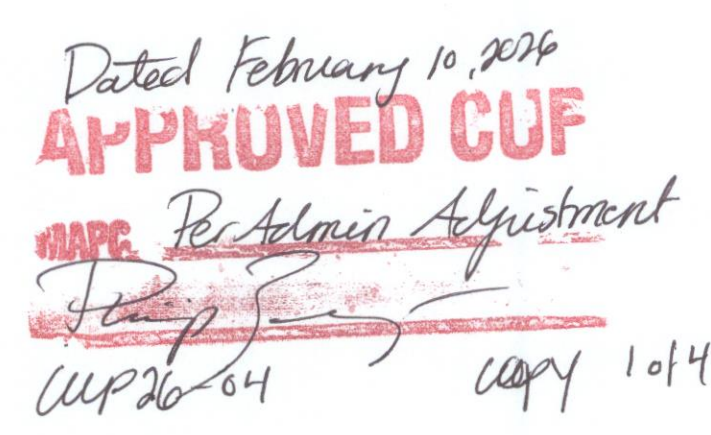
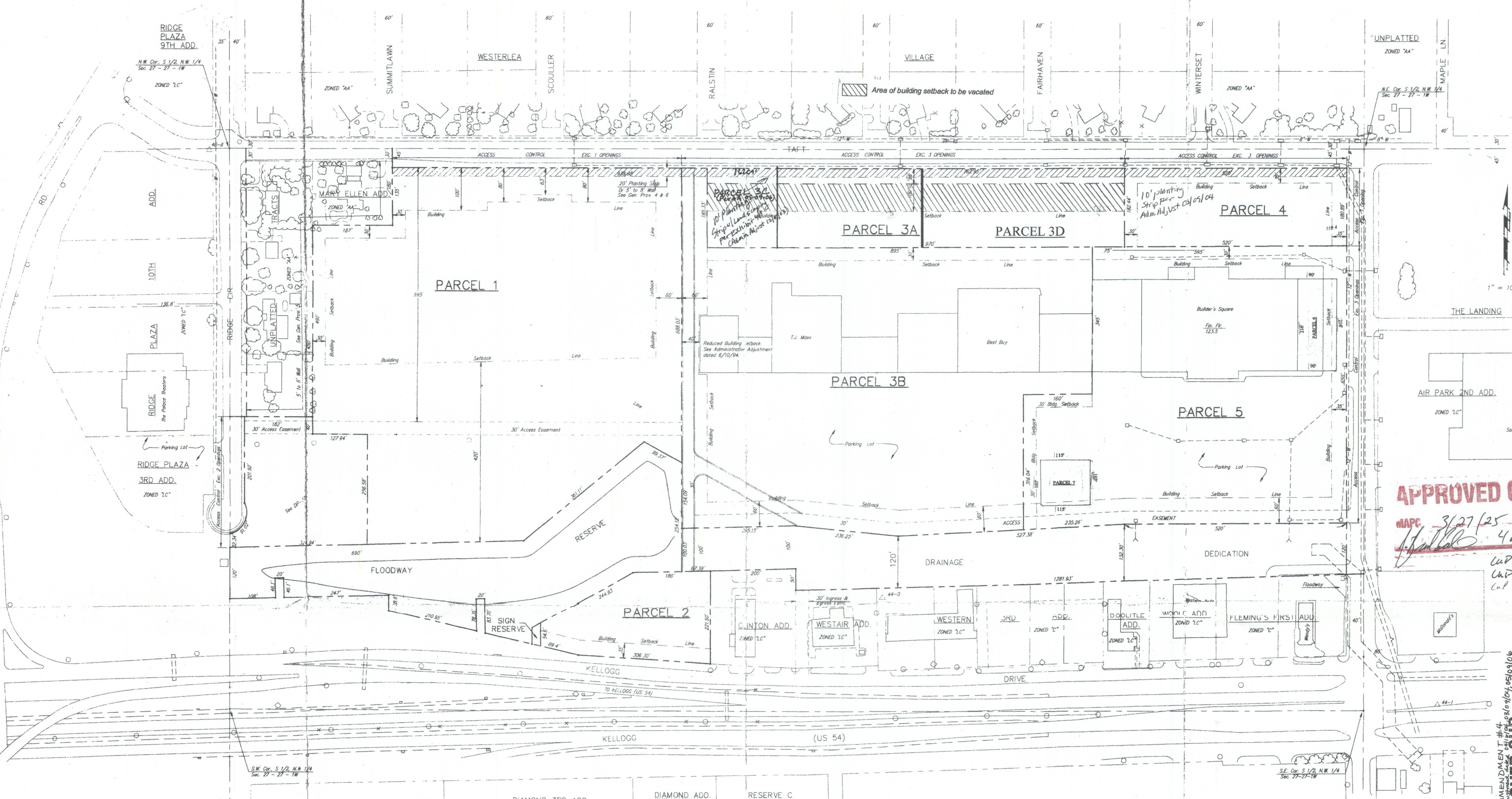






APPROVED CUF
MAP 3/27/25
444
CU 2025-0006
CU 2025-0004
CU 2021-00042

AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE

PARCEL 1	
A. Net Area	642,962 Sq. Ft. or 14.76 Acres
B. Maximum Building Coverage	167,000 Sq. Ft. or 26 Per Cent
C. Maximum Gross Floor Area	167,000 Sq. Ft.
D. Floor Area Ratio	26 Per Cent
E. Maximum Number of Buildings	5
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and east 300 feet and no greater than 50 feet in the balance of the Parcel.	
G. Setbacks:	
1. Toft	63 to 100 feet
2. Westery Line	30 feet
3. South Line	80 feet
4. Toft	420 feet
H. Parking Ratio as per Zoning Ordinance	1 to 1
I. Access Points	1 to 1
J. Proposed Uses:	Retail Business Offices Financial Institutions Motor/Hotel Recreational Center Automotive Agencies Restaurants
PARCEL 2	
A. Net Area	65,546 sq. ft. or 1.52 Acres
B. Maximum Building Coverage	12,100 sq. ft. or 15 Per Cent
C. Maximum Gross Floor Area	12,100 sq. ft.
D. Floor Area Ratio	18.2 Per Cent
E. Maximum Number of Buildings	5
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet in the balance of the Parcel.	
G. Setbacks:	
1. Toft	63 to 100 feet
2. Westery Line	30 feet
3. South Line	80 feet
4. Toft	420 feet
H. Parking Ratio as per Zoning Ordinance	1 to 1
I. Access Points	1 to 1
J. Proposed Uses:	Retail/Wholesale Business Offices Financial Institutions Motor/Hotel Recreational Center Automotive Agencies Restaurants
PARCEL 3A	
A. Net Area	77,271 sq. ft. or 1.77 Acres
B. Maximum Building Coverage	23,141 sq. ft. or 30%
C. Maximum gross floor area	24,726 sq. ft.
D. Floor area ratio	32%
E. Maximum number of buildings	4
F. Maximum building height	35 feet
G. Setback along Taft	35 feet
H. Parking	Per UZZ
I. Access points to Taft	2 (shown with 3C)
J. Proposed Uses:	Retail/Wholesale Business Offices Financial Institutions Motor/Hotel Recreational Center Automotive Agencies Restaurants
PARCEL 3B	
A. Net Area	591,874 Sq. Ft. or 13.59 Acres
B. Maximum Building Coverage	165,000 Sq. Ft. or 28 Per Cent
C. Maximum Gross Floor Area	165,000 Sq. Ft.
D. Floor Area Ratio	28 Per Cent
E. Maximum Number of Buildings	2
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet in the balance of the Parcel.	
G. Setbacks:	
1. Toft	60 feet
2. Westery Line	60 feet
3. South Line	60 feet
4. Toft	60 feet
H. Parking Ratio as per Zoning Ordinance	1 to 1
I. Access Points	1 to 1
J. Proposed Uses:	Recreational Center Retail/Wholesale Business Offices Financial Institutions Motor/Hotel Recreational Center Automotive Agencies Restaurants
PARCEL 4	
A. Net Area	94,470 Sq. Ft. or 2.17 Acres
B. Maximum Building Coverage	23,618 Sq. Ft. or 25 Per Cent
C. Maximum Gross Floor Area	23,618 Sq. Ft.
D. Floor Area Ratio	25 Per Cent
E. Maximum Number of Buildings	4
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
G. Setbacks:	
1. Toft	35 feet
2. Westery Line	35 feet
3. South Line	35 feet
4. Toft	35 feet
H. Parking Ratio as per Zoning Ordinance	1 to 1
I. Access Points	3 to 1
J. Proposed Uses:	Office Office Warehouse Financial Institutions Retail/Wholesale Business Offices Motor/Hotel Recreational Center Automotive Agencies Restaurants
PARCEL 5	
A. Net Area	405,563 sq. ft. or 9.31 acres
B. Maximum building coverage	106,663 sq. ft. or 26.3%
C. Maximum gross floor area	106,663 sq. ft.
D. Floor area ratio	26.3%
E. Maximum number of bldgs.	1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
G. Setbacks	Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 40 feet
H. Parking ratio	Per Unaffiliated Zoning Code
I. Access Points	3 to Dugan
J. Proposed uses	Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))

PARCEL 3C	
A. Net Area	30,000 sq. ft. or 0.7 acres
B. Maximum building coverage	8,000 sq. ft. or 30% for uses except restaurant; 3,000 sq. ft. for restaurant
C. Maximum gross floor area	8,000 sq. ft. for uses except restaurant; 3,000 sq. ft. for restaurant
D. Floor area ratio	32%
E. Maximum number of buildings	one (1)
F. Maximum height of building	35 feet
G. Setback along Taft	35 feet
H. Parking	Per UZZ
I. Access points to Taft	1 shared with 3A
J. Same as for Parcel 3A except for adjustment in size of restaurant per this administrative adjustment	
K. If the service area or the rear of buildings close directly or visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 35-foot landscape buffer.	
L. All buildings on the parcel shall share uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must shall be used in the predominant exterior building material on the north facade, and the east facade of the restaurant building, and on the western facade of the west-facing building.	
M. Any outdoor storage associated with the primary use on this parcel shall be screened from view of residential property to the north through landscaping, screening wall or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no woven wire fence shall be allowed).	
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 35 feet.	
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	
PARCEL 6	
A. Net Area	19,440 sq. ft. or 0.45 acres
B. Maximum building coverage	14,424 sq. ft.
C. Maximum gross floor area	14,424 sq. ft.
D. Floor area ratio	74%
E. Maximum number of bldgs.	1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
G. Setbacks	Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 40 feet
H. Parking ratio	Per Unaffiliated Zoning Code
I. Access points	Cross lot access (by separate instrument)
J. Proposed uses	Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))

PARCEL 7	
A. Net Area	11,840 sq. ft. or 0.27 acres
B. Maximum building coverage	9,594.45 sq. ft.
C. Maximum gross floor area	9,594.45 sq. ft.
D. Floor area ratio	81%
E. Maximum number of bldgs.	1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
G. Setbacks	Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 40 feet
H. Parking ratio	Per Unaffiliated Zoning Code
I. Access points	Cross lot access (by separate instrument)
J. Proposed uses	Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))

1. Total Net Land Area: 2,011,089 Sq. Ft. or 46.17 Acres
Total Drainage Dedication: 160,489 Sq. Ft. or 3.67 Acres
Total Floodway Reserve: 201,346 Sq. Ft. or 4.62 Acres
2. Total Gross Floor Area: 533,847 Sq. Ft.
Total Floor Area Ratio: 26.5 Percent
3. Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
- A. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs with created illusions of movement are not permitted.
 - B. Portable and off-site signs are not permitted.
 - C. Signs shall not exceed 20 feet in height on Parcel 1, 3A, 3C, and 4 except that one sign shall be permitted at a height not to exceed 40 feet.
 - D. Parcel 1, 3A, and 3C combined, shall be limited to 2 monument-type freestanding signs along the former Parcel 2, now part of DP-37. The wall on Parcel 1 shall be completed in the west one-half of Parcel 1. Parcel 3A shall be limited to 3 monument-type signs along the Ridge Circle Street frontage.
 - E. No building signs shall be permitted on the north side of any building along Taft Avenue in Parcel 1, provided that each tenant located within the building addressed as 6920 West Kellogg is permitted one building sign up to 64 square feet in area along the north elevation.
 - F. Parcel 3A shall be allowed three (3) monument signs. There shall be no LED or EMC components allowed in parcel 3A and the maximum height of signs on Parcel 3A shall be 15 feet.
4. A planning site no less than 20 feet in width is required along the north line of Parcel 1, Parcel 3A, and Parcel 4. A landscape plan prepared by a landscape architect for the planning site, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits for Parcels 1, 3A, 3B, 3C, and 4. A financial guarantee for the required landscaping shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
5. A 6 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the north line of Parcel 2, now part of DP-37. The wall on Parcel 1 shall be completed in the west one-half of Parcel 1. The wall on Parcel 2, now part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on the parcel of Parcel 2.
- 6a. If the service area of rear of the building face directly towards a residential zoning district, a 6 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed in lieu of the 20 foot planting strip as set forth in General Provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings in the side designed for service rather than public access and may encompass such items as loading docks, look of display windows, and trash receptacle areas, and the architectural facade may be desirable to the sides and front of the building. Appropriate streetlights shall be provided by the City of Wichita. The wall shall be planted to further apart than 50 feet on centers in the public parking area between the curb and the wall and be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.
- 6b. Parcel 81 shall have an 8 foot high solid or semi-solid wall as a minimum height adjacent to Taft Avenue per the requirements of the provision above.
- 6c. Parcel 3A shall not be required to have a solid screening fence regardless of orientation of buildings. Landscaping with evergreen trees at 1.5 times the required amount per the Wichita Landscape Ordinance along West Taft Avenue shall be sufficient coverage for buildings in parcel 3d.

GENERAL PROVISIONS

7. All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. A Drainage Plan and guarantees for drainage improvements are provided at the time of plotting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of plotting.
10. Access Controls shall be as shown on the plan with the total number of access points being as follows:
- Taft: 7 points of Access
 - Ridge Circle: 3 points of Access
 - Kellogg Drive to Kellogg (US 54): 2 points of Access
 - Dugan: 1 point of Access
11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
12. The intent of the 30-foot north/south and east/west access easements labeled on the plan is to provide cross parcel access for the mutual use and benefit of Parcels 1, 3A, 3B, and 5. No structures or parking lots shall be situated so as to interfere with this access. An overall site circulation plan shall be submitted to the Director of Planning for review and approval prior to issuance of any building permits on Parcel 1.
13. Provisions for vehicular cross-circulation between parcels and for a pedestrian walk system shall be provided for Parcel 1, by reserved easement and approval of an overall site traffic circulation plan by the Planning Director prior to issuing building permits. This walk system shall link proposed buildings with the entrance and sidewalks along Taft Avenue. The traffic circulation plan shall permit vehicular circulation from Ridge Circle to Parcel 3B.
14. Street Right-of-Way for road improvements were determined at the time of plotting.
15. Fire lines 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. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
16. Any parking area in Parcel 1 shall require a minimum of 1 shade tree or 2 ornamental trees for every 20 parking spaces. The Planning Director shall review and approve the parking lot landscaping plan prior to issuing building permits.
17. Any major changes in this development plan for Parcel 1 shall be submitted to the Planning Commission and to the City Council for their consideration.



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

February 5, 2025

Hays Partners II, LLC
1950 South West Street
Wichita, KS 67213

Nu-Line Signs
Attn: Karie Kerr
3310 W. Central Ave.
Wichita, KS 67203

RE: CUP2025-00004 – Administrative Adjustment in the City to the Dugan Centre CUP DP-151 to permit building signs on the north elevation of a portion of Parcel 1, on property zoned GC General Commercial District; generally located on the south side of West Taft Avenue and within one-quarter mile east of South Eisenhower Airport Parkway (6920 W. Kellogg).

Legal Description: PT LOT 1 COMM NE COR TH W 671.66 FTTH S 113.6 FT FOR BEG TH E 197.07FT S 273.65FT TH W 56.29FT TH S 489.12FT TH W 195.84 FT TH N 286.58 FT W 103.86 FT TH N 207.33 FT TH E 15.78FT TH N 252.65 FT TH E 144.67 FT TH N 21.4 TO BEG DUGAN CENTRE 3RD ADD, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-151 to permit building signs along the north elevation of a portion of Parcel 1. Parcel 1 is broken into multiple ownerships, and the signs would be permitted only for businesses within the legally described area above. In 2012, a Sign Permit was issued for one tenant for a 64 square-foot building sign along the north elevation without an adjustment to the CUP. A second tenant is also seeking to have a 64 square-foot building sign along the north elevation. This adjustment will bring the existing sign in compliance with the CUP and permit the additional sign as well.

Section 24.04.196 of the Wichita Sign Code states the following regarding building signs within the GC District.

3. Illuminated building signs, provided that these signs shall be limited in total area to 20 percent of each building elevation and no individual sign shall exceed 400 square feet.

The following reflects the proposed modifications identified in red letters.

GENERAL PROVISIONS

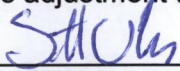
General Provision 3 states: Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:

E. No building signs shall be permitted on the north side of any building along Taft Avenue in Parcel 1, provided that each tenant located within the building addressed as 6920 West Kellogg is permitted one building sign up to 64 square feet in area along the north elevation.

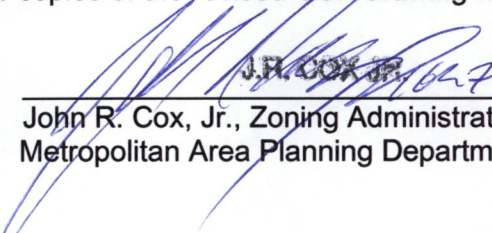
On the basis of our review, we find that adjusting the CUP to permit building signs on the north elevation of a portion of Parcel 1 is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. General Provision 4 requires a 20-foot planting strip along West Taft Avenue. Within this planting strip are mature trees. Additionally, the distance from the sign face to the nearest house on the north side of West Taft Avenue is approximately 294 feet. Within the North right-of-way of West Taft Avenue are additional mature trees. The combination of vegetation and distance help mitigate possible negative impacts of illuminated building signs. Since 2012 when the initial sign was permitted and installed, there have not been any complaints submitted by the residents on the north side of West Taft Avenue.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

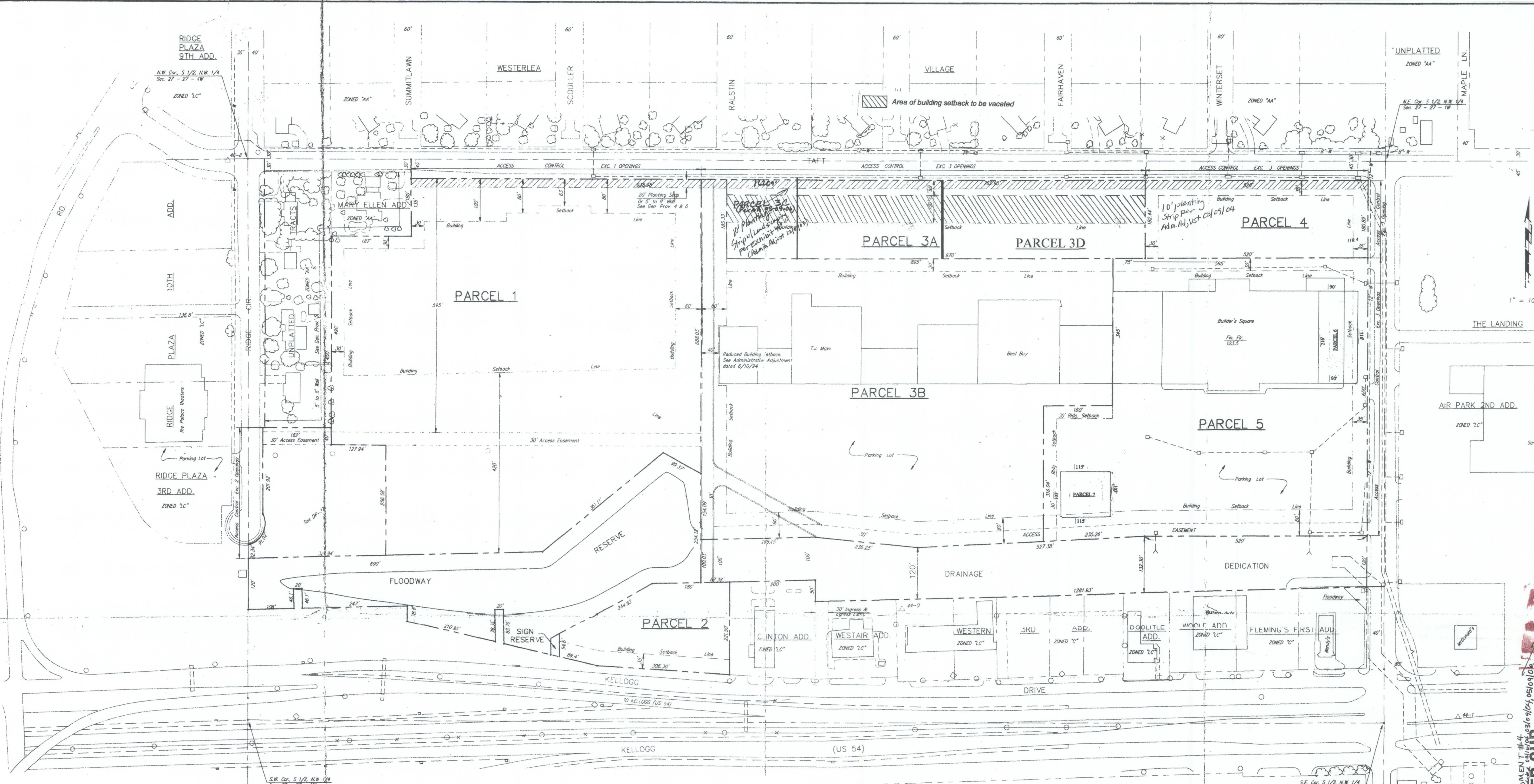


 Scott Wadle, Director
 Metropolitan Area Planning Department



 John R. Cox, Jr., Zoning Administrator
 Metropolitan Area Planning Department

cc: MABCD
 Dalton Glasscock, CM District IV
 Brooke Kauchak, CSR District IV



AMENDED COMMUNITY UNIT PLAN FOR
THE DUGAN CENTRE

GENERAL PROVISIONS

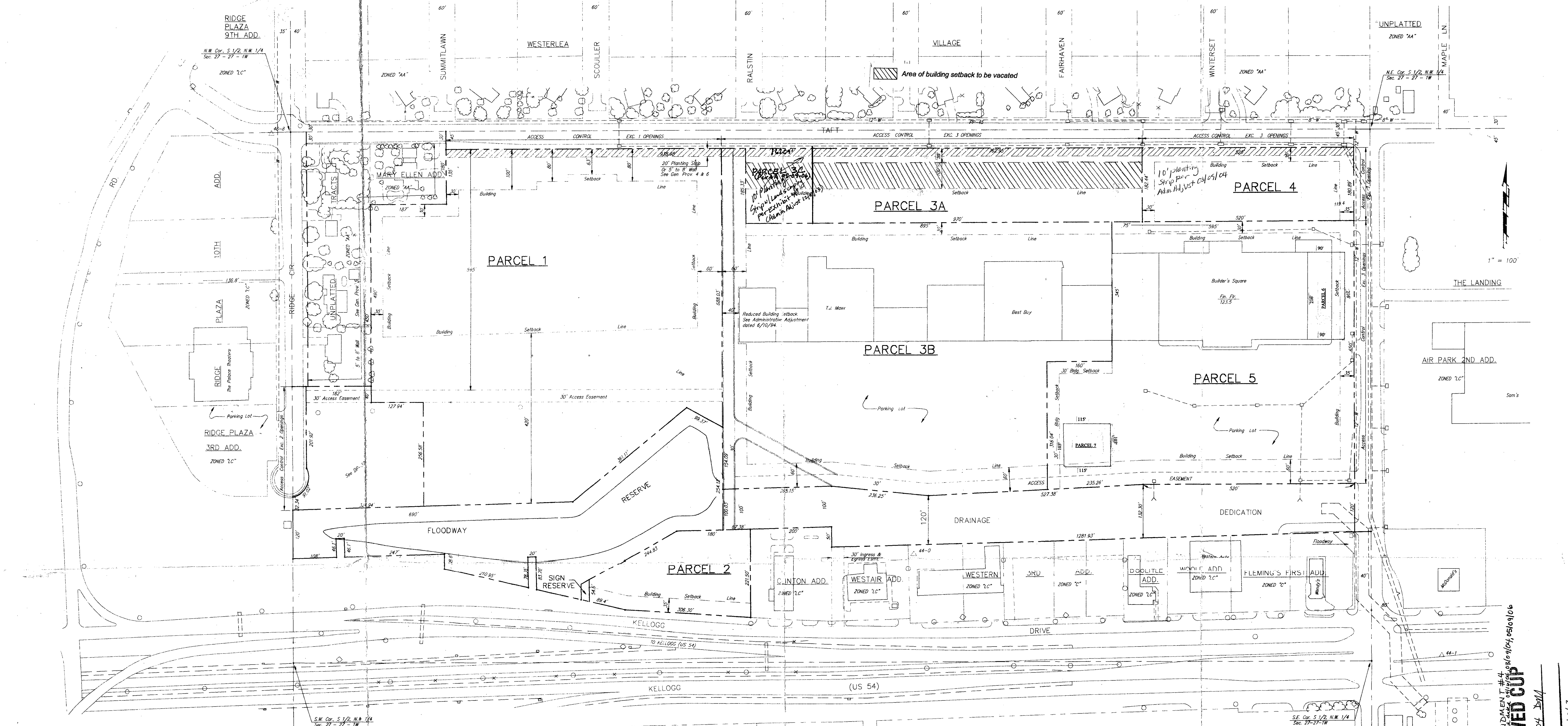
PARCEL 1	PARCEL 2
A. Net Area 642,962 Sq. Ft. or 14.76 Acres	A. Net Area 66,546 Sq. Ft. or 1.52 Acres
B. Maximum Building Coverage 167,000 Sq. Ft. or 26 Per Cent	B. Maximum Building Coverage 167,000 Sq. Ft. or 26 Per Cent
C. Maximum Gross Floor Area 167,000 Sq. Ft.	C. Maximum Gross Floor Area 167,000 Sq. Ft.
D. Floor Area Ratio 26 Per Cent	D. Floor Area Ratio 26 Per Cent
E. Maximum Number of Buildings 5	E. Maximum Number of Buildings 1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.
G. Setbacks: Tall Westerly Line East Line South Line	G. Setbacks: Kellogg Drive 35 Feet
H. Parking Ratio as per Zoning Ordinance.	H. Parking Ratio as per Zoning Ordinance.
I. Access Points: 1 to Toft	I. Access Points: 1 to Toft
J. Proposed Uses: Retail Business Offices Financial Institutions Motels/Hotels Recreational Center Automotive Agencies Restaurants	J. Proposed Uses: Retail/Wholesale Business Financial Institutions Offices Restaurants Private Clubs Automotive Agencies
K. All building facades facing north along West Taft Avenue and the eastern-facing facade of the eastern-most building shall be allowed to have up to 30% metal as a building material. All other facades within Parcel 2D may have metal as a building material with no limit to percentages.	K. All building facades facing north along West Taft Avenue and the eastern-facing facade of the eastern-most building shall be allowed to have up to 30% metal as a building material. All other facades within Parcel 2D may have metal as a building material with no limit to percentages.
L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not	L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not

PARCEL 3A	PARCEL 3B
A. Net Area 77,271 sq. ft. or 1.77 Acres	A. Net Area 591,874 Sq. Ft. or 13.59 Acres
B. Maximum Building Coverage 23,181 sq. ft. or 30%	B. Maximum Building Coverage 165,000 Sq. Ft. or 28 Per Cent
C. Maximum Gross Floor Area 24,726 sq. ft.	C. Maximum Gross Floor Area 165,000 Sq. Ft.
D. Floor Area Ratio 32%	D. Floor Area Ratio 28 Per Cent
E. Maximum Number of Buildings 4	E. Maximum Number of Buildings 2
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.
G. Setbacks: West Line South Line North Line	G. Setbacks: West Line South Line North Line
H. Parking Ratio as per Zoning Ordinance.	H. Parking Ratio as per Zoning Ordinance.
I. Access Points: 1 to Toft	I. Access Points: 1 to Toft
J. Proposed Uses: Retail/Wholesale Business Financial Institutions Offices Restaurants Private Clubs (But not within 300 feet of Toft)	J. Proposed Uses: Retail/Wholesale Business Financial Institutions Offices Restaurants Private Clubs (But not within 300 feet of Toft)
K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.	K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.	N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 4	PARCEL 5
A. Net Area 94,470 Sq. Ft. or 2.17 Acres	A. Net Area 405,563 sq. ft. or 9.31 acres
B. Maximum Building Coverage 23,181 Sq. Ft. or 25 Per Cent	B. Maximum building coverage 106,663 sq. ft. or 26.3%
C. Maximum Gross Floor Area 23,181 Sq. Ft.	C. Maximum gross floor area 106,663 sq. ft.
D. Floor Area Ratio 25 Per Cent	D. Floor area ratio 26.3%
E. Maximum Number of Buildings 4	E. Maximum number of Bldgs. 1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.
G. Setbacks: Taft Dugan West Line South Line	G. Setbacks: Dugan - 35 feet North Line - 30 feet West Line - 30 feet South Line - 60 feet
H. Parking Ratio as per Zoning Ordinance.	H. Parking Ratio as per Zoning Ordinance.
I. Access Points: 3 to Toft	I. Access Points: 3 to Toft
J. Proposed Uses: Offices Office Warehousing Financial Institutions Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)).	J. Proposed Uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)).
K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.	K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.	N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 6	PARCEL 7
A. Net Area 19,440 sq. ft. or 0.45 acres	A. Net Area 11,843 sq. ft. or 0.27 acres
B. Maximum building coverage 14,424 sq. ft.	B. Maximum building coverage 5,954 sq. ft.
C. Maximum gross floor area 14,424 sq. ft.	C. Maximum gross floor area 5,954 sq. ft.
D. Floor area ratio 74%	D. Floor area ratio 51%
E. Maximum number of Bldgs. 1	E. Maximum number of Bldgs. 1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 30 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 30 feet.
G. Setbacks: Dugan - 35 feet North Line - 30 feet West Line - 30 feet South Line - 60 feet	G. Setbacks: Dugan - 35 feet North Line - 30 feet West Line - 30 feet South Line - 60 feet
H. Parking Ratio as per Zoning Ordinance.	H. Parking Ratio as per Zoning Ordinance.
I. Access Points: Cross lot access (by separate instrument)	I. Access Points: Cross lot access (by separate instrument)
J. Proposed Uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)).	J. Proposed Uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)).
K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.	K. If the service area of the rear of building that directly or is visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.	M. Any outdoor storage associated with the primary use of this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall shall be limited to residential areas, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building.
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.	N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

APPROVED CUP
DATE 3/27/25
FILED 1074
CUP 2025-00006
APPROVED CUP
DATE 02/06/25
FILED 1074
CUP 2025-00006



GENERAL PROVISIONS	
1. All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.	7. All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
2. Utilities shall be installed underground on all parcels.	8. Utilities shall be installed underground on all parcels.
3. A Drainage Plan and guarantees for drainage improvements are provided at the time of plotting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of plotting.	9. A Drainage Plan and guarantees for drainage improvements are provided at the time of plotting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of plotting.
4. Access Controls shall be as shown on the plan with the total number of access points being as follows:	10. Access Controls shall be as shown on the plan with the total number of access points being as follows:
5. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.	11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
6. The intent of the 30-foot north/south and east/west access easements labeled on the plan is to provide cross parcel access for the mutual use and benefit of Parcels 1, 3A, 3B, and 5. No structures or parking lots shall be situated so as to interfere with this access. An overall site circulation plan shall be submitted to the Director of Planning for review and approval prior to issuance of any building permits on Parcel 1.	12. The intent of the 30-foot north/south and east/west access easements labeled on the plan is to provide cross parcel access for the mutual use and benefit of Parcels 1, 3A, 3B, and 5. No structures or parking lots shall be situated so as to interfere with this access. An overall site circulation plan shall be submitted to the Director of Planning for review and approval prior to issuance of any building permits on Parcel 1.
13. Provisions for vehicular cross-circulation between parcels and for a pedestrian walk system shall be assured for Parcel 1, by required submission and approval of an overall site traffic circulation plan by the Planning Director prior to issuing building permits. This walk system shall link proposed buildings with the entrance and sidewalks along Kellogg or Dugan (Adm. Adj. Dated 8/31/95).	14. Street Right-Of-Way for road improvements were determined at the time of plotting.
15. Fire lines 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. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.	16. Any parking area in Parcel 1 shall require a minimum of 1 shade tree or 2 ornamental trees for every 20 parking spaces. The Planning Director shall review and approve the parking lot landscaping plan prior to issuing building permits.
17. Any major changes in this development plan for Parcel 1 shall be submitted to the Planning Commission and to the City Council for their consideration.	18. Any major changes in this development plan for Parcel 1 shall be submitted to the Planning Commission and to the City Council for their consideration.

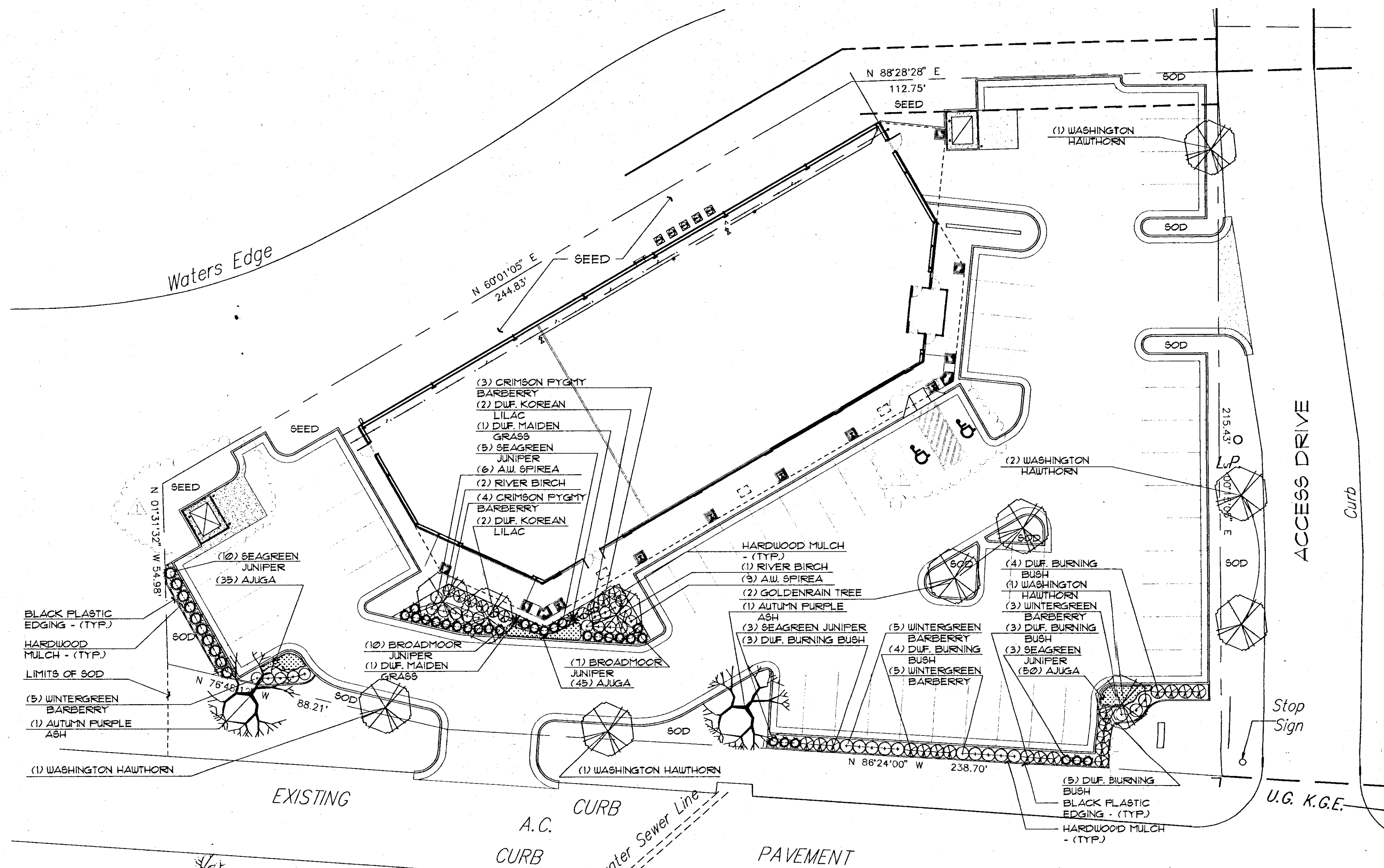
AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE	
PARCEL 1	PARCEL 2
A. Net Area: 642,962 Sq. Ft. or 14.76 Acres	A. Net Area: 142,329 Sq. Ft. or 3.24 Acres
B. Maximum Building Coverage: 167,000 Sq. Ft. or 26 Per Cent	B. Maximum Building Coverage: 167,000 Sq. Ft. or 26 Per Cent
C. Maximum Gross Floor Area: 167,000 Sq. Ft.	C. Maximum Gross Floor Area: 167,000 Sq. Ft.
D. Floor Area Ratio: 26 Per Cent	D. Floor Area Ratio: 26 Per Cent
E. Maximum Number of Buildings: 5	E. Maximum Number of Buildings: 5
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.
G. Setbacks: Taft 63 to 100 feet, West Line 30 feet, East Line 60 feet, South Line 420 feet	G. Setbacks: Kellogg Drive 35 feet
H. Parking Ratio as per Zoning Ordinance	H. Complete Access Control to Kellogg (US-54) from Kellogg Drive
I. Proposed Uses: Retail Business, Office, Financial Institutions, Motor Vehicle, Recreational Center, Automotive Agencies, Restaurants	I. Proposed Uses: Retail/Wholesale Business, Financial Institutions, Office, Restaurants, Recreational Center, Private Clubs, Automotive Agencies
J. Proposed Uses: Retail Business, Office, Financial Institutions, Motor Vehicle, Recreational Center, Automotive Agencies, Restaurants	J. Proposed Uses: Retail/Wholesale Business, Financial Institutions, Office, Restaurants, Recreational Center, Private Clubs, Automotive Agencies
K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.	K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.
M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).	M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.	N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE	
PARCEL 3A	PARCEL 3B
A. Net Area: 591,874 Sq. Ft. or 13.59 Acres	A. Net Area: 94,470 Sq. Ft. or 2.17 Acres
B. Maximum Building Coverage: 165,000 Sq. Ft. or 28 Per Cent	B. Maximum Building Coverage: 165,000 Sq. Ft. or 28 Per Cent
C. Maximum Gross Floor Area: 165,000 Sq. Ft.	C. Maximum Gross Floor Area: 165,000 Sq. Ft.
D. Floor Area Ratio: 28 Per Cent	D. Floor Area Ratio: 28 Per Cent
E. Maximum Number of Buildings: 2	E. Maximum Number of Buildings: 2
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.
G. Setbacks: West line 60 feet, North line 60 feet, South line 30 feet	G. Setbacks: Taft 35 feet, Dugan 35 feet, West Line 30 feet
H. Parking Ratio as per Zoning Ordinance	H. Parking Ratio as per Zoning Ordinance
I. Access Points: 1 to Taft	I. Access Points: 3 to Taft, 1 to Dugan
J. Proposed Uses: Recreational Center, Financial Institution, Hotel/Motel, Office, Warehouse, Private Clubs (but not within 300 feet of Taft), Restaurants (except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft)	J. Proposed Uses: Office, Warehouse, Financial Institution, Hotel/Motel, Office, Warehouse, Private Clubs (but not within 300 feet of Taft), Restaurants (except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft)
K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.	K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.
M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).	M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).
N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.	N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.
O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE	
PARCEL 4	PARCEL 5
A. Net Area: 94,470 Sq. Ft. or 2.17 Acres	A. Net Area: 405,563 Sq. Ft. or 9.31 acres
B. Maximum Building Coverage: 165,000 Sq. Ft. or 28 Per Cent	B. Maximum Building Coverage: 165,000 Sq. Ft. or 28 Per Cent
C. Maximum Gross Floor Area: 165,000 Sq. Ft.	C. Maximum Gross Floor Area: 165,000 Sq. Ft.
D. Floor Area Ratio: 28 Per Cent	D. Floor Area Ratio: 28 Per Cent
E. Maximum Number of Buildings: 4	E. Maximum Number of Buildings: 4
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.
G. Setbacks: Taft 35 feet, Dugan 35 feet, West Line 30 feet	G. Setbacks: Dugan - 35 feet, North line - 30 feet, West line - 30 feet, South line - 60 feet
H. Parking Ratio as per Zoning Ordinance	H. Parking ratio: Per Unified Zoning Code
I. Access Points: 3 to Taft, 1 to Dugan	I. Access Points: 3 to Dugan
J. Proposed Uses: Office, Warehouse, Financial Institution, Hotel/Motel, Office, Warehouse, Private Clubs (but not within 300 feet of Taft), Restaurants (except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft)	J. Proposed Uses: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))
K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.	K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.
M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).	M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).
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AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE	
PARCEL 6	PARCEL 7
A. Net Area: 19,440 sq. ft. or 0.45 acres	A. Net Area: 11,845 sq. ft. or 0.27 acres
B. Maximum building coverage: 14,424 sq. ft.	B. Maximum building coverage: 9,594.45 sq. ft.
C. Maximum gross floor area: 14,424 sq. ft.	C. Maximum gross floor area: 9,594.45 sq. ft.
D. Floor area ratio: 74%	D. Floor area ratio: 81%
E. Maximum number of bldgs.: 1	E. Maximum number of bldgs.: 1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 30 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 30 feet.
G. Setbacks: Dugan - 35 feet, North line - 30 feet, West line - 30 feet, South line - 60 feet	G. Setbacks: Dugan - 35 feet, North line - 30 feet, West line - 30 feet, South line - 60 feet
H. Parking ratio: Per Unified Zoning Code	H. Parking ratio: Per Unified Zoning Code
I. Access points: Cross lot access (by separate instrument)	I. Access points: Cross lot access (by separate instrument)
J. Proposed uses: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))	J. Proposed uses: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))
K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.	K. If the service area of the rear of building face directly or are visible from Taft, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or wicker, shall be provided in the balance of the Parcel.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental use, and roof shall not be used as the predominant exterior building material on the north facade, and the east facade of the outbuilding building, and on the western facade of the westernmost building.
M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).	M. Any outdoor storage associated with the primary uses on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no wicker fence shall be allowed).
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O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.	O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

APPROVED CUP
DATE 02/05/04
MAP COPY 1 of 2



STREET YARD CALCULATIONS: THE DUGAN CENTER THIRD 'PARCEL TWO'

REQUIRED STREET YARD CALCULATIONS:

TOTAL STREET FRONTAGE	= 88.21' + 238.70'
AVERAGE LOT DEPTH	= (215.43' + 54.98') / 2
TOTAL STREET YARD REQUIRED	= 36.93' x 8 SQ. FT.
STREET YARD PROVIDED	= 6408.15 SQ.FT.

REQUIRED PARKING STALLS	= 4 STALLS PER 1000 SQ.FT. OF BUILDING SPACE
PROVIDED PARKING STALLS	= 48 STALLS
PROVIDED HANDICAP STALLS	= 48 STALLS
REQUIRED PARKING LOT TREES	= 3 SHADE TREES
PROVIDED PARKING LOT TREES	= 2 SHADE TREES PROVIDED BY STREET YARD TREES
REQUIRED STREET YARD TREES	= 6 SHADE TREES
PROVIDED STREET YARD TREES	= 2 SHADE TREES
	= 11 ORNAMENTAL TREES
	= 1 1/2 SHADE TREE CREDITS

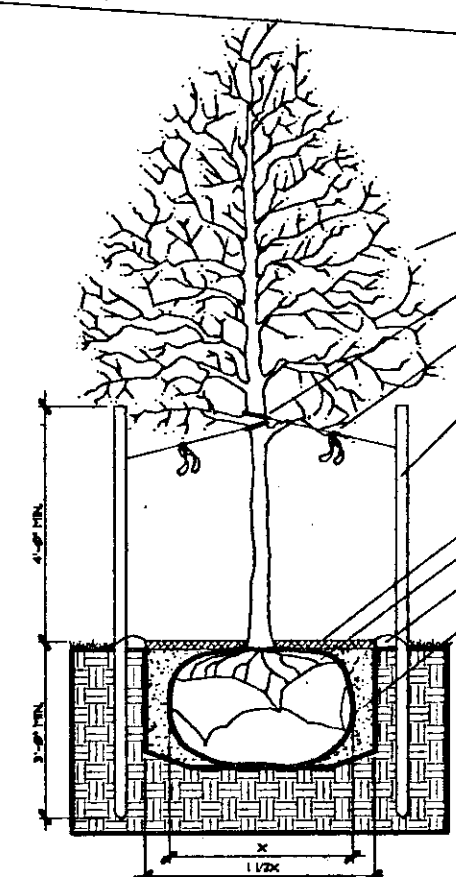
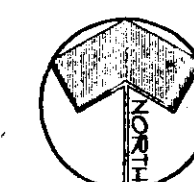
NOTE: 1/2 OF REQUIRED STREET YARD TREES ARE BEING USED AS PARKING LOT TREE CREDITS

PLANTING GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT OF SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2410. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANTING SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S 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.
- SEED AND SOD TYPE SHALL BE A LOCALLY AVAILABLE HARDY FESCUE BLEND
- USE HARDWOOD CHIP 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.
- BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SEED & SOD & PLANTING AREAS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN FOR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.
- PLACE 3'-4" OF MULCH IN ALL SHRUB BEDS, PLACE 1" OF MULCH IN THE GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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 HERBICIDE IN PERENNIAL BEDS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL THEN SHALL BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OF 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") OF MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

PLANTING PLAN

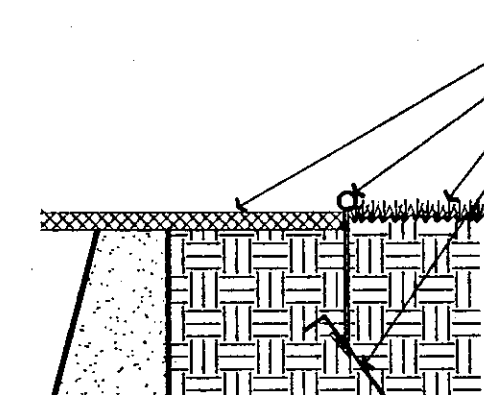
1" = 20' - 0"



PRUNE ALL DAMAGED TWIGS AFTER PLANTING
RUBBER HOSE LOOP
SAFETY FLAG
2x2 STAKE, KEEP STAKE PLUMB AND OUT OF TREE PIT

3'-4" MULCH
REMOVE BALL WRAP FROM TOP 1/3 OF BALL
TREE SAUCER
PREPARED BACKFILL, TAMP TO PREVENT SETTLEMENT, SOAK BACKFILL AFTER PLANTING

NOTE: TREES WITHOUT CENTRAL LEADERS WILL NOT BE ACCEPTED.



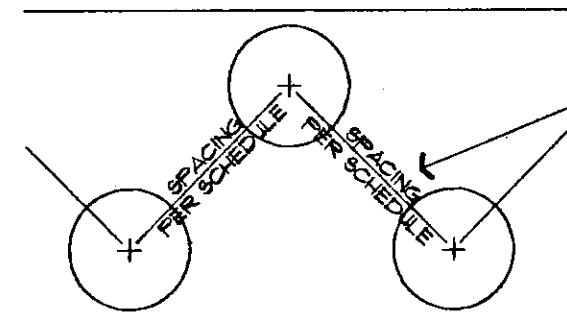
SHRUB PLANTING BED
COMMERCIAL GRADE BLACK PLASTIC DIVIDER
TURF AREA
STEEL ANCHOR STAKE. SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

1 TREE PLANTING AND STAKING DETAIL

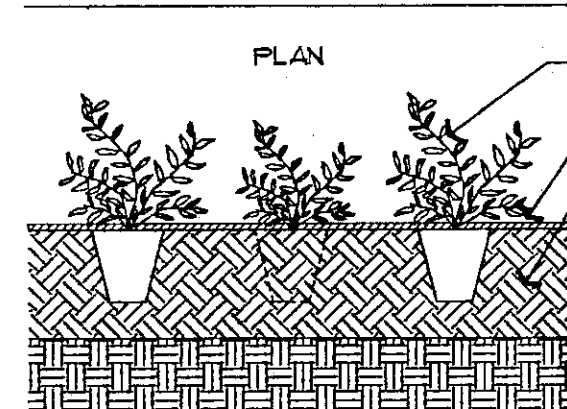
SCALE: 3/8" = 1'-0"

2 PLASTIC EDGE DETAIL

SCALE: 1" = 1'-0"



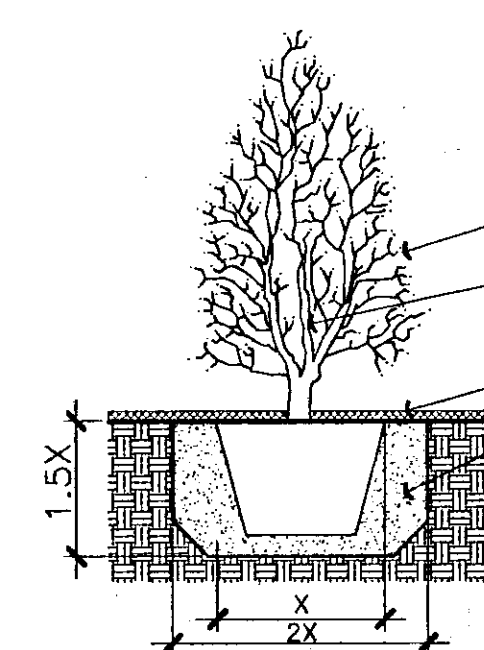
GROUND COVER TO BE PLANTED WITH TRIANGULAR SPACING. SPACE PER PLANT SCHEDULE.



PLACE PLANT IN VERTICAL PLUMB POSITION
1" MULCH
ROOTS WITHIN BED PREPARATION ZONE (DEPTH 6")

3 GROUND COVER PLANTING DETAIL

SCALE: 1" = 1'-0"



PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
3'-4" OF MULCH
PREPARED BACKFILL, TAMP AND SOAK BACKFILL AFTER PLANTING.

4 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"

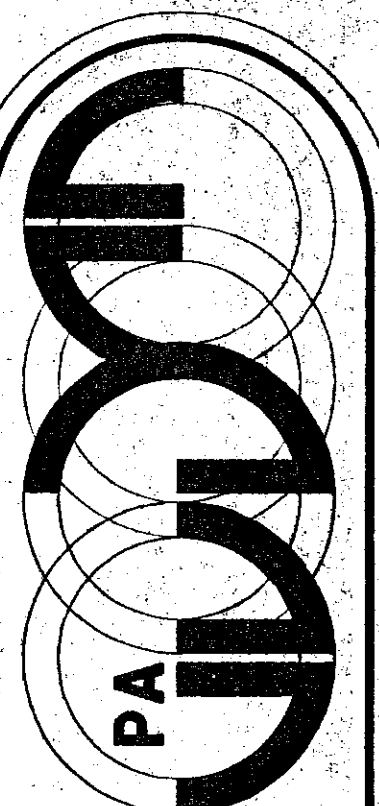
PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
2	SHADE TREES AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE'	2" CAL.	B & B	
6	ORNAMENTAL TREES WASHINGTON HAWTHORN	CRATAEGUS CRUSGALLI	1 1/2" CAL.	B & B	MULTI-STEM
3	RIVER BIRCH 'CLUMP'	BETULA NIGRA	1 1/2" CAL.	B & B	
2	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	1 1/2" CAL.	B & B	
4	SHRUBS DUF. KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	3 GAL.	CONT.	
19	DUF. BURNING BUSH	EUONYMUS ALATUS 'CONFECTA'	3 GAL.	CONT.	
15	A.W. SPIREA	SPIREA BUMALDA	2 GAL.	CONT.	
21	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS 'SEAGREEN'	3 GAL.	CONT.	
17	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	2 GAL.	CONT.	
13	WINTERGREEN BARBERRY	BERBERIS JULIANA	2 GAL.	CONT.	
7	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGI 'ATROPURPUREA NANA'	2 GAL.	CONT.	
2	ORNAMENTAL GRASS DUF. MAIDEN GRASS	MICANTHUS SINENSIS	3 GAL.	CONT.	
130	GROUND COVER AJUGA	AJUGA REPTANS	1 GAL.	CONT.	8' O.C.

DP-151 PARCEL 2
LANDSCAPE PLAN

APPROVED 5/30/16 BY [Signature]

MAPD 1 of 1



Wilson Darnell Mann, P.A.
architecture site planning interiors
105 N. Washington
Wichita, Kansas 67202 316-262-4700



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6-1-96 REVISION

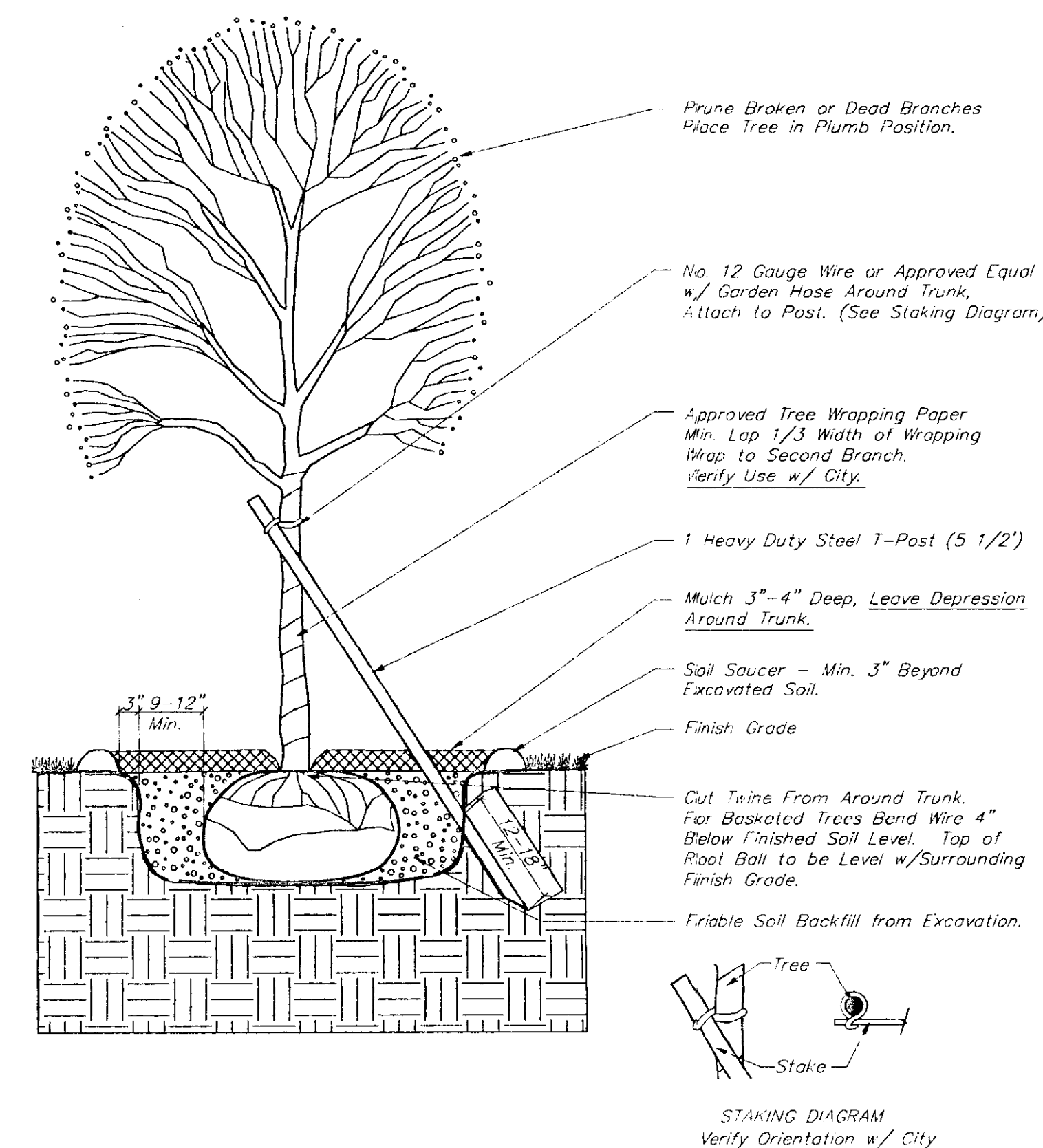
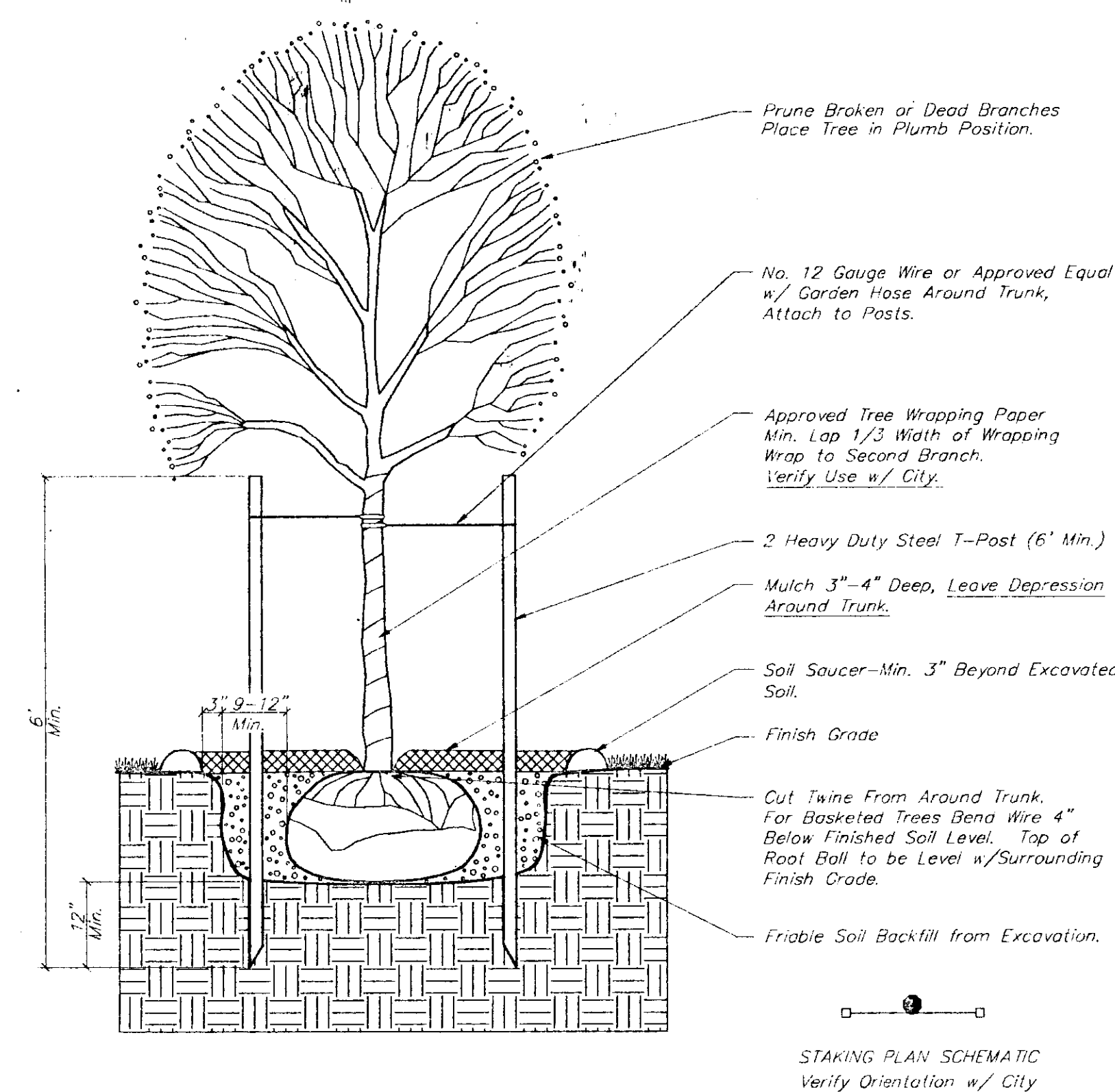
WDM no. 95223

drawn SDW check LME

PARTY CITY
LOT 2 - THE DUGAN CENTER THIRD ADDITION
WICHITA, KANSAS

PLANTING PLAN

SA3
of

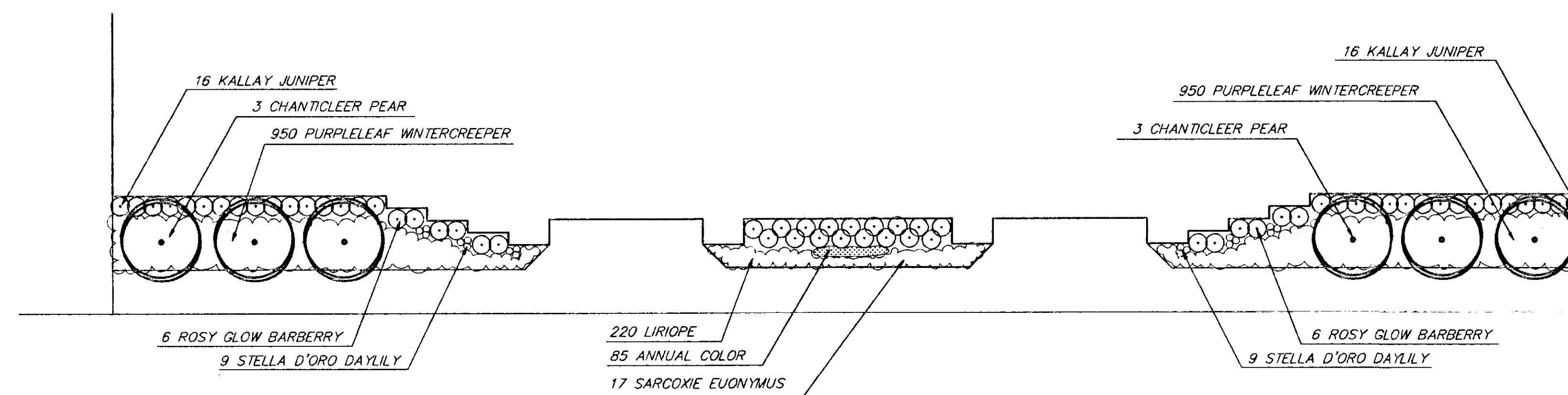


PLANT SCHEDULE (TOTAL)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
13	<i>Fraxinus americana</i> 'Rose Hill'	Rose Hill Ash	2"-2 1/2" Cal.	B & B	Single Stem Only
15	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	2"-2 1/2" Cal.	B & B	Single Stem Only
10	<i>Liquidambar styraciflua</i>	Sweetgum	2"-2 1/2" Cal.	B & B	Single Stem Only
12	<i>Quercus shumardi</i>	Shumard Oak	2"-2 1/2" Cal.	B & B	Single Stem Only
4	<i>Pinus edulis</i>	Pinyon Pine	6' Height	B & B	Single Stem Only
9	<i>Pinus strobiformis</i>	Southwestern White Pine	6' Height	B & B	Single Stem Only
5	<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Redbud	1"-1 1/2" Cal.	B & B	Single Stem Only
5	<i>Malus</i> sp. 'Prairiefire'	Prairiefire Crabapple	1"-1 1/2" Cal.	B & B	Single Stem Only
24	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1"-1 1/2" Cal.	B & B	Single Stem Only
30	<i>Berberis thunbergii</i> 'Rosy Glow'	Rosy Glow Barberry	5 Gallon	Cont.	
17	<i>Euonymus radicans</i> 'Sarcocoe'	Sarcocoe Euonymus	5 Gallon	Cont.	
54	<i>Juniperus pfitzeriana</i> 'Kallay'	Kallay Juniper	5 Gallon	Cont.	
2560	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	4" Pots	Cont.	12" on center
18	<i>Hemerocallis</i> sp. 'Stella O'Oro'	Stella O'Oro Daylily	1 Gallon	Cont.	18" on center
220	<i>Liriope muscari</i>	Liriope	4" Pots	Cont.	12" on center
85	Annual Color		4" Pots	Cont.	9" on center

PLANT SCHEDULE (PHASE 1)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	<i>Fraxinus americana</i> 'Rose Hill'	Rose Hill Ash	2"-2 1/2" Cal.	B & B	Single Stem Only
9	<i>Gleditsia triacanthos</i> inermis 'Skyline'	Skyline Honeylocust	2"-2 1/2" Cal.	B & B	Single Stem Only
5	<i>Liquidambar styraciflua</i>	Sweetgum	2"-2 1/2" Cal.	B & B	Single Stem Only
6	<i>Quercus shumardi</i>	Shumard Oak	2"-2 1/2" Cal.	B & B	Single Stem Only
9	<i>Pinus strobus</i>	Shadblow	6" Height	B & B	Single Stem Only
5	<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Redbud	1"-1 1/2" Cal.	B & B	Single Stem Only
5	<i>Malus</i> sp. 'Prairiefire'	Prairiefire Crabapple	1"-1 1/2" Cal.	B & B	Single Stem Only
6	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1"-1 1/2" Cal.	B & B	Single Stem Only
30	<i>Berberis thunbergii</i> 'Rosy Glow'	Rosy Glow Barberrry	5 Gallon	Cont.	
17	<i>Euonymus radicans</i> 'Sarcocoe'	Sarcocoe Euonymus	5 Gallon	Cont.	
54	<i>Juniperus plitzeriana</i> 'Kallay'	Kallay Juniper	5 Gallon	Cont.	
2120	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	4" Pots	Cont.	12" on center
18	<i>Hemerocallis</i> sp. 'Stella D'Oro'	Stella D'Oro Daylily	1 Gallon	Cont.	18" on center
220	<i>Liriope muscari</i>	Liriope	4" Pots	Cont.	12" on center
85	<i>Annua Color</i>		4" Pots	Cont.	9" on center



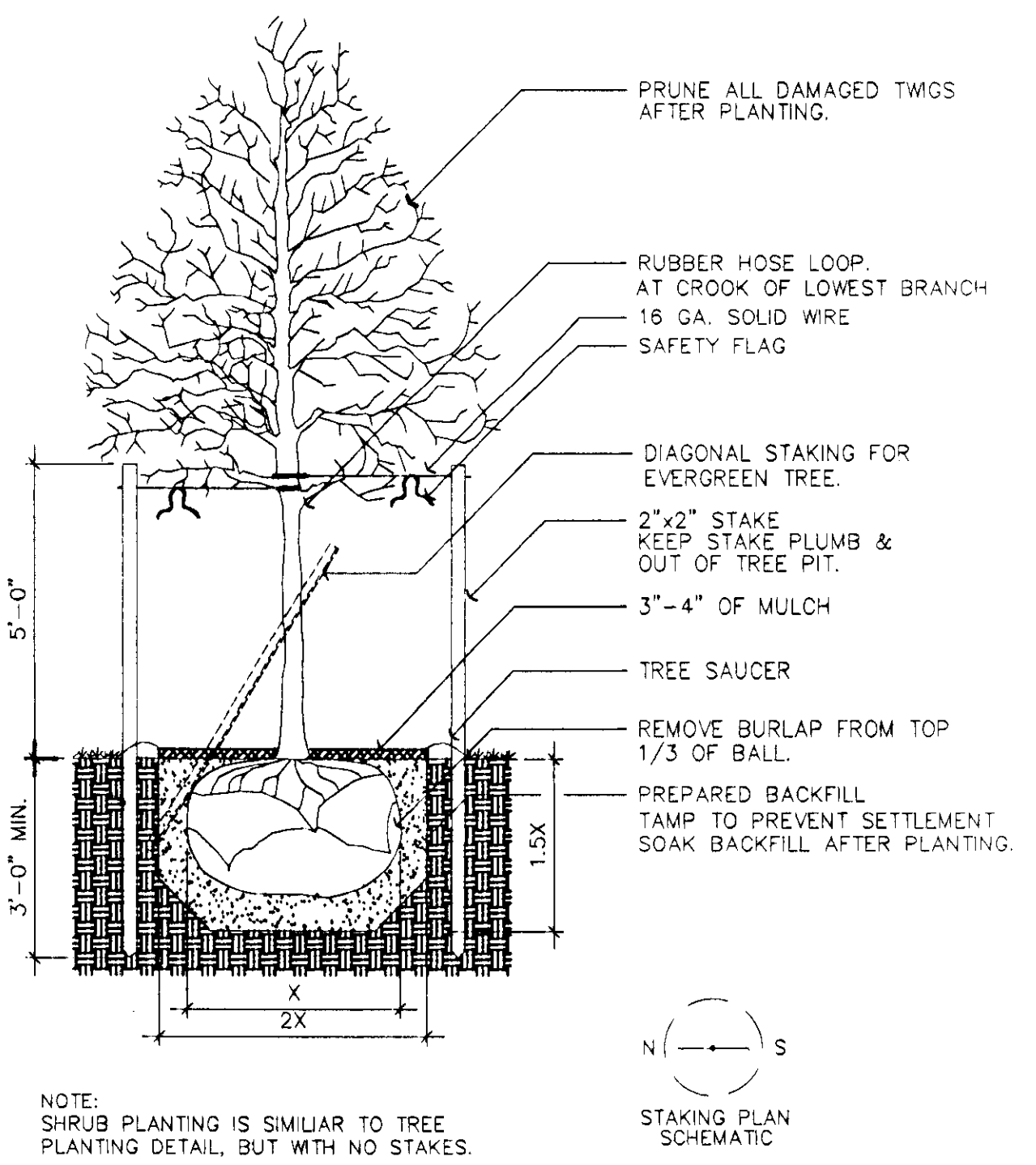
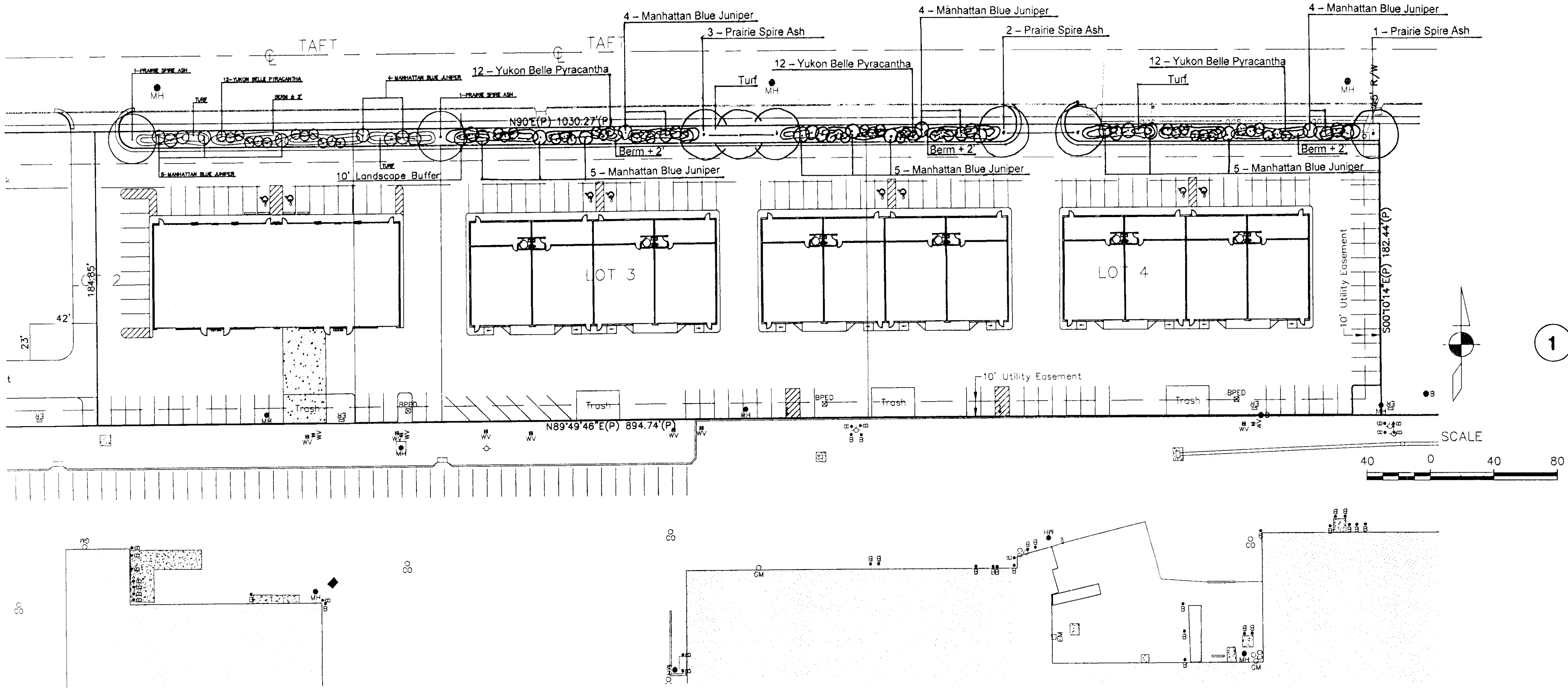
ENTRY DETAIL
SCALE: 1" = 20'

Sheet 2

LANDSCAPE PLAN

APPROVED 9/12/96 BY LO

THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
 LOT 3



TREE PLANTING : STAKING DETAIL

NO SCALE
NOTE:
TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.

11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. 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.
12. MULCH 4" DEEP AROUND TREES AND 3-4" IN ALL SHRUB BEDS. MULCH MATERIAL TO BE PER THE OWNER'S APPROVAL AS TO SIZE, TYPE, AND LOCATION. TREAT AREA WITH A PRE-EMERGENT HERBICIDE BEFORE PLANTING AND MULCH PLACEMENT. ALL BED AREAS ARE TO BE FREE OF WEEDS AND GRASS.
13. SOD OR SEED TYPE TO BE LOCALLY AVAILABLE HARDY BLEND OF THIN BLADE TALL FESCUE. PLANTED PER INDUSTRY STANDARDS. SEED AT A RATE SPECIFIED BY THE SEED PRODUCER. ALL SEED/SOD AREAS TO BE GUARANTEED FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
14. GUARANTEE TREES, SHRUBS, GROUNDCOVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
15. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
16. 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.
17. AT THE COMPLETION OF THE PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY CONDITION AT THAT TIME. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE (1) FULL YEAR FROM THE FINAL DATE OF ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, WITHOUT ADDITIONAL CHARGE TO THE OWNER.
18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
20. BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET ± ABOVE FINISH GRADE.

IRRIGATION NOTE

WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE OR A RAIN SHUT-OFF.

STREET ADDRESS: West Taft

LEGAL DESCRIPTION:

Part of Lots 2 and 3, The Dugan Centre 2nd, an Addition to Wichita, Sedgwick County, Kansas.

LANDSCAPE REQUIREMENTS

PER ADMINISTRATIVE ADJUSTMENT TO DP-151 THE DUGAN CENTRE C.U.P.:
± 38 EVERGREEN TREES
± 44 SHRUBS
± 8 SHADE TREES OR EQUIVALENT

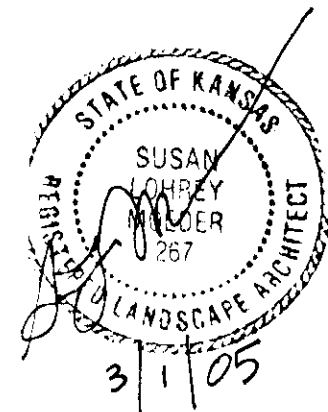
GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
3. 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.
4. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2470. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
5. SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.
6. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
7. ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.
8. ALL PLANT MATERIALS PROVIDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE, INC.: ANSI Z60.1 1973, AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES TO BE NORTHERN GROWN PLANTS GROWN IN NURSERIES ONE (1) YEAR OR MORE, LOCATED IN HARDINESS ZONES 3-6, PER THE USDA MAP. TREES FURNISHED SHALL BE WELL-BRANCHED PARTICULARLY WITH RESPECT TO THE HEIGHT-WIDTH RELATIONSHIP. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
9. 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.
10. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
8	SHADE TREE				
	PRAIRIE SPIRE ASH	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	2" CAL.	B&B	
8	TOTAL				
	SHRUBS				
48	YUKON BELLE PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'MONON'	2 GAL., 18" HT.	CONTAINER	
48	TOTAL				
	EVERGREEN TREES				
36	MANHATTAN BLUE JUNIPER	JUNIPERUS VIRGINIANA 'MANHATTAN BLUE'	5' HT.	B&B	
36	TOTAL				

* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.



AM CONSULTING, Inc.
142 N. Emporia
Wichita, KS 67202
316/265-2870 fax: 316/265-2839

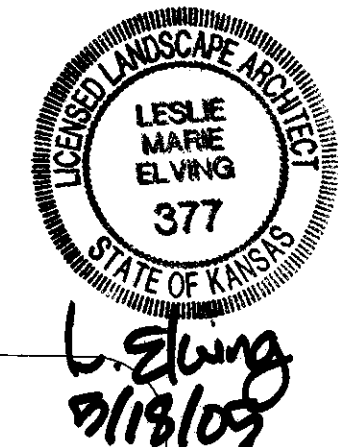
DESIGN	DRAWN	FILE	DATE	SCALE
SM	AE	landscape	01/26/04	1"=20'

DUGAN CENTRE
LANDSCAPE PLAN
WICHITA, KANSAS

Susan L. Moeder
Landscape Architect
1047 W. River Blvd.
Wichita, Kansas 67203
(316) 267-4830

SHEET
1
OF
1

DUGAN - TOTAL LANDSCAPING



REVISIONS	BY
6/15/09	LE

DOLLAR GENERAL

515 S. DUGAN - WICHITA, KS - 67209

DESIGN BUILD CONSTRUCTION, INC.
9325 W. 53rd St. N.
Suite B - P.O. Box 457
Maize, KS 67101

DRAWN JIB
CHECKED ---
DATE APR. 2005
JOB NO. 05-106
LS1

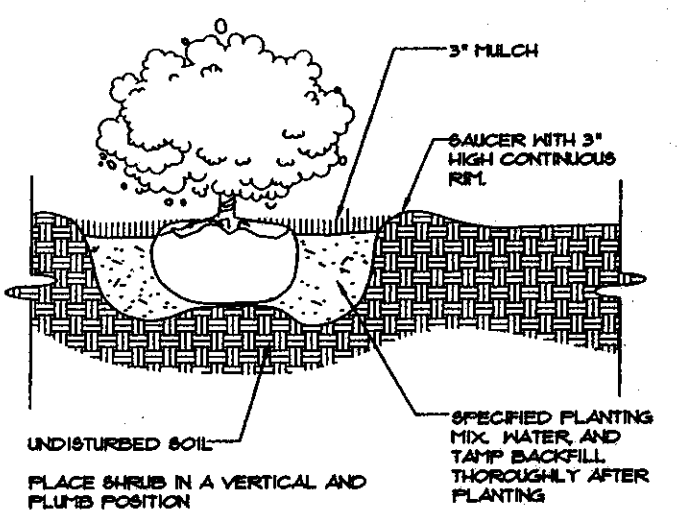
PLANT LIST

Qty.	Common Name	Botanical Name	Size	Cond
TREES				
1	Lacebark Elm	Ulmus parvifolia	2-2.5"	B&B
2	'Autumn Purple' Ash	Fraxinus Americana 'Autumn Purple'	2-2.5"	B&B
2	Austrian Pine	Pinus Nigra	5-6'	B&B
3	'Spring Snow' Crabapple	Malus 'Spring Snow'	1.5-2"	B&B
SHRUBS				
11	'Rosy Glow' Barberry	Berberis Thunbergi 'Rosy Glow'	2 gal.	Cont.
24	'Gold Coast' Juniper	Juniperus Chinensis 'Gold Coast'	2 gal.	Cont.
9	'Dynamite' Crapemyrtle	Lagerstroemia Indica 'Dynamite'	2 gal.	Cont.
8	'Wardii' Yew	Taxus x media 'Wardii'	3 gal.	Cont.
5	Redtwig Dogwood	Cornus alba 'Baillheli'	2 gal.	Cont.
PERENNIALS				
17	Stella d oro Daylily	Hemerocallis	1 gal	Cont.
3	Purpleleaf Honeysuckle	Lonicera japonica 'Purpurea'	1 gal	Cont.

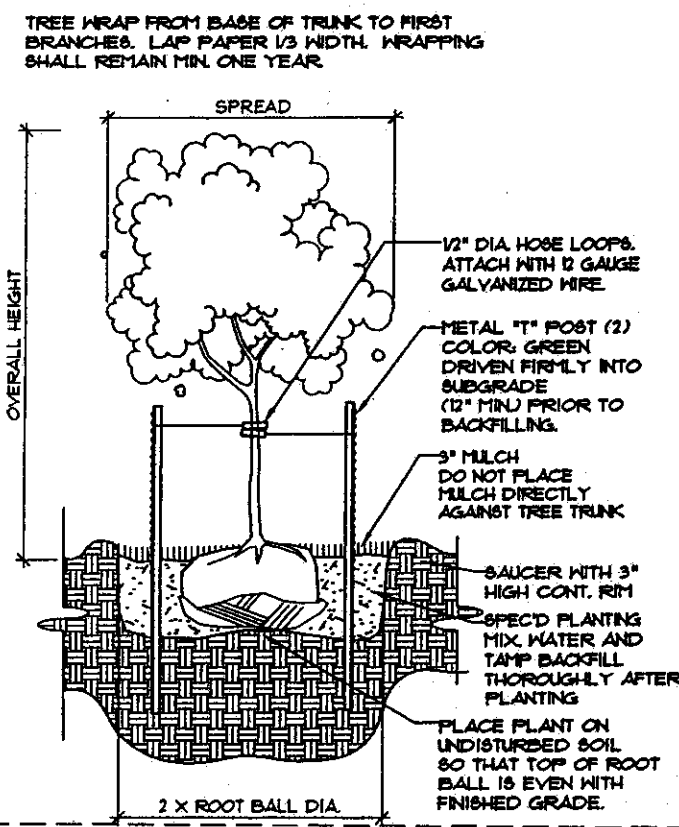
3 SPARTAN JUNIPER Juniperus Chinensis 5'6" ht. B&B

- LANDSCAPE NOTES:
- No substitutions shall be allowed without approval.
 - All plant locations are approximate; adjust as necessary to avoid conflicts.
 - The planting beds receiving mulch shall be treated with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice.
 - 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.
 - All planting beds are to receive 3" minimum depth of cypress mulch.
 - All planting beds that require edging will be edged with Cobra black plastic edging.
 - All turf area will be seeded with fine bladed fescue seed.

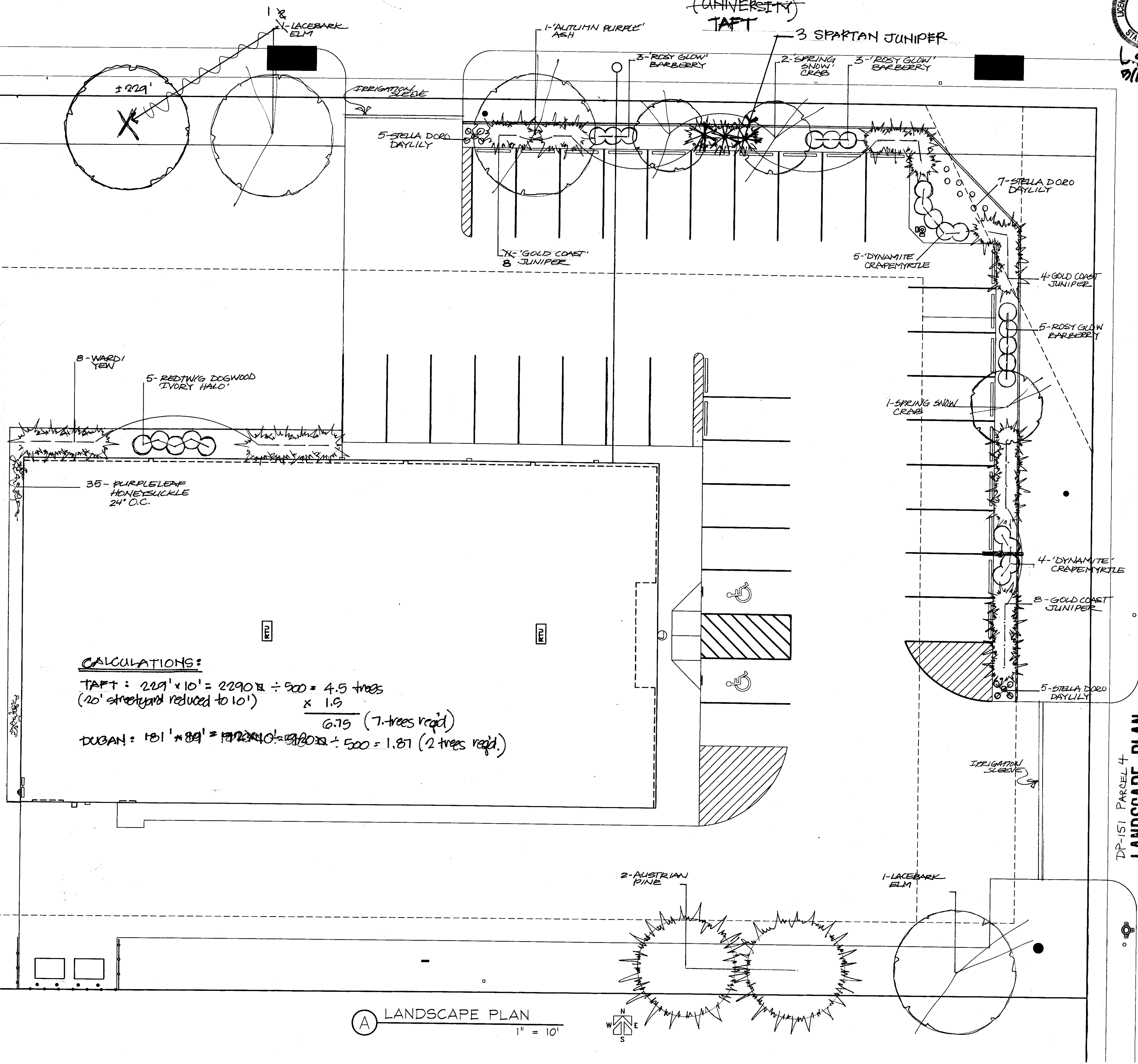
- IRRIGATION NOTES:
- Irrigation shall be designed to meet all local codes and regulations and criteria of performance spec.
 - All turf areas shall be irrigated with pop up turf heads. All shrub areas are to be irrigated with drip irrigation. All shrub zones are to be separate from turf zones. Provide 100% coverage to all areas.
 - Irrigation system will be designed to avoid spraying water on building or across walks.
 - Coordinate location of controller with owner/G.C.
 - Irrigation contractor shall provide and install backflow prevention. System will be hooked up to water meter made available by contractor. Backflow preventer shall be installed at the distance above the highest sprinkler head as required by local codes.



1 SHRUB PLANTING

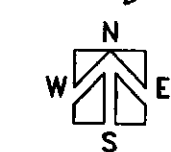


2 TREE PLANTING



CALCULATIONS:
TAFT: $229' \times 10' = 2290 \div 500 = 4.5$ trees
(20' streetyard reduced to 10') $\times 1.5 = 6.75$ (7 trees req'd)
DUGAN: $181' \times 89' = 16109 \div 500 = 32.2$ trees
(20' streetyard reduced to 10') $\times 1.5 = 48.3$ (48 trees req'd)

A LANDSCAPE PLAN
1" = 10'



DP-151 PARCEL 4
LANDSCAPE PLAN

APPROVED 6/15/05 BY JDB
WARD COPY 1 of 2

162.09'

TRASH

'RED SUNSET' SCARLET MAPLE

'FROEBEL' SPIREA (2)

LAWN

PROPOSED DRIVE

GAS METER

'FROEBEL' SPIREA (4)

LAWN

'RED SUNSET' SCARLET MAPLE

184.85'

RAMP

RAMP

OKLAHOMA REDBUD

NOTE:
CHASSIS/LAWN:
200' OR SEEDING TO BE LOCALLY AVAILABLE
WINDY BLOOM OF TWIN BLADE FIRM FUSCUS
PLANTED PER INDUSTRY STANDARDS.
IRRIGATION:
WATER FOR ESTABLISHMENT AND MAINTENANCE
OF PLANT MATERIALS SHALL BE PROVIDED
BY AN AUTOMATIC IRRIGATION SYSTEM.
TREE STAKING:
SHADE TREES TO BE STAKED PER
INDUSTRY STANDARDS.

'RED SUNSET' SCARLET MAPLE

LAWN

'MANHATTAN BLUE' JUNIPER (3)

'FROEBEL' SPIREA (3)

SIGN

LAWN

'MANHATTAN BLUE' JUNIPER (2)

'FROEBEL' SPIREA (3)

OKLAHOMA REDBUD

'MANHATTAN BLUE' JUNIPER (2)

LAWN

QTY	COMMON NAME	BOTANICAL NAME	SIZE
5	'RED SUNSET' SCARLET MAPLE	(ACER RUBRUM 'RED SUNSET')	2" DB
2	'OKLAHOMA REDBUD'	(CEFOTIS BENIFORMIS 'OKLAHOMA')	1 1/2" - 2" DB
12	'MENTOR' BARBERRY	(BERBERIS MENTORIANA)	2 OR 5 GAL
15	'FROEBEL' SPIREA	(SPIRAEA X BIMALDA 'FROEBEL')	2 OR 5 GAL
2	'YUKON BELLE' PYRACANTHA	(PYRACANTHA ANGUSTIFOLIA 'YUKON BELLE')	5 GAL
12	'MANHATTAN BLUE' JUNIPER	(JUNIPERUS VIRGINIANA 'MANHATTAN BLUE')	5' 6" DB

MINIMUM PLANT REQUIREMENT:
8 EVERGREEN TREES - 5' HEIGHT AT INSTALLATION
2 SHADE TREES
9-10 ORNAMENTAL SHRUBS

EXISTING DRIVE

'MANHATTAN BLUE' JUNIPER (2)

'MENTOR' BARBERRY (12)

'YUKON BELLE' PYRACANTHA (2)

'MANHATTAN BLUE' JUNIPER (4)

'RED SUNSET' SCARLET MAPLE

'RED SUNSET' SCARLET MAPLE

'FROEBEL' SPIREA (3)

'MANHATTAN BLUE' JUNIPER (2)

LAWN

LANDSCAPE PLAN

FOR THE

SCALE 1"=10'-0"

OSAKA RESTAURANT

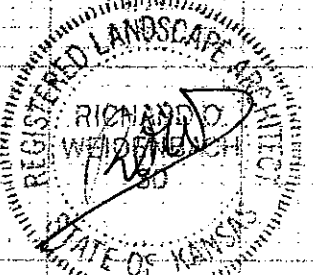
6821 WEST TAFT

NICHITA, KANSAS

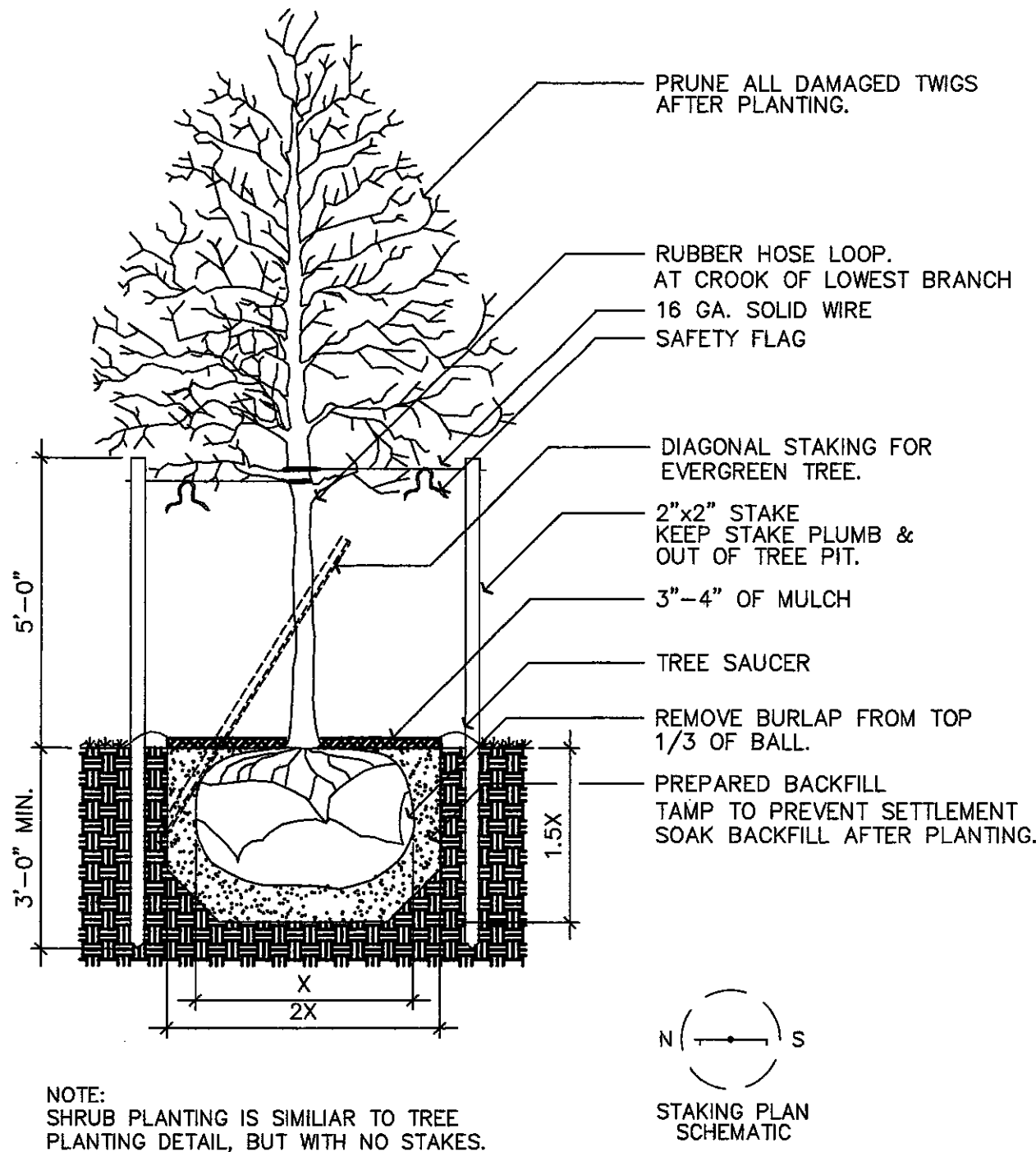
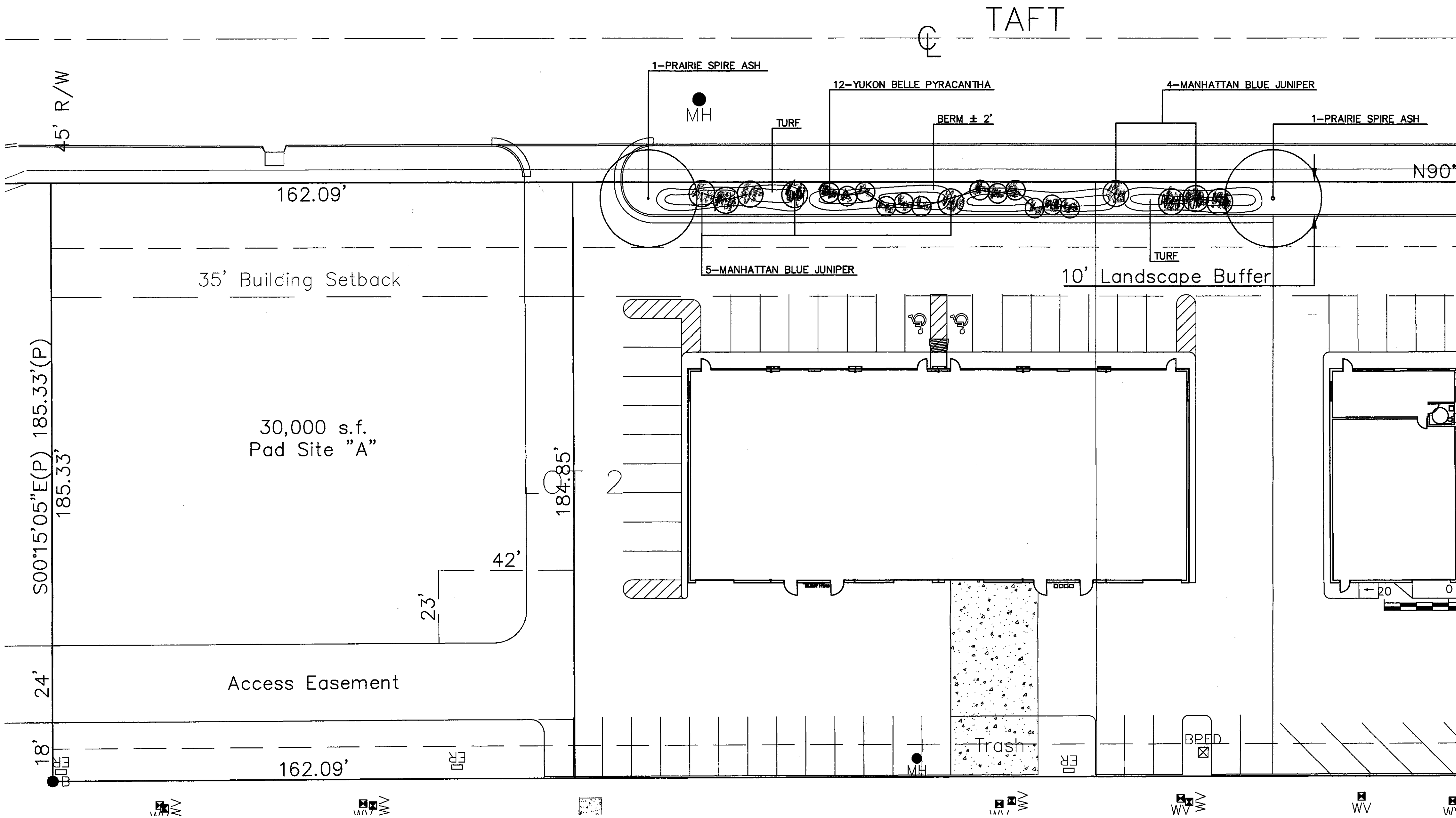
LEGAL DESCRIPTION:
LOT 1 E PART OF LOT E THE DUGAN CENTER
AN ADDITION TO NICHITA, SEDAWICH COUNTY,
KANSAS.
LANDSCAPE REQUIREMENTS
PER ADMINISTRATIVE ADJUSTMENT TO
DO NOT THE DUGAN CENTER E.M.R. 1
10 PLANTING SITE ALONG TAFT
3' BUSHES W/ HARDWOOD DECIDUA
MULCH 3'-4" DEEP TRICKLY

DP-151, Parcel 30
LANDSCAPE PLAN

05/12/06
MWD Cdn 102



REVISED
4/24/06



TREE PLANTING & STAKING DETAIL

NO SCALE

NOTE:
TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.

11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. 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.

12. MULCH 4" DEEP AROUND TREES AND 3-4" IN ALL SHRUB BEDS. MULCH MATERIAL TO BE PER THE OWNER'S APPROVAL AS TO SIZE, TYPE, AND LOCATION. TREAT AREA WITH A PRE-EMERGENT HERBICIDE BEFORE PLANTING AND MULCH PLACEMENT. ALL BED AREAS ARE TO BE FREE OF WEEDS AND GRASS.

13. SOD OR SEED TYPE TO BE LOCALLY AVAILABLE HARDY BLEND OF THIN BLADE TALL FESCUE, PLANTED PER INDUSTRY STANDARDS. SEED AT A RATE SPECIFIED BY THE SEED PRODUCER. ALL SEED/SOD AREAS TO BE GUARANTEED FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

14. GUARANTEE TREES, SHRUBS, GROUNDCOVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.

15. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

16. 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.

17. AT THE COMPLETION OF THE PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY CONDITION AT THAT TIME. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE (1) FULL YEAR FROM THE FINAL DATE OF ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, WITHOUT ADDITIONAL CHARGE TO THE OWNER.

18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

20. BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET ± ABOVE FINISH GRADE.

IRRIGATION NOTE

WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE OR A RAIN SHUT-OFF.

STREET ADDRESS: West Taft

LEGAL DESCRIPTION:

Part of Lots 2 and 3, The Dugan Centre 2nd, an Addition to Wichita, Sedgwick County, Kansas.

LANDSCAPE REQUIREMENTS

PER ADMINISTRATIVE ADJUSTMENT TO DP-151
THE DUGAN CENTRE C.U.P.:

25% OF PROJECT ± 9.5 EVERGREEN TREES
± 11 SHRUBS
± 2 SHADE TREES OR EQUIVALENT

GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.

3. 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.

4. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2470. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

5. SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.

6. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

7. ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.

8. ALL PLANT MATERIALS PROVIDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE, INC.: ANSI 260.1 1973, AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES TO BE NORTHERN GROWN PLANTS GROWN IN NURSERIES ONE (1) YEAR OR MORE, LOCATED IN HARDINESS ZONES 3-6, PER THE USDA MAP. TREES FURNISHED SHALL BE WELL-BRANCHED PARTICULARLY WITH RESPECT TO THE HEIGHT-WIDTH RELATIONSHIP. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.

9. 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.

10. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREE				
2	PRAIRIE SPIRE ASH	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	2" CAL.	B&B	
2	TOTAL				
	SHRUBS				
12	YUKON BELLE PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'MONON'	2 GAL. 18" HT. CONTAINER		
12	TOTAL				
	EVERGREEN TREES				
9	MANHATTAN BLUE JUNIPER	JUNIPERUS VIRGINIANA 'MANHATTAN BLUE'	5' HT.	B&B	
9	TOTAL				

* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

DP-151 PARCEL 3A (PORTION)
LANDSCAPE PLAN

APPROVED 12/02/04 BY [Signature]
MARD Copy 1 of 2

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142 N. Emporia
316/285-2870
Wichita, KS 67202
fax: 316/285-2839

PROJECT NUMBER
DESIGN SM
DRAWN AE
FILE landscape
DATE 01/26/04
SCALE 1"=20'

AM NO.
03033-02
SCALE
1"=20'

**DUGAN CENTRE
LANDSCAPE PLAN**
WICHITA, KANSAS

SHEET
1
OF
1