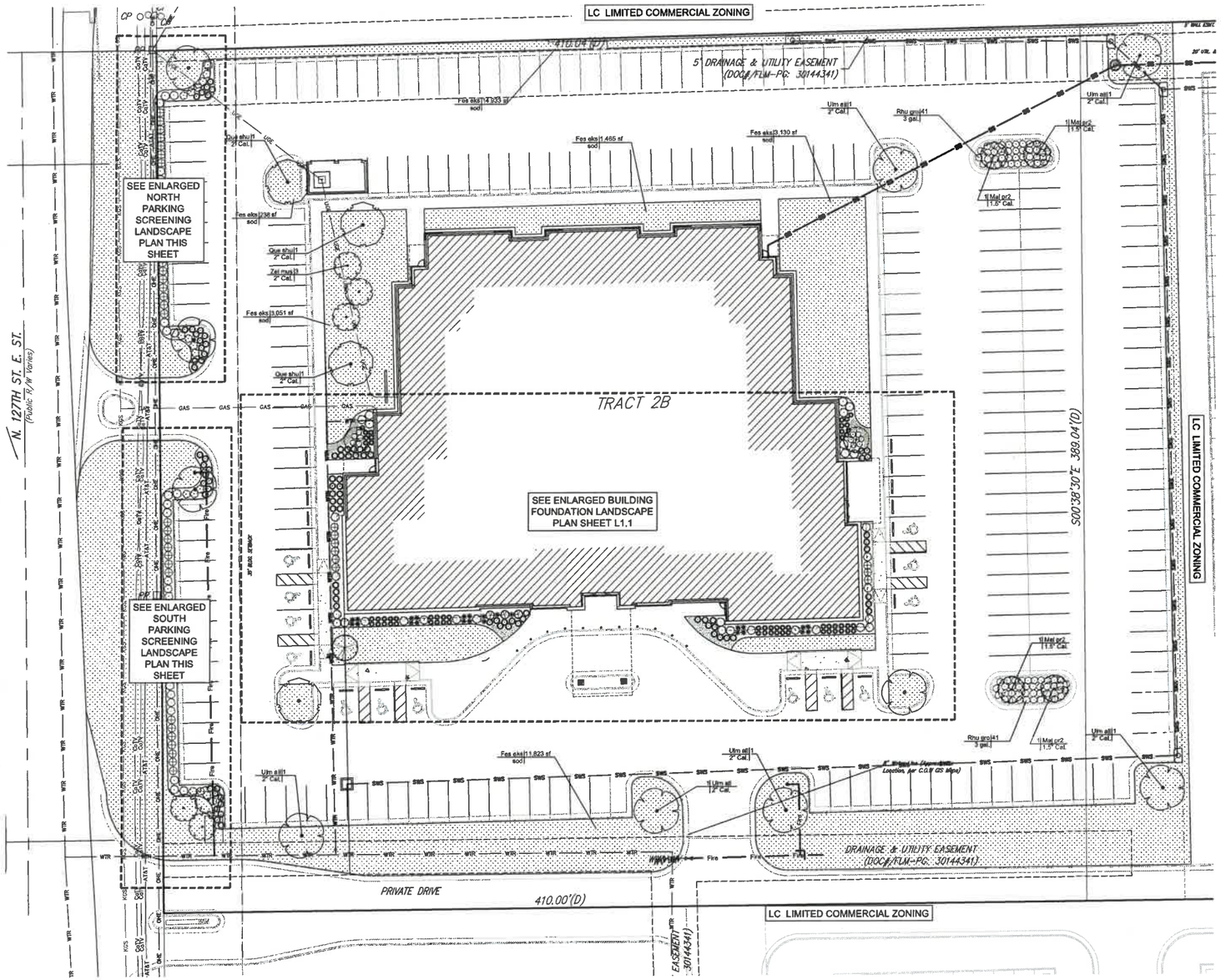

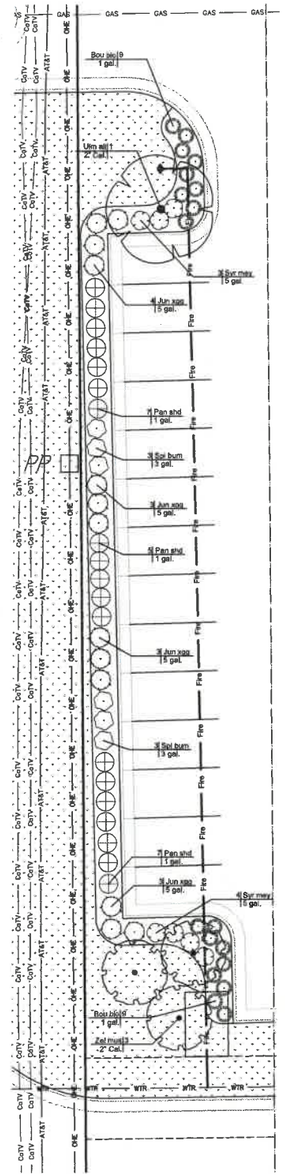

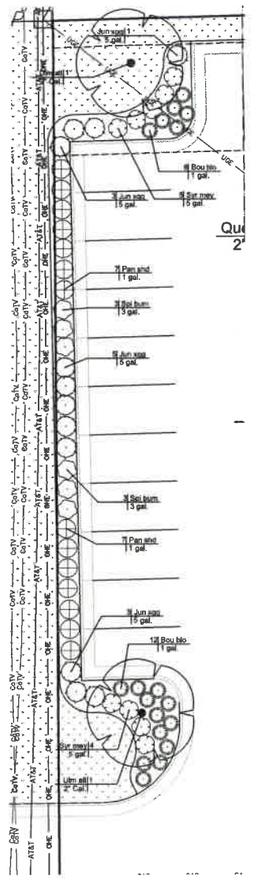

LEGAL DESCRIPTION

Part of Lot 2, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±174,224.9 sq. ft. (4.00 acres)
Disturbed Area:	±174,224.9 sq. ft. (4.00 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±131,955.4 sq. ft. (3.03 acres)

BENCHMARKS

Site Benchmark - 1
Chiseled Square cut on Top of Curb, 110.41' W. & 6.91' N. of SW Cor. of subject property.
Elevation=1381.83 (NAVD88)

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.
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Evergy (Electric)	383-8650
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AT&T (Telecommunication)	268-2759
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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
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Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

LANDSCAPE ORDINANCE

STREET YARD

N 127th St. E. :
Average Lot Depth: 450.00'
Street Yard Factor: 20 SF/LF
Street Frontage : 383.15 LF

STREET YARD CALCULATIONS

(383.15x 20) = 7663.0 SF of required street yard.
Street Yard Provided: 9,282.7 SF

STREET TREES

Trees Required (1 Tree/500SF)= 15 Trees
Trees Provided : 14 Shade Trees, 2 Ornamental Trees

PARKING LOT TREES

Parking Stalls: 263
Trees Required (263/20): 13
Trees Provided: 5 Shade Trees, 4 Ornamentals + 6 Street trees

PARKING LOT SCREENING

Required and provided along N 127th St. E. Drive to south of site is private, no screening required.

BUFFERS

None required or provided.

OVERALL LANDSCAPE PLAN

SCALE 20 0 20

ENLARGED SOUTH PARKING SCREENING LANDSCAPE PLAN

SCALE 10 0 10

ENLARGED NORTH PARKING SCREENING LANDSCAPE PLAN

SCALE 10 0 10

LEGEND

Existing Utilities

UGE	UGE	UGE	Electric Underground
OHE	OHE	OHE	Electric Overhead
WTR	WTR	WTR	Water Line
GAS	GAS	GAS	Gas Line
PIPELINE		PIPELINE	Petroleum Pipeline
SWS	SWS	SWS	Storm Water Sewer Pipe
EXSS	EXSS	EXSS	Sanitary Sewer Line
AT&T		AT&T	Telecommunication (AT&T)
CoTV	CoTV	CoTV	Telecommunication (Cox)

Proposed Utilities

UGE	UGE	UGE	Electric Underground
WTR	WTR	WTR	Water Line
SS	SS	SS	Sanitary Sewer Line
GAS	GAS	GAS	Gas Service Line
RD	RD	RD	Storm Sewer Roof Drain
Fire	Fire	Fire	Fire Sprinkler Line
SWS	SWS	SWS	Storm Water Sewer
TELE	TELE	TELE	Telecom/Data Conduit

CUP DP-238
LANDSCAPE PLAN
APPROVED 4/30/26

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KURT M. HARRIS
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04/10/2026

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PCA CLINIC
PRIMARY CARE ASSOCIATES
12830 E 21ST STREET, WICHITA, KS, 67206

PROJECT NO.	YY-0001
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OVERALL LANDSCAPE PLAN

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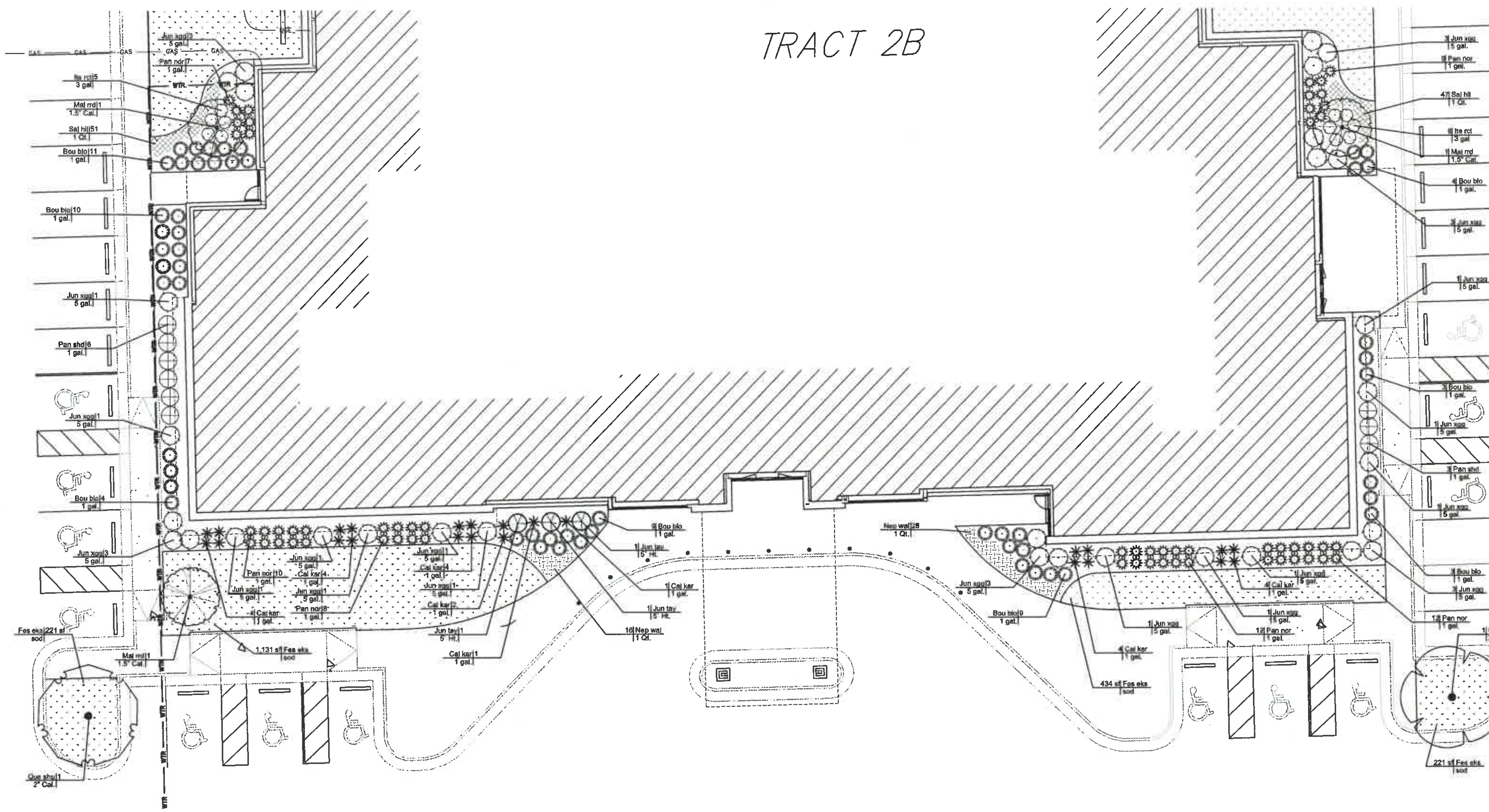
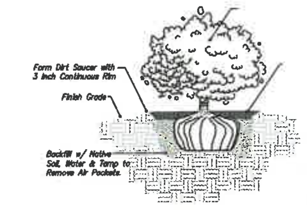
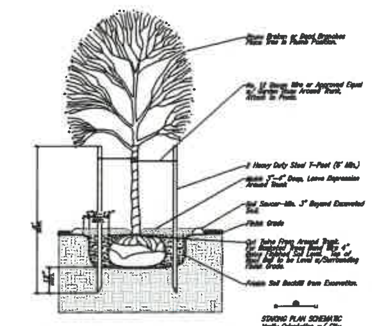


ENLARGED BUILDING FOUNDATION LANDSCAPE PLAN

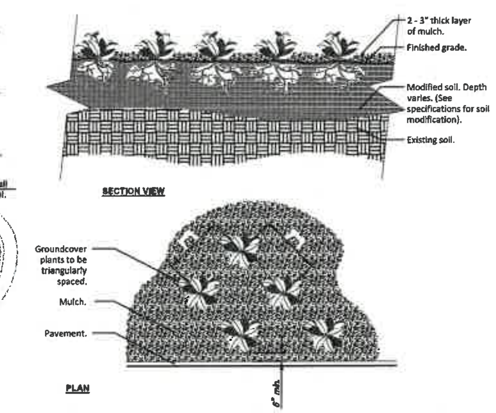
SCALE 10 0 10



1 SHRUB PLANTING DETAIL



2 TREE PLANTING & STAKING DETAIL



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the perperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

3 GROUNDCOVER PLANTING

LEGEND

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

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Jun tay	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	5' HT.	POT	3
	Mal rrd	MALUS X 'JFS-KW5' / ROYAL RAINDROPS® CRABAPPLE	1.5" CAL.	B&B	3
	Mal pr2	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	4
	Que shu	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL.	B&B	4
	Ulm all	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	2" CAL.	B&B	10
	Zel mus	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B	6
SHRUBS					
	Ite rct	ITEA VIRGINICA 'SMNIVMM' / FIZZY MIZZY® SWEETSPIRE	3 GAL	POT	11
	Jun xgg	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	5 GAL.	POT	56
	Rhu gro	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL.		82
	Spi bum	SPIRAEA X BUMALDA / BUMALD SPIREA	3 GAL.	POT	12
	Syr mey	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	5 GAL.	POT	16
ORNAMENTAL GRASSES					
	Bou blo	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	89
	Cal kar	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	24
	Pan nor	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL.	POT	58
	Pan shd	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.	POT	42

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	Nep wal	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 QT.	POT	18" o.c.	44
	Sal hil	SALVIA NEMOROSA 'BLUE HILL' / BLUE HILL MEADOW SAGE	1 QT.	POT	12" o.c.	98
SOD/SEED						
	Fes eks	FESTUCA X KANSAS PREMIUM BLEND / KANSAS PREMIUM BLEND	SOD			37,000 SF

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. 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.
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.
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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.

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BaughmanCo.com

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PROJECT NO. YY-0001

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OR PERMIT	0 APR 26

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ENLARGED LANDSCAPE PLAN AND NOTES

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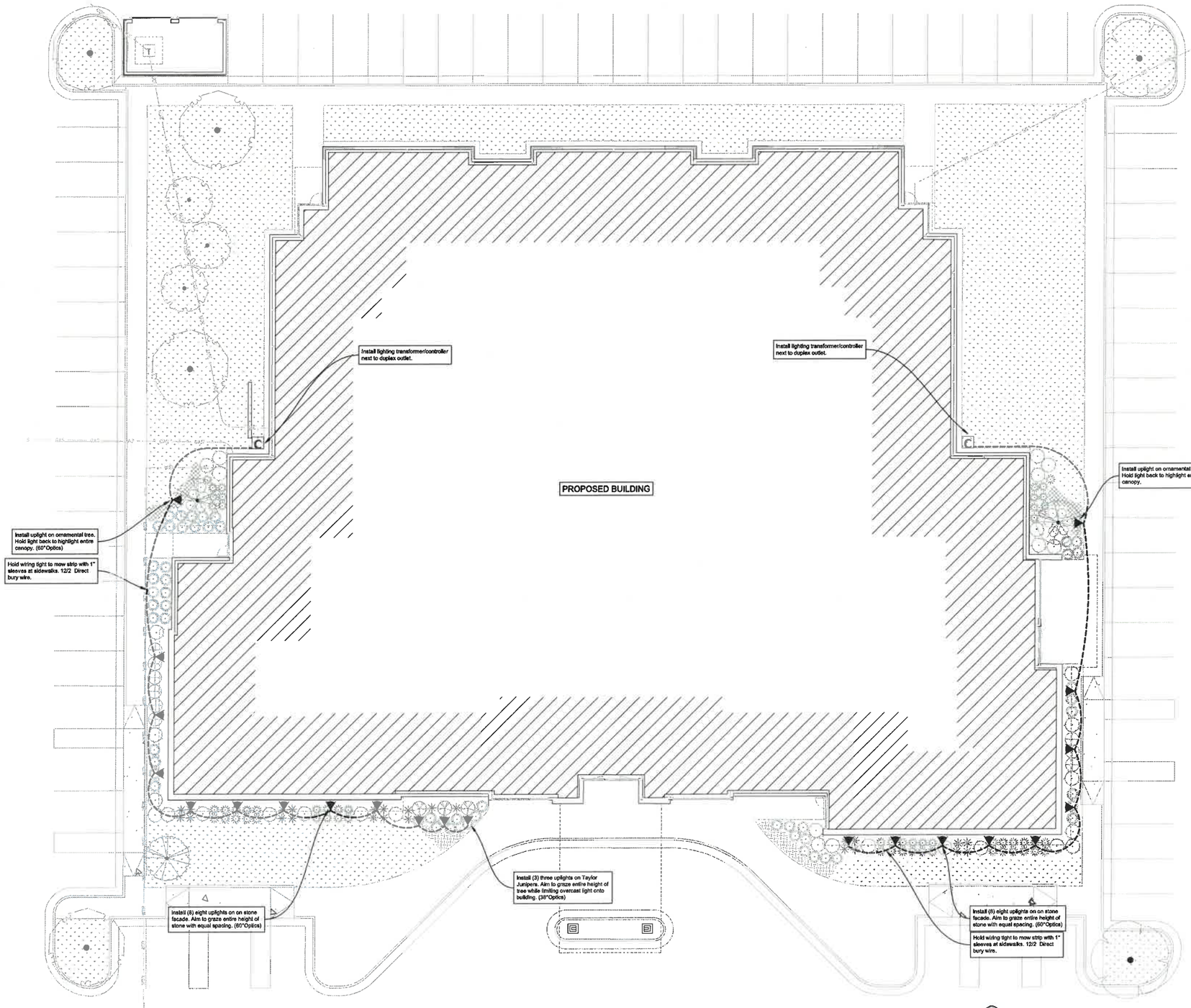

LANDSCAPE LIGHTING PLAN

SCALE 10 0 10

LEGAL DESCRIPTION

Part of Lot 2, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

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Disturbed Area:	±174,224.9 sq. ft. (4.00 acres)
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	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

LANDSCAPE LIGHTING NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Landscape lighting and equipment: Volt Landscape Lighting (or approved equivalent)
3. Landscape Lighting Specification:
   - Integrated LED fixtures, dimable
   - Spot Lights: GS Infiniti (Bronze)
   - 9" Solid Brass Stake
   - Set to 4000K
   - Optics (per plan)
   - Include: Volt RF Remote Control
4. Lighting Transformer Specification:
   - 300w Clamp-Connect, Low-Voltage Transformer
   - Include Astronomical Digital Clock
   - Include 3" PVC conduit (24" length)
5. Wire:
   - 12/2 Direct-Bury low-voltage wire
   - Bury 6"-8" below grade along mow strip or concrete sidewalk
6. Fully instruct owner or building manager on equipment, maintenance, and operation of landscape lighting upon completion.

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KURT M. HUBER LICENSED KANSAS LANDSCAPE ARCHITECT
04/10/2026

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LANDSCAPE LIGHTING PLAN

L1.2