

LANDSCAPING, LIGHTING, & IRRIGATION

GREENWICH OFFICE PARK ADDITION PHASE 1 - PART B BERKELEY SQUARE PARKWAY

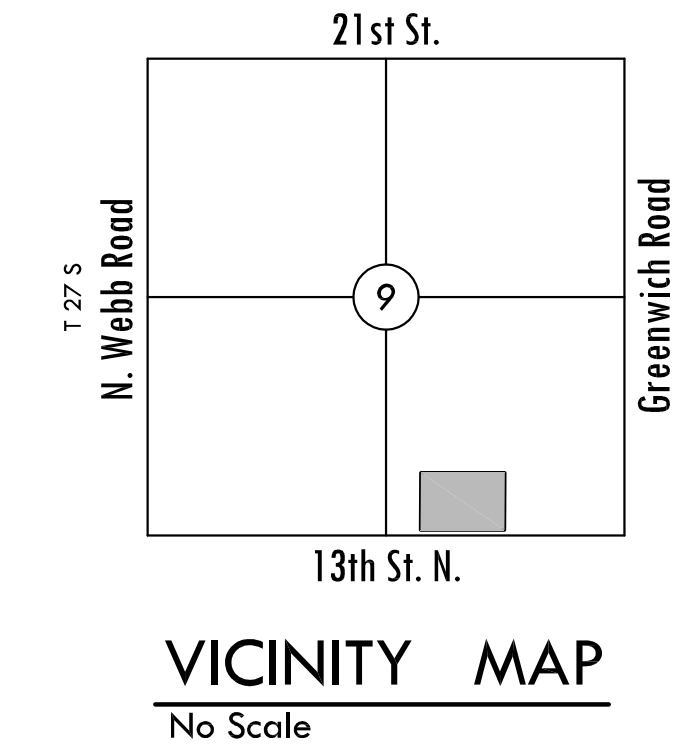
PROJECT NO. 472-84644

THE CITY OF WICHITA, KANSAS
JAMES L. ARMOUR, P.E. - CITY ENGINEER

OCA NO. 766189

GENERAL NOTES

1. REFER TO SHEET 3 FOR ELECTRICAL NOTES AND SPECS.
2. 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.M. SPECIFICATIONS IF CONFLICTS EXIST.
3. 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 687-2470.
4. AREAS DENOTED AS 'HYDROSEED' AND 'SOD' SHALL BE INSTALLED AS FOLLOWS:
SOD:
GARDN 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.
5. THE CONTRACTOR SHALL PURCHASE TOP QUALITY TREES FOR THIS PROJECT MEETING THE STANDARD CITY OF WICHITA SPECIFICATIONS FOR LANDSCAPING & IRRIGATION AND/OR THE PROJECT SPECIFIC SPECIFICATIONS INCLUDED WITH THIS PROJECT. IF THERE IS A CONFLICT BETWEEN THE TWO SPECIFICATIONS, THE PROJECT SPECIFIC SPECIFICATIONS SHALL GOVERN. ALL TREES SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DESIGNING LANDSCAPE ARCHITECT (MKEC) BEFORE DIGGING OR DELIVERY TO THE JOB SITE. UNACCEPTABLE TREES WILL BE REJECTED. IN ADDITION TO OTHER FACTORS IN EVALUATING TREES FOR ACCEPTABILITY, TREES SHALL ALSO BE EVALUATED FOR QUALITY FORM, SINGLE LEADER GROWTH AND HIGH BRANCHING. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF REJECTION AT THE PROJECT JOB SITE PRIOR TO OR DURING THE COURSE OF THE WORK. CONTRACTORS ARE URGED TO CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ACCEPTABLE TREE SUPPLIES PRIOR TO BIDDING.
6. 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 PREPARED & SMOOTHED NEATLY TO REMOVE ALL FOREIGN SUBSTANCES & TO ELIMINATE WATER-PONDING LOW SPOTS. FINE GRADING COSTS SHALL BE SUBSIDIARY TO SOD.
7. 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.
8. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN SEPTEMBER 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.
9. 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.
10. 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) 421-4051, OR APPROVED EQUAL ROOT STIMULATION PRODUCT. APPLY PRODUCT AS PER THE MANUFACTURERS RECOMMENDATIONS. COST SHALL BE SUBSIDIARY TO PROJECT.
11. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" PREMIUM SHREDDED CEDAR MULCH AVAILABLE IN 2 C.F. OR 3 C.F. BAGS. 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.
12. MULCH, STAKES, GUY WIRE, PRE EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
13. 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 6 HOURS OF ARRIVAL TO SITE. MULCH, STAKE, AND WATER IN ALL PLANTS PLANTED BEFORE ENDING WORK FOR THE DAY.
14. STAKES AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF ONE FULL GROWING SEASON. COST SHALL BE SUBSIDIARY TO PROJECT.
15. 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 SUBSIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
16. SUBSTITUTION OF PLANT SPECIES TYPES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE UNLESS APPROVED BY MKEC (684-4600). ANY SPECIES SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED IMMEDIATELY AND REPLACED WITH THE CORRECT PLANT.
17. 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 IS PLACED.
18. 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.
19. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL BMP'S. COST SHALL BE SUBSIDIARY TO THE PROJECT.
20. THE LIMITS OF IRRIGATION SHALL BE REFLECTED IN THE PLANS AS THE LIMITS OF LANDSCAPING.
21. CONTRACTOR TO PAY ALL C.O.M. FEES, ETC. NECESSARY TO PROVIDE THE 1" METER FOR THE IRRIGATION SYSTEM. (SUBSIDIARY TO IRRIGATION SYSTEM BID ITEM).
22. BID QUANTITIES ARE ESTIMATES ONLY AND ARE FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL PROVIDE SERVICES AND MATERIALS TO THE EXTENTS DELINEATED ON PLANS.



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ELECTRICAL NOTES AND DETAILS
3	ELECTRICAL DETAILS
4	PHOTOMETRICS AND SITE LIGHTING PLAN
5	BUBBLE MAP
6	LANDSCAPE PLAN
7	PLANTING DETAILS
8	FINAL PLAT

BENCHMARKS

- BM#1 "□" WW @ West end S. Headwall S. side 13th St. 310' W. & 41' S of S 1/4 Cor. 9-27S-2E Elev.=1377.32
- BM#2 "□" Front center inlet on N. side 13th St. 300' E. of S 1/4 Cor. 9-27S-2E Elev.=1382.78

1"=250'

GREENWICH OFFICE PARK ADD.
PHASE 1 - PART B

TITLE SHEET

SHEET TITLE
472-84644
PROJECT NUMBER

MKEC / DMM / JAG
DESIGNED / DRAWN / CHECKED

ISSUED August 2008
REVISED 08-04-08

SHEET NO.
1 of 8