TURKEY CREEK COMMERCIAL PARK
COMMUNITY UNIT PLAN
DP-314

LEGAL DESCRIPTION:

Turkey Creek 5th Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

135TH ST. W. & PAWNEE– CITY OF WICHITA BENCHMARK DISC, NORTHEAST CORNER OF INTERSECTION ON SW CORNER OF CONCRETE BASE OF HIGH LINE POLE.
ELEV. = 1359.65 NGVD29

CITY OF WICHITA BENCHMARK DISC, 0.4 MI. SOUTH OF KELLOGG ON 135TH ST. W., WEST SIDE OF CONCRETE BASE FOR HIGH LINE POLE, WEST OF K.G.&E. SUBSTATION, 135'± SOUTH OF RAILROAD TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1367.77 NGVD29

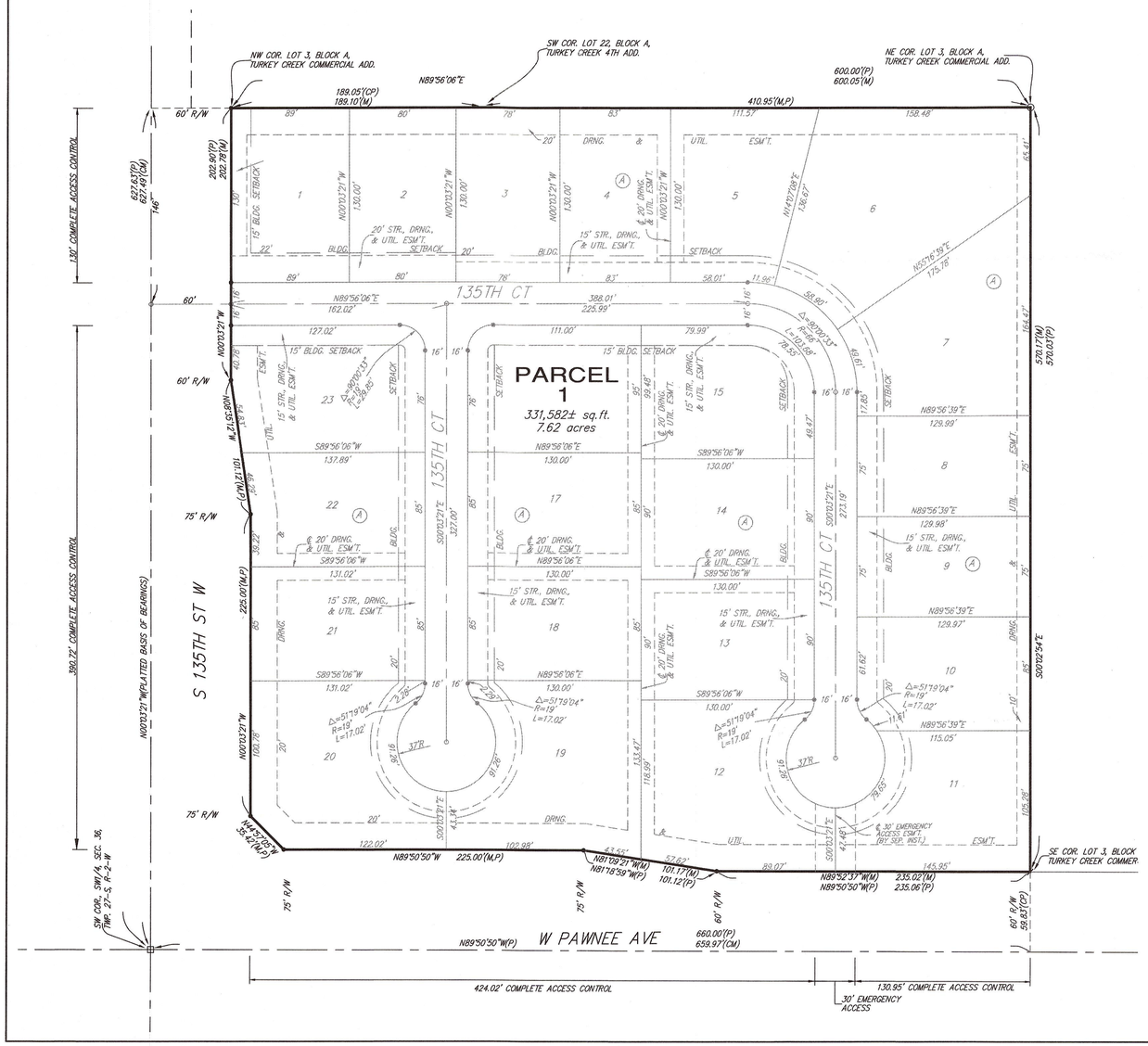
REVISIONS

Submitted:	*August 29, 2008*
Revised per MAPC:	*October 9, 2008*
Approved per County Commission:	*November 18, 2008*
Revised per Administrative Adj. (CUP2023–06):	*March 3, 2023*

PARCEL 1

A. Net Area:	*331,582± sq.ft. or 7.62 ± acres*
B. Maximum Building Coverage (Commercial Uses):	*99,556 sq.ft. or 30 percent*
C. Maximum Gross Floor Area (Commercial Uses):	*116,148 sq.ft.*
D. Floor Area Ratio (Commercial Uses):	*35 percent*
E. Maximum Number of Commercial Buildings:	*Four (4)*
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	*See Drawing*
H. Access Points:	*See Drawing*
I. Zoning:	*Limited Commercial*

J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.



GENERAL PROVSIONS:

1. *Total Land Area: 331,582 ± sq.ft. or 7.62 ± acres*
   Net Land Area: 331,582 ± sq.ft. or 7.62 ± acres
2. *Total Gross Floor Area: 116,148 sq.ft.*
   Total Floor Area Ratio: 35 percent
3. *Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.*
4. *Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions.*
5. *A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.*
6. *Guarantees for left–turn center lanes and right–turn decel lanes to all full movement approaches, and other specific street improvements for 135th St W. and Pawnee Ave., shall be further reviewed and determined at the time of platting.*
7. *Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:*
   - *A. In the event Parcel 1 is developed with commercial uses, it is permitted two freestanding signs per arterial frontage with the following area restrictions:*
     Parcel 1: A maximum of two signs with a combined area of 250 sq. ft. of signage along Pawnee, and two signs with a combined area of 250 sq. ft. of signage along 135th Street W.
   - *B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold and share similar elements in design.*
   - *C. 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.*
   - *D. Portable, billboards and off–site signs are not permitted.*
   - *E. Window display signs are limited to 25% of the window area.*
   - *F. No signs shall be allowed on the rear of any buildings.*
   - *G. All freestanding signs must be monument type and shall have a maximum height of 15 feet.*
8. *Access Controls shall be as shown on the final plat.*
9. *All exterior lighting shall be shielded to direct light disbursement in a downward direction, if developed with commercial uses.*
10. *All commercial development within Parcel 1 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).*
    - *A. Limited height of light poles, including fixtures, lamps and base, to 24 feet, except within 100 feet of residential zoning said lighting shall be a maximum height of 15 feet.*
    - *B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.*
11. *Utilities shall be installed underground.*
12. *In the event Parcel 1 is developed with commercial uses, landscaping for this site shall be required as follows:*
    - *A. Development within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.*
    - *B. 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.*
    - *C. 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.*
13. *In the event Parcel 1 is developed with commercial uses, Screening walls for this site shall be required as follows:*
    - *A. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east, and north property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of Parcel 3 is developed.*
    - *B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.*
14. *In the event Parcel 1 is developed with commercial uses, rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.*
15. *In the event Parcel 1 is developed with commercial uses, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.*
16. *In the event Parcel 1 is developed with commercial uses, 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. Metal as an exterior material shall be limited to incidental accent.*
17. *Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the locction 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.*
18. *No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the county, and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive–through windows, convenience stores, service stations, and vehicle repair, limited will not be permitted within 200 feet of residential uses. Restaurants with drive–through windows shall be designed to ensure queuing lanes for drive–through windows will not align vehicle headlights in such a manner as to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.*
19. *In the event Parcel 1 is developed with commercial uses, cross–lot circulation agreements shall be required at the time of platting to assure internal vehicular movement within the C.U.P.*
20. *Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.*
21. *The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.*
22. *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.*
23. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*
23. *In the event Parcel 1 is developed with commercial uses, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Pawnee Ave. and 135th St W. with the proposed buildings within the subject property.*
24. *No development shall occur until such such time as municipal water and sewer service are provided to the site.*
25. *In the event Parcel 1 is developed with commercial uses, approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.*
26. *The development of Parcel 1 may allow for a combination of commercial, single–family residential, and/or two–family residential development. Lots 1–15 shall have either residential or commercial development, and Lots 16–23 shall have either residential or commercial development. If any Lot within any of those two defined areas is developed with residential uses, any further commercial development with that defined area shall be prohibited. If Lots 16–23 area developed with residential uses, Lots 1–15 shall be developed with residential uses, provided that Lots 16–23 can be developed with commercial uses in combination with residential uses on Lots 1–15. All requirements for commercial development stated herein shall not apply to a defined area if it is developed with residential uses. If a defined area within Parcel 1 is developed with residential uses, the property development and compatibility standards of the "TF–3" Two–Family Residential Zoning District shall apply. If a defined area within Parcel 1 is developed with commercial uses, all requirements for commercial development stated herein shall apply to that defined area only.*

Dated 3/3/23
APPROVED CUP
MAPC Re Admin Adjustment
Copy 1 of 9 CUP2023-06

SCALE: 1" = 50'

DP-314
TURKEY CREEK COMMERCIAL PARK
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2023

Ast Investment Properties
Attn: Isaiah Ast
1645 South West Street
Wichita, KS 67213

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: CUP2023-00006 – Administrative Adjustment request in the City to the Turkey Creek Commercial Park DP-314 to reflect changes made due to a replat on property zoned LC Limited Commercial; located at the northeast corner of South 135th Street West and West Pawnee Avenue

LEGAL DESCRIPTION: Lots 1-23, Block A, Turkey Creek 5th Addition, Wichita, Sedgwick County, Kansas. (Former: Lots 1-3, Block A, Turkey Creek Commercial Addition).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-314 as a result of a replat (SUB2021-00063). It is our understanding that the following adjustments are requested due to this replat:

- Reduced the number of parcels from 3 to 1 due to SUB2021-00063.
- Adjusted Maximum Building Coverage and Maximum Gross Floor Area, Floor Area and maximum number of buildings for Parcel 1 if it was developed commercially.
- Added language to General Provisions 7A, 7G, 9, 10, 12, 13, 14, 15, 16, 19, 23, 25, and 26 regarding possible commercial development.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 1

A. Net Area = ***331,582 +/- sq. ft. or 7.62 +/- acres***
B. ***Maximum Building Coverage (Commercial Uses): 99,556 sq. ft. or 30 percent***
C. ***Maximum Gross Floor Area (Commercial Uses): 116,148 sq. ft.***
D. ***Floor Area Ratio (Commercial Uses): 35 percent***
E. ***Maximum Number of Commercial Buildings: Four (4)***

7A: ***In the event Parcel 1 is developed with Commercial uses, it is permitted two freestanding signs per arterial frontage with the following area restrictions:***

Parcel 1: A maximum of two signs with a combined area of 250 sq. ft. of signage along Pawnee and two signs with a combined area of 250 sq. ft. of signage along 135th Street W.

7G: All freestanding signs must be monument style type and shall have a maximum height of 15 feet.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction***, if developed with commercial uses.***

10. ***All commercial development within Parcel 1*** shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, and lamps, etc.)

12. ***In the event Parcel 1 is developed with commercial uses,*** landscaping for the site shall be required as follows… *[no adjusted language for items 12A, 12B or 12C]*

13. ***In the event Parcel 1 is developed with commercial uses, screening walls for the site shall be required as follows…*** *[no adjusted language for items 13A or 13B]*

14. ***In the event Parcel 1 is developed with commercial uses,*** rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.

15. ***In the event Parcel 1 is developed with commercial uses,*** trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened with similar materials to the main building to reasonably hide them from ground view.

16. ***In the event Parcel 1 is developed with commercial uses,*** all buildings within the CUP shall share uniform architectural character, color, texture, and the same predominant exterior building material…

19. ***In the event Parcel 1 is developed with commercial uses,*** cross lot circulation agreements shall be required at the time of platting to assure internal vehicular movement within the CUP.

23. ***In the event Parcel 1 is developed with commercial uses,*** a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits…

25. ***In the event Parcel 1 is developed with commercial uses,*** approval of a site circulation plan by the Planning Director is required for ach phase of construction prior to the issuance of a building permit…

26. *The development of Parcel 1 may allow for a combination of commercial, single-family residential, and/or two-family residential development. Lots 1-15 shall have either residential or commercial development, and Lots 16-23 shall have either residential or commercial development. If any Lot within any one of those two defined areas is developed with residential uses, any further commercial development within that defined area shall be prohibited. If Lots 16-23 are developed with residential uses, Lots 1-15 shall be developed with residential uses, provided that Lots 16-23 can be developed with commercial uses in combination with residential uses on Lots 1-15. All requirements for commercial development stated herein shall not apply to a defined area if it is developed with residential uses. If a defined area within Parcel 1 is developed with residential uses, the property development and compatibility standards of the "TF-3" Two-Family Residential Zoning District shall apply. If a defined area within Parcel 1 is developed with commercial uses, all requirements for commercial development stated herein shall apply to that defined area only.*

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR District IV

TURKEY CREEK COMMERCIAL PARK
COMMUNITY UNIT PLAN
DP-314

PARCEL 1

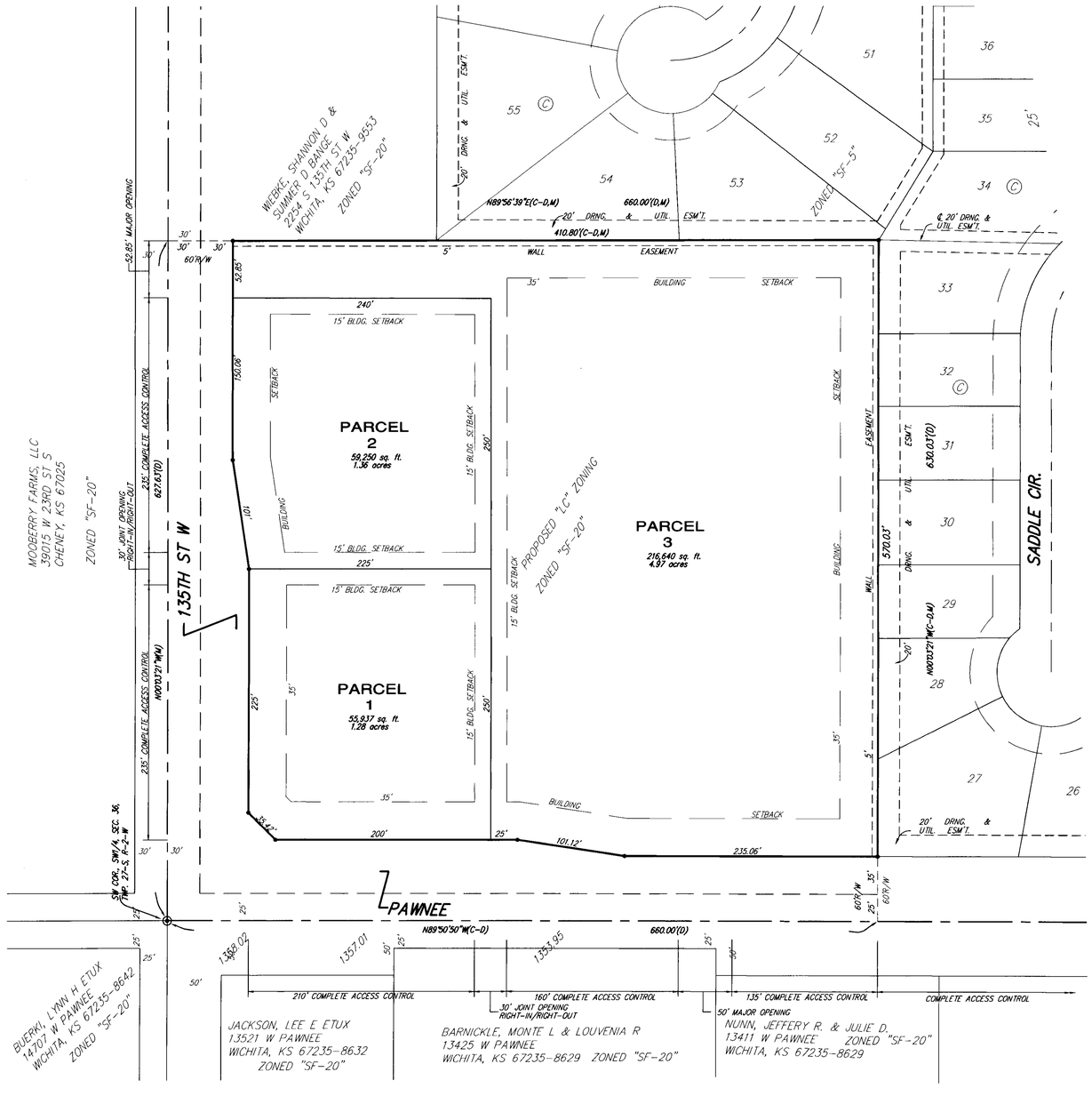
A.	Net Area:	55,937 sq.ft. or 1.28 acres
B.	Maximum Building Coverage:	16,781 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	19,578 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	General Office
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.	

PARCEL 2

A.	Net Area:	59,250 sq.ft. or 1.36 acres
B.	Maximum Building Coverage:	17,775 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	20,738 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.	

PARCEL 3

A.	Net Area:	216,640 sq.ft. or 4.97 acres
B.	Maximum Building Coverage:	64,992 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	75,824 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Four (4)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.	



GENERAL PROVSIONS:

1. Total Land Area: 380,448 ± sq.ft. or 8.73 ± acres
   Net Land Area: 331,828 ± sq.ft. or 7.62 ± acres
2. Total Gross Floor Area: 133,157 sq.ft.
   Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. 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.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for left turn center lanes and right turn decel lanes to all full movement approaches, and other specific street improvements for 135th St. W. and Pawnee Ave., shall be further reviewed and determined at the time of platting.
7. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
   A. Each parcel is permitted at least one freestanding sign per arterial frontage with the following area restrictions:
      Parcel 1: 150 sq. ft. of signage along Pawnee, and 150 sq. ft. of signage along 135th Street W.
      Parcel 2: 150 sq. ft. of signage along 135th Street W.
      Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage along Pawnee, and one sign along 135th Street W. with a maximum area of 175 sq.ft.
   B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold and share similar elements in design.
   C. 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.
   D. Portable, billboards and off-site signs are not permitted.
   E. Window display signs are limited to 25% of the window area.
   F. No signs shall be allowed on the rear of any buildings.
   G. All freestanding signs must be monument type and shall have a maximum height of 15 feet for Parcels 1-3.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
    A. Limited height of light poles, including fixtures, lamps and base, to 24 feet, except within 100 feet of residential zoning said lighting shall be a maximum height of 15 feet.
    B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.
    B. 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.
    C. 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.
13. Screening Walls:
    A. A six (6) to eight (8) foot high concrete/masonary wall shall be constructed along the east, and north property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of Parcel 3 is developed.
    B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
16. 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. Metal as an exterior material shall be limited to incidental accent.
17. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said 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.
18. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle repair, limited will not be permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
22. 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.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Pawnee Ave. and 135th St W. with the proposed buildings within the subject property.
24. No development shall occur until such such time as municipal water and sewer service are provided to the site.
25. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

LEGAL DESCRIPTION:

Beginning at the SW corner of the SW ¼ of Sec. 36, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence N00°03'21"W along the west line of said SW ¼, 627.63 feet; thence N89°56'39"E perpendicular to the west line of the SW ¼, 249.20 feet to the SW corner of Lot 54, Block C, Turkey Creek 3rd Addition, Wichita, Sedgwick County, Kansas; thence continuing N89°56'39"E along the south line of said Lot 54 and Lot 53 in said Block C, 410.80 feet to the NW corner of Lot 33 in said Block C; thence S00°03'21"E along a line of said Block C, and as extended southerly, 630.03 feet to a point on the south line of said SW ¼; thence N89°50'50"W along the south line of said SW ¼, 660.00 feet to the point of beginning, subject to road rights-of-way of record.

BENCHMARK:

BENCHMARK:
135TH ST. W. & PAWNEE- CITY OF WICHITA
BENCHMARK DISC, NORTHEAST CORNER OF INTERSECTION ON SW CORNER OF CONCRETE BASE OF HIGH LINE POLE.
ELEV. = 1359.65 NGVD29

CITY OF WICHITA BENCHMARK DISC, 0.4 MI. SOUTH OF KELLOGG ON 135TH ST. W., WEST SIDE OF CONCRETE BASE FOR HIGH LINE POLE, WEST OF K.G.&E. SUBSTATION, 135'± SOUTH OF RAILROAD TRACKS ON EAST SIDE OF 135TH ST. W.
ELEV. = 1367.77 NGVD29

APPROVED CUP
MAPC 10-9-08
DP-314

REVISIONS

Submitted: August 29, 2008
Revised per MAPC: October 9, 2008
Approved per County Commission: November 18, 2008

SCALE: 1" = 60'

DP-314
TURKEY CREEK COMMERCIAL PARK
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE