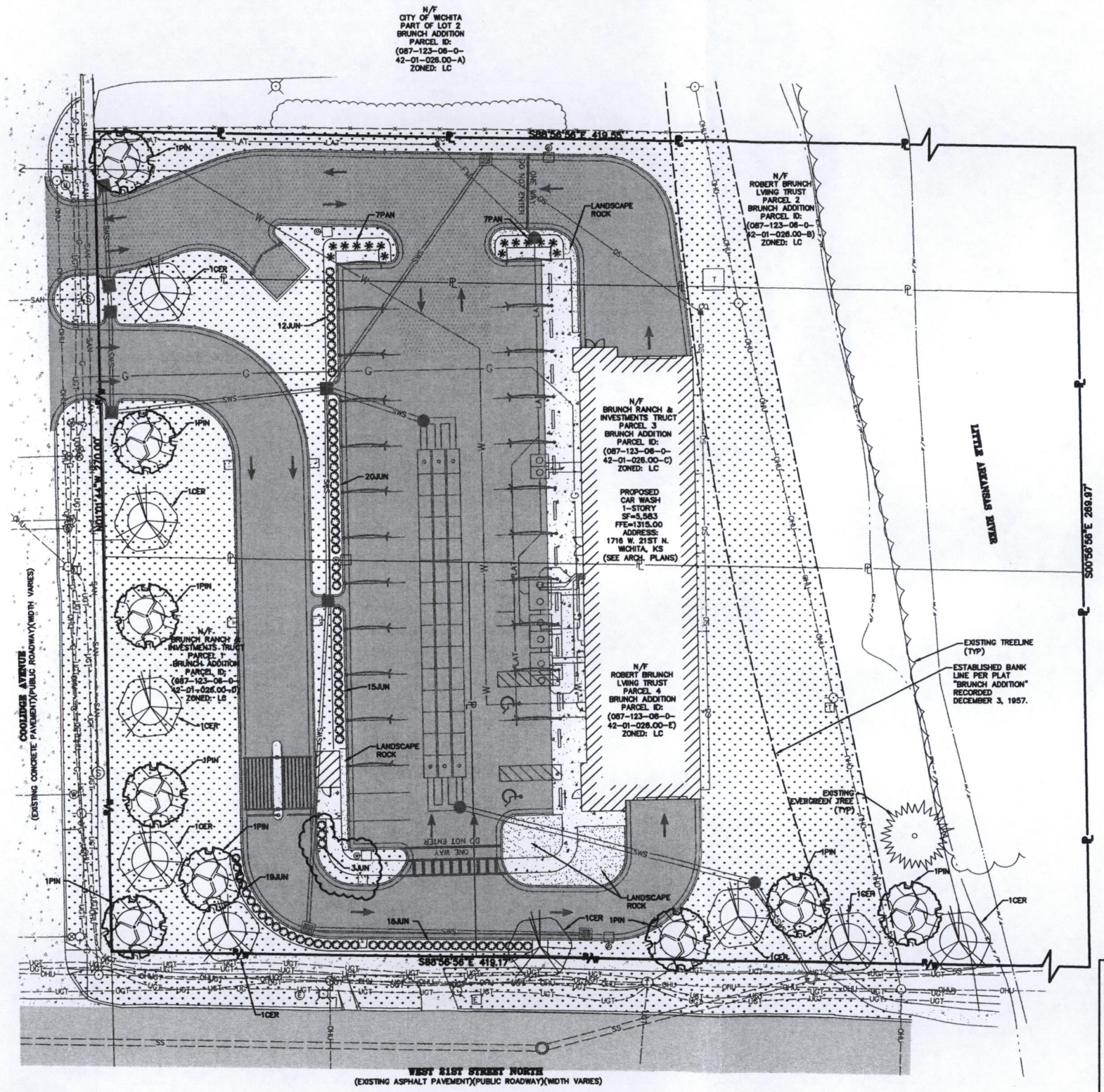
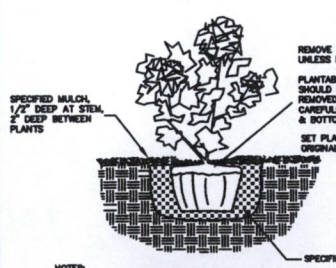
LANDSCAPE PLAN

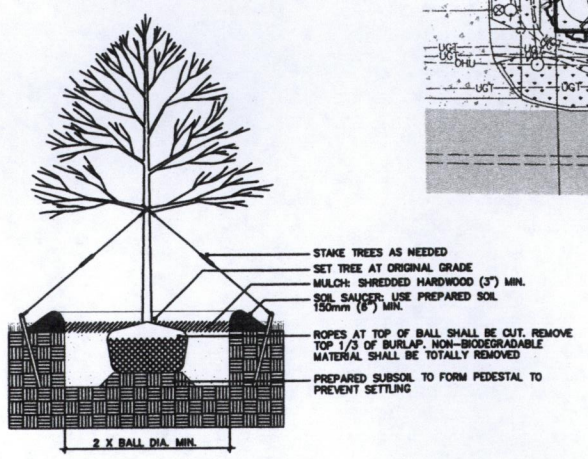
LANDSCAPE LEGEND

- PINYON PINE "PIN"
- REDBUD "CER"
- SEA GREEN JUNIPER "JUN"
- SWITCH GRASS 'HEAVY METAL' "PAN"
- AREAS TO BE SODDED
- LANDSCAPE ROCK





NOTE:
1. WATER THOROUGHLY FOLLOWING PLANTING.
2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.



DECIDUOUS TREE PLANTING

OWNER:	DEVELOPER:
BRUNCH RANCH & INVESTMENTS TRUST 8100 E 22ND ST. WICHITA, KS 67226	CLUB CARWASH OPERATING, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO 65201
OWNER: ROBERT A BRUNCH LIVING TRUST 8100 E 22ND ST. WICHITA, KS 67226	

NOTE: ALL TREES OR SHRUBS IN GRASS AREAS SHALL HAVE A MULCH BED AROUND THEM.

NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE: ALL MULCH SHALL BE BLACK IN COLOR.

NOTE: ALL SOD TO BE TALL FESCUE.

NOTE: THE SEA GREEN JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 36" IN HEIGHT AT THE TIME OF INSTALLATION.

LANDSCAPE PLAN
APPROVED 7/6/21 BY NES
CON 2021-15
(supersedes 4/13/21 plan)

SCALE: 1"=20'
APRIL 2021

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
DECIDUOUS TREES					
9	Cercis canadensis	Redbud	2 IN	AS SHOWN	B&B
9	Pinus edulis	Pinyon Pine	2 IN	AS SHOWN	B&B
SHRUBS					
87	Juniperous chinensis "Sea Green"	Sea Green Juniper	7 GAL	AS SHOWN	CONT
PERENNIALS					
14	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

NOTES:

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4' DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
9. SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
10. SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.

LANDSCAPE REQUIREMENTS:

THE MINIMUM AMOUNT OF LANDSCAPED STREET YARD WHICH ARE ADJACENT TO AT-GRADE EXPRESSWAY OR FREEWAY FRONTAGE ROADS, ARTERIAL OR COLLECTOR STREETS SHALL BE BASED ON SQUARE FOOTAGE PER AVERAGE LINEAR FOOT OF LOT DEPTH.

THERE SHALL BE A MINIMUM OF ONE (1) SHADE TREE FOR EVERY FIVE HUNDRED (500) SQUARE FEET OF THE REQUIRED MINIMUM LANDSCAPED STREET YARD.

THE SQUARE FOOTAGE PER LINEAR FOOT OF STREET FRONTAGE MAY BE REDUCED BY TWENTY (20) PERCENT IF THE MINIMUM PLANTING SIZE OF MATERIALS IS INCREASED BY ONE HUNDRED (100) PERCENT OR MORE.

CUP FOR SITE REQUIRES 1.5 TIMES THE PLANTING REQUIREMENTS OF THE CITY OF WICHITA AND 50% OF THESE PLANTINGS SHOULD BE CONIFEROUS TREES.

COOLIDGE
AVERAGE LOT WIDTH = 270 LINEAR FEET (FACTOR OF 10)

270 LN. FT. X 10 X (20%) = 540 SQ. FT.
2,700 - 540 = 2,160 SQ. FT.
2,160 X 1.5 = 3,240 SQ. FT.

3,240 / 500 SQ. FT. = 7 TREES REQUIRED
7 TREES PROVIDED

W 21ST ST N
AVERAGE LOT WIDTH = 419 LINEAR FEET (FACTOR OF 10)

419 LN. FT. X 10 X (20%) = 838 SQ. FT.
4,190 - 838 = 3,352 SQ. FT.
3,352 X 1.5 = 5028 SQ. FT.

5,028 / 500 SQ. FT. = 11 TREES REQUIRED
11 TREES PROVIDED

North Office
8100 E 22nd Street
Wichita, Kansas 67226
316-337-6275 (tel.)
316-337-6711 (fax)
www.cochranengineering.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Kansas State Certificate of Authority Number: E-2927

Two working days prior to the start of any excavation call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be followed. (ie. Trenching, Shoring, etc.)

KURTIS J. DANIELS LICENSED KANSAS PROFESSIONAL ENGINEER
KURTIS J. DANIELS
E-26277

SITE IMPROVEMENT PLANS
CLUB CARWASH
WICHITA, KS

REV. NO.	DATE	REVISION	DRN. BY	APPD. BY
1	06/14/21	PER CITY COMMENTS	KAF	KJD
2	06/31/21	PER CITY COMMENTS	EMB	KJD

LANDSCAPE PLAN

DRN. BY: KAF	APPD. BY: KJD
DATE: APR. 2021	
SCALE: 1:20	
PROJ. NO: M20-7933A	
DWG. NO: C16	

Kansas 811

DWG NAME: J:\2020\M20-7933 - CCW 1716 W 21st St, Wichita, KS\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M20-7933_C16_LANDSCAPE PLAN.dwg LAYOUT TAB: C11 PLOTTED ON: Jul 01, 2021 - 8:48am PLOTTED BY: EBrown