

GENERAL NOTES

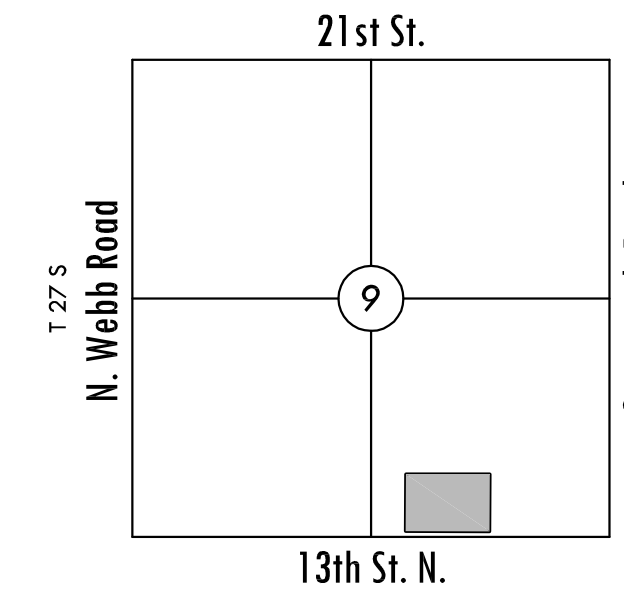
1. REFER TO SHEET 3 FOR ELECTRICAL NOTES AND SPECS.
2. THE LANDSCAPE CONTRACTOR SHALL BE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, SIZE AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A LENGTHY RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT AND MANAGEMENT. 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:
 GARD'N WISE FESCUE / BLUE MIXTURE, OBTAIN FROM CRANMER GRASS FARMING, INC., 6121 N. 19TH, 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 PRE-SELECTED/OWNER FLAGGED TREES FOR THIS PROJECT FROM TREE TOP NURSERY AND LANDSCAPE INC., 5410 EAST 31TH STREET NORTH, WICHITA, KS 67220, PHONE # (316) 686-7441. SUBSTITUTIONS OR TREES FROM OTHER SOURCES WILL BE REJECTED.
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 PREPPED & 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) 421-4281, 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 SHREDED 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 WED 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 EXTRANEIOUS 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 (684-7600). 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.

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



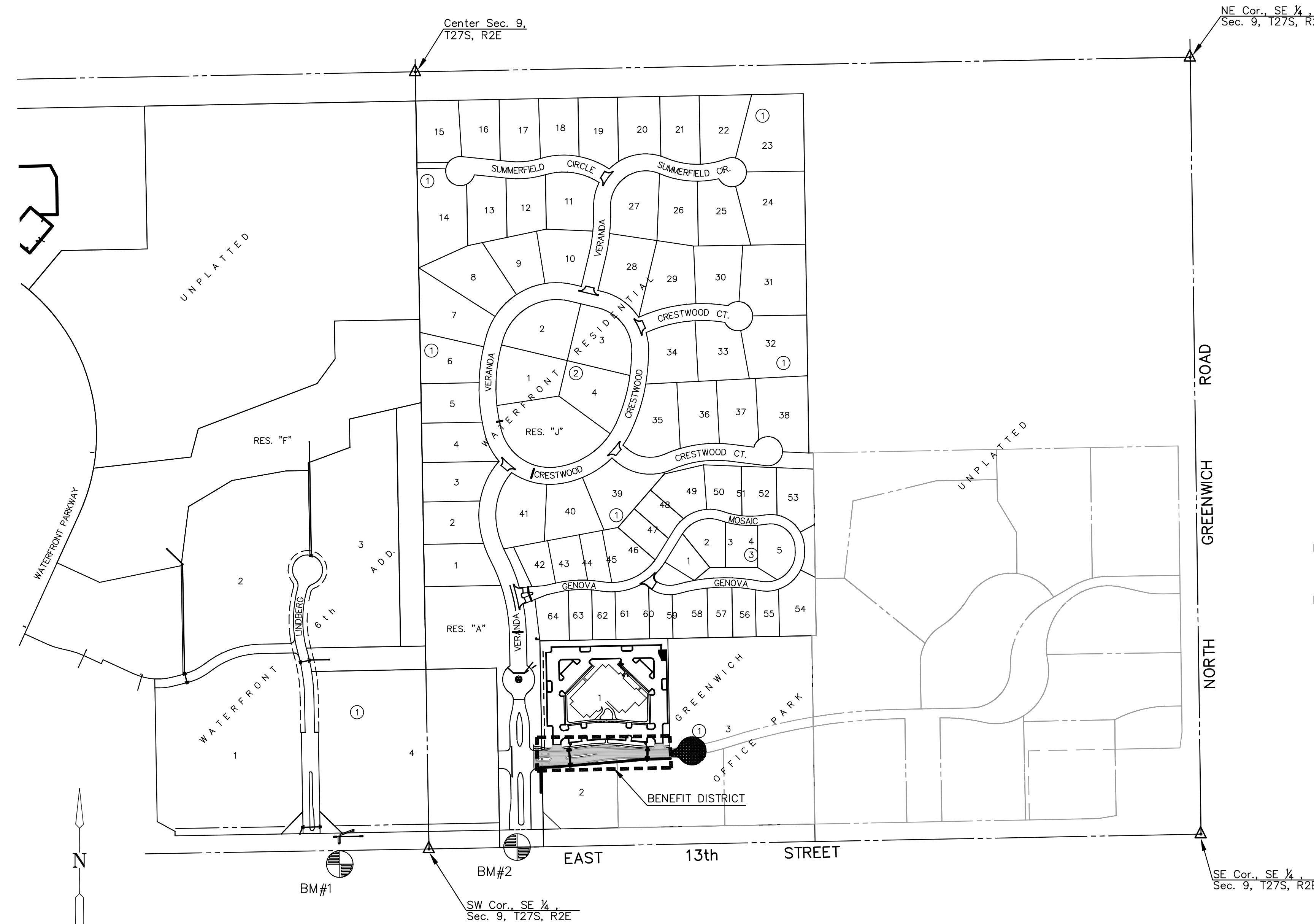
VICINITY MAP
No Scale

INDEX TO DRAWINGS

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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

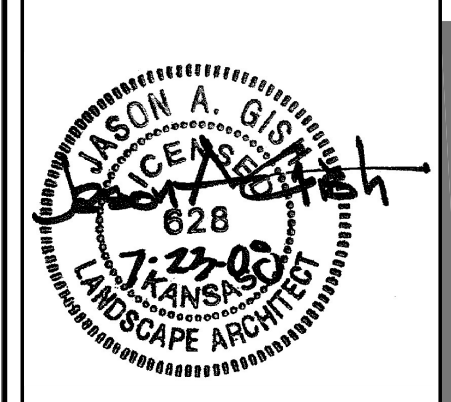
BENCHMARKS

- 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'

MKEC
 ENGINEERING
 CONSULTANTS, INC.
 411 N. WEBB ROAD
 WICHITA, KS. 67206
 316 - 684 - 9600



GREENWICH OFFICE PARK ADD.
PHASE 1 - PART B

TITLE SHEET
 SHEET TITLE
 472-84644
 PROJECT NUMBER

MKEC / DMM / JAG
 DESIGNED / DRAWN / CHECKED

ISSUED
 July 2008
 REVISED

SHEET NO.
 1 of 8

PLOTTED: Wednesday, July 23, 2008 @ 09:54AM

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