

GENERAL PROVISIONS

- This development contains 23.66 acres or 1,030,608 sq. ft.
- The proposed development contains 10 parcels with commercial uses. See parcel descriptions for specific uses on each parcel.
- All utilities shall be installed underground.
- A drainage plan and guaranties for the drainage improvements shall be provided at the time of platting.
- Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
- Parking: Parking shall be provided in accordance with the standards of the unified zoning code; EXCEPT as modified in the Parcel Description for Parcel 1.
- The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended.
- Lighting: All lighting shall be shielded to reflect light downward and away from residential areas. There shall be no rear building lights within 50 feet of the north and east property line of Parcel 1 and the east property lines of Parcels 2C and 2D. In addition, all pole lights in these areas shall have a maximum height of 12 feet.
- Fire lanes shall be in accordance with the Sedgwick County Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. During the building permit review, the Fire Chief, or his designated representative, shall approve the design of the fire lanes prior to the issuance of a building permit.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Masonry Wall - a solid or semisolid wall constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least 6 feet but not more than 8 feet high shall be constructed along the east property line of Parcels 2C and 2D. Construction of wall will require a building permit. No wall shall be constructed in a utility easement. Construction of wall shall take place for Parcels 2C and 2D when building permits are issued. Openings in the wall to permit pedestrian access from the east shall be permitted if approved by the MAPD. For Parcel 1, a masonry wall shall be required along the north and east property lines, unless the property is developed with a residential development and enclosed garages are constructed along or near the south and east property lines as shown on the site plan submitted with CUP Amendment #3. The enclosed garages shall be acceptable as appropriate screening for the residential development.
- At the time of platting the applicant shall guarantee the construction of the north bound lane along 127th street east to the northern entrance to his/her property.
- All rooftop equipment shall be screened from ground level view from adjacent residential areas.
- Architectural Controls: All building exteriors on all Parcels shall share a consistent design, color and texture. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent and must employ materials similar to the surrounding residential areas. Exterior utility boxes, mechanical equipment, and etc., shall be screened and/or painted according to the acceptable color range. All lighting within each Parcel shall share consistent design (i.e., fixtures, poles, lamps, etc.) variations must be approved by the MAPD. There shall be no overhead doors facing any residential zoning. Parcel 1 shall be permitted separate architectural controls only if developed residentially, and said architectural controls shall be internally consistent only with structures on Parcel 1 and not necessarily consistent with commercial buildings and structures developed on other Parcels within the CUP, multifamily structures shall be finished with stone siding as presented to the MAPC with CUP Amendment #3. If Parcel 1 develops commercially, full consistency with the balance of the CUP shall be required.
- Signs:
 - No signs with rotating or flashing lights shall be permitted.
 - No portable or off-site signs shall be permitted.
 - Minimum spacing between signs shall be 150 feet, EXCEPT, 75 feet when adjoining a multi-tenant/combined development identification freestanding monument-type sign.
 - There shall be two heights for freestanding monument-type signs: 25 feet for Multi-tenant/combined development identification signs 15 feet for all other tenant/multi-tenant signs
 - Parcel 1 - Shall be limited to one freestanding monument-type sign. Building signage for residential/multifamily uses shall be no greater than 300 square feet.
 - Parcels 2A, 2B, 3, 4, 5, and 6 - shall each be permitted one freestanding monument-type sign with a maximum sign areas of 150 sq. ft. each
 - Parcels 2B, 3, and Reserve AA - Are each allowed one multi-tenant/combined development identification freestanding monument-type sign having a maximum sign area of 300 sq. ft. each. Signage for Parcels 2C and 2D will be included here.
 - A total freestanding signs along the arterial frontages shall not exceed a combined total area of 2,036 sq. ft.
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, signs, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
- Landscape Buffers and Screening: All landscaping and screening shall be in accordance with the city landscape ordinance.
 - A landscape plan indicating the location, type, and specification of plant materials shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s). The landscape plan shall also state how water is to be provided to the plant materials.
 - Landscape buffers and screening along the north and east sides of Parcel 1 shall be installed and maintained consistent with the existing conditions as of the date of Amendment #3 for residential development. Additional evergreens trees shall be utilized to provide screening to the adjacent neighborhood (also re: item 11)
 - A financial guarantee for the plant materials and watering system(s) approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been installed.
- Access Controls shall be shown hereon and as per Vacation Case VAC2015-17. The access opening along 127th Street, labeled as "Conditional Full Movement Opening", is allowed a full movement opening, provided however if the land use on the northeast corner of the intersection of 127th Street and 21st Street has a traffic trip generation pattern greater than that of a bank with a drive-thru, said access opening shall revert to a right-in right-out only opening. The access openings along 21st Street, as labeled as "Conditional Full Movement Opening", are allowed full movement openings; provided however, if the City of Wichita exercises its right to extend the median in 21st Street, if warranted to aid in traffic control, said openings will revert to right-in right-out only openings.
- A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed building with the entrances and sidewalks along 21st Street north and 127th Street East. A pedestrian walk system shall be provided to connect to the existing system along Camden Chase if Parcel 1 is developed residentially. The pedestrian improvements shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
- No building permits shall be issued until municipal water and sewer service is available to service this site.
- An overall site traffic circulation plan shall be submitted to the MAPD for approval prior to issuance of building permits, cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P. Cross-lot circulation is required for non-residential parcels only.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes to this development plan shall be submitted to the planning commission and to the governing body for their consideration.

Parcel Descriptions:

Parcel 1

Allowed Uses - All uses permitted in "LC" Limited Commercial Zoning District by right, except for adult entertainment as amended sexually oriented business in the City, tattoo parlors, taverns, drinking establishments and night clubs as defined in city code, all auto-related uses (vehicle repair, limited car wash; service station; convenience store, etc.) and overhead doors facing Residential Zoning be prohibited. Retail uses are restricted to no single use greater than 8,000 square feet, and restaurants are subject to the restrictions of Article III-D.6.I, which limits their size to 2,000 square feet and prohibits drive-thru lanes.

Gross Area - 6.93 Acres (301,869 Sq. Ft.)
 Max. Bldg. Coverage - 90,500 Sq. Ft. (30%)
 Max. Gross Floor Area - 90,500 Sq. Ft. (Commercial Uses)
 Max. Gross Floor Area - 140,000 Sq. Ft. (46.4% for residential uses not including the patio spaces)
 Max. Bldg. Height - 35
 Max. Number of Buildings - 6
 Parking - per Unified Zoning Code if developed commercially, for senior multiple family residential development only, parking shall be provided at the rate of 0.5 parking stalls for one-bedroom dwelling units and 1.0 parking stalls for two bedroom dwelling units. All other parking needs shall be as per Unified Zoning Code.
 Setbacks - As per "LC" Zoning District or as set fourth herein.

Parcel 2A

Allowed Uses - All uses permitted in "LC" Limited Commercial Zoning District; EXCEPT for adult entertainment, tattoo parlors, taverns, drinking establishments and night clubs as defined in the Unified Zoning Code.

Gross Area - 0.75 Acres or 32,485 Sq. Ft.
 Max. Bldg. Coverage - 9,746 Sq. Ft. (30%)
 Max. Gross Floor Area - 9,746 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per Unified Zoning Code
 Setbacks - As per "LC" Zoning District or as set fourth herein. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

Parcel 2B

Allowed Uses - same as Parcel 2A.

Gross Area - 3.63 Acres or 158,331 Sq. Ft.
 Max. Bldg. Coverage - 47,499 Sq. Ft. (30%)
 Max. Gross Floor Area - 47,499 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per Unified Zoning Code
 Setbacks - Same as Parcel 2A.

Parcel 2C

Allowed Uses - same as Parcel 2A.

Gross Area - 3.76 Acres or 163,940 Sq. Ft.
 Max. Bldg. Coverage - 49,182 Sq. Ft. (30%)
 Max. Gross Floor Area - 49,182 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per code
 Setbacks - Same as Parcel 2A.

Parcel 2D

Allowed Uses - same as Parcel 2A.

Gross Area - 3.56 Acres or 155,131 Sq. Ft.
 Max. Bldg. Coverage - 46,539 Sq. Ft. (30%)
 Max. Gross Floor Area - 46,539 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per code
 Setbacks - Same as Parcel 2A.

Parcel 3

Allowed Uses - same as Parcel 2A.

Gross Area - 1.15 Acres or 50,248 Sq. Ft.
 Max. Bldg. Coverage - 15,074 Sq. Ft. (30%)
 Max. Gross Floor Area - 15,074 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per Unified Zoning Code
 Setbacks - Same as Parcel 2A.

Parcel 4

Allowed Uses - same as Parcel 2A.

Gross Area - 1.41 Acres or 61,476 Sq. Ft.
 Max. Bldg. Coverage - 18,443 Sq. Ft. (30%)
 Max. Gross Floor Area - 18,443 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per Unified Zoning Code
 Setbacks - Same as Parcel 2A.

Parcel 5

Allowed Uses - same as Parcel 2A.

Gross Area - 1.01 Acres or 43,996 Sq. Ft.
 Max. Bldg. Coverage - 13,199 Sq. Ft. (30%)
 Max. Gross Floor Area - 13,199 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per code
 Setbacks - Same as Parcel 2A.

Parcel 6

Allowed Uses - same as Parcel 2A.

Gross Area - 1.01 Acres or 43,996 Sq. Ft.
 Max. Bldg. Coverage - 13,199 Sq. Ft. (30%)
 Max. Gross Floor Area - 13,199 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per code
 Setbacks - Same as Parcel 2A.

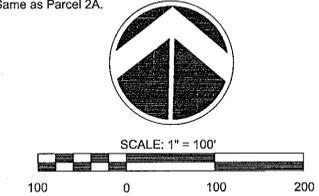
Reserve AA

See Lot Split/Boundary Shift for platted uses.

Gross Area - 0.44 Acres or 19,336 Sq. Ft.
 Max. Bldg. Coverage - 5,801 Sq. Ft. (30%)
 Max. Gross Floor Area - 5,801 Sq. Ft.
 Floor Area Ratio - 0.300
 Max. Bldg. Height - 35
 Parking - per code
 Setbacks - As per "LC" Zoning District or as set fourth herein.

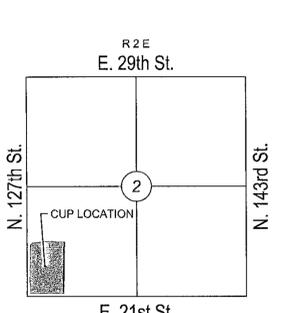
NOTES

Architectural Controls and Landscaping may be further restricted by private Covenants Conditions and Restrictions on file with the Sedgwick County Register of Deeds Office.



LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, AND 6, Block 6, Hawthorne Addition, Wichita, Sedgwick County, Kansas.



MAPD STAMP

APPROVED CUP

Per. revised letter dated 6/2/2022
copy of 4/1 AA CUP2022-05

CASE HISTORY

Orig. Case No. SCZ-0780 CUP DP-238 Date: March 1999
 Amendment #1: CUP2002-00028 Aug. 26, 2002
 Adjustment #1: CUP2015-00010 May 20, 2015
 Amendment #2: CUP2003-000 June 2003
 Amendment #3: CUP2018-00021 Aug. 7th, 2018
 Adjustment #2 CUP2022-00005 March 9, 2022

COMMUNITY UNIT PLAN DP-238

TWENTY-FIRST COMMERCIAL

OWNERS/DEVELOPER: Twenty-First Growth, LLC 8415 E. 21st Street N. Suite 100, Wichita, KS 67206





Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2022

Twenty First Growth, LLC
Attn: Tim Buchanan
8415 E 21st ST. N. Ste 100
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

REVISED

RE: CUP2022-00005 – City of Wichita CUP Adjustment for Twenty First Commercial CUP DP-238 located on the north east corner of East 21st Street North and North 127th Street East.

LEGAL DESCRIPTION: Lots 2 and 3, Block 6, Hawthorne Addition, an addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-238, to reflect a lot split (LSP2022-00006), and modification of General Provisions #1, #2, #8, #11, #14, #15, and #21. Modifications to the text are identified by red, bold, and italicized text.

1. This development contains 23.66 acres or **1,030,608 sq. ft.**
2. The proposed development contains **10** parcels with commercial uses. See parcel descriptions for specific uses on each parcel.
8. **Lighting:** All lighting shall be shielded to reflect light downward and away from residential areas. There shall be no rear building lights within 50 feet of the north and east property line of Parcel 1 and the east property lines of **Parcels 2C and 2D**. In addition, all pole lights in these areas shall have a maximum height of 12 feet.
11. **Masonry Wall** - a solid or semisolid wall constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least 6 feet but not more than 8 feet high shall be constructed along the east property line of **Parcels 2C and 2D (see plans)**. Construction of wall will require a building permit. No wall shall be constructed in a utility easement. Construction of wall shall take place for **Parcels 2C and 2D** when building permits are issued. Openings in the wall to permit pedestrian access from the east shall be permitted if **approved by MAPD**. For Parcel 1, a masonry wall shall be required along the north and east property lines, unless the property is developed with a residential development and enclosed garages are constructed along or near the south and east property lines as shown on the site plan submitted with CUP Amendment #3. The enclosed garages shall be acceptable as appropriate screening for the residential development.

14. Architectural Controls: All building exteriors on all Parcels shall share a consistent design, color and texture. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent and must employ materials similar to the surrounding residential areas. Exterior utility boxes, mechanical equipment, and etc., shall be screened and/or painted according to the acceptable color range. All lighting within each Parcel shall share consistent design (i.e., fixtures, poles, lamps, etc.) variations must be **approved by MAPD**. There shall be no overhead doors facing any residential zoning. Parcel 1 shall be permitted separate architectural controls only if developed residentially, and said architectural controls shall be internally consistent only with structures on Parcel 1 and not necessarily consistent with commercial buildings and structures developed on other Parcels within the CUP, multifamily structures shall be finished with stone siding as presented to the MAPC **with CUP Amendment #3**. If Parcel 1 develops commercially, full consistency with the balance of the CUP shall be required.

15. Signs:

A. No signs with rotating or flashing lights shall be permitted.

B. No portable or off-site signs shall be permitted.

C. Minimum spacing between signs shall be 150 feet, EXCEPT, 75 feet when adjoining a multitenant/combined development identification freestanding monument-type sign.

D. There shall be two heights for freestanding monument-type signs:

25 feet for Multi-tenant/combined development identification signs

13 feet for all other tenant/multi-tenant signs

E. Parcel 1 - Shall be limited to one freestanding monument-type sign. Building signage for residential/multifamily uses shall be no greater than 300 square feet.

F. Parcels 2A, 2B, 3, 4, 5, and 6 - shall each be permitted one freestanding monument-type sign with a maximum sign area of 150 sq. ft. each

G. Parcels 2B, 3, and Reserve AA - Are each allowed one multi-tenant/combined development identification freestanding monument-type sign having a maximum sign area of 300 sq. ft. each. Signage for Parcels 2C and 2D will be included here.

H. All freestanding signs along the arterial frontages shall not exceed a combined total area of 2,036 sq. ft.

21. An overall site traffic circulation plan shall be **submitted to MAPD** for approval prior to issuance of building permits, cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P. **Cross-lot circulation is required for non-residential parcels only.**

Parcel Descriptions:

Parcel 2A

Allowed Uses - All uses permitted in "LC" Limited Commercial Zoning District; EXCEPT for adult entertainment, tattoo parlors, taverns, drinking establishments and night clubs as defined in **the Unified Zoning Code**.

Gross Area - 0.75 Acres or 32,485 Sq. Ft.

Max. Bldg. Coverage - 9,746 Sq. Ft. (30%)

Max. Gross Floor Area - 9,746 Sq. Ft.

Floor Area Ratio - 0.300

Max. Number of Buildings -- 1

Max. Bldg. Height - 35

Parking - per Unified Zoning Code

Setbacks - As per "LC" Zoning District or as set forth herein. **If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.**

Parcel 2B

Allowed Uses - same as Parcel 2A.

Gross Area - 3.62 Acres or 158,331 Sq. Ft.

Max. Bldg. Coverage - 47,499 Ft. (30%)
Max. Gross Floor Area - 47,499 Sq. Ft.
Floor Area Ratio - 0.300
Max. Number of Buildings
Max. Bldg. Height - 35
Parking - per Unified Zoning Code
Setbacks - Same as Parcel 2A.

Parcel 2C
Allowed Uses - same as Parcel 2A.

Gross Area - 3.78 Acres or 163,940 Sq. Ft.
Max. Bldg. Coverage - 49,182 Sq. Ft. (30%)
Max. Gross Floor Area - 49,182 Sq. Ft.
Floor Area Ratio - 0.300
Max. Number of Buildings
Max. Bldg. Height - 35
Parking - per Unified Zoning Code
Setbacks - Same as Parcel 2A.

Parcel 2D
Allowed Uses - same as Parcel 2A.

Gross Area - 3.56 Acres or 155,131 Sq. Ft.
Max. Bldg. Coverage - 46,539 Sq. Ft. (30%)
Max. Gross Floor Area - 46,539 Sq. Ft.
Floor Area Ratio - 0.300
Max. Number of Buildings
Max. Bldg. Height - 35
Parking - per Unified Zoning Code
Setbacks - Same as Parcel 2A.

Parcel 3
Allowed Uses - same as Parcel 2A.

Gross Area - 1.15 Acres or 50,248 Sq. Ft.
Max. Bldg. Coverage - 15,074 Sq. Ft. (30%)
Max. Gross Floor Area - 15,074 Sq. Ft.
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Max. Number of Buildings - 1
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See Lot Split/Boundary Shift for platted uses.

Gross Area - 0.44 Acres or 19,336 Sq. Ft.
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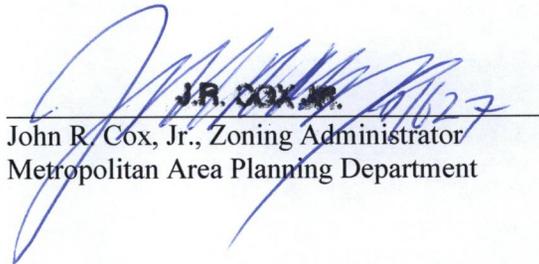
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. **Please submit four (4) copies of the revised CUP drawing within 60 days (May 8, 2022) in order for this adjustment to be considered final.**

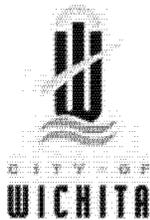


Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II



Wichita-Sedgwick County Metropolitan Area Planning Department

June 25, 2018

Calamar, Inc.
Attn: Jerry Hill
15 NW 114th Court
Kansas City, MO 64115

Professional Engineering Consultants
Attn: Rebecca Grief
303 South Topeka
Wichita, KS 67202

Twenty First Growth, LLC
8415 East 21st Street North
Wichita, KS 67206

RE: CUP2018-00021 - City request to approve Amendment #3 of DP-238 Twenty-First Commercial Community Unit Plan – Parcel 1 on property located on the east side of north 127th Street East and north of East 21st Street North.

Dear Applicants:

At its regular meeting on **June 21, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request as recommended by staff, subject to changes addressing the alignment of access to 127th Street with the drive entrance to the church on the west side; the guarantee of turn lanes along the east side of 127th Street; the elimination of the sidewalk along the south side of Camden Chase; the installation of additional evergreen trees for screening along the south side of Camden Chase; limitation of signage for residential uses to 300 square feet; use of stone siding as presented for architectural standards for residential use; keeping the height limitation as shown on the existing CUP of 35 feet maximum; and, installation of pedestrian connections to existing sidewalk on north side of Camden Chase as presented.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on July 5, 2018. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **July 5, 2018 at 5:00 p.m.**

If there is no formal protest filed on this case, the MAPC action will be considered final and a letter outlining the final actions needed will be sent to you. If there is a formal protest, this application will be presented to the Wichita City Council on **Tuesday, August 7, 2018, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Yearout". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David L. Yearout, AICP
Principal Planner

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
 Laura Rainwater, CSR II, Mail Stop 1-135
 MABCD
 Jeff Van Zandt, City Law, Mailstop 1-134
 Julianne Kallman, Engineering, Mail Stop 1-71
 Bill Martin, 2406 N. Peckham St., Wichita, KS 67228
 Keith W. Wagner, 2409 N Peckham Ct Wichita, KS 67228
 Avery M Elofsson, 2437 N Peckham CT., Wichita, KS 67228



Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2015

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 North Webb Road
Wichita, KS 67206-2521

RE: City Community Unit Plan Administrative Adjustment (CUP2015-00010) to modify the Twenty-First Commercial Community Unit Plan (CUP) DP-238 to modify the boundaries and associated development standards of Parcels 2, 3, and 4; create Parcel 2A and its development standards; modify access controls, easements and other minor modifications as detailed on the attached letter dated April 27, 2015, on land located at the northeast corner of East 21st Street North and North 127th Street East.

Currently, with respect to parcel area: Parcel 2 contains 12.55 acres; Parcel 3 contains 1.11 acres; Parcel 4 contains 1.05 acres and Parcel 2A does not exist. The applicant proposes the following areas: Parcel 2 11.27 acres; Parcel 3 1.07 acres; Parcel 4 1.41 acres and Parcel 2A .96 acres.

Requested modification of the parcel areas for the subject parcel results in the following maximum building coverage/maximum gross floor area (30 percent): Parcel 2 147,222 square feet; Parcel 3 14,030 square feet; Parcel 4 18,443 square feet and Parcel 2A 12,588 square feet.

Parcel 2A uses are to be the same uses as allowed in Parcel 2; maximum building height of 35 feet; maximum number of building and parking per code.

Access control is proposed to be shifted eastward from the intersection of 127th Street and East 21st Street but remains the same as the existing CUP with three openings. The number of access controls remain the same on 127th Street; however the first entrance has been moved northward from the intersection of 127th and East Central.

General Provision No. 2 is proposed to be modified to reflect 7 parcels instead of 6.

General Provision No. 8 is proposed to be modified to eliminate reference to Parcel 6 in the first sentence "...and the east property lines of Parcels 2 and 6.

General Provision No. 11 is proposed to be modified to eliminate the screening wall along the east property line of Parcel 6.

General Provision No. 15 is proposed to be modified to allow one free standing monument type sign on Parcels 1, 2A, 3, 4, 5 and 6 and to permit two monument type signs for Parcel 2.

General Provision No. 18 is proposed to be modified as shown hereon as per VAC2015-17.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

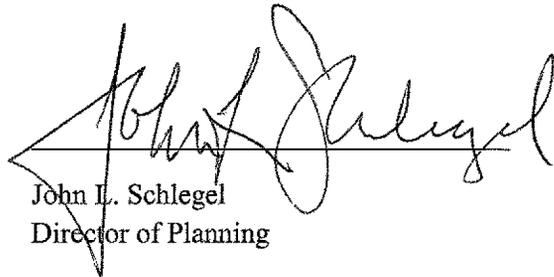
Parcel 1 uses are proposed to be amended to include clarify that “sexually oriented business in the City” is prohibited.

Setbacks for all parcels are proposed to be “as per the LC zoning district or as set forth herein.”

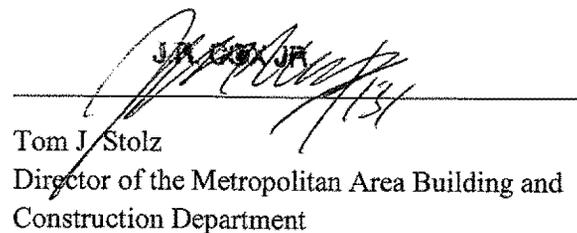
We have reviewed your request and have approved the requested adjustment as described above and shown on the revised CUP drawing submitted with CUP2015-00010, except that General Provision 18 needs additional clarification. The first opening on the south on 127th Street is allowed as a full movement drive provided the land use on the corner parcel has traffic trip generation of equal to or less than a bank with a drive-thru. The access points on 21st Street labeled as conditional are allowed full movement drives; however, if the City exercises its right to extend the median in 21st Street, if warranted to aid in traffic control, the conditional drives will revert to right-in right-out only. A final CUP document with that explanation shall be submitted before the Administrative Adjustment is completed.

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP. The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning



Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department

cc: Pete Meitzner, WCC
J.R. Cox, MABCD

11/7/2019 10:44:13 AM

Planting Ordinance Calculations	
Required Street Yard	127th street frontage: 334.31' E. Camden Chase frontage: 626.24' Minimum distance to street wall: 195.40' Method 2 Calculations: 334.31' x 0.58 = 193.78' 195.40' x 0.97 = 197.27' Minimum lot depth greater than 375' for a landscape yard factor of 0.5 197.27' x 0.97 = 192.54' 193.78' x 0.97 = 187.85' Street yard provided: 89' 2.58' SF
Required Street Trees	1 tree per 500' of street, and 1932.4' of street yard required 39 Street trees required 32 provided: 4 new shade trees, 19 conifers to provide additional screening along E. Camden Chase, and 26 existing screening trees are within the street yard.
Required Buffer	The existing screening along the north and east boundaries are required to be maintained per CUP. A additional evergreen screening has been added per CUP. Buffer are not required along south property boundary.
Parking Lot Perimeter Landscaping	Perimeter parking lot screening will be required along 127th and will be provided at new parking within 150' of property line abutting the 127th street right of way. North parking lot is screened by existing planting.
Parking Lot Trees	1 tree is required for every 20 slots Number of parking spaces provided: 120 Parking lot trees required: 6 Parking Lot Trees Provided: 6

Plant List					
Scientific Name	Common Name	Plant Size	Container Size	Condition	Remarks
TREES					
<i>Picea glauca</i> 'Densata'	Black Hills Spruce	6' Height	b&b		
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Limber Pine	6' Height	b&b		
<i>Zelkova serrata</i>	Japanese Zelkova	2 1/2" Cal.	b&b		
<i>Quercus shumardi</i>	Shumard Oak	2 1/2" Cal.	b&b		
<i>Ulmus parvifolia</i> 'Elmerii'	Lacebark Elm	2 1/2" Cal.	b&b		
SHRUBS					
<i>Cotoneaster horizontalis</i> 'Perpusillus'	Rockspray Cotoneaster	medium	#3	Container	Full & Healthy
<i>Juniperus x pfitzeriana</i> 'Aurea Improved'	Gold Coast Juniper	large	#5	Container	Full & Healthy
<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	medium	#3	Container	Full & Healthy
ORNAMENTAL GRASSES					
<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Fountain Grass	Orn. Grass	#1	container	Full & Healthy
SOD					
Kansas premium fescue blend		sod blend shall include a fescue/ bluegrass blend			

LEGEND

- SHADE TREE PLANTING, SEE SHEET LP501
- ORNAMENTAL TREE PLANTING, SEE SHEET LP501
- CONIFER PLANTING, SEE SHEET LP501
- SHRUB PLANTING, SEE SHEET LP501
- ORNAMENTAL GRASS, SEE SHEET LP501
- AREA TO BE SODDED WITH KANSAS PREMIUM FESCUE SOD
- GRASS PAVER, COORDINATE FESCUE TURF INSTALLATION WITH PAVEMENT MANUFACTURER'S RECOMMENDATIONS
- 2"-3" RIVER ROCK OVER 5.0Z GEOTEXTILE

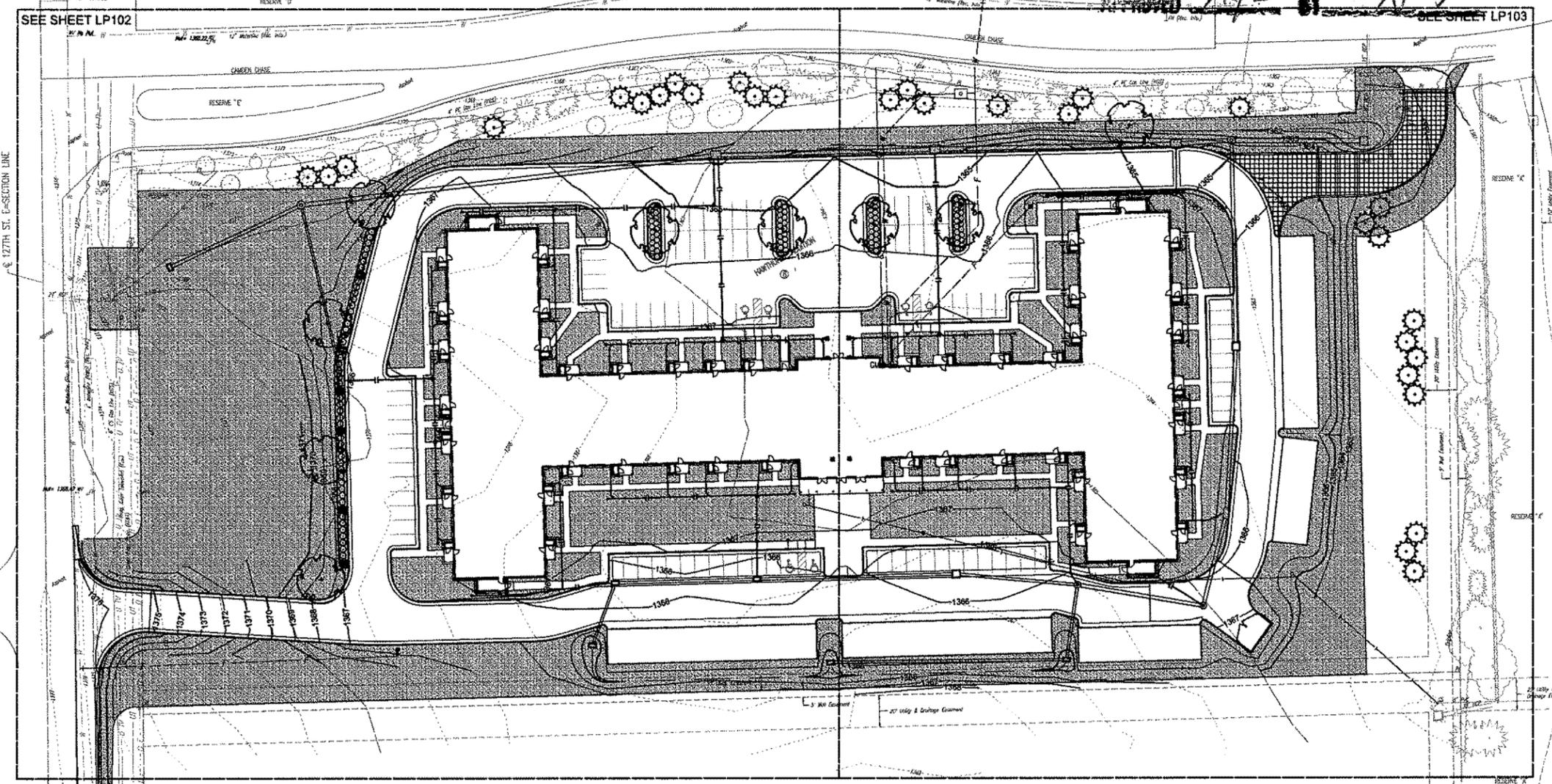
NOTE: SEE SHEET LP501 FOR LANDSCAPE NOTES AND DETAILS



PP-238

LANDSCAPE PLAN

APPROVED 3/18/20 BY NCS



MEANINGFUL DESIGN

307 1/2 N. W. 10th Street, Topeka, KS 66604
Tel: 785.326.1100
www.mdesign.com

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691
www.pec.com

CAMDEN CHASE SENIOR LIVING INDEPENDENT



DCR SHARS NO. _____

Drawn By: RFT
Checked By: DRC
Project Manager: DO

Revisions

Colman Wichita
2430 N. 127th St. E. Wichita, KS 67220
EWBR Project Number _____

Richard Lynn
Director of Construction Operations
Colman
5405 Forest Parkway, Suite 100
Wheatfield, NY 14178

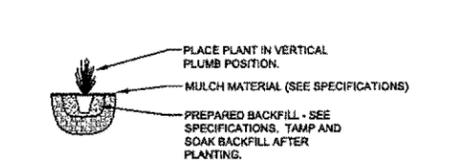
LP101 OVERALL PLANTING PLAN

11/05/2019
Final Review Submission -
Not for Construction

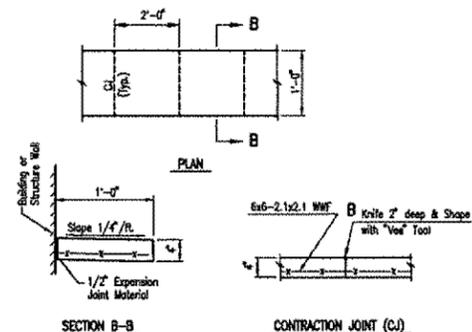
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GENERAL PLANTING NOTES

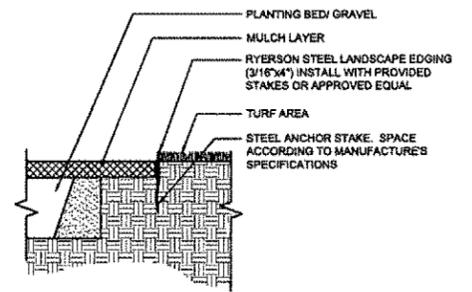
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUND COVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
- ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
- LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE. ALL PRUNING ACTIVITIES SHALL BE PER ANSI A300: STANDARDS FOR THE TREE CARE INDUSTRY, PART 1 PRUNING AND TRIMMING OPERATIONS.
- ALL TREES SHALL BE CALLIPERED AND TRUNKS SHALL BE STRAIGHT. TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5 FEET ABOVE GROUND). ALL UNDERSIZED AND TREES WITH UNSATISFACTORY FORM SHALL BE REJECTED.
- ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
- REFER TO IRRIGATION CONCEPT PLAN FOR AREAS AND METHODS FOR IRRIGATION.
- APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TREE SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
- SOD ALL AREAS SHOWN ON PLAN PER SPECIFICATIONS.



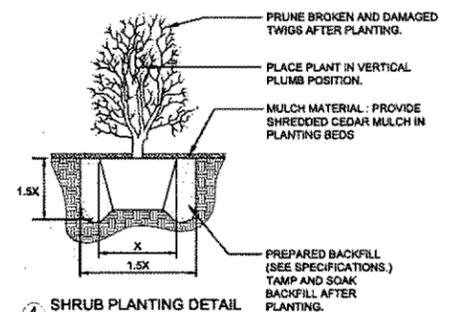
1 ORNAMENTAL GRASS PLANTING DETAIL
NO SCALE



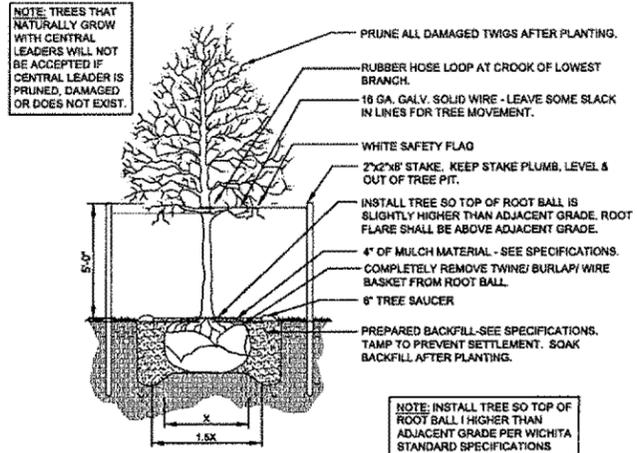
2 MOW STRIP
NO SCALE



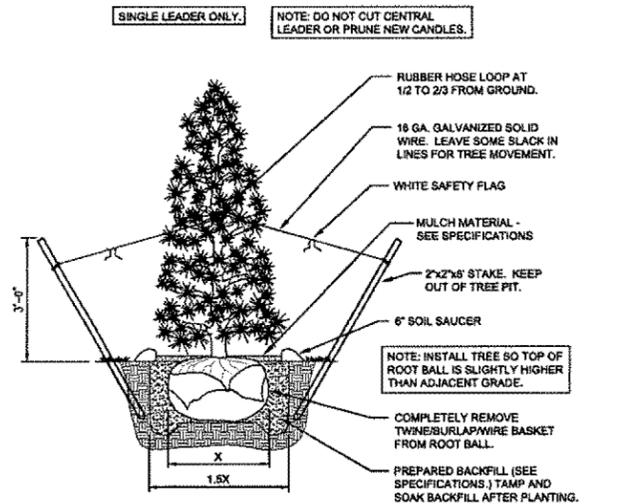
3 STEEL EDGING DETAIL
NO SCALE



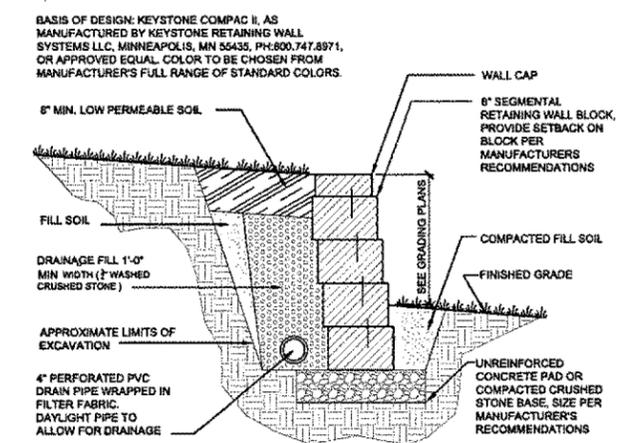
4 SHRUB PLANTING DETAIL
NO SCALE



5 TREE PLANTING DETAIL
NO SCALE



6 EVERGREEN TREE PLANTING DETAIL
NO SCALE



7 MODULAR RETAINING WALL
NO SCALE

MBCO REVIEWER:

MEANINGFUL DESIGN



DCR SHARS NO:
 Drawn By: RFT
 Checked By: DRC
 Project Manager: DG

Revisions:

Colman Wichita
 2430 N. 127th St. E. Wichita, KS 67229
 516RT Project Number
 Richard Lynn
 Director of Construction Operations
 Colman
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 Wheatfield, NY 14120

LP501
 LANDSCAPE
 DETAILS

11/05/2019
 Final Review Submission
 Not for Construction

SECTION 32 63 00
PLANTS

part 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Plants.
2. Tree stabilization.
3. Tree-watering devices.
4. Landscape edgings.

B. Related Requirements:

1. Section 329200 "Turf and Grasses" for turf (lawn) and meadow planting, hydrosowing, and erosion-control materials.

1.3 UNIT PRICES

- A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."
- B. Unit prices apply to authorized work covered by quantity allowances.
- C. Unit prices apply to additions to and deletions from the Work as authorized by Change Orders.

1.4 DEFINITIONS

- A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
- B. Balled and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with a ball size not less than sizes indicated; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.
- C. Balled and Potted Stock: Plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than sizes indicated.
- D. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.
- E. Finish Grade: Elevation of finished surface of planting soil.
- F. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.
- G. Pest: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
- H. Planting Area: Areas to be planted.
- I. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329113 "Soil Preparation" for drawing designations for planting soils.
- J. Plant: Plants: Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.
- K. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.
- L. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.
- M. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.5 COORDINATION

- A. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
 1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.6 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.7 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
2. Plant Photographs: Include color photographs in digital format of each required species and size of plant material as it will be furnished to Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include a scale rod or other measuring device in each photograph. For species where more than 20 plants are required, include a minimum of three photographs showing the average plant, the best quality plant, and the worst quality plant to be furnished. Identify each photograph with the full scientific name of the plant, plant size, and name of the growing nursery.
3. Samples for Verification: For each of the following:
 1. Trees and Shrubs: Three Samples of each variety and size delivered to site for review. Maintain approved Samples on-site as a standard for comparison.
 2. Organic Mulch: 1-pint (0.5-L) volume of each organic mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
 3. Slow-Release, Tree-Watering Device: One unit of each size required.

1.8 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For landscape installer. Include list of similar projects completed by installer demonstrating installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.
- B. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:
 1. Manufacturer's certified analysis of standard products.
 2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
- C. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.
- D. Sample Warranty: For special warranty.

1.9 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of plants during a calendar year. Submit before expiration of required maintenance periods.

1.10 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful establishment of plants.
 1. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.
 2. Experience: Three years' experience in landscape installation in addition to requirements in Section 014000 "Quality Requirements."
 3. Installer's Field Supervision: Require installer to maintain an experienced full-time supervisor on Project site when work is in progress.

- 4. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landcare Network:
 - a. Landscape Industry Certified Technician - Exterior.
 - b. Landscape Industry Certified Interior.
 - c. Landscape Industry Certified Horticultural Technician.
- 5. Pesticide Applicator: State licensed, commercial.
- B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.
 1. Selection of plants purchased under allowances is made by Architect, who tags plants at their place of growth before they are prepared for transplanting.
- C. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.
 1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container-grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 8 inches (150 mm) above the root flares for trees up to 4-inch (100-mm) caliper size, and 12 inches (300 mm) above the root flare for larger sizes.
 2. Other Plants: Measure with stems, petioles, and foliage in their normal position.
- D. Plant Material Observation: Architect may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Architect may also observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and may reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
 1. Notify Architect of sources of planting materials seven days in advance of delivery to site.

1.11 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws if applicable.
- B. Bulk Materials:
 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 3. Accompany each delivery of bulk materials with appropriate certificates.
- C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-6e trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
- D. Handle planting stock by root ball.
- E. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F (16 to 18 deg C) until planting.
- F. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
 1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.
- G. Wrap trees and shrubs with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.
- H. Deliver plants after preparations for planting have been completed, and install immediately, if planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
 1. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.
 2. Do not remove container-grown stock from containers before time of planting.
 3. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly wet condition.

1.12 FIELD CONDITIONS

- A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
- B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1.13 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
 - b. Structural failures including plantings falling over or blowing over.
 - c. Faulty performance of tree stabilization.
 - d. Detachment of metals, metal finishes, and other materials beyond normal weathering.
 2. Warranty Periods: From date of Substantial Completion.
 - a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
 - b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.
 3. Include the following remedial actions as a minimum:
 - a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
 - c. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements.
 - d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

part 2 - PRODUCTS

2.1 PLANT MATERIAL

- A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and displacement.
 1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch (19 mm) in diameter; or with stem girdling roots are unacceptable.
 2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.
- B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Architect, with a proportional increase in size of roots or balls.
- C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which begins at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

- D. Labeling: Label at least one plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant.
- E. If formal arrangements or consecutive order of plants is indicated on Drawings, select stock for uniform height and spread, and number the labels to assure symmetry in planting.
- 2.2 FERTILIZERS
 - A. Planting Tablets: Tightly compressed chip-type, long-lasting, slow-release, commercial-grade planting fertilizer in tablet form. Tablets shall break down with soil bacteria, converting nutrients into a form that can be absorbed by plant roots.
 1. Size: 10-gram tablets.
 2. Nutrient Composition: 20 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight plus micronutrients.
- 2.3 MULCHES
 - A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
 1. Type: Shredded hardwood.
 2. Size Range: 3 inches (75 mm) maximum, 1/2 inch (13 mm) minimum.
 3. Color: Natural.
- 2.4 WEED-CONTROL BARRIERS
 - A. Do not use.
- 2.5 PESTICIDES
 - A. General: Pesticide registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
 - B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
 - C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.
- 2.6 TREE-STABILIZATION MATERIALS
 - A. Trunk Stabilization Materials:
 1. Upright and Guy Stakes: Rough-sawn, sound, hard wood, free of knots, holes, cross grain, and other defects, 2-by-2-inch nominal (38-by-38-mm actual) by length indicated, pointed at one end.
 2. Wood Deadmen: Timbers measuring 8 inches (200 mm) in diameter and 48 inches (1200 mm) long, treated with spot-treated wood preservative treatment.
 3. Flexible Ties: Wide rubber or elastic bands or straps of length required to reach stakes or compression springs.
 4. Guys and Tie Wires: ASTM A641/A641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch (2.7 mm) in diameter.
 5. Tree-Tie Webbing: UV-resistant polypropylene or nylon webbing with brass grommets.
 6. Guy Cables: Five-strand, 3/16-inch (4.8-mm) diameter, galvanized-steel cable, with zinc-coated compression springs, a minimum of 3 inches (75 mm) long, with two 3/8-inch (10-mm) galvanized eyebolts.
 7. Flags: Standard surveyor's plastic flagging tape, white, 8 inches (150 mm) long.

2.7 LANDSCAPE EDGINGS

- A. Steel Edging: Standard commercial-steel edging, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.
 1. Edging Size: 3/16 inch (4.8 mm) thick by 4 inches (100 mm) deep.
 2. Stakes: Tapered steel, a minimum of 12 inches (300 mm) long.
 3. Accessories: Standard tapered ends, corners, and splices.
 4. Finish: Manufacturer's standard paint.
 - a. Paint Color: Black.
- 2.8 MISCELLANEOUS PRODUCTS
 - A. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.
 - B. Burlap: Non-synthetic, biodegradable.
 - C. Mycorrhizal Fungi: Dry, granular inoculant containing at least 5300 spores per lb (0.45 kg) of vesicular-arbuscular mycorrhizal fungi and 85 million spores per lb (0.45 kg) of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.

part 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants, with Installer present, for compliance with requirements and conditions affecting installation and performance of the Work.
 1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oil, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or soil has been deposited in soil within a planting area.
 2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.
 3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to obtain the required results.
 4. Uniformly moisten excavated dry soil that is not workable or which is dusty.
- B. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, adjust locations when requested, and obtain Architect's acceptance of layout before excavating or planting. Make minor adjustments as required.
- D. Lay out plants at locations directed by Architect. Stake locations of individual trees and shrubs and outline areas for multiple plantings.

3.3 PLANTING AREA ESTABLISHMENT

- A. General: Prepare planting area for soil placement and mix planting soil according to Section 329113 "Soil Preparation."
- B. Placing Planting Soil: Place and mix planting soil in-place over exposed subgrade.
- C. Before planting, obtain Architect's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.
- D. Application of Mycorrhizal Fungi: At time directed by Architect, broadcast dry product uniformly over prepared soil at application rate according to manufacturer's written recommendations.

3.4 EXCAVATION FOR TREES AND SHRUBS

- A. Planting Pits and Trenches: Excavate circular planting pits.
 1. Excavate planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
 2. Excavate approximately three times as wide as ball diameter for balled and burlapped stock.
 3. Excavate at least 12 inches (300 mm) wider than root spread and deep enough to accommodate vertical roots for bare-root stock.

- 4. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
- 5. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
- 6. Maintain angles of repose of adjacent materials to ensure stability. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
- 7. Maintain supervision of excavations during working hours.
- 8. Keep excavations covered or otherwise protected when unattended by installer's personnel.
- 9. If drain tile is indicated on Drawings or required under planting areas, excavate to top of porous backfill over tile.
- B. Backfill Soil: Subsoil and topsoil removed from excavations may be used as backfill soil unless otherwise indicated.
- C. Obstructions: Notify Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
 1. Hardpan Layer: Drill 6-inch- (150-mm-) diameter holes, 24 inches (600 mm) apart, into free-draining strata or to a depth of 10 feet (3 m), whichever is less, and backfill with free-draining material.
- D. Drainage: Notify Architect if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
- E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE AND SHRUB

- A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
- B. Roots: Remove stem girdling roots and linked roots. Remove injured roots by cutting cleanly; do not break.
- C. Balled and Burlapped Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch (25 mm) above adjacent finish grades.
 1. Backfill: Planting soil. For trees, use excavated soil for backfill.
 2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls. Remove pellets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 4. Place planting tablets equally distributed around each planting pit when pit is approximately one-half filled. Place tablets beside the root ball about 1 inch (25 mm) from root tips; do not place tablets in bottom of the hole.
 - a. Quantity: Three for each caliper inch of plant.
 5. Continue backfilling process. Water again after placing and tamping final layer of soil.
- D. Container-Grown Stock: Set each plant plumb and in center of planting pit or trench with root flare 1 inch (25 mm) above adjacent finish grades.
 1. Backfill: Planting soil. For trees, use excavated soil for backfill.
 2. Carefully remove root ball from container without damaging root ball or plant.
 3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
 4. Place planting tablets equally distributed around each planting pit when pit is approximately one-half filled. Place tablets beside the root ball about 1 inch (25 mm) from root tips; do not place tablets in bottom of the hole.
 - a. Quantity: Three for each caliper inch of plant.
 5. Continue backfilling process. Water again after placing and tamping final layer of soil.
- E. Watering Pipe: During backfilling, install watering pipe 4 feet (1.25 m) deep into the planting pit outside the root ball as indicated on Drawings and with top of pipe 1 inch (25 mm) above the mulched surface.
- F. Slopes: When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

3.6 MECHANIZED TREE-SPADE PLANTING

- A. Trees may be planted with an approved mechanized tree spade at the designated locations. Do not use tree spade to move trees larger than the maximum size allowed for a similar field-grown, balled-and-burlapped root-ball diameter according to ANSI Z60.1, or larger than manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller.
- B. Use the same tree spade to excavate the planting hole as will be used to extract and transport the tree.
- C. When extracting the tree, center the trunk within the tree spade and move tree with a solid ball of earth.
- D. Cut exposed roots cleanly during transplanting operations.
- E. Plant trees following procedures in "Tree, Shrub, and Vine Planting" Article.
- F. Where possible, orient the tree in the same direction as in its original location.

3.7 TREE AND SHRUB

- A. Remove only dead, dying, or broken branches. Do not prune for shape.
- B. Prune, thin, and shape trees, shrubs, and vines as directed by Architect.
- C. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.
- D. Do not apply pruning paint to wounds.

3.8 TREE STABILIZATION

- A. Trunk Stabilization by Upright Staking and Tying: install trunk stabilization as follows unless otherwise indicated:
 1. Upright Staking and Tying: Stake trees of 2- through 5-inch (50- through 125-mm) caliper. Stake trees of less than 2-inch (50-mm) caliper only as required to prevent wind tip out. Use a minimum of two stakes of length required to penetrate at least 18 inches (450 mm) below bottom of backfill excavation and to extend to the dimension indicated on Drawings above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.
 2. Upright Staking and Tying: Stake trees with two stakes for trees up to 12 feet (3.6 m) high and 2-1/2 inches (63 mm) or less in caliper; three stakes for trees less than 14 feet (4.2 m) high and up to 4 inches (100 mm) in caliper. Space stakes equally around trees.
 3. Support trees with bands of flexible ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
 4. Support trees with two strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
- B. Trunk Stabilization by Staking and Guying: install trunk stabilization as follows unless otherwise indicated on Drawings. Stakes and guy wires more than 14 feet (4.2 m) in height and more than 3 inches (75 mm) in caliper unless otherwise indicated.
 1. Site-Fabricated, Staking-and-Guying Method: Install no fewer than three guys spaced equally around tree.
 - a. Securely attach guys to stakes 30 inches (760 mm) long, driven to grade. Adjust spacing to avoid penetrating root balls or root masses. Provide compression spring for each guy wire and tighten securely.
 - b. For trees more than 6 inches (150 mm) in caliper, anchor guys to wood deadmen buried at least 36 inches (900 mm) below grade. Provide compression spring for each guy wire and tighten securely.

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Richard Lyman
Director of Construction Operations
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Drawn By: RFL
Checked By: JBC
Project Manager: DG

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Revisions

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LP503
LANDSCAPE
SPECIFICATIONS

11/05/2018
Final Review Submission
Not for Construction

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SECTION 32 83 00
PLANTS
(CONTINUED)

- c. Support trees with bands of flexible ties at contact points with tree trunk and reaching to compression spring. Allow enough slack to avoid rigid restraint of tree.
 - d. Support trees with multiple strands of tie wires, connected to the brass grommets of tree-tie webbing at contact points with tree trunk and reaching to compression spring. Allow enough slack to avoid rigid restraint of tree.
 - e. Attach flags to each guy wire, 30 inches (760 mm) above finish grade.
 - f. Paint compression springs with luminescent white paint.
- 3.9 GROUND COVER AND PLANT PLANTING
- A. Set out and space ground cover and plants other than trees and shrubs in even rows with triangular spacing. See plans for spacing requirements.
 - B. Use planting soil for backfill.
 - C. Dig holes large enough to allow spreading of roots.
 - D. For rooted cutting plants supplied in flats, plant each in a manner that minimally disturbs the root system but to a depth not less than two nodes.
 - E. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
 - F. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
 - G. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
 - H. Mulch backfilled surfaces of planting areas and other areas indicated.
 - 1. Trees in Turf Areas: Apply organic mulch ring of 3-inch (75-mm) average thickness, with 24-inch (600-mm) radius around trunks or stems. Do not place mulch within 3 inches (75 mm) of trunks or stems.
 - 2. Organic Mulch in Planting Areas: Apply 3-inch (75-mm) average thickness of organic mulch extending 12 inches (300 mm) beyond edge of individual planting pit or trench and over whole surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 3 inches (75 mm) of trunks or stems.
- 3.10 EDGING INSTALLATION
- A. Steel Edging: Install steel edging where indicated according to manufacturer's written instructions. Anchor with steel stakes spaced approximately 30 inches (760 mm) apart, driven below top elevation of edging.
- 3.11 PLANT MAINTENANCE
- A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
 - B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
 - C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or diseases. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
- 3.12 PESTICIDE APPLICATION
- A. Apply pesticides and other chemical products and biological control agents according to authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
 - B. Pre-Emergent Herbicides (Selective and Nonselective): Apply to tree, shrub, and ground-cover areas according to manufacturer's written recommendations. Do not apply to seeded areas.
 - C. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-geminated weeds and according to manufacturer's written recommendations.
- 3.13 REPAIR AND REPLACEMENT
- A. General: Repair or replace existing or new trees and other plants that are damaged by construction operations, in a manner approved by Architect.
 - 1. Submit details of proposed pruning and repairs.
 - 2. Perform repairs of damaged trunks, branches, and roots within 24 hours, if approved.
 - 3. Replace trees and other plants that cannot be repaired and restored to full-growth status, as determined by Architect.
 - B. Remove and replace trees that are more than 25 percent dead or in an unhealthy condition before the end of the correction period or are damaged during construction operations that Architect determines are incapable of restoring to normal growth pattern.
 - 1. Provide new trees of same size as those being replaced for each tree of 4 inches (100 mm) or smaller in caliper size.
 - 2. Species of Replacement Trees: Species selected by Architect.
- 3.14 CLEANING AND PROTECTION
- A. During planting, keep adjacent paving and construction clean and work area in an orderly condition. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
 - B. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.
 - C. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.
 - D. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.
 - E. At time of Substantial Completion, verify that tree-watering devices are in good working order and leave them in place. Replace improperly functioning devices.
- 3.15 MAINTENANCE SERVICE
- A. Maintenance Service for Trees and Shrubs: Provide maintenance by skilled employees of landscape installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:
 - 1. Maintenance Period: 12 months from date of Substantial Completion.
 - B. Maintenance Service for Ground Cover and Other Plants: Provide maintenance by skilled employees of landscape installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:
 - 1. Maintenance Period: Three months from date of Substantial Completion.

END OF SECTION

SECTION 32 82 00
TURF AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

- 1. Sodding

1.2 SUBMITTALS

A. Product Certificates

- 1. For fertilizers, from manufacturer.

B. Maintenance Instructions

- 1. Recommended procedures to be established by Owner for maintenance of turf and native grasses during a calendar year. Submit before expiration of required initial maintenance periods.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf establishment.

- 1. Installer's field supervisor: require installer to maintain an experienced full-time supervisor on Project site when work is in progress.
- 2. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Land/Care Network:
 - a. Landscape Industry Certified Technician - Exterior.
 - b. Landscape Industry Certified Lawncare Manager.
 - c. Landscape Industry Certified Lawncare Technician.
- 3. Pesticide Applicator: State licensed, commercial.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Sod

- 1. Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transporting and Installation" in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying.

B. Bulk Materials

- 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

C. Maintenance Period

- 1. Sodded Turf: 30 days from date of substantial completion.

PART 2 - PRODUCTS

1. Temporary Seeding

a. Annual Ryegrass

- 1) Seed Rate: 6 lbs per 1,000 sq.ft.

2. TURFGRASS SOD

A. Turfgrass Sod

- 1. Certified, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted. Turf shall be mowed to approximately two (2) inches, the sod freshly cut, and kept moist until planting.

B. Turfgrass Species

- 1. As specified in the plans.

2.3 Fertilizer

- A. Fertilizer shall be proportioned as specified herein or on the Drawings and shall be of commercial grade, uniform in composition, free-flowing and suitable for application with approved equipment, delivered to the site in bags or other convenient containers, each fully labeled, conforming to the applicable State Fertilizer Laws, and bearing the same trade name or trade mark, analysis and warranty of the producer.

2.4 WATER

- A. Water shall not contain substances in the amounts considered harmful for the normal growth of vegetation.

2.5 PESTICIDES

A. GENERAL

- 1. Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

PART 3 - EXECUTION

3.1 SOIL PREPARATION

A. Project Coordination

- 1. After the construction has been completed, (except as provided below), the site has been brought to final grades as shown on the Drawings, and other plantings have been accomplished, the Contractor shall prepare the areas to be grassed as specified. When so directed or permitted by the Engineer, portions of the construction site may be grassed at different periods of time provided that the planting occurs in proper seasons as specified. Any grassed areas damaged by subsequent operations of the Contractor shall be regrassed as directed by the Engineer at no additional cost to the Owner.

B. Tillage

- 1. The areas required to be grassed shall be prepared for planting by cultivation, removal of all objectionable material, and filling of the gullies or depressions. The soil preparation shall be accomplished by disking, harrowing, and raking. (Plowing will also be required if so indicated on the Drawings.) The minimum depth of soil preparation shall be three (3) inches. Existing weed stubble, small weeds and grass that can be disked shall be cut by the disk and partially incorporated into the soil. Several diskings and harrowings over some areas may be required to provide a satisfactory seedbed. Areas too steep or otherwise inaccessible for disking shall be prepared by hand methods. The minimum depth of preparation of the seedbed where hand methods must be employed shall be two (2) inches. Disking, harrowing and raking shall be done longitudinally on slope areas. The soil preparation on all slope areas shall be performed with disks and harrows unless demonstration shows such methods impracticable and that hand methods must be used.

C. Protection

- 1. During the process of soil preparation, extreme care shall be exercised to avoid injury to all trees that have been planted or designated by the Engineer to be saved. The Engineer may designate local areas of desirable native perennial grasses to be omitted during the soil preparation.

D. Weed Destruction

- 1. Areas of annual grasses such as cheat, crab grass, triple-awn, etc., shall be destroyed by thorough disking prior to seeding.

3.2 SODDING

A. Pre-watering

- 1. The areas to be sodded or sprigged shall be watered prior to planting when the ground is excessively dry.

B. Sodding

- 1. Grass sod shall be established by means of setting plugs or strips of sod in the soil. The Drawings will show the size of plugs and/or the width of strips required and the required spacing of plugs or strips. Excavation shall be made for each plug or strip so that after tamping, the sod will be flush with the final grade. All plugs or strips shall be firmly tamped and thoroughly watered. After placing, all sods shall be firmed by use of an approved roller, a tamper or other approved methods. On steep slopes the sod may be firmed by compacting with hand shovels. The firming process shall remove all air pockets and shall pack the sod roots firmly into the prepared soil.

C. Stability of Soil

- 1. On steep slopes, staking of plugs or strips may be required as shown on the Drawings or as directed by the Engineer. Stakes shall be of 1/4" or similar materials and shall be driven six (6) inches into the ground, leaving approximately one-half (1/2) inch of the top above the sod line. Metal staples may be used in lieu of wood lath upon approval of the Engineer.

D. Watering

1. Sodded Areas

- a. The Contractor shall water all sods immediately after placing. All sodded areas shall be kept thoroughly watered by the Contractor for twenty (20) days after laying and as often as required thereafter until completion of other items of work in the Contract.

3.3 APPLICATION OF FERTILIZER

- A. Fertilizer shall be distributed uniformly at rates indicated and over the area to be planted, and shall be incorporated into the soil to a depth of at least 2 inches by disking, harrowing or other methods approved by the Engineer. Distribution by means of an approved seed drill equipped to sow seed and distribute fertilizer at the same time will be acceptable unless otherwise noted on the Drawings.

3.4 TURF MAINTENANCE

- A. During the maintenance period, the Contractor shall maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, mow, and re-plant bare or eroded areas and re-mulch to produce a uniform smooth turf. Provide materials and installation the same as those used in the original installation.

B. Watering

- 1. Coordinate turf installation with irrigation contractor. If irrigation system is not operable upon turf installation the contractor shall be responsible for all materials required to provide temporary irrigation until irrigation system is operational. Install and maintain temporary piping, hoses, and/or turf-watering equipment to convey water as required for the establishment and maintenance of grassed areas.
 - a. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
- C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Mow turf grass at 2 1/2" height.

3.5 SATISFACTORY TURF

A. Turf installations shall meet the following criteria as determined by Engineer:

- 1. Satisfactory Sodded Turf
 - a. At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
- B. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory. All costs in connection with reestablishing grassed areas shall be borne by the Contractor until an acceptable stand of grass is obtained, with no additional cost to the Owner.

3.6 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.
- C. Remove nondegradable erosion-control measures after grass establishment period.

END OF SECTION

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HR SHARS NO. _____

Drawn By: EST
Checked By: DMC
Project Manager: DS

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Revisions

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SWBR Project Number

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LP504
LANDSCAPE
SPECIFICATIONS

11/05/2018
Final Review Submission-
Not for Construction

