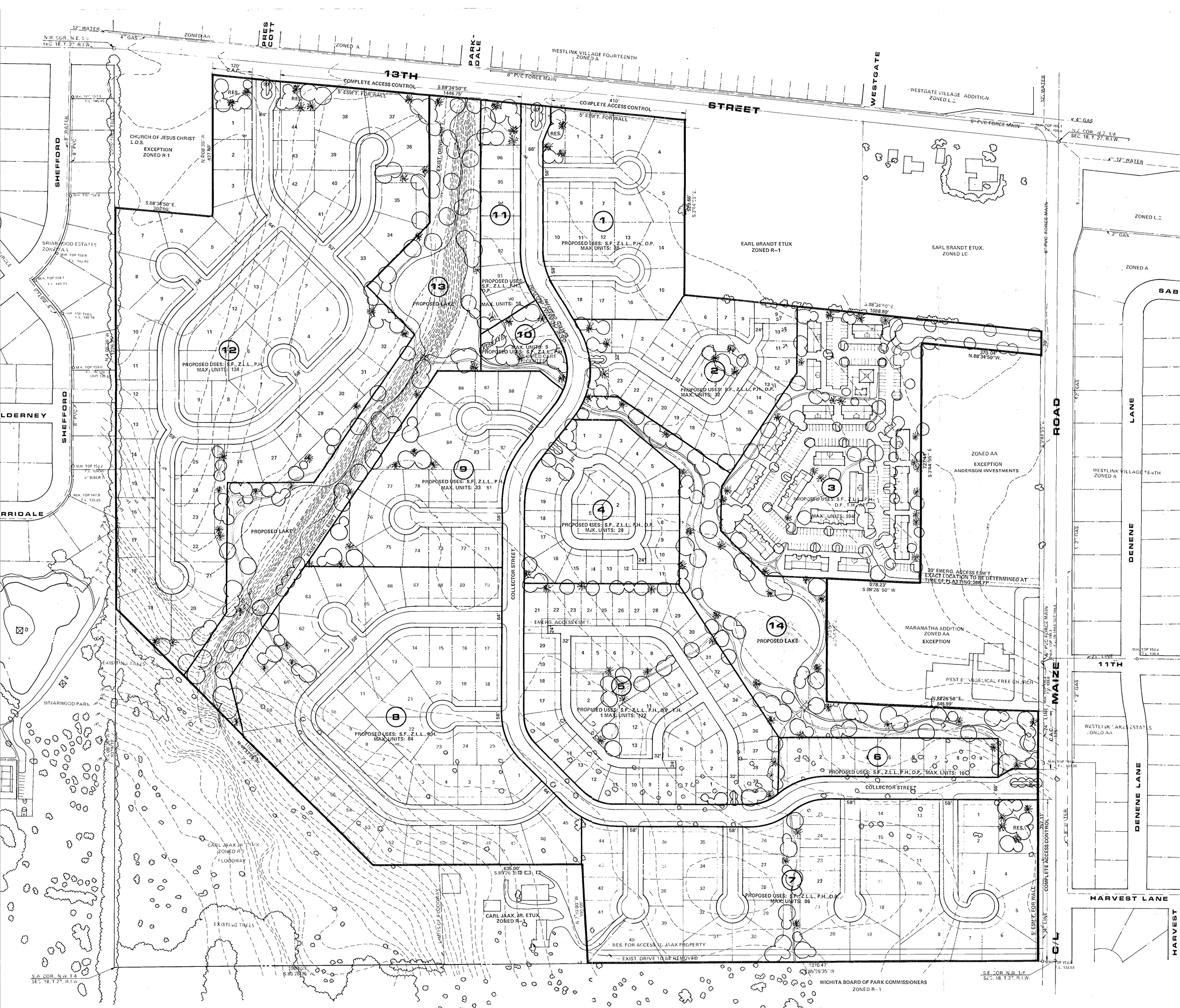


GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 122.5 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF HOUSING TYPES. THE NUMBER OF DWELLING UNITS LISTED FOR EACH TYPE ON THE CHART UNDER GENERAL PROVISION NUMBER 20. SHOWS THE MAXIMUM NUMBER OF DWELLING UNITS FOR EACH LAND USE. THESE MAXIMUMS DO NOT NECESSARILY REFLECT WHAT IS SHOWN ON THE PLAN VIEW.

   NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION WILL INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL GROSS DENSITY REQUESTED UNDER GENERAL PROVISION 3 BELOW.
3. GROSS DENSITY CALCULATION: IF THE PARCELS ARE DEVELOPED WITH THE NUMBER PERMITTED 587 AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 5.03 DU/ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED - 786 - THE OVERALL DENSITY WOULD BE 6.73 DU/ACRE.
4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON THE CHART BELOW.

SETBACK CHART

DIMENSION	MINIMUM FRONT YARD DIMENSION FROM ROW LINE					SECONDARY STREET SIDE OF CORNER LOT	MIN.[3] REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
	50'ROW 21'BB	32'ROW[1] 29'BB	58'ROW 29'BB	64 70'ROW 35 41'BB	24'PRIVATE DRIVE RESERVE				
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12'[2]	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	"	"		25'	"	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREET SHALL NOT BE LESS THAN 25'.

[1] STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT MAY BE CONSTRUCTED EITHER PUBLICLY OR PRIVATELY. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE. THERE SHALL ALSO BE PLATTED A 16' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

[2] SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

[3] REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO PLATTED OPEN SPACE OR RESERVE.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20.04.139 OF THE CODE OF THE CITY OF WICHITA PROVIDED THAT THOSE PARCELS WITH GARDEN APARTMENTS AND TOWNHOUSES MAY HAVE SIGNS AS PERMITTED IN THE R-6 ZONING DISTRICT.
7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

   FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.
8. PARCELS 12 AND 14 REPRESENT THE GENERAL OPEN SPACE FOR THE DEVELOPMENT AND SHALL BE MAINTAINED BY A COMMON HOMEOWNERS ASSOCIATION. THIS STIPULATION DOES NOT PROHIBIT A MASTER ASSOCIATION OF ALL HOMEOWNERS FROM ALL PARCELS, FROM PARTICIPATING IN THE MAINTENANCE COST OF PART OR ALL OF PARCELS 13 AND 14. THE GENERAL OPEN SPACE REPRESENTS 15.4 ACRES OR 12.5% OF THE TOTAL SITE.
9. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 7,500 SQ. FT.
10. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. IN PARCELS 13 AND 14 SHALL BE OWNED AND MAINTAINED BY A JOINT HOMEOWNERS ASSOCIATION AND SHALL BE DESIGNED IN CONFORMANCE WITH A HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.
11. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.
12. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 20), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
13. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES AS REQUIRED BY THE FIRE CHIEF.
14. OFF-STREET PARKING: GENERAL DEVELOPMENT STANDARDS: 1.5 SPACES/DWELLING UNIT FOR APARTMENTS; 2 SPACES/DWELLING UNIT FOR ALL OTHER USES UNLESS AN ON-STREET PARKING RESTRICTION REQUIRES 4 SPACES/DWELLING UNIT. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES/DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

   OFF-STREET PARKING FOR CHILD CARE CENTER SHALL BE 1 SPACE FOR EACH TEACHER AND EMPLOYEE PLUS 1 SPACE FOR EACH VEHICLE USED IN OPERATION OF THE CENTER.
15. WITHIN EACH PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED BELOW UNDER SPECIFIC PARCEL INFORMATION. ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL. TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE, UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS.
    A. CONVERT GROSS ACREAGE OF PARCEL INTO SQUARE FEET.
    B. DETERMINE PERCENT OF LAND USE WITHIN THE MIX.
    C. CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
    D. DIVIDE BY SITE ALLOTMENT/DU FROM CHART BELOW TO DETERMINE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

LAND USE	SITE ALLOTMENT	DUs/ACRE
SINGLE FAMILY	10,890 SQ. FT.	4
PATIO HOMES	8,066 SQ. FT.	5.4
ZERO LOT LINE	8,066 SQ. FT.	5.4
2-PLEX	7,260 SQ. FT.	6
TOWNHOUSE	3,485 SQ. FT.	12.5
GARDEN APARTMENTS	2,178 SQ. FT.	20

EXAMPLE OF LAND USE MIX:

A. LAND AREA 6.2 ACRES
   X 43,560 SQ. FT./ACRE
   270,072 SQ. FT.

ASSUMING THE CRITERIA:

B. 20% ZERO LOT LINE; 20% 2-PLEX; 60% TOWNHOUSE

C. 270,072 X % (20, 20 & 60) = 54,014 SQ. FT. ZERO LOT LINE; 54,014 SQ. FT. 2-PLEX; 162,043 SQ. FT. TOWNHOUSE

D. 54,014 SQ. FT. / 8,066 SQ. FT./DU = 7 ZERO LOT LINE UNITS

   54,014 SQ. FT. / 7,260 SQ. FT./DU = 8 2-PLEX UNITS

   162,043 SQ. FT. / 3,485 SQ. FT./DU = 46 TOWNHOUSE UNITS

   61 TOTAL UNITS PERMITTED

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOFE, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
17. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO MAIZE ROAD OR 13TH STREET NORTH WHERE DETERMINED TO BE NECESSARY.
18. THE DIVIDED MEDIAN ENTRANCES OFF OF 13TH STREET NORTH AND MAIZE ROAD ARE TO PERMIT THE CONSTRUCTION OF GUARDHOUSES.
19. PARCEL 10 IS PROPOSED FOR A LICENSED DAY CARE CENTER SUBJECT TO BZA APPROVAL. RECREATION FACILITIES FOR THE SUBDIVISION IN ADDITION TO THE USES OUTLINED IN GENERAL PROVISION 20 MAY ALSO BE PERMITTED. SEE GENERAL PROVISION 14 FOR PARKING REQUIREMENTS.
20. TO PROVIDE A SECONDARY POINT OF ACCESS FOR EMERGENCY VEHICLES, AN ALL-WEATHER SURFACE ROAD SHALL BE CONSTRUCTED WITHIN THE PLATTED EMERGENCY ACCESS EASEMENT ACROSS PARCEL 3 OF THIS C.U.P. AND THE COMMERCIAL C.U.P. TO THE EAST. IF PARCEL 3 DEVELOPS FIRST, A TEMPORARY ALL-WEATHER SURFACE SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF PARCEL 3, UNTIL THE PROPOSED COMMERCIAL DEVELOPMENT TO THE EAST IS CONSTRUCTED, AT WHICH TIME THE RECONSTRUCTION AND PERMANENT MAINTENANCE OF SAID EASEMENT INCLUDING GATE SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL DEVELOPMENT.

20

PROPOSED USES AND MAX. DWELLING UNITS/PARCEL — PARCEL DENSITIES

PARCEL	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.	GROSS ACRES	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.	MAX. BLDG HT.
1	24	32	32	36			6.0	4	5.4	5.4	6			35'
2	21	28	28	32			5.3	4	5.4	5.4	6			35'
3	39	52	52	58	121	194	9.7	4	5.4	5.4	6	12.5	20	45'
4	19	26	26	28			4.8	4	5.4	5.4	6			35'
5	39	53	53	58	122		9.8	4	5.4	5.4	6	12.5		35'
6	10	13	13	16			1.9	5.3	6.8	6.8	8.4			35'
7	58	78	78	86			14.5	4	5.4	5.4	6			35'
8	62	84	84				15.5	4	5.4	5.4				35'
9	24	33	33				6.2	4	5.4	5.4				35'
10*	4	5	5				1.0	4	5.4	5.4				35'
11	8	12	12	16			1.8	4.4	6.7	6.7	8.9			35'
12	100	134	134				24.8	4	5.4	5.4				35'
13	OPEN SPACE/REC. FACILITIES						8.5							
14	OPEN SPACE/REC. FACILITIES						6.9							
	NET ACRES						116.8							
	COLLECTOR STREETS						5.7							
ILLUS. TOTALS	286	0	167	0	0	194	122.5							

TOTAL UNITS ILLUSTRATED - 587 — MAXIMUM UNITS PERMITTED - 786
ILLUSTRATED DENSITY - 5.03

DENSITIES HAVE BEEN CALCULATED USING NET ACRES (116.8).
FIGURES ENCLOSED WITHIN A BOX REPRESENT THE LAND USES ILLUSTRATED.

*SEE GENERAL PROVISION 19.

DP-152
HUNTINGTON PLACE
RESIDENTIAL C.U.P.

APPROVED CUP
MAPC APP'D 2-20-86 TC
BCC APP'D 3-18-86 TC
M.A.P.D. Copy 2 of 2

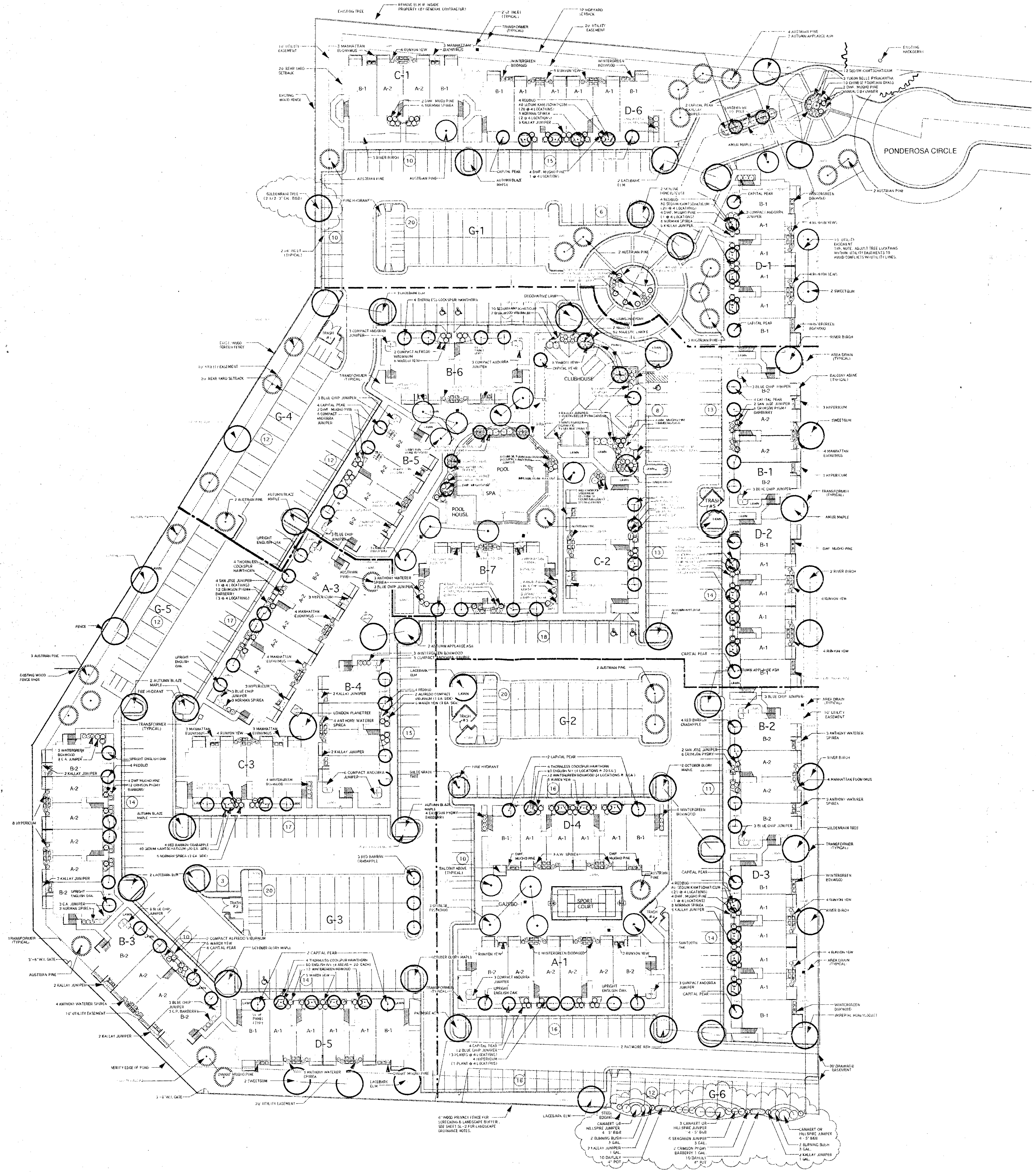
COMMUNITY UNIT PLAN

HUNTINGTON PLACE

OWNER: ANDERSON INVESTMENT COMPANY, 112 S. ROCK ROAD, WICHITA, KS 67207

REVISED: DEC. 1991 REVISED: DEC. 30, 1985 1' CONTOURS NOV. 9, 1985 (1"=100') 200 100 0 100 200

BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226 316 683 5567



SITE LANDSCAPE PLANTING PLAN

SCALE 1" = 40'-0"

NORTH

LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 PROVISIONS GOVERNING WORK UNDER THIS SECTION SHALL MEET ANY APPLICABLE SPECIFICATION OF THE PROJECT SPECIFICATIONS.

1.02 DESCRIPTION

A. INTENT: The intent of these specifications is to provide a performance standard for the preparation of irrigation plans and system installation by the Contractor. Irrigation Contractor shall be responsible for coverage as required by these specifications. Coordination with the Owner is critical to accomplishing a functioning system. See Section 1.06 for bid submittal requirements.

B. EXTENT: Include design and plans plus labor, materials and equipment necessary to complete the installation of the sprinkler system.

C. COVERAGE REQUIREMENTS
1. Unless noted otherwise, all landscape areas on the plans shall be irrigated.
2. In irrigated areas system shall be capable to provide coverage equivalent to one inch of rain per week.

D. LIMITS OF WORK: Drawings show project site boundary lines for the purpose of identification, within which the irrigation work is to be confined, unless noted otherwise.

E. WATER SOURCE: **General Contractor to provide and pay for 1 or 2 wells for irrigation system as directed by irrigation contractor.** Verify actual pressure and gallons per minute available prior to installation. Notify Architect of conditions which may adversely affect system operation.

1.03 REQUIREMENTS BY OWNER AND REGULATORY AGENCIES

A. ORDINANCES AND REGULATIONS: County, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by Contractor. However, when these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size, they shall take precedence over the requirements of such rules and regulations.

B. PERMITS AND INSPECTIONS: Permits for the installation or construction of the work which are required by the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. Contractor shall also arrange for and pay costs in connection with inspections and examinations required by these authorities.

1.04 QUALITY ASSURANCE

A. MANUFACTURING QUALIFICATIONS: Provide the landscape irrigation system as a complete unit produced by the acceptable manufacturer for all portions of the work, including heads, valves, piping circuits, controls and accessories.

B. MANUFACTURERS' SPECIFICATIONS: The latest printed specifications of approved manufacturer of materials shall become part of these specifications.

1.05 SITE CONDITIONS

A. EXISTING UTILITIES: Irrigation Contractor shall contact all utilities for flagging of underground utilities in irrigated areas. Other utilities affecting installation shall be verified with the general contractor before start of work.

B. STAKING: Location staking or flagging shall be the responsibility of the Contractor with final approval by the Architect. Irrigation head locations, main lines and controller locations shall be marked. Adjustments may be necessary to avoid interference with underground obstructions. Verify staking or flagging method with Architect. Full and complete coverage is required. The contractor shall make any necessary minor adjustments to the design to achieve full coverage of irrigated areas at no additional cost to the Owner.

C. DAMAGE BY LEAKS: Irrigation Contractor is responsible for damages to the grounds, walks, roads, building piping systems, electrical systems, and their equipment and contents caused by leaks in piping systems being installed or having been installed. Repair, at Irrigation Contractors expense, all damages so caused. Repair work shall be done as directed by the Architect.

D. DAMAGE BY WORK: Damage to the grounds, existing turf, trees and shrubs, walks, roads and work by other contractors shall be repaired at Irrigation Contractors expense.

1.06 SUBMITTALS

A. DESIGN DRAWINGS AND SPECIFICATIONS (BID SUBMITTALS): Submit to Architect for review. Submittal shall include irrigation design drawings and manufacturers technical data sufficient to exhibit the Contractor's intended system design. Plans shall be to scale and well drawn. Illegible plans or those without sufficient detail for review shall be rejected. Quantities and types of heads, valves and controllers shall be listed.

B. WORKING DRAWINGS: Include plan layout and details illustrating location and type of heads, valves, piping and accessories. Show design pressures, valve sizes, GPM requirements, pipe sizing and similar items. The Contractor selected to perform the work shall submit to the Architect working drawings for review. Revise plans as directed.

C. Include manufacturers' technical data and installation instructions.

D. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS as specified below.
1. AS BUILT PRINTS: Maintain one set of "working prints" for annotating installation additions, changes, relocations, and corrections to the installation plans. These shall be carefully recorded and kept up to date throughout the progress of the job to completion of the project. Original plans shall be updated to show these changes then submitted to the Architect, providing a permanent record of this work.

PART 2 - PRODUCTS AND MATERIALS

2.01 GENERAL

A. All products and materials shall be approved by the Architect before installation. The following is not a complete listing of materials but intended to give specific requirements for critical materials.

2.02 MATERIALS

A. PIPING
1. PRESSURE (MAIN) LINE PIPES to be polyvinyl chloride (PVC) plastic pipe class [illegible]
2. LATERAL (CIRCUIT) PIPES to be PVC plastic pipe class 200 for 3/4-1" pipe, class 160 for 1 1/4" and above. No 1/2" pipe shall be used. Poly-pipe installed using screw type all stainless steel clamps is an acceptable substitute. Size [illegible] size above comparable PVC pipe.
3. SLEEVING PIPES to be Schedule 40.
4. MANUFACTURER to be Eagle Plastics or equal.

Note: Irrigation Contractor to locate, furnish and install sleeving. Coordinate installation with General Contractor.

B. SPRINKLER HEADS: Select heads to meet coverage and design requirements.

C. VALVE BOXES: Control valves shall be housed in valve boxes consisting of heavy duty plastic, and shall be of an adequate size so as to have one inch clear space all around the valve component. Boxes shall have plastic covers and shall be installed flush with finished grade. Use a large single box for valve groupings rather than several individual boxes. The words "control valve" shall be clearly labeled on the lid of all electric valve boxes. Manufacturer to be AMETEK or equal and have green valve covers.

D. IRRIGATION CONTROLLER(S): Controller shall be a dual program type having daily and interval watering capability. Controller shall be located as directed by Architect.

E. VALVES: Plastic or brass valves are acceptable. All manual valves shall be a 'globe' or 'ball' type. Manual 'gate' valves are not acceptable.

F. CONTROL WIRE: Electrical control and ground wire to be used for connecting remote control valves to the automatic controller shall be type UF 600 volt standard or solid copper single conductor wire with PVC insulation and bearing UL approval for direct underground burial feeder cable, 14 gauge.

1. CONTROL WIRE shall be of one color, and common or ground wires shall be another color. Unused wires buried in the ground for future use shall be a third color. All color codes shall be noted on the record drawing.
2. VERIFICATION of wire types and installation procedures shall be checked to conform with local codes and shall be installed according to recommended manufacturer's specifications.
3. WIRE CONNECTIONS in the field shall be made using approved wire connectors utilizing a sealing cement to insure a waterproof connection.

G. RAIN SENSOR(S): Mini-Clik II model by Glen-Hilton Products, Inc. or equal.

PART 3 - EXECUTION

3.01 PREPARATION

A. INSPECTION: Examine the areas and conditions under which irrigation system is to be installed and notify the Architect of conditions detrimental to the proper installation of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Architect.

B. EXISTING UTILITIES: Before start of work, verify revisions to the system design with the Architect due to utility lines or other obstructions previously flagged. Damage caused by installation work shall be repaired at the Irrigation Contractor's expense.

C. PLANS ON JOB-SITE: Irrigation Contractor shall have at the job-site the most current set of irrigation and landscape plans at all times.

3.02 SYSTEM DESIGN

A. DESIGN PRESSURES: See section 1.02 E for water source. Notify the Architect of the available pressure and GPM at the well. Revisions to the system design and any change in contract price shall be approved by the Architect.

B. LOCATION OF HEADS: Minor adjustments to head locations may be required on site to avoid damage to existing conditions. Head locations shall not cause damage to newly planted trees and shrubs. Do not compromise coverage of irrigation design to reduce total number of heads. Locate to avoid damage by vandalism or maintenance activities.

C. VALVES: Size valves for uniform flow and pressure in the system and to avoid water hammering and improper head operation.

D. WATERING CYCLE: The layout of sprinkler head zones and use of controllers shall provide for a complete watering cycle of the total system in a 24 hour period.

E. WINTERIZATION: System shall be a blow-out type for winterizing.

3.03 TRENCHING AND BACKFILLING

A. GENERAL: Perform all excavations as required for the installation including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc. damaged or cut as a result of the excavations to their original condition and in a manner approved by the Architect. Excavate straight and true with bottom uniformly sloped to low points when necessary. Trenches shall be no wider than is necessary to make joints. Rocks, roots and other obstructions shall be cut out to the width of trench to a depth of 6 inches below trench bottom and backfilled with smooth tamped material. Cut cleanly roots about one and one-half inches in diameter and larger before backfilling. Maintain all warning signs, shoring, barricades, flares, and red lanterns as required by the Safety Orders of the Division of Industrial Safety and any local ordinances. Note: Pipe installation by vibratory plow is an accepted installation method.

B. MINIMUM COVER: Provide the following minimum cover over top of installed piping.
1. PAVED AREAS: Minimum of 16 inches for piping and sleeves. In areas below paving for drives and parking lots minimum cover of 24" is required.
2. UNPAVED AREAS: 14-16 inches for main pressure pipe and 10-12 inches for lateral (circuit) pipe, or as required to accommodate valves and other equipment whichever is greater.
3. BACKFILL: Backfill with clean material from excavation. Remove organic material as well as rocks and debris larger than one inch diameter. Place acceptable backfill material in 6 inch lifts, compacting to original compaction. Perform backfilling when pipe is cool to avoid excessive contraction.

3.04 INSTALLATION

A. PIPING: Lay pipe on solid subbase, uniformly sloped without humps or depressions.

1. INSTALL PVC PIPE in dry weather in strict accordance with manufacturers' instructions.
2. PIPE FITTING AND ASSEMBLY: All pipe lines shall be installed as designed and of the materials herein specified. All polyethylene pipe shall be installed with an allowance of one additional foot per hundred for contraction. All pipe lines shall be flushed out thoroughly to remove debris.

B. CONTROL WIRE: Install control wire with the Main Line in common trenches whenever possible. Encase in a separate pipe under hard surfaces. Lay wiring to the side of the Main Line and provide looped slack at control valve location.

C. CONTROLLER: Verify the location of the controller(s) with the Architect prior to installation. Install in accordance with applicable Manufacturer's specifications, including provisions for grounding and lightning protection. Valve numbering, shown on the plan shall coincide with the station sequencing on the controller.

D. SPRINKLER HEADS: Flush circuit lines with full head of water, and install heads after hydrostatic test is completed.
1. SPRINKLER HEADS: Spray heads shall be installed on flexible risers flush and level with surrounding pavements, turf or mulches. In the case of heads occurring in newly seeded and sodded areas, the head shall be placed one inch maximum above finished grade.

3.05 TESTING

A. TEST: After new sprinkler piping and risers are in place and connected, necessary work has been completed, and prior to the installation of sprinkler heads, control valves shall be individually opened and a full head of water used to flush out the system. After the system is thoroughly flushed, lateral valves shall be turned off. The system shall be pressure tested for 24 hours. No testing shall occur until the last solvent weld joint has had at least 24 hours to set and cure.
1. SPRINKLER HEADS shall be installed and tested for operation in accordance with design requirements under normal operating pressure. All necessary adjustments to the sprinkler equipment as required shall be made to assure efficient operation.

3.06 SYSTEM OPERATION AND ACCEPTANCE

A. OPERATION/ACCEPTANCE: Operate the completed system for the Architect and the Owner's inspection for provisional acceptance at which time each sprinkler head shall be visually checked for coverage, adjustment, installation and performance. Valves shall be inspected for adjustment, installation and proper automatic or manual control; as built "working prints" will be checked for accuracy; clean up of the site will be checked; and general items such as controller(s) will be inspected for proper installation and operation. All loose equipment, including controller keys, and related equipment as required or as necessary for the Owner's operation of the system will be turned over after completion of the maintenance period, prior to final acceptance.

B. INSTRUCTION: Instruct Owner's personnel or designated representative in complete operation and maintenance of the irrigation system including but not limited to the controller operation, maintenance of the systems filters and adjustment of heads.

C. MAINTENANCE: After provisional acceptance of the completed installation, Contractor for work under this section shall be made responsible for systems maintenance for 60 days of normal operation.

1. WINTERIZATION: Contractor shall be responsible for winterizing the system the 1st winter season following installation.

D. FINAL ACCEPTANCE: Prior to final acceptance, the Irrigation Contractor shall perform all work necessary for the installation to meet requirements of the specifications noted at the time of provisional [illegible]. Within one week following [illegible] the Architect shall give w[illegible] Contractor [illegible] of final acceptance of the [illegible]

3.07 GUARANTEE

A. WRITTEN GUARANTEE: Materials and equipment shall be warranted in writing against defect in materials and workmanship by the respective manufacturers. These written warranties shall be assembled and given to the Owner at the time of final acceptance. All installation work shall be guaranteed for one year after final acceptance. No claims under warranty shall be considered for materials damaged or destroyed by vandals or damages caused by unauthorized operation of the system.

DP-152
PARCEL 3
LANDSCAPE PLAN
APPROVED 9/3/98 BY

Landscape Architects Planners

Jones Rice Foster

1415 East Second Street
Wichita, Kansas 67214
phone (316) 262-4525
fax (316) 262-7316

Margaret R. Jones, ASLA
Jack R. Jones, AIA
J. Michael Rice, AIA
David W. Foster, ASLA
Larry D. Hoetmer
Debra J. Foster

DATE DRAWN
12 - 23 - 96

REVISIONS
08 - 25 - 98

PRINTS ISSUED
12 - 30 - 96

JEFFKREHBIEL ASSOCIATES
ARCHITECTURE
1501 E. LEWIS WICHITA, KS 67211
316-267-8233 FAX 316-267-8555

DATE

HUNTINGTON PARK APARTMENTS
13TH & MAIZE ROAD
WICHITA, KANSAS

GENERAL CONTRACTOR
KEY CONSTRUCTION
741 W 2ND STREET
WICHITA, KANSAS 67203

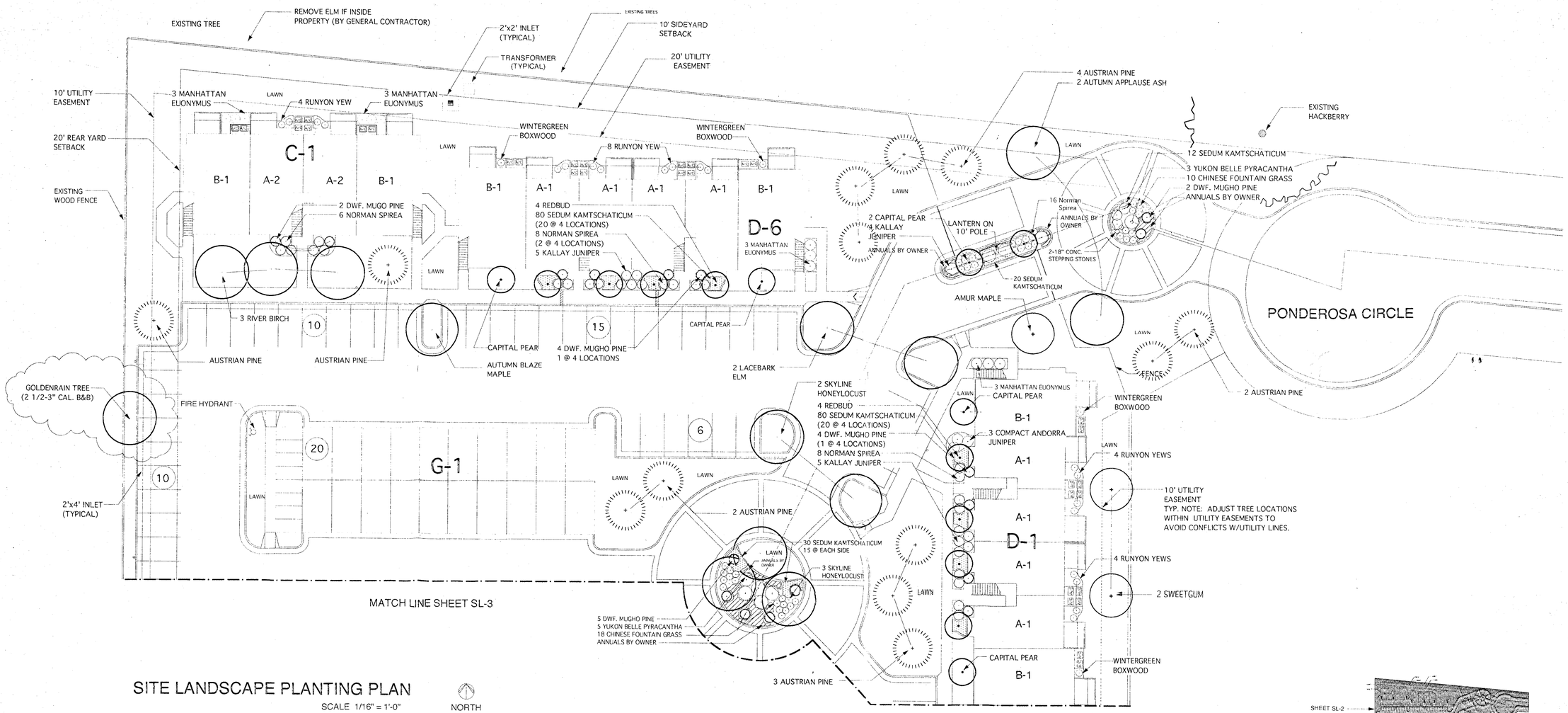
PROJECT NUMBER
96138 (JKA) JRF 96095

SHEET TITLE
SITE LANDSCAPE
PLANTING PLAN

SHEET NUMBER

SL-1

OF SHEETS



SITE LANDSCAPE PLANTING PLAN

SCALE 1/16" = 1'-0"

NORTH

LEGAL DESCRIPTION:

LOTS 1 AND 2 HUNTINGTON PLACE COMMERCIAL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH LOT 1, HUNTINGTON PLACE 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

LANDSCAPE ORDINANCE NOTES:

PROPERTIES ADJACENT TO WEST AND SOUTH PROPERTY LINES ARE ZONED SINGLE FAMILY.

THE C.U.P. FOR THIS PROPERTY WAS GRANTED A WAIVER FOR THE REQUIRED 15' LANDSCAPE BUFFER (WICHITA CITY CODE, CHAPTER 10.32, SECTION 3). A 6' SCREEN FENCE WILL BE PROVIDED IN LIEU OF THE 15' LANDSCAPE BUFFER ALONG THE WEST & SOUTH PROPERTY LINES.

A TOTAL OF 143 UNCOVERED PARKING SPACES, EXCLUDING SPACES WHICH ARE HOUSED WITHIN PARKING GARAGES, ARE WITHIN 150' OF ADJACENT SINGLE FAMILY ZONING ALONG THE WEST AND SOUTH PROPERTY LINES. A TOTAL OF 8 SHADE TREES (143/20) ARE REQUIRED.

PLANNED STREET TREES ALONG WEST AND SOUTH PROPERTY LINES EXCEEDS THE 8 REQUIRED SHADE TREES.

PROPERTIES ADJACENT TO NORTH AND EAST PROPERTY LINES ARE ZONED COMMERCIAL. LANDSCAPE SCREENING IS NOT REQUIRED ALONG THESE PROPERTY LINES.

PLANTING SPECIFICATIONS

General

1. The landscape contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds and installation of lawn areas according to these specifications and the planting plans.
2. Rough grading shall be by the general contractor. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
3. Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
4. Notify the Owner's Representative of variances between the plan and site conditions which affect planting operations.
5. Prior to the start of fine grading, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications required for complete kill.
6. Fall planting season shall be September 1 through October 31. Spring planting season shall be April 1 through June 30. For grass sodding, fall season shall be September 1 through October 31. For grass seeding fall season shall be September 1 through October 15. Spring season for seeding shall be from March 15 through May 15. For sodding, spring season shall be from April 1 through June 15. The Owner's Representative shall approve changes to the planting and grass installation seasons.
7. Water for installation and maintenance purposes is provided by hose bibs at the building. See Landscape Irrigation System specifications Sheet SL-1 for performance requirements of the site irrigation installation.
8. Where downspouts discharge into planting beds, extend from splash block to end of bed with a 1'-6" strip of approved gravel, 3" deep over weed barrier fabric.
9. Verify locations and depths of underground drain pipes to area drains. See Sheet SG1.1 of the architectural plans.
10. Locate small trees at front of buildings in center of brick or siding panels.
11. Adjust locations of trees located in utility easements to avoid conflict with utility lines.
12. The landscape contractor shall be responsilbe to coordinate landscape work with work of the irrigation contractor and other contractors affected by landscape work.

Materials and Installation Requirements

Materials shall be approved by the Owner's Representative before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the landscape contractor as required for finished grading. This is intended only for low areas of the rough grade or for planting beds and not the entire site.

Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

Mulch to be premium grade cypress or recycled hardwood mulch. Bed areas to be 2 1/2" – 3" deep. Prior to the mulch installation, rake smooth the ground surface.

Landscape Edge to be Ryerson Steel Edge (1/8" x 4" x 16') or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by manufacturer.

Soil Amendments Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

Fertilizer for planting backfill to be Milorganite (6-2-0) or other approved product installed per manufacturer's instructions.

Pre-emergent weed control such as dacthal, treflan or approved similar product shall be installed per manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

Tree Wrap shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Verify use for individual tree types with Owner's Representative. Securely wrap from ground level to second level of branches on the trunk.

Gravel at splash block discharge to be 3/4" - 2" aggregate size having a brown color.

Weed Barrier Fabric to be DeWitt brand (390 loom) or approved equal. Use below gravel at downspouts only.

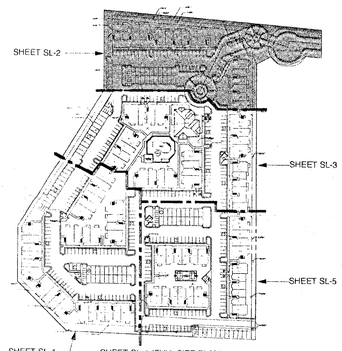
Note: See tree details (Sheet SL-3) for staking and planting methods of trees.

Grass Installation

1. Grass seed to be an approved fine-bladed fescue blend. Use of sod, if any, to be determined following bid submittals.
2. Install grass in a method approved by the Owner's Representative in accordance with local practices.
3. Notify Owner's Representative of the schedule for grass installation to avoid conflicts with other contractors and interference with watering schedule necessary for newly installed grass.
4. Unless noted otherwise all open and disturbed areas on site to receive grass.

Maintenance, Acceptance and Guarantee

1. Prior to acceptance, the planting and grass areas shall be maintained, watered and kept clean and weed free by the Landscape Contractor.
2. When landscape work is completed, the Landscape Contractor and Owner's Representative shall meet to review the installation. If the installation is in accordance with the plans and specifications, the Owner's Representative shall accept the work. If not, the Owner's Representative may require additional work before acceptance. The Landscape Contractor shall provide maintenance recommendations to the Owner.
3. Guarantee for spring planted plants shall be through August 1. Guarantee for fall planted plants shall be through May 15.
4. At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require, the following season.



SITE PLAN

SCALE 1" = 150'-0"

NORTH

Landscape Architects Planners

Jones Rice Foster

1415 East Second Street
Wichita, Kansas 67214
phone (316) 262-4525
fax (316) 262-7316

Margaret E. Jones, ASLA
Jack R. Jones, AIA
J. Michael Rice, AIA
David W. Foster, ASLA
Larry D. Heatwole
Debra J. Foster

DATE DRAWN
12-23-96
REVISIONS
08-25-98

PRINTS ISSUED
12-30-96

DATE

JEFFKREHBIEL ASSOCIATES
ARCHITECTURE

HUNTINGTON PARK APARTMENTS
13TH & MAIZE ROAD
WICHITA, KANSAS

GENERAL CONTRACTOR
KEY CONSTRUCTION
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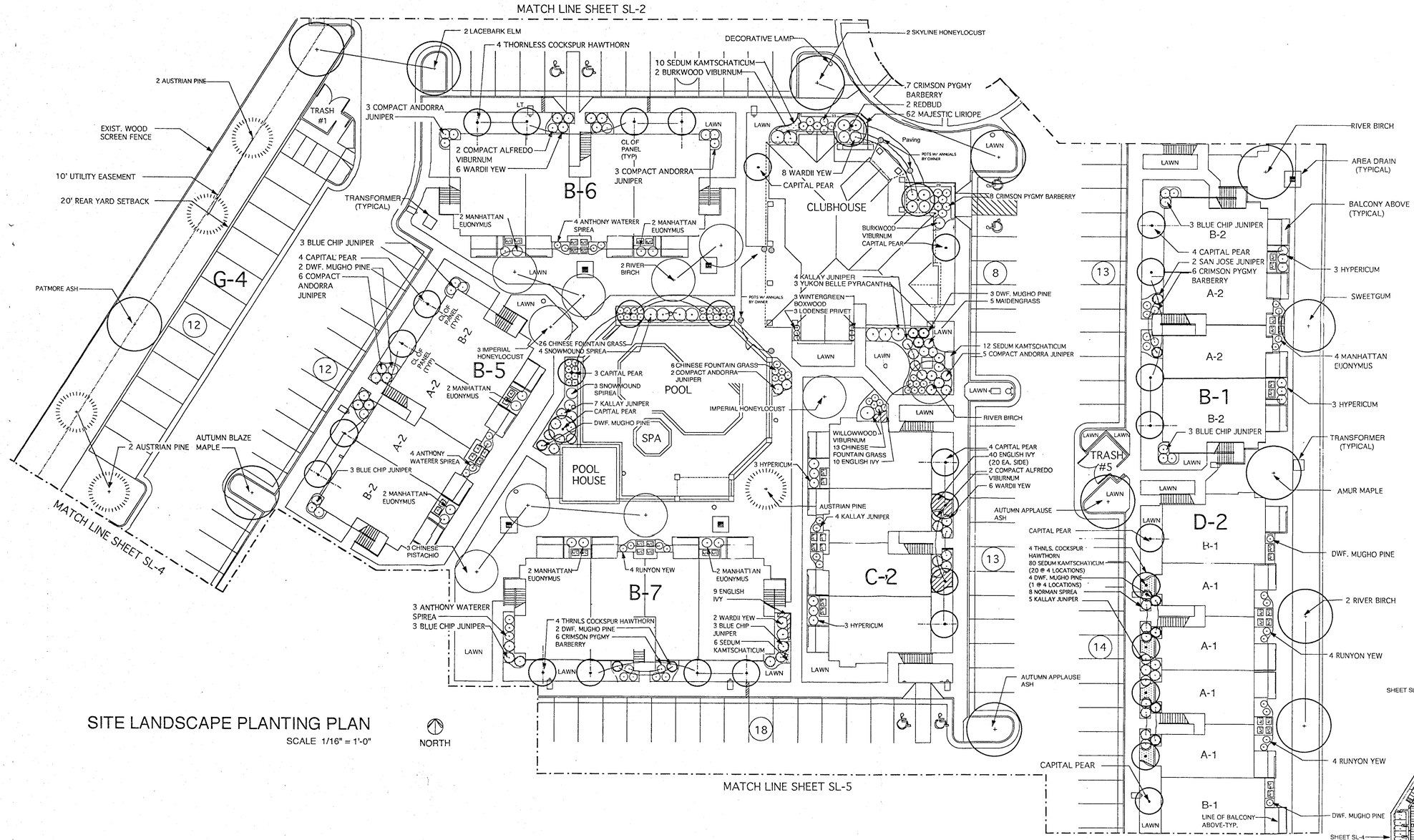
SHEET TITLE
SITE LANDSCAPE PLANTING PLAN

SHEET NUMBER

SL-2

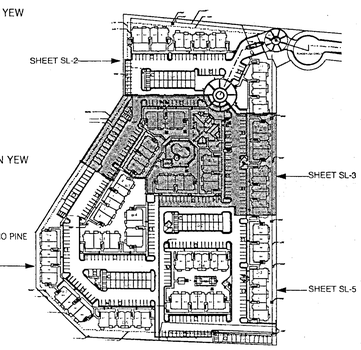
OF SHEETS



SITE LANDSCAPE PLANTING PLAN

SCALE 1/16" = 1'-0"

NORTH

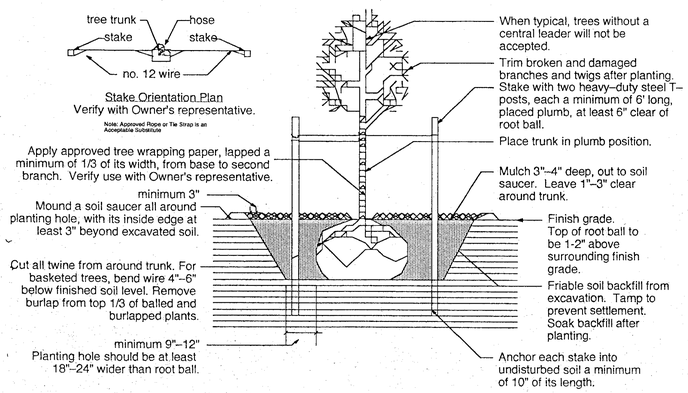


SHEET SL-1 (FULL SITE PLAN)

SITE PLAN

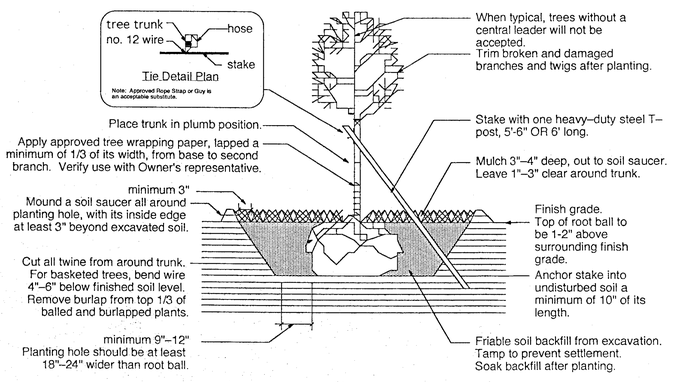
SCALE 1" = 150'-0"

NORTH



Tree Planting and Staking Detail (no scale)

For Deciduous Trees with a caliper greater than 2", and Evergreen Trees with a height greater than 6'.



Tree Planting and Staking Detail (no scale)

For Deciduous Trees with a caliper equal to or less than 2", and Evergreen Trees with a height equal to or less than 6'.

JEFFKREHBIEL ASSOCIATES
ARCHITECTURE
1500 S. LOUISIANA WICHITA, KS 67211
316/267-8253 FAX 316/267-8666

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JONES ◦ RICE ◦ FOSTER
1415 East Second Street
Wichita, Kansas 67214
phone (316) 262-4525
fax (316) 262-7316
Margaret R. Jones, ASLA
Nick R. Jones, AIA
J. Mathew Rice, AIA
David W. Foster, ASLA
Larry D. Hostetter
Debra J. Foster

SHEET NUMBER
SL-3
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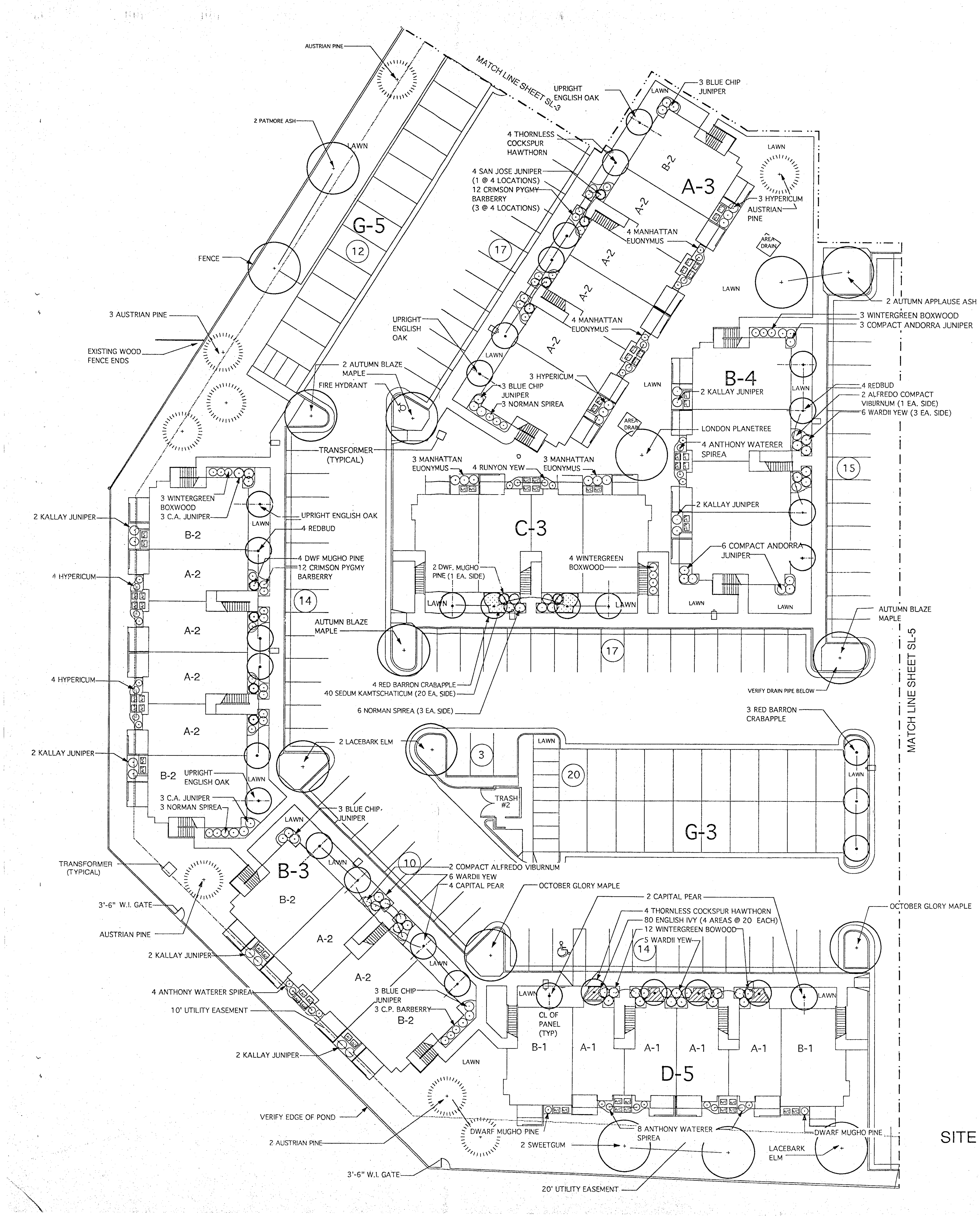


SITE LANDSCAPE PLANTING PLAN

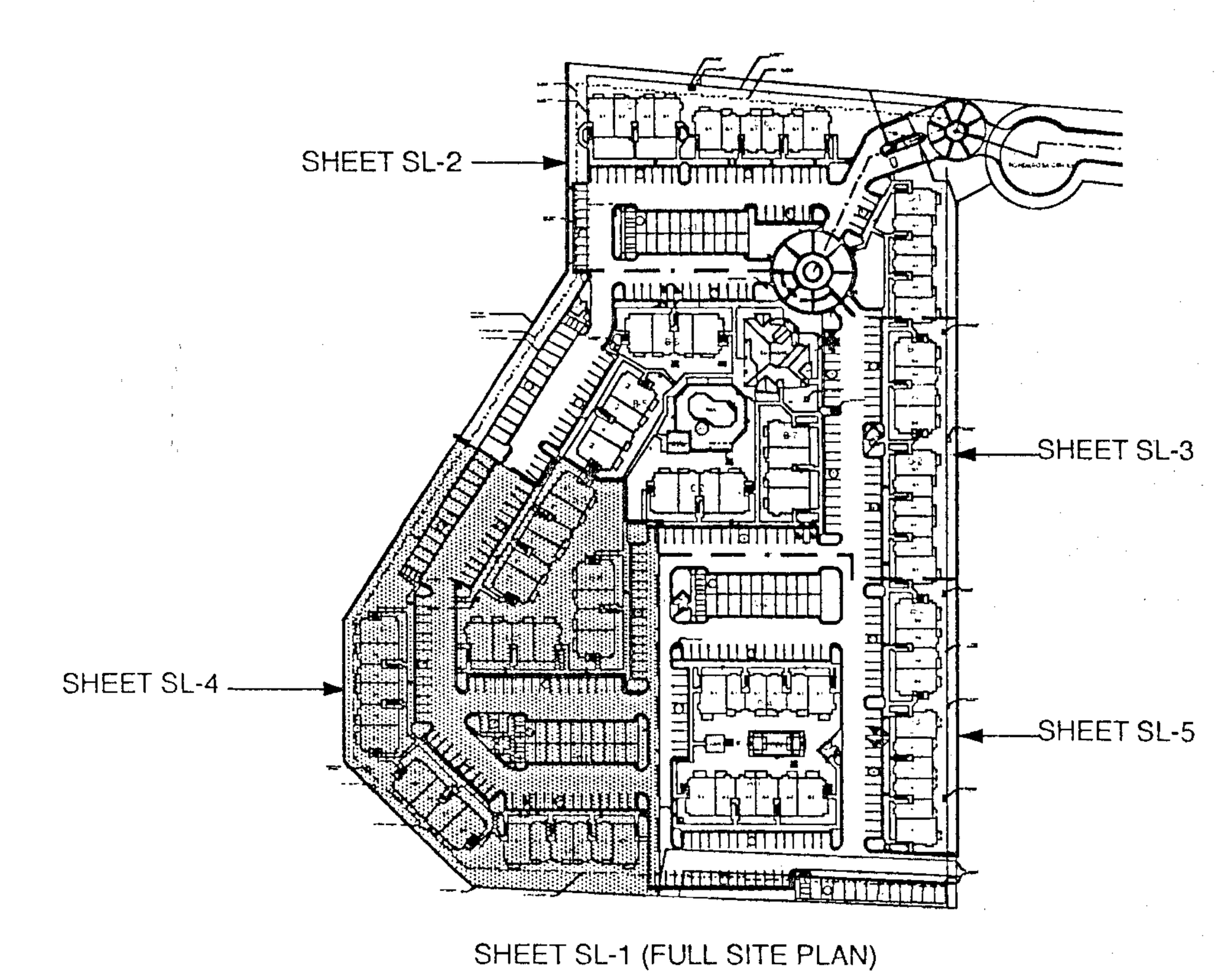
SCALE 1/16" = 1'-0"

NORTH

Plant Schedule				
Quant.	Common Name	Botanical Name	Size	Spec.
	Trees			
2	Amur Maple	Acer ginnala	1 1/2" -1 3/4" Cal	B&B
4	October Glory Maple	Acer rubrum 'October Glory'	1 3/4" -2" Cal	B&B
6	Autumn Blaze Maple	Acer x freemani 'Autumn Blaze'	1 3/4" -2" Cal	B&B
12	River Birch (3 stem clump)	Betula nigra	10'-12' height	B&B
22	Redbud	Cercis canadensis	1 3/4" -2" Cal	B&B
24	Thornless Cockspur Hawthorn	Crataegus crusgalli var. inermis	1 3/4" -2" Cal	B&B
5	Autumn Applause Ash	Fraxinus americana 'Autumn Applause'	1 3/4" -2" Cal	B&B
2	Autumn Applause Ash	Fraxinus americana 'Autumn Applause'	2" -2 1/2" Cal	B&B, @ Entry Gate
3	Patmore Green Ash	Fraxinus pennsylvanica 'Patmore'	1 3/4" -2" Cal	B&B
3	Patmore Green Ash	Fraxinus pennsylvanica 'Patmore'	2" Cal	B&B, @ West Side for Land. Ord.
5	Imperial Honeylocust	Gleditsia triacanthos var. inermis 'Imperial'	1 3/4"-2" Cal	B&B
7	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skyline'	2" -2 1/2" Cal	B&B
2	Goldenrain Tree	Koelruetaria paniculata	1 3/4"-2" Cal	B&B
3	Sweetgum	Liquidambar styraciflua	1 3/4"-2" Cal	B&B
2	Sweetgum	Liquidambar styraciflua	2" Cal	B&B, @ South Side for Land. Ord.
11	Red Barron Crabapple	Malus sp. 'Red Barron'	1 3/4" -2" Cal	B&B
18	Austrian Pine	Pinus nigra	5 1/2'-6' height	B&B
11	Austrian Pine	Pinus nigra	7'-8' height	B&B, @ Entry Gate & Round about Drive
6	Chinese Pistachio	Pistacia chinensis	1 3/4" -2" Cal	B&B
1	Londonplane Tree	Platanus occidentalis 'Bloodgood'	1 3/4" -2" Cal	B&B
31	Capital Pear	Pyrus calleryana 'Capital'	7 Gallon	B&B
9	Capital Pear	Pyrus calleryana 'Capital'	1 3/4" -2" Cal	B&B, @ Entry Gate, Clubhouse, & Pool
6	Upright English Oak	Quercus robur 'Fastigiata'	1 3/4" -2" Cal	B&B
1	Sawtooth Oak	Quercus acutissima	1 3/4" -2" Cal	B&B
8	Lacebark Elm	Ulmus parvifolia	1 3/4" -2" Cal	B&B
1	Lacebark Elm	Ulmus parvifolia	2" Cal	B&B, @ South Side for Land. Ord.
205	Total Trees			
	Shrubs			
64	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	2 gallon	Container
55	Wintergreen Boxwood	Buxus microphylla var. koreana cv.	15"-18" height/2 gal.	Container
46	Manhattan Euonymus	Euonymus kiautschovicus cv.	2 gallon	Container
30	Sunburst Hypericum	Hypericum frondosum cv.	2 gallon	Container
8	San Jose Juniper	Juniperus chinensis 'San Jose'	2 gallon	Container
51	Kallay Compact Pfitzer Juniper	Juniperus chinensis cv.	2 gallon	Container
48	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	2 gallon	Container
43	Compact Andorra Juniper	Juniperus horizontalis 'Compact Andorra'	2 gallon	Container
3	Lodense Privet	Ligustrum vulgare cv.	1 gallon	Container
38	Dwarf Mugho Pine	Pinus mugo var. mugo	12"-15" /2 or 3 gallon	Container
7	Dwarf Mugho Pine	Pinus mugo var. mugo	18"-24"	B&B or Cont., @ Entry & Rnd. about Isles
11	Yukon Belle Pyracantha	Pyracantha angustifolia cv.	5 gallon	Container
7	Snowmound Spirea	Spiraea nipponica 'Snowmound'	2 gallon	Container
66	Norman Spirea	Spiraea japonica 'Norman'	2 gallon	Container
41	Anthony Waterer Spirea	Spiraea x bumalda cv.	2 gallon	Container
48	Runyon Yew	Taxus x media 'Runyon'	12"-15" height/2 gal.	Container
44	Wardii Yew	Taxus x media 'Wardii'	12"-15" height/ gal.	Container
8	Alfredo Compact Cranberrybush Vib.	Viburnum opulus 'Compactum'	5 gallon	Container
1	Willowwood Viburnum	Viburnum cv.	5 gallon	Container
3	Burkwood Viburnum	Viburnum x burkwoodii	2 gallon	Container
622	Total Shrubs			
	Groundcovers, Perennials, and Ornamental Grasses			
219	English Ivy	Hedera helix	3" pot	15" o.c., triangular spacing
62	Majestic Liriope	Liriope muscari 'Majestic'	1 gallon	12" o.c.
5	Maidengrass	Miscanthus sinensis 'Gracillimus'	1 gallon	Container
73	Chinese Fountain Grass	Pennisetum alopecuroides	1 gallon	Container
450	Sedum kamtschaticum	Sedum kamtschaticum	4" pot	15" o.c., triangular spacing
809	Total Groundcovers, Perennials, and Ornamental Grasses			

NOTE: IN CASE OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.

Summary of Quantities (w/out Contingency)
Edging - About 1,795 L.F.
Shrub Bed Areas - About 11,230 S.F.
Lawn Areas - About 92,870 S.F.



SHEET SL-1 (FULL SITE PLAN)

SITE PLAN
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JEFFKREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316-267-8233 FAX 316-267-8556

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SL-4

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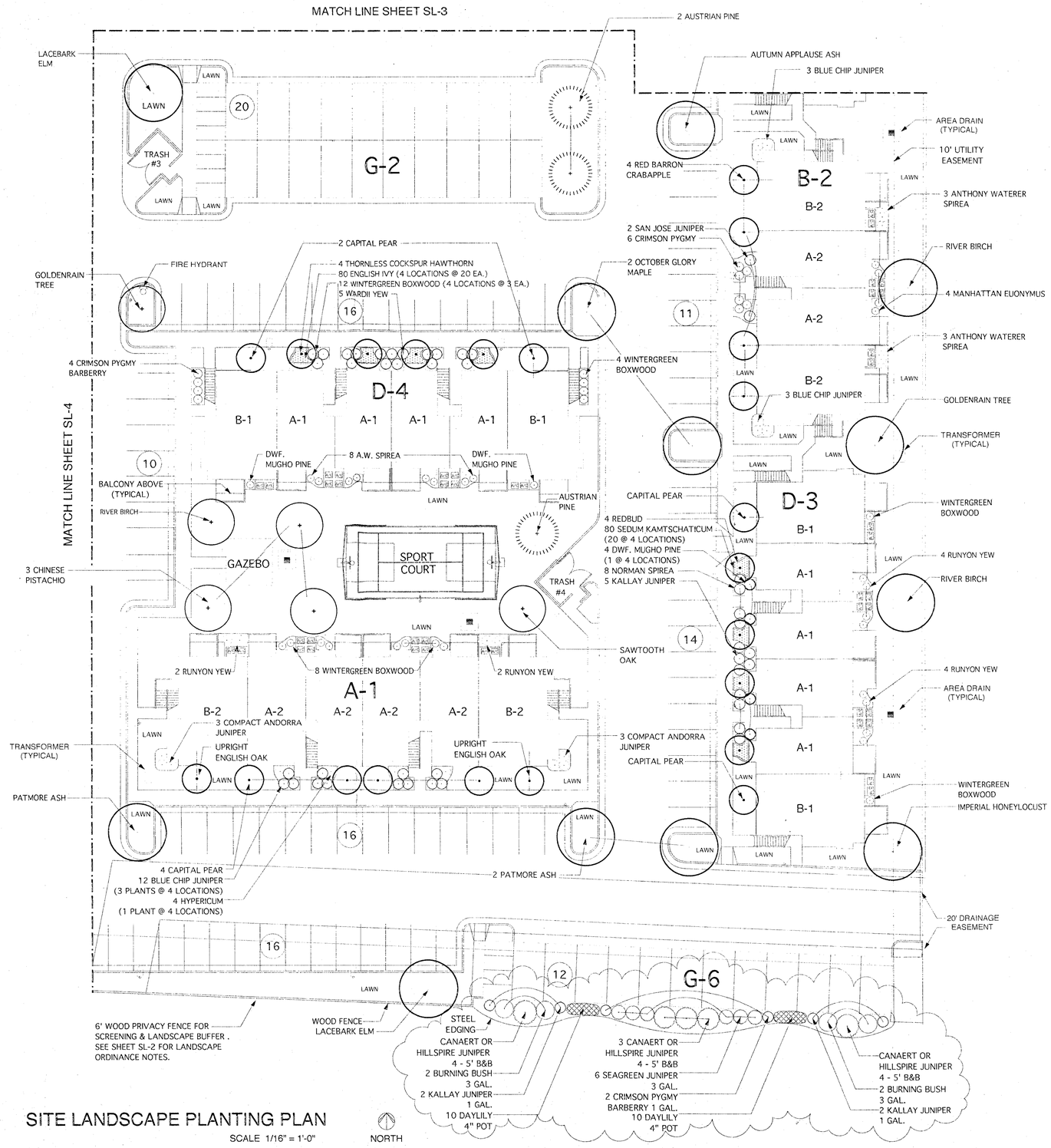
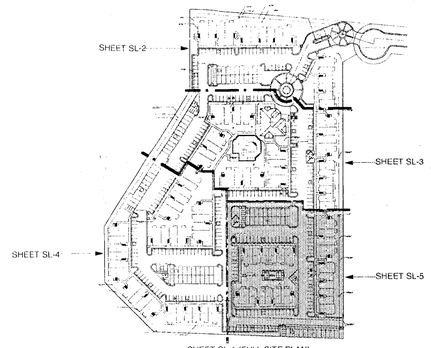


SITE LANDSCAPE PLANTING PLAN

SCALE 1/16" = 1'-0"

NOTE: INSTALL PLANT MATERIAL PER ORIGINAL LANDSCAPE SPECIFICATIONS



SITE PLAN

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SL-5
OF SHEETS