



HANNEY & ASSOCIATES, ARCHITECTS
 1728 South Hillside, Wichita, Kansas, 67211
 Phone (316) 683-8965
 Fax (316) 684-1441

LEGAL DESCRIPTION

Lot 2, Block A, Sedgwick County Juvenile Detention Center, Wichita, Sedgwick County, KS

SITE INFORMATION

Total Area:	±259,947.8 sq. ft. (5.97 acres)
Disturbed Area:	±108,146.5 X sq. ft. (2.48 acres)
Impervious Area, pre-constr:	±201,551.7 sq. ft. (4.63 acres)
Impervious Area, post-constr:	±213,751.8 sq. ft. (4.91 acres)

BENCHMARKS

Site Benchmark - 1
 "X" chiseled on top of curb
 Elevation = 9XX.XX (NAVD 88)

Site Benchmark - 2
 "X" chiseled on top of curb
 Elevation = 9XX.XX (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
Everg (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. (Trat. 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

LANDSCAPE ORDINANCE

- STREET YARD (Minnesota)**
 Average Lot Depth: 410.7
 Street Yard Factor: 20 SF/LF
 Street Frontage renovated as part of this project: 416.5 LF
- STREET YARD CALCULATIONS**
 (416.5 x 20) = 8330 of required street yard.
 Street Yard Provided: 2091.8 SF (Based on Future Building Face)
- STREET YARD TREES**
 Trees Required (1 Tree/500SF) = 16.67 or 16.5 Trees
 Trees Provided : 16 Shade Trees and 1 Ornamental Provided.
- PARKING LOT TREES**
 Parking Lot Stalls Provided: 100
 Parking Lot Trees Required (1 Tree/20 Stalls): 5 Trees Required
 Parking Lot Trees Provided: 5
- PARKING LOT SCREENING**
 Parking screening is required and provided along Minnesota Drive/Kansas Court.
- BUFFERS**
 None required or provided.

2025 SEDGWICK COUNTY
 JUVENILE SERVICES BUILDING
 881 MINNESOTA, WICHITA, KANSAS

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
11	4/3	PERMIT
10	2/13	100% CHECK SET
9	1/14	90% CHECK SET
8	4/22	75% CHECK SET
7	4/9	50% CHECK SET
6	8/16	25% CHECK SET
5	6/30	MECH REVIEW
4	6/23	ELEC REVIEW
3	6/5	D.D. PLAN REVIEW
2	5/21	2ND FLOOR REVIEW
1	5/16	D.D. PLAN REVIEW

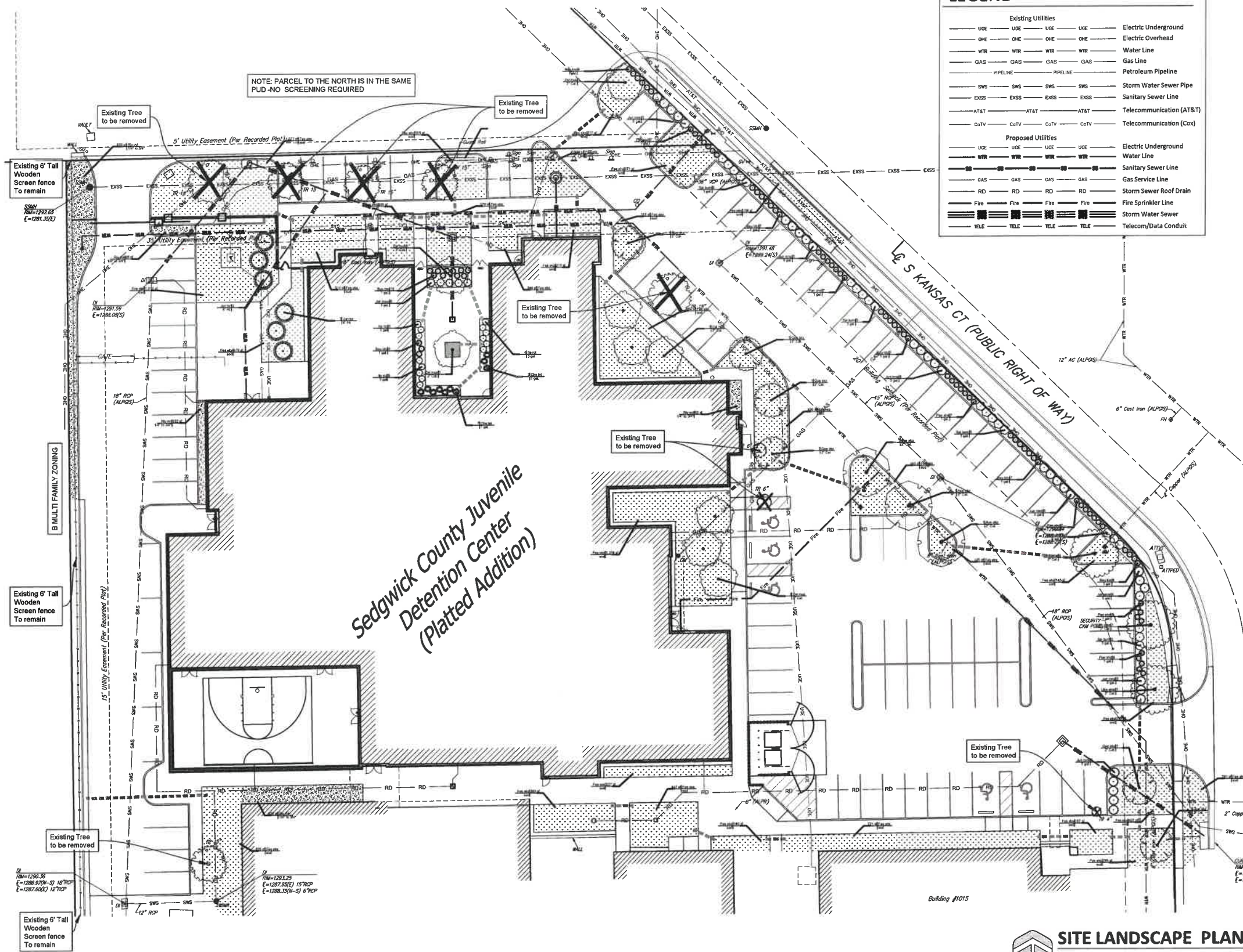
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DATE: MAY 2025
 DRAWN BY: TJM
 CHECKED BY: TJM

SHEET
L1.0

LEGEND

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



SITE LANDSCAPE PLAN
 SCALE 20 0 20

PUD-11
 LANDSCAPE PLAN
 APPROVED 6/1/26 BY Greg Shearon

Existing Tree to be removed

Existing 6' Tall Wooden Screen fence To remain

Existing Tree to be removed

Existing Tree to be removed

Existing Tree to be removed

Existing Tree to be removed

Existing 6' Tall Wooden Screen fence To remain

Existing Tree to be removed

Existing 6' Tall Wooden Screen fence To remain

Existing Tree to be removed



04/01/2026

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LANDSCAPE NOTES

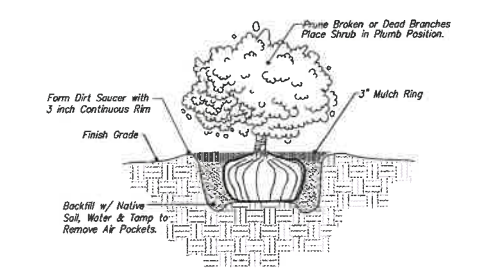
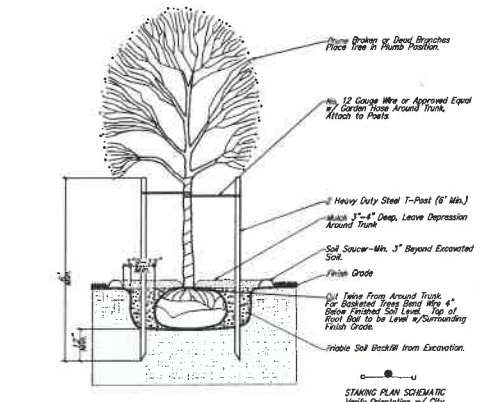
- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trellan (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.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Ace abx	ACER X FREEMANNI 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	2" CAL	B&B	3
	Jun tor	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	6" HT.	B&B	6
	Que sky	QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK	2" CAL	B&B	6
	Ulm eme	ULMUS PARVIFOLIA 'EMER II' / ALLEE® LACEBARK ELM	2" CAL	B&B	3
	Zel mus	ZELKOYA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOYA	2" CAL	B&B	9
SHRUBS					
	Ite rot	ITEA VIRGINICA 'SMYMM' / FIZZY MIZZY® SWEETSPIRE	3 GAL	POT	14
	Jun moo	JUNIPERUS SABINA 'MONARD' / MOOR-DENSE® JUNIPER	3 GAL	POT	5
	Jun mns	JUNIPERUS X PFITZERIANA 'MONSAN' / SEA OF GOLD® PFITZER JUNIPER	5 GAL	POT	32
	Spi bum	SPIRAEA X BUMALDA / BUMALD SPIREA	3 GAL	POT	21
ORNAMENTAL GRASSES					
	Bou blo	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	POT	44
	Cha lot	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL	POT	10
	Pan shd	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL	POT	38
					QTY
ROCK MULCH					
	Riv wd	RIVER ROCK COLORADO 1/4" TO 3/4" / RIVER ROCK INSTALL TO A MINIMUM DEPTH OF 3" OVER 4 OZ. NONWOVEN LANDSCAPE FABRIC			1,438 SF
SOD/SEED					
	Fes els	FESTUCA X KANSAS PREMIUM BLEND / KANSAS PREMIUM BLEND			13,069 SF



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DRAWING FILE

DATE: MAY 2025
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 KMH T.BH

SHEET

L1.1