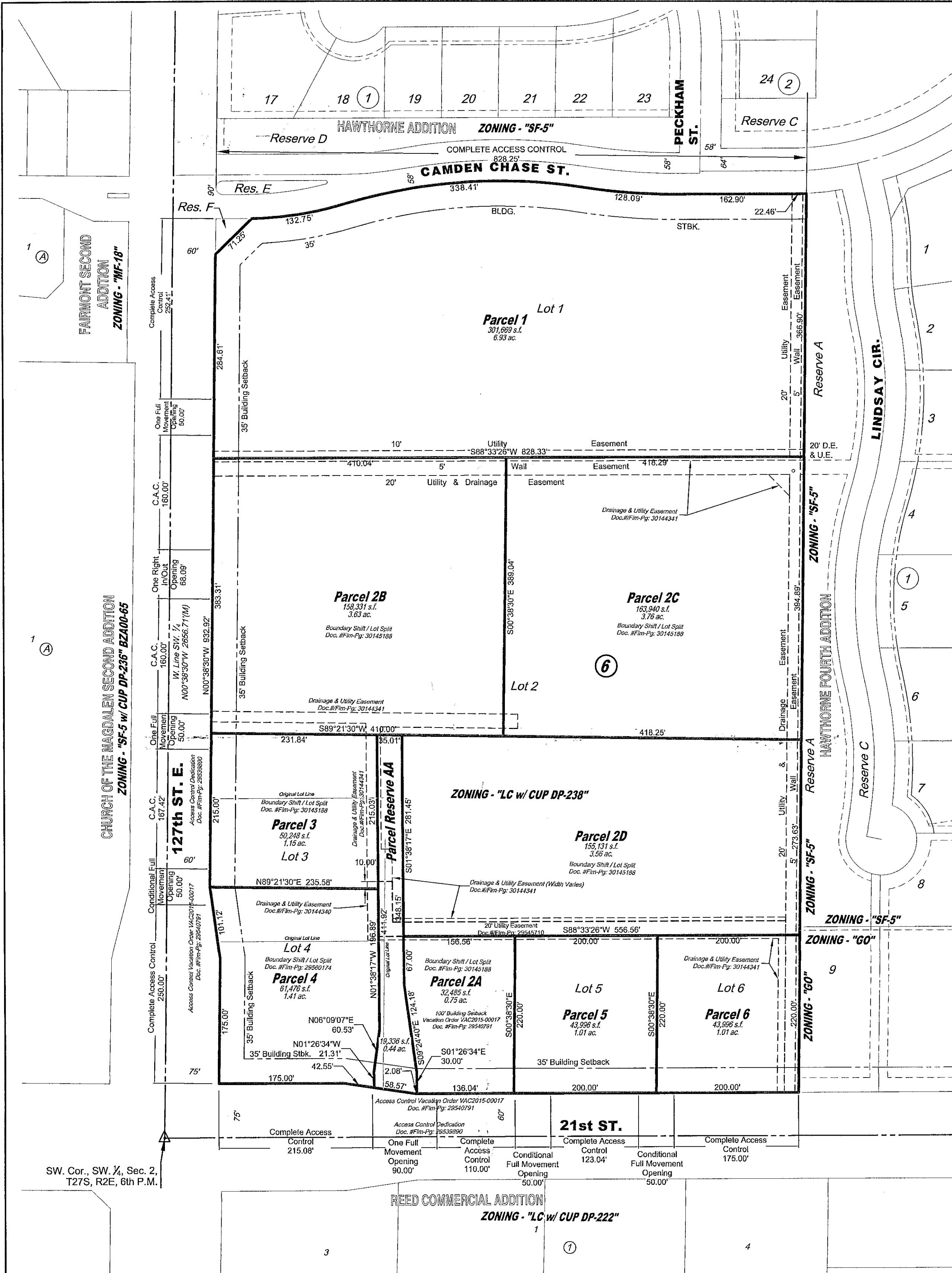




COMMUNITY UNIT PLAN DP-238

TWENTY-FIRST COMMERCIAL

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

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 13 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 see 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 "Conditions 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 (301,669 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.

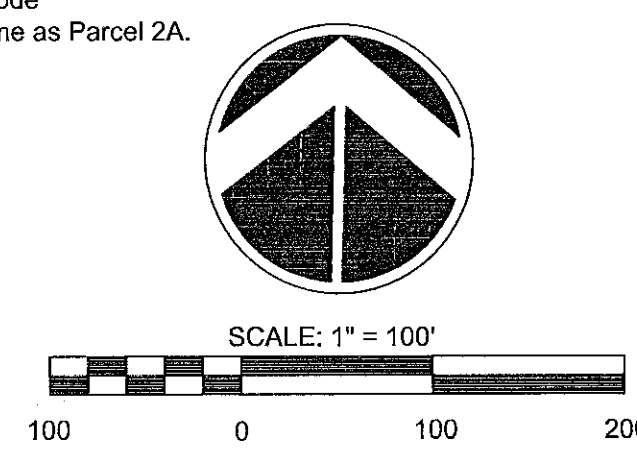
Reserve AA

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
6/2/2022
Copy 2 of 4
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





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.
Floor Area Ratio - 0.300
Max. Number of Buildings - 1
Max. Bldg. Height - 35
Parking - per Unified Zoning Code
Setbacks - **Same as Parcel 2A.**

Reserve AA

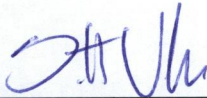
See Lot Split/Boundary Shift for platted uses.

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. Number of Buildings
Max. Bldg. Height - 35
Parking - per Unified Zoning Code
Setbacks - **As per "LC" Zoning District or as set forth herein.**

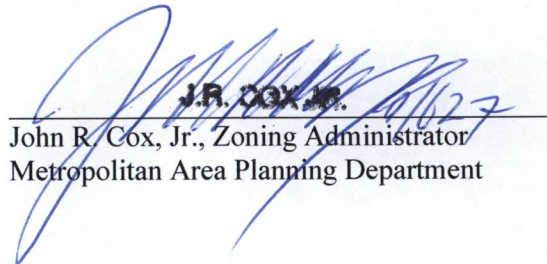
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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.**

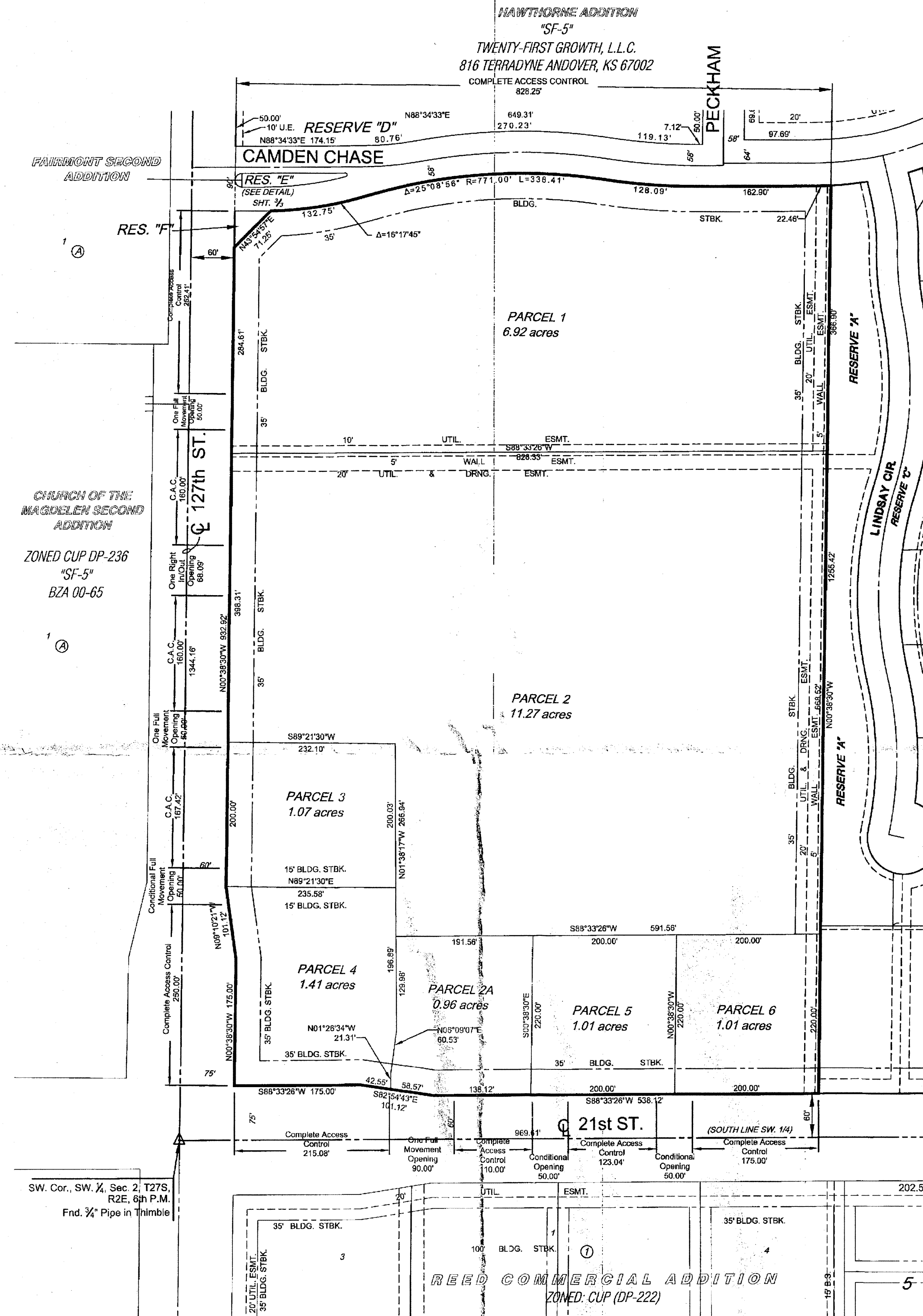


Scott Wadle, Director
Metropolitan Area Planning Department



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

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



APPROVED CUP
AMEND #3
MAPC 6/21/18
WCC: 8/7/18

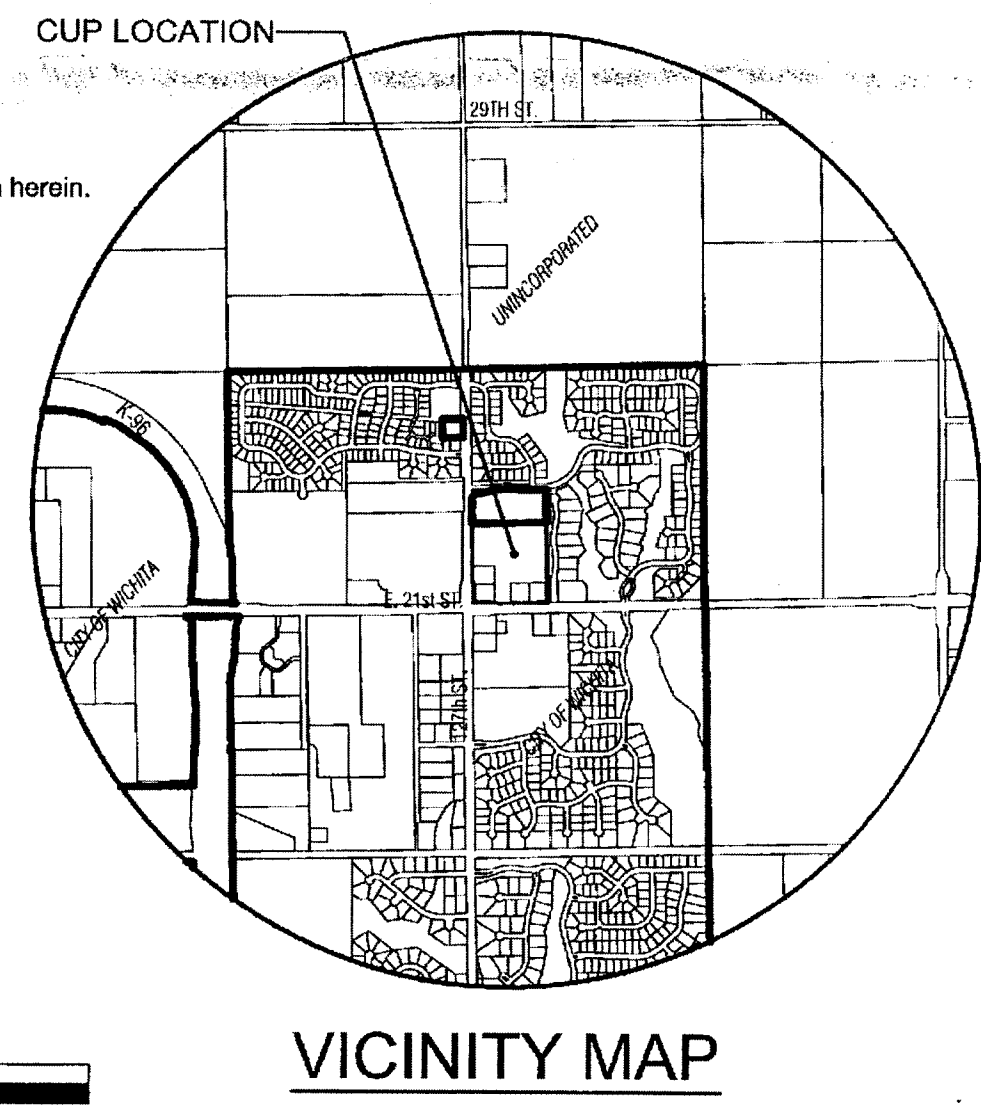
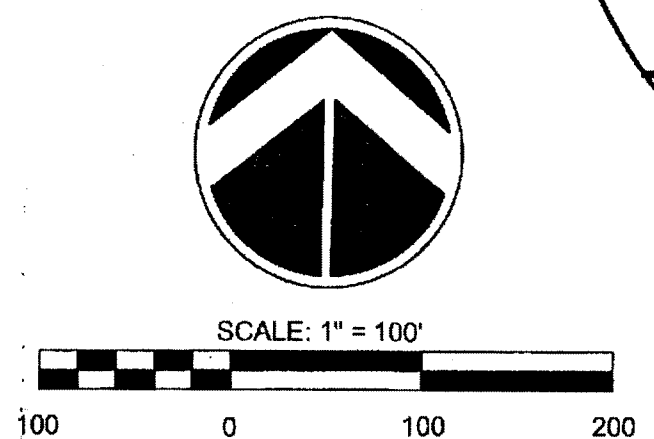
COMMUNITY UNIT PLAN DP-238

TWENTY-FIRST COMMERCIAL

OWNERS/DEVELOPER: Twenty-First Growth, L.L.C. 816 Terradyne Andover, KS 67002

- ### GENERAL PROVISIONS
- This development contains 23.66± net acres.
 - The proposed development contains 7 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 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.
 - 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 2. In addition, all pole lights in these areas shall have a maximum height of 12 feet.
 - Fire lanes shall be in accordance with the City of Wichita 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.
 - All fire access to the project shall be as required by the Wichita Fire Department.
 - Trash receptacles shall be appropriately screened to reasonably hidden 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 six feet but not more than 8 feet high shall be constructed along the east property line of Parcel 2 (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 2 when building permits are issued. Openings in the wall to permit pedestrian access from the east shall be permitted if approved by the Director of Planning.
 - For Parcel 1, a Masonry Wall shall be required along the north and east property line, 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 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 Roof - top equipment shall be screened from ground level view from adjacent residential areas.
 - Architectural Control - 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 director of planning. 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 MAPC. 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. One free standing monument type sign is permitted for Parcels 1, 2A, 3, 4, 5, and 6 and two monument type signs shall be permitted on Parcel 2. Maximum height for any sign is 20 feet. Minimum spacing between signs shall be 150 feet. Signage for residential/multifamily uses shall be no greater than 300 square feet. Maximum square footage of sign area for Parcels 1 through 6 shall not exceed 80% of lot frontage.
 - If multiple ownership is anticipated, an owner's association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
 - Landscaping 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 evergreen trees shall be utilized to provide screening to the adjacent neighborhood. (also re: item 11).
 - Landscaping buffers 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.
 - 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 "VAC2015-17". The access opening along 127th Street, as 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.
 - Parcel 1 shall have one opening provided to Camden Chase for emergency access only as shown in the site plan submitted with Amendment #3, provided the property is developed with a senior, multiple family residential project as proposed in Amendment #3. If developed commercially, access to Camden Chase shall not be permitted unless this CUP is subsequently amended. Access to 127th Street East from Parcel 1 shall align with the northern drive of the church to the east to include a deceleration lane along 127th street to that drive opening.
 - 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 Director of Planning 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.
 - 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.
 - 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
Uses - All uses permitted in "LC" 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 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.6.1, which limits their size to 2,000 square feet and prohibits drive-thru lanes.
- Gross Area - 6.93 Acres (301,669 Square Feet)
Max. Bldg. Coverage - 90,500 Square Feet (30%)
Max. Gross Floor Area - 140,000 Square Feet (46.4% for residential uses not including the patio spaces)
Max. Gross Floor Area - 90,500 (30% for commercial uses)
Max. Bldg. Height - 35 feet
Max. Number of Buildings - 6
Parking - per Unified Zoning Code if developed commercially; for senior multiple family residential development only, parking shall be provided as 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 per Unified Zoning Code.
Setbacks - As per "LC" Zoning District or as set forth herein.
- Parcel 2
Uses - all uses permitted in "LC" Zoning District except for adult entertainment, tattoo parlors, taverns, drinking establishments and night clubs as defined in city code.
- Gross Area - 11.27 Acres (480,741 S.F.)
Max. Bldg. Coverage - 147,222 S.F. (30%)
Max. Gross Floor Area - 147,222 S.F.
Floor Area Ratio - 0.300
Max. Bldg. Height - 35
Max. Number of Buildings - 6
Parking - per code
Setbacks - As per "LC" Zoning District or as set forth herein.
- Parcel 2A
Uses - same uses as Parcel 2.
- Gross Area - 0.96 Acres (41,961 S.F.)
Max. Bldg. Coverage - 12,588 S.F. (30%)
Max. Gross Floor Area - 12,588 S.F.
Floor Area Ratio - 0.300
Max. Bldg. Height - 35
Max. Number of Buildings - 1
Parking - per code
Setbacks - As per "LC" Zoning District or as set forth herein.
- Parcel 3
Uses - same uses as Parcel 2.
- Gross Area - 1.07 Acres (46,768 S.F.)
Max. Bldg. Coverage - 14,030 S.F. (30%)
Max. Gross Floor Area - 14,030 S.F.
Floor Area Ratio - 0.300
Max. Bldg. Height - 35
Max. Number of Buildings - 1
Parking - per code
Setbacks - As per "LC" Zoning District or as set forth herein.
- Parcel 4
Uses - same uses as Parcel 2.
- Gross Area - 1.41 Acres (61,476 S.F.)
Max. Bldg. Coverage - 18,443 S.F. (30%)
Max. Gross Floor Area - 18,443 S.F.
Floor Area Ratio - 0.300
Max. Bldg. Height - 35
Max. Number of Buildings - 1
Parking - per code
Setbacks - As per "LC" Zoning District or as set forth herein.



- AMENDMENT #3 - August 2018
CUP2018-00021 Revised wall restriction and amended restrictions to parcel 1
- ADJUSTMENT #1 - June 2015
CUP2015-00010 Revised added Parcels and Revised Access Controls
- AMENDMENT #2 - June 2003
Revised uses of Parcel 1, and access control footage
- AMENDMENT #1 - June 2002
Revised - Boundary / Areas



H:\CIVIL\024670\DWG\PROP\02127C15.DWG

1. All landscape work shall be done in accordance with industry standards.
2. Trees with broken leaders or no central leader will not be accepted.
3. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
4. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
6. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
13. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
15. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

1. Irrigate all turf and plantings on site unless otherwise directed by Owner.
2. Automatic irrigation systems shall be equipped with an automatic rain sensing device.
3. All irrigation work is to be installed in compliance with all local codes and regulations.
4. The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing.
5. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
6. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

Tract 2A, a portion of Lot 2, Block 6, Hawthorne Addition, an addition to
Wichita, Sedgwick County, Kansas.

Total Area:	±32,485 sq. ft. (0.75 acres)
Disturbed Area:	±32,485 sq. ft. (0.75 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±22,041 sq. ft. (0.51 acres)

Site Benchmark - 1
N: 1700946.966 E: 1691209.341 EL: 1378.83
SQ Cut front center curb inlet on south side entrance to The Enclave subdivision
Intersection of 127th St E and 127th St Ct.

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or

KEEP THIS AREA CLEAR FOR
ELECTRONIC APPROVAL STAMP
WICHTASSEDGWICK COUNTY ONLY

CLIENT:
HAWTHORNE TEA, LLC

PROJECT:
HTEAO - WICHITA, KS - 21ST &
127TH

ADDRESS:
12930 E 21ST ST N
WICHITA, KS 67228

PROJECT NO:

CHRISTOPHER CLARK, AIA, NCARB
7701 E KELLOGG DR, STE 630
WICHITA, KS 67207
(316) 302-4472
chris@clarkitecture.net

ARCHITECTURE
CLARKITECTURE
7701 E KELLOGG DR, STE 630
WICHITA, KS 67207
(316) 302-4472

**STRUCTURAL
MKEC ENGINEERING**
411 N WEBB RD
WICHITA, KS 67206
(316) 684-9600

**MECHANICAL
BC ENGINEERS
5720 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772**

**ELECTRICAL
BC ENGINEERS
5720 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772**

**CIVIL & LANDSCAPE
BAUGHMAN COMPANY**
315 S ELLIS
WICHITA, KS 67211
(316) 262-7271

ISSUE DATE: 05/05/22
ISSUED FOR: PERMIT

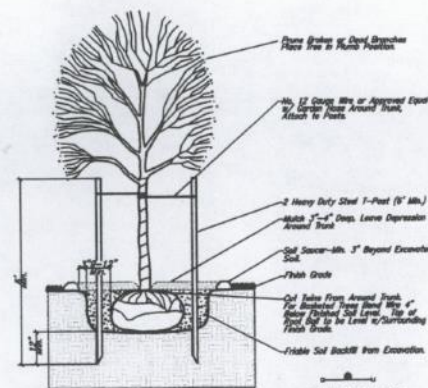
[illegible]

PROFESSIONAL'S SEAL

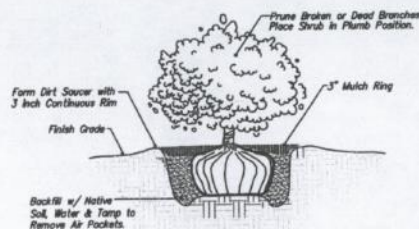


LANDSCAPE PLAN

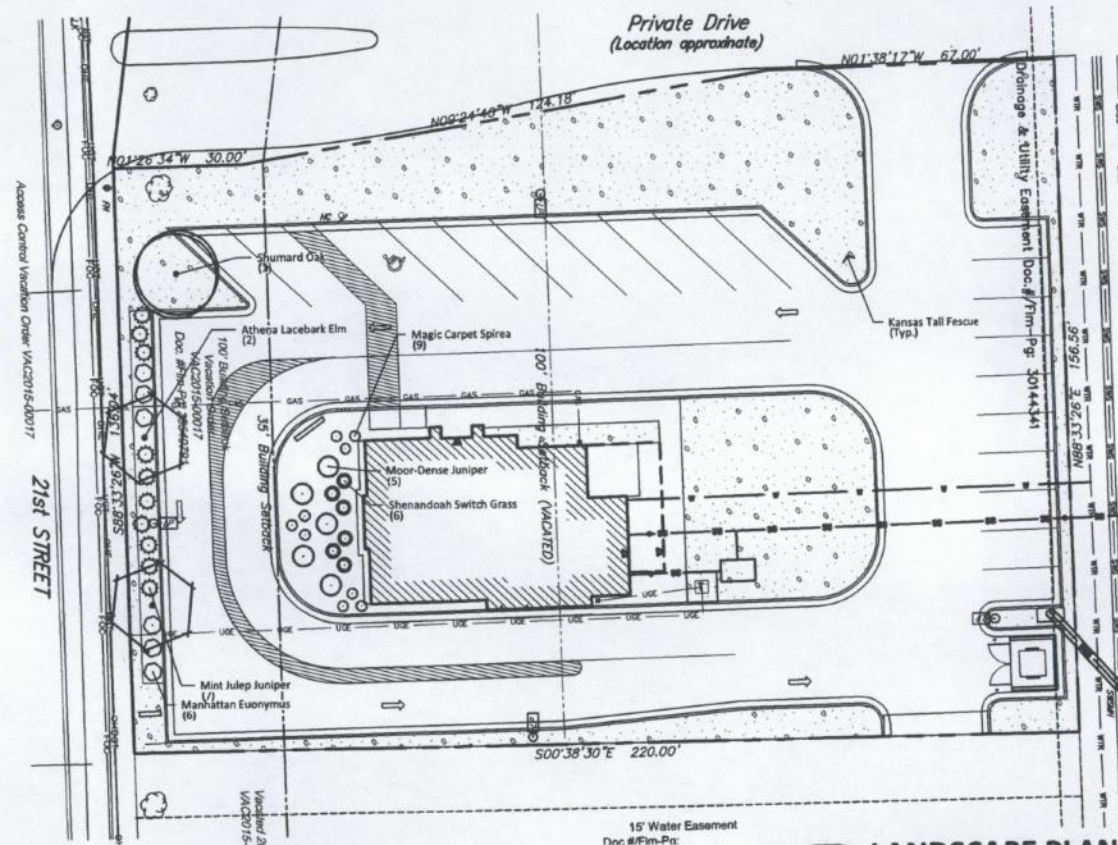
L1.0



1 TREE PLANTING & STAKING DETAIL



2 SHRUB PLANTING DETAIL



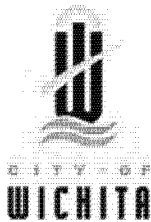
LANDSCAPE PLAN

SCALE 20 0 20

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	QOHT
	6	EUONYMUS KLAUSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
	10	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
	5	JUNIPERUS SABINA 'MONARD' TM	MOOR-DENSE JUNIPER	5 GAL
	6	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	18" TALL / 2 GAL. MIN.
	9	SPIRAEA X BUMALDA 'WALBUMA'	MAGIC CARPET SPIREA	18" TALL / 2 GAL. MIN.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	QOHT
	8,991 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	SOD

STREET YARD
 Lot depth: 220'
 Square Footage factor: 10
 21st Street frontage: 136'
 Landscaped street frontage required:
 $136 \times 10 = 1,360$ sq. ft.
 Provided: 2,016 sq. ft.
 Street Yard Trees required:
 $1,360 / 500 = 3$ trees required
 Provided: 3 shade trees
PARKING
 Continuous shrub screen provided.
 Proposed Stalls: 20
 Required parking lot trees: $20/20 = 1$
 Provided: 1 shade tree





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", with a long horizontal flourish 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 1 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

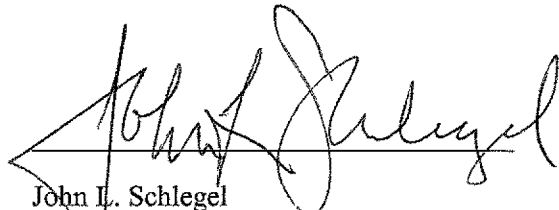
Parcel 1 uses are proposed to be amended to include clarify that “sexually oriented business in the City” is prohibited.

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

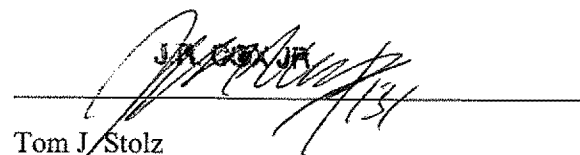
We have reviewed your request and have approved the requested adjustment as described above and shown on the revised CUP drawing submitted with CUP2015-00010, except that General Provision 18 needs additional clarification. The first opening on the south on 127th Street is allowed as a full movement 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

Planting Ordinance Calculations
Required Street Yard 127th Street Right-of-Way: 65.43' E. Camden Chase frontage: 628.24' Minimum distance to street wall: 195.48' Method 2 Calculations: 334.31 + 628.24 + 195.48 = 1157.03' Minimum lot depth greater than 375' for a landscape yard factor of 20 1157.03' x 20% = 231.41' of required street yard Street yard provided: 89' 2.58' SF
Required Street Trees 1 tree per 500' of street yard 1157.03' of street yard required 39 Street trees required 32 provided; 4 new shade trees: 19' center 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. Additional evergreen screening has been added per CUP. Buffer is 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

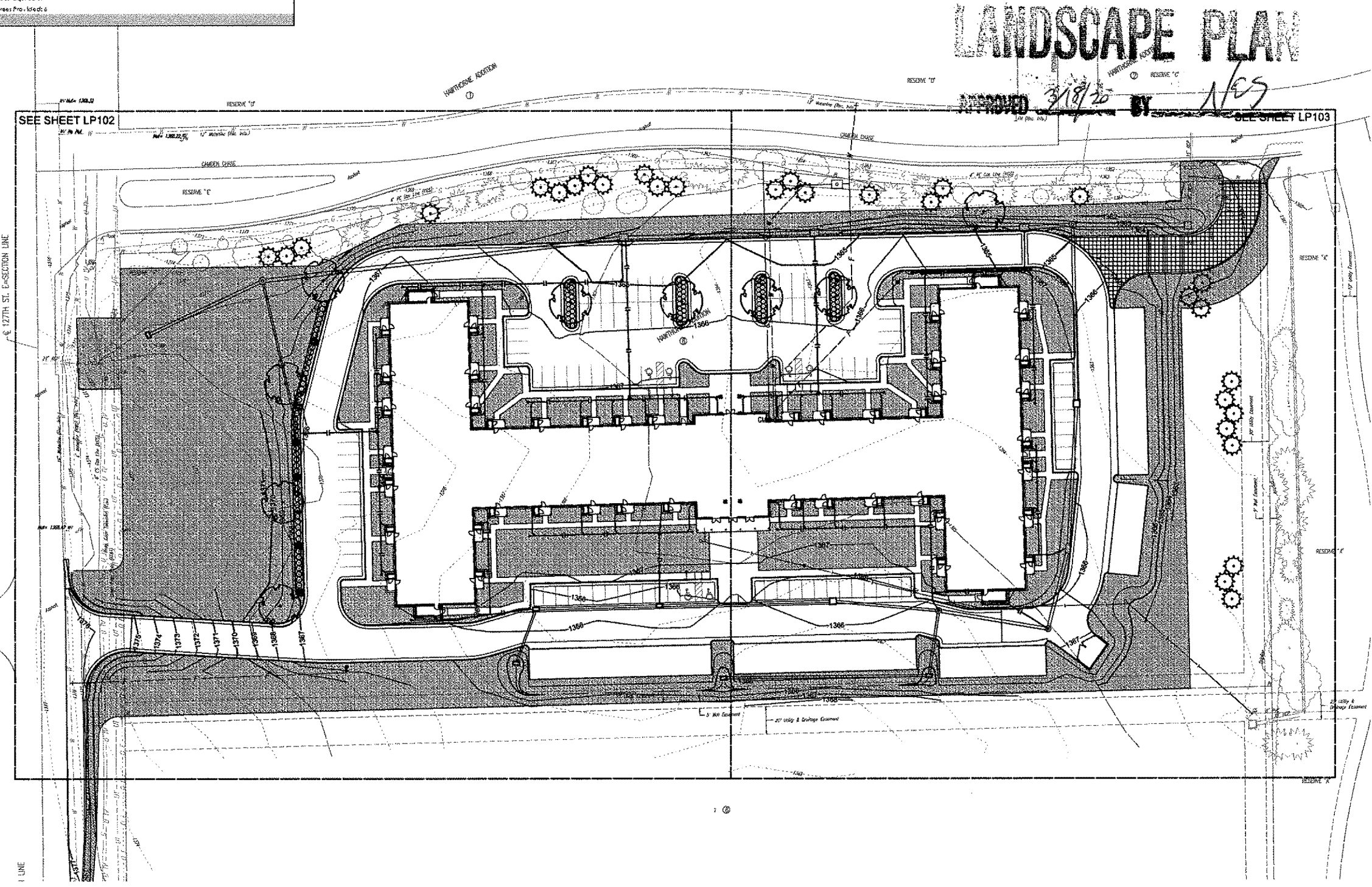
Scientific Name	Common Name	Plant Size	Container Size	Condition	Remarks
TREES					
<i>Picea glauca</i> 'Densata'	Black Hills Spruce	6' Height	b&b		
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Limber Pine	6' Height	b&b		
<i>Zeakova serrata</i>	Japanese Zelkova	2 1/2" Cal.	b&b		
<i>Quercus shumardi</i>	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 PAVEMENT, 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



MEANINGFUL DESIGN

307 East Main Street, Suite 100
Wichita, KS 67202
316-262-2691
www.mdc.com

PEC
Professional Engineering Council
303 SOUTH TOPERA
WICHITA, KS 67202
316-262-2691
www.pec.com

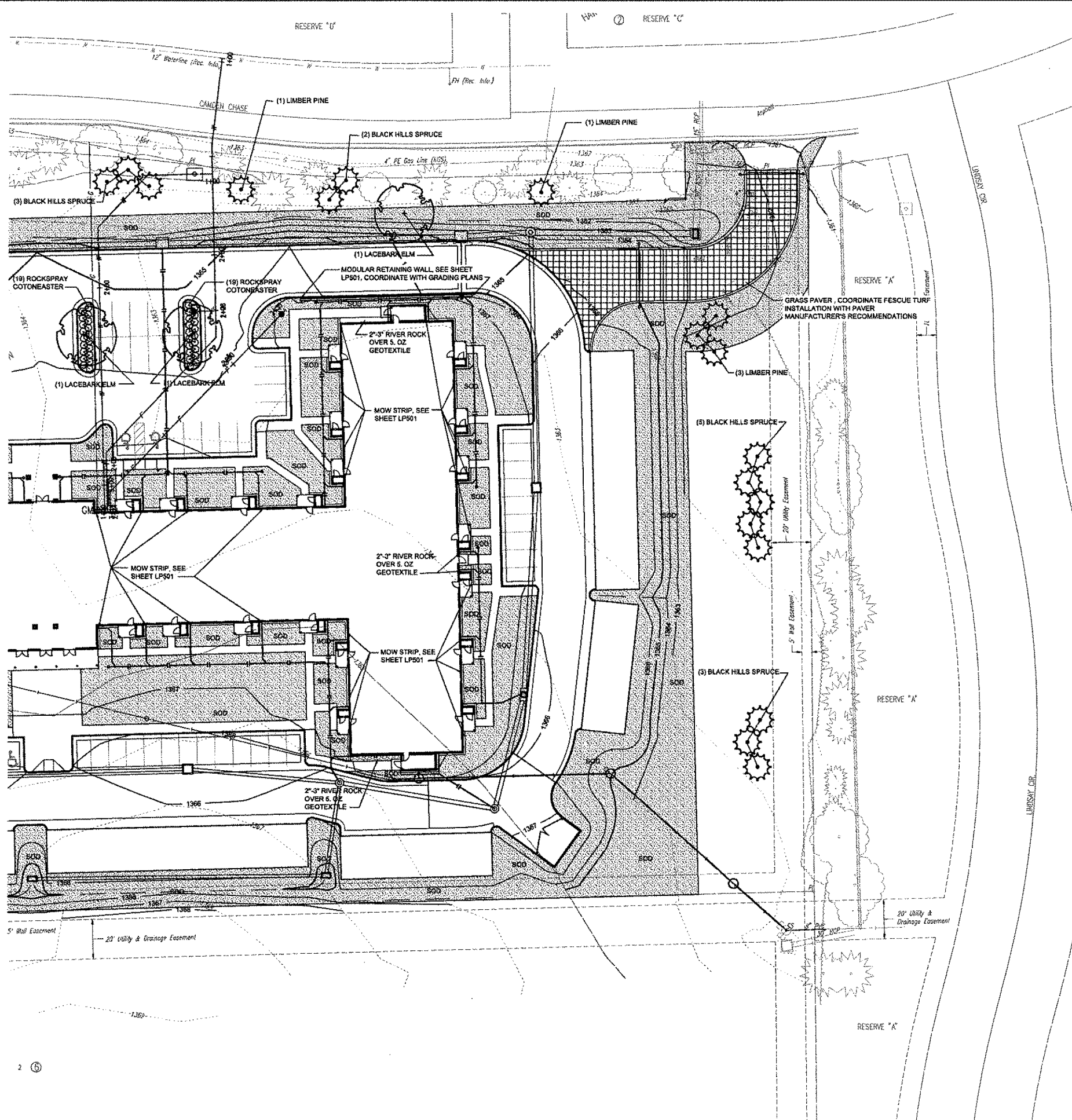
APPROVED 3/18/20 BY *NCS*

CAMDEN CHASE SENIOR LIVING

INDEPENDENT

LP101
OVERALL PLANTING PLAN

11/05/2019
Final Review Submission
Not for Construction



0 20 40
SCALE IN FEET



MASCO
REVIEWER:

MEANINGFUL
DESIGN

101 East Main Street, Suite 100
Wichita, KS 67202
www.mdc.com



HCN SHARS NO.

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

These drawings and all related documents, including but not limited to, specifications, schedules, and addendums, are the property of MDC and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of MDC. All rights reserved.

Revisions

Calvin White
2430 N. 127th St. E. Wichita, KS 67228
SWER Project Number

Richard Lyman
Director of Construction Operations
Calvin White
3448 Farwell Parkway, Suite 100
Wheatfield, NY 14120

LP103
EAST PLANTING
PLAN

11/05/2019
Final Review Submission
Not for Construction

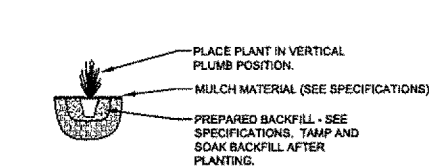
LEGEND

- SHADE 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 PAVES, COORDINATE FESCUE TURF INSTALLATION WITH PAVES MANUFACTURER'S RECOMMENDATIONS
- 2"-3" RIVER ROCK OVER 5. OZ GEOTEXTILE

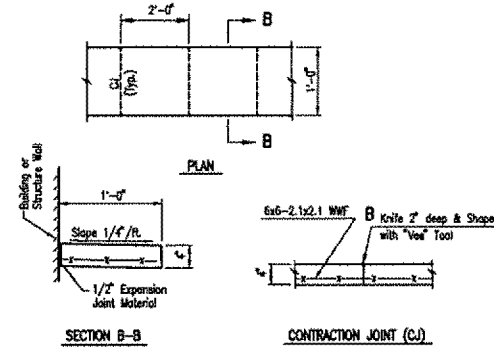
NOTE: SEE SHEET LP501 FOR LANDSCAPE NOTES AND DETAILS

GENERAL PLANTING NOTES

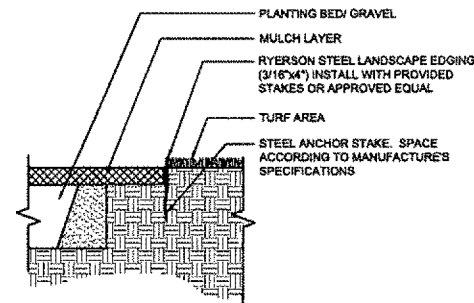
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING 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 CALIPERED 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.



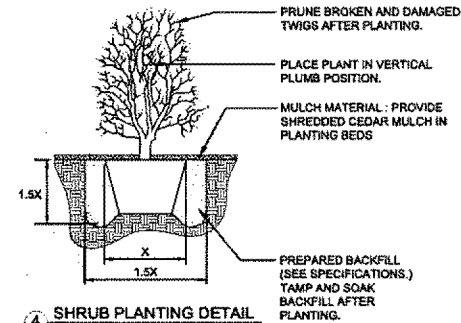
1 ORNAMENTAL GRASS PLANTING DETAIL
NO SCALE



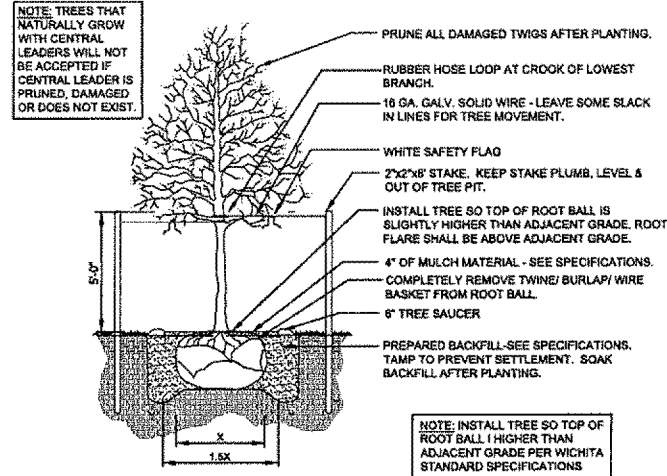
2 MOW STRIP
NO SCALE



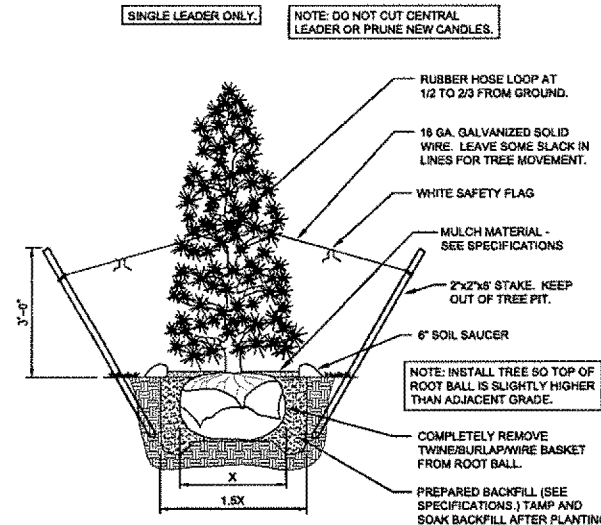
3 STEEL EDGING DETAIL
NO SCALE



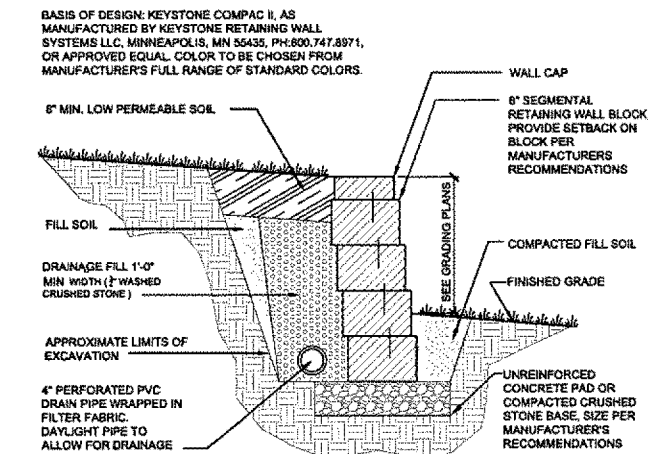
4 SHRUB PLANTING DETAIL
NO SCALE



5 TREE PLANTING DETAIL
NO SCALE



6 EVERGREEN TREE PLANTING DETAIL
NO SCALE



7 MODULAR RETAINING WALL
NO SCALE

MABCO
REVIEWER:

MEANINGFUL
DESIGN

137 Carleton Street, Suite 101
Wichita, KS 67202
Tel: 316.262.2691 | www.pec1.com



303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691
www.pec1.com



HCN DRAWING NO:

Drawn By: RFT
Checked By: CRC
Project Manager: DG

These drawings and all the data, engineering, design and other information shown or presented hereby are the property of the firm and shall be kept confidential and shall not be used for any other purpose without the written consent of the firm. Any other use is prohibited.

Revisions

Calmar Wichita
2430 N. 127th St. E. Wichita, KS 67226
S1981 Project Number

Richard Lysan
Director of Construction Operations
Calmar
3848 Forest Parkway, Suite 100
Wheatfield, NY 14135

LP501
LANDSCAPE
DETAILS

11/05/2019
Final Review Submission
Not for Construction

FILE PATH: L:\WICHITA-CIVIL\2017\171321\1001\UNDRAWINGS\PLANS\171321-001-LP502.DWG 1/17/2019 10:45:09 AM

SECTION 32 91 13
SOIL PREPARATION

part 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Retain or delete this article in all Sections of Project Manual.
- B. 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 planting soils specified by composition of the mixes.
- B. Related Requirements:
 - 1. Section 32 92 00 "Turf and Grasses" for placing planting soil for turf and grasses.
 - 2. Section 32 93 00 "Plants" for placing planting soil for plantings.

1.3 ALLOWANCES

- A. Preconstruction and field quality-control testing are part of testing and inspecting allowance.

1.4 UNIT PRICES

1.5 DEFINITIONS

- A. AAPFCO: Association of American Plant Food Control Officials.
- B. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended or unamended soil as indicated.
- C. CEC: Cation exchange capacity.
- D. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.
- E. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.
- F. Imported Soil: Soil that is transported to Project site for use.
- G. Layered Soil Assembly: A designed series of planting soils, layered on each other, that together produce an environment for plant growth.
- H. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.
- I. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.
- J. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."
- K. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.
- L. RCRA Metals: Hazardous metals identified by the EPA under the Resource Conservation and Recovery Act.
- M. SSSA: Soil Science Society of America.
- N. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
- O. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
- P. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.
- Q. USCC: U.S. Composting Council.

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. Include recommendations for application and use.
 - 2. Include test data substantiating that products comply with requirements.
 - 3. Include sieve analyses for aggregate materials.
- 4. Material Certificates: For each type of imported soil and soil amendment and fertilizer before delivery to the site, according to the following:
 - a. Manufacturer's qualified testing agency's certified analysis of standard products.
 - b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SUF #25.
 - c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.
- B. Samples: For each bulk-supplied material, 1-quart (1-L) volume of each in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

1.8 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For each testing agency.
- B. Preconstruction Test Reports: For preconstruction soil analyses specified in "Preconstruction Testing" Article.
- C. Field quality-control reports.

1.9 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.
 - 1. Multiple Laboratories: At Contractor's option, work may be divided among qualified testing laboratories specializing in physical testing, chemical testing, and fertility testing.

1.10 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction soil analyses on existing, on-site soil.
 - 1. Notify Architect seven days in advance of the dates and times when laboratory samples will be taken.

- B. Preconstruction Soil Analyses: For each unamended soil type, perform testing on soil samples and furnish soil analysis and a written report containing soil-amendment and fertilizer recommendations by a qualified testing agency performing the testing according to "Soil-Sampling Requirements" and "Testing Requirements" articles.
 - 1. Have testing agency identify and label samples and test reports according to sample collection and labeling requirements.

1.11 SOIL-SAMPLING REQUIREMENTS

- A. General: Extract soil samples according to requirements in this article.
- B. Sample Collection and Labeling: Have samples taken and labeled by state-certified, -licensed, or -registered soil scientist under the direction of the testing agency.
 - 1. Number and Location of Samples: Minimum of three representative soil samples from varied locations for each soil to be used or amended for landscaping purposes.

- 2. Procedures and Depth of Samples: According to USDA-NRCS's "Field Book for Describing and Sampling Soils."
- 3. Division of Samples: Split each sample into two, equal parts. Send half to the testing agency and half to Owner for its records.
- 4. Labeling: Label each sample with the date, location keyed to a site plan or other location system, viable soil condition, and sampling depth.

1.12 TESTING REQUIREMENTS

- A. General: Perform tests on soil samples according to requirements in this article.
- B. Physical Testing:
 - 1. Soil Texture: Soil-particle, size-distribution analysis by one of the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":
 - a. Sieving Method: Report sand-gradation percentages for very coarse, coarse, medium, fine, and very fine sand; and fragment-gradation (gravel) percentages for fine, medium, and coarse fragments, according to USDA sand and fragment sizes.
 - b. Hydrometer Method: Report percentages of sand, silt, and clay.
 - 2. Total Porosity: Calculate using particle density and bulk density according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 3. Water Retention: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 4. Saturated Hydraulic Conductivity: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods"; at 85% compaction according to ASTM D 698 (Standard Proctor).
- C. Chemical Testing:
 - 1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3-Chemical Methods."
 - 2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 3. Metals Hazardous to Human Health: Test for presence and quantities of RCRA metals including aluminum, arsenic, barium, copper, cadmium, chromium, cobalt, lead, lithium, and vanadium. If RCRA metals are present, include recommendations for corrective action.
 - 4. Phytotoxicity: Test for plant-available concentrations of phytotoxic minerals including aluminum, arsenic, barium, cadmium, chlorides, chromium, cobalt, copper, lead, lithium, mercury, nickel, selenium, silver, sodium, strontium, tin, titanium, vanadium, and zinc.
- D. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol of SSSA NAPT NCR-13, SSSA NAPT NEC-87, SSSA NAPT SERA-8, SSSA NAPT WERA-103, including the following:
 - 1. Percentage of organic matter.
 - 2. CEC, calcium percent of CEC, and magnesium percent of CEC.
 - 3. Soil reaction (acidity/alkalinity pH value).
 - 4. Buffered acidity or alkalinity.
 - 5. Nitrogen ppm.
 - 6. Phosphorous ppm.
 - 7. Potassium ppm.
 - 8. Manganese ppm.
 - 9. Manganese-availability ppm.
 - 10. Zinc ppm.
 - 11. Zinc availability ppm.
 - 12. Copper ppm.
 - 13. Sodium ppm.
 - 14. Soluble-salts ppm.
 - 15. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional recommendations for corrective action.
 - 16. Other deleterious materials, including their characteristics and content of each.
- E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3-Chemical Methods."
- F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorus, and potassium fertilization, and for micronutrients.
 - 1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
 - 2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inch depth of soil.

- 16. Other deleterious materials, including their characteristics and content of each.
- E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3-Chemical Methods."
- F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorus, and potassium fertilization, and for micronutrients.
 - 1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
 - 2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inch depth of soil.

- 16. Other deleterious materials, including their characteristics and content of each.
- E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3-Chemical Methods."
- F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorus, and potassium fertilization, and for micronutrients.
 - 1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
 - 2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inch depth of soil.

- 16. Other deleterious materials, including their characteristics and content of each.
- E. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3-Chemical Methods."
- F. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorus, and potassium fertilization, and for micronutrients.
 - 1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
 - 2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inch depth of soil.

1.13 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and 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. Do not move or handle materials when they are wet or frozen.
 - 4. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

part 2 - PRODUCTS

2.1 PLANTING SOILS SPECIFIED BY COMPOSITION

- A. General: Soil amendments, fertilizers, and rates of application specified in this article are guidelines that may need revision based on testing laboratory's recommendations after preconstruction soil analyses are performed.
- B. Planting-Soil Type mixed on-site: Existing, on-site surface soil, with the duff layer, if any, retained; and stockpiled on-site, modified to produce viable planting soil. Blend existing, on-site surface soil with the following soil amendments and fertilizers in the following quantities to produce planting soil:
 - 1. Ratio of Loose Compost to Soil: 1:3 by volume.
 - 2. Ratio of Loose Sphagnum Peat to Soil: 1:3 by volume.
 - 3. Weight of Lime: as recommended by soils analysis.
- C. Planting-Soil Type Imported Soils: Imported, naturally formed soil from off-site sources and consisting of loamy sand soil according to USDA textures; and modified to produce viable planting soil:
 - 1. Sources: Take imported, unamended soil from sources that are naturally well-drained sites where topsoil occurs at least 4 inches (100 mm) deep, not from bogs, or marshes; and that do not contain undesirable organisms: disease-causing plant pathogens; or obnoxious weeds and invasive plants including, but not limited to, quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and bromegrass.
 - 2. Additional Properties of Imported Soil before Amending: Soil reaction of pH 6 to 7 and minimum of 4 percent organic-matter content, friable, and with sufficient structure to give good till and aeration.

- or 4 percent organic-matter content, mastic, and with sufficient structure to give good till and aeration.
- 3. Unacceptable Properties: Clean soil of the following:
 - a. Unacceptable Materials: Concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
 - b. Unsuitable Materials: Stones, roots, plants, sod, clay lumps, and pockets of coarse sand that exceed a combined maximum of 8 percent by dry weight of the imported soil.
 - c. Second option in "Large Materials" Subparagraph below allows generally acceptable soil clods to remain. Revise subparagraph to suit required soil structure, texture, and appearance.
 - d. Large Materials: Stones, clods, roots, clay lumps, and pockets of coarse sand exceeding 2 inches (50 mm) in any dimension.
- 4. Amended Soil Composition: Blend imported, unamended soil with the following soil amendments and fertilizers in the following quantities to produce planting soil:
 - a. Ratio of Loose Compost to Soil: 1:3 by volume.
 - b. Ratio of Loose Sphagnum, Muck Peat to Soil: by volume.
 - c. Weight of Lime: as recommended by soils analysis.

2.2 INORGANIC SOIL AMENDMENTS

- A. Lime: ASTM C 602, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent and as follows:
 - 1. Class: T, with a minimum of 88 percent passing through a No. 8 (2.36-mm) sieve and a minimum of 75 percent passing through a No. 60 (0.25-mm) sieve.
 - 2. Class: O, with a minimum of 85 percent passing through a No. 8 (2.36-mm) sieve and a minimum of 55 percent passing through a No. 60 (0.25-mm) sieve.
 - 3. Form: Provide lime in form of ground dolomitic limestone.
- B. Sulfur: Granular, biodegradable, and containing a minimum of 80 percent elemental sulfur, with a minimum of 98 percent passing through a No. 6 (3.35-mm) sieve and a maximum of 10 percent passing through a No. 40 (0.425-mm) sieve.
- C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
- D. Perlite: Horticultural perlite, soil amendment grade.
- E. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 80 percent passing through a No. 60 (0.30-mm) sieve.
- F. Seed: Clean, washed, natural or manufactured, free of toxic materials, and according to ASTM C 33/C 33M.

2.3 ORGANIC SOIL AMENDMENTS

- A. Compost: Well-composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:
 - 1. Feedstock: Limited to leaves.
 - 2. Reaction: pH of 5.5 to 8.
 - 3. Soluble-Salt Concentration: Less than 4 dS/m.
 - 4. Moisture Content: 35 to 55 percent by weight.
 - 5. Organic-Matter Content: 50 to 80 percent of dry weight.
 - 6. Particle Size: Minimum of 98 percent passing through a 4-inch (100-mm) sieve.
- B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or of granular texture with 100 percent passing through a 1/2-inch (13-mm) sieve, a pH of 3.4 to 4.8, and a soluble-salt content measured by electrical conductivity of maximum 5 dS/m.
- C. Wood Derivatives: Shredded and composted, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
 - 1. Partially Decomposed Wood Derivatives: In lieu of shredded and composted wood derivatives, mix shredded and partially decomposed wood derivatives with ammonium nitrate at a minimum rate of 0.15 lb/cu. ft. (2.4 kg/cu. m) of loose sawdust or ground bark, or with ammonium sulfate at a minimum rate of 0.25 lb/cu. ft. of loose sawdust or ground bark.
- D. Manure: Well-rotted, unseeds, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.

2.4 FERTILIZERS

- A. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.
- B. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorus, and potassium in the following composition:
 - 1. Composition: 1 lb/1000 sq. ft. (0.5 kg/100 sq. m) of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.
 - 2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified testing agency.
- C. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
 - 1. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium, by weight.
 - 2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified testing agency.
- D. Chelated Iron: Commercial-grade FeEDDHA for dicots and woody plants, and commercial-grade FeEDTA for ornamental grasses and monocots.

part 3 - EXECUTION

3.1 GENERAL

- A. Place planting soil and fertilizers according to requirements in other Specification Sections.
- B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil.
- C. Proceed with placement only after unsatisfactory conditions have been corrected.

3.2 PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

- A. Excavation: Excavate soil from designated area(s) to a depth of 8 inches (150 mm) and stockpile until amended.
- B. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
- C. Unsuitable Materials: Clean soil to contain a maximum of 8 percent by dry weight of stones, roots, plants, sod, clay lumps, and pockets of coarse sand.
- D. Screening: Pass unamended soil through a 2-inch (50-mm) sieve to remove large materials.

3.3 PLACING AND MIXING PLANTING SOIL OVER EXPOSED SUBGRADE

- A. General: Apply and mix unamended soil with amendments on-site to produce required planting soil. Do not apply materials or fill if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Subgrade Preparation: Till subgrade to a minimum depth of 8 inches. Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
 - 1. Apply, add soil amendments, and mix approximately half the thickness of unamended soil over prepared, loosened subgrade according to "Mixing" Paragraph below. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil.

- C. Mixing: Spread unamended soil to total depth of 6 inches (150 mm), but not less than required to meet finish grades after mixing with amendments and natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
 - 1. Amendments: Apply soil amendments, and fertilizer, if required, evenly on surface, and thoroughly blend them with unamended soil to produce planting soil.
 - a. Mix lime and sulfur with dry soil before mixing fertilizer.
 - b. Mix fertilizer with planting soil no more than seven days before planting.
 - 2. Lifts: Apply and mix unamended soil and amendments in lifts not exceeding 8 inches in loose depth for material compacted by compaction equipment, and not more than 4 inches (100 mm) in loose depth for material compacted by hand-operated tampers.
- D. Compaction: Compact each blended lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D 698 and tested in-place except where a different compaction value is indicated on Drawings.
- E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

- 3.4 PLACING MANUFACTURED PLANTING SOIL OVER EXPOSED SUBGRADE
 - A. General: Apply manufactured soil on-site in its final, blended condition. Do not apply materials or fill if existing soil or subgrade is frozen, muddy, or excessively wet.
 - B. Subgrade Preparation: Till subgrade to a minimum depth of 8 inches. Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
 - 1. Apply approximately half the thickness of planting soil over prepared, loosened subgrade. Mix thoroughly into top 4 inches (100 mm) of subgrade. Spread remainder of planting soil.
 - C. Application: Spread planting soil to total depth of 6 inches (150 mm), but not less than required to meet finish grades after natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
 - 1. Lifts: Apply planting soil in lifts not exceeding 8 inches (200 mm) in loose depth for material compacted by compaction equipment, and not more than 6 inches (150 mm) in loose depth for material compacted by hand-operated tampers.
 - D. Compaction: Compact each lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D 698.
 - E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.5 BLENDING PLANTING SOIL IN PLACE

- A. General: Mix amendments with in-place, unamended soil to produce required planting soil. Do not apply materials or fill if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Preparation: Till unamended, existing soil in planting areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
- C. Mixing: Apply soil amendments and fertilizer, if required, evenly on surface, and thoroughly blend them into full depth of unamended, in-place soil to produce planting soil.
 - 1. Mix lime with dry soil before mixing fertilizer.
 - 2. Mix fertilizer with planting soil no more than seven days before planting.
- D. Compaction: Compact blended planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D 698 except where a different compaction value is indicated on Drawings.
- E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.6 APPLYING COMPOST TO SURFACE OF PLANTING SOIL

- A. Application: Apply 6 inches (150 mm) of compost to surface of in-place planting soil. Do not apply materials or fill if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Finish Grading: Grade surface to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.7 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
 - B. Perform the following tests:
 - 1. Compaction: Test planting-soil compaction after placing each lift and at completion using a densitometer or soil-compaction meter calibrated to a reference test value based on laboratory testing according to ASTM D 698. Space tests at no less than one for each 1000 sq. ft. (100 sq. m) of in-place soil or part thereof.
 - 2. Soil will be considered defective if it does not pass tests.
 - C. Prepare test reports.
 - D. Label each sample and test report with the date, location keyed to a site plan or other location system, viable conditions when and where sample was taken, and sampling depth.

3.8 PROTECTION

- A. Protection Zone: Identify protection zones according to Section 015639 "Temporary Tree and Plant Protection."
- B. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
 - 1. Storage of construction materials, debris, or excavated material.
 - 2. Parking vehicles or equipment.
 - 3. Vehicle traffic.
 - 4. Foot traffic.
 - 5. Erection of sheds or structures.
 - 6. Impoundment of water.
 - 7. Excavation or other digging unless otherwise indicated.
- C. If planting soil or subgrade is overcompacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Architect and replace contaminated planting soil with new planting soil.

3.9 CLEANING

- A. Protect areas adjacent to planting-soil preparation and placement areas from contamination. Keep adjacent paving and construction clean and work area in an orderly condition.
- B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.
 - 1. Dispose of excess subsoil and unsuitable materials on-site where directed by Owner.

END OF SECTION

MABCO
REVIEWER:

MEANINGFUL
DESIGN

157 East 40th Street, Suite 201, York
PA 17403-1400



PROFESSIONAL ENGINEERING COUNCIL
303 SOUTH TOPKANA
WICHITA, KS 67202
316-262-2551
www.pec1.com



FOR SHAPS NO.

Drawn By: R/L
Checked By: DRC
Project Manager: DG

Three dimensions and of its base, measurements, and its base dimensions. Dimensions are given in feet and inches. Dimensions are given in feet and inches. Dimensions are given in feet and inches.

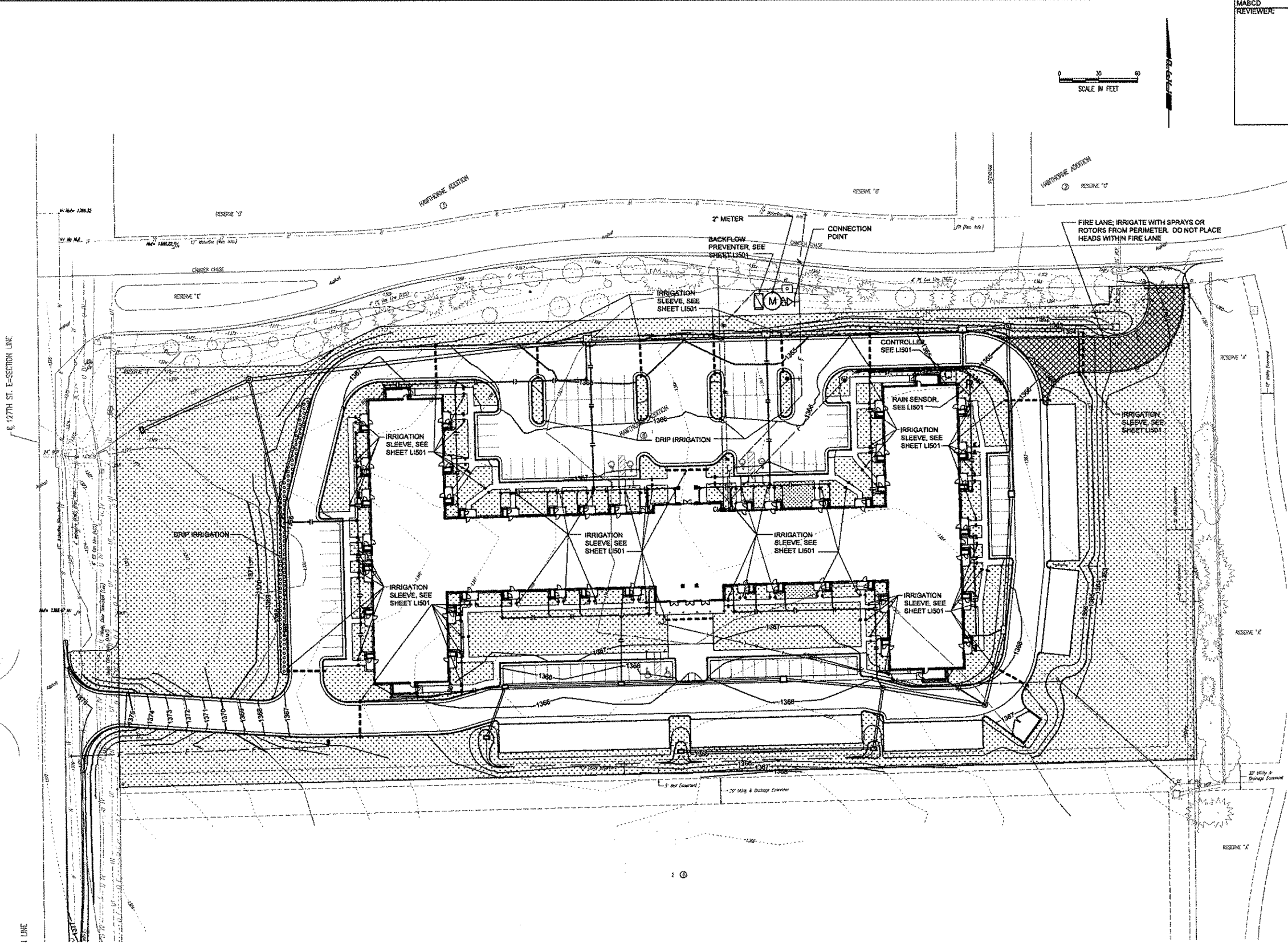
Revisions
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Customer Website
2430 N. 127th St. E. Wichita, KS 67226
SYBR Project Number

Richard Lamm
Director of Construction Operations
3404 Forest Parkway, Suite 180
Wichita, KS 67202

LP502
LANDSCAPE
SPECIFICATIONS

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



NOTES:
1. THIS PLAN SHOWS DESIGN INTENT. IRRIGATION CONTRACTOR SHALL PROVIDE FULL IRRIGATION DESIGN, IRRIGATION SCHEDULE AND ALL BUILT DRAWINGS AS PART OF SUBMITTAL DOCUMENTS.
2. SEE SHEET L1501 FOR NOTES AND DETAILS.

LEGEND					
	BACKFLOW PREVENTOR, PER CITY REQUIREMENTS		RAIN SENSOR		PLANTING BED: PROVIDE DRIP IRRIGATION
	2" WATER METER		IRRIGATION CONTROLLER		TURF AREA: IRRIGATE WITH ROTORS AND SPRAYS
	CONNECTION POINT TO 8" LINE		IRRIGATION SLEEVE		GRASS PAVER FIRE LANE: IRRIGATE FROM PERIMETER WITH SPRAYS OR ROTORS, DO NOT PLACE HEADS WITHIN FIRE LANE

MARCD
REVIEWER:

MEANINGFUL
DESIGN

301 East 10th Street, Suite 101
Wichita, KS 67202
315-262-2891
www.pec1.com



PO BOX 100000
303 SOUTH TOPEKA
WICHITA, KS 67202
315-262-2891
www.pec1.com

REVISIONS:

Drawn By: RPT
Checked By: DRC
Project Manager: DG

These drawings are the property of the owner and are to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the owner.

Revisions:

Colonar Wichita
2430 N. 127th St. E. Wichita, KS 67228
67844 Project Number

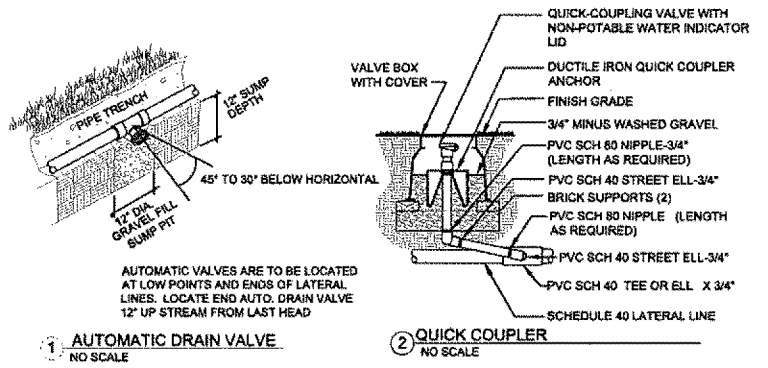
Richard Lynum
Director of Construction Operations
Colonar
2848 Forest Parkway, Suite 100
Wheatfield, NY 14120

L1101

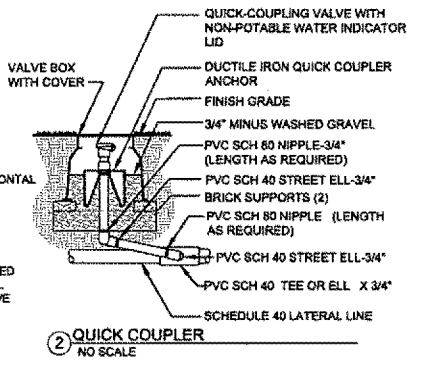
IRRIGATION PLAN

11/5/2019
Final Review Submission
Not for Construction

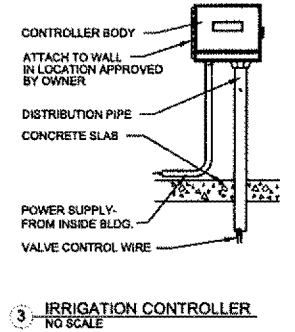
11/7/2019 10:43:44 AM
FILE PATH: U:\WICHITA-CIVIL\2017\152100\TOWNDRAWINGS\PLANS\1521-001-LI501.DWG



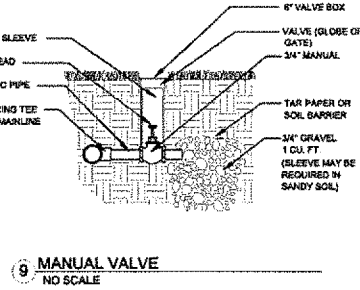
1 AUTOMATIC DRAIN VALVE
NO SCALE



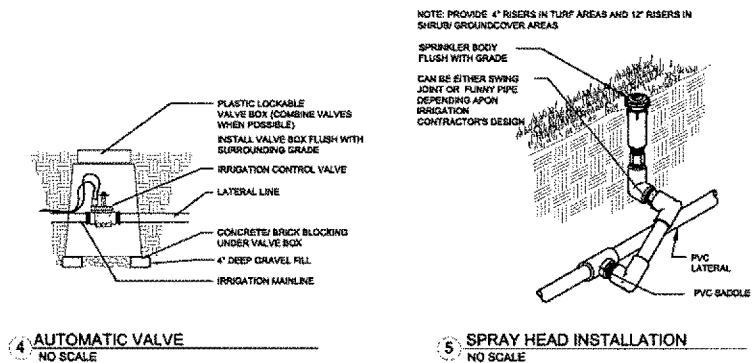
2 QUICK COUPLER
NO SCALE



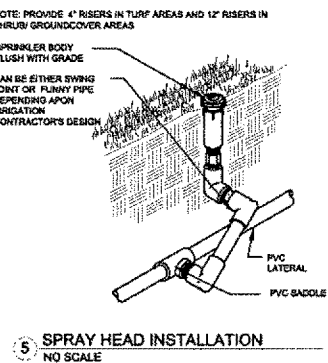
3 IRRIGATION CONTROLLER
NO SCALE



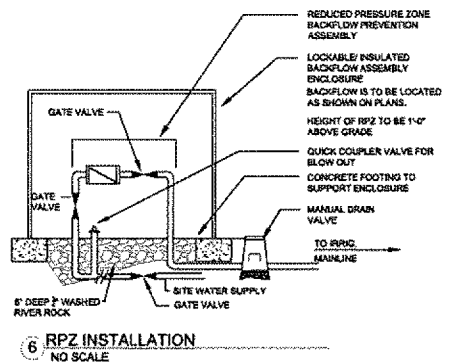
4 MANUAL VALVE
NO SCALE



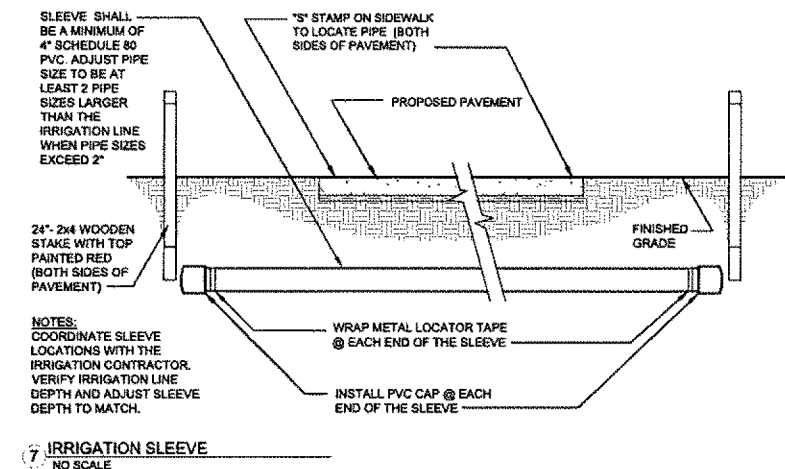
5 AUTOMATIC VALVE
NO SCALE



6 SPRAY HEAD INSTALLATION
NO SCALE



7 RPZ INSTALLATION
NO SCALE



8 IRRIGATION SLEEVE
NO SCALE

1. THE DESIRED AREAS OF IRRIGATION SYSTEM COVERAGE IS SCHEMATICALLY SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO COMPLETE THE SYSTEM DESIGN, SUBMIT IT AS SHOP DRAWINGS AND INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS. THE CONTRACTOR WILL VERIFY THE SITE'S STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY.
2. THE LOCATION OF THE IRRIGATION WATER METER, BACKFLOW AND ENCLOSURE, RAIN SWITCH, SLEEVES AND CONTROLLER ARE SHOWN ON THE PLANS.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW. ILLUSTRATING THE TYPE AND LOCATION OF IRRIGATION HEADS, VALVES, PIPING, CONTROLLER, BLOW OUT VALVE, ISOLATION GLOBE VALVES, DRAIN VALVES AND ACCESSORIES. SHOW DESIGN PRESSURE, VALVE SIZES, GPM REQUIREMENTS, PIPE SIZES AND PRESSURE LOSS CALCULATIONS FROM THE SITE WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND FROM THE SITE WATER SUPPLY TO THE FURTHEST HEAD FROM THE SUPPLY.
4. ALL APPLICABLE PERMITS FOR IRRIGATION INSTALLATION WITHIN THE RIGHT-OF-WAY IS TO BE SECURED AND PAID FOR BY THE IRRIGATION CONTRACTOR.
5. THE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. IDENTIFY EXACT UTILITY LOCATIONS BY CONTACTING UTILITY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. PROVIDE PVC SLEEVES FOR IRRIGATION THRU WALL, PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. DO NOT COMBINE PIPES WITHIN SLEEVES.
7. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES AND SHRUBS.
8. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE LOW POINT(S) ON THE IRRIGATION MAIN LINE. ENSURE LINE DRAINS TO VALVE BY PROVIDING A MINIMUM OF 0.5% SLOPE TOWARDS VALVE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE. VALVES SHALL BE LOCATED AT LINE DEPTH AT THE LOW SPOT IN THE SYSTEM.
9. THE SYSTEM IS TO CONSIST OF SEPARATE SHRUB / GROUNDCOVER SPRAY ZONES AND TURF SPRAY HEAD ZONES EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER. IF DIFFERENT TURF IRRIGATION SPRINKLER TYPES ARE USED, EACH TYPE IS TO BE GROUPED TOGETHER ON SEPARATED ZONES. THE CONTRACTOR SHOULD BE FAMILIAR WITH WATER REQUIREMENTS OF ALL PLANT MATERIALS AND DESIGN SYSTEM ACCORDINGLY. GROUP LIKE PLANTS ON SAME ZONES WITH SIMILAR WATER REQUIREMENTS. COORDINATE RUNNING TIMES OF EACH ZONE WITH LANDSCAPE ARCHITECT.
10. ALL IRRIGATION EQUIPMENT SHALL BE FROM SAME MANUFACTURER. PRE-APPROVED MANUFACTURERS INCLUDE RAINBIRD, HUNTER INDUSTRIES, TORO, AND NETAFIM.
11. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF. SEE CITY STANDARD SPECIFICATIONS FOR SPACING REQUIREMENTS.
12. THE CONTRACTOR SHALL EVALUATE THE IRRIGATED AREAS AND PROVIDE PIPE SIZING THAT MEETS THE HYDRAULIC REQUIREMENTS OF THE SYSTEM. VELOCITIES ON THE PIPE SHALL NOT EXCEED 5 FEET PER SECOND.
13. ALL IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC PIPE PER ASTM D1785.
14. MAINLINE OR TURF BOXES SHALL BE SHALL BE RAINBIRD PVB PROFESSIONAL IRRIGATION VALVE BOXES, AS MANUFACTURED BY RAINBIRD, 6991 EAST SOUTHPPOINT ROAD TUCSON, AZ 85758, WWW.RAINBIRD.COM, OR APPROVED EQUAL. VALVE BOXES SHALL BE SIZED BASED ON RECOMMENDED VALVE INSTALLATION. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED TO ALLOW THE VALVE TO BE INSTALLED PER RECOMMENDATION AND ALLOW THE BOX LID TO BE FLUSH WITH FINISHED GRADE. IRRIGATION BOXES SHALL HAVE GREEN LIDS. PROVIDE A 6\"/>
15. ALL IRRIGATION CONNECTIONS SHALL BE PER MANUFACTURER, WITH PRODUCTS AS RECOMMENDED BY MANUFACTURER UNLESS OTHERWISE NOTED ON PLANS.
16. WIRE SPLICES SHALL BE MADE WITH 3M-DIRECT BURY WEATHER PROOF SPLICE KITS, OR APPROVED EQUAL.
17. ALL GATE VALVES ON MAIN LINE SHALL BE BRONZE, CROSS-HANDLE GATE VALVE.
18. CONTRACTOR SHALL PROVIDE AS BUILT PLANS AND IRRIGATION SCHEDULE TO OWNER UPON COMPLETION OF IRRIGATION INSTALLATION. THE CONTRACTOR SHALL PROVIDE A WIRING DIAGRAM FOR THE CONTROLLER AS PART OF THE AS-BUILT DRAWINGS.
19. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF (2) OF EACH OF THE FOLLOWING: IRRIGATION CURB VALVE KEYS, CONTROLLER ENCLOSURE KEYS, QUICK COUPLER VALVE KEYS, IRRIGATION HEAD KEYS, ETC.
20. CONTRACTOR SHALL PERFORM A LEAK TEST AFTER INSTALLATION, BUT BEFORE BURYING NETWORK PIPING BY CHARGING SYSTEM TO OPERATING PRESSURE AND EXAMINING FOR LEAKS. LEAKS MUST BE REPAIRED AND ADDITIONAL TESTS BE PERFORMED UNTIL NO LEAKS ARE PRESENT.
21. THE CONTRACTOR MUST TEST AND SCHEDULE CONTROLLER AFTER INSTALLATION AND ENSURE PROPER OPERATION PRIOR TO HANDING THE SYSTEM OVER TO OWNER.

MEANINGFUL
DESIGN

307 East 10th Street, Suite 101
Wichita, KS 67202
316-265-2891
www.mdc1.com



HC# SHARS NO.

Drawn By: BFT
Checked By: DRD
Project Manager: DG

These drawings and/or the work, arrangements, and/or construction shown hereon are the property of MEANINGFUL DESIGN and shall remain the property of MEANINGFUL DESIGN. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MEANINGFUL DESIGN.

Revisions

Customer Website
2430 N. 127th St. E. Wichita, KS 67226
GWRB Project Number
Richard Lyness
Director of Construction Operations
Customer
2448 Forest Parkway, Suite 102
Wheatfield, NY 14128

LI501
IRRIGATION
NOTES AND
DETAILS

11/15/2019
Final Review Submission
Not for Construction

