

SITE LANDSCAPE PLAN



LEGEND

Existing Utilities		Proposed Utilities	
— OHE — OHE — OHE — OHE —	Electric Underground	— UGE — UGE — UGE — UGE —	Electric Underground
— WTR — WTR — WTR — WTR —	Electric Overhead	— WTR — WTR — WTR — WTR —	Water Line
— GAS — GAS — GAS — GAS —	Water Line	— GAS — GAS — GAS — GAS —	Sanitary Sewer Line
— PIPELINE — PIPELINE —	Gas Line	— RD — RD — RD — RD —	Gas Service Line
— SMS — SMS — SMS — SMS —	Petroleum Pipeline	— FLD — FLD — FLD — FLD —	Storm Sewer Roof Drain
— EXSS — EXSS — EXSS — EXSS —	Storm Water Sewer Pipe	— Fire — Fire — Fire — Fire —	Fire Sprinkler Line
— ATAT — ATAT — ATAT — ATAT —	Sanitary Sewer Line	— TELE — TELE — TELE — TELE —	Storm Water Sewer
— CoTV — CoTV — CoTV — CoTV —	Telecommunication (AT&T)		Telecom/Data Conduit
	Telecommunication (Cox)		

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called turf areas shall be sodded.
- 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 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".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer walls 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.
- Landscape to be watered manually. If automatic system is requested by owner, contractor to consult Irrigation notes below.

IRRIGATION NOTES

- Landscape shall be irrigated by hose bibs on building.

LEGAL DESCRIPTION

That part of Lot 1, Block A, Westway 2nd Addition, Wichita, Sedgwick County, Kansas, described as follows: Beginning at the southeast corner of said Lot 1; thence S88°51'35"W, coincident with the south line of said Lot 1, 92.51 feet; thence N1°08'25"W, 87.12 feet; thence N32°47'33"W, 216.42; thence N57°06'13"E, 83.65 feet; thence N88°58'56"E, 128.39 feet to the east line of said Lot 1; thence S04°58'30"E, coincident with the east line of said Lot 1, 102.79 feet to a deflection corner in the east line of said Lot 1; thence S01°03'19"E, coincident with the east line of said Lot 1, 212.53 feet to the point of beginning as well as a part of the remaining Lot 1, Block A, Westway Addition.

SITE INFORMATION

Total Area:	±46,488.8 sq. ft. (1.07 acres)
Disturbed Area:	±46,488.8 sq. ft. (1.07 acres)
Impervious Area, pre-const:	±41,345.7 sq. ft. (0.95 acres)
Impervious Area, post-const:	±42,416.0 sq. ft. (0.97 acres)

BENCHMARKS

SITE BENCHMARK - 1
 "X" CHISELED ON TOP OF WALK IN PARKING MEDIAN, LOT 1, BLOCK A, WESTWAY 2ND ADD.
 ELEV. = 1288.43 NAVD88

SITE BENCHMARK - 2
 "X" CHISELED ON TOP OF WALK NEAR ENTRANCE, SOUTH SIDE OF PAWNEE, "700" WEST OF SENECA.
 ELEV. = 1289.18 NAVD88

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

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evegy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
	or 268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024
	or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Traf. Control)	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

LANDSCAPE ORDINANCE

STREET YARD CALCULATIONS

Seneca:
 Average Lot Depth: 150.2 (At midpoint of Frontage)
 Street Yard Factor: 8 SF/LF
 Street Frontage: 318.5
 (318.5 x 8) = 2548 of required street yard.

Crawford:
 Average Lot Depth: 318.5
 Street Yard Factor: 15 SF/LF
 Street Frontage: 99.2
 (99.2 x 15) = 1488 of required street yard.

Total Street Yard Required: 4,036 SF
 Total Street Yard Provided: 4,046 SF

Note: Street yard was calculated based on Method 1, since street trees will be omitted for the Seneca frontage due to Transmission lines and will be provided per Ordinance requirements for the Crawford frontage.

STREET TREES

Seneca:
 Trees Required (1 Tree/500SF) = 5.096 or 5 Trees
 Trees Provided: None due to Evergy overhead transmission lines.

Crawford:
 Trees Required (1 Tree/500SF) = 2.98 or 3 Trees
 Trees Provided: 2 Shade, 2 Ornamental Provided.

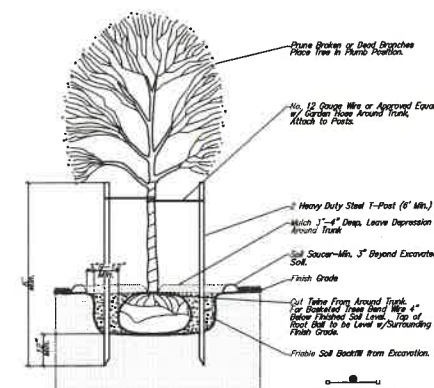
PARKING LOT TREES

Renovated Area Parking Stalls: 54
 Required Trees (1 per 20 Stalls): 2.7-3.0 Trees
 Provided Trees: 3 (2 Internal 1 Street Tree)

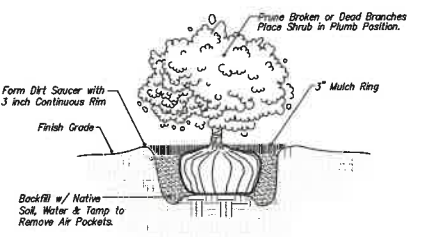
PARKING LOT SCREENING

Parking lot screening is required and provided along Seneca. A solid screen wall required by the CUP supplemented by plant material will provide parking lot screening off from Crawford.

BUFFERS
 Solid Masonry Screen wall per CUP along Crawford Frontage required and provided



1 TREE PLANTING & STAKING DETAIL
 1. Determine Tree Larger than 1" Cal. Evergreen Tree Larger than 6" Height. No Scale



2 SHRUB PLANTING DETAIL
 3 Gallon and Smaller. No Scale

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	JUNIPERUS VIRGINIANA 'CANAERTII' / CANAERTII EASTERN REDCEDAR	5' HT.	B&B	2
	JUNIPERUS VIRGINIANA 'IDYLLWILD' / IDYLLWILD EASTERN REDCEDAR	5' HT.	B&B	2
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B	2
SHRUBS				
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	24
	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	2 GAL.	B&B	20
	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	5 GAL.	POT	15
	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.	POT	13
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	3 GAL.	POT	3
GROUND COVERS				
	CYNODON DACTYLON 'PATRIOT' / PATRIOT BERMUDAGRASS	SOD	SOD	3,195 SF

LANDSCAPE PLAN

APPROVED 4/20/25 BY [Signature]
 CUP DP-21



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



WESTWAY CAR WASH
 SOUTH SENECA, WICHITA KS
 2669 S. SENECA ST.
 WICHITA, KS 67217

REVISION: DATE:

PROJECT NUMBER:
 23-10-E630
 DESIGN: TJW DRAWN: KMH
 DATE: 04/10/2025

SITE LANDSCAPE PLAN

L1.0