

BEACON HILL C.U.P.
GENERAL PROVISIONS

- 1. This project is proposed to contain 230.8 gross acres.
- 2. The proposed development is to contain a mixture of housing types. The number of dwelling units listed for each type on the chart under general provision number 20 shows the maximum number of dwelling units for each use. These maximums do not necessarily reflect what is shown on the plan view.

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision 3 below.

- 3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site would be 4.60 DU/acre. If the site is developed with the maximum number of dwelling units permitted (1591), the overall density would be 7.20 DU/acre.
- 4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
- 5. All utilities shall be installed underground.
- 6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
- 7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.

- 8. Parcels 15, 16 & 17 represent the general open space for the development and shall be maintained by a common homeowners association. This stipulation does not prohibit a master association of all homeowners from all parcels, from participating in the maintenance cost of part or all of parcels 15, 16 & 17. The general open space represents 27.5 acres or 12% of the total site.
- 9. Minimum lot sizes for single family detached units shall be 5,500 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 7,500 sq. ft.
- 10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcels 15, 16 & 17 shall be owned and maintained by a joint homeowners association and shall be designed in conformance with a hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.

MINIMUM FRONT YARD DIMENSION FROM ROW LINE									
	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE	SECONDARY STREET SIDE OF CORNER LOT	MIN. ³ REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.
FOR PARCELS 1, 2, 3 & 4, SEE GENERAL PROVISION #18.

¹STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT MAY BE CONSTRUCTED EITHER PUBLICLY OR PRIVATELY. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE. THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

²SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

³REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE, RESERVE OR GOLF COURSE.

D. $\frac{54,014 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6$ Zero Lot Line Units

$\frac{54,012 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8$ 2-Plex Units

$\frac{162,043 \text{ sq. ft.}}{3,485 \text{ sq. ft./DU}} = 46$ Townhouse Units

60 Total Units Permitted

17. Special conditions for parcels 8 & 9^{±14} only. (Townhouses and apartment uses only).

A. Front, rear and side yard setbacks illustrated on chart in general provision 4 above apply to only habitable space or actual dwelling units.

B. Setback requirements for garages shall be as follows:

1. Setback from Oliver Road and 29th Street North shall be 5'.

2. Setbacks on major entrances into each parcel shall be 10' back of curb if constructed as a private street.

C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in general provision number 4 shall apply.

1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.

2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.

3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.

4. No garage window or door openings shall be allowed to face onto Oliver Road or 29th Street North or the major entries into each parcel.

5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.

6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.

7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.

8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller) shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.

9. All surfaces of proposed walls and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.
18. The transfer of title on all or any portion of the land included in the C.U.P. 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 and their lessees unless amended.
19. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 29th Street North and Oliver Road where determined to be necessary.

PARCEL	PROPOSED USES AND MAX. DWELLING UNITS/PARCEL						PARCEL DENSITIES						MAX. BLDG. HT.	
	S.F.	Z.L.L.L.	P.H.	D.P.	T.H.	APT.	GROSS ACRES	S.F.	Z.L.L.L.	P.H.	D.P.	T.H.		APT.
1	[66]	82	82				16.5	4	5	5				35'
2	[60]	75	75				15.0	4	5	5				35'
3		31	31	36	77	[124]	6.2		5	5	6	12.5	20	45'
4	26	33	33	[38]			6.5	4	5	5	6			35'
5	[68]	85	85	102			17.0	4	5	5	6			35'
6	37	[47]	47	56			9.4	4	5	5	6			35'
7	[136]	170	170	204			34.1	4	5	5	6			35'
8	[44]	56	56	66	139		11.1	4	5	5	6	12.5		45'
9		28	28	34	70	[112]	5.6		5	5	6	12.5	20	45'
10	31	39	39	[46]	96		7.7	4	5	5	6	12.5		35'
11	[123]	154	154	185			30.9	4	5	5	6			35'
12	[50]	64	64	76			12.7	4	5	5	6			35'
13	35	44	[44]	52			8.7	4	5	5	6			35'
14	48	60	[60]	72	151	238	12.1	4	5	5	6	12.5	19.67	35'
15	Open Space and Recreation						16.8							
16	Open Space and Recreation						7.1							
17	Open Space and Recreation						3.6							
	Sub-Total Street R.O.W.						221.0							
							9.8							
Illus. Totals	[547]	[47]	[104]	[84]		[236]	230.8							

Total Units Illustrated - 1,018
 Illustrated Density - 4.60 DU/Acre
 Maximum Units Permitted - 1,591
 Maximum Density - 7.20 DU/Acre

Figures enclosed within a box represent the land uses illustrated.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: August 6, 1985

TO: Distribution

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-147 Beacon Hill Residential Community Unit Plan

Attached is a print of a proposed 230-acre residential development located east of Oliver between 25th and 29th Streets North. Maximum number of dwelling units permitted would be 1,591. Although several parcels would allow apartment or townhouse development, the overall density of the entire site would be slightly less than the 7.26 DU/Acre permitted in the "AA" single-family zoning district. General provisions of the C.U.P. as well as specific parcel density and use descriptions are on the attached six-page document.

I would appreciate any comments you may have regarding this residential development plan. If you have questions or need additional information, please call me at 268-4421.

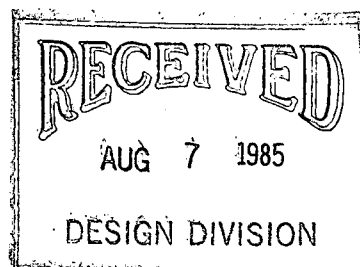
Louise Olivarez
Louise Olivarez
Senior Planner

LO/lw

Attachment

Distribution: Mike Lindebak, City Engineer & Interim Director of Planning
Bill McKinley, Traffic Engineer
Frank Smith, Director of Parks
Paul Pritchard, USD 259 Director of Pupil Transportation

*Chris called Louise 8/19
Will meet with Brodyas*



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

September 23, 1987

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
x Mike Lindebak, City Engineer

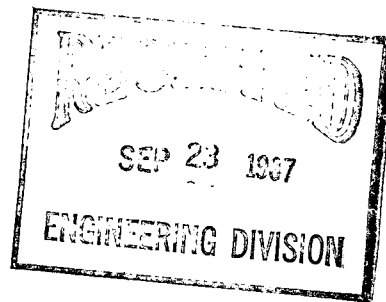
FROM: Barbara R. Harris, Senior Planner

RE: Beacon Hill Commercial C.U.P. Proposal - Located at the
southeast corner of 29th Street North and Oliver and H.C.A.
Property West Commercial C.U.P. Proposal - Located on the
north side of 13th Street North, one-third mile east of Tyler.

Attached for your review and comments are copies of the proposed development plans for the above-referenced properties.

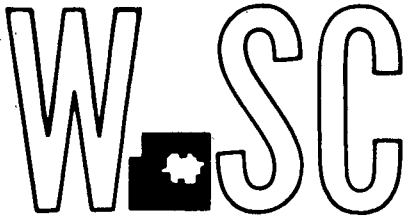
I would appreciate your comments regarding this development proposal as soon as possible so they can be scheduled for MAPC review. Thank you.

BRH:blw
Attachments



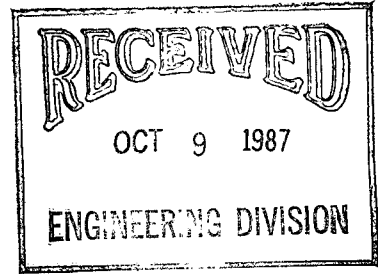
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



October 8, 1987

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Beacon Hill Commercial Community Unit Plan Proposal. Generally located at the southeast corner of 29th Street North and Oliver.

Dear Bill:

We have reviewed the above-referenced C.U.P. proposal with the Fire and Engineering Departments. This 7.36 Light Commercial corner is an exception area from DP-147 Beacon Hill Residential C.U.P., which is located to the south and west. The plan looks good and we have just a few commetns about changes we think are needed.

A. Screening:

- (1) General Provision #10-A should include the following requirement for street trees to be placed east of the wall if the service area, etc. faces towards Bleckley: "Appropriate street trees (as approved by the city forester) shall also be planted no farther apart than fifty (50) feet on centers in the public "parking" area between the curb and wall, and shall be maintained by the owner of the adjacent parcel".
- (2) General Provision #10-B should refer to the required masonry wall along the south line of Parcel 4.

B. Major Street Improvements:

The major street improvements needed at the time of platting should be specifically described in General Provision #16. General Provisions #15 and #16 should be combined and rewritten as follows:

At the time of platting, the applicant shall guarantee the construction of:

- (1) A continuous accel/decel lane along the north line, to serve the major opening, and along the west line, to serve the four entrances, and including the right turn movement at the intersection of 29th and Oliver.

COPY

Bill G. Yung RE: Beacon Hill C.U.P.
October 8, 1987
Page 2

- (2) Left turn lanes to serve the major opening into Parcel 4 from 29th Street North and to serve the openings into the C.U.P. from Oliver.

C. Signs:

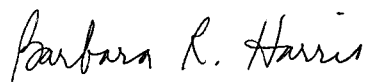
The last sentence of General Provision #6 regarding sign height variance should be omitted since residential uses are proposed to the south and to the east.

D. Proposed Uses:

The only other concern we have is the potential for restaurant uses on Parcels 3 and 4 adjacent to Bleckley which is across from residential. We believe that this use is not appropriate next to residential and if you feel that there is a need for restaurants on those parcels, then perhaps they could be excluded for the east 100' of those parcels.

We would be happy to discuss these comments with you. The next closing date is October 14th for the MAPC meeting of November 12, 1987. We would need 14 revised copies of the C.U.P. and the ownership list in order to schedule it.

Sincerely,



Barbara R. Harris
Senior Planner

BRH:blw
Attachment

cc: Steve Critchfield, 5318 Pembroke, Wichita, Kansas 67220
x Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

BEACON HILL COMMERCIAL C.U.P.

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 7.36 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

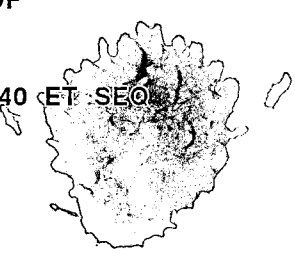
- 35' SETBACK ALONG OLIVER STREET FOR PARCELS 1 AND 2
- 35' SETBACK ALONG 29TH STREET NORTH FOR PARCELS 1 AND 3
- 35' SETBACK ALONG BLECKLEY FOR PARCELS 3 AND 4
- 35' SETBACK ALONG THE SOUTH PROPERTY LINE OF PARCEL 4
- 30' SETBACK BETWEEN PARCEL NUMBER 4 AND 2 AND 3 (SEE PLAN VIEW)
- 10' SETBACK ALONG THE EAST SIDE OF PARCELS 1 AND 2 AND THE WEST AND SOUTH SIDES OF PARCEL 3
- 70' SETBACK ALONG OLIVER STREET FOR PARCEL NUMBER 4

NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

4. ACCESS CONTROL: ACCESS TO 29TH STREET NORTH SHALL BE LIMITED TO ONE OPENING FOR PARCEL NUMBER 1 AND 3 AND ONE MAJOR OPENING BETWEEN PARCELS 1 AND 3. ACCESS TO OLIVER STREET SHALL BE LIMITED TO ONE OPENING EACH FOR PARCELS 1 AND 2 AND TWO OPENINGS TO PARCEL 4, ONE OF WHICH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 4.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCE AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS SHALL BE PERMITTED.
7. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.



10. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

B. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT (SEE PLAN) PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT.
11. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE OF PARCELS 3 AND 4 WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 10A & 10B ABOVE. (SEE PLAN VIEW). THE LANDSCAPE BUFFER SHALL NOT BE LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT INSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANNING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
12. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG BLECKLEY INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
13. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
15. A CONTINUOUS ACCEL/DEC LANE ALONG THE NORTH AND WEST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING. SEE GENERAL PROVISION FOR SPECIFIC DETAILS.
16. MAJOR STREET IMPROVEMENTS FOR OLIVER AND 29TH STREET NORTH SHALL BE IN CONFORMANCE WITH A PRE-DETERMINED AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY ENGINEER.
17. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

- B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
18. A. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2-INCH ASPHALT BASE WITH 1 1/2-INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, SERVICE STATIONS WITH CAR WASH (SUBJECT TO BZA APPROVAL), OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS, AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - .70 ACRE (30,625 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 9,198.5 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.

FLOOR AREA RATIO - 0.376

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 2

PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, HARDWARE STORES AND APPLIANCE STORES.

**GROSS AREA - .51 ACRE (22,200 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 6,660 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATIO - 0.360
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3**

PARCEL NUMBER 3:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, HARDWARE STORES AND APPLIANCE STORES.

**GROSS AREA - 1.38 ACRES (60,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 22,500 SQ. FT.
FLOOR AREA RATIO - 0.375
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3**

PARCEL NUMBER 4:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER WITH USES THE SAME AS THOSE IN PARCEL NUMBER 2 WITH THE ADDITION OF THEATERS, GROCERY STORES, DEPARTMENT STORES, SCHOOLS, DAY CARE AND FITNESS CENTERS.

**GROSS AREA - 4.77 ACRES (207,776.6 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 62,332.98 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 80,000 SQ. FT.
FLOOR AREA RATIO - 0.385
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3**