

### AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE

### GENERAL PROVISIONS

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| <b>PARCEL 1</b> | <p>A. Net Area: 642,962 Sq. Ft. or 14.76 Acres</p> <p>B. Maximum Building Coverage: 167,000 Sq. Ft. or 26 Per Cent</p> <p>C. Maximum Gross Floor Area: 167,000 Sq. Ft.</p> <p>D. Floor Area Ratio: 26 Per Cent</p> <p>E. Maximum Number of Buildings: 5</p> <p>F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and east 300 feet and no greater than 60 feet in the balance of the Parcel.</p> <p>G. Setbacks: Toft: 63 to 100 feet<br/>Westerly Line: 30 feet<br/>East Line: 80 feet<br/>South Line: 420 feet</p> <p>H. Parking Ratio as per Zoning Ordinance: 1 to 1 to 1</p> <p>I. Access Points: 1 to 1 to 1</p> <p>J. Proposed Uses: Retail Business, Offices, Financial Institutions, Motor/Vehicle, Recreational Center, Automotive Agencies, Restaurants</p> |
| <b>PARCEL 2</b> | <p>A. Net Area: 65,546 Sq. Ft. or 1.52 Acres</p> <p>B. Maximum Building Coverage: 12,100 Sq. Ft. or 15 Per Cent</p> <p>C. Maximum Gross Floor Area: 12,100 Sq. Ft.</p> <p>D. Floor Area Ratio: 18.2 Per Cent</p> <p>E. Maximum Number of Buildings: 4</p> <p>F. Maximum Building Height: 35 feet</p> <p>G. Setbacks along Taft: 35 feet</p> <p>H. Parking: Per Zoning Ordinance</p> <p>I. Access points to Taft: 1</p> <p>J. Proposed Uses: Retail/Wholesale Business, Offices, Financial Institutions, Recreational Center, Private Clubs, Automotive Agencies</p>  |

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| <b>PARCEL 3A</b> | <p>A. Net Area: 77,271 sq. ft. or 1.77 acres</p> <p>B. Maximum building coverage: 23,141 sq. ft. or 30%</p> <p>C. Maximum gross floor area: 24,736 sq. ft.</p> <p>D. Floor area ratio: 32%</p> <p>E. Maximum number of buildings: 4</p> <p>F. Maximum building height: 35 feet</p> <p>G. Setbacks along Taft: 35 feet</p> <p>H. Parking: Per Zoning Ordinance</p> <p>I. Access points to Taft: 1 (shared with 3C)</p> <p>J. Proposed Uses: Retail/Wholesale Business, Offices, Financial Institutions, Recreational Center, Private Clubs, Automotive Agencies</p>   |
| <b>PARCEL 3B</b> | <p>A. Net Area: 591,874 Sq. Ft. or 13.59 Acres</p> <p>B. Maximum Building Coverage: 165,000 Sq. Ft. or 28 Per Cent</p> <p>C. Maximum Gross Floor Area: 165,000 Sq. Ft.</p> <p>D. Floor Area Ratio: 28 Per Cent</p> <p>E. Maximum Number of Buildings: 2</p> <p>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.</p> <p>G. Setbacks: West Line: 60 feet<br/>South Line: 80 feet<br/>North Line: 30 feet</p> <p>H. Parking Ratio as per Zoning Ordinance: 1 to 1 to 1</p> <p>I. Access Points: 1 to 1 to 1</p> <p>J. Proposed Uses: Recreational Center, Retail/Wholesale Business, Motor/Vehicle, Automotive Agencies, Private Clubs (not within 300 feet of Taft), Office, Warehouse, Private Clubs (not within 300 feet of Taft), Drive-up Restaurants (Except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft.)</p> |

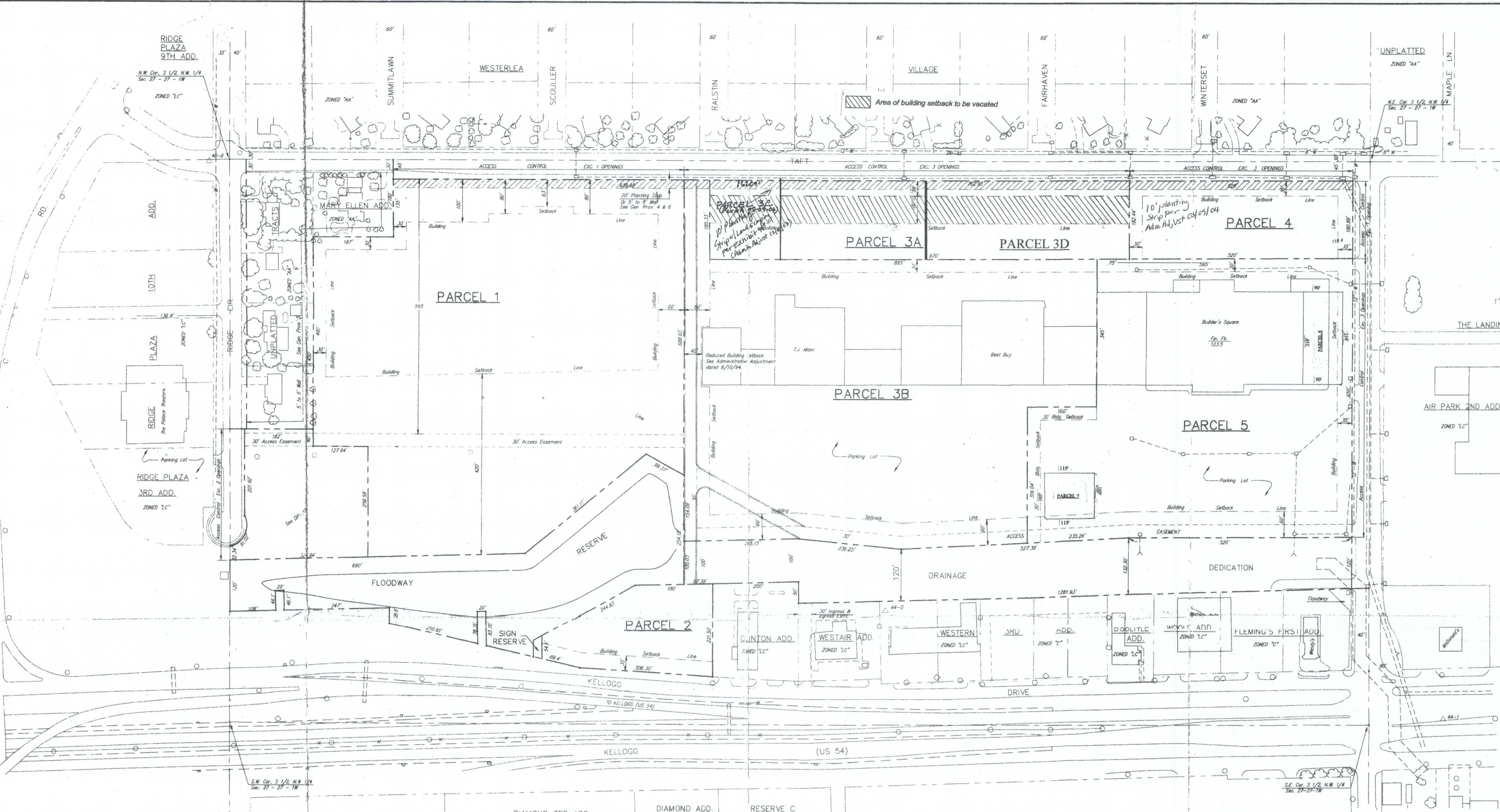
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| <b>PARCEL 3C</b> | <p>A. Net Area: 30,000 sq. ft. or 0.7 acres</p> <p>B. Maximum building coverage: 8,000 sq. ft. or 30% for uses except restaurants; 3,000 sq. ft. for restaurants</p> <p>C. Maximum gross floor area: 8,000 sq. ft. for uses except restaurants; 3,000 sq. ft. for restaurants</p> <p>D. Floor area ratio: 32%</p> <p>E. Maximum number of buildings: one (1) (Per RA 05-09-06)</p> <p>F. Maximum height of building: 35 feet</p> <p>G. Setback along Taft: 35 feet</p> <p>H. Parking: Per Zoning Ordinance</p> <p>I. Access points to Taft: 1 shared with 3A</p> <p>J. Same as for Parcel 3A except for adjustment in size of restaurant per this administrative adjustment</p> <p>K. Conditions K through O shall be the same as for Parcel 3A</p> <p>L. All buildings on the parcel shall share uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must shall be used in the predominant exterior building material on the north facade, and the east facade of the restaurant building, and on the western facade of the westmost building.</p> <p>M. Any outdoor storage associated with the primary use on this parcel shall be screened from view of residential property to the north through landscaping, screening walls or a combination of both. Screening wall may be constructed of wood, masonry, concrete or similar material (no woven wire mesh shall be allowed).</p> <p>N. Parking lot light fixtures shall be shielded to direct light away from nearby residential property. The maximum height of any parking lot light fixture shall be 25 feet.</p> <p>O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.</p> |
| <b>PARCEL 4</b>  | <p>A. Net Area: 94,470 Sq. Ft. or 2.17 Acres</p> <p>B. Maximum Building Coverage: 23,618 Sq. Ft. or 25 Per Cent</p> <p>C. Maximum Gross Floor Area: 23,618 Sq. Ft.</p> <p>D. Floor Area Ratio: 25 Per Cent</p> <p>E. Maximum Number of Buildings: 4</p> <p>F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.</p> <p>G. Setbacks: Toft: 35 feet<br/>West Line: 35 feet<br/>West Line: 30 feet</p> <p>H. Parking Ratio as per Zoning Ordinance: 1 to 1 to 1</p> <p>I. Access Points: 3 to Taft<br/>1 to Dugan</p> <p>J. Proposed Uses: Office, Warehouse, Financial Institutions, Retail/Wholesale Business, Motor/Vehicle, Automotive Agencies, Private Clubs (not within 300 feet of Taft), Drive-up Restaurants (Except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft.)</p>  |

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| <b>PARCEL 5</b> | <p>A. Net Area: 405,363 sq. ft. or 9.31 acres</p> <p>B. Maximum building coverage: 106,643 sq. ft. or 26.3%</p> <p>C. Maximum gross floor area: 106,643 sq. ft.</p> <p>D. Floor area ratio: 26.3%</p> <p>E. Maximum number of bldgs.: 1</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.</p> <p>G. Setbacks: Dugan - 35 feet<br/>North Line - 30 feet<br/>West Line - 30 feet<br/>South Line - 40 feet</p> <p>H. Parking ratio: Per Unaffiliated Zoning Code</p> <p>I. Access Points: 3 to Dugan</p> <p>J. Proposed uses: Retail/Wholesale Business, Office, Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/93))</p>                  |
| <b>PARCEL 6</b> | <p>A. Net Area: 19,440 sq. ft. or 0.45 acres</p> <p>B. Maximum building coverage: 14,424 sq. ft.</p> <p>C. Maximum gross floor area: 14,424 sq. ft.</p> <p>D. Floor area ratio: 74%</p> <p>E. Maximum number of bldgs.: 1</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.</p> <p>G. Setbacks: Dugan - 35 feet<br/>North Line - 30 feet<br/>West Line - 30 feet<br/>South Line - 40 feet</p> <p>H. Parking ratio: Per Unaffiliated Zoning Code</p> <p>I. Access points: Cross lot access (by separate instrument)</p> <p>J. Proposed uses: Retail/Wholesale Business, Office, Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/93))</p> |

- Total Net Land Area: 2,011,089 Sq. Ft. or 46.17 Acres  
Total Drainage Dedication: 200,400 Sq. Ft. or 4.57 Acres  
Total Floodway Reserve: 251,348 Sq. Ft. or 4.62 Acres
- Total Gross Floor Area: 533,847 Sq. Ft.  
Total Floor Area Ratio: 26.5 Percent
- Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
  - 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.
  - Portable and off-site signs are not permitted.
  - 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.
  - 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.
  - 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.
  - 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.
- A planning site in less than 20 feet in width is required along the north line of Parcel 1, Parcel 3A, and Parcel 4. A landscape plan prepared by a landscape architect for the planning site, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits for Parcels 1, 3A, 3B, 3C, and 4. A financial guarantee for the 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.
- A 6 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the north line of Parcel 1, low part of DP-37. The wall on Parcel 1 shall be completed in the west one-half of Parcel 1. The wall on Parcel 2, low part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on this portion of Parcel 2.
- If the service area of the building face directly towards a residential zoning district, a 6 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed in lieu of the 20 foot planting strip as set forth in General Provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings in the side designed for service rather than public access and may encompass such items as loading docks, look of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further 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.
- 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 for the above.
- Parcel 3D shall not be required to have a screening fence regardless of orientation of buildings. Landscaping with evergreen trees at 1.5 times the required amount per the Wichita Landscaping Ordinance along West Taft Avenue shall be sufficient coverage for buildings in parcel 3d.

**APPROVED CUP**  
 MAPC 3/27/25  
 LUP 2025-0006  
 LUP 2025-0004  
 LUP 2021-00042

**APPROVED CUP**  
 MAPC 02/05/04  
 DP-151 AMENDMENT #4  
 Per Administrative Order 05/16/04  
 05/16/04



### AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE

### GENERAL PROVISIONS

| Parcel 1   | Parcel 2   | Parcel 3A  | Parcel 3B  | Parcel 4   | Parcel 5   |
|--|--|--|--|--|--|
| A. Net Area<br>642,962 Sq. Ft. or 14.76 Acres  | A. Net Area<br>66,546 Sq. Ft. or 1.52 Acres  | A. Net Area<br>77,271 sq. ft. or 1.77 Acres  | A. Net Area<br>591,874 Sq. Ft. or 13.59 Acres  | A. Net Area<br>94,470 Sq. Ft. or 2.17 Acres  | A. Net Area<br>405,563 sq. ft. or 9.31 acres   |
| B. Maximum Building Coverage<br>167,000 Sq. Ft. of 26 Per Cent   | B. Maximum Building Coverage<br>167,000 Sq. Ft. of 26 Per Cent   | B. Maximum building coverage<br>23,811 sq. ft. or 30%  | B. Maximum Building Coverage<br>165,000 Sq. Ft. or 28 Per Cent   | B. Maximum Building Coverage<br>23,818 Sq. Ft. or 25 Per Cent  | B. Maximum building coverage 106,663 sq. ft. or 26.3%  |
| C. Maximum Gross Floor Area<br>167,000 Sq. Ft.   | C. Maximum Gross Floor Area<br>167,000 Sq. Ft.   | C. Maximum gross floor area<br>24,736 sq. ft.  | C. Maximum Gross Floor Area<br>165,000 Sq. Ft.   | C. Maximum Gross Floor Area<br>23,818 Sq. Ft.  | C. Maximum gross floor area 106,663 sq. ft.  |
| D. Floor Area Ratio<br>26 Per Cent   | D. Floor Area Ratio<br>26 Per Cent   | D. Floor area ratio<br>32%   | D. Floor Area Ratio<br>28 Per Cent   | D. Floor Area Ratio<br>25 Per Cent   | D. Floor area ratio 26.3%  |
| E. Maximum Number of Buildings<br>5  | E. Maximum number of Buildings<br>5  | E. Maximum number of buildings<br>4  | E. Maximum Number of Buildings<br>2  | E. Maximum Number of Buildings<br>4  | E. Maximum number of Bldgs. 1  |
| F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.  | F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.  | F. Maximum building height<br>35 feet  | F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.   | F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within 300 feet of Taft and no greater than 60 feet in the balance of the Parcel.   | 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:<br>Taft 63 to 100 feet<br>Westerly Line East Line 30 feet<br>South Line 60 feet<br>420 feet   | G. Setbacks:<br>Kellogg Drive 35 feet  | G. Setbacks:<br>West Line 60 feet<br>South line 60 feet<br>North line 30 feet  | G. Setbacks:<br>Taft 35 feet<br>Dugan 35 feet<br>West Line 30 feet   | G. Setbacks:<br>Taft 35 feet<br>Dugan 35 feet<br>West Line 30 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   |
| H. Parking Ratio as per Zoning Ordinance.  | H. Parking Ratio as per Zoning Ordinance.  | H. Parking Per ULCZ  | H. Parking Ratio as per Zoning Ordinance.  | H. Parking Ratio as per Zoning Ordinance.  | H. Parking ratio 3 to Dugan  |
| I. Access Points:<br>1 to Taft   | I. Access Points:<br>1 to Kellogg Drive  | I. Access points to Taft<br>2 (shared with 3C)   | I. Access Points:<br>3 to Dugan  | I. Access Points:<br>3 to Dugan  | I. Access Points<br>3 to Dugan   |
| J. Proposed Uses:<br>Retail Business<br>Offices<br>Financial Institutions<br>Motels/Hotels<br>Recreational Center<br>Automotive Agencies<br>Restaurants  | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Recreational Center<br>Private Clubs<br>Automotive Agencies  | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Private Clubs (But not within 300 feet of Taft).   | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Private Clubs (But not within 300 feet of Taft).   | J. Proposed Uses:<br>Offices<br>Warehouse<br>Financial Institutions  | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)).   |
| K. All building facades facing north along West Taft Avenue and the eastern-facing facade of the easternmost building shall be allowed to have up to 30% metal as a building material. All other facades within Parcel 1D may have metal as a building material with no limit to percentage. | K. All building facades facing north along West Taft Avenue and the eastern-facing facade of the easternmost building shall be allowed to have up to 30% metal as a building material. All other facades within Parcel 1D may have metal as a building material with no limit to percentage. | K. All buildings on the parcel shall show uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof lines shall be substantially uniform in color, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the west facade of the easternmost building, and on the western facade of the westernmost building. | K. If the service area of the rear of building faces directly or is visible from Taft, a screening wall of six (6) feet in height of masonry, concrete or similar material, not including wood or woven wire, shall be provided to sufficiently hide the service area or rear of the building from view in addition to the 30-foot landscape buffer. | K. All buildings on the parcel shall show uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof lines shall be substantially uniform in color, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the west facade of the easternmost building, and on the western facade of the westernmost building. | K. All buildings on the parcel shall show uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof lines shall be substantially uniform in color, with vivid colors limited to horizontal areas, and metal shall not be used as the predominant exterior building material on the north facade, and the west facade of the easternmost building, and on the western facade of the westernmost building. |
| L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   | L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   | L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   | L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   | L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   | L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall not   |

| Parcel 3C   | Parcel 3D   | Parcel 3E   |
|---|---|---|
| A. Net Area<br>30,000 sq. ft. or 0.7 acre   | A. Net Area<br>30,000 sq. ft. or 0.7 acre   | A. Net Area<br>30,000 sq. ft. or 0.7 acre   |
| B. Maximum building coverage<br>3,000 sq. ft. or 10%  | B. Maximum building coverage<br>3,000 sq. ft. or 10%  | B. Maximum building coverage<br>3,000 sq. ft. or 10%  |
| C. Maximum gross floor area<br>9,000 sq. ft. (for uses except restaurant, 3,000 sq. ft. for restaurant)   | C. Maximum gross floor area<br>9,000 sq. ft. (for uses except restaurant, 3,000 sq. ft. for restaurant)   | C. Maximum gross floor area<br>9,000 sq. ft. (for uses except restaurant, 3,000 sq. ft. for restaurant)   |
| D. Floor area ratio<br>30%  | D. Floor area ratio<br>30%  | D. Floor area ratio<br>30%  |
| E. Maximum number of buildings<br>one (1)   | E. Maximum number of buildings<br>one (1)   | E. Maximum number of buildings<br>one (1)   |
| F. Maximum height of building<br>35 feet  | F. Maximum height of building<br>35 feet  | F. Maximum height of building<br>35 feet  |
| G. Setback along Taft:<br>35 feet   | G. Setback along Taft:<br>35 feet   | G. Setback along Taft:<br>35 feet   |
| H. Parking per ULCZ   | H. Parking per ULCZ   | H. Parking per ULCZ   |
| I. Access points to Taft:<br>1  | I. Access points to Taft:<br>1  | I. Access points to Taft:<br>1  |
| J. Proposed Uses:<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed Uses:<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed Uses:<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). |

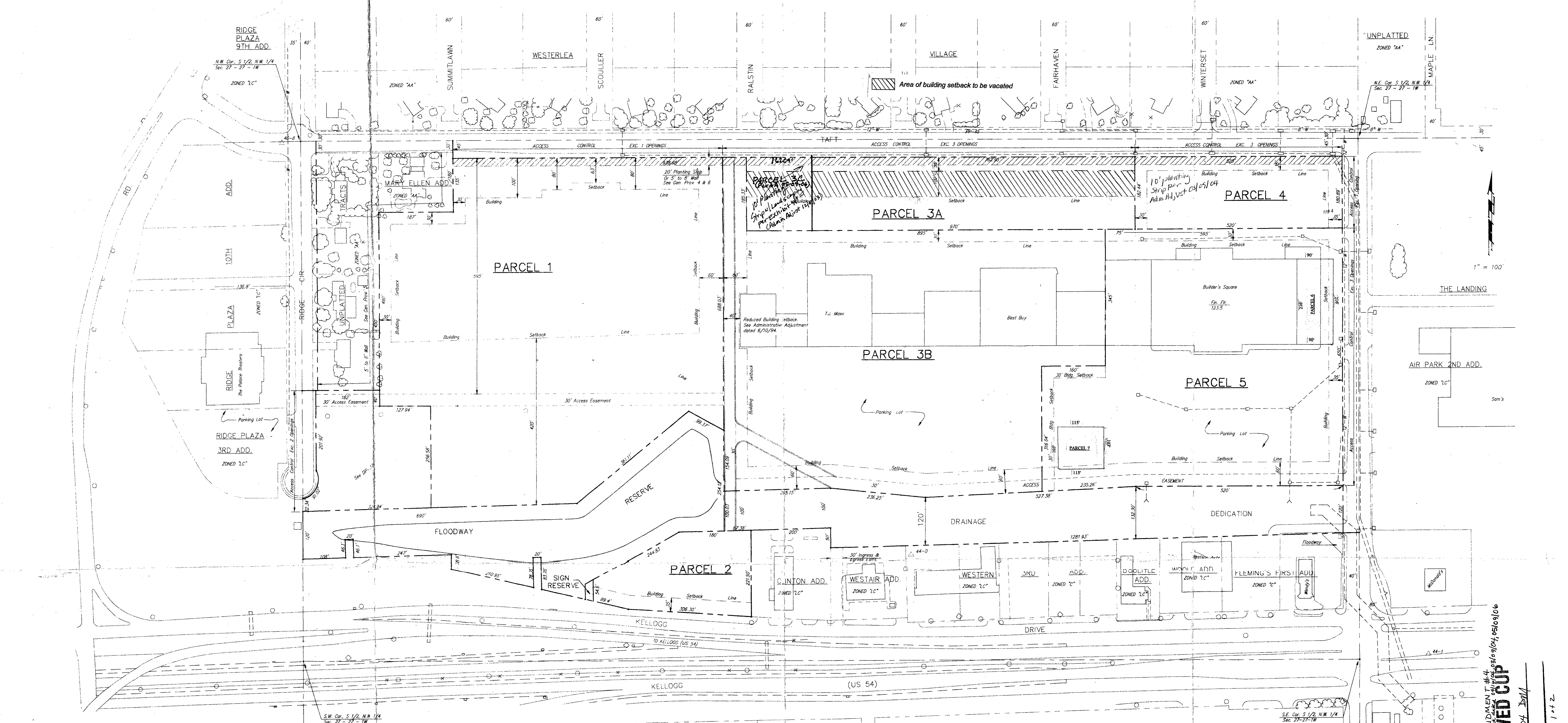
| Parcel 3F  | Parcel 3G  | Parcel 3H  |
|--|--|--|
| A. Net Area<br>19,440 sq. ft. or 0.45 acres  | A. Net Area<br>19,440 sq. ft. or 0.45 acres  | A. Net Area<br>19,440 sq. ft. or 0.45 acres  |
| B. Maximum building coverage<br>1,944 sq. ft. or 10%   | B. Maximum building coverage<br>1,944 sq. ft. or 10%   | B. Maximum building coverage<br>1,944 sq. ft. or 10%   |
| C. Maximum gross floor area<br>14,234 sq. ft.  | C. Maximum gross floor area<br>14,234 sq. ft.  | C. Maximum gross floor area<br>14,234 sq. ft.  |
| D. Floor area ratio<br>74%   | D. Floor area ratio<br>74%   | D. Floor area ratio<br>74%   |
| E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>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.  | F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.  | 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:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   |
| H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  |
| I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  |
| J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). |

| Parcel 3I  | Parcel 3J  | Parcel 3K  |
|--|--|--|
| A. Net Area<br>11,845 sq. ft. or 0.27 acres  | A. Net Area<br>11,845 sq. ft. or 0.27 acres  | A. Net Area<br>11,845 sq. ft. or 0.27 acres  |
| B. Maximum building coverage<br>1,184 sq. ft. or 10%   | B. Maximum building coverage<br>1,184 sq. ft. or 10%   | B. Maximum building coverage<br>1,184 sq. ft. or 10%   |
| C. Maximum gross floor area<br>8,994 sq. ft.   | C. Maximum gross floor area<br>8,994 sq. ft.   | C. Maximum gross floor area<br>8,994 sq. ft.   |
| D. Floor area ratio<br>81%   | D. Floor area ratio<br>81%   | D. Floor area ratio<br>81%   |
| E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>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.  | F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.  | 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:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   |
| H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  |
| I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  |
| J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). |

| Parcel 3L  | Parcel 3M  | Parcel 3N  |
|--|--|--|
| A. Net Area<br>11,845 sq. ft. or 0.27 acres  | A. Net Area<br>11,845 sq. ft. or 0.27 acres  | A. Net Area<br>11,845 sq. ft. or 0.27 acres  |
| B. Maximum building coverage<br>1,184 sq. ft. or 10%   | B. Maximum building coverage<br>1,184 sq. ft. or 10%   | B. Maximum building coverage<br>1,184 sq. ft. or 10%   |
| C. Maximum gross floor area<br>8,994 sq. ft.   | C. Maximum gross floor area<br>8,994 sq. ft.   | C. Maximum gross floor area<br>8,994 sq. ft.   |
| D. Floor area ratio<br>81%   | D. Floor area ratio<br>81%   | D. Floor area ratio<br>81%   |
| E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>1   | E. Maximum number of Bldgs.<br>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.  | F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.  | 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:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet   |
| H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  | H. Parking ratio<br>Per Unified Zoning Code  |
| I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  | I. Access points<br>Cross lot access (by separate instrument)  |
| J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Admin. Adj. Dated 8/31/95)). |

**APPROVED CUP**  
DATE: 3/27/25  
CUP 2025-00006

**APPROVED CUP**  
DATE: 02/05/25  
MAPD Copy 1 of 2



### AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE

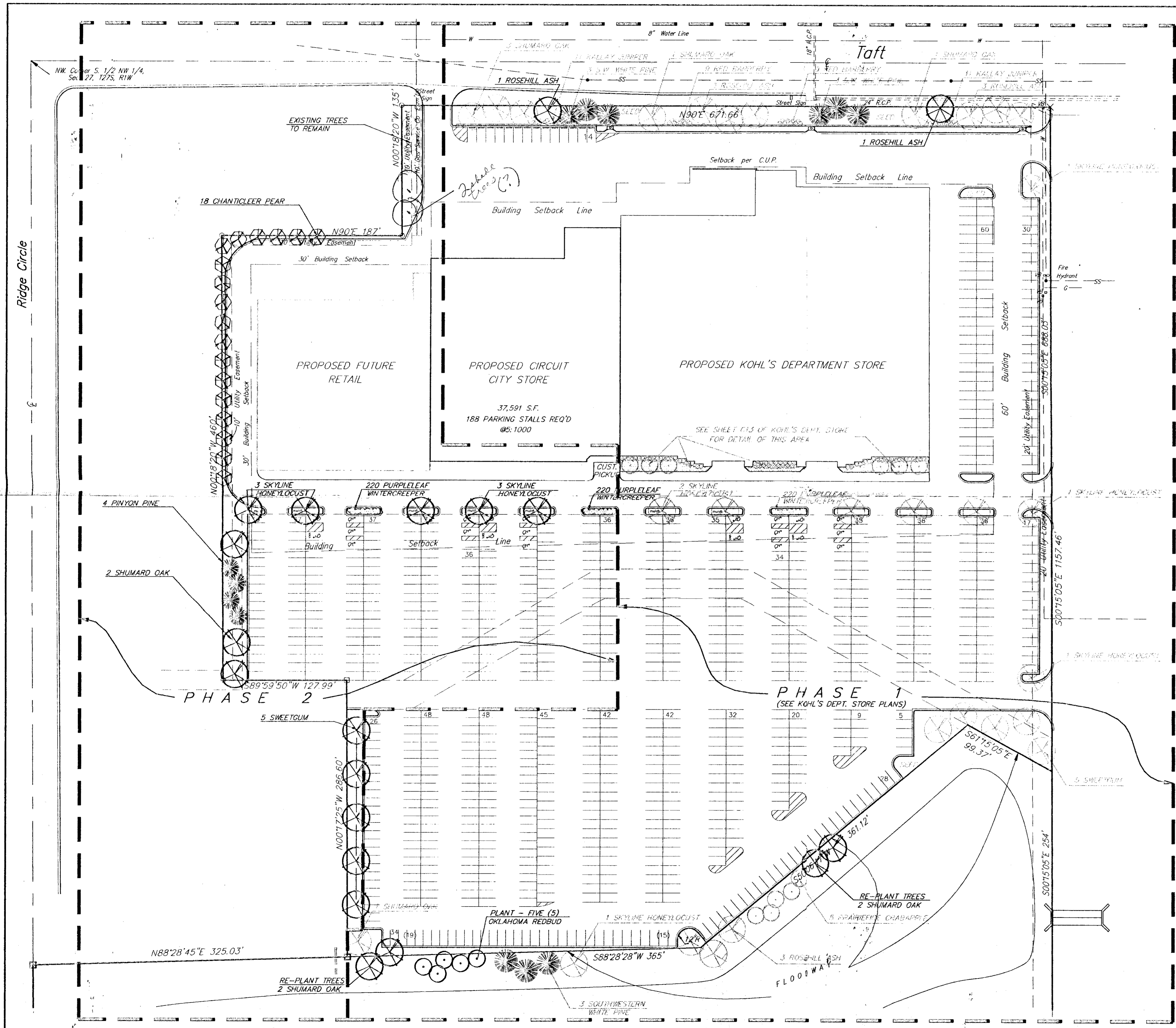
| Parcel 1  | Parcel 2  |
|---|---|
| A. Net Area<br>642,962 Sq. Ft. or 14.76 Acres   | A. Net Area<br>66,546 Sq. Ft. or 1.52 Acres   |
| B. Maximum Building Coverage<br>167,000 Sq. Ft. or 26 Per Cent  | B. Maximum Building Coverage<br>12,120 Sq. Ft. or 15 Per Cent   |
| C. Maximum Gross Floor Area<br>167,000 Sq. Ft.  | C. Maximum Gross Floor Area<br>12,120 Sq. Ft.   |
| D. Floor Area Ratio<br>26 Per Cent  | D. Floor Area Ratio<br>18.2 Per Cent  |
| E. Maximum Number of Buildings<br>5   | E. Maximum Number of Buildings<br>4   |
| F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel. | F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.   |
| G. Setbacks:<br>Tall 63 to 100 feet<br>Westerly Line 30 feet<br>East Line 60 feet<br>South Line 420 feet  | G. Setbacks:<br>Kellogg Drive 35 feet   |
| H. Parking Ratio as per Zoning Ordinance.   | H. Parking Ratio as per Zoning Ordinance  |
| I. Access Points: 1 to Tall   | I. Complete Access Control to Kellogg (US-54) from Kellogg Drive  |
| J. Proposed Uses:<br>Retail Business<br>Office<br>Financial Institutions<br>Motor/Hotel<br>Recreational Center<br>Automotive Agencies<br>Restaurants  | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Recreational Center<br>Private Clubs<br>Automotive Agencies |

| Parcel 3A  | Parcel 3B   | Parcel 3C  |
|--|---|--|
| A. Net Area:<br>142,329 sq. ft. or 3.24 Acres  | A. Net Area:<br>591,874 Sq. Ft. or 13.59 Acres  | A. Net Area:<br>30,000 sq. ft. or 0.7 Acres  |
| B. Maximum building coverage<br>142,329 sq. ft. or 30%   | B. Maximum Building Coverage<br>165,000 Sq. Ft. or 28 Per Cent  | B. Maximum Building Coverage:<br>3,000 sq. ft. for restaurant<br>3,000 sq. ft. for use except restaurant; 3,000 sq. ft. for restaurant   |
| C. Maximum Gross Floor Area<br>142,329 sq. ft.   | C. Maximum Gross Floor Area<br>165,000 Sq. Ft.  | C. Maximum gross floor area: 9,000 sq. ft. for use except restaurant; 3,000 sq. ft. for restaurant   |
| D. Floor area ratio<br>32%   | D. Floor Area Ratio<br>28 Per Cent  | D. Floor area ratio: 32%   |
| E. Maximum number of buildings<br>1  | E. Maximum Number of Buildings<br>4   | E. Maximum number of buildings: one (1) (Rev. 04-05-04-06)   |
| F. Maximum building height<br>35 feet  | 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 Tall and no greater than 60 feet in the balance of the Parcel.  | F. Maximum height of building: 35 feet   |
| G. Setback along Tall<br>35 feet   | G. Setbacks:<br>West line 60 feet<br>South line 60 feet<br>North line 30 feet   | G. Setback along Tall: 35 feet   |
| H. Parking<br>Per UZZC   | H. Parking Ratio as per Zoning Ordinance  | H. Parking: per UZZC   |
| I. Access points to Tall<br>2 (shared with 3C)   | I. Access Points: 1 to Tall   | I. Access points to Tall: 1 shared with 3A   |
| J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Recreational Center<br>Private Clubs<br>Automotive Agencies  | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institutions<br>Offices<br>Restaurants<br>Recreational Center<br>Private Clubs<br>Automotive Agencies   | J. Proposed Uses:<br>Retail/Wholesale Business<br>Financial Institution<br>Hotel/Motel<br>Automotive Agencies<br>Office Warehouse<br>Private Clubs (not within 300 feet of Tall)<br>Restaurants (except that no restaurants with drive-in windows or drive-in car service shall be permitted within 300 feet of Tall)  |
| K. If the service area of the rear of buildings face directly or are visible from Tall, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or veneer, shall be provided to sufficiently hide the service area or rear of the buildings from view in addition to the 20-foot landscape buffer.  | K. If the service area of the rear of buildings face directly or are visible from Tall, a screening wall of six to eight feet in height of masonry, concrete or similar material, not including wood or veneer, 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 lines have predominantly earth-tone colors, with vivid colors limited to incidental accents and shall not be used as the predominant exterior building material on the north facade, and the east facade of the customer building, and on the western facade of the westerman building. |
| L. All buildings on the parcel shall share uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof lines have predominantly earth-tone colors, with vivid colors limited to incidental accents and shall not be used as the predominant exterior building material on the north facade, and the east facade of the customer building, and on the western facade of the westerman 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 will 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.  |
| 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 will may be constructed of wood, masonry, concrete or similar material (no woven wire fence shall be allowed).  | O. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.  |  |
| 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 4  | Parcel 5  |
|---|---|
| A. Net Area<br>94,470 Sq. Ft. or 2.17 Acres   | A. Net Area<br>405,563 sq. ft. or 9.31 acres  |
| B. Maximum Building Coverage<br>23,618 Sq. Ft. or 25 Per Cent   | B. Maximum building coverage 106,663 sq. ft. or 26.3%   |
| C. Maximum Gross Floor Area<br>23,618 Sq. Ft.   | C. Maximum gross floor area 106,663 sq. ft.   |
| D. Floor Area Ratio<br>25 Per Cent  | D. Floor area ratio 26.3%   |
| E. Maximum Number of Buildings<br>4   | E. Maximum number of Bldgs. 1   |
| F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet. | 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:<br>Tall 35 feet<br>Dugan 35 feet<br>West Line 30 feet  | G. Setbacks:<br>Dugan - 35 feet<br>North line - 30 feet<br>West line - 30 feet<br>South line - 60 feet  |
| H. Parking Ratio as per Zoning Ordinance  | H. Parking ratio<br>Per Unified Zoning Code   |
| I. Access Points:<br>3 to Tall<br>1 to Dugan  | I. Access Points<br>3 to Dugan  |
| J. Proposed Uses:<br>Offices<br>Office Warehouse<br>Financial Institutions  | J. Proposed uses<br>Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95)) |

| GENERAL PROVISIONS   |
|--|
| 1. Total Net Land Area<br>2,011,089 Sq. Ft. or 46.17 Acres<br>Total Drains Dedication<br>120,499 Sq. Ft. or 4.37 Acres<br>Total Floodway Reserve<br>201,346 Sq. Ft. or 4.62 Acres  |
| 2. Total Gross Floor Area<br>533,847 Sq. Ft.<br>Total Floor Area Ratio<br>26.5 per cent  |
| 3. Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:<br>A. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving, or signs with moving lights or signs which create illusions of movement are not permitted.<br>B. Portable and off-site signs are not permitted.<br>C. Signs shall not exceed 20 feet in height on Parcel 1, 30 feet on Parcel 2, 35 feet on Parcel 3, 40 feet on Parcel 4, and 50 feet on Parcel 5.<br>D. Electrical signs shall be limited to 100 feet in height on Parcel 1, 120 feet on Parcel 2, 150 feet on Parcel 3, 180 feet on Parcel 4, and 200 feet on Parcel 5.<br>E. No building signs shall be permitted on the north side of any building along Kellogg Drive 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, section and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for review and approval prior to the issuance of building permits for Parcel 1, Parcel 3A, and Parcel 4. A financial guarantee for the plant material approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been provided.  |
| 5. A 6 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 along the Dugan line. The rear of the buildings in the site designed for service rather than public access may enclose such items as drive-in docks, back 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 by the City Forester) shall be planted on 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. |
| 6. Parcel #1 shall have an 8-foot high solid or semi-solid wall on a minimum height adjacent to Tall Avenue and the requirements of provision 6a above.  |
| 7. All lights shall be directed so as not to shine directly towards the residential zone properties to the north and west.   |
| 8. Utilities shall be installed underground on all parcels.  |
| 9. A Drainage Plan and Guarantees for drainage improvements are provided at the time of plotting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of plotting.   |
| 10. Access Controls shall be as shown on the plan with the total number of access points being as follows:<br>Tall 7 points of Access<br>Kellogg Drive to Kellogg (US 54) 2 points of Access<br>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 plan is to provide cross parcel access for the mutual use and benefit of Parcels 1, 3A, 3B, and 5. No structures or parking lots shall be situated so as to interfere with this access. An overall site circulation plan shall be submitted to the Director of Planning for review and approval prior to issuance of any building permits on Parcel 1.   |
| 13. Provisions for vehicular cross-circulation between parcels and for a pedestrian walk system shall be assured for Parcel 1, by required submission and approval of an overall site circulation plan by the Planning Director prior to issuing building permits. This walk system shall link proposed buildings with the entrance and sidewalks along Tall Avenue. The traffic circulation plan shall permit vehicular circulation from Ridge Circle to Parcel 3B.   |
| 14. Street Right-of-Way for road improvements were determined at the time of plotting.   |
| 15. Fire lines shall be in accordance with the Fire Code of the City of Wichita. No parking shall be placed 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 lot 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 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.   |

D.P. 151, AMENDED I. #4  
 APPROVED CUP  
 MAP 02/05/04  
 MAPD Copy 1 of 2



SCALE: 1" = 50'

**PLANTING NOTES:**

- All landscape work shall be done in accordance with industry standards.
- 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.
- Trees with broken leaders will not be accepted.
- Use triangular spacing on all Ground Cover and Annual Beds.
- 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 Trelon (5X) (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".
- Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
- Topsail hauled onto site shall be fertile, friable, natural loam topsail, 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.
- Topsail shall be delivered in an unbroken and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- 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.
- 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:  
 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

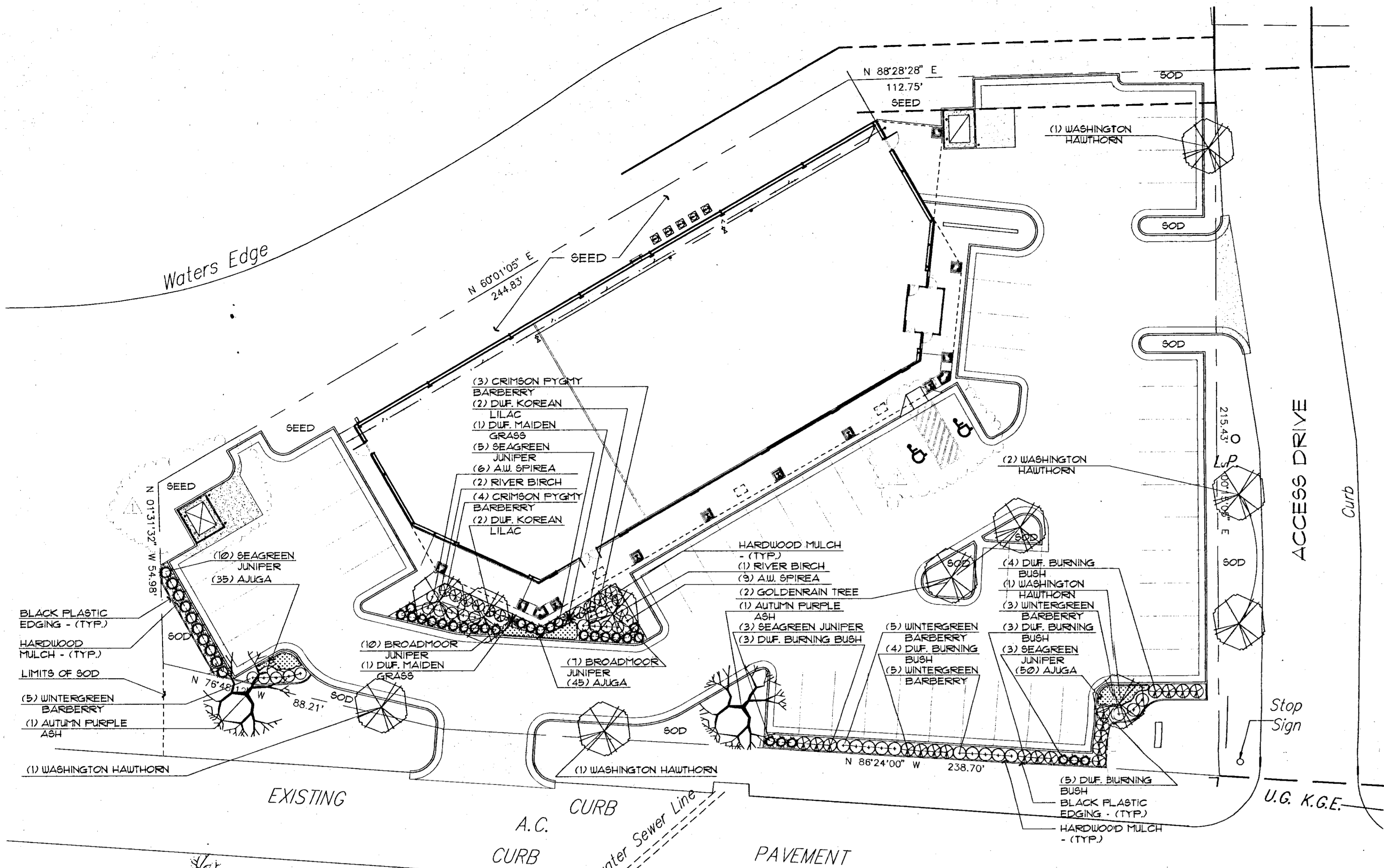


THE DUGAN CENTRE 3RD ADD.  
**LANDSCAPE PLAN**  
 PHASE 2 - CIRCUIT CITY STORE

**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: \_\_\_\_\_ SHEET: **C18**

|                   |                  |                 |                   |                 |
|-------------------|------------------|-----------------|-------------------|-----------------|
| DESIGN<br>BAM/JLR | DRAWN<br>BAM/JLR | APPROVED<br>PJM | DATE<br>AUG. 1996 | SCALE<br>1"=50' |
|-------------------|------------------|-----------------|-------------------|-----------------|



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

**REQUIRED STREET YARD CALCULATIONS:**

|                            |                        |
|----------------------------|------------------------|
| TOTAL STREET FRONTAGE      | 88.21' + 238.70'       |
| AVERAGE LOT DEPTH          | (215.43' + 54.98') / 2 |
| TOTAL STREET YARD REQUIRED | 36.93' x 8.50 FT.      |
| STREET YARD PROVIDED       | 640.15 SQ.FT.          |

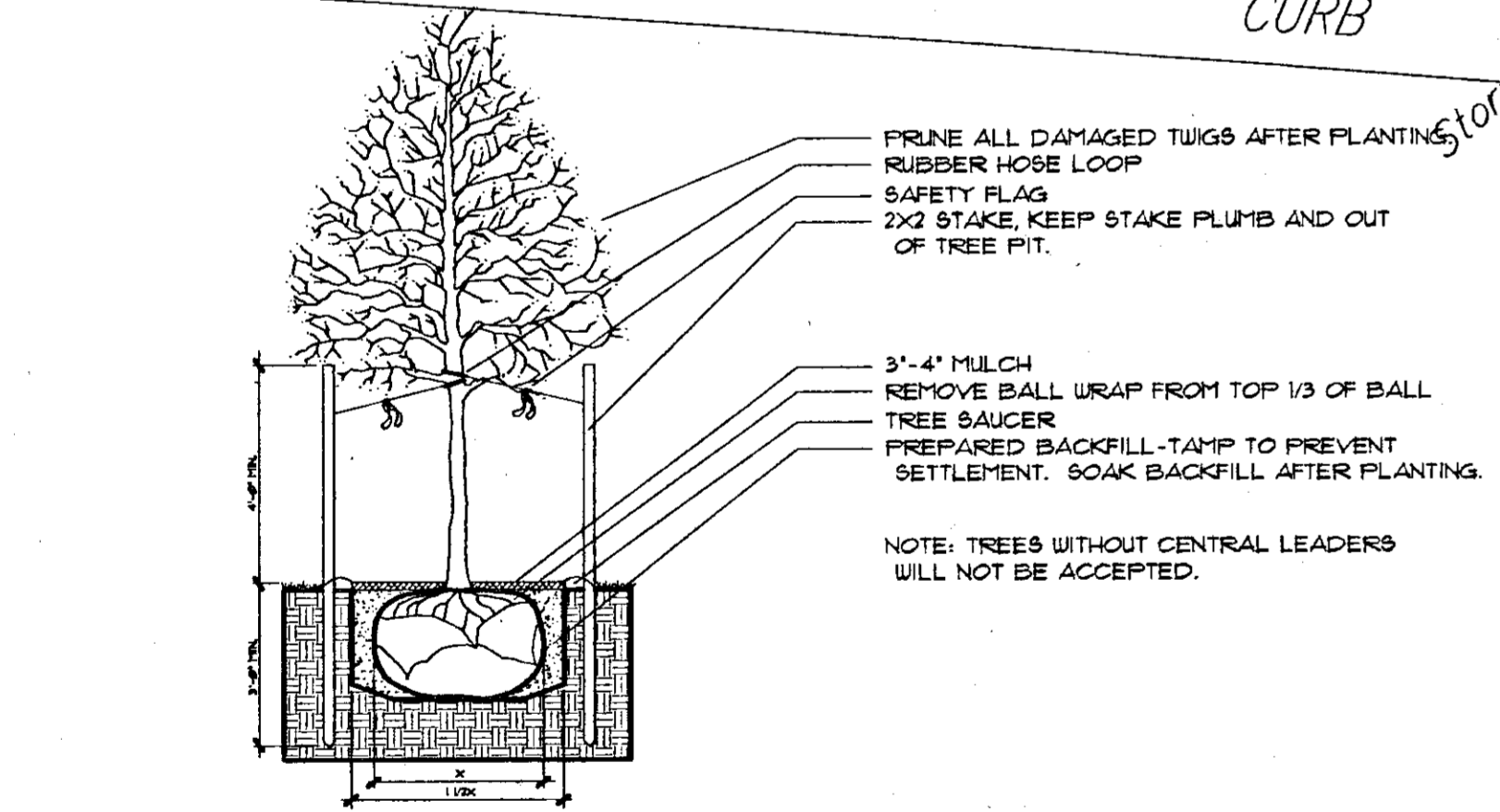
|                            |   |
|----------------------------|---|
| REQUIRED PARKING STALLS    | 4 STALLS PER 1000 SQ.FT. OF BUILDING SPACE  |
| PROVIDED PARKING STALLS    | 48 STALLS                                   |
| PROVIDED HANDICAP STALLS   | 48 STALLS                                   |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

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

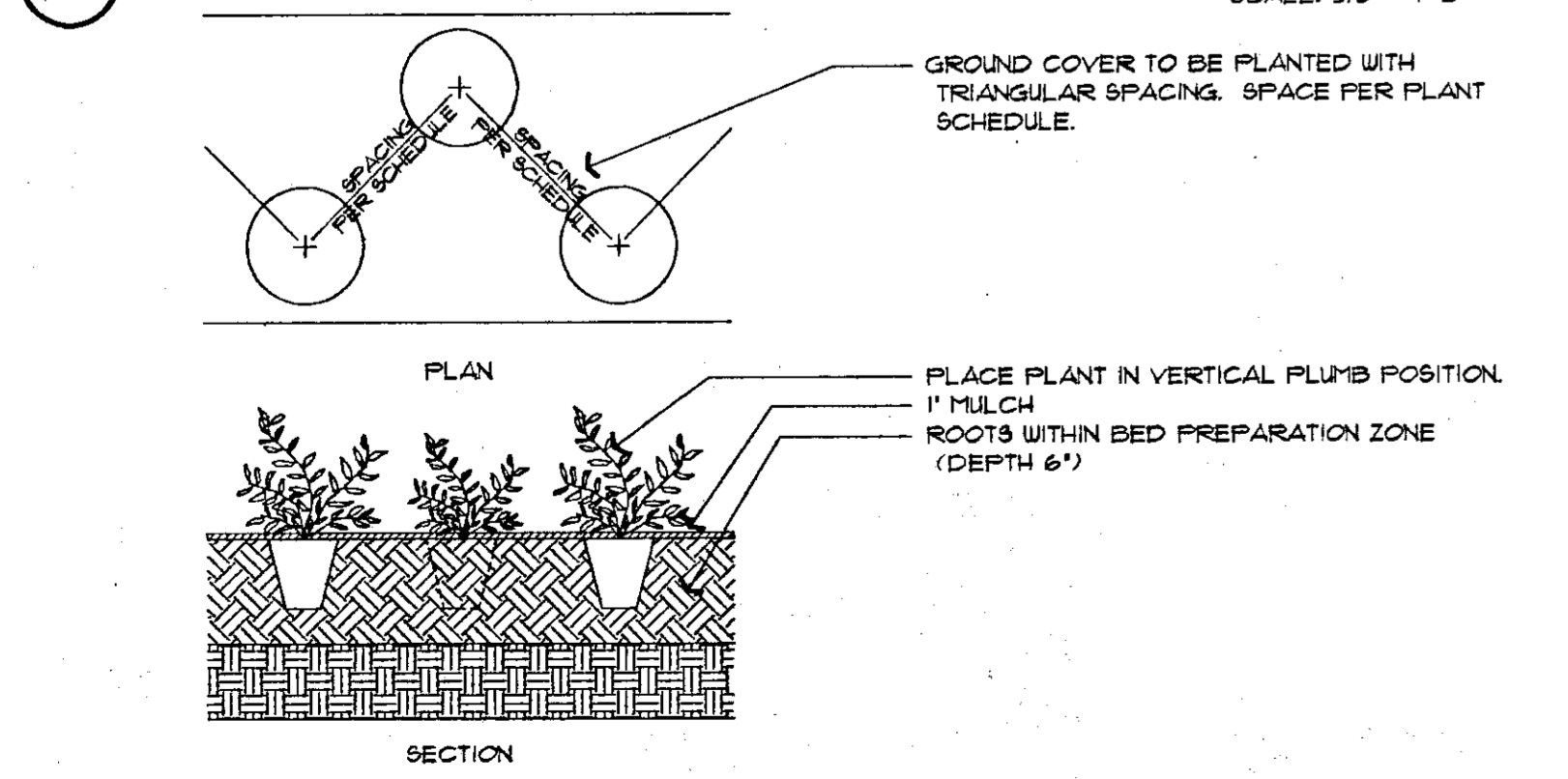
**PLANTING GENERAL NOTES:**

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

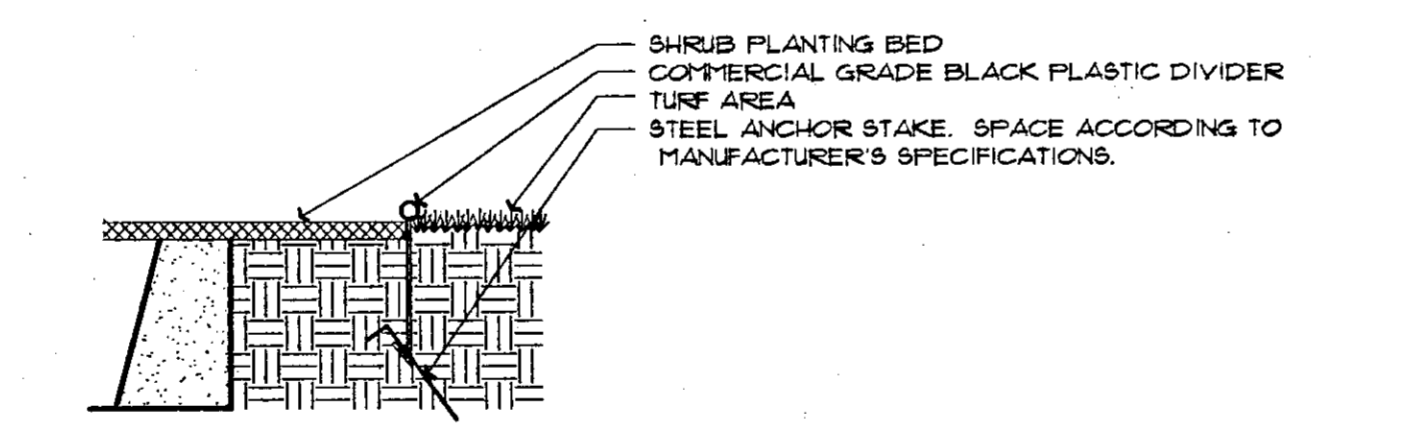
**PLANTING PLAN**



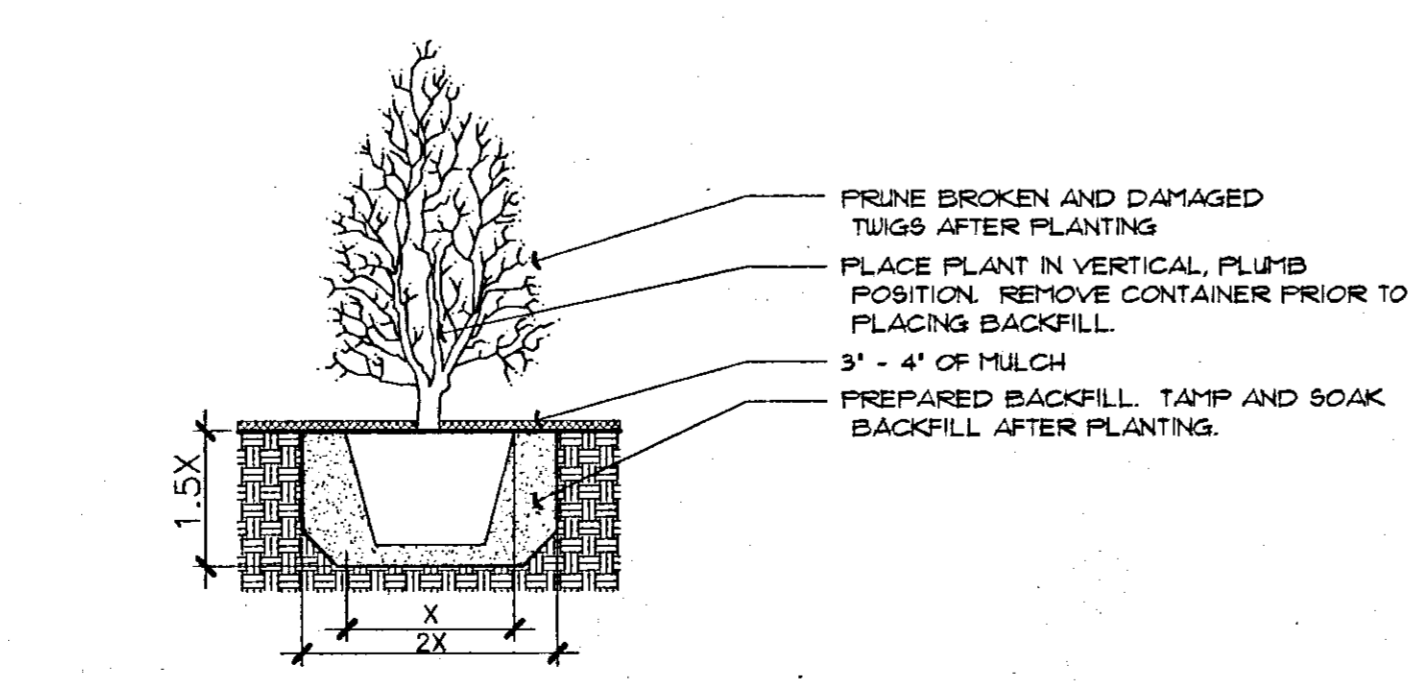
**1 TREE PLANTING AND STAKING DETAIL** SCALE: 3/8" = 1'-0"



**3 GROUNDCOVER PLANTING DETAIL** SCALE: 1" = 1'-0"



**2 PLASTIC EDGE DETAIL** SCALE: 1" = 1'-0"



**4 SHRUB PLANTING DETAIL** SCALE: 1" = 1'-0"

**PLANT MATERIAL SCHEDULE**

| QTY. | COMMON NAME                                    | BOTANICAL NAME                         | SIZE        | COND. | REMARKS    |
|------|--|--|-------------|-------|------------|
| 2    | <b>SHADE TREES</b><br>AUTUMN PURPLE ASH        | FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE' | 2' CAL.     | B # B |            |
| 6    | <b>ORNAMENTAL TREES</b><br>WASHINGTON HAWTHORN | CRATAEGUS CRUGGALLI                    | 1 1/2' CAL. | B # B |            |
| 3    | RIVER BIRCH 'CLUMPI'                           | BETULA NIGRA                           | 1 1/2' CAL. | B # B | MULTI-STEM |
| 2    | GOLDENRAIN TREE                                | KOELREUTERIA PANICULATA                | 1 1/2' CAL. | B # B |            |
| 4    | <b>SHRUBS</b><br>DUF. KOREAN LILAC             | SYRINGA MEYERI 'PALIBIN'               | 3 GAL.      | CONT. |            |
| 19   | DUF. BURNING BUSH                              | EUONYMUS ALATUS 'CONFACTA'             | 3 GAL.      | CONT. |            |
| 15   | A.W. SPIREA                                    | SPIREA BUMALDA                         | 2 GAL.      | CONT. |            |
| 21   | SEAGREEN JUNIPER                               | JUNIPERUS CHINENSIS 'SEAGREEN'         | 3 GAL.      | CONT. |            |
| 17   | BROADMOOR JUNIPER                              | JUNIPERUS SABINA 'BROADMOOR'           | 2 GAL.      | CONT. |            |
| 13   | WINTERGREEN BARBERRY                           | BERBERIS JULIANA                       | 2 GAL.      | CONT. |            |
| 7    | CRIMSON PYGMY BARBERRY                         | BERBERIS THUNBERGI 'ATROPURPUREA NANA' | 2 GAL.      | CONT. |            |
| 2    | <b>ORNAMENTAL GRASS</b><br>DUF. MAIDEN GRASS   | MICANTHUS SINENSIS                     | 3 GAL.      | CONT. |            |
| 150  | <b>GROUNDCOVER</b><br>AJUGA                    | AJUGA REPTANS                          | 1 GAL.      | CONT. | 3' O.C.    |

DP-151 PARCEL 2  
**LANDSCAPE PLAN**  
 APPROVED 5/30/16 BY [Signature]

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



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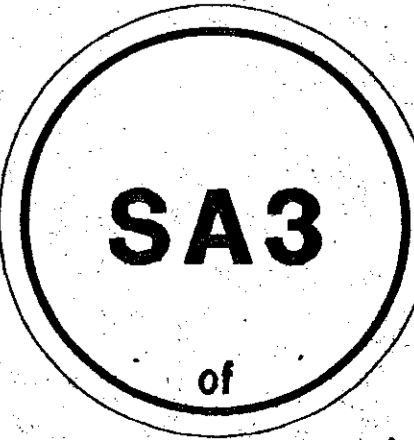
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 6-7-96 REVISION

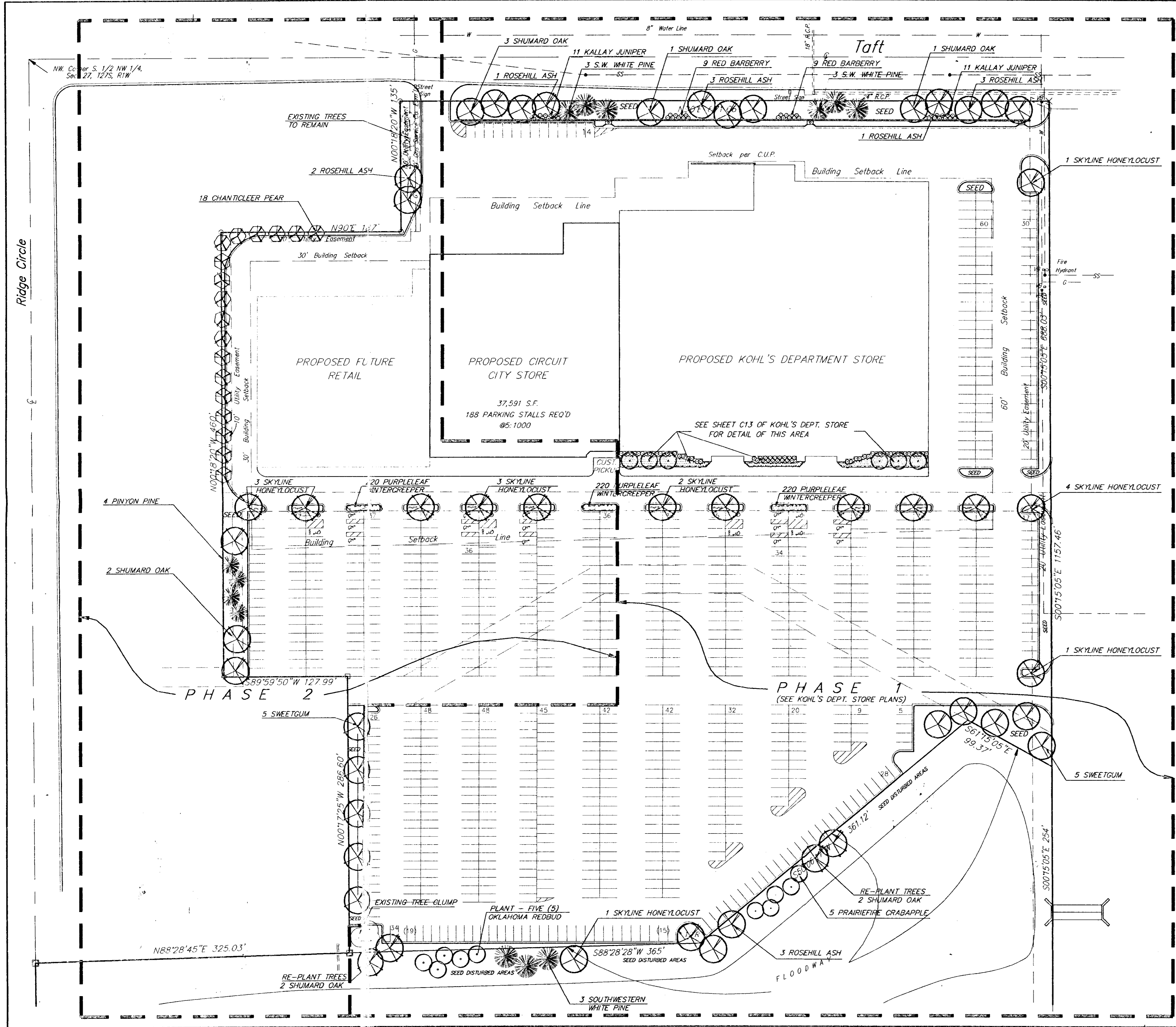
WDM no. 95228

drawn SDW check LME

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

PLANTING PLAN





SCALE: 1" = 50'

**PLANTING NOTES:**

- All landscape work shall be done in accordance with industry standards.
- 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.
- Trees with broken leaders will not be accepted.
- Use triangular spacing on all Ground Cover and Annual Beds.
- 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".
- Mulch all planting beds with 2" of mulch. Mulch all tree sewer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- 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.
- 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:  
 8 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 9/19/96 BY [Signature]



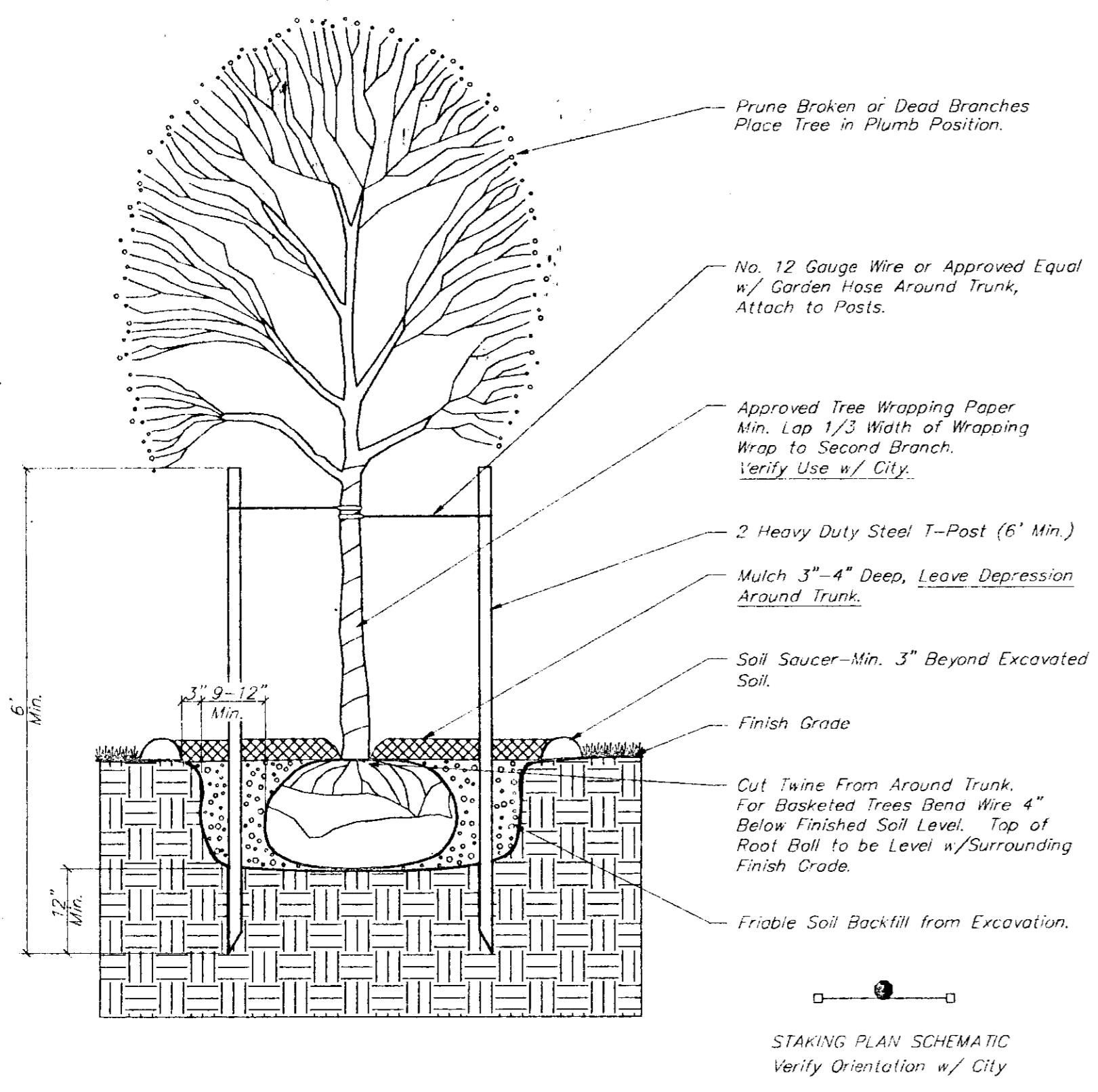
THE DUGAN CENTRE 3RD ADD.  
**LANDSCAPE PLAN**  
 LOT 3

**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 515 ELLIS • WICHITA, KANSAS 67201

PROJECT NUMBER

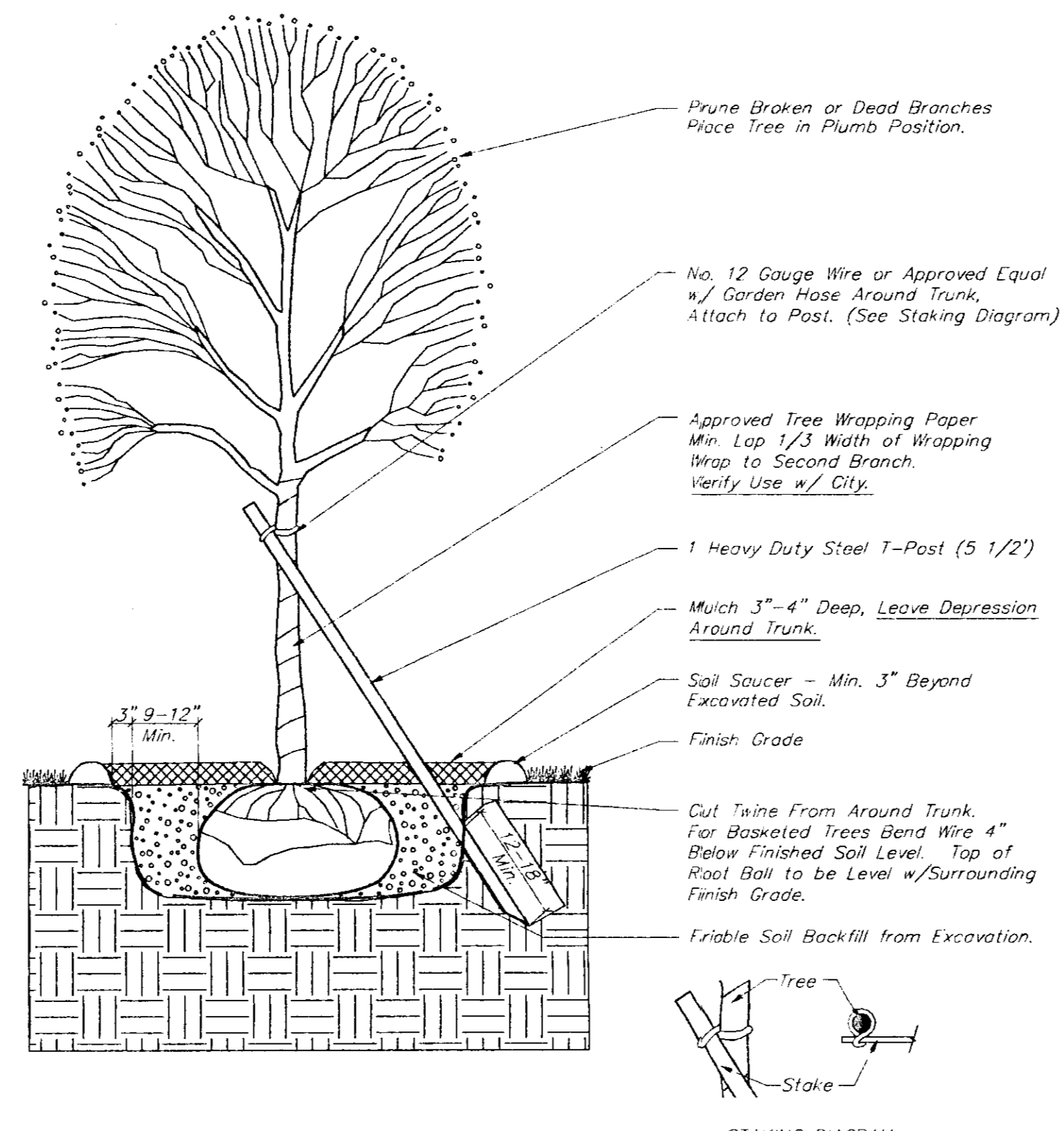
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| DESIGN<br>BAM/JUL | DRAWN<br>BAM/JUL | APPROVED<br>PJM | DATE<br>SEPT. 1996 | SCALE<br>1"=50' |
|-------------------|------------------|-----------------|--------------------|-----------------|

SHEET 12 OF 12



**TREE PLANTING & STAKING DETAIL**

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



**TREE PLANTING & STAKING DETAIL**

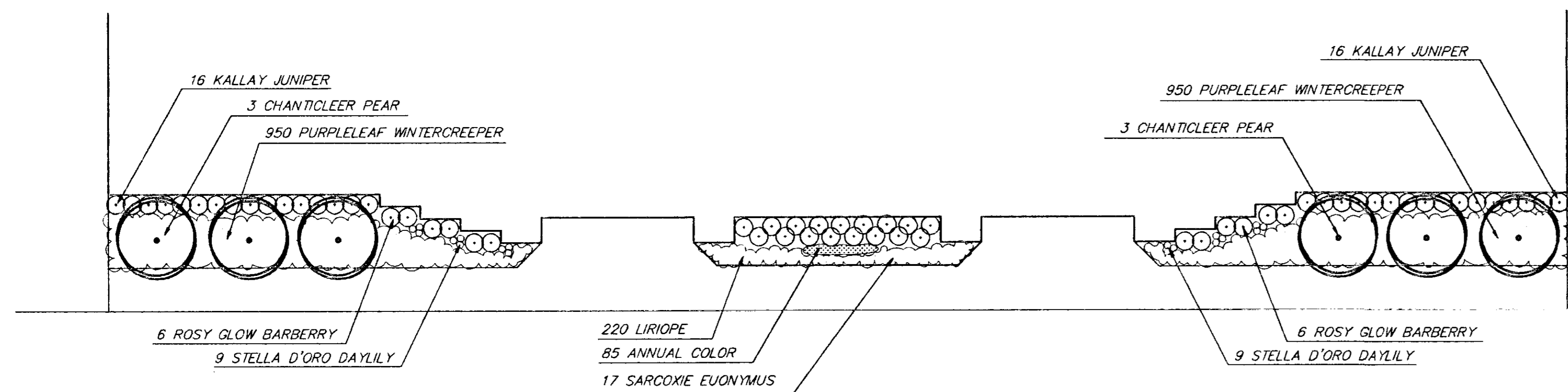
Deciduous Trees 2" Cal. and Smaller No Scale  
Evergreen Trees 6' Height and Smaller

**PLANT SCHEDULE (TOTAL)**

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

**PLANT SCHEDULE (PHASE 1)**

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



**ENTRY DETAIL**

SCALE: 1" = 20"

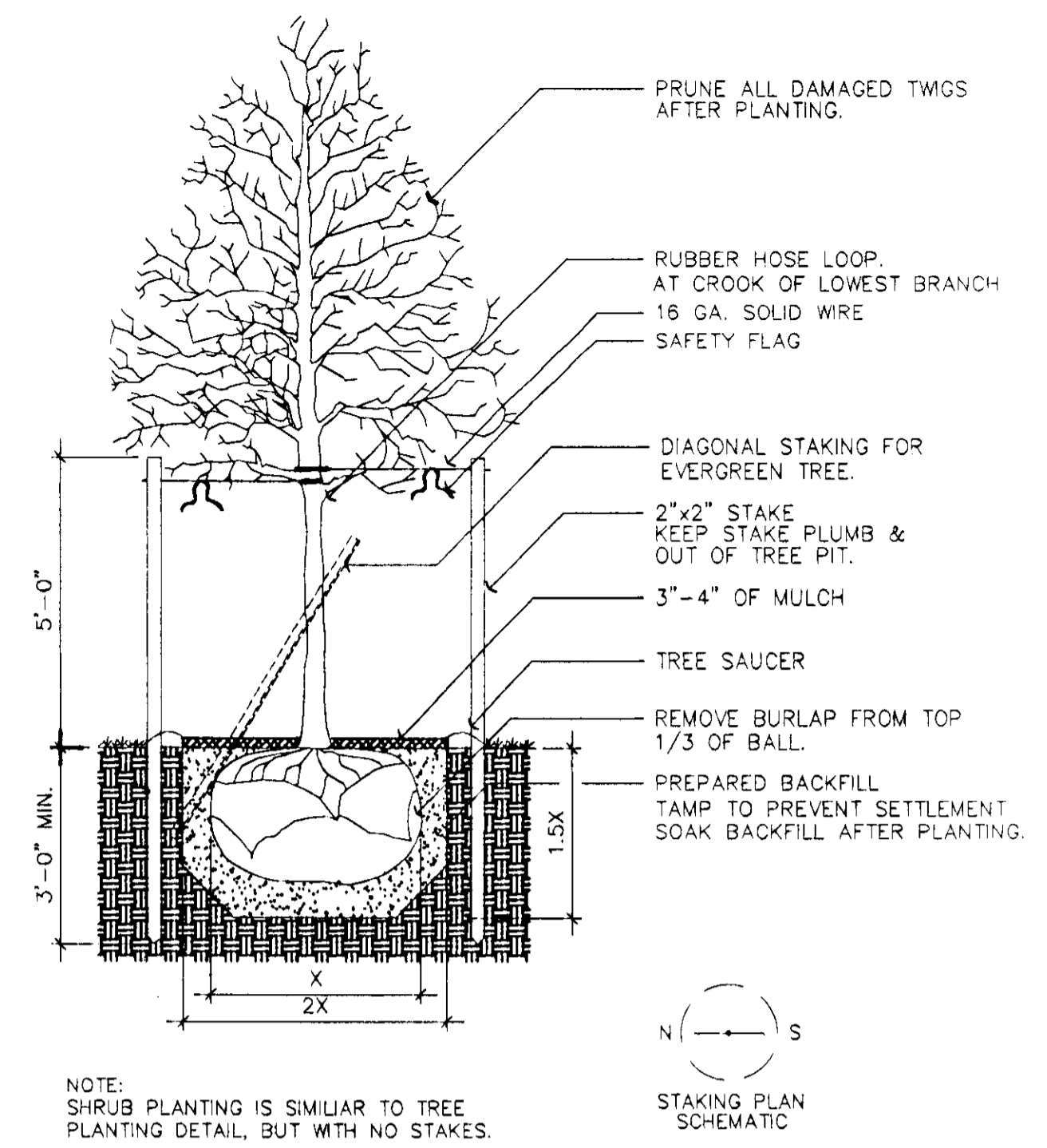
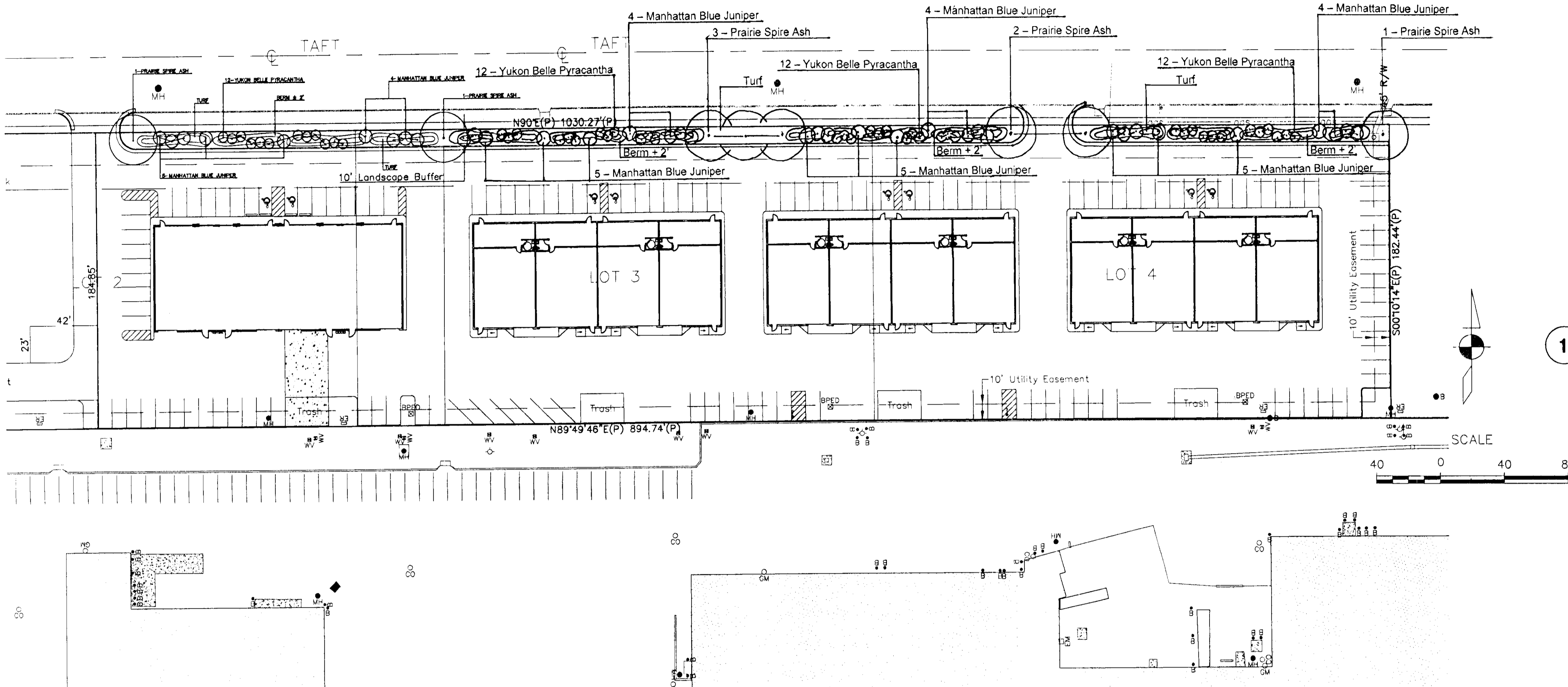
Sheet 2 **LANDSCAPE PLAN**  
APPROVED 9/12/96 BY LO

THE DUGAN CENTRE 3RD ADD.  
**LANDSCAPE PLAN**  
LOT 3

**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 319 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER \_\_\_\_\_ SHEET **C13**

|               |                  |                 |                    |                |
|---------------|------------------|-----------------|--------------------|----------------|
| DESIGN<br>BAM | DRAWN<br>BAM/JUL | APPROVED<br>PJM | DATE<br>SEPT. 1996 | SCALE<br>NOTED |
|---------------|------------------|-----------------|--------------------|----------------|



**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.

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, GROUND COVER 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 CONTRACTOR RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
16. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
17. AT THE COMPLETION OF THE PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY CONDITION AT THAT TIME. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE (1) FULL YEAR FROM THE FINAL DATE OF ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, WITHOUT ADDITIONAL CHARGE TO THE OWNER.
18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
20. BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET ± ABOVE FINISH GRADE.

**IRRIGATION NOTE**

WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE OR A RAIN SHUT-OFF.  
 STREET ADDRESS: West Taft  
 LEGAL DESCRIPTION:  
 Part of Lots 2 and 3, The Dugan Centre 2nd, an Addition to Wichita, Sedgwick County, Kansas.

**LANDSCAPE REQUIREMENTS**

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

**GENERAL NOTES**

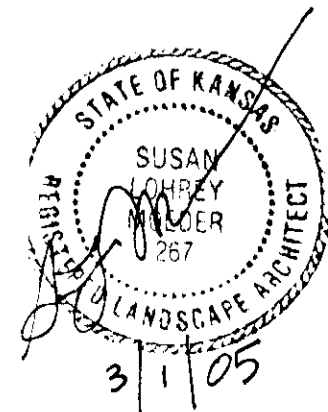
1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
3. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
4. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2470. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
5. SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.
6. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
7. ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.

8. ALL PLANT MATERIALS PROVIDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE, INC.: ANSI Z60.1 1973, AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES TO BE NORTHERN GROWN PLANTS GROWN IN NURSERIES ONE (1) YEAR OR MORE, LOCATED IN HARDINESS ZONES 3-6, PER THE USDA MAP. TREES FURNISHED SHALL BE WELL-BRANCHED PARTICULARLY WITH RESPECT TO THE HEIGHT-WIDTH RELATIONSHIP. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
9. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
10. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

**PLANT SCHEDULE**

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

\* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.



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

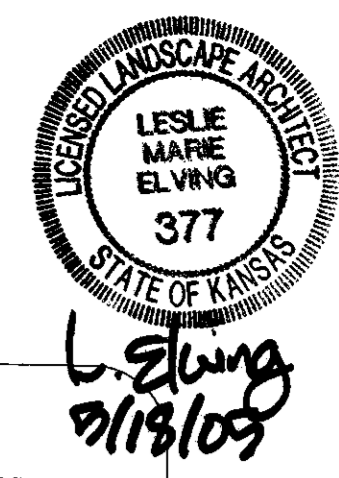
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 DRAWN AE  
 FILE landscape  
 DATE 01/26/04  
 SCALE 1"=20'

**DUGAN CENTRE LANDSCAPE PLAN**  
 WICHITA, KANSAS

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

PROJECT NUMBER  
 AM NO. 03033-02  
 SHEET 1 OF 1

DUGAN - TOTAL LANDSCAPING



| REVISIONS | BY |
|-----------|----|
| 6/15/09   | LE |
|           |    |
|           |    |

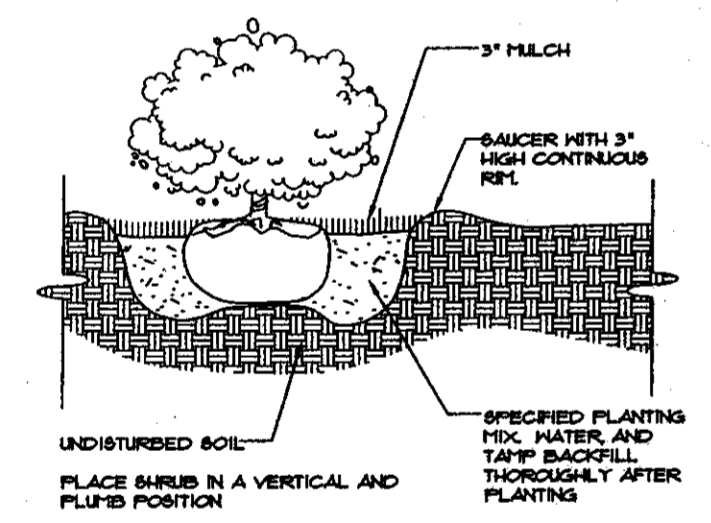
**PLANT LIST**

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

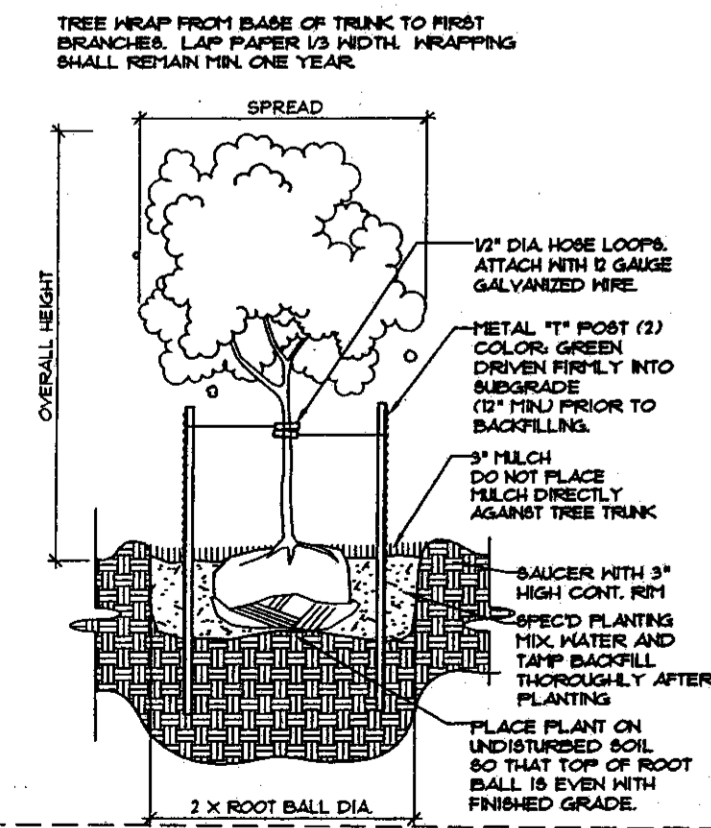
3 SPARTAN JUNIPER *Juniperus Chinensis* 5'6" ht. B&B

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

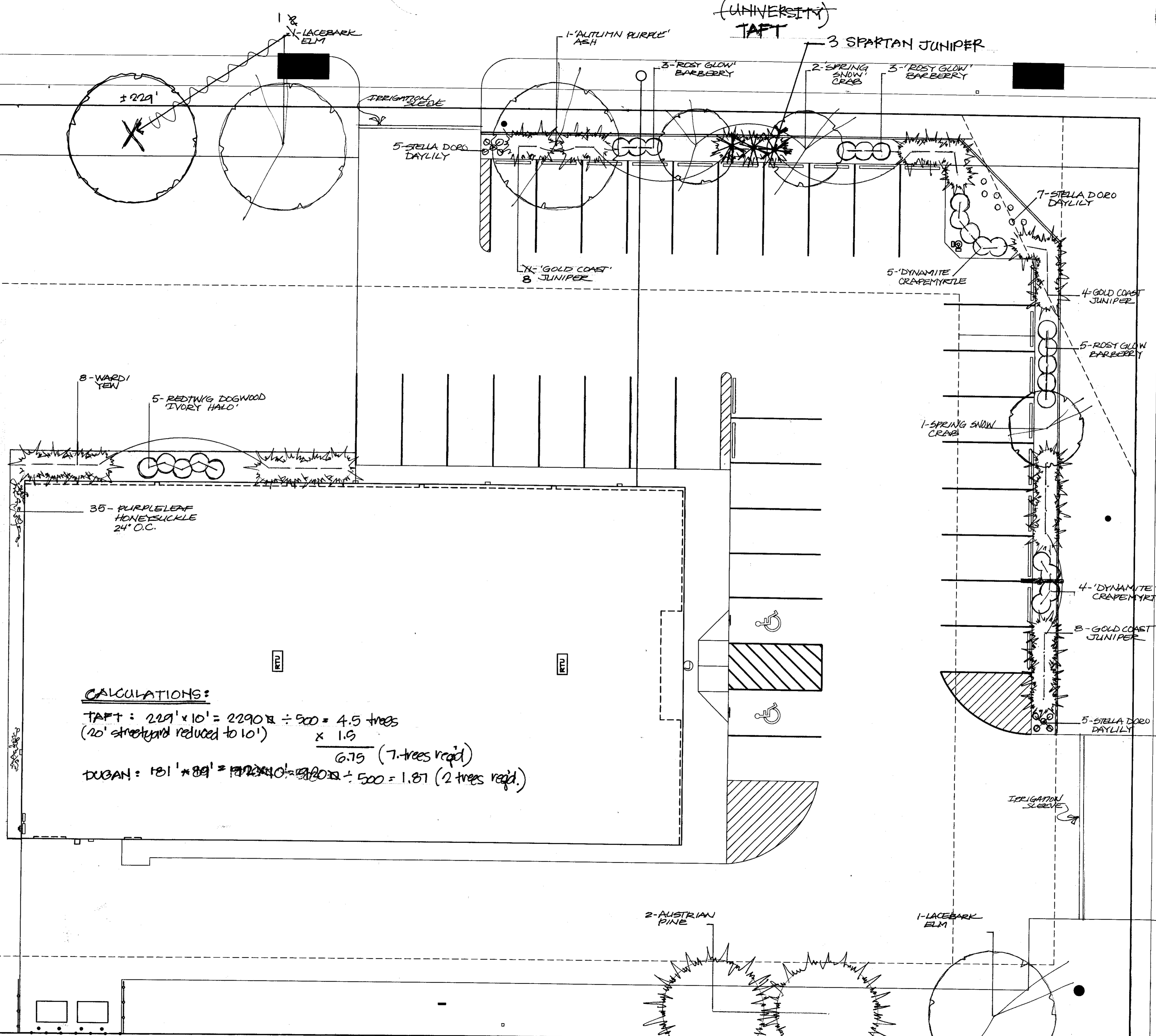
- IRRIGATION NOTES:**
- Irrigation shall be designed to meet all local codes and regulations and criteria of performance spec.
  - All turf areas shall be irrigated with pop up turf heads. All shrub areas are to be irrigated with drip irrigation. All shrub zones are to be separate from turf zones. Provide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



**1 SHRUB PLANTING**



**2 TREE PLANTING**



**CALCULATIONS:**  
 TAFT:  $229' \times 10' = 2290 \div 500 = 4.5$  trees  
 (20' streetyard reduced to 10')  $\times 1.5 = 6.75$  (7-trees req'd)  
 DUGAN:  $181' \times 89' = 16109 \div 8700 \div 500 = 1.87$  (2 trees req'd)

**A LANDSCAPE PLAN**  
 1" = 10'

**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

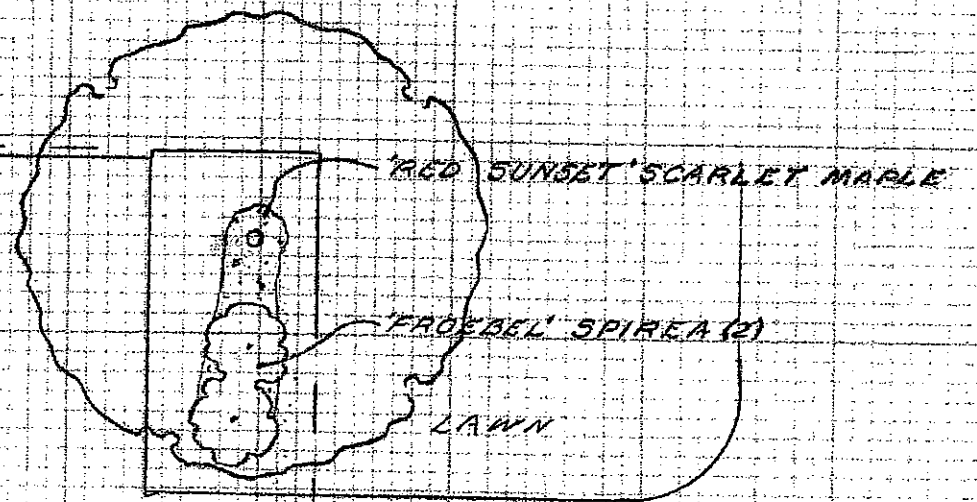
APPROVED 04/15/09 BY JLG  
 MARD COPY 1 OF 2

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

**LS1**

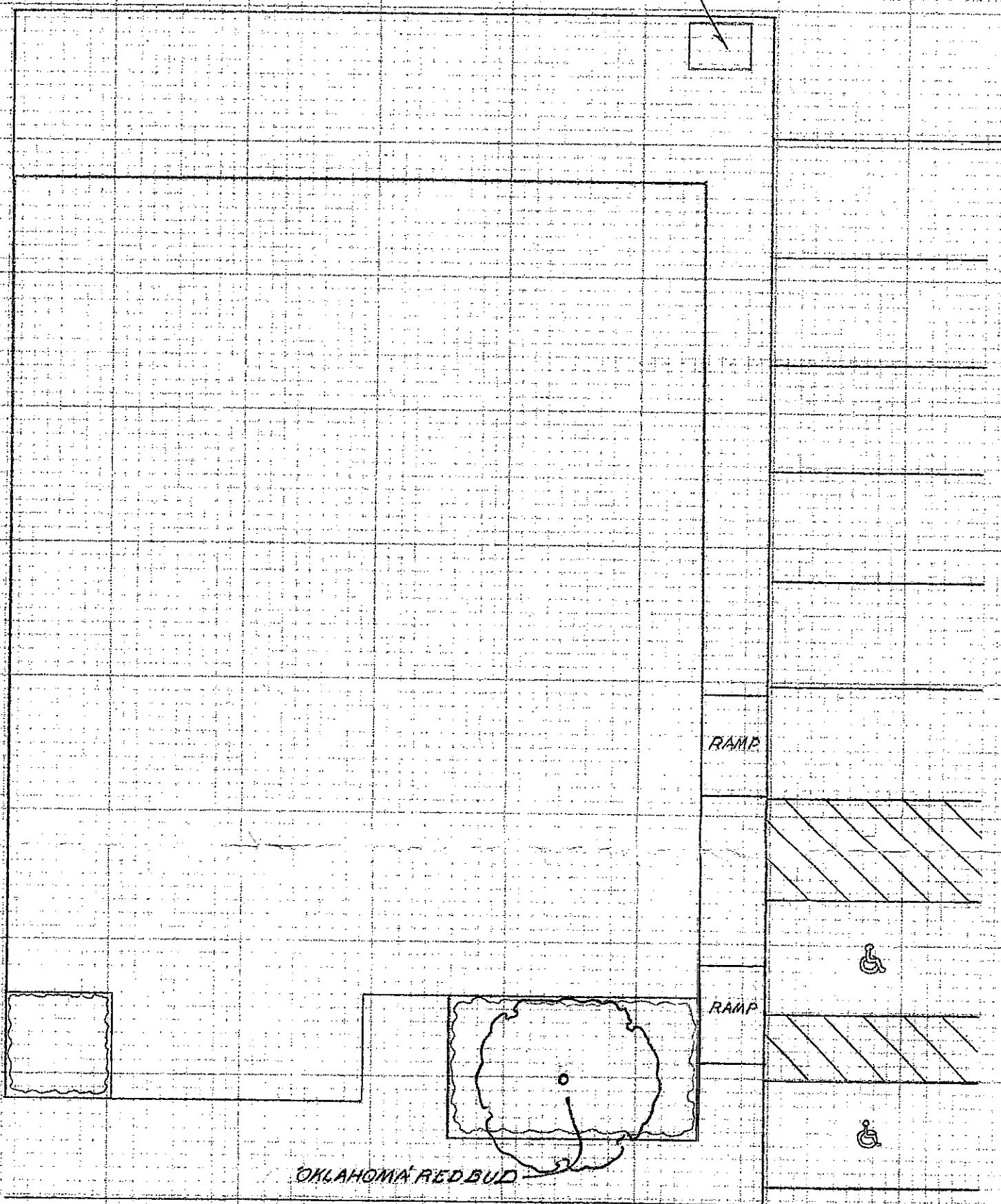
162.09'

TRASH



PROPOSED DRIVE

GAS METER

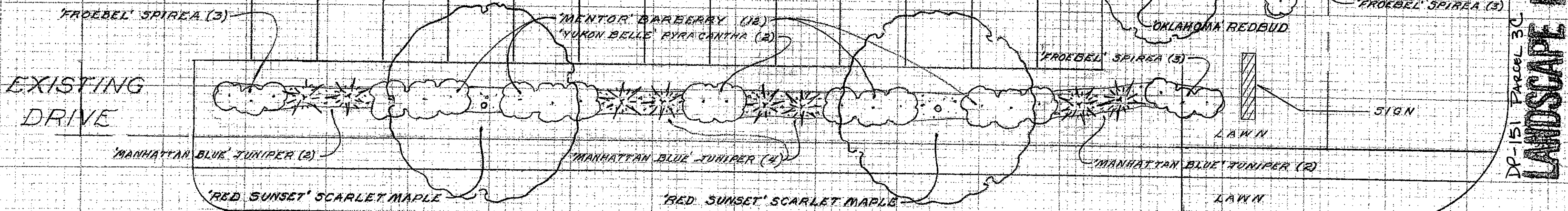


184.85'

**NOTE:**  
 CHASSIS/LAWN: SOIL OR SEEDING TO BE LOCALLY AVAILABLE. WINDY BLINDS OR FINE BLADE FOLI FUSCUS, PLANTED PER INDUSTRY STANDARDS.  
 IRRIGATION: WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM.  
 TREE STAKING: SHANK TREES TO BE STAKED PER INDUSTRY STANDARDS.

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

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



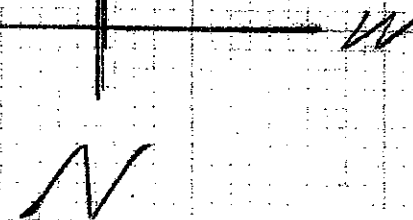
# LANDSCAPE PLAN FOR THE

# OSAKA RESTAURANT

6821 WEST TAFT

NICHITA, KANSAS

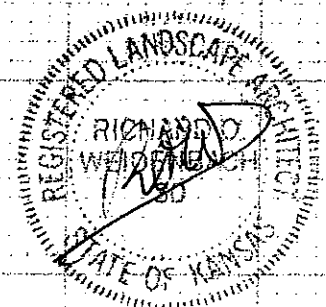
SCALE 1" = 10'-0"



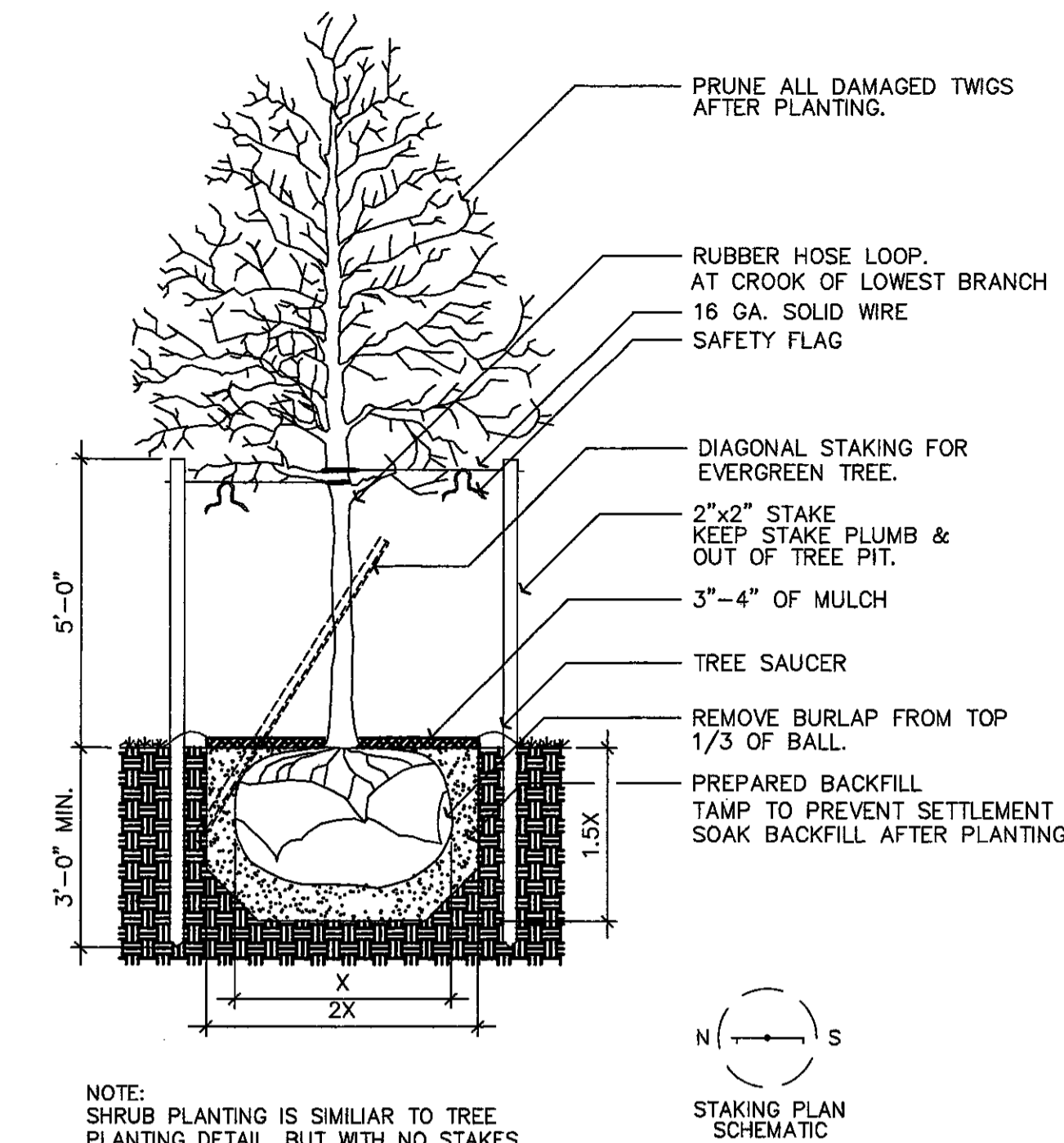
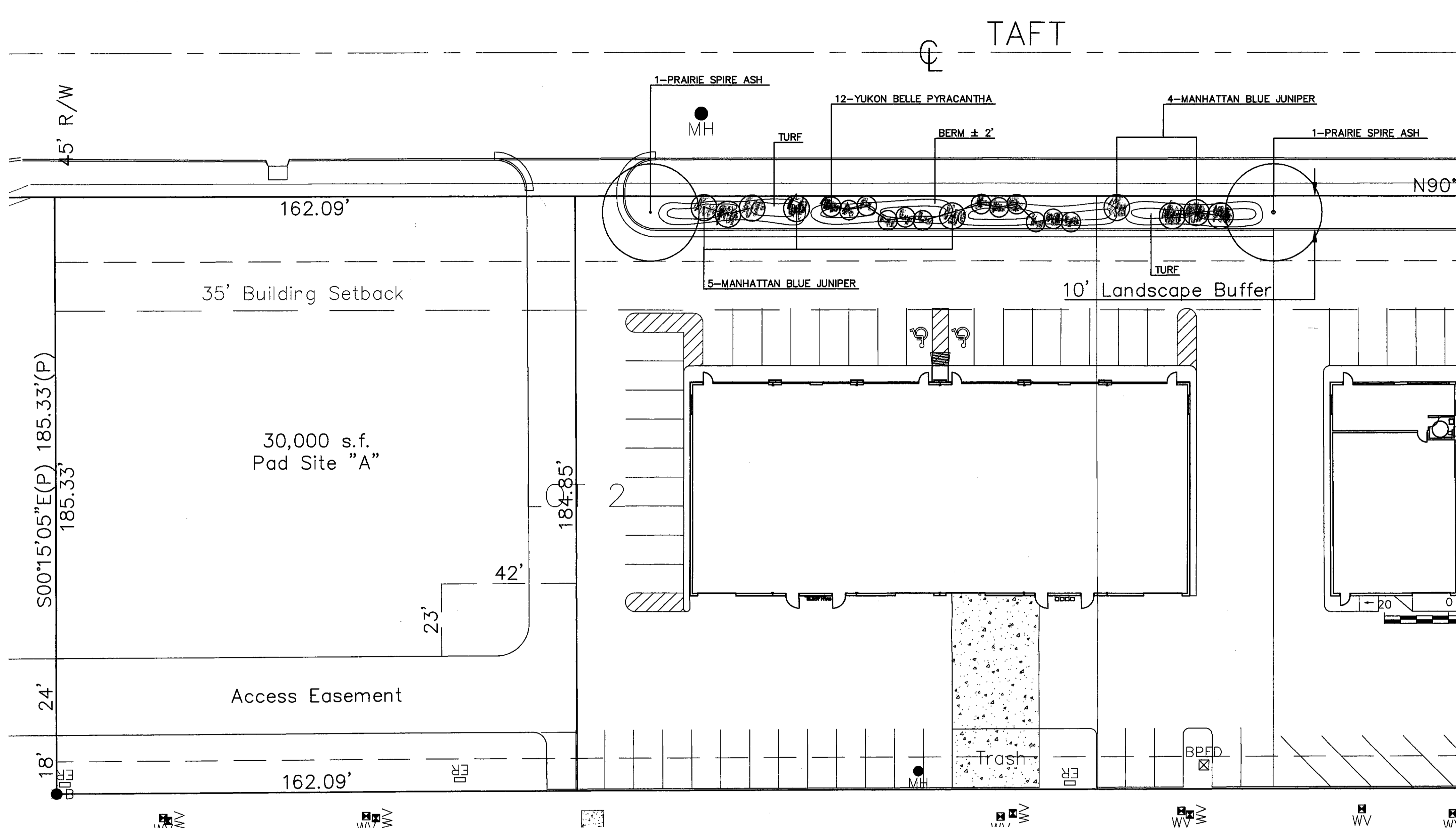
**LEGAL DESCRIPTION:**  
 LOT 1, PART OF LOT 5, THE DUGAN CENTER, AN ADDITION TO NICHITA, SEVENTH COUNTY, KANSAS.  
**LANDSCAPE REQUIREMENTS:**  
 PER ADMINISTRATIVE ADJUSTMENT TO DP-151, THE DUGAN CENTER E.O.P. 1.  
 10 PLANTING STRIP ALONG TAFT & DUGAN W/ HARDWOOD DECIDUA MULCH 3'-4" DEEP TRICULTY

DP-151 Parcel 30  
**LANDSCAPE PLAN**

05/12/06 BY: DRG  
MARD Cofm 102



REVISION 4/24/06



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

11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

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

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

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

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

16. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.

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

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

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

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

**IRRIGATION NOTE**

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

STREET ADDRESS: West Taft

LEGAL DESCRIPTION:

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

**LANDSCAPE REQUIREMENTS**

PER ADMINISTRATIVE ADJUSTMENT TO DP-151 THE DUGAN CENTRE C.U.P.:  
 25% OF PROJECT ± 9.5 EVERGREEN TREES ± 11 SHRUBS ± 2 SHADE TREES OR EQUIVALENT

**GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.
- PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
- ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.

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

9. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

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

**PLANT SCHEDULE**

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

\* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

DP-151 PARCEL 3A (PORTION)  
**LANDSCAPE PLAN**  
 APPROVED 02/02/04 BY [Signature]  
 MAFD Copy 1052

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

PROJECT NUMBER: 03033-02  
 DESIGN: SM DRAWN: AE FILE: landscape DATE: 01/26/04 SCALE: 1"=20'

DUGAN CENTRE **LANDSCAPE PLAN** WICHITA, KANSAS

SHEET 1 OF 1