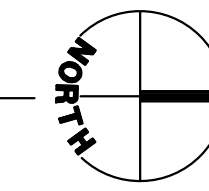
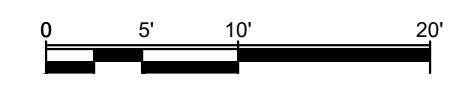


A LANDSCAPE PLAN

1" = 10'-0"



LANDSCAPE NOTES

GENERAL

- 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
- 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 PLAN.
- REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
- 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.
- 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. ALSO INCLUDE AN 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.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARATION

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. THE pH SHALL RANGE BETWEEN 5.5 AND 7.4.
- THE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL. PROVIDE A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
- BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

- PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- 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." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- IF TREES ARE BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.

RELATED ITEMS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- 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 TO REDUCE TRANSPIRATION.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS, OR BOXES FOR A MINIMUM OF SIX MONTHS AND UP TOO A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND WILL BE REJECTED.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE THAT MEETING ALL PLANT LIST SPECIFICATIONS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED. PLACE 4" OF SHREADED CYPRESS MULCH IN ALL SHRUB BEDS, PLACE 4" OF SHREADED CYPRESS MULCH IN ALL TREE SAUCERS.
- 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.
- ALL PLANTING BEDS SHALL BE SEPARATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE 3/8" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.

LAWNS AND SEEDING

- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
- SOD TYPE:
BERMUDA SOD SHALL BE FROM A LOCALLY AVAILABLE SOURCE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN. STAGGER JOINTS IN SOD AND MAINTAIN A MAXIMUM GAP OF 1/2". ALL GAPS IN SOD ARE TO BE FILLED WITH TOP SOIL.

MAINTENANCE AND CLEAN-UP

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.)
- 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.
- REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

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SYCAMORE STREET IMPROVEMENTS
 WICHITA, KANSAS

REVISIONS:	DATE	MARK	DESCRIPTION

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:
LANDSCAPE PLAN

SHEET NO.
24
 SHEET 24 OF 97