



BAUGHMAN COMPANY

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

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.

Small Sliders West
N Maize Rd & W Silver Fox St
Wichita, KS 67205

REVISION: DATE:

PROJECT NUMBER:
25-01-E007

DESIGN: PDM DRAWN: PDM
DATE: March 6, 2025

LANDSCAPE PLAN

L1.0

File: E:\Projects\Fox Ridge Plaza Tract 3 - Small Sliders West_25-01-E007\Engineering\SlidersWest_LAND.dwg

LEGAL DESCRIPTION

Tract 3 - Lot 3, Block 1, Fox Ridge Plaza Addition, an Addition to Wichita, Sedg County, Kansas, EXCEPT the north 45.44 feet, TOGETHER with

A portion of Lot 8, Block 1, Fox Ridge Plaza Addition, an Addition to Wichita, Sed County, Kansas, said portion being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 3, thence along the south line of N86°12'06"E, 250.00 feet to a southeast corner of said Lot 3; thence along the east line of said Lot 3, N03°47'54"E, 42.43 feet to a southeast corner of said Lot 3 along the east line of said Lot 3, S49°48'54"E, 58.00 feet; thence parallel to the east line of said Lot 3, S86°12'06"W, 280.00 feet to the west line of Fox Ridge Plaza, thence N03°47'54"W, 28.00 feet to the POINT OF BEGINNING.

SITE INFORMATION

Total Area: ±41,493.2 sq. ft. (0.95 acres)
Disturbed Area: ±35,005.6 sq. ft. (0.80 acres)
Impervious Area, pre-const: ±0 sq. ft. (0.00 acres)
Impervious Area, post-const: ±30,384.0 sq. ft. (0.70 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of curb at PC near SE corner of property
Elevation = 1354.21 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of concrete 126' west and 0.7' N of NE property corner
Elevation = 1354.84 (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
- Energy (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. (Traf. Control).....268-4034
- or 268-4203
- Conoco Pipeline Co. (Petroleum).....1-800-231-2551
- Williams Pipeline Co. (Petroleum).....529-6600

Landscape Ordinance:

Street Yard
Average Lot Depth = 280'
Street Yard Factor = 15
Street Frontage = 155' if along N Maize Rd
Required Street Yard = 2325 sf

Parking Lot Trees
16 parking stalls.
No trees required.
No trees provided.

Parking Lot Screening
Parking lot screening is provided along N Maize Rd.

Street Trees
2325/500 = 5 shade trees required
5 shade trees provide

Buffers
East buffer is required and provided with existing vegetation.

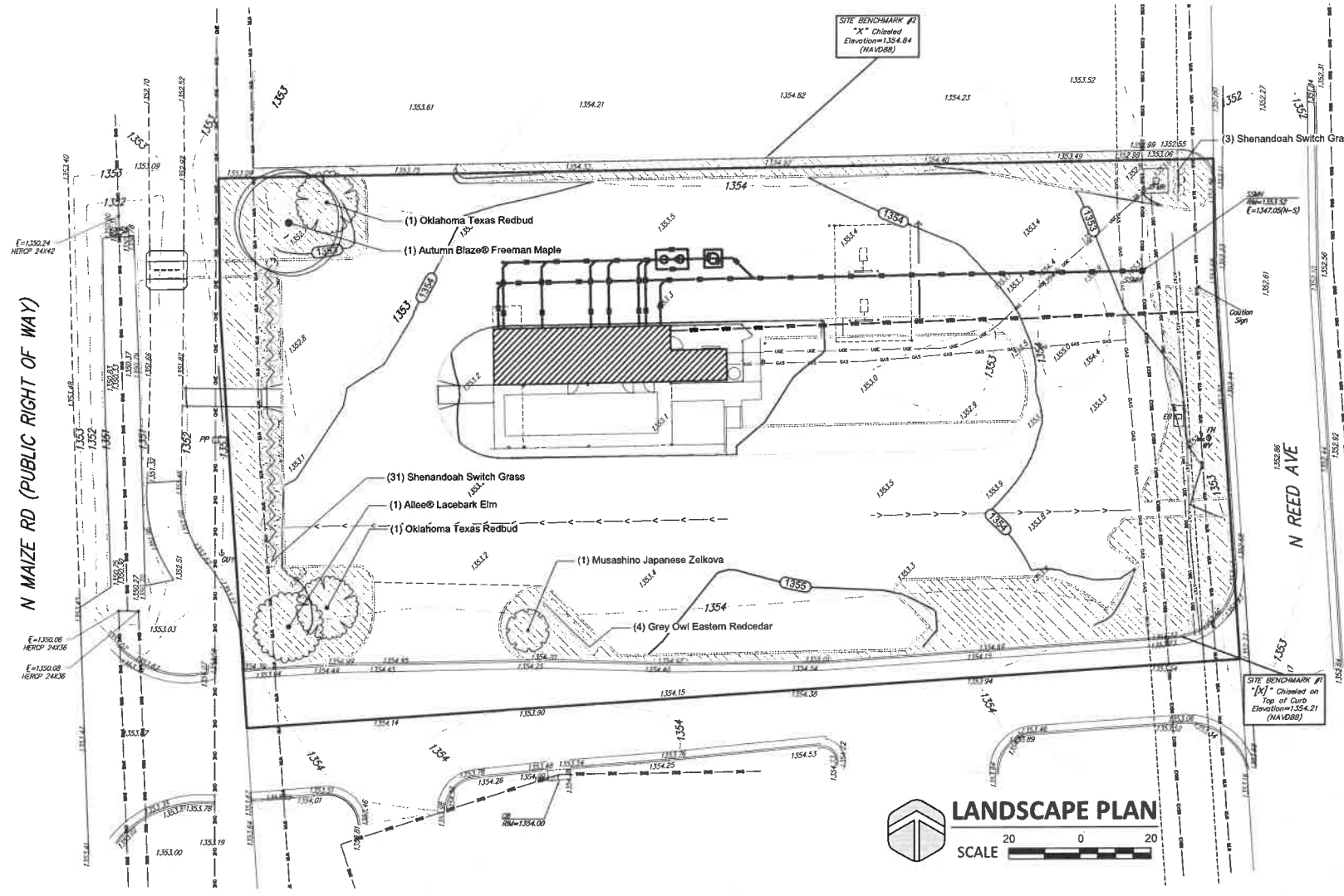
Parking Lot Trees
16 parking stalls.
No trees required.
No trees provided.

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All turf areas to be sodded and called out on plant schedule.
- 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 Trifluralin (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.

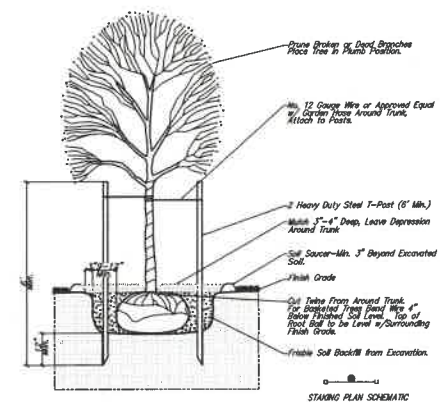


LANDSCAPE PLAN

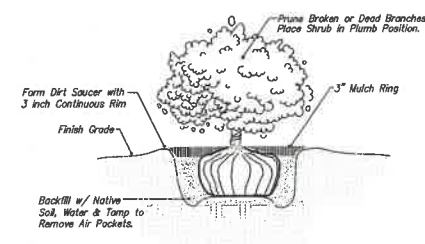


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	ACE ABZ	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	2" CAL.	B&B	1
	CER OKL	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	2" CAL.	B&B	2
	ULM EME	ULMUS PARVIFOLIA 'EMER II' / ALLEE® LACEBARK ELM	2" CAL.	B&B	1
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B	1
SHRUBS					
	JUN OWL	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	2 GAL.	POT	4
	PAN SHD	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	2 GAL.	POT	34
GROUND COVERS					
	FES EKS	FESTUCA X KANSAS PREMIUM BLEND / KANSAS PREMIUM BLEND	SOD		8,364 SF



1 TREE PLANTING & STAKING DETAIL



2 SHRUB PLANTING DETAIL

LANDSCAPE PLAN

APPROVED 4/14/25 [Signature] DP-330