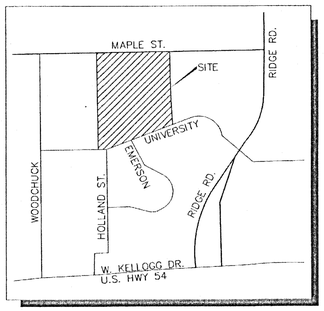
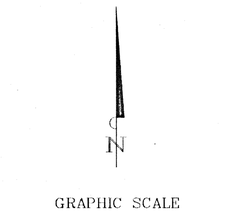
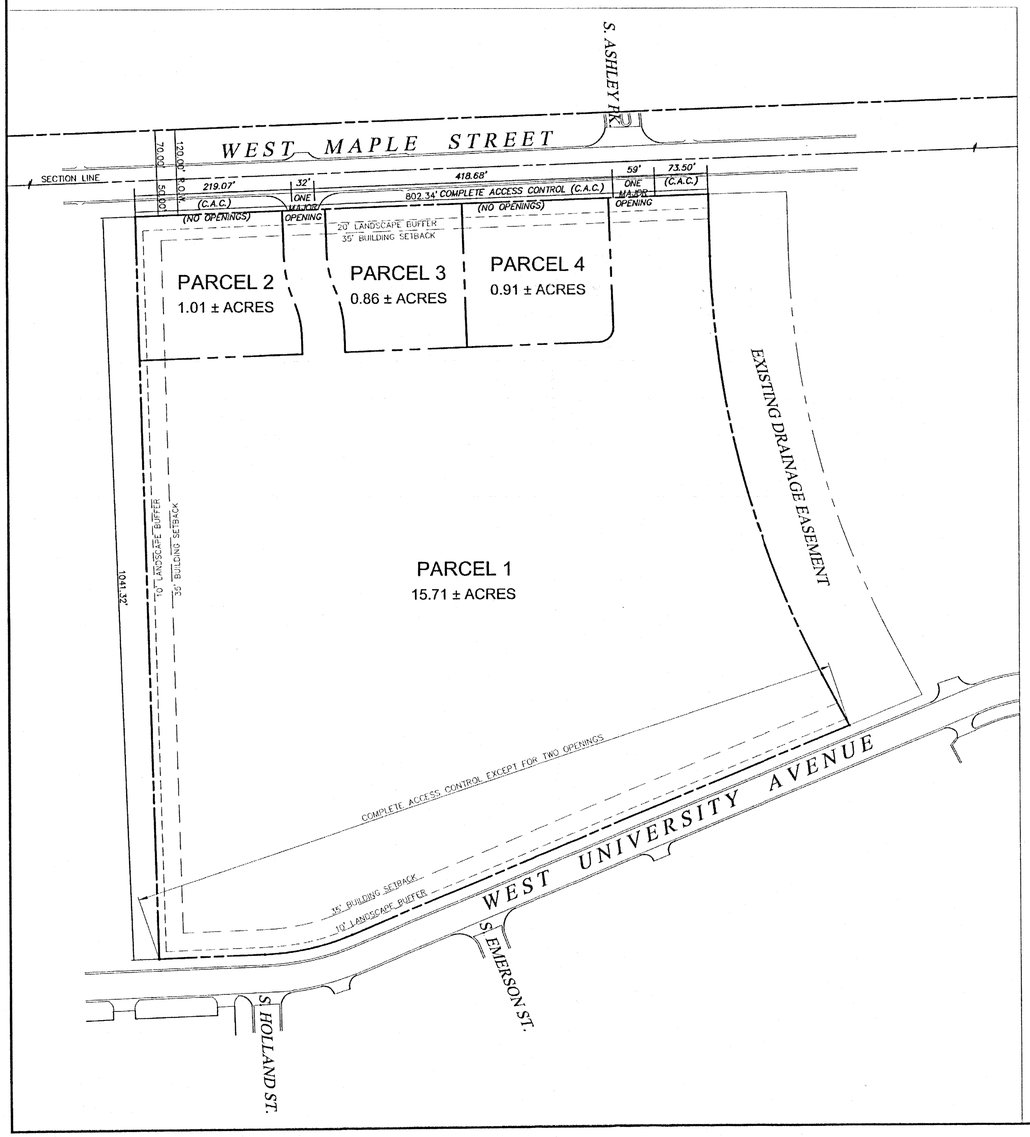


LOCATION MAP
N.T.S.





LEGAL DESCRIPTION

LOTS 1 THROUGH 8, RIDGE PLAZA 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 1,320 FEET WEST OF THE NE CORNER OF THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE SOUTH A DISTANCE OF 300 FEET; THENCE WEST TO THE EAST LINE OF HOLLAND LANE; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF HOLLAND LANE TO THE NORTH LINE OF UNIVERSITY AVENUE; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF UNIVERSITY AVENUE A DISTANCE OF 541.42 FEET TO THE WEST LINE OF A DRAINAGE DEDICATION; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID DRAINAGE DEDICATION A DISTANCE OF 832.45 FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 113 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF TAKEN FOR ROAD RIGHT-OF-WAY.

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 1,320 FEET WEST OF THE NE CORNER OF THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE SOUTH A DISTANCE OF 300 FEET; THENCE WEST TO THE EAST RIGHT-OF-WAY OF HOLLAND LANE, THENCE NORTHWESTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF HOLLAND LANE TO THE NORTH LINE OF SAID NE 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF TAKEN FOR ROAD RIGHT-OF-WAY.

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 18.6 ACRES, MORE OR LESS.
2. THE DEVELOPMENT CONTAINS FOUR (4) PARCEL PERMITTING LIMITED COMMERCIAL USES; SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 21) FOR SPECIFIC USES.
3. SETBACKS ARE AS FOLLOWS:
   PARCEL 1 – ADJACENT TO UNIVERSITY 35', ADJACENT TO MAPLE 35', WEST PROPERTY LINE 35'
   PARCEL 2 – ADJACENT TO MAPLE 35', WEST PROPERTY LINE 35'
   PARCEL 3 – ADJACENT TO MAPLE 35'
   PARCEL 4 – ADJACENT TO MAPLE 35'
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNAGE AS PERMITTED BY ZONING DISTRICT SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.40 OF THE SIGN CODE FOR THE CITY OF WICHITA WITH THE FOLLOWING PROVISIONS
   A. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
   B. FLASHING SIGNS (ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED, EXCEPT FOR SIGNS THAT SHOW THE DATE, TIME, TEMPERATURE, AND/OR OTHER PUBLIC SERVICE MESSAGE.
   C. PARCELS 2, 3, AND 4 SHALL BE ALLOWED ONE (1) MONUMENT SIGN EACH. MONUMENT SIGNS SHALL NOT EXCEED 15 FEET IN HEIGHT AND SHALL BE LIMITED TO 100 SQUARE FEET.
   D. ONE (1) SIGN FOR IDENTIFICATION OF PARCEL ONE SHALL BE ALLOWED ALONG MAPLE. THE SIGN SHALL BE A MONUMENT TYPE SIGN, NO GREATER THAN 20 FEET IN HEIGHT, AND SHALL BE LIMITED TO 150 SQUARE FEET IN SIZE.
   E. ONE (1) SIGN FOR IDENTIFICATION OF THE PARCEL ONE SHALL BE ALLOWED ALONG UNIVERSITY. THE SIGN SHALL BE A POLE TYPE SIGN, NO GREATER THAN 35 FEET IN HEIGHT, AND SHALL NOT EXCEED 150 SQUARE FEET IN SIZE.
   F. EACH PARCEL WITHIN THE CURB SHALL BE ALLOWED TWO DIRECTIONAL SIGNS. DIRECTIONAL SIGNS SHALL NOT EXCEED 18 SQUARE FEET NOR 6 FEET IN HEIGHT. ON BUILDINGS, SIGNS SHALL BE LIMITED TO THE HEIGHT OF THE BUILDINGS, NOT TO EXCEED 35 FEET EXCEPT ONE IDENTIFICATION LOGO ON THE EAST FACADE OF PARCEL 1 BUILDING TO BE ALLOWED TO EXTEND 3 FEET ABOVE THE PARAPET OF THE FACADE.
6. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED UNNECESSARY BY THE CITY ENGINEER):
   A. A CONTINUOUS LEFT-TURN LANE ON MAPLE TO SERVE THE TWO MAJOR ENTRANCES AND CONNECTING WITH THE ENDPOINT OF THE LEFT-TURN LANE ON MAPLE TO THE EAST OF THE SUBJECT PROPERTY.
   B. PROVIDE RIGHT-TURN LANES ON MAPLE TO SERVE THE TWO MAJOR ENTRANCES.
   C. INSTALL TRAFFIC SIGNAL AT MAPLE STREET ACROSS FROM ASHLEY PARK.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV.A. OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
10. FIRE LANE:
    A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
    B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS/HER DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
11. TRANSPORTATION REQUIREMENTS:
    A. A 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.
    B. ACCESS POINTS SHALL BE IN CONFORMANCE WITH THE ACCESS MANAGEMENT POLICY.
    C. THE ASHLEY PARK/MAPLE INTERSECTION SIGNALIZATION SHALL HAVE PEDESTRIAN CROSSING SIGNAGE, CLEAR SIGHT DISTANCES WITHOUT SHRUBBERY OR TREES, PEDESTRIAN SIGNAL PHASING, AND A CENTER "REFUGE" WITHIN THE DIVIDED ENTRANCE TO THE SITE.
    D. UNIVERSITY SHALL BE STRIPED FOR ONE CENTER TURN LANE AND TWO MOVING LANES.
12. ACCESS TO MAPLE SHALL BE LIMITED TO TWO MAJOR OPENINGS AS SHOWN. ACCESS TO UNIVERSITY AVENUE SHALL BE LIMITED TO TWO OPENINGS WITH A MINIMUM SEPARATION OF 250 FEET BETWEEN OPENINGS.
13. CROSS-LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. ALL PARCELS SHALL HAVE GUARANTEED ACCESS ACROSS THE OTHER PARCELS TO THE ADJACENT PUBLIC STREETS.
14. 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 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 FOR CONSIDERATION.
15. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
16. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
17. A LANDSCAPED STREET YARD SHALL BE PROVIDED ALONG MAPLE AND UNIVERSITY AS SHOWN AND SHALL SHARE A SIMILAR LANDSCAPE PLANT PALETTE. PARKING LOT LANDSCAPING FOR PARCEL 1 SHALL BE PROVIDED AT A RATE OF ONE TREE PER 20 PARKING SPACES, AND UP TO ½ OF THESE PARKING LOT TREES MAY BE CREDITED TOWARD MEETING THE LANDSCAPED STREET YARD TREE REQUIREMENT FOR MAPLE. LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT. LANDSCAPE PLANS SHALL BE PREPARED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF KANSAS.
18. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND PEDESTRIAN WALK SYSTEM CONNECTING THE BUILDINGS WITH THE SIDEWALKS ON MAPLE SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.
19. ARCHITECTURAL CONTROL:
    A. ALL BUILDINGS SHALL BE UNIFIED BY HAVING THE SAME PREDOMINANT EXTERIOR MATERIAL, ARCHITECTURAL CHARACTER, COLOR, AND TEXTURE. BUILDING ELEVATIONS SHALL BE DESIGNED IN SUCH A MANNER AS TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS. NO PREDOMINANTLY METAL FACADES SHALL BE ALLOWED.
    B. ALL PARKING LOT LIGHT POLES SHALL BE OF THE SAME COLOR AND DESIGN, AND SHALL HAVE CUT-OFF FIXTURES, WHICH DIRECT THE LIGHT AWAY FORM NEARBY RESIDENTIAL AREAS. LIGHT POLES MUST BE LIMITED TO A MAXIMUM HEIGHT OF 38 FEET EXCEPT WITHIN 185 FEET OF MAPLE, WHICH SHALL BE LIMITED TO 25 FEET. ALL HEIGHTS INCLUDE POLE AND BASE AND ARE MEASURED FROM FINISH GROUND TO TOP OF POLE. EXTENSIVE USE OF BACK-LIT CANOPIES AND NEON OF FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.
    C. EXTERIOR MECHANICAL EQUIPMENT, TRASH RECEPTACLES, ETC., SHALL BE SCREENED AND/OR PAINTED. SCREENING MATERIAL AND/OR PAINT, SHALL BE OF SIMILAR COLOR AND TEXTURE AS THE BUILDINGS. LANDSCAPING IS TO BE USED IN CONJUNCTION WITH THE SCREENING. ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED PER ARTICLE IV.B OF THE UZC AND FROM GROUND LEVEL VIEW ALONG UNIVERSITY AVENUE.
20. SCREENING ALONG THE WEST PROPERTY LINE OF PARCELS 1 AND 2 SHALL BE EIGHT FEET IN HEIGHT AND SHALL CONFORM TO THE SCREENING REQUIREMENTS FOR CUP'S CONTAINED IN THE UNIFIED ZONING CODE. THE SCREENING IS TO BE CONSTRUCTED AT THE TIME THAT A BUILDING PERMIT IS ISSUED FOR PARCEL 1.
21. 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.
22. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
23. 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 SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.
24. ALL PROPERTY INCLUDED WITHIN THIS C.U.P. AND ZONE CASE SHALL BE PLATTED WITHIN ONE YEAR AFTER APPROVAL OF THIS C.U.P. BY THE GOVERNING BODY, OR THE CASES SHALL BE CONSIDERED DENIED AND CLOSED. THE RESOLUTION ESTABLISHING THE ZONE CHANGE SHALL NOT BE PUBLISHED UNTIL THE PLAT HAS BEEN RECORDED WITH THE REGISTER OF DEEDS.
25. PRIOR TO PUBLISHING THE RESOLUTION ESTABLISHING THE ZONE CHANGE, THE APPLICANT(S) SHALL RECORD A DOCUMENT WITH THE REGISTER OF DEEDS INDICATING THAT THIS TRACT (REFERENCED AS DP-270) INCLUDES SPECIAL CONDITIONS FOR DEVELOPMENT ON THIS PROPERTY.
26. THE APPLICANT SHALL SUBMIT 4 REVISED COPIES OF THE C.U.P. TO THE METROPOLITAN AREA PLANNING DEPARTMENT WITHIN 60 DAYS AFTER APPROVAL OF THIS CASE BY THE GOVERNING BODY, OR THE REQUEST SHALL BE CONSIDERED DENIED AND CLOSED.
27. PROPOSED USES:

PARCEL 1

PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL DISTRICT EXCEPT: RESIDENTIAL USES; DAYCARE; PAWNSHOPS; SECOND HAND STORES; TAVERNS; NIGHT CLUBS; DRINKING ESTABLISHMENTS; ADULT ENTERTAINMENT; SEXUALLY ORIENTED BUSINESSES; TATTOOING AND BODY PIERCING; CORRECTIONAL PLACEMENT RESIDENCES, LIMITED; CORRECTIONAL PLACEMENT RESIDENCES, GENERAL; GROUP HOME, LIMITED; GENERAL AND COMMERCIAL RECYCLING COLLECTION STATIONS; ASPHALT OR CONCRETE, LIMITED; MANUFACTURING, LIMITED; MINING OR QUARRYING; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR, AND ALL INDUSTRIAL USES. RESTAURANTS ARE PERMITTED, PROVIDING DRIVE-UP WINDOW SERVICE OR IN-VEHICLE FOOD SERVICES SHALL NOT BE PERMITTED. VEHICLE REPAIR, LIMITED, SHALL NOT PERMIT ANY PARKING OF VEHICLES FOR SERVICE FOR OVER 36 HOURS AND SHALL NOT PERMIT ANY STORAGE OF VEHICLES OR PARTS EXCEPT WITHIN THE BUILDING. NO OVERHEAD DOORS SHALL BE ALLOWED WITHIN 200 FEET OF RESIDENTIAL ZONING AND SHALL NOT BE FACING ANY RESIDENTIAL ZONING DISTRICT. ANY USE THAT REQUIRES CONDITIONAL USE APPROVAL IN THE "LC" DISTRICT SHALL ONLY BER PERMITTED BY SEPARATE CONDITIONAL USE APPROVAL THROUGH A C.U.P. AMENDMENT.

MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA: 684,340 +/– SQ. FT. (15.71+/– ACRES)
MAXIMUM BUILDING COVERAGE: 0.20 OR 135,000+/– SQ. FT.
MAXIMUM GROSS FLOOR AREA: 0.20 OR 135,000+/– SQ. FT.

PARCEL 2

PROPOSED USES: SAME AS PARCEL 1 WITH THE FOLLOWING ADDITIONAL USES PROHIBITED: CAR WASHES, CONVENIENCE STORES WITH GAS ISLANDS, SERVICE STATIONS, AND VEHICLE REPAIR, LIMITED. NO OVERHEAD DOORS SHALL BE ALLOWED WITHIN 200 FEET OF RESIDENTIAL ZONING AND SHALL NOT BE FACING ANY RESIDENTIAL ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA – 43,994 SQ. FT. (1.01 ACRES)
MAXIMUM BUILDING COVERAGE – 13,198 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO – 0.30
MAXIMUM FLOOR AREA – 13198 SQ. FT.

PARCEL 3

PROPOSED USES: SAME AS PARCEL 2, EXCEPT THAT DRIVE-UP WINDOW SERVICE OR IN-VEHICLE FOOD SERVICES SHALL BE PERMITTED. PER CUP2017-22, APPROVED BY WCC 7-11-2017
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA – 37,664 SQ. FT. (0.86 ACRES)
MAXIMUM BUILDING COVERAGE – 11,300 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS – 2
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO – 0.30
MAXIMUM FLOOR AREA – 11,300 SQ. FT.

PARCEL 4

PROPOSED USES: SAME AS PARCEL 2
MAXIMUM BUILDING HEIGHT: 35 FEET
NET AREA – 39,745 SQ. FT. (0.91 ACRES)
MAXIMUM BUILDING COVERAGE – 11,924 SQ. FT. (30% MAX)
TOTAL NUMBER OF BUILDINGS – 2
PARKING – SEE GENERAL PROVISION NUMBER 9
FLOOR AREA RATIO – 0.30
MAXIMUM FLOOR AREA – 11,924 SQ. FT.

DP-270 Ashley Park Towne Centre

APPROVED CUP
MAPC 11/20/03 JLS
WCC 12/16/03 JLS
MAPD Copy 1 of 2

JLS
S-

DP-270 Amendment #2
APPROVED CUP
MAPC 6-8-17 SK
WCC 7-11-17 SK
MAPD 2 of 2

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760 Seventeenth Street, Suite 1050
Denver, Colorado 80202

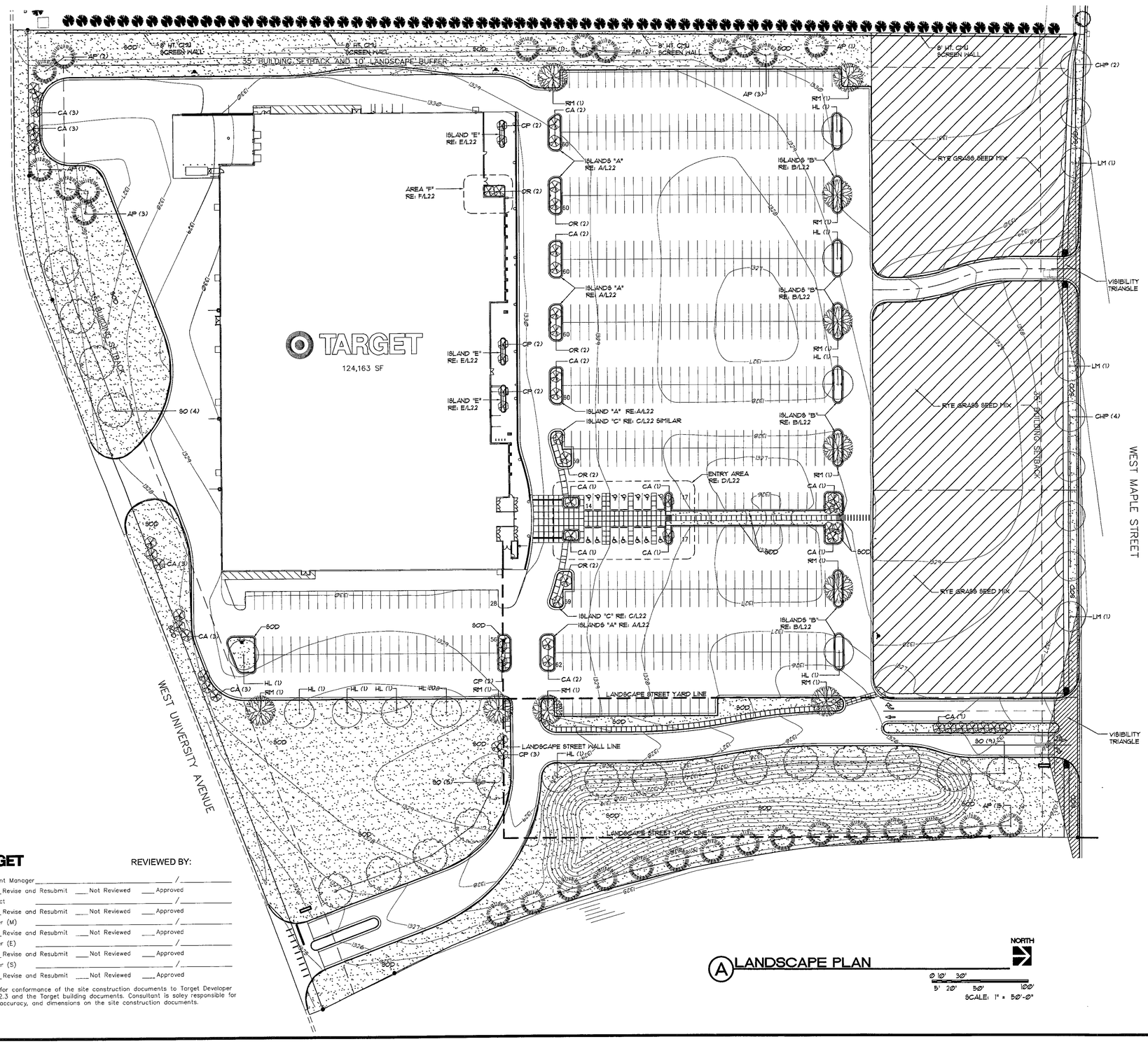
RECEIVED
MAY 07 2004
METROPOLITAN PLANNING
ROUTE

ASHLEY PARK TOWNE CENTRE
COMMUNITY UNIT PLAN (D.P.-270)
WICHITA, KANSAS

Scale: AS SHOWN
Designed by: JGW
Drawn by: RCG
Checked by: CRF
Date: OCTOBER 10, 2003
Project No. 056033000

SHEET
OF

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



A LANDSCAPE PLAN

NORTH

0 10' 30'
5' 20' 50' 100'
SCALE: 1" = 50'-0"

LEGAL DESCRIPTION

This is a survey and resubdivision of Lots 1 through 8, RIDGE PLAZA 8TH ADDITION, a subdivision of land, and that part of Holland Lane right-of-way lying adjacent thereto, and all that part of the NE1/4 of Section 28, Township 27 South, Range 1 West, all in the City of Wichita, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northeast corner of the NE1/4 of said Section 28; thence S 87° 55' 39" W along the North line of the NE1/4 of said Section 28, a distance of 1207 feet, to a point on the West line of a Drainage Dedication, as filed on File 88 at Page 994 in the office of the Register of Deeds, Sedgwick County Courthouse, said point also being the True Point of Beginning of Subject Tract; thence S 1° 33' 21" E, along the West line of said Drainage Dedication, a distance of 137.62 feet, to a point of curvature; thence Southerly and Southeasterly, along the West line of said Drainage Dedication, said line being a curve to the left having a radius of 1338.04 feet and a central angle of 26° 19' 15", a distance of 614.68 feet, to a point of tangency; thence S 27° 52' 36" E, along the West line of said Drainage Dedication, a distance of 79.92 feet, to a point on the North line of West University Avenue, as now established; thence S 61° 25' 39" W, along the North right-of-way line of said West University Avenue, and along the South line of said Lot 1, a distance of 756.56 feet, to a point of curvature; thence Southwesterly and Westerly, along the South line of said Lots 1 and 8, and along the North right-of-way line of said West University Avenue, said line being a curve to the right having a radius of 382.10 feet and a central angle of 20° 32', a distance of 136.98 feet, to a point of tangency; thence S 81° 55' 39" W, along the South line of said Lot 8, and along the North right-of-way line of said West University Avenue, a distance of 147.67 feet, to the Southwest corner of said Lot 8, said point also being the Southeast corner of Lot 1, MARY BENTON ADDITION, a subdivision of land now in the City of Wichita, Sedgwick County, Kansas; thence N 1° 31' 36" W, along the West line of said Lots 8, and 8 through 1, of said RIDGE PLAZA 8TH ADDITION, and along the East line of said Lot 1, MARY BENTON ADDITION, a distance of 1031.31 feet, to the Northwest corner of said Lot 1, RIDGE PLAZA 8TH ADDITION, said point also being on the South right-of-way line of West Maple Street, as now established; thence N 87° 55' 39" E, along the North line of said Lot 1, and along the South right-of-way line of said West Maple Street, a distance of 283 feet, to a point on the East right-of-way line of Holland Lane, as now established; thence N 1° 31' 36" W, along the Northerly extension of the East right-of-way line of said Holland Lane, a distance of 50 feet, to a point on the North line of the NE1/4 of said Section 28; thence N 87° 55' 39" E, along the North line of the NE1/4 of said Section 28, a distance of 549.32 feet, to the true point of beginning of subject tract, containing 18.6 acres, more or less.

LANDSCAPE CODE INFORMATION:

AVERAGE LOT DEPTH = 845' x 20 SQ. FOOTAGE FACTOR
LINEAR FEET OF STREET FRONTAGE = 139' (MAPLE STREET ONLY)
139 X 20 = 2780 SQUARE FOOT OF LANDSCAPE STREET YARD REQUIRED
79,865 SF LANDSCAPE STREET YARD PROVIDED

2780/500 = 6 TREES REQUIRED IN LANDSCAPE STREET YARD
15 TREES PROVIDED IN LANDSCAPE STREET YARD

BUFFERS: N/A SITE ABUTS A PUBLIC PARK OR OPEN SPACE WITH AT LEAST 100' OF UNDISTURBED FOLIAGE

PARKING LOT SCREENING: N/A PARKING LOT IS 150' BEYOND MAPLE STREET AND UNIVERSITY AVE. IS NOT CLASSIFIED AS A COLLECTOR

REQUIRED PARKING LOT TREES: TOTAL STALLS = 736
736/20 = 37 PARKING LOT TREES REQUIRED WITH HALF OF THOSE BEING IN THE INTERIOR OF THE PARKING LOT (19)
54 PARKING LOT TREES PROVIDED (26 BEING INTERIOR PARKING LOT TREES)

LANDSCAPE NOTES:

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE LOCALLY AVAILABLE STEEL LANDSCAPE EDGING OR OWNER APPROVED EQUAL.
5. THE PLANTING BEDS RECEIVING MULCH SHALL RECEIVE A PERMEABLE WEED BARRIER. STAPLE IN PLACE WITH 6" STEEL LANDSCAPE STAPLES.
6. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
7. ALL PLANTING BEDS ARE TO RECIEVE 3" MINIMUM DEPTH OF CYPRESS MULCH.
8. TURF SHALL BE FESCUE SOD, LOCALLY AVAILABLE HARDY BLEND.
9. SEED SHALL BE ANNUAL RYE SEEDED AT A RATE OF 5 LBS PER 1000 SF.
10. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. i.e. ADDITION OF LIME, GYPSUM, ETC.
11. MAINTAIN AND MOW SOD FOR A PERIOD OF 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION. ALL DEAD SOD SHALL BE REPLACED PRIOR TO END OF 30 DAY MAINTENANCE PERIOD.
12. MAINTAIN ALL TREES AND SHRUBS FOR A PERIOD OF 60 DAYS FOLLOWING SUBSTANTIAL COMPLETION. WARRANTY ALL SHRUBS AND TREES FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
13. TREE AND SHRUB SIZES INDICATED SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK"
14. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR AND OWNER TO INSURE THAT TREES, SHRUBS, AND SOD ARE RECEIVING ADEQUATE AMOUNTS OF WATER. LANDSCAPE CONTRACTOR SHALL PROVIDE TEMPORARY WATER TO TREES, SHRUBS AND SOD IF IRRIGATION SYSTEM IS NOT OPERATIONAL AT TIME OF INSTALLATION.

DP-270 PARCEL I
LANDSCAPE PLAN
APPROVED 05/24/04 BY DG
SHEET 1 of 2
MAPD Lgm 1 of 2

TARGET REVIEWED BY:

Site Development Manager _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved
Project Architect _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved
Project Engineer (M) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved
Project Engineer (E) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved
Project Engineer (S) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Approved only for conformance of the site construction documents to Target Developer Guide, Edition 2.3 and the Target building documents. Consultant is soley responsible for completeness, accuracy, and dimensions on the site construction documents.

NO.	REVISIONS	NAME	DATE
1.	TARGET C.P.R.	KHA	11/11/03
2.	CITY OF WICHITA, KS-SUBMITTAL	KHA	11/20/03
3.	CITY OF WICHITA, KS-SUBMITTAL	KHA	01/20/04
4.	CONDITIONAL PERMIT SUBMITTAL	KHA	02/06/04
5.	TARGET APPROVAL	KHA	02/10/04

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DRAWN BY: DR
DESIGNED BY: DR
CHECKED BY: SP
DATE: 11/11/03

TARGET T-1943
WICHITA, KANSAS
LANDSCAPE PLAN

LANDSCAPE ARCHITECT STEPHEN M. PERRY 158 REGISTERED STATE OF KANSAS

PROJECT NO. 066033000
DRAWING NAME L201
SHEET NUMBER L2.1

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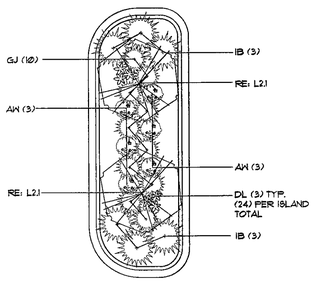
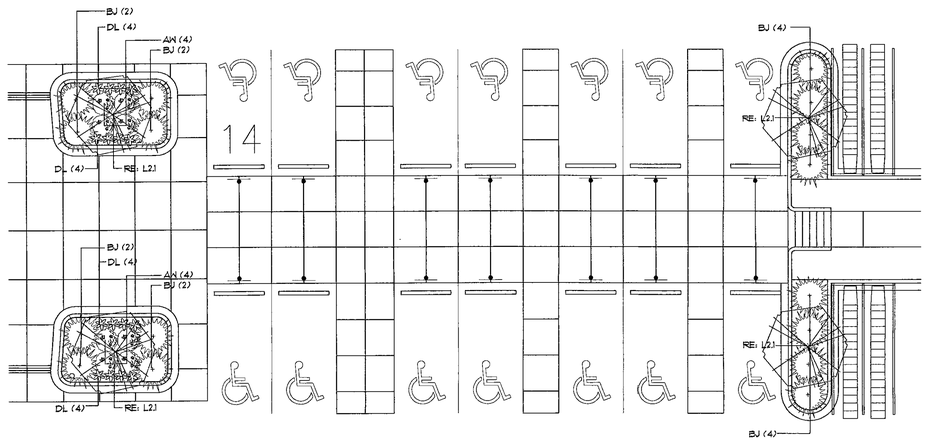


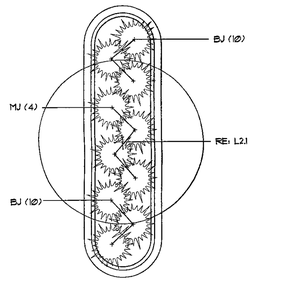
A TYPICAL ISLAND "A"

6 ISLAND "A" TOTAL SCALE: 1" = 10'-0"



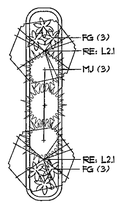
D ENTRY AREA ISLANDS

SCALE: 1" = 10'-0"



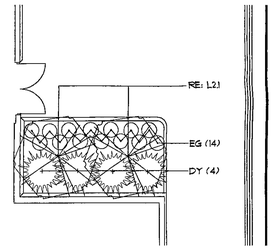
B TYPICAL ISLAND "B"

8 ISLAND "B" TOTAL SCALE: 1" = 10'-0"



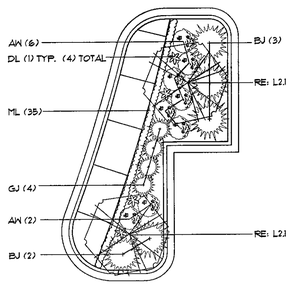
E TYPICAL ISLAND "E"

3 ISLAND "E" TOTAL SCALE: 1" = 10'-0"



F AREA "F"

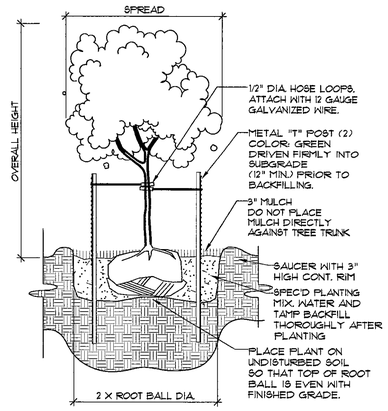
SCALE: 1" = 10'-0"



C TYPICAL ISLAND "C"

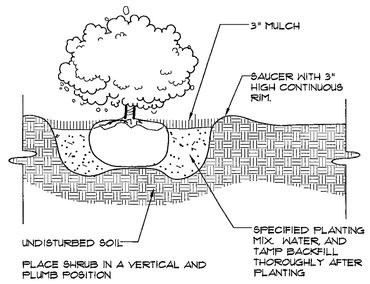
2 ISLAND "C" TOTAL SCALE: 1" = 10'-0"

TREE WRAP FROM BASE OF TRUNK TO FIRST BRANCHES. LAP PAPER 1/3 WIDTH. WRAPPING SHALL REMAIN MIN. ONE YEAR.



1 TREE PLANTING

DETREE.DWG 3/8" = 1'-0"



2 SHRUB PLANTING

3/4" = 1'-0"

TARGET REVIEWED BY:

Site Development Manager _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Project Architect _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Project Engineer (M) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Project Engineer (E) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Project Engineer (S) _____ / _____
___Revise and Resubmit ___Not Reviewed ___Approved

Approved only for conformance of the site construction documents to Target (Developer Guide, Edition 2.3 and the Target building documents. Consultant is solely responsible for completeness, accuracy, and dimensions on the site construction documents.

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
AP	28	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
CHP	6	CHINESE PISTACHE	PISTACHE CHINENSIS	2-1/2" CAL.	B & B
CP	11	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	2-1/2" CAL.	B & B
CA	30	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2-1/2" CAL.	B & B
HL	10	HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2-1/2" CAL.	B & B
LM	3	LEGACY MAPLE	ACER SACCHARUM 'LEGACY'	2-1/2" CAL.	B & B
OR	10	OKLAHOMA RED BUD	CERCIS RENIFORMIS	2-1/2" CAL.	B & B
RM	10	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2" CAL.	B & B
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	2-1/2" CAL.	B & B
SHRUBS					
AW	60	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BJ	74	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.
DY	8	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
EG	14	EMERALD'N GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD'N GOLD'	2 GAL.	CONT.
GJ	60	GOLD COAST JUNIPER	JUNIPERUS CHINENSIS 'GOLD COAST'	5 GAL.	CONT.
IB	36	ICEE BLUE JUNIFER	JUNIPERUS HORIZONTALIS 'MONBER'	5 GAL.	
MJ	41	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	5 GAL.	
GROUNDCOVERS/PERENNIALS/ORN. GRASSES					
DL	60	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
FG	18	DWF. HAMELIN FT. GRASS	PENNISETUM ALOPECUROIDES 'HAMELIN'	2 GAL.	CONT.
HA	4	HOSTA 'ALBO MARGINATA'	HOSTA SP.	1 GAL.	CONT.
ML	70	MAJESTIC LIRIOPE	LIRIOPE MUSCARI 'MAJESTIC'	1 GAL.	CONT.

DP-270 PARCEL I

LANDSCAPE PLAN

APPROVED 03/24/04 BY DS
SHEET 2 OF 2
MAPD Copy 1 of 2

NO.	REVISIONS	NAME	DATE
5.	TARGET APPROVAL	KHA	02/10/04
4.	CONDITIONAL PERMIT SUBMITTAL	KHA	02/06/04
3.	CITY OF WICHITA, KS-SUBMITTAL	KHA	01/20/04
2.	CITY OF WICHITA, KS-SUBMITTAL	KHA	11/20/03
1.	TARGET C.P.R.	KHA	11/11/03

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950 Seventeenth Street, Suite 1050
Denver, Colorado 80202
(303) 228-2300

DRAWN BY: DR
DESIGNED BY: DR
CHECKED BY: SP
DATE: 11/11/03

TARGET T-1943
WICHITA, KANSAS

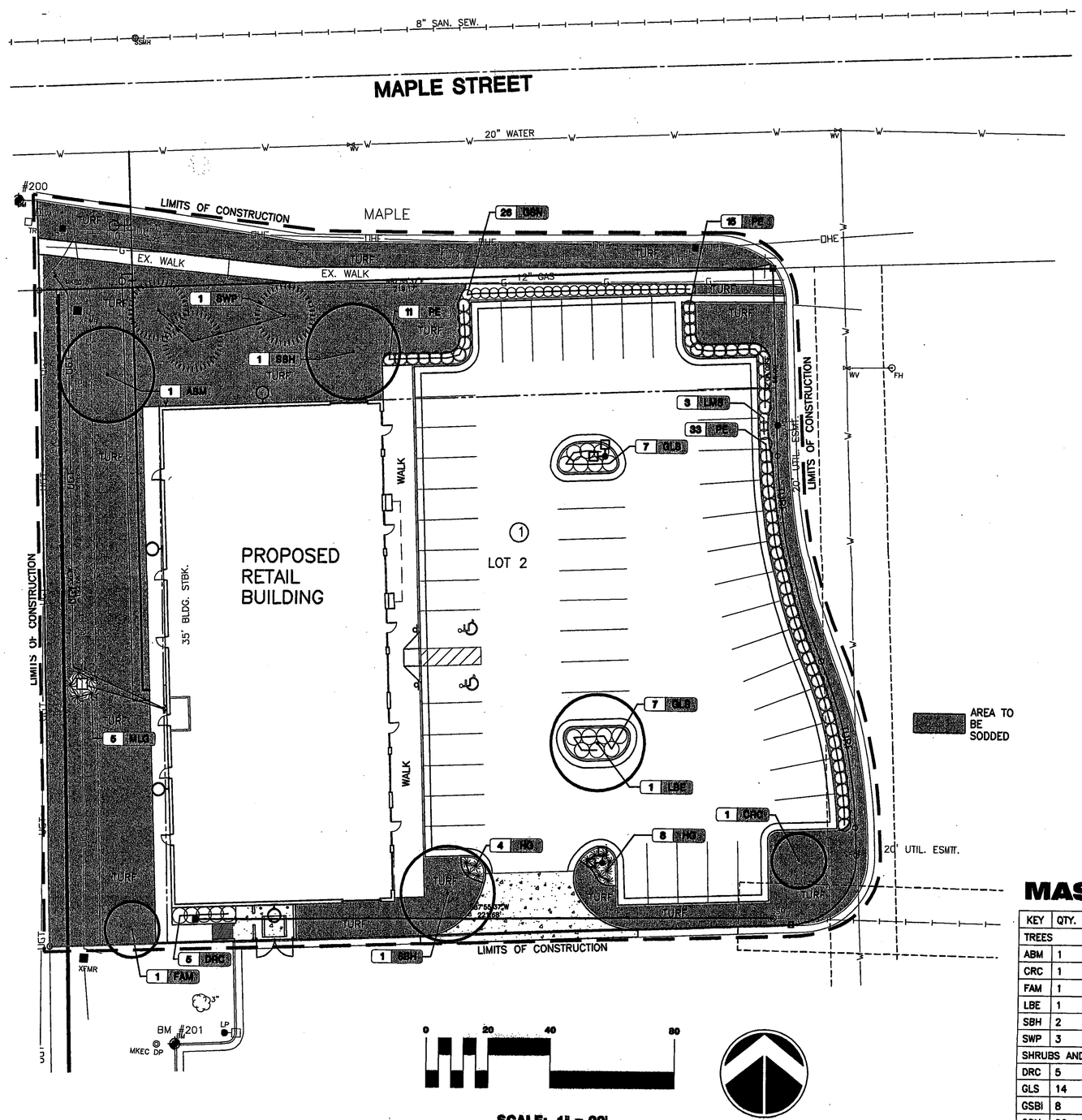
ENLARGED LANDSCAPE PLANS & DETAILS

STEPHEN M. PERRY 158 REGISTERED LANDSCAPE ARCHITECT

PROJECT NO.
066033000

DRAWING NAME
L202

SHEET NUMBER
L2.2



NOTES

1. ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
2. WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
3. EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GUAGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
4. MULCH SHALL BE 3" DEPTH SHREDDED HARD-WOOD BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
5. BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
6. ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM, (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
7. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
8. INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL TURF AREAS SHOWN ON PLAN.

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 230', DEPTH OF LOT = 192.68

SQUARE FOOTAGE FACTOR = 10

REQUIRED L.S. STREET YARD = 230 x 10 = 2,300 SF

LANDSCAPED STREET YARD PROVIDED = 4,192 SF

STREET YARD TREES REQUIRED = 2,300/500 = 4.6 ROUNDS UP TO 5 SHADE TREES EQUIV.

TREES PROVIDED = 5 SHADE PLUS 41 SHRUBS = 9 SHADE TREE EQUIVALENT

PARKING STALLS PROVIDED = 50

PARKING LOT TREES REQUIRED = 2.5 ROUNDS UP TO 3

PARKING LOT TREES PROVIDED = 3.5; 1 IS IN INTERIOR ISLAND

ALL PARKING STALLS ARE SCREENED FROM MAPLE STREET BY SHRUB PLANTINGS.

DP-270 PARCEL 2
LANDSCAPE PLAN
APPROVED 10/18/06 BY DG
MAPD Copy 1 of 2

MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
ABM	1	'AUTUMN BLAZE' MAPLE	Acer x freemanii 'Autumn Blaze'	2" cal.	Balled and Burlapped
CRC	1	CANADA RED CHERRY	Prunus virginiana 'Schubert'	2" cal.	Balled and Burlapped
FAM	1	'FLAME' AMUR MAPLE	Acer ginnala 'Flame'	1 1/2" cal.	Balled and Burlapped
LBE	1	LACEBARK ELM	Ulmus parvifolia 'Allee'	2" cal.	Balled and Burlapped
SBH	2	'SUNBURST' HONEYLOCUST	Gleditsia triacanthos var. inermis 'Sunburst'	2" cal.	Balled and Burlapped
SWP	3	SOUTHWESTERN WHITE PINE	Pinus strobiformis 'Southwestern White'	5' ht.	Balled and Burlapped
SHRUBS AND ORNAMENTAL GRASSES					
DRC	5	'DWARF ROYALTY' CRAPEMYRTLE	Lagerstroemia indica 'Dwarf Royalty'	5 gal	Container
GLS	14	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
GSBI	8	'GREEN SHOWERS' BOSTON IVY	Parthenocissus tricuspidata 'Green Showers'	1 gal	Container
GSN	26	'GULF STREAM' NANDINA	Nandina domestica 'Gulf Stream'	3 gal	Container
HG	12	'HAMELN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3 gal	Container
LMS	3	'LIMEMOUND' SPIREA	Spiraea x bumalda 'Limemound'	5 gal	Container
MLG	5	'MORNING LIGHT' PLUME GRASS	Miscanthus sinensis 'Morning Light'	5 gal	Container
PE	59	'PAULI' EUONYMUS	Euonymus kiautschovicus 'Pauli'	3 gal	Container

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

REGISTERED LANDSCAPE ARCHITECT
RANDAL JAY DAVIS
365
STATE OF KANSAS
10-11-06

PARKING LOT PAVING PLANS
RETAIL
CAN AM RE
LOT 2, BLOCK 1 ASHLEY PARK TOWNE CENTRE

LANDSCAPE PLAN
SHEET TITLE
06554
PROJECT NUMBER

RJD | RJD | JAG
DESIGNED DRAWN CHECKED

ISSUED
October 2006
REVISED

SHEET NO.
L1 of 1

J:\CIVIL\06554\DWG\LANDSCAPE\06554L1.DWG

PLOTTED: Wednesday, October 11, 2006 @ 04:12PM

ENTRANCE ELEVATION

FRONT ELEVATION

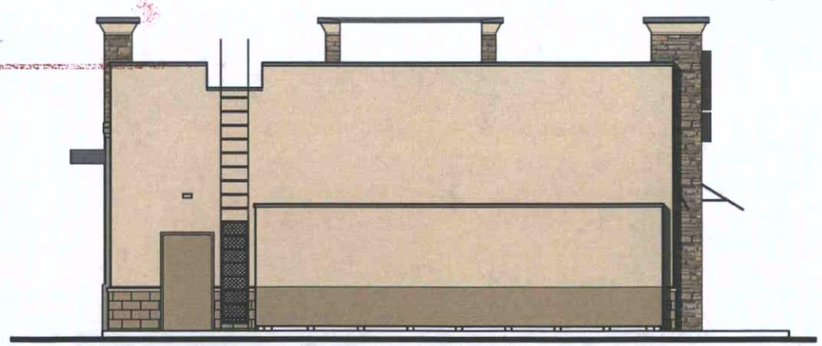
APPROVED

DP-270 Arch Rev per GP19A

Date: 8-2-17

Page 1 of 3

DRIVE-THRU ELEVATION

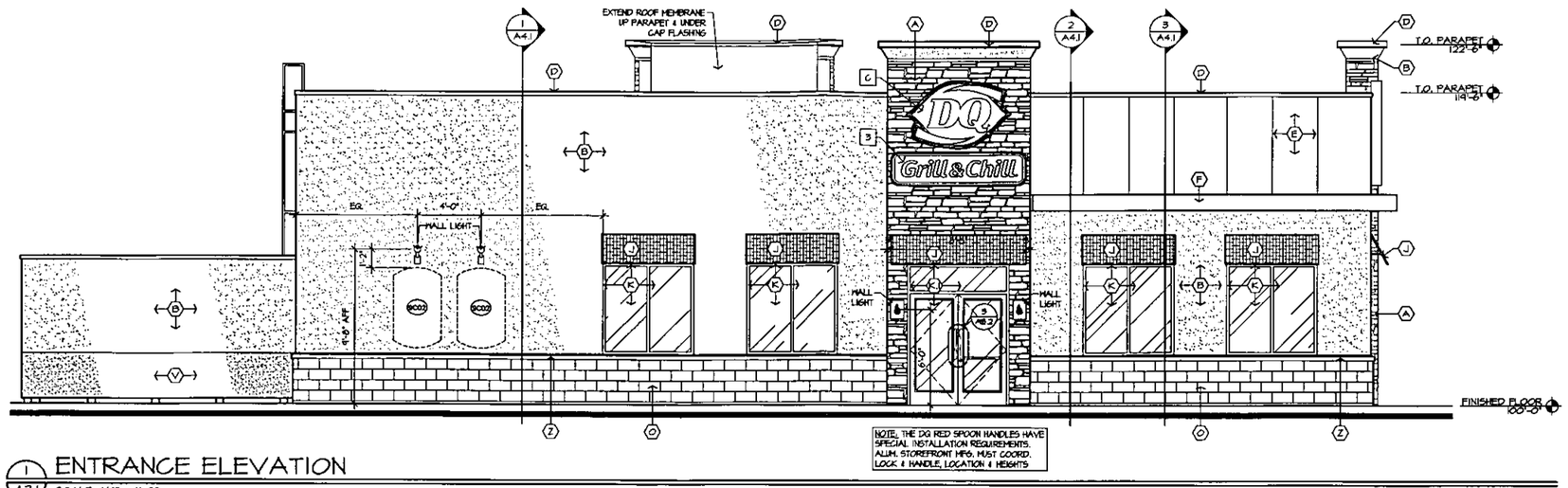


REAR ELEVATION

PROPOSED BUILDING FOR

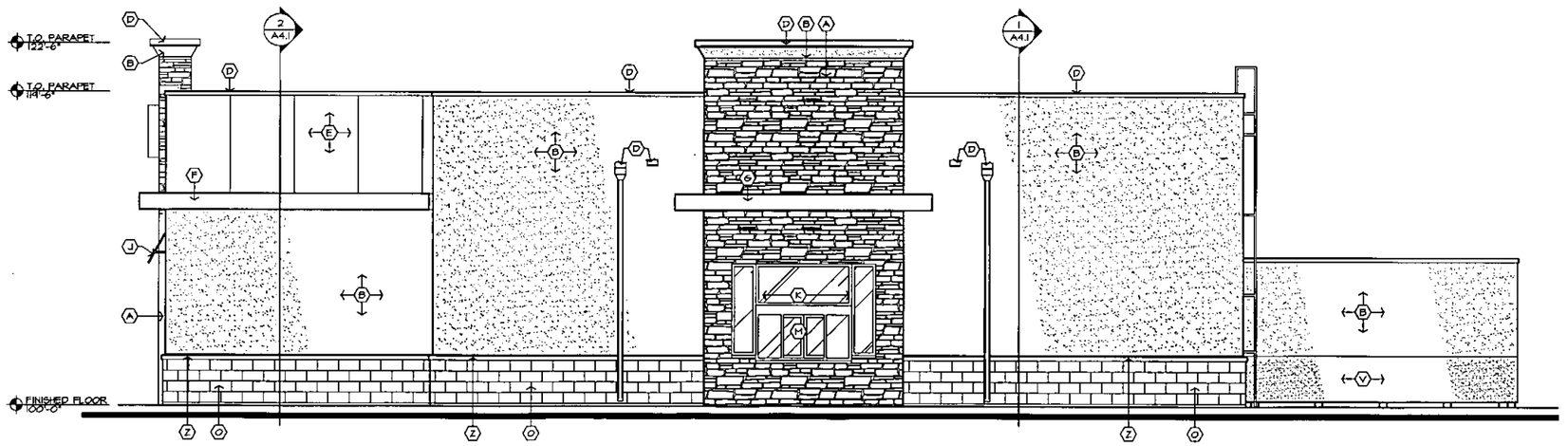
DAIRY QUEEN

WICHITA KANSAS



1 A3.1 ENTRANCE ELEVATION

SCALE: 1/4" = 1'-0"



2 A3.1 DRIVE-THRU ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

(A) STONE CHIMNEY:
MFGR: CULTURED STONE BY BORAL
STYLE: COUNTRY LEDGE STONE - HIT STACK
COLOR: CHARDONNAY 20006
SUPPLIER: CULTURED STONE BY BORAL
GROUT: GREY

(B) EIFS:
MFGR: DRYVIT (OR EQUAL)
COLOR: SEASHELL CREAM #104 DRYVIT
FINISH: MEDIUM SAND
VENDOR: DRYVIT (OR EQUAL)

(D) COPING & SCUPPERS:
MFGR: UNA-CLAD
MATL: 24 GA. STEEL
COLOR: CLEAR SATIN
FINISH: KYNAR 500

(E) PAINTED FIBER-CEMENT BOARD:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFGR: BENJAMIN MOORE
COLOR: COLOR MATCH KANSAS BRICK AND TILE COMPANY #580 MINGLE SAXON
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT LOW LUSTRE #634

(F) METAL EYEBROW & FLASHING:
MFGR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: CLEAR ANODIZED SATIN
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS

(G) METAL CANOPY & FLASHING:
MFGR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: CLEAR ANODIZED SATIN
VENDOR: NU LOOK EXTERIORS

(J) FABRIC AWNING:
MFGR: COOL PLANET AWNING
MATERIAL: SUNBRELLA
COLOR: TBD
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)
FINISH: ANODIZED CLEAR SATIN
VENDOR: COOL PLANET AWNING OR HJC

(K) STOREFRONT:
MFGR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: CLEAR SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E

(H) DRIVE-THRU WINDOW:
MFGR: GIBRSERV
MATERIAL: ALUMINUM
FINISH: ANODIZED CLEAR SATIN
VENDOR: K. MASSERSTROM & SONS

(O) SPLIT FACED BLOCK
MFGR: TREMINTH
STYLE: TRENDSTONE LINE ROCKFACE BLOCK
COLOR: LINCOLN

(T) PAINT SERVICE DOOR & FRAME:
MFGR: BENJAMIN MOORE
COLOR: MATCH ADJACENT BLOCK COLOR
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT - AURA EXTERIOR PAINT LOW LUSTRE #634

(V) EIFS:
MFGR: DRYVIT (OR EQUAL)
COLOR: MONASTREY BROWN #381 DRYVIT
FINISH: MEDIUM SAND
VENDOR: DRYVIT (OR EQUAL)
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

(Z) PRECAST CONCRETE:
MFGR: LOCAL PROVIDER
FINISH: NATURAL

APPROVED

DP-270 Arch Rev per GP19A

Date: 8-2-17

NEW BUILDING FOR:

DQ Grill & Chill

TARGET OUT LOT
7575 MAPLE STREET
WICHITA, KANSAS 67209

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.
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KANSAS ARCHITECT LICENSE NUMBER
5844

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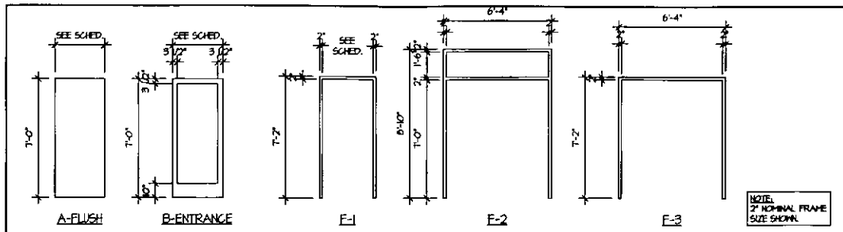
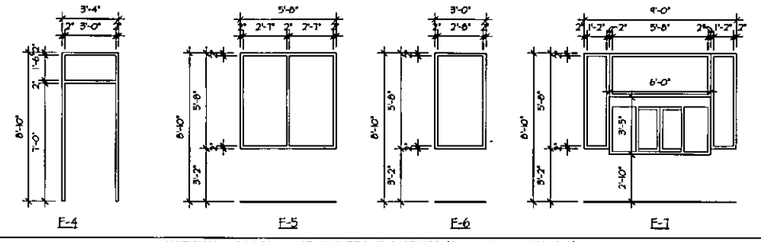
ISSUE DATE: 08/02/17

REVISION DATE:
08/02/17 ORIGINAL ISSUE
1
2

ELEVATIONS

SHEET NUMBER:
A3.1





OPENING SCHEDULE

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.)
HAMILTON PARKER, SEE NATIONAL VENDORS LIST

OPNG. NO.	OPENING LOCATION	DOOR/WINDOW SIZE	TYPE	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP	NOTES:
100A	VESTIBULE (EXT.)	(2) 3'-0" x 7'-0" x 1 3/4"	B	ALUM.	CLEAR	F2	ALUM.	CLEAR	-	E1	
100B	VESTIBULE (INT.)	(2) 3'-0" x 7'-0" x 1 3/4"	B	ALUM.	CLEAR	F3	ALUM.	CLEAR	-	E2	MOUNT BOTTOM OF DOOR FRAME LEVEL WITH TOP OF FLOOR TILE
101A	DINING ROOM	5'-6" x 5'-8"				F5	ALUM.	CLEAR	-		-
101B	DINING ROOM	5'-6" x 5'-8"				F5	ALUM.	CLEAR	-		-
101C	DINING ROOM	5'-6" x 5'-8"				F5	ALUM.	CLEAR	-		-
101D	DINING ROOM	5'-6" x 5'-8"				F5	ALUM.	CLEAR	-		-
101E	DINING ROOM	5'-6" x 5'-8"				F5	ALUM.	CLEAR	-		-
101F	TO PATIO	3'-4" x 8'-2" x 1 3/4"	B	ALUM.	CLEAR	F4	ALUM.	CLEAR	-	E3	-
102	WOMENS	3'-0" x 7'-0" x 1 3/4"	A	P.G.	PLAM.	F1	H.M.	PAINT	-	R2	UNDERCUT BY 1". - PLAM; WILSONART LIMBER MAPLE 1OT34-60
103	MENS	3'-0" x 7'-0" x 1 3/4"	A	P.G.	PLAM.	F1	H.M.	PAINT	-	R2	UNDERCUT BY 1". - PLAM; WILSONART LIMBER MAPLE 1OT34-60
104	DRIVE THRU	9'-0" x 5'-8"				F7	ALUM.	CLEAR	-	-	-
106	OFFICE	3'-0" x 7'-0" x 1 3/4"	A	P.G.	PLAM	F1	H.M.	PAINT	-	O	UNDERCUT BY 1". - PLAM; WILSONART LIMBER MAPLE 1OT34-60
107	SERVICE	3'-6" x 7'-0" x 1 3/4"	A	H.M.	PAINT	F1	H.M.	PAINT	-	S1	SEE EXTERIOR ELEVATIONS FOR COLOR

NOTES:
1. PARTICLE CORE DOORS: SIZE AS PER PLAN AND SCHEDULE. ALL EDGES/SURFACES TO BE COVERED WITH PLASTIC LAMINATE.
2. HOLLOW METAL DOORS(S): SIZE AS PER PLAN AND SCHEDULE. (HOT ROLLED LEVEL 2 MODEL 2) STEEL TO BE 18 6a., INTERIOR TO BE FOAM INSULATION, WITH INTEGRAL REINFORCEMENT FOR CLOSURE AND PANIC HARDWARE.

ALUM = ALUMINUM
HM = HOLLOW METAL
PG = PARTICLE CORE
CLR = ANODIZED ALUMINUM CLEAR FINISH
PNT = SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR COLOR

HARDWARE GROUPS

NATIONAL ACCOUNT DOOR HARDWARE
HAMILTON PARKER, SEE NATIONAL VENDORS LIST

GROUP #E1: TYPICAL EXTERIOR VESTIBULE DOORS
HARDWARE PART OF DOOR MANUFACTURERS PACKAGE
- CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.
- HINGES: HAGER MFG., MDL #BB1XM 312DB WITH NON-REMOVABLE PINS, 4.5"x4.5"x0.180" THK., (4) HINGES PER LEAF.
- KEYED CYLINDERS: HAGER MFG., MDL# 3402 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)
- SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM H.C. SEE ADQ NATIONAL VENDORS LIST)
- PUSH BAR: HAGER MFG., 130S
- SWEEP: HAGER MFG., MDL #8015B, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412 S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- WEATHERSTRIPPING:

1. THE G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)
2. THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS.

GROUP #S1: TYPICAL REAR SERVICE DOOR
- CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.
- EXIT DEVICE: HAGER MFG., MDL #4701 RIM 1552B, SPRAYED ALUMINUM FINISH.
- HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.134" THK., (4) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL #ARMOR PLATE, 40"H X 20"H X 0.05" THK.
- PROTECTOR, TRIM: HAGER., MFG., MDL #HD2250
- PULL: HAGER MFG., MDL#4.13"D, (EXTERIOR SIDE OF DOOR).
- SWEEP: HAGER MFG., MDL #8015 V, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- VIEWER: HAGER MFG., 1756 US26D, 200 DEGREE VIEW (FACTORY INSTALLED).
- WEATHERSTRIPPING: HAGER MFG., MDL #8415 V, MIL ALUM FINISH, SIZED TO FIT DOOR.
- EXIT ALARM: EAX BATTERY POWERED DOOR MOUNTED WEATHERIZED EXIT ALARM, EAX-500M

GROUP #E2: TYPICAL INTERIOR VESTIBULE DOORS
HARDWARE PART OF DOOR MANUFACTURERS PACKAGE
- CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.
- HINGE(S): HAGER MFG., MDL #BB1XM 312DB WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGES PER LEAF.
- PUSH/PULL: HAGER MFG., MDL#154D LH COMBO 312DB, & MDL#154D RH COMBO 312DB.
- FLOOR STOP: HAGER 241F 26D DOME LOW STOP, (1) PER LEAF

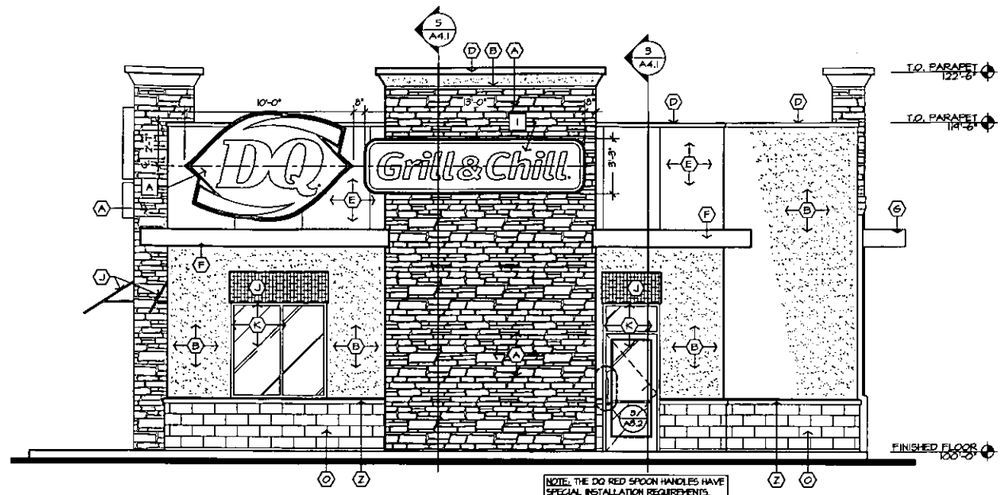
GROUP #S2: (TYPICAL INSTALLATION AT EXT. ENCLOSURE).
- SPRING HINGE(S): HAGER MFG., MDL #1150 312D, 4.5" X 4.5" X 0.180" THK., (2) HINGES PER LEAF.
- PASSAGE SET: HAGER 3540 26D
- DOOR MUTES

GROUP #R2: TYPICAL RESTROOM DOOR
- CLOSER: HAGER MFG. MODEL #5200 CLOSER.
- HINGES: HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" THK., (3) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL#190S 18 6a. 34"H X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR).
- STOP, DOOR: HAGER MFG., MDL #232M 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT.
- 4x16 PUSH PLATE
- PULL HANDLE: HAGER 3E320

GROUP #E3: TYPICAL EXTERIOR PATIO/EGRESS DOOR
HARDWARE PART OF DOOR MANUFACTURERS PACKAGE
- CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.
- DEAD BOLT: ADAMS RITE M1850S
- HINGE(S): HAGER MFG., MDL #BB1XM 312DB WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGES PER LEAF.
- KEYED CYLINDERS: HAGER MFG., MDL# 3402 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)
- SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM H.C. SEE ADQ NATIONAL VENDORS LIST)
- PUSH BAR: HAGER MFG., 130
- SWEEP: HAGER MFG., MDL #8015B, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- WEATHERSTRIPPING:

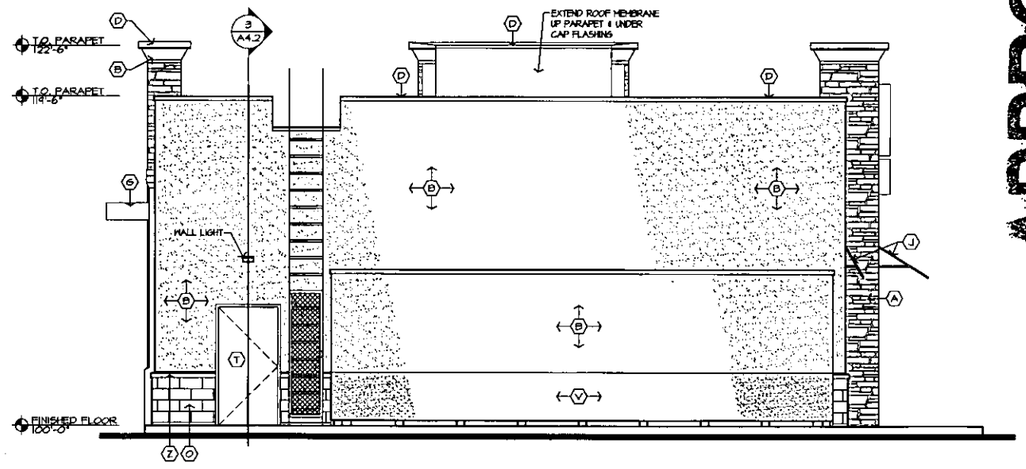
1. THE G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)
2. THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS.

GROUP #O: TYPICAL OFFICE DOOR
- CLOSER: HAGER MFG. MODEL #5200 CLOSER.
- HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" THK., (3) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL#190S 18 6a. 34"H X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR).
- STOP, DOOR: HAGER MFG., MDL #232M 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT.
- LOCKSET: 3558 US26D-MITH-NELL (KEYED)

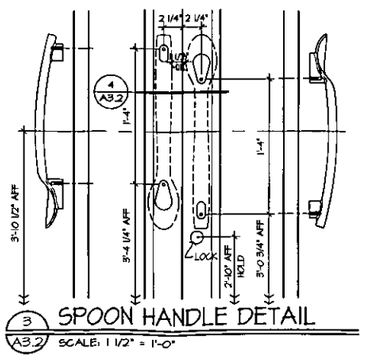


NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS

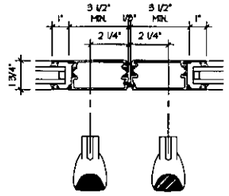
1 FRONT ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



3 SPOON HANDLE DETAIL
A3.2 SCALE: 1 1/2" = 1'-0"



4 SPOON HANDLE DETAIL
A3.2 SCALE: 3" = 1'-0"

APPROVED
Rev per GP19A
GP-270 Arch
8-2-17
Page 13 of 23

NEW BUILDING FOR:

DQ Grill&Chill

TARGET OUT LOT
7575 MAPLE STREET
WICHITA, KANSAS 67209

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

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KANSAS ARCHITECT LICENSE NUMBER
5844

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2017 by John S. Odom, Architect. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect

ISSUE DATE: 08/02/17

REVISION DATE:
08/02/17 ORIGINAL ISSUE
1
2

ELEVATIONS, DOOR & FRAME TYPES

SHEET NUMBER:
A3.2

APPROVED

DP-270 Ped+Circ. Plan per GP #14+#18

Date: 10-4-17

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF WICHITA AND THE KANSAS DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF WICHITA INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL EXISTING UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE (3) DAYS PRIOR TO ANY SITE WORK FOR IDENTIFICATION OF EXISTING UTILITIES.

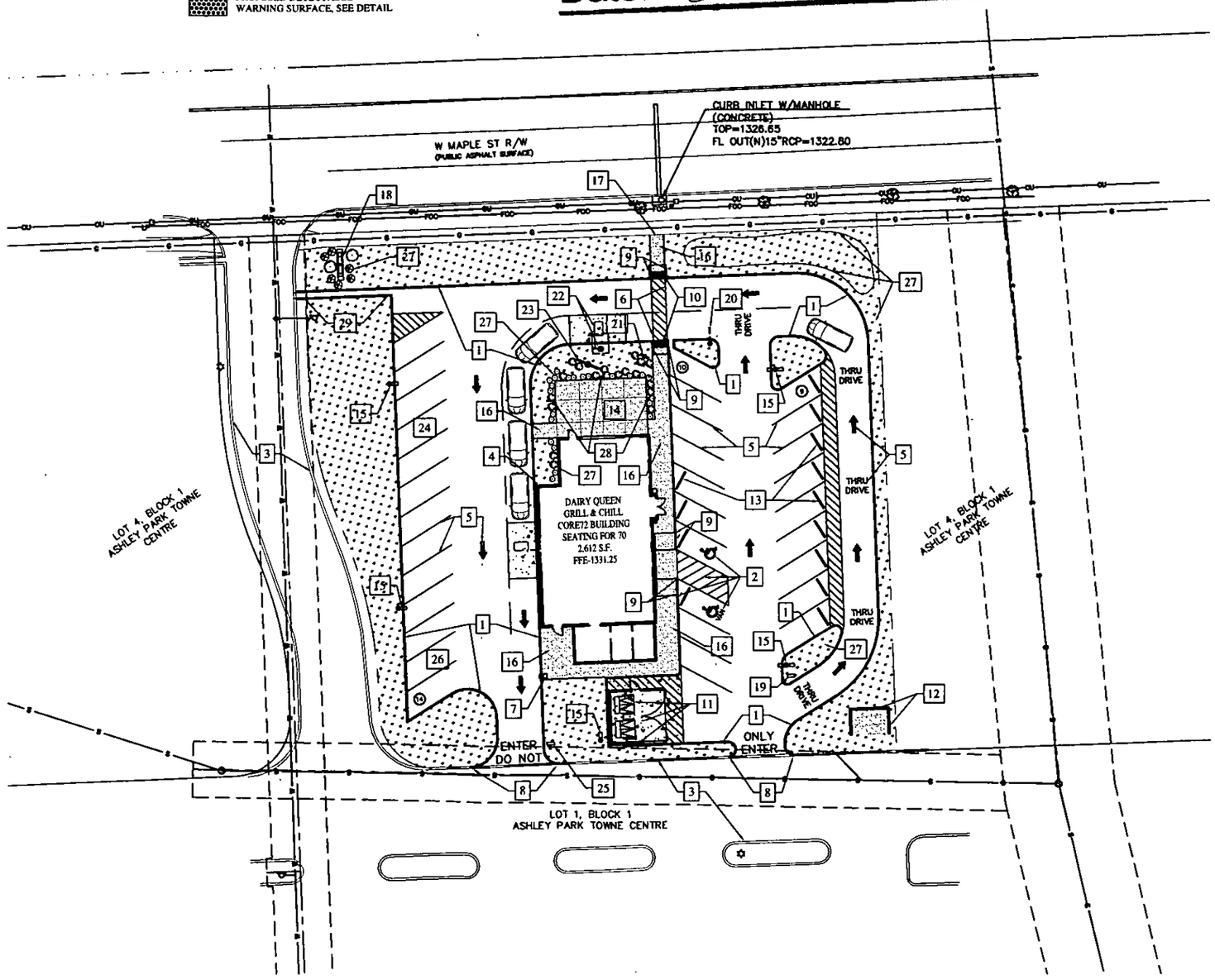
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.

CIVIL SITE KEY NOTES:

1. PROPOSED 6" PCC BARRIER CURB. SEE DETAIL.
2. PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE, SEE DETAIL.
3. EXISTING ROADWAY AND CURB TO REMAIN – PROTECT IN PLACE.
4. PROPOSED PIPE BOLLARD, SEE DETAIL.
5. PROPOSED 4" WIDE PARKING STALL STRIPING AND WHITE PAVEMENT MARKING, TRAFFIC WHITE PAINT PER DETAIL. SEE HORIZONTAL CONTROL PLAN FOR TYPICAL DIMENSIONS.
6. PROPOSED PEDESTRIAN ACCESS, CONTRASTING PAVEMENT MARKING PER ADA STANDARDS.
7. PROPOSED TRASH RECEPTACLE.
8. CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO MAKE SMOOTH TRANSITION TO NEW PARKING LOT PAVEMENT.
9. PROPOSED PCC CURB TAPER TO MATCH PAVEMENT AND/OR SIDEWALK GRADE.
10. PROPOSED DETECTABLE WARNING (TRUNCATED DOMES) TO MEET ADA STANDARDS. SEE DETAIL. PROPOSED FLUSH PCC SIDEWALK TO PAVEMENT.
11. PROPOSED TRASH/RECYCLNG ENCLOSURE WITH PIPE BOLLARDS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
12. PROPOSED TRANSFORMER ENCLOSURE?SCREENING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
13. PROPOSED CONCRETE PARKING BLOCK, SEE DETAIL.
14. PROPOSED OUTDOOR CONCRETE PATIO AREA.
15. PROPOSED PARKING LOT LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
16. PROPOSED CONCRETE SIDEWALK. CONTRACTOR SHALL CONSTRUCT TO MEET CURRENT ADA STANDARDS.
17. CONTRACTOR TO MATCH EXISTING CONCRETE SIDEWALK.
18. PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. PROPOSED DRIVE THRU ENTRANCE SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
20. PROPOSED CLEARANCE BAR AND SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
21. PROPOSED PREVIEW BOARD, SEE ARCHITECTURAL PLANS FOR DETAILS.
22. PROPOSED SPEAKER AND LOOP INDICATOR SYSTEM, SEE ARCHITECTURAL PLANS FOR DETAILS.
23. PROPOSED DRIVE THRU MENU BOARD, SEE ARCHITECTURAL PLANS FOR DETAILS.
24. PROPOSED TRUCK LOADING AND UNLOADING AREA.
25. PROPOSED EXIT AND DO NOT ENTER SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
26. PROPOSED LARGE ORDER PARKING AREA.
27. PROPOSED LANDSCAPING AND LANDSCAPE BERM. SEE LANDSCAPE PLAN FOR DETAILS.
28. PROPOSED PATIO LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
29. PROPOSED PAVED SWALE, SEE DETAIL.

SITE PAVING LEGEND:

- PROPOSED PCC CONCRETE SIDEWALK (4"PCC/4"AB), SEE DETAIL
- PROPOSED PCC CONCRETE PAVEMENT (6"PCC/6"AB), SEE DETAIL
- PARKING LOT-PROPOSED ASPHALT (5" AC/8" AB), SEE DETAIL
- PROPOSED LANDSCAPE AND GRASS AREA, SEE LANDSCAPE PLAN
- PROPOSED DETECTABLE WARNING SURFACE, SEE DETAIL



HORIZ. SCALE: 1" = 20'
0 10 20 40

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BALLWIN, MISSOURI 63011
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WWW.JOHNSODOM.COM
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RDC
REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com
Kansas Firm License: E-2758
KS Certificate of Authority: 5006014

TODD JEFFREY REYLING LICENSED 25336 KANSAS PROFESSIONAL ENGINEER
LICENSE EXPIRES - 04.30.2019
DATE SIGNED - 09.08.2017

ENGINEER OF RECORD:
Todd J. Reyling, PE
Kansas PE 25336

ISSUED / REVISED	DATE
ISSUED TO CITY	09.08.2017

PROJECT NUMBER: 17-111

New Ground Up Building:
DAIRY QUEEN
Lot 3, Block 1, Ashley Park Towne Centre
7777 W. Maple Street
Wichita, Kansas 67209
Sedgwick County

Civil Site Plan

C200

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2017

Kim Edgington
2432 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2017-00022 – Amendment DP-270 Ashley Park Community Unit Plan, 7575 W. Maple.

Dear Applicant:

At its regular meeting on **July 11, 2017**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

D. M. Clements

David M. Clements, AICP
Principal Planner
Current Plans Division

Copies to MABC
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV
Protest Petitioners