

STORM WATER SEWER TO SERVE

Berkeley Square First Addition

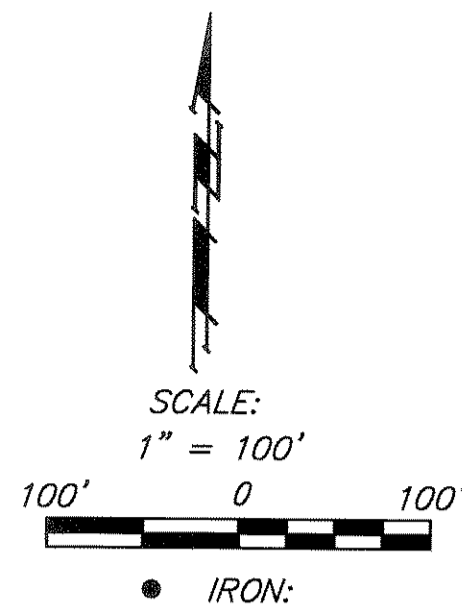
Lots 2-4, Block 1

Private Project: 0011 PPD (607861)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

APRIL 2011



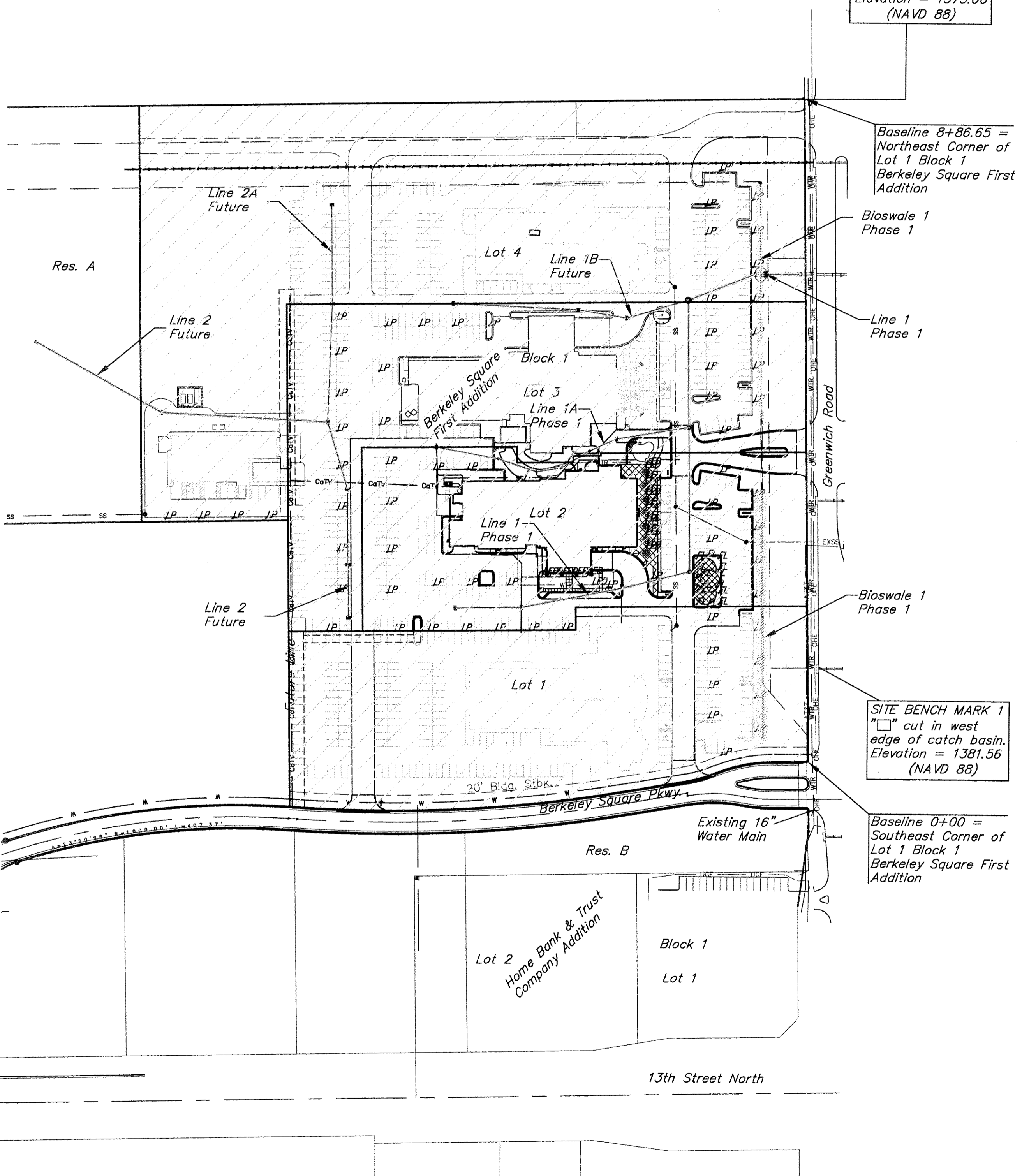
AS BUILTS

Contractor: Ewertz Excavation
Project Inspector: Larry Gann

9/4/2013

516 S. Market
Wichita, KS 67202
(316)264-0242

SITE BENCH MARK 2
"V" notch in west edge of sidewalk.
Elevation = 1375.60 (NAVD 88)



Benchmarks

Benchmark #1 - "□" cut in west edge of catch basin.
Elevation = 1381.56 (NAVD 88)

Benchmark #2 - "V" notch in west edge of sidewalk.
Elevation = 1375.60 (NAVD 88)

Legal Description

Lot 2-4, Block 1, Berkeley Square First Addition, Wichita, Kansas

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BMP Erosion Details	Available On Request
Inlet Detail Sheets	Available On Request

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

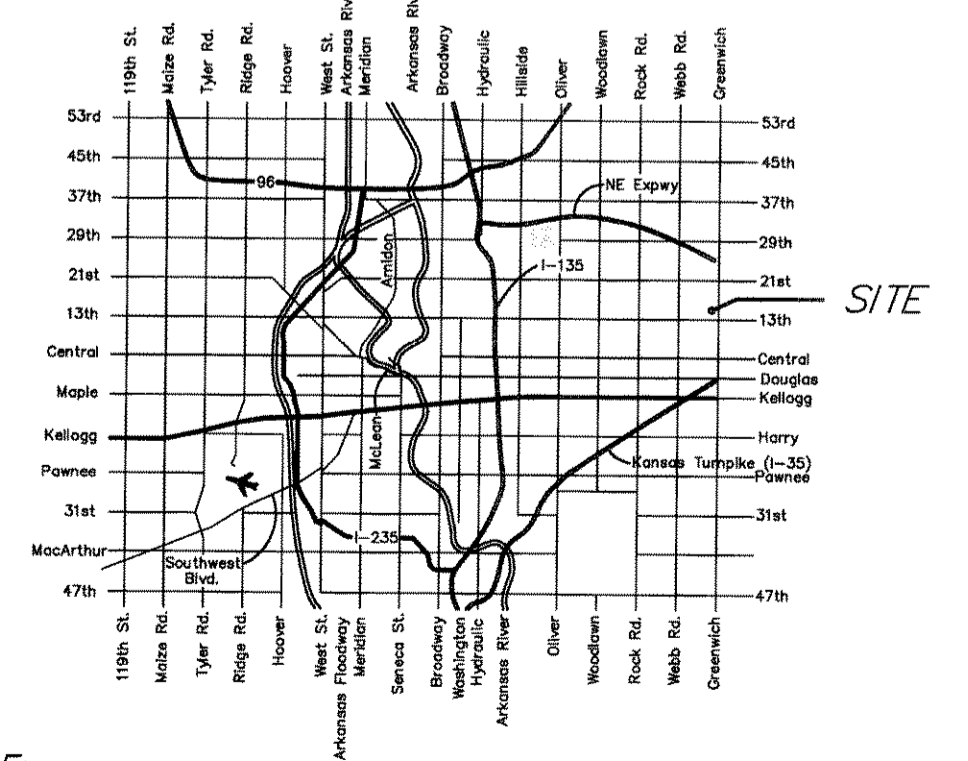
Engineering *Julianne Kallman* 9-14-11

Storm Drainage *[Signature]* 09/15/11

NOTE TO CONTRACTORS
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

General Notes

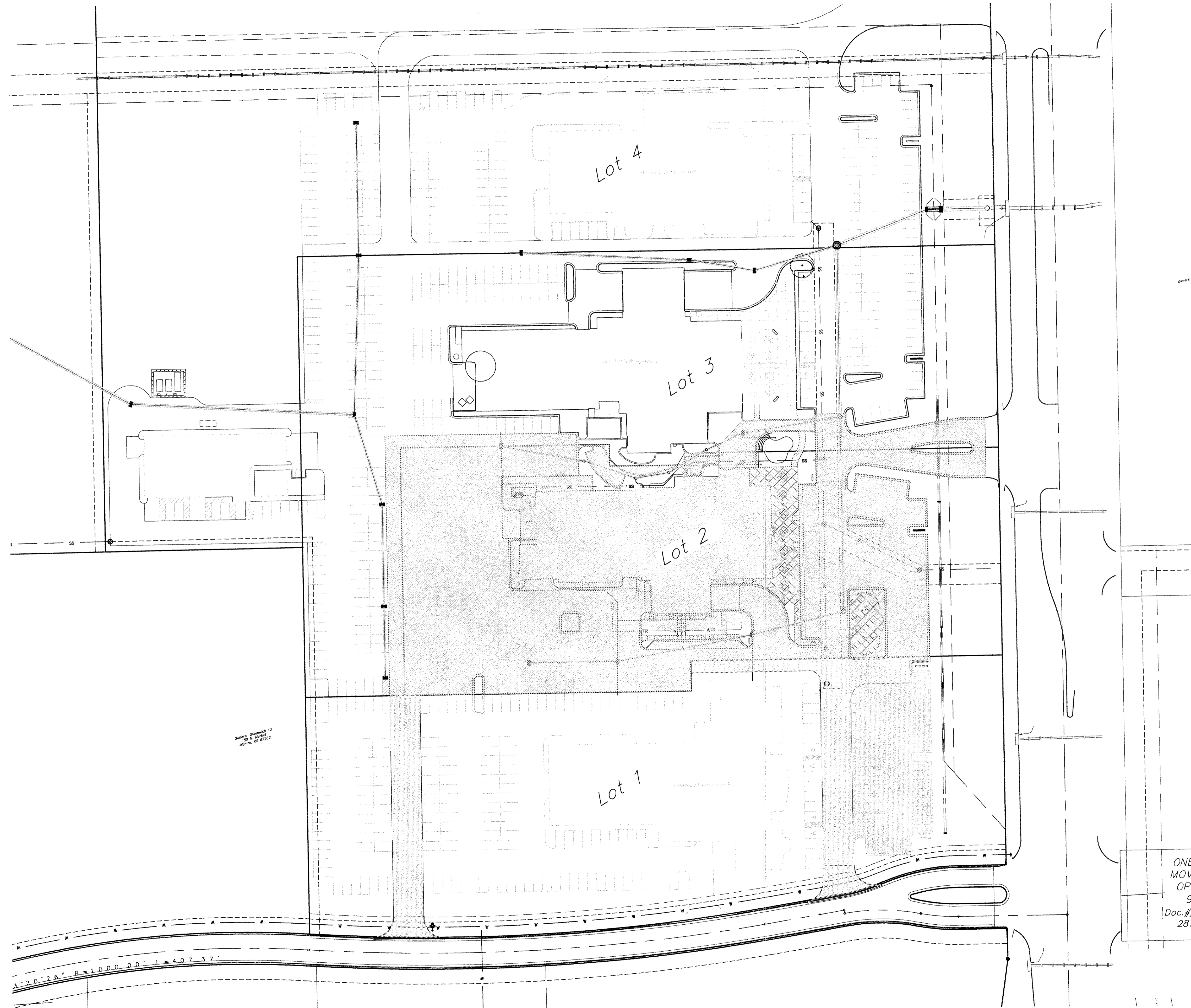
- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 1-888-482-4950
Westar Energy (Electric) 383-8650
Black Hills Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-286-8313
City of Wichita Water Dept. (Water) 262-6000
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for all pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- Properties within the project limits may have underground sprinkler systems which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.
- Barriers and detour signage shall be in accordance with the Manual On Uniform Traffic Control Devices.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- All storm water sewer lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects unless otherwise noted.
- All storm water sewer lines shall be reinforced concrete pipe unless otherwise noted in the plans.



Benefit District



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



BENCHMARK

SITE BENCHMARK-1
 "□" cut in west edge of catch basin.
 Elevation=1381.56 (NAVD 88)

SITE BENCHMARK-2
 "V" notch in west edge of sidewalk.
 Elevation=1375.60 (NAVD 88)

LEGAL DESCRIPTION

Proposed Plat not recorded at this time:
 Lots 1-4, Block 1, Berkeley Square First Addition, Wichita, Kansas

ERU SITE INFORMATION

Total Area: ±752,025sq. ft. (17.26 acres)

Phase one
 Impervious area: ±133,959 sq. ft. (3.08 acres)
 Building area: ±26,475 sq. ft.
 Pervious area: ±618,066 sq. ft. (14.19 acres)

Future phases
 Impervious area added: ±437,778 sq. ft. (10.03 acres)
 Pervious area reduced to: ±153,770 sq. ft. (3.53 acres)

Lot 1 (Phase one)
 Total Area: ±162,176 sq. ft. (3.72 acres)
 Impervious area: ±30,973 sq. ft. (0.71 acres)
 Pervious area: ±131,203 sq. ft. (3.01 acres)

Lot 2 (Phase one)
 Total Area: ±132,572 sq. ft. (3.04 acres)
 Impervious area: ±113,968 sq. ft. (2.62 acres)
 Pervious area: ±18,604 sq. ft. (0.43 acres)

Lot 3 (Phase one)
 Total Area: ±161,832 sq. ft. (3.72 acres)
 Impervious area: ±12,068 sq. ft. (0.28 acres)
 Pervious area: ±119,764 sq. ft. (2.75 acres)

Lot 4 (Phase one)
 Total Area: ±295,444 sq. ft. (6.78 acres)
 Impervious area: ±0.00 sq. ft. (0.00 acres)
 Pervious area: ±295,444 sq. ft. (6.78 acres)

LEGEND

Impervious Area

ONE .
 MOVE/
 OPEN
 90.
 Doc.#/F
 2875.

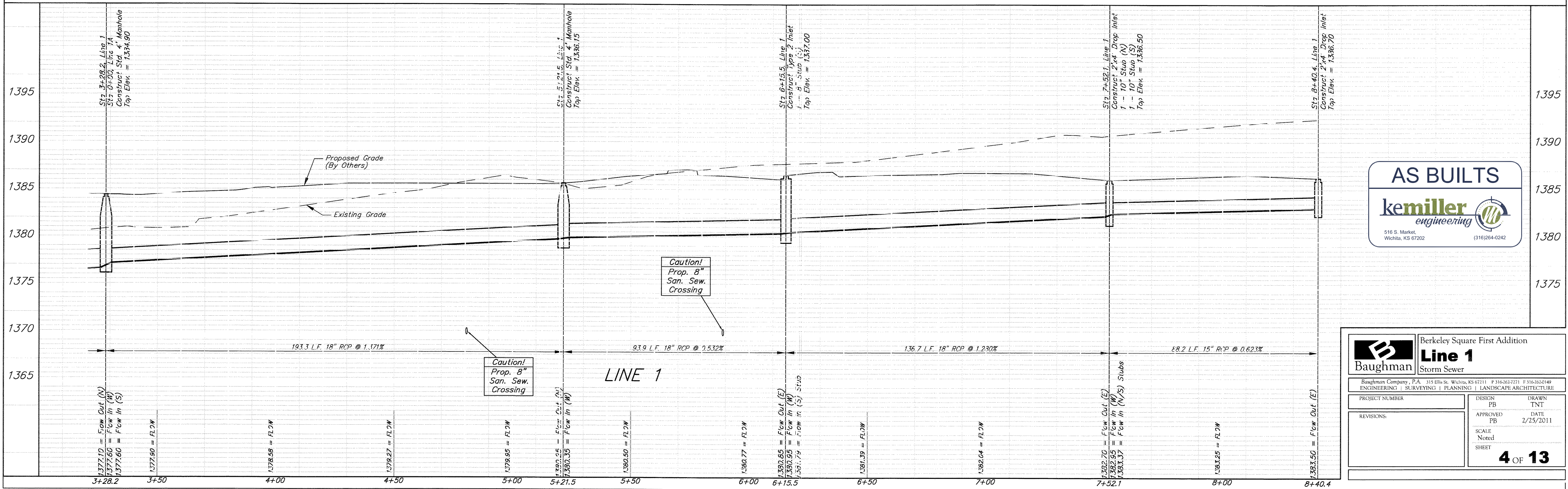
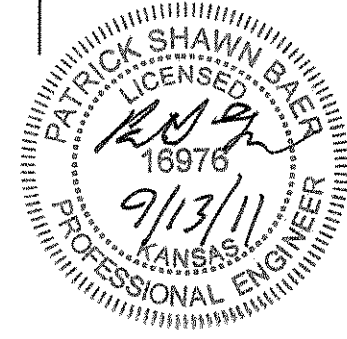
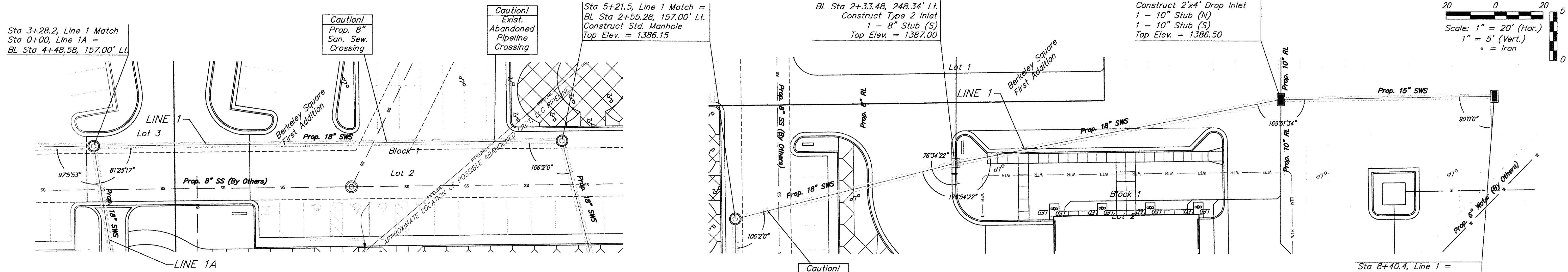
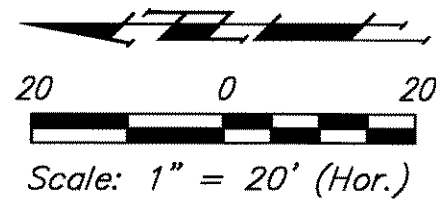


		Berkeley Square First Addition ERU Storm Sewer Improvements	
<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>			
PROJECT NUMBER	DESIGN	DRAWN	
	PB	TNT	
REVISIONS:	APPROVED	DATE	
	PB	2/25/2011	
	SCALE	Noted	
	SHEET	2 OF 13	

Benchmarks

Benchmark #1 - "□" cut in west edge of catch basin.
Elevation = 1381.56 (NAVD 88)

Benchmark #2 - "V" notch in west edge of sidewalk.
Elevation = 1375.60 (NAVD 88)

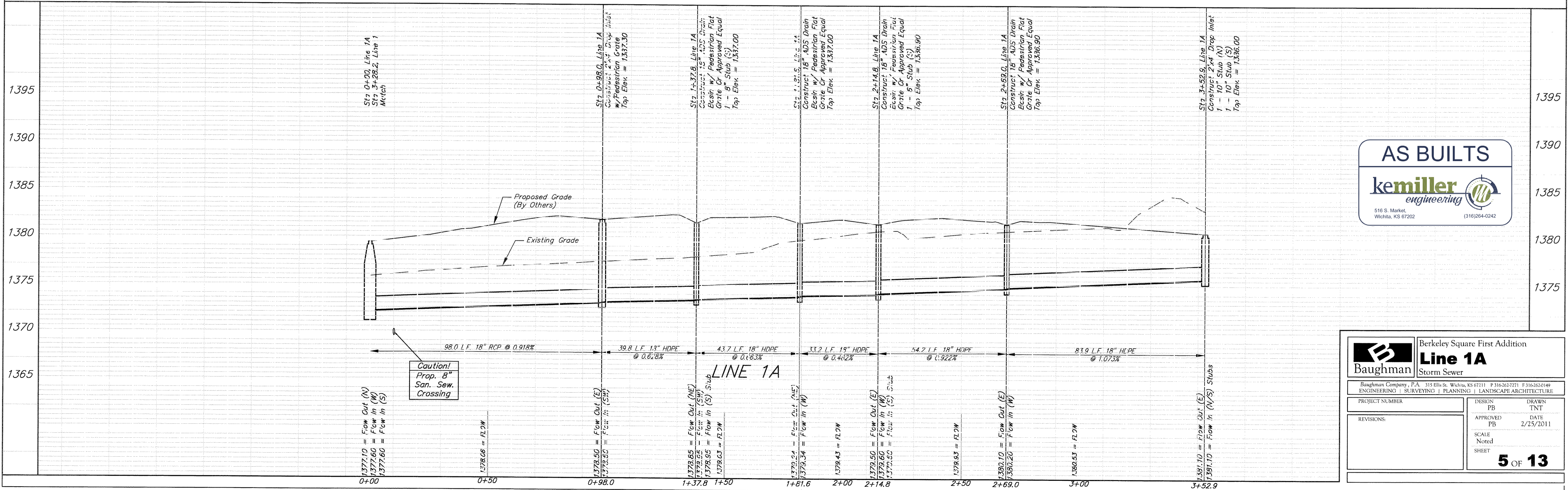
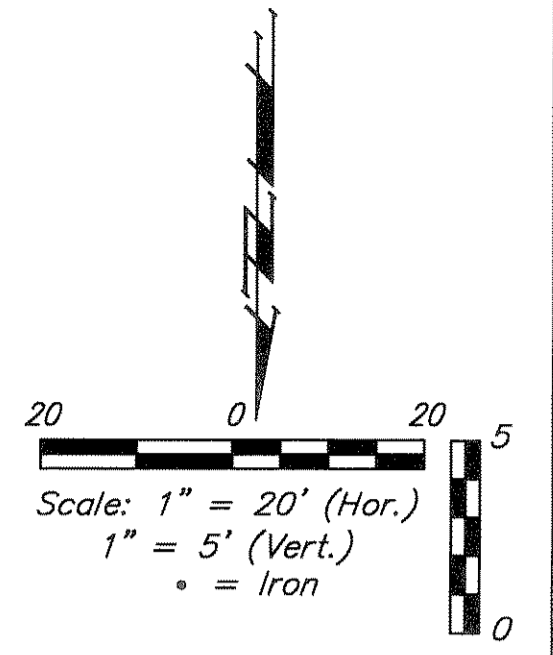
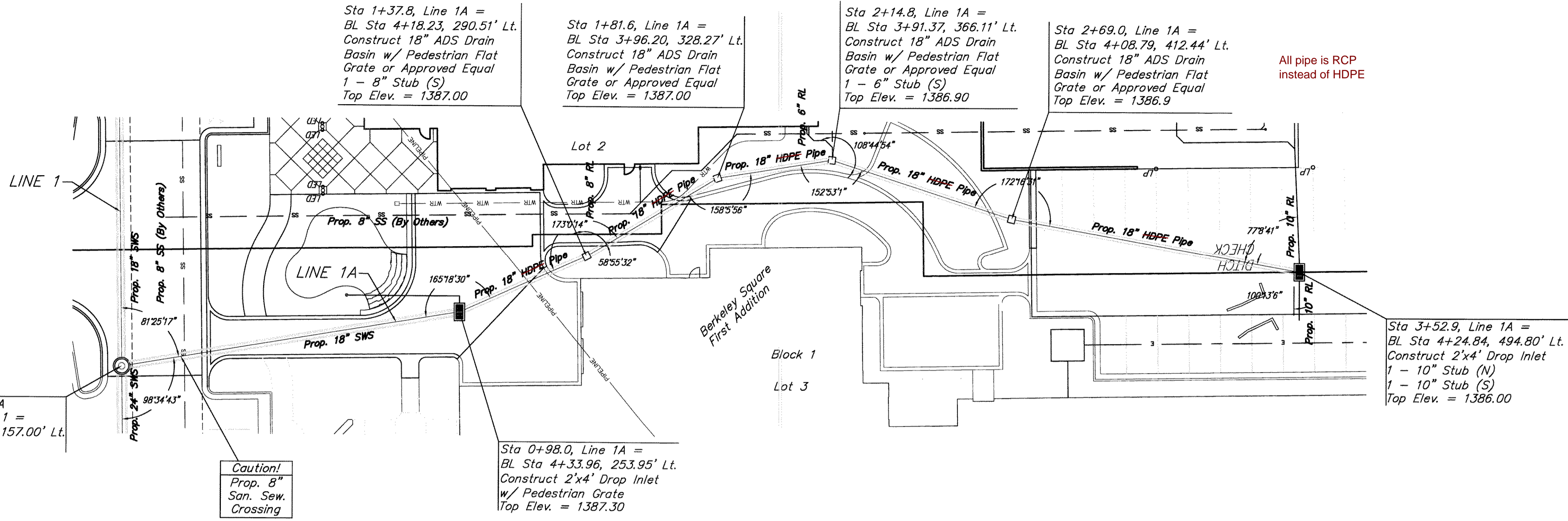
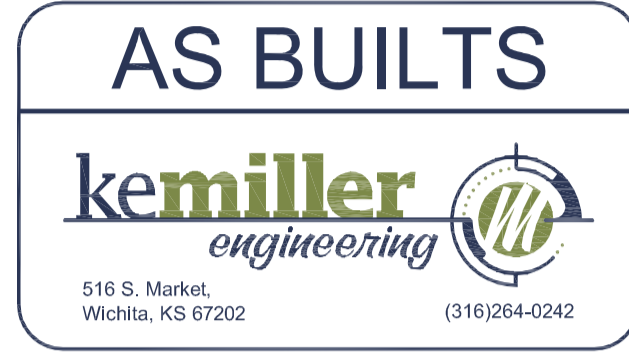


Baughman		Berkeley Square First Addition	
Line 1		Storm Sewer	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149			
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER	DESIGN	DATE	DRAWN
	PB	2/25/2011	TNT
REVISIONS:	APPROVED	DATE	
	PB		
	SCALE		
	Noted		
	SHEET		
4 OF 13			

Benchmarks

Benchmark #1 - "□" cut in west edge of catch basin.
Elevation = 1381.56 (NAVD 88)

Benchmark #2 - "V" notch in west edge of sidewalk.
Elevation = 1375.60 (NAVD 88)



Baughman Berkeley Square First Addition
Line 1A
Storm Sewer

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-2721 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: _____ DESIGN: PB DRAWN: TNT
APPROVED: PB DATE: 2/25/2011

REVISIONS: _____ SCALE: Noted
SHEET: **5 OF 13**

Benchmarks

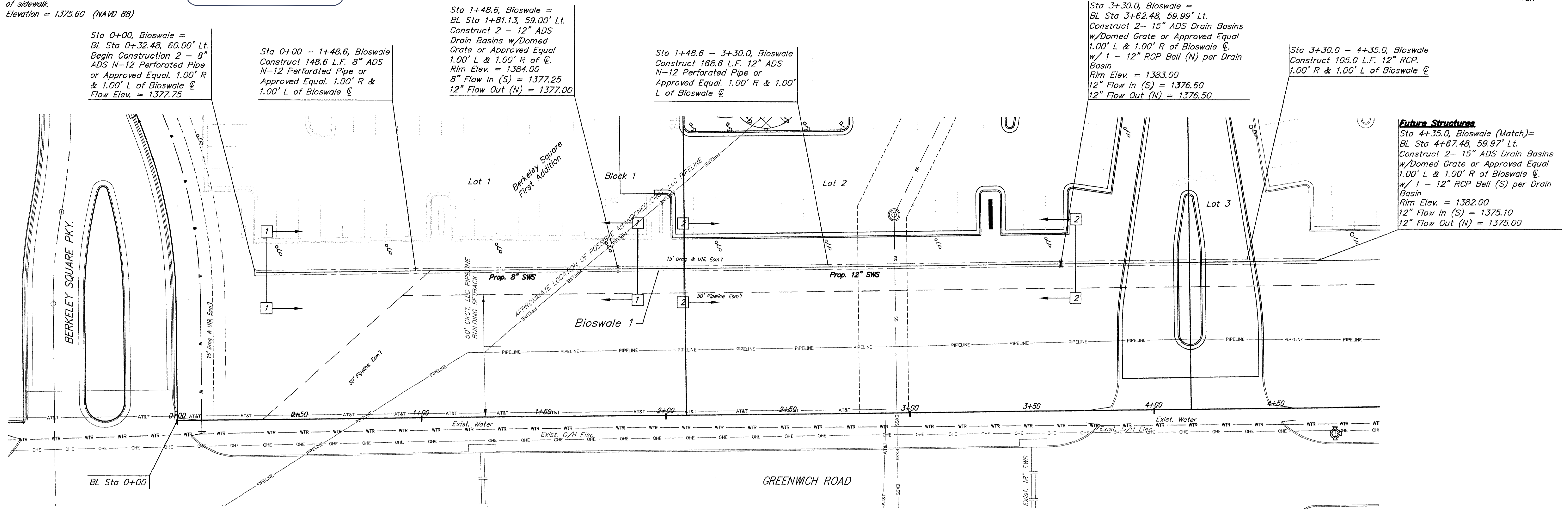
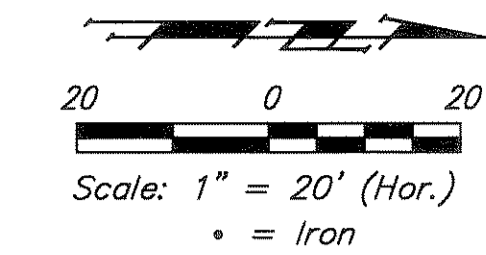
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Elevation = 1375.60 (NAVD 88)

AS BUILTS



516 S. Market,
Wichita, KS 67202
(316)264-0242



Sta 0+00, Bioswale =
BL Sta 0+32.48, 60.00' Lt.
Begin Construction 2 - 8" ADS N-12 Perforated Pipe or Approved Equal. 1.00' R & 1.00' L of Bioswale ϕ
Flow Elev. = 1377.75

Sta 0+00 - 1+48.6, Bioswale
Construct 148.6 L.F. 8" ADS N-12 Perforated Pipe or Approved Equal. 1.00' R & 1.00' L of Bioswale ϕ

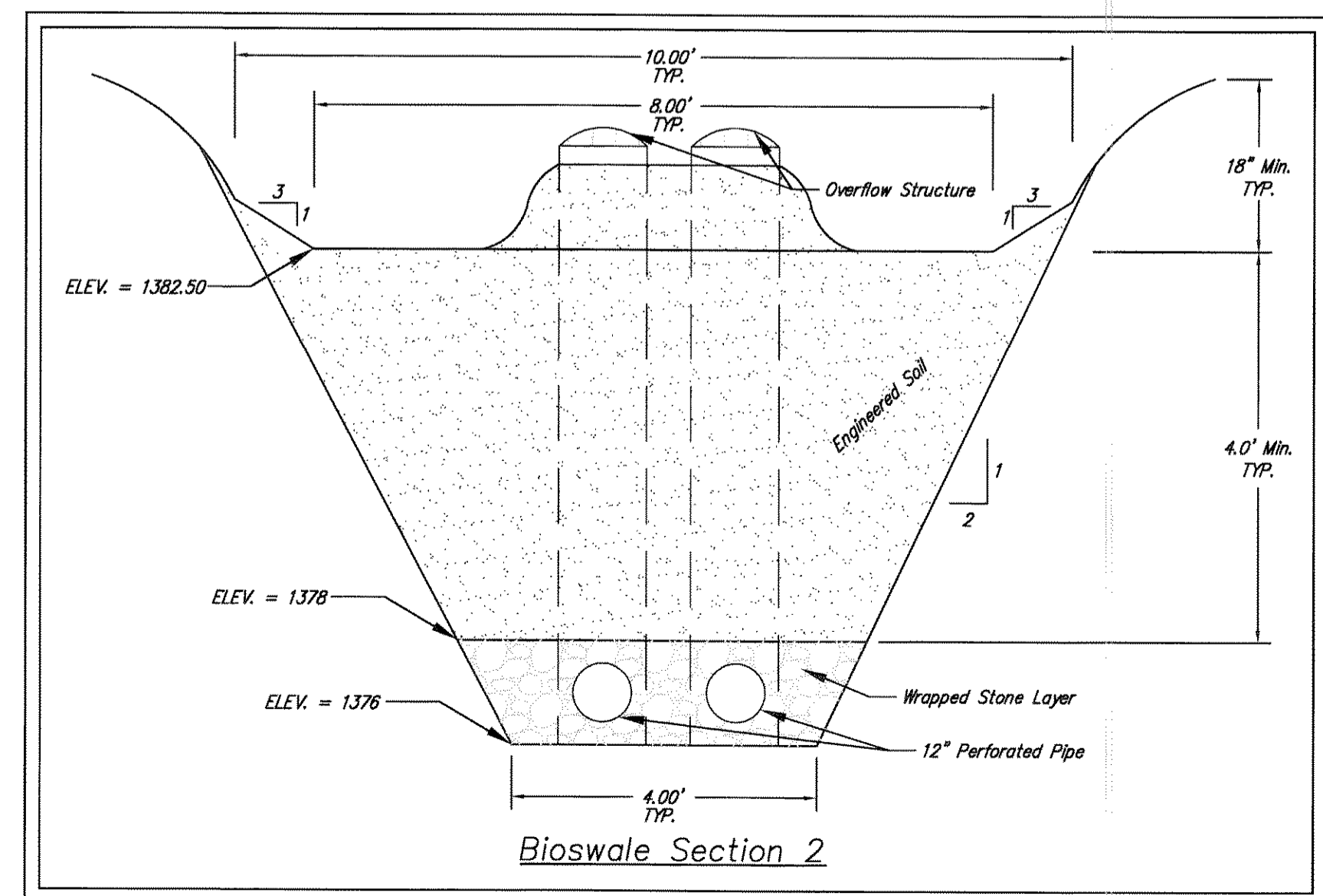
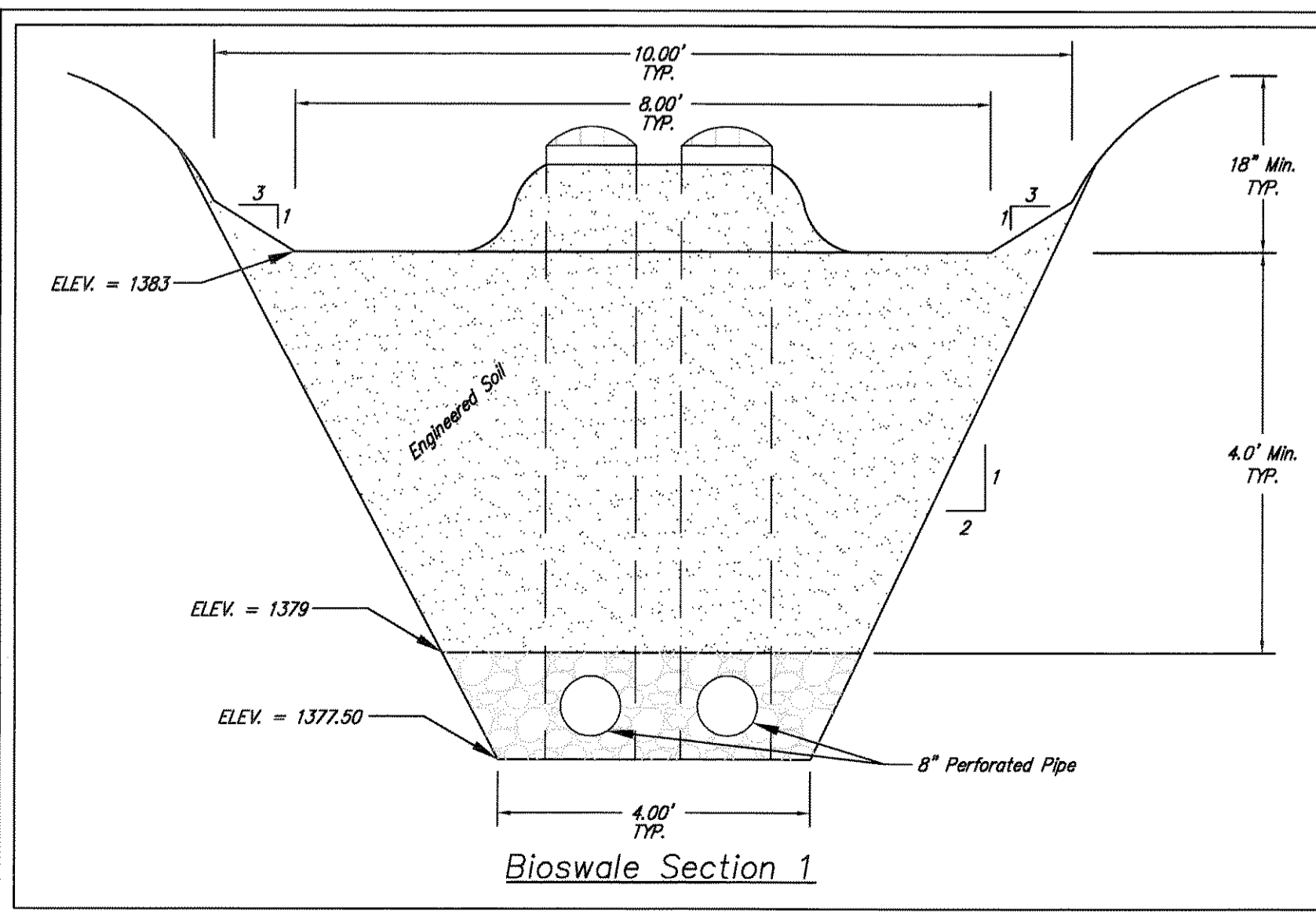
Sta 1+48.6, Bioswale =
BL Sta 1+81.13, 59.00' Lt.
Construct 2 - 12" ADS Drain Basins w/Domed Grate or Approved Equal 1.00' L & 1.00' R of ϕ .
Rim Elev. = 1384.00
8" Flow In (S) = 1377.25
12" Flow Out (N) = 1377.00

Sta 1+48.6 - 3+30.0, Bioswale
Construct 168.6 L.F. 12" ADS N-12 Perforated Pipe or Approved Equal. 1.00' R & 1.00' L of Bioswale ϕ

Sta 3+30.0, Bioswale =
BL Sta 3+62.48, 59.99' Lt.
Construct 2 - 15" ADS Drain Basins w/Domed Grate or Approved Equal 1.00' L & 1.00' R of Bioswale ϕ .
w/ 1 - 12" RCP Bell (N) per Drain Basin
Rim Elev. = 1383.00
12" Flow In (S) = 1376.60
12" Flow Out (N) = 1376.50

Sta 3+30.0 - 4+35.0, Bioswale
Construct 105.0 L.F. 12" RCP. 1.00' R & 1.00' L of Bioswale ϕ

Future Structures
Sta 4+35.0, Bioswale (Match) =
BL Sta 4+67.48, 59.97' Lt.
Construct 2 - 15" ADS Drain Basins w/Domed Grate or Approved Equal 1.00' L & 1.00' R of Bioswale ϕ .
w/ 1 - 12" RCP Bell (S) per Drain Basin
Rim Elev. = 1382.00
12" Flow In (S) = 1375.10
12" Flow Out (N) = 1375.00



BIOSWALE NOTES:

Engineered Soil Note:
Soil shall be uniform and free from stumps, roots, rocks and other debris larger than 2 inches. Soil mixture shall also be free from Bermuda grass, Nutsedge, Fescue grass and any other noxious weeds. Soil shall be lightly tamped to stabilize but shall not be overcompacted.

Mix:
50% - Clean sharp sand (Meeting ASTM C-33)
25% - Top soil (Max 5% clay)
25% - Compost (10% Peatmoss, 10% Shredded Mulch, 5% other organic material)

Drainage structures - See plan for size and type

Backfill around overflow structure
Backfill with engineered soil.

Back slope bio-swale as needed for excavation

Wrap stone layer with Non-Woven Filter fabric - All sides.
Propex 601 from ADS or approved equal

¾"-2" Washed stone or recycled concrete.
Install Perforated N-12 from ADS or approved equal, see plan for size

See Landscape plans for Bioswale Planting & Vegetation.

BIOSWALE SCHEDULING NOTES:

Contractor shall not install N-12 Perforated pipe, Bioswale overflow structures and engineered soil until after construction of the pavement is complete and temporary BMPs are installed. The bioswales shall be excavated and RCP pipe shall be installed prior to construction of the pavement.

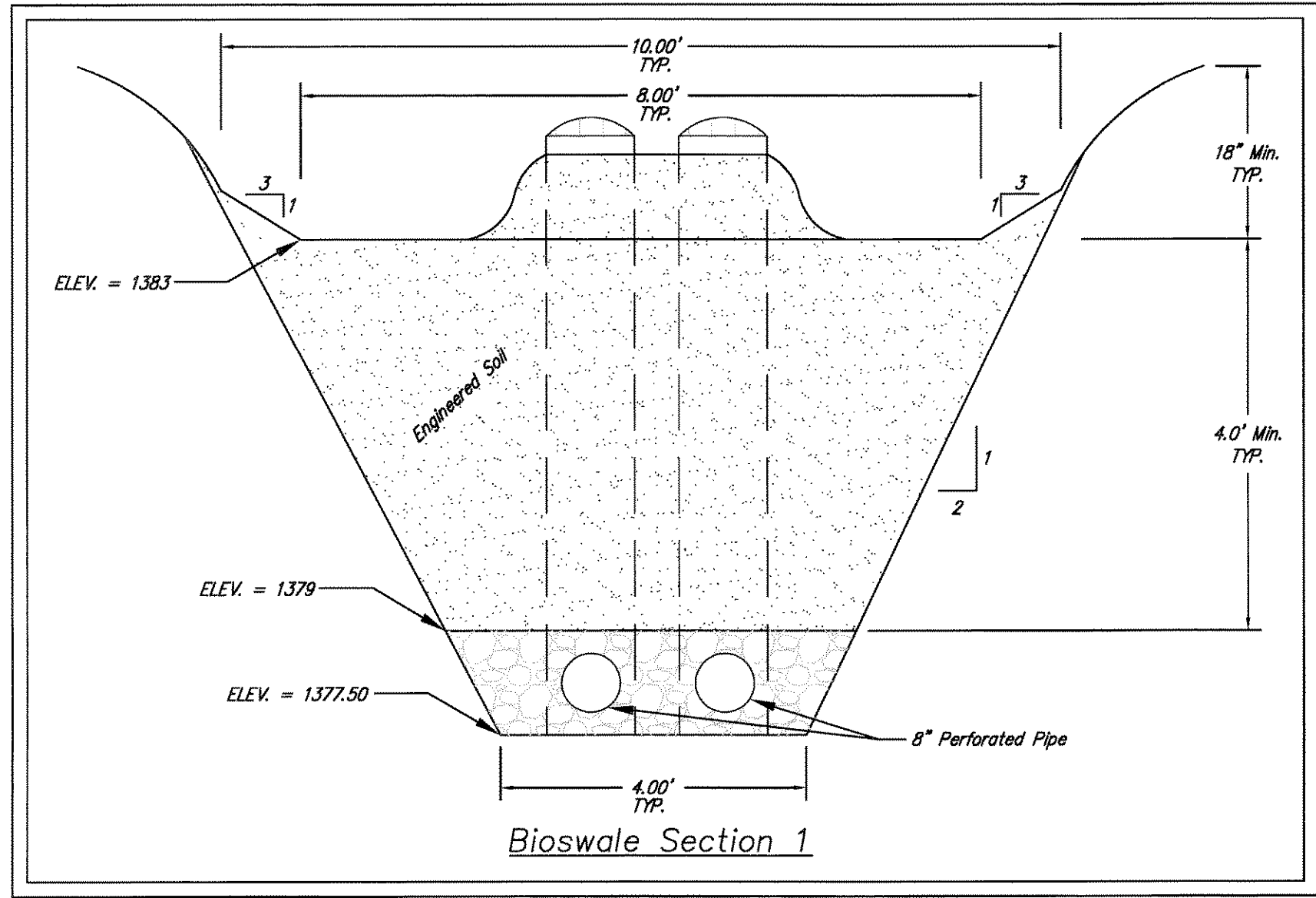
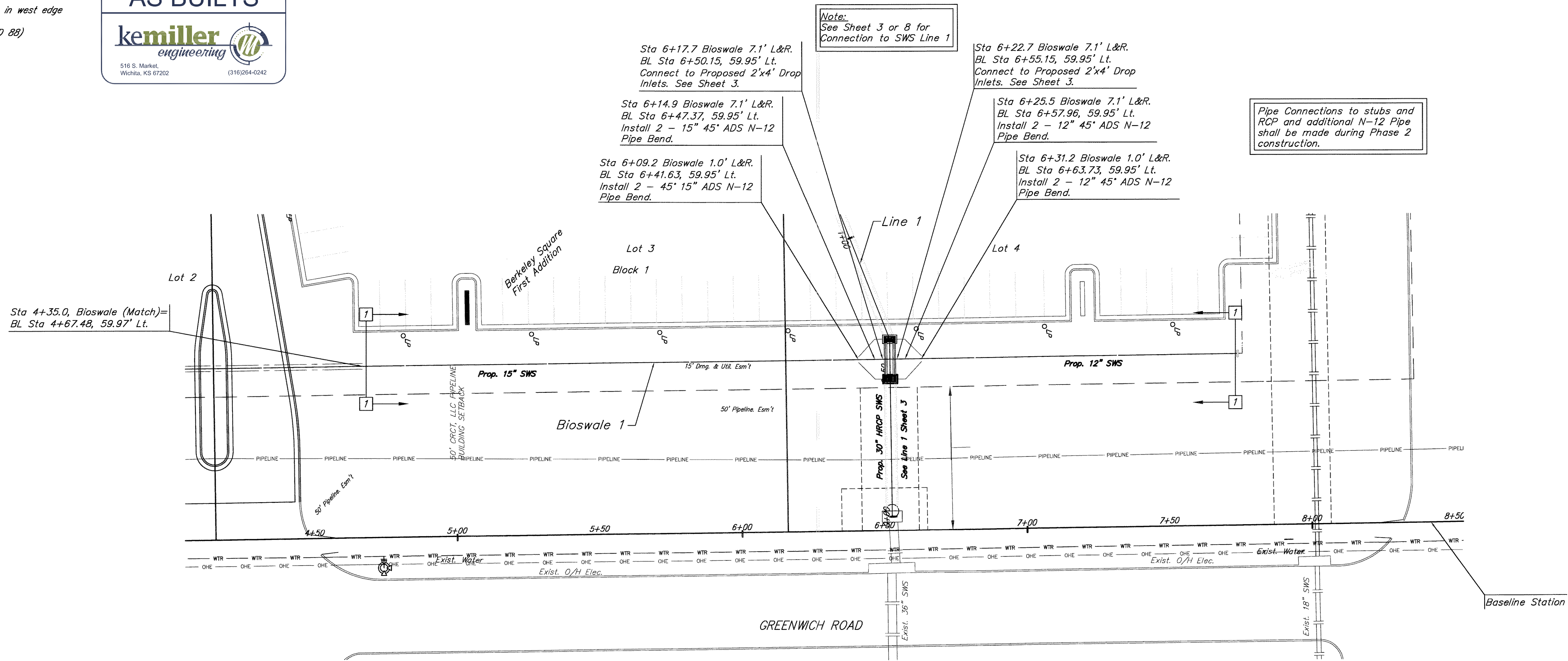
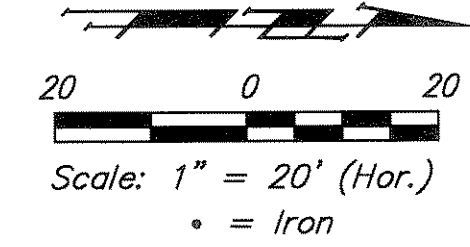
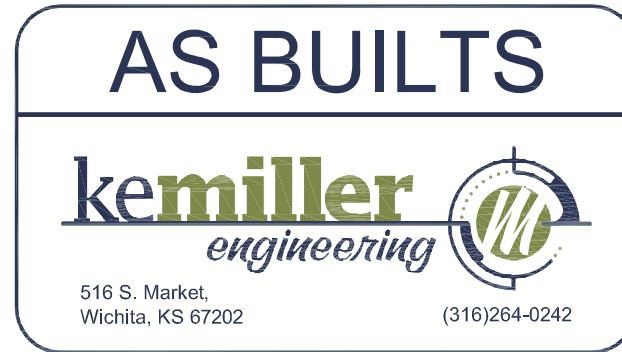


		Berkeley Square First Addition	
		Bioswale 1	
Storm Sewer Improvements		Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-263-7271 F 316-362-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN	DRAWN	
	PB	TNT	
REVISIONS:	APPROVED	DATE	
	PB	2/25/2011	
	SCALE	Noted	
	SHEET		
			6 OF 13

Benchmarks

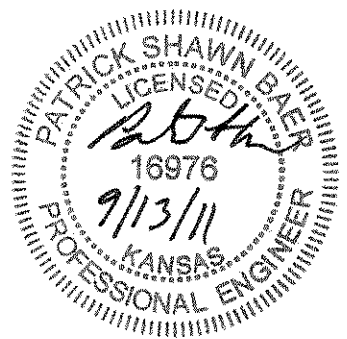
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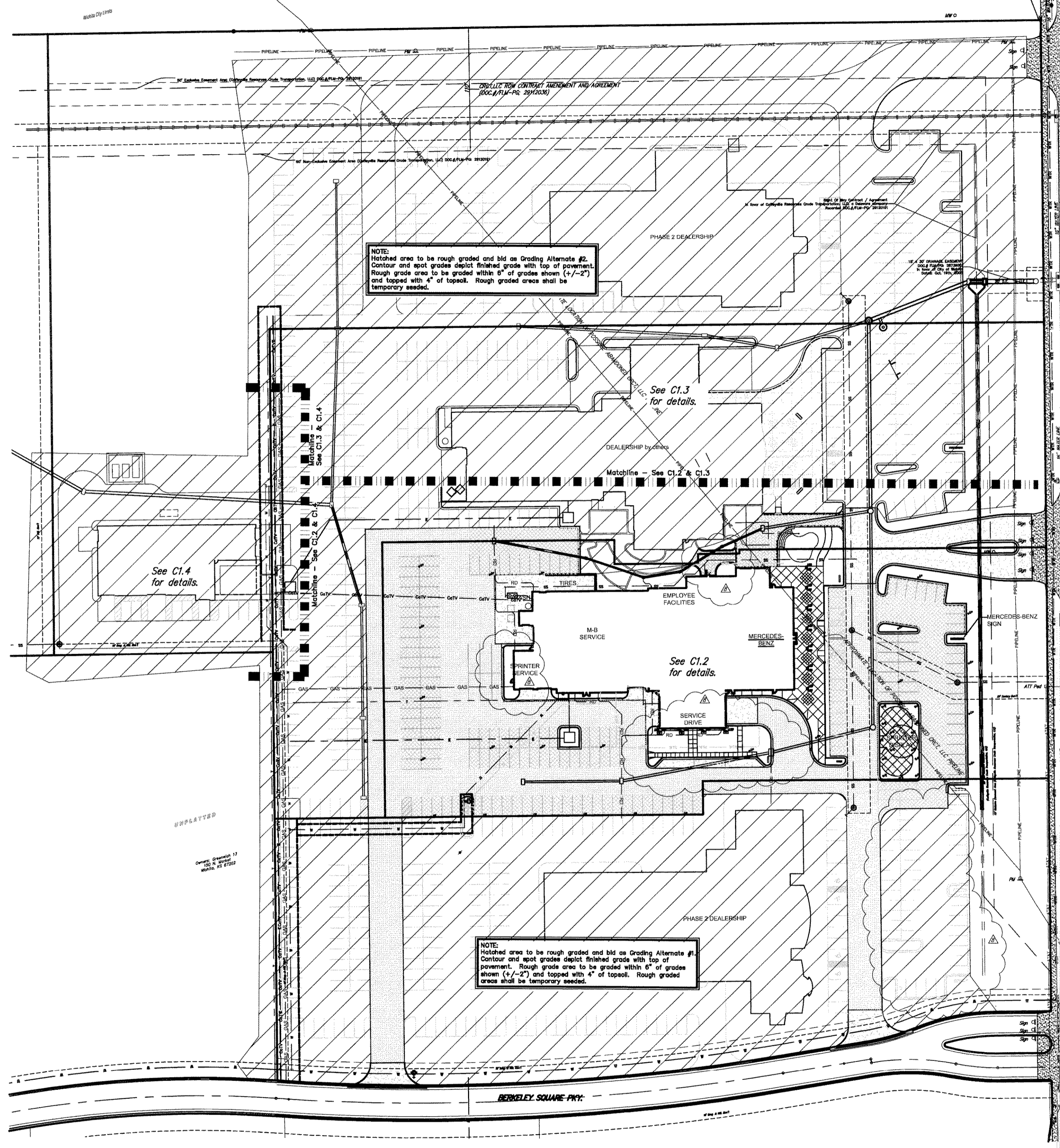


Note:
See Sheet 6 or 8 for
Bioswale Notes

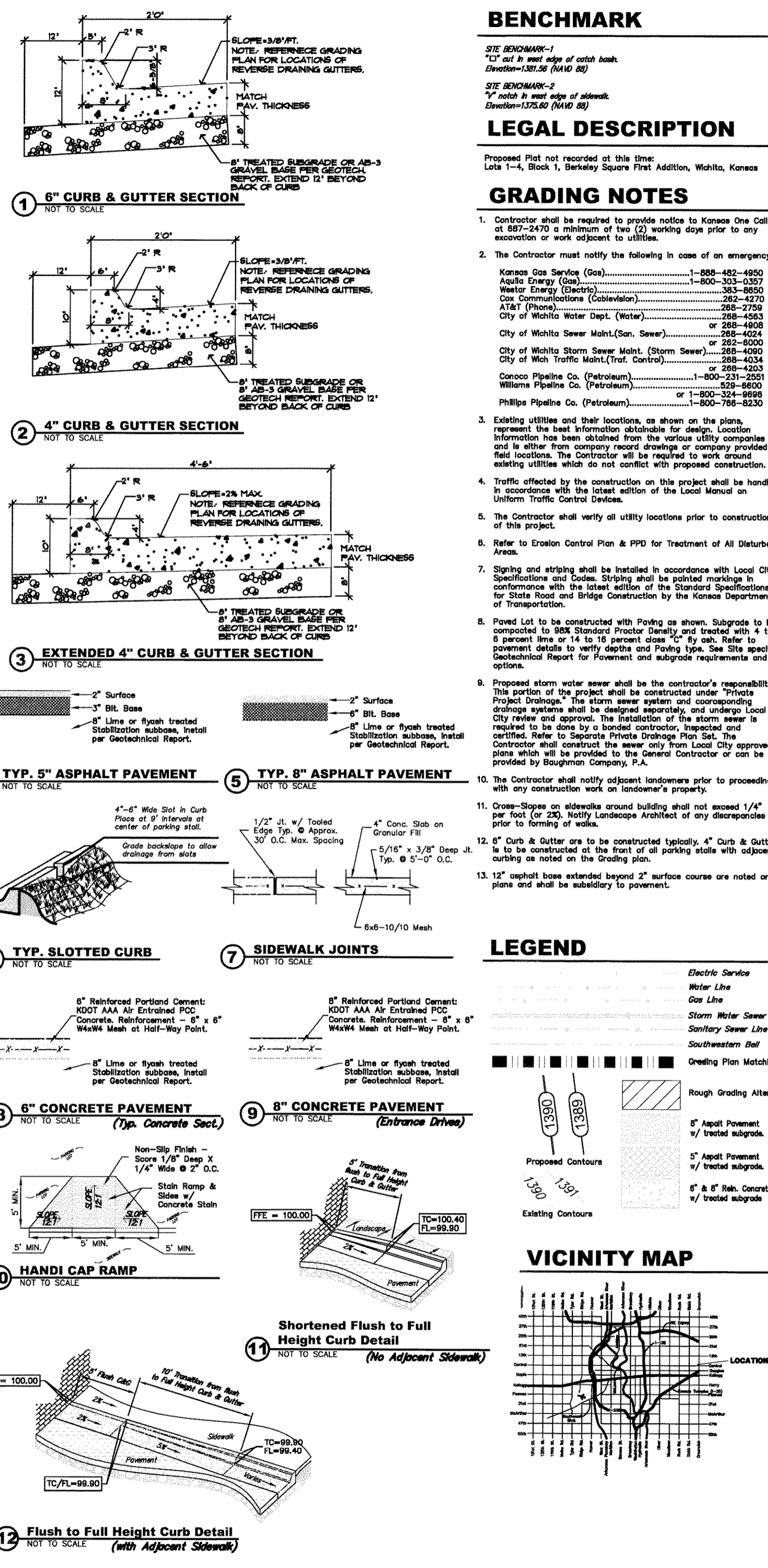
BIOSWALE SCHEDULING NOTES:
Contractor shall not install N-12 Perforated pipe, Bioswale overflow structures and engineered soil until after construction of the pavement is complete and temporary BMPs are installed. The bioswales shall be excavated and RCP pipe shall be installed prior to construction of the pavement.



Baughman		Berkeley Square First Addition Bioswale 1	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE		Storm Sewer Improvements	
PROJECT NUMBER	DESIGN	DRAWN	
	PB	TNT	
REVISIONS:	APPROVED	DATE	
	PB	4/5/2011	
	SCALE		
	Notes		
	SHEET		7 OF 13



GRADING & PAVEMENT LAYOUT
Scale 1" = 40' 0"



BENCHMARK

1 SITE BENCHMARK-1
1" cut in west edge of catch basin
Elevation=1387.56 (MAD 88)

2 SITE BENCHMARK-2
1" cut in west edge of sidewalk
Elevation=1372.60 (MAD 88)

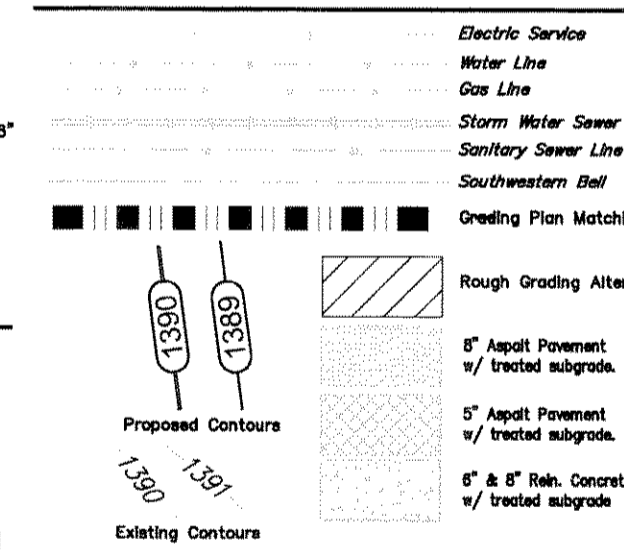
LEGAL DESCRIPTION

Proposed Plat not recorded at this time:
Lots 1-4, Block 1, Berkeley Square First Addition, Wichita, Kansas

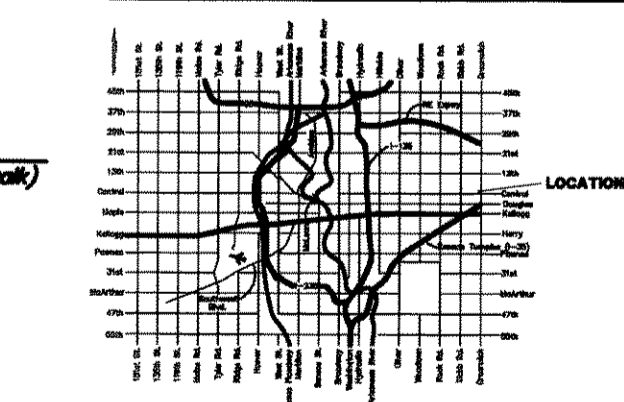
GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas).....1-888-482-4850
Aquilo Energy (Gas).....1-800-303-0357
Westar Energy (Electric).....363-8900
Cox Communications (Cable/Internet).....282-4270
AT&T (Phone).....282-2759
City of Wichita Water Dept. (Water).....288-4663
City of Wichita Sewer Maint.(San. Sewer).....288-4024
City of Wichita Storm Sewer Maint. (Storm Sewer).....288-4090
City of Wichita Traffic Maint.(Traffic Control).....288-4334
Conoco Pipeline Co. (Petroleum).....1-800-231-9500
Williams Pipeline Co. (Petroleum).....529-8600
Phillips Pipeline Co. (Petroleum).....1-800-786-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Erosion Control Plan & PPD for Treatment of All Disturbed Areas.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to meet Proctor Density and treated with 4 to 6 percent lime or 14 to 16 percent lime. Refer to pavement details to verify depth and Paving type. See Site specific Geotechnical Report for Paving and subgrade requirements and options.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project Drainage". The storm sewer system and corresponding drainage systems shall be designed, installed, and under Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Private Drainage Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- 4" Curb & Gutter are to be constructed typically. 4" Curb & Gutter is to be constructed at the front of all parking stalls with adjacent curbing as noted on the Grading plan.
- 12" asphalt base extended beyond 2" surface course are noted on plans and shall be subsidiary to pavement.

LEGEND



VICINITY MAP



DATE DRAWN
09/20/10
REVISIONS

8-14-11 Revised for value engineering changes.

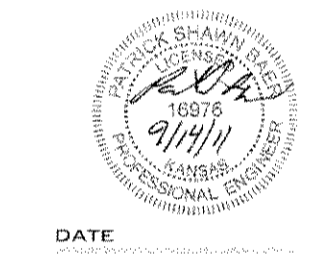


Baughman Company, P.A.
315 Elm St., Wichita, KS 67211
P 316-262-7271 F 316-262-0149
E 316-242-2271 F 316-262-0149

PRINTED ILLUSTRATION
FOR PERMIT 2-11-11



1300 E. 16th St.
WICHITA, KS 67211
316.247.8232
316.247.8564 fax
kreb@krebarchitects.com



DATE

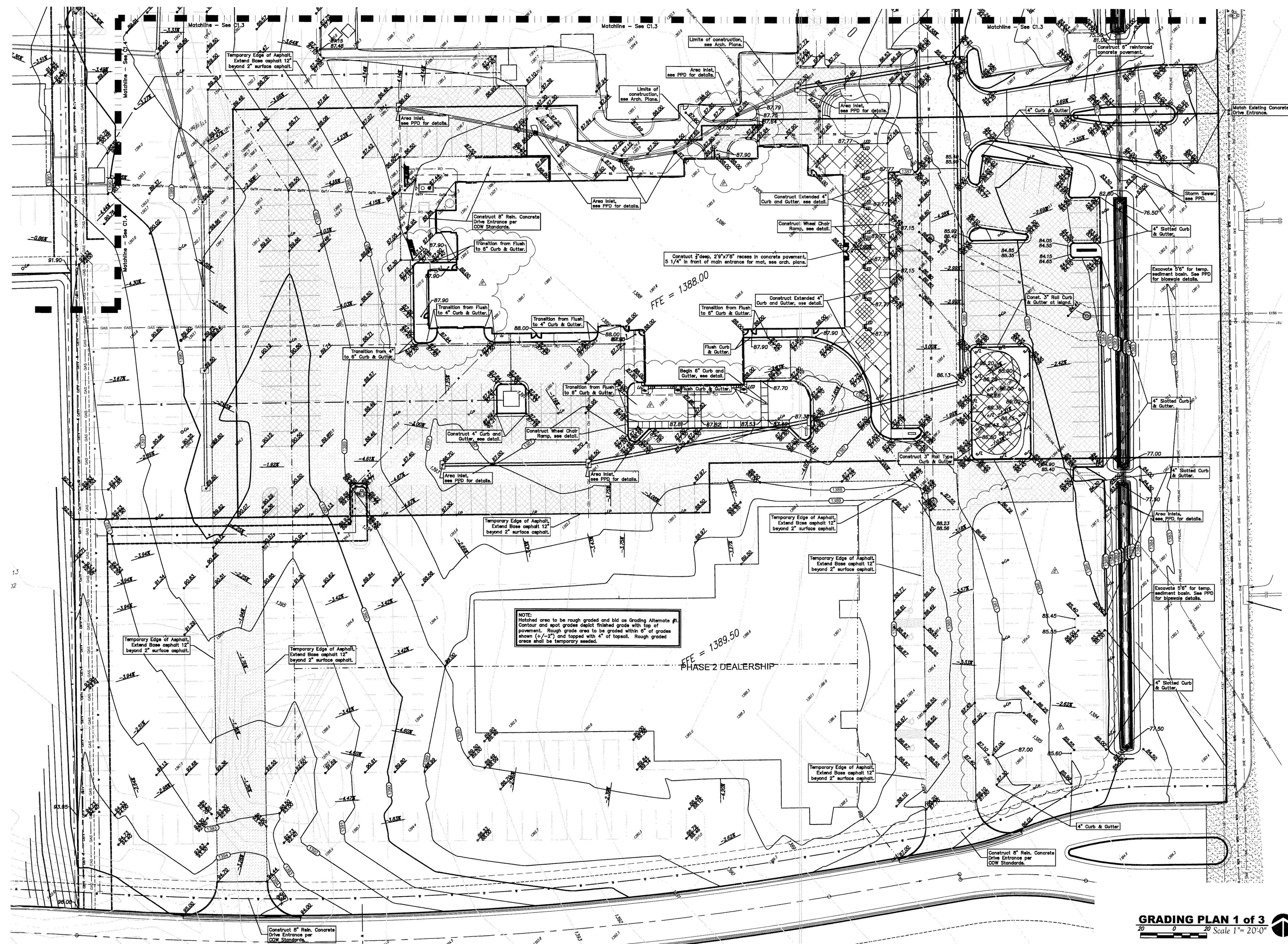
**Grading Plan
For Reference Only
Not to Scale.**

MERCEDES-BENZ OF WICHITA
1545 N. Greenwich Rd.
WICHITA, KANSAS

PROJECT NO.
10049
SHEET TITLE
GRADING & PAVEMENT LAYOUT
SHEET NO.
C1.1

		Berkeley Square First Addition Grading Plan Storm Sewer Improvements	
Baughman Company, P.A. 315 Elm St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER	DESIGN	DRAWN	
	PB	INT	
REVISIONS:	APPROVED	DATE	
	PB	4/5/2011	
	SCALE		
	Noted		
	SHEET		
		8 OF 13	

E:\Projects\Schellfeld Auto Plaza-13th & Greenwich (10-12-ES73)\Engineering\SitePlan.dwg

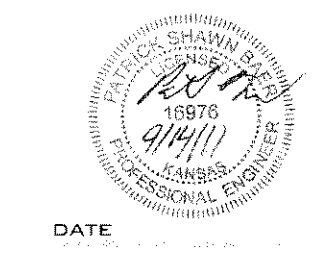


DATE DRAWN
09-30-10
REVISIONS

9-14-11 Rechecked for
due engineering changes.

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211
P 316-262-7271 F 316-262-0199
PRINTS ISSUED
FOR PERMIT 2/11-11

KREHBIEL
ARCHITECTURE
1300 S. Lewis
Wichita KS 67211
314.247.8333
314.247.8384 fax
krebielarchitecture.com



DATE

MERCEDES-BENZ OF WICHITA
1545 N. Greenwich Rd.
WICHITA, KANSAS

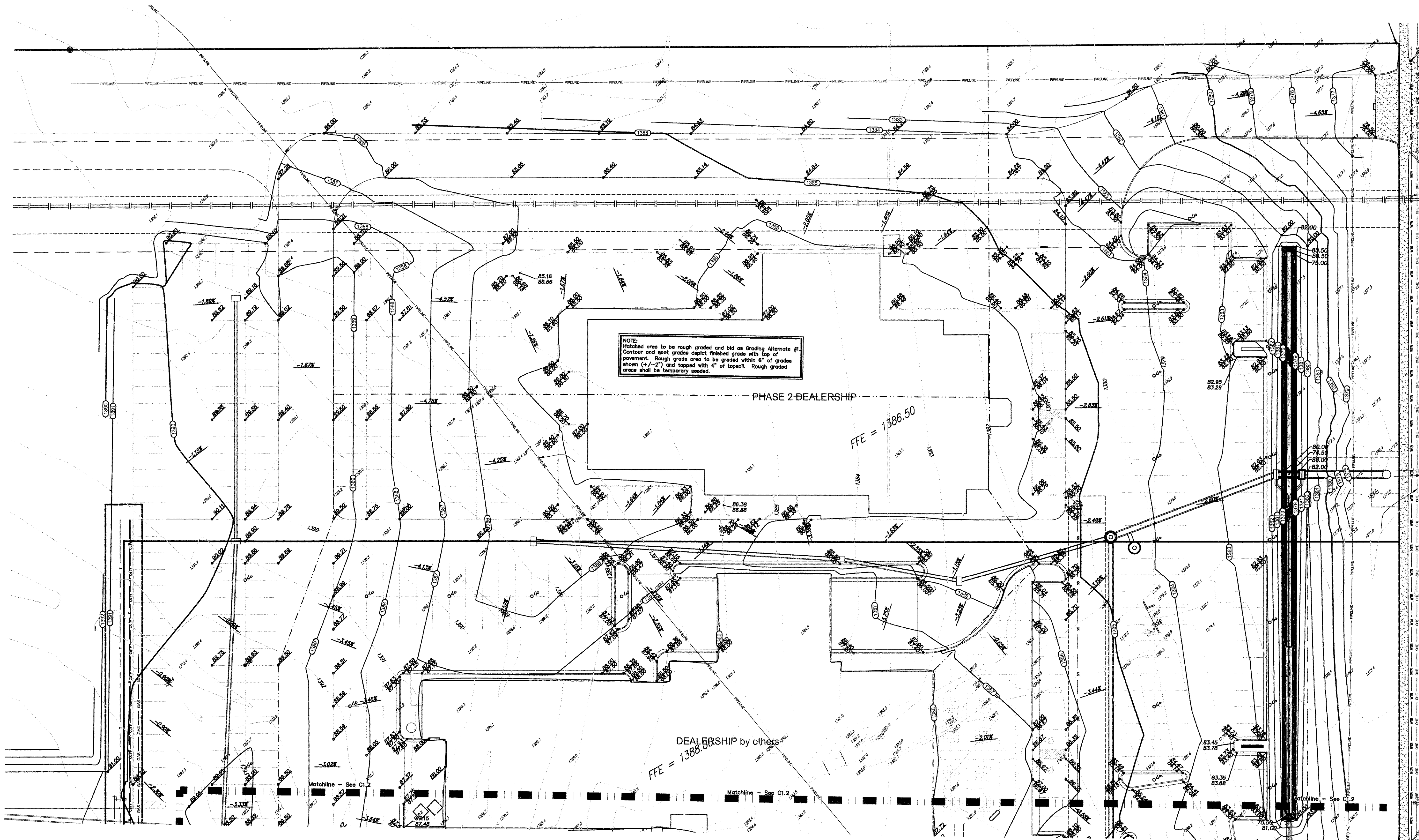
Grading Plan
For Reference Only
Not to Scale.

PROJECT NO.
1009
SHEET TITLE
GRADING PLAN 1 OF 3
SHEET NO.
C12

GRADING PLAN 1 of 3
Scale 1" = 20' 0"

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Baughman		Berkeley Square First Addition Grading Plan	
Storm Sewer Improvements		Baughman Company, P.A. 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0199 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN	DATE	DRAWN
REVISIONS	APPROVED	SCALE	TNT
	PB	Noted	4/5/2011
	PB		
		SHEET	
		9 OF 13	



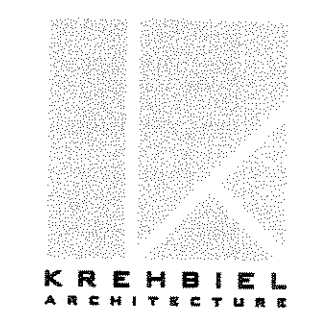
DATE DRAWN
09.30.10
REVISIONS



Baughman
PROFESSIONAL SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
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FOR PERMIT 2/11/11



KREHBIEL
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DATE

MERCEDES-BENZ OF WICHITA
1545 N. Greenwich Rd.
WICHITA, KANSAS

**Grading Plan
For Reference Only
Not to Scale.**

GRADING PLAN 2 of 3
Scale 1" = 20'-0"

LEGEND

- Electric Service
- Water Line
- Gas Line
- Storm Water Sewer Pipe
- Sanitary Sewer Line
- Southwestern Bell
- Grading Plan Matchline
- Rough Grading Alternates
- 6" Asphalt Pavement w/ treated subgrade
- 6" Asphalt Pavement
- 6" & 8" Ribs Concrete Pavement w/ treated subgrade
- Proposed Contours
- Existing Contours

BENCHMARK

SITE BENCHMARK-1
at A end edge of catch basin.
Elevation=1381.58 (NAVD 88)

SITE BENCHMARK-2
7" notch in west edge of sidewalk.
Elevation=1375.60 (NAVD 88)

PROJECT NO.
104P
SHEET TITLE
GRADING PLAN 2 OF 3
SHEET NO.
C13

		Berkeley Square First Addition Grading Plan	
Baughman Company, P.A. 315 Ellis St., Wichita, KS 67211 P 316.247.8233 F 316.247.8544		Storm Sewer Improvements	
PROJECT NUMBER	DESIGN	DRAWN	
	PB	TNT	
REVISIONS	APPROVED	DATE	
	PB	4/5/2011	
	SCALE		
	Noted		
	SHEET		
			10 OF 13

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LANDSCAPE NOTES

- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL. ALL PLANT SIZES ARE TO MEET STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
- PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL PLANTING BEDS SHALL BE COVERED WITH 1" DEPTH OF COTTON BOLL COMPOST AND THEN TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
- ALL PLANTING BEDS ARE TO RECEIVE 2" OF CYPRESS MULCH AND TREATED WITH GRANULAR FERTILIZER AS PER MANUFACTURER'S INSTRUCTIONS.
- PLANT BACKFILL MIX SHALL BE 2X COTTON BOLL COMPOST AND 1/2 EXISTING SOIL. ADD ROOT STARTER FERTILIZER AS PER MFR'S RECOMMENDATIONS.
- ALL SOIL AREAS ARE TO BE TILLED TO A DEPTH OF 4" AND ALL DEBRIS REMOVED PRIOR TO PLANTING. TURF SEED SHALL BE DRILLED OR VERTICUT INTO SOIL. MULCH SEEDBED AREA WITH CLEAN SHEDDED TURF MULCH AT A DEPTH OF 1-1/2". COMB STRAW INTO SOIL.
- SOIL SHALL BE KANSAS PREMIUM BLEND FESCUE SEED AT A RATE OF 8LBS PER 1,000 SF. SPREAD NEW LAWN STARTER FERTILIZER AS PER MFR'S RECOMMENDATIONS.
- AREAS INDICATED AS 3" SEED SHALL BE SEED AT A RATE OF 8LBS PER 1,000 SF.
- ALL PLANTING BEDS ARE TO BE EDGED WITH LOCALLY AVAILABLE STEEL EDGING INSTALLED WITH MFR. SUPPLIED STAKES. COLOR: BLACK.
- UPON COMPLETION LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. ALL PLANTS SHALL BE HEALTHY AND IN GOOD CONDITION AT WALK THROUGH. ANY DEFICIENCIES SHALL BE CORRECTED BEFORE FINAL APPROVAL. RETAINAGE WILL BE HELD FOR PLANT MATERIAL THAT IS DEAD NOT INSTALLED OR NOT PROPERLY INSTALLED. RETAINAGE SHALL INCLUDE MATERIAL COST AND LABOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION EXCLUDING NEGLIGENCE FROM DRYER OR ACTS OF NATURE. CONTRACTOR SHALL PROVIDE HARD COPY ASBUILT DRAWINGS PRIOR TO SYSTEM COMPLETION FOR PLANT.
- GARRISON CREEPING FOXTAIL FOR BIOSWALE IS AVAILABLE THROUGH VALLEY FEED AND SEED 316-942-2278.

IRRIGATION NOTES

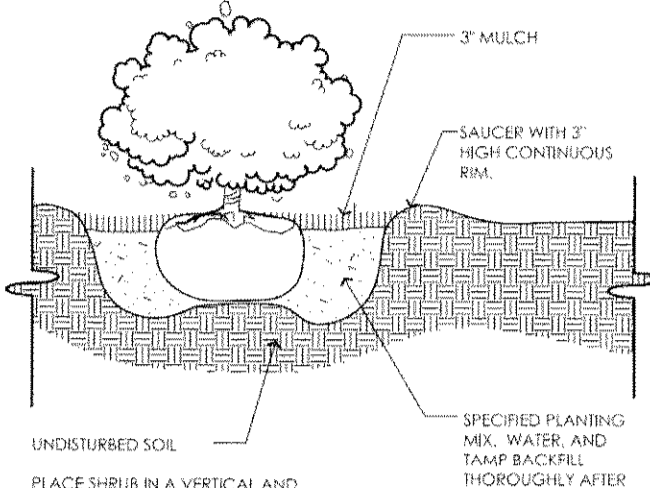
- CONTRACTOR WILL INSTALL 2 SYSTEMS. ONE CLEAN WATER SYSTEM TIED INTO 2" IRRIGATION WATER AND ONE WELL WATER SYSTEM. SEE PLAN FOR METER AND WELL LOCATION. INSTALL IRRIGATION SYSTEMS AS PER LOCAL CODE. ALL SHRUB BEDS WILL BE ON CLEAN WATER SYSTEM.
- IRRIGATION CONTRACTOR SHALL INCLUDE WELL AND SUBMERSIBLE PUMP IN THEIR BID. POWER TO WELL AND PUMP WILL BE PROVIDED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM DESIGN FOR APPROVAL PRIOR TO COMMENCING WORK. SHOP DRAWINGS SHALL INCLUDE LAYOUT, ZONE CAP, AND MANUFACTURER CUT SHEETS FOR APPROVAL. SYSTEMS SHALL BE DESIGNED TO PROVIDE 1" OF WATER PER WEEK.
- ACCEPTABLE CONTROLLER MFRS ARE: TORO, HUNTER, RAINBIRD. ALL SPRAY AND ROTOR ZONE VALVES ARE TO BE TORO P-220 PRESSURE REGULATING VALVES. ALL SPRAY HEADS ARE TO BE TORO PRECISION HEADS. BACKFLOW PREVENTER AS INDICATED ON DETAILS. CONTROLLERS FOR CLEAN WATER SYSTEM AND WELL SYSTEM SHALL PROVIDE ENOUGH ZONES FOR SYSTEMS PLUS TWO UNSEED ZONES.
- ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC.
- ALL PIPE SLEEVES SHALL BE SCHEDULE 40. COORDINATE INSTALLATION WITH PAVING CONTRACTOR. SLEEVES INDICATED ON PLAN ARE CONCEPTUAL ONLY. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND NUMBER REQUIRED.
- BURY DEPTH ON ALL PIPE IS MIN. 12".
- INSTALL NETARM DRIP IRRIGATION IN ALL PLANTING BEDS UNLESS OTHERWISE NOTED.
- IRRIGATE ALL TURF AREAS TO PROPERTY LINE AND UNITS SHOWN ON DRAWING. IRRIGATE STREET & C.W.
- UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL DEMONSTRATE TO LANDSCAPE ARCHITECT SYSTEMS WORKING AND CAN PROVIDE 1" OF WATER PER WEEK. ANY DEFICIENCIES WILL BE CORRECTED PRIOR TO FINAL APPROVAL. RETAINAGE WILL BE HELD FOR DEFICIENCIES. CONTRACTOR WILL PROVIDE HARD COPY ASBUILT DRAWINGS PRIOR TO SYSTEM COMPLETION. DAMAGE CAUSED BY LANDSCAPE MAINTENANCE PERSONNEL IS EXCLUDED.
- IRRIGATION CONTRACTOR SHALL WARRANT ALL IRRIGATION COMPONENTS FROM FACTORY DEFECTS OR FAULTY INSTALLATION FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION. DAMAGE CAUSED BY LANDSCAPE MAINTENANCE PERSONNEL IS EXCLUDED.

LANDSCAPE CODE INFO.

- REQUIRED LANDSCAPE STREET YARD
- AVERAGE LOT DEPTH = 600'
SQ. FOOT FACTOR = 20
LINEAR FOOT STREET FRONTAGE = 200'
200SQ. FT. + 40 SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
- 15601 SF LANDSCAPE STREET YARD PROVIDED
- SHADE TREES REQUIRED = 4120/200 = 8 REQUIRED
16 ORNAMENTAL TREES PROVIDED = 8 SHADE TREES
- PARKING LOT SCREENING REQUIRED AND SHOWN.
- PARKING LOT TREES:
1 SHADE TREE REQUIRED PER 20 SPACES
30 SPACE LOT = 3 SHADE TREES REQUIRED
- 6 REQUIRED STREET TREES (8 ORNAMENTAL) = 4 SHADE TREES
- BUFFERS:
NO BUFFERS REQUIRED
- LEGAL DESCRIPTION:
LOT 2, BLOCK 1, MERIDIAN SQUARE FIRST ADDITION
- ADDRESS: UNKNOWN
- WATER:
WATER WILL BE PROVIDED BY IRRIGATION SYSTEM INSTALLED BY OWNER.

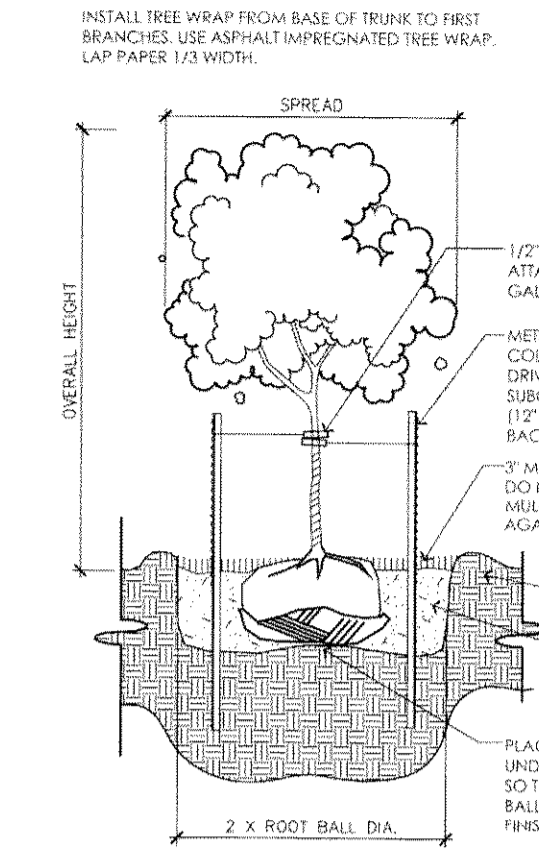
1 SHRUB PLANTING

SCALE: 3/4" = 1'-0"



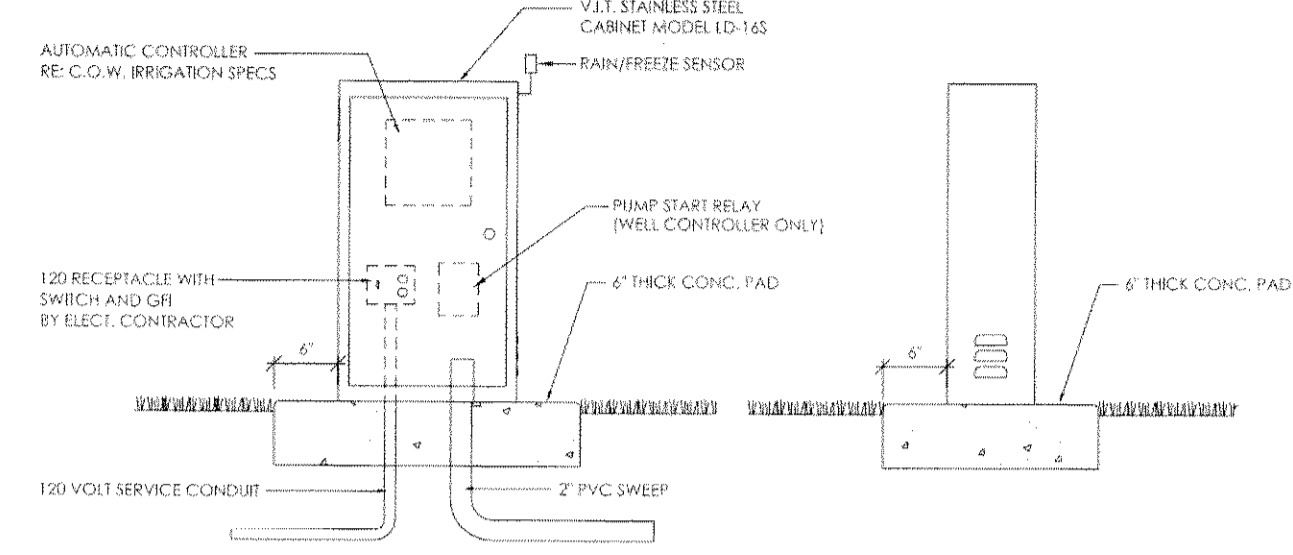
2 TREE PLANTING

SCALE: 3/8" = 1'-0"



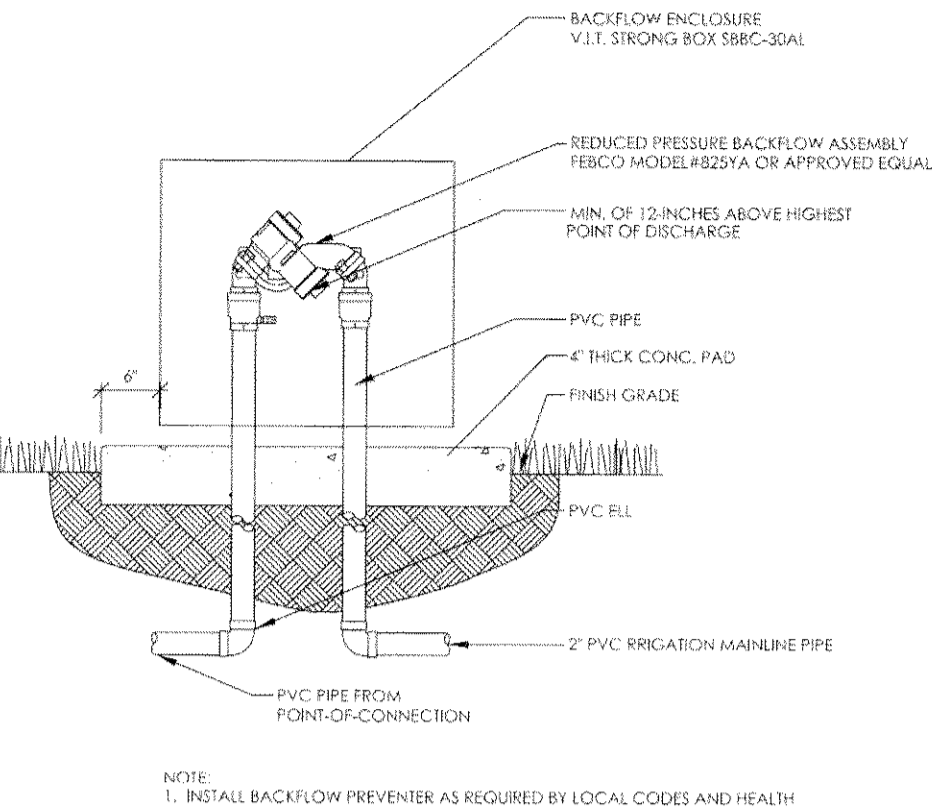
4 CONTROLLER ENCLOSURE

SCALE: 1" = 1'-0"



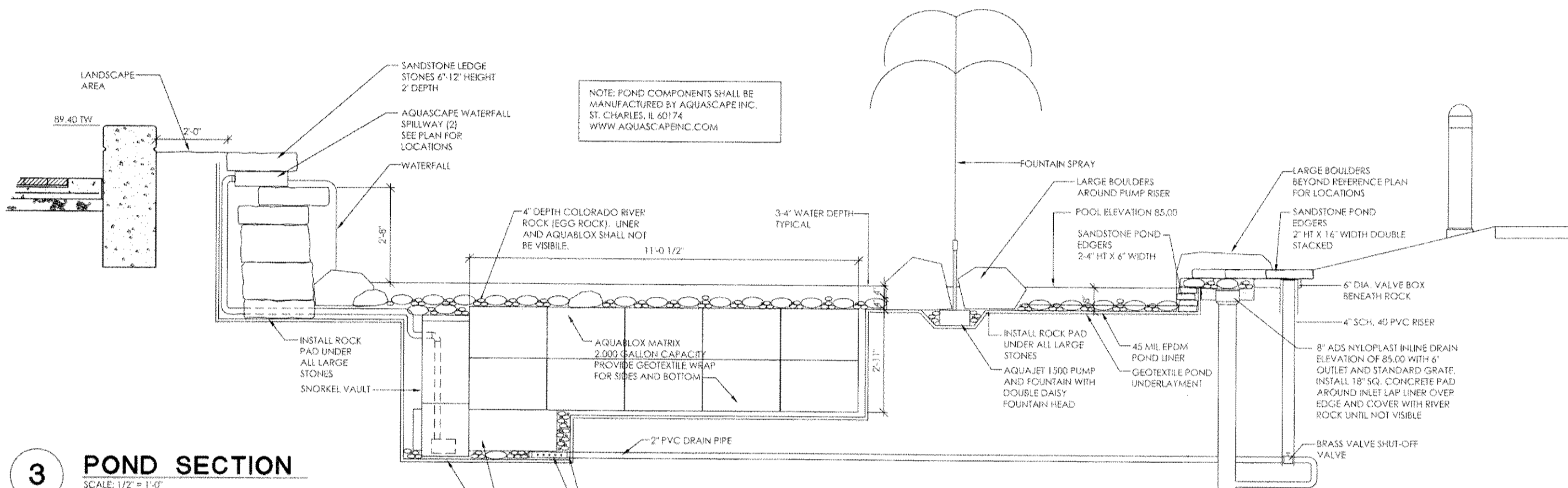
5 BACKFLOW PREVENTER

SCALE: 1" = 1'-0"



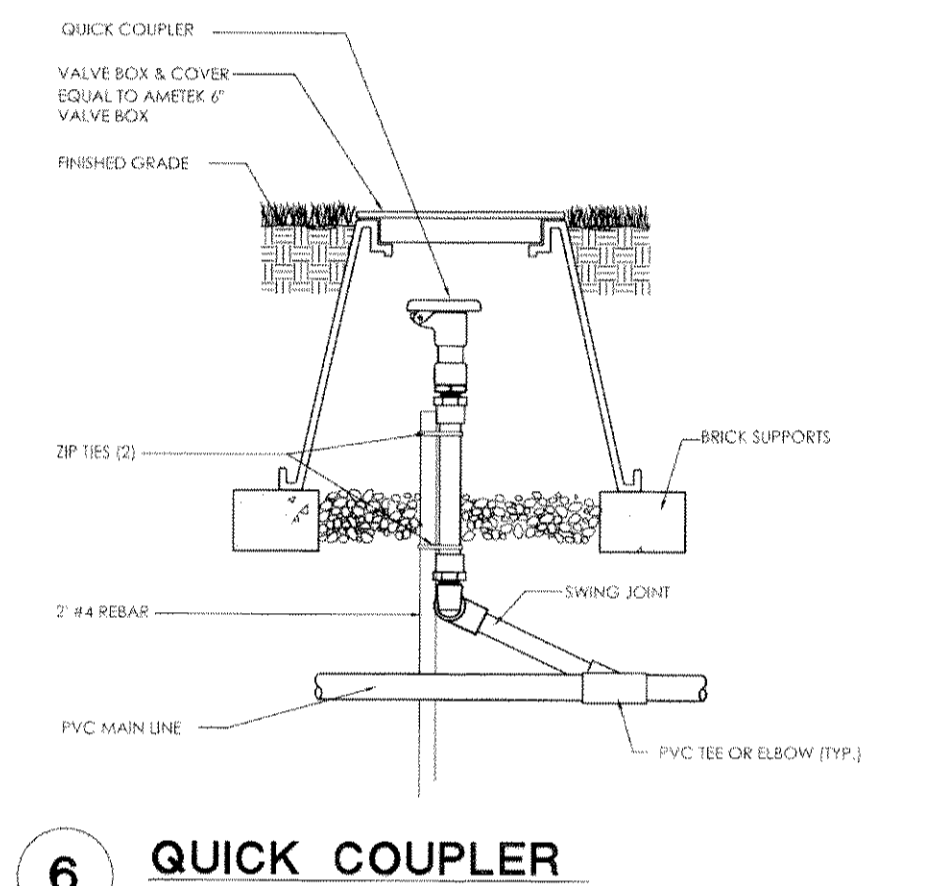
3 POND SECTION

SCALE: 1/2" = 1'-0"



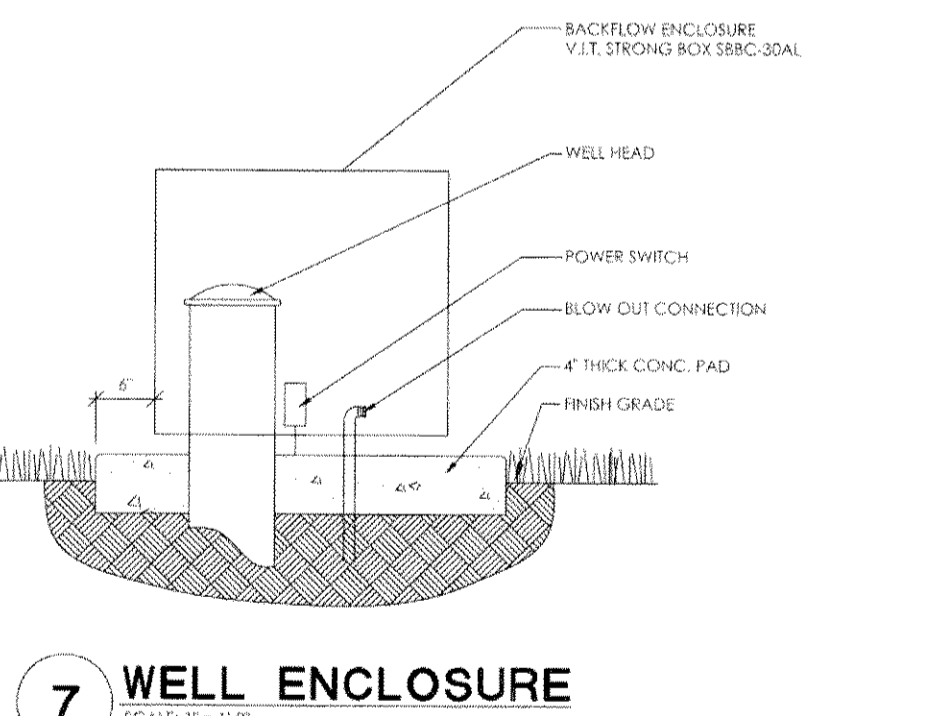
6 QUICK COUPLER

SCALE: 3/4" = 1'-0"



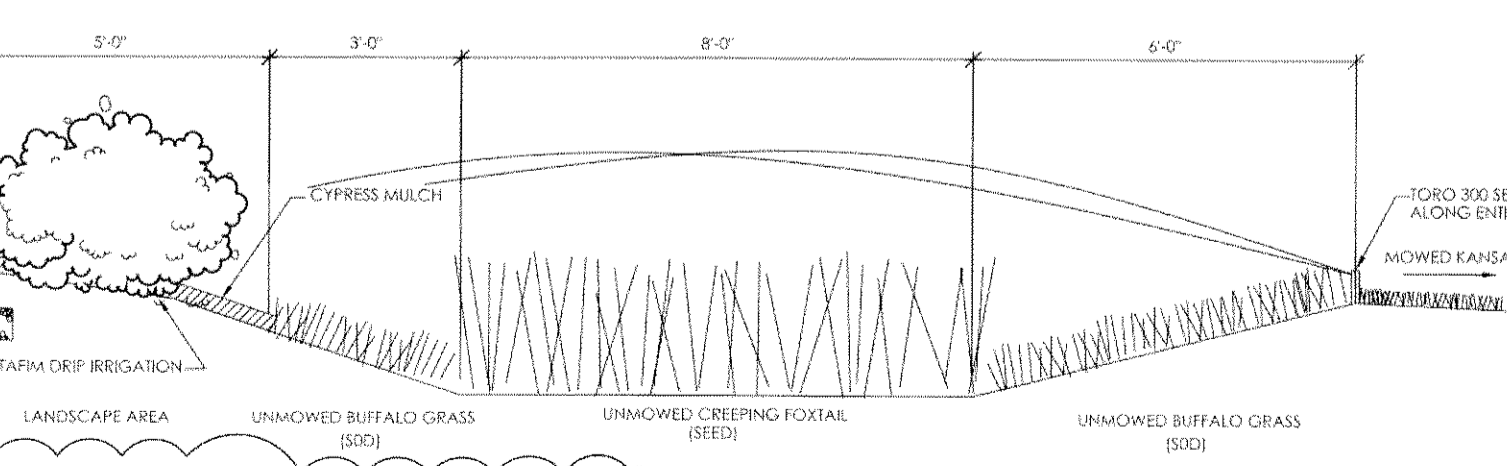
7 WELL ENCLOSURE

SCALE: 1" = 1'-0"



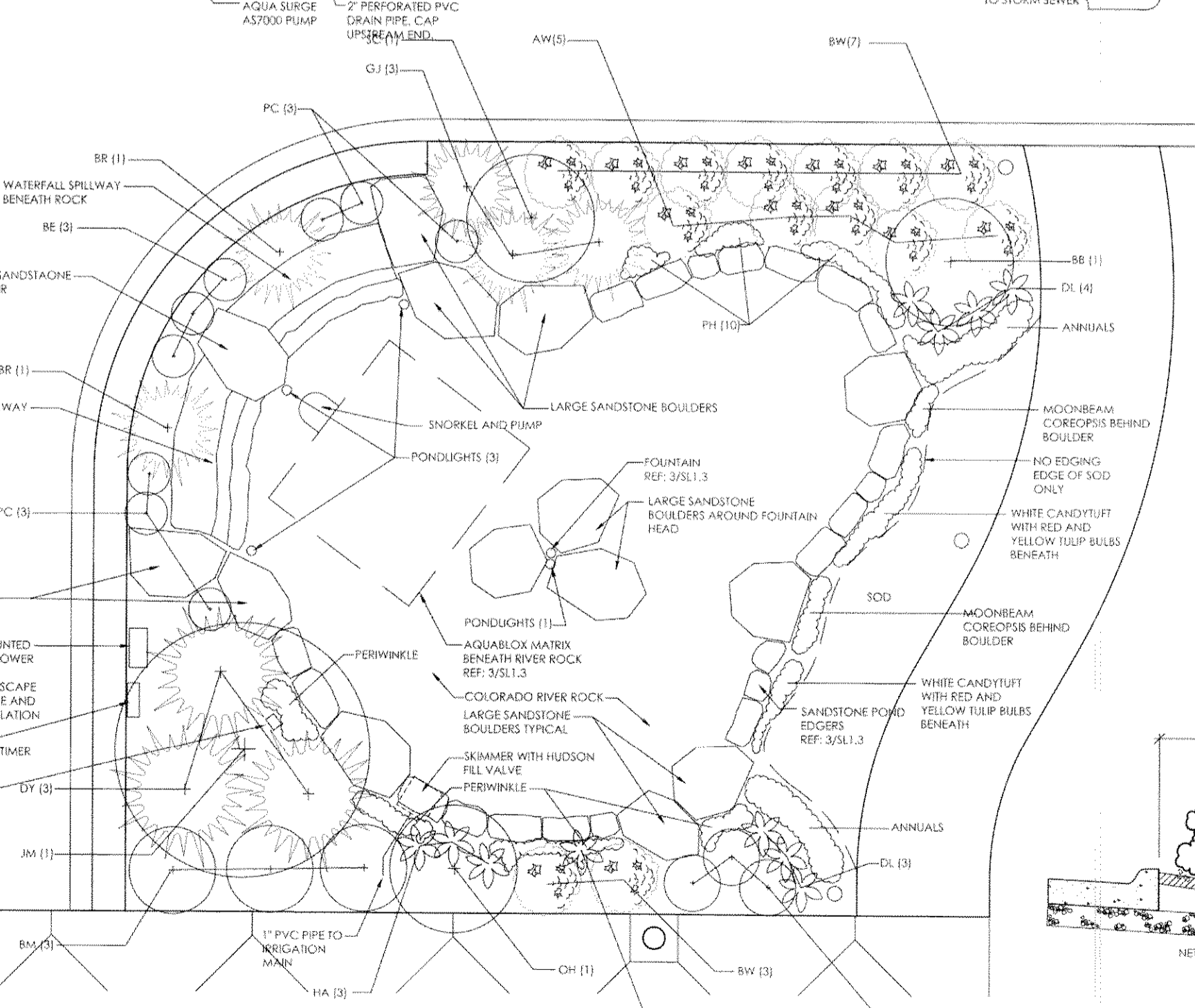
8 BIOSWALE SECTION

SCALE: 1/2" = 1'-0"



A LANDSCAPE POND PLAN

SCALE: 1/4" = 1'-0"



PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	13	CHAMPECLEAR PEAR	PIRUS CALLERYANA 'CHAMPECLEAR'	1-1/2" CAL.	B & B
JM	1	JAPANESE MAPLE	ACER PALMATUM 'BLOODGOOD'	8" HI.	B & B
OR	1	ORLANDIA RED BUD	CERCIS REDFORME	1-1/2" CAL.	B & B
PC	2	PRAIRIE TREE CRABAPPLE	MAULUS PRAIRIE TREE	1-1/2" CAL.	B & B
SS	8	SPRING SNOW CRABAPPLE	MAULUS SPRING SNOW	1-1/2" CAL.	B & B
SHRUBS					
AW	33	ANDERSON JUMPER	JUNIPERUS CHINENSIS 'ANDERSON'	5 GAL.	CONT.
BS	7	BURNING BUSH	SPIRAEA X BURNING BUSH	5 GAL.	CONT.
BJ	19	BROADLEAF JUMPER	JUNIPERUS SABINA 'BROADLEAF'	5 GAL.	CONT.
BM	3	BERRY MAGIC NDS	ILEX	5 GAL.	CONT.
BR	2	BLUE RIG JUMPER	JUNIPERUS HORIZONTALIS	5 GAL.	CONT.
BW	51	WINTER GEM BUCKWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	3 GAL.	CONT.
DJ	21	COMPACT ANDORRA JUMPER	JUNIPERUS ANDORRA COMPACTA	5 GAL.	CONT.
DY	6	DENDBOMBS YEW	TAXUS X MEDIA 'DENDBOMBS'	5 GAL.	CONT.
FG	42	FLOWERING QUINCE	CHAMAENOPHYLLA TEXAS SCARLET	5 GAL.	CONT.
GJ	9	GOLD COAST JUMPER	JUNIPERUS X FRITZERIANA 'MANSAN'	5 GAL.	CONT.
HG	5	DWARF HAMMILL FT. GRASS	PENSTEMON 'HAMMILL'	3 GAL.	CONT.
HY	4	HYDRANGEA	HYDRANGEA MACROPHYLLA 'CLOWNING EMBERS'	5 GAL.	CONT.
KJ	52	KALAY PRIFZER JUMPER	JUNIPERUS CHINENSIS 'KALAY COMPACTA'	5 GAL.	CONT.
EF	15	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.
SI	48	DINKY FORESTER PALM	SYRINGA MEYER PALMIB.	5 GAL.	CONT.
NR	19	FLOWER CARPET ROSE	ROSA 'FLOWER CARPET'	3 GAL.	CONT.
NA	3	DWARF HANDBLA	HANDBLA DOMESTICA 'TROPPOWER'	3 GAL.	CONT.
OH	1	OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'	5 GAL.	CONT.
SC	3	PURPLE LEAF SAND CHERRY	PRUNUS X CISTINA	5 GAL.	CONT.
SE	13	KNOCKOUT SHRUB ROSE	ROSA 'KNOCKOUT'	3 GAL.	CONT.
TJ	2	TAYLOR JUMPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6 HI.	B & B
GROUNDCOVERS/PERENNIALS/ROCK					
BE	3	BLACK EYED SUSAN	RUBICODIA 'BLACK EYED SUSAN'	1 GAL.	CONT.
BLD	10	INVESTOR BOULDER	4LX2WX3 SHI. EXPDSD	1 GAL.	CONT.
DL	186	STELLA DE ORO DANIEL	HEBERICOLA STELLA DE ORO	1 GAL.	CONT.
HA	11	HOSTA	HOSTA UNDULATA 'ALBO MARGINATA'	1 GAL.	CONT.
PC	6	PURPLE CLOVEFLOWER	HECHMARA	1 GAL.	CONT.
PH	10	CREEPING PHLOX 'TINK'	PHLOX	4 PGES	CONT.

NOTE: ROCK FOR POND NOT INCLUDED IN PLANTLIST. LANDSCAPE CONTRACTOR WILL NEED TO FIGURE ROCK QUANTITIES REQUIRED FOR POND.

DATE DRAWN
09-26-10
REVISIONS
GENERAL REVISIONS
03-04-11

PRINTS ISSUED
FOR PERMIT 02-11-11

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DATE

MERCEDES-BENZ OF WICHITA
1545 N. Greenwch Rd.
WICHITA, KANSAS

Landscape Plan
For Reference Only
Not to Scale.

Baughman Berkeley Square First Addition
Landscape Plan
Storm Sewer Improvements

Project No. 10049
SHEET TITLE (LANDSCAPE DETAILS)

REVISIONS:

APPROVED: PB DATE: 2/25/2011
DRAWN: TNT

SHEET NO. SL1.3
12 OF 13

