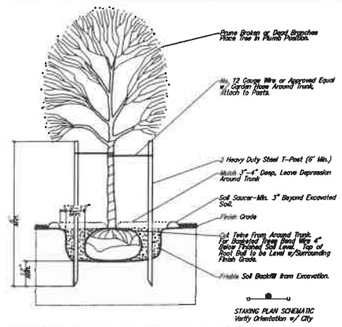
LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded with Yukon Bermuda Seed at 2.5 to 3 lbs PLS per 1,000 sq ft and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. 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 10-12".
5. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
6. 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 of trash, or other matter toxic to plant growth.
7. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
8. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
11. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
12. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
13. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
14. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
15. Landscape to be watered manually.



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 1" Cal.
Evergreen Trees Larger than 5' Height

No Scale

PLANT LIST

TREES
3 - Green Vase Zelkova (Zelkova serrata 'Green Vase'), size: 2" min. Caliper, Balled and burlapped
2 - Lacebark Elm (Ulmus parvifolia 'Emer II'), size: 2" min. Caliper, Balled and burlapped
14- Taylor Juniper (Juniperus virginiana 'Taylor'), size: 5' min. Height, Balled & Burlapped or Container

GROUNDCOVER
9,104 SF - Yukon Bermuda seeded @ 2-3 LBS PLS per 1000 SF
15,543 SF - Native Grass Mix seeded @ 3-5 LBS PLS per 1000 SF
Percentage by Weight
Big Bluestem (Andropogon gerardii)- 38%
Little Bluestem Schizachyrium scoparium)-18%
Side Oats Gramma (Bouteloua curtipendula) -14%
Indian Grass (Sorghastrum nutans) -18%
Switchgrass(Panicum virgatum)- 12%

LANDSCAPE ORDINANCE

119th STREET YARD REQUIREMENTS

Average Lot Depth: 538.53'
Street Yard Factor: 20 SF/LF
Street Frontage, Greenwich: 177.67 LF
Required Street Yard : 3,553.4 SF
Street Yard Provided: 7,756.3 SF

STREET TREES
Trees Required (1 Tree/500SF)= 5 trees
Trees Provided : 5 Shade trees

PARKING LOT TREES
Parking Stalls: 4
Trees Required: None
Trees Provided: None

PARKING LOT SCREENING
Parking lot is fully screened from the 119th street right of way by the building. No plantings have been provided.

BUFFERS
Buffer with Screening required and provided to adjacent residential zoning.

Screening provided by existing masonry wall.

Buffer Trees Required (1 tree per 40 LF): 538/40 = 13.5 Trees.
Trees Provided: 14 Evergreen Shade Trees (Evergreen that reaches 20' Height)

LANDSCAPE PLAN

APPROVED 9/13/24 BY

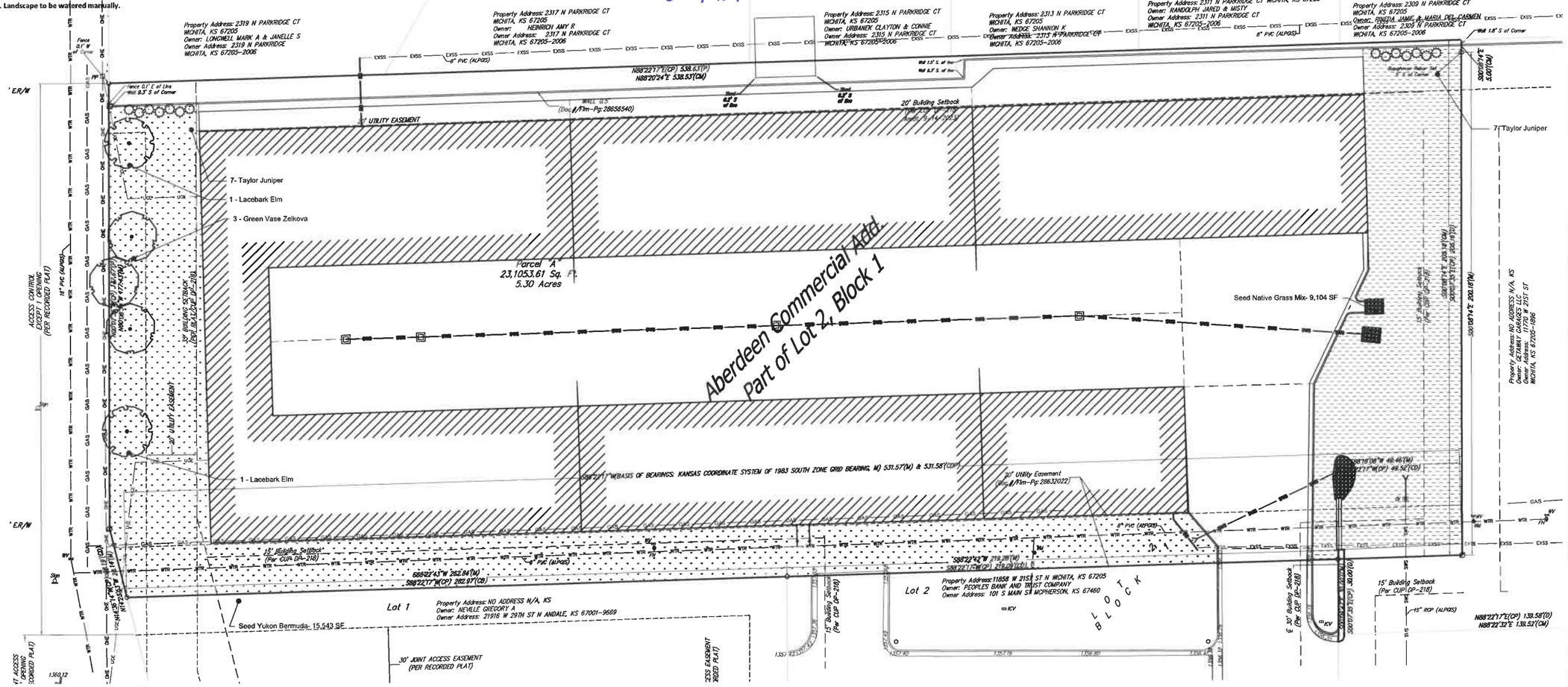
CUP DP-218

LEGAL DESCRIPTION

That part of Lot 2, Block 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas, described as commencing at the southeast corner of said Lot 2; thence S88°30'08"W, coincident with the south line of Lot 2, in said Block 1, 311.16 feet for a point of beginning; thence continuing S88°30'08"W, coincident with the south line of Lot 2, in said Block 1, 219.10 feet to a point 45 feet normally distant east of the southeast corner of Lot 1, Block 1, of said Addition; thence N00°00'16"E 245.00 feet; thence N88°30'08"E, 219.09 feet; thence S00°00'16"W, 245.00 feet to the point of beginning.

SITE INFORMATION

Total Area:	±XX,XXX.X sq. ft. (X.XX acres)
Disturbed Area:	±XX,XXX.X sq. ft. (X.XX acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±XX,XXX.X sq. ft. (X.XX acres)



BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

KURT M. HUTH — LICENSED — KANSAS — LANDSCAPE ARCHITECT
03/18/2024

Sandlot Condos - Aberdeen
W 21st St
Wichita, KS 672--

REVISION:	DATE:

PROJECT NUMBER: 23-10-E629
DESIGN: PDM DRAWN: PDM
DATE: March 18, 2024

LANDSCAPE PLAN

L1.0

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