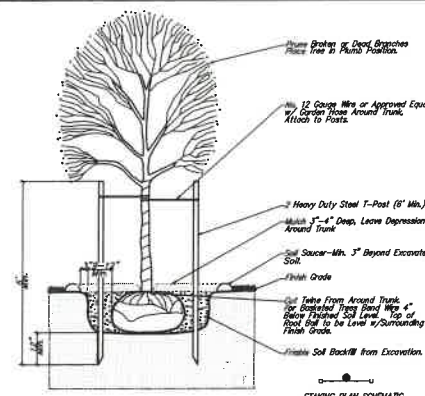


### LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded according to the plant list recommendations.
- Trees with broken leaders or no central leader will not be accepted.
- 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 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 until established and final acceptance.

### 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.



**1 TREE PLANTING & STAKING DETAIL**  
 Section Through Tree Trunk  
 Evergreen Trees Larger than 6\"/>

### PLANT LIST

- TREES**
- 3 - Green Vase Zelkova (Zelkova serrata 'Green Vase'), size: 2\"/>
- GROUND COVER**
- 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/1F
  - Street Frontage, Greenwich: 205.00 LF
  - Required Street Yard: 4,100.0 SF
  - Street Yard Provided: 7,756.3 SF
- STREET TREES**
- Trees Required (1 Tree/500SF) = 8.2 = 9 trees
  - Trees Provided: 5 shade & 4 Evergreen 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 & 424 lf cedar plank fence.
  - Buffer Trees Required (1 tree per 40 LF): 538/40 = 13.5 Trees
  - Trees Provided: 14 Evergreen Shade Trees (Evergreen that reaches 20' Height)

### LEGAL DESCRIPTION

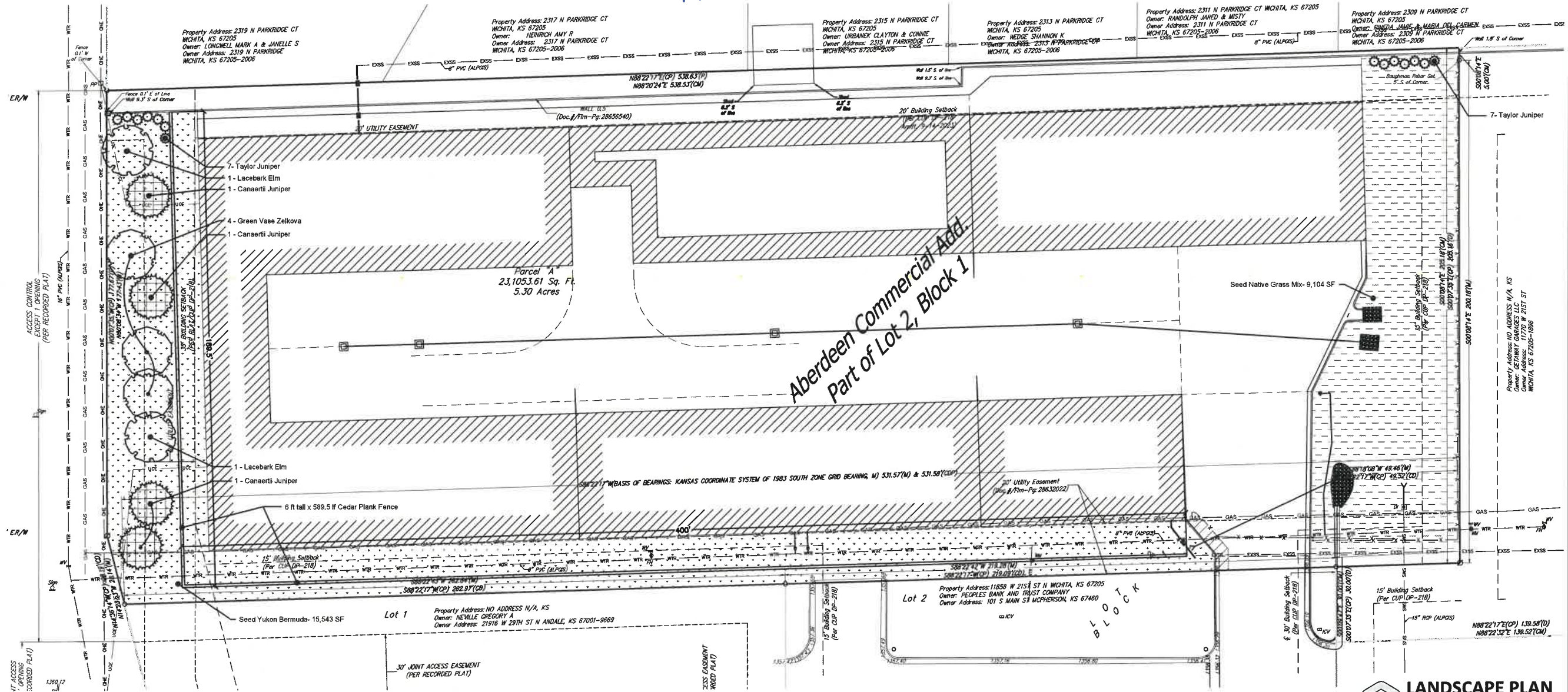
That part of Lot 2, Block 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas, described as commencing at the southeast corner of said Lot 2; thence S88°30'08\"/>

### SITE INFORMATION

Total Area:	±110,281.7 sq. ft. (2.53 acres)
Disturbed Area:	±104,715.9 sq. ft. (2.40 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±80,130.1 sq. ft. (1.84 acres)

# LANDSCAPE PLAN

APPROVED 7/18/25 BY [Signature]  
 DP-218



**LANDSCAPE PLAN**  
 SCALE 20 0 20

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



**Sandlot Condos - Aberdeen**  
 11848 W 21st St  
 Wichita, KS 67205

REVISION: DATE:

PROJECT NUMBER:  
23-10-E629

DESIGN: PDM DRAWN: PDM  
 DATE: July 2, 2025

**LANDSCAPE PLAN**

**L1.0**