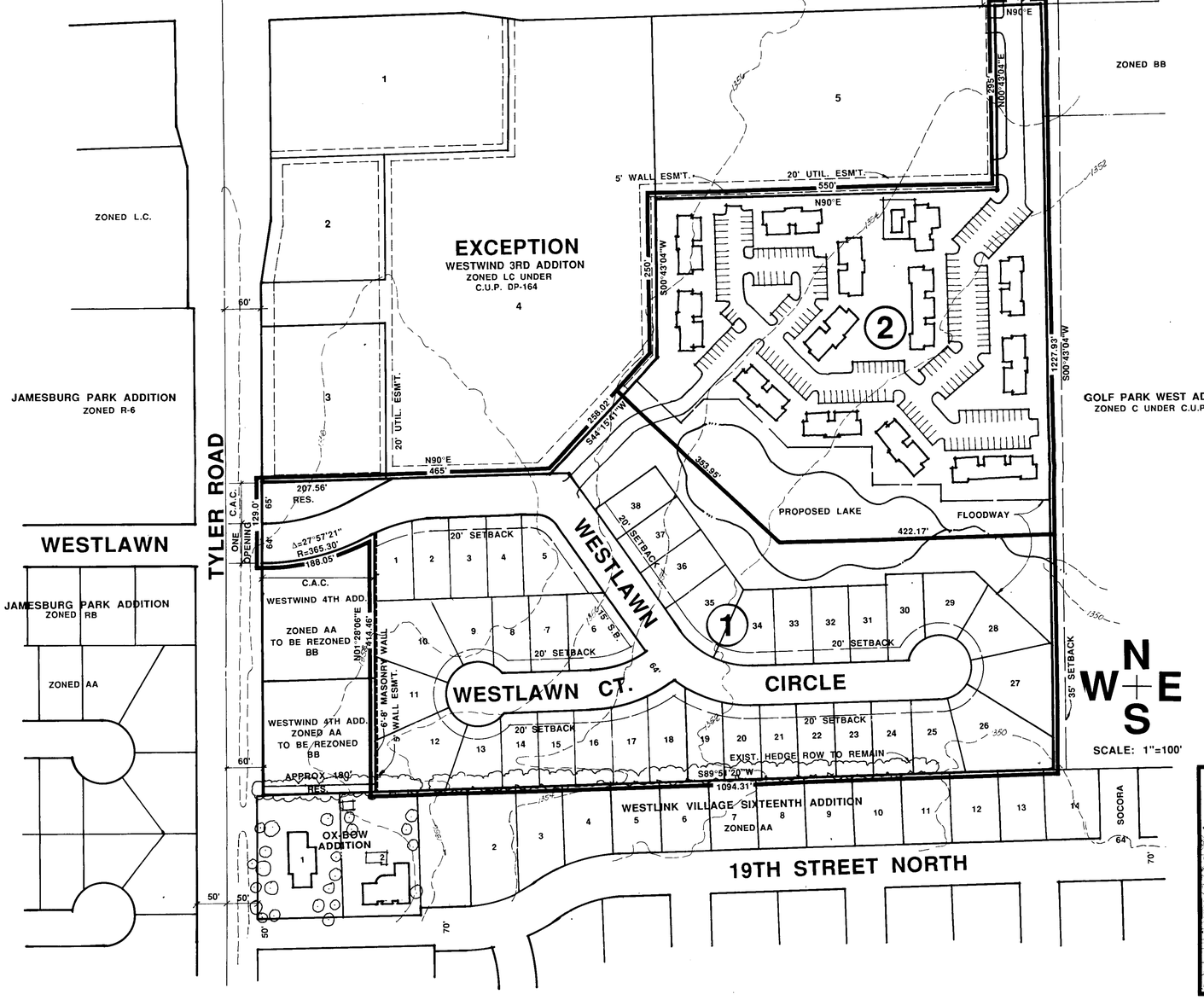

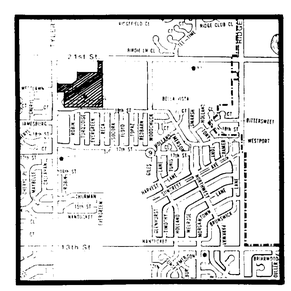

LOCATION MAP

(AMENDED MAY 1990)

WESTWIND II RESIDENTIAL C.U.P. DP-165

OWNER: GREYSTONE INC., 1147 COACH HOUSE CT., WICHITA, KANSAS, 67235 PH. 721-5193

GENERAL PROVISIONS

DP-165 (AMENDMENT #1)
WESTWIND II RESIDENTIAL C.U.P.

APPROVED CUP
MAPC APP'D. 7-19-90
BCC APP'D. 8-14-90
MAPD Copy 2 of 2

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 20.1 GROSS ACRES OR 17.9 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREETS FROM THE GROSS ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS ILLUSTRATING SINGLE FAMILY AND APARTMENT USES. FOR ALTERNATIVE USES, SEE PARCEL DESCRIPTIONS BELOW.

3. IF THE PARCELS ARE DEVELOPED AS ILLUSTRATED, THE OVERALL NET DENSITY WOULD BE 11.17 DU/NET ACRE. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 210.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:

	FRONT YARD DIMENSION FROM ROW LINE								REAR YARD	SIDE YARD	
	50'ROW 21'BB	32'ROW* 29'BB	56'ROW 29'BB	64'-70'ROW 35'-41'BB	PRIVATE*** STREET FROM CL	CUL-DE-SAC AT BULB 50'ROW/58'		CORNER LOT			SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	26	32'	10'	20'	15'	10'	6'	20'
ZERO LOT LINE	20'	20'	20'	26	32'	10'	20'	15'	10'	0 & 12**	20'
PATIO HOMES	20'	20'	20'	26	32'	10'	20'	15'	10'	6'	20'
DUPLEX	20'	20'	20'	26	32'	10'	20'	15'	10'	6'	20'
TOWNHOUSE	20'	20'	20'	26	32'	10'	20'	15'	10'	6'	20'
GARDEN APT.	-	-	-	-	42'			20'	10'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

* ON STREETS HAVING A 32' ROW WITH 29'BB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE. WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

** SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS. IF GARAGES ARE SIDE LOADED, THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.

*** ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SET BACK A MINIMUM OF 20' FROM BACK OF CURB.

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 PROVISION OF CHAPTER 24.04 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, LAKES, DRAINAGE CHANNELS, SWALES, ETC. THE TWO (2) HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

   FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREA, PRIVATE STREETS OR DRIVES, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTEIDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING 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 OWNERS.

8. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES (SINGLE FAMILY ATTACHED) SHALL BE 8,000 SQ. FT.

9. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.

10. SHOULD AN ALTERNATE LAND USE, PERMITTED UIDER PARCEL DESCRIPTIONS BELOW, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AI ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO TF DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL 3EJUBJECT TO THE CONDITIONS OF PLATTING.

11. FIRE HYDRANT INSTALLATION AND PAVED ACCESSTO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS. APPROPRIATE TURN AROUNDS FOR DEID END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.

12. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. THERE SHALL BE 1.5 SPACES PER DWELLING UNIT FOR APARTMENTS AND 2.0 SPACES PER DWELLING UNIT FOR ALL OTHER USES.

13. TRASH RECEPTACLES SHALL BE APPROPRIATELYSCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

14. A 6- TO 8- FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE WEST LINE OF LOTS1, 9, 10 AND 11 OF PARCEL NO. 1. THE REQUIRED MASONRY WALL SHALL BE CONSTRJCTED IN A 5- FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTH R EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO PORTION OF THE WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENTS. CONSTRUCTION OF THE WALL SHALL BE PERMITTED ACROSS UTILITY EASEMENTS IF COLUMN FOOTINGS ARE USED. A FINANCIAL GUARANTEE FOR ANY PORTION OF THE WALL NOT BUILT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT (S) ON ADJACENT RESIDENTIAL LOTS. MAINTENANCE OF THE REQUIRED WALL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION SPECIFIED IN GENERAL PROVISION NO. 7. FAILURE TO PROPERLY MAINTAIN THE WALL 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.

15. PARCEL DESCRIPTIONS:

   PARCEL NUMBER 1:

   PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE AND PATIO HOMES.

   GROSS ACRES - 12.05
   NET ACRES - 9.85
   NUMBER OF DWELLING UNITS - SINGLE FAMILY - 39
   ZERO LOT LINE OR PATIO HOMES - 49
   NET DENSITY - SINGLE FAMILY - 4 DU/ACRE
   ZERO LOT LINE OR PATIO HOME - 5 DU/ACRE
   MAXIMUM BUILDING HEIGHT - 35'
   SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4.
   PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 12.

   PARCEL 2:

   PROPOSED USES: SINGLE FAMILY, ZERO LOT LINE, PATIO HOMES, DUPLEXES, TOWNHOUSES AND APARTMENTS.

   GROSS ACRES - 8.05
   NET ACRES - 8.05
   NUMBER OF DWELLING UNITS: SINGLE FAMILY - 32
   ZERO LOT LINE OR PATIO HOMES - 40
   DUPLEXES - 48
   TOWNHOUSES - 96
   APARTMENTS - 161
   NET DENSITY: SINGLE FAMILY - 4 DU/ACRE
   ZERO LOT LINE OR PATIO HOMES - 5 DU/ACRE
   DUPLEXES - 6 DU/ACRE
   TOWNHOUSES - 12 DU/ACRE
   APARTMENTS 20 DU/ACRE
   MAXIMUM BUILDING HEIGHT - 35'
   SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4.
   PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 12.

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH
316-683-5567
WICHITA, KS. 67220
FAX 316-683-9296

DATE JULY 17, 1986
REV. JULY 27, 1986 DEC. 17, 1986
MAY 29, 1990
JULY 21, 1990

SHEET TITLE
RESIDENTIAL C.U.P. (DP-165)

PROJECT
WESTWIND II

SHEET
OF