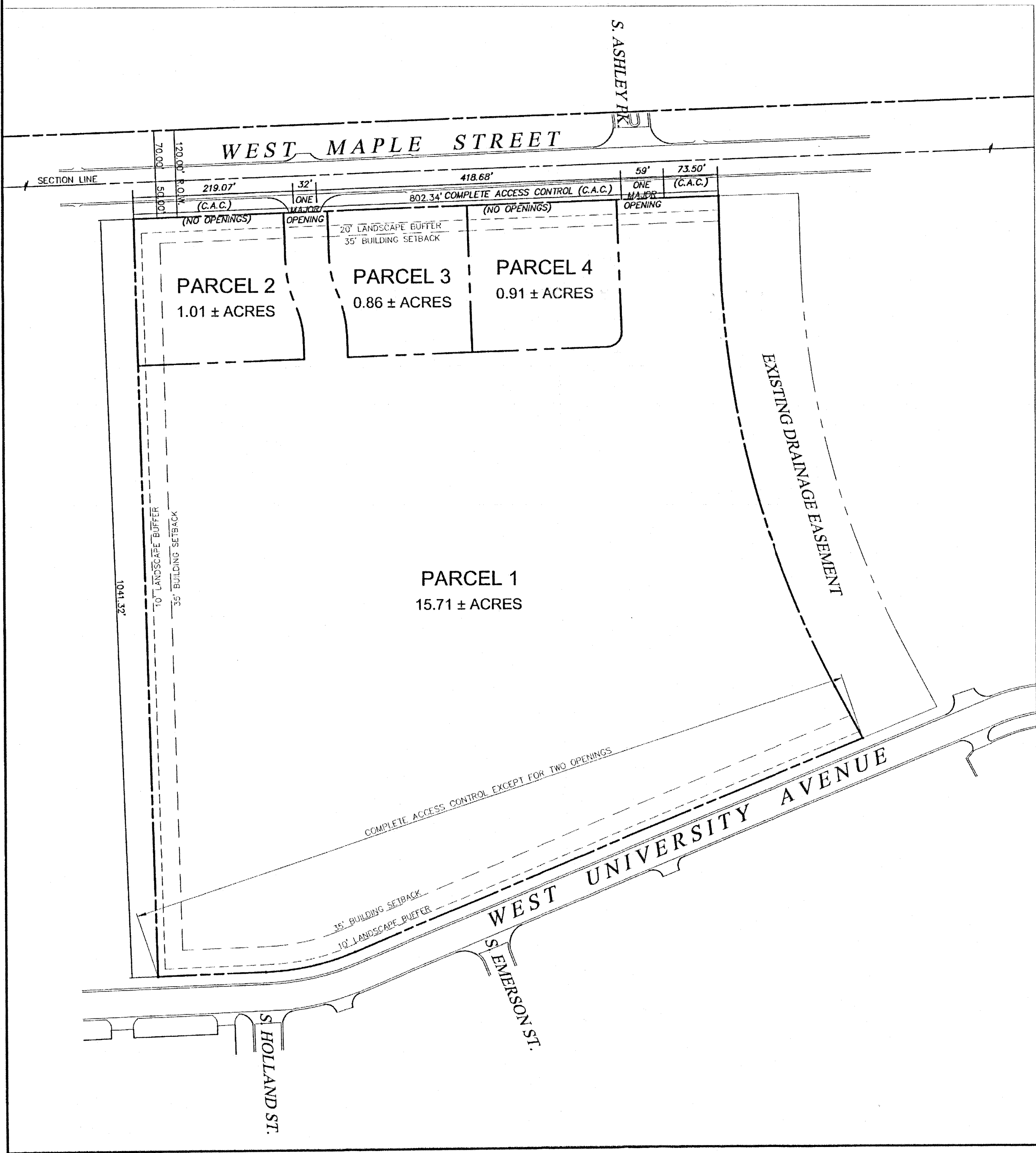
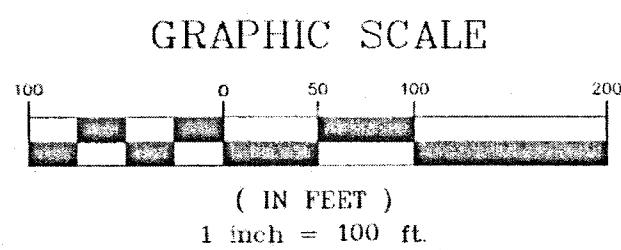
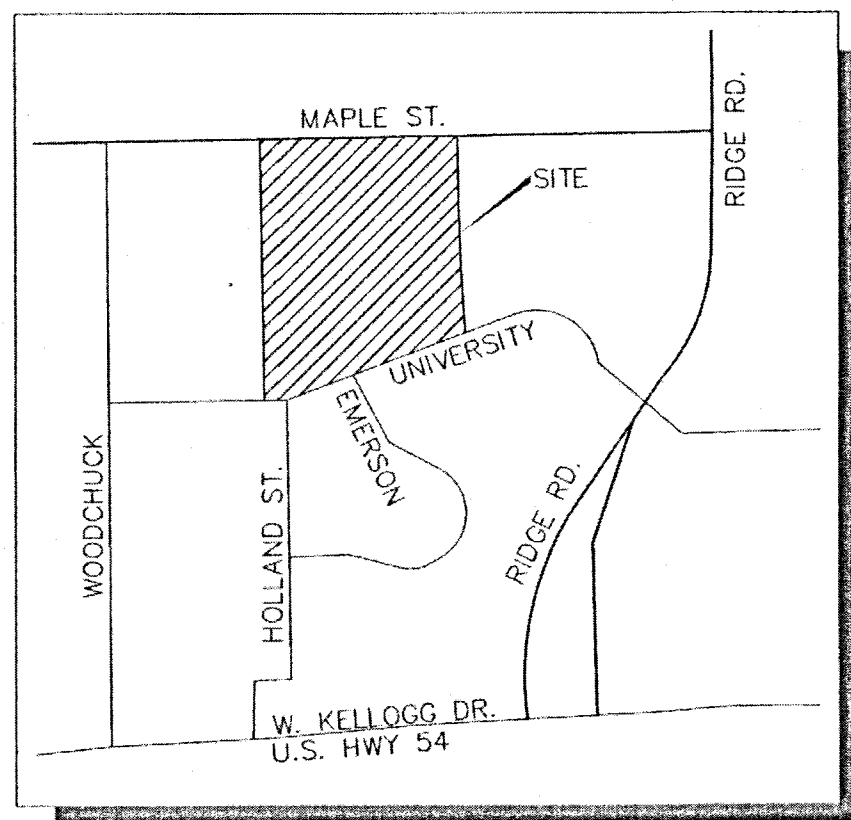




#### LEGAL DESCRIPTION

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

- THIS DEVELOPMENT CONTAINS 18.6 ACRES, MORE OR LESS.
- THE DEVELOPMENT CONTAINS FOUR (4) PARCEL PERMITTING LIMITED COMMERCIAL USES; SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 21) FOR SPECIFIC USES.
- SETBACKS ARE AS FOLLOWS:  
PARCEL 1 - ADJACENT TO UNIVERSITY 35', ADJACENT TO MAPLE 35', WEST PROPERTY LINE 35'  
PARCEL 2 - ADJACENT TO UNIVERSITY 35', WEST PROPERTY LINE 35'  
PARCEL 3 - ADJACENT TO MAPLE 35'  
PARCEL 4 - ADJACENT TO MAPLE 35'
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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:
  - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
  - 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.
  - 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.
  - 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.
  - 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.
  - EACH PARCEL WITHIN THE CURB SHALL BE ALLOWED TWO DIRECTIONAL SIGNS. DIRECTIONAL SIGNS SHALL NOT EXCEED 10 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.
- 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.
- 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.
- 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 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.
  - PROVIDE RIGHT-TURN LANES ON MAPLE TO SERVE THE TWO MAJOR ENTRANCES.
  - INSTALL TRAFFIC SIGNAL AT MAPLE STREET ACROSS FROM ASHLEY PARK.
- 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.
- 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.
  - 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.
- TRANSPORTATION REQUIREMENTS:
  - 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.
  - ACCESS POINTS SHALL BE IN CONFORMANCE WITH THE ACCESS MANAGEMENT POLICY.
  - 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.
  - UNIVERSITY SHALL BE STRIPED FOR ONE CENTER TURN LANE AND TWO MOVING LANES.
- 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.
- 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.
- 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.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- 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 RECEPTACLES PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
- 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 1/2 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.
- 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:

- 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.
  - ALL PARKING LOT LIGHT POLES SHALL BE OF THE SAME COLOR AND DESIGN, AND SHALL HAVE CUT-OFF FIXTURES, WHICH DIRECT THE LIGHT AWAY FROM 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.
  - 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 INCINERATORS; 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 BE 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 - 13,198 SQ. FT.

#### PARCEL 3

PROPOSED USES: SAME AS PARCEL 2, EXCEPT THAT DRIVE-UP WINDOW SERVICE OR IN-VEHICLE FOOD SERVICES SHALL BE PERMITTED.

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

MARC 11/20/03 JLS

WCC 12/16/03 JLS

MAPP Copy 1 of 2

JLS  
5-

DP-270 Amendment #2

APPROVED CUP

6-8-17 SK

WCC 7-11-17 SK

MAPP 2 of 2

Kimley-Horn  
and Associates, Inc.

100 South Main Street, Suite 1050  
Wichita, Kansas 67202  
Tel. No. (316) 266-2100  
Fax No. (316) 266-6978

ASHLEY PARK TOWNE CENTRE  
WICHITA, KANSAS

COMMUNITY  
UNIT PLAN  
(D.P.-270)

Scale: AS SHOWN  
Designed by: JGW  
Drawn by: RCG  
Checked by: CRF  
Date: OCTOBER 10, 2003  
Project No. 06603300

SHEET

OF

PROJECT NO.  
066033000

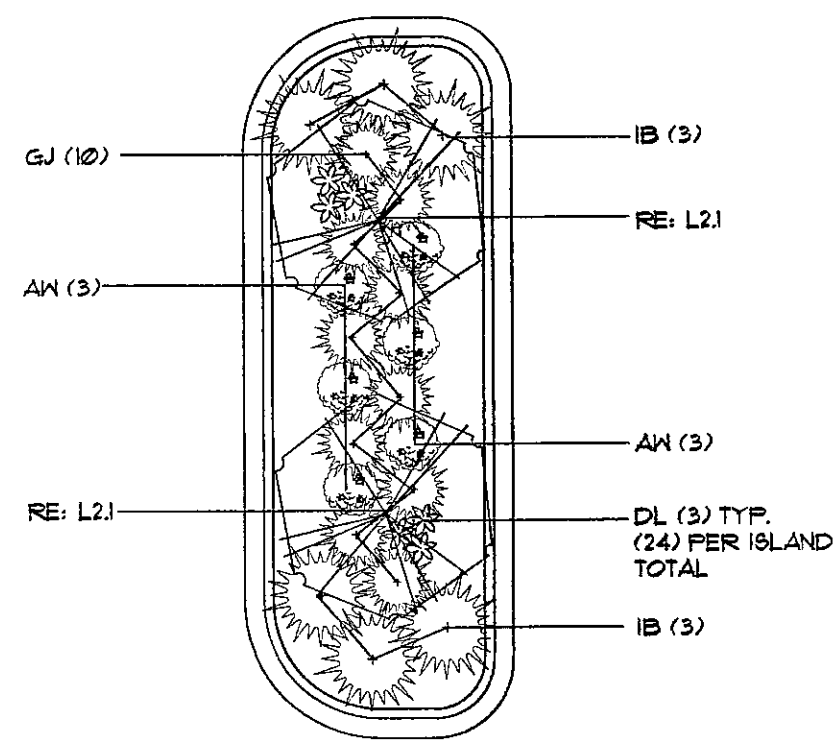
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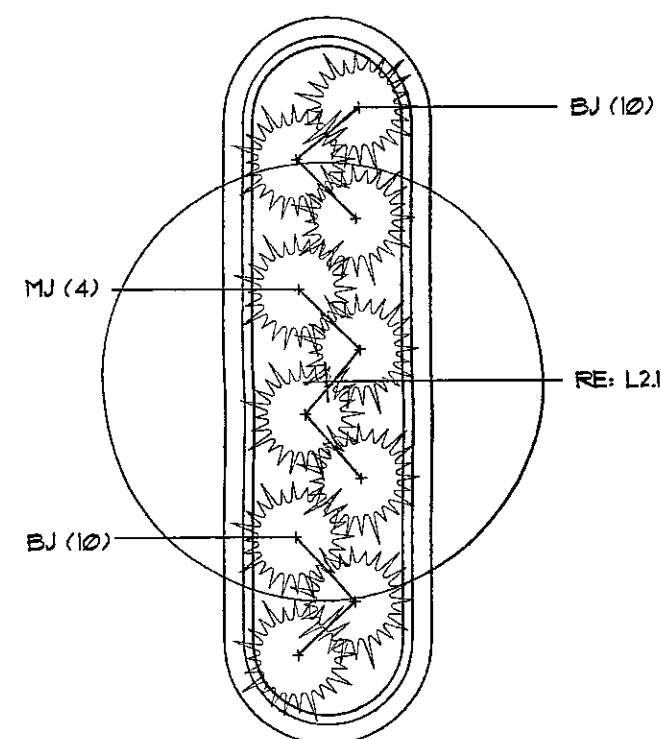
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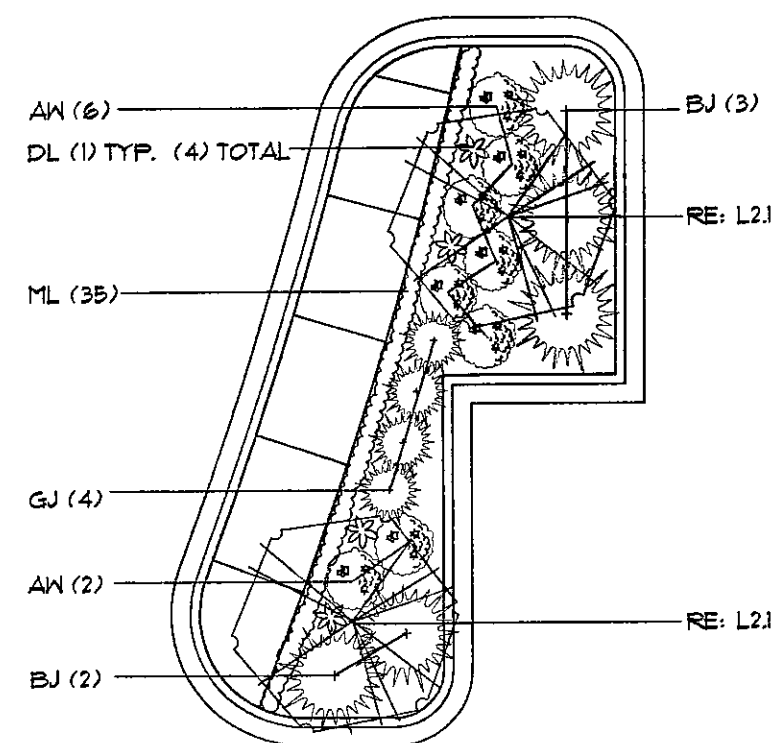
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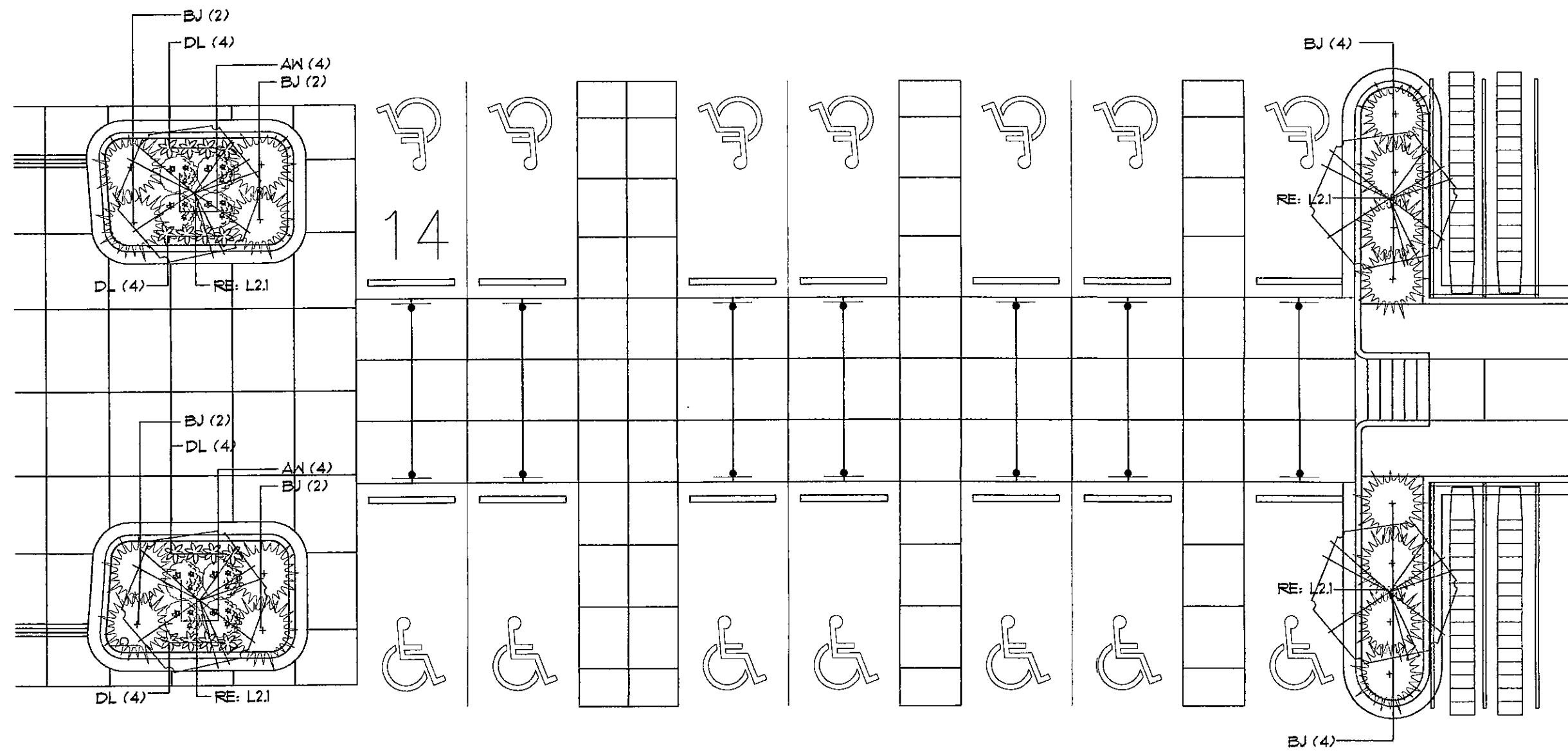
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6 ISLAND "A" TOTAL SCALE: 1" = 10'-0"



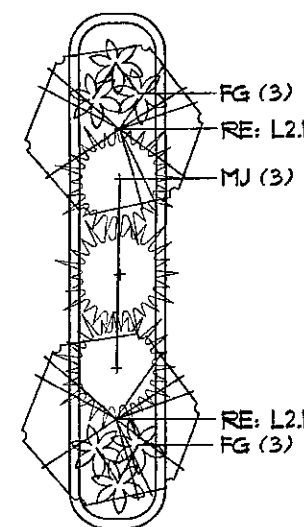
**B** TYPICAL ISLAND "B"  
8 ISLAND "B" TOTAL SCALE: 1" = 10'-0"



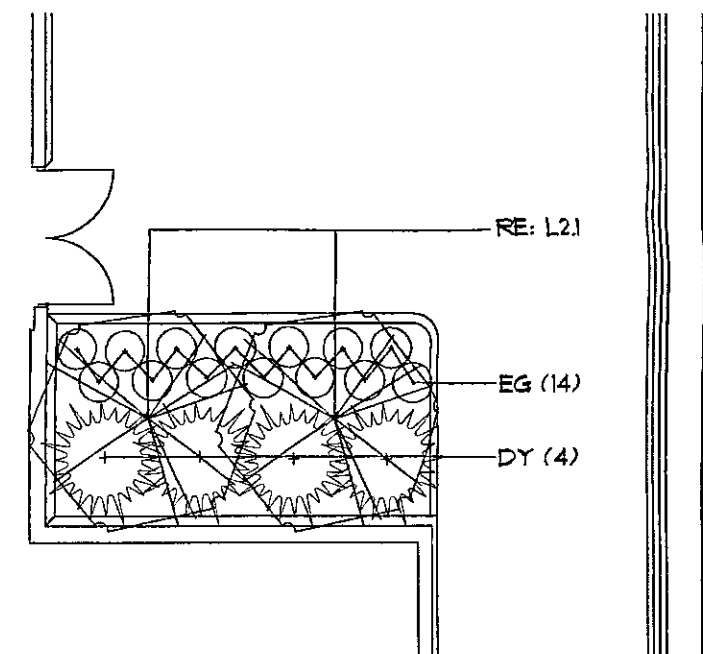
**C** TYPICAL ISLAND "C"  
2 ISLAND "C" TOTAL SCALE: 1" = 10'-0"



**D** ENTRY AREA ISLANDS  
SCALE: 1" = 10'-0"



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



**F** AREA "F"  
SCALE: 1" = 10'-0"

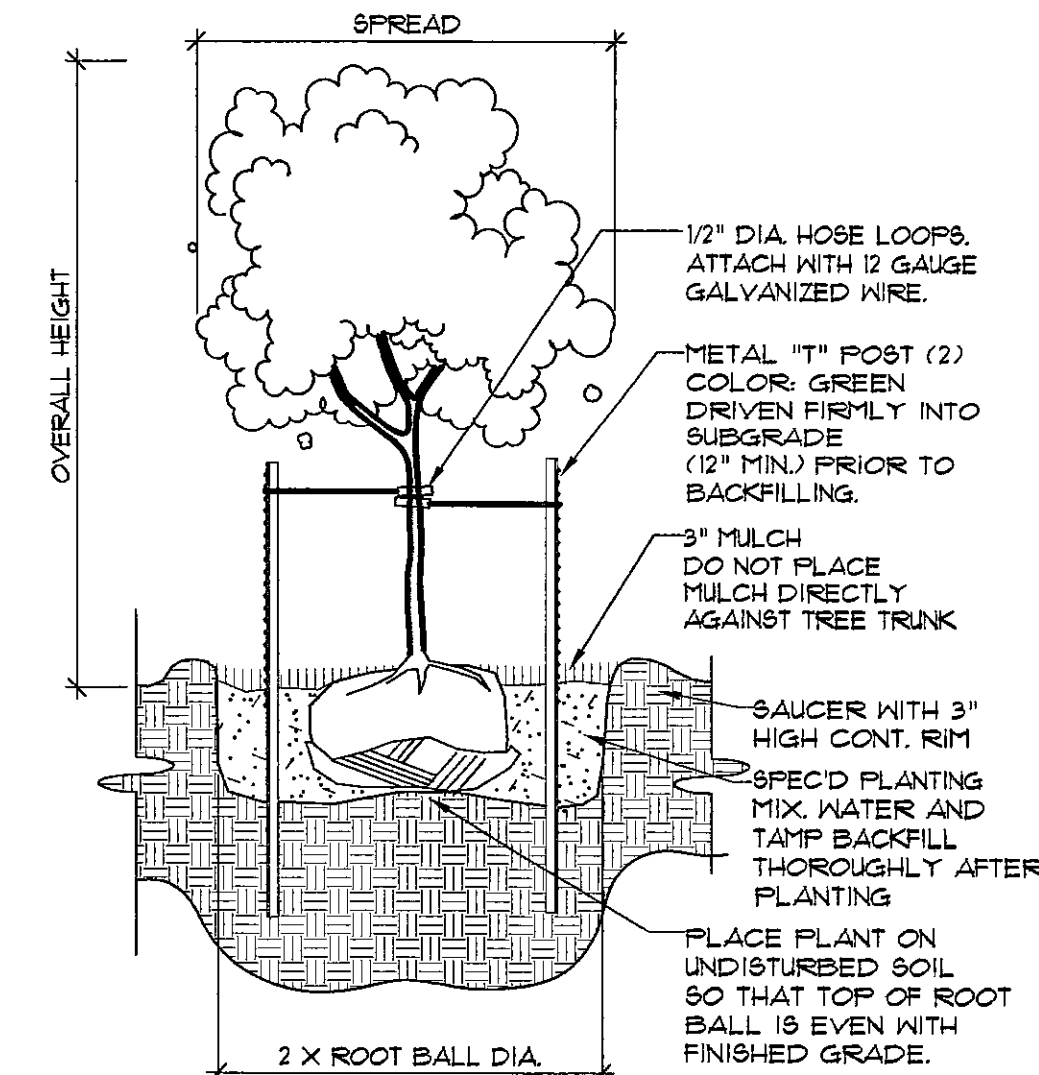
**TARGET**

REVIEWED BY:

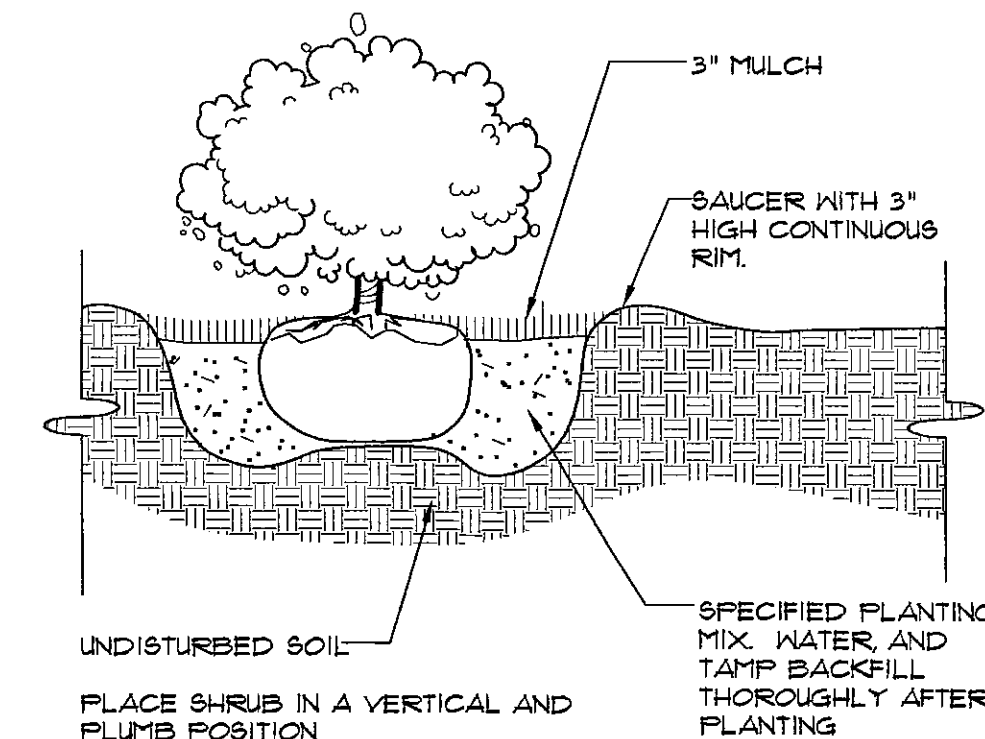
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\_\_\_\_ Revise and Resubmit \_\_\_\_ Not Reviewed \_\_\_\_ Approved  
Project Architect \_\_\_\_\_ /  
\_\_\_\_ Revise and Resubmit \_\_\_\_ Not Reviewed \_\_\_\_ Approved  
Project Engineer (M) \_\_\_\_\_ /  
\_\_\_\_ Revise and Resubmit \_\_\_\_ 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.

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



**1** TREE PLANTING  
SCALE: 3/8" = 1'-0"



**2** SHRUB PLANTING  
SCALE: 3/4" = 1'-0"

DP-270 Parcel 1

## LANDSCAPE PLAN

APPROVED 05/21/04 BY DS  
SHEET 2 of 2  
MRPD Copy 1 of 2

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

|               |                              |      |          |
|---------------|------------------------------|------|----------|
| 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  | 11/01/03 |
| NO. REVISIONS |                              | NAME | DATE     |

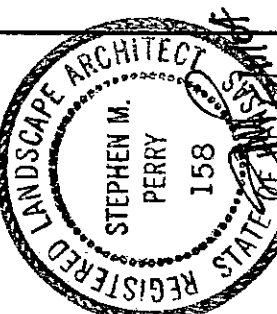
**Kimley-Horn and Associates, Inc.**



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(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**



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 GAUGE 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.

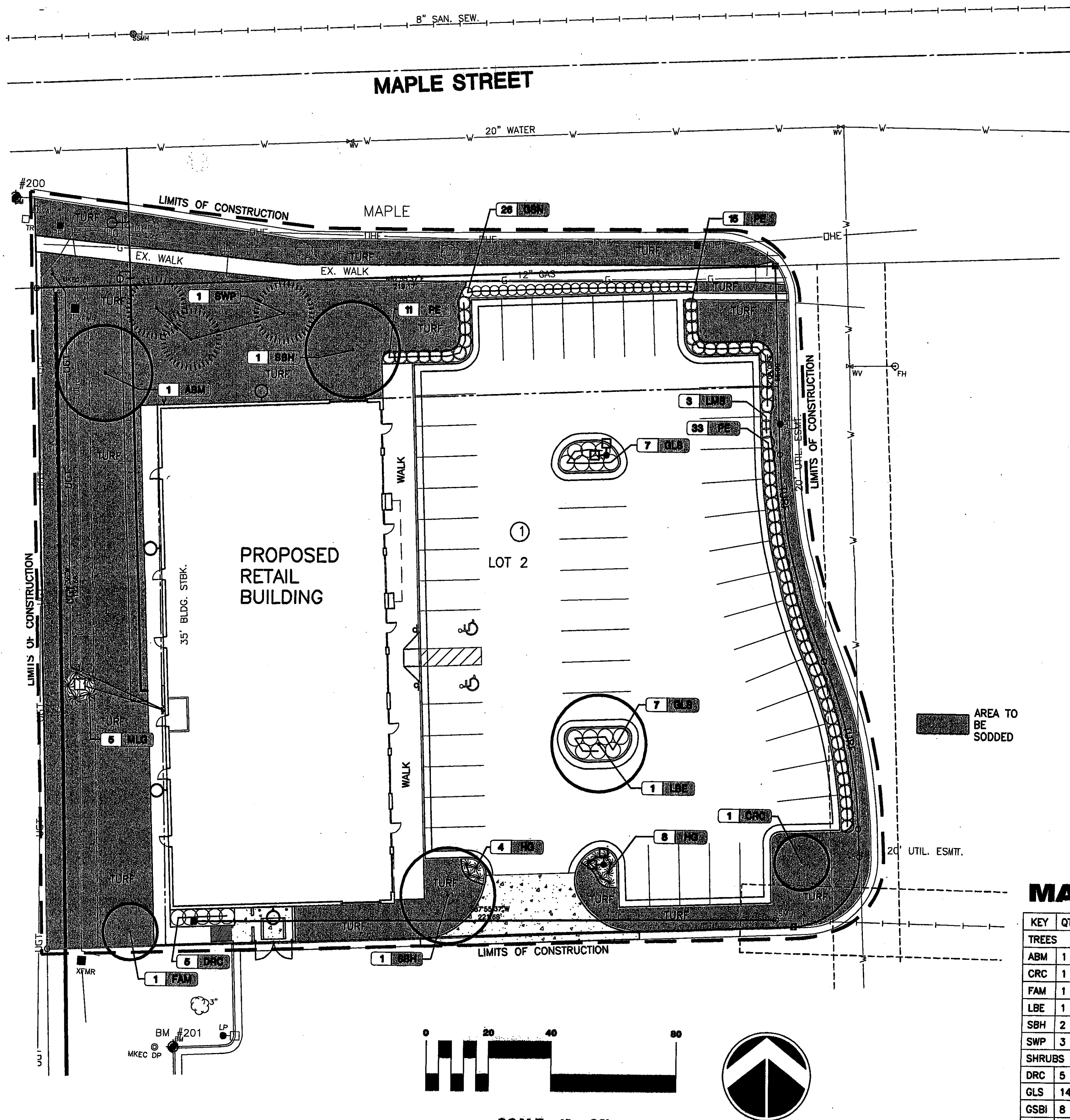
**LANDSCAPE ORDINANCE CALCULATIONS:**

FRONTAGE OF SITE = 230', DEPTH OF LOT = 192.68  
 SQUARE FOOTAGE FACTOR = 10  
 REQUIRED L.S. STREET YARD =  $230 \times 10 = 2,300$  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**  
m/10/06 by DG  
MAPD Copy 1 of 2

**MASTER PLANT LIST**

| KEY                                  | QTY. | COMMON NAME                         | BOTANICAL NAME                                | SIZE        | CONDITION/REMARKS    |
|--------------------------------------|------|-------------------------------------|-----------------------------------------------|-------------|----------------------|
| <b>TREES</b>                         |      |                                     |                                               |             |                      |
| 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 |
| <b>SHRUBS AND ORNAMENTAL GRASSES</b> |      |                                     |                                               |             |                      |
| DRC                                  | 5    | 'DWARF ROYALTY' Crape Myrtle        | 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            |



SCALE: 1" = 20'



ENTRANCE ELEVATION



FRONT ELEVATION

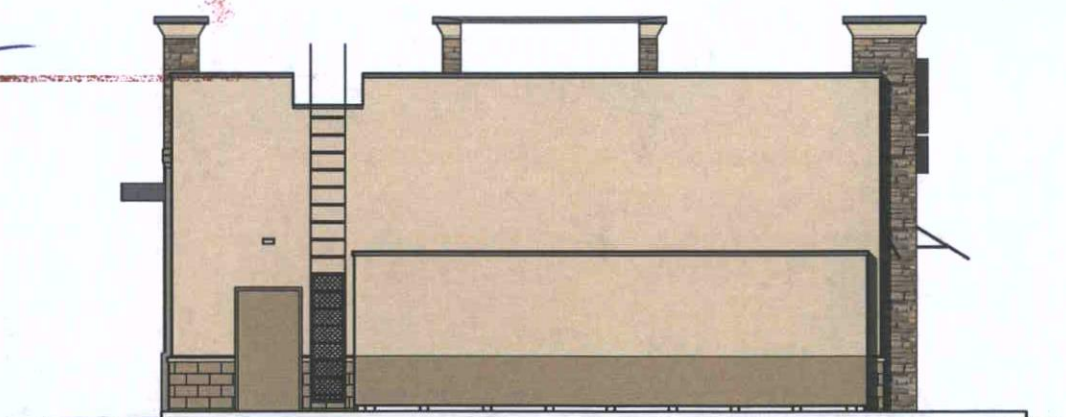
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Page 1 of 3



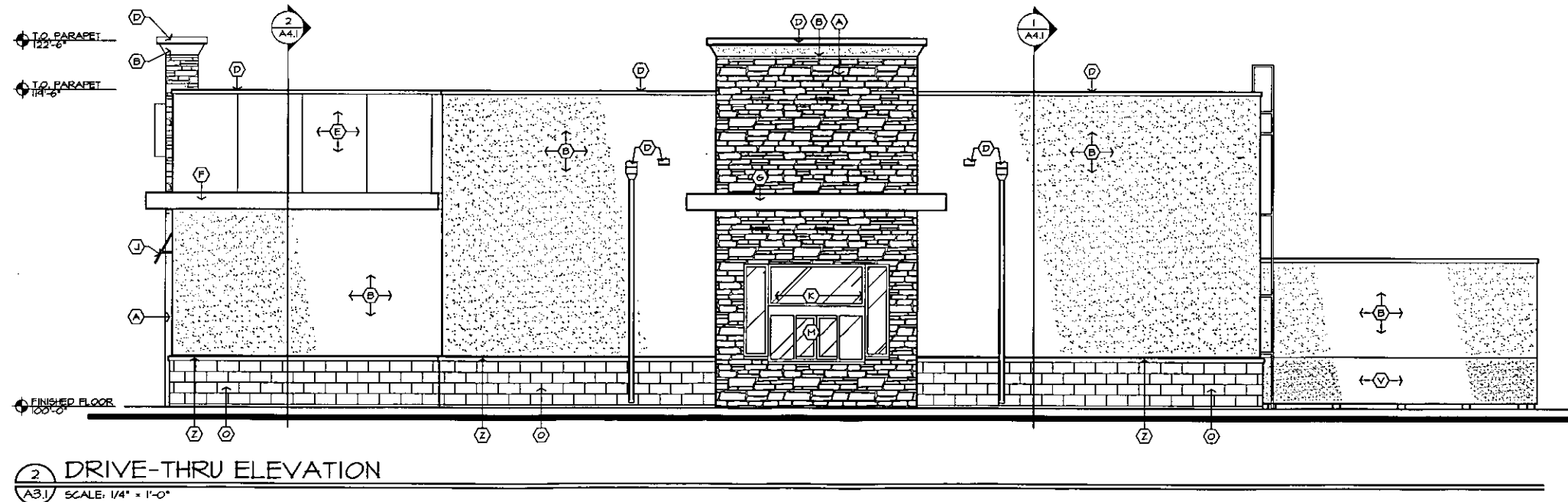
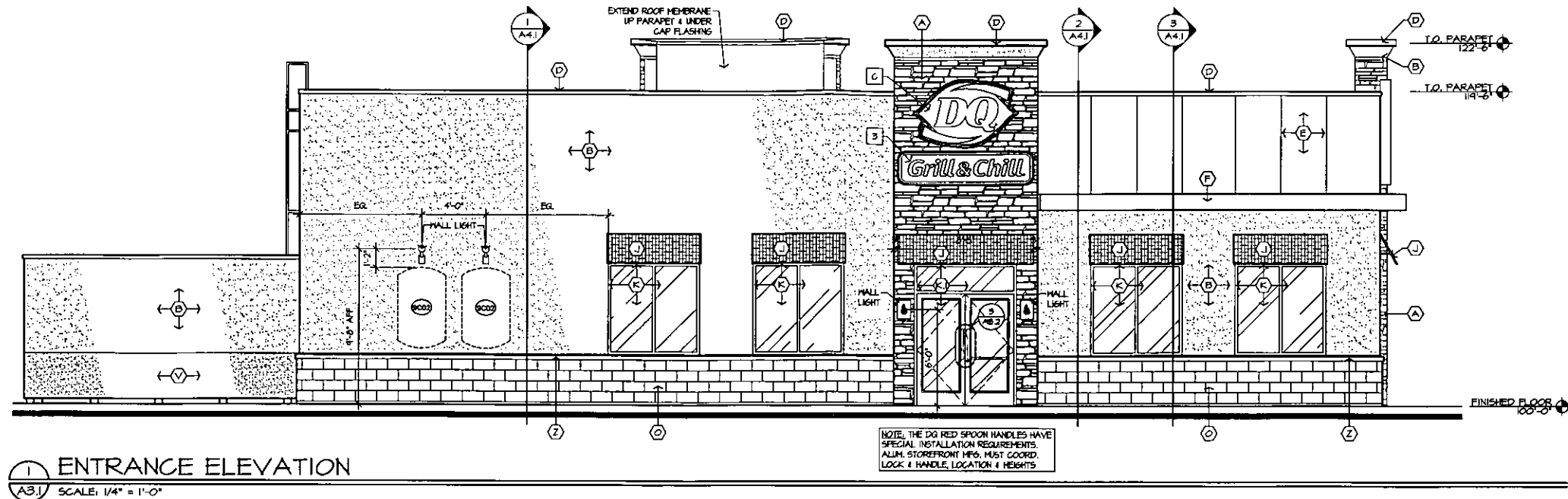
DRIVE-THRU ELEVATION



REAR ELEVATION



PROPOSED BUILDING FOR  
DAIRY QUEEN  
WICHITA KANSAS



#### EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A</b> STONE CHIMNEY:<br/>MFG: CULTURED STONE BY BORAL<br/>STYLE: COUNTRY LEDGE STONE - NET STACK<br/>COLOR: CHARDONNAY 20006<br/>SUPPLIER: CULTURED STONE BY BORAL<br/>GROUT: GREY</p> <p><b>B</b> EELS:<br/>MFG: DRYVIT (OR EQUAL)<br/>COLOR: EGGSHELL CREAM 104 DRYVIT<br/>FINISH: MEDIUM SAND<br/>VENDOR: DRYVIT (OR EQUAL)</p> <p><b>D</b> COILING &amp; SCAFFOLDING:<br/>MFG: UNA-GLAD<br/>MATERIAL: 24 GA. STEEL<br/>COLOR: CLEAR SATIN<br/>FINISH: KYNAR 500</p> <p><b>E</b> PAINTED FIBER-CEMENT BOARD:<br/>FIBER-CEMENT VERTICAL PANEL SIDING:<br/>FINISH: SMOOTH<br/>NOTE: PROVIDE METAL CHANNEL COMPONENTS<br/>MFG: BENJAMIN MOORE<br/>COLOR: COLOR MATCH KANSAS BRICK AND TILE COMPANY #50 HINGLE SAXON<br/>PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634<br/>PRIMER: FIRST COAT - AURA EXTERIOR PAINT LOW LUSTRE #634</p> | <p><b>F</b> METAL EXTERIOR FLASHING:<br/>MFG: UNA-GLAD<br/>STYLE: 1040 ALUMINUM<br/>COLOR: CLEAR ANODIZED SATIN<br/>FINISH: KYNAR 500<br/>VENDOR: NU LOOK EXTERIORS</p> <p><b>G</b> METAL GUTTER &amp; FLASHING:<br/>MFG: UNA-GLAD<br/>STYLE: 1040 ALUMINUM<br/>COLOR: CLEAR ANODIZED SATIN<br/>FINISH: KYNAR 500<br/>VENDOR: NU LOOK EXTERIORS</p> <p><b>J</b> FABRIC AWNING:<br/>MFG: COOL PLANET AWNING<br/>MATERIAL: SUNBELLA<br/>COLOR: T80<br/>FRAME: 1 1/2" ALUMINUM (WELD ALL JOINTS, BRIND SMOOTH)<br/>FINISH: ANODIZED CLEAR SATIN<br/>VENDOR: COOL PLANET AWNING OR H.C.</p> | <p><b>K</b> STOREFRONT:<br/>MFG: TKS AP AMERICA INC.<br/>STYLE: 2 1/4" 1/2"<br/>FINISH: CLEAR SATIN ANODIZED ALUMINUM<br/>GLAZING: CLEAR, 1" INSULATED, LOW E</p> <p><b>M</b> DRIVE-THRU WINDOW:<br/>MFG: GIKSERV<br/>MATERIAL: ALUMINUM<br/>FINISH: ANODIZED CLEAR SATIN<br/>VENDOR: N. MASSERSTROM &amp; SONS</p> <p><b>O</b> SPLIT FACED BLOCK:<br/>MFG: TRENTON<br/>STYLE: TRENTON LINE ROCKFACE BLOCK<br/>COLOR: LINCOLN</p> | <p><b>I</b> PAINT SERVICE DOOR &amp; FRAME:<br/>MFG: BENJAMIN MOORE<br/>COLOR: MATCH ADJACENT BLOCK COLOR<br/>PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634<br/>PRIMER: FIRST COAT - AURA EXTERIOR PAINT LOW LUSTRE #634</p> <p><b>V</b> EELS:<br/>MFG: DRYVIT (OR EQUAL)<br/>COLOR: MONASTREY BROWN 1381 DRYVIT<br/>FINISH: MEDIUM SAND<br/>VENDOR: DRYVIT (OR EQUAL)<br/>NOTE: PROVIDE HIGH IMPACT EPS FROM GRADE TO 3'-0" A.F.F.</p> <p><b>Z</b> BREAKFAST CONCRETE:<br/>MFG: LOCAL PROVIDER<br/>FINISH: NATURAL</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**APPROVED**

DP-270 Arch Rev per GP19A

Date: 8-2-17 *SK*

Page 2 of 3

NEW BUILDING FOR:



TARGET OUT LOT  
7575 MAPLE STREET  
WICHITA, KANSAS 67208

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

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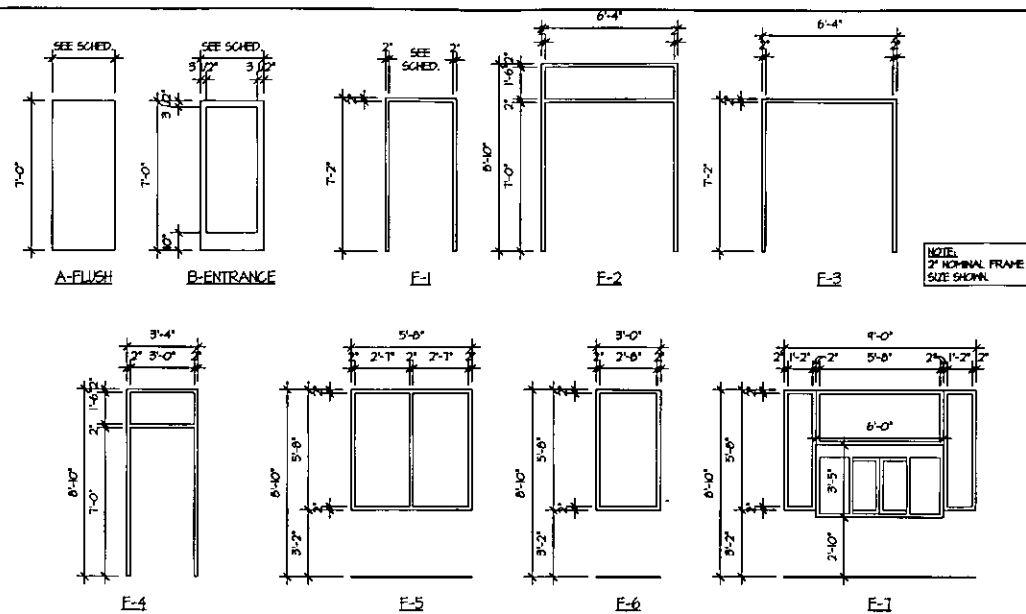
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08/02/17 ORIGINAL ISSUE

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ELEVATIONS

SHEET NUMBER:

A3.1



# OPENING SCHEDULE

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (FLAM, WOOD AND HM)  
HAMILTON PARKER, SEE NATIONAL VENDORS LIST

| OPNG. NO. | OPENING LOCATION | SIZE                       | DOOR/WINDOW | TYPE  | MATERIAL | FINISH | FRAME | TYPE  | MATERIAL | 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'-8" x 5'-8"              |             |       |          |        | F5    | ALUM. | CLEAR    | -      | -           | -              |                                                         |
| 101B      | DINING ROOM      | 5'-8" x 5'-8"              |             |       |          |        | F5    | ALUM. | CLEAR    | -      | -           | -              |                                                         |
| 101C      | DINING ROOM      | 5'-8" x 5'-8"              |             |       |          |        | F5    | ALUM. | CLEAR    | -      | -           | -              |                                                         |
| 101D      | DINING ROOM      | 5'-8" x 5'-8"              |             |       |          |        | F5    | ALUM. | CLEAR    | -      | -           | -              |                                                         |
| 101E      | DINING ROOM      | 5'-8" 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       | HOMENS           | 3'-0" x 7'-0" x 1 3/4"     | A           | P.G.  | FLAM     | F1     | H.M.  | PAINT | -        | -      | -           | R2             | UNDERCUT BY 1" - FLAM: WILSONART LINBER MAPLE 10734-60  |
| 103       | HENS             | 3'-0" x 7'-0" x 1 3/4"     | A           | P.G.  | FLAM     | F1     | H.M.  | PAINT | -        | -      | -           | R2             | UNDERCUT BY 1" - FLAM: WILSONART LINBER MAPLE 10734-60  |
| 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.  | FLAM     | F1     | H.M.  | PAINT | -        | -      | -           | O              | UNDERCUT BY 1" - FLAM: WILSONART LINBER MAPLE 10734-60  |
| 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:

- PARTICLE CORE DOORS, SIZE AS PER PLAN AND SCHEDULE. ALL EDGES/SURFACES TO BE COVERED WITH PLASTIC LAMINATE.
- NOLLOH METAL DOORS, SIZE AS PER PLAN AND SCHEDULE. (NOT ROLLED LEVEL 2 MODEL 2) STEEL TO BE 16 GA. INTERIOR TO BE FOAM INSULATION WITH INTEGRAL REINFORCEMENT FOR CLOSURE AND PAINC HARDWARE.

ALUM = ALUMINUM  
HM = HOLLOW METAL  
P.G. = PARTICLE GORE  
CLR = ANODIZED ALUMINUM CLEAR FINISH  
PNT = SEE EXTERIOR 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 #BB1M 320B WITH NON-REMOVABLE HINGE PINS, 4 1/2" x 4 1/2" x 0.180" THK. (4) HINGES PER LEAF.  
• KEYS: CYLINDERS: HAGER MFG. MDL # 3402 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYS ALIKE (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE).  
• SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM ILC, SEE ADDITIONAL VENDORS LIST)  
• PUSH BAR: HAGER MFG. #B05  
• SNEEP: HAGER MFG. MDL #B05B, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.  
• THRESHOLD: HAGER MFG. MDL #412 S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.  
• WEATHERSTRIPPING.

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

**GROUP #E5:** TYPICAL REAR SERVICE DOOR  
• CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.  
• EXIT DEVICE: HAGER MFG. MDL #4101 RM US20, SPRAYED ALUMINUM FINISH.  
• HINGES: HAGER MFG. MDL #ECB 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4 1/2" x 4 1/2" x 0.184" THK. (4) HINGES PER LEAF.  
• KICK PLATE: HAGER MFG. MDL #ARHOR PLATE, 40 1/4" x 20 1/4" x 0.05" THK.  
• PROTECTOR TRIM: HAGER MFG. MDL #D2250  
• PULL: HAGER MFG. MDL #B320, (EXTERIOR SIDE OF DOOR).  
• SNEEP: HAGER MFG. MDL #B015 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. #156 US26D, 200 DEGREE VIEW (FACTORY INSTALLED).  
• WEATHERSTRIPPING: HAGER MFG. MDL #B415 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.  
• HINGES: HAGER MFG. MDL #BB1M 320B WITH NON-REMOVABLE HINGE PINS, 4 1/2" x 4 1/2" x 0.180" THK. (4) HINGES PER LEAF.  
• PUSH/PULL: HAGER MFG. MDL #B15D LH COMBO 320B, & MDL #B15D RH COMBO 320B.  
• FLOOR STOP: HAGER 246D DOME LOM STOP, (1) PER LEAF

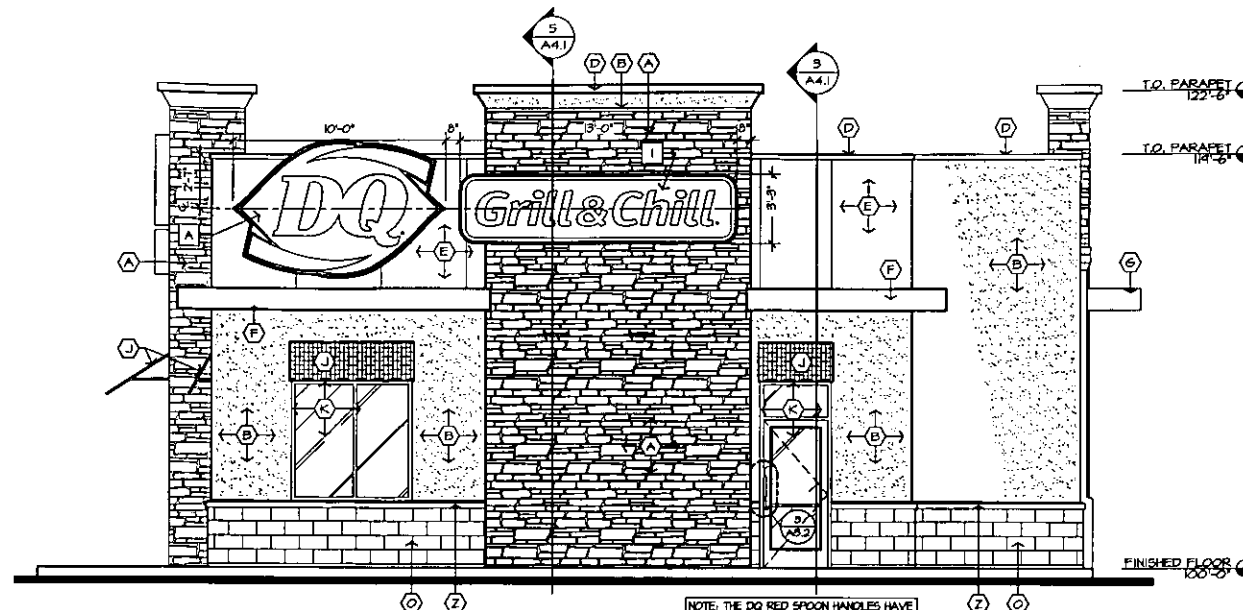
**GROUP #E2:** TYPICAL INSTALLATION AT EXT. ENCLOSURE.  
• SPRING HINGES: HAGER MFG. MDL #1150 32D, 4 1/2" x 4 1/2" x 0.180" THK. (2) HINGES PER LEAF.  
• PASSAGE SET: HAGER 3510 26D  
• DOOR HITES

**GROUP #R2:** TYPICAL RESTROOM DOOR  
• CLOSER: HAGER MFG. MODEL #5200 CLOSER.  
• HINGES: HAGER MFG. MDL #ECB 1100 US26D, 4 1/2" x 4 1/2" x 0.184" THK. (3) HINGES PER LEAF.  
• KICK PLATE: HAGER MFG. MDL #B405 18 60, 34 1/4" x 10 1/4" 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. MALL MOUNT.  
• PULL HANDLE: HAGER #E320

**GROUP #E3:** TYPICAL EXTERIOR PATIO/DECK DOOR  
HARDWARE PART OF DOOR MANUFACTURERS PACKAGE  
• CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.  
• DEAD BOLT: ADAMS RITE #B4250S  
• HINGES: HAGER MFG. MDL #BB1M 320B WITH NON-REMOVABLE HINGE PINS, 4 1/2" x 4 1/2" x 0.180" THK. (4) HINGES PER LEAF.  
• KEYS: CYLINDERS: HAGER MFG. MDL # 3402 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYS ALIKE (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE).  
• SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM ILC, SEE ADDITIONAL VENDORS LIST)  
• PUSH BAR: HAGER MFG. #B05  
• SNEEP: HAGER MFG. MDL #B05B, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.  
• THRESHOLD: HAGER MFG. MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.  
• WEATHERSTRIPPING.

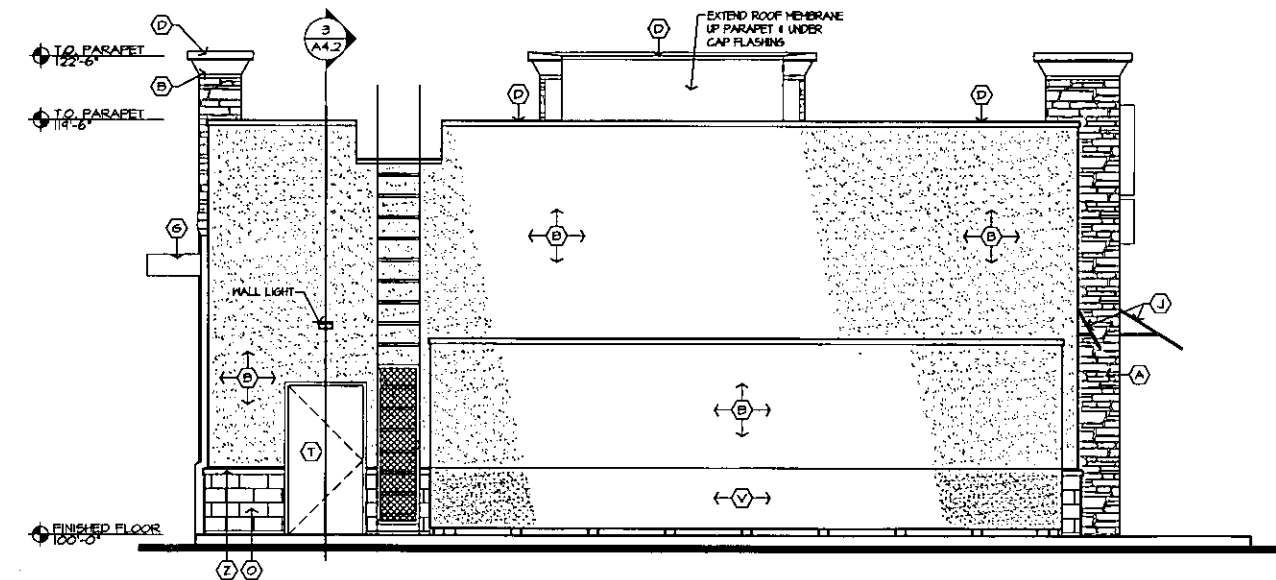
- THE G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)
- THE DO RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS.

**GROUP #O:** TYPICAL OFFICE DOOR  
• CLOSER: HAGER MFG. MODEL #5200 CLOSER.  
• HINGES: HAGER MFG. MDL #ECB 1100 US26D, 4 1/2" x 4 1/2" x 0.184" THK. (3) HINGES PER LEAF.  
• KICK PLATE: HAGER MFG. MDL #B405 18 60, 34 1/4" x 10 1/4" 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. MALL MOUNT.  
• LOCKSET: 3555 US26D-WITHNELL (KEYED)



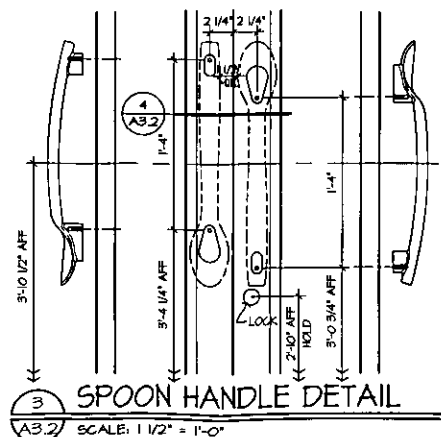
## 1 FRONT ELEVATION

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



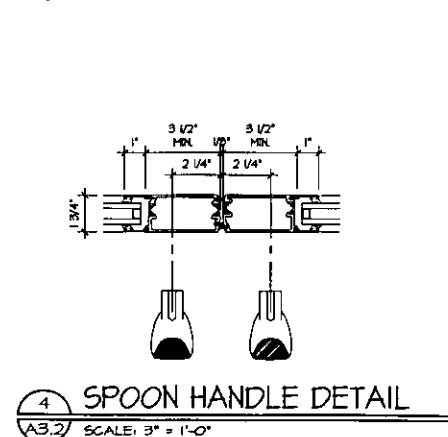
## 2 REAR ELEVATION

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



TARGET OUT LOT  
7575 MAPLE STREET  
WICHITA, KANSAS 67209

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

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ISSUE DATE: 08/02/17

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08/02/17 ORIGINAL ISSUE

ELEVATIONS,  
DOOR & FRAME  
TYPES

SHEET NUMBER:

A3.2

## 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/RECYCLING 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:

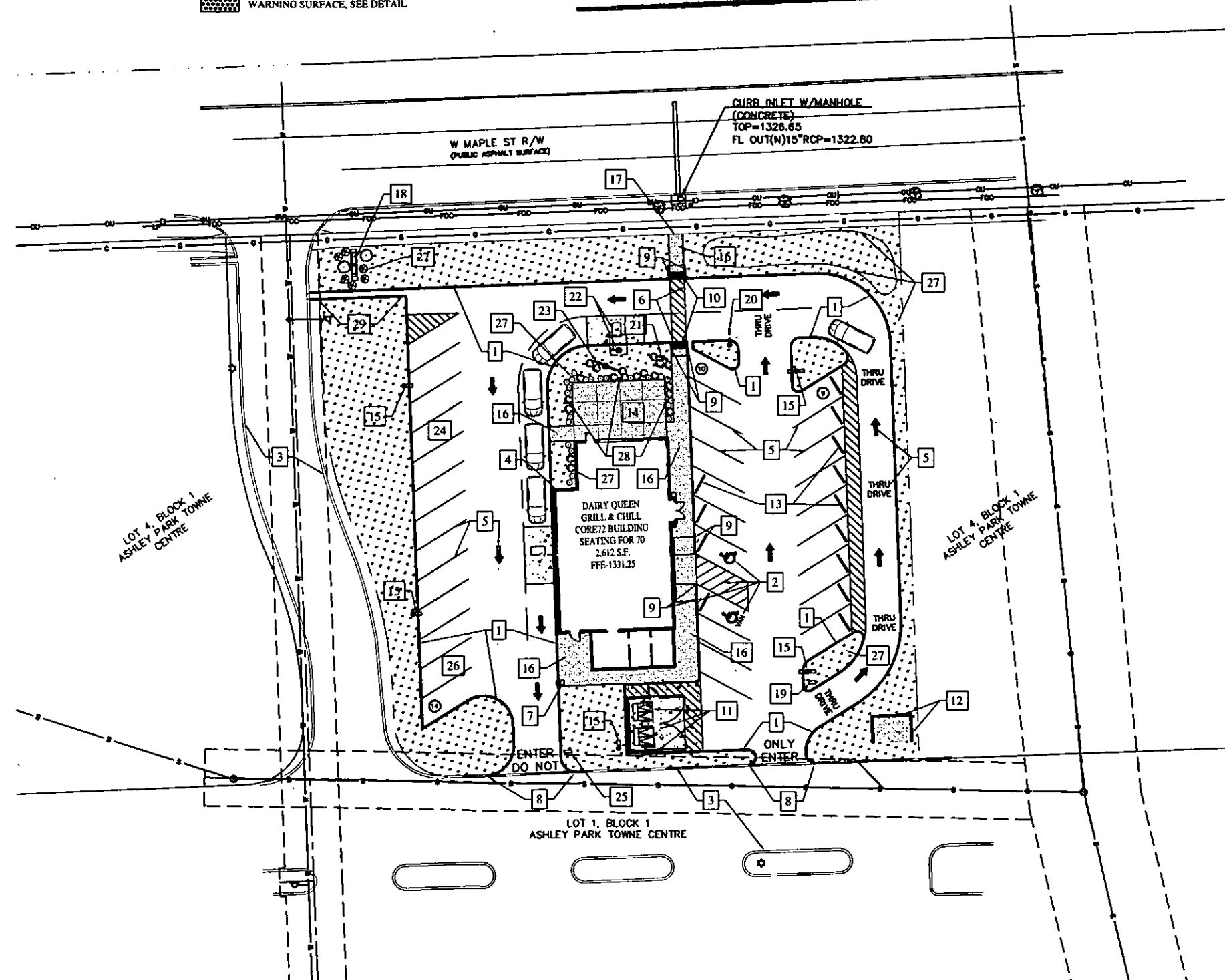
- PROPOSED PCC CONCRETE SIDEWALK (4" PCC/4" AB). SEE DETAIL.
- PROPOSED PCC CONCRETE PAVEMENT (6" PCC/6" AB). SEE DETAIL.
- PARKING LOT-PROPOSED ASPHALT (5" AC/8" AB). SEE DETAIL.
- PROPOSED LANDSCAPE AND GRASS AREA. SEE LANDSCAPE PLAN.
- PROPOSED DETECTABLE WARNING SURFACE. SEE DETAIL.

# APPROVED

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

Date: 10-4-17

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



Architect:  
**JSD**  
JOHN S. DOOM, ARCHITECT  
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REYLING DESIGN & CONSULTING  
4515 Boardwalk | Smithton, IL 62285  
reylingdc@gmail.com  
Kansas Firm License: E-2788  
KS Certificate of Authority: 5066014

Professional Engineer  
TODD J. REYLING  
25336  
LICENSE EXPIRES - 04.30.2019  
DATE SIGNED - 08.08.2017

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

ISSUED / REVISED DATE  
SUBMITTED TO CITY 08.08.2017

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**



**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,

A handwritten signature in dark ink, appearing to read '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