

AMENDED COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE

GENERAL PROVISIONS

PARCEL 1	PARCEL 2
A. Net Area: 642,962 Sq. Ft. or 14.76 Acres	A. Net Area: 83,546 Sq. Ft. or 1.92 Acres
B. Maximum Building Coverage: 167,000 Sq. Ft. or 26 Per Cent	B. Maximum Building Coverage: 12,100 Sq. Ft. or 15 Per Cent
C. Maximum Gross Floor Area: 167,000 Sq. Ft.	C. Maximum Gross Floor Area: 12,100 Sq. Ft.
D. Floor Area Ratio: 26 Per Cent	D. Floor Area Ratio: 15 Per Cent
E. Maximum Number of Buildings: 5	E. Maximum Number of Buildings: 5
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and east 500 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 50 feet.
G. Setbacks: <ul style="list-style-type: none"> Taft: 63 to 100 feet Westerly Line: 30 feet East Line: 80 feet South Line: 450 feet 	G. Setbacks: Kellogg Drive: 35 feet
H. Parking Ratio as per Zoning Ordinance: 1 to Taft	H. Proposed Uses: Retail/Wholesale Business, Financial Institutions, Offices, Restaurants, Recreational Center, Private Clubs, Automotive Agencies, Restaurant
I. Proposed Use: Retail Business, Offices, Financial Institutions, Motel/Hotel, Recreational Center, Automotive Agencies, Restaurant	I. Proposed Use: Retail/Wholesale Business, Financial Institutions, Offices, Restaurants, Recreational Center, Private Clubs, Automotive Agencies, Restaurant
J. Access Points: 1 to Taft	J. Access Points: 1 to Kellogg Drive
K. All buildings 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 1D may have metal as a building material with no limit to percentage.	K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.
L. Landscaping shall be done in accordance with the adopted Landscape Ordinance in the city. Landscaping shall adhere to the Provisions established for Parcel 1A. The ten (10) feet along the north property line shall be landscaped with evergreen trees 1.5 times the required amount per the Wichita Landscape Ordinance.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.

PARCEL 3A	PARCEL 3B
A. Net Area: 77,271 sq. ft. or 1.77 acres	A. Net Area: 591,874 Sq. Ft. or 13.59 Acres
B. Maximum building coverage: 23,818 sq. ft. or 30%	B. Maximum Building Coverage: 145,000 Sq. Ft. or 25 Per Cent
C. Maximum gross floor area: 24,726 sq. ft.	C. Maximum Gross Floor Area: 145,000 Sq. Ft.
D. Floor area ratio: 32%	D. Floor Area Ratio: 25 Per Cent
E. Maximum number of buildings: 4	E. Maximum Number of Buildings: 2
F. Maximum building height: 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 500 feet of Taft and no greater than 60 feet in the balance of the Parcel.
G. Setback along Taft: 35 feet	G. Setbacks: West line: 60 feet, South line: 60 feet, North line: 30 feet
H. Access points to Taft: 2 (1 shared with 3C)	H. Proposed Uses: Recreational Center, Financial Institution, Office/Motel, Office Warehouse, Private Clubs (85 ft 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).
I. Proposed Use: All uses allowed in "GC" General Commercial, except the following uses: correctional placement facilities, limited and general, group homes, car wash, construction sales and service, convenience stores, entertainment establishments in the city, retail stores in the city, limited or assisted, marine facility, recreational, microbrewery, mobile food unit in the city, off-site in the city, parking area, commercial, parking area, office buildings; recreation and entertainment, indoor and outdoor; recreational vehicle campground; retail in the city; riding academy or stable, service station, accessory related business, telephone and body piercing facility; tavern or drinking establishment; tree club in the city; vehicle and equipment sales; vehicle repair, limited and general; wireless communication facility and any industrial, Manufacturing and Extractive Use.	I. Proposed Use: Recreational Center, Financial Institution, Office/Motel, Office Warehouse, Private Clubs (85 ft not within 300 feet of Taft), Restaurants (Except that no restaurants with drive-up windows or drive-in car service shall be permitted within 300 feet of Taft).
J. Access points to Taft: 1	J. Proposed Use: Retail/Wholesale Business, Financial Institutions, Offices, Restaurants, Recreational Center, Private Clubs, Automotive Agencies, Restaurant
K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.

PARCEL 4	PARCEL 5
A. Net Area: 94,470 Sq. Ft. or 2.17 Acres	A. Net Area: 405,563 sq. ft. or 9.31 acres
B. Maximum Building Coverage: 23,818 Sq. Ft. or 25 Per Cent	B. Maximum building coverage: 166,663 sq. ft. or 26.3%
C. Maximum Gross Floor Area: 145,000 Sq. Ft.	C. Maximum gross floor area: 166,663 sq. ft.
D. Floor Area Ratio: 25 Per Cent	D. Floor area ratio: 26.3%
E. Maximum Number of Buildings: 2	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: Taft: 35 feet, Dugan: 30 feet, West Line: 30 feet	G. Setbacks: Dugan - 35 feet, North line - 30 feet, West line - 30 feet, South line - 60 feet
H. Parking Ratio as per Zoning Ordinance: 3 to Dugan	H. Parking Ratio: Per Unified Zoning Code
I. Access Points: 3 to Dugan	I. Access Points: 3 to Dugan
J. Proposed Use: Office, Office Warehouse, Financial Institutions, Retail/Wholesale Business, Restaurant	J. Proposed Use: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))
K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.

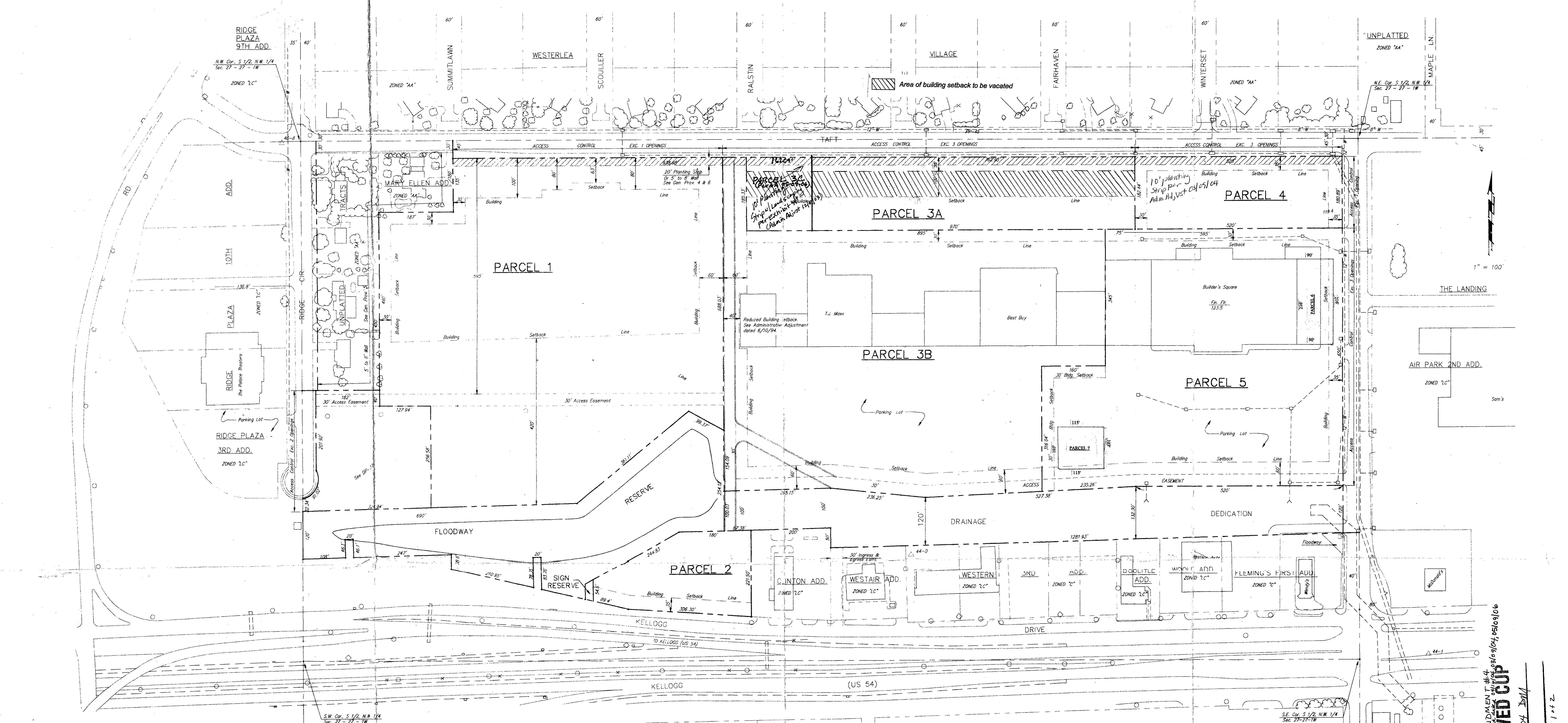
PARCEL 6	PARCEL 7
A. Net Area: 19,440 sq. ft. or 0.45 acres	A. Net Area: 11,845 sq. ft. or 0.27 acres
B. Maximum building coverage: 14,424 sq. ft.	B. Maximum building coverage: 9,594.45 sq. ft.
C. Maximum gross floor area: 14,424 sq. ft.	C. Maximum gross floor area: 9,594.45 sq. ft.
D. Floor area ratio: 74%	D. Floor area ratio: 81%
E. Maximum number of bldgs: 1	E. Maximum number of bldgs: 1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 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: Dugan - 35 feet, West line - 30 feet, South line - 60 feet	G. Setbacks: Dugan - 35 feet, West line - 30 feet, South line - 60 feet
H. Parking ratio: Cross lot access (by separate instrument)	H. Parking ratio: Per Unified Zoning Code
I. Access points: Cross lot access (by separate instrument)	I. Access points: Cross lot access (by separate instrument)
J. Proposed use: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))	J. Proposed use: Retail/Wholesale Business, Garden Center, Office Warehouse, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))
K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	K. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.
L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.	L. All buildings on the parcel shall have uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roof must have predominantly earth-tone colors, with vivid colors limited to building accents, and metal shall not be used as the predominant exterior building material on the north facade, and the east facade of the eastern-most building, and on the western facade of the western-most building.

- Total Net Land Area: 2,011,089 Sq. Ft. or 46.17 Acres
Total Driveway Dedication: 190,498 Sq. Ft. or 4.27 Acres
Total Floodway Reserve: 201,348 Sq. Ft. or 4.62 Acres
- Total Gross Floor Area: 533,847 Sq. Ft.
Total Floor Area Ratio: 26.9 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 30 feet in height on Parcel 1, 3A, 3D, and 4, and except that one sign shall be permitted at a height not to exceed 40 feet (per Amendment 84, approved 2/25/04).
 - Parcels 1, 3A, 3D and 4 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.
 - No building signs shall be permitted on the north side of any building along Taft Avenue in Parcel 1, provided that such sign located within the building addressed as 820 West Kellogg is permitted one building sign up to 84 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 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 permits for Parcels 1, 3A, 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 installed. (See Administrative Adjustment dated 10/9/05)
- 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, now part of DP-37, shall be completed prior to a final certificate of occupancy for any new building constructed on the parcel.
- If the service area of rear of the building faces directly towards a residential zoning district, a 5 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 30-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 on the site designed for service rather than public access and may encompass such items as loading docks, lock of display windows, and train receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees approved by 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.
- Parcel 3D 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 above.
- 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.
- All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
- Utilities shall be installed underground on all parcels.
- A Drainage Plan and guarantee 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.
- 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): 4 points of Access
- 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 land shall run with the land and be bound upon present owners, their successors or assigns.
- The intent of the 30-foot north/south and east/west access easements located on the plan is to provide cross parcel access for the Planning Director prior to issuing building permits. This work system shall link proposed building with the entrance and sidewalks along Taft Avenue. The traffic circulation plan shall permit vehicle circulation from Ridge Circle to Parcel 3B.
- Provisions for vehicular cross-circulation between parcels and for a pedestrian work system shall be considered 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 work system shall link proposed building with the entrance and sidewalks along Taft Avenue. The traffic circulation plan shall permit vehicle circulation from Ridge Circle to Parcel 3B.
- Street Right-of-Way for road improvements were determined at the time of plotting.
- Fire uses shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid 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.
- 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.
- 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
 BAUGHMAN COMPANY P. A.
 SURVEYING & ENGINEERING
 316/262-7271 • 315 ELIUS • WICHITA, KANSAS 67211

Dated February 10, 2026
APPROVED CUP
 WPC Per Admin Adjustment
 WPC 2/26/24
 WPC 1014

DP-151 AMENDED CUP #4
APPROVED CUP
 WPC 02/26/24
 WPC 1014
 WPC 1014



**AMENDED COMMUNITY UNIT PLAN FOR
THE DUGAN CENTRE**

Parcel 1	Parcel 2
A. Net Area 642,962 Sq. Ft. or 14.76 Acres	A. Net Area 66,546 Sq. Ft. or 1.52 Acres
B. Maximum Building Coverage 167,000 Sq. Ft. or 26 Per Cent	B. Maximum Building Coverage 12,120 Sq. Ft. or 15 Per Cent
C. Maximum Gross Floor Area 167,000 Sq. Ft.	C. Maximum Gross Floor Area 12,120 Sq. Ft.
D. Floor Area Ratio 26 Per Cent	D. Floor Area Ratio 18.27 Per Cent
E. Maximum Number of Buildings 5	E. Maximum Number of Buildings 4
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 50 feet in the balance of the Parcel.	F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
G. Setbacks: Tall 63 to 100 feet Westerly Line 30 feet East Line 60 feet South Line 420 feet	G. Setbacks: Kellogg Drive 35 feet
H. Parking Ratio as per Zoning Ordinance.	H. 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: Retail Business Office Financial Institutions Motor/Hotel Recreational Center Automotive Agencies Restaurants	J. Proposed Uses: Retail/Wholesale Business Financial Institutions Offices Restaurants Recreational Center Private Clubs Automotive Agencies

Parcel 3A	Parcel 3B	Parcel 3C
A. Net Area: 142,329 sq. ft. or 3.24 Acres	A. Net Area: 591,874 Sq. Ft. or 13.59 Acres	A. Net Area: 30,000 sq. ft. or 0.7 Acres
B. Maximum building coverage 142,329 sq. ft. or 30%	B. Maximum Building Coverage 165,000 Sq. Ft. or 28 Per Cent	B. Maximum Building Coverage: 3,000 sq. ft. for restaurant 3,000 sq. ft. for use except restaurant; 3,000 sq. ft. for restaurant
C. Maximum Gross Floor Area 142,329 sq. ft.	C. Maximum Gross Floor Area 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 32%	D. Floor Area Ratio 28 Per Cent	D. Floor area ratio: 32%
E. Maximum number of buildings 1	E. Maximum Number of Buildings 4	E. Maximum number of buildings: one (1) (Rev. 04-05-04-06)
F. Maximum building height 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 35 feet	G. Setbacks: West line 60 feet South line 60 feet North line 30 feet	G. Setback along Tall: 35 feet
H. Parking Per UZZC	H. Parking Ratio as per Zoning Ordinance	H. Parking: per UZZC
I. Access points to Tall 2 (shared with 3C)	I. Access Points: 3 to Tall 1 to Dugan	I. Access points to Tall: 1 shared with 3A
J. Proposed Uses: Retail/Wholesale Business Financial Institutions Offices Restaurants Recreational Center Private Clubs Automotive Agencies	J. Proposed Uses: Offices Office Warehousing Financial Institutions Retail/Wholesale Business Garden Center Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))	J. Same as for Parcel 3A except for adjustment in size of restaurant per this administrative adjustment approved December 1, 2003 shall be allowed for 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.

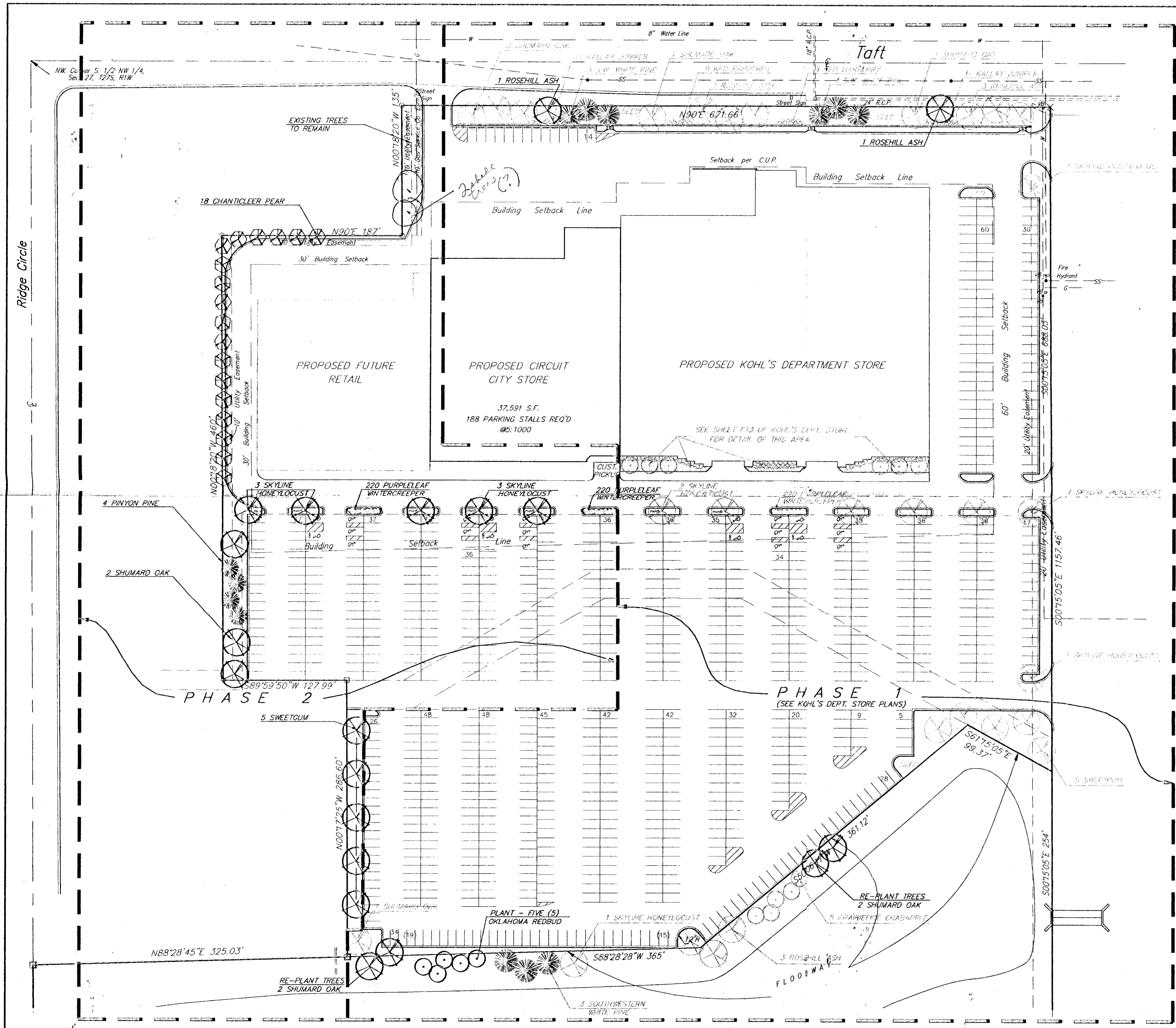
Parcel 4	Parcel 5
A. Net Area 94,470 Sq. Ft. or 2.17 Acres	A. Net Area 405,563 sq. ft. or 9.31 acres
B. Maximum Building Coverage 23,618 Sq. Ft. or 25 Per Cent	B. Maximum building coverage 106,663 sq. ft. or 26.3%
C. Maximum Gross Floor Area 23,618 Sq. Ft.	C. Maximum gross floor area 106,663 sq. ft.
D. Floor Area Ratio 25 Per Cent	D. Floor area ratio 26.3%
E. Maximum Number of Buildings 4	E. Maximum number of Bldgs. 1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	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: Tall 35 feet Dugan 35 feet West Line 30 feet	G. Setbacks: Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 60 feet
H. Parking Ratio as per Zoning Ordinance	H. Parking ratio Per Unified Zoning Code
I. Access Points: 3 to Tall 1 to Dugan	I. Access Points 3 to Dugan
J. Proposed Uses: Offices Office Warehousing Financial Institutions Retail/Wholesale Business Garden Center Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))	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	Parcel 7
A. Net area 19,440 sq. ft. or 0.45 acres	A. Net area 11,845 sq. ft. or 0.27 acres
B. Maximum building coverage 14,424 sq. ft.	B. Maximum building coverage 9,594.45 sq. ft.
C. Maximum gross floor area 14,424 sq. ft.	C. Maximum gross floor area 9,594.45 sq. ft.
D. Floor area ratio 74%	D. Floor area ratio 81%
E. Maximum number of Bldgs. 1	E. Maximum number of Bldgs. 1
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 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: Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 60 feet Property line of Parcel 5	G. Setbacks: Dugan - 35 feet North line - 30 feet West line - 30 feet South line - 60 feet Property line of Parcel 5
H. Parking ratio Per Unified Zoning Code	H. Parking ratio Per Unified Zoning Code
I. Access points Cross lot access (by separate instrument)	I. Access points Cross lot access (by separate instrument)
J. Proposed uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))	J. Proposed uses: Retail/Wholesale Business, Garden Center, Office Warehousing, Restaurants (No signs Permitted along Kellogg or Dugan (Adm. Adj. Dated 8/31/95))

GENERAL PROVISIONS

- Total Net Land Area: 2,011,089 Sq. Ft. or 46.17 Acres
Total Floodway Reserve: 120,459 Sq. Ft. or 4.37 Acres
Total Floor Area Ratio: 533,847 Sq. Ft. or 26.5 per cent
- 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, or 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 Parcel 1, 30 feet in height on Parcel 2, 35 feet in height on Parcel 3, 40 feet in height on Parcel 4, and 50 feet in height on Parcel 5.
D. Electrical signs shall be limited to 10 feet in height on Parcel 1, 15 feet in height on Parcel 2, 20 feet in height on Parcel 3, 25 feet in height on Parcel 4, and 30 feet in height on Parcel 5.
E. No building signs shall be permitted on the north side of any building along Kellogg Drive.
- 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 a building permit 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.
- A 6 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural concrete 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 back doors, 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.
- 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.
- All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
- Utilities shall be installed underground on all parcels.
- 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.
- Access Controls shall be as shown on the plan with the total number of access points being as follows:
Tall 7 points of Access
Kellogg Drive to Kellogg (US 54) 2 points of Access
Dugan 4 points of Access
- 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.
- 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.
- 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.
- Street Right-of-Way for road improvements were determined at the time of plotting.
- 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.
- 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.
- 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 COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE, 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 Treflan (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.

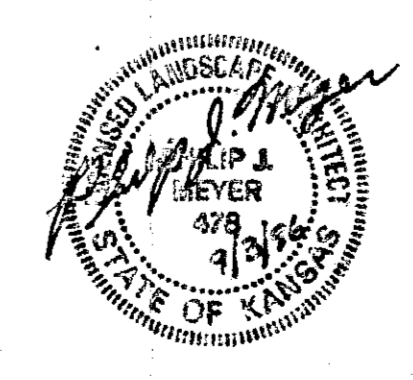
CALCULATIONS:

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

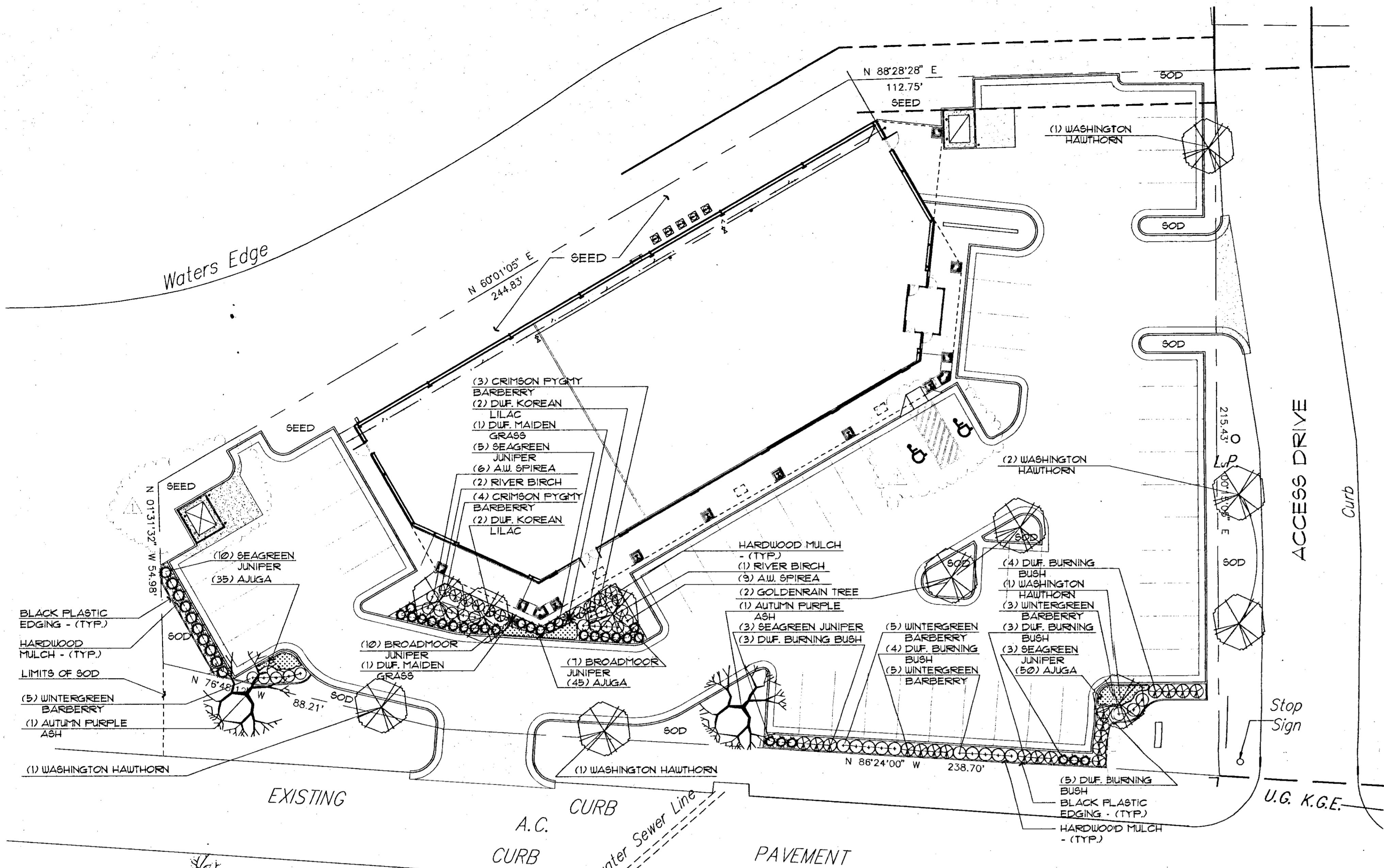


THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
 PHASE 2 - CIRCUIT CITY STORE

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

PROJECT NUMBER: _____ SHEET: **C18**

DESIGN BAM/JLR	DRAWN BAM/JLR	APPROVED PJM	DATE AUG. 1996	SCALE 1"=50'
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**STREET YARD CALCULATIONS:
THE DUGAN CENTER THIRD 'PARCEL TWO'**

REQUIRED STREET YARD CALCULATIONS:

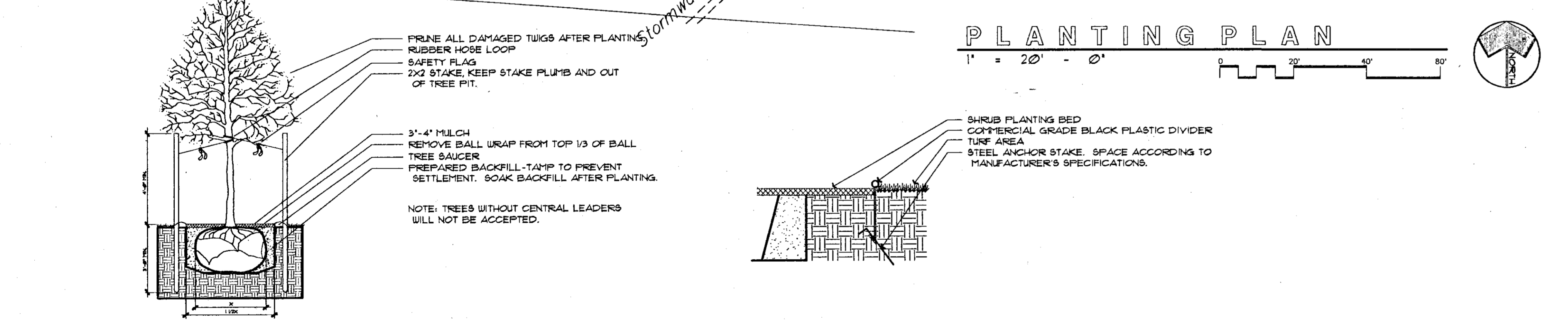
TOTAL STREET FRONTAGE	= 88.21' + 238.70'
	= 369.91'
AVERAGE LOT DEPTH	= (215.43' + 54.98') / 2
	= 135.21'
TOTAL STREET YARD REQUIRED	= 369.91' x 8 SQ. FT.
	= 2959.28 SQ. FT.
STREET YARD PROVIDED	= 6428.15 SQ. FT.

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
	= 3 1/2 SHADE TREE CREDITS
REQUIRED STREET YARD TREES	= 6 SHADE TREES
PROVIDED STREET YARD TREES	= 2 SHADE TREES
	= 11 ORNAMENTAL TREES
	= 7 1/2 SHADE TREE CREDITS

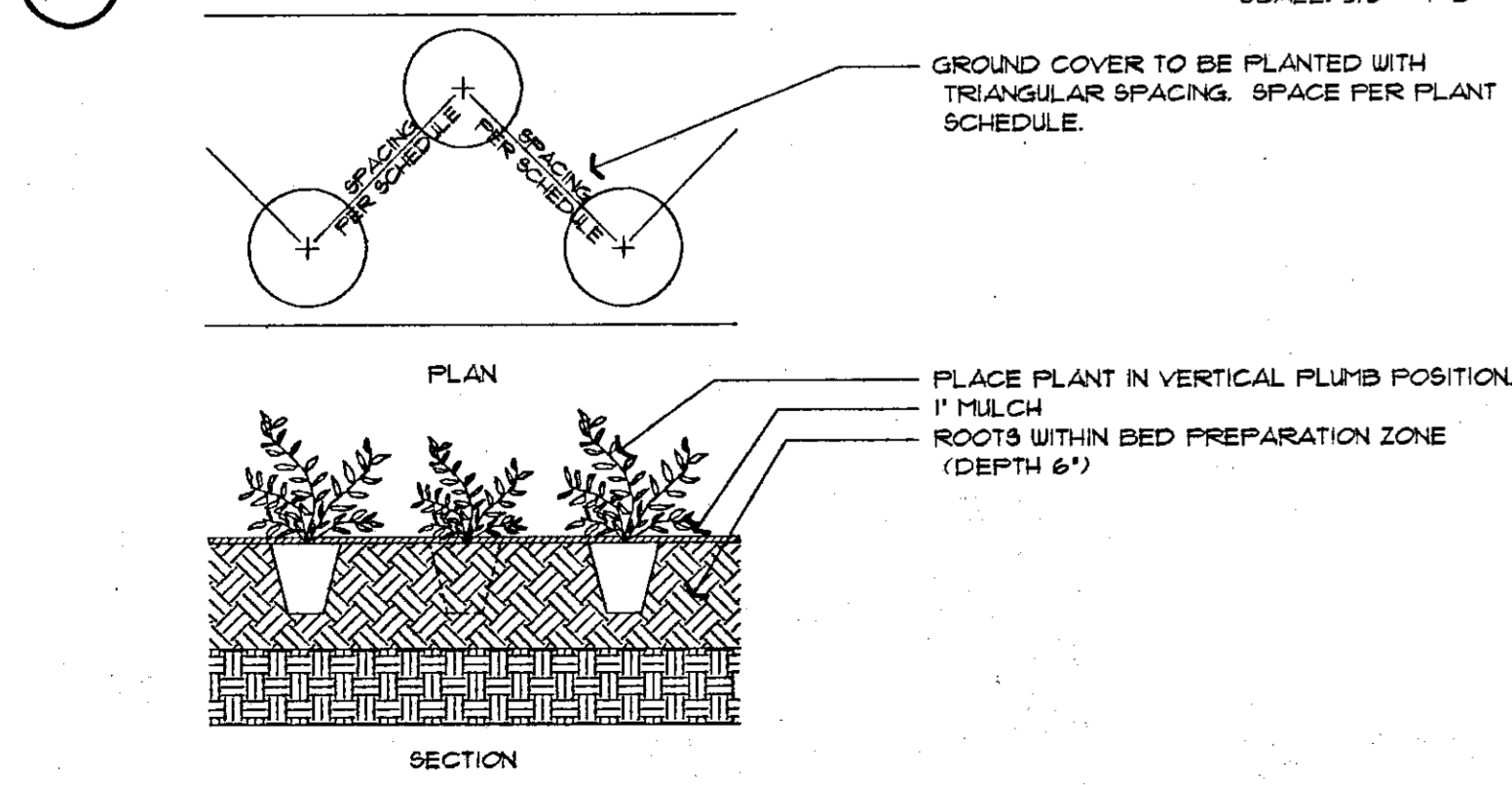
NOTE: 1/2 OF REQUIRED STREET YARD TREES ARE BEING USED AS PARKING LOT TREE CREDITS

PLANTING GENERAL NOTES:

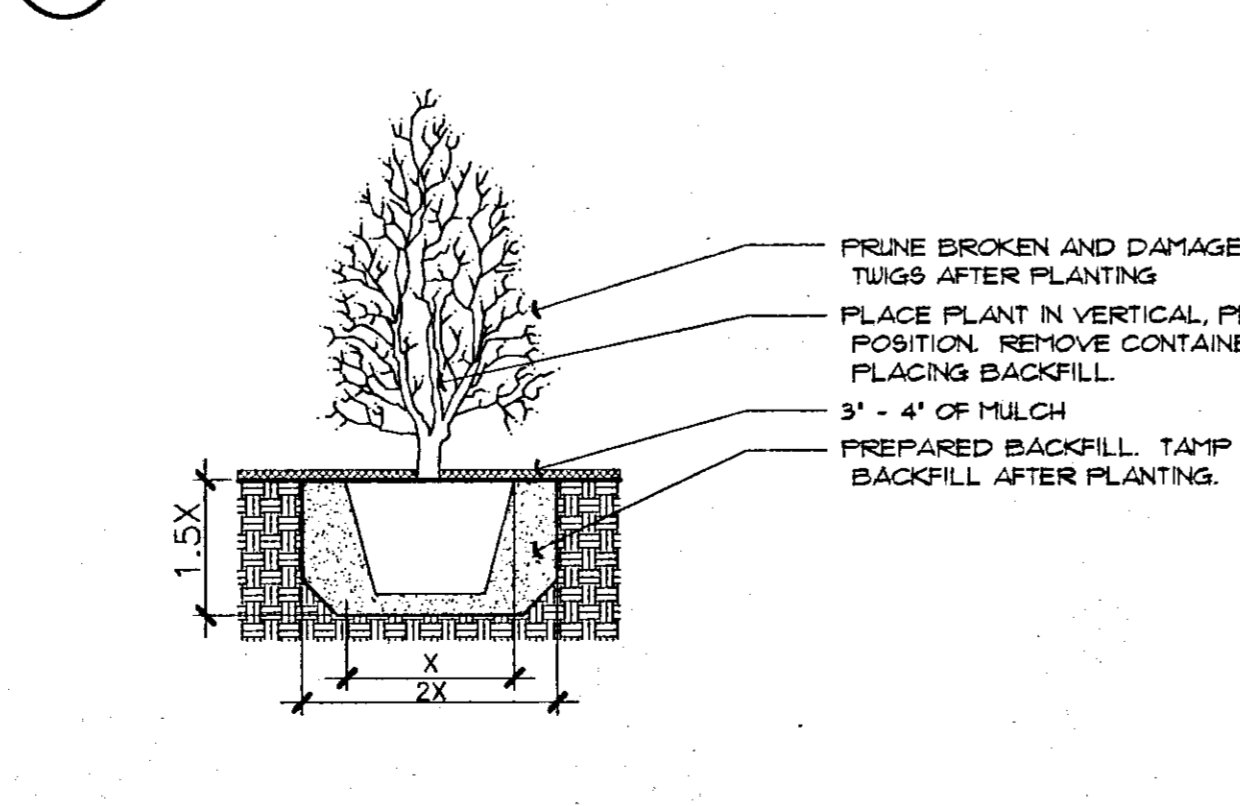
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT OF SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICT.
- REPORT ANY DISCREPANCIES IN THE PLANTING 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.



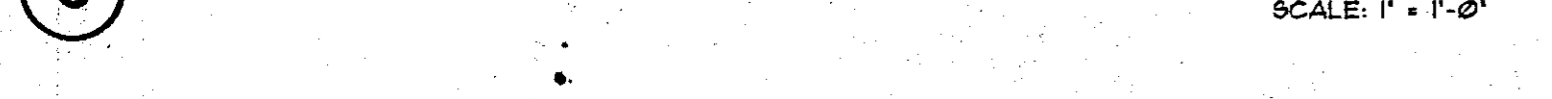
1 TREE PLANTING AND STAKING DETAIL



2 PLASTIC EDGE DETAIL



3 GROUNDCOVER PLANTING DETAIL



4 SHRUB PLANTING DETAIL

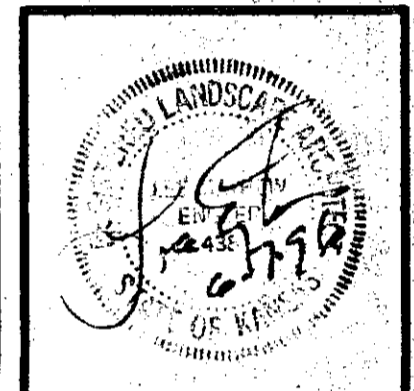


PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
2	SHADE TREES AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'AUTUMN PURPLE'	2' CAL.	B # B	
6	ORNAMENTAL TREES WASHINGTON HAWTHORN	CRATAEGUS 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	SHRUBS DUF. KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	3 GAL.	CONT.	
19	DUF. BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	3 GAL.	CONT.	
15	A.W. SPIREA	SPIREA BUMALDA	2 GAL.	CONT.	
21	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS 'SEAGREEN'	3 GAL.	CONT.	
17	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	2 GAL.	CONT.	
13	WINTERGREEN BARBERRY	BERBERIS JULIANA	2 GAL.	CONT.	
7	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGI 'ATROPURPUREA NANA'	2 GAL.	CONT.	
2	ORNAMENTAL GRASS DUF. MAIDEN GRASS	MICANTHUS SINENSIS	3 GAL.	CONT.	
150	GROUNDCOVER 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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Wilson Darnell Mann, PA

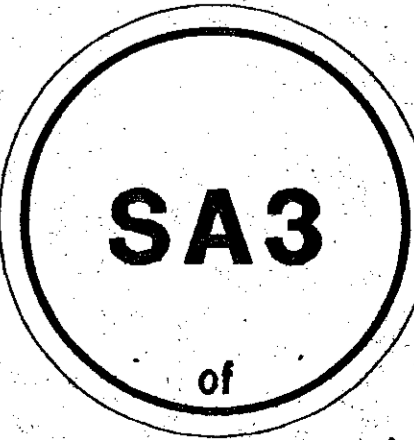
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5-15-96 FOR PERMIT
6-7-96 REVISION

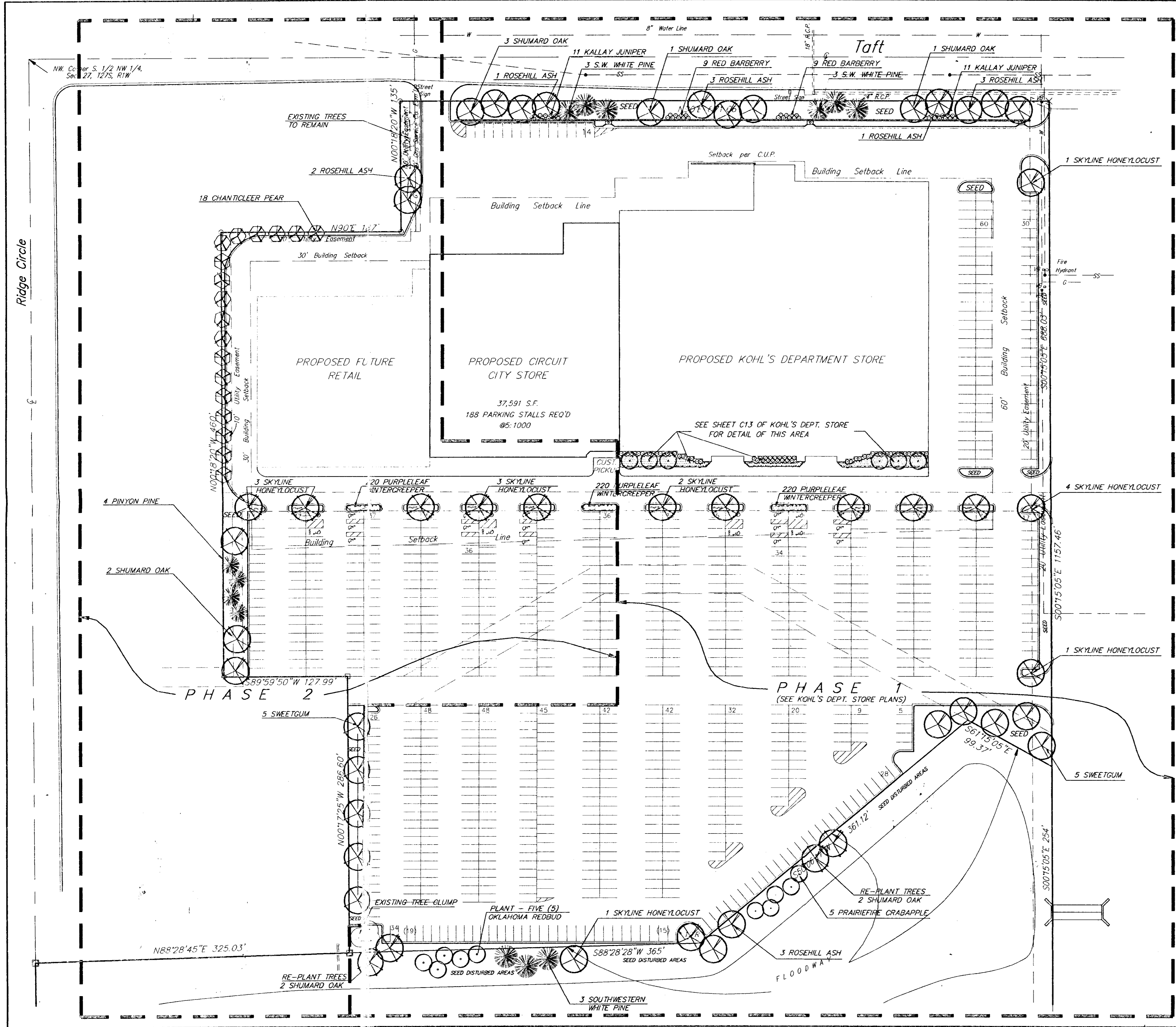
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drawn SDJ check LME

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]



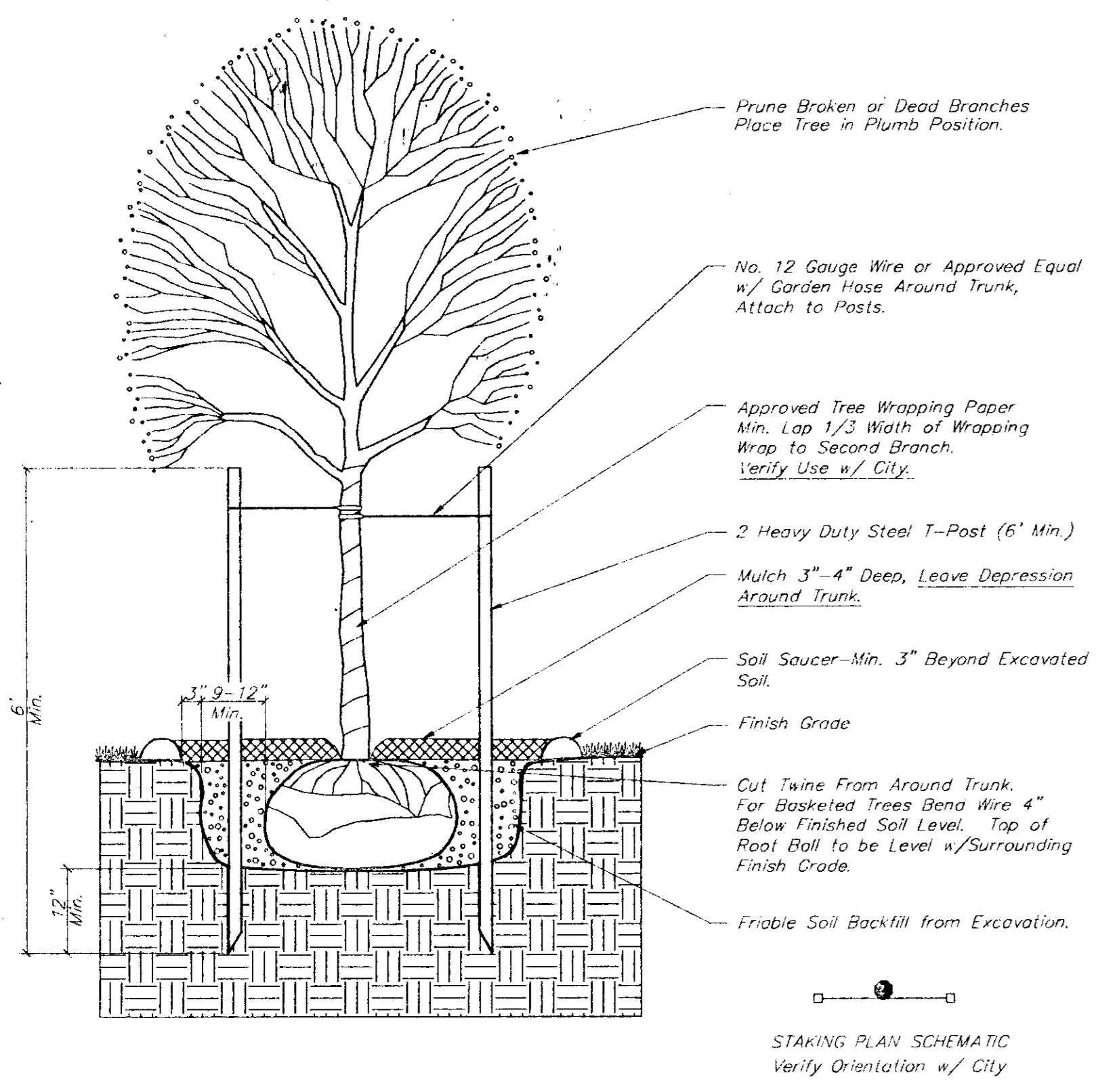
THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
 LOT 3

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

PROJECT NUMBER: [Blank]

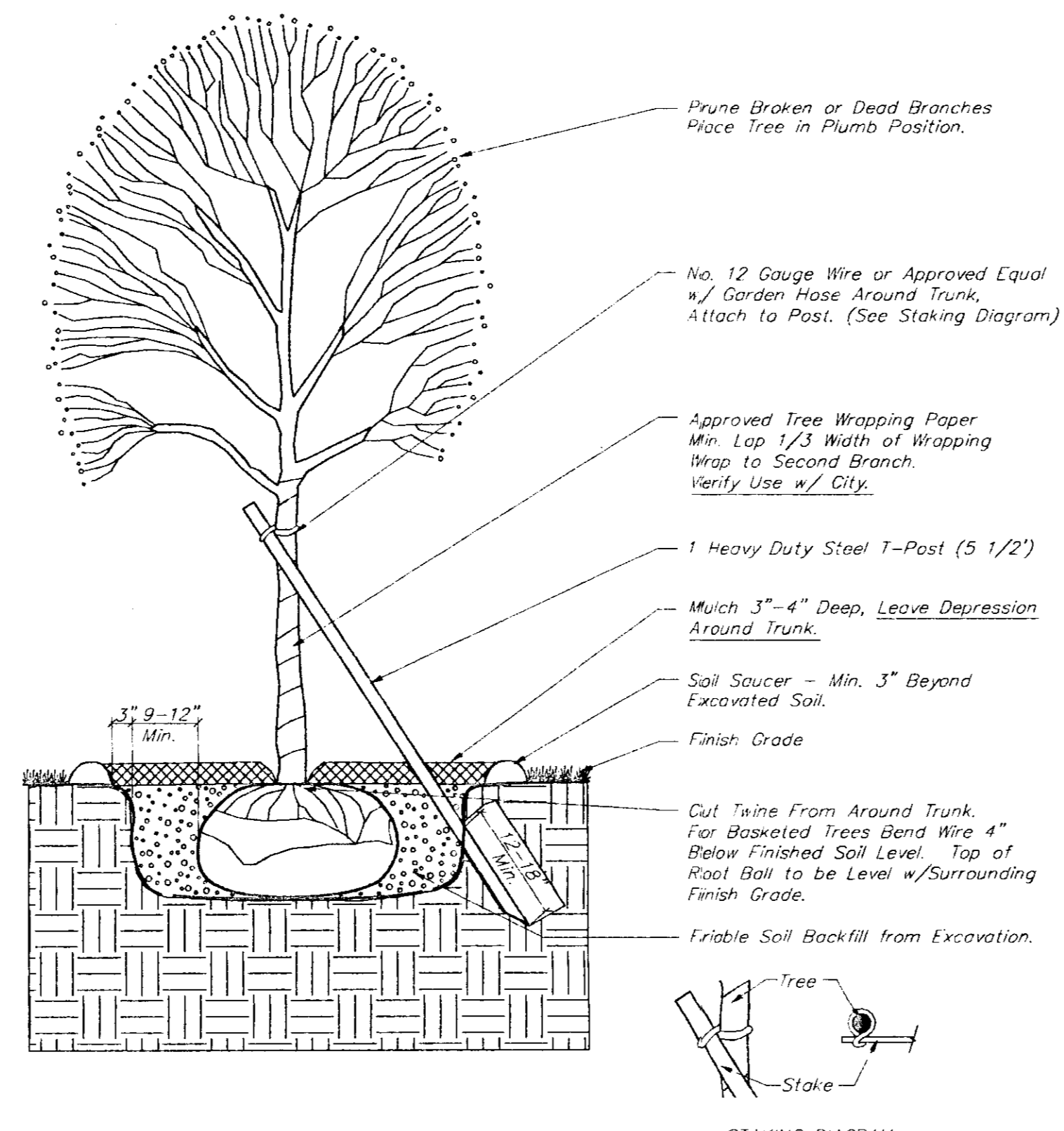
DESIGN BAM/JUL	DRAWN BAM/JUL	APPROVED PJM	DATE SEPT. 1996	SCALE 1"=50'
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SHEET 1 OF 1



TREE PLANTING & STAKING DETAIL

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



TREE PLANTING & STAKING DETAIL

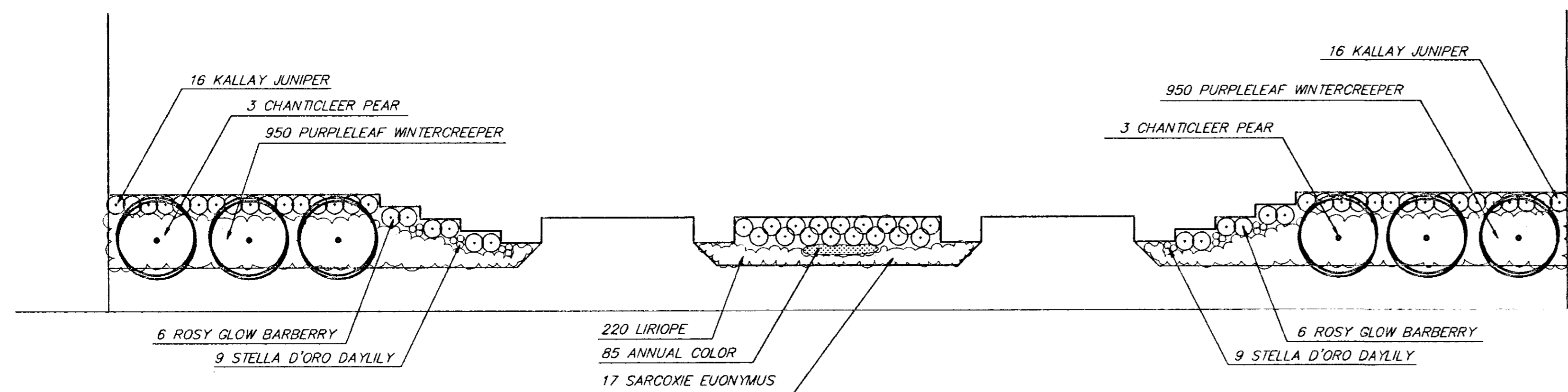
Deciduous Trees 2" Cal. and Smaller No Scale
Evergreen Trees 6' Height and Smaller

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

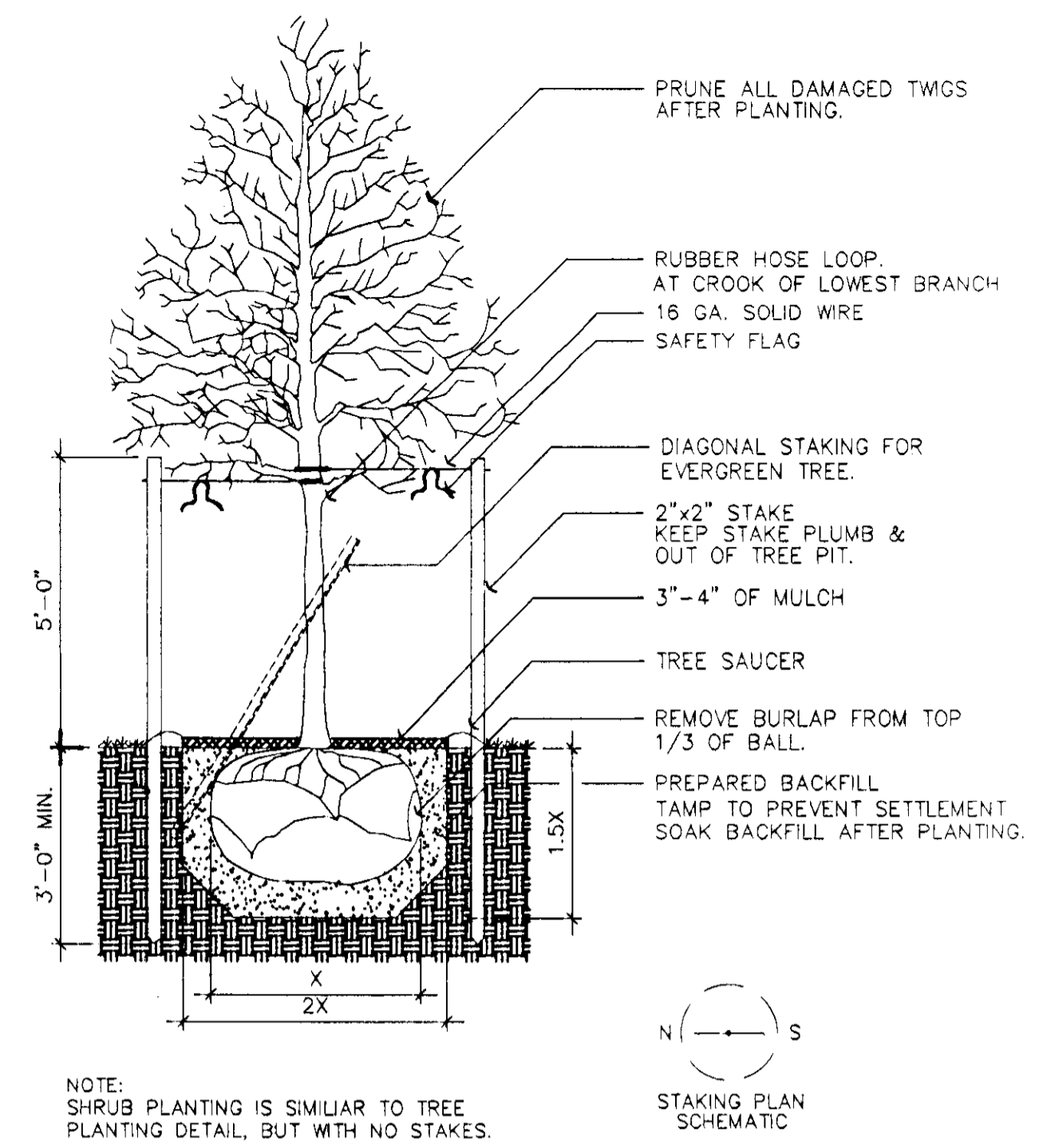
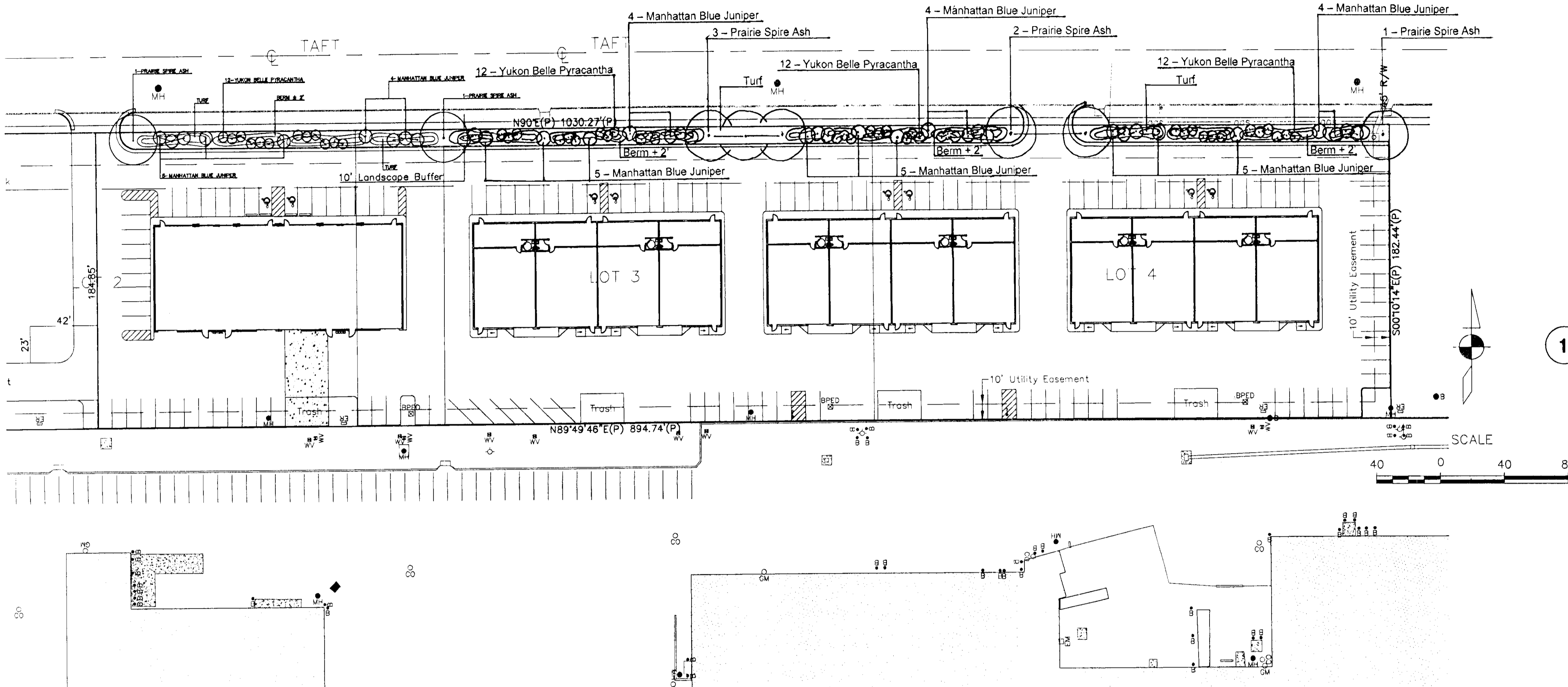
THE DUGAN CENTRE 3RD ADD.
LANDSCAPE PLAN
LOT 3

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

PROJECT NUMBER _____

DESIGN BAM	DRAWN BAM/JUL	APPROVED PJM	DATE SEPT. 1996	SCALE NOTED
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SHEET **C13**



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

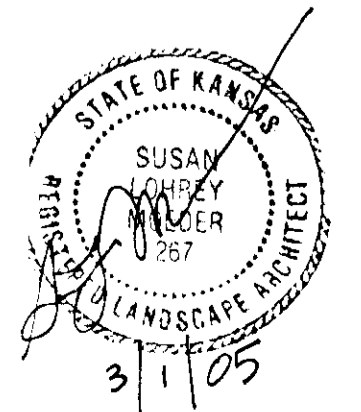
1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
3. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE 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 PRAIRIE SPIRE ASH	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	2" CAL.	B&B	
8	TOTAL				
48	SHRUBS YUKON BELLE PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'MONON'	2 GAL., 18" HT.	CONTAINER	
48	TOTAL				
36	EVERGREEN TREES MANHATTAN BLUE JUNIPER	JUNIPERUS VIRGINIANA 'MANHATTAN BLUE'	5' HT.	B&B	
36	TOTAL				

* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

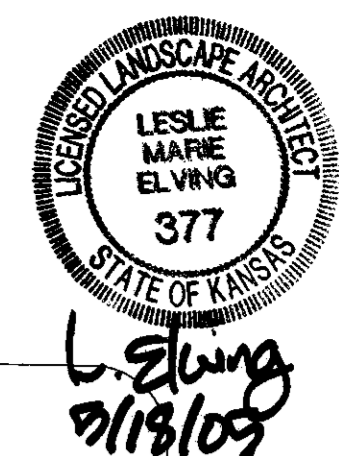


AM CONSULTING Inc.
 142 N. Emporia Wichita, KS 67202
 316/265-2870 fax: 316/265-2839

DESIGN SM
 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

DUGAN - TOTAL LANDSCAPING



REVISIONS	BY
6/15/09	LE

PLANT LIST

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

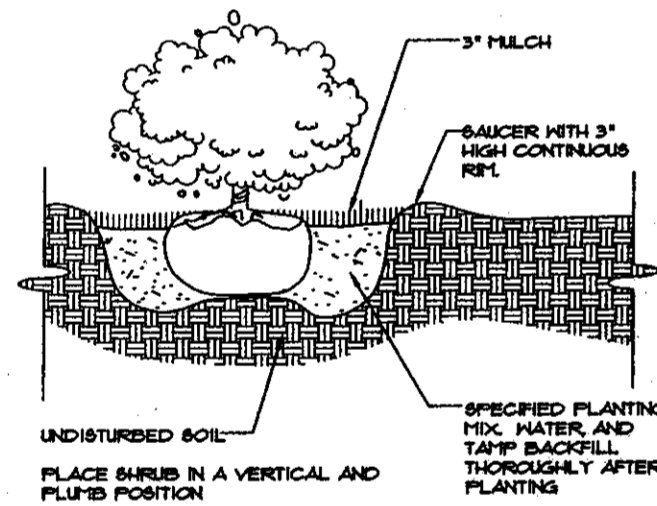
3 SPARTAN JUNIPER *Juniperus Chinensis* 5'6" ht. B&B

LANDSCAPE NOTES:

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

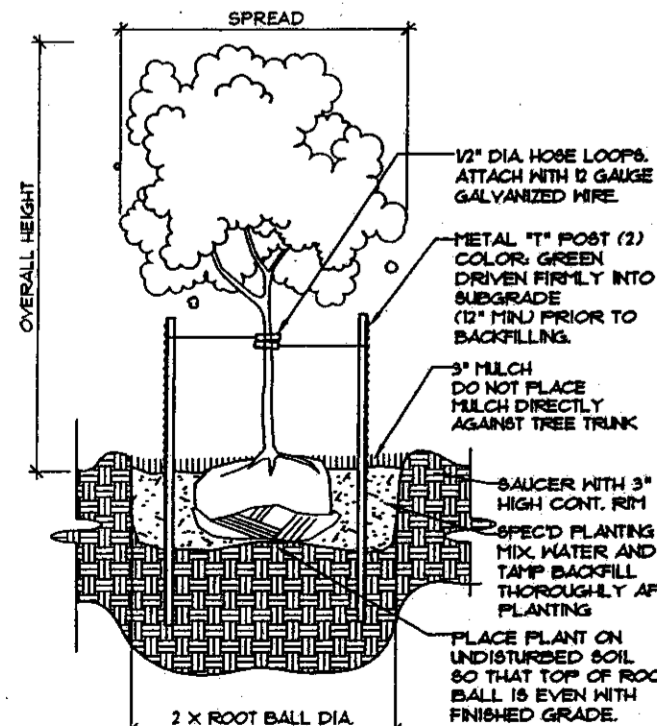
IRRIGATION NOTES:

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

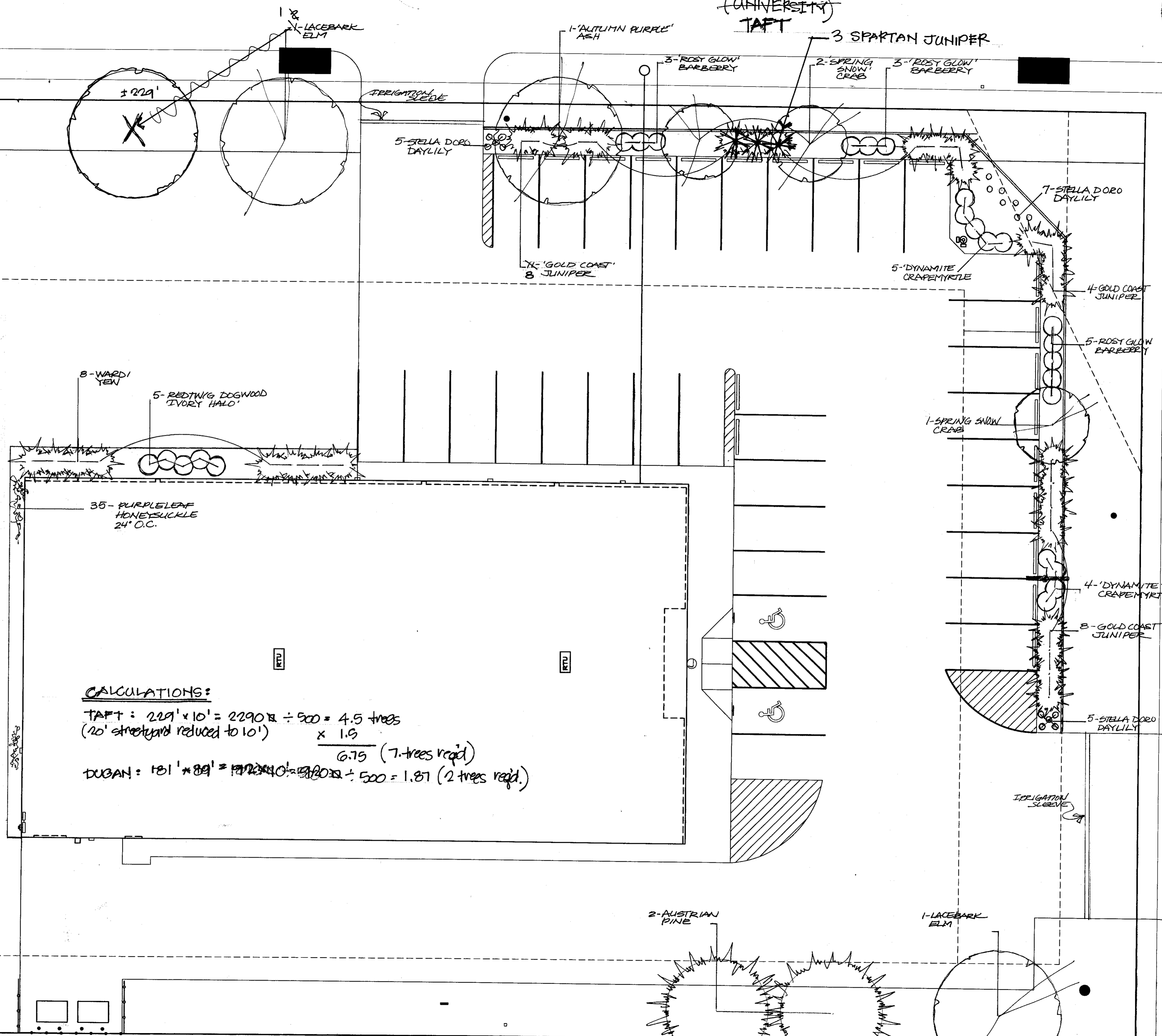


1 SHRUB PLANTING

TREE WRAP FROM BASE OF TRUNK TO FIRST BRANCHES. LAP PAPER 1/2" WIDTH. WRAPPING SHALL REMAIN MIN. ONE YEAR.



2 TREE PLANTING

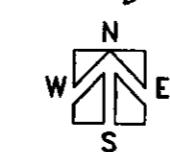


CALCULATIONS:

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: $181' \times 89' = 16109 \div 9200 \div 500 = 1.87$ (2 trees req'd)

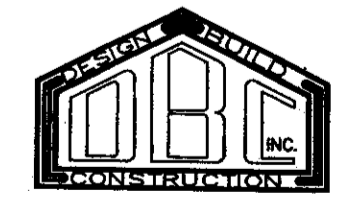
A LANDSCAPE PLAN
1" = 10'



DR-151 PARCEL 4
LANDSCAPE PLAN

APPROVED 04/15/09 BY J.D.G.
M.A.P.D. COPY 1 OF 2

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



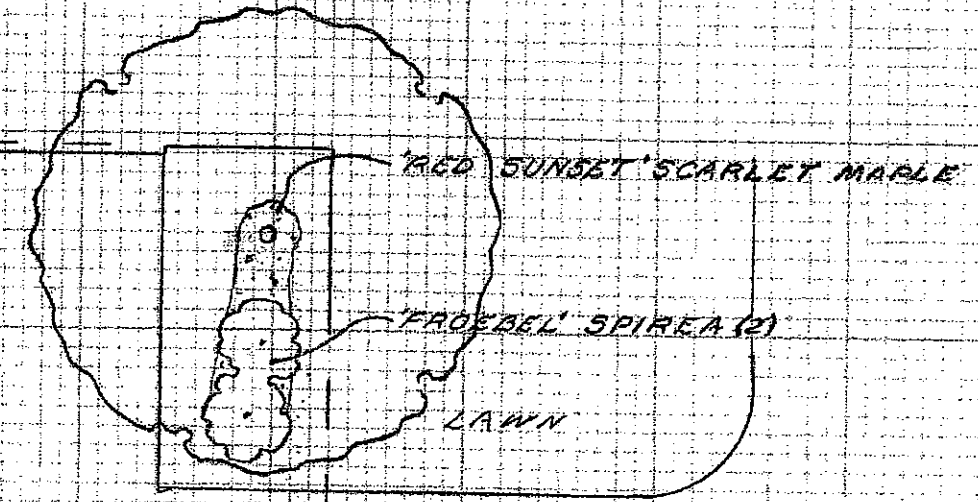
DRAWN	J.B.
CHECKED	---
DATE	APR. 2005
JOB NO.	05-106

LS1

DOLLAR GENERAL
515 S. DUGAN - WICHITA, KS - 67209

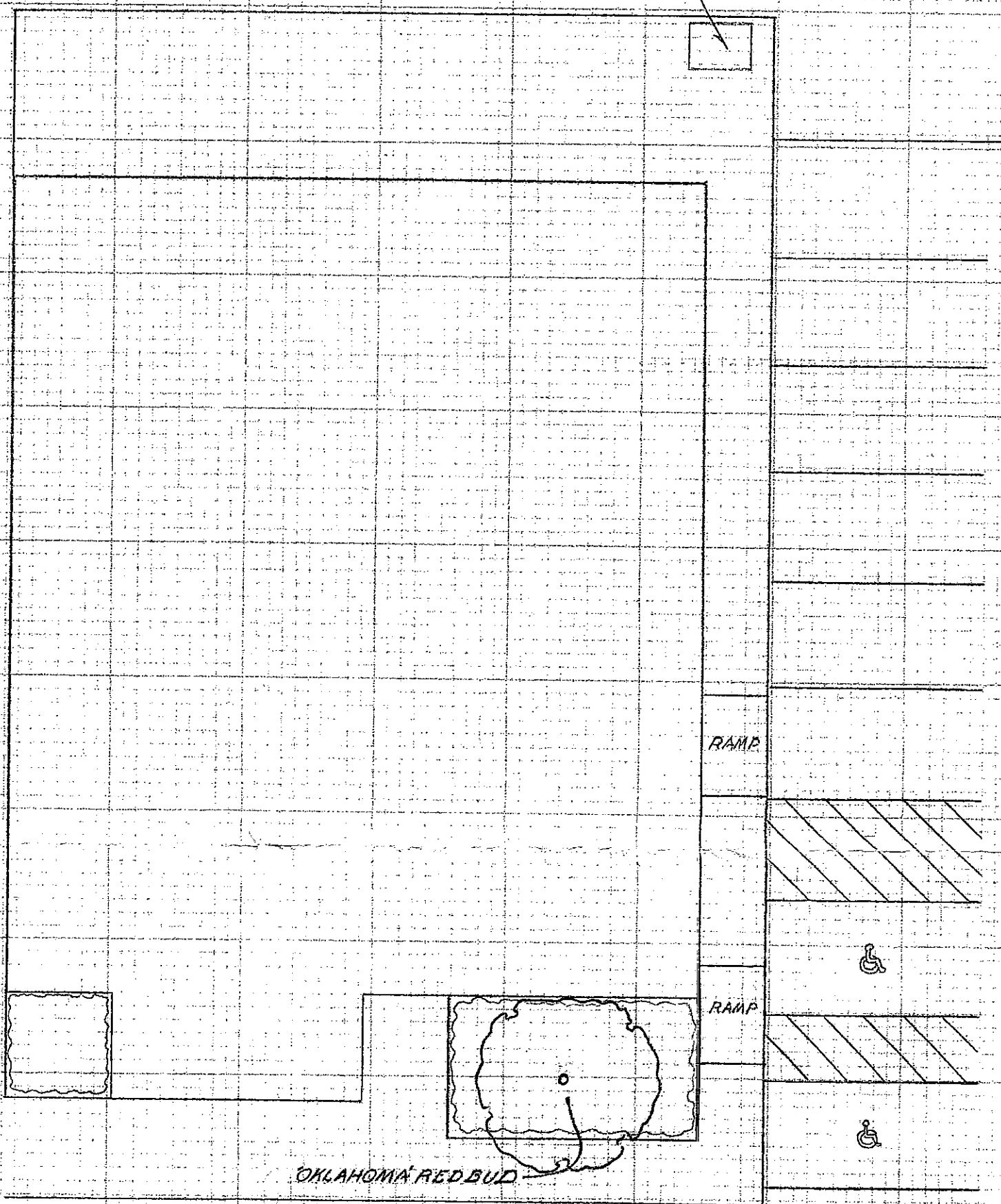
162.09'

TRASH



PROPOSED DRIVE

GAS METER

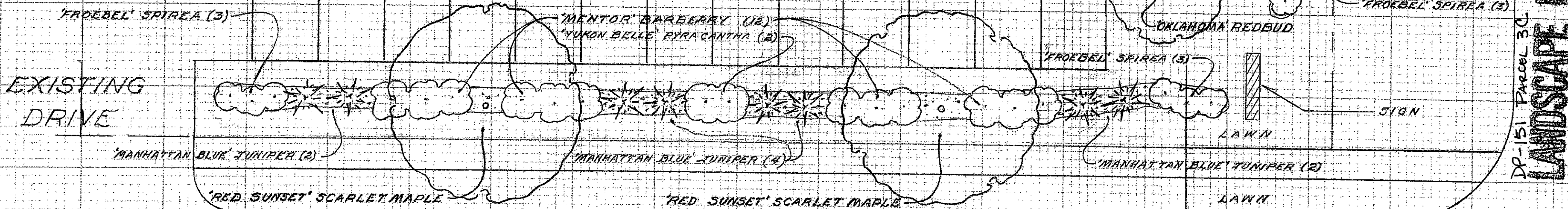


184.85'

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: SHAKES/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 BIMALDA 'FROEBEL')	2 OR 5 GAL.
2	'YUKON BELLE' PYRACANTHA	(PYRACANTHA. AMARILLIFOLIA 'YUKON BELLE')	5 GAL.
12	'MANHATTAN BLUE' JUNIPER	(JUNIPERUS. VIRGINIANA 'MANHATTAN BLUE')	5' 6" DB

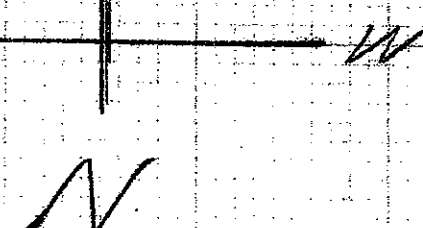
MINIMUM PLANT REQUIREMENT:
 8 EVERGREEN TREES - 5' HEIGHT AT INSTALLATION.
 2 SHADE TREES
 9-10 ORNAMENTAL SHRUBS



DP-151 Parcel 30
LANDSCAPE PLAN
 05/12/06 BY: [Signature]
 WARD Capm 102

LANDSCAPE PLAN FOR THE
OSAKA RESTAURANT
 6821 WEST TAFT NICHITA, KANSAS

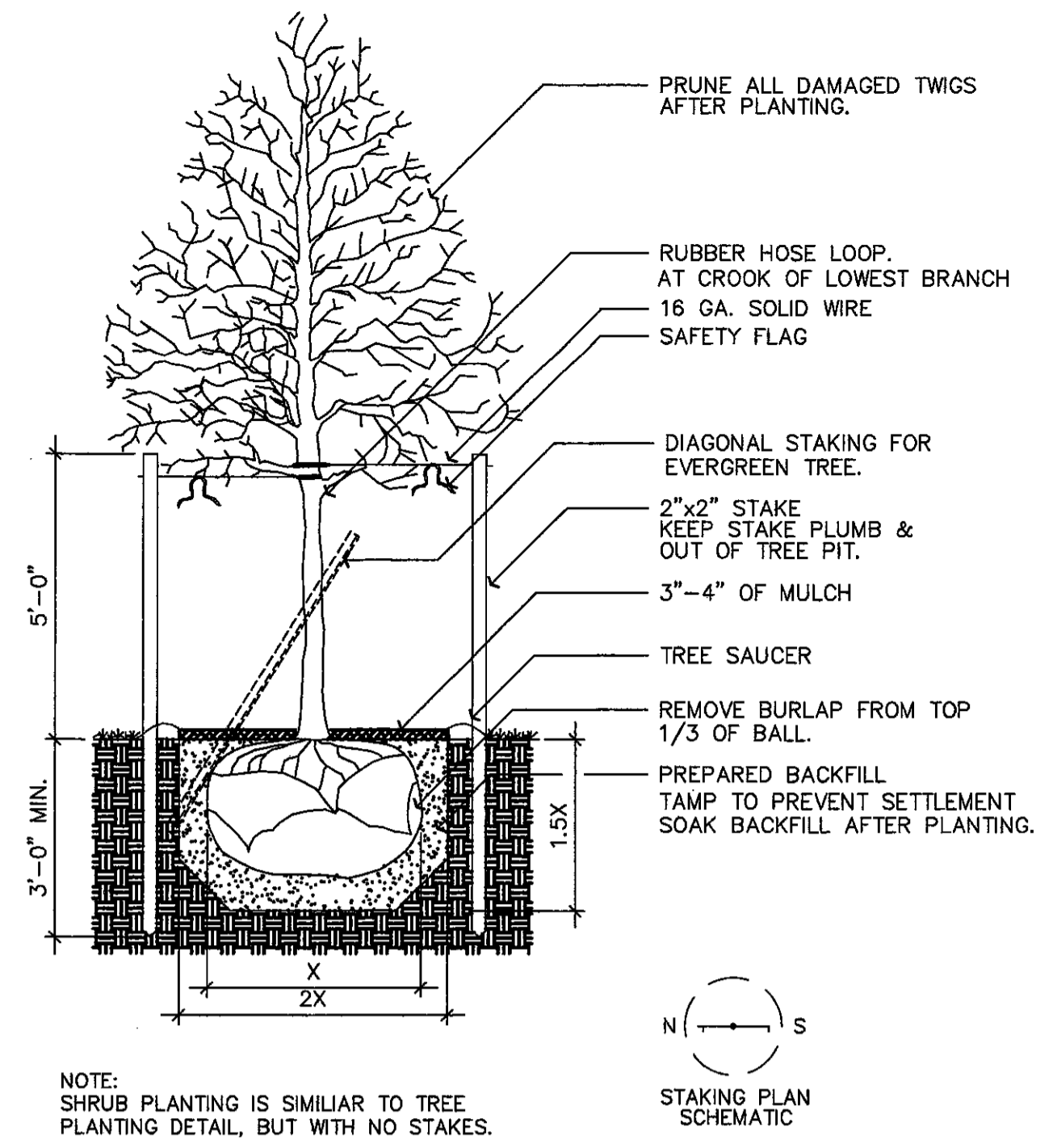
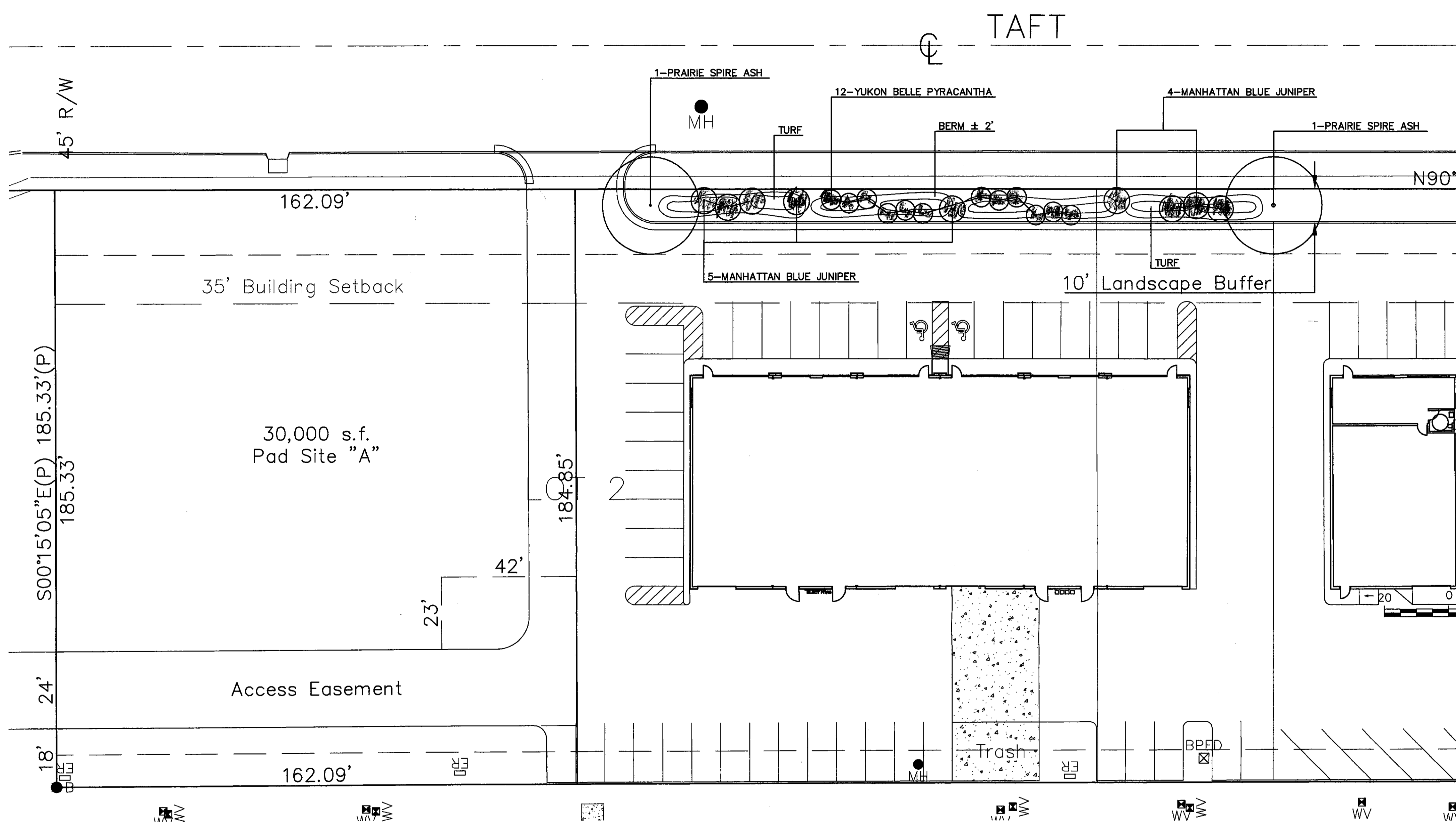
SCALE 1" = 10'-0"



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



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

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

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

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

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

PLANT SCHEDULE

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

* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

DP-151 PARCEL 3A (PORTION)
LANDSCAPE PLAN
 APPROVED 02/02/04 BY [Signature]
 MAPD 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