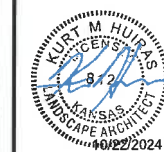




BAUGHMAN COMPANY

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



ALL STATES EXTERIORS
LOT 1, BLK. A, WESTPORT 3RD ADD.
WICHITA, KS

REVISION: DATE:
CITY COMMENTS
Landscape 10/22/2024

PROJECT NUMBER:
22-08-E282
DESIGN: TJW DRAWN: KMH
DATE: 12/09/2022

SITE LANDSCAPE PLAN

L1.0

LANDSCAPE PLAN

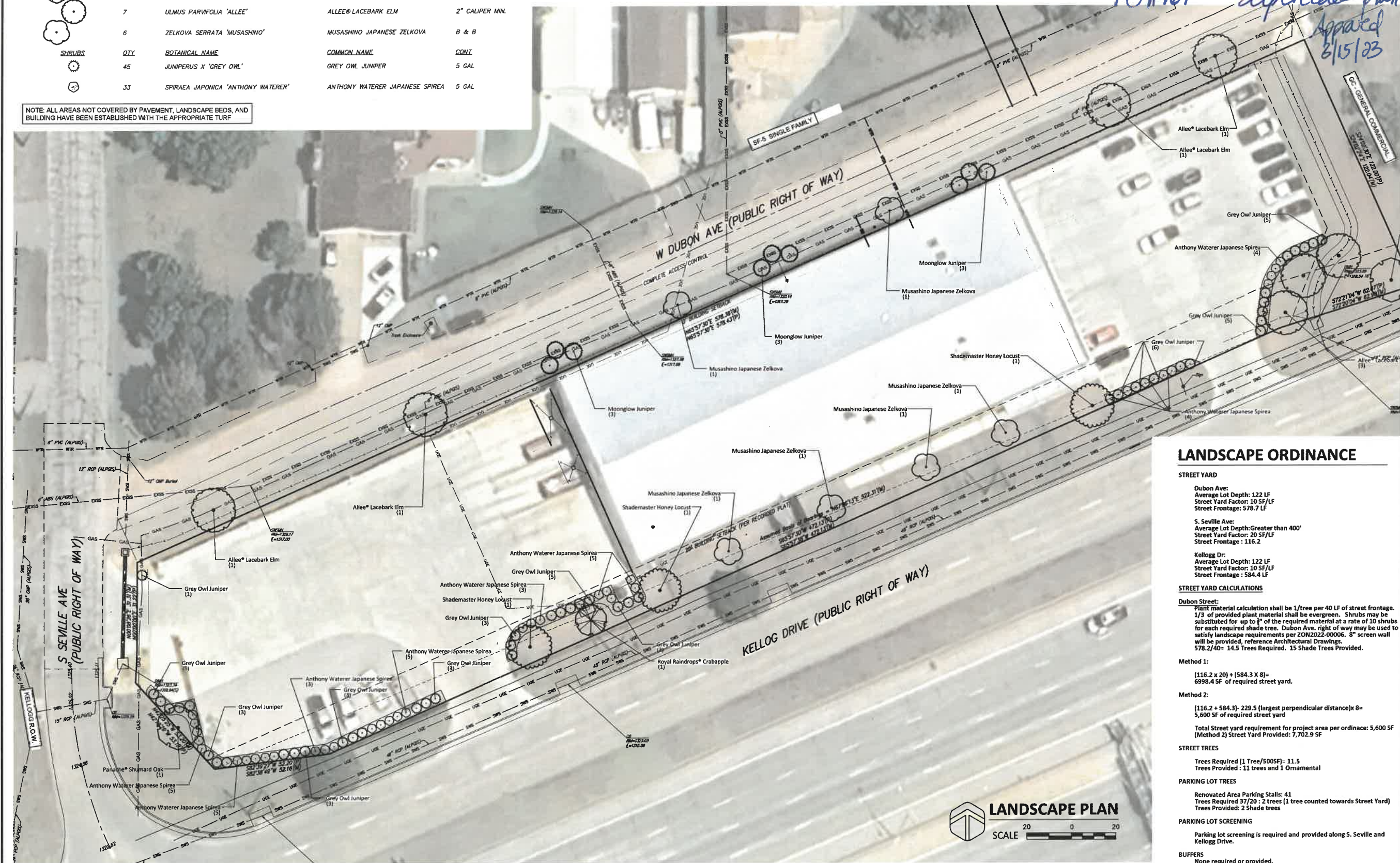
APPROVED 12/30/24
PO#167
Supercedes plan
Approved 8/15/23

LEGEND

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

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	3	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	10 GAL
	9	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	5' TALL MIN.
	1	MALUS X 'JFS-KWS'	ROYAL RAINDROPS® CRABAPPLE	B & B
	2	QUERCUS SHUMARDII 'QSFTC'	PANACHE® SHUMARD OAK	2" CALIPER MIN.
	7	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	2" CALIPER MIN.
	6	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO JAPANESE ZELKOVA	B & B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	45	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	5 GAL
	33	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER JAPANESE SPIREA	5 GAL

NOTE: ALL AREAS NOT COVERED BY PAVEMENT, LANDSCAPE BEDS, AND BUILDING HAVE BEEN ESTABLISHED WITH THE APPROPRIATE TURF



LANDSCAPE ORDINANCE

STREET YARD

Dubon Ave:
Average Lot Depth: 122 LF
Street Yard Factor: 10 SF/LF
Street Frontage: 578.7 LF

S. Seville Ave:
Average Lot Depth: Greater than 400'
Street Yard Factor: 20 SF/LF
Street Frontage: 116.2

Kellogg Dr:
Average Lot Depth: 122 LF
Street Yard Factor: 10 SF/LF
Street Frontage: 584.4 LF

STREET YARD CALCULATIONS

Dubon Street:
Plant material calculation shall be 1/tree per 40 LF of street frontage. 1/3 of provided plant material shall be evergreen. Shrubs may be substituted for up to 1/3 of the required material at a rate of 10 shrubs for each required shade tree. Dubon Ave. right of way may be used to satisfy landscape requirements per ZON2022-00006. 8" screen wall will be provided, reference Architectural Drawings. 578.2/40= 14.5 Trees Required. 15 Shade Trees Provided.

Method 1:
[116.2 x 20] + [584.3 x 8] = 6998.4 SF of required street yard.

Method 2:
[116.2 + 584.3] - 229.5 (largest perpendicular distance) x 8 = 5,600 SF of required street yard

Total Street yard requirement for project area per ordinance: 5,600 SF (Method 2) Street Yard Provided: 7,702.9 SF

STREET TREES

Trees Required (1 Tree/500SF) = 11.5
Trees Provided : 11 trees and 1 Ornamental

PARKING LOT TREES

Renovated Area Parking Stalls: 41
Trees Required 37/20 : 2 trees (1 tree counted towards Street Yard)
Trees Provided: 2 Shade trees

PARKING LOT SCREENING

Parking lot screening is required and provided along S. Seville and Kellogg Drive.

BUFFERS

None required or provided.

