



GENERAL NOTES

1. THIS DEVELOPMENT CONTAINS 12.01± NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS 8 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- 4A. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN GRADED ACCORDING TO THE APPROVED DRAINAGE PLAN.
- 4B. PRIOR TO THE FINAL PLAT GOING TO THE WICHITA CITY COUNCIL IT MUST BE PRESENTED TO THE DAB ALONG WITH THE APPROVED DRAINAGE PLAN FOR CONSIDERATION.
5. A TRAFFIC STUDY IS REQUIRED FOR THIS C.U.P. ISSUES ADDRESSED IN THE TRAFFIC STUDY WILL INCLUDE ACCESS CONTROL, DEDICATIONS, TURN LANES, ACCEL/DECEL LANES AND ANY IMPROVEMENTS OR REDESIGN APPLIED TO BELVIEW, TYLER OR KELLOGG DRIVE WILL HAVE TO BE APPROVED BY THE TRAFFIC ENGINEER. CONTINGENT DEDICATION OF R.O.W. ALONG TYLER SHALL BE RETAINED. CONSIDERATION WILL INCLUDE THE RAISED MEDIAN STRIP SCHEDULED TO GO ON TYLER. NO ACCESS ONTO BELVIEW, UNLESS THE TRAFFIC STUDY INDICATES THE NEED FOR RIGHT TURN ONLY ACCESS ONTO BELVIEW. NO ACCESS ONTO BYRON OR DUBON.
6. PARKING SHALL BE PROVIDED AS PER CODE.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT 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 LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 25 FEET IN HEIGHT. SIGHT LIGHTING SHALL COMPLY WITH UZC SEC. IV-B4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. TRASH RECEPTACLES SHALL HAVE SOLID SCREENING TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
11. ROOF EQUIPMENT SHALL BE SCREENED FROM THE RESIDENTIAL AREAS TO THE WEST AND NORTH AND ADJOINING RIGHTS OF WAY PER UNIFIED ZONING CODE.
12. ARCHITECTURAL CONTROL - ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT.
13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO 2 SIGNS SHALL BE LOCATED LESS THAN 150 FEET APART. SIGNS SHALL BE NO HIGHER THAN 25 FEET. SEARCH LIGHTS, BANNERS, PORTABLE SIGNS, MOVING SIGNS, AND OFF-SITE SIGNS (EXCEPT THE ONE ALREADY IN PLACE AT TIME OF C.U.P. APPROVAL) SHALL BE PROHIBITED.
14. PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:
 PARCEL 1: 300 s.f. ALONG KELLOGG, 250 s.f. ALONG TYLER
 PARCEL 2: 75 s.f.
 PARCEL 3: 75 s.f.
 PARCEL 4: 75 s.f.
 PARCEL 5: 75 s.f.
 PARCEL 6: 75 s.f.
 PARCEL 7: 75 s.f.
 PARCEL 8: 100 s.f.
 TOTAL SQUARE FOOTAGE ALLOWED FOR SIGNAGE PER PARCEL, SHALL NOT EXCEED 80% OF THE FRONTAGE PER PARCEL. NO INDIVIDUAL SIGN SHALL EXCEED 300 s.f.
- 14.A. PARCELS 4 AND 5 SHALL SHARE A PYLON SIGN.
- 14.B. WINDOW SIGNS SHALL BE LIMITED TO 25% OF WINDOW AREA.
15. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
16. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA EXCEPT THAT LANDSCAPING SHALL BE 1-1/2 TIMES THE LANDSCAPE PLAN REQUIREMENT, EVERGREENS WITHIN THIS LANDSCAPE BUFFER AND ALL MATURE EXISTING TREES SHALL BE KEPT AND INCORPORATED INTO THE LANDSCAPE PLAN WHEN POSSIBLE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
17. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON ALL PARCELS AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS.
18. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO ISSUING ANY BUILDING PERMIT, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE CUP TO THE SIDEWALKS ON TYLER, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
19. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
20. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
21. A MASONRY SCREEN WALL, 8 FEET IN HEIGHT, WITHIN A 5 FOOT WALL EASEMENT, SHALL BE REQUIRED ON THE NORTH AND WEST PROPERTY LINES WHERE ABUTTING RESIDENTIAL ZONING.

22. A DESIGNATED ACCESS DRIVE SHALL PROVIDE CIRCULATION TO PARCELS AND SHALL NOT HAVE PARKING ACCESS DIRECTLY FROM THE DRIVE. CIRCULATION PLAN SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUING BUILDING PERMITS. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN GRADED ACCORDING TO THE APPROVED DRAINAGE PLAN.

PARCEL DESCRIPTION

Parcel	Uses	Gross Area	Max. Building Coverage	Max. Gross Floor Area	Floor Area Ratio	Max. Building Height	Max. Number of Buildings	Parking
1	ALL USES PERMITTED IN "GC" EXCEPT REHABILITATION SERVICES, KENNELS, OUTDOOR RECREATION FACILITIES, AUTOMOTIVE VOCATIONAL SCHOOLS, VEHICLE STORAGE YARDS, LOUDSPEAKERS, ANY MOTEL OR HOTEL IN PARCEL 1 CANNOT HAVE WINDOWS FACING THE NORTH OR WEST RESIDENTIAL AREAS. ALL VEHICLE REPAIR SHALL BE PERFORMED INDOORS ONLY.	280,386.44 s.f.	84,115.93 s.f. (30%)	89,723.66 s.f.	0.32'	35'	2	AS PER CODE
2	SAME AS PARCEL 1	21,444.91 s.f.	6,433.47 s.f. (30%)	6,852.37 s.f.	0.32'	35'	2	AS PER CODE
3	SAME AS PARCEL 1	28,000 s.f.	8,400 s.f. (30%)	8,960 s.f.	0.32'	35'	2	AS PER CODE
4	SAME AS PARCEL 1	29,000 s.f.	8,700 s.f. (30%)	9,280 s.f.	0.32'	35'	2	AS PER CODE
5	SAME AS PARCEL 1	29,000 s.f.	8,700 s.f. (30%)	9,280 s.f.	0.32'	35'	2	AS PER CODE
6	SAME AS PARCEL 1	38,704.48 s.f.	11,611.34 s.f. (30%)	12,385.43 s.f.	0.32'	35'	2	AS PER CODE
7	SAME AS PARCEL 1	34,021.25 s.f.	10,206.38 s.f. (30%)	10,886.81 s.f.	0.32'	35'	2	AS PER CODE
8	SAME AS PARCEL 1	40,687.99 s.f.	12,206.40 s.f. (30%)	13,020.16 s.f.	0.32'	35'	2	AS PER CODE

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