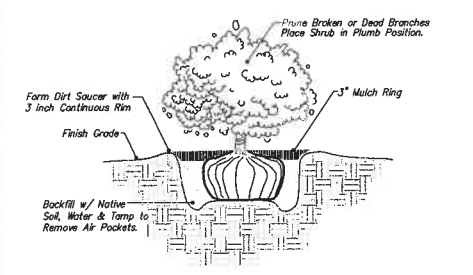
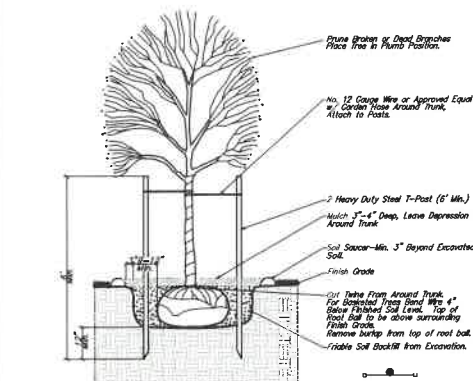


Vicinity Map



2 SHRUB PLANTING DETAIL  
5 Gallon and Smaller  
No Scale



1 TREE PLANTING & STAKING DETAIL  
Dedicated Tree Larger than 2\"/>

**LEGAL DESCRIPTION**

Lot 1, Block A, Dugan West Kellogg Commercial 4th Addition, Wichita, Sedgwick County, Kansas, and part of adjacent unplatted lot to west.

**SITE INFORMATION**

Total Area:	±138,183.6 sq. ft. (3.17 acres)
Disturbed Area:	±160,495 sq. ft. (3.68 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±127,326.85 sq. ft. (2.92 acres)

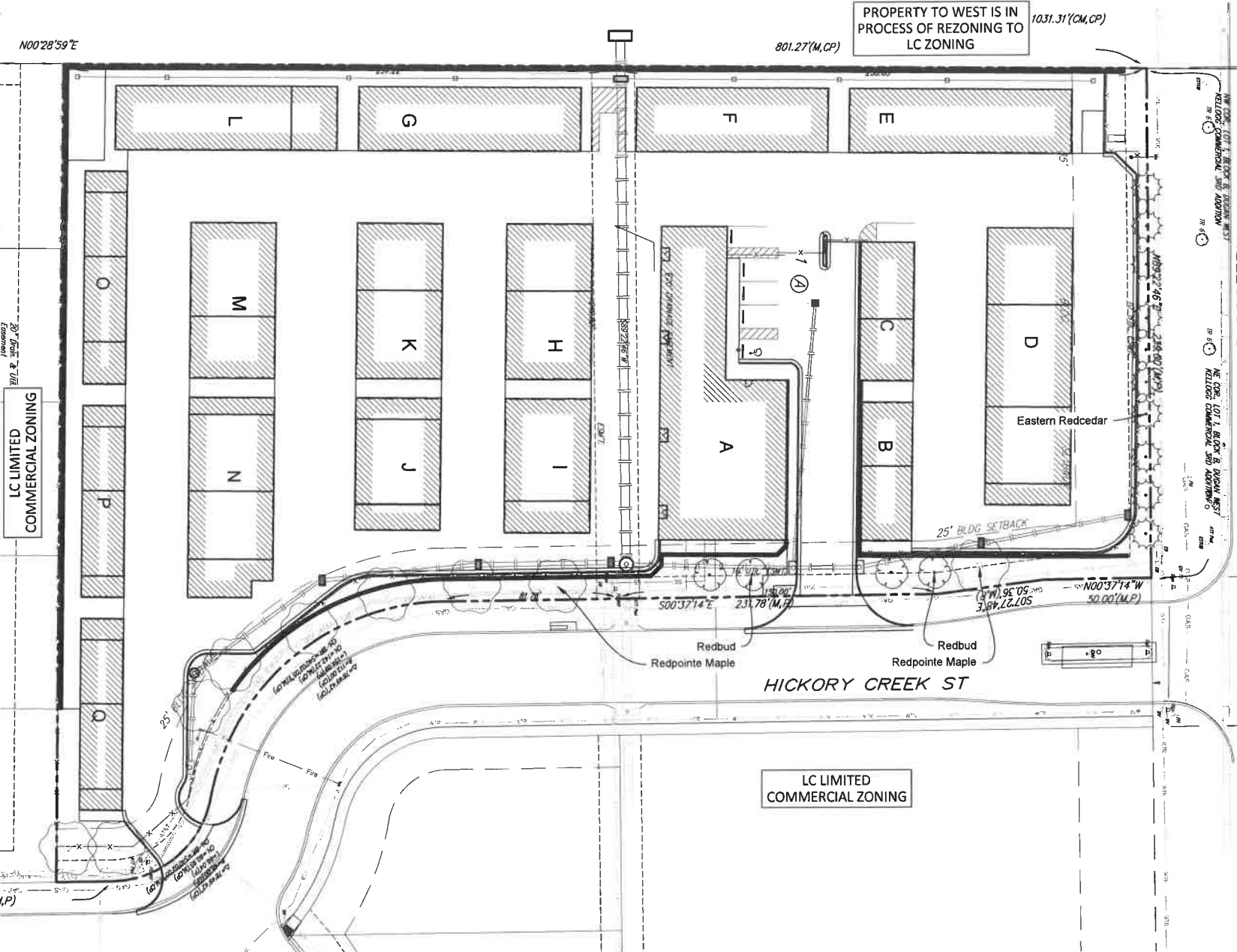
**BENCHMARKS**

Site Benchmark - 1  
"X" chiseled on top of catch basin, NE of NW corner of Lot 1, Blk. B, Dugan West Kellogg Commercial 3rd Add.  
Elevation = 1332.69 (NAVD 88)

Site Benchmark - 2  
"X" chiseled on top of catch basin NW of NE corner, Lot 54, Blk. A, Dugan West Kellogg Commercial 2nd Add.  
Elevation = 1327.03 (NAVD 88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-DIG-SAFE



LC LIMITED COMMERCIAL ZONING

LC LIMITED COMMERCIAL ZONING



**LANDSCAPE CALCULATIONS**

Note: See CUP DP-320

**STREET YARD: KELLOGG DR.**

Street Frontage: 239 LF  
Lot Depth: 507'  
Street Yard Factor: 20 SF/LF

**STREET YARD CALCULATIONS**

239 x 20 = 4,780 SF of landscaped street yard required.  
Landscaped Street Yard Provided: 3,890 SF

**STREET YARD TREES**  
Shade Trees Required (4,780 / 500 SF) = 10  
Trees Provided: 10 conifer trees (equivalent to 10 shade trees)

**STREET YARD: HICKORY CREEK ST.**

Street Frontage: 578 LF  
Avg Lot Depth: <275'  
Street Yard Factor: 10 SF/LF

**STREET YARD CALCULATIONS**

578 x 10 = 5,780 SF of landscaped street yard required.  
Landscaped Street Yard Provided: 5,960 SF

**STREET YARD TREES**  
Shade Trees Required (5,780 / 500 SF) = 12  
Trees Provided: 9 shade trees, 4 ornamental trees, & 1 conifer (equivalent to 12 shade trees)

**LANDSCAPE NOTES**

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded with buffalograss at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre (or other per Owner).
- Trees with broken leaders or no central leader will not be accepted.
- 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 Trifluralin (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".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 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.
- 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.
- Landscape to be watered manually. If automatic system is requested by owner, contractor to consult Irrigation notes below.

**IRRIGATION NOTES**

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.

**BUFFER**

N/A

**PARKING LOT LANDSCAPING**

PARKING LOT SCREENING: N/A  
INTERIOR TREES: N/A

LANDSCAPE PLAN

APPROVED: [Signature] [Signature]  
CUP DP-320

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



**WEST WICHITA SELF STORAGE**  
### South Hickory Creek Street  
Wichita, KS 67235

REVISION: For Permit: DATE: 8-06-2024

PROJECT NUMBER: 11-5-E665

DESIGN: PSB DRAWN: AH DATE: Aug. 7, 2024

Site Landscape Plan

L1.0

File: E:\Projects\West Wichita Secure Storage\_Lots 1 & 2\_23-11-E665E\Engineering\WW Storage Base.dwg