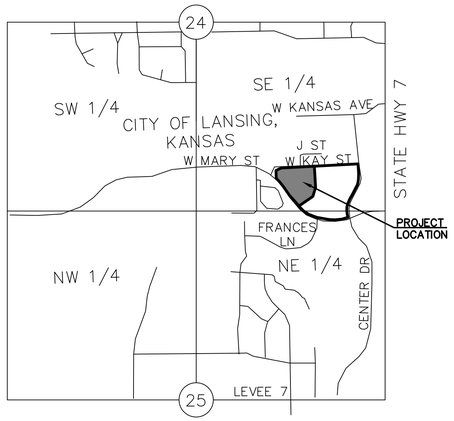
COVINGTON WOODS II
SITE PLANS

LOT 1, LANSING TOWNE CENTRE NORTH,
CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS 66043



VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25,
TWP 9S – RNG 22E
NOT TO SCALE

PREPARED FOR:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)–883–1632
CONTACT: MANDI PASWATERS
EMAIL: mpaswaters@wilhoitproperties.com

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894–5150
CONTACT: KYLE KIPPES
EMAIL: kippes@kveng.com

OWNER:
CITY OF LANSING
800 1ST TERRACE
LANSING, KS 66043

LAND AREA:
TOTAL = 205,883 SF OR 4.73 AC±

ZONING:
"R–4" – MULTIFAMILY
RESIDENTIAL DISTRICT

PROPOSED USE:
MULTIFAMILY RESIDENCIES

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C420 EROSION CONTROL PLAN – PHASE III
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SL1 SITE LIGHTING
SL2 SITE LIGHTING
A1 UNIT PLANS
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AB2 BUILDING 2 PLANS
AB3 BUILDING 2 ELEVATIONS
AB4 BUILDING 3 PLANS
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SD1 MAINT GAR. & TRASH PLANS & ELEVATIONS
CP–1 PRE DEVELOPMENT LANDSCAPE PLAN
CP–2 LANDSCAPE DETAILS & NOTES

DESCRIPTION:
THE WESTERN 4.726 ACRES OF LOT 1, LANSING TOWNE CENTRE, A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, RECORDED IN DOCUMENT #2008P00022 AT THE REGISTER OF DEEDS OFFICE IN LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WEST KAY STREET AS NOW ESTABLISHED; THENCE NORTH 87°02'20" EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 460.08 FEET TO A POINT; THENCE SOUTH 03°18'19" EAST, A DISTANCE OF 297.16 FEET TO A POINT; THENCE SOUTH 16°59'54" WEST, A DISTANCE OF 129.64 FEET TO A POINT; THENCE SOUTH 55°23'50" WEST, A DISTANCE OF 231.36 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST MARTY STREET AS NOW ESTABLISHED; THENCE NORTH 39°56'39" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 221.54 FEET TO A POINT; THENCE NORTH 34°34'26" WEST CONTINUING ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT CONTINUING ON SAID SOUTHWESTERLY LINE, HAVING A RADIUS OF 686.17 FEET, A DELTA ANGLE OF 10°51'03" AND AN ARC LENGTH OF 129.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°46'43" WEST ON SAID WEST LINE, A DISTANCE OF 130.87 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT CONTINUING ON SAID WEST LINE, HAVING A RADIUS OF 232.47 FEET, A DELTA ANGLE OF 11°39'44" AND AN ARC LENGTH OF 47.32 FEET TO A POINT; THENCE NORTH 73°58'15" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 11.50 FEET TO A POINT; THENCE NORTH 16°01'45" WEST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING. CONTAINS 205,883 SQUARE FEET OR 4.726 ACRES MORE OR LESS.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19–1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY.

END OF DESCRIPTION

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

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B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
LICENSED
20913
KANSAS
PROFESSIONAL ENGINEER
9/15/23

KYLE G. KIPPES
ENGINEER
KS # 20913

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
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KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
TITLE SHEET

PROJ. NO.	
C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644SP	
SHEET	REV
C001	B

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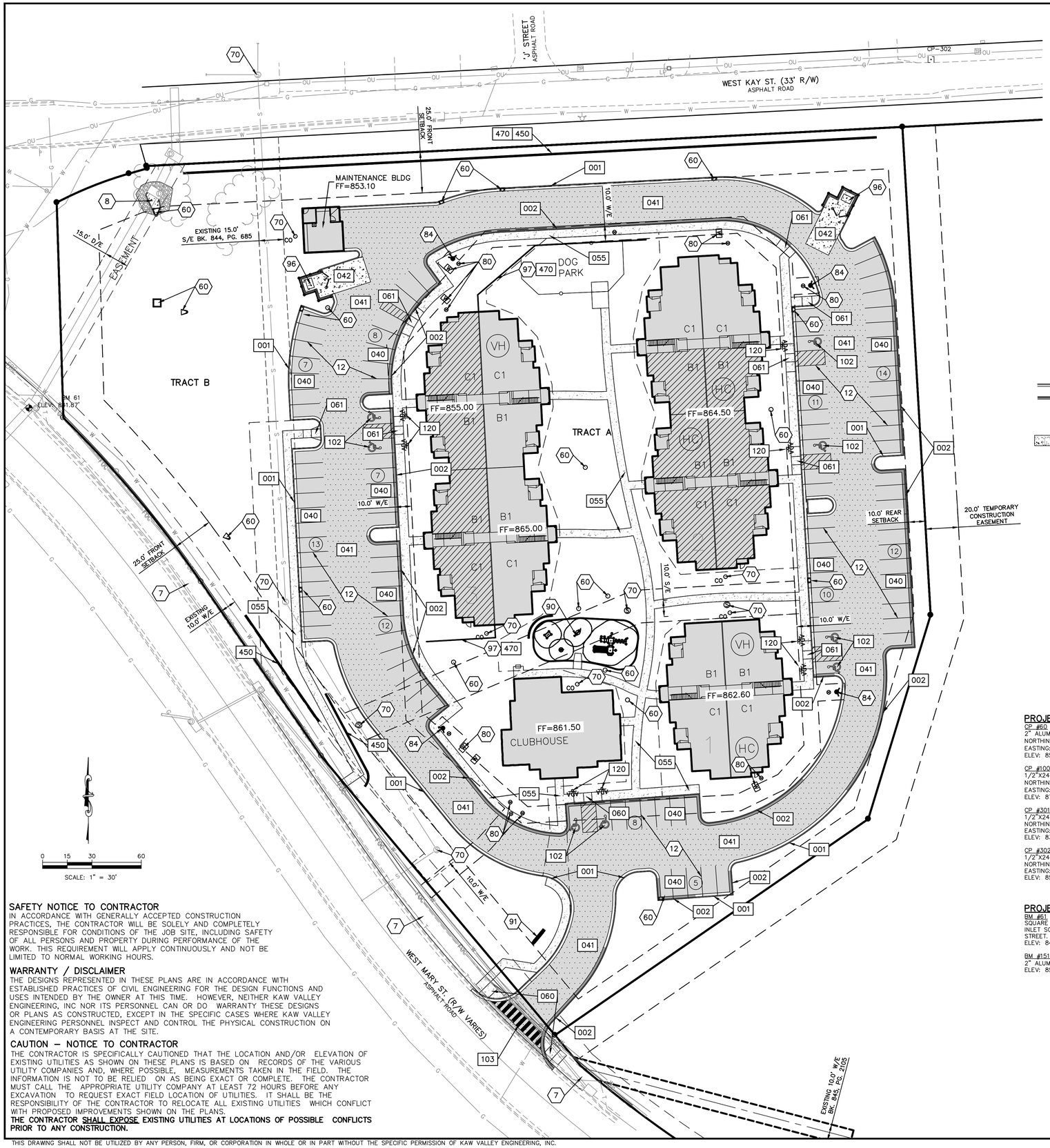

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
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- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
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- TELEPHONE PEDESTAL
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE
- ELECTRIC BOX
- UNDERGROUND GAS
- WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
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- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
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CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF LANSING TECHNICAL SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
8. CONTRACTOR TO PROVIDE INSPECTION SERVICE FOR FILL PLACEMENT, PAVEMENT, RETAINING WALL AND PRIVATE UTILITIES INSTALLATION. COPIES OF INSPECTION REPORTS ARE TO BE PROVIDED TO CITY, INCLUDING BUT NOT LIMITED TO DAILY LOGS, COMPACTION RESULTS, MATERIAL TESTING AND PHOTOGRAPHS.

DETAILS - SEE DETAIL SHEETS C190 AND C191 FOR THE FOLLOWING DETAILS

001 CONCRETE CURB AND GUTTER
002 CURB AND GUTTER - DRY CURB
040 ASPHALT PAVEMENT
041 HEAVY DUTY ASPHALT PAVEMENT
042 HEAVY DUTY CONCRETE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS
061 PRIVATE SIDEWALK RAMPS
102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120 ACCESSIBLE PARKING SIGNAGE
450 RETAINING WALL - CONTRACTOR SHALL PROVIDE RETAINING WALL DESIGN SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF KANSAS
470 FENCE

NOTES:

7 EXISTING SIDEWALK
8 CONCRETE SWALE
12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
60 STORM STRUCTURE (SEE SHEET C500)
70 SANITARY SEWER APPURTENANCES (SEE SHEET C500)
80 WATER APPURTENANCES (SEE SHEET C500)
84 FIRE HYDANT (SEE SEPARATE WATER MAIN PLANS)
90 PLAYGROUND
91 MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
96 TRASH ENCLOSURE (SEE ARCHITECTURAL PLAN)
97 CAST IN PLACE STEM WALL

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PROJECT CONTROL: (U.S. SURVEY FEET)

CP #60
2" ALUMINUM CAP STAMPED BM L2-09 FOUND AND HELD
NORTHING: 347157.89 (GROUND)
EASTING: 2189985.31 (GROUND)
ELEV: 857.58

CP #100
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 346949.53 (GROUND)
EASTING: 2189016.43 (GROUND)
ELEV: 874.35

CP #301
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347691.37
EASTING: 2188509.13
ELEV: 837.22

CP #302
1/2"X24" REBAR W/ ORANGE CONTROL CAP
NORTHING: 347759.73
EASTING: 2189092.17
ELEV: 853.01

PROJECT BENCHMARK:

BM #61
SQUARE CUT SET ON CENTERLINE OF FRONT FACE OF 1ST CURB INLET SOUTHEAST OF INTERSECTION OF KAY STREET AND MARY STREET.
ELEV: 841.87

BM #151
2" ALUMINUM CAP STAMPED BM L2-09 FOUND.
ELEV: 857.60

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C0232G, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NOTE:
1. **CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.**
2. **THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.**
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811 Know what's **below.** **Call** before you dig.

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COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
SITE PLAN

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644SP
SHEET	C100
REV	B

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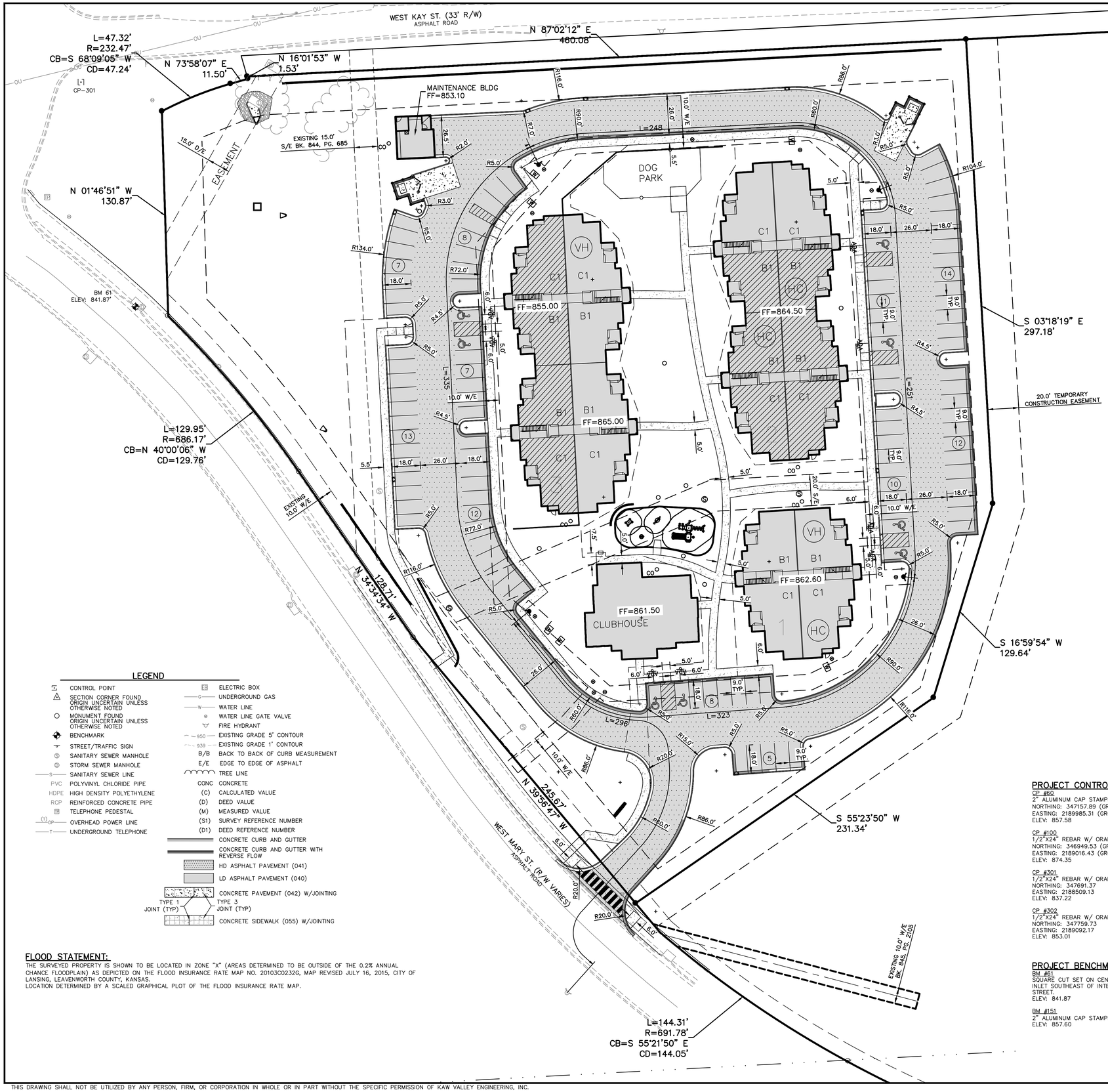

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- WATER LINE GATE VALVE
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- CONCRETE CURB AND GUTTER WITH REVERSE FLOW
- HD ASPHALT PAVEMENT (041)
- LD ASPHALT PAVEMENT (040)
- CONCRETE PAVEMENT (042) W/JOINTING
- TYPE 1 JOINT (TYP)
- TYPE 3 JOINT (TYP)
- CONCRETE SIDEWALK (055) W/JOINTING

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SCALE: 1" = 30'

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WEST MARY STREET AND WEST KAY STREET
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SITE PLANS
DIMENSION PLAN

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C23_1644	
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644DIM	
SHEET	REV
C200	B

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GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, STRAW BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

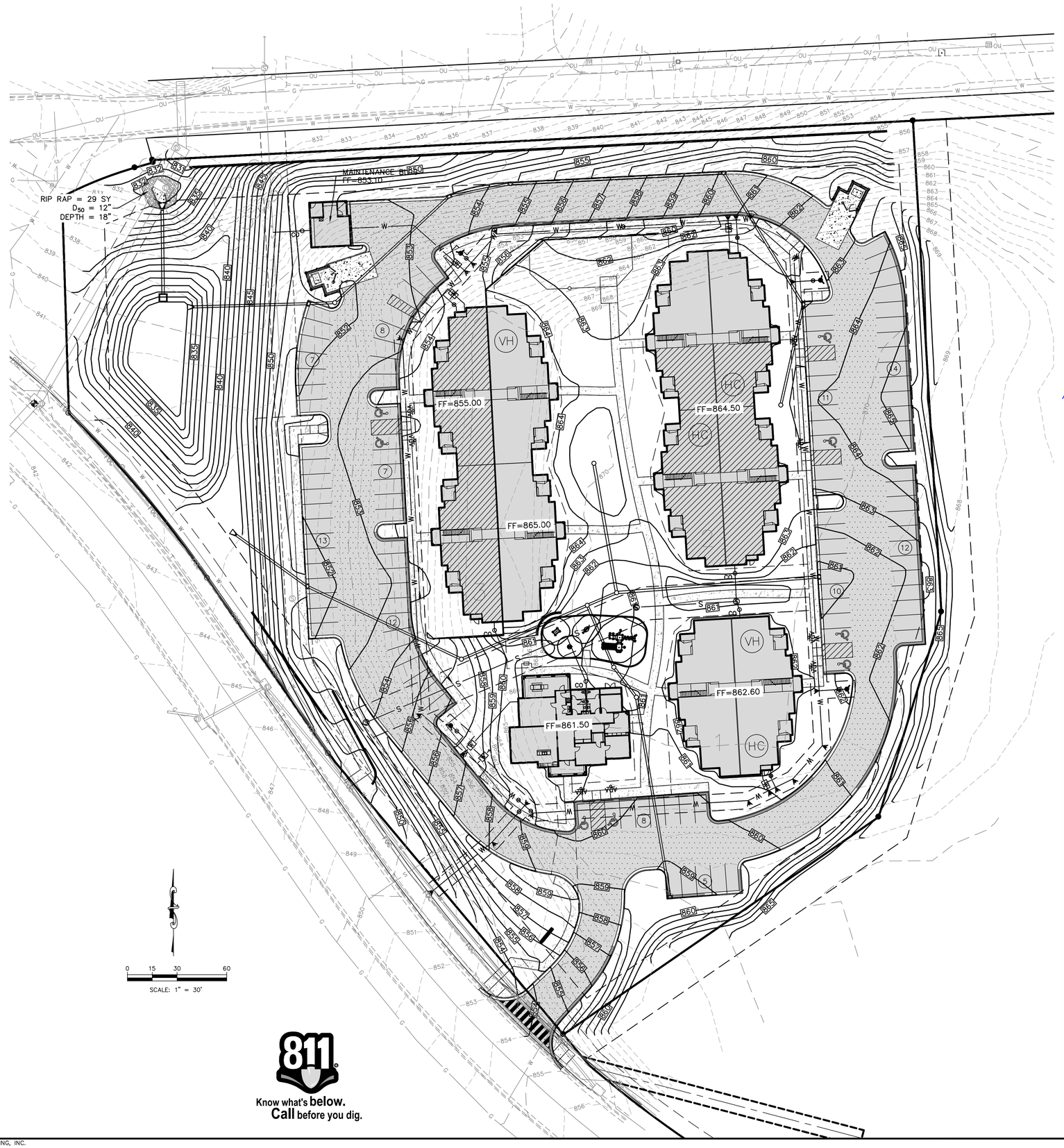
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

17. CONTRACTOR TO PROVIDE WALL DETAILS AND PLANS SEALED BY A KANSAS LICENSED ENGINEER. WALL DESIGNER TO VERIFY BEARING CAPACITY AND GLOBAL STABILITY FOR WALL CALCULATIONS.

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- (1) OP OVERHEAD POWER LINE
- T UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G UNDERGROUND GAS
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 EXISTING GRADE 5' CONTOUR
- 939 EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER



IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

FLOOD STATEMENT:

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LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES LICENSED 20913 KANSAS PROFESSIONAL ENGINEER 9/15/23

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY THE KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
GRADING PLAN

PROJ. NO.	
	C23_1644
DESIGNER	DRAWN BY
KGK	HAS/JQN
CFN	
1644GP	
SHEET	REV
C300	B

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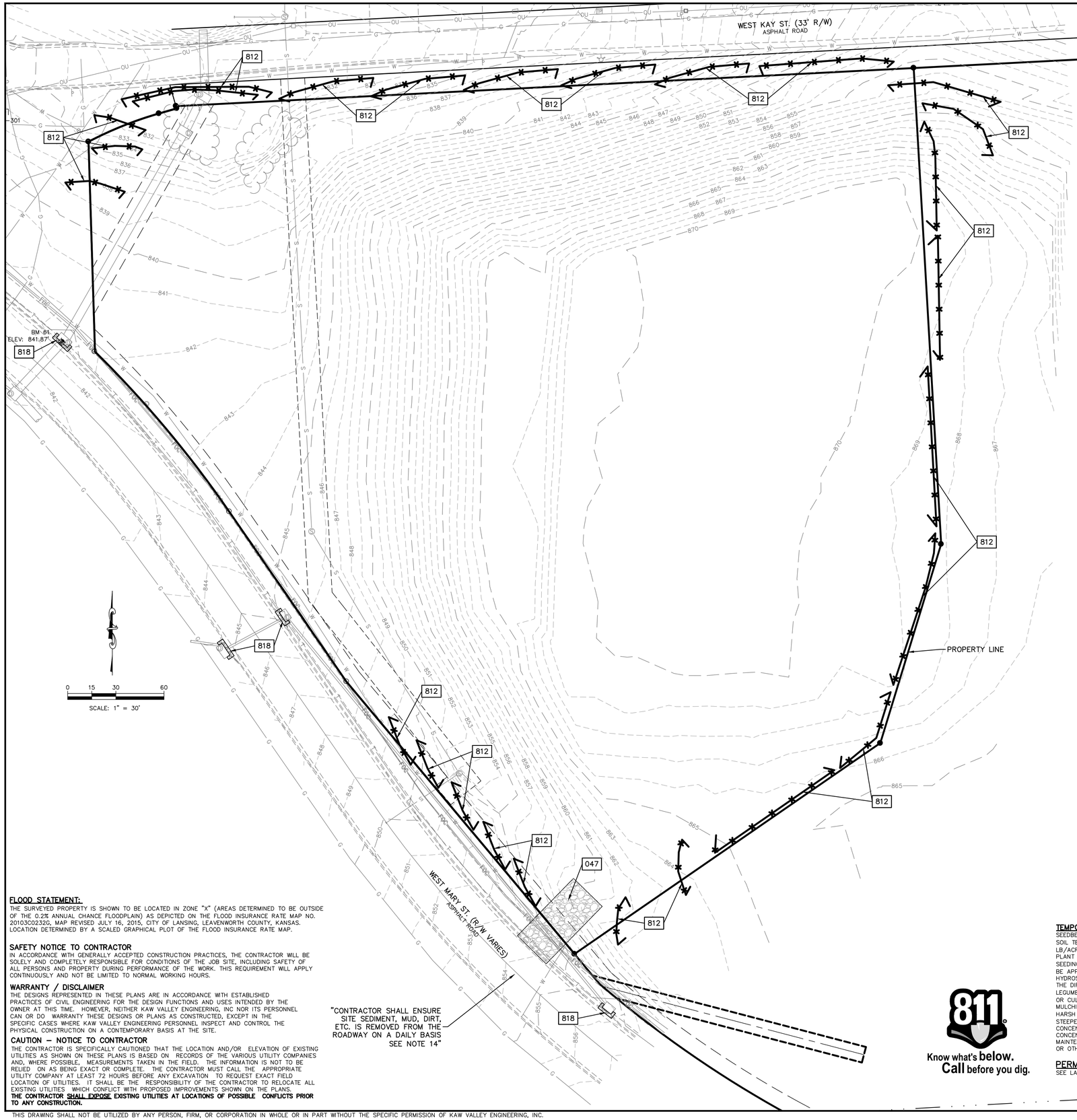

GENERAL NOTES:

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4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
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17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
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27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
818 INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

1218 EXISTING GROUND CONTOUR (1' INTERVALS)
1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
SEDIMENTATION FENCE
INLET PROTECTION

"CONTRACTOR SHALL ENSURE SITE SEDIMENT, MUD, DIRT, ETC. IS REMOVED FROM THE ROADWAY ON A DAILY BASIS SEE NOTE 14"

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TEMPORARY SEEDING
SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING
SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
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KYLE G. KIPPES
20913
9/15/23
KANSAS
PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
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LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS. STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE I

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644ECP
SHEET	C400
REV	B

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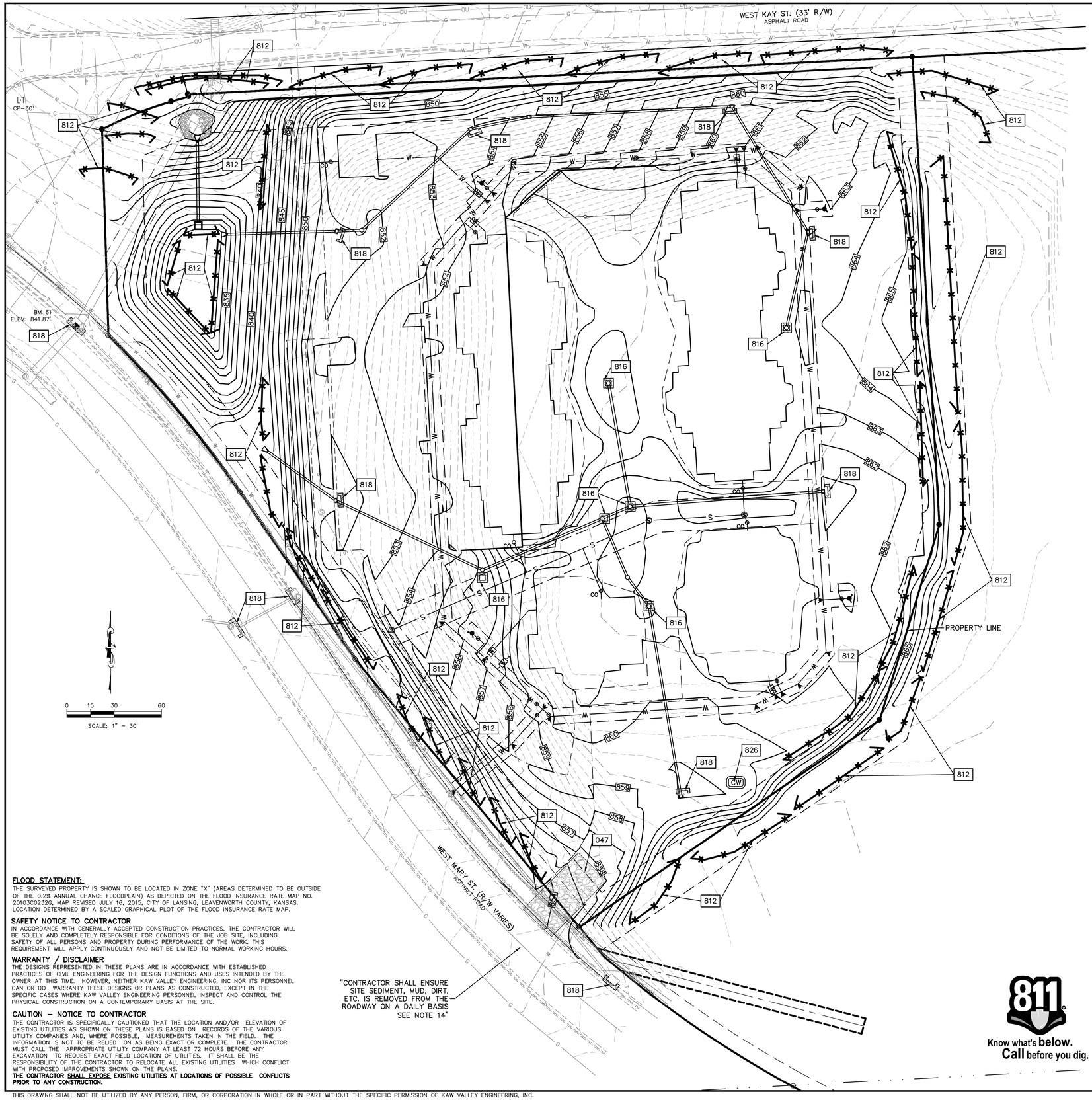

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27. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

FOR THE FOLLOWING DETAILS
DETAILS – SEE SHEET C490

047 CONSTRUCTION ENTRANCE DETAIL
812 SEDIMENTATION FENCE
816 INLET PROTECTION
818 CURB INLET PROTECTION
826 CONCRETE WASHOUT

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- 1218 — EXISTING GROUND CONTOUR (1' INTERVALS)
- 1218 — PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- SEDIMENTATION FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASH AREA

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103002320, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

Know what's below. Call before you dig.

TEMPORARY SEEDING

SEEDBED PREPARATION – SEEDBED SHOULD BE WELL-PULVERIZED, LOOSE AND UNIFORM. LIME AND FERTILIZER SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF pH IS UNKNOWN, APPLY LIME AT A RATE OF 2 TONS/ACRE. APPLY A 10-10-10 GRADE FERTILIZER AT 700-1,000 LB/ACRE. INCORPORATE BOTH INTO THE TOP 4-6 INCHES OF SOIL.
PLANT SELECTION – ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING – EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.
MULCHING – THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.
MAINTENANCE – RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING

SEE LANDSCAPING PLAN OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
20913
9/15/23
LICENSED PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

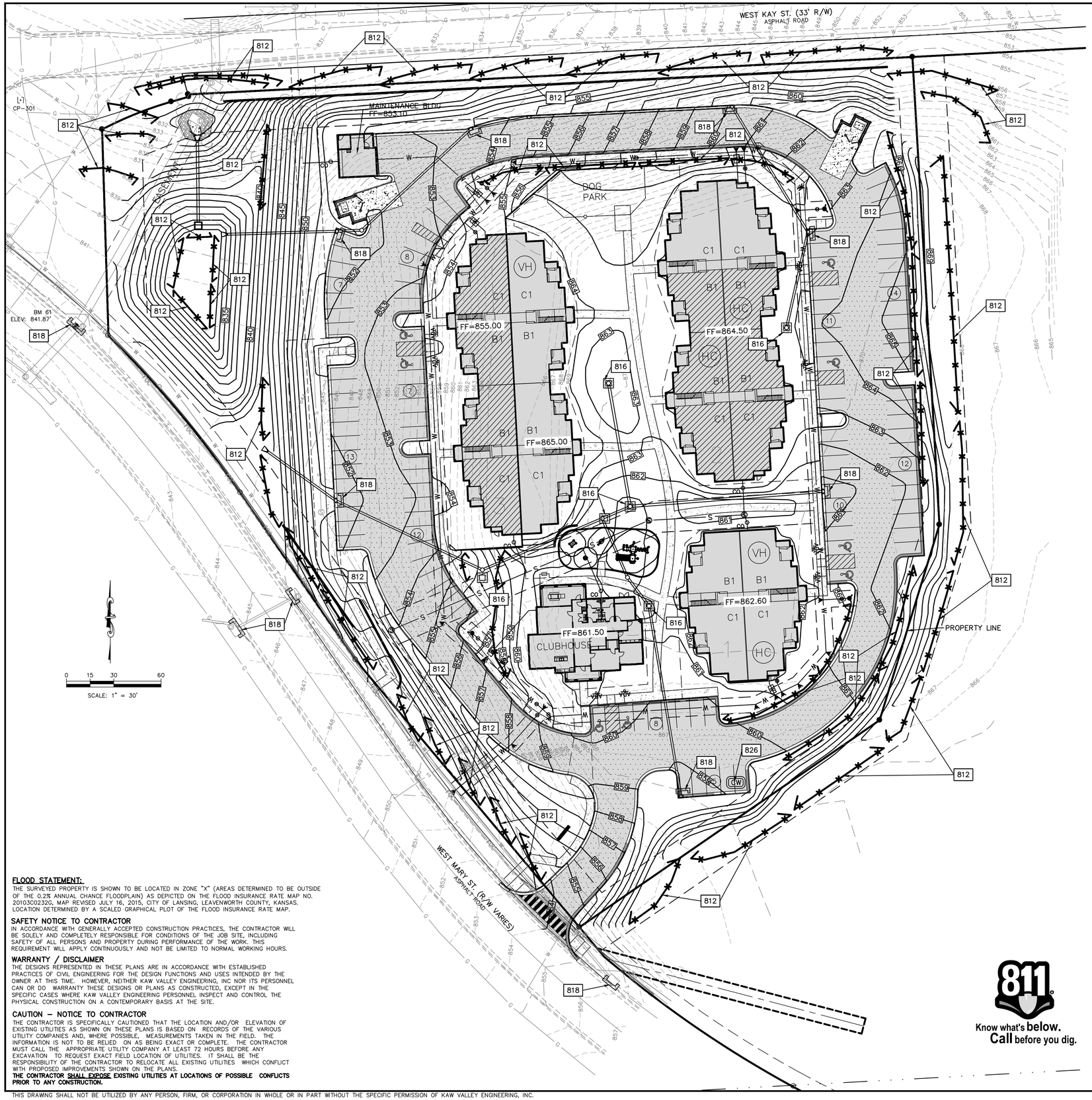
KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
ix@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE II

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP2
SHEET C410 | REV B

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER MANUFACTURED SYNTHETIC FILTERS "GUTTER BUDDIES" OR APPROVED EQUAL OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, AND AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NPDES STORM WATER POLLUTION PREVENTION PLAN. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS..
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. RIGHT OF WAY TO BE STABILIZED AS REQUIRED BY CITY OF LANSING.
25. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
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REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
20913
9/15/23
KANSAS
PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

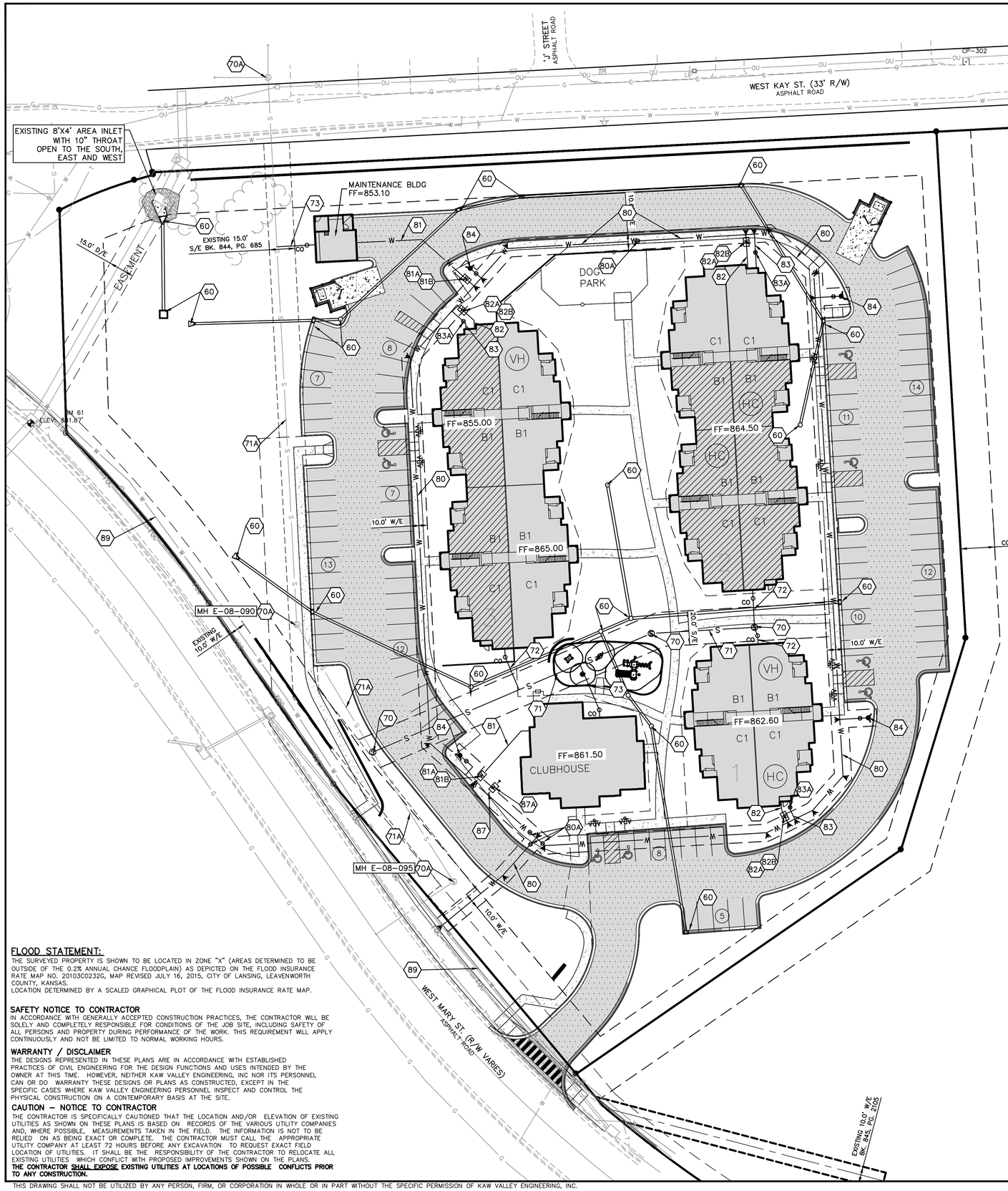
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113.
EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
EROSION CONTROL PLAN - PHASE III

PROJ. NO. C23_1644
DESIGNER KGK | DRAWN BY HAS/JQN
CFN 1644ECP3
SHEET C420 | REV B

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



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LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE LAN-DEL WATER UNLESS DULY AUTHORIZED TO DO SO BY LAN-DEL WATER. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE LAN-DEL WATER. CONTRACTOR SHALL NOTIFY THE LAN-DEL WATER 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LANSING, OR LAN-DEL WATER AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT AND SHALL BE INSPECTED BY THE CITY OR LAN-DEL WATER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
11. STORM SEWER AND STORM WATER DETENTION SHALL BE PRIVATELY OWNED AND MAINTAINED, MUST BE CONSTRUCTED IN ACCORDANCE WITH LANSING TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA AND IS SUBJECT TO CITY INSPECTION DURING CONSTRUCTION. THIS PRIVATE STORM SYSTEM IS SUBJECT TO CITY INSPECTION THROUGHOUT ITS LIFE AND SHALL BE REPAIRED, CLEANED AND MAINTAINED BY OWNER AND AS DIRECTED BY THE CITY OF LANSING TO CORRECT ANY PROBLEMS THAT MAY IMPACT PROPERTIES OFFSITE AND/OR STORM WATER QUALITY.

NOTES:

60	STORM SEWER
70	PUBLIC SANITARY SEWER MANHOLE
70A	EXISTING SANITARY SEWER MANHOLE
71	PUBLIC 8" PVC SDR-26 SANITARY SEWER MAIN
71A	EXISTING SANITARY SEWER MAIN
72	6" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
73	4" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2%
80	8" PVC AWWA C900 WATER MAIN
80A	8" GATE VALVE
81	3/4" WATER SERVICE – PE SDR-9
81A	5/8" WATER METER
81B	3/4" VALVE
82	2" WATER SERVICE – PE SDR-9
82A	2" WATER METER
82B	2" VALVE
83	6" PVC AWWA C900 FIRE SERVICE
83A	6" GATE VALVE
84	FIRE HYDRANT
87	1" IRRIGATION SERVICE
87A	1" IRRIGATION METER
89	EXISTING 12" DIP WATER MAIN

LEGEND

- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- STREET/TRAFFIC SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- S —— SANITARY SEWER LINE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- TELEPHONE PEDESTAL
- (1) OP —— OVERHEAD POWER LINE
- T —— UNDERGROUND TELEPHONE
- ELECTRIC BOX
- G —— UNDERGROUND GAS
- W —— WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- 950 —— EXISTING GRADE 5' CONTOUR
- 939 —— EXISTING GRADE 1' CONTOUR
- B/B BACK TO BACK OF CURB MEASUREMENT
- E/E EDGE TO EDGE OF ASPHALT
- TREE LINE
- CONC CONCRETE
- (C) CALCULATED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (S1) SURVEY REFERENCE NUMBER
- (D1) DEED REFERENCE NUMBER

0 15 30 60
SCALE: 1" = 30'

Know what's **below.** **Call** before you dig.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
C	9/15/23	PER CITY COMMENTS	KGK	JQN	
B	9/5/23	PER CITY COMMENTS	KGK	JQN	
A	8/21/23	INITIAL SUBMITTAL	KGK	JQN	

KYLE G. KIPPES
LICENSED
20913
9/15/23
KANSAS
PROFESSIONAL ENGINEER

KYLE G. KIPPES
ENGINEER
KS # 20913

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kx@kveng.com | www.kveng.com

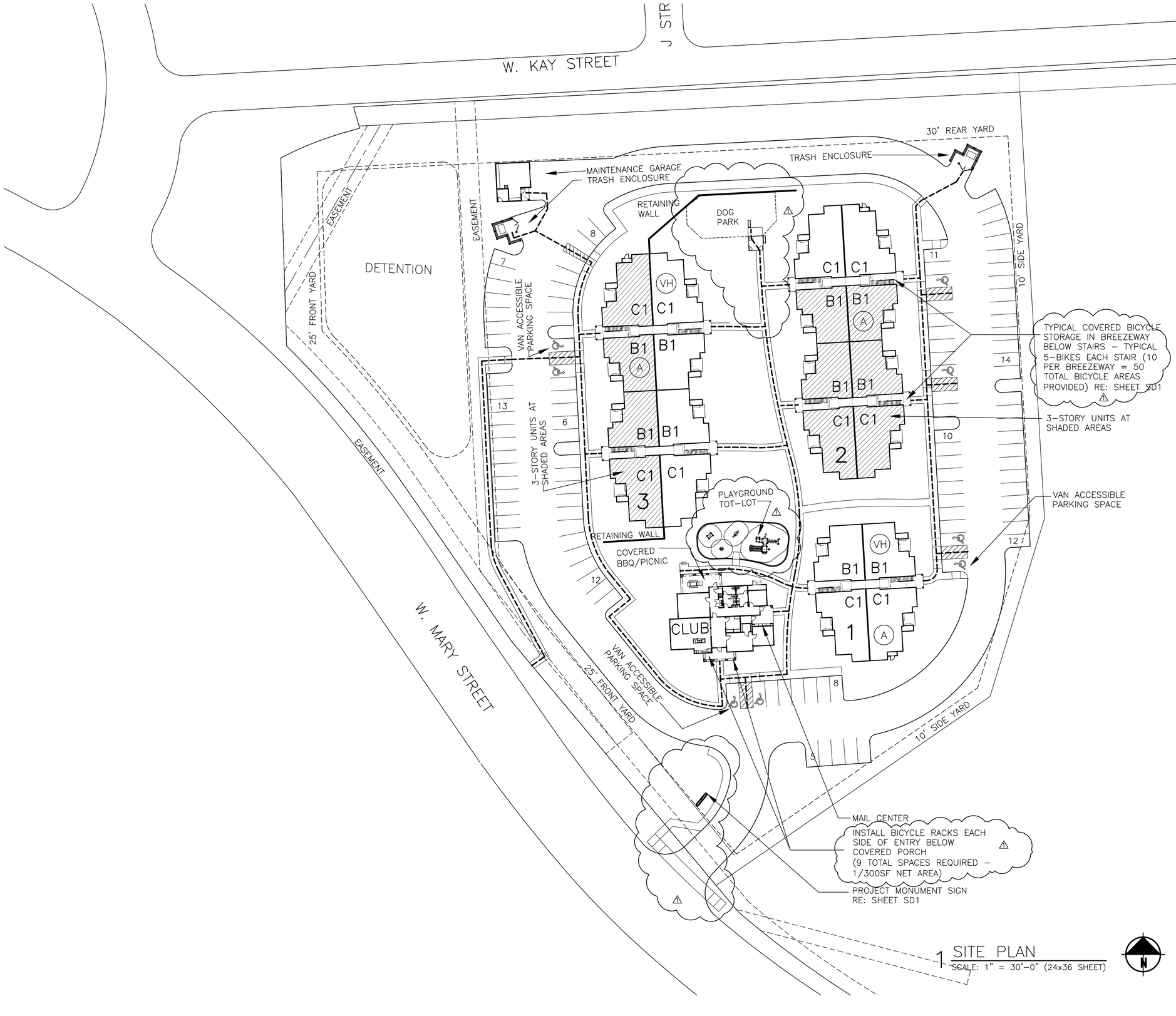
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE. CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/24

COVINGTON WOODS II
WEST MARY STREET AND WEST KAY STREET
LANSING, KANSAS 66043

SITE PLANS
UTILITY PLAN

PROJ. NO.	C23_1644
DESIGNER	KGK
DRAWN BY	HAS/JQN
CFN	1644UP
SHEET	C500
REV	B

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



1 SITE PLAN
SCALE: 1" = 30'-0" (24x36 SHEET)

Project Summary

Unit Mark	Description	1st Floor Level	2nd Floor Level	3rd Floor Level	Total By Unit Type	Net SF/Unit
B1	Two Bdrm/Two Bath	6	10	8	24	1,092
B1HC	Two Bdrm/Two Bath	2	0	0	2	1,092
C1	Three Bdrm/Two Bath	7	10	6	23	1,296
C1HC	Three Bdrm/Two Bath	1	0	0	1	1,296
	Subtotals:	16	20	14	50	

Unit Mark	Description	Patio or Balcony	Exterior Storage	Gross Unit SF/Unit	Total Net SF
B1	Two Bdrm/Two Bath	73	34	1,199	26,208
B1HC	Two Bdrm/Two Bath	73	34	1,199	2,184
C1	Three Bdrm/Two Bath	73	32	1,401	29,808
C1HC	Three Bdrm/Two Bath	73	32	1,401	1,296
	Subtotals:				59,496

	1st Floor	2nd Floor	3rd Floor	Total Gross SF
Unit Gross SF	20,800	26,000	17,998	64,798
Breezeway Area Gross SF	3,161	2,291	994	6,446
Water Service Closet Gross SF	63	0	0	63
Total Gross SF by Level:	24,024	28,291	18,992	71,307

Building Summary

	B1	B1HC	Total C1	Total C1HC	Total Units	Net SF	Gross SF
Building #1	4	0	3	1	8	9,496	11,245
Building #2	11	1	10	0	22	25,906	30,969
Building #3	9	1	10	0	20	23,740	28,765
Total	24	2	23	1	50	59,142	70,979

Clubhouse

**Total Net Area (Conditioned)	2,577 S.F.
***Total Gross Area	3,432 S.F.

Maintenance

Total Net Area (Conditioned)	584 S.F.
Total Gross Area	634 S.F.

Parking

Min. Parking Required per Zoning (2 spacs/unit per Zoning.)	100 Min. Spaces Required
Open Parking Provided	98 Spaces
Standard HC Parking Provided (1 at Clubhouse)	5 Spaces
Van Accessible HC Parking Provided (1 at Clubhouse)	3 Spaces
Total Open Parking Provided	106 Total Spaces Provided

	Required	Provided
Apartment Bicycle Parking (covered in breezeways)	50 Spaces (1/unit)	50 Spaces
Clubhouse Bycycle Parking (covered at front patio)	9 Spaces (1/300 sf)	9 Spaces

Site Notes:

Site Area (+-) 4.87 Acres Densite 10.27 Units per Acre
R4 Zoning Standards: 25' front yard, 10' side yard, 30' rear yard, 45' max. building height.
Site Amenities include: Playground, tot-lot, dog park, covered BBQ/picnic area and monument sign.
Club Amenities: Clubroom, kitchenette, computer center, service coordinators office, and fitness center.

1. All sidewalks shown will meet the minimum accessibility requirements at locations shown.
2. Picnic tables and BBQ equipment shall be ADA compliant
3. Tot-Lot and playscape equipment shall be ADA compliant
4. Tot-Lot and playscape area shall be connected to an accessible route with ADA compliant ground cover. Engineered wood fiber playground mulch or approved equal

SITE LEGEND

- ACCESSIBLE PARKING COMPLYING WITH UFAS AND ANSI ACCESSIBILITY STANDARDS FOR STANDARD AND VAN ACCESSIBILITY
- (A) ACCESSIBLE UNIT COMPLYING WITH UFAS, ACCESSIBILITY STANDARDS TYPICAL OF 3 TOTAL UNITS (5% MINIMUM). ALL OTHER UNITS ACCESSIBLE BY GRADE LEVEL SHALL COMPLY WITH THE STANDARDS OF THE FAIR HOUSING DESIGN MANUAL.
- (VH) UNITS FOR HEARING AND VISUAL IMPAIRMENTS AT NOTED LOCATIONS COMPLYING WITH UFAS STANDARDS. 2-TOTAL UNIT (2% MINIMUM).
- - - - LOCATION OF ACCESSIBLE ROUTE (MINIMUM) CONNECTING ALL GRADE LEVEL UNITS TO ALL SITE AMENITIES WITH ACCESSIBLE ROUTE MEETING UFAS, AND FAIR HOUSING DESIGN MANUAL STANDARDS.

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulet - ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

Covington Woods Apartments II, LP
1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

NOT FOR
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINALIZED AND SEALED DOCUMENT.
CONSTRUCTION

JOB NUMBER:	223015
DRAWN BY:	BH, TA
DATE:	8/30/2023
1-REV. 09-05-23	

SHEET NUMBER S1 OF 1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	5	SA1	Single	GALN-SA4C-740-U-T4W-BK	0.950	27832	213	1065	25
	3	SA2	2 @ 90 degrees	GALN-SA3C-740-U-T4W-BK	0.950	21003	160	960	25
	1	SB1	Single	GALN-SA3C-740-U-SL2-BK	0.950	20949	160	160	25
	3	V	Single	BEGA-88-260-K3-BLK	0.920	3000	26	26	14

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	2.4	6.1	0.5	4.74	12.20

1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

W. KAY STREET

J STREET

W. MARY STREET

MAINTENANCE

TRASH ENCLOSURE

DETENTION

25' FRONT YARD

EASEMENT

EASEMENT

EASEMENT

30' REAR YARD

3-STORY UNITS

DOG PARK

RETAINING WALL

PLAYGROUND TOT-LOT

RETAINING WALL

COVERED BBQ/PICNIC

CLUB

10' SIDE YARD

10' SIDE YARD

25' FRONT YARD

TRASH ENCLOSURE

TYPICAL COVERED BICYCLE STORAGE IN BREEZEWAY BELOW STAIRS – TYPICAL 5-BIKES EACH STAIR (10 PER BREEZEWAY = 50 TOTAL BICYCLE AREAS PROVIDED)

3-STORY UNITS AT SHADED AREAS

MAIL CENTER

INSTALL BICYCLE RACKS EACH SIDE OF ENTRY BELOW COVERED PORCH (9 TOTAL SPACES REQUIRED – 1/300SF NET AREA)

PROJECT MONUMENT SIGN

Covington Woods II

A 50-Unit Family Community in Lansing, Kansas

Bryan Hulst – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK. 74105
(918)-742-2485

Covington Woods Apartments II, LP
1329 E. Lark Street
Springfield, MO. 65804
417-883-1632

EDA+FKI ENGINEERS
EDA + FKI Engineers PC
10810 E. 45th Street – Suite 201
Tulsa, OK. 74146
p: 918.258.6890 f: 918.515.4338

Justin F. Roth LICENSED Kansas 18750 PROFESSIONAL ENGINEER
09/05/23

JOB NUMBER: 223015
DRAWN BY: RG/JR/RL/DM/DB/SN
DATE: 08/21/23
1 REV 09/05/23

SHEET NUMBER SL1 OF 2

Pole top luminaires with widespread distribution

Housing/fitter: Lower slip fitter is made from a single die-cast aluminum part which includes four support arms and the lower diffuser frame. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four stainless steel set screws. The top portion of the lamp housing is made from heavy gauge spun aluminum. Relamping is achieved by removing a single threaded fastener at the top of the fixture. Die-castings are marbet grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: 16.0W LED luminaire, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 25.5 lbs.

EPA (Effective projection area): 1.0 sq. ft.

Luminaire Lumens: 1690

Type: V
BEGA Product: 88-260-K3-BLK
Project:
Voltage:
Color:
Options:
Modified:

	Lamp	LEED	A	B
88 260	26W LED	LZ-2	27⅛	12⅝

Recommended for use with 14' to 16' poles.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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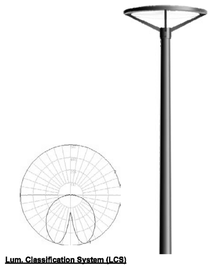
BEGA

Photometric Filename: 88260K4.ies

TEST: BE_88260K4
TEST LAB: BEGA
DATE: 6/26/2015
LUMINAIRE: 88 260
LAMP: 16W LED



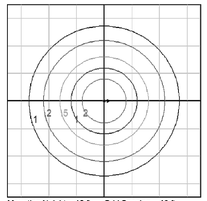
Characteristics

IES Classification	Type V
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1809
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	95
Total Luminaire Watts	19
Ballast Factor	1.00
Upward Waste Light Ratio	0.01
Max. Cc.	587.2 (0H, 17.5V)
Max. Cc. (<90 Vert.)	587.2 (0H, 17.5V)
Max. Cc. (At 90 Deg. Vert.)	29.9 (1.7%Lum)
Max. Cc. (80 to <90 Deg. Vert.)	95.2 (5.3%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

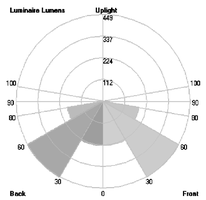
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	228.3	N.A.	12.6
FM (30-60)	448.8	N.A.	24.8
FH (60-80)	186.7	N.A.	10.3
FVH (80-90)	32.5	N.A.	1.8
BL (0-30)	228.3	N.A.	12.6
BM (30-60)	448.8	N.A.	24.8
BH (60-80)	186.7	N.A.	10.3
BVH (80-90)	32.5	N.A.	1.8
UL (90-100)	13.8	N.A.	0.8
UH (100-180)	2.4	N.A.	0.1
Total	1808.8	N.A.	100.0

BUG Rating B1-U2-G1



Mounting Height = 12 ft. Grid Spacing = 10 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2019 **5/2/2019**

Project		Catalog #	GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-T4W-BK, GALN-SA4C-740-U-SL2-BK	Type	SA1, SA2, SB1,
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

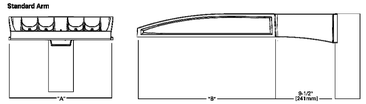
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Arm



Number of Light Sources	Width "A"	Housing Length "B"	Weight with Standard or QS Arm	EPA with Standard or QS Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional fine art, see Mounting Details section.

Product Certifications

Resources

Luminaire Technology | Light Matchers™

Connected Systems

- WaveLinx Lite
- WaveLinx

McGraw-Edison | GALN Galleon II

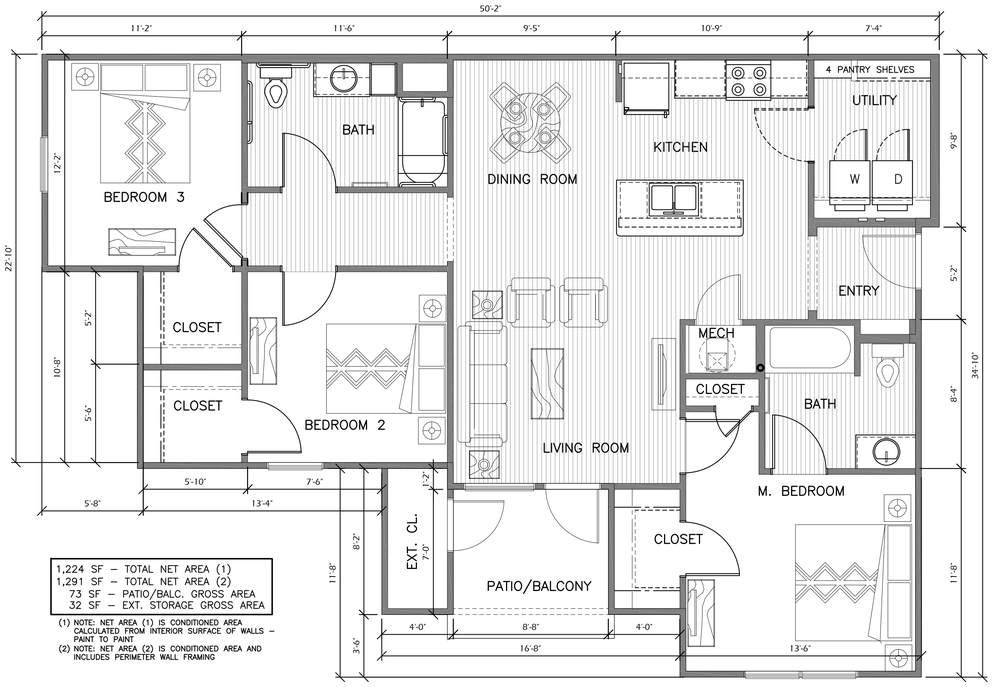
Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1,7]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN-Galleon II	**SA1=1 Square** **SA2=2 Square** **SA3=3 Square** **SA4=4 Square** **SA5=5 Square** **SA6=6 Square** **SA8=8 Square** **SA9=9 Square**	**A=600mA** **B=850mA** **C=1050mA** **D=1200mA** [4,17]	**72K=70CRI, 2200K** **727=70CRI, 2700K** **730=70CRI, 3000K** **735=70CRI, 3500K** [4] **740=70CRI, 4000K** **750=70CRI, 5000K** **827=80CRI, 2700K** **830=80CRI, 3000K** **835=80CRI, 3500K** **840=80CRI, 4000K** **AMB=Amber, 592nm** [16,20]	**H=120-277V** **K=347-480V** **1=120V** **2=208V** **3=240V** **4=277V** **5=347V** [7] **6=480V** [7] **7=347V** [7]	**T2=Type II** **T2R=Type II Roadway** **T3=Type III** **T3R=Type III Roadway** **T4FT=Type IV Forward Throw** **T4W=Type IV Wide** **SMD=Type V Narrow** **SM=Type V Square Medium** **SMQ=Type V Square Wide** **SLA=Type II w/Split Control** **SLB=Type III w/Split Control** **SLA=Type IV w/Split Control** **SLL=45° Split Light Eliminator Left** **SLR=45° Split Light Eliminator Right** **SLC=Semicircular Wide Type I** **ARL=Automotive Flexibles**	**[blank]=Standard Pole Mount Arm** **QM=Standard Pole Mount Arm with Quick Mount Adaptor** **PA=Pole Mount, Adjustable** **SP=Slipfitter, Adjustable** [1] **NA=Wall Arm, Fixed** **WM=Wall Mount, Fixed** **WA=Wall Arm, Adjustable** **UP=Uplight Arm**	**AP=Grey** **BZ=Bronze** **BK=Black** **DP=Dark Platinum** **GM=Graphite Metallic** **WH=White**

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [8] **P=Single Fuse (120, 277 or 347V Specify Voltage)** **PF=Double Fuse (208, 240 or 480V Specify Voltage)** **SWA=230V UL 1449 fused surge protective device** [9] **2L=Two Circuits** [4] **HA=50°C High Ambient** **HSB=Integrated House Side Shield** [4] **GWBL=Gloss Backplate, Black** [4] **GWBW=Gloss Backplate, White** [4] **LCP=Light Square Trim Painted to Match Housing** [4] **MTG=Tool-less Door Hardware** [1] **CC=Coastal Construction Finish** [1] **SRA=Square Arm Adapter** **180=Optics Rotated 180° Left** **AHD140=After Hours Dim, 5 Hours** [4] **AHD240=After Hours Dim, 6 Hours** [4] **AHD360=After Hours Dim, 7 Hours** [4] **AHD560=After Hours Dim, 8 Hours** [4] **DALI=DALI Drivers**	**BPC=Button Type Photocontrol** [4] **PR=NEMA 3-Pin Photocontrol Receptacle** **PE7=NEMA 7-Pin Photocontrol Receptacle** [4] **SPE2=Dimming Motion Sensor, 8'-22' mounting** [4] **SPD4=Dimming Motion Sensor, 31'-40' mounting** [4] **SPE2LT=Dimming Motion Sensor, limited square count, 8'-22' mounting** [4] **SPD4LT=Dimming Motion Sensor, limited square count, 31'-40' mounting** [4] **Z3=WireLinx Module with 3-Pin Receptacle** [4] **Z7=WireLinx Module with 7-Pin Receptacle** [4] **Z4B-SWPDXXX=WireLinx Sensor Only, 7-15ft** [4,18,19] **Z4B-SWPDXXX=WireLinx Sensor Only, 15-40ft** [4,18,19] **Z4B-WDBXXX=WireLinx Sensor with Bluetooth, 7-15ft** [4,18,19] **Z4B-WDFXXX=WireLinx Sensor with Bluetooth, 15-40ft** [4,18,19] **Z2B-SWPDXXX=WireLinx Sensor Only, 7-15ft** [4,18,19] **Z2B-SWPDXXX=WireLinx Sensor Only, 15-40ft** [4,18,19] **Z2B-WDBXXX=WireLinx Sensor with Bluetooth, 7-15ft** [4,18,19] **Z2B-WDFXXX=WireLinx Sensor with Bluetooth, 15-40ft** [4,18,19] **DMG=0-10V Dimming Wires Pigtailed** [4] **DMF=0-10V (10V to Pot Injector) Dimming Wires Pigtailed** [4] **DMH=0-10V (10V to Pot Injector) power supply if needed. WHG not required for Ø Bluetooth sensors.**	**GA/SA1014=NEMA Photocontrol Multi-Tap - 105-285V** **GA/SA1027=NEMA Photocontrol - 480V** **GA/SA1281=NEMA Photocontrol - 347V** **GA/SA1013=Photocontrol Shorting Cap** **GA/SA1014=120V Photocontrol** **NA1320=13W Sunny Module Replacement** **MA1036-XX=Single Tenon Adapter for 3-1/4" O.D. Tenon** **MA1196-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon** **MA1197-XX=(2)180° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1155-XX=(2)90° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1156-XX=(3)90° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1196-XX=(3)90° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1191-XX=(2)120° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon** **MA1154-XX=(2)180° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1158-XX=(2)120° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1193-XX=(4)90° Tenon Adapter for 3-1/2" O.D. Tenon** **MA1195-XX=(3)90° Tenon Adapter for 3-1/2" O.D. Tenon** **DMA10-MUSM-LAC=Synapse Occupancy Sensor (0'-20' Mounting)** [4] **DMA10-MUSM-LAC=Synapse Occupancy Sensor (21'-40' Mounting)** [4] **LSA6S=Field Installed House Side Shield** [4,5] **LSE6SBK=Glare Reducing Shield, Black** [4,5] **LSE6SWH=Glare Reducing Shield, White** [4,5] **LSPF6=Perimeter Shield, Black** [4] **WGC-TP-10A=WireLinx Outdoor Control Module** [11,12] **WGA-XX=WireLinx Wireless Sensor, 7'-15' Mounting Height** [4,13,18,19] **WGE-XX=WireLinx Wireless Sensor, 15'-40' Mounting Height** [4,13,18,19]

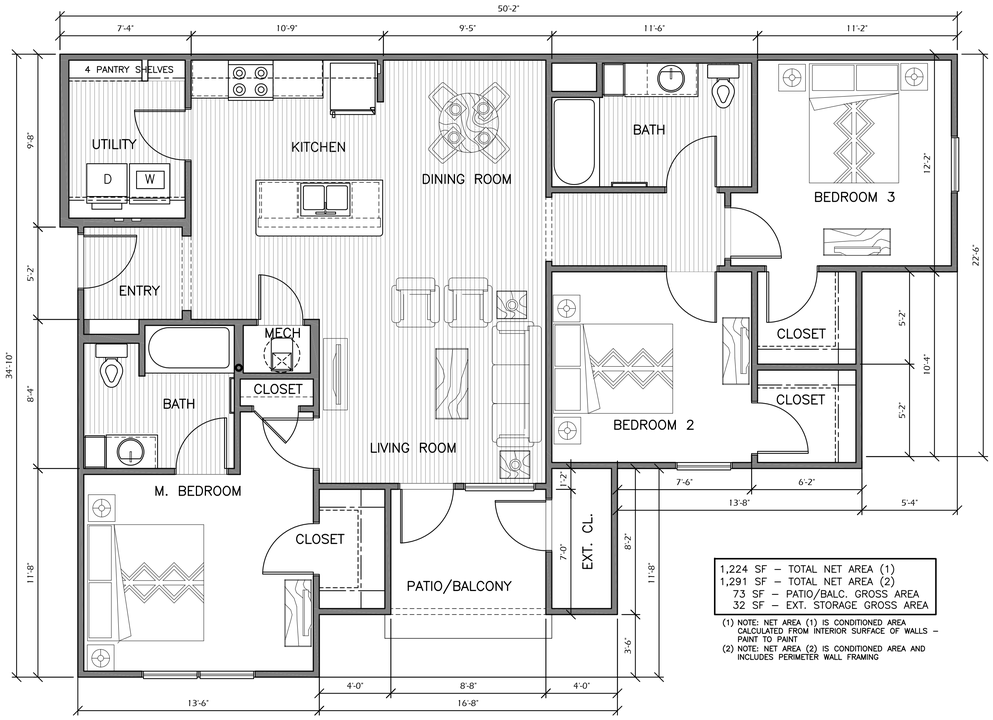
NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP01 for additional support information.
2. Ordering Info Overview/Symbol Qualified. Refer to www.designlights.org Qualified Products List under family models for details.
3. Not available with 347V, 480V, wired to use SURGEtron per ANSI/IEEE C62.41.2 with a 40kA rating or see ATB1SWA.
4. Not available with TU option.
5. Not available with color temperature 722, 727 or 730.
6. Not available with 2L, HSB, SRA, or Coastal Construction (CC) option.
7. Not available with voltage options H, K or 6.
8. Requires the use of an (internal) step down transformer when combined with sensor options. Not available with sensor or DALI options. Not available with voltage options H, K or 6. Not available with ambient and sensor options or 2L.
9. Adjustable Slipfitter arm limited to vertical 0° mount.
10. One required for each Light Square.
11. Not available with 347V or 480V or 480H. Not available with WaveLinx or Intelligent sensors, or 350V surge option.
12. Requires PEC.
13. Replace XX with sensor color (WH, BZ or BK).
14. WAC Gateway required to enable field configurability. Order WAC-PEC and WPDI-LT30 (10V to Pot Injector) power supply if needed. WHG not required for Ø Bluetooth sensors.
15. Not available with TP option.
16. Not available with 1050mA.
17. Not available with 740 or 840.
18. Not available with 1200mA.
19. Not available with 72K, 727, 730, 735, 740, 750, 827, 830, 835, 840 or AMB.
20. Not available with 1200mA, 740 or 840.
21. Not available with 2L option.
22. Not available with 347V, 480V, 480H or 2L.
23. Not available with 347V, 480V, 480H or 2L.
24. Not available with 347V, 480V, 480H or 2L.
25. Not available with 347V, 480V, 480H or 2L.



1,224 SF – TOTAL NET AREA (1)
1,291 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
32 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

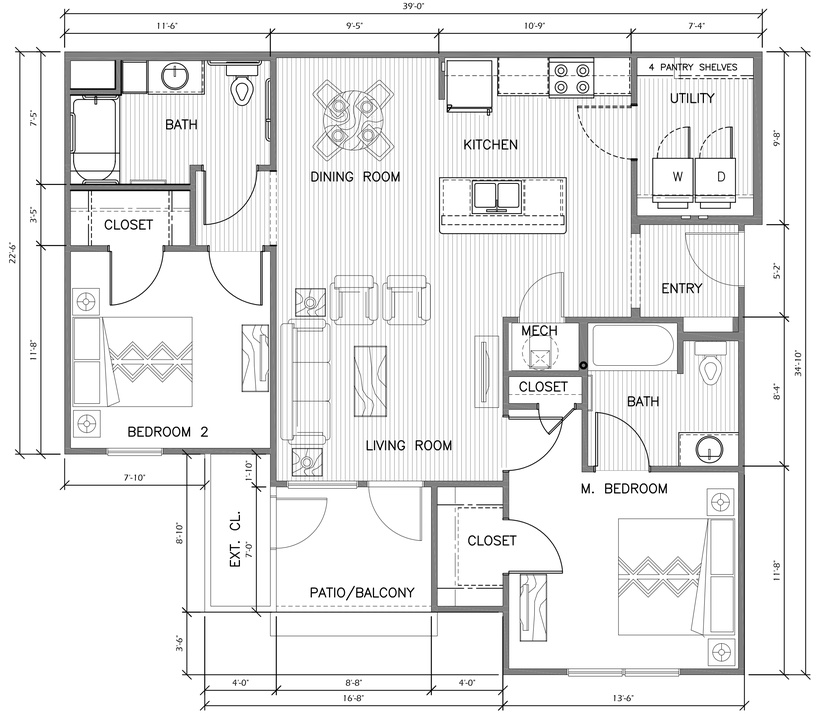
1 C1A UNIT PLAN
SCALE: 1/4" = 1'–0"



1,224 SF – TOTAL NET AREA (1)
1,291 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
32 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

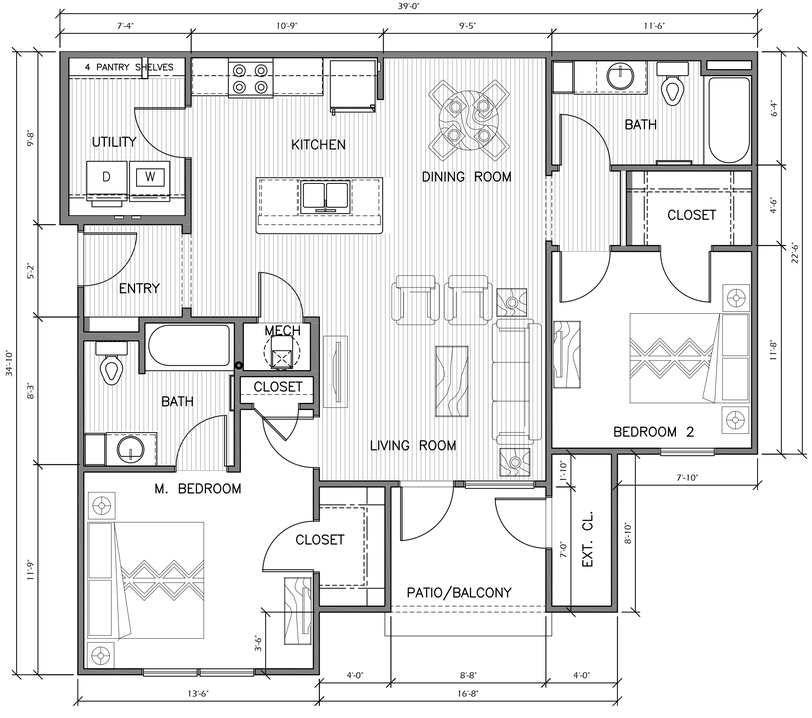
1 C1 UNIT PLAN
SCALE: 1/4" = 1'–0"



1,028 SF – TOTAL NET AREA (1)
1,083 SF – TOTAL NET AREA (2)
73 SF – PATIO/BALC. GROSS AREA
35 SF – EXT. STORAGE GROSS AREA

(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
(2) NOTE: NET AREA (2) IS CONDITIONED AREA AND INCLUDES PERIMETER WALL FRAMING

1 B1A UNIT PLAN
SCALE: 1/4" = 1'–0"



1,028 SF – TOTAL NET AREA (1)
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73 SF – PATIO/BALC. GROSS AREA
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(1) NOTE: NET AREA (1) IS CONDITIONED AREA CALCULATED FROM INTERIOR SURFACE OF WALLS – PAINT TO PAINT
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1 B1 UNIT PLAN
SCALE: 1/4" = 1'–0"

Covington Woods II
A 50–Unit Family Community in Lansing, Kansas

Bryan Hulet – ARCHITECT OF RECORD
Kansas LICENSE # 5503
Parker Associates
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)–742–2485

Covington Woods Apartments II, LP
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Springfield, MO. 65804
417–883–1632

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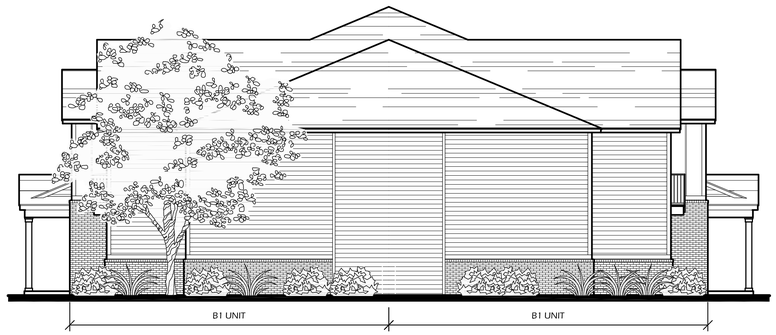
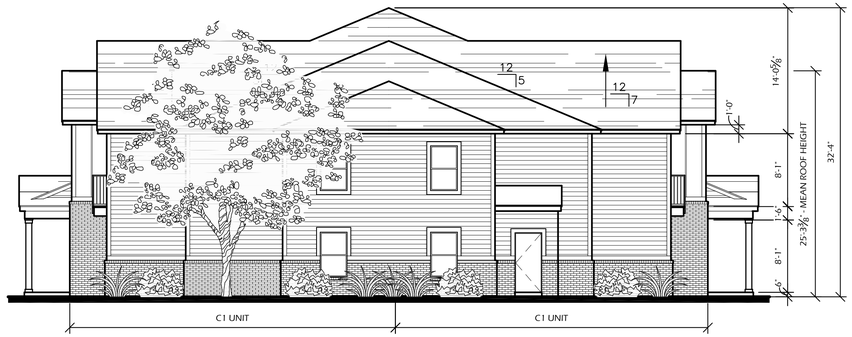
DATE:	8/21/2023

UNIT PLANS

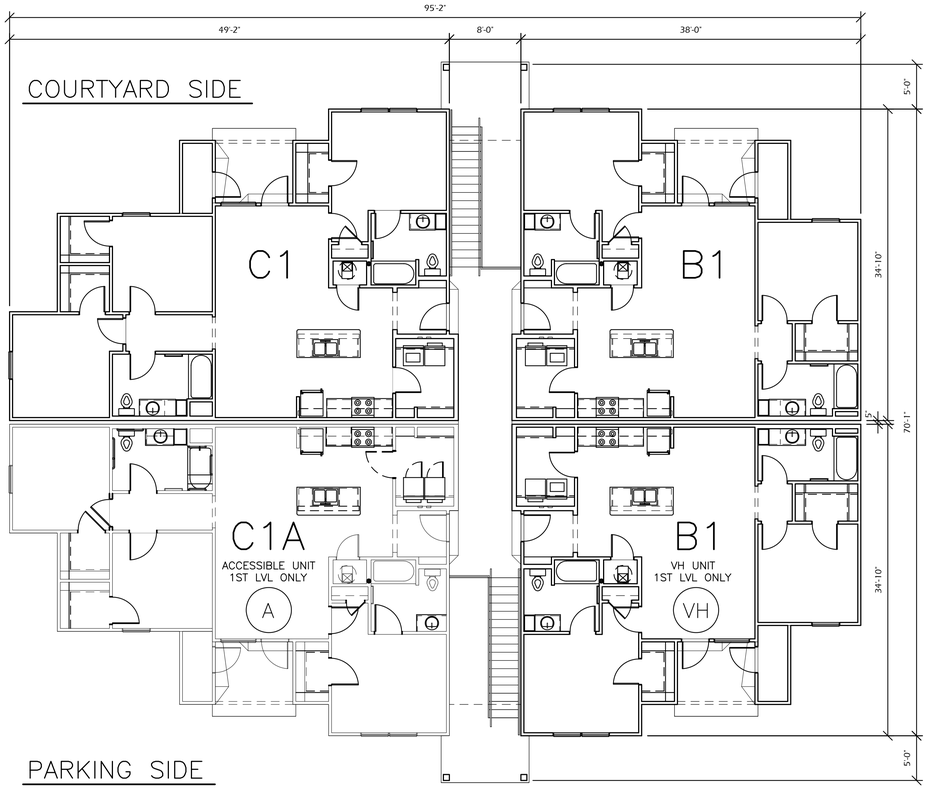
SHEET NUMBER A1 OF 1



5 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 PLAN
1/8" = 1'-0"

3 BUILDING 1 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE

2 BUILDING 1 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

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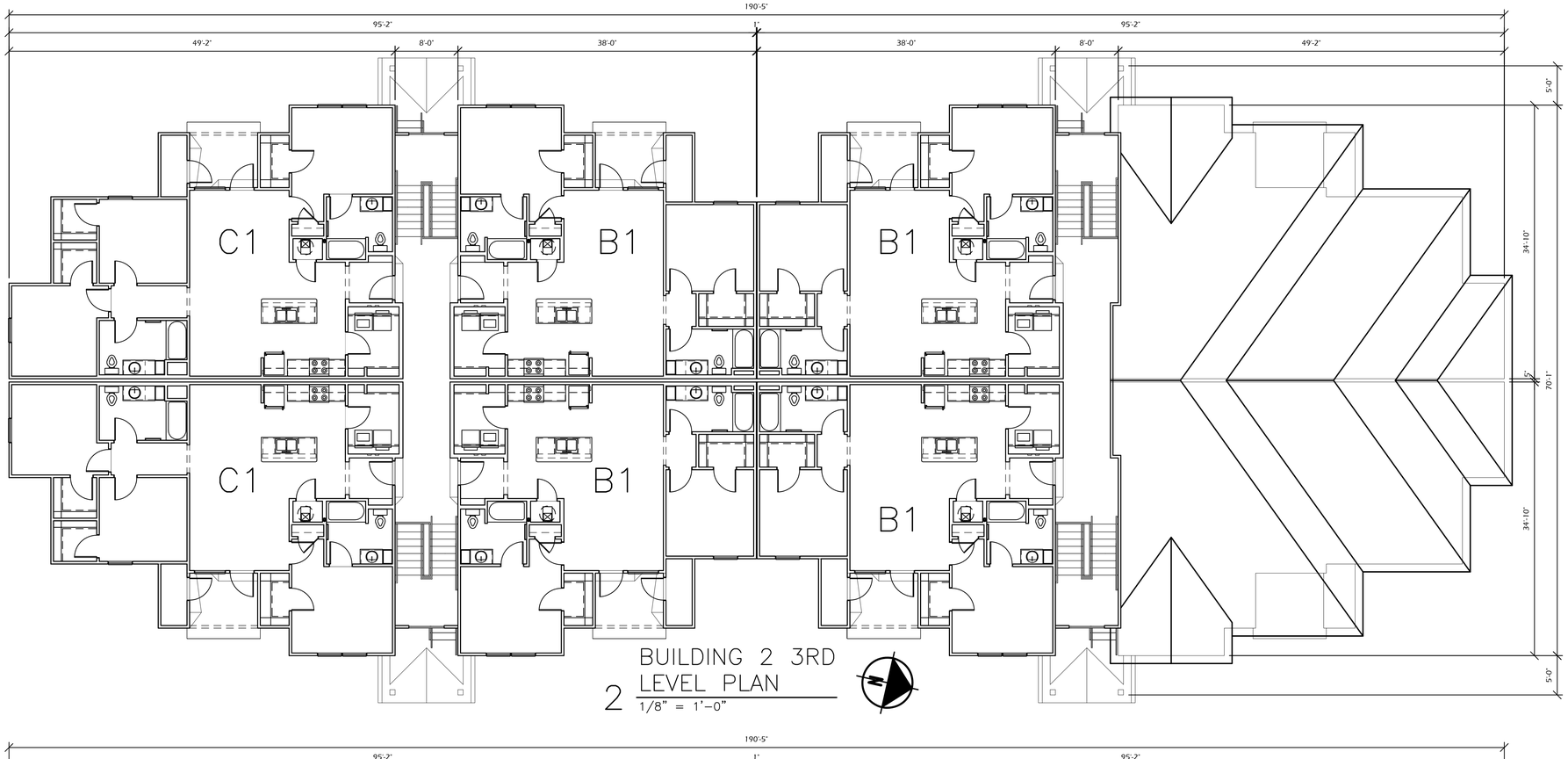
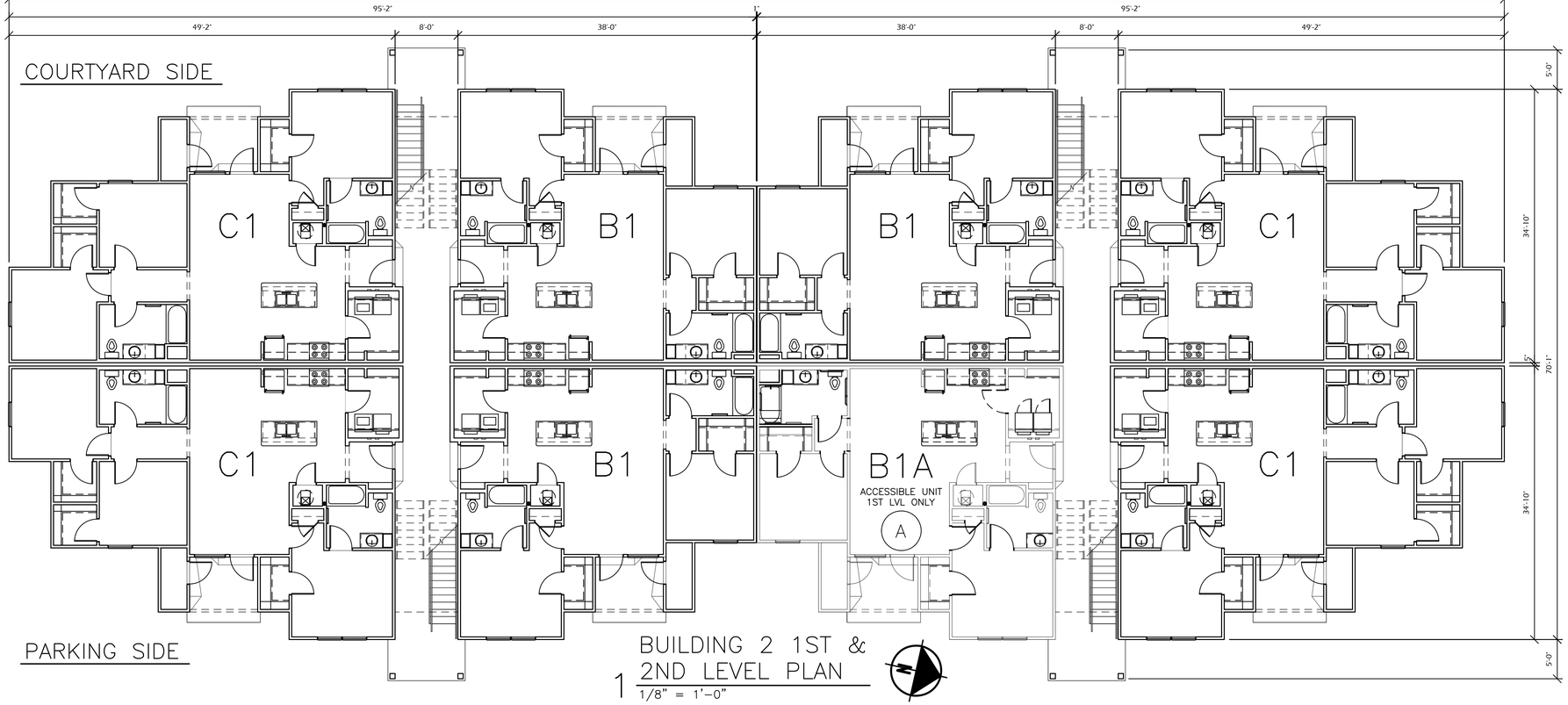
BUILDING 1 PLAN & ELEVATIONS

SHEET NUMBER AB1 OF 5



2 BUILDING 2 3RD LEVEL PLAN
1/8" = 1'-0"



1 BUILDING 2 1ST & 2ND LEVEL PLAN
1/8" = 1'-0"

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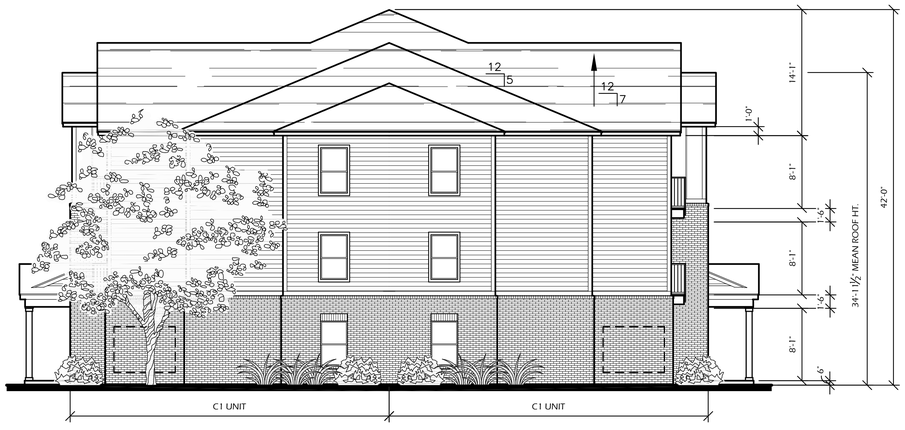
BUILDING 2 PLANS

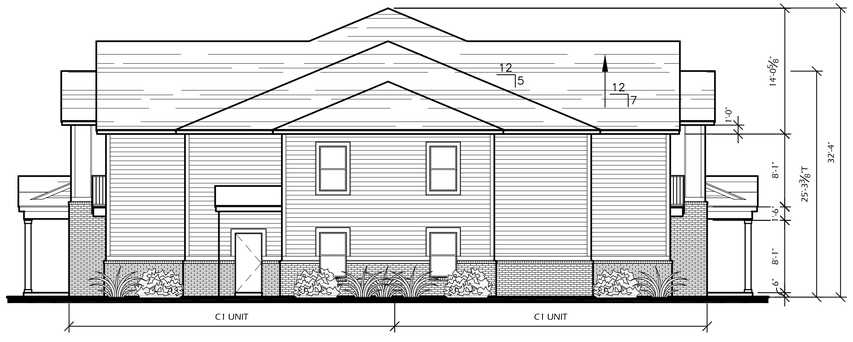
SHEET NUMBER AB2 OF 5

1 BUILDING 2 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

2 BUILDING 2 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE



3 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"

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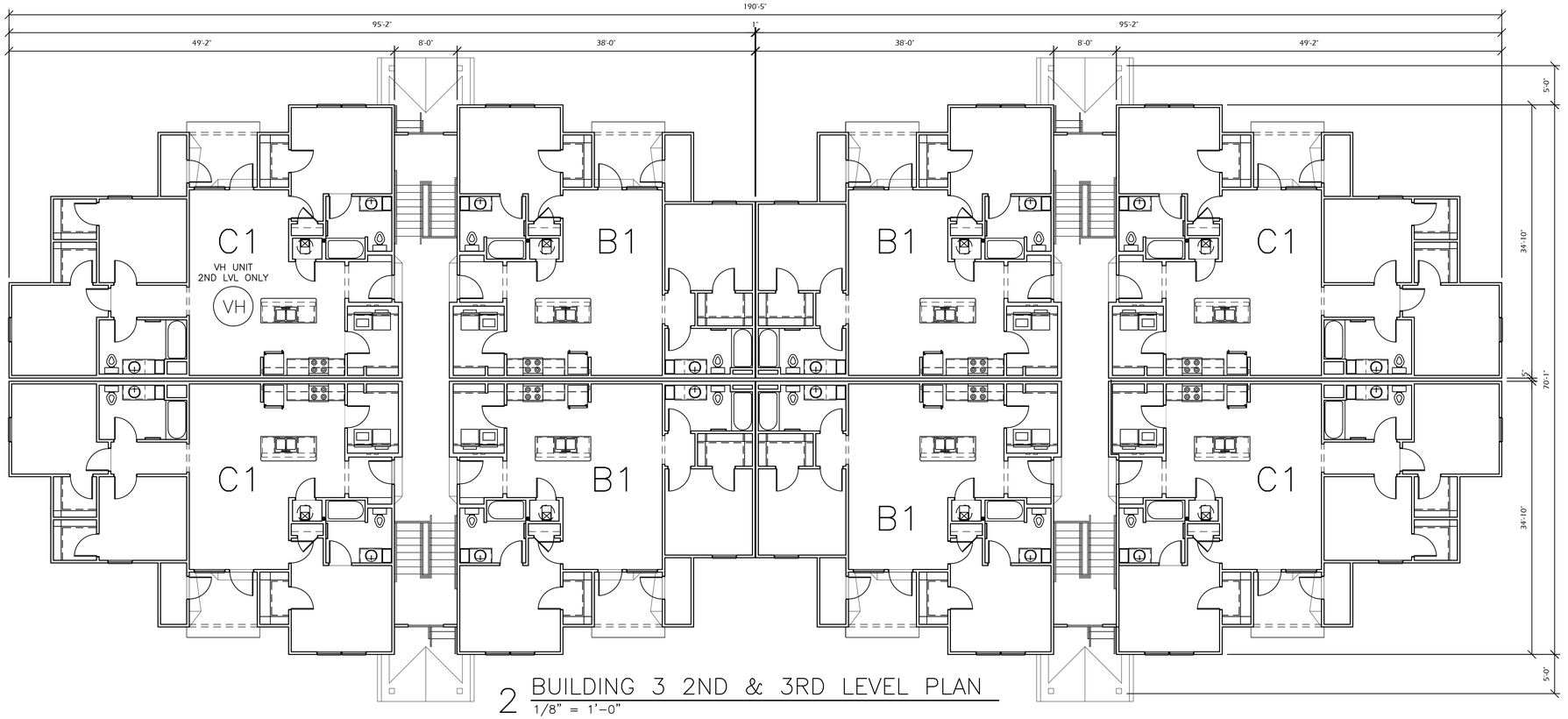
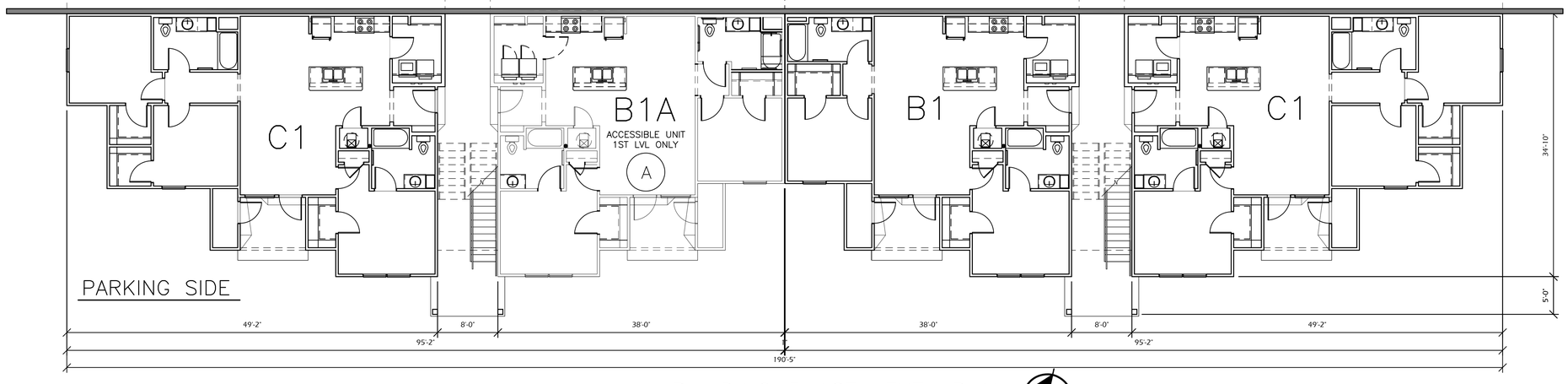
BUILDING 2 ELEVATIONS

SHEET NUMBER AB3 OF 5



2 BUILDING 3 2ND & 3RD LEVEL PLAN
1/8" = 1'-0"

COURTYARD SIDE



1 BUILDING 3 1ST LEVEL PLAN
1/8" = 1'-0"

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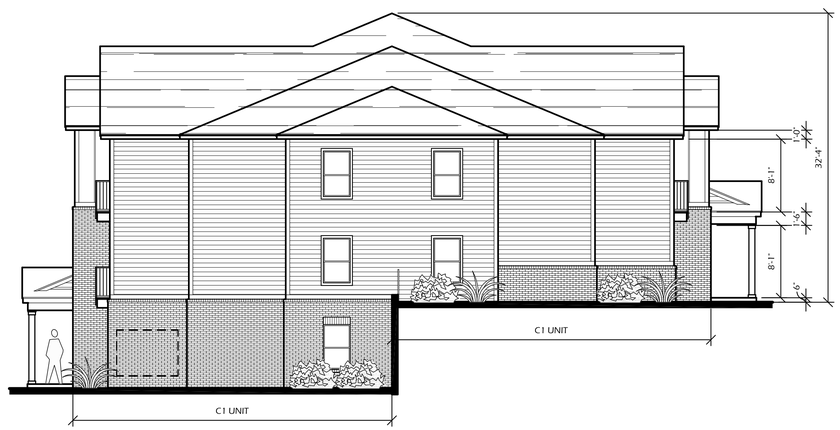
BUILDING 3 PLANS

SHEET NUMBER AB4 OF 5

1 BUILDING 3 FRONT ELEVATION
1/8" = 1'-0" PARKING SIDE

2 BUILDING 3 BACK ELEVATION
1/8" = 1'-0" COURTYARD SIDE

3 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"

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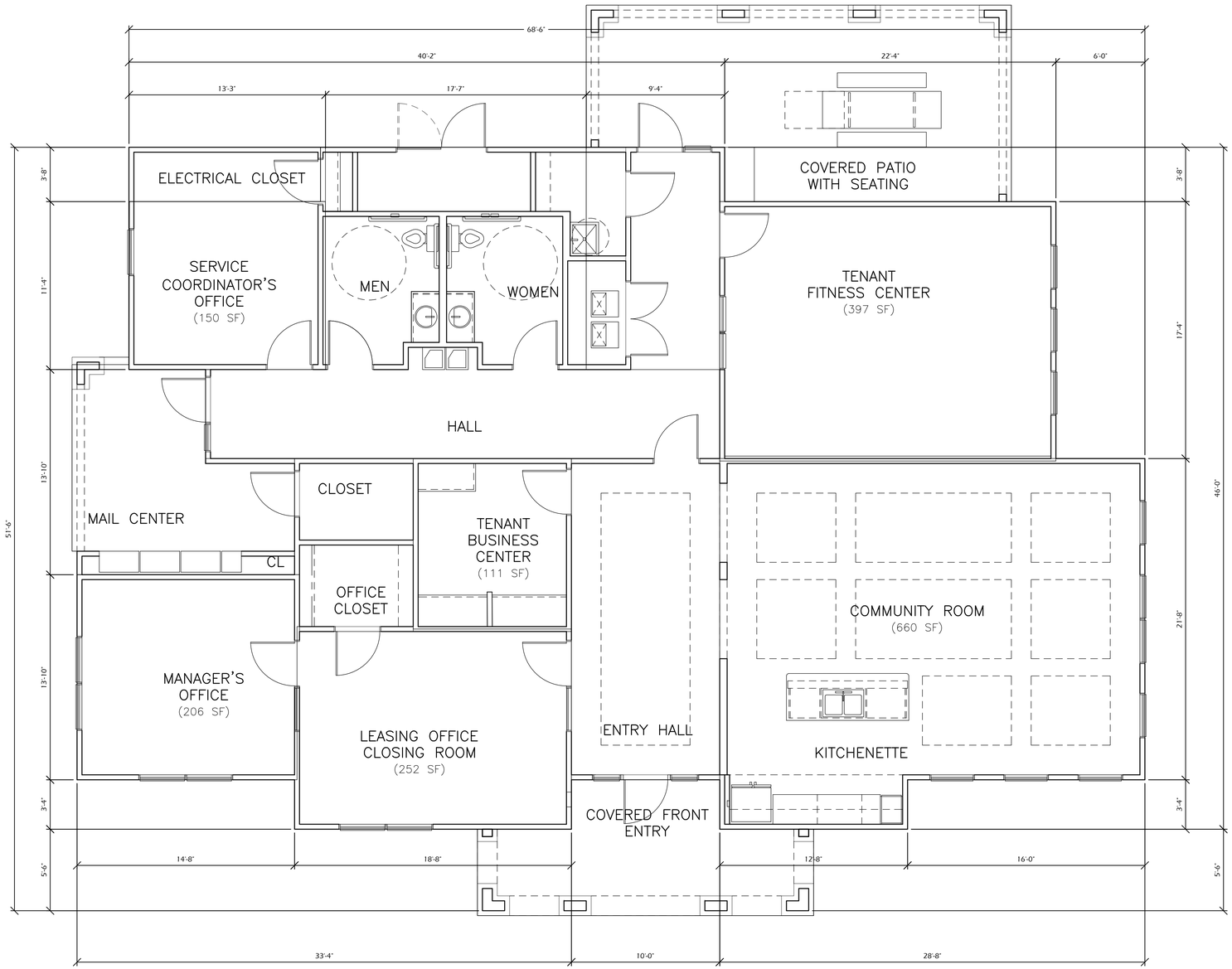
BUILDING 3 ELEVATIONS

SHEET NUMBER AB5 OF 5



1 CLUBHOUSE PLAN
1/4" = 1'-0"

Clubhouse

**Tenant Use - Community Room/Kitchenette	660 S.F.
**Tenant Use - Fitness Center	397 S.F.
**Tenant Use - Business Center	123 S.F.
**Tenant/Management Leasing Office	206 S.F.
**Tenant/Closing Leasing Office	252 S.F.
**Tenant/Service Coordinator Office	150 S.F.
**Tenant/Employee Hall & Bathrooms	789 S.F.
Total Net Area (Conditioned)	**2,577 S.F.**
**Employee Janitor's, Mech, Storage Closets and etc. (Not included in net area calculation-included in gross area below)	126 S.F.
*** Tenant Front Entry Patio	166 S.F.
*** Tenant Back Covered Patio/Sitting Area	346 S.F.
*** Tenant Mail Center	170 S.F.
*** Employee MEP Closet	47 S.F.
Total Exterior Area (Non-Conditioned)	**729 S.F.**
***Total Gross Area**	**3,432 S.F.**

* Net (1) SF/Unit is calculated as conditioned area - does not include wall framing (paint-to-paint)
** Net (2) SF/Unit is calculated as conditioned area and includes wall framing
*** Gross Unit SF/Unit is calculated as all area under roof, conditioned and non-conditioned

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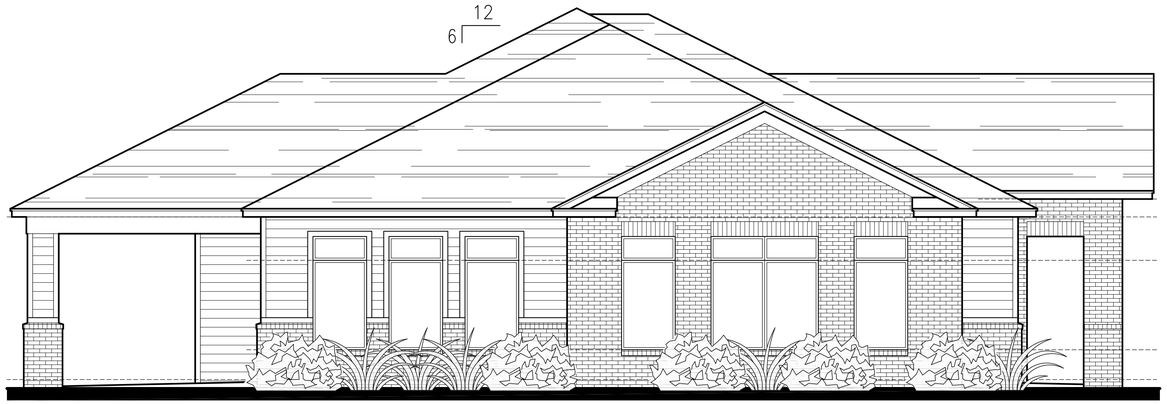
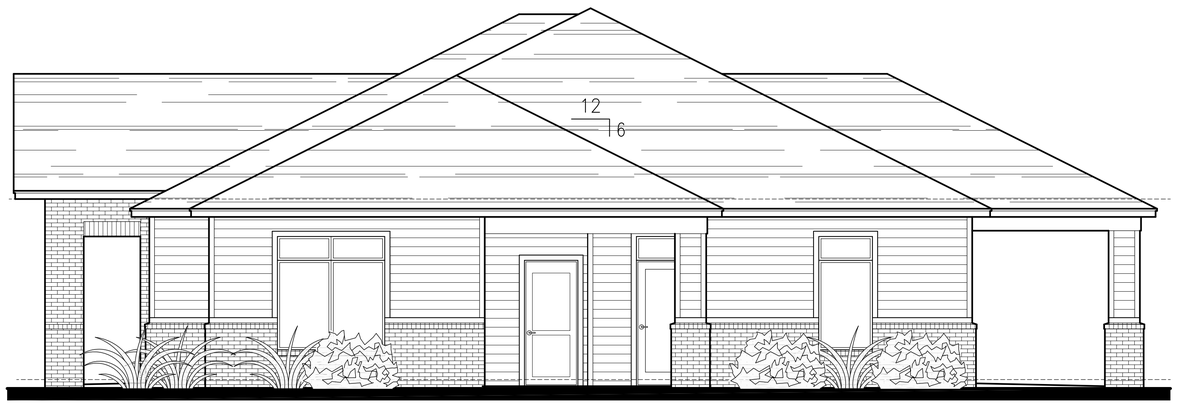
CLUBHOUSE PLAN

SHEET NUMBER CA1 OF 2



4 CLUBHOUSE WEST ELEVATION
1/4" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/4" = 1'-0"

2 CLUBHOUSE REAR (NORTH) ELEVATION
1/4" = 1'-0"

1 CLUBHOUSE FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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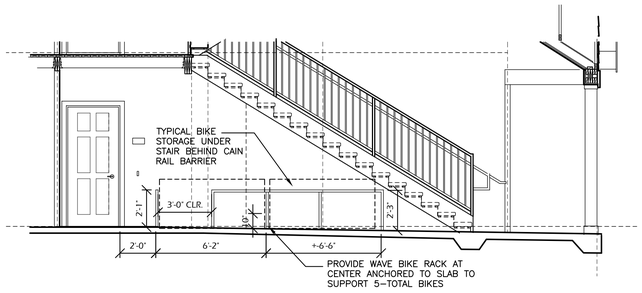
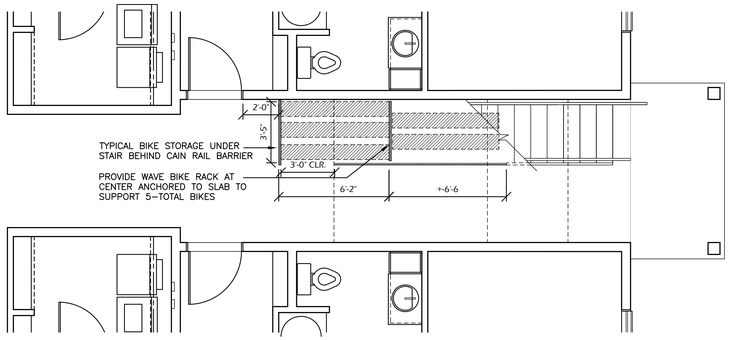
CLUBHOUSE ELEVATIONS

SHEET NUMBER CA2 OF 2

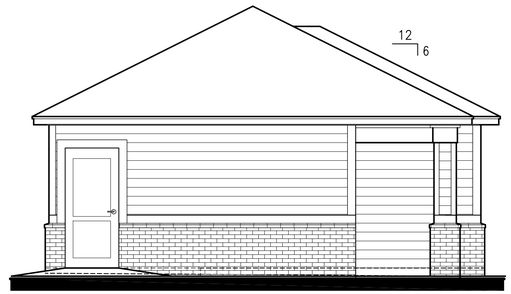


BREEZEWAY SECTION UNDER STAIRS

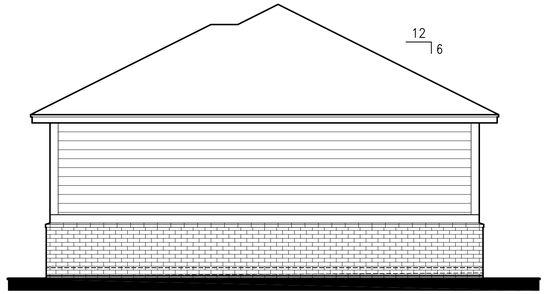


BREEZEWAY PLAN UNDER STAIRS

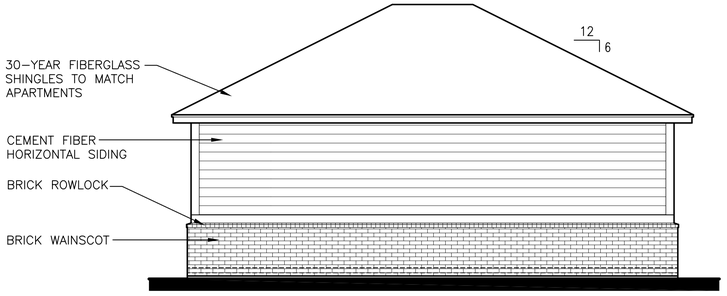
10 BREEZEWAY BICYCLE PARKING DETAIL
1/4" = 1'-0"



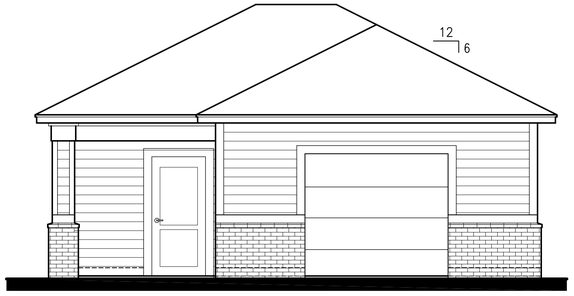
8 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



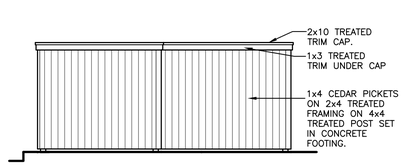
7 MAINTENANCE SIDE ELEVATION
1/4" = 1'-0"



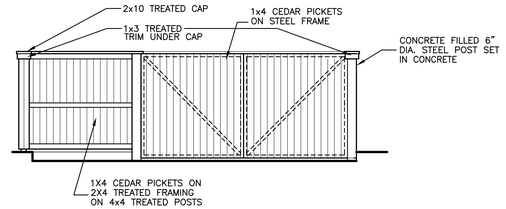
6 MAINTENANCE GARAGE BACK ELEVATION
1/4" = 1'-0"



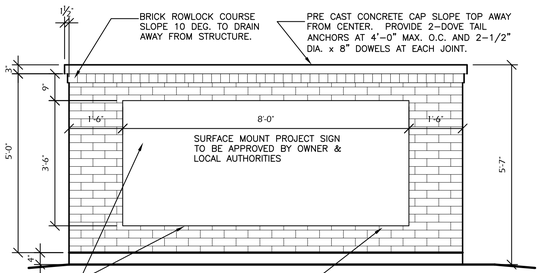
5 MAINTENANCE GARAGE FRONT ELEVATION
1/4" = 1'-0"



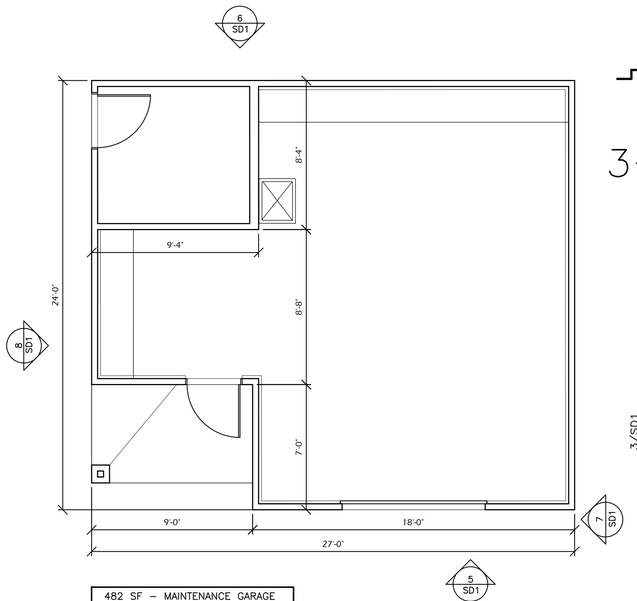
3 TRASH SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



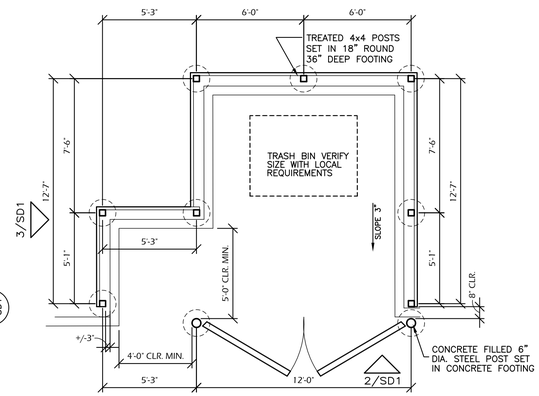
9 MONUMENT SIGN PAN & ELEVATION
1/2" = 1'-0"



482 SF - MAINTENANCE GARAGE
65 SF - CLOSET
547 SF - NET AREA

36 SF - COVERED ENTRY
583 SF - TOTAL GROSS AREA

4 MAINTENANCE GARAGE PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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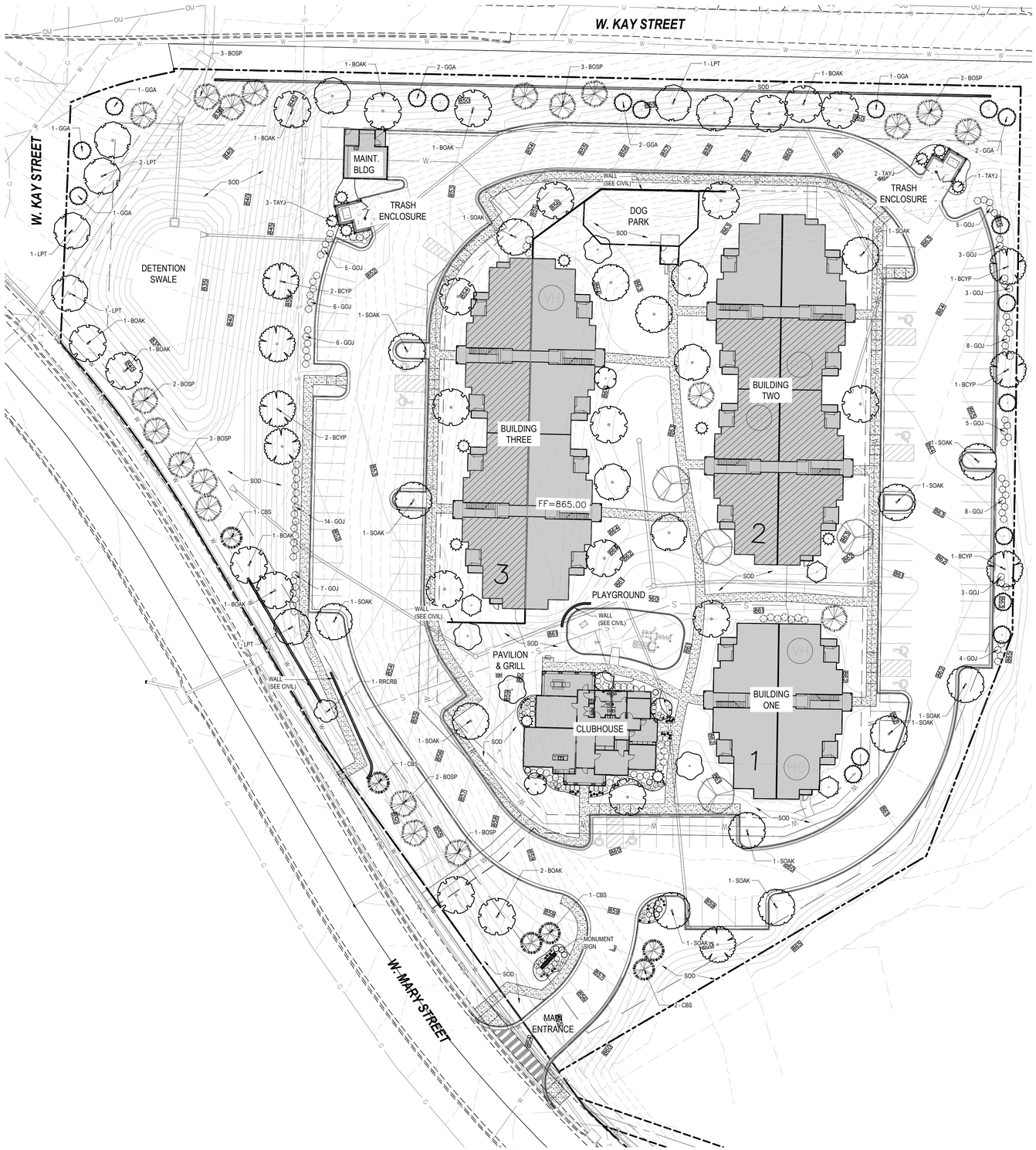
1-REV. 09-05-23	

MAINT GAR. & TRASH PLANS & ELEVATIONS

SHEET NUMBER SD1 OF 1



SEE SHEET CL-2 FOR LANDSCAPE DETAILS & LANDSCAPE NOTES

CITY OF LANSING, KS LANDSCAPE REQUIREMENTS

STREET FRONTAGE TREE REQUIREMENT

(TWO) 2 TREES PER 40 LINEAR FEET OF STREET FRONTAGE (W/ 30' BUILDING SETBACKS)

	TREES REQUIRED	TREES PROVIDED
W. MARY ST. = 451LF	23	23
W. KAY ST. = 651 LF	33	33

PERIMETER LANDSCAPE STRIP

ALL PERIMETERS OF PLATTED AREAS SHALL REQUIRE A PERIMETER LANDSCAPE STRIP BEING A MINIMUM OF (5) FIVE FEET WIDE.

REQUIRED	PROVIDED
✓	✓

RECEPTACLE SCREENING

SCREENING OF OUTDOOR TRASH RECEPTACLES SHALL OCCUR FOR ALL NEW DEVELOPMENTS.

REQUIRED	PROVIDED
✓	✓

PERIMETER PARKING LOT LANDSCAPING

(ONE) 1 SHADE TREE AND (FIVE) 5 SHRUBS ARE REQUIRED FOR EVERY 35 LINEAR FEET OF ROAD FRONTAGE.

	TREES REQUIRED	TREES PROVIDED
PERIMETER PARKING = 456 LF	13	13
	SHRUBS REQUIRED	SHRUBS PROVIDED
PERIMETER PARKING = 456 LF	65	71

NOTE:

DETAILED LANDSCAPE PLAN TO IMPLEMENT PLANTS RECOMMENDED BY THE CITY OF LANSING ZONING CODE. APPROVED TREE LIST FROM "GREAT TREES FOR KANSAS CITY REGION (PROVIDED BY ROBERT WHITMAN, ASLA, AICP, LEED AP DEC. 2013)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	STMAP	4	SHANTUNG MAPLE	ACER TRUNCATUM	B&B	2" CAL	8`-10` HT.
	ERB	4	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2" CAL	8`-10` HT.
	DOGW	3	KOUSA DOGWOOD	CORNUS KOUSA	B&B	2" CAL	7`-8` HT.
	SMH	3	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	3" CAL	10`-12` HT.
	TAYJ	13	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA `TAYLOR`	B&B		7`-8` HT.
	RRCRB	1	ROYAL RAINDROPS® CRABAPPLE	MALUS X `JFS-KW5`	B&B	2" CAL	7`-8` HT.
	CBS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'KOSTER'	B&B		7`-8` HT.
	BOSP	22	BOSNIAN PINE	PINUS HELDREICHII	B&B		7`-8` HT.
	LPT	12	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	B&B	3" CAL	10`-12` HT.
	BOAK	22	BURR OAK	QUERCUS MACROCARPA	B&B	3" CAL	10`-12` HT.
	SOAK	15	SHUMARD OAK	QUERCUS SHUMARDII	B&B	3" CAL	10`-12` HT.
	BCYP	8	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	10`-12` HT.; 4`-5` SPD.
	GGA	18	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	B&B		7`-8` HT.

0 30 60 90 120 feet

1" = 30'

NORTH

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

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DANIEL THOMAS ALABACK #Alaback LICENSED KANSAS LANDSCAPE ARCHITECT 09/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSDSING, KS

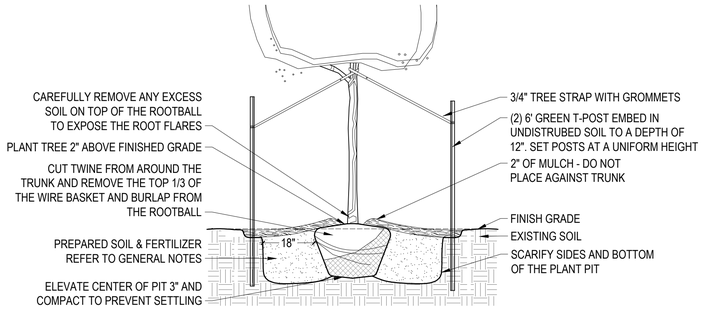
REVISIONS:		
#	DATE	DESCRIPTION

ISSUE	
	PLANS
DATE:	09.18.2023
PROJECT #	23038
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

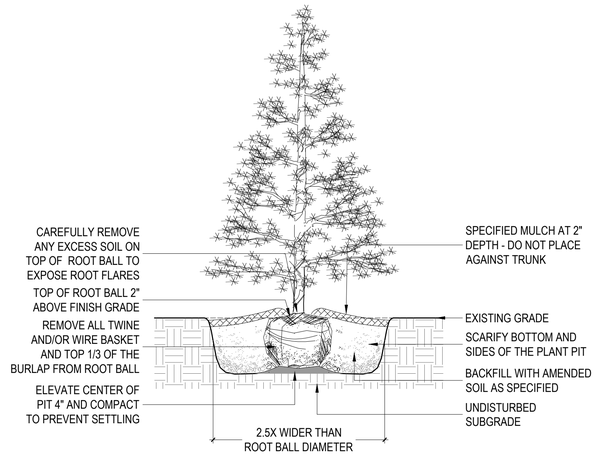
SHEET TITLE
PRE DEVELOPMENT LANDSCAPE PLAN

SHEET #
CP-1

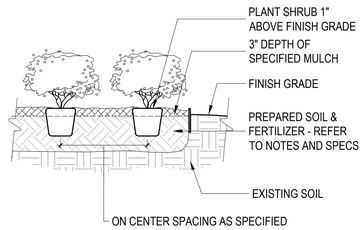
ZIMMerman Family\Zimmerman - Wilhoit Projects\Kansas\Covington Woods II #23038 - Lansing, KS\Drawings\LSP 23038.dwg



A TREE PLANTING DETAIL
SCALE: NTS



B TREE PLANTING - EVERGREEN
SCALE: N.T.S.



C SHRUB PLANTING
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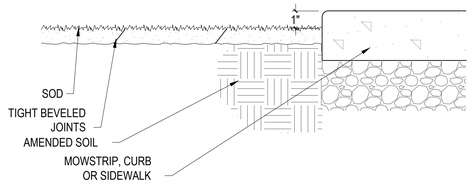
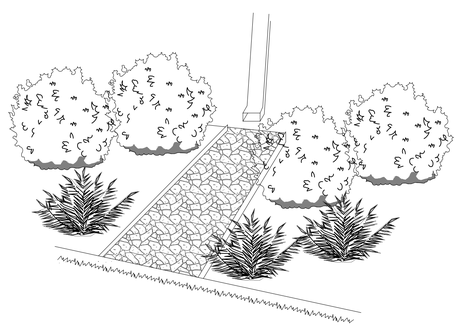


D SOD INSTALLATION
SCALE: N.T.S.



E DOWNSPOUT TREATMENT (TYP)
SCALE: N.T.S.

GENERAL NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK THEREOF ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING CONSTRUCTION OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP & WIRE FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARES.

PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF BEDS AND AWAY FROM BUILDINGS, PERMANENT STRUCTURES, AIR CONDENSER UNITS, UTILITY BOXES, SIDEWALKS, ETC.

CROWN LANDSCAPE ISLANDS IN PARKING LOT 3" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING.

BED PREPARATION

ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM 12" DEPTH SOIL MIXTURE COMPRISED OF A THREE (3) INCH LAYER OF BACK TO NATURE SOIL CONDITIONER, ONE (1) INCH LAYER OF AGED STERILIZED COW MANURE AND NINE (9) INCH LAYER OF EXISTING TOPSOIL. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 12" UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED. INCORPORATE ROOTS TRANSPLANT ONE-STEP AT A RATE OF 5 POUNDS PER 100 SQUARE FEET, AND MENDER'S DRY MOLASSES AT A RATE OF 3 LBS PER 100 SQUARE FEET INTO THE TOP 3"-4" OF TOPSOIL.

ALL PLANTING BEDS SHALL BE DELINEATED AS SHOWN ON THE PLANS WITH A SHOVEL CUT EDGE, UNLESS OTHERWISE NOTED FOR STEEL BED EDGING. INSTALL PRO-STEEL 3/16" X 4" BLACK STEEL BED EDGING WHERE INDICATED.

MULCH

MULCH ALL TREE WELLS AND PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES. TOP OF MULCH LAYER SHALL BE PLACED ONE (1) INCH BELOW TOP OF CURBS, WALKS, AND ALL OTHER HARDSCAPE STRUCTURES.

A MINIMUM FIVE (5) FOOT DIAMETER AREA OF MULCH SHALL BE PROVIDED AROUND ALL TREES LOCATED OUTSIDE OF PLANTING BEDS. MULCH ALL TREE WELLS OUTSIDE OF PLANTING BEDS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

MULCH SHALL NOT BE PLACED AGAINST THE TRUNKS OF TREES.

LAWN

ALL AREAS DISTURBED BY CONSTRUCTION, SHALL BE RE-VEGETATED WITH SOLID SLAB SOD. SOD SHALL BE TURF HYBRID BLEND TALL FESCUE. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

PRIOR TO LAYING SOD, APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
APRIL 1 - SEPT 31;
APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA
OCTOBER 1 - MARCH 31;
APPLY 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF NITROGEN PER 1,000 S.F. OF LAWN AREA.

HYDROSEED AREAS WITH THE FOLLOWING GUIDELINES. BERMUDA BASE FOR APRIL 1ST-SEPTEMBER 30TH & FESCUE/RYE MIX FOR OCTOBER 1ST THRU MARCH 31ST. PRIOR TO APPLICATION, ROUGHEN THE SLOPE, FILL AREA, OR AREA TO BE SEEDED WITH THE FURROWS TRENDING ALONG THE CONTOURS. ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR TRACK WALKING IS REQUIRED ON ALL SLOPES PRIOR TO HYDRO-SEEDING. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL. APPLY A STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.

GRADING

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS. GRADING SHALL BE PERFORMED TO PREVENT PONDING IN LAWN AREAS. PROVIDE A SMOOTH TRANSITION BETWEEN THE SITE AND ADJACENT PROPERTIES.

IRRIGATION

ALL DESIGNATED AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC PERMANENT UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR DETAILED IRRIGATION SYSTEM DRAWINGS. COORDINATE WITH LANDSCAPE INSTALLATION. PROVIDE AN AS-BUILT IRRIGATION DOCUMENT FOR OWNER'S FILE WHEN COMPLETED

ALABACK DESIGN
LANDSCAPE ARCHITECTS
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DANIEL THOMAS ALABACK
LICENSE NO.
#Alaback
KANSAS
LANDSCAPE ARCHITECT
09/18/23

COVINGTON WOODS II APARTMENTS

ZIMMERMAN PROPERTIES
LANSING, KS

REVISIONS:

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ISSUE
PLANS

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DRAWN:	BN
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SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET #
CP-2

ZIMMerman Family/Zimmerman - Wilhoit Projects/Kansas/Covington Woods II #23038 - Lansing, KS\Drawings\LSP 23038.dwg