PLANTING NOTES:

GENERAL

1. UNLESS OTHERWISE NOTED, THE TERM "CONTRACTOR" SHALL REFER TO THE LANDSCAPE CONTRACTOR.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
8. CONTRACTOR SHALL LOCATE UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
9. CONTACT LANDSCAPE ARCHITECT 14 DAYS PRIOR TO COMPLETION OF PLANTING FOR INSPECTION OF INSTALLED MATERIALS AND METHODS.

SITE PREPARATION AND EARTHWORK

10. REMOVE ALL EXISTING PLANT MATERIALS WITHIN THE PROJECT AREA.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVEREXCAVATION OF EXISTING PAVEMENT BASE MATERIAL, SOIL AND OTHER DELETERIOUS MATERIALS WITHIN NEW ISLANDS AND LANDSCAPE MEDIANS CUT INTO THE EXISTING PARKING TO A MINIMUM DEPTH OF 24" BELOW THE BOTTOM OF EXISTING PAVEMENT. REPLACE EXCAVATED MATERIAL WITH TOPSOIL AS SPECIFIED BELOW. COMPACT TOPSOIL FILLS TO NO GREATER THAN 85% STANDARD DENSITY.
12. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT AND Ph RANGE FROM 6.0–7.2.
13. GENERAL CONTRACTOR SHALL PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF THE TOPSOIL TO BE DELIVERED FOR USE IN OBTAINING A TOPSOIL ANALYSIS. TOPSOIL USED SHALL BE A FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLE FREE OF SUBSOIL, CLAY, LUMPS, STONES LARGER THAN 2" , WEEDS, AND OTHER LITER.
14. LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL TO BE USED AND THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS A SAMPLE OF THE TOPSOIL TO BE USED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PLANTING PREPARATION

15. CULTIVATE LANDSCAPE PLANTING BEDS TO A DEPTH OF 12". TILL AMENDMENTS INTO THE PLANTING BEDS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
16. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS. TYPICALLY, PLANTING BACKFILL SHALL CONSIST OF THREE PARTS TOPSOIL, ONE PART SHREDDED MULCH, ONE PART COMPOSTED PEAT MOSS, ONE PART SAND.
17. WHEN CLAY SOIL IS ENCOUNTERED IN THE INSTALLATION OF THE PLANT MATERIALS IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO ENSURE ADEQUATE DRAINAGE WITHIN PLANTING AREAS.
18. CONTRACTOR SHALL ENSURE THAT ALL PLANTING BEDS HAVE PROPER DRAINAGE AND THAT NO WATER IS NOT ALLOWED TO POND OR SATURATE THE PLANTING BEDS FOR EXTENDED PERIODS OF TIME. WHERE ADDITIONAL DRAINAGE IS REQUIRED, CONTRACTOR TO INSTALL 12" DIAMETER DRY WELLS. DRY WELLS TO BE DRILLED TO A DEPTH NO LESS THAN 4' WRAPPED WITH FILTER FABRIC AND FILLED WITH CLEAN 1 1/2" RIVER ROCK.

PLANTING MATERIALS

19. PLANT MATERIAL SHALL BE WELL–FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE–FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
20. PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH–COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI–DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI–DESSICANT AFTER PLANTING PLANTING TO REDUCE TRANSPIRATION.
21. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVE FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT–BOUND SHALL BE REJECT. REJECTED.
22. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO–THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
23. TREES AND SHRUBS PLANTED ON ADDITIONAL TOPSOIL FILL MATERIAL SHALL BE PLANTED HIGH IN PLANT PITS IN ANTICIPATION OF SETTLEMENT. ASSUME APPROXIMATELY 20% SETTLEMENT TO OCCUR. IF, UPON INSPECTION, PLANTS HAVE SETTLED LOWER THAN TYPICAL PLANTING DEPTH, THE LANDSCAPE CONTRACTOR WILL BE EXPECTED TO REMOVE THE PLANTS AND REPLANT AT THE APPROPRIATE DEPTH.
24. PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
25. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE–EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

SEEDING

26. SEED ALL DISTURBED AREAS WITHIN PROJECT BOUNDARY PER CITY SPECIFICATIONS AND AS NOTED ON PLANS:
    A. TEMPORARY SEEDING – WHEN AREAS CAN NOT BE PERMANENTLY SEEDING, THE CONTRACTOR SHALL SEED AREAS WITH ANNUAL RYEGRASS @ 2LBS. PER 1,000 SF. AND INSTALL EROSION CONTROL BLANKET OVER EXPOSED AREAS.
    B. BERMUDA SEEDING – ALONG RIGHT–OF–WAYS, SEED DISTURBED AREAS WITH BERMUDA SEED AT 5LBS. PER 1,000 SF. AND INSTALL EROSION BLANKET OVER EXPOSED AREAS.

SODDING

27. SOD SHALL BE PLACED WITHIN 24 HOURS OF INITIAL HARVESTING. BROKEN SOD PIECES SHALL NOT BE USED. ROLL SOD AFTER PLACEMENT TO ENSURE A SMOOTH SURFACE.
28. SOD SHALL BE PLACED FLUSH WITH ADJACENT CURBS AND SIDEWALKS. ALLOW FOR APPROXIMATELY 1 1/2"–2" BETWEEN THE TOP OF SOIL AND CONCRETE EDGES TO ALLOW FOR THE SOD PAD.
29. CONTRACTOR SHALL SOD ALL NEW AND EXISTING MEDIANS AS INDICATED ON THE PLANS. SOD SHALL BE BUFFALO GRASS OF AN APPROVED VARIETY PER SPECIFICATIONS. SODDING OF BUFFALO SHALL BE BETWEEN MAY 1ST AND AUGUST 30TH.
30. JOHN MACK BRIDGE MEDIAN SODDING: LANDSCAPE CONTRACTOR SHALL PERFORM A FULL KILL–OFF OF EXISTING WEEDS AND WARM SEASON GRASS IN THE ENTIRE MEDIAN DURING ACTIVE GROWTH CONDITIONS. CONTRACTOR SHALL PERFORM A MINIMUM OF TWO APPLICATIONS . THE MEDIAN SHALL BE CLEANED OF ALL DEAD PLANT MATERIAL, AND SOIL ADDED FOR BERMING. FOLLOWING APPROVAL FROM THE PROJECT ENGINEER THE LANDSCAPE CONTRACTOR MAY PROCEED WITH TREE PLANTING AND SODDING OPERATIONS.
31. MEDIAN BERMS: THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT SMALL, LOW–SLOPING BERMS IN MEDIANS. BERMS SHALL BE GRADED AT 4:1 WITH A MAXIMUM HEIGHT OF 3' OCCURRING 25' FROM THE END OF THE MEDIANS. THE BERMS SHALL BE SMOOTHLY TAPERED AND HAVE A ROUNDED TOP.

RELATED ITEMS

32. MULCH: WHERE TREES ARE SHOWN TO BE PLANTED IN SOD AREAS, THE LANDSCAPE CONTRACTOR SHALL PLACE 3"–4" OF MULCH IN ALL TREE SAUCERS. MULCH TO BE A SHREDDED HARDWOOD OF CEDAR OR CYPRESS.

ESTABLISHMENT, MAINTENANCE AND CLEAN–UP

33. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION FOR A PERIOD OF NINETY DAYS OR PROVISIONAL ACCEPTANCE, WHICH EVER IS GREATER.
34. TREE WATERING: THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL 20 GALLON TREEGATOR (OR APPROVED EQUIVALENT) SLOW RELEASES WATERING SYSTEM FOR EACH PLANED TREE.

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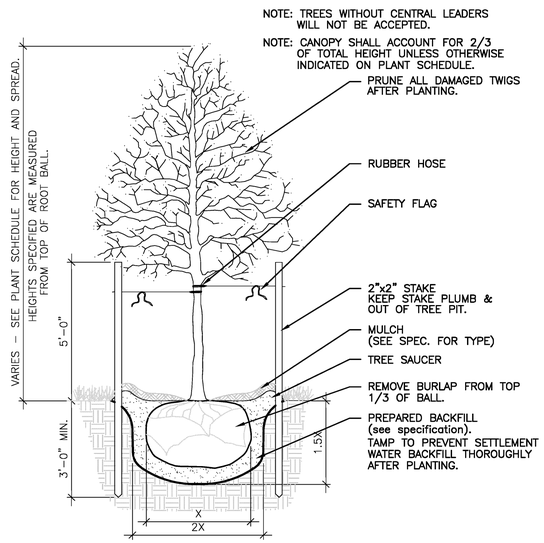
35. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
36. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
37. FERTILIZE ALL PLANTS WITH 10–20–10 COMMERCIAL SLOW–RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
38. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
39. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING OF THE INSTALLED SOD AND SEED UNTIL FINAL ACCEPTANCE OF THE EACH PROJECT AREA. TURF SHALL NOT EXCEED 4" IN HEIGHT AND ALL CLIPPINGS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
40. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
41. REFER TO SPECIFICATIONS FOR ADDITIONAL ESTABLISHMENT & MAINTENANCE CRITERIA.

INSPECTION, WARRANTIES AND GUARANTEE

42. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
43. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS GUARANTEE ALL SEED AND SOD AREAS FOR. 90 DAYS AFTER SUBSTANTIAL COMPLETION.
44. GUARANTEE TREES, SHRUBS, GROUND COVER, AND PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, CATASTROPHIC STORMS, OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.



1 TREE PLANTING & STAKING DETAIL

3/8" = 1'–0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL	COMMON	CONT	SIZE
MAL TI2	3	Malus sargentii 'Tina'	Sargent Apple	B & B	2"Ca
MAL PRA	11	Malus x 'Prairiefire'	Prairiefire Crab Apple	B & B	2"Cal
MAL SPR	21	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal
PYR CAP	27	Pyrus calleriniа 'Capital'	Capital Callery Pear	B & B	2"Cal
ULM ALL	5	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3"Cal
ULM CAR	6	Ulmus x 'Frontier'	Frontier American Elm	B & B	3"Cal

PRINTS ISSUED

DATE	PURPOSE	NO.
12/29/08	OFFICE CHECK	
05/26/09	FOR CONSTRUCTION	

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SOUTH BROADWAY STREETSCAPE IMPROVEMENT PROJECT
WICHITA, KS

PROJECT NUMBER 08186

LANDSCAPE NOTES/ DETAILS

SHEET NUMBER 20 OF 20 SHEETS