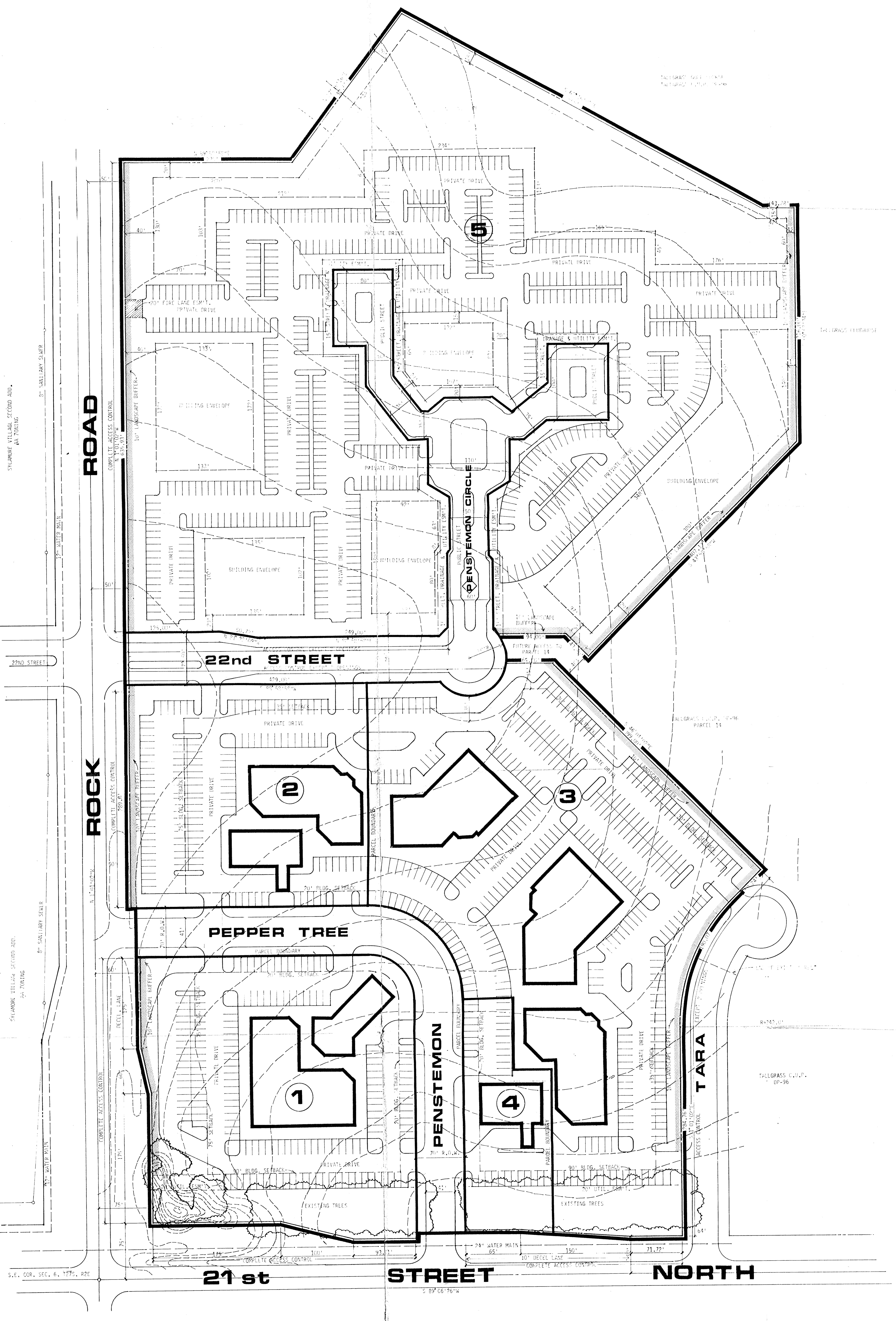


# GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 27.8 GROSS ACRES AND 24.6 NET ACRES. MORE OR LESS. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREET AREAS FROM THE GROSS ACREAGE.)

2. THE PROPOSED DEVELOPMENT CONTAINS 5 PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL TO OFFICES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:

    90' SETBACK ON 21ST STREET NORTH
    75' SETBACK ON ROCK RD. SOUTH OF 22ND ST. NO. & 40' SETBACK NORTH OF 22ND ST. NO.
    35' ON SOUTH SIDE AND 20' ON THE NORTH SIDE OF 22ND ST.(SEE PLAN VIEW).
    35' SETBACK ON TARA STREET
    [illegible] SETBACK ON PEPPERTREE, PENSTEMON AND PENSTEMON CIRCLE

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. 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 PROVIDING THEY FOLLOW APPROPRIATE CITY CODES.

6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, SIGNS, LOGOS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

7. 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).

8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

9. ALL DRAINAGE WAYS 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.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. 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.

12. 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 ACROSS FROM 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 ACROSS FROM 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 WROUGHT 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 [illegible] THAT THEY ABUT.

    F. A WOOD FENCE IS TO BE CONSTRUCTED ALONG THE SOUTH AND SOUTHEAST BOUNDARY OF PARCEL NO. 5 AND THE NORTHEAST BOUNDARY OF PARCEL NO. 3 WHERE THEY ABUT 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 3, 5, AND 14 SHALL BE SUBMITTED FOR APPROVAL BY THE SUPERINTENDENT OF CENTRAL INSPECTION AND THE DIRECTOR OF PLANNING TO WAIVE THE MASONRY WALL REQUIREMENT.

13. THE SHELTER BELT ON THE SOUTH SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGREES AND EGREES AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

14. 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.

15. 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 COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

16. PARKING SHALL BE PROVIDED AS FOLLOWS FOR PARCELS 1 THRU 4. FOR PARCEL 5 SEE PARCEL DESCRIPTION.

    FOR COMMERCIAL USES - 5.5 SPACES/1000 SQ. FT. OF FLOOR AREA
    FOR OFFICE USES - 4.0 SPACES/1000 SQ. FT. OF FLOOR AREA OR AS REQUIRED BY ZONING ORDINANCE

    ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.

17. THE APPLICANT SHALL GUARANTEE AT TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO 21ST STREET NORTH AND ROCK ROAD.

18. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR 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, INTERIOR CIRCULATION, PARKING, SCREENING 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.

## PARCEL DESCRIPTIONS

PARCEL 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS (5 EMPLOYEES MAXIMUM), BAKERY SHOP (5 EMPLOYEES MAXIMUM), CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 3.35 ACRES
MAXIMUM BUILDING COVERAGE - 40,000 S.F.
MAXIMUM GROSS FLOOR AREA - 50,000 S.F.
FLOOR AREA RATIO - 0.34
MAXIMUM BUILDING HEIGHT - 65'
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3
PARKING - AS SET FORTH UNDER GENERAL PROVISION #16

PARCEL 2:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTUARANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS (5 EMPLOYEES MAXIMUM), FILLING STATIONS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 2.24 ACRES
MAXIMUM BUILDING COVERAGE - 30,000 S.F.
MAXIMUM GROSS FLOOR AREA - 35,000 S.F.
FLOOR AREA RATIO - 0.36
MAXIMUM BUILDING HEIGHT - 65'
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3
PARKING - AS SET FORTH UNDER GENERAL PROVISION #16

PARCEL 3:

PROPOSED USES: ALL GENERAL OFFICE USES INCLUDING OFFICE SUPPLIES, PROFESSIONAL OFFICES, (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.). NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES.

GROSS AREA - 5.78 ACRES
MAXIMUM BUILDING COVERAGE - 69,000 S.F.
MAXIMUM GROSS FLOOR AREA - 91,000 S.F.
FLOOR AREA RATIO - 0.36
MAXIMUM BUILDING HEIGHT - 65'
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3
PARKING - AS SET FORTH UNDER GENERAL PROVISION #16

PARCEL 4:

PROPOSED USES: SAME AS IN PARCEL #2.

GROSS AREA - 0.76 ACRE
MAXIMUM BUILDING COVERAGE - 6,000 S.F.
MAXIMUM GROSS FLOOR AREA - 9,000 S.F.
FLOOR AREA RATIO - 0.27
MAXIMUM BUILDING HEIGHT - 65'
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3
PARKING - AS SET FORTH UNDER GENERAL PROVISION # 16.

PARCEL 5:

PROPOSED USES: GENERAL OFFICE USES INCLUDING PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.). NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, 4-PLEX AND TOWNHOUSE. THE RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.

GROSS AREA - [illegible].47 AC.
MAXIMUM BUILDING COVERAGE - [illegible] S.F.
MAXIMUM GROSS FLOOR AREA - [illegible] S.F.
FLOOR AREA RATIO - [illegible]
MAXIMUM BUILDING HEIGHT - [illegible]
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3
PARKING - [illegible] SPACES PER 1000 S.F. FOR EVERYTHING EXCEPT UP TO 900 S.F. PER BUILDING FOR EXERCISE, SPA AND RELATED LOCKER FACILITIES LOCATED IN BASEMENTS.

# REVISED COMMUNITY UNIT PLAN

# TALLGRASS COMM. & OFFICE PARK

OWNER: TALLGRASS COMPANY, 1900 N. AMIDON, WICHITA, KS

revised June 30, 1982 revised Mar. 30, 1982 Revised Mar. 10, 1982
DATE: FEB. 17, 1982

60' 40' 20' 0' 20' 40' 60' 80' 100' 120'

1' CONTOUR INTERVALS


BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS 67226 316-683-5567