

FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN DP-340

Dated 9/11/25
APPROVED CUP
MAFC Per Alan Hightman
12-5-31 1st 4

GENERAL PROVISIONS:

- Total Land Area: 282,107 ± sq.ft. or 6.48 ± acres
Net Land Area: 232,000 ± sq.ft. or 5.32 ± acres
Total Gross Floor Area: 81,200 sq.ft. or 28.7 percent
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 the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.
 - Guarantees for left turn center lanes and right turn decal lanes to all full movement approaches, and other specific street improvements for Tyler Road and 29th Street N., shall be further reviewed and determined at the time of platting.
 - Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
 - 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 Tyler Road, and 150 sq. ft. of signage along 29th Street N.
 - Parcel 2: 150 sq. ft. of signage along Tyler Road.
 - Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign allowed along Tyler Road and one sign allowed along 29th Street. No one sign is permitted to be larger than 150 sq.ft in area.
 - Parcel 4: 150 sq. ft. of signage along 29th Street N.
 - Parcel 5: 150 sq. ft. of signage along 29th Street N. to be placed within Parcel 4.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how and is leased or sold and share similar elements in design.
 - 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, billboards and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on any elevation any buildings facing residential uses.
 - All freestanding signs must be monument type and shall have a maximum height of 15 feet.
 - Full-movement access onto 29th Street N and Tyler Road shall be aligned with the existing access openings to the north and west, respectively, as shown on the plan. Access Controls may be revised at the time of platting, and may be reflected on an updated C.U.P. drawing.
 - All exterior lighting shall be shielded to direct light disbursement in a downward direction.
 - 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.
 - 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.
 - Landscape for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscaping requirements of the City of Wichita, with the exception that landscaping shall be calculated at 1.5 times the minimum standards.
 - Landscape for all parcels within the C.U.P. shall have a shared palette of landscape materials.
 - 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:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east and south property lines where adjacent to residential uses. Solid wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - Screening along the property lines of Parcels 2 and 3, where adjacent to Reserve A, may be provided by a combination of a minimum 6-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
 - Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
 - 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.
 - All buildings in the CUP shall share uniform architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominantly 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, except that buildings on Parcel 4 may be allowed metal as a predominant exterior building material on one building elevation only.
 - 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.
 - 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; 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 (with or without an associated car wash), service stores, and vehicle repair (limited) will not be permitted within 170 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. Car wash may be permitted within Parcel 1 as an accessory use to a convenience store, subject to the provisions of Section II-D.6 (f). No overhead doors shall be allowed within 170 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the CUP are prohibited. Development on Parcel 4 may be developed with a drive-through within 170 feet of residential uses where headlights may face residential zoning, subject to site plan approval.
 - Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
 - Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
 - 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.
 - 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.
 - Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 - 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 Tyler Road, and 29th St N. with the proposed buildings within the subject property.
 - 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.

PARCEL 1

A. Net Area: 76,846 sq.ft. or 1.76 acres
B. Maximum Building Coverage: 23,054 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 26,896 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Three (3)
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. 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: 34,707 sq.ft. or 0.80 acres
B. Maximum Building Coverage: 10,412 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 12,147 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
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. 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: 58,468 sq.ft. or 1.34 acres
B. Maximum Building Coverage: 17,540 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 20,464 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. 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 4

A. Net Area: 32,669 sq.ft. or 0.75 acres
B. Maximum Building Coverage: 9,801 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 11,434 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. 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 5

A. Net Area: 24,875 sq.ft. or 0.57 acres
B. Maximum Building Coverage: 7,463 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 8,706 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. 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.

RESERVE A

A. Net Area: 50,632 sq.ft. or 1.16 acres
B. Permitted Uses: Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements.

REVISIONS

Submitted CUP2016-15:	April 11, 2016
Revised per staff comments:	May 11, 2016
Approved by MAFC:	May 19, 2016
Revised per plat:	June 15, 2020
Revised per Lot Split:	February 14, 2023

LEGAL DESCRIPTION:

A tract of land described as the North 600 feet of the West 600 feet of the Northwest 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way.

RESERVE B

A. Net Area: 2,000 sq.ft. or 0.05 acres
B. Permitted Uses: Landscaping, open space, berms, drainage purposes, and utilities.

RESERVE C

A. Net Area: 1,887 sq.ft. or 0.04 acres
B. Permitted Uses: Landscaping, open space, berms, drainage purposes, and utilities.

DP-340
FOSSIL RIM COMMERCIAL
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

SCALE: 1" = 60'



Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2023

Hawkins Marital Trust Las Vegas Nevada
Attn: Craig Kreiser
PO Box 9510
Wichita, KS 67277

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

MLC/CCH, LP
Attn: Doug Stark
7701 E. Kellogg Drive, Ste. 490
Wichita, KS 67207

REVISED

RE: CUP2023-00004 – Administrative Adjustment in the City to the Fossil Rim Commercial Community Unit Plan DP-340 to alter parcel boundaries and area calculations to reflect a lot split on Parcel 4; generally located on the southeast corner of West 29th Street North and North Tyler Road.

LEGAL DESCRIPTION: Lot 4, Block A, Fossil Rim Commercial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to the Fossil Rim Commercial CUP DP-340 to alter the parcel boundary and area calculations of Parcel 4 associated with Lot Split LSP2023-00002, which split Parcel 4, reducing its size, and creating Parcel 5. The following reflects the proposed modifications identified in red letters:

PARCEL 4

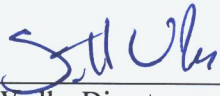
- A. Net Area: ~~57,544 sq. ft. (1.32 acres)~~ **32,669 sq. ft. (0.75 acres)**
- B. Max Building Coverage: ~~17,263 sq. ft.~~ **9,801 sq. ft. (30%)**
- C. Maximum Gross Floor Area: ~~20,140 sq. ft.~~ **11,434 sq. ft. (35%)**
- D. Floor Area Ratio: 35 %
- E. Total number of buildings: 2
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. 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 5

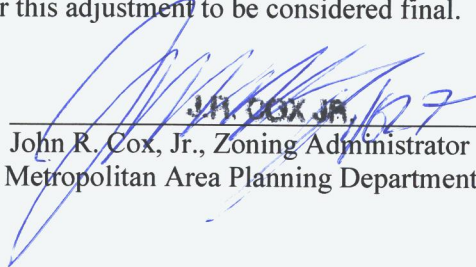
- A. Net Area: **24,875 sq. ft. (0.57 acres)**
- B. Max Building Coverage: **7,463 sq. ft. (30%)**
- C. Maximum Gross Floor Area: **8,706 sq. ft. (35%)**
- D. Floor Area Ratio: **35 %**

- E. Total number of buildings: 2
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. 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

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
Bryan Frye, CM District V
Cory Buchta, CSR District V

FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN DP-340

APPROVED CUP

MAPC *Patricia Hight* 2/14/2023
DP-340 2/14/2023
Copy 20/4 CUP2023-0004

GENERAL PROVISIONS:

- Total Land Area: 282,107 ± sq. ft. or 6.48 ± acres
Net Land Area: 232,000 ± sq. ft. or 5.32 ± acres
Total Gross Floor Area: 81,200 sq. ft. or 28.7 percent
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 the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.
- Guarantees for left turn center lanes and right turn decel lanes to all full movement approaches, and other specific street improvements for Tyler Road and 29th Street N, shall be further reviewed and determined at the time of platting.
- Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
 - 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 Tyler Road, and 150 sq. ft. of signage along 29th Street N.
 - Parcel 2: 150 sq. ft. of signage along Tyler Road.
 - Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign allowed along Tyler Road and one sign allowed along 29th Street. No one sign is permitted to be larger than 150 sq. ft. in area.
 - Parcel 4: 150 sq. ft. of signage along 29th Street N.
 - Parcel 5: 150 sq. ft. of signage along 29th Street N. to be placed within Parcel 4.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how and is leased or sold and share similar elements in design.
 - 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, billboards and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on any elevation any buildings facing residential uses.
 - All freestanding signs must be monument type and shall have a maximum height of 15 feet.
- Full-movement access onto 29th Street N and Tyler Road shall be aligned with the existing access openings to the north and west, respectively, as shown on the plan. Access Controls may be revised at the time of platting, and may be reflected on an updated C.U.P. drawing.
- 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, etc.).
 - Limited height of light poles, including fixtures, lamps and base, to 24 feet, except within 100 feet of residential zoning solid lighting shall be a maximum height of 15 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 landscaping requirements of the City of Wichita, with the exception that landscaping shall be calculated at 1.5 times the minimum standards.
 - Landscaping for all parcels within the C.U.P. shall have a shared palette of landscape materials.
 - 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:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east and south property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - Screening along the property lines of Parcels 2 and 3, where adjacent to Reserve A, may be provided by a combination of a minimum 6-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
- Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- 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.
- 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.
- 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.
- 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, 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 (with or without an associated car wash), service stations, and vehicle repair (limited) will not be permitted within 170 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. Car wash may be permitted within Parcel 1 as an accessory use to a convenience store, subject to the provisions of Section III-D.6(f). No overhead doors shall be allowed within 170 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.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- 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 Tyler Road, and 29th St N. with the proposed buildings within the subject property.
- 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.

PARCEL 1

- A. Net Area: 76,846 sq. ft. or 1.76 acres
B. Maximum Building Coverage: 23,054 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 26,896 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Three (3)
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. 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: 34,707 sq. ft. or 0.80 acres
B. Maximum Building Coverage: 10,412 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 12,147 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
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. 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: 58,468 sq. ft. or 1.34 acres
B. Maximum Building Coverage: 17,540 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 20,464 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. 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 4

- A. Net Area: 32,669 sq. ft. or 0.75 acres
B. Maximum Building Coverage: 9,801 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 11,434 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. 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 5

- A. Net Area: 24,875 sq. ft. or 0.57 acres
B. Maximum Building Coverage: 7,463 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 8,706 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. 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.

RESERVE A

- A. Net Area: 50,632 sq. ft. or 1.16 acres
B. Permitted Uses: Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements.
- REVISIONS
- | | |
|-----------------------------|-------------------|
| Submitted CUP2016-15: | April 11, 2016 |
| Revised per staff comments: | May 11, 2016 |
| Approved by MAPC: | May 19, 2016 |
| Revised per plat: | June 15, 2020 |
| Revised per Lot Split: | February 14, 2023 |

LEGAL DESCRIPTION:

A tract of land described as the North 600 feet of the West 600 feet of the Northwest 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way.

RESERVE B

- A. Net Area: 2,000 sq. ft. or 0.05 acres
B. Permitted Uses: Landscaping, open space, berms, drainage purposes, and utilities.

RESERVE C

- A. Net Area: 1,887 sq. ft. or 0.04 acres
B. Permitted Uses: Landscaping, open space, berms, drainage purposes, and utilities.

DP-340

FOSSIL RIM COMMERCIAL
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



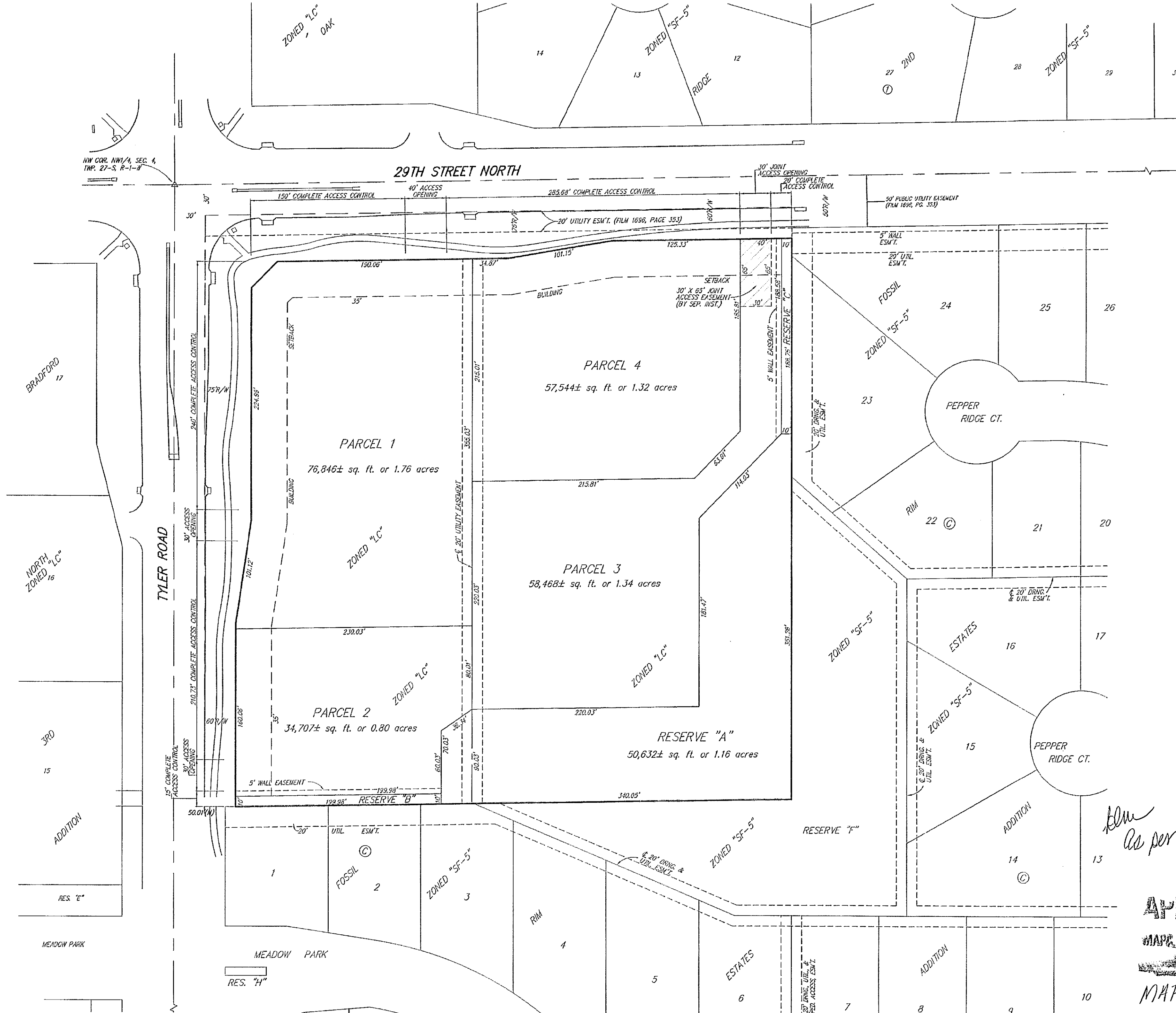
SCALE: 1" = 60'

FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN DP-340

GENERAL PROVISIONS:

1. Total Land Area: 282,107 ± sq.ft. or 6.48 ± acres
Net Land Area: 232,000 ± sq.ft. or 5.32 ± acres
2. Total Gross Floor Area: 81,200 sq.ft. or 28.7 percent
Total Floor Area Ratio: 2
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 or 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 Tyler Road and 29th Street N., shall be further reviewed and determined at the time of platting.
7. Signs will be as allowed by the Sign Code of the appropriate jurisdiction, 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 Tyler Road, and 150 sq. ft. of signage along 29th Street N.
Parcel 2: 150 sq. ft. of signage along Tyler Road.
Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign allowed along Tyler Road and one sign allowed along 29th Street. No one sign is permitted to be larger than 150 sq.ft in area.
Parcel 4: 150 sq. ft. of signage along 29th Street N.
 - B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how and 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 any elevation any buildings facing residential uses.
 - G. All freestanding signs must be monument type and shall have a maximum height of 15 feet.
8. Full-movement access onto 29th Street N and Tyler Road shall be aligned with the existing access openings to the north and west, respectively, as shown on the plan. Access Controls may be revised at the time of platting, and may be reflected on an updated C.U.P. drawing.
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, 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 landscaping requirements of the City of Wichita, with the exception that landscaping shall be calculated at 1.5 times the minimum standards.
 - B. Landscaping for all parcels within the C.U.P. shall have a shared palette of landscape materials.
 - C. 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.
13. Screening Walls:
 - A. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east and south property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - C. Screening along the property lines of Parcels 2, 3, and 4, where adjacent to Reserve A, may be provided by a combination of a minimum 6-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
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; 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 (with or without an associated car wash), service stations, and vehicle repair (limited) will not be permitted within 170 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. Car wash may be permitted within Parcel 1 as an accessory use to a convenience store, subject to the provisions of Section III-0.6(f). No overhead doors shall be allowed within 170 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.
24. 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 Tyler Road and 29th St N. with the proposed buildings within the subject property.
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.



PARCEL 1

- | | |
|--|------------------------------|
| A. Net Area: | 76,846 sq. ft. or 1.76 acres |
| B. Maximum Building Coverage: | 23,054 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 26,896 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Three (3) |
| 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. 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: | 34,707 sq. ft. or 0.80 acres |
| B. Maximum Building Coverage: | 10,412 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 12,147 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| 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. 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: | 58,468 sq. ft. or 1.34 acres |
| B. Maximum Building Coverage: | 17,540 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 20,464 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. 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 4

- | | |
|--|------------------------------|
| A. Net Area: | 57,544 sq. ft. or 1.32 acres |
| B. Maximum Building Coverage: | 17,263 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 20,140 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. 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.

RESERVE A

- | | |
|--------------------|--|
| A. Net Area: | 50,632 sq. ft. or 1.16 acres |
| B. Permitted Uses: | Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements. |

REVISIONS

- | | |
|-----------------------------|----------------|
| Submitted CUP2016-15: | April 11, 2016 |
| Revised per staff comments: | May 11, 2016 |
| Approved by MAPC: | May 19, 2016 |
| Revised per plat | June 15, 2020 |

LEGAL DESCRIPTION:

A tract of land described as the North 600 feet of the West 600 feet of the Northwest 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way.

RESERVE B

- | | |
|--------------------|---|
| A. Net Area: | 2,000 sq. ft. or 0.05 acres |
| B. Permitted Uses: | Landscaping, open space, berms, drainage purposes, and utilities. |

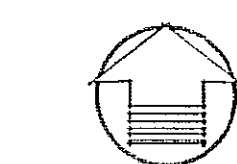
RESERVE C

- | | |
|--------------------|---|
| A. Net Area: | 1,887 sq. ft. or 0.04 acres |
| B. Permitted Uses: | Landscaping, open space, berms, drainage purposes, and utilities. |

DP-340

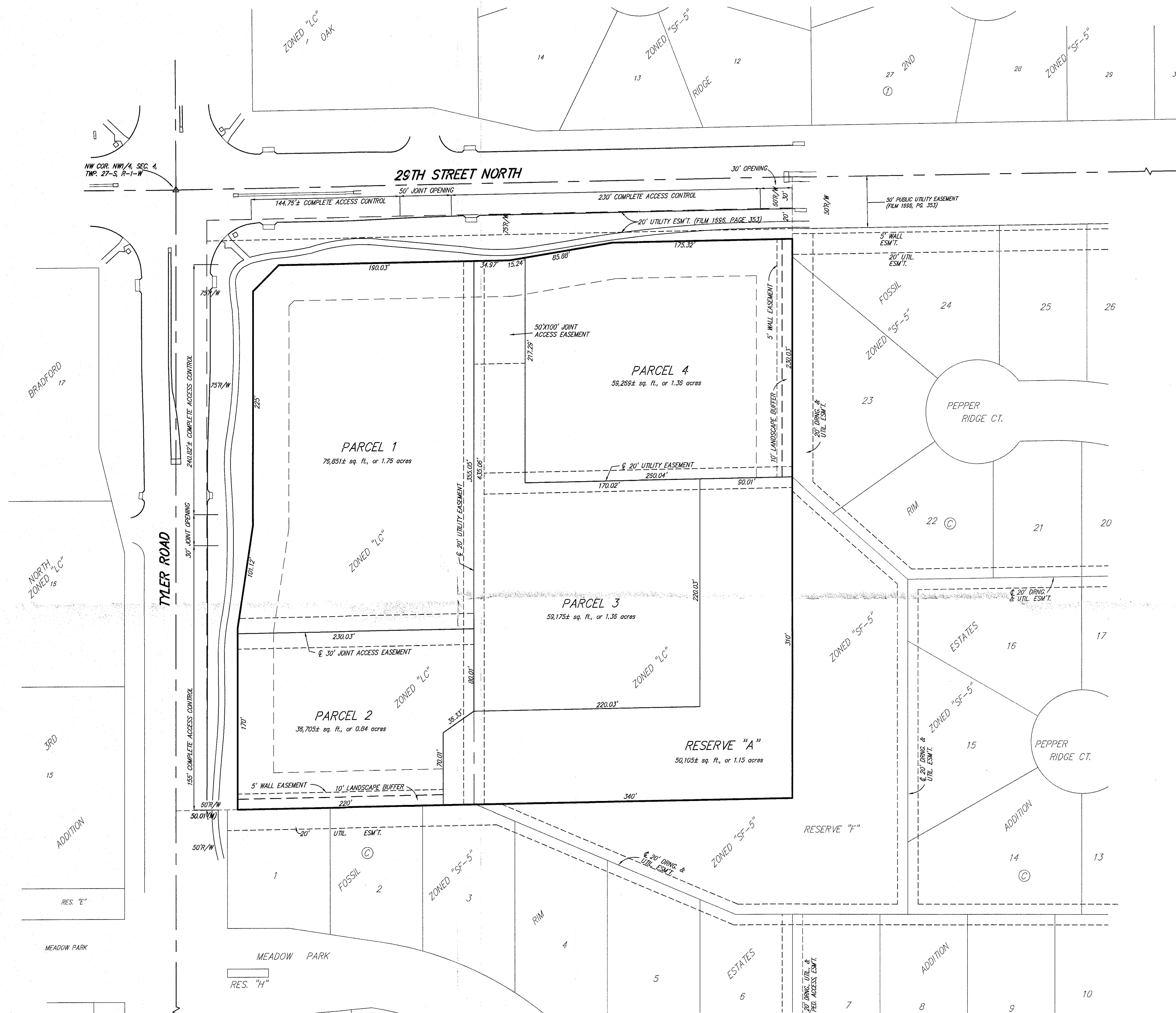
FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0199
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'

FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN DP-340



GENERAL PROVISIONS:

- Total Land Area: 282,107 ± sq.ft. or 6.48 ± acres
Net Land Area: 232,000 ± sq.ft. or 5.32 ± acres
- Total Gross Floor Area: 81,200 sq.ft. or 28.7 percent
Total Floor Area Ratio: 2
- 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 the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.
- Guarantees for left turn center lanes and right turn decel lanes to all full movement approaches, and other specific street improvements for Tyler Road and 29th Street N, shall be further reviewed and determined at the time of platting.
- Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
 - 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 Tyler Road, and 150 sq. ft. of signage along 29th Street N.
Parcel 2: 150 sq. ft. of signage along Tyler Road.
Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign allowed along Tyler Road and one sign allowed along 29th Street. No one sign is permitted to be larger than 150 sq.ft. in area.
Parcel 4: 150 sq. ft. of signage along 29th Street N.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how and is leased or sold and share similar elements in design.
 - 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, billboards and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on any elevation any buildings facing residential uses.
 - All freestanding signs must be monument type and shall have a maximum height of 15 feet.
- Full-movement access onto 29th Street N and Tyler Road shall be aligned with the existing access openings to the north and west, respectively, as shown on the plan. Access Controls may be revised at the time of platting, and may be reflected on an updated C.U.P. drawing.
- 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, etc.).
 - 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.
 - 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 landscaping requirements of the City of Wichita, with the exception that landscaping shall be calculated at 1.5 times the minimum standards.
 - Landscaping for all parcels within the C.U.P. shall have a shared palette of landscape materials.
 - 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:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east and south property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - Screening along the property lines of Parcels 2, 3, and 4, where adjacent to Reserve A, may be provided by a combination of a minimum 5-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
- Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- 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.
- 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 similar to incidental accent.
- 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.
- 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; 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 (with or without an associated car wash), service stations, and vehicle repair (limited) will not be permitted within 170 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. Car wash may be permitted within Parcel 1 as an accessory use to a convenience store, subject to the provisions of Section III-D.5(f). No overhead doors shall be allowed within 170 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.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- 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 Tyler Road and 29th St N, with the proposed buildings within the subject property.
- 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.

PARCEL 1

- | | |
|--|--------------------------------|
| A. Net Area: | 76,851 sq.ft.
or 1.76 acres |
| B. Maximum Building Coverage: | 23,055 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 26,898 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Three (3) |
| 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. 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: | 36,705 sq.ft.
or 0.84 acres |
| B. Maximum Building Coverage: | 11,012 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 12,847 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| 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. 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: | 59,175 sq.ft.
or 1.36 acres |
| B. Maximum Building Coverage: | 17,753 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 20,711 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. 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 4

- | | |
|--|--------------------------------|
| A. Net Area: | 59,269 sq.ft.
or 1.36 acres |
| B. Maximum Building Coverage: | 17,781 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 20,744 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. 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.

RESERVE A

- | | |
|--------------------|--|
| A. Net Area: | 50,107 sq.ft.
or 1.15 acres |
| B. Permitted Uses: | Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements. |

REVISIONS

Submitted CUP2016-15:	April 11, 2016
Revised per staff comments:	May 11, 2016
Approved by MAPC:	May 19, 2016

LEGAL DESCRIPTION:

A tract of land described as the North 500 feet of the West 500 feet of the Northwest 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way.

APPROVED CUP

5-19-16

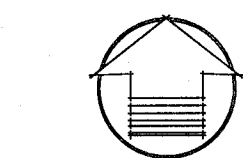
MAPC

MAPD 182

DP-340

FOSSIL RIM
COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0419
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'



Wichita-Sedgwick County Metropolitan Area Planning Department

June 14, 2016

Hawkins Marital Trus Las Vegas Nevada
PO Box 9510
Wichita KS 67277

Baughman Co., PA, Attn: Russ Ewy
315 Ellis
Wichita KS 67211

RE: CUP2016-15 – City request to create a commercial Community Unit Plan (CUP) DP-340 on LC Limited Commercial zoned property; generally located at the southeast corner of W. 29th Street North and N. Tyler Road.

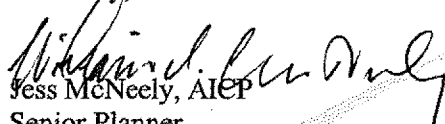
Dear Applicants:

At its regular meeting on **May 19, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- (1) Access will be approved at the time of platting.
- (2) The south and east property lines, where adjacent to residential development, shall require a 10-foot landscape buffer, in addition to the 5-foot wall easement, with 1.5 times the code required landscaping.
- (3) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

No protests were received on this case, therefore the MAPC decision is final. Planning staff received an updated CUP document meeting the MAPC approval conditions, this document is now stamped as approved and in our files. The official zoning map will be updated to reflect this approved CUP. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,


Jess McNeely, AICP
Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Copies to: Bryan Frye, WCC CM V
Laura Rainwater, CSR V
JR Cox, MABCD
Tom Stolz, MABCD
Paul Hays, MABCD
Alexis Hopkins, 8433 W. Meadow Park Ct., Wichita, KS 67205
Carol Molz, 8716 W. Meadow Park, Wichita, KS 67205
Floyd Talmon, 2945 N. Pepper Ridge Ct., Wichita, KS 67205
Andrea Waggoner, 8610 W. Meadow Park, Wichita, KS 67205

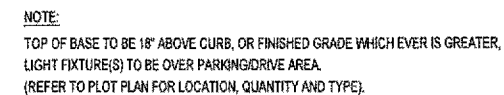
1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

G-601	FOR GENERAL PROJECT NOTES
AL-101	FOR SITE IMPROVEMENTS
A-101	FOR BUILDING PLAN
E-700	MANUFACTURER EXTERIOR LIGHTING CUT SHEETS
LS1	PHOTOMETRIC LIGHTING PLAN IF APPLICABLE (VERIFY)

2. **DEMOLITION MATERIAL REMOVAL:** HAUL-OFF ALL CONSTRUCTION MATERIALS AND WASTE GENERATED BY SELECTED SITE DEMOLITION TO THE APPROPRIATE LANDFILLS AS APPROVED FOR CONSTRUCTION MATERIALS OR BRUSH

3. **UTILITY COORDINATION:** COORDINATE THE ABANDONMENT AND REMOVAL OF ALL UTILITY FEEDS WITH THE LOCAL UTILITY SERVICE PROVIDER

- 1) FOOTINGS HEIGHTS TO BE VERIFIED.
- 2) FOOTINGS TO BE IN ACCORDANCE W/LOCAL BUILDING CODES.
- 3) 1,500 P.S.F. MIN. SOIL BEARING CAPACITY.
- 4) CONTRACTOR TO INSURE THAT BOLTS STAY VERTICAL. .
- 5) CLEAN AND GREASE EXPOSED THREADS ON BOLTS.
- 6) BOLT AREA TO BE GRAVEL & WATER FREE BEFORE LIGHT POLE IS INSTALLED.
- 7) VERIFY WITH SITE PLAN IF APPLICABLE.



24" DIA. SONOTUBE (OR
EQUAL)

8 - #5 VERTICAL REBAR

3 - #3 TIES @ 3" OC AT TOP
5 - #3 TIES @ 10" OC

Diagram illustrating the pole base assembly details:

- CURB**: The horizontal structure above the pole base.
- 2" TO 3"**: Vertical dimension indicating the height of the pole base from the curb.
- POLE**: The vertical structure being attached.
- TEMPLATE**: The square base plate used for mounting.
- 24" DIA. SONO TUBE (OR EQUAL)**: The circular opening in the curb for the pole.
- ELECTRICAL CONDUIT**: The pipe used for routing electrical wiring.
- 7/8" x 30" ANCHOR BOLT, 8" CENTER TO CENTER**: The bolts securing the template to the curb.
- 8"**: Horizontal dimension indicating the distance between the anchor bolts.
- 6"**: Vertical dimension indicating the height of the template.

VERIFY TYPE OF LIGHT FIXTURE WITH PHOTOMETRIC LIGHTING PLAN OR SITE PLAN AL-101

CURB

LIGHTS

2 TO 3'

FOOTING

POLE

ARMS

BASE COVER

CURB

LIGHT

2 TO 3'

FOOTING

POLE

ARM

BASE COVER

PLAN VIEW

Dimensions: 5'-0" (total width), 1'-0" (left curb offset), 1'-6" (bollard spacing), 1'-6" (right curb offset), 1'-0" (right curb offset).
 Curb dimensions: 1'-0" (width), 1'-6" (height).
 Bollard dimensions: 10" (width), 8" (height), 8" (base width), 10" (base height), 6 1/2" (base radius).
 Labels: CURB, CONC. DOME CAP, 6" DIA. STEEL BOLLARD, FIELD PAINT PRIMER, CONC. FILLED, FIELD PAINT BROWN.

FRONT VIEW

Dimensions: 5'-0" (total width), 1'-6" (left curb offset), 3'-0" (bollard spacing), 1'-0" (right curb offset).
 Labels: AIR COMPRESSOR BOX SUPPLIED BY OWNER, STEEL POST/BRACKET SUPPLIED BY OWNER, CONC. DOME CAP, 6" DIA. STEEL BOLLARD, FIELD PAINT PRIMER, CONC. FILLED, FIELD PAINT BROWN, T.O. CURB, T.O. PAVEMENT, BOTTOM OF PAVEMENT, 1" RIGID CONDUIT.

SIDE VIEW

Dimensions: 3'-0" (height), 5'-0" (width), 1'-6" (left curb offset), 3'-0" (bollard spacing), 1'-0" (right curb offset).
 Labels: AIR COMPRESSOR BOX SUPPLIED BY OWNER, STEEL POST/BRACKET SUPPLIED BY OWNER, T.O. PAVEMENT, BOTTOM OF PAVEMENT, 1" RIGID CONDUIT.

Parcel 1
APPROVED

DP-340 Lighting Plan

Date: 10-25-16 

SGA Design Group, P.C. 1437 South Boulder, Suite 550 Tulsa, Oklahoma 74119-3509 p. 918.587.8600 f. 918.587.8601 www.sga-designgroup.com		
 	CASEY'S	General Store 
 	CASEY'S CONSTRUCTION DIVISION One Convergence Blvd., P.O. Box 3001, Atterley, IL 60021 815-985-5100	 
WICHITA, KS SE Corner of W 28th St N & N Tyler Rd Wichita, KS 67202	Project # 08-08-16 Contract #	SITE LIGHTING DETAILS AL-502
Approved by (signature): CONSTRUCTION DIVISION Drawn by: [Signature] Scale: 1" = 10'-0"	Project # 08-08-16 Contract #	Approved by (signature):



Date: 10-25-16 

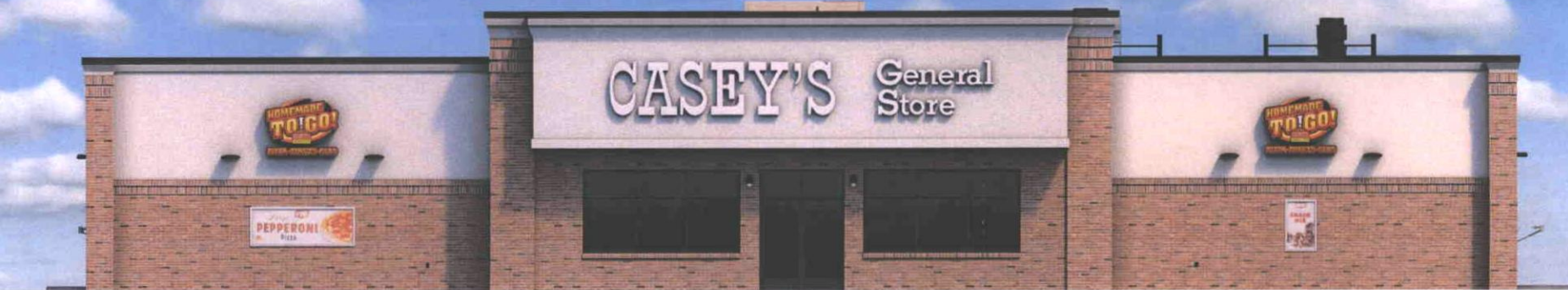
FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	5.45	20.4	0.9	8.08	22.87
UNDEFINED AREA	1.47	22.5	0.0	N/A	N/A
UNDER CANOPY	43.82	55	25	1.75	2.20

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	8	A4	SINGLE	11250	1.040	134	1072	Cree Inc.	ARE-EDG-4M-DA-06-E-JL-BZ-700
	32	C	SINGLE	13261	1.040	134	4288	CREE, INC	CAN-304-SL-RS-06-E-JL-WH-700
	7	S	SINGLE	2961	1.040	35	245	BETALED, A DIVISION OF RUUD	SFT-228-SM-RM-03-E-JL-BZ-350-IC
	12	W	SINGLE	8739	1.040	100	1200	CREE, INC.	95C-EDG-3M-WM-06-E-JL-BZ-525

LUMINAIRE LOCATION SUMMARY		
LUM NO	LABEL	MTG. HT
1	A4	17
2	A4	17
3	A4	17
4	A4	17
5	A4	17
6	A4	17
7	A4	17
8	A4	17
9	C	16.5
10	C	16.5
11	C	16.5
12	C	16.5
13	C	16.5
14	C	16.5
15	C	16.5
16	C	16.5
17	C	16.5
18	C	16.5
19	C	16.5
20	C	16.5
21	C	16.5
22	C	16.5
23	C	16.5
24	C	16.5
25	C	16.5
26	C	16.5
27	C	16.5
28	C	16.5
29	C	16.5
30	C	16.5
31	C	16.5
32	C	16.5
33	C	16.5
34	C	16.5
35	C	16.5
36	C	16.5
37	C	16.5
38	C	16.5
39	C	16.5
40	C	16.5
41	S	10
42	S	10
43	S	10
44	S	10
45	S	10
46	S	10
47	S	10
48	W	10
49	W	10
50	W	10
51	W	10
52	W	10
53	W	10
54	W	10
55	W	10
56	W	10
57	W	10
58	W	10
59	W	10

OPTION

4 SIDES BRICK



FRONT ELEVATION



REAR ELEVATION

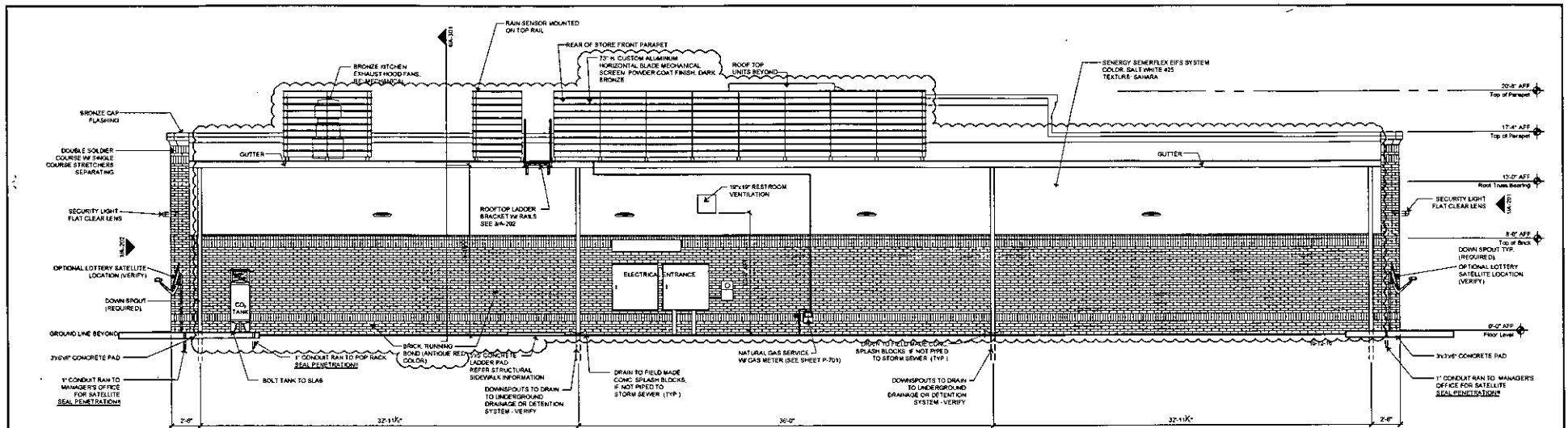
's General Store
Standard Brick

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DIMENSIONS LISTED ON THE ILLUSTRATIONS PROVIDED.

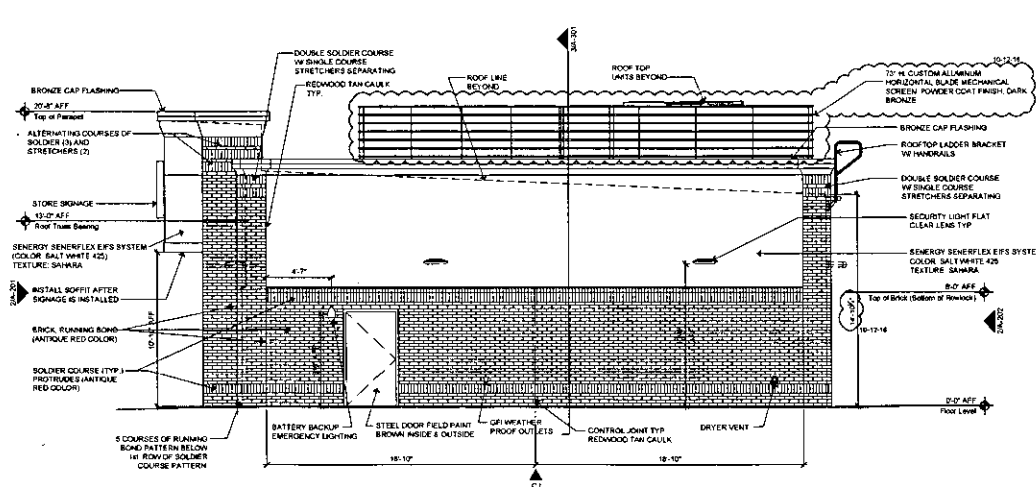
www.redleonard.com
513-674-9500

red leonard assoc

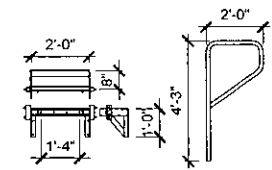
Appoval 12-23-16 DM
DP-340 Arc Rev per GP #16



2 Rear Elevation
14'4" x 1'-0"



1 Right Side of Building
14'4" x 1'-0"



3 Ladder Bracket
N/A

General Notes

- REFER TO AL-401 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

SGA Design Group, P.C. 1437 South Boulder, Suite 550 Tulsa, Oklahoma 74119-3609 P 918.587.8800 F 918.587.8801 www.sga-designgroup.com	
CASEY'S CASEY'S CONSTRUCTION DIVISION One Conference Blvd., P.O. Box 3001, Joplin, MO 64501-9105	
WICHITA, KS SE Corner of W 29th St. & N Tyler Rd. Volume: KS 57202	06-06-18 10-12-18 EXTERIOR ELEVATIONS
CONSTRUCTION DIVISION TYPICAL P.C.	A-202

Approved 12-23-16 DM
DP-340 Arch Rev per GP#16

FLOOD NOTES:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL DISTRICT MANAGEMENT AGENCY FOR THE CITY OF WICHITA, COMMUNITY NO. 203326, SEDGWICK COUNTY, KANSAS, MAP NO. 2017303326, AND DATED MAY 7, 2012.

UTILITY NOTES:

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPS PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PD DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1-800-DIG-SAFE OR 811 FOR UTILITY LOCATES.

UTILITY COMPANIES:

CITY OF WICHITA (SEWER, WATER)
KANSAS GAS SERVICE (GAS)
BLACK HILLS ENERGY (ELECTRIC & GAS)
NEXSTAR ENERGY (ELECTRIC)
COK COMMUNICATIONS (TELECOM)
AT&T (TELECOM)

(316) 265-4555
(913) 794-4780
(316) 841-1858
(316) 241-4790
(866) 861-0027
(888) 251-7055

LEGAL DESCRIPTION:

TRACT IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; EXCEPT A TRACT OF LAND DESCRIBED AS: BEGINNING 1343 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 223 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 425.36 FEET; THENCE NORTH 223 FEET; THENCE WEST 425.36 FEET TO BEGINNING; AND EXCEPT A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 600 FEET; THENCE WEST 150 FEET TO A POINT 600 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH PARALLEL WITH THE SAID EAST LINE 450 FEET; THENCE WEST 450 FEET TO A POINT 150 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 150 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 585 FEET TO BEGINNING; AND EXCEPT THAT PART PLATTED AS FOSSEL RIVER ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND EXCEPT THAT PART PLATTED AS FOSSEL RIVER ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

SURVEYOR'S SUGGESTED DESCRIPTION:

ALL THAT PART OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE N 89°02'44" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 84.76 FEET; THENCE S 05°16'18" E, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 28TH STREET WEST, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°02'44" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 28TH STREET WEST, A DISTANCE OF 180.03 FEET; THENCE S 05°07'07" E, A DISTANCE OF 333.05 FEET; THENCE S 89°02'44" W, A DISTANCE OF 230.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TYLER ROAD, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TYLER ROAD, FOR THE FOLLOWING FOUR (4) COURSES; THENCE N 0°00'00" E, A DISTANCE OF 5.30 FEET; THENCE N 83°31'51" E, A DISTANCE OF 101.12 FEET; THENCE N 0°00'00" E, A DISTANCE OF 225.00 FEET; THENCE N 44°31'22" E, A DISTANCE OF 35.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7543 ACRES, MORE OR LESS.

NET AREA = ±1.7543 ACRES / ±76,553 SQ.FT.

SITE SUMMARY

Area of Lot	1.75 Acres
Amount of Impervious Area	1.04 Acres
Disturbed Area	1.80 Acres

ZONING:

THIS PROPERTY IS ZONED LC (LIMITED COMMERCIAL) PER SEDGWICK COUNTY WEBSITE

KEY NOTES:

- SAWCUT & REMOVE EXISTING CURB & ASPHALT AS REQUIRED TO CONSTRUCT CONCRETE DRIVEWAY PER CITY'S STANDARD DETAILS. COORDINATE WITH CITY OF WICHITA ON REQUIRED INSPECTIONS & PERMITS.
- CONSTRUCT SIDEWALK RAMP PER CITY'S STANDARD DETAILS. NO TRUNCATED DOWNS REQUIRED.
- CONTRACTOR TO INSTALL BOLLARDS PER CASEY'S GENERAL STORE SPECIFICATIONS.
- CONTRACTOR TO INSTALL HANDICAP PARKING SIGN PER THE CITY OF WICHITA AND ADA REQUIREMENTS.
- CONTRACTOR TO CONSTRUCT HEAVY DUTY PAVEMENT SECTION WITH NO REINFORCEMENT REQUIRED IN DRIVE APRONS. 7" NON-REINFORCED CONCRETE IN DRIVE APRONS.
- CONTRACTOR TO CONSTRUCT HEAVY DUTY PAVEMENT SECTION.
- CONTRACTOR TO RELOCATE EX. LIGHT POLE. COORDINATE WITH LOCAL POWER UTILITY.
- CONTRACTOR TO REMOVE EX. TREE.
- CONTRACTOR TO INSTALL 4" WIDE CURB CUT W/ CONCRETE FLUME & 50 S.F. (5'X10') RIP-RAP (D₅₀=0.50').
- CONSTRUCT CONC. SIDEWALK PER CITY'S STANDARD DETAILS & SPECIFICATIONS.
- CONTRACTOR TO REMOVE 86 L.F. EXIST CONC. SIDEWALK. THIS INCLUDES 30 L.F. EAST OF PROPOSED ENTRANCE AND 24 L.F. WEST OF PROPOSED ENTRANCE.
- CONTRACTOR TO REMOVE 47 L.F. EXIST CONC. SIDEWALK. THIS INCLUDES 8 L.F. NORTH OF PROPOSED ENTRANCE AND 8 L.F. SOUTH OF PROPOSED ENTRANCE.
- CONTRACTOR TO STRIPE PEDESTRIAN CROSSWALK PER CITY REQUIREMENTS.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2812 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

BENCHMARKS: VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION

- "X" CUT ON SIDEWALK IN NORTHWEST CORNER RESERVE C ELEVATION = 1387.20
- SET "X" CUT ON NORTHWEST CORNER OF CURB INLET ON EAST SIDE OF TYLER ROAD. ELEVATION = 1385.00
- SET "X" CUT IN SOUTHWEST CORNER OF LOT OF FAMILY VIDEO STORE. ELEVATION = 1364.12
- SET "X" CUT IN SOUTHWEST CORNER OF CURB INLET ON SOUTH SIDE OF 28TH STREET, SECOND CURB INLET EAST OF 28TH AND TYLER INTERSECTION. ELEVATION = 1364.05



SCALE: 1"=20'

VICINITY MAP SEC. 4-27-1



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.

INDEX

C1	SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
C4	EROSION CONTROL PLAN
C5-C6	EROSION CONTROL DETAILS
C7-C8	STANDARD DETAILS
L1	LANDSCAPE PLAN

SEPARATE STORM SEWER PLANS

D1-D6 STORM SEWER PLANS

PARKING SUMMARY

LC Zoning - LIMITED COMMERCIAL	4,353 SF
Building Square Footage	18 Spaces
Total Parking Provided	18 Spaces
Required Parking (1 space / 333 SF)	13 Spaces
Excessed Parking Spaces Provided	5 Spaces

16 ADDITIONAL SPACES PROVIDED AT PLUMPS

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
A) City ordinances & O.S./I.A. Regulations.
B) The City of Wichita Technical Specifications and Municipal Code.
C) The Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Wichita, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by each. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer, however, all utilities actually existing may not be shown. The contractor shall be responsible for confirming all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer or the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- WARRANTY/RELEASE:** The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor his personnel can or do warrant these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
- No work is to be allowed within the public right-of-way or easements without a right of way work permit.
- All paving construction and earthwork grading/composition shall conform to the requirements of the geotechnical engineering report prepared for this project.
- Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-worked or removed in accordance with the project specifications. Fresh or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
- All curb shall be sloped for positive drainage. Contractor shall use "dry curb and gutter" or needed in localized paved areas that drain away from the curb and gutter. See paving details.
- The Contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
- The contractor is responsible for providing berms, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
- All disturbed areas are to receive topsoil, seed and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-seeding shall be required (see project specifications).
- The contractor shall seed all disturbed areas within the public street right-of-way.
- Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, slope paving, sidewalks, walk patches, truck docks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s).
- Provide "Yes lane" pavement marking and signing as required by local authority.
- Refer to building plans for site lighting electrical plans.

Consideration Information:



Owner: City of Wichita, P.E.
Engineer: David A. Fenn, P.E.
Professional Engineer
20152
Professional Engineer
PEI ENGINEERING INC.
1000 N. Westchester
Chandler, Kansas 66202
(913) 636-1100
Fax: (913) 636-1100
www.pei-engineering.com

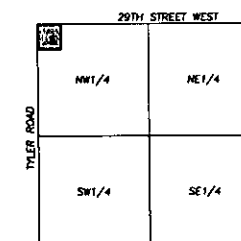
Project: Wichita, Kansas
'03' Style Store
Location: Tyler Rd. & 29th St. W.
Wichita, Kansas
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., Arbury, IA 60021
Phone: 515-365-4100

Publication Date: 08.25.16
With Revision On:
1. 10.12.16
2. 12.1.16
3. 12.13.16
PERMIT PLANS
SITE PLAN
C1

Approved Site Plan DM 12-21-16
DP-340 Red Walth per GP#24

REMARKS: VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION

1. "A" CUT ON SIDEWALK IN NORTHWEST CORNER RESERVE G
ELEVATION = 1367.30
2. SET "A" CUT ON NORTHWEST CORNER OF CURB INLET ON EAST SIDE OF TYLER ROAD.
ELEVATION = 1364.00
3. SET "C" CUT IN SOUTHWEST CORNER OF LOT OF FAMILY VIDEO STORE.
ELEVATION = 1364.12
4. SET "A" CUT IN SOUTHWEST CORNER OF CURB INLET ON SOUTH SIDE OF 29TH STREET, SECOND CURB INLET EAST
OF 29TH AND TYLER INTERSECTION.
ELEVATION = 1364.00



Consultant Information:	Universal Inc. Donald A. Pitts, P.E. Universal Builder 24132 Universal Ave. Plymouth, Michigan
PCB PLANNING ENGINEERING IMPLEMENTATION	PHOTOGRAPHY/RESEARCH, INC. 1010 N. 10TH ST. OAKLEY, KANSAS 66060 (913) 685-1100 FAX (913) 685-1465 WWW.PHOTOGRAPHY/RESEARCH.COM

Approved Site Plan ⁴ DM 12-21-16
DP-340 Site circ per GP #25

NOTE:
Per General Provision 13A, DP-340, screening wall requirement adjacent to residential lots shall be implemented upon development of any lot within Fossil Rim Commercial Addition.

General Provision 13C, DP-340, buffer requirement for Lots 2, 3, 4 shall be implemented at time of development of each lot.

By approval of this screening plan a waiver of Section IV-B.3.a is hereby approved.

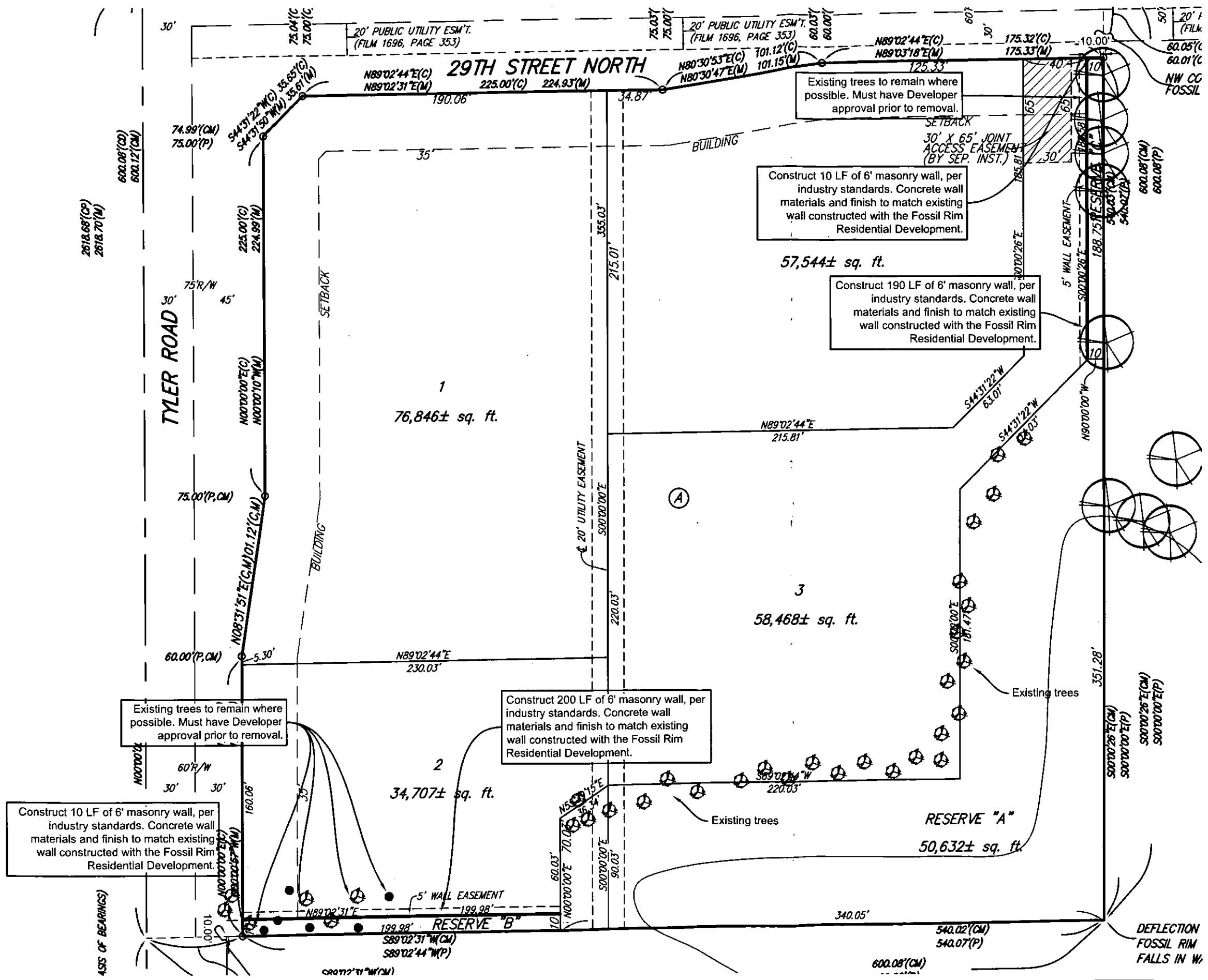
Fossil Rim Commercial Addition Lots 1 - 4, Block A Screen Wall Requirement

APPROVED

Revised-replaces 1-19-17

DP-340 Screening Wall per 613-A

Date: *JK* 2-7-17





Parcel 3
APPROVED

PP-340 Arch Rev per GP #16

SM 2-26-20