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 60 feet in the balance of the Parcel.
G. Setbacks:

Toft	63 to 100 feet
Westerly Line	30 feet
East Line	60 feet
South Line	420 feet

H. Parking Ratio as per Zoning Ordinance.
I. Access Points: 1 to Toft
J. Proposed Uses:
Retail Business
Offices
Financial Institutions
Motel/Hotel
Recreational Center
Automotive Agencies
Restaurants

PARCEL 2

A. Net Area 60,546 Sq. Ft. or 1.52 Acres
B. Maximum Building Coverage 12,109 Sq. Ft. or 15 Per Cent
C. Maximum Gross Floor Area 12,109 Sq. Ft.
D. Floor Area Ratio 15 Per Cent
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 50 feet.
G. Setbacks: Kellogg Drive 35 Feet
H. Parking Ratio as per Zoning Ordinance
I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
J. Proposed Uses: Retail/Wholesale Business
Financial Institutions
Offices
Restaurants
Recreational Center
Private Clubs
Automotive Agencies

Parcel 3D

A. Net Area: 71,118.61 sq. ft or 1.63± acres
B. Maximum building coverage: 28,447.44 sq. ft or 40%
C. Maximum gross floor area: 28,447.44 sq. ft
D. Floor area ratio: 40 percent
E. Maximum number of buildings: 4
F. Maximum building height: 35 feet
G. Setback along Taft: 25 feet, except 35 feet along the west 40 feet
H. Parking Per UZC
I. Access points to Taft: 1

J. Proposed Uses: All uses allowed in "GC" General Commercial, except the following uses: correctional placement residence, limited and general; group homes, limited, general and commercial; animal care, general; broadcast/recording studio; convenience store; kennel, lobby or boarding, breeding and training; marine facility; exterminators; night club is the city; pawnshop; recreational vehicle campground; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; vehicle repair, general; vehicle storage yard; vocational school; warehouse, self-storage; and outdoor storage not associated with a business located on this parcel (and subject to M. below); manufacturing, general; car wash; and vehicle sales. Manufacturing, limited, shall be permitted subject to "LC" restrictions. Restaurants shall be permitted in accordance with UZC Art. III, Sec. III.D.h.t.

K. If the service area or the rear of buildings 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 woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 30-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 predominately earth-tone colors, with vivid colors limited to incidental accent, and metal shall not be used as the predominate exterior building material on the north facade, and the east façade of the easternmost building, and on the western façade 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 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 fixtures 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.

Parcel 3A

A. Net area: 77,271 sq. ft. or 1.7 acres
B. Maximum building coverage 23,181 sq. ft. or 30%
C. Maximum gross floor area 24,726 sq.ft.
D. Floor area ratio 32%
E. Maximum number of buildings 1
F. Maximum building height 35 feet
G. Setback along Taft 35 feet
H. Parking Per UZC
I. Access points to Taft 2 (1 shared with 3C)

J. Proposed uses: All uses allowed in "GC" General Commercial, except the following: correctional placement residence, limited and general; group home, limited, general and commercial; animal care, general; broadcast/recording studio; convenience store; kennel, lobby or boarding, breeding and training; marine facility; exterminators; night club is the city; pawnshop; recreational vehicle campground; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; vehicle repair, general; vehicle storage yard; vocational school; warehouse, self-storage; and outdoor storage not associated with a business located on this parcel (and subject to M. below); manufacturing, general; car wash; and vehicle sales. Manufacturing, limited, shall be permitted subject to "LC" restrictions. Restaurants shall be permitted in accordance with UZC Art. III, Sec. III.D.h.t.

K. If the service area or the rear of buildings 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 woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 30-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 predominately earth-tone colors, with vivid colors limited to incidental accent, and metal shall not be used as the predominate exterior building material on the north facade, and the east façade of the easternmost building, and on the western façade 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 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 fixtures 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.

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 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.
G. Setbacks: West line 60 feet
South line 60 feet
North line 30 feet
H. Parking Ratio as per Zoning Ordinance
I. Access Points: 1 to Taft
J. Proposed Uses:
Recreational Center
Financial Institution
Hotel/Motel
Offices
Office Worehousing
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.)
Retail/Wholesale Business
Miniature Golf Facility
Automotive Agencies

Parcel 3C

A. Net area: 30,000± sq. ft. or 0.7 acre
B. Maximum building coverage: 9,000 sq. ft or 30% for uses except restaurant; 3,600 sq. ft for restaurant
C. Maximum gross floor area: 9,600 sq. ft. for uses except restaurant; 3,600 sq. ft. for restaurant
D. Floor area ratio: 32%
E. Maximum number of building: one (1) (Per AA 05-09-06)
F. Maximum height of building: 35 feet
G. Setback along Taft: 35 feet
H. Parking; per UZC
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
Conditions K through O shall be the same as for Parcel 3A. The administrative adjustment approved December 1, 2003 shall be altered by increasing the quantity of landscape plant materials by 1.5 times for Parcel 3C and in other respects shall be the same as for Parcel 3A.

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 35 feet.
G. Setbacks: Toft 35 Feet
Dugan 35 Feet
West Line 30 Feet
H. Parking Ratio as per Zoning Ordinance
I. Access Points: 3 to Toft
1 to Dugan
J. Proposed Uses:
Offices
Office Worehousing
Financial Institutions
Retail/general and restaurant uses subject to MAPC stipulations dated 05/09/02 except 7,200 sq. ft. of retail for individual use (Admin. Adj. dated 8-31-05/06)
Limitations (Admin Adj. dated 05/09/02)

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 (East property line of Parcel 5 - 35 feet
North line - 30 feet North property line of Parcel 5 - 30 feet
West line - 30 feet
South line - 60 feet
H. Parking ratio Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

PARCEL 5

A. Net area 405,563 sq. ft. or 9.31 acres
B. Maximum building coverage 106,663 sq. ft. of 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 - 60 feet
H. Parking ratio Per Unified Zoning Code
I. Access Points 3 to Dugan
J. Proposed uses Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

PARCEL 7 (Admin Adjust 11/11/02, modified by redesign of Parcel 7)

A. Net area 11,845 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 (60 feet from south property line of Parcel 5
North line - 30 feet
West line - 30 feet
South line - 60 feet
H. Parking ratio Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

Landscaping 1 tree per 20 parking spaces required for use purposes

This revision was certified by administrative adjustment approved December 1, 2003, to allow 10-foot planting strip per Exhibit "A" specifying type and amount of landscape materials.

GENERAL PROVISIONS

1. Total Net Land Area 2,011,089 Sq. Ft. or 46.17 Acres
Total Drainage Dedication 190,499 Sq. Ft. or 4.37 Acres
Total Floodway Reserve 201,349 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, 3D, and 4 except that one sign shall be permitted at a height not to exceed 40 feet (per Amendment #4, approved 2/5/04).
D. Parcels 1, 3A, 3D and 3C combined, shall be limited to 2 monument–type freestanding signs along the Taft Street frontage. Parcel 4 shall be limited to 1 monument-type sign along the Taft Street frontage. Former Parcel 2, now DP-37, shall be limited to 2 freestanding 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 planting strip no less than 10 feet in width is required along the north line of Parcel 1, Parcel 3A, Parcel 3D and Parcel 4. A landscape plan prepared by a landscape architect for the planting strip, 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 permit(s) for Parcels 1, 3A, 3C, 3D, and 4. 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. (See Administrative Adjustment dated 10/9/96)
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 former 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 former Parcel 2, not part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on that portion of former Parcel 2.
6a. If the service area of rear of the building face directly towards a residential zoning district, a 5 foot to 6 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 is 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 dissimilar to the sides and front of the building. Appropriate street trees (as approved the City Forester) shall be planted no further apart than 50 feet on centers in the public parking area between the curb and the wall and shall 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 #1 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 6a above.
6c. Parcel 3D 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.
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 platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
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	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points 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 plans 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 submittal 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 platting.
15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
16. Any parking lots 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.

DP–151

Revised February 10, 2026 Revised November 1, 1989
Revised May 9, 2025 August 31, 1989
Revised February 05, 2025 February 28, 1986
Revised April 2, 2004
Revised June 23, 1995
Revised April 24, 1995
Revised November 25, 1992
Revised June 22, 1992

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Dated February 10, 2026
APPROVED CUP
MAPC Per Admin Adjustment
CUP26-04
Copy 1 of 4

DP-151 AMENDMENT #4 Approved 2/5/04, 05/04/06
APPROVED CUP
MAPC Per Admin Adjustment
Signed Copy 1 of 2

Wichita-Sedgwick County Metropolitan Area Planning Department

February 10, 2026

Greg Hiser
2717 N. Northside Cir.
Wichita, KS 67205

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Ave.
Wichita, KS 67211

RE: CUP2026-00004 – Administrative Adjustment in the City to the Dugan Centre CUP DP-151, to reflect a reduction of a platted setback from 35 feet to 25 feet on Parcel 3D, on property zoned LC Limited Commercial District; generally located on the south side of West Taft Avenue, within one-quarter mile west of South Dugan Avenue (6803 W. Taft Ave.).

Legal Description: Lot 4 and the East 46 feet of Lot 3, The Dugan Centre 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-151 to reduce the building setback along West Taft Avenue for a portion of Parcel 3D from 35 feet to 25 feet except for the west 40 feet, which will remain at 35 feet in order to construct a commercial use. The subject building setback is also platted and reflected on the face of the CUP. On January 13, 2026, the Wichita City Council approved VAC2025-00054, reducing the associated platted setback.

Section III-C.2.b.(2).(a).1. of the Unified Zoning Code (UZC) requires a minimum building setback of 35 feet from all street rights-of-way. The CUP was established with a 100-foot setback along West Taft Avenue. In 2023, the 100-foot setback was reduced to 35 feet (VAC2023-00020). It was then further reduced to 25 feet as discussed above. The possible negative effects on nearby properties as a result of the setback vacation was considered by the Metropolitan Area Planning Commission. It was determined at that time that there would be no significant negative impacts to nearby properties as a result of the reduced setback.

The following reflects staff's approved text modification identified in red letters.

Parcel 3D

G. Setback Along Taft: ~~35 feet~~ 25 feet, except 35 feet along the west 40 feet

On the basis of our review, we find that adjusting the CUP in the manner stated above 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. The requested reduction in the setback to 25 feet, except for the

west 40 feet, for the proposed commercial use on Parce 3D is not likely to have significant detrimental impacts on nearby properties. The nearest residential properties are separated from the site by 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.

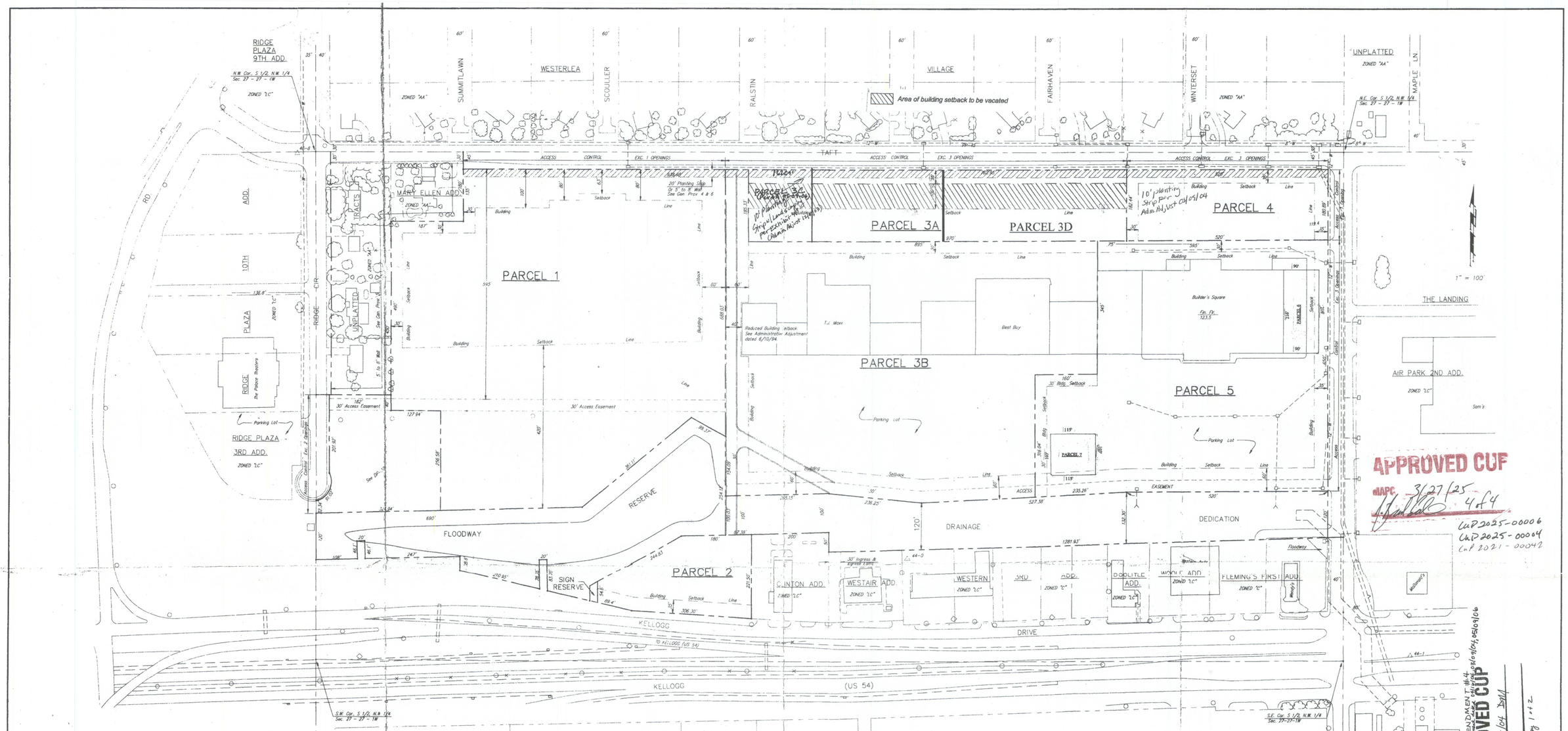
The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

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



APPROVED CUP
MAPC 3/27/25 4 of 4
CUP2025-00006
CUP2025-00004
CUP 2021-00042

DP-151 AMENDMENT #4 APPROVED CUP
MAPC 02/05/04
MAPD Copy 1 of 2

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 west 300 feet and no greater than 60 feet in the balance of the Parcel.
G. Setbacks: Taft 63 to 100 feet; Westerly Line 30 feet; East Line 80 feet; South Line 420 feet
H. Parking Ratio as per Zoning Ordinance.
I. Access Points: 1 to Taft
J. Proposed Uses: Retail Business; Offices; Financial Institutions; Motel/Hotel; Recreational Center; Automotive Agencies; Restaurants

PARCEL 2

A. Net Area 66,546 Sq. Ft or 1.52 Acres; 12,180 Sq. Ft or 15 Per Cent; 18,680 Sq. Ft; 16.8 % Per Cent
B. Maximum Building Coverage
C. Maximum Gross Floor Area
D. Floor Area Ratio
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 50 feet.
G. Setbacks: Kellogg Drive 35 Feet
H. Parking Ratio as per Zoning Ordinance
I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
J. Proposed Uses: Retail/Wholesale Business; Financial Institutions; Offices; Restaurants; Recreational Center; Private Clubs; Automotive Agencies

Parcel 3D

A. Net Area: 71,118.66 sq. ft or 1.63± acres
B. Maximum building coverage: 28,447.44 sq. ft or 40%
C. Maximum gross floor area: 28,447.44 sq. ft
D. Floor area ratio: 40 percent
E. Maximum number of buildings: 4
F. Maximum building height: 35 feet
G. Setback along Taft: 35 feet
H. Parking Per UZC
I. Access points to Taft: 1

J. Proposed Uses: All uses allowed in "GC" General Commercial, except the following uses: correctional placement residences, limited and general; group homes; car washes; construction sales and service; convenience store; entertainment establishment in the city; event center in the city; hotel or motel; marine facility, recreational; microbrewery; mobile food unit in the city; nightclub in the city; parking area, commercial; pawnshop; post office substation; recreation and entertainment, indoor and outdoor; recreational vehicle campground; rodeo in the city; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; teen club in the city; vehicle and equipment sales; vehicle repair, limited and general; wireless communication facility and any Industrial, Manufacturing and Extractive Uses.

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 3D 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 adjacent to Taft Avenue shall be installed within 18 months of the date of approval of the Amended Community Unit Plan. Landscaping adjacent to Kellogg (US-54) shall be installed within 18 months of the date of approval of the Amended Community Unit Plan. Landscaping adjacent to the remainder of the development shall be installed with the development of each parcel.

Parcel 3A

A. Net area: 77,271 sq. ft. or 1.7 acres
B. Maximum building coverage 23,181 sq. ft. or 30%
C. Maximum gross floor area 24,726 sq. ft.
D. Floor area ratio 32%
E. Maximum number of buildings 4 5
F. Maximum building height 35 feet
G. Setback along Taft 35 feet
H. Parking Per UZC
I. Access points to Taft 2 (shared with 3C)

J. Proposed uses: All uses allowed in "GC" General Commercial, except the following: correctional placement residences, limited and general; group home, limited, general and commercial; animal care, general; broadcast/recording studio; convenience store; kennel, hobby or boarding, breeding and training; marine facility; microbrewery; night club in the city; pawnshop; recreational vehicle campground; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; vehicle repair, general; vehicle storage yard, recreational school; warehouse, self-storage; and outdoor storage not associated with a business located on this parcel (and subject to M. below); manufacturing, general; car wash; and vehicle sales. Manufacturing, limited, shall be permitted subject to "LC" restrictions. Restaurants shall be permitted in accordance with UZC Art. III, Sec. III.D.6.b.1.

K. If the service area or the rear of buildings 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 woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 20-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 accent, and metal shall not be used as the predominate exterior building material on the north facades, and the east façade of the mini-storage building, and on the western façade 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 woven wire fence shall be allowed).

N. Parking for 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 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 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel
G. Setbacks: West line 60 feet; South line 50 feet; North line 30 feet
H. Parking Ratio as per Zoning Ordinance
I. Access Points 1 to Taft
J. Proposed Uses: Recreational Center; Financial Institution; Hotel/Motel; Offices; Office Warehousing; 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.)

Parcel 3C

A. Net area: 30,000± sq. ft. or 0.7 acre
B. Maximum building coverage: 9,000 sq. ft or 30% for uses except restaurant; 3,600 sq. ft for restaurant
C. Maximum gross floor area: 9,600 sq. ft. for uses except restaurant; 3,600 sq. ft. for restaurant
D. Floor area ratio: 32%
E. Maximum number of building: one (1) (Per AA 05-09-06)
F. Maximum height of building: 35 feet
G. Setback along Taft: 35 feet
H. Parking: per UZC
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

Conditions K through O shall be the same as for Parcel 3A. The administrative adjustment approved December 1, 2003 shall be altered by increasing the quantity of landscape plant materials to 1.5 times for Parcel 3C and in other respects shall be the same as for Parcel 3A.

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 35 feet.
G. Setbacks: Taft 35 Feet; Dugan 35 Feet; West Line 30 Feet
H. Parking Ratio as per Zoning Ordinance
I. Access Points: 3 to Taft; 1 to Dugan
J. Proposed Use: Offices; Office Warehousing; Financial Institutions; Retail, general and restaurant uses subject to MAPC blockbusted Retail limitations (dated Adjust 05/09/03) except up to 7,000 SF G.F.A. for individual restaurants Adjust. 03/06/04)

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 - 60 feet. (Exception/Waiver Adjust. 03/06/04)
H. Parking ratio: Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

PARCEL 7

A. Net area 11,845 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 - 60 feet~~ 60 feet from 30th property line of Parcel 5
H. Parking ratio: Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

Landscaping: 1 tree per 20 parking spaces required for

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 - 60 feet
H. Parking ratio: Per Unified Zoning Code
I. Access Points: 3 to Dugan
J. Proposes uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

This provision was modified by Administrative Adjustment approved 12/21/05 allowing type and amount of landscape plantings to be approved by the Planning Director at the time of site plan approval.

GENERAL PROVISIONS

1. Total Net Land Area 2,011,089 Sq. Ft. or 46.17 Acres; Total Drainage Dedication 190,489 Sq. Ft. or 4.37 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. Parcels 1, 3A, and 3C combined, shall be limited to 2 monument–type freestanding signs along the Taft Street frontage. Parcel 4 shall be limited to 1 monument–type sign along the Taft Street frontage. Formal Parcel 2, now DP-37, shall be limited to 3 freestanding 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 planting strip 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 planting strip, 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 permit(s) for Parcels 1, 3A, 3B, 3C, and 4. 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.
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 former 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 former Parcel 2, not part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on that portion of former Parcel 2.
6a. If the service area or 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 planing 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, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved the City Forester) shall be planted no further apart than 50 feet on centers in the public parking area between the curb and the wall and shall 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 #1 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 6a above.
6c. Parcel 3D 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.
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 platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
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	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points 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 plans 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 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 platting.
15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
16. Any parking lots 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.

Revised April 2, 2004
Revised June 23, 1995
Revised April 24, 1995
Revised November 25, 1992
Revised November 11, 1992
Revised June 22, 1992
Revised November 8, 1989
August 31, 1989
February 28, 1986

DP–151
Revised May 9, 2025
Revised February 05, 2025

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262–7271 • 315 ELLIS • WICHITA, KANSAS 67211

CITY OF WICHITA

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.

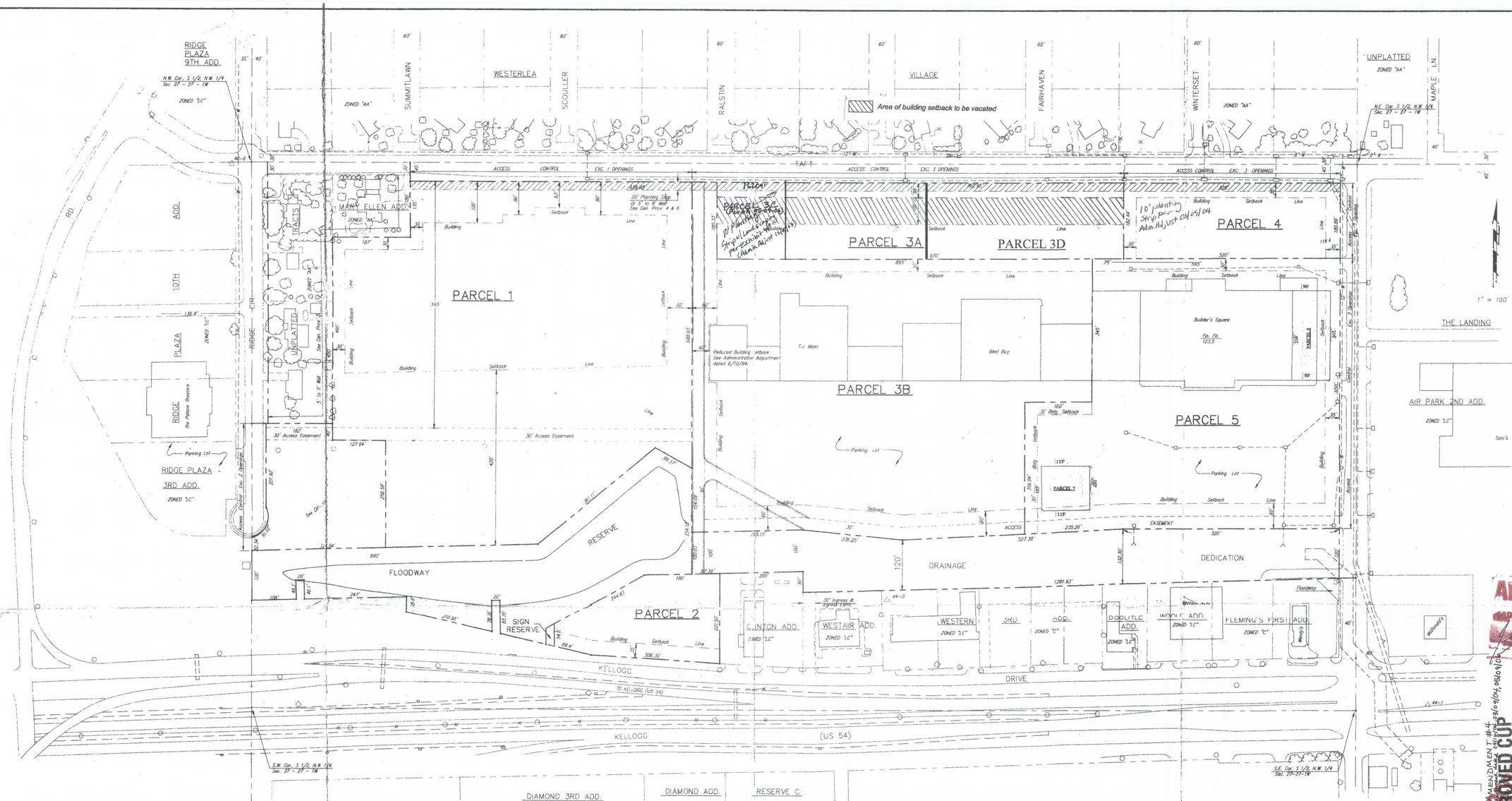
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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



APPROVED CUP
DATE 3/27/25
1 of 4
CUP2025-00004

SUBMITTED AMENDMENT #4 DATED 03/04/25, 05/19/25

APPROVED CUP
DATE 02/05/25

MAPD Copy 1 of 2

AMENDED COMMUNITY UNIT PLAN FOR
THE DUGAN CENTRE

GENERAL PROVISIONS

1. Total Net Land Area 2,011,089 Sq. Ft. or 46.17 Acres
   Total Drainage Dedication 190,469 Sq. Ft. or 4.37 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. Parcels 1, 3A, and 3C combined, shall be limited to 2 monument-type freestanding signs along the Taft Street frontage. Parcel 4 shall be limited to 1 monument-type sign along the Taft Street frontage. Formal Parcel 2, now DP-37, shall be limited to 3 freestanding 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 planting strip 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 planting strip, 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 permit(s) for Parcels 1, 3A, 3B, 3C, and 4. 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.
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 former 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 former Parcel 2, not part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on that portion of former Parcel 2.
6a. If the service area of rear of the building face directly towards a residential zoning district, a 5 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 is 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 dissimilar to the sides and front of the building. Appropriate street trees (as approved the City Forester) shall be planted no further apart than 50 feet on centers in the public parking area between the curb and the wall and shall 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 #1 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 6a above.
6c. Parcel 3D 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.
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 platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
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	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points 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 plans 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 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 platting.
15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
16. Any parking lots 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 shall be submitted to the Planning Commission and to the City Council for their consideration.

Revised April 2, 2004
Revised June 23, 1995
Revised April 24, 1995
Revised November 25, 1992
Revised November 11, 1992
Revised June 22, 1992
Revised November 8, 1989
August 31, 1989
February 28, 1986

DP-151

Revised May 9, 2025
Revised February 05, 2025

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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 west 300 feet and no greater than 60 feet in the balance of the Parcel.		
G. Setbacks:	Taft	63 to 100 feet
	Westerly Line	30 feet
	East Line	60 feet
	South Line	420 feet
H. Parking Ratio as per Zoning Ordinance		
I. Access Points:	1 to Taft	
J. Proposed Uses	Retail Business Offices Financial Institutions Motel/Hotel Recreational Center Automotive Agencies Restaurants	

PARCEL 2

A. Net Area	66,546 Sq. Ft or 1.52 Acres	12,180
B. Maximum Building Coverage	Maximum Sq. Ft. or 15 Per Cent	18,300
C. Maximum Gross Floor Area	12,180 Sq. Ft.	
D. Floor Area Ratio	18.3 % 25 Per Cent	
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 50 feet.		
G. Setbacks:	Kellogg Drive	35 Feet
H. Parking Ratio as per Zoning Ordinance		
I. Complete Access Control to Kellogg (US-54) from Kellogg Drive		
J. Proposed Uses:	Retail/Wholesale Business Financial Institutions Offices Restaurants Recreational Center Private Clubs Automotive Agencies	

Parcel 3A

A. Net area:	77,271 sq. ft. or 1.7 acres
B. Maximum building coverage	23,181 sq. ft. or 30%
C. Maximum gross floor area	24,726 sq.ft.
D. Floor area ratio	32%
E. Maximum number of buildings	1
F. Maximum building height	35 feet
G. Setback along Taft	35 feet
H. Parking	Per UZC
I. Access points to Taft	2 (shared with 3C)

J. Proposed uses: All uses allowed in "GC" General Commercial, except the following: correctional placement residences, limited and general; group home, limited, general and commercial; animal care, general; broadcast/recording studio; convenience store; kennel, hobby or boarding, breeding and training; marine facility; microbrewery; night club in the city; pawnshop; recreational vehicle campground; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; vehicle repair, general; vehicle storage yard, vocational school; warehouse, self-storage; and outdoor storage not associated with a business located on this parcel (and subject to M. below); manufacturing, general; car wash; and vehicle sales. Manufacturing, limited, shall be permitted subject to "LC" restrictions. Restaurants shall be permitted in accordance with UZC Art. III, Sec. III.D.6.t.

K. If the service area or the rear of buildings 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 woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 20-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 accent, and metal shall not be used as the predominate exterior building material on the north facades, and the east façade of the easternmost building, and on the western façade 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 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 fixtures 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.

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 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.		
G. Setbacks:	West line	60 feet
	South line	60 feet
	North line	30 feet
H. Parking Ratio as per Zoning Ordinance		
I. Access Points	1 to Taft	
J. Proposed Uses:	Recreational Center Financial Institution Hotel/Motel Offices Office Warehousing 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.)	Retail/Wholesale Business Miniature Golf Facility Automotive Agencies

Parcel 3C

A. Net area: 30,000± sq. ft. or 0.7 acre
B. Maximum building coverage: 6,000 sq. ft or 30% for uses except restaurant; 3,600 sq. ft for restaurant
C. Maximum gross floor area: 6,600 sq. ft. for uses except restaurant; 3,600 sq. ft. for restaurant
D. Floor area ratio: 32%
E. Maximum number of building: one (1) (Per AA 05-09-06)
F. Maximum height of building: 35 feet
G. Setback along Taft: 35 feet
H. Parking: per UZC
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
Conditions: K. through O. shall be the same as for Parcel 3A. The administrative adjustment approved December 1, 2003 shall be altered by increasing the quantity of landscape plant materials to 1.5 times for Parcel 3C and in other respects shall be the same as for Parcel 3A.

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 35 feet:	
G. Setbacks:	Taft 35 Feet Dugan 35 Feet West Line 30 Feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points:	1 to Taft 1 to Dugan
J. Proposed Uses:	Offices Office Warehousing Financial Institutions

Retail/general land restaurant uses subject to 6920 West Kellogg land Retail limitations (Admin Adjust 05/09/03) except up to 2,600 SF for E.A. for individual use (Admin Adj 05-07-06)

PARCEL 5

A. Net area	405,563 sq. ft. or 9.31 acres
B. Maximum building coverage	106,663 sq. ft. of 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 - 60 feet
H. Parking ratio	Per Unified Zoning Code
I. Access Points	3 to Dugan
J. Proposed uses	Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

PARCEL 6

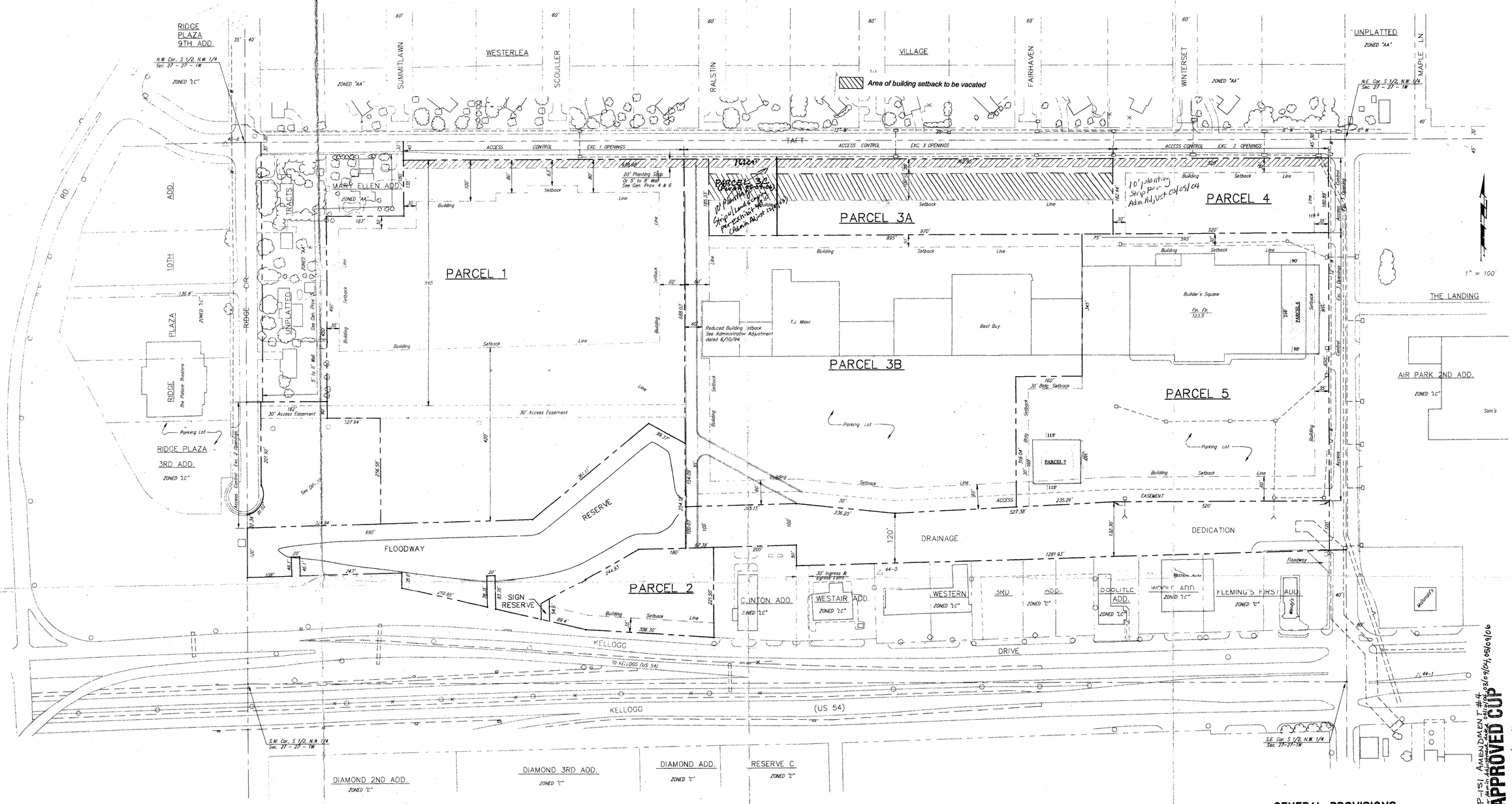
A. Net area	19,640 sq. ft. or 0.45 acres
B. Maximum building coverage	14,424 sq. ft.
C. Maximum gross floor area	14,424 sq. ft.
D. Floor area ratio	74%
E. Maximum number of bldgs.	1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
G. Setbacks	~~Dugan - 35 feet~~ Dugan - 60 feet (Per AA 05-09-06) ~~North line - 30 feet~~ Parcel 5 - 35 feet ~~West line - 30 feet~~ ~~South line - 60 feet~~ North property line of Parcel 5 - 30 feet
H. Parking ratio	Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

PARCEL 7 (Remain Adjust 04/10/03, modified by redesign of Parcel 7)

A. Net area	11,845 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~~ 60 feet from south property line of Parcel 5 ~~North line - 30 feet~~ ~~West line - 30 feet~~ ~~South line - 60 feet~~
H. Parking ratio	Per Unified Zoning Code
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 (Adm. Adj. Dated 8/31/95)).

Landscaping 1 tree per 20 parking spaces required for

DP-151 (part only)
Site plan approved. Documents must be submitted by the property owner for administrative approval to establish the 10' planting strip per Exhibit "A" specifying type and amount of landscape materials.



DP-151 AMENDMENT #4 Admin. Adjust 05/09/04, 05/10/04, 05/10/04
APPROVED CUP
MAPD 02/05/04 DM
MAPD Copy 1 of 2

AMENDED COMMUNITY UNIT PLAN FOR
THE DUGAN CENTRE

GENERAL PROVISIONS

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 west 300 feet and no greater than 60 feet in the balance of the Parcel.		
G. Setbacks:	Toft	63 to 100 feet
	Westerly Line	30 feet
	East Line	60 feet
	South Line	420 feet
H. Parking Ratio as per Zoning Ordinance.		
I. Access Points:	1 to Toft	
J. Proposed Uses:	Retail Business Offices Financial Institutions Motel/Hotel Recreational Center Automotive Agencies Restaurants	

PARCEL 2

A. Net Area	~~69,546~~ 124,120 Sq. Ft. or ~~1.52~~ 2.85 Acres	
B. Maximum Building Coverage	~~10,000~~ 18,600 Sq. Ft. or 15 Per Cent	
C. Maximum Gross Floor Area	~~10,000~~ 18,600 Sq. Ft.	
D. Floor Area Ratio	~~15~~ 15 Per Cent	
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 50 feet.		
G. Setbacks:	Kellogg Drive	35 Feet
H. Parking Ratio as per Zoning Ordinance		
I. Complete Access Control to Kellogg (US-54) from Kellogg Drive		
J. Proposed Uses:	Retail/Wholesale Business Financial Institutions Offices Restaurants Recreational Center Private Clubs Automotive Agencies	

Parcel 3A

A. Net area:	~~448,389~~ 534,693 sq. ft. or ~~10.29~~ 12.27 acres
B. Maximum building coverage	~~44,839~~ 160,000 sq. ft. or 30%
C. Maximum gross floor area	~~47,449~~ 160,000 sq. ft.
D. Floor area ratio	32%
E. Maximum number of buildings	~~5~~ 6
F. Maximum building height	35 feet
G. Setback along Taft	35 feet
H. Parking	Per UZC
I. Access points to Taft	2 (1 shared with 3C)

J. Proposed uses: All uses allowed in "GC" General Commercial, except the following: correctional placement residences, limited and general; group home, limited, general and commercial; animal care, general; broadcast/recording studio; convenience store; kennel, hobby or boarding, breeding and training; marine facility; microdwelovery; night club in the city; pawnshop; recreational vehicle campground; riding academy or stable; service station; sexually oriented business; tattooing and body piercing facility; tavern or drinking establishment; vehicle repair, general; vehicle storage yard; vocational school, warehouse, self-storage; and outdoor storage not associated with a business located on this parcel (and subject to M. below); manufacturing, general; car wash; and vehicle sales. Manufacturing, limited, shall be permitted subject to "LC" restrictions. Restaurants shall be permitted in accordance with UZC Art. III, Sec. III.D.bb.t.

K. If the service area or the rear of buildings 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 woven wire, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 20-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 predominately earth-tone colors, with vivid colors limited to incidental accent, and metal shall not be used as the predominate exterior building material on the north facades, and the east facade of the easternmost building, and on the western façade 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 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 fixtures 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.

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 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.	
G. Setbacks: West line	60 feet
South line	60 feet
North line	30 feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points	1 to Toft
J. Proposed Uses:	Recreational Center — Retail/Wholesale Business Financial Institution — Miniature Golf Facility Hotel/Motel — Automotive Agencies Offices Office Warehousing 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.)

Parcel 3C

A. Net area: 30,000± sq. ft. or 0.7 acre
B. Maximum building coverage: 9,000 sq. ft or 30% for uses except restaurant; 3,600 sq. ft for restaurant
C. Maximum gross floor area: 9,600 sq. ft. for uses except restaurant; 3,600 sq. ft. for restaurant
D. Floor area ratio: 32%
E. Maximum number of building: one (1) (Per AA 05-09-06)
F. Maximum height of building: 35 feet
G. Setback along Taft: 35 feet
H. Parking: per UZC
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
Conditions K through O shall be the same as for Parcel 3A. The administrative adjustment approved December 1, 2003 shall be altered by increasing the quantity of landscape plant materials to 1.5 times for Parcel 3C and in other respects shall be the same as for Parcel 3A.

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 35 feet.	
G. Setbacks: Toft	35 Feet
Dugan	35 Feet
West Line	30 Feet
H. Parking Ratio as per Zoning Ordinance	
I. Access Points:	3 to Toft 1 to Dugan
J. Proposed Use:	Offices Office Warehousing Financial Institutions Restaurants (Retail/general merchandise uses subject to 40,000 square foot limitations (Admin. Adjust 05/09/03) except up to 74,600 sq. ft. for G.F.A. for individual use (Admin. Adj. 05/10/04))

PARCEL 5

A. Net area	405,563 sq. ft. or 9.31 acres
B. Maximum building coverage	106,663 sq. ft. of 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 - 60 feet
H. Parking ratio	Per Unified Zoning Code
I. Access Points	3 to Dugan
J. Proposes uses	Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

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~~ Parcel 5 - 35 feet ~~West line - 30 feet~~ North property line of ~~South line - 60 feet~~ Parcel 5 - 30 feet
H. Parking ratio	Per Unified Zoning Code
I. Access points	Cross lot access (by separate instrument)
J. Proposes uses	Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

PARCEL 7 (Admin. Adjust 04/11/03, modified by redesign of Parcel 7)

A. Net area	11,845 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 - 60 feet~~ 60 feet from south property line of Parcel 5
H. Parking ratio	Per Unified Zoning Code
I. Access points	Cross lot access (by separate instrument)
J. Proposes uses	Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)).

Landscaping: 1 tree per 20 parking spaces required for use on Parcel 7

This provision was modified by administrative adjustment approved December 1, 2003, to allow 10-foot planting strip per Exhibit "A" specifying type and amount of landscape plantings.

1. Total Net Land Area 2,011,089 Sq. Ft. or 46.17 Acres
   Total Drainage Dedication 190,499 Sq. Ft. or 4.37 Acres
   Total Floodway Reserve 201,346 Sq. Ft. or 4.62 Acres
2. Total Gross Floor Area 1,533,847 Sq. Ft.
   Total Floor Area Ratio 26.5 per cent
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 which create 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 Parcels 1, 3A, 3B and 4 except that one 35-0 shall be permitted on Parcel 4 not to exceed 60 feet in height.
   D. Parcels 1 and 4 shall be limited to 25-monument-type freestanding signs along the Taft Street frontage. Parcel 4 shall be limited to 1 monument-type sign along the Taft Street frontage. Former Parcel 2, now DP-37, shall be limited to 1 freestanding 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.
4. A planting strip 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 planting strip, 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 permit(s) for Parcels 1, 3A and 4. 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.
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 former Parcel 2, now part of DP-37. The wall on Parcel 1 shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1. The wall on former Parcel 2, now part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on that portion of former Parcel 2.
6a. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 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 is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved the City Forester) shall be planted no further apart than 50 feet on centers in the public parking area between the curb and the wall and shall 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 #1 shall have an 8 foot high solid or semi-solid wall as a minimum height adjacent to Taft Avenue per the requirements of provision 6a above.
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 platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
10. Access Controls shall be as shown on the plan with the total number of access points being as follows:

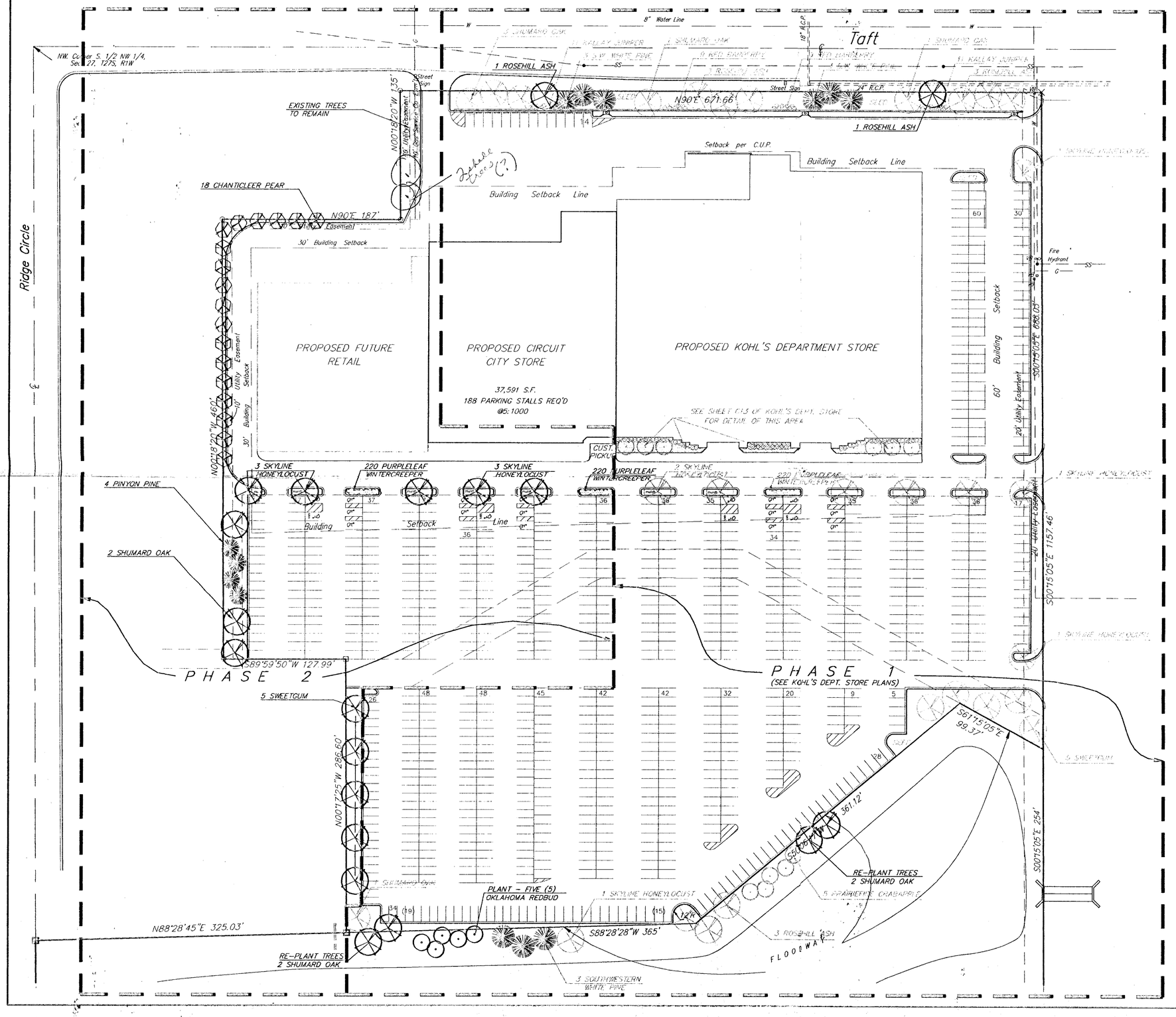
Taft	7 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points of Access

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 plans 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 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 platting.
15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
16. Any parking lots 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.

Revised April 2, 2004
Revised June 23, 1995
Revised April 24, 1995
Revised November 25, 1992
Revised November 11, 1992
Revised June 22, 1992
Revised November 8, 1989
August 31, 1989
February 28, 1986

DP-151

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



SCALE: 1" = 50'

PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders will not be accepted.
4. Use triangular spacing on all Ground Cover and Annual Beds.
5. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5#) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
6. Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Irrigation Contractor to submit shop drawings of complete automatic irrigation system to Landscape Architect prior to construction. Planting beds shall be irrigated separately from lawn areas with bubbler type heads. System to have rain shut-off valve or moisture sensing device.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discreponcies in the planting plan to the Landscape Architect, prior to starting construction.

LEGAL DESCRIPTION:

PART OF THE DUGAN CENTRE 3RD ADDITION.

CALCULATIONS:

TOTAL PARKING SPACES = 950
950 DIVIDED BY 20 = 47.5
48 SHADE TREES REQ'D FOR PARKING LOT

48 SHADE TREES PROVIDED AS:
23 SHADE TREES
3 EVERGREEN SHADE TREES
16 ORNAMENTAL TREES = 8 SHADE TREES
4 EXISTING SHADE TREES
10 BUFFER TREES USED AS DUPLICATE PARKING LOT TREES.

782 L.F. BUFFER AREA
DIVIDED BY 40 = 19.6
20 SHADE TREES REQ'D FOR BUFFER

20 SHADE TREES PROVIDED AS:
6 SHADE TREES
18 ORNAMENTAL TREES
4 EVERGREEN SHADE TREES
3 EXISTING EVERGREEN TREES

671.66 L.F. TAFT FRONTAGE
MULTIPLIED BY 20 FEET = 13,433.2 S.F.
STREET YARD REQ'D
13,433.2 DIVIDED BY 500 = 27 SHADE TREES
15,000+ STREET YARD PROVIDED

27 SHADE TREES PROVIDED AS:
14 SHADE TREES
6 EVERGREEN SHADE TREES
40 SHRUBS = 4 SHADE TREES

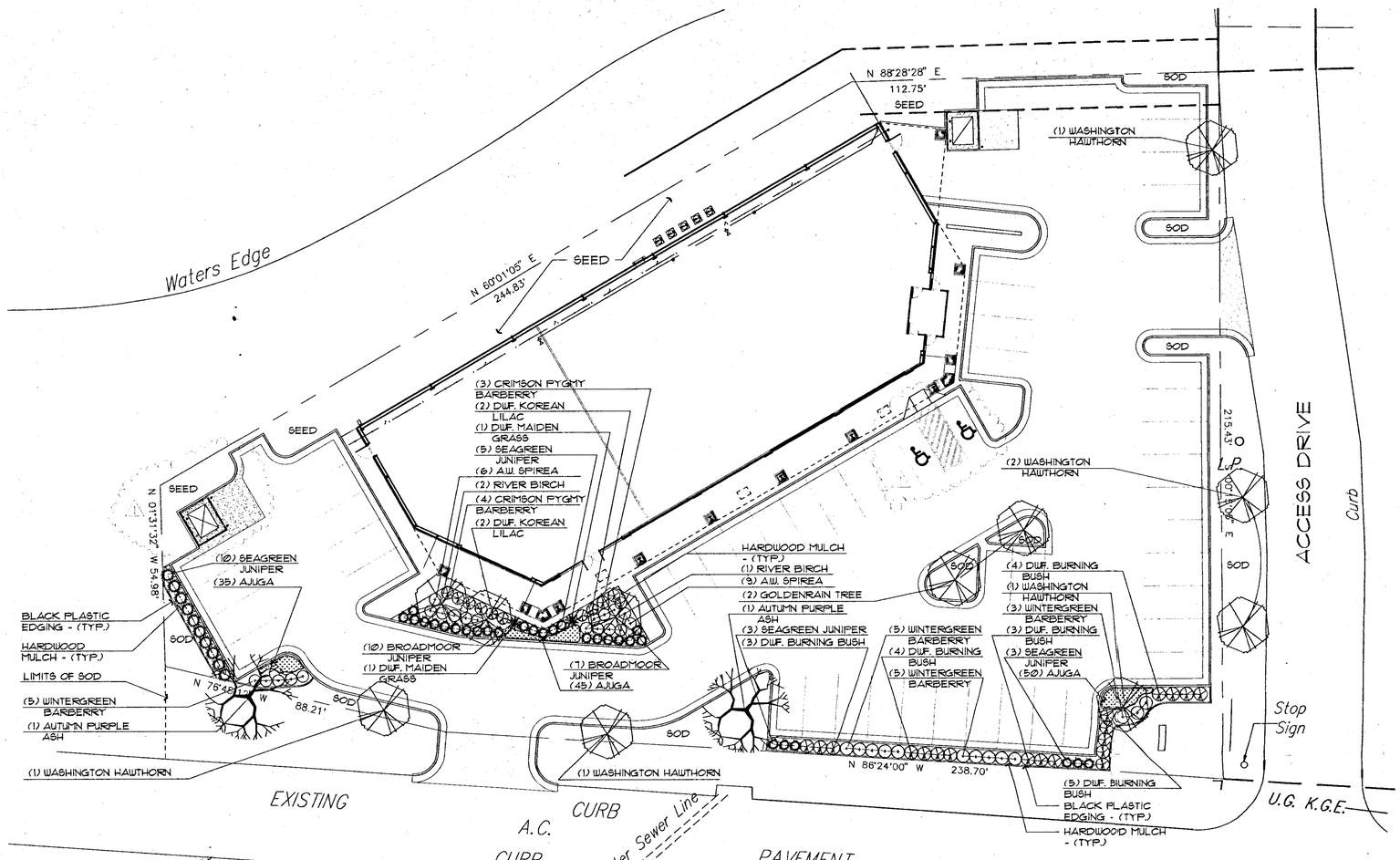
REGISTERED LANDSCAPE ARCHITECT
PHILIP J. MEYER
478
4/7/96
STATE OF KANSAS

THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
PHASE 2 - CIRCUIT CITY STORE

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
				C12
DESIGN	DRAWN	APPROVED	DATE	SCALE
BAM/JJL	BAM/JJL	PJM	AUG. 1996	1"=50'

CIRCUITLSREV



PLANTING PLAN

1" = 20'-0"

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

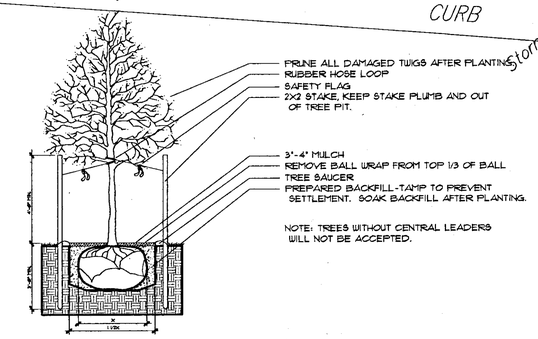
REQUIRED STREET YARD CALCULATIONS:

TOTAL STREET FRONTAGE	=	88.21' + 238.70' = 369.91'
AVERAGE LOT DEPTH	=	(215.43' + 54.98') / 2 = 135.21'
TOTAL STREET YARD REQUIRED	=	369.91' x 8 SQ. FT. = 2959.28 SQ.FT.
STREET YARD PROVIDED	=	6408.15 SQ.FT.
REQUIRED PARKING STALLS	=	4 STALLS PER 1000 SQ.FT. OF BUILDING SPACE = 48 STALLS
PROVIDED PARKING STALLS	=	46 STALLS
PROVIDED HANDICAP STALLS	=	2 HANDICAP STALLS = 48 STALLS
REQUIRED PARKING LOT TREES	=	3 SHADE TREES
PROVIDED PARKING LOT TREES	=	2 SHADE TREES PROVIDED BY STREET YARD TREES = 3 ORNAMENTAL TREES = 3½ SHADE TREE CREDITS
REQUIRED STREET YARD TREES	=	6 SHADE TREES
PROVIDED STREET YARD TREES	=	2 SHADE TREES = 11 ORNAMENTAL TREES = 7½ SHADE TREE CREDITS

NOTE: ½ OF REQUIRED STREET YARD TREES ARE BEING USED AS PARKING LOT TREE CREDITS

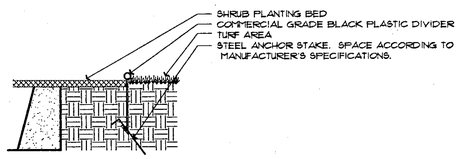
PLANTING GENERAL NOTES:

1. 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.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICT.
3. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
5. 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.
6. QUANTITIES OF MATERIALS SHOWN OF 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.
7. 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.
8. SEED AND SOD TYPE SHALL BE A LOCALLY AVAILABLE HARDY FESCUE BLEND
9. 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.
10. BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS, PLACE EDGING FLUSH WITH GRADE.
11. 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.
12. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN FOR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, i.e. ADDITION OF LIME, GYPSUM, etc.
13. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 1" OF MULCH IN THE GROUNDCOVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
14. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
15. 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.
16. PLANT GROUNDCOVER 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.
17. 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.
18. 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 PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
19. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.



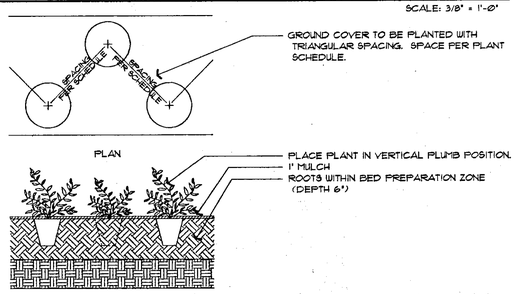
1 TREE PLANTING AND STAKING DETAIL

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



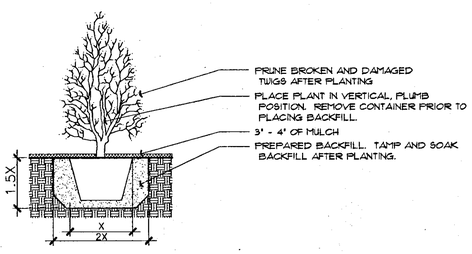
2 PLASTIC EDGE DETAIL

SCALE: 1" = 1'-0"



3 GROUNDCOVER PLANTING DETAIL

SCALE: 1" = 1'-0"



4 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"

DP-151 PARCEL 2
LANDSCAPE PLAN
APPROVED 5/30/96 BY [illegible]

PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREES				
2	AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE'	2" CAL.	B & B	
	ORNAMENTAL TREES				
6	WASHINGTON HAWTHORN	CRATAEGUS CRUSGALLI	1½" CAL.	B & B	
3	RIVER BIRCH 'CLUMP'	BETULA NIGRA	1½" CAL.	B & B	MULTI-STEM
2	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	1½" CAL.	B & B	
	SHRUBS				
4	DWF. KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	3 GAL.	CONT.	
18	DWF. BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	3 GAL.	CONT.	
15	A.W. SPIREA	SPIREA BUMALDA 'ANTHONY WATERER'	2 GAL.	CONT.	
21	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS 'SEAGREEN'	3 GAL.	CONT.	
17	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	2 GAL.	CONT.	
13	WINTERGREEN BARBERRY	BERBERBIS JULIANA	2 GAL.	CONT.	
7	CRIMSON PYGMY BARBERRY	BERBERBIS THUNBERGI 'ATROPURPUREA NANA'	2 GAL.	CONT.	
	ORNAMENTAL GRASS				
2	DWF. MAIDEN GRASS	MICANTHUS SINENSIS	3 GAL.	CONT.	
	GROUNDCOVER				
130	AJUGA	AJUGA REPTANS	1 GAL.	CONT.	9" O.C.

MAPD 1 OF 1

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

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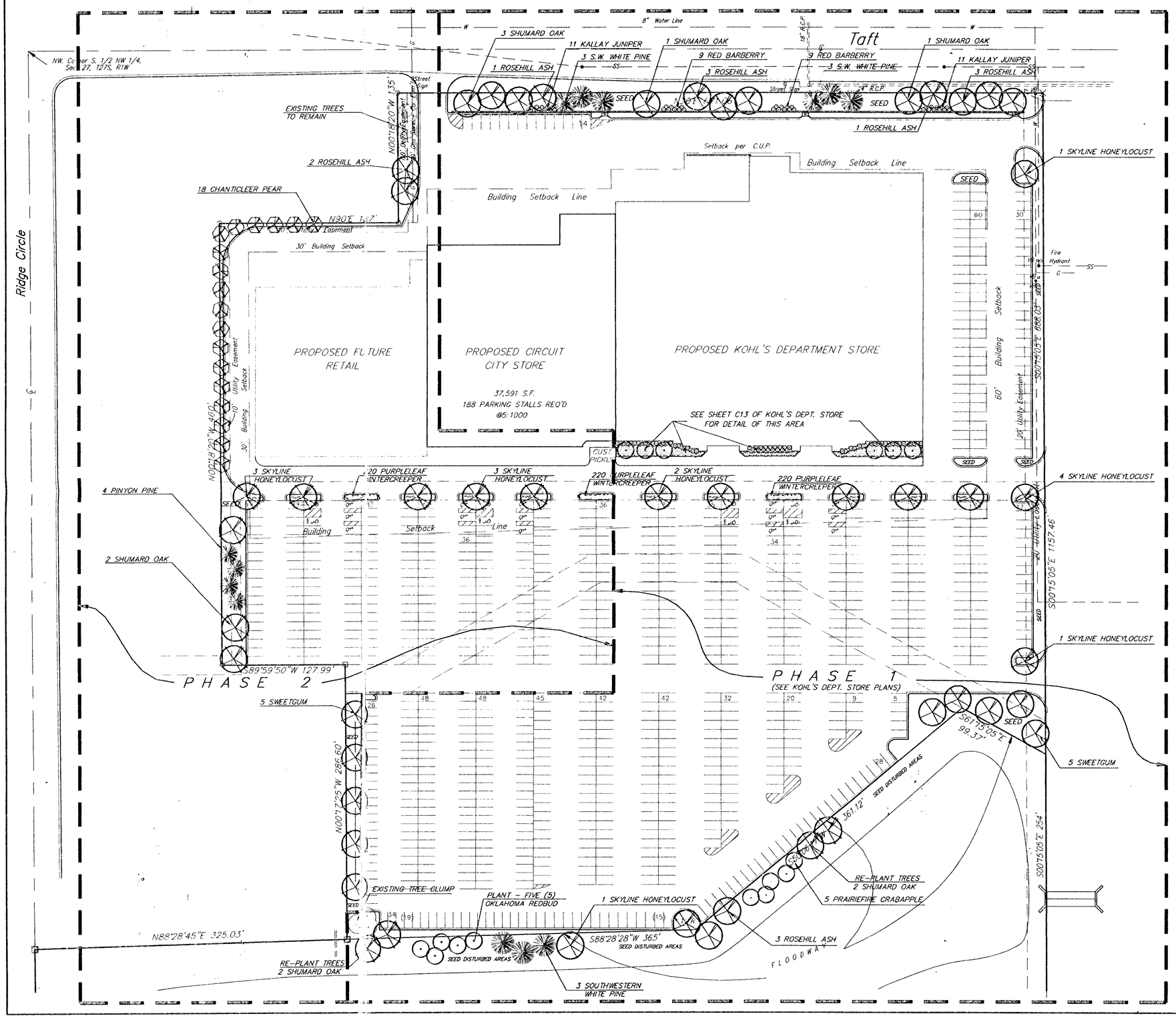
prints issued
5-15-96 FOR PERMIT
6-7-96 REVISION 1

WDM no. 95228
drawn SDW check LME

PARTY CITY
LOT2-THE DUGAN CENTRE THIRD ADDITION
WICHITA, KANSAS

PLANTING PLAN

SA3
of



PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders will not be accepted.
4. Use triangular spacing on all Ground Cover and Annual Beds.
5. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5E) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
6. Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Irrigation Contractor to submit shop drawings of complete automatic irrigation system to Landscape Architect prior to construction. Planting beds shall be irrigated separately from lawn areas with bubbler type heads. System to have rain shut-off valve or moisture sensing device.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

LEGAL DESCRIPTION:

PART OF THE DUGAN CENTRE 3RD ADDITION.

CALCULATIONS:

TOTAL PARKING SPACES = 950
950 DIVIDED BY 20 = 47.5
48 SHADE TREES REQ'D FOR PARKING LOT

48 SHADE TREES PROVIDED AS:
34 SHADE TREES
3 EVERGREEN SHADE TREES + 4 ORNAMENTAL EVERGREEN
16 ORNAMENTAL TREES = 8 SHADE TREES
1 EXISTING TREE CLUMP

782 L.F. BUFFER AREA
DIVIDED BY 40 = 19.6
20 SHADE TREES REQ'D FOR BUFFER

20 SHADE TREES PROVIDED AS:
6 SHADE TREES
18 ORNAMENTAL TREES
4 ORNAMENTAL EVERGREEN TREES
3 EXISTING EVERGREEN TREES

671.66 L.F. TAFT FRONTAGE
MULTIPLIED BY 20 FEET = 13,433.2 S.F.
STREET YARD REQ'D
13,433.2 DIVIDED BY 500 = 27 SHADE TREES
15,000+ STREET YARD PROVIDED

27 SHADE TREES PROVIDED AS:
14 SHADE TREES
6 EVERGREEN SHADE TREES (NEW) + 3 EXISTING
40 SHRUBS = 4 SHADE TREES

DP-151
PARCEL 1

REVISED
LANDSCAPE PLAN
APPROVED 9/12/96 BY [illegible]

PHILIP J. MEYER 9/1/96
REGISTERED LANDSCAPE ARCHITECT STATE OF KANSAS

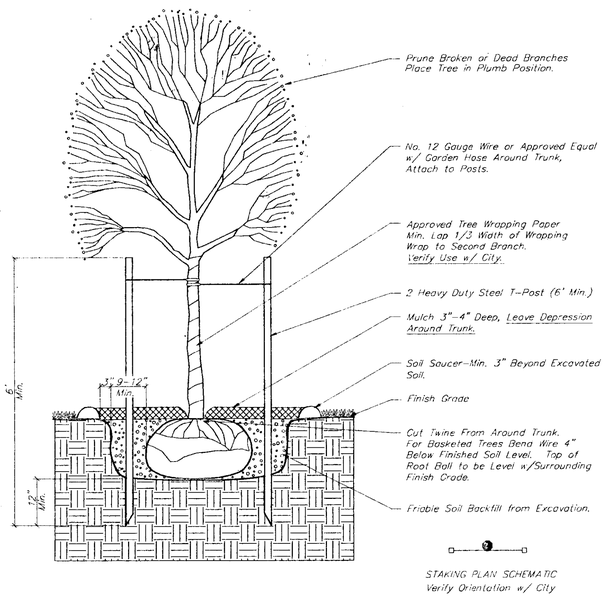
THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
LOT 3

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
BAM/JJL	BAM/JJL	PJM	SEPT. 1996	1"=50'	C12

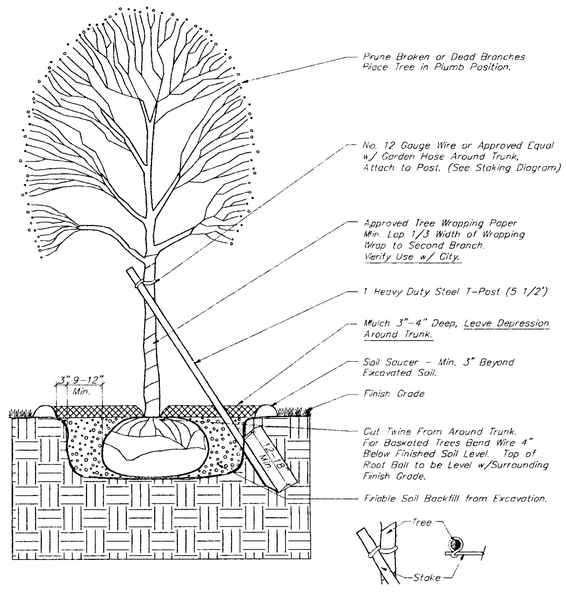
MAPD 1 OF 1 sheet 1



STAKING PLAN SCHEMATIC
Verify Orientation w/ City

TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height



STAKING DIAGRAM
Verify Orientation w/ City

TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller

TREE PLANTING & STAKING DETAIL

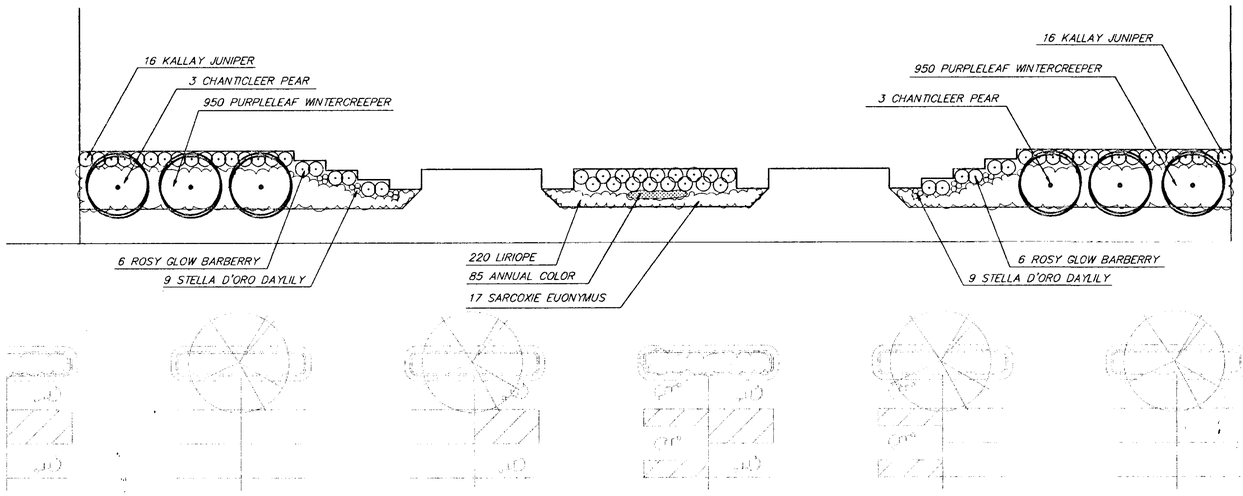
Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height

TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller

PLANT SCHEDULE (TOTAL)

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



ENTRY DETAIL

SCALE: 1" = 20'

PLANT SCHEDULE (PHASE 1)

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	Fraxinus americana 'Rose Hill'	Rose Hill Ash	2"-2 1/2" Cal.	B & B	Single Stem Only
9	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2"-2 1/2" Cal.	B & B	Single Stem Only
5	Liquidamber styraciflua	Sweetgum	2"-2 1/2" Cal.	B & B	Single Stem Only
6	Quercus shumardi	Shumard Oak	2"-2 1/2" Cal.	B & B	Single Stem Only
9	Pinus strobiformus	Southwestern White Pine	6' Height	B & B	Single Stem Only
5	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	1"-1 1/2" Cal.	B & B	Single Stem Only
5	Malus sp. 'Prairiefire'	Prairiefire Crabopple	1"-1 1/2" Cal.	B & B	Single Stem Only
6	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1"-1 1/2" Cal.	B & B	Single Stem Only
30	Berberis thunbergi 'Rosy Glow'	Rosy Glow Barberry	5 Gallon	Cont.	
17	Euonymus radicans 'Sarcoxie'	Sarcoxie Euonymus	5 Gallon	Cont.	
54	Juniperus pfitzeriana 'Kallay'	Kallay Juniper	5 Gallon	Cont.	
2120	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	4" Pots	Cont.	12" on center
18	Hemerocallis sp. 'Stella D'Oro'	Stella D'Oro Daylily	1 Gallon	Cont.	18" on center
220	Liriope muscari	Liriope	4" Pots	Cont.	12" on center
85	Annual Color		4" Pots	Cont.	9" on center

Sheet 2

LANDSCAPE PLAN

APPROVED 9/12/96 BY ZO

THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
LOT 3

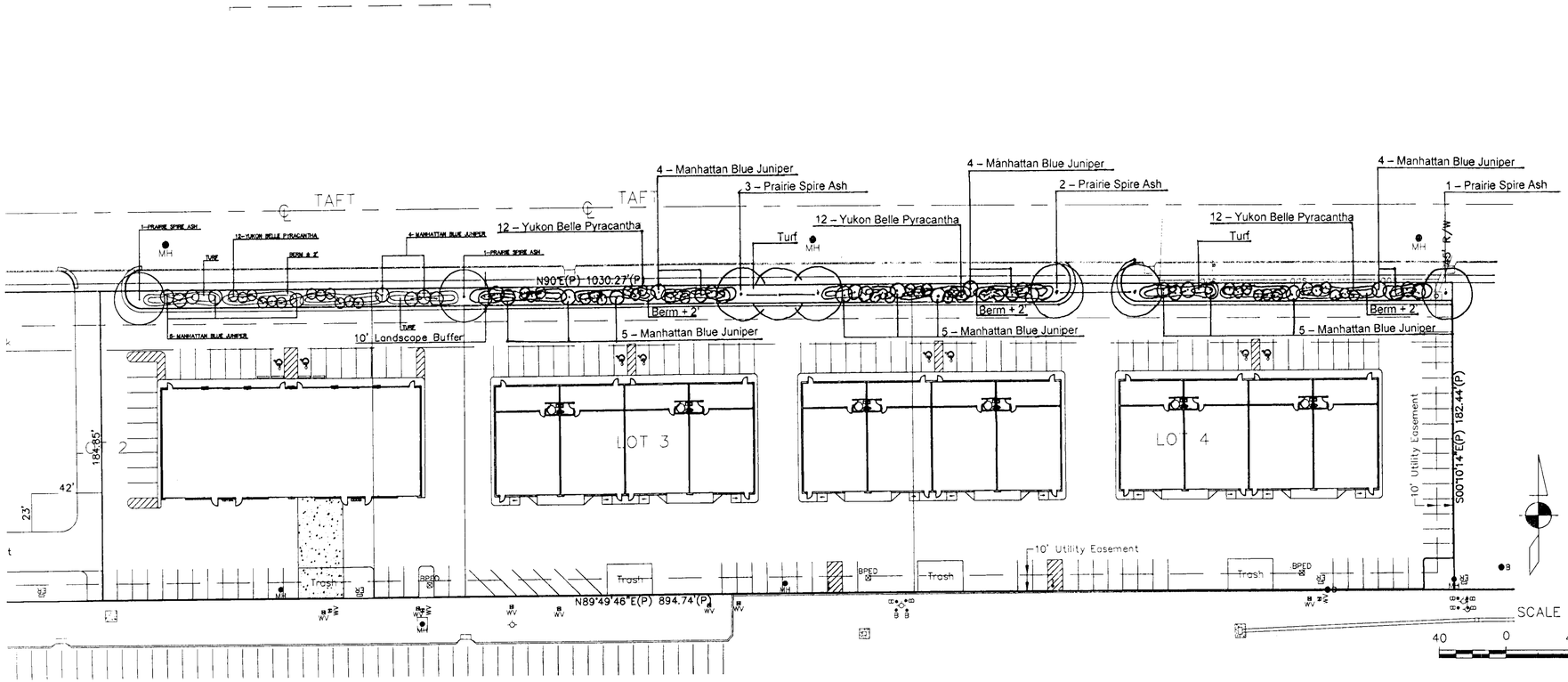
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316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

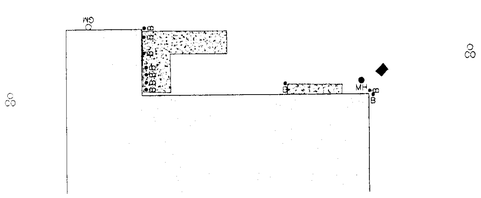
PROJECT NUMBER	SHEET
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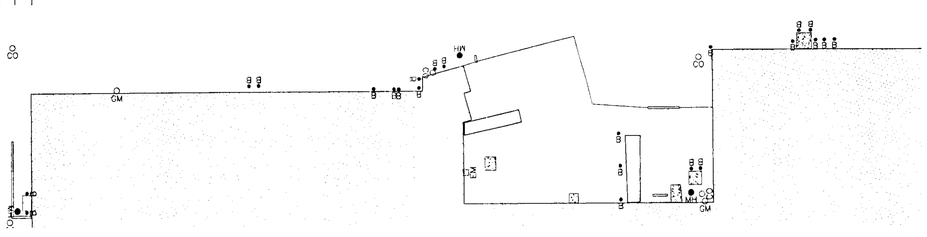
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BAM	BAM/JJL	PJM	SEPT. 1996	NOTED

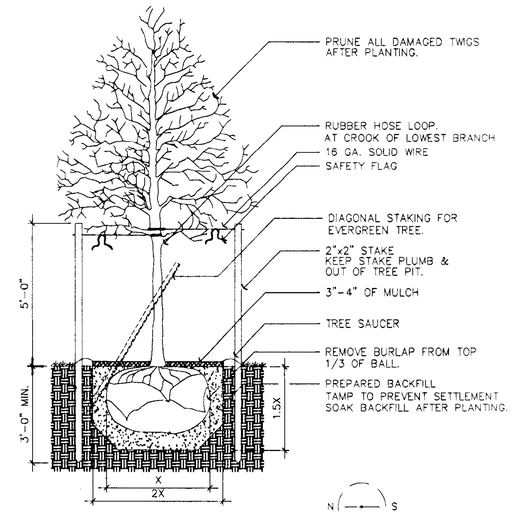
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MAPD 1 OF 1 sheet 2









NOTE:
SHRUB PLANTING IS SIMILIAR TO TREE PLANTING DETAIL, BUT WITH NO STAKES.

STAKING PLAN SCHEMATIC

1 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.

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

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREE				
8	PRAIRIE SPIRE ASH	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	2" CAL.	B&B	
8	TOTAL				
	SHRUBS				
48	YUKON BELLE PYRACANTHA	PYRACANTHA ANGUSTFOLIA '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.

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 CONTACTOR 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 FO 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.

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 CONTRACTURAL 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.

DP-151 PARCEL 3A (PARTIAL)

LANDSCAPE PLAN

APPROVED 03/17/05 BY DS
MAPD Copy 2082

STATE OF KANSAS
SUSAN LOWREY MOEDER
0267
REGISTERED LANDSCAPE ARCHITECT
3/11/05

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

© AM Consulting, Inc.

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

PROJECT NUMBER	AM NO.
	03033-02

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

DUGAN CENTRE
LANDSCAPE PLAN
WICHITA, KANSAS

SHEET 1 OF 1

DUGAN - TOTAL LANDSCAPING

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Cond
TREES				
3	Lacebark Elm	Ulmus parvifolia	2-2.5"	B&B
1	'Autumn Purple' Ash	Faxinus 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 'Wardi'	3 gal.	Cont.
5	Redtwig Dogwood 'Ivory Halo'	Cornus alba 'Bailhalo'	2 gal.	Cont.
PERENNIALS				
17	Stella d oro Daylily	Hemerocallis	1 gal	Cont.
35	Purpleleaf Honeysuckle	Lonicera japonica 'Purpurea'	1 gal	Cont.

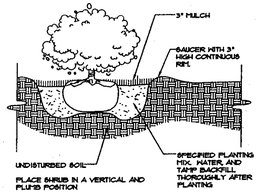
3 SPARTAN JUNIPER Juniperus Chinensis 5'6"ht. B&B

LANDSCAPE NOTES:

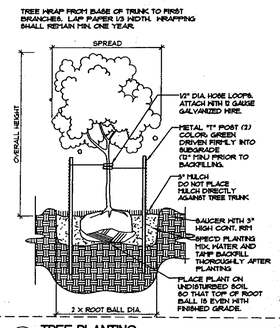
1. No substitutions shall be allowed without approval.
2. All plant locations are approximate; adjust as necessary to avoid conflicts.
3. The planting beds receiving mulch shall be treated with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice.
4. 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.
5. All planting beds are to receive 3" minimum depth of cypress mulch.
6. All planting beds that require edging will be edged with Colra black plastic edging.
7. All turf area will be seeded with fine bladed fescue seed.

IRRIGATION NOTES:

1. Irrigation shall be designed to meet all local codes and regulations and criteria of performance spec.
2. 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.
3. Irrigation system will be designed to avoid spraying water on building or across walks.
4. Coordinate location of controller with owner/G.C.
5. 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' x 10' = 2290 ÷ 500 = 4.5 trees
(20' streetyard reduced to 10') x 1.5
6.75 (7 trees req'd)

DUGAN: 181' x 89' = [illegible] ÷ 500 = 1.87 (2 trees req'd.)

A LANDSCAPE PLAN
1" = 10'

DP-151 PARCEL 4
LANDSCAPE PLAN

APPROVED 05/15/05 BY JDS
MAPD COPY 1 OF 2

LICENSED LANDSCAPE ARCHITECT
LESLIE MARIE ELVING
377
STATE OF KANSAS
L. Elving 5/18/05

REVISIONS	BY
6/15/05	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	JB
CHECKED	- - -
DATE	APR. 2005
JOB NO.	05-106

LS1

162.09'

184.85'

TRASH

GAS METER

RAMP

RAMP

OKLAHOMA REDBUD

'RED SUNSET' SCARLET MAPLE

'FROEBEL' SPIREA (2)

LAWN

PROPOSED DRIVE

'FROEBEL' SPIREA (4)

LAWN

'RED SUNSET' SCARLET MAPLE

'MANHATTAN BLUE' JUNIPER (3)

NOTE:

GRASS/LAWN:
SOD OR SEED TYPE TO BE LOCALLY AVAILABLE HARDY BLEND OF THIN BLADE TALL FESCUE, 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.

P/L

'RED SUNSET' SCARLET MAPLE

LAWN

'MANHATTAN BLUE' JUNIPER

'FROEBEL' SPIREA (3)

OKLAHOMA REDBUD

'FROEBEL' SPIREA (5)

SIGN

LAWN

'MANHATTAN BLUE' JUNIPER (2)

LAWN

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
5	'RED SUNSET' SCARLET MAPLE	(ACER RUBRUM 'RED SUNSET')	2" BB
2	'OKLAHOMA' REDBUD	(CERCIS RENIFORMIS 'OKLAHOMA')	1½"-2" BB
12	'MENTOR' BARBERRY	(BERBERIS MENTORENSIS)	2 OR 5 GAL.
15	'FROEBEL' SPIREA	(SPIRAEA X BUMALDA 'FROEBLI')	2 OR 5 GAL.
2	'YUKON BELLE' PYRACANTHA	(PYRACANTHA ANGUSTIFOLIA 'MONGY')	5 GAL
12	'MANHATTAN BLUE' JUNIPER	(JUNIPERUS VIRGINIANA 'MANHATTAN BLUE')	5'-6' BB

MINIMUM PLANT REQUIREMENT:
8 EVERGREEN TREES - 5' HEIGHT AT INSTALLATION
2 SHADE TREES
7-10 ORNAMENTAL SHRUBS

'FROEBEL' SPIREA (3)

'MENTOR' BARBERRY (12)
'YUKON BELLE' PYRACANTHA (2)

'MANHATTAN BLUE' JUNIPER (2)

'MANHATTAN BLUE' JUNIPER (4)

'RED SUNSET' SCARLET MAPLE

'RED SUNSET' SCARLET MAPLE

EXISTING DRIVE

'MANHATTAN BLUE' JUNIPER

'FROEBEL' SPIREA (3)

LANDSCAPE PLAN FOR THE OSAKA RESTAURANT

6821 WEST TAFT — WICHITA, KANSAS

SCALE 1" = 10'-0"

N

REGISTERED LANDSCAPE ARCHITECT
RICHARD D. WHITEMAN
LA-0000030
STATE OF KANSAS

LEGAL DESCRIPTION:

LOT 1, PART OF LOT 2, THE DUGAN CENTER, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

LANDSCAPE REQUIREMENTS

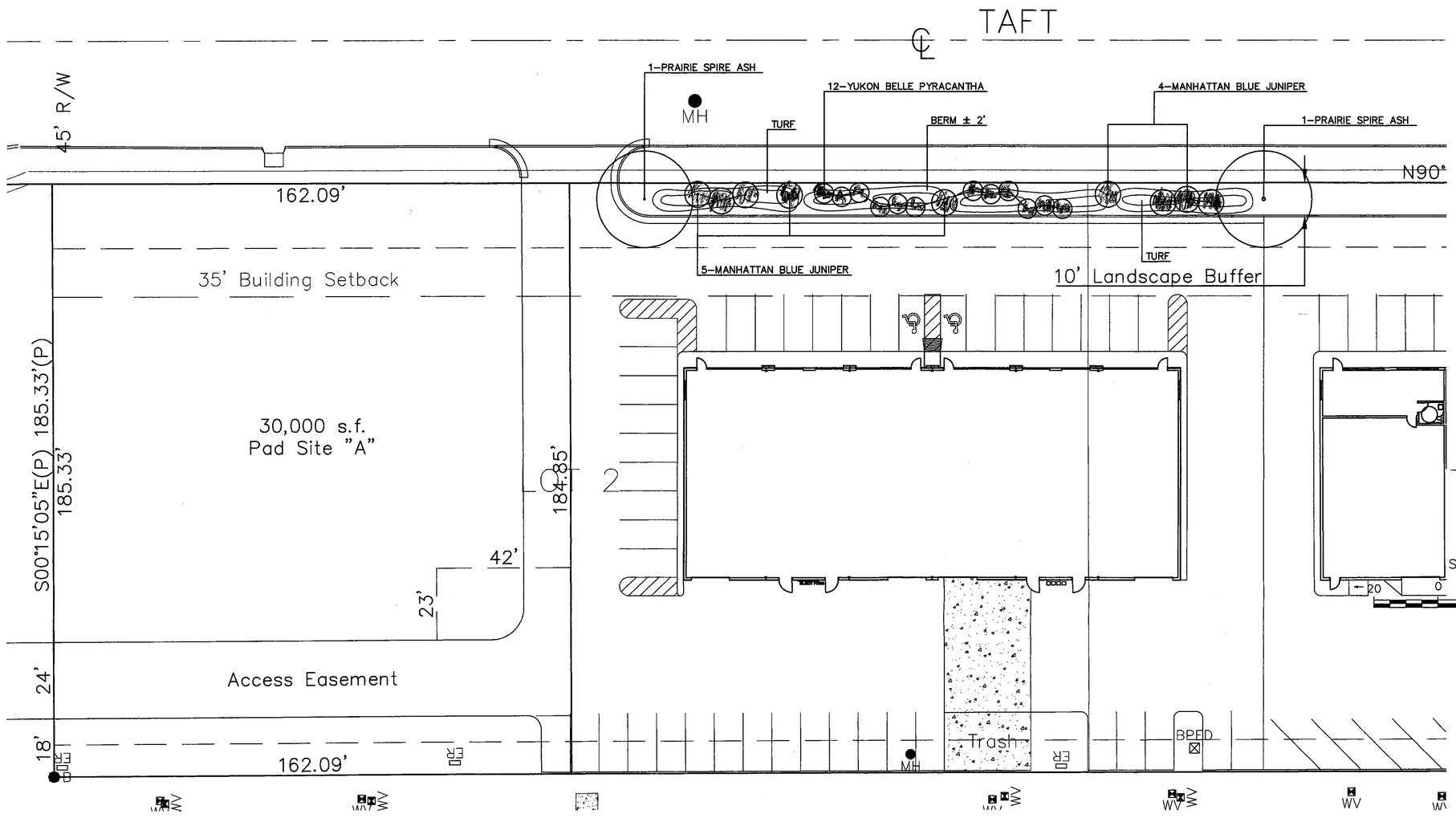
PER ADMINISTRATIVE ADJUSTMENT TO DP-151 THE DUGAN CENTRE C.O.P.:

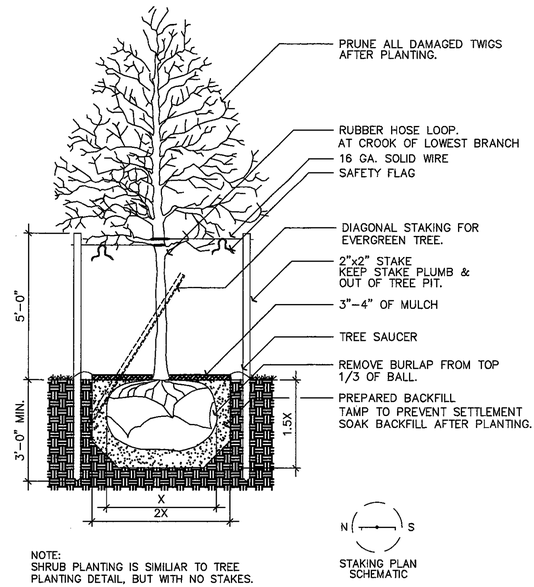
10' PLANTING STIP ALONG TAFT
2' BERM W/ HARDWOOD CEDAR MULCH 3-4" DEEP TYPICALLY

DP-151 PARCEL 3C
LANDSCAPE PLAN
APPROVED 05/24/06 BY ...
MAPD Sept 1.02

3/26/06

REVISED-
4/26/06





NOTE:
SHRUB PLANTING IS SIMILJAR TO TREE PLANTING DETAIL, BUT WITH NO STAKES.

STAKING PLAN SCHEMATIC

1 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.

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

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 ANGUSTFOLIA '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.

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 CONTACTOR 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 FO 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.

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 CONTRACTURAL 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.

DP-151 PARCEL 3A(PORTION)

LANDSCAPE PLAN

APPROVED 02/02/04 BY DG
MAPD Copy 1 of 2

STATE OF KANSAS
SUSAN LOHREY MOEDER 267
REGISTERED LANDSCAPE ARCHITECT

© AM Consulting, Inc.

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

PROJECT NUMBER				AM NO.
				03033-02
DESIGN	DRAWN	FILE	DATE	SCALE
SM	AE	landscape	01/26/04	1"=20'

DUGAN CENTRE
LANDSCAPE PLAN
WICHITA, KANSAS

SHEET 1 OF 1