



HARDSCAPE NOTES

- GENERAL CONTRACTOR TO CALL KANSAS ONE-CALL 48 HOURS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK AT 316-687-2470 OR 1-800-DIG-SAFE.
- GENERAL CONTRACTOR TO CONTACT ALL LOCAL UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION TO COORDINATE THE LOCATION OF UTILITIES AND POTENTIAL CONFLICTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTHS OF ALL UTILITIES THAT CROSS THE PROJECT AREA TO IDENTIFY ANY POTENTIAL CONFLICTS. IF CONFLICTS WITH EXISTING LINES ARE IDENTIFIED, THE PROJECT MANAGER MUST BE CONTACTED IMMEDIATELY AND WORK MUST STOP AT THOSE LOCATIONS, PENDING RESOLUTION/DIRECTION FROM PROJECT MANAGER.
- UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. AROUND CONSTRUCTION ACTIVITIES AS REQUIRED BY LOCAL REGULATIONS AS A MINIMUM SAFETY STANDARD. ALL CONSTRUCTION ACTIVITY MUST BE CONTAINED WITHIN THE LIMITS OF THE PROJECT. WHERE NO LIMITS ARE SHOWN A MINIMUM OF TWO LINER FEET FROM PAVING.
- THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, DISTURBED AREAS BY CONSTRUCTION OPERATIONS, AND SHALL BE RESPONSIBLE FOR ALL DAMAGES AND ASSOCIATED COSTS AT NO ADDITIONAL EXPENSE TO OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO; DAMAGE TO EXISTING PAVEMENTS, LANDSCAPING AND IRRIGATION SYSTEMS
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER UTILIZING LOCAL CONSTRUCTION/DEMOLITION LANDFILLS. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY RETAINED BY THE OWNER.
- THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, NEAT MANNER WITH DEMOLISHED MATERIALS BEING REMOVED FROM THE SITE IMMEDIATELY.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR AND APPROVED AS NOTED BELOW.
- ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- GENERAL CONTRACTOR SHALL INSTRUCT/COORDINATE ALL CONTRACTORS LEAVING MATERIALS ON SITE FOR EXTENDED PERIODS OF TIME TO STORE MATERIALS IN DESIGNATED CONSTRUCTION STAGING AREAS AS INDICATED BY CITY OF WICHITA PROJECT MANAGER.
- VERIFY ALL DIMENSIONS AND ANGLES IN THE FIELD PRIOR TO DEMOLITION AND/OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE CITY OF WICHITA PROJECT MANAGER FOR RESOLUTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- WHERE PAVEMENT IS IDENTIFIED TO BE REMOVED, THE CONTRACTOR SHALL REMOVE PAVEMENT TO THE EXTENTS INDICATED ON THE PLANS OR TO THE NEAREST EXISTING JOINT. WHERE PAVEMENT IS TO BE REMOVED WITHOUT JOINTS, SAW-CUT EXISTING PAVEMENTS AND REMOVE CAREFULLY SO AS TO NOT DAMAGE PAVEMENTS TO REMAIN.
- CONCRETE JOINTS SHALL BE PLACED AS SHOWN ON THE PLANS. WHERE NOT SPECIFICALLY INDICATED ON PLANS, EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 50' APART & BETWEEN ALL EXISTING AND INSTALLED CONCRETE. CONSTRUCTION JOINTS SHALL BE PLACED AT LOCATIONS BETWEEN DIFFERENT CONCRETE POURS.
- ALL SIDEWALK JOINTS SHALL BE TOOLED JOINTS, NO SAW-CUT JOINTS SHALL BE ACCEPTED IN SIDEWALK (PEDESTRIAN) AREAS. DOUBLE-CUT JOINTS MAY BE ACCEPTABLE UNDER SPECIAL CONDITION.
- ALL SIDEWALK AREAS SHALL MEET ADA GUIDELINES. NO CROSS SLOPE OVER 1.9% SHALL BE ACCEPTED. NO LONGITUDINAL SLOPE GREATER THAN 4.9% SHALL BE ACCEPTED. NO GAPS GREATER THAN 1/8" AND NO DEVIATIONS IN FLUSH GREATER THAN 1/8" WILL BE ACCEPTED.
- COORDINATE SIDEWALK AND PEDESTRIAN PAVEMENTS WITH ADJACENT DEVELOPMENTS TO ENSURE THAT TRANSITIONS BETWEEN PROJECTS ARE FLUSH, SLOPES MAINTAINED AND JOINTING EXTENDED AND MATCHED.
- CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF FINAL LOCATIONS FOR ALL BENCHES, TRASH RECEPTACLES AND BICYCLE RACKS PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES AND CONDUIT ALONG WITH ELECTRICAL CONDUIT TO ENSURE PROPER INSTALLATION PRIOR TO STREET PAVEMENT INSTALLATION. PHOTOGRAPH AND NOTE ON PLANS EXACT LOCATIONS.
- ALL STORM WATER SEWER, WATERLINE AND SANITARY SEWER EXCAVATION UNDER PROPOSED PAVEMENT SHALL BE SAND FILLED AND FLUSHED (JETTED AND VIBRATED) WITH WATER PER THE REQUIREMENTS LISTED IN THE STANDARD SPECIFICATIONS FOR THE CITY OF WICHITA. UNLESS FLOWABLE FILL OR OTHER IMPROVED BACKFILL MATERIAL IS OTHERWISE SPECIFIED, THE SAND FILL SHALL BE BROUGHT UP UNIFORMLY TO AN ELEVATION 12 INCHES ABOVE THE TOP OF THE PIPE OR 2 FEET BELOW THE BOTTOM OF PROPOSED PAVEMENT, WHICHEVER IS HIGHER. ALL COSTS FOR SAND FILLING AND FLUSHING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR "SAND FILL, FLUSH AND VIBRATE". THIS ITEM SHALL BE PAID FOR AT THE UNIT PRICE BID PER LINEAR FOOT OF TRENCH FILLED REGARDLESS OF TRENCH BEPTH AND/OR PIPE SIZE UNLESS INDICATED OTHERWISE BY THE PLANS OR CONTRACT BACKFILL FOR REMOVAL OF EXISTING STORM WATER SEWER PIPES AND INLETS SHALL BE SAND FILLED AND FLUSHED (JETTED AND VIBRATED) WITH WATER AND BROUGHT UP UNIFORMLY TO AN ELEVATION 2 FEET BELOW PROPOSED FINISHED GRADE. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO "REMOVAL OF EXISTING STRUCTURES" ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO MAKE CONNECTIONS TO EXISTING PIPE OR EXISTING SMALL STRUCTURES SHALL NOT BE PAID FOR DIRECTLY; BUT SHALL BE SUBSIDIARY TO OTHER ITEMS OF THE CONTRACT.

Tran Systems
 245 NORTH WACO
 SUITE 222
 WICHITA, KANSAS 67202
 PHONE: 316-303-3000
 FAX: 316-462-5629

CONSULTANTS:

 LK ARCHITECTURE, INC.
 345 RIVERVIEW
 SUITE 200
 WICHITA, KANSAS 67208
 PHONE: 316-268-0230

SYCAMORE STREET IMPROVEMENTS
 WICHITA, KANSAS

REVISIONS:	DESCRIPTION	DATE	MARK

PROJ NO: 472-85284
 SCALE: 1" = 10'-0"
 DATE: 05/29/2020
 DESIGNED BY: J. Best
 DRAWN BY: J. Best
 CHECKED BY: J. Best

SHEET TITLE:
HARDSCAPE PLAN

SHEET NO.
15
 SHEET 15 OF 97