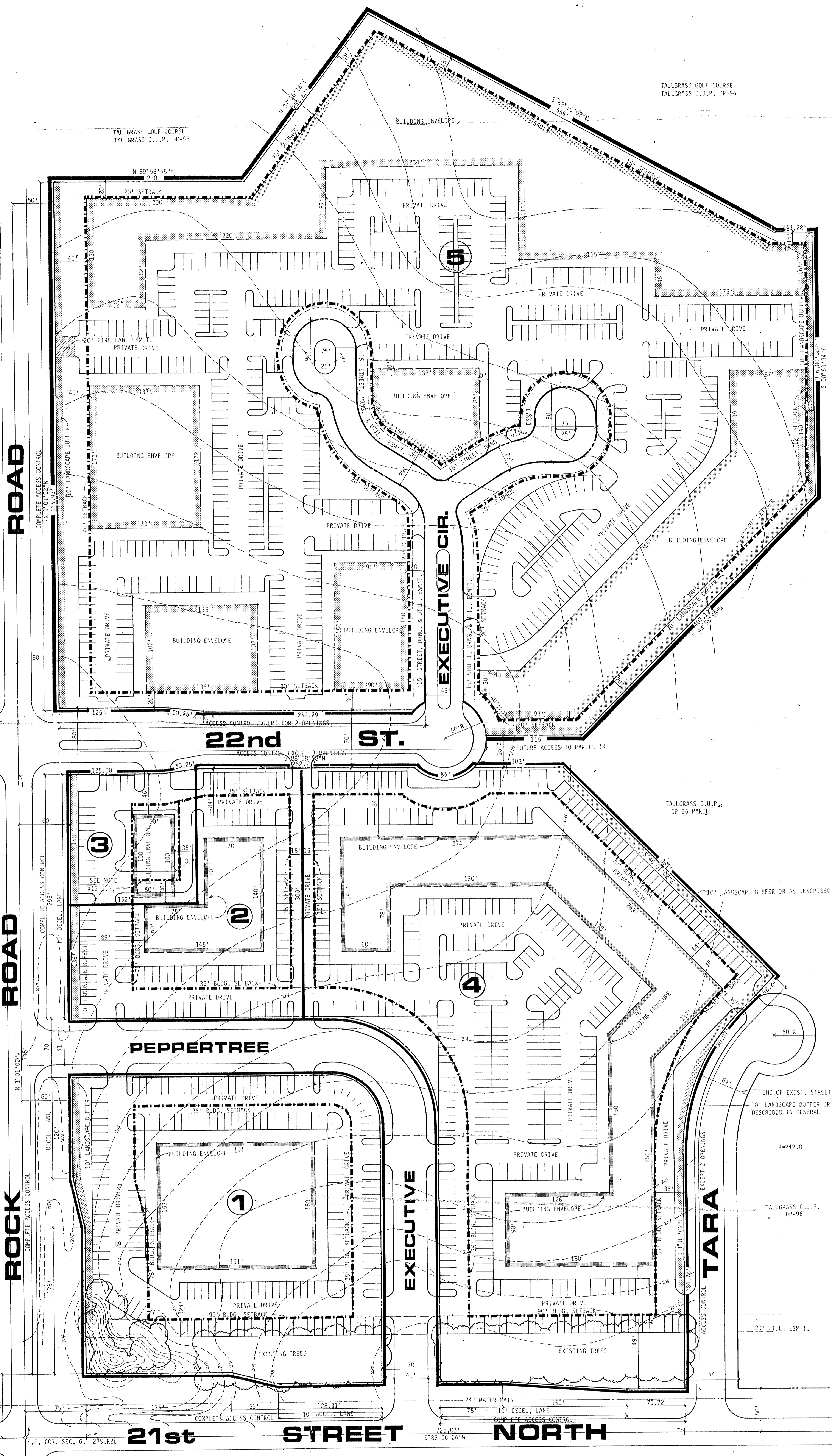


TALLGRASS GOLF COURSE
TALLGRASS C.U.P., DP-96

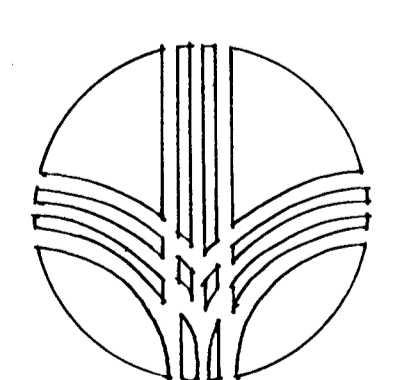
TALLGRASS GOLF COURSE
TALLGRASS C.U.P., DP-96



GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 27.35 GROSS ACRES AND 24.65 NET ACRES. MORE OR LESS. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREET AREAS FROM THE GROSS ACRES.)
- THE PROPOSED DEVELOPMENT CONTAINS 5 PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL TO OFFICES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
- SETRBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:
 - 65 TO 90' SETBACK ON 21ST STREET NORTH AS SHOWN ON PLAN.
 - 75' SETBACK ON ROCK RD. SOUTH OF 22ND ST. NO. 8 40' SETBACK NORTH OF 22ND ST. NO. 35' ON SOUTH SIDE AND 20' TO 30' ON THE NORTH SIDE OF 22ND ST. (SEE PLAN VIEW).
 - 35' SETBACK ON TARA STREET.
 - 20' SETBACK ON PEPPERTREE, PENSTEMON AND PENSTEMON CIRCLE AND CT. *
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT, NO ROTATING SIGNS OR FLASHING LIGHTS. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDED THEY FOLLOW APPROPRIATE CITY CODES.
- OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER CONDOMINIUM DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
- ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- ALL DRAINAGEWAYS AND DRAINAGE EASEMENTS 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.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- THE FINAL CONFIGURATION OF BUILDING SHAPE AND PLACEMENT AND THE EXACT LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACK LINES.
- A. A FIVE (5') TO EIGHT (8') FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ADJACENT TO RESIDENTIALLY ZONED AREAS.
 - B. A TEN (10') FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ADJACENT TO RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED.
 - C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE THEN THE 5 TO 8 FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE 10 FOOT PLANTING STRIP SHALL BE WAIVED.
 - D. A 5' MASONRY AND OR BUILT IRON WALL SHALL BE CONSTRUCTED IN THE 10' LANDSCAPE BUFFER PROVIDED NORTH OF 22ND ST. NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL 5. LIMITED LANDSCAPING SHALL ALSO BE ALLOWED.
 - E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH AND EAST SIDE OF PARCEL 5. THIS IS DUE TO THE RELATED GOLF COURSE AND CLUB HOUSE USES THAT THEY ADJUT.
 - F. A WOOD FENCE 15' TO BE CONSTRUCTED ALONG THE SOUTH AND SOUTHWEST BOUNDARY OF PARCEL NO. 2 AND THE NORTHEAST BOUNDARY OF PARCEL NO. 4 WHERE THEY ADJUT PARCEL NO. 14 OF THE TALLGRASS RESIDENTIAL C.U.P., THE FENCE IS TO BE CONSTRUCTED AT THE TIME THAT PARCEL NO. 14 IS DEVELOPED AND A PLAN SHOWING THE BUILDINGS, PARKING AREAS, ETC. IN PARCELS 1, 2, AND 14 SHALL BE SUBMITTED FOR APPROVAL BY THE SUPERINTENDENT OF CENTRAL INSPECTION AND THE DIRECTOR OF PLANNING TO WAIVE THE MASONRY WALL REQUIREMENT.
- THE SHELTER BELT ON THE SOUTH SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF TREES AND GROVES AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP(S), 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 PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
 - B. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- 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. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, ERECTION CIRCULATION, PARKING, SCHEDULING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.
- REAR YARD SETBACK ON PARCEL #3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE HOWEVER IT SHALL ALLOW A CANOPY OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER REAR YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW.

PARCEL DESCRIPTIONS	PROPOSED USES	GROSS AREA	MAXIMUM BUILDING COVERAGE	MAXIMUM GROSS FLOOR AREA	MAXIMUM BUILDING HEIGHT	MAXIMUM NUMBER OF BUILDINGS
PARCEL 1:	GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BAKES, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HAIRBARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS, (5 EMPLOYEES MAXIMUM), BAKERY SHOPS (5 EMPLOYEES MAXIMUM), FILLING STATIONS, CATERING ESTABLISHMENTS, LANDSCAPING, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.	3.1 ACRES	37.000 S.F.	46,000 S.F.	45'	4
PARCEL 2:	SAME AS PARCEL #1.	1.5 ACRES	21,000 S.F.	25,000 S.F.	45'	3
PARCEL 3:	SAME AS PARCEL #1.	6.4 ACRES	105,000 S.F.	105,000 S.F.	45'	6
PARCEL 4:	SAME AS PARCEL #1.	11.1 AC.	100,000 S.F.	155,000 S.F.	45'	7



REVISED COMMUNITY UNIT PLAN TALLGRASS COMM. & OFFICE PARK

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BILL G. YUNG DESIGN
82402 28TH ST NORTH, WICHITA, KS 67220-3111

OWNER: TALLGRASS COMPANY, 1000 N. ANSON, WICHITA, KS 67202
 REVISIONS: 1/8/1989, 1/18/1989, 2/22/1989, 3/15/1989, 4/15/1989, 5/15/1989, 6/15/1989, 7/15/1989, 8/15/1989, 9/15/1989, 10/15/1989, 11/15/1989, 12/15/1989