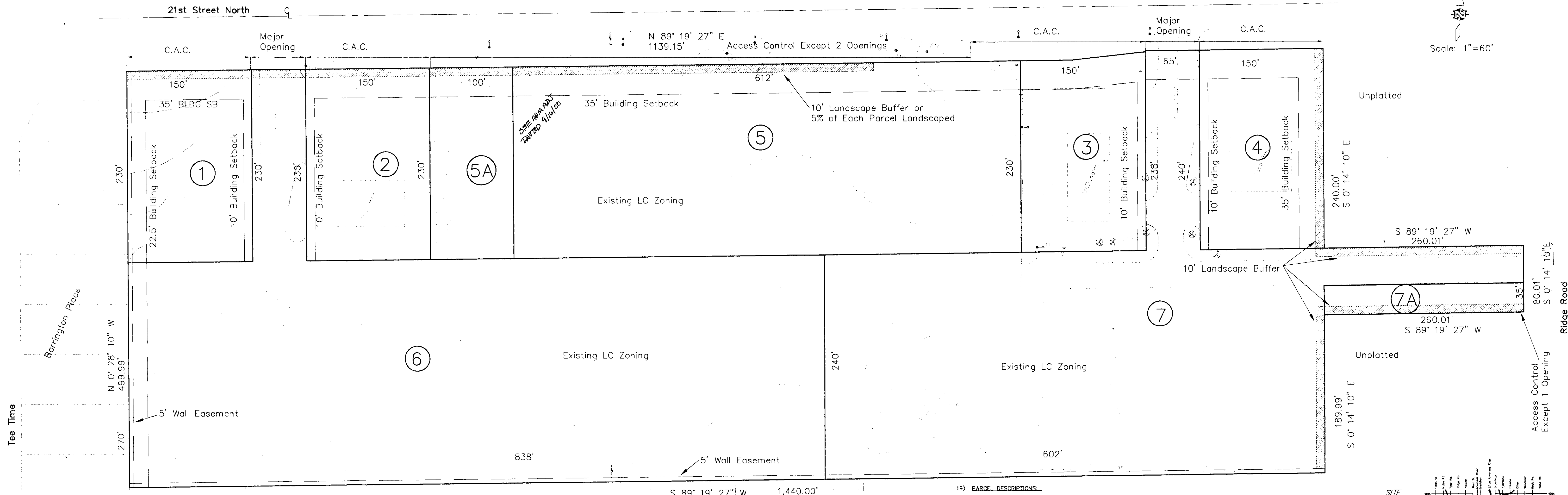


Reflection Ridge Office Park

Note: Reference the Reflection Ridge Commercial Traffic Study dated July 22, 1987 for information concerning drive lanes, accel/decel lanes, chicken lanes, etc., both temporary and final solutions west of Ridge Road on 21st Street North.

Reflection Ridge Commercial



Scale: 1"=60'

GENERAL PROVISIONS

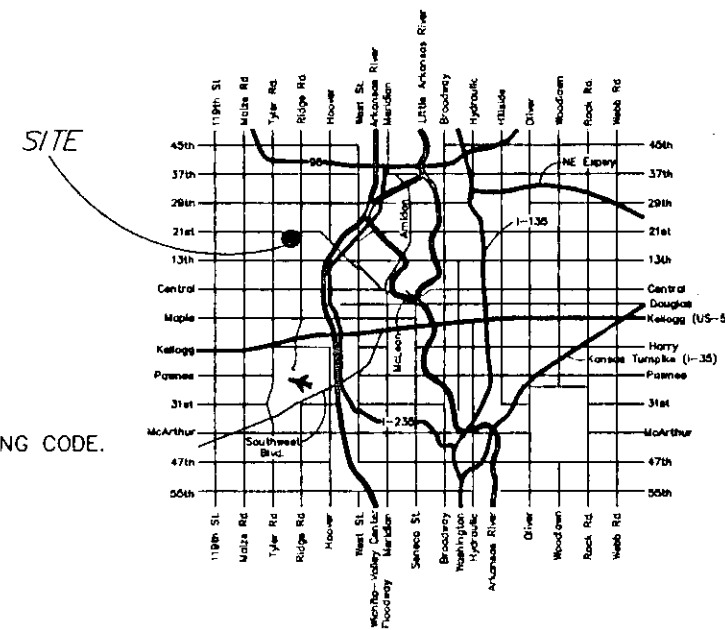
Total Acres = 17.075 ±

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 17.075 GROSS ACRES.
 - THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
 - SETBACKS ARE DETERMINED AT THE TIME OF PLATTING.
 - ACCESS CONTROL SHALL BE AS FOLLOWS:
 - ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS. ONE MAJOR OPENING BETWEEN PARCELS 1 AND 2, TWO OPENINGS TO PARCEL 5, AND ONE MAJOR OPENING BETWEEN PARCELS 3 AND 4. BOTH MAJOR OPENINGS SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
 - ACCESS TO RIDGE ROAD SHALL BE LIMITED TO ONE OPENING, VIA THE 80' ACCESS ACCESS AREA AS SHOWN ON THE PLAN.
 - THOSE PORTIONS OF THE MAJOR ENTRANCES TO 21ST STREET NORTH SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMITS ARE REQUESTED FOR PARCELS 1 THRU 5.
 - AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE IMPROVEMENTS TO THAT PORTION OF 21ST STREET NORTH CONSIDERED SAID APPLICANT'S RESPONSIBILITY WHICH ARE IN GENERAL IN CONFORMANCE WITH THE PREDETERMINED REFLECTION RIDGE COMMERCIAL TRAFFIC STUDY DATED JULY 22, 1987.
 - ACCEL/DECEL LANES SERVING BOTH MAJOR OPENINGS ALONG THE NORTH PROPERTY LINE, AND THE FLOATING ACCESS POINT FOR PARCEL NUMBER 5 OR AS DETERMINED AT THE TIME OF PLATTING.
 - LEFT TURN LANE TO SERVE BOTH MAJOR OPENINGS ALONG 21ST STREET NORTH.
 - IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
 - PARCELS 5, 6, AND 7 SHALL PROVIDE FOR JOINT ACCESS BETWEEN PROPERTIES.
- NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA FOR PARCELS 3 AND 4. THE REMAINING PARCELS SHALL BE GOVERNED AS FOLLOWS:
 - PARCEL 1: 100 S.F.
 - PARCEL 2: 150 S.F.
 - PARCEL 5: 150 S.F. EXCEPT NO SINGLE SIGN SHALL BE GREATER THAN 75 S.F.
 - PARCEL 5A: 100 S.F. AND THE SIGN SHALL BE PLACED AS CLOSE TO THE EAST PROPERTY LINE AS POSSIBLE.
 - PARCEL 6: 100 S.F. LOCATED IN PARCEL 1 AND SHALL SHARE THE SAME POLE OR MONUMENT WITH PARCEL 5'S SIGN.
 - PARCEL 7: 50 S.F. ALONG 21ST STREET TO BE LOCATED IN PARCEL 5 AND WITHIN 150 FEET OF ANY OTHER SIGN IN PARCEL 5. 50 S.F. ALONG RIDGE ROAD, EXCEPT THAT NO SINGLE SIGN SHALL BE LARGER THAN 25 S.F. ALL PARCEL 7 SIGNS TO BE MONUMENT TYPE, SHARE THE SAME PEDESTAL, AND THE STRUCTURE IS TO BE MOUNTED NORTH OF THE ACCESS DRIVE TO PARCEL 7 FROM RIDGE ROAD.
 - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED FOR THE ENTIRE CUP AREA.
 - NO FLASHING SIGNS, EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE PERMITTED.
 - MAXIMUM HEIGHT OF ANY SIGN IN PARCELS 1 AND 5 SHALL BE LIMITED TO 18 FEET.
 - AN ADMINISTRATIVE ADJUSTMENT WAS GRANTED ON FEBRUARY 16, 1995 TO REDUCE THE REQUIRED 50 FOOT PARKING OR LOADING AREA ON THE EAST ELEVATION OF THE PROPOSED TACO BELL BUILDING TO 42 FEET FOR THE PURPOSE OF PERMITTING A 13 S.F. IDENTIFICATION SIGN ON THE EAST SIDE OF THE BUILDING CANOPY IN PARCEL 4.

- ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. **PARKING FOR PARCEL 5 SHALL BE REDUCED TO 189 SPACES (SEE A.A. AND 6/26/00)**
- SCREENING WALL:
 - AN 8' HIGH SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE WEST AND SOUTH BOUNDARIES OF THE SITE, OR WHERE OR WHEN A COMMERCIAL USE ADJUTS RESIDENTIAL PROPERTY.
 - A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
 - WHEN PARCELS 6 AND/OR 7 DEVELOP, THE OWNER SHALL INSTALL THE REQUIRED 8 FOOT HIGH MASONRY WALL ALONG THE ENTIRE WEST AND/OR SOUTH PARCEL LINE(S) OF THAT PARCEL. THE OWNER SHALL INSTALL AN 8 FOOT HIGH MASONRY WALL ALONG THE NORTH AND EAST PARCEL LINES OF PARCEL 6 WHERE ADJACENT TO OFFICE AND COMMERCIAL USES IN THE OTHER PARCELS.
- A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM OF 1 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 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.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR LIGHT COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- THE DEVELOPMENT OF THE 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.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - SAID 10' LANDSCAPE BUFFERS SHALL NOT BE REQUIRED IF PROPERTIES EAST OF PARCELS 4 AND 7, AND NORTH/SOUTH OF THE 80' ACCESS AREA ARE CONVERTED TO OR REDEVELOPED IN LIGHT COMMERCIAL USES.
 - LANDSCAPING SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA, EXCEPT THAT FOR PARCEL 5 ONLY, THE LANDSCAPE PLANTING SHALL BE WITH TREES AND SHRUBS LOCATED WITHIN THE FIRE LANE. THE FIRE LANE SHALL BE INCLUDED AS A CONTRIBUTION TO THE LANDSCAPE PLANTING AND SHALL BE MAINTAINED AT A RATE OF 15% PER ANNUAL BUDGET. THE LANDSCAPE PLANTING SHALL BE MAINTAINED AT A RATE OF 15% PER ANNUAL BUDGET. THE LANDSCAPE PLANTING SHALL BE MAINTAINED AT A RATE OF 15% PER ANNUAL BUDGET. THE LANDSCAPE PLANTING SHALL BE MAINTAINED AT A RATE OF 15% PER ANNUAL BUDGET.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.
- THE DUPLEXES IN PARCEL #6 SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.

19) PARCEL DESCRIPTIONS:

- PARCEL NUMBER 1:**
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS*, FAST FOOD*, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, AND TIRE, BATTERY AND ACCESSORY STORES, AND PERSONAL CARE SERVICES.
GROSS AREA - 0.961 ACRES (37,506 S.F.)
MAXIMUM BUILDING COVERAGE - 10,350 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,250 S.F.
FLOOR AREA RATIO - 0.327
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN, WHICH IS TO BE CONTROLLING OVER THE COMPATIBILITY SETBACK REQUIREMENTS OF THE UNIFIED ZONING CODE.
- PARCEL NUMBER 2:**
SAME AS PARCEL NUMBER 1 - NOT INCLUDING RESTAURANT AND FAST FOOD USE RESTRICTION NOTED BELOW. AN ADMINISTRATIVE ADJUSTMENT ON JANUARY 27, 1997 GRANTS DRY CLEANING AS A PROPOSED USE.
- PARCEL NUMBER 3:**
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, FAST FOOD, SERVICE STATIONS WITH ACCESSORY, SINGLE LANE, ENCLOSED, AUTOMATIC CAR WASH (WITH BZA APPROVAL), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS.
GROSS AREA - 0.799 ACRES (34,820 S.F.)
MAXIMUM BUILDING COVERAGE - 10,446 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,800 S.F.
FLOOR AREA RATIO - 0.368
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 (ACCESSORY DETACHED CAR WASH BUILDING IS PERMITTED IF DEVELOPED WITH SERVICE STATION).
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN AND GENERAL PROVISIONS NUMBER 3.
- PARCEL NUMBER 4:**
PROPOSED USES: SAME AS PARCEL NUMBER 3.
GROSS AREA - 0.826 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 13,000 S.F.
FLOOR AREA RATIO - 0.361
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 (ACCESSORY DETACHED CAR WASH BUILDING IN PERMITTED IF DEVELOPED WITH SERVICE STATION).
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN AND GENERAL PROVISION NUMBER 3.
- PARCEL NUMBER 5:**
PROPOSED USES: SAME AS PARCEL 3.
GROSS AREA - 2.9 ACRES
MAXIMUM BUILDING COVERAGE - 30% MAXIMUM
MAXIMUM GROSS FLOOR AREA - 37,900 S.F.
MAXIMUM BUILDING HEIGHT - 35'
- PARCEL NUMBER 5A:**
PROPOSED USES: SAME AS PARCEL 3, PLUS VEHICLE REPAIR, LIMITED PER AA 3-10-99.
GROSS AREA - 0.5 ACRES
MAXIMUM BUILDING COVERAGE - 18.3% MAXIMUM
MAXIMUM GROSS FLOOR AREA - 4,040 S.F.
MAXIMUM BUILDING HEIGHT - 35'
- PARCEL NUMBER 6:**
PROPOSED USES: DUPLEXES
ARCHITECTURE OF DUPLEXES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.
GROSS AREA - 4.8 ACRES
MAXIMUM BUILDING HEIGHT - 35', SINGLE STORY
MAXIMUM NUMBER OF BUILDINGS - 18 BUILDINGS OR 36 DWELLING UNITS
- PARCEL NUMBER 7:**
PROPOSED USES: GENERAL RETAIL, GENERAL OFFICE, RESTAURANT, HOTEL, MOTEL, BANK OR FINANCIAL INSTITUTION, PERSONAL CARE SERVICE, PERSONAL IMPROVEMENT SERVICE, MEDICAL SERVICES, AND LIBRARY.
GROSS AREA - 3.6 ACRES
MAXIMUM BUILDING COVERAGE - 30
MAXIMUM GROSS FLOOR AREA - 47,000 S.F.
MAXIMUM BUILDING HEIGHT - 35', SINGLE STORY
MAXIMUM # OF BUILDINGS - 2 (SEE AA DATED 10-9-98)
- PARCEL NUMBER 7A:**
PROPOSED USES: PARKING, LANDSCAPING, AND ONE DRIVEWAY TO THE PARCEL IMMEDIATELY TO THE SOUTH. NO SIGNS OR OTHER STRUCTURES SHALL BE PERMITTED.
GROSS AREA - 0.2 ACRES (8,400 S.F.)
- * RESTAURANT AND FAST FOOD USES IN PARCEL NUMBER 1 WHEN UTILIZING INDIVIDUAL DRIVE-UP ORDERING FACILITIES SHALL LIMIT THESE FACILITIES TO A PHONE SPEAKER BOARD TO ELIMINATE ANY TYPE OF OUTSIDE BROADCAST SPEAKER SYSTEM.
- ** SAME AS THE RESTRICTION FOR PARCEL 1 MENTIONED ABOVE WITH THE EXCEPTION OF RESTRICTING ONLY THE WEST 200' OF PARCEL NUMBER 5.

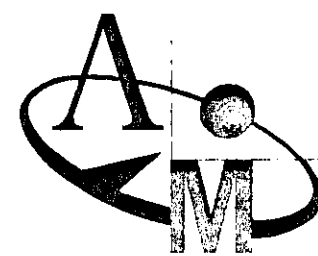


LOCATION MAP

PER A.A. DATED 10/19/98
APPROVED CUP
MAPC 9/25/97 AM

MAPD Copy 2 of 2

Revision Date: 6/21/2000
FILENAME: AM11/TEMP/97049/CUP



AUSTIN MILLER P.A.
ENGINEERING SERVICES
355 N. Meade, Suite 200 Wichita, KS 67202
316/262-1281 fax: 316/262-6715

DP - 181

BARRINGTON CORNER COMMERCIAL C.U.P.

QTY	BOTANICAL	COMMON NAME	SIZE
5	berberis 'crimson pygmy'	Barberry, Crimson Pygmy	3 GAL.
20	berberis 'rosy glow'	Barberry, Rosy Glow	5 GAL.
4	euonymus fortunei 'moonshadow'	Euonymus, Moonshadow	2 GAL.
6	hemeracalis 'stella d'ore'	Daylily, Stella D'Ore	1 GAL. LITE
13	juniperus 'old gold'	Juniper, Old Gold	5 GAL.
4	malus 'sargentii'	Crabapple, Sargent	1 1/2" CAL.
3	rosa 'spreader'	Roses, Spreader	2 GAL.
3	spirea 'goldflame'	Spirea, Goldflame	5 GAL.

THE AREA REQUIRING LANDSCAPING OR 'STREET YARD' IS BASED ON 10 S.F. PER LINEAL FOOT OF STREET FRONTAGE, DEPENDING ON THE AVERAGE DEPTH OF LOT. THE MCDONALDS LOT IS 234' DEEP WITH A FRONTAGE OF 150'. (176-350 FOOT DEPTH REQUIRES 10 S.F. PER LINEAL FOOT OF FRONTAGE.

1) THE MCDONALDS SITE STREET YARD EQUALS 10 S.F. X 150 LINEAL FEET = 1500 S.F. OF REQUIRED STREET YARD AREA TO BE LANDSCAPED. THE PROPOSED STREET YARD AREA CONSISTS OF APPROXIMATELY 4340 S.F.

2) 1 SHADE TREE OR 2 FLOWERING ORNAMENTAL TREES PER 500 S.F. OF REQUIRED LANDSCAPED STREET YARD - 1500 S.F./500 S.F. PER SHADE TREE = 3 SHADE TREES OR 6 ORNAMENTAL TREES.

3) THE AMOUNT OF PARKING LOT SCREENING REQUIRED IS 2/3 OF THE APPLICABLE PARKING LOT FRONTAGE AND MUST HAVE 100% OPAQUE SCREENING AT LEAST THREE FEET HIGH DURING ALL SEASONS OF THE YEAR. THE 20 ROSY GLOW BARBERRY SHRUBS AND 13 OLD GOLD JUNIPERS 5 GAL. PROPOSED PROVIDE SCREENING FOR THE PARKING LOT FRONTAGE. SHRUBS USED FOR SCREENING ARE NOT SUBSTITUTED FOR REQUIRED TREES.

IN CONCLUSION, THE TREES REQUIRED WITHIN THE STREET YARD ARE 3 SHADE TREES OR 6 ORNAMENTALS. THE PROPOSED PLAN INDICATES 1, 2 1/2" CALIPER SHADE TREES AND 4 1 1/2" ORNAMENTAL TREES WITHIN THE REQUIRED STREET YARD. REQUIRED PARKING SCREENING IS PROVIDED BY 20 ROSY GLOW BARBERRY SHRUBS AND 13 OLD GOLD JUNIPERS.

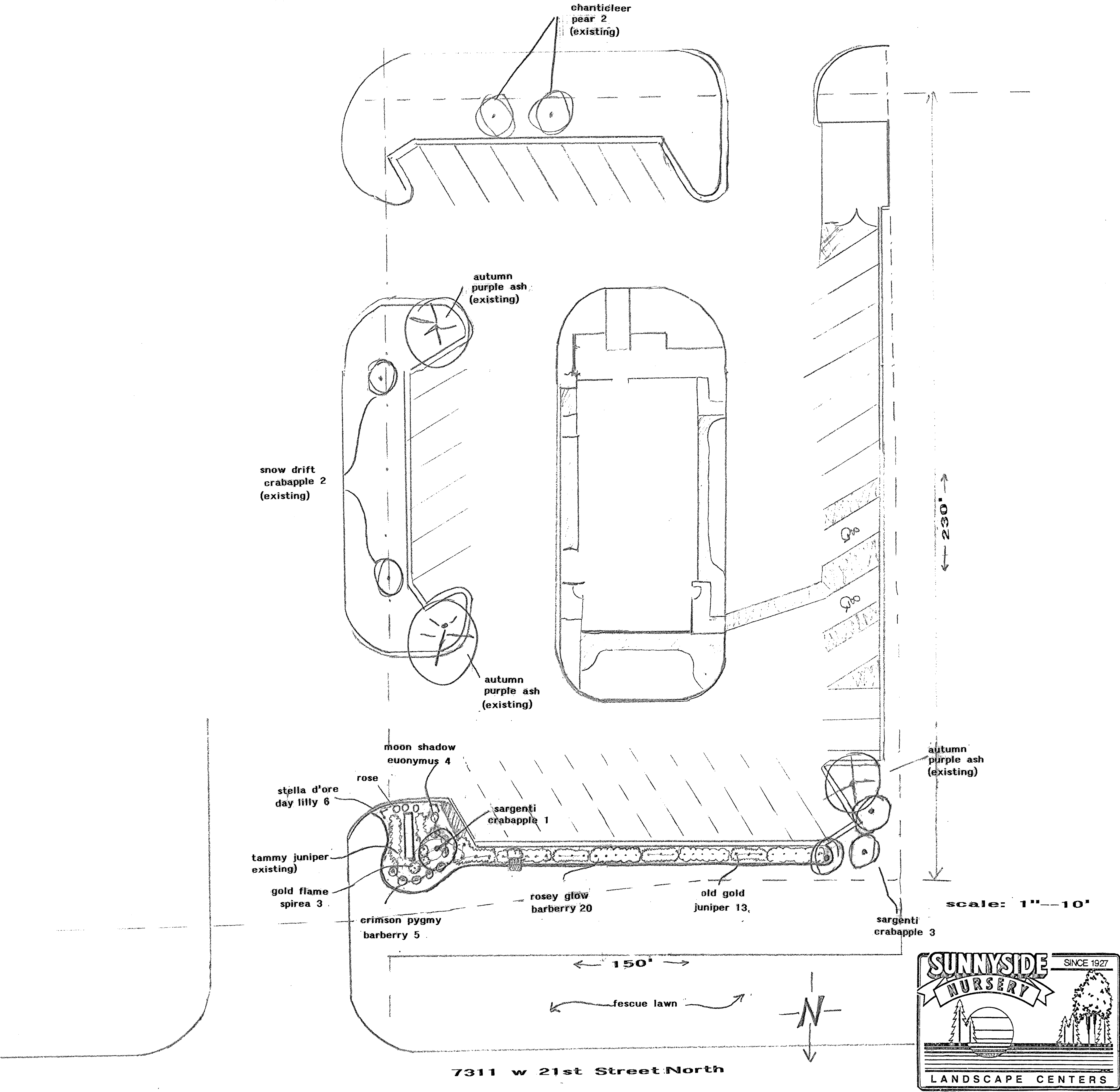
IRRIGATION SYSTEM IS PROVIDED BY AUTOMATIC SPRINKLER SYSTEM WITH A RAIN SENSOR.

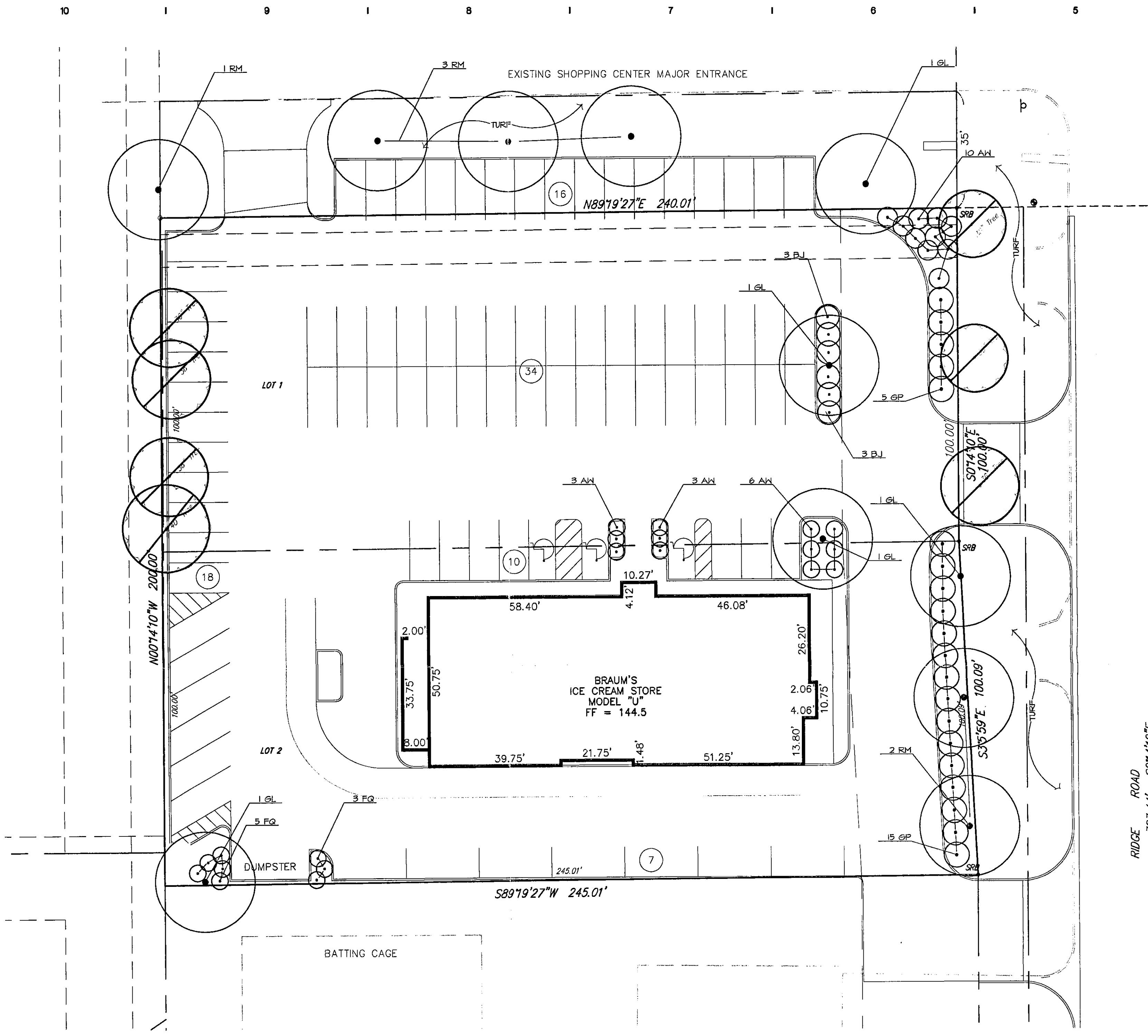
DP-181 PARCEL 3

LANDSCAPE PLAN

APPROVED 07/16/01 BY DA
MAPD Logg 10f2

MCDONALD'S RESTAURANT





B9 LANDSCAPE PLAN
1" = 20'-0"



PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
TREES						
RM	6	Acer rubrum 'Red Sunset'	Red Maple	2" CAL.	B. & B.	*
GL	5	Tilia cordata 'Greenspire'	Greenspire Linden	2" CAL.	B. & B.	*
SHRUBS						
BJ	6	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	18"	2 GA. CONT.	*
AH	22	Spiraea X bumalda 'Anthony Waterer'	Red Spiraea	18"	2 GA. CONT.	*
FQ	8	Chamaejasme speciosa	Flowering Quince	14"	2 GA. CONT.	*
GP	20	Pyracantha X 'Gnomon'	Gnome Pyracantha	18"	2 GA. CONT.	*
Ø		EXISTING TREES TO BE REMOVED				

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 1, R.M.C. ADDITION AND THE SOUTH 35 FEET OF LOT 2, BLOCK D, BARRINGTON CORNER SECOND ADDITION TO THE CITY OF NICHITA, SEDGWICK COUNTY, KANSAS

REQUIRED LANDSCAPE AREA

- 2,350 S.F. LANDSCAPED STREET YARD.
- ONE SHADE TREE FOR EVERY 20 PARKING SPACES (3 TOTAL AND TWO INTERNAL).

PROVIDED LANDSCAPE AREA

- 3,651 S.F. LANDSCAPED STREET YARD.
- 85 PARKING SPACES - 5 SHADE TREES AND TWO INTERNAL.

LANDSCAPE NOTES

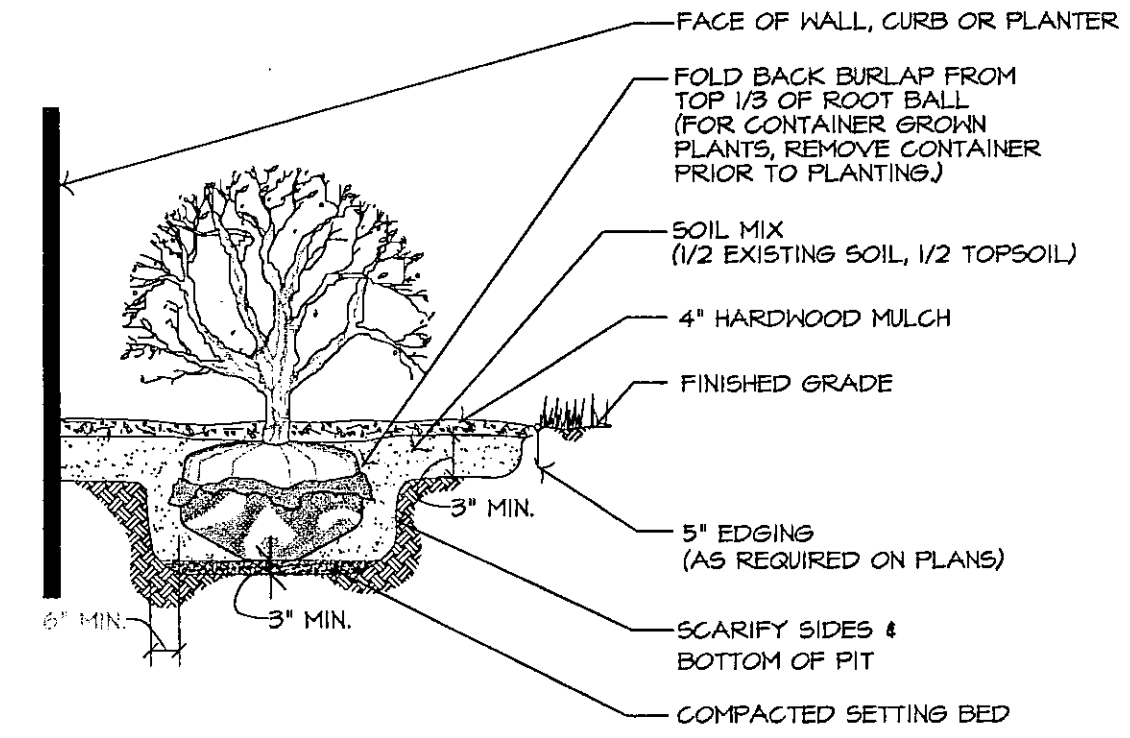
1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH. DO NOT USE WALNUT PRODUCTS.
3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
4. PRIOR TO SEEDING/SODDING THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SEEDED/SODDED ACCORDING TO SPECIFICATIONS.
6. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MULCHING MATERIAL.
8. ALL TURF SHALL BE PREMIUM PESCUE BLEND.

IRRIGATION PERFORMANCE SPECIFICATION

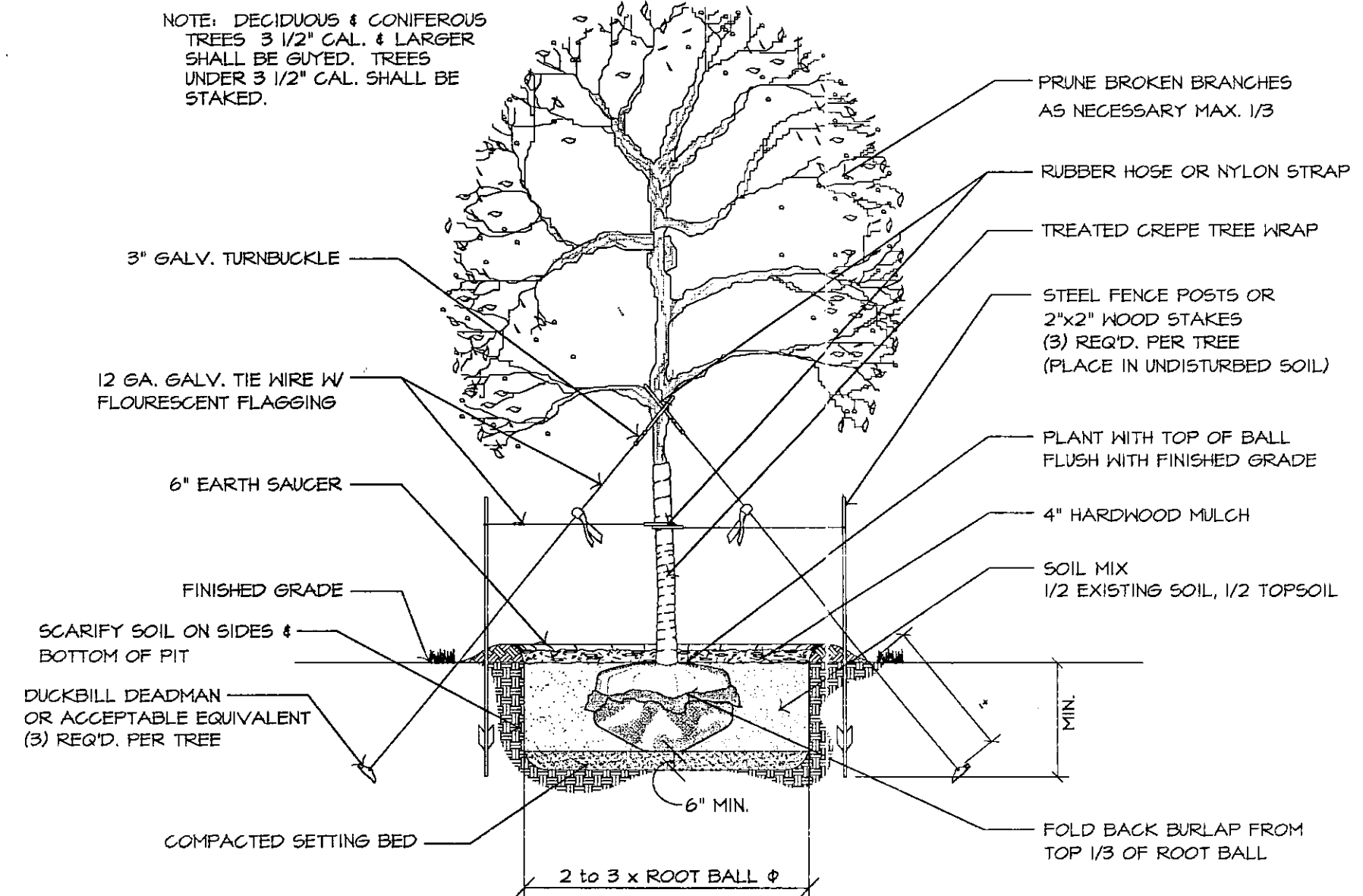
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM.

1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
2. WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A MANNER THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
9. AN "AS BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
12. AN AUTOMATIC RAIN SHUT OFF OR MOISTURE-SENSING DEVICE SHALL BE INSTALLED.

SHRUB PLANTING DETAIL
1/4" = 1'-0"



NOTE: DECIDUOUS & CONIFEROUS TREES 3 1/2" CAL. & LARGER SHALL BE GUIDED. TREES UNDER 3 1/2" CAL. SHALL BE STAKED.



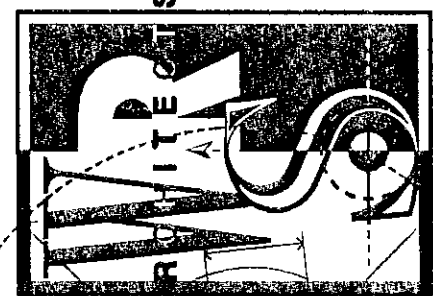
TREE PLANTING DETAIL
1/4" = 1'-0"

DP-181
Parcel 7 (Portion)
LANDSCAPE PLAN
APPROVED 10/22/10 BY [Signature]

BRAUM'S ICE CREAM
WICHITA, KANSAS
2115 N. PLACE E.

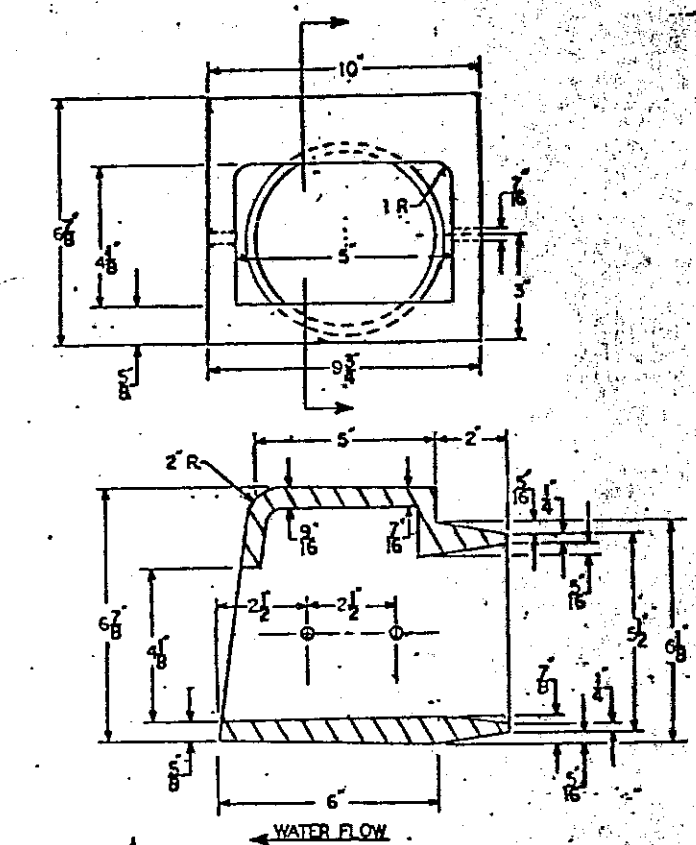
JOB NUMBER	98080
ISSUE DATE	08-07-98
REVISIONS	
COIN. COMMENTS	B-19-98
CLIENT REQUEST	B-27-98
CLIENT REQUEST	B-17-98

WRS, INC. © 1998



LANDSCAPE PLAN

LS1.1



EST. WT - 40'

DEETER FOUNDRY, INC.
3045 NORTH 70th STREET
LINCOLN, NEBRASKA 68507
2449-6 CURB (OUT-FLOW)
DATE: 21 DEC 89 DRAWN BY: SCALE: NONE

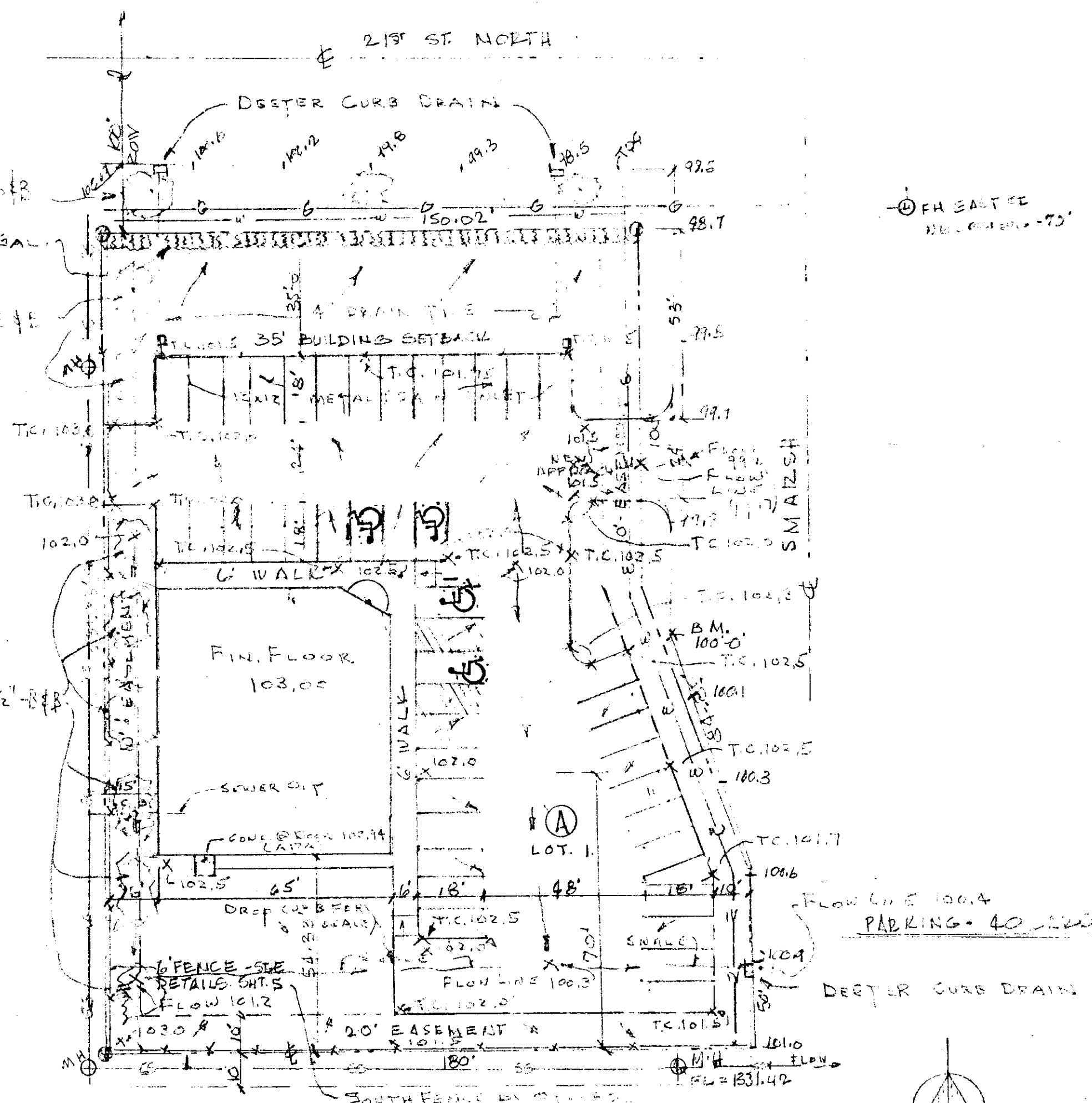
LANDSCAPING

CAPITOL PEAR - 3 - 1 1/2" - B&B

LODENSE PR VOT - 58 - 2 GAL
2 1/2" OR

CAPITOL PEAR - 2 - 1 1/2" E&B
MUST BE 6' HIGH

CAPITOL PEAR - 6 - 1 1/2" - B&B
MUST BE 6' HIGH



SITE PLAN

T.C. = Top of CURB

No CONCRETE CONSTRUCTION JOINTS
AT FLOW LINES OF SOWER

LEGAL:

LOT 1616 'A' OF
BARRINGTON CORNER
SECOND ADDITION,
NO ADDITION TO VENTILATION
OFFICIAL RECORD, 1987

NORTH
1" = 30'

DESIGN LOADS:

SOIL - 2,000 PSF - Minimum
ROOF - 20# - PSF
FLOOR - 40# - PSF
WIND - 80 MPH, Exposure B
SEISMIC ZONE - 1

INDEX

1. SITE PLAN
2. FLOOR PLAN
3. ELEVATIONS
4. DETAILS & SECTIONS
5. DOORS & WINDOWS
6. ROOF PLAN
7. FOUNDATION PLAN
8. STRUCTURAL PLAN
- M1 HVAC FLOOR PLAN
- P1 PLUMBING FLOOR PLAN
- P2 PLUMBING SCHEDULES
- E1 ELECTRICAL SCHEDULES
- E2 ELECTRICAL FLOOR PLAN

NOTE:

PARCEL SIZE 37,478 sq ft
IMPERVIOUS AREA 15,378 sq ft

DP-181

Parcel 1

LANDSCAPE PLAN

APPROVED 10/26/98 BY *[Signature]*

Lawrence E. Wells
APPROVED
LAWRENCE E. WELLS
128-98
WICHITA, KANSAS
8-20-98

SECTION NUMBER	SHEET SECTION CUT
1	2
3	
SECTION KEY	SHEET SECTION DETAILED

CHARIZMA SALON WICHITA, KANSAS	
SCALE: NOTED	APPROVED BY:
DATE: 7-17-98	
SITE PLAN	
LAWRENCE E. WELLS ARCHITECT 254 LAURA WICHITA, KANSAS	1 OF 13 DRAWING NUMBER C-729