire C.U.P.
10. Landscape plans for other areas of a screening nature shall be submitted to the Director of City Planning for his or hers approval.



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| <p>Parcel No. 1</p> <ol style="list-style-type: none"> 1. Net Area: 79,366 sq. ft. / 1.822 Acr. 2. Max. Bldg. Cover 30% / 23,810 s.f. 3. Max. Bldg. Height 40 feet 4. Max. Floor Area 23,810 s.f. 5. Max. Floor Area Ratio 30% 6. Max. Number of Buildings Two (2) 7. Parking as required by Ordinance 8. Proposed Uses:
Shopping and/or offices, professional personal services, comparison and/or convenience shopping. | <p>Parcel No. 2</p> <ol style="list-style-type: none"> 1. Net Area: 92,079 sq. ft. / 2.096 Acr. 2. Max. Bldg. Cover 30% / 27,624 s.f. 3. Max. Bldg. Height 40 feet 4. Max. Floor Area 27,624 s.f. 5. Max. Floor Area Ratio 30% 6. Max. Number of Buildings One (1) 7. Parking as required by Ordinance 8. Proposed Uses:
Financial and other oriented retail businesses which do not include carry out food services as the principal business. No outside sales shall be permitted. | <p>Parcel No. 3</p> <ol style="list-style-type: none"> 1. Net Area 222,761 s.f. / 5.114 acr. 2. Max. Bldg. Cover 30% / 66,828 s.f. 3. Max. Bldg. Height 35 feet. 4. Max. Floor Area 89,104 s.f. 5. Max. Floor Area Ratio 40% 6. Max. Number of Buildings Eight (8) 7. Parking Ratio 1.5 Spaces per dwelling unit. 8. Density shall not exceed (199) dwelling units 9. Setback between structures shall be as required in the "B" zone at time of C.U.P. approval 10. All utilities shall be underground. 11. A 25'0" drive in width will be constructed of 5" asphalt simultaneously with development. 12. Proposed Uses:
Studio, Garden Apartments and/or Townhouses | <p>Parcel No. 4</p> <ol style="list-style-type: none"> 1. Net Area 69,103 s.f. / 1.572 Acr. 2. Max. Building Cover 30% / 19,231 s.f. 3. Max. Bldg. Height 35 feet 4. Max. Floor Area 19,231 s.f. 5. Max. Floor Area Ratio 30% 6. Max. Number of Buildings Three (3) 7. Parking ratio 1.5 spaces per dwelling unit and/or as required by ordinance 8. Density shall not exceed (36) dwelling units. 9. Setback between structures shall be as required in the "B" zone at time of C.U.P. approval. 10. All utilities shall be underground. 11. A 25'0" wide drive will be constructed of 5" asphalt simultaneously with development. 12. Proposed Uses:
Studio, Garden Apartments and/or Townhouses, recreational facilities in conjunction with Parcel 1 & 2 dwelling units. i.e. club house - pool. |
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LEGAL:
BLOCK 20
CHISHOLM PARK ESTATES