

LANDSCAPE PLAN

APPROVED 11/14/05 BY *Paul J*
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PROJECT NUMBER
25125

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Wichita, Kansas

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OF

LANDSCAPE NOTES

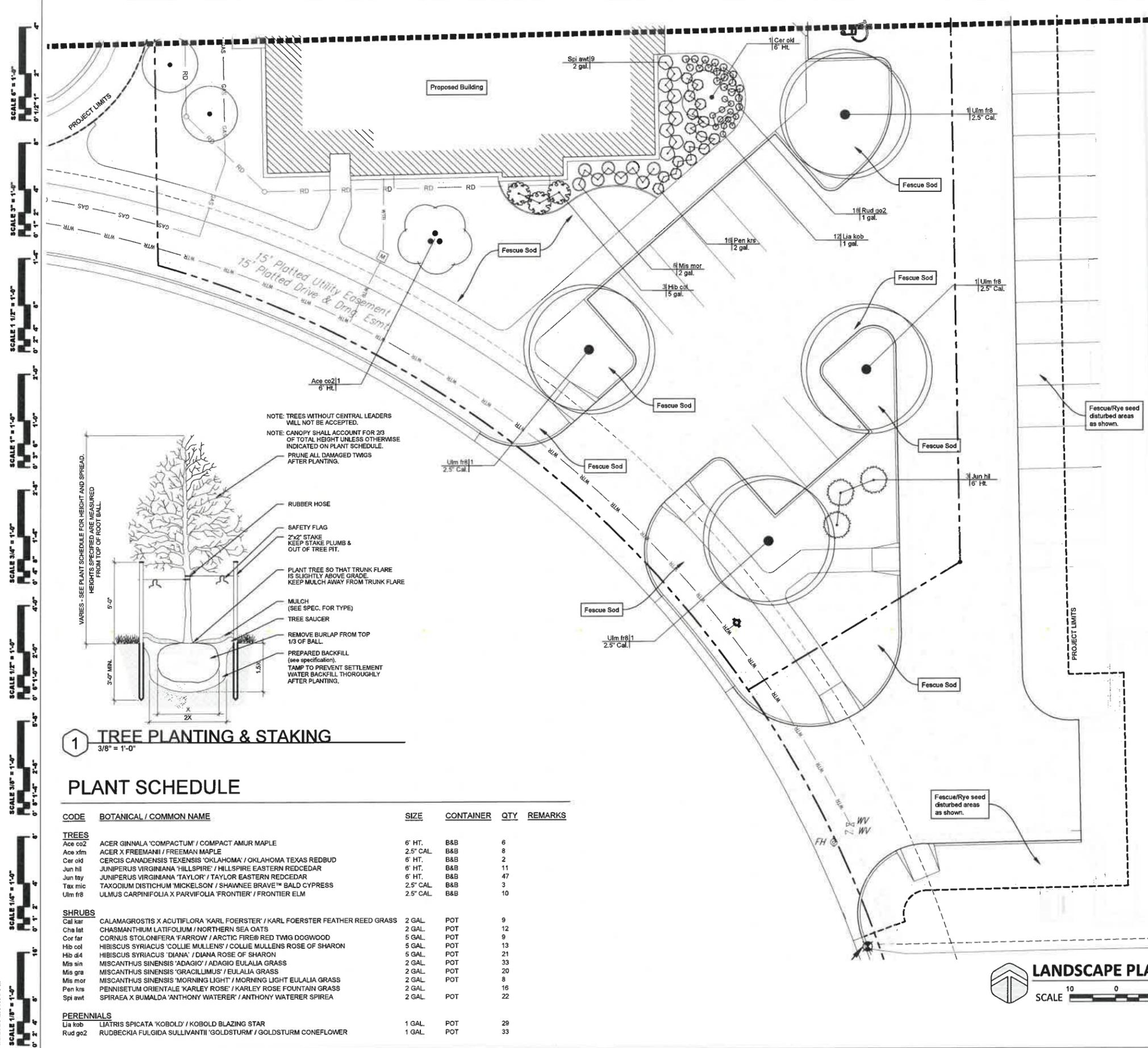
- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by 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 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.

LANDSCAPE PLAN
SCALE 10 0 10

BAUGHMAN
315 S. Ellis, Wichita, KS 67211 (316) 262-7271
BaughmanCo.com



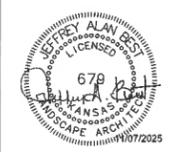
1 TREE PLANTING & STAKING

3/8" = 1'-0"

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES					
Ace co2	ACER GINNALA 'COMPACTUM' / COMPACT AMUR MAPLE	6' HT.	B&B	6	
Ace xfm	ACER X FREEMANI / FREEMAN MAPLE	2.5' CAL	B&B	8	
Car old	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	6' HT.	B&B	2	
Jun hil	JUNIPERUS VIRGINIANA 'HILLSPIRE' / HILLSPIRE EASTERN REDCEDAR	6' HT.	B&B	11	
Jun tay	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	6' HT.	B&B	47	
Tax mic	TAXODIUM DISTICHUM 'MICKELSON' / SHANNEE BRAVE™ BALD CYPRESS	2.5' CAL	B&B	3	
Ulm fr8	ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' / FRONTIER ELM	2.5' CAL	B&B	10	
SHRUBS					
Cal kar	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL	POT	9	
Cha lat	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	2 GAL	POT	12	
Cor far	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	POT	9	
Hib col	HIBISCUS SYRIACUS 'COLLIE MULLENS' / COLLIE MULLENS ROSE OF SHARON	5 GAL	POT	13	
Hib d4	HIBISCUS SYRIACUS 'DIANA' / DIANA ROSE OF SHARON	5 GAL	POT	21	
Mis sin	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	2 GAL	POT	33	
Mis gra	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	2 GAL	POT	20	
Mis mor	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	2 GAL	POT	8	
Pen krs	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	2 GAL	POT	16	
Spi awt	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA	2 GAL	POT	22	
PERENNIALS					
Lia kob	LIATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR	1 GAL	POT	29	
Rud go2	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	1 GAL	POT	33	

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APPROVED 11/14/25 BY *RSJ*
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LEGAL DESCRIPTION

Lot 4, Block 1, Tallgrass East Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part described as Beginning at the northeast corner of said Lot 4; thence on an Assumed Bearing of S01°13'50"E, coincident with the east line of said Lot 4, 361.50 feet to the southeast corner of said Lot 4; thence S88°46'10"W, coincident with the south line of said Lot 4, 214.69 feet to the southwest corner of said Lot 4; thence northwesterly coincident with the west line of said Lot 4, said line being a curve to the left, having a central angle of 17°11'35", a radius of 235.00 feet, an arc length of 70.52 feet (having a chord of 70.25 feet bearing N26°03'30"W); thence N59°01'09"E, 53.45 feet; thence N01°15'49"W, 271.25 feet to the north line of said Lot 4; thence N88°46'10"E, coincident with the north line of said Lot 4, 198.00 feet to the point of beginning.

SITE INFORMATION

Property Area:	±43,301 sq. ft. (0.99 acres)
Disturbed Area:	±54,044 sq. ft. (1.24 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±27,860 sq. ft. (0.64 acres)

BENCHMARKS

- Site Benchmark - 1
"L" chiseled on top of headwall of storm sewer south end of existing detention basin in Reserve D
Elevation = 1397.67 (NAVD 88)
- Site Benchmark - 2
"C" chiseled on top of curb located at the SW corner of Lot 4 (Parcel B).
Elevation = 1394.41 (NAVD 88)

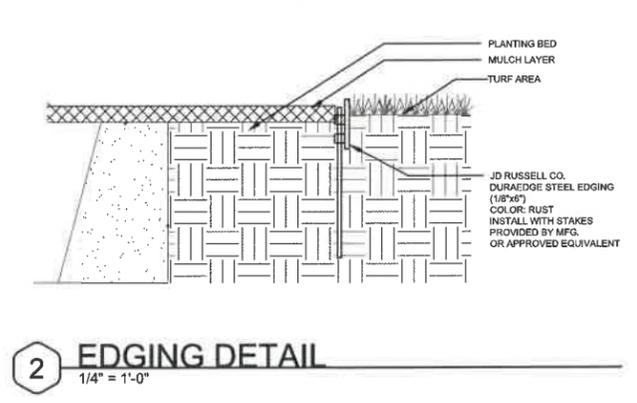
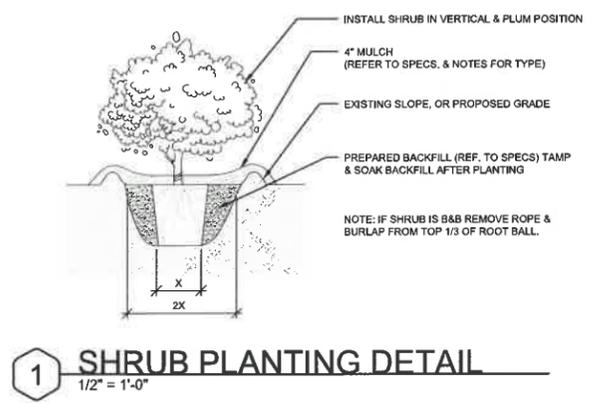
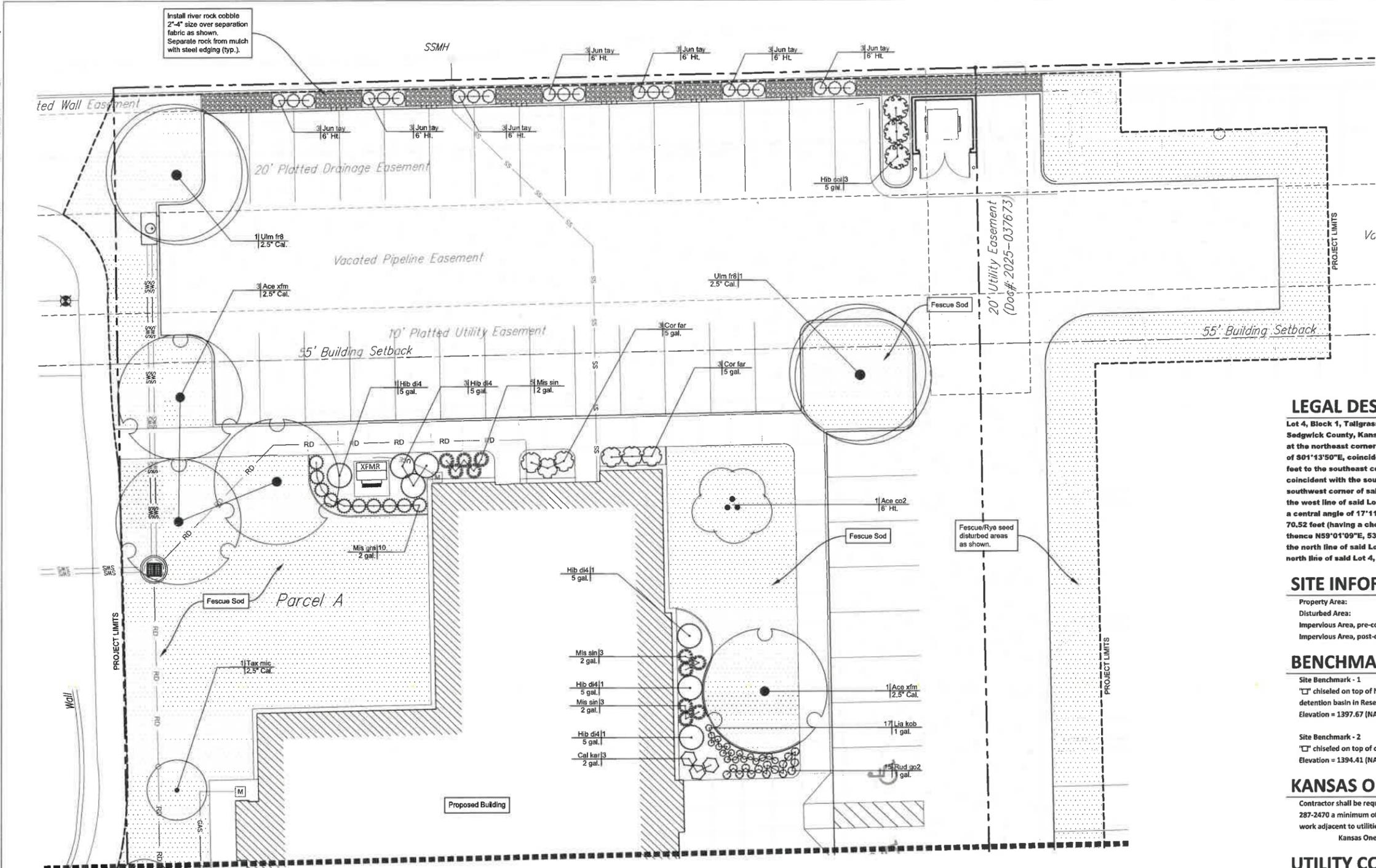
KANSAS ONE CALL

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

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
Energy (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**
NA - Property is not adjacent to a street right-of-way.
- BUFFERS**
West property line. 6' screen wall to be installed on west side of access drive to provide screening of property.
Trees required: 1 tree/40 LF
200 LF / 40 = 5 trees required
200 LF / 40 = 21 trees provided
- PARKING LOT SCREENING**
NA - Property is not adjacent to a street right-of-way.
- PARKING LOT TREES**
Trees required 67 stalls/20 : 3.35 trees = 4 trees
Trees Provided: 7 Shade trees provided