

FALCON FALLS COMMERCIAL COMMUNITY UNIT PLAN DP-283

GENERAL PROVISIONS:

- Total Land Area: 891,147 ± sq.ft. or 20.46 ± acres
Net Land Area: 880,297 ± sq.ft. or 20.21 ± acres
- Total Gross Floor Area: 308,104 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for specific street improvements for Hillside and 45th St. North shall be further reviewed and determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadway, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 30 feet for Parcels 1 and 2.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscapes Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - Due to the width of the Reserve/Floodway, a six (6) foot high concrete/masonry wall along the north & west property lines of the C.U.P. where adjacent to residential zoning is optional.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. 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.

LEGAL DESCRIPTION:

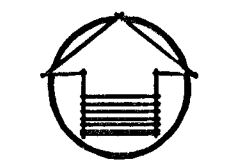
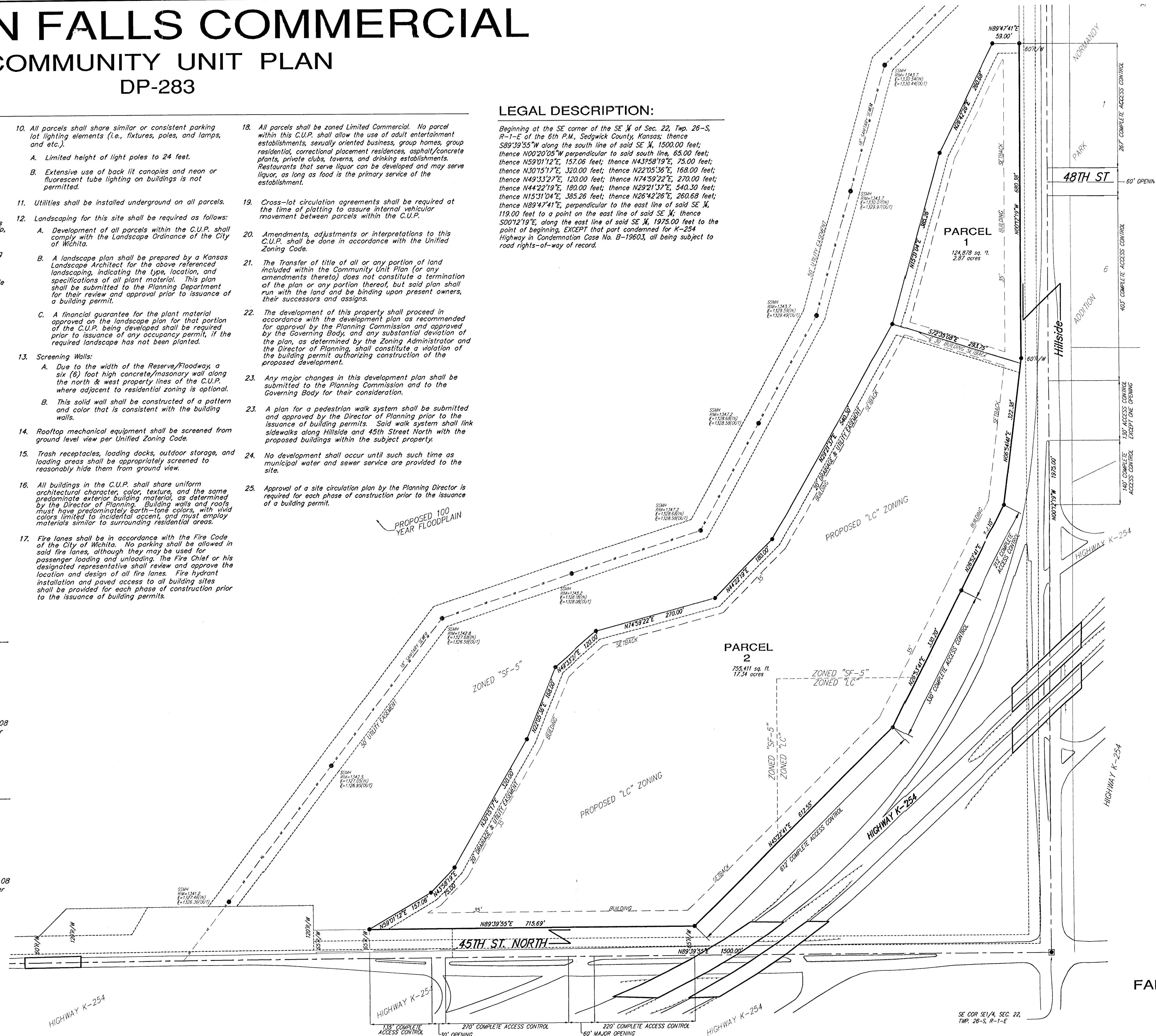
Beginning at the SE corner of the SE 1/4 of Sec. 22, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence S89°39'55"W along the south line of said SE 1/4, 1500.00 feet; thence N00°20'05"W perpendicular to said south line, 65.00 feet; thence N59°01'12"E, 157.06 feet; thence N43°58'19"E, 75.00 feet; thence N30°15'17"E, 320.00 feet; thence N22°05'36"E, 168.00 feet; thence N49°33'22"E, 120.00 feet; thence N14°59'22"E, 270.00 feet; thence N44°22'19"E, 180.00 feet; thence N29°21'37"E, 540.30 feet; thence N15°31'04"E, 365.26 feet; thence N26°42'26"E, 260.68 feet; thence N89°47'41"E, perpendicular to the east line of said SE 1/4, 119.00 feet to a point on the east line of said SE 1/4; thence S00°12'19"E, along the east line of said SE 1/4, 1975.00 feet to the point of beginning, EXCEPT that part condemned for K-254 Highway in Condemnation Case No. B-19603, all being subject to road rights-of-way of record.

PARCEL 1

- Net Area: 124,878 sq.ft. or 2.87 acres
- Maximum Building Coverage: 37,463 sq.ft. or 30 percent
- Maximum Gross Floor Area: 43,707 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Three (3)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 2

- Net Area: 755,411 sq.ft. or 17.34 acres
- Maximum Building Coverage: 226,623 sq.ft. or 30 percent
- Maximum Gross Floor Area: 264,394 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Six (6)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- Setbacks: See Drawing
- Access Points: See Drawing



SCALE: 1" = 100'

BENCHMARK:

BRASS PLATE ON NORTH HUB GUARD OF R.C.B.C. 50' EAST OF NW CORNER NE 1/4, SEC. 22, TWP. 26-S, R-1-E, ELEVATION = 1371.83 NGVD29

DP-283

FALCON FALLS COMMERCIAL
COMMUNITY UNIT PLAN

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ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawn: March 7, 2003