

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

AT&T 1-800-246-8464
Black Hills Energy 1-800-694-8989
City of Wichita Water & Sewer 1-316-219-8921
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Gas Communications 1-888-249-3530
Kansas Gas Service 1-888-482-4950
Westar Energy 1-800-544-4857

3. Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

4. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.

5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

6. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.

7. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

8. The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the contractor.

9. The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.

10. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. City maintenance of storm sewer ends at the last structure in the easement or right-of-way.

15. A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.

16. Geotechnical report available upon request.

17. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

18. The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request of 316-268-4090.

19. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

STORM SEWER IMPROVEMENTS to serve

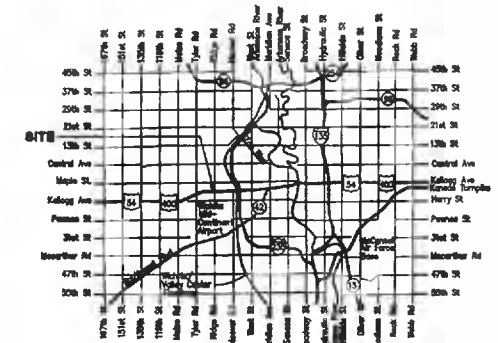
CRACKER BARREL

619 South Ridge Road

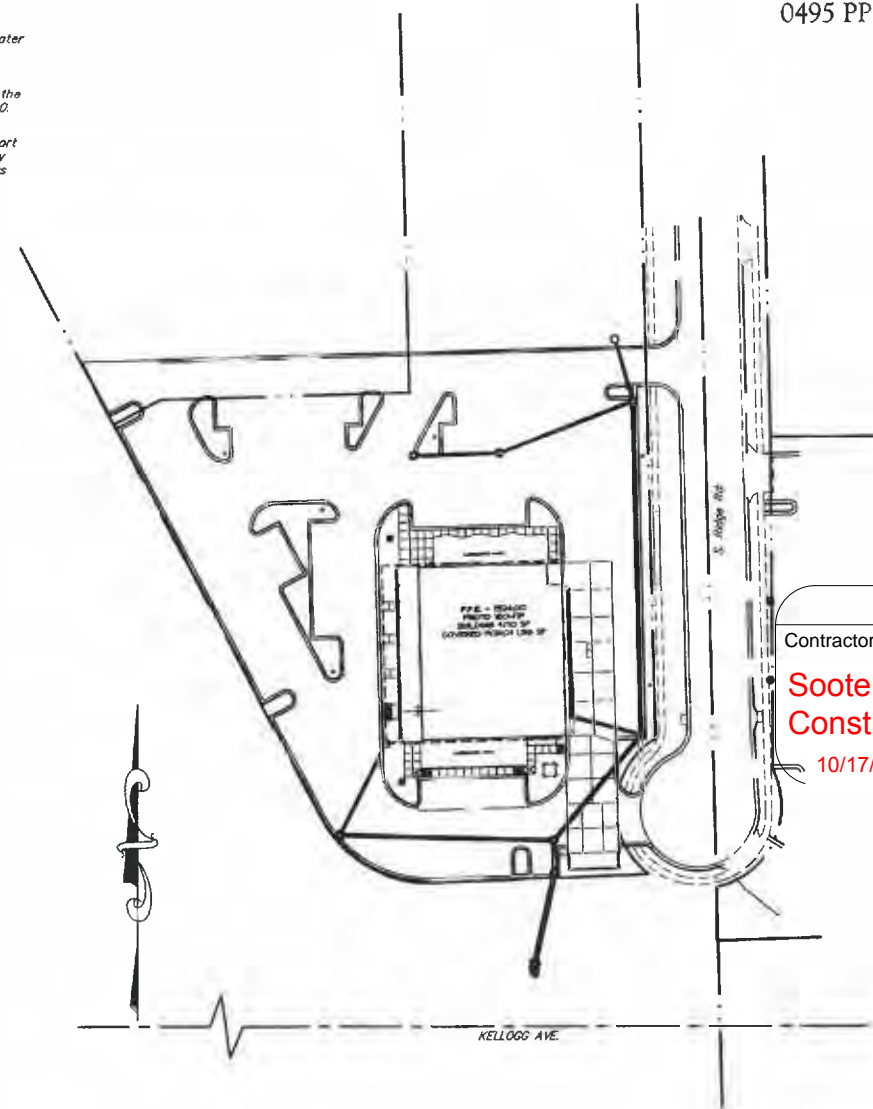
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number
0495 PPD (133119)



Vicinity Map



Sheet Index

Title Sheet
C-1 Site Plan
C-2 Grading Plan
C-2.1 Storm Profile Plan
C-3 Erosion Control Plan
SD-1 - SD-4 Details/Specific/Erosion Control
Copy of Survey
Copy of Plat

AS BUILTS

Contractor:
**Sooter
Construction**
10/17/2018

Project Inspector:
Larry Gann
KEMILLER
ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

Stormwater Certification: Redevelopment

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Disturbed Area = 2.08 ac
Water Quality Treatment: Offsite BMP program
Detention: by 10% rule
The BMP used for this development is a silt fence, construction entrance and inlet protection.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering: *Julianne Kellman 2-15-18*
Stormwater: *Joe Hottle PE 2-15-18*

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

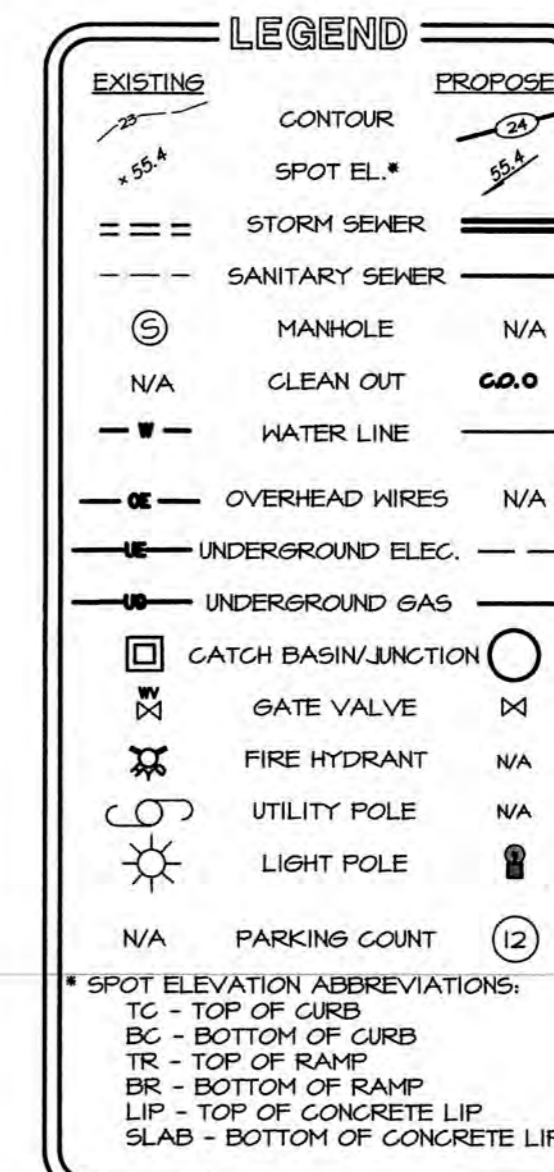
An approved copy of these plans signed by City staff are required on-site.

11/20/17
REV DATE: 2/8/18



1645 Westgate Circle
Brentwood, TN 37027
615-370-1779
fax: 370-9108
www.dandoinc.us

ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS



CRACKER BARREL PROJECT NUMBER: CEB70KCHITA, KS-04
CRACKER BARREL
OLD COUNTRY STORE, INC
 619 SOUTH RIDGE ROAD
 WICHITA, KANSAS 67208

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Cracker Barrel
 P.O. Box 787
 Hartmann Drive, Lebanon, Tn. 37087



DESIGN and ENGINEERING
 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

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| DATE | REVISIONS |
|----------|-----------|
| 11/21/17 | |
| 11/21/17 | |
| 12/15/16 | |
| | |

Cracker Barrel
 Old Country Store

SITE GRADING & STORMWATER MANAGEMENT PLAN

C-2
 PROTO 180-1TF

- ### NOTES:
- REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS, PAVING, BASE ETC. IF REMAINING, BEFORE BEGINNING CONSTRUCTION.
 - FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS, ETC. BACKFILL MATERIAL TO BE APPROVED BY CB PROJECT MSR. PRIOR TO PLACEMENT.
 - THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - THE GEOTECHNICAL REPORT, PREPARED BY TERRACON AND DATED MAY 8, 2017, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION BEFORE ANY WORK IS BEGUN.
 - IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
 - THE GENERAL CONTRACTOR SHALL PROTECT ALL GRADED SURFACES, ON AND OFF SITE, UNTIL SUCH TIME AS THE FINISH SURFACES ARE APPLIED.
 - GC TO INCLUDE PIPE 11 AND ADS 2 AS A BID ALTERNATE.
 - PIPE 11 AND ADS 2 ARE TO BE USED AS TEMPORARY DRAINAGE OF THE ROUGHLY 0.25 ACRE AREA BEHIND NEWLY CONSTRUCTED CURB AT SHARED DRIVE AISLE. THEY ARE NOT DESIGNED FOR PERMANENT USE AND SHALL NOT BE USED AS DRAINAGE FOR FUTURE DEVELOPMENT IN THIS AREA.

- ### GRADING NOTES:
- GRADE ALL LANDSCAPE AREAS TO DRAIN. NO PONDING WILL BE ALLOWED.
 - STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS AS PER SOIL CONSULTANTS AND GEOTECHNICAL REPORT, TO ACCOMPLISH GRADING AS INDICATED ON THE PLANS. STOCKPILE TOPSOIL IN AREA(S) DESIGNATED BY THE OWNER FOR REUSE IN LANDSCAPED AREAS.
 - AFTER DEMOLITION IS COMPLETE, PROOF-ROLL THE EXPOSED SUBGRADE TO DETECT ANY LOOSE, OR SOFT AREAS. ANY YIELDING MATERIAL SHOULD BE UNDERCUT AND RECOMPACTED AS NOTED BELOW.
 - FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
 MINIMUM DRY DENSITY = 95 PCF
 PLASTICITY LIMIT LESS THAN REQUIRED BY GEO TECH REPORT
 PARTICLE SIZE 4" MAXIMUM
 PROVIDE THE OWNER WITH TEST RESULTS OF OFF-SITE BORROW MATERIAL FOR APPROVAL PRIOR TO BRINGING SUCH MATERIAL ON-SITE.
 - COMPACT ALL FILL TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698) DRY DENSITY. COMPACT THE UPPER 24" OF FILL IN NON-LANDSCAPED AREAS TO A MINIMUM OF 98% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL BE WITHIN ±2% OF THE OPTIMUM MOISTURE.
 - SEE LANDSCAPE PLANS FOR TREES AND SHRUBS TO REMAIN.

CATCH BASIN SCHEDULE

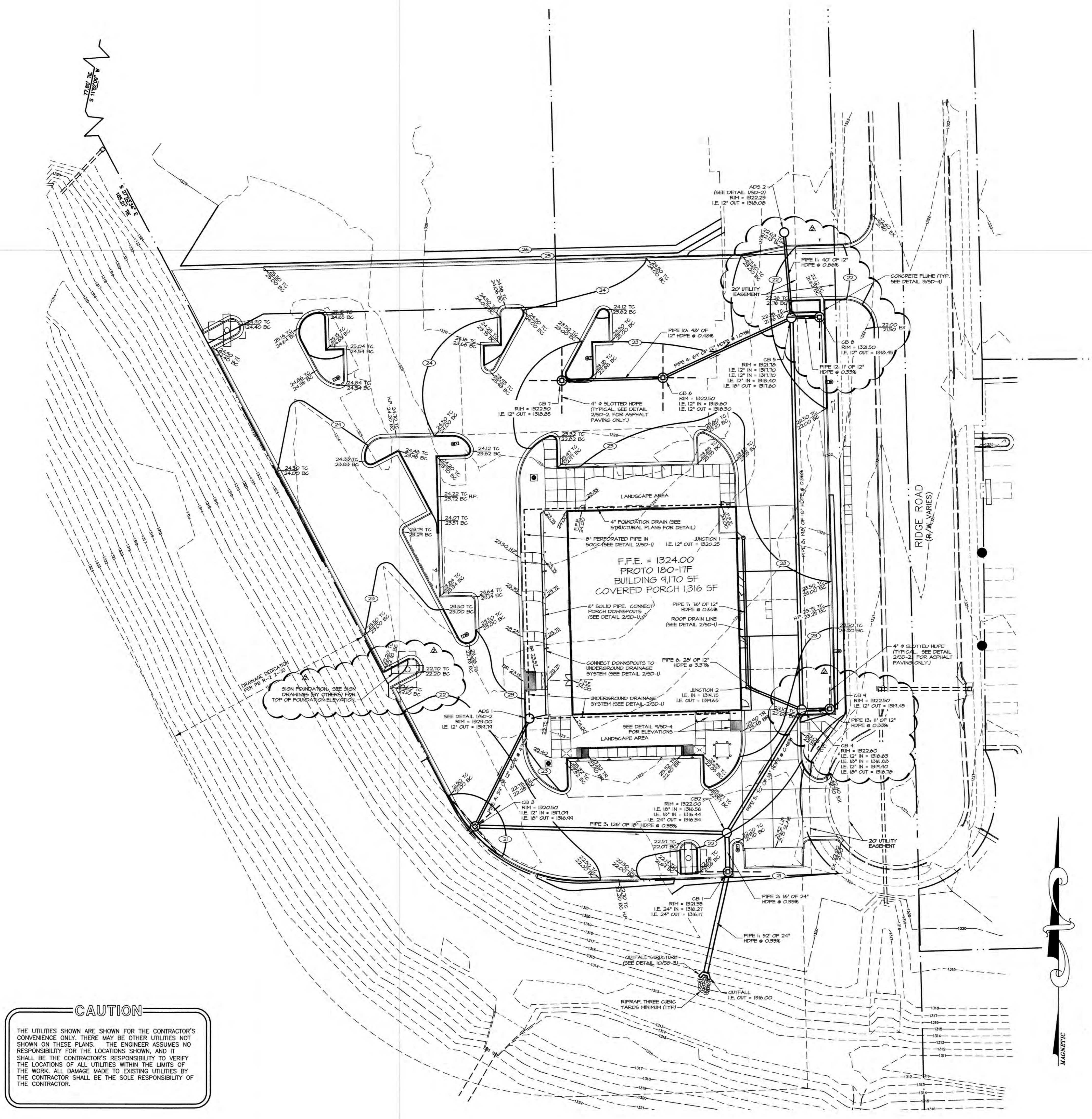
| C.B. # | MANUFACTURER'S # | MANUFACTURER | SIZE |
|--------|------------------|--------------|-----------|
| 1 | R-1878-A3G | NEENAH | 18" x 18" |
| 2 | R-1878-A3R | NEENAH | 18" x 18" |
| 3 | R-1878-A6G | NEENAH | 24" x 24" |
| 4 | R-1878-A3R | NEENAH | 18" x 18" |
| 5 | R-1878-A3R | NEENAH | 18" x 18" |
| 6 | R-1878-A3G | NEENAH | 18" x 18" |
| 7 | R-1878-A6G | NEENAH | 24" x 24" |
| 8 | R-1878-A3G | NEENAH | 18" x 18" |
| 9 | R-1878-A6G | NEENAH | 18" x 18" |

HDPE - HIGH DENSITY POLYETHYLENE PIPE
 H1-Q - HANGOR COMPANY, 1-800-841-8500
 N-12 - ADVANCED DRAINAGE SYSTEMS, 1-800-733-9964
 NEENAH CONSTRUCTION CASTINGS, 1-800-558-5075

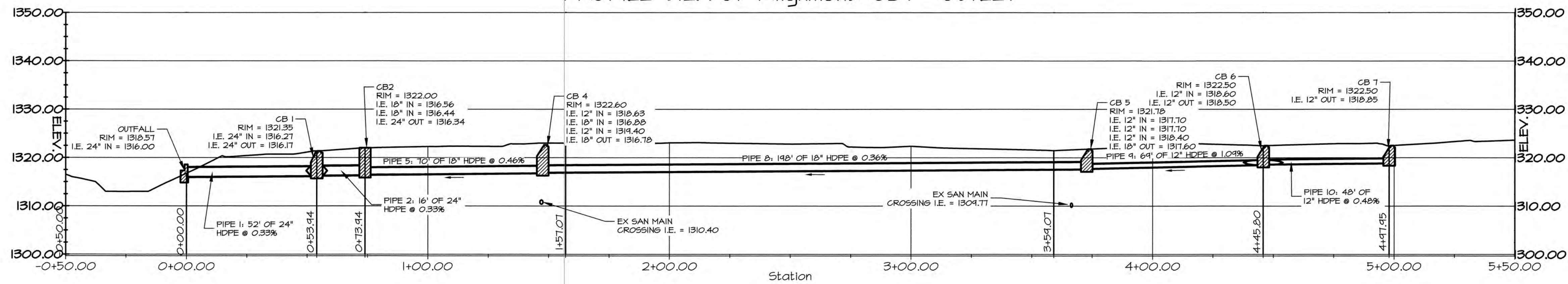


CAUTION

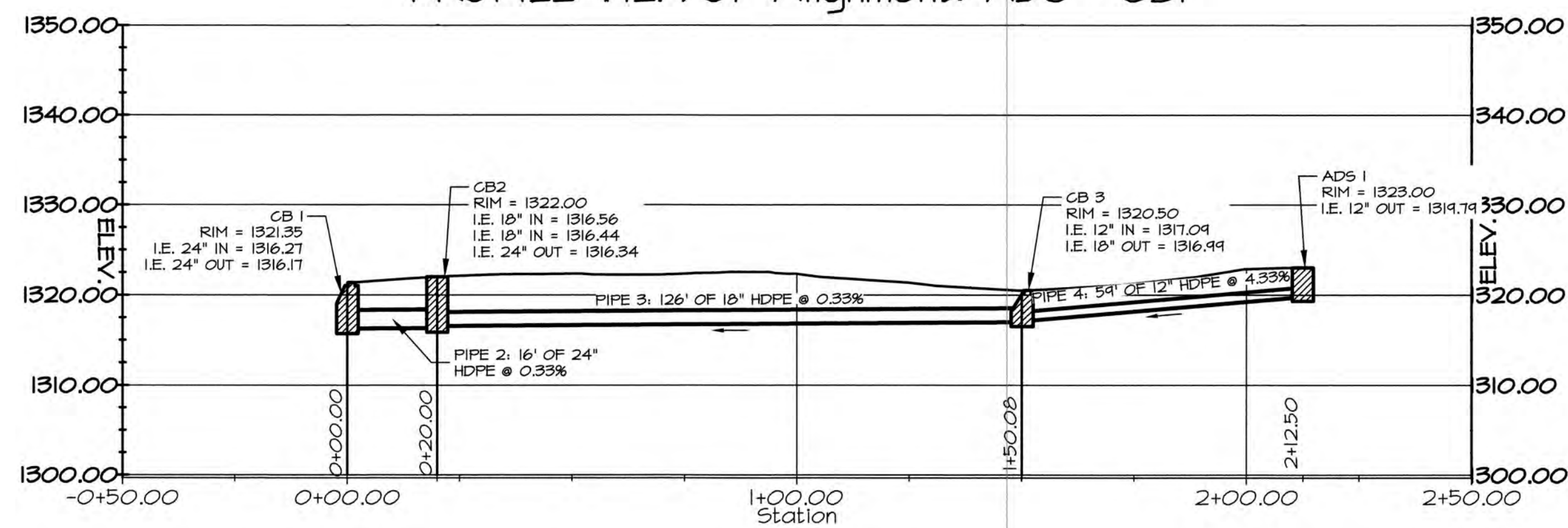
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



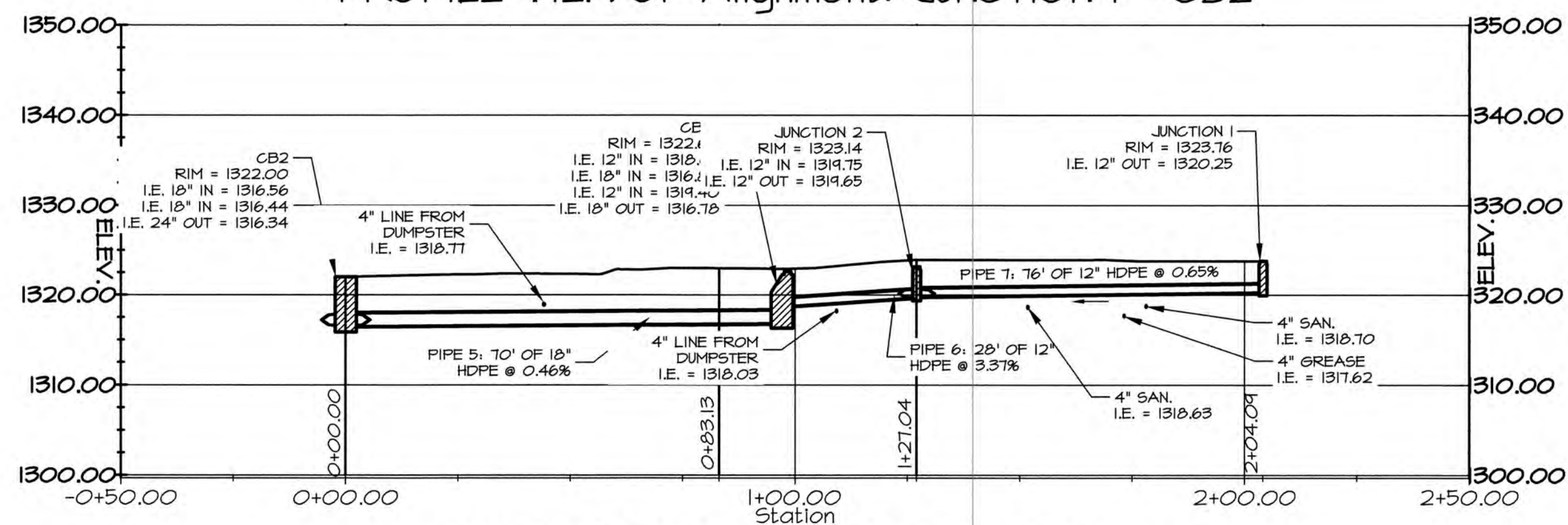
PROFILE VIEW OF Alignment: CB7 - OUTLET



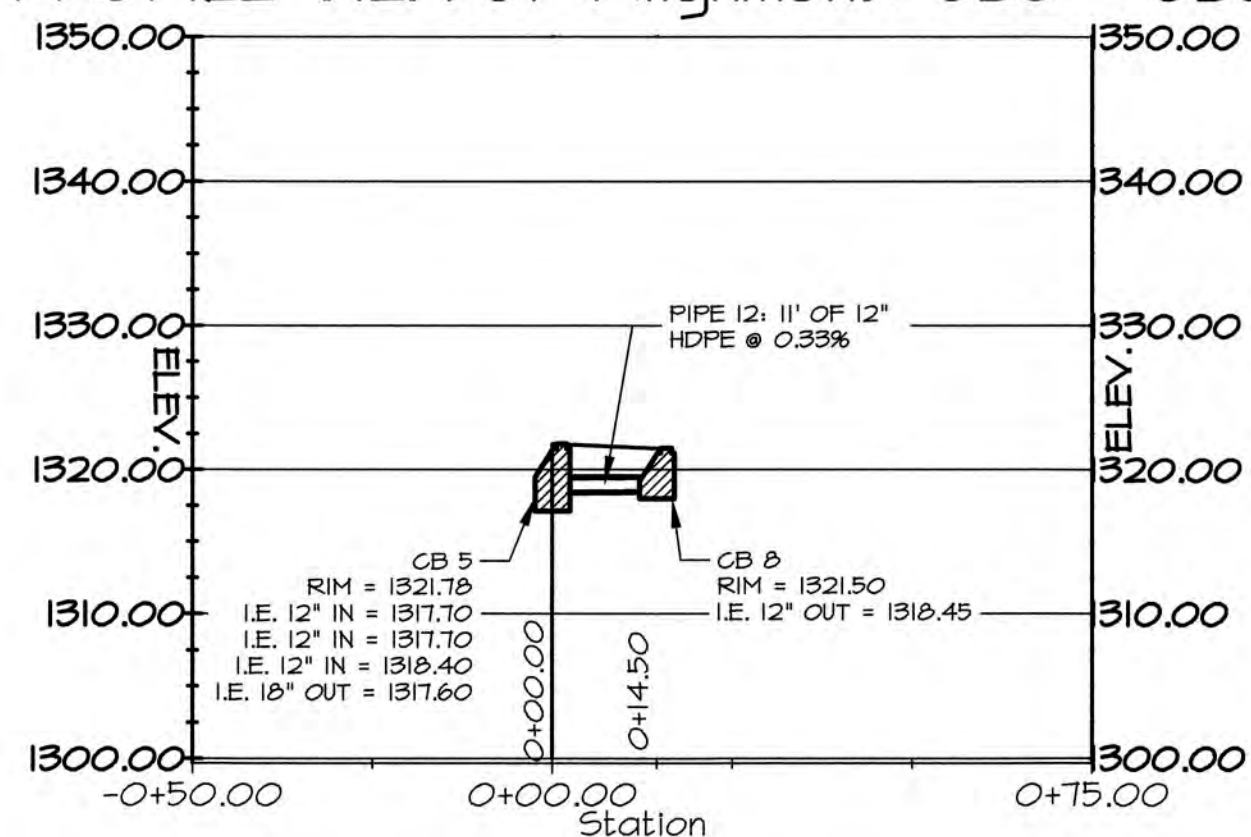
PROFILE VIEW OF Alignment: ADS - CBI



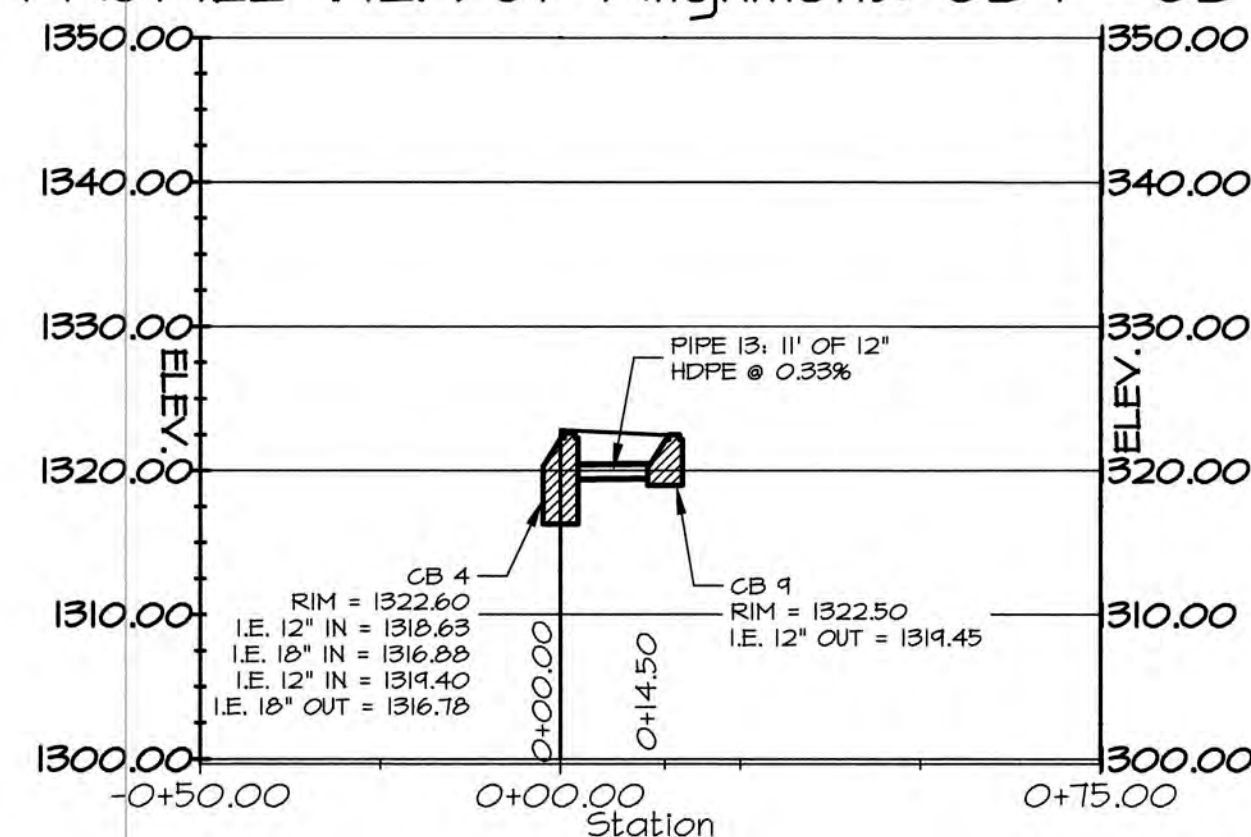
PROFILE VIEW OF Alignment: JUNCTION I - CB2



PROFILE VIEW OF Alignment: CB8 - CB5



PROFILE VIEW OF Alignment: CB9 - CB4



CAUTION
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AS BUILTS

KEMILLER ENGINEERING PA

117 E. Lewis,
Wichita, KS 67202

(316)264-0242

CRACKER BARREL PROJECT NUMBER: CB167MCHITA KS-04

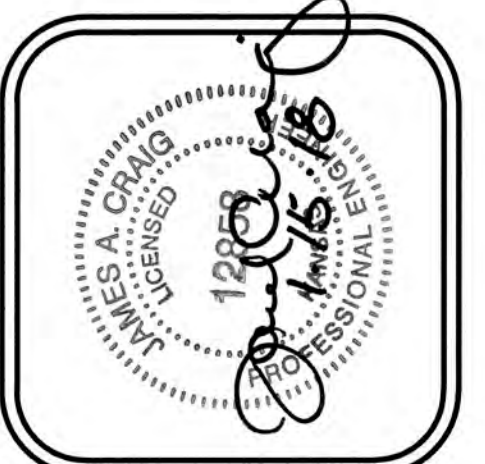
CRACKER BARREL OLD COUNTRY STORE, INC

610 S. RIDGE RD
WICHITA, KS 67207

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Cracker Barrel

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DESIGN and ENGINEERING

ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

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Brentwood, TN 37027
615-370-1779
615-370-9108
www.dandisinc.us

| DATE | PROJECT NO. | REVISIONS |
|----------|-------------|-----------|
| 11/21/11 | 11-1688 | |
| 1/5/12 | | |
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PIPE PROFILES

C-2.1

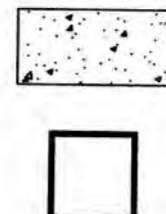
PROTO 120-11F

EROSION CONTROL LEGEND

CODE PRACTICE PLAN SYMBOL

CEP CONSTRUCTION EXIT PAD

DIP DROP INLET PROTECTION



PS PERMANENT SEEDING

PS PERMANENT SEEDING

SB-C SEDIMENT BARRIER (TYPE A)

ALL BMP'S SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL"

CONSTRUCTION ACTIVITY SCHEDULE

| ACTIVITY | JAN | FEB | MAR | APR | MAY |
|-----------------------------|-----|-----|-----|-----|-----|
| TIMBER SALVAGE | | | | | |
| ROUGH GRADE ACCESS AREAS | | | | | |
| SEDIMENT CONTROL STRUCTURES | | | | | |
| CLEARING & GRUBBING | | | | | |
| GRAVEL ROAD | | | | | |
| EROSION CONTROL MEASURES | | | | | |
| TOPSOIL STRIPPING & STORING | | | | | |
| SITE GRADING | | | | | |
| TEMPORARY VEGETATION | | | | | |
| BUILDING CONSTRUCTION | | | | | |
| ROAD PAVING | | | | | |
| PERMANENT VEGETATION | | | | | |
| LANDSCAPING | | | | | |

LEGEND

EXISTING PROPOSED

CONTOUR

SPOT EL.*

STORM SEWER

SANITARY SEWER

MANHOLE

CLEAN OUT

WATER LINE

OVERHEAD WIRES

UNDERGROUND ELEC.

UNDERGROUND GAS

CATCH BASIN/JUNCTION

GATE VALVE

FIRE HYDRANT

UTILITY POLE

LIGHT POLE

PARKING COUNT

SPOT ELEVATION ABBREVIATIONS:
 TC - TOP OF CURB
 BC - BOTTOM OF CURB
 TR - TOP OF RAMP
 BR - BOTTOM OF RAMP
 LIP - TOP OF CONCRETE LIP
 SLAB - BOTTOM OF CONCRETE LIP

CRACKER BARREL PROJECT NUMBER: 2878/NCHITA, KS-04

CRACKER BARREL
OLD COUNTRY STORE, INC
 619 SOUTH RIDGE ROAD
 WICHITA, KANSAS 67209

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Cracker Barrel

P.O. Box 787
 Hartmann Drive, Lebanon, Tn. 37087

- EROSION PREVENTION & SEDIMENT CONTROL NOTES:**
- NOI (NOTICE OF INTENT) MUST BE FILED WITH KANSAS KDEH 7 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION RELATED ACTIVITIES.
 - ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE SHALL BE CLEANED UP IMMEDIATELY TO PREVENT INTRODUCTION INTO OFF-SITE DRAINAGE WAYS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONSTRUCTION PHASE BMP'S WHEN THE CAPACITY OF THE BMP HAS BEEN REDUCED BY 50%.
 - LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS SHALL BE PICKED UP OR PROPERLY STORED PRIOR TO ANTICIPATED STORM EVENTS OR WIND TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES FROM THE SITE.
 - EXISTING VEGETATION SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN TEN (10) DAYS PRIOR TO GRADING OR EARTH-MOVING ACTIVITIES UNLESS THE DISTURBED AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
 - CLEARING AND GRUBBING SHALL BE KEPT TO THE MINIMUM AREA REQUIRED FOR ACTIVE GRADING OPERATIONS.
 - CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE OF GRADED OR DISTURBED AREAS.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. EROSION AND SEDIMENT CONTROL MEASURES MAY NOT BE REMOVED UNTIL THE AREA DRAINING TO THE MEASURES HAS BEEN STABILIZED.
 - THE GENERAL CONTRACTOR SHALL MAINTAIN THE FOLLOWING RECORDS:
 - THE DATE(S) WHEN MAJOR GRADING ACTIVITIES OCCUR.
 - THE DATE(S) WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.
 - SITE AND BMP INSPECTION AND MAINTENANCE RECORDS, AND RAINFALL RECORDS.
 - THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE.
 - THE CONTRACTOR SHALL ENSURE THAT QUALIFIED PERSONNEL CONDUCT THE FOLLOWING INSPECTIONS:
 - INSPECT DISTURBED AREAS OF THE CONSTRUCTION THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, CONSTRUCTION ENTRANCES AND EXITS, AND EACH STORM OUTFALL.
 - AREAS NOTED ABOVE SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS TO ENTER THE DRAINAGE SYSTEM. EROSION AND SEDIMENTATION CONTROL BMP'S SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
 - OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER THE IMPLEMENTED EROSION AND SEDIMENT CONTROL BMP'S ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. CONSTRUCTION EXITS SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
 - THE INSPECTIONS NOTED ABOVE SHALL OCCUR AT LEAST TWICE EACH CALENDAR WEEK, AT LEAST SEVENTY-TWO (72) HOURS APART.
 - BASED ON THE INSPECTIONS NOTED ABOVE, ANY INADEQUATE OR DAMAGED BMP'S SHALL BE REPLACED, MODIFIED OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAINFALL IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
 - THE INSPECTIONS SHALL BE DOCUMENTED TO INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE(S) OF THE INSPECTOR(S), THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWPPP, AND ANY ACTIONS TAKEN AS A RESULT OF SUCH INSPECTIONS.
 - AFTER ALL DISTURBED AREAS HAVE RECEIVED FINAL STABILIZATION, THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
 - SITE STABILIZATION SHALL BEGIN WITHIN 14 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 21 DAYS OR MORE.
 - THE SITE AND EROSION CONTROL MEASURES WILL BE CHECKED AND DOCUMENTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A 0.50" OR GREATER RAIN EVENT.
 - THE CONTRACTOR MAY BE REQUIRED TO REVISE AND/OR PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE CITY'S RULES AND REGULATIONS.



DESIGN and ENGINEERING ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle
 Brentwood, TN 37027
 615-370-1177
 FAX: 370-9708
 WWW.BGCINC.US

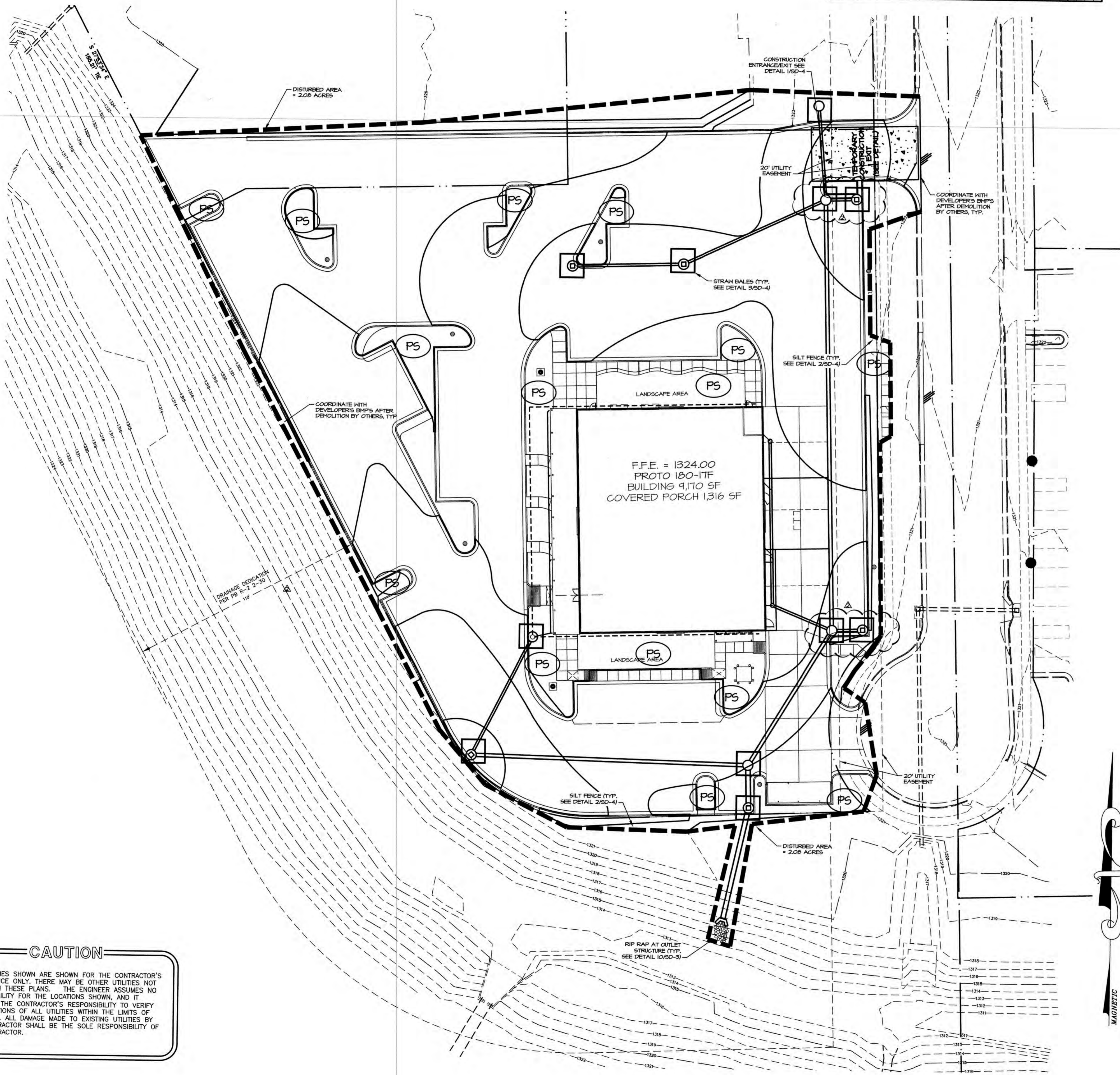
DATE: 11/3/17 PROJECT NO.: 11-1688

| REVISIONS | |
|-----------|---|
| 11/21/17 | Δ |
| 1/5/18 | Δ |
| | Δ |
| | Δ |

Cracker Barrel
 Old Country Store

EROSION/SEDIMENT CONTROL PLAN

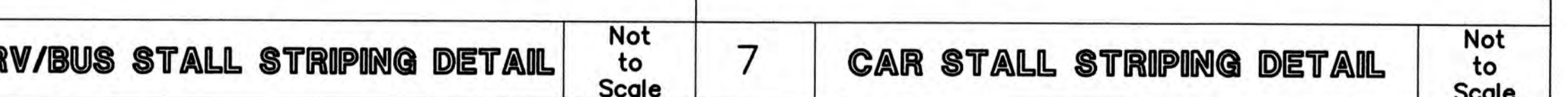
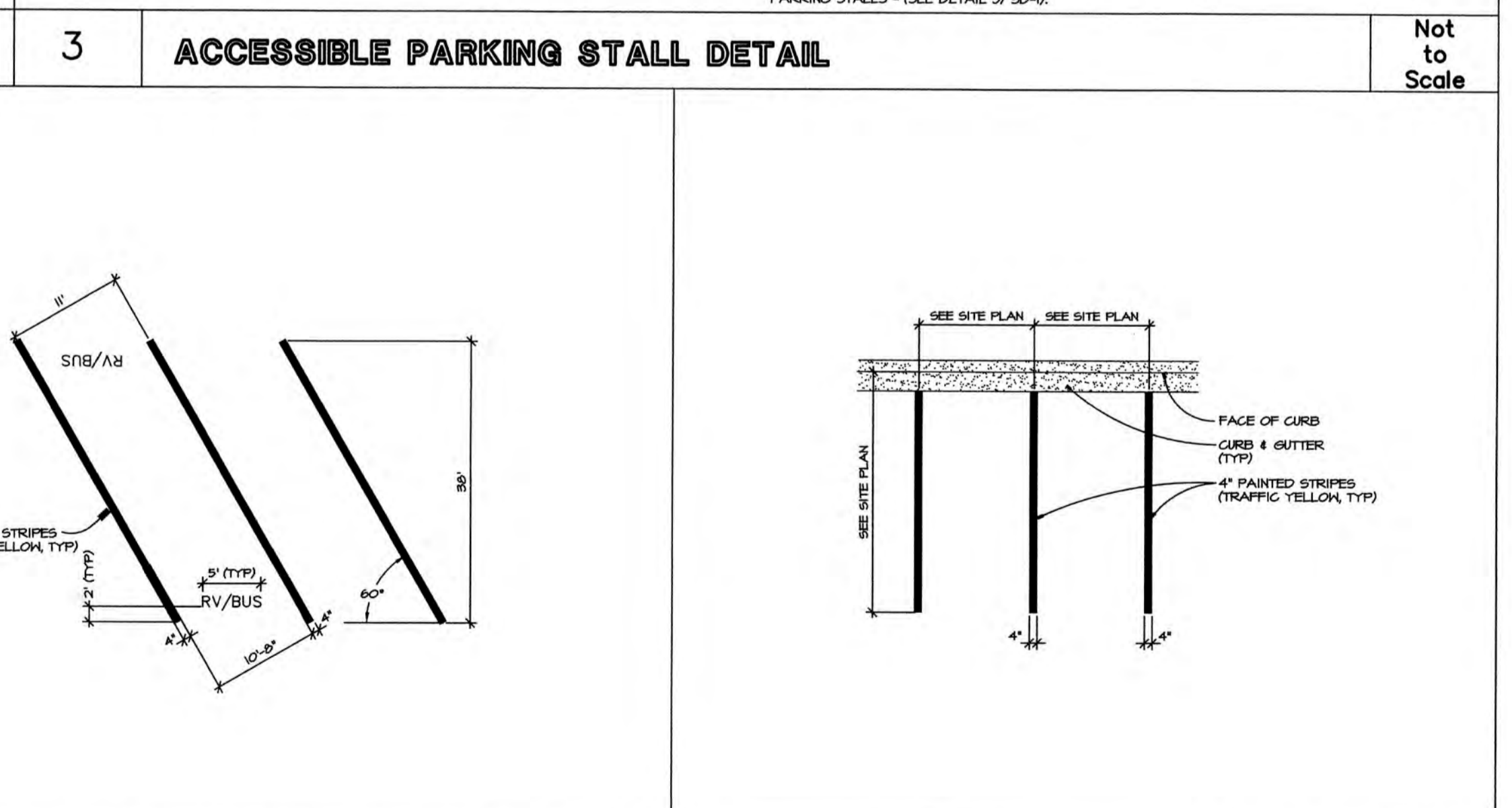
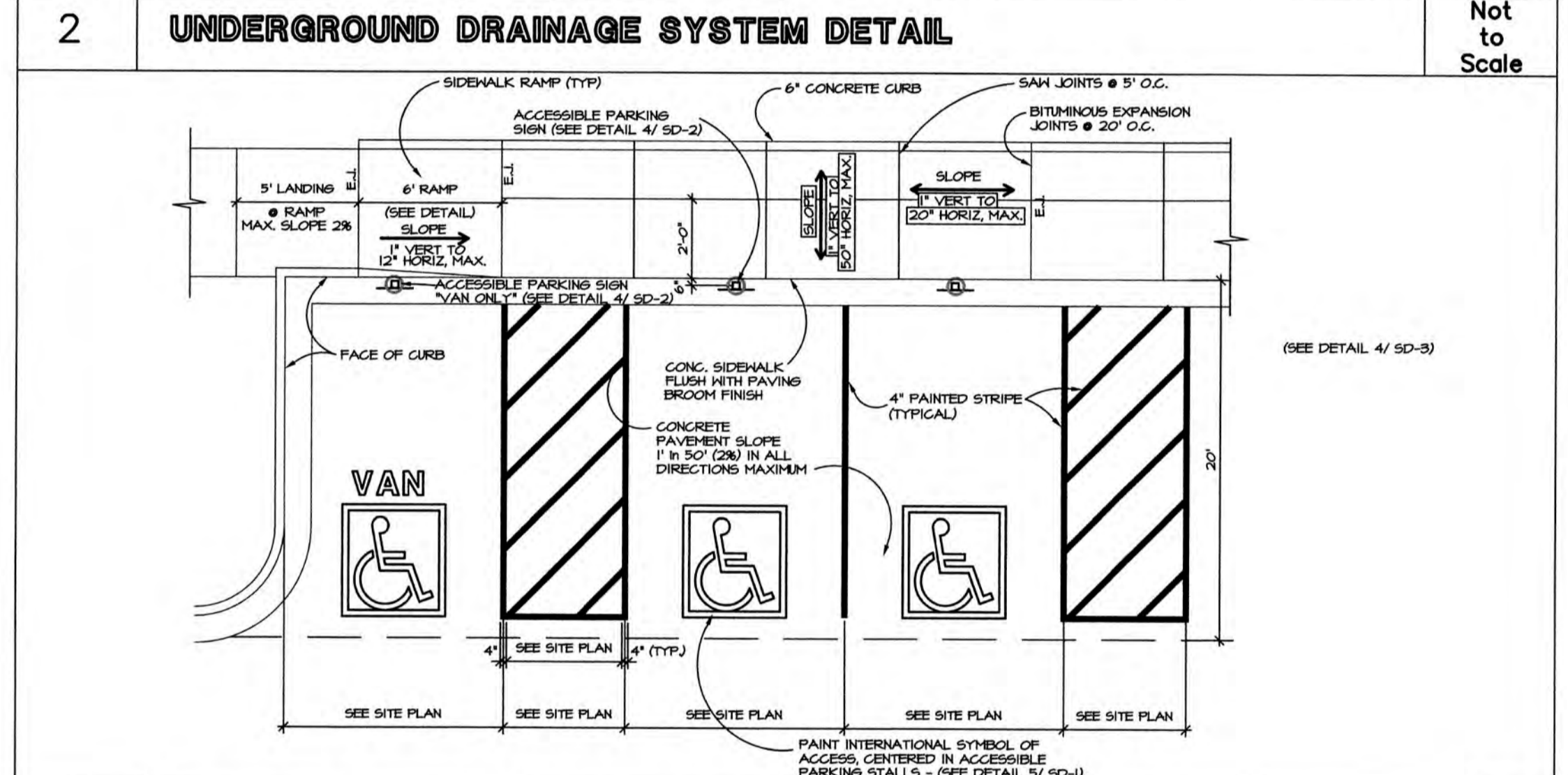
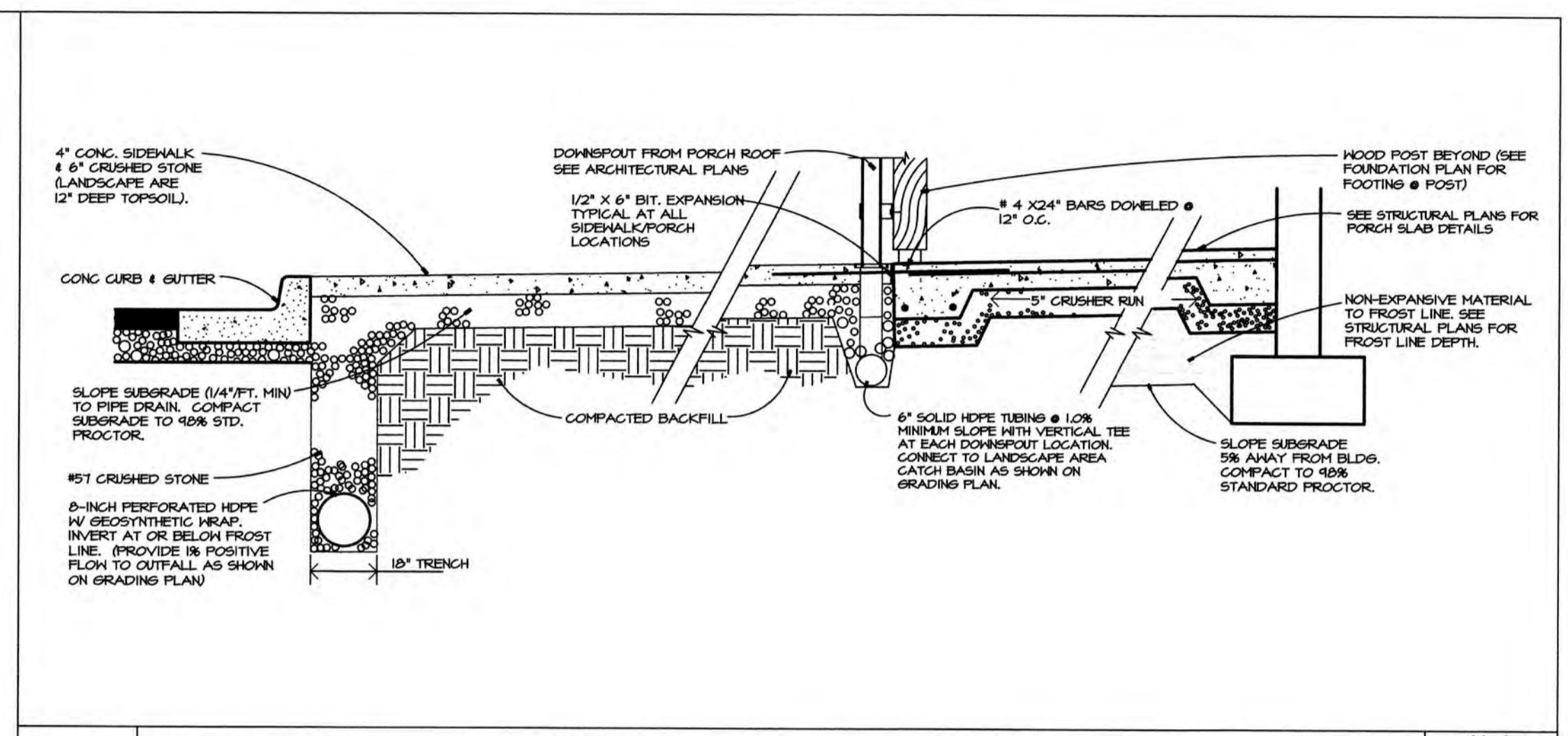
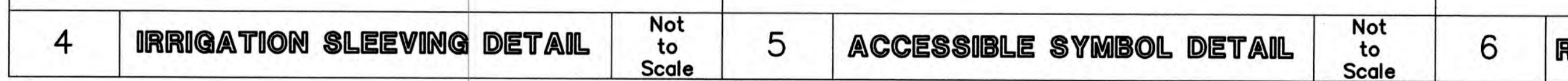
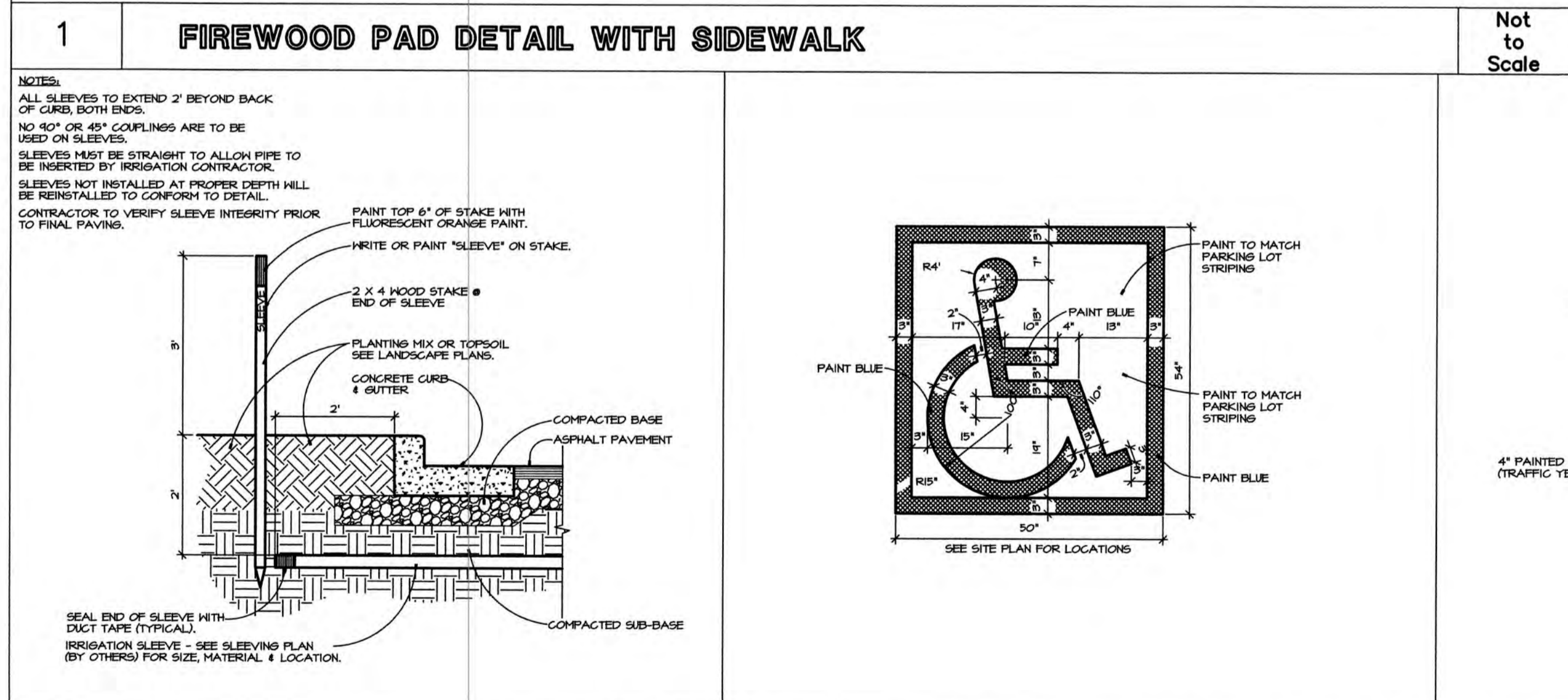
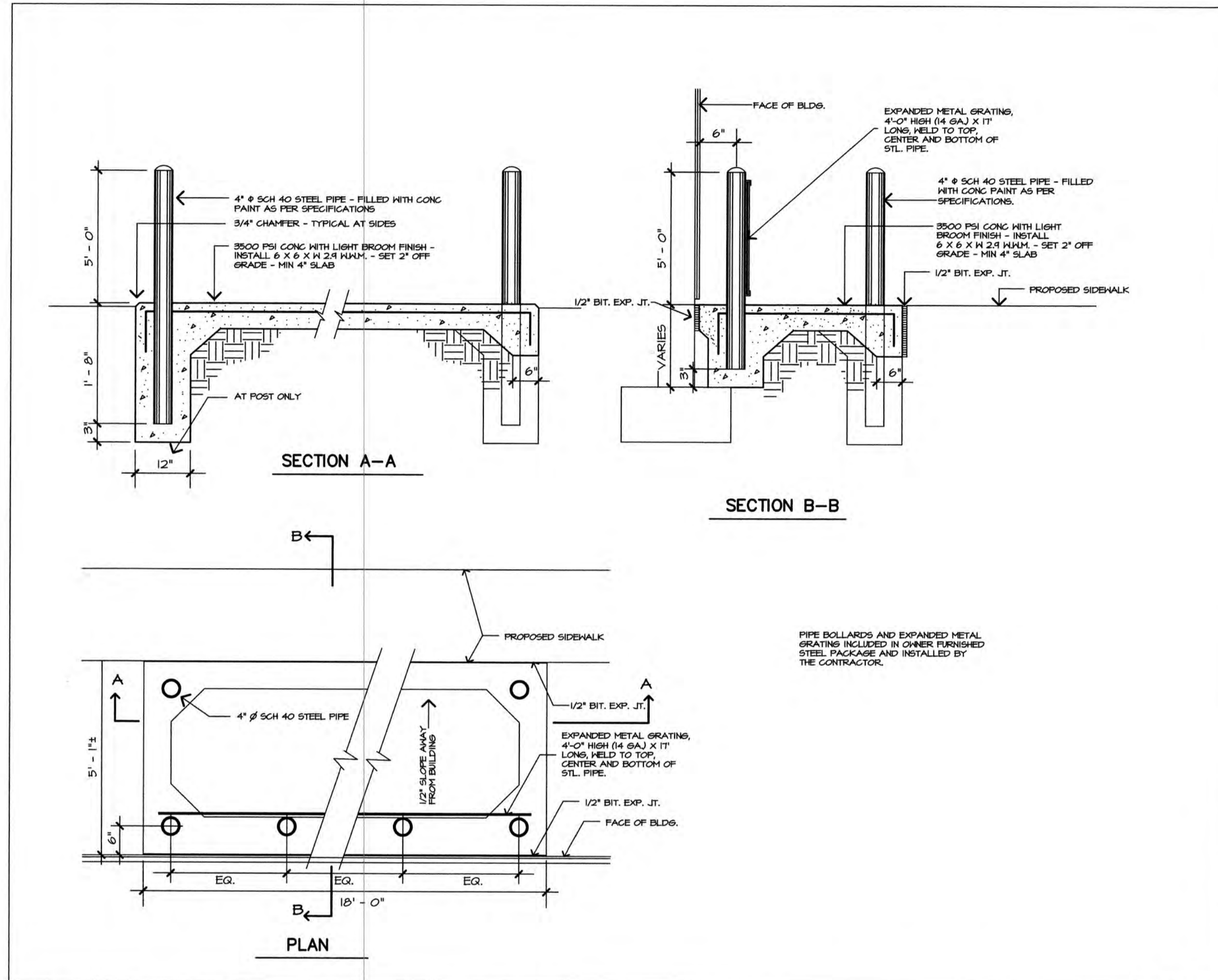
C-3
 PROTO 180-1TF



CAUTION

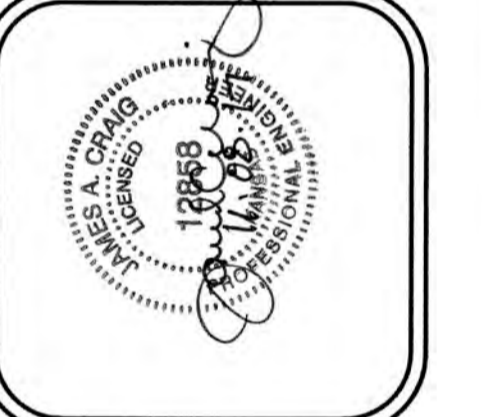
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

0 10 20 40 60
 GRAPHIC SCALE
 1" = 20'



CRACKER BARREL PROJECT NUMBER: 02787407A, KS-04
CRACKER BARREL
OLD COUNTRY STORE, INC
 619 S. RIDGE RD.
 WICHITA, KS 67209

Cracker Barrel
 P.O. Box 787
 Hartmann Drive, Lebanon, Tn. 37087



DESIGN and ENGINEERING
 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS
 1445 Westgate Circle
 Brentwood, TN 37027
 615-370-1779
 Fax: 370-8108
 www.derechinc.com

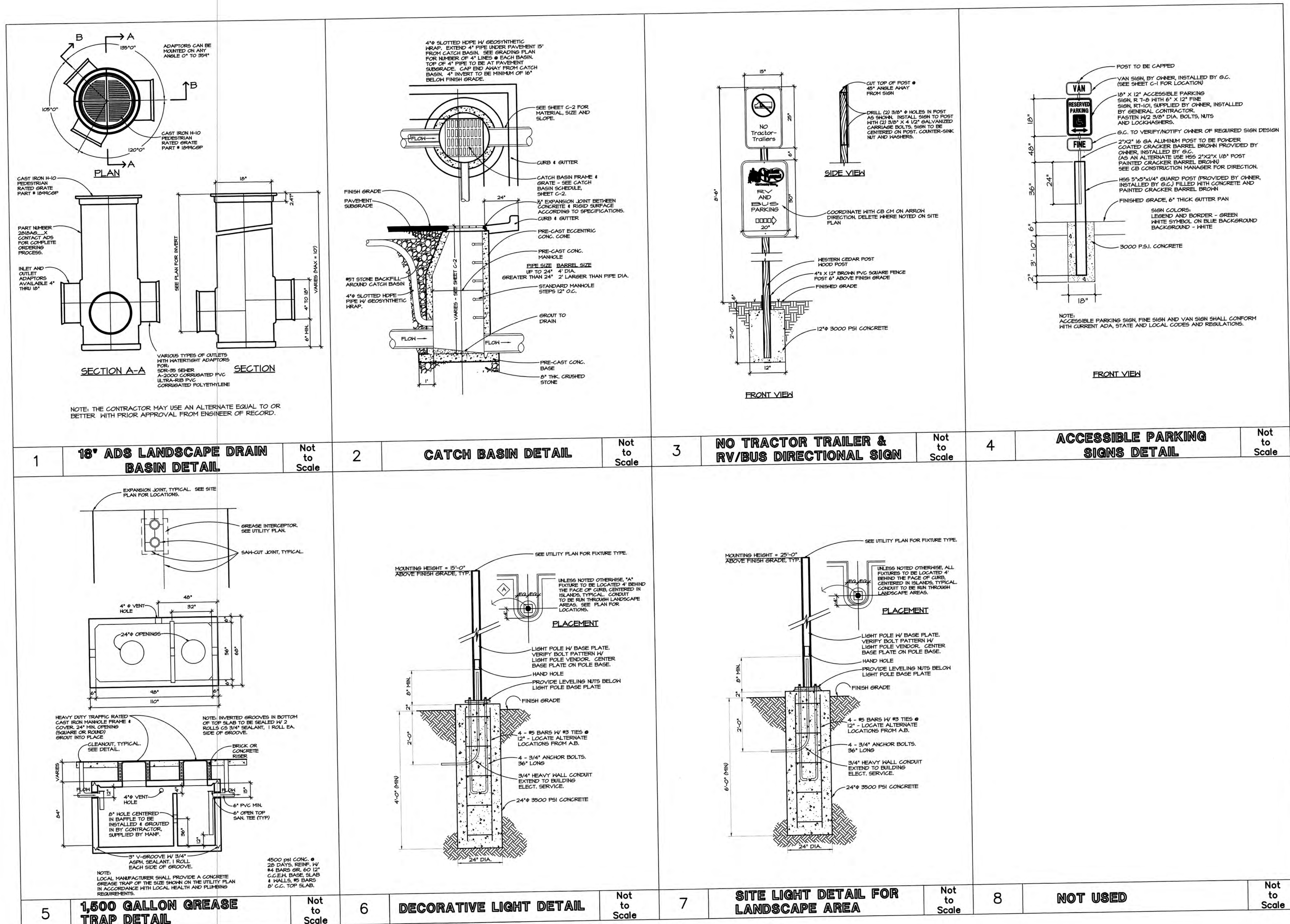
DATE: 11/3/17
 PROJECT NO.: 11-1686

| REVISIONS | |
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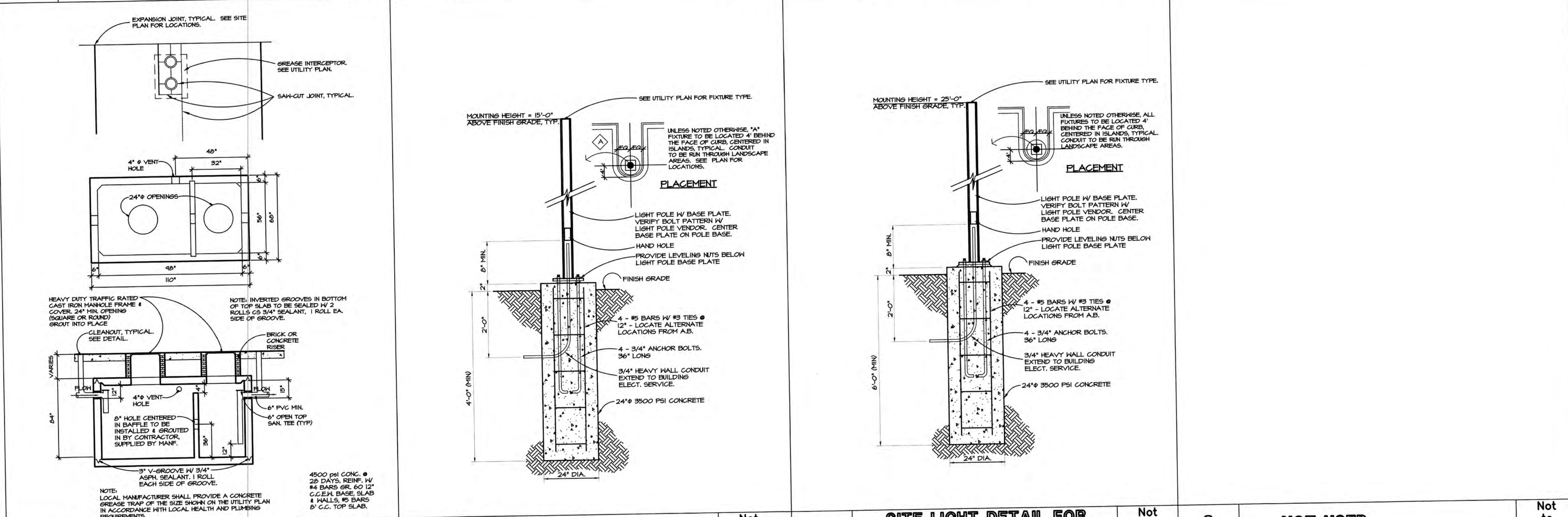
Cracker Barrel
 Old Country Store

SITE DETAILS

SD-1
 PROTO 180-11E



| | | | | | | | | | | | |
|---|--------------------------------------|--------------|---|--------------------|--------------|---|--|--------------|---|---------------------------------|--------------|
| 1 | 18" ADS LANDSCAPE DRAIN BASIN DETAIL | Not to Scale | 2 | CATCH BASIN DETAIL | Not to Scale | 3 | NO TRACTOR TRAILER & RV/BUS DIRECTIONAL SIGN | Not to Scale | 4 | ACCESSIBLE PARKING SIGNS DETAIL | Not to Scale |
|---|--------------------------------------|--------------|---|--------------------|--------------|---|--|--------------|---|---------------------------------|--------------|



| | | | | | | | | | | | |
|---|---------------------------------|--------------|---|-------------------------|--------------|---|--------------------------------------|--------------|---|----------|--------------|
| 5 | 1,500 GALLON GREASE TRAP DETAIL | Not to Scale | 6 | DECORATIVE LIGHT DETAIL | Not to Scale | 7 | SITE LIGHT DETAIL FOR LANDSCAPE AREA | Not to Scale | 8 | NOT USED | Not to Scale |
|---|---------------------------------|--------------|---|-------------------------|--------------|---|--------------------------------------|--------------|---|----------|--------------|

CRACKER BARREL PROJECT NUMBER: 267670000101-04
CRACKER BARREL
OLD COUNTRY STORE, INC
 619 S. RIDGE RD.
 WICHITA, KS 67209

Cracker Barrel
 P.O. Box 787
 Hartmann Drive, Lebanon, Tn. 37087



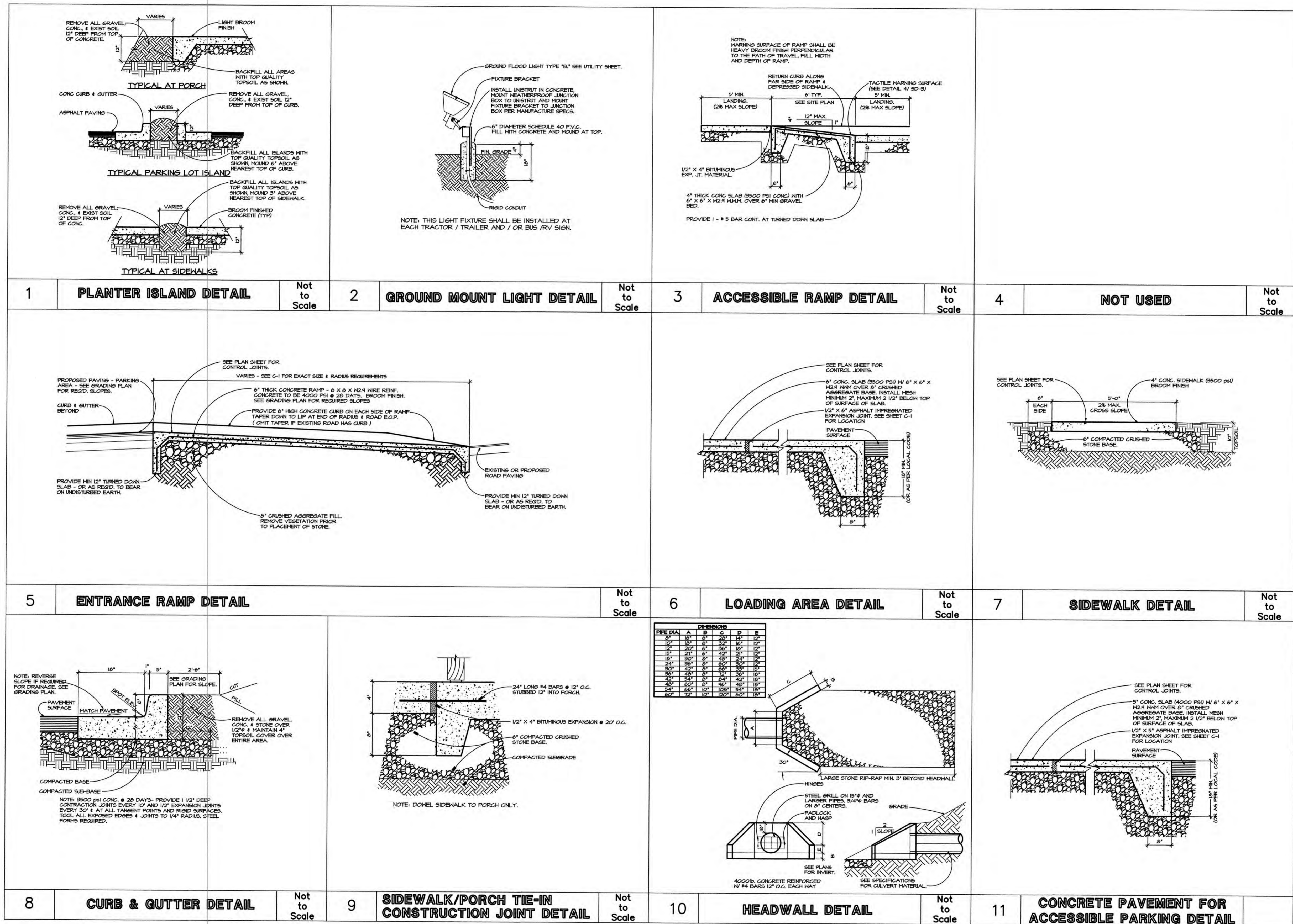
DESIGN and ENGINEERING
 ARCHITECT, STRUCTURAL AND CIVIL ENGINEERS
 1645 Westgate Circle
 Brentwood, TN 37027
 615-370-1779
 615-370-1778
 fax: 370-9108
 www.dandec.com

| | |
|--------------|---------|
| DATE: | 11/8/11 |
| PROJECT NO.: | 11-1688 |
| REVISIONS: | |
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| | |



SITE DETAILS
SD-2
 PROTO 180-11F

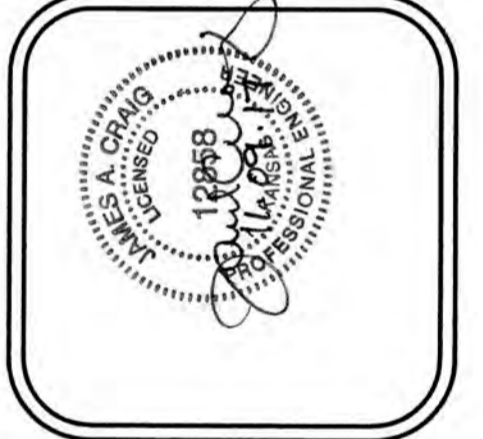
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CRACKER BARREL PROJECT NUMBER: 02/15/2017A, KS-04
CRACKER BARREL
OLD COUNTRY STORE, INC
 616 S. RIDGE RD.
 WICHITA, KS 67209

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Cracker Barrel
 P.O. Box 767
 Hartmann Drive, Lebanon, Tn. 37087



DESIGN AND ENGINEERING
D. D. DANDRIDGE, INC.
 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle
 Brentwood, TN 37027
 615-370-1779
 fax: 370-9108
 www.dandridgeinc.us

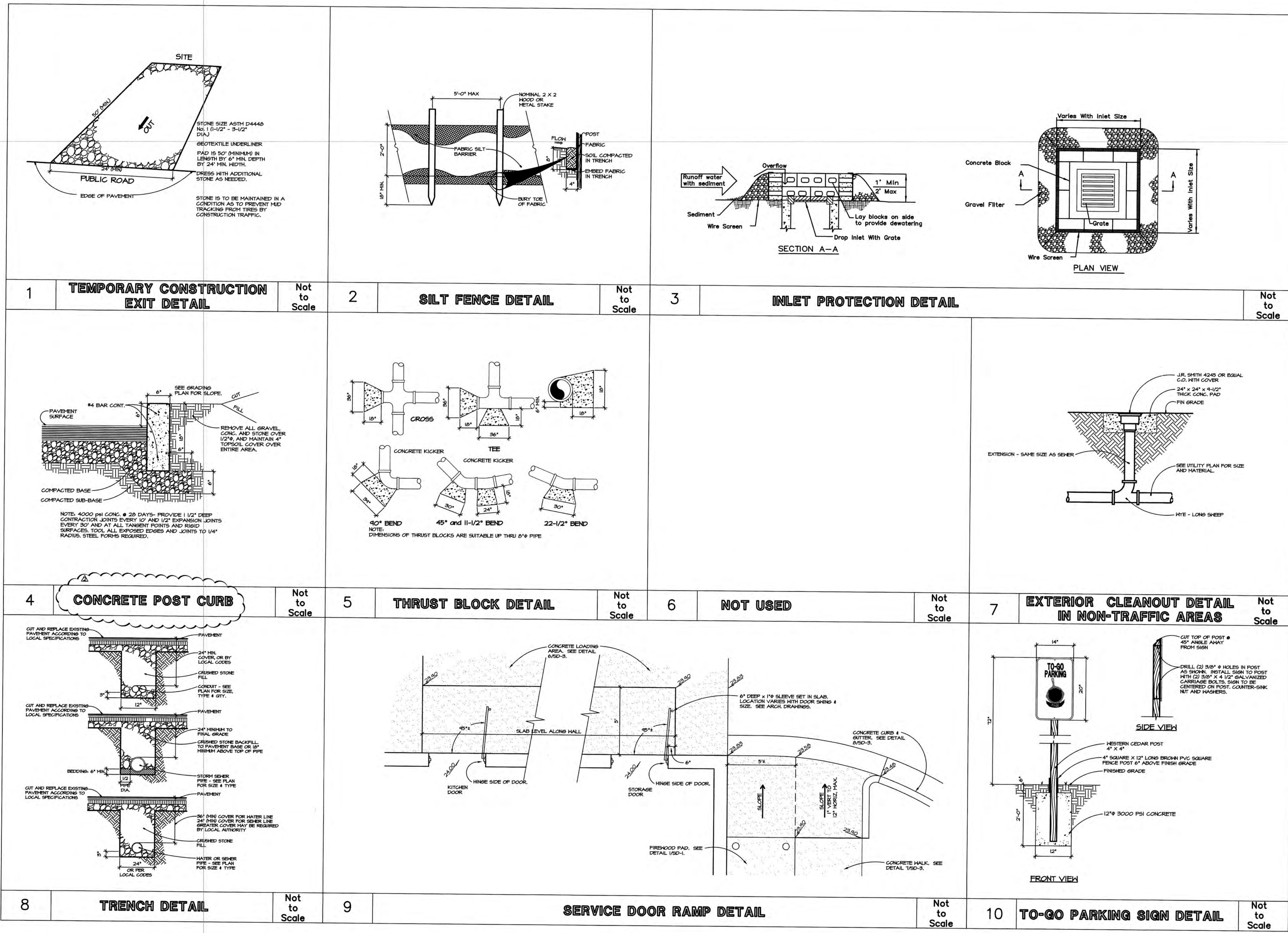
DATE: 11/21/17
 PROJECT NO.: 11-1600

| REVISIONS |
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Cracker Barrel
 Old Country Store®

SITE DETAILS

SD-3
 PROTO 180-17F



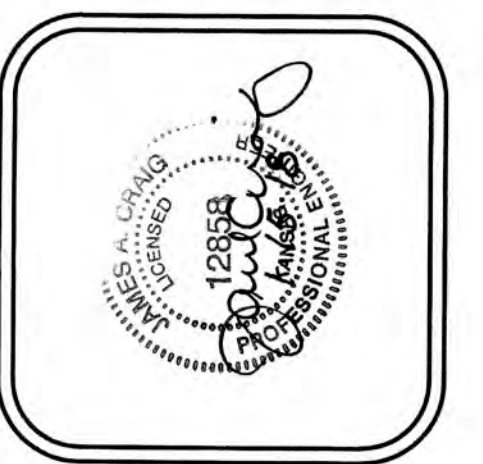
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|---|---|--------------|---|--------------------------|--------------|---|--------------------------------|--------------|
| 1 | TEMPORARY CONSTRUCTION EXIT DETAIL | Not to Scale | 2 | SILT FENCE DETAIL | Not to Scale | 3 | INLET PROTECTION DETAIL | Not to Scale |
|---|---|--------------|---|--------------------------|--------------|---|--------------------------------|--------------|

| | | | | | | | | | | | |
|---|---------------------------|--------------|---|----------------------------|--------------|---|-----------------|--------------|---|--|--------------|
| 4 | CONCRETE POST CURB | Not to Scale | 5 | THRUST BLOCK DETAIL | Not to Scale | 6 | NOT USED | Not to Scale | 7 | EXTERIOR CLEANOUT DETAIL IN NON-TRAFFIC AREAS | Not to Scale |
|---|---------------------------|--------------|---|----------------------------|--------------|---|-----------------|--------------|---|--|--------------|

| | | | | | | | | |
|---|----------------------|--------------|---|---------------------------------|--------------|----|----------------------------------|--------------|
| 8 | TRENCH DETAIL | Not to Scale | 9 | SERVICE DOOR RAMP DETAIL | Not to Scale | 10 | TO-GO PARKING SIGN DETAIL | Not to Scale |
|---|----------------------|--------------|---|---------------------------------|--------------|----|----------------------------------|--------------|

CRACKER BARREL PROJECT NUMBER: CEBYNGHITA, 15-04
CRACKER BARREL
OLD COUNTRY STORE, INC
 619 S. RIDGE RD.
 WICHITA, KS 67209
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Cracker Barrel
 P.O. Box 787
 Hartmann Drive, Lebanon, Tn. 37087



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 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS
 1645 Westgate Circle
 Brentwood, TN 37027
 615-376-1779
 fax: 376-9108
 www.dandridgeinc.com

| | |
|--------------|---------|
| DATE: | 11/5/17 |
| PROJECT NO.: | 11-1600 |
| REVISIONS: | |
| Δ 11/21/17 | Δ |
| Δ 1/25/18 | Δ |
| Δ | Δ |
| Δ | Δ |

Cracker Barrel
 Old Country Store®
 SITE DETAILS
SD-4
 PROTO 180-11F



PLAZA PLAN KANSAS
 UNIT
 RIDGE COMMUNITY WICHITA

DP-37

1
 sheet

- GENERAL PROVISIONS (continued)**
11. Parcels 11, 12, 13, 14, 15, 16, and 17 shall conform to the standards in "DW" Office Warehouse, Sec. 61-156(9)(2) Outdoor Storage.
 12. Parcels 18, 19, and 20 shall conform to signage restrictions of the "DW" Office Warehouse zoning district and shall be subject to the standards in "DW" Office Warehouse, Sec. 61-156(9)(2) Outdoor Storage. No signs or portable signs shall be permitted. No signs with moving, flashing, rotating signs or signs that create the illusion of movement shall be permitted (See Administrative Adjustment 03-04-03). Parcels 18 and 19 shall be permitted to increase the height of a pole sign that does not exceed fifteen feet above the height of the top of the highest roof or tower along the traffic abutment at a point perpendicular to the sign (See Administrative Adjustment 03-04-03). Parcels 18 and 19 shall be permitted to increase the height of a sign that does not exceed fifteen feet above the height of the top of the highest roof or tower along the traffic abutment at a point perpendicular to the sign (See Administrative Adjustment 03-04-03).
 13. Landscaped street shall be provided for parcels 11 and 12 where the property line abuts the Ridge Road or Kellogg right-of-way. The landscaped street shall consist of a tree-planting strip of trees of shade trees and center plantings at a rate of one shade tree every 40 feet.
 14. Buildings and outdoor areas on lots abutting the Ridge Road and Kellogg right-of-way shall be planned and designed to present a positive visual image to motorists along these streets. Porches or balconies that are visible from these roads shall be earth-tone or other muted colors, with primary colors used only for isolated trim. Rooftop mechanical equipment and air conditioning units, and storage areas that are visible from these roads shall be screened from view unless it would be aesthetically appropriate due to grade differences, in which case trees shall be planted and maintained as necessary to obscure these views. All building plans shall be approved by the Planning Director as to compliance with these requirements.
 15. 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 subsequent development 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.
 16. Any major changes to this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 17. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but shall plan that with the said for community development and be binding upon the present owners, their successors and assigns, unless amended.
 18. The applicant shall submit a signed copy of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of the case by the Governing Body, or the request shall be considered denied and closed.
 19. Staff and applicant were directed to discuss and mutually agree upon terms for rooftop screening per Condition #6 of the case being forwarded to the Wichita City Council for their action.
 20. Parcels 14-17: The use of Parcels 14, 15, 16 and 17 as a single combined parcel with regard to maximum building coverage and maximum gross floor area in the parcels are held in single ownership and occupied by combined buildings for a single use. If the parcels are held in multiple ownership and occupied by multiple uses or combined buildings for a single use, the maximum building coverage and maximum gross floor area requirements of the individual parcels shall apply and a modification of the maximum building coverage and maximum gross floor area requirements shall be required. (See Administrative Adjustment CUP2003-0000 dated 03-03-03, revised 03-21-03).
 21. Parcels 14, 15, 16 and 17 shall conform to the standards in DW Office Warehouse ("DW"), Sec. 61-156(9)(2) Outdoor Storage.
 22. Parcels 14, 15, 16 and 17 shall conform to signage restrictions of the DW Office Warehouse ("DW") zoning district. No off-site or portable signs shall be permitted. No signs with moving, flashing, rotating signs or signs that create the illusion of movement shall be permitted.

- PARCEL DESCRIPTIONS (for Amendment #6)**
- PARCEL 1**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 76,737 sq. ft. or 1.76 AC.
 Maximum Coverage = 30% or 23,021 sq. ft.
 Max. Floor Area = 50% or 38,369 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 2A**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 30,078 sq. ft. or 0.70 AC.
 Max. Floor Area = 50% or 15,039 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 2B**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 94,040 sq. ft. or 2.14 AC.
 Maximum Coverage = 30% or 28,212 sq. ft.
 Max. Floor Area = 50% or 47,020 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 3**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 2,418 acres, or 103,515 sq. ft.
 Maximum Coverage = 30% or 70,757 sq. ft.
 Max. Floor Area = 50% or 51,759 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 4**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.27 acres, or 55,254 sq. ft.
 Maximum Coverage = 30% or 16,576 sq. ft.
 Max. Floor Area = 50% or 27,627 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 5A**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 5B**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 6**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 7**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 8**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 9**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 10**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 11**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 12**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 13**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 14**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 15**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 16**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 17**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 18**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 19**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 20**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 21**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 22**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 23**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 24**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 25**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 26**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 27**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 28**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 29**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 30**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 31**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 32**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 33**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 34**
 Proposed Uses - (See Parcel Permitted Uses)
 Gross Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Coverage = 30% or 24,437 sq. ft.
 Max. Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet

GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 105.156 GROSS ACRES, OR 53.861 NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
2. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG BOTH SIDES OF RIDGE ROAD, EXCEPT FOR ONE (1) OPENING TO PARCELS 5 AND ONE (1) OPENING TO PARCEL 6 IN THE LOCATION AS SHOWN ON THE PLAN.
 ACCESS OPENINGS TO MAPLE STREET SHALL BE LIMITED TO THE FOLLOWING:
 ONE (1) OPENING FOR PARCEL 24
 ONE (1) OPENING FOR PARCEL 7
 ONE (1) OPENING FOR PARCEL 6 IN THE LOCATIONS INDICATED ON THE PLAN. THE 41 FOOT OPENING SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS AND PAID TO THE ISSUANCE OF ANY BUILDING PERMIT ON PARCEL 7. THE CONSTRUCTION OF THE ENTRANCE AND ACCESS LANE SHALL BE GUARANTEED.
 THERE SHALL BE COMPLETE ACCESS CONTROL ALONG U.S. 54 HIGHWAY (KELLOGG) EXCEPT FOR HOLLAND STREET. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS EXCEPT AS INDICATED ON THE PLAN.
3. MINIMUM FRONT YARD SETBACKS ARE AS SHOWN ON THE PLAN. IF SIDE AND REAR YARD SETBACK LINES ARE NOT SHOWN ON THE PLAN, THEY SHALL BE AS PROVIDED FOR IN THE ZONING ORDINANCE. NO SETBACK SHALL BE REQUIRED BETWEEN LOTS WHERE TWO (2) OR MORE CONTIGUOUS LOTS ARE DEVELOPED AS ONE (1) PROJECT. THE BUILDING SETBACK LINE FROM THE EAST PROPERTY LINE OF PARCEL 5A IS INDICATED TO BE 10 FEET. (Note: 25' set back on parcel 5A)
4. SCREENING AND LANDSCAPING - A PLANTING STRIP AS INDICATED ON THE PLAN, EXCEPT FOR PORCHES, FENCES AND EDGES, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTENANCE AS TO BE ADEQUATE TO WITHSTAND ANY WINDS OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREA. A LANDSCAPE PLAN, PREPARED BY A LICENSED LANDSCAPE ARCHITECT, INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL(S) INVOLVED. (See Admin. Adj. dated 07-25-87 for revised landscaping for Parcels 5-7)
5. A SOLID OR SEMI-SOLID WALL TO PREVENT THE PASSAGE OF DEERIS OR LIGHT CONSTRUCTED OF BRICK, STONE, WOODS, OR OTHER SIMILAR MATERIAL (NOT INCLUDING INC. WOOD, WOVEN WIRE) AT LEAST FIVE (5) FEET BY NOT MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED ALONG THE PROPERTY LINE BETWEEN PARCELS 23 AND 24 AS SHOWN ON THE PLAN. IF PARCEL 24 IS DEVELOPED UNDER THE RESIDENTIAL ALTERATION, THIS WALL SHALL BE CONSTRUCTED ON PARCEL 24 AND BE AT THE COST OF PARCEL 24. THE EAST SIDE OF ANY BUILDING CONTRACTED OR HEREINAFTER SHALL BE CONSTRUCTED OF BRICK, STONE, WOODS, OR OTHER SIMILAR MATERIAL IN ORDER TO PREVENT SCREENING FOR DEERIS. LIGHTS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE.
6. Off-street parking shall be provided in accordance with Section 20.04.141 of the Code of the City of Wichita, except to include parking for Parcel 14-17 with respect to 03-03-03-0000 from 03-03-03-0000 and 03-03-03-0000 (see 03-03-03-0000 revised 03-21-03).
7. FINAL DRAINAGE RIGHT-OF-WAY SHALL BE DETERMINED AT THE TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT THE TIME OF PLATTING.
8. PROVIDE 5'-8" HIGH SOLID WALL. REDUCE HEIGHT TO 3' BETWEEN THE PROPERTY LINE AND THE 5' SETBACK LINE. THIS WALL SHALL BE CONSTRUCTED ON PARCELS 28, 29 AND 30.
9. PROVIDE 10' WIDE PLANTING SCREEN ONLY IF PARCEL 25 AND/OR PARCEL 24 IS DEVELOPED AS APARTMENTS. THIS PLANTING SCREEN SHALL BE CONSTRUCTED ON PARCEL 25. NO SETBACK SHALL BE REQUIRED ON THE EAST 115' FEET OF THE NORTH BOUNDARY OF PARCEL 25.

PARCEL DESCRIPTIONS

- PARCEL 1**
 (See Amendment #6 Notes)
- PARCEL 2A**
 (See Amendment #6 Notes)
- PARCEL 2B**
 (See Amendment #6 Notes)
- PARCEL 3**
 Proposed Uses - Retail and service commercial, hotel and motel, offices, restaurant, private club, medical offices and clinics, financial institutions.
 Net Area = 2,418 acres, or 103,515 sq. ft.
 Maximum Building Coverage = 30% or 70,757 sq. ft.
 Maximum Gross Floor Area = 50% or 51,759 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 4**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.27 acres, or 55,254 sq. ft.
 Maximum Building Coverage = 30% or 16,576 sq. ft.
 Maximum Gross Floor Area = 50% or 27,627 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 5A**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 5B**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 6**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 7**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 8**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 9**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 10**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 11**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 12**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 13**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 14**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 15**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 16**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 17**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 18**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 19**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 20**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 21**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 22**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 23**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 24**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 25**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 26**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 27**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 28**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 29**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 30**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 31**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 32**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 33**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet
- PARCEL 34**
 Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.
 Net Area = 1.85 acres, or 81,455 sq. ft.
 Maximum Building Coverage = 30% or 24,437 sq. ft.
 Maximum Gross Floor Area = 50% or 40,718 sq. ft.
 Maximum Building Height = 80 feet

LEGEND

PARCEL BOUNDARY ————

PARCEL NUMBER (C)

10' PLANTING STRIP ————

5'-8" SCREEN WALL ————

LIMITS OF C.U.P. ————

SCALE: 1" = 100'

AMENDED RIDGE PLAZA COMMUNITY UNIT PLAN

