PHASE TWO - LANDSCAPE AND IRRIGATION

THE WATERFRONT ADDITION

AN ADDITION TO THE CITY OF WICHITA

SEDGWICK COUNTY, KANSAS

PROJECT NO. 472-83688

NEIL D. CABLE, P.E. - CITY ENGINEER

OCA #765780

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR MUST PREQUALIFY BEFORE BIDDING THIS WORK (REFER TO THE SUBMITTAL INSTRUCTION REQUIREMENTS IN THE LANDSCAPE SPECIFICATIONS) THE LANDSCAPE CONTRACTOR SHALL BE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, SIZE AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A LENGTHY RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT AND MANAGEMENT. CONTRACTORS SHOULD MAKE THEMSELVES FAMILIAR WITH THE PLANS, SPECIFICATIONS AND NOTES BEFORE BIDDING THIS PROJECT. THE SUPPLEMENTAL SPECIFICATIONS, NOTES, AND DETAILS IN THESE PLANS SHALL TAKE PRECEDENCE OVER C.O.W. SPECIFICATIONS IF CONFLICTS EXIST.

2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 697-2418.

3. AREAS DENOTED AS 'HYDROSEED' AND 'SOD' SHALL BE INSTALLED AS FOLLOWS:
   HYDROSEED SEED:
   GARDEN WISE FESCUE / BLUE MIXTURE
   SOD:
   GARDEN WISE FESCUE / BLUE MIXTURE, OBTAIN FROM CRANMER GRASS FARMING, INC., 6121 N. 119TH, MAIZE, KS 67101, PHONE #: (316) 722-7230
   FERTILIZER:
   HAVE SOIL TESTED BY COUNTY EXTENSION SERVICE TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE GRASSES LISTED. REPORT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ANY APPLICATION OF FERTILIZER IS MADE.

4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASES. ALL OTHER PLANTS MUST BE BALLED AND BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST WITH THE EXCEPTION OF THE LARGE SPADED SHADE TREES. PLANTS SHALL BE FULL HEADED AND WELL ROOTED. THE L.A. WILL REJECT PLANTS THAT DO NOT MEET ANA STANDARDS. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.

5. ALL GRAVEL OR OTHER SIMILAR DEBRIS LARGER THAN 3/4" IN DIAMETER SHALL BE RAKED UP AND REMOVED BEFORE ANY SODDING OR SEEDING OPERATIONS ARE PERFORMED. SOIL SHALL BE PREPPED & SMOOTHED NEATLY TO REMOVE ALL FOREIGN SUBSTANCES & TO ELIMINATE WATER-PONDING LOW SPOTS.

6. SOD SHALL BE INSTALLED IN INDICATED AREAS. SOIL PREPARATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION. TRANSITION FROM NEWLY SODDED AREAS TO UNDISTURBED SHALL BE SMOOTH WITHOUT LEAVING A LIP.

7. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN OCTOBER 1st AND MAY 15th. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING FROM THE LANDSCAPE ARCHITECT.

8. THE BACKFILL PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL BE THE PLANTING SOIL AMENDMENT(S) PER THE SPECIFICATION MIXED THOROUGHLY INTO THE SOIL EXCAVATED FROM THE HOLE.

9. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. FOR ALL TREES, 'MYCOR TREE SAVER TRANSPLANT' MANUFACTURED BY PLANT HEALTH CARE INC. 440 WILLIAMSPORT, PITTSBURGH, PA 15238 (800) 421-9051. APPLY PRODUCT AS PER THE MANUFACTURERS RECOMMENDATIONS.

10. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" FINE SHREDDED DARK HARDWOOD MULCH OR CYPRESS MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS, THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, THE SOD'S THICKNESS SHALL ALSO BE ACCOUNTED FOR, SO THE SOIL SURFACE IN THE SOD MATCHES LEVEL WITH THE TOP OF PAVEMENT SURFACE OR BACK OF CURB.

11. MULCH, STAKES, GUY WIRE, PRE EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.

12. THE CONTRACTOR SHALL FLAG ACCURATELY PROPOSED TREE LOCATIONS AND GAIN APPROVAL OF LOCATIONS FROM LANDSCAPE ARCHITECT PRIOR TO BRINGING TREES TO THE SITE. PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTS SHALL BE OF FIRST CLASS QUALITY WITHOUT SCRAPES, POOR FOLIAGE OR ROOTS. BALLED AND BURLAPPED MATERIAL SHALL BE HEALED IN & PROTECTED IF NOT PLANTED WITHIN 8 HOURS OF ARRIVAL TO SITE. MULCH, STAKE, AND WATER IN ALL PLANTS PLANTED BEFORE ENDING WORK FOR THE DAY.

13. STAKES AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF ONE FULL GROWING SEASON.

14. ANY TOPSOIL NEEDED TO CORRECT SOIL LEVELS IN PLANTING ISLANDS OR SUMP AREAS IN LAWNS SHALL BE FRIABLE, FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL pH RANGE SHALL BE 5.5 TO 7.0.

15. SUBSTITUTION OF PLANT SPECIES TYPES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE UNLESS APPROVED BY MKEC (684-1600). ANY SPECIES SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED IMMEDIATELY AND REPLACED WITH THE CORRECT PLANT.

16. THE TREE FLAGGING SHALL BE IN PLACE BEFORE IRRIGATION LINE ROUTING BEGINS. WATER TREES BY HAND FREQUENTLY UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD OR SEED IS PLACED.

17. STANDARDS SET FORTH IN THE LATEST EDITION OF 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS OF THE PLANT MATERIAL FOR THIS PROJECT.

18. ALL TREE SPADED TREES SHALL BE PROVIDED FROM PIERPOINT TREE FARM AND INSTALLED BY PIERPOINT TREE FARM PERSONNEL, AND ARE INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT WITH COSTS SUBSIDIARY TO BID ITEM TREE SPADED TREES. PIERPOINT TREE FARM: 1522 WEST 85 NORTH VALLEY, WICHITA, KS 67147; PHONE: (316) 755-1404.

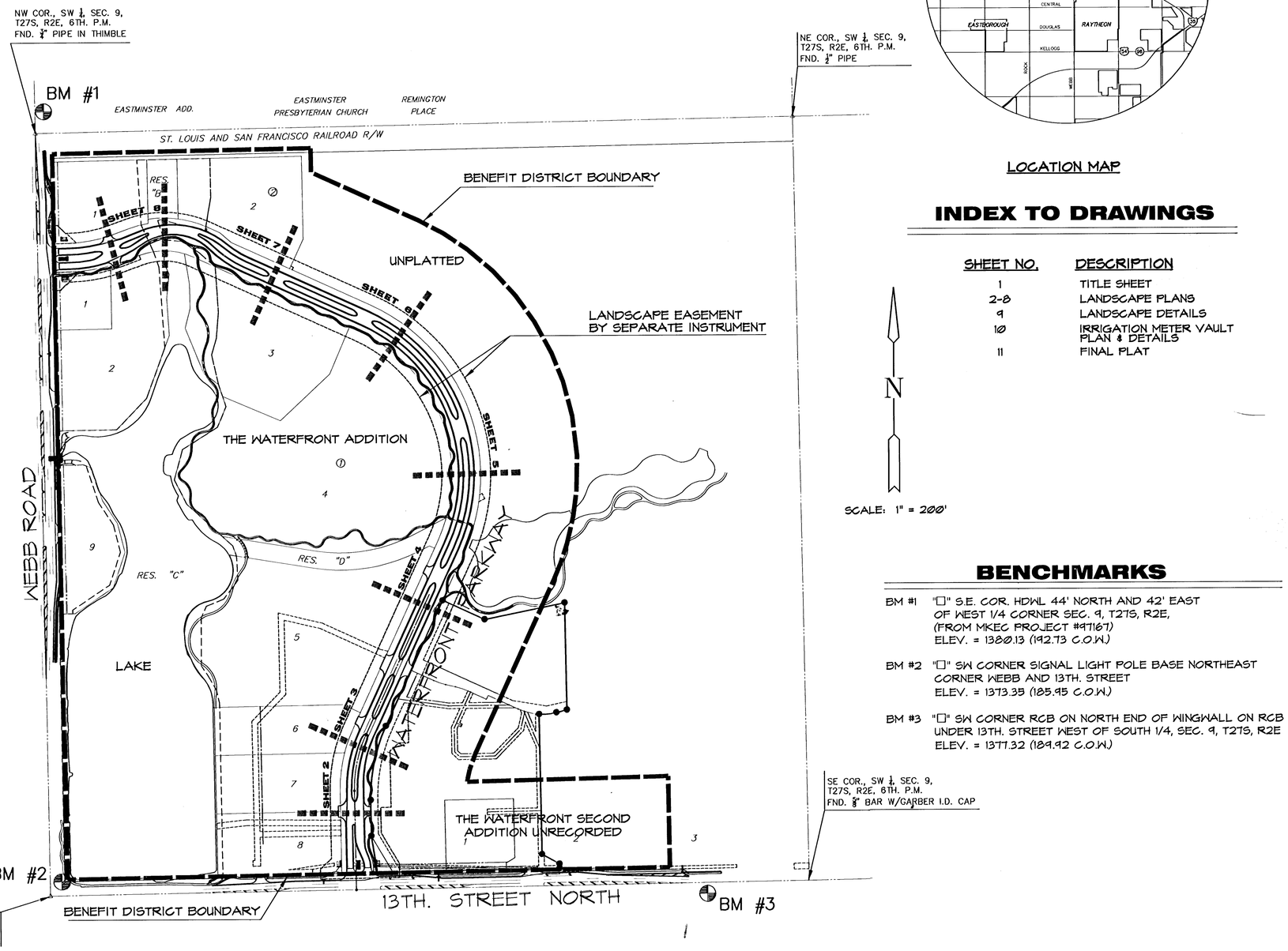
19. TREE SPADED TREES SHALL BE THOROUGHLY SANDED-IN USING WATER FOR SETTLING SAND UNTIL SAND IS PRESENT UP TO SOIL SURFACE, BUT SHALL NOT BE STAKED.

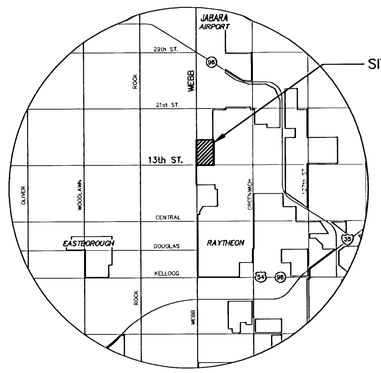
20. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL BMP'S.

21. THE LIMITS OF IRRIGATION SHALL BE REFLECTED IN THE PLANS AS THE LIMITS OF LANDSCAPING.

22. CONTRACTOR TO PAY ALL C.O.W. FEES, ETC. NECESSARY TO PROVIDE THE 4" METER FOR THE IRRIGATION SYSTEM. (SUBSIDIARY TO IRRIGATION SYSTEM BID ITEM).

23. BID QUANTITIES ARE ESTIMATES ONLY AND ARE FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL PROVIDE SERVICES AND MATERIALS TO THE EXTENTS DELINEATED ON PLANS.





LOCATION MAP

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SCALE: 1" = 200'

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BENCHMARKS

BM #1 "□" S.E. COR. HDWL 44' NORTH AND 42' EAST OF WEST 1/4 CORNER SEC. 9, T27S, R2E, (FROM MKEC PROJECT #97167) ELEV. = 1380.13 (192.73 C.O.W.)

BM #2 "□" SW CORNER SIGNAL LIGHT POLE BASE NORTHEAST CORNER WEBB AND 13TH. STREET ELEV. = 1373.35 (185.95 C.O.W.)

BM #3 "□" SW CORNER RCB ON NORTH END OF WINGWALL ON RCB UNDER 13TH. STREET WEST OF SOUTH 1/4, SEC. 9, T27S, R2E ELEV. = 1377.32 (189.92 C.O.W.)

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9000

REGISTERED LANDSCAPE ARCHITECT RAYMOND J. DAVIS 365 STATE OF KANSAS 11-20-03

the WATERFRONT

BOULEVARD LANDSCAPE PLAN

DATE: OCTOBER 22, 2003

REVISED: 11.11.03; 11.20.03

DESIGN BY: MKEC

DRAWN BY: KLK/DBG

CHECKED BY: JAG/RJD

SHEET NUMBER: 1 of 11

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