

LANDSCAPE PLAN

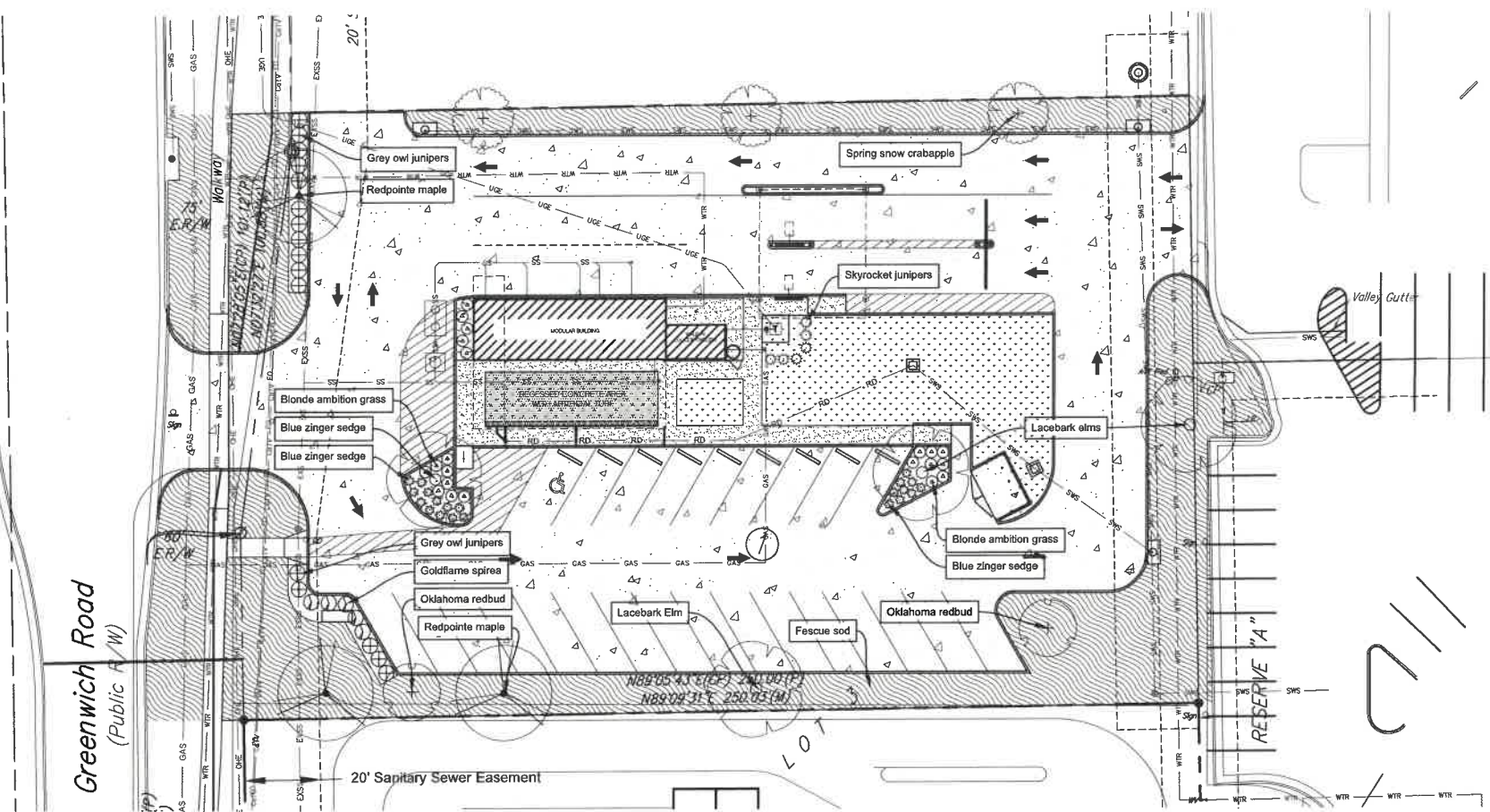
CUP DP-239 APPROVED 11/25/24 BY [Signature]

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All turf areas to be fescue sod.
- Trees with broken leaders or no central leader will not be accepted.
- Provide 12" of imported topsoil at all planting and sod areas. Such topsoil shall be hauled onto the site and shall be fertile, friable, natural loam topsoil and shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter that is not conducive to plant growth and viability.
- 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.
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- 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.
- Trees within 10' of drives or walks shall be limbed up to 7' clear to avoid conflict with vehicles or pedestrians.
- All turf and plant beds are to be irrigated. See 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.



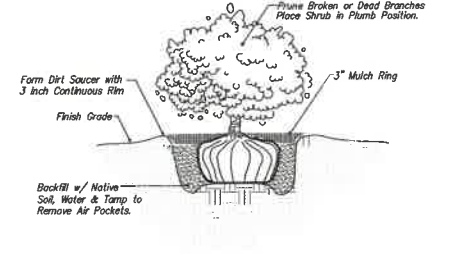
LANDSCAPE CALCULATIONS

Note: CUP-DP 239 applies to this site.

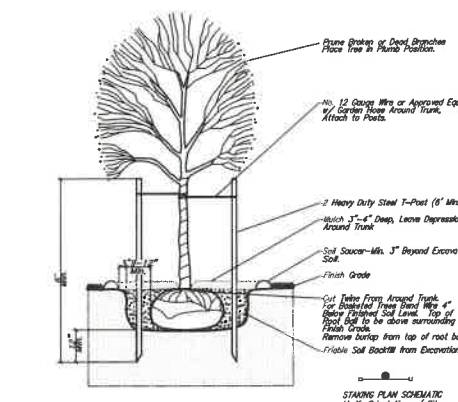
STREET YARD: GREENWICH ROAD
 Street Frontage: 159.8 LF
 Lot Depth: 250'
 Street Yard Factor: 10 SF/LF
STREET YARD CALCULATIONS
 159.8 x 10 = 1,598 SF of street yard required.
 Street Yard Provided: 2,538 SF
STREET YARD TREES
 Shade Trees Required (1 Tree/500SF): 1,598 / 500 = 3.2
 Provided : 3 shade trees, 1 ornamental tree

BUFFER
 N/A

PARKING LOT LANDSCAPING
PARKING LOT SCREENING
 Continuous parking lot screening is required and provided along Greenwich Road.
PARKING LOT TREES
 New Parking Stalls required to be screened: 25
 Trees Required in Islands: (25/20) = 1.25
 Trees provided : 1 from street yard, 1 ornamental



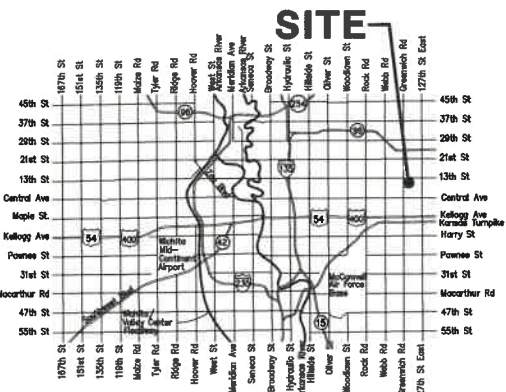
2 SHRUB PLANTING DETAIL
 5 Gallon and Smaller No Scale



1 TREE PLANTING C STAKING DETAIL
 No Scale

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	QTY
(Tree symbol)	3	ACER RUBRUM 'FRANK JR.' TM	REDOINTE RED MAPLE	3" CALIPER MIN.
(Tree symbol)	2	CERCIS CANADENSIS VAR. TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	3" CALIPER MIN.
(Tree symbol)	4	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	3" CALIPER MIN.
(Tree symbol)	3	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2-1/2" CALIPER MIN.
(Tree symbol)	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	3" MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	QTY
(Shrub symbol)	16	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" TALL / 2 GAL. MIN.
(Shrub symbol)	5	SPIREA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18" TALL / 2 GAL. MIN.
(Shrub symbol)	21	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 QUART
(Shrub symbol)	21	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	18" TALL / 2 GAL. MIN.
TURF	QTY	DESCRIPTION	COMMON NAME	QTY
(Turf symbol)		FESCUE SOD	FESCUE SOD	



VICINITY MAP

LEGAL DESCRIPTION

The north 159.0 feet of the south 293.0 feet of Lot 3, Block 1, The Gateway Center 3rd Addition, an addition to Wichita, Sedgwick County, KS.

SITE INFORMATION

Total Area:	±38,814.4 sq. ft. (0.89 acres)
Disturbed Area:	±39,510.4 sq. ft. (0.91 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±28,504.9 sq. ft. (0.65 acres)

BENCHMARKS

Site Benchmark - 1
 "O" chiseled on top of curb approximately 151' North of NE property corner
 Elevation = 1390.26 (NAVD 88)

Site Benchmark - 2
 "X" chiseled on top of curb approximately 34' South of SE property corner
 Elevation = 1390.85 (NAVD 88)

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

Gateway Center 3rd: ICT Sliders
 E 13th St N & Greenwich Rd
 Wichita, Sedgwick County, Kansas

REVISION: DATE:

PROJECT NUMBER:
 24-06-E800

DESIGN: RDV DRAWN: RDV
 DATE: 10/10/2024

LANDSCAPE PLAN

L1.0