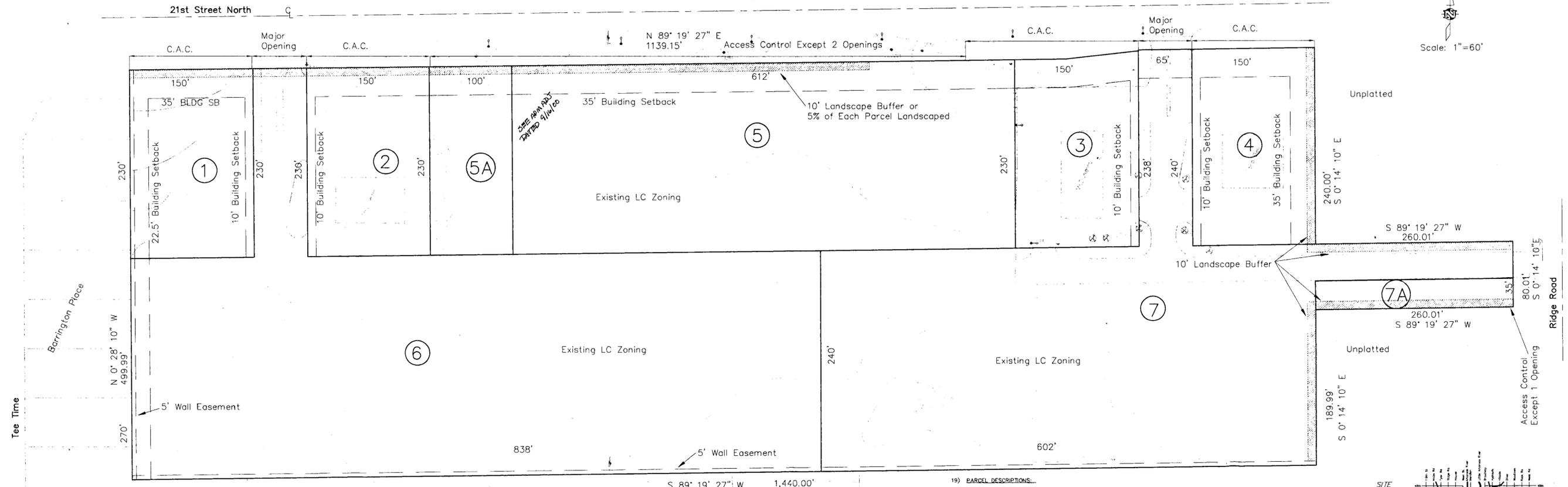


Reflection Ridge Office Park

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

Reflection Ridge Commercial



Scale: 1"=60'

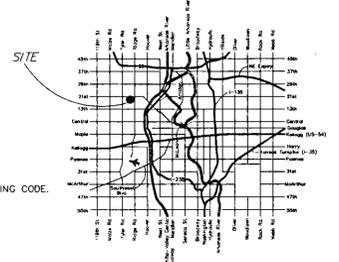
GENERAL PROVISIONS

Total Acres = 17.075 ±

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 17.075 GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
- SETBACKS ARE DETERMINED AT THE TIME OF PLATTING.
- ACCESS CONTROL SHALL BE AS FOLLOWS:
 - ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS. ONE MAJOR OPENING BETWEEN PARCELS 1 AND 2, TWO OPENINGS TO PARCEL 5, AND ONE MAJOR OPENING BETWEEN PARCELS 3 AND 4. BOTH MAJOR OPENINGS SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
 - ACCESS TO RIDGE ROAD SHALL BE LIMITED TO ONE OPENING, VIA THE 80' ACCESS ACCESS AREA AS SHOWN ON THE PLAN.
 - THOSE PORTIONS OF THE MAJOR ENTRANCES TO 21ST STREET NORTH SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMITS ARE REQUESTED FOR PARCELS 1 THRU 5.
- AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE IMPROVEMENTS TO THAT PORTION OF 21ST STREET NORTH CONSIDERED SAID APPLICANT'S RESPONSIBILITY WHICH ARE IN GENERAL IN CONFORMANCE WITH THE PREDETERMINED "REFLECTION RIDGE COMMERCIAL TRAFFIC STUDY" DATED JULY 22, 1987.
 - ACCEL/DECEL LANES SERVING BOTH MAJOR OPENINGS ALONG THE NORTH PROPERTY LINE, AND THE FLOATING ACCESS POINT FOR PARCEL NUMBER 5 OR AS DETERMINED AT THE TIME OF PLATTING.
 - LEFT TURN LANE TO SERVE BOTH MAJOR OPENINGS ALONG 21ST STREET NORTH.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
 - PARCELS 5, 6, AND 7 SHALL PROVIDE FOR JOINT ACCESS BETWEEN PROPERTIES.
- NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA FOR PARCELS 3 AND 4. THE REMAINING PARCELS SHALL BE GOVERNED AS FOLLOWS:
 - PARCEL 1: 100 S.F.
 - PARCEL 2: 150 S.F.
 - PARCEL 5A: 150 S.F. EXCEPT NO SINGLE SIGN SHALL BE GREATER THAN 75 S.F.
 - PARCEL 5: 100 S.F. AND THE SIGN SHALL BE PLACED AS CLOSE TO THE EAST PROPERTY LINE AS POSSIBLE.
 - PARCEL 6: 100 S.F. LOCATED IN PARCEL 1 AND SHALL SHARE THE SAME SIGN OR MONUMENT WITH PARCEL 5'S SIGN.
 - PARCEL 7: 100 S.F. ALONG 21ST STREET TO BE LOCATED IN PARCEL 5 AND WITHIN 150 FEET OF ANY OTHER SIGN IN PARCEL 5. 50 S.F. ALONG RIDGE ROAD, EXCEPT THAT NO SINGLE SIGN SHALL BE LARGER THAN 25 S.F. ALL PARCEL 7 SIGNS TO BE MONUMENT TYPE. SHARE THE SAME PEDESTAL, AND THE STRUCTURE IS TO BE MOUNTED NORTH OF THE ACCESS DRIVE TO PARCEL 7 FROM RIDGE ROAD.
- NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED FOR THE ENTIRE CUP AREA.
- NO FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE PERMITTED.
- MAXIMUM HEIGHT OF ANY SIGN IN PARCELS 1 AND 5 SHALL BE LIMITED TO 18 FEET.
- AN ADMINISTRATIVE ADJUSTMENT WAS GRANTED ON FEBRUARY 16, 1995 TO REDUCE THE REQUIRED 50 FOOT PARKING OR LOADING AREA ON THE EAST ELEVATION OF THE PROPOSED TACO BELL BUILDING TO 42 FEET FOR THE PURPOSE OF PERMITTING A 13 S.F. IDENTIFICATION SIGN ON THE EAST SIDE OF THE BUILDING CANOPY IN PARCEL 4.
- ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. **PARKING FOR PARCEL 5 SHALL BE REDUCED TO 189 SPACES (SEE A.A. 4 AND 6 (2/6/00))**
- SCREENING WALL:
 - AN 8' HIGH SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE WEST AND SOUTH BOUNDARIES OF THE SITE, OR WHERE OR WHEN A COMMERCIAL USE ADJUTS RESIDENTIAL PROPERTY.
 - A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
 - WHEN PARCELS 6 AND/OR 7 DEVELOP, THE OWNER SHALL INSTALL THE REQUIRED 8 FOOT HIGH MASONRY WALL ALONG THE ENTIRE WEST AND/OR SOUTH PARCEL LINE(S) OF THAT PARCEL. THE OWNER SHALL INSTALL AN 8 FOOT HIGH MASONRY WALL ALONG THE NORTH AND EAST PARCEL LINES OF PARCEL 6 WHERE ADJACENT TO OFFICE AND COMMERCIAL USES IN THE OTHER PARCELS.
- A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM OF 1 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR LIGHT COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- THE DEVELOPMENT OF THE PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - SAID 10' LANDSCAPE BUFFERS SHALL NOT BE REQUIRED IF PROPERTIES EAST OF PARCELS 4 AND 7, AND NORTH/SOUTH OF THE 80' ACCESS AREA ARE CONVERTED TO OR REDEVELOPED IN LIGHT COMMERCIAL USES.
 - LANDSCAPING SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA, EXCEPT THAT FOR PARCEL 5 ONLY, THE LANDSCAPING PLANTING BEDS WITH TREES AND SHRUBS LOCATED WITHIN THE SAME ROW SHALL BE INCLUDED AS A CONTRIBUTION TO THE CITY TREES AND SHRUBS PROGRAM. THE CONTRIBUTION SHALL BE MADE TO THE CITY OF WICHITA AT A RATE OF \$15,000 PER TREE AND \$5,000 PER SHRUB. THE LANDSCAPE BUFFER MAY BE PLACED WITHIN THE STREET RIGHT-OF-WAY AS PER SEPARATE APPROVAL (SEE A.A. 4 AND 6 (2/6/00)) OF THE LANDSCAPE PLAN.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.
- THE DUPLEXES IN PARCEL #6 SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.

19) PARCEL DESCRIPTIONS...

- PARCEL NUMBER 1:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS*, FAST FOOD*, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, AND TIRE, BATTERY AND ACCESSORY STORES, AND PERSONAL CARE SERVICES.
GROSS AREA - 0.961 ACRES (37,506 S.F.)
MAXIMUM BUILDING COVERAGE - 10,350 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,250 S.F.
FLOOR AREA RATIO - 0.327
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN AND GENERAL PROVISIONS NUMBER 3.
- PARCEL NUMBER 2:
SAME AS PARCEL NUMBER 1 - NOT INCLUDING RESTAURANT AND FAST FOOD USE RESTRICTION NOTED BELOW. AN ADMINISTRATIVE ADJUSTMENT ON JANUARY 27, 1997 GRANTS DRY CLEANING AS A PROPOSED USE.
- PARCEL NUMBER 3:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, FAST FOOD, SERVICE STATIONS WITH ACCESSORY, SINGLE LANE, ENCLOSED, AUTOMATIC CAR WASH (WITH BZA APPROVAL), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS.
GROSS AREA - 0.799 ACRES (34,820 S.F.)
MAXIMUM BUILDING COVERAGE - 10,446 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,800 S.F.
FLOOR AREA RATIO - 0.368
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 (ACCESSORY DETACHED CAR WASH BUILDING IS PERMITTED IF DEVELOPED WITH SERVICE STATION).
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN AND GENERAL PROVISIONS NUMBER 3.
- PARCEL NUMBER 4:
PROPOSED USES: SAME AS PARCEL NUMBER 3.
GROSS AREA - 0.826 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 13,000 S.F.
FLOOR AREA RATIO - 0.361
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 (ACCESSORY DETACHED CAR WASH BUILDING IS PERMITTED IF DEVELOPED WITH SERVICE STATION).
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 11
SETBACKS - AS ILLUSTRATED ON PLAN AND GENERAL PROVISIONS NUMBER 3.
- PARCEL NUMBER 5:
PROPOSED USES: SAME AS PARCEL 3.
GROSS AREA - 2.9 ACRES
MAXIMUM BUILDING COVERAGE - 30% MAXIMUM
MAXIMUM GROSS FLOOR AREA - 37,900 S.F.
MAXIMUM BUILDING HEIGHT - 35'
- PARCEL NUMBER 5A:
PROPOSED USES: SAME AS PARCEL 3, PLUS VEHICLE REPAIR, LIMITED PER AA 3-5 (1-97)
GROSS AREA - 0.5 ACRES
MAXIMUM BUILDING COVERAGE - 18.5% MAXIMUM
MAXIMUM GROSS FLOOR AREA - 4,040 S.F.
MAXIMUM BUILDING HEIGHT - 35'
- PARCEL NUMBER 6:
PROPOSED USES: DUPLEXES
ARCHITECTURE OF DUPLEXES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.
GROSS AREA - 4.8 ACRES
MAXIMUM BUILDING HEIGHT - 35', SINGLE STORY
MAXIMUM NUMBER OF BUILDINGS - 18 BUILDINGS OR 36 DWELLING UNITS
- PARCEL NUMBER 7:
PROPOSED USES: GENERAL RETAIL, GENERAL OFFICE, RESTAURANT, HOTEL, MOTEL, BANK OR FINANCIAL INSTITUTION, PERSONAL CARE SERVICE, PERSONAL IMPROVEMENT SERVICE, MEDICAL SERVICES, AND LIBRARY.
GROSS AREA - 3.6 ACRES
MAXIMUM BUILDING COVERAGE - 30
MAXIMUM GROSS FLOOR AREA - 47,000 S.F.
MAXIMUM BUILDING HEIGHT - 35', SINGLE STORY
MAXIMUM # OF BUILDINGS - 2 (SEE AA DATED 10-9-98)
- PARCEL NUMBER 7A:
PROPOSED USES: PARKING, LANDSCAPING, AND ONE DRIVEWAY TO THE PARCEL IMMEDIATELY TO THE SOUTH. NO SIGNS OR OTHER STRUCTURES SHALL BE PERMITTED.
GROSS AREA - 0.2 ACRES (8,900 S.F.)
- * RESTAURANT AND FAST FOOD USES IN PARCEL NUMBER 1 WHEN UTILIZING INDIVIDUAL DRIVE-UP ORDERING FACILITIES SHALL LIMIT THESE FACILITIES TO A PHONE SPEAKER BOARD TO ELIMINATE ANY TYPE OF OUTSIDE BROADCAST SPEAKER SYSTEM.
** SAME AS THE RESTRICTION FOR PARCEL 1 MENTIONED ABOVE WITH THE EXCEPTION OF RESTRICTING ONLY THE WEST 200' OF PARCEL NUMBER 5.



LOCATION MAP

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

MAPD Copy 2 of 2

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

AUSTIN MILLER P.A.
ENGINEERING SERVICES
355 N. Waco, Suite 200 Wichita, KS 67202
316/262-1281 fax: 316/262-6775

DP - 181

BARRINGTON CORNER COMMERCIAL C.U.P.

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

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

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

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

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

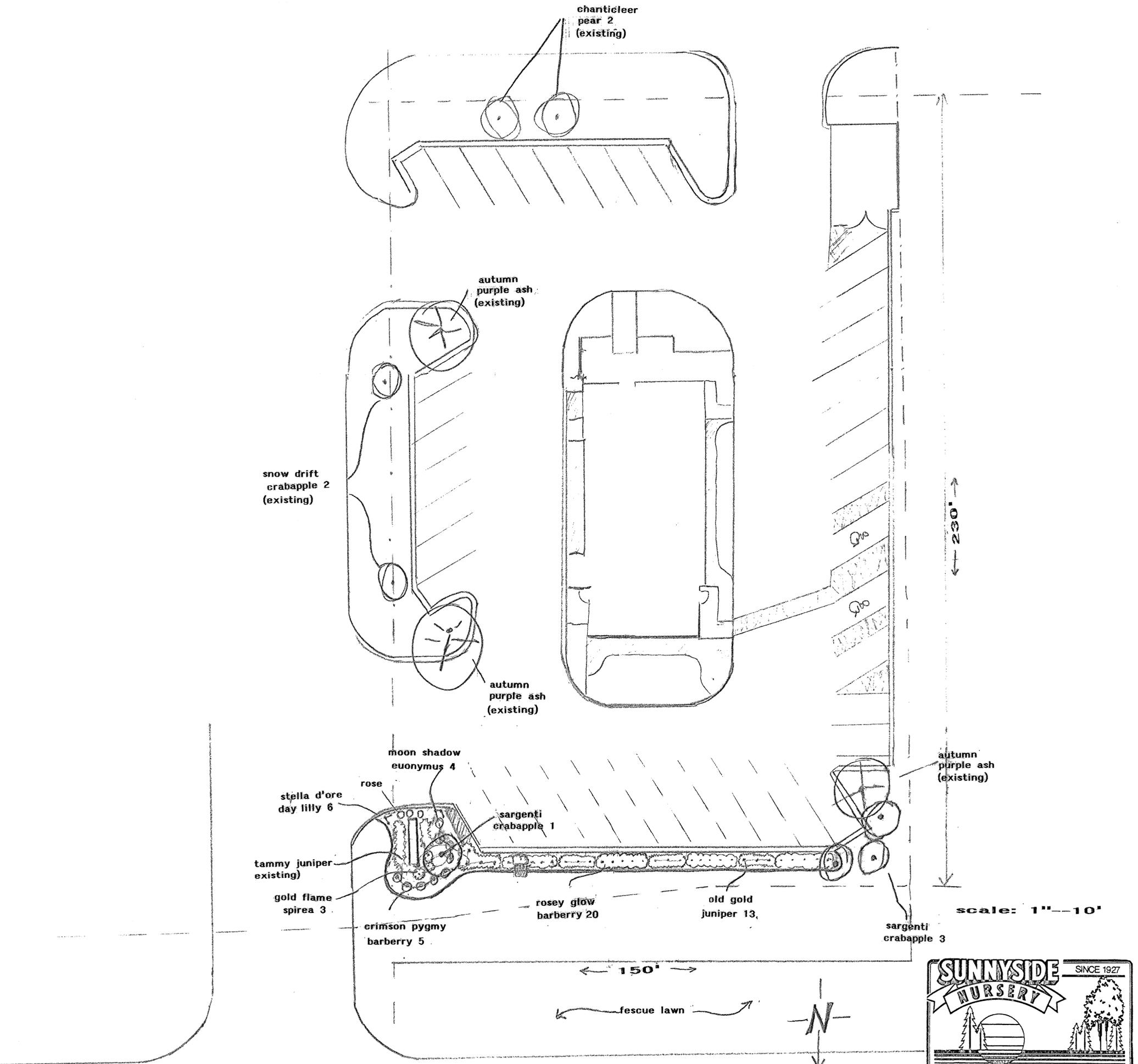
IN CONCLUSION, THE TREES REQUIRED WITHIN THE STREET YARD ARE 3 SHADE TREES OR 6 ORNAMENTALS. THE PROPOSED PLAN INDICATES 1, 2 1/2" CALIPER SHADE TREES AND 4 1 1/2" ORNAMENTAL TREES WITHIN THE REQUIRED STREET YARD. REQUIRED PARKING SCREENING IS PROVIDED BY 20 ROSY GLOW BARBERRY SHRUBS AND 13 OLD GOLD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

IRRIGATION SYSTEM IS PROVIDED BY AUTOMATIC SPRINKLER SYSTEM WITH A RAIN SENSOR.
DP-181 PARCEL 3

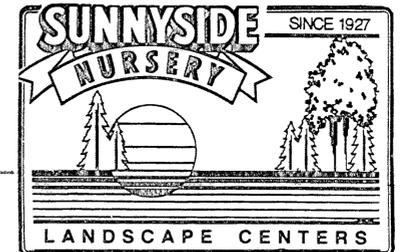
LANDSCAPE PLAN

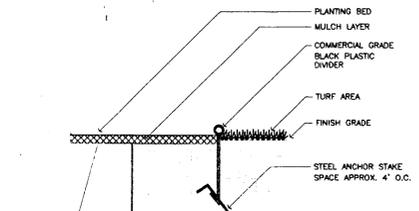
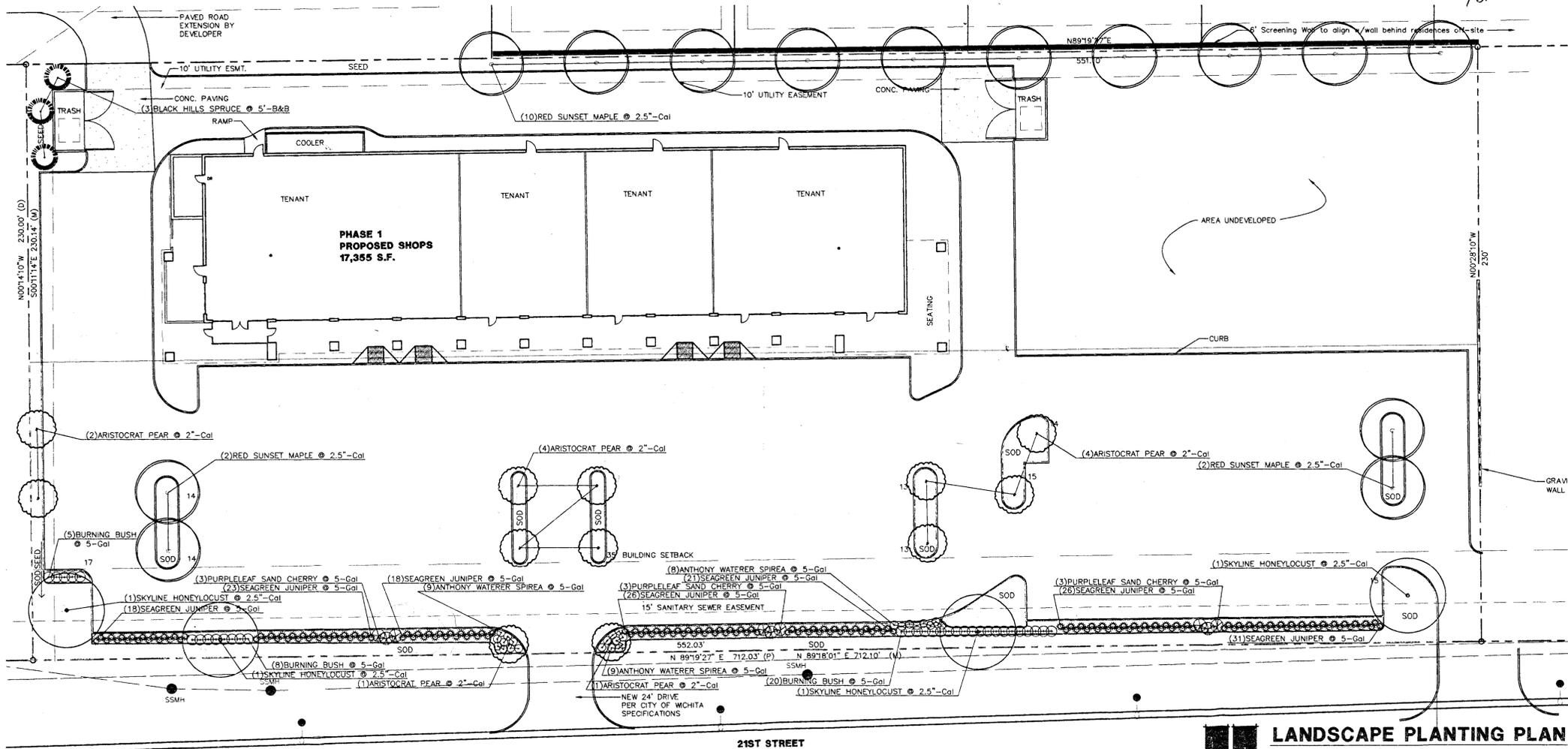
APPROVED 07/16/01 BY JD
MAPD Log 10f2

MCDONALD'S RESTAURANT

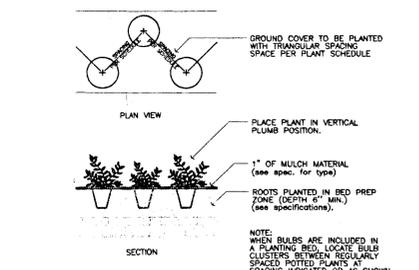


7311 w 21st Street North

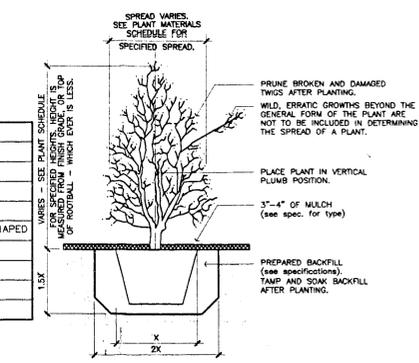




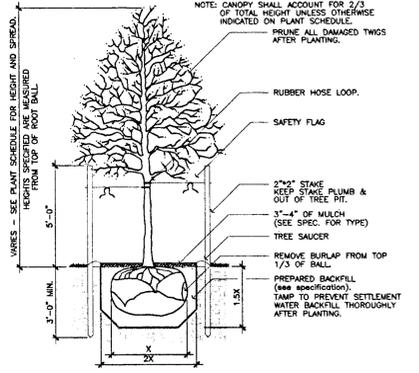
EDGING DETAIL
BLACK PLASTIC TYPE
NO SCALE



GROUNDCOVER PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING & STAKING DETAIL
NO SCALE

THIS ENTIRE SHEET HAS BEEN CHANGED TO REFLECT REVISED SITE LAYOUT, AND ADDITIONAL LANDSCAPE MATERIALS REQUIRED. PLAN, GENERAL NOTES #10 AND #14, LANDSCAPE CALCULATIONS, AND SCHEDULE HAVE BEEN CHANGED.

GENERAL PLANTING NOTES

- GENERAL**
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
 - ABSOLUTELY NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY. UNDER NO CIRCUMSTANCES SHALL TOXIC OR INJURIOUS PLANT MATERIALS BE USED WITHIN PATIENT AREAS.
 - QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
 - REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
 - LIMITS OF CONSTRUCTION SHALL BE THE PROPERTY LINES AND THE AREA WITHIN THE RIGHT-OF-WAY BETWEEN BACK OF CURB AND THE PROPERTY LINE.
- SITE PREPARATION AND EARTHWORK**
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
 - TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. PH SHALL RANGE BETWEEN 6.0 AND 7.0.
 - LANDSCAPE CONTRACTOR SHALL HAVE SOILS TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR PERMANENT RECORD. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL/SITE SOILS TO BE USED AND THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS.
 - CONTRACTOR SHALL PLACE 6" OF TOPSOIL IN ALL PLANTING AREAS WITHIN THE LIMITS OF CONSTRUCTION. FINAL GRADING BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL COORDINATE PROCUREMENT OF IMPORTED TOPSOIL WITH GENERAL CONTRACTOR.
- PLANTING PREPARATION**
- CULTIVATE PLANTING BEDS TO A DEPTH OF 12". TILL AMENDMENTS INTO THE PLANTING BED AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
 - BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AS REQUIRED TO CREATE A CLEAN, WELL STRUCTURED FRIABLE LOAM.
 - WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED AS NECESSARY TO INSURE ADEQUATE DRAINAGE.
 - PERCOLATION TESTS SHALL BE PERFORMED ON TREE PITS (MIN. 2) TO VERIFY PERMEABILITY OF THE SOILS. ANY SOILS WHICH FAIL TO PERCOLATE OUT WITHIN AN HOUR SHALL HAVE 12" DIA. GRAVEL SUMPS TO FREE DRAINING STRATA OR 5' DEPTH (WHICHEVER IS LESS) LOCATED IN TREE PITS.
- PLANTING MATERIALS**
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.

- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 - PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
 - ALL PLANT LOCATIONS ARE APPROXIMATE. MAKE MINOR ADJUSTMENTS AS NECESSARY TO AVOID CONFLICTS.
 - USE TRIANGULAR SPACING IN ALL GROUNDCOVER BEDS. PLANT GROUNDCOVER WITHIN ONE FOOT (1') OF TRUNKS OF TREES OR SHRUBS PLANTED WITHIN AREA.
 - SOD TYPE SHALL BE LOCALLY AVAILABLE FESCUE BLEND.
 - EDGING: 6" BLACK DIAMOND COMMERCIAL GRADE BLACK PLASTIC EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS.
 - MULCH: USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
 - PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
 - PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY PRE-EMERGENT HERBICIDE IN AREAS OF BEDS TO BE PLANTED WITH GROUNDCOVERS, BULBS OR HERBACEOUS PLANTS.
- RELATED ITEMS**
- EDGING: 6" BLACK DIAMOND COMMERCIAL GRADE BLACK PLASTIC EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS.
 - MULCH: USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
 - PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
 - PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY PRE-EMERGENT HERBICIDE IN AREAS OF BEDS TO BE PLANTED WITH GROUNDCOVERS, BULBS OR HERBACEOUS PLANTS.
- MAINTENANCE AND CLEAN-UP**
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
 - REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
 - REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
 - FERTILIZE ALL PLANTS WITH 10-20-10 COMMERCIAL SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
 - RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
 - LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
 - LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

PLANT SCHEDULE

Quantity	Scientific Name	Common Name	Size	Height (MIN)	Spread (MIN)	Comments
14	Acer rubrum 'Red Sunset'	RED SUNSET MAPLE	2.5"-Cal	12'	5'	
4	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2.5"-Cal	12'	5'	
8	Pyrus edulis 'Aristocrat'	ARISTOCRAT PEAR	2"-Cal	8'	4'	
3	Picea glauca 'Densata'	BLACK HILLS SPRUCE	5"-B&B	5'	N/A	FULL SYMMETRICALLY SHAPED
163	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	5-Gal	24"	24"	OR B & B
9	Prunus cistena	PURP. SAND CHERRY	5-Gal	30"	18"	
33	Euonymus alata 'Compacta'	DWF. BURNING BUSH	5-Gal	18"	18"	
26	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	5-Gal	18"	18"	

LANDSCAPE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED = 5520 sq. ft. (230' AVG. LOT DEPTH = 10SF./LF. * 552LF.)
 LANDSCAPE STREET YARD PROVIDED = 8450 sq. ft.
 STREET YARD TREES REQUIRED = 12 SHADE TREES (5520/500 = 11.04 = 12)
 STREET YARD TREES PROVIDED = 8 SHADE TREES
 = 8 ORNAMENTAL TREES (= 4 SHADE TREES)
 = 12 SHADE TREES TOTAL
 = 7.05 = 8 SHADE TREES
 = 6 SHADE TREES
 PARKING LOT TREES REQUIRED @ 1 PER 20 STALLS = 2
 LESS 50% STREET YARD = 1
 ADDITIONAL TREES REQUIRED = 2
 TOTAL SHADE TREES REQUIRED (OR EQUIVALENT) = 14
 TOTAL SHADE TREES PROVIDED (OR EQUIVALENT) = 14
 PARKING LOT SCREENING PROVIDED BY SHRUBS = 14
 10 SHADE TREES @ 40' P.C. PROVIDED FOR BUFFER @ RESIDENTIAL ADJACENCY
 135 PARKING SPACES = 6 HANDICAP STALLS PROVIDED = 141 STALLS TOTAL

LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK C
BARRINGTON CORNER
SECOND ADDITION

IRRIGATION NOTES

- REFER TO IRRIGATION SPECIFICATIONS FOR SYSTEM REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE, FULLY OPERATIONAL, AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN THE IRRIGATION SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS, EQUIPMENT, RESEARCH, PERMITS, LICENSE SEALS OR STAMPS, AND LABOR TO DESIGN, FURNISH, AND INSTALL THE IRRIGATION SYSTEM AS PER THE SPECIFICATIONS, WITH ALL ACCESSORIES, IRRIGATION EQUIPMENT AND DEVICES, PIPING, METER AND BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE PREPARED TO SUBMIT A SLEEVING PLAN, IF REQUESTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE IRRIGATION WORK WITH WORK OF OTHER TRADES AND CONTRACTORS.
- DRIP AND SPRAY AREAS SHALL BE ON SEPARATE ZONES.
- SYSTEM SHALL PROVIDE 100% HEAD TO HEAD COVERAGE.
- CONTRACTOR SHALL PROVIDE SEPARATE ZONES FOR R.O.W. IRRIGATION.

PRINTS ISSUED

DATE	PURPOSE	NO.
9/18/98	FOR REVIEW	
2/18/99	FOR CITY REVIEW AND PERMIT	

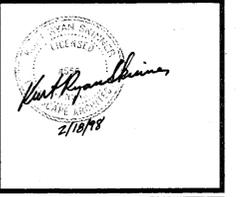
FOR CONSTRUCTION:

REVISIONS

DATE	ITEM	NO.
2/18/99	PER REVISED SITE LAYOUT	▲



LAW/KINGDON, INC.
ARCHITECTS & ENGINEERS
3425 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax (316) 268-0205
Copyright © 1998



DRAWN	CHECKED
CJ	

RELATED DRAWINGS

SHELL	DETAILS	STRUCTURE	MECHANICAL	ELECTRICAL	OTHER

SEQUENCE NUMBER
OF _____ SHEETS

21ST STREET PLAZA
WICHITA, KANSAS

PROJECT NUMBER 70420

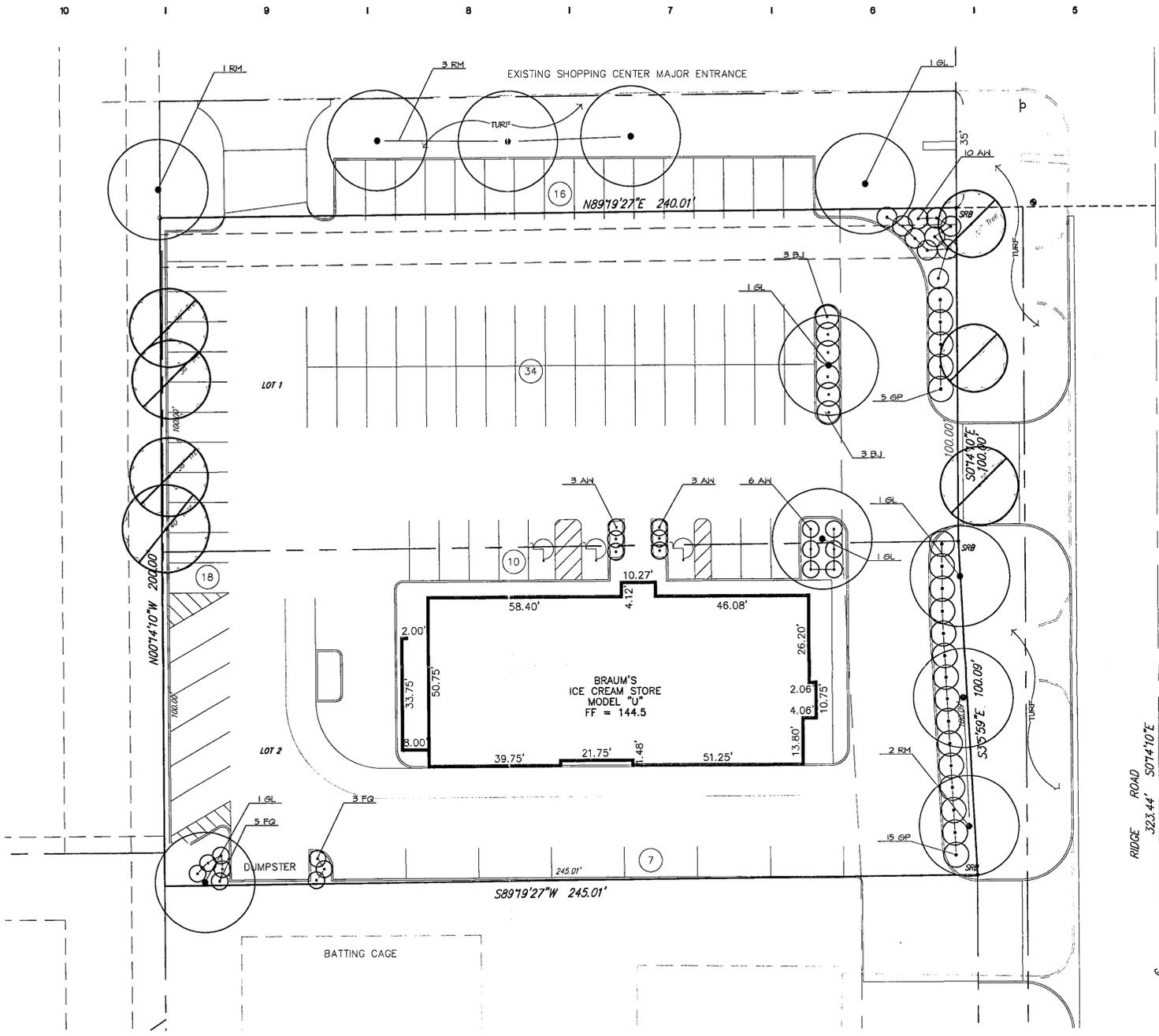
Parcels
DP-181

LANDSCAPE PLAN

APPROVED 5/13/99 BY [Signature]
KEY PLAN

PLANTING PLAN

SHEET TITLE	SHEET NUMBER
LP1	OF _____ SHEETS



B9 LANDSCAPE PLAN
1" = 20'-0"
NORTH

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

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

REQUIRED LANDSCAPE AREA
• 2,350 S.F. LANDSCAPED STREET YARD.
• ONE SHADE TREE FOR EVERY 20 PARKING SPACES (5 TOTAL AND TWO INTERNAL).

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

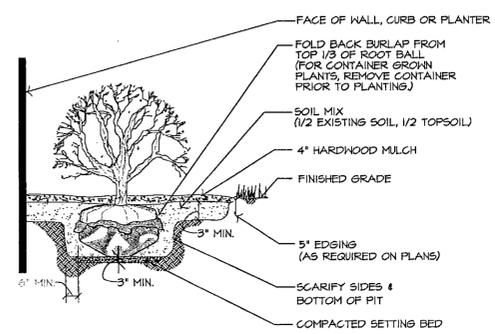
LANDSCAPE NOTES

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

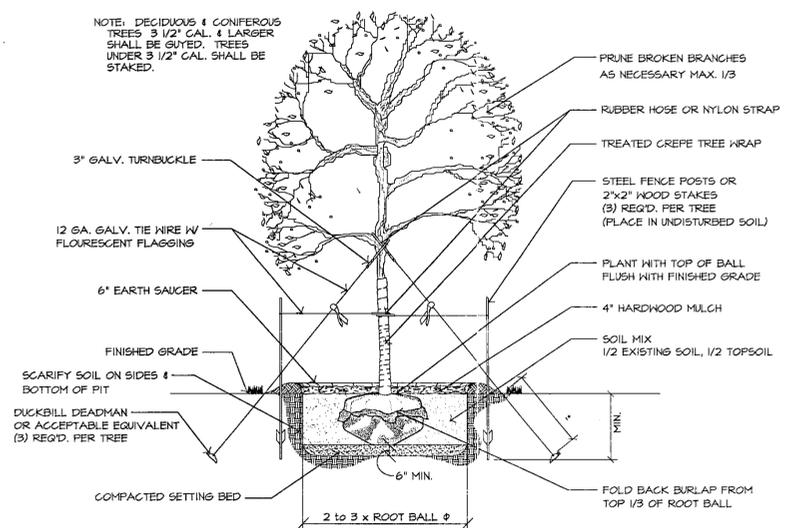
IRRIGATION PERFORMANCE SPECIFICATION

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

E5 SHRUB PLANTING DETAIL
1/4" = 1'-0" SHRUB



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

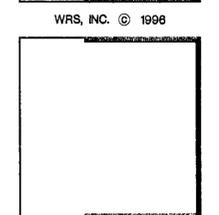


B4 TREE PLANTING DETAIL
1/4" = 1'-0" TREE-R

DP-181
Parcel 7 (Portion)
LANDSCAPE PLAN
APPROVED 1/22/98 BY [Signature]

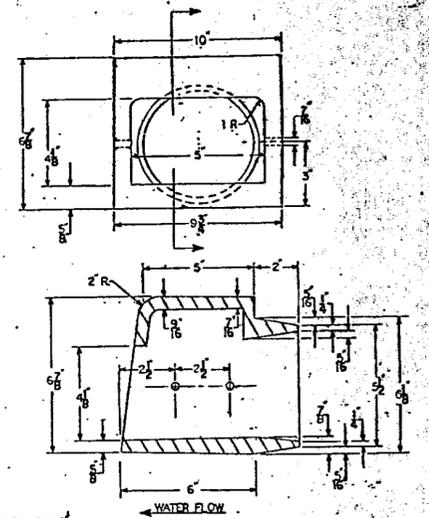
BRAUM'S ICE CREAM
WICHITA, KANSAS
2115 N. Rippe Dr.

JOB NUMBER	98080
ISSUE DATE	08-07-98
REVISIONS	
	CON. COMMENTS 8-14-98
	CLIENT REQUEST 8-27-98
	CLIENT REQUEST 8-17-98



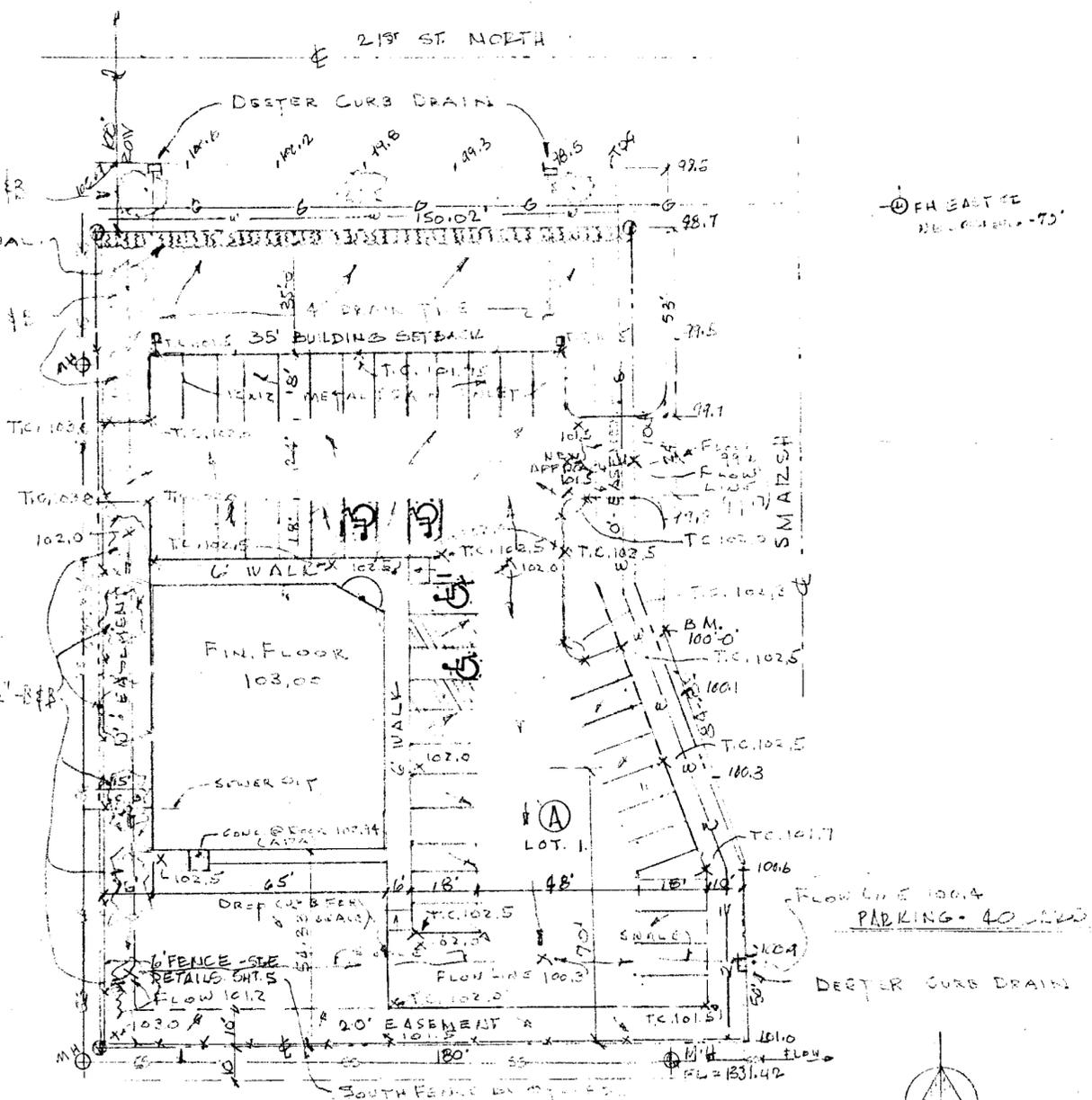
ARCHITECTURE, ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE - INTERIOR DESIGN
120 N. W. Parkway · Kansas City, Missouri 64100 · Tel. 816.837.6665 · Fax 816.837.6665 · 1600 W. 47th Place · Westwood, Kansas 66205 · Tel. 913.651.9896 · Fax 913.651.9594

LANDSCAPE PLAN
LS1.1



DEETER FOUNDRY, INC.
 3545 NORTH 70th STREET
 LINCOLN, NEBRASKA 68507
 2449-6 CURB (OUT-FLOW)
 DATE: 21 DEC 89 DRAWN BY: [Signature] SCALE: NONE

- LANDSCAPING**
- CAPITOL PEAR - 3 - 1 1/2" - BER
 - LODENSE PR VOT - 58 - 2 GAL - 2 1/2" OD.
 - CAPITOL PEAR - 2 - 1 1/2" EYE - MUST BE 6" HIGH
 - CAPITOL PEAR - 6 - 1 1/2" - 8 1/2" - MUST BE 6" HIGH



① FH EAST 1/2" = 30'

INDEX

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

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

DP-181
 Parcel 1
LANDSCAPE PLAN

APPROVED 10/26/98 BY [Signature]

Lawrence E. Wells
 ARCHITECT
 LAWRENCE E. WELLS
 128 W. 9th St.
 WICHITA, KS 67202
 9-20-98

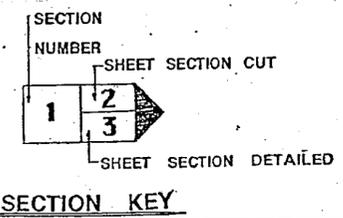
SITE PLAN

T.C. = Top of CURB
 No CONCRETE construction Joints
 AT FLOW LINES OF SWALES

LEGAL:
 LOT 181 'A' OF
 BARRINGTON CORNER
 SECOND ADDITION,
 NO ADDITION TO WIDTH,
 [Signature]



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



CHARIZMA SALON		WICHITA, KANSAS	
SCALE: NOTED	APPROVED BY:	DRAWN BY: [Signature]	
DATE: 7-17-98		REVISED 8-18-98	
SITE PLAN		1 OF 13	
LAWRENCE E. WELLS ARCHITECT		DRAWING NUMBER	
254 LAURA WICHITA, KANSAS		C-729	