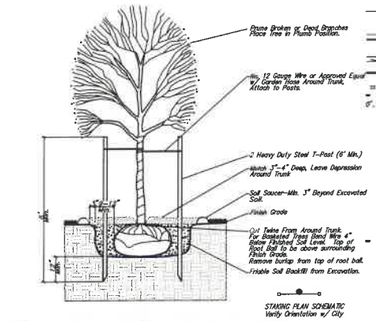
LANDSCAPE NOTES

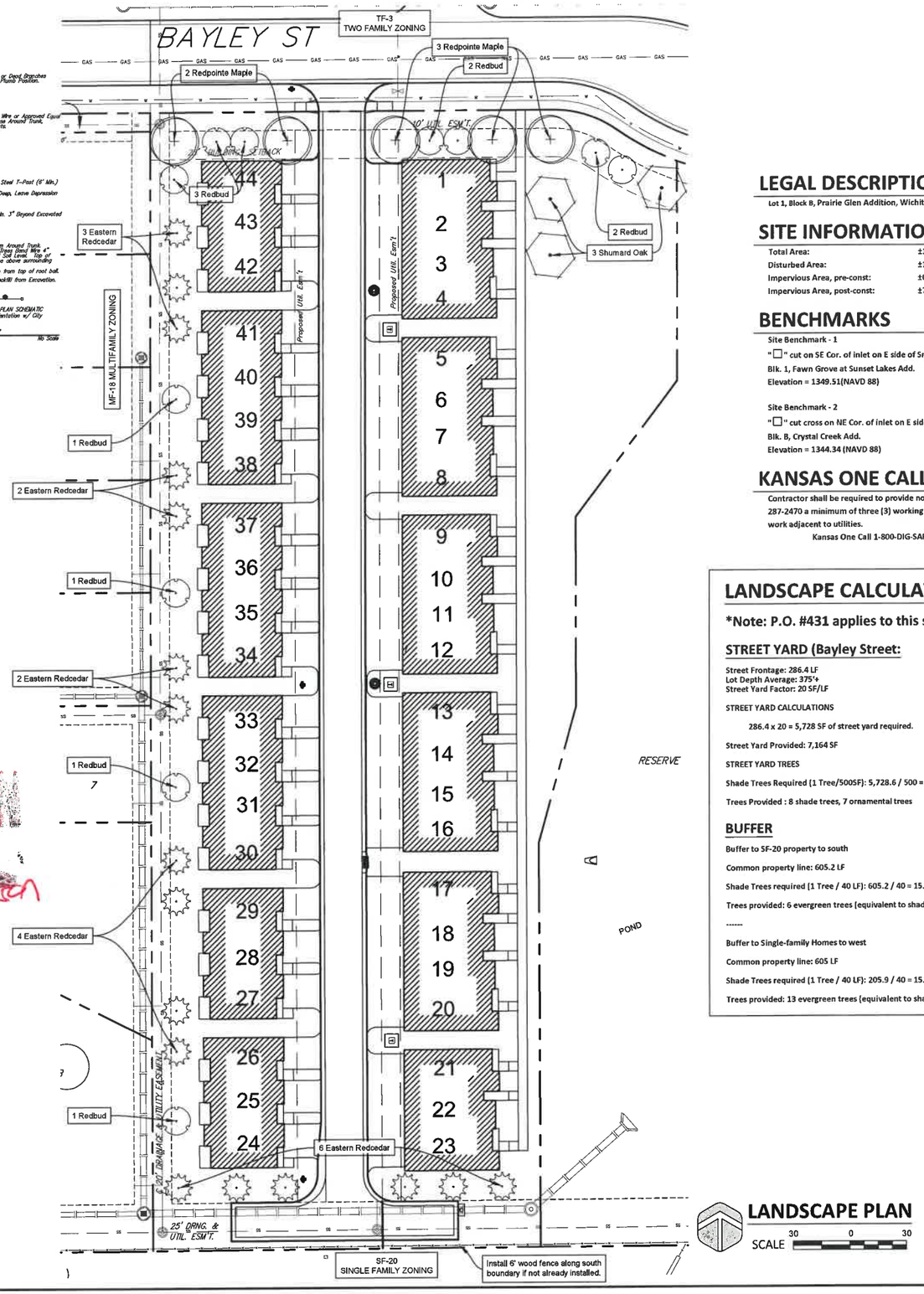
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded with bermuda grass at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre (or other per Owner).
3. Trees with broken leaders or no central leader will not be accepted.
4. 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".
5. 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.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. 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.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. 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.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. 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.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. 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.
16. 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.
17. Landscape to be watered manually. If automatic system is requested by owner, contractor to consult Irrigation notes below.

IRRIGATION NOTES

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. 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.
4. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. 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.
7. 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.
8. 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.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.



1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
+	Ace fjr	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE	2" CAL.	5
·	Cer okl	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	2" CAL.	11
·	Jun eas	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6' HT.	17
·	Que shu	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL.	3

PO. 431

LANDSCAPE PLAN
APPROVED
8/17/26
BY Greg Sheaton

LEGAL DESCRIPTION

Lot 1, Block B, Prairie Glen Addition, Wichita, Sedgwick County, Kansas

SITE INFORMATION

Total Area:	±140,564.5 sq. ft. (3.22 acres)
Disturbed Area:	±140,564.5 sq. ft. (3.22 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±76,484 sq. ft. (1.76 acres)

BENCHMARKS

Site Benchmark - 1
"☐" cut on SE Cor. of inlet on E side of Smithmoor St. near SW Cor. Lot 16, Blk. 1, Fawn Grove at Sunset Lakes Add.
Elevation = 1349.51(NAVD 88)

Site Benchmark - 2
"☐" cut cross on NE Cor. of inlet on E side of Shilog St. near NW Cor. Lot 1, Blk. B, Crystal Creek Add.
Elevation = 1344.34 (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

LANDSCAPE CALCULATIONS

Note: P.O. #431 applies to this site

STREET YARD (Bayley Street:

Street Frontage: 286.4 LF
Lot Depth Average: 375'+
Street Yard Factor: 20 SF/LF

STREET YARD CALCULATIONS

286.4 x 20 = 5,728 SF of street yard required.

Street Yard Provided: 7,164 SF

STREET YARD TREES

Shade Trees Required (1 Tree/500SF): 5,728.6 / 500 = 11.5 trees required

Trees Provided : 8 shade trees, 7 ornamental trees

BUFFER

Buffer to SF-20 property to south

Common property line: 605.2 LF

Shade Trees required (1 Tree / 40 LF): 605.2 / 40 = 15.1 trees required

Trees provided: 6 evergreen trees (equivalent to shade trees)

Buffer to Single-family Homes to west

Common property line: 605 LF

Shade Trees required (1 Tree / 40 LF): 205.9 / 40 = 15.1 trees required

Trees provided: 13 evergreen trees (equivalent to shade trees), 5 ornamental trees

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

AARON HARMON LICENSED 886 07/21/2026 KANSAS LANDSCAPE ARCHITECT

PRAIRIE GLEN MULTIFAMILY

S. GREENWICH ROAD, WEST SIDE, BETWEEN KELLOGG & HARRY ST.
WICHITA, KS 67207

REVISION:	DATE:
A City comments	07/21/2026

PROJECT NUMBER: 25-10-E289
DESIGN: DRAWN:
DATE: 06/25/2026

LANDSCAPE PLAN

L1.0

File: E:\Projects\Prairie Glen Multifamily\Engineering\PG MF Base.dwg