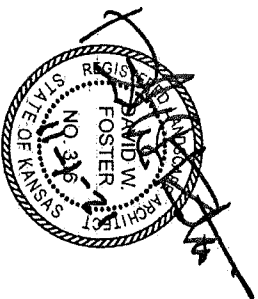


CONTENTS

1. Contents & General Notes
2. Demolition Plan
3. Grading Plan
4. Site Layout Plan & Fencing Notes
5. Play Equipment — Plan & Specifications
6. Shelter — Plan & Specifications
7. Safety Surfacing — Curb Sections & Specifications
8. Footings — Layout Plan
9. Footings — Detail Plans
10. Play Equipment Footings — Sections
11. Spring Rider & Fence Post Footings — Sections
12. Shelter Column Footings — Section
13. Parking Area — Plan
14. Bike Rack Area — Plan & Sections
15. Park Sign — Elevations & Section
16. Park Sign — Plan Details
17. Planting Plan & Quantities
18. Tree Planting Details
19. Landscape Specifications

GENERAL NOTES:

1. Primary contact for the City of Kingman is Greg Graftman, City Manager.
Phone: (620) 532-3111 Email: graftman@cityofkingman.com
2. Nearly all of the project area is within the 1% Annual Chance Floodplain (100 Year Flood).
Coordinate as necessary with Tom Archer, City of Kingman Floodplain Administrator.
3. All construction must meet with applicable City of Kingman codes, including the 2014 International Codes, and the 2015 National Electric Code.
4. Contractor must locate and field verify all existing utilities prior to and during construction. The Contractor must immediately contact the City of Kingman upon discovery of field conditions which conflict with the proposed design.
5. Contractor must survey and permanently mark Broadway Park property corners.
6. Contractor is responsible for preventing damage to any existing construction to remain. Any items damaged must be repaired or replaced at Contractor's expense.
7. All sidewalk installation slopes, cross-slopes and surface treatments must comply with ADA Guidelines.
8. **CONCRETE:** All concrete to be air-entrained.
All exposed concrete edges to have 3/4" toolled edge.
9. **CONCRETE JOINTS:**
All concrete joints, except in parking area, to be hand-tooled;
in parking area, saw joints are acceptable.
Minimum depth of control joints to be one quarter of slab depth.
Expansion joints between concrete and concrete to be Nomallex OR EQUAL.
Transverse expansion joints in sidewalks to be 50 feet maximum apart.
10. **Compacted fill material and installation methods**
to be approved by City representative. Sand not permitted as fill material
except for 2-inch maximum depth for leveling.
11. City will be responsible for removing and reinstalling any traffic signs affected by project construction. Contractor to coordinate with the City Manager.
12. **Swing Set will be provided by City.**
Contractor will be responsible for installation of Swing Set.



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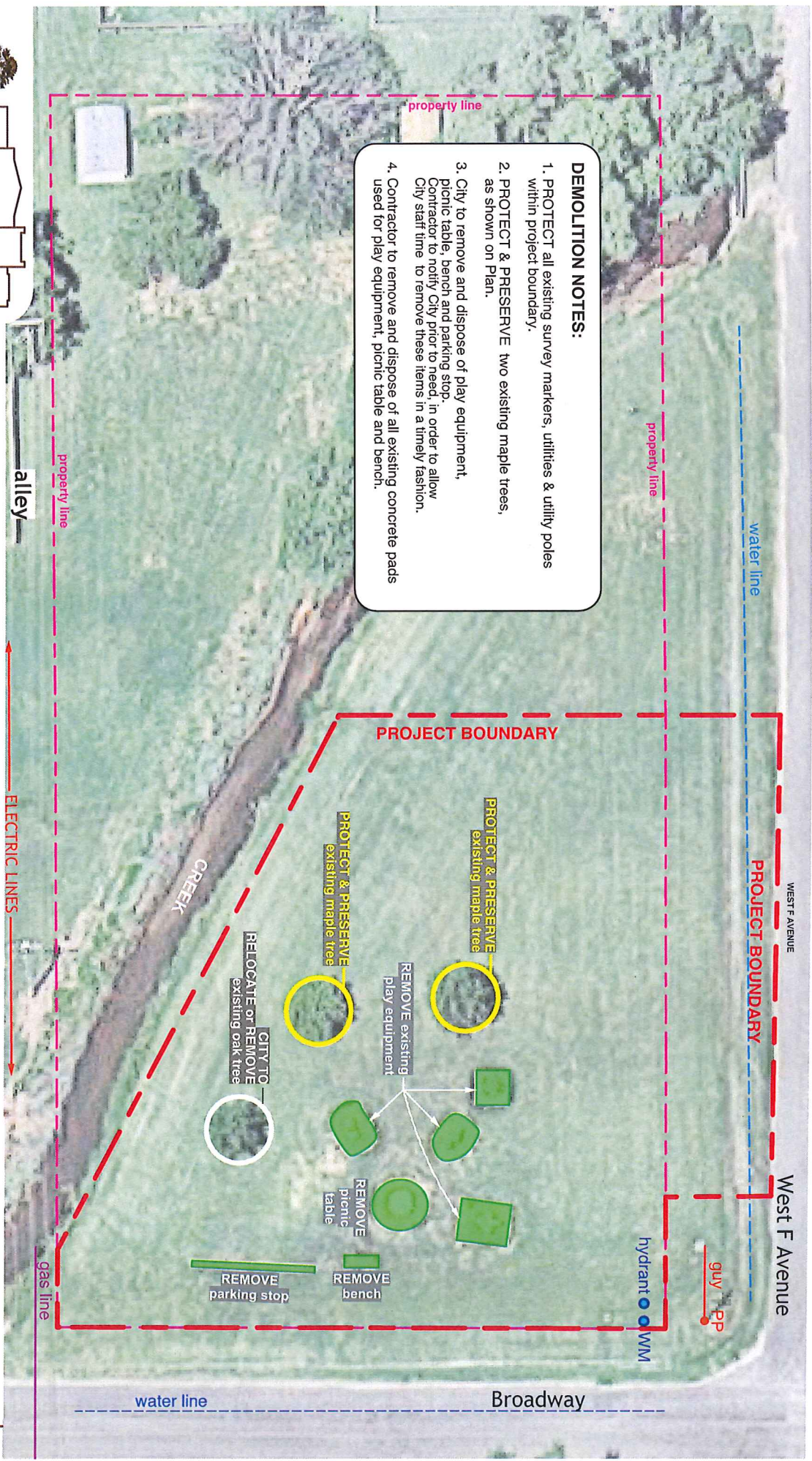
316-262-4525

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date: 11/1/2021

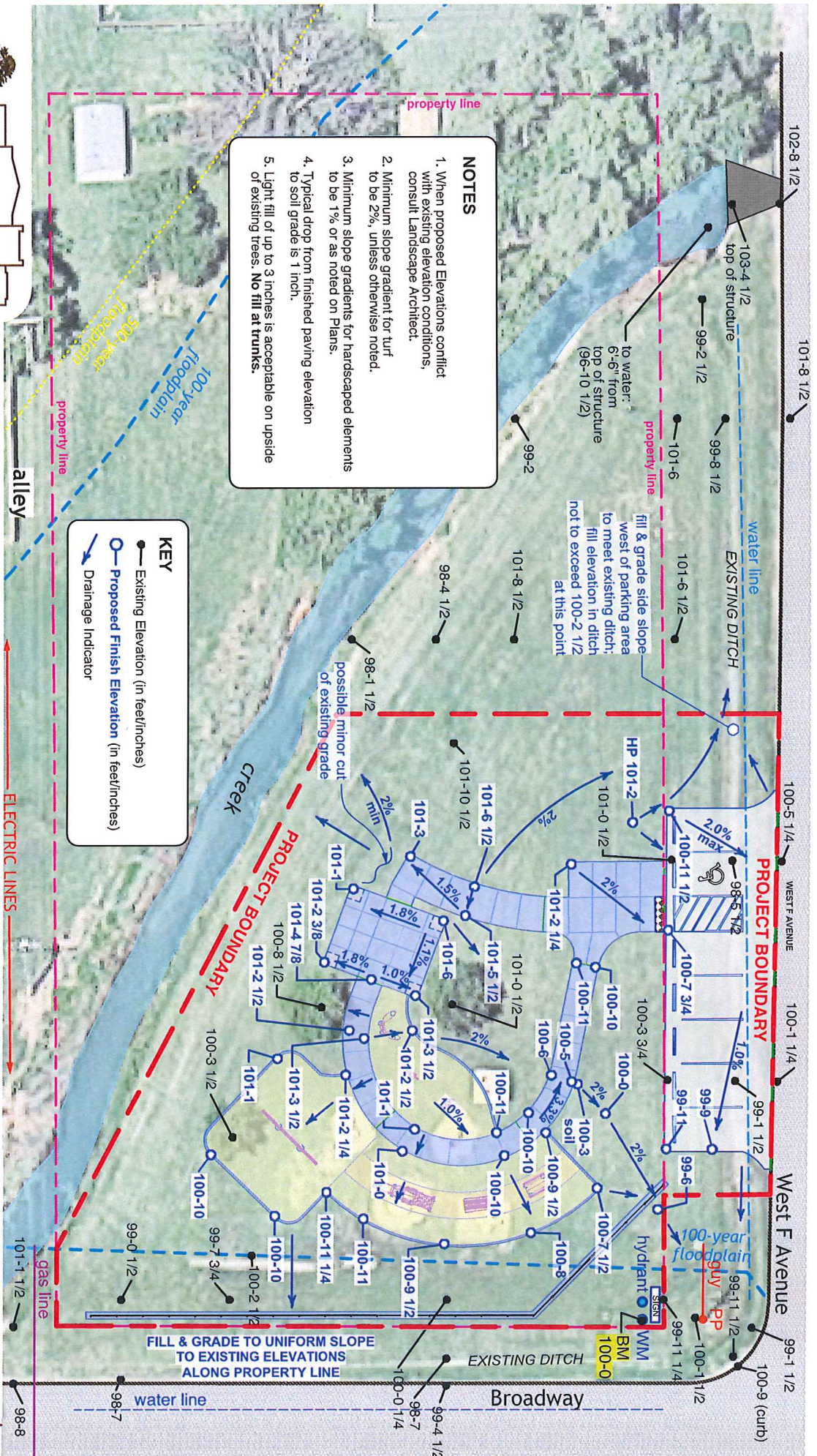
project: 19054.1

Contents & General Notes — sheet 1 of 19
Broadway Park — 600 N. Broadway, Kingman KS



DEMOLITION NOTES:

1. PROTECT all existing survey markers, utilities & utility poles within project boundary.
2. PROTECT & PRESERVE two existing maple trees, as shown on Plan.
3. City to remove and dispose of play equipment, picnic table, bench and parking stop. Contractor to notify City prior to need, in order to allow City staff time to remove these items in a timely fashion.
4. Contractor to remove and dispose of all existing concrete pads used for play equipment, picnic table and bench.



- NOTES**
1. When proposed Elevations conflict with existing elevation conditions, consult Landscape Architect.
 2. Minimum slope gradient for turf to be 2%, unless otherwise noted.
 3. Minimum slope gradients for landscaped elements to be 1% or as noted on Plans.
 4. Typical drop from finished paving elevation to soil grade is 1 inch.
 5. Light fill of up to 3 inches is acceptable on upside of existing trees. **No fill at trunks.**

- KEY**
- Existing Elevation (in feet/inches)
 - Proposed Finish Elevation (in feet/inches)
 - ➔ Drainage Indicator



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scale: 1" = 20'-0"

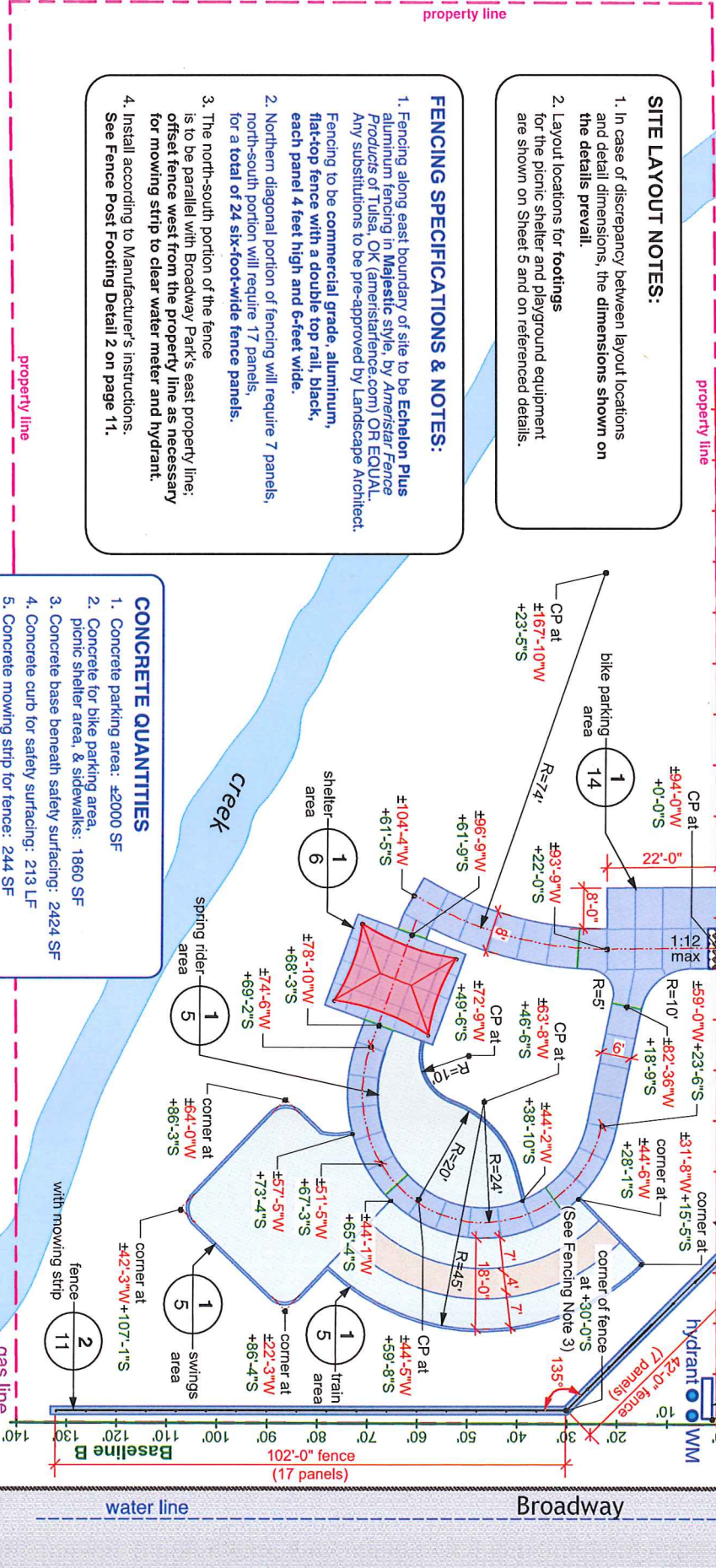


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Grading Plan — sheet 3 of 19
Broadway Park — 600 N. Broadway, Kingman KS

date: 11/1/2021 project: 19054.1

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SITE LAYOUT NOTES:

1. In case of discrepancy between layout locations and detail dimensions, the dimensions shown on the details prevail.
2. Layout locations for footings for the picnic shelter and playground equipment are shown on Sheet 5 and on referenced details.

FENCING SPECIFICATIONS & NOTES:

1. Fencing along east boundary of site to be Echelon Plus aluminum fencing in Majestic style, by Ameristar Fence Products of Tulsa, OK (ameristarfence.com) OR EQUAL. Any substitutions to be pre-approved by Landscape Architect.
2. Northern diagonal portion of fencing will require 7 panels, north-south portion will require 17 panels, for a total of 24 six-foot-wide fence panels.
3. The north-south portion of the fence is to be parallel with Broadway Park's east property line; offset fence west from the property line as necessary for mowing strip to clear water meter and hydrant.
4. Install according to Manufacturer's instructions. See Fence Post Footing Detail 2 on page 11.

CONCRETE QUANTITIES

1. Concrete parking area: ± 2000 SF
2. Concrete for bike parking area, picnic shelter area, & sidewalks: 1860 SF
3. Concrete base beneath safety surfacing: 2424 SF
4. Concrete curb for safety surfacing: 213 LF
5. Concrete mowing strip for fence: 244 SF

ELECTRIC LINES



gas line

Site Layout Plan & Fencing Notes — sheet 4 of 19
Broadway Park — 600 N. Broadway, Kingman KS

Specifications for Play Equipment

Play equipment, except for Swing Set, to be by *PlayWorld of Lewisburg, PA* (playworld.com) OR *EQUAL*. Any substitutions to be pre-approved by Landscape Architect.

ENGINE CAR:

- Product: ZZXX3150 (in-ground model)
- <https://playworld.com/products/playexpress-engine-car#>
- Fall Height: 2'-0"

TANKER CAR:

- Product: ZZXX3195 (in-ground model)
- <https://playworld.com/products/playexpress-tanker-car>
- Fall Height: 0'-9"

DINING CAR:

- Product: ZZXX3170 (in-ground model)
- <https://playworld.com/products/playexpress-dining-car>
- Fall Height: 0'-0"

SPRING RIDER / CAR:

- Product: ZZXX0555 (without sound)
- <https://playworld.com/products/car>
- Fall Height: 1'-5"

SPRING RIDER / SIDEWINDER CYCLE:

- Product: ZZXX0583
- <https://playworld.com/products/sidewinder-cycle>
- Fall Height: 2'-4"

MUSIC STORE:

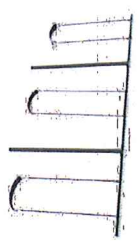
- Product: ZZXX0475 (in-ground model)
- <https://playworld.com/products/music-store>
- Fall Height: 0'-0"



SWING SET TO BE SUPPLIED BY CITY. Installation by Contractor.

SWING SET FRAME:

- 581-353 Heavy Duty "T" Swing (3-Seat) by SportPlay Equipment, Inc. of St. Louis, MO
- www.swingsetmall.com/heavy-duty-t-swing-set/
- For 3 swings, with swing hangers only
- Powdercoat color: Yellow
- Fall Height: 7'-6"



ADAPTIVE SWING SEAT:

- ADA Swing Seat
- www.swingsetmall.com/adaptive-swing-seat/
- Color: Blue
- Locate in northeast bay



ADA SWING SEAT:

- JemSwing ADA Swing Seat
- www.swingsetmall.com/jemswing-ada-swing-seat/
- Color: Fire Engine Red
- Locate in middle bay



TODDLER SEAT:

- Roto-molded Infant Swing Seat
- www.swingsetmall.com/roto-molded-infant-swing-seat/
- Color: Blue
- Locate in southwest bay



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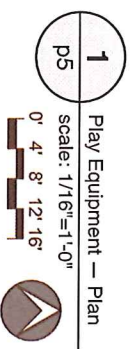
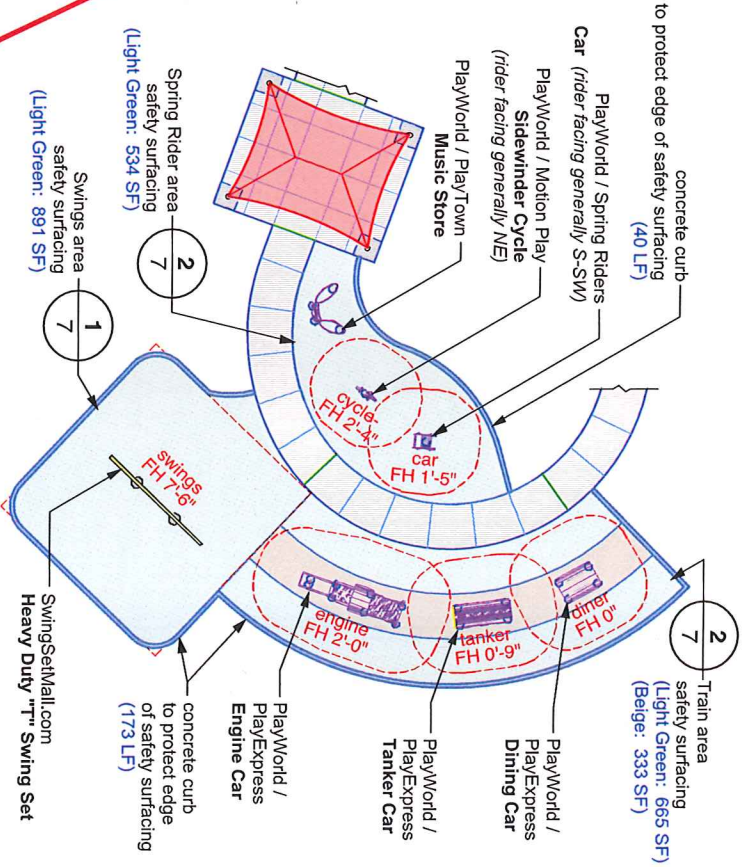
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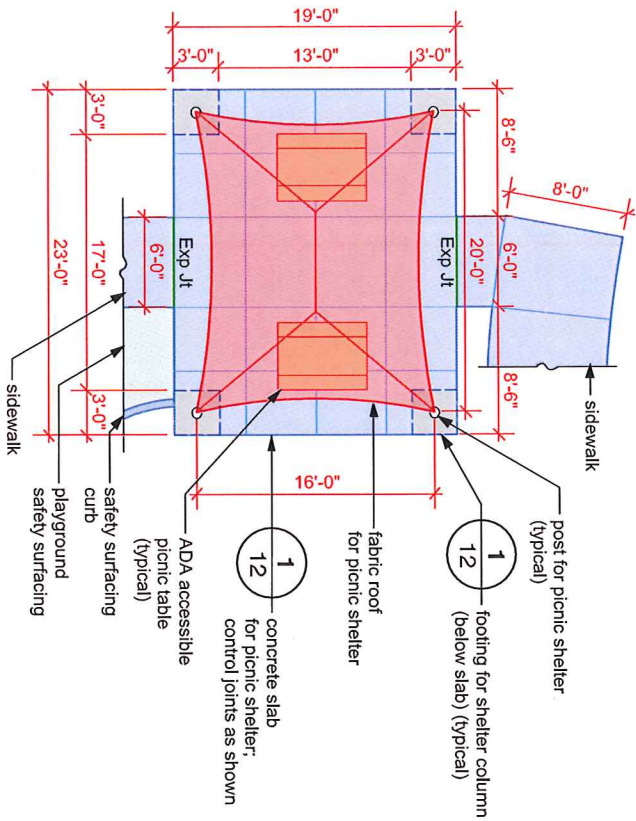
project: 19054.1



Play Equipment — Plan & Specifications

sheet: 5 of 19

Broadway Park — 600 N. Broadway, Kingman KS



1 Picnic Shelter Area — Plan
p6
scale: 1/8"=1'-0"
0' 2' 4' 6' 8'

SHELTER SPECIFICATIONS

SHELTER to be 16'x20' steel frame with four columns and fabric hip roof, including State of Kansas engineering stamp (can be provided by Manufacturer) on drawings for Shelter and footings: **4-Post HIP 401 (16'x20')** by USA Shade & Fabric Structures OR EQUAL.

Frame:

- Powdercoat color: **WHITE**

Fabric:

- Shadesure Fabric OR EQUAL
- Color: **RED**

Contact:

John McMaster
Recreation Resource, Inc.
PO Box 23307
Leawood, KS 66283
913-907-0790
johnnymac1205@gmail.com

PICNIC TABLE SPECIFICATIONS

Two PICNIC TABLES to be 6-foot aluminum ADA accessible picnic tables — Pilot Rock WXT Accessible Picnic Table by RJ Thomas Manufacturing Company OR EQUAL.

Steel Frame:

- Hot Dip Galvanized
- Standard height

Table Top:

- Anodized Aluminum
- Powdercoat Color: **YELLOW**

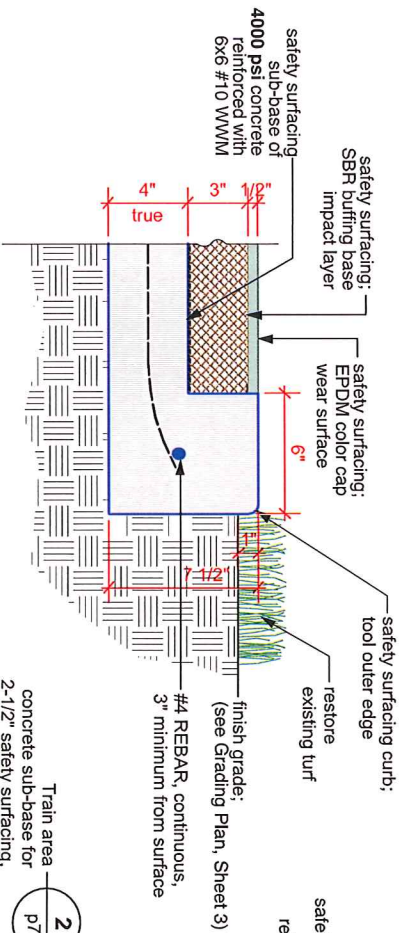
Contact:

www.pilotrock.com/series/picnic-tables-accessible/wxt-and-wxt-accessible-picnic-table-using-aluminum/



0' 2' 4' 6' 8'
scale: 1/8"=1'-0"
sheet: 6 of 19

Shelter — Plan & Specifications
Broadway Park — 600 N. Broadway, Kingman KS



1 Swing Set
Safety Surfacing & Curb — Section
scale: 2"=1'-0"
0" 3" 6"

CONCRETE CURB FOR SAFETY SURFACING—
TOTAL QUANTITY: 213 LF

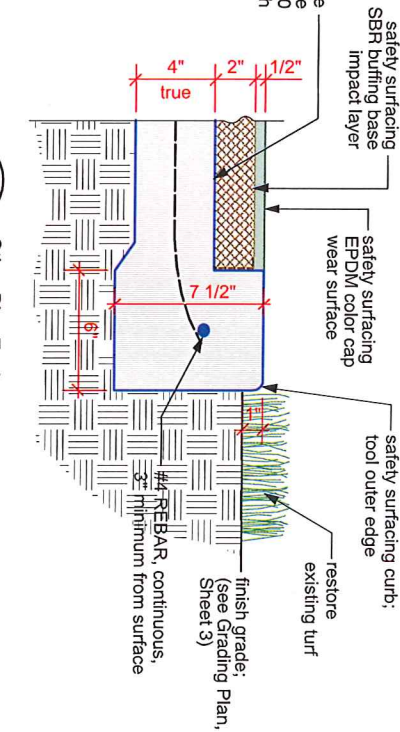
Spring Rider area concrete sub-base for 2-1/2" safety surfacing. QUANTITY: 534 SF. control joints as shown

Specifications for Safety Surfacing

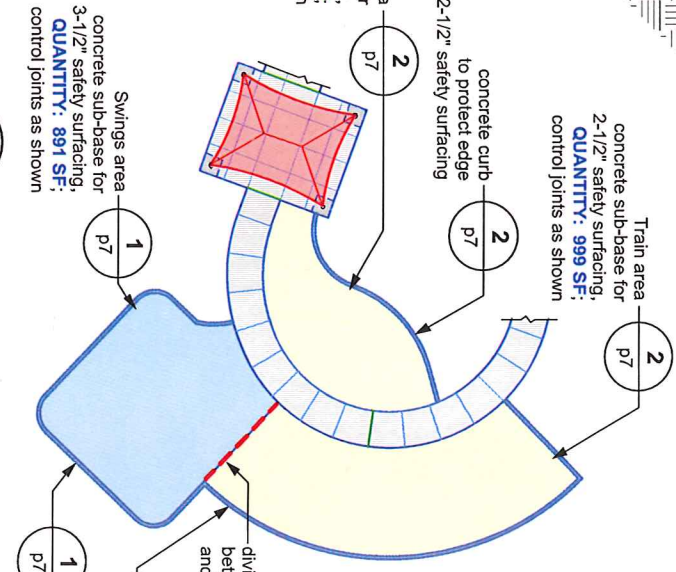
Safety surfacing to be Poured in Place (PIP) surfacing by *EcoTurf Surfacing* of Kansas City, KS (ecoturfsurfacing.com) OR EQUAL. Any substitutions to be pre-approved by City.

Poured in place surfacing materials and installation must meet the requirements of *EcoTurf Surfacing's* "Poured in Place Specifications".

Coordinate with *EcoTurf Surfacing* to provide drainage for sub-base beneath safety surfacing.



2 Other Play Equipment
Safety Surfacing & Curb — Section
scale: 2"=1'-0"
0" 3" 6"



3 Safety Surfacing Sub-base Joints — Plan
scale: 1"=20'-0"
0' 5' 10' 20'

- SUB-BASE NOTES:**
1. Concrete sub-base for poured in place surfacing to be **sloped minimum 1 inch over every 10 feet.**
 2. Finish of concrete sub-base to be a **heavy broom finish** with a straight edge.
 3. Sub-base **control joints** every 10 feet.
 4. Playground equipment to be installed **after** sub-base is cured and **before** poured in place surfacing is installed.

SWING SET AREA TO HAVE 3-1/2" SAFETY SURFACING; ALL OTHER PLAY EQUIPMENT AREAS TO HAVE 2-1/2" SAFETY SURFACING.



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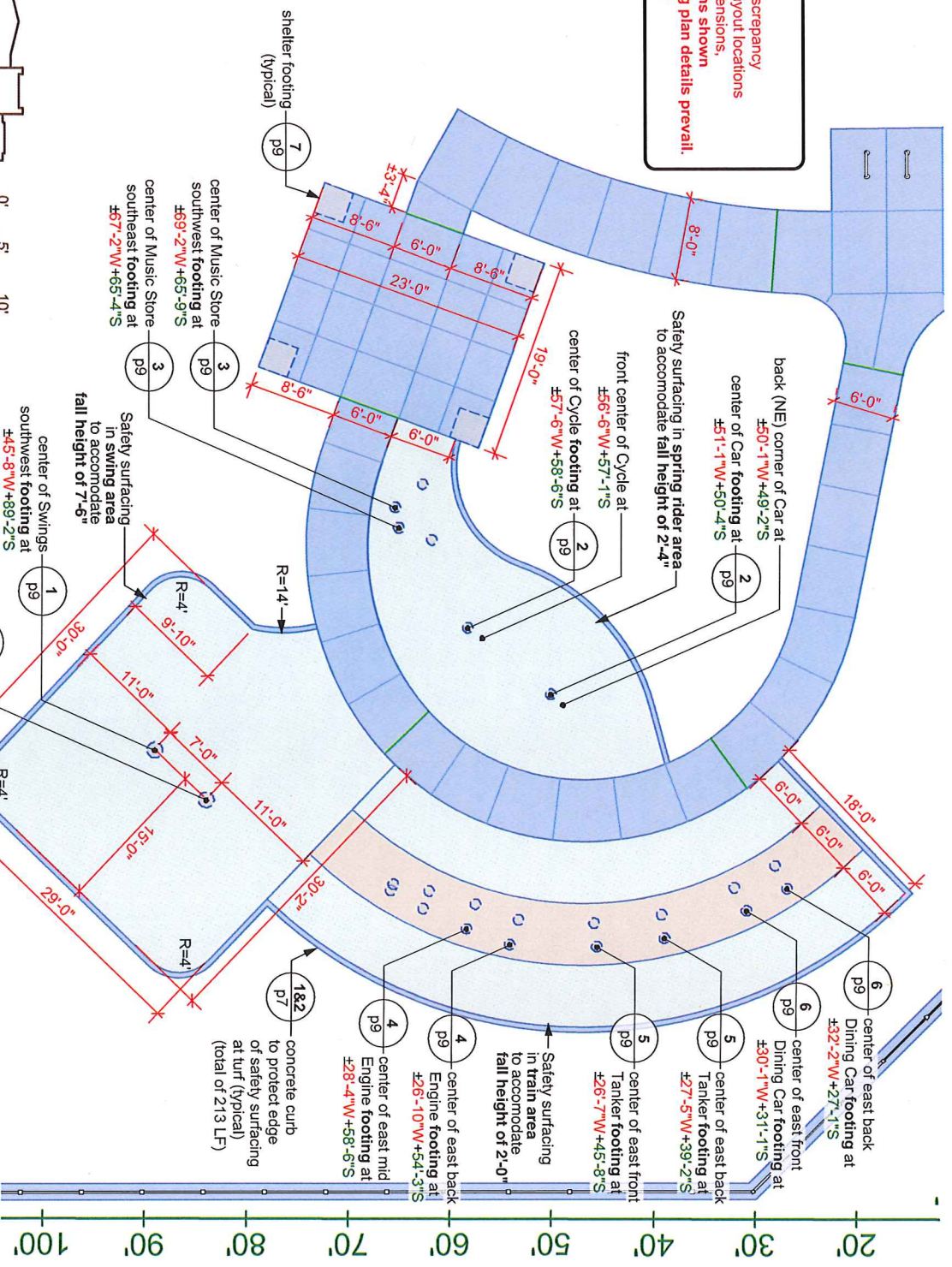
Curb Sections & Specifications

Safety Surfacing —

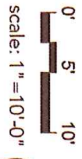
sheet: 7 of 19

Broadway Park — 600 N. Broadway, Kingman KS

NOTE:
 In case of a discrepancy between the layout locations and detail dimensions, the dimensions shown on the footing plan details prevail. (See sheet 9.)

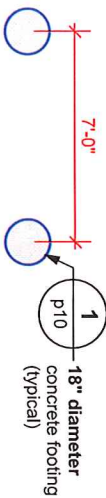


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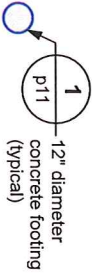


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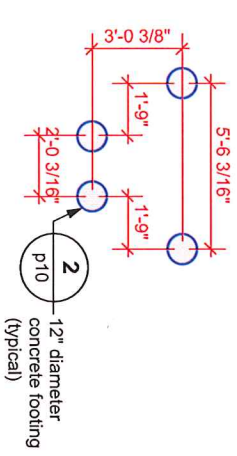
Footings — Layout Plan — sheet 8 of 19
 Broadway Park — 600 N. Broadway, Kingman KS



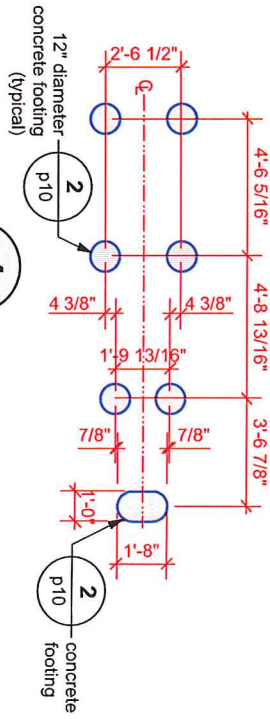
1 Swing Set Footings — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



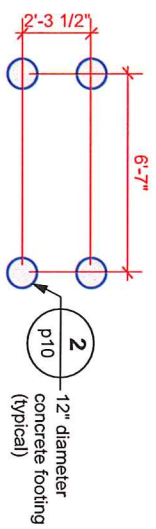
2 Car & Sidewinder Cycle Spring Rider Footing — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



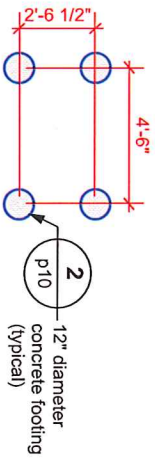
3 Music Store Footings — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



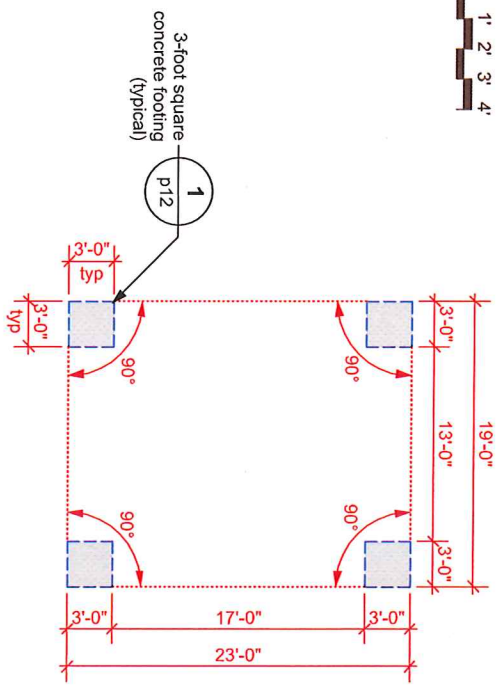
4 Engine Car Footings — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



5 Tanker Car Footings — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



6 Dining Car Footings — Plan
 scale: 1/4"=1'-0"
 0' 1' 2' 3' 4'



7 Shelter Footings — Plan
 scale: 1/8"=1'-0"
 0' 2' 4' 6' 8'

NOTE:
 In case of a discrepancy between the site layout locations and detail dimensions, the dimensions shown on this sheet prevail.



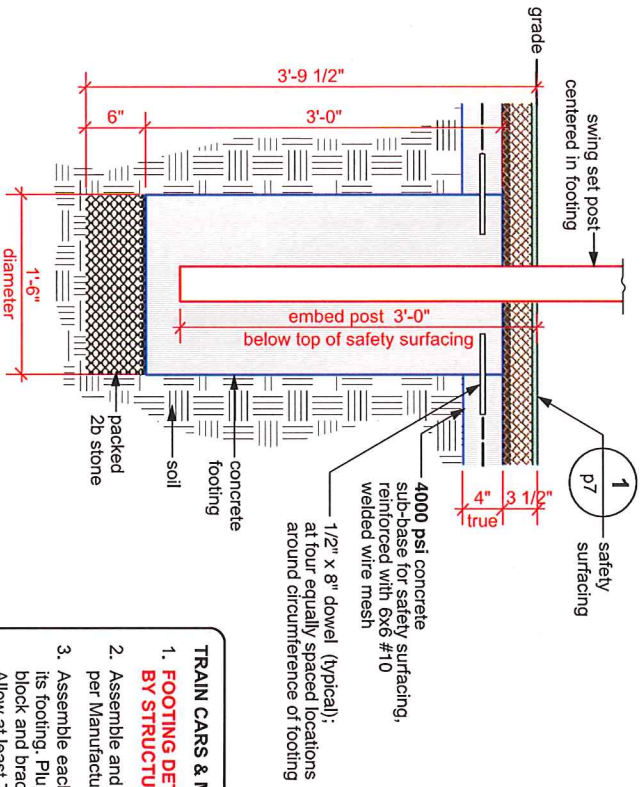
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date: 11/1/2021 project: 19054.1

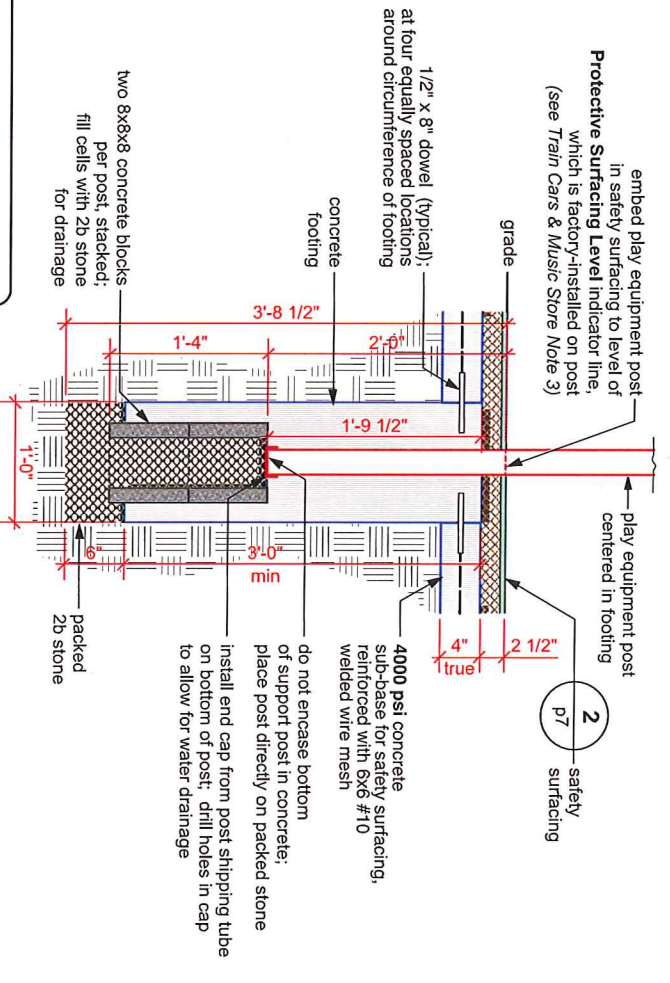
Footings — Detail Plans
 Broadway Park — 600 N. Broadway, Kingman KS
 sheet: 9 of 19

- SWING SET FOOTING NOTES:**
- FOOTING DETAILS TO BE APPROVED BY STRUCTURAL ENGINEER.**
 - Assemble and install Swing Set per Manufacturer's instructions.
 - Set posts so bottom of top beam is 7'-6" above grade.
 - Fall Height of Swing Set is 7'-6", therefore safety surfacing in Swing Set use zone must be 3'-1/2" thick.



1 Swing Set Footings — Section
p10
scale: 1"=1'-0"

- TRAIN CARS & MUSIC STORE FOOTING NOTES:**
- FOOTING DETAILS TO BE APPROVED BY STRUCTURAL ENGINEER.**
 - Assemble and install Play Equipment components per Manufacturer's instructions.
 - Assemble each play component prior to excavating its footing. Plumb and level entire component, and block and brace in place prior to placing concrete. Allow at least 72 hours for concrete to cure before removing bracing.
 - When play equipment is installed on sloped surface, install support post that is at lowest grade so that its Protective Surfacing Level Indicator line is at top of safety surfacing, and adjust depth of other posts so that component is plumb and level.
 - Safety surfacing in Train Cars & Music Store use zones must be 2'-1/2" thick.



2 Train Cars & Music Store Footings — Section
p10
scale: 1"=1'-0"

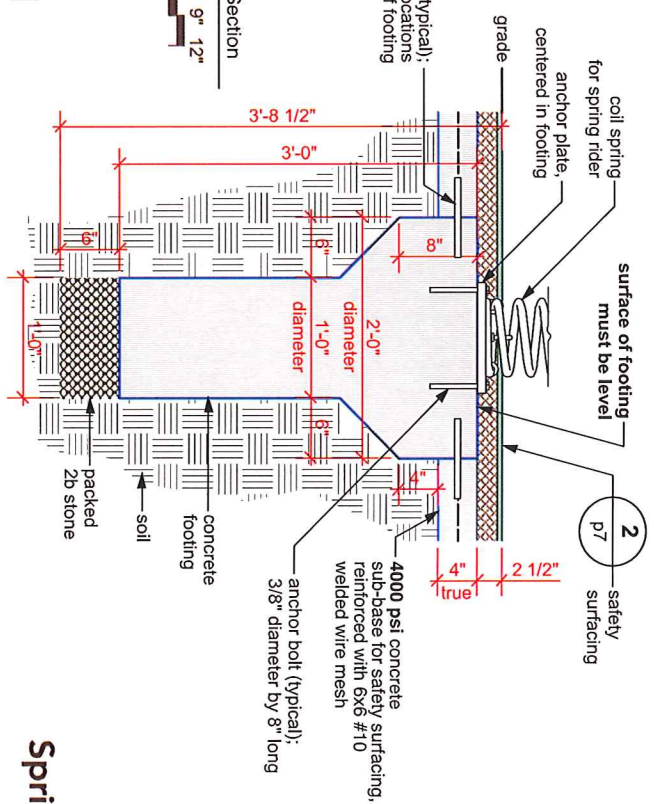
Play Equipment Footings — Sections

Broadway Park — 600 N. Broadway, Kingman KS

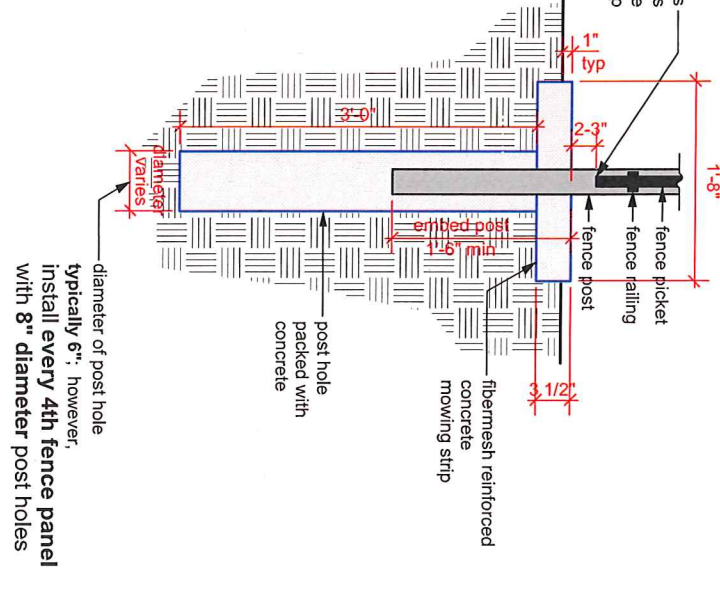


- SPRING RIDER FOOTING NOTES:**
- FOOTING DETAILS TO BE APPROVED BY STRUCTURAL ENGINEER.**
 - Allow concrete footing to cure at least 72 hours before installing spring assembly.
 - Assemble spring assembly as per Manufacturer's instructions, from anchor plate through mounting bracket.
 - Align anchor plate with center of footing, and orient mounting bracket so spring rider will be facing the direction shown on the Play Equipment Plan (see sheet 5, detail 1).
 - Sidewinder Cycle — rider should be facing generally **northeast**
 - Car — rider should be facing generally **south-southwest**
 - Mark and drill holes in footing for anchor plate bolts.
 - As necessary, gouge out concrete where the hex nuts make contact with the surface, in order to make the anchor plate level on the concrete.
 - Install spring assembly in footing, using **epoxy** to secure bolts holding anchor plate.

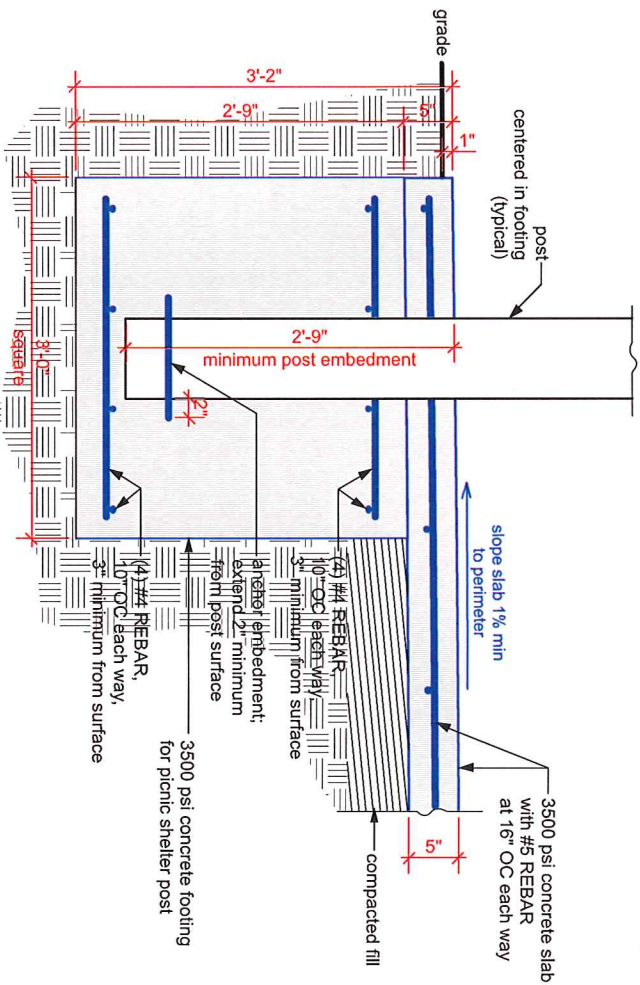
1 Spring Rider Footings — Section
 p11 scale: 1"=1'-0" 0" 3" 6" 9" 12"



2 Fence Post Footings — Section
 p11 scale: 1"=1'-0" 0" 3" 6" 9" 12"



Slope mowing strip as shown on Grading Plan (Sheet 3)



1 Shelter / Post Footing & Slab — Section
p12 scale: 1"=1'-0" 0" 3" 6" 9" 12"

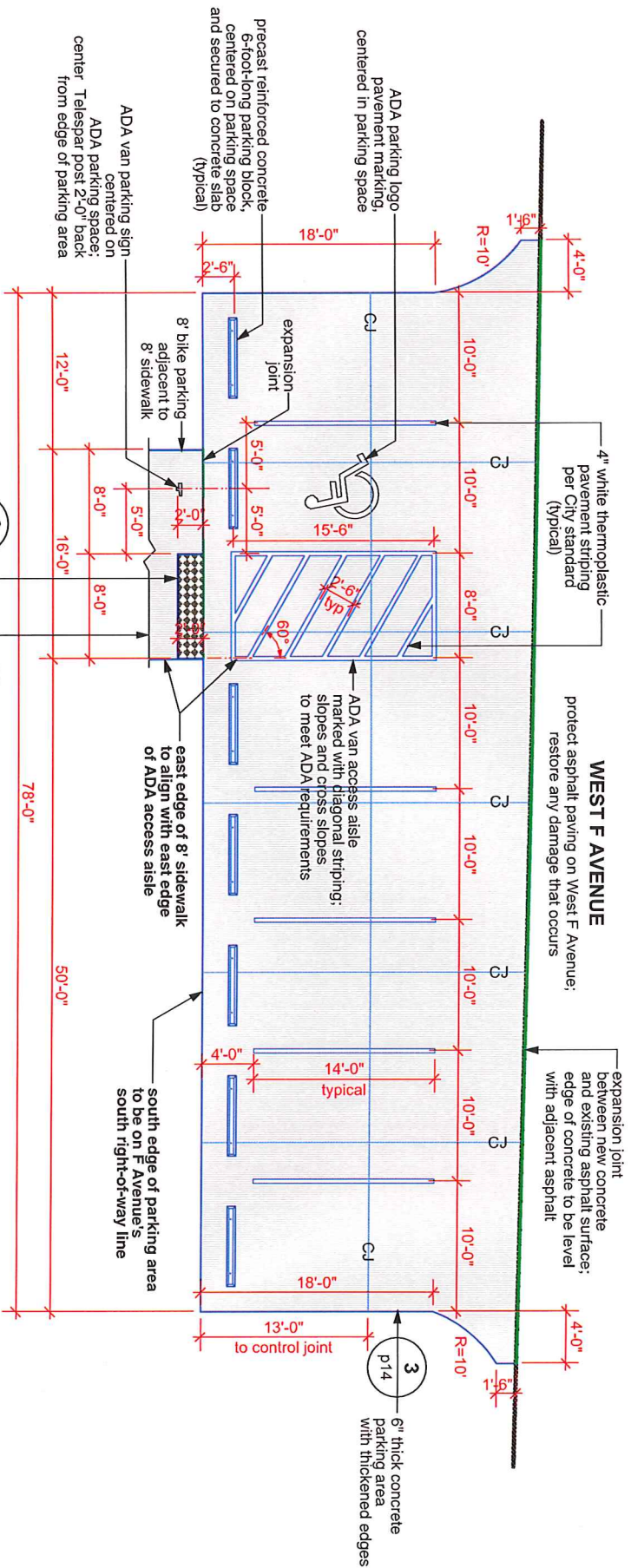
SEE GRADING PLAN (Sheet 3) FOR ELEVATIONS.

POST FOOTING SPECIFICATIONS

- Post footing concrete work must be executed in accordance with the latest edition of the American Concrete Institute specification for structural concrete ACI 301 and Building Code ACI 318.
Concrete specifications must be as follows:
 - 28 day strength: 3500 psi
 - Slump: 3-5
 - Portland cement must conform to C-150
 - Aggregate must conform to ASTM C-33
- All reinforcement steel must conform to ASTM A-615 Grade 60; and must be detailed, fabricated and placed in accordance with the latest ACI specification for structural concrete ACI 301, ACI Detailing Manual and CRSI Manual of Standard Practice.

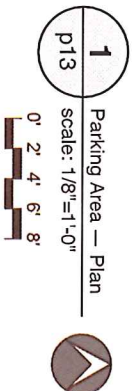
Shelter Column Footings — Section

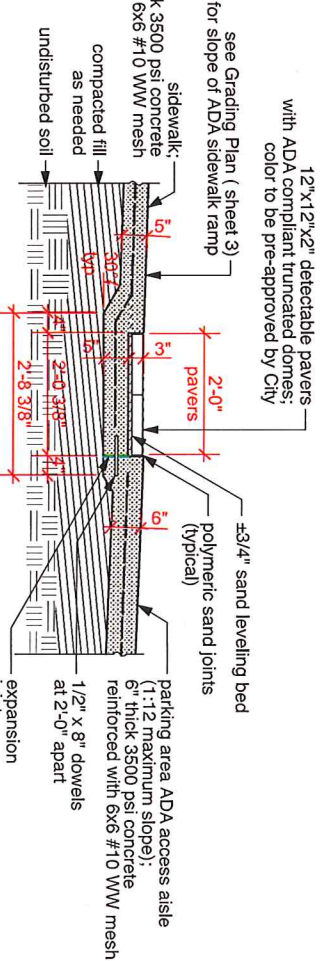
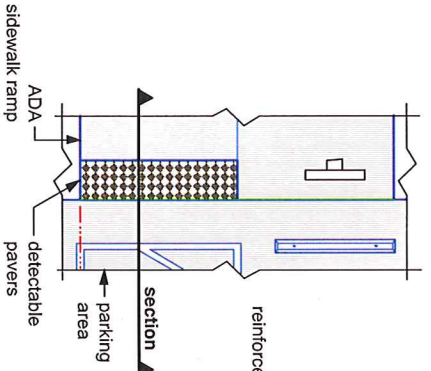
Broadway Park — 600 N. Broadway, Kingman KS



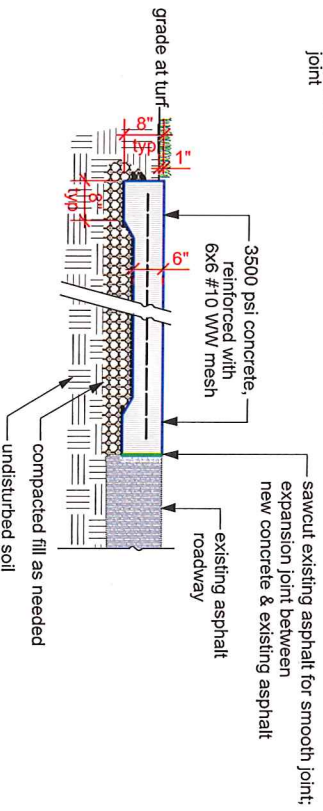
- NOTES**
1. Concrete and reinforcement in parking area to meet City Standard for Approaches.
 2. All accessible route conditions to van access parking aisle to meet ADA Guidelines.
 3. ADA parking sign to be installed on Telespar post so bottom edge of sign is minimum 7'-0" above grade.

- QUANTITIES**
1. Concrete parking area: ±2000 SF
 2. ADA parking sign & Telespar post: 1 unit
 3. Parking blocks: 7 units
 4. Detectable pavers: 16 SF

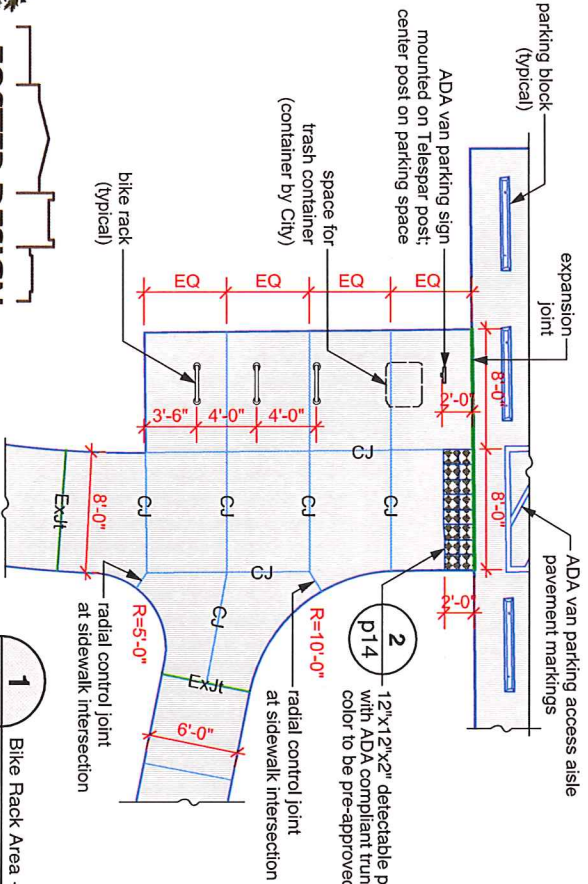




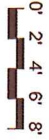
2 ADA Detectable Pavers — Section
p14 scale: 1/2"=1'-0"



3 Parking Area Thickened Edges — Section
p14 scale: 1/2"=1'-0"



1 Bike Rack Area — Plan
p14 scale: 1/8"=1'-0"



Bike Rack Specifications

Bike Racks to be by *Sitescapes* of Lincoln, NE (www.sitescapesonline.com) OR EQUAL. Any substitutions to be pre-approved by Landscape Architect.

BIKE RACKS (quantity 3):

- Apex Inverted U bike rack, 2-capacity, surface mount — AP2-02-SM
- Duracoat finish — color **Sterling**



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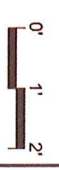
project: 19054.1

Bike Rack Area — Plan & Sections
Broadway Park — 600 N. Broadway, Kingman KS

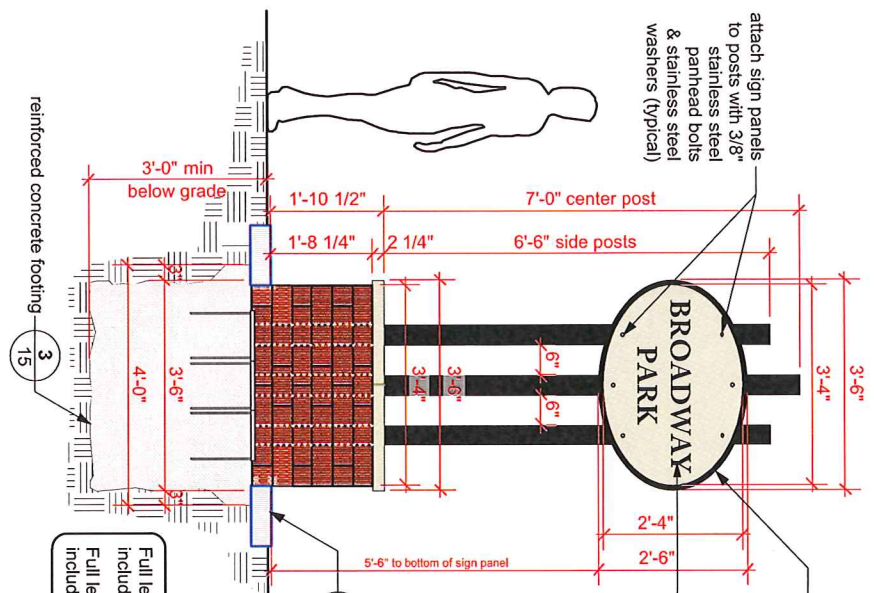
sheet: 14 of 19

Park Sign — Elevations & Section
Broadway Park — 600 N. Broadway, Kingman KS

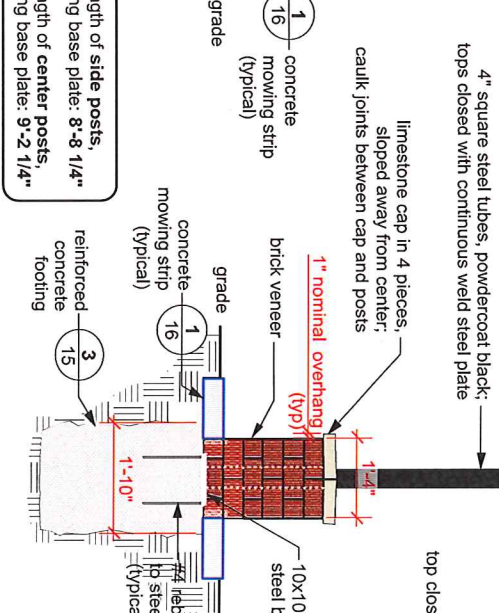
scale: 1/2"=1'-0"
sheet: 15 of 19



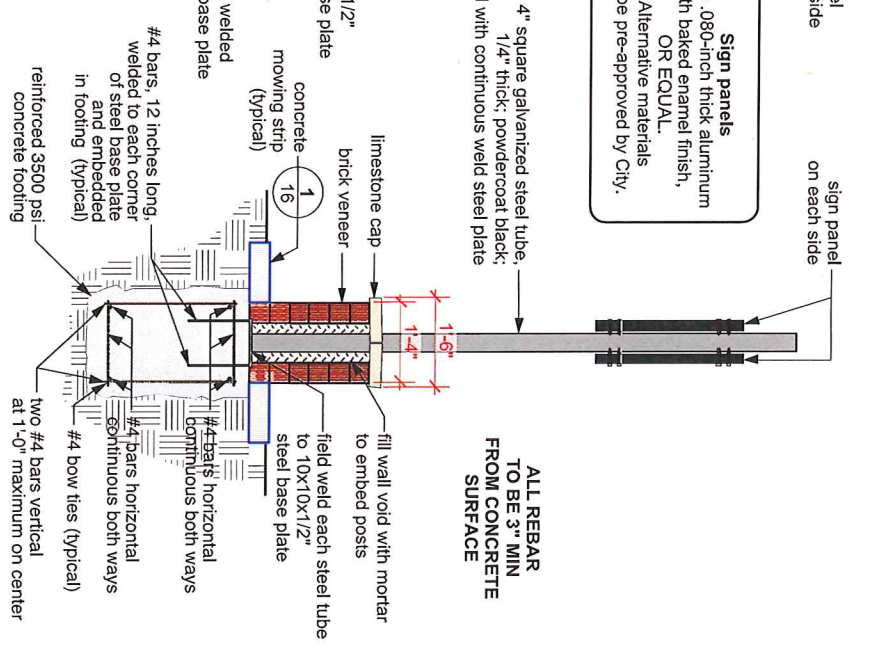
1 Broadway Park Sign —
Front Elevation
p15 scale: 1/2"=1'-0"



2 Broadway Park Sign —
Side Elevation
p15 scale: 1/2"=1'-0"



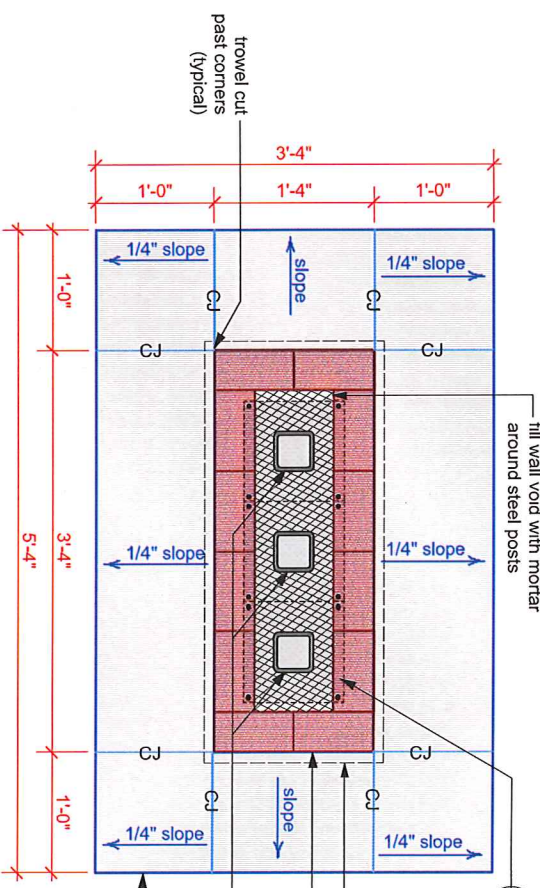
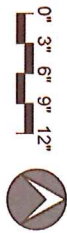
3 Broadway Park Sign —
Section
p15 scale: 1/2"=1'-0"



Park Sign — Plan Details
Broadway Park — 600 N. Broadway, Kingman KS

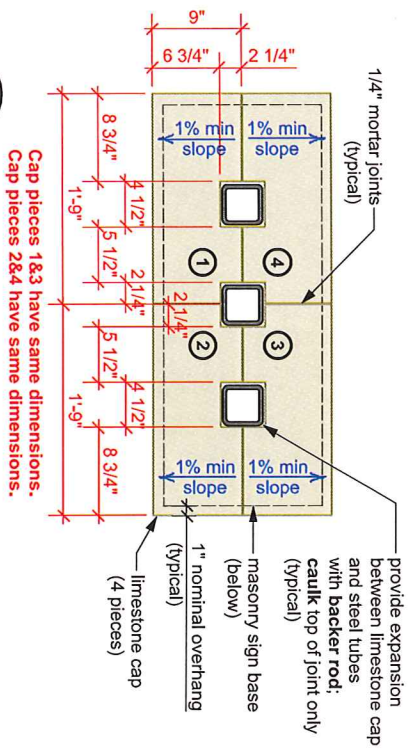
sheet: 16 of 19

scale: 1" = 1'-0"

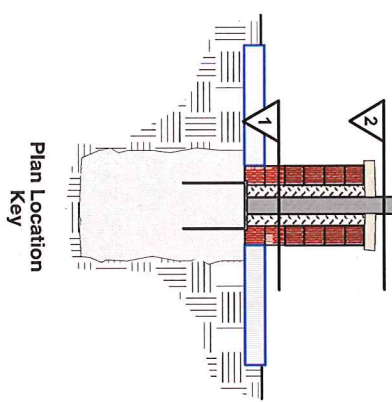
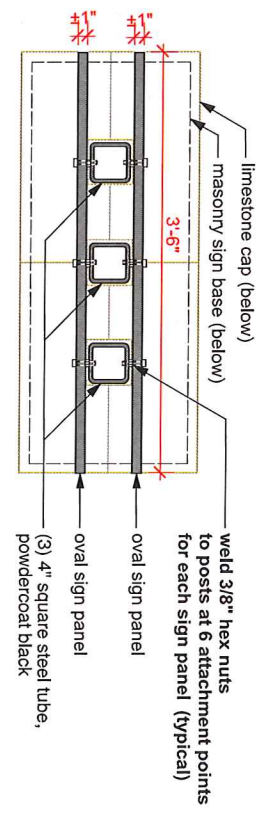


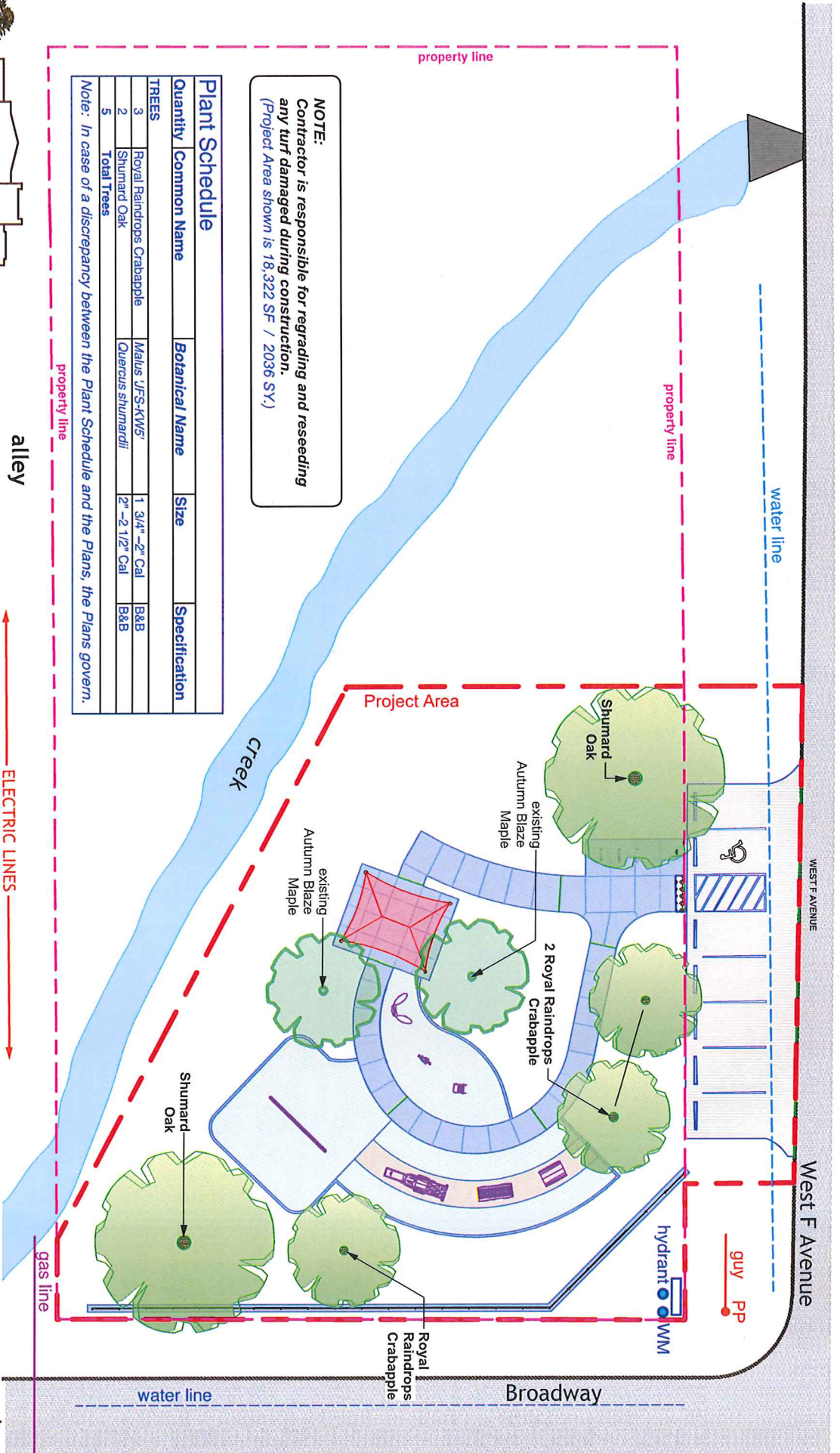
1 Broadway Park Sign — Plan View at Mowing Strip
p16 scale: 1" = 1'-0"

2 Broadway Park Sign — Plan View at Cap
p16 scale: 1" = 1'-0"



3 Broadway Park Sign — Plan View at Sign Panels
p16 scale: 1" = 1'-0"





NOTE:
 Contractor is responsible for regrading and reseeding any turf damaged during construction.
 (Project Area shown is 18,322 SF / 2036 SY.)

Plant Schedule			
Quantity	Common Name	Botanical Name	Specification
TREES			
3	Royal Raindrops Crabapple	Malus 'JFS-KW5'	1 3/4" - 2" Cal B&B
2	Shumard Oak	Quercus shumardii	2" - 2 1/2" Cal B&B
5	Total Trees		

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans govern.



FOSTER DESIGN
 Associates LLC

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scale: 1" = 20'-0"



1415 E. 2nd Street N. Wichita, KS

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www.fosterdesignassociates.com

date: 11/1/2021

project: 19054.1

Planting Plan & Quantities — sheet 17 of 19
 Broadway Park — 600 N. Broadway, Kingman KS

When a central leader is typical for the variety of tree being planted, trees without a central leader will not be accepted.

5-foot long 2x2 stake, positioned on the west side of the tree trunk, and driven at a 45° angle 12" to 18" into undisturbed soil, with the sharp end pointed north

(See Stake Orientation Plan below.)

Mulch 3" deep, as directed in Planting Notes. Leave 1"-3" clear around trunk.

Mound a soil saucer around planting hole.

sharp end of stake toward north

Scarify and loosen sides and bottom of planting hole. Do not leave smooth.

Report utilities conflicts to Architect. Tamp soil below root ball to prevent settling.

Trim broken and damaged branches and twigs after planting. Place trunk in plumb position.

Secure tree trunk to stake using commercial ties, or a wire tie protected by a length of rubber or vinyl hose so the stake does not contact the trunk directly.

Finish grade. Place top of root ball 2" above surrounding finish grade so that root flare is visible.

Cut all twine from around trunk. For basketed trees, remove wire from top 2/3 of ball after setting in hole. When burlap is untreated, remove burlap from top 1/3 of root ball. For treated burlap, remove all burlap from root ball after tree is in planting pit.

Friable soil backfill from excavation, amended as directed in Landscape Specifications and Installation Requirements. Tamp to prevent settlement. Soak backfill after planting.

1 Tree Planting and Staking Diagram (no scale)
p18 Single Stake Method — For Crabapple Trees

When a central leader is typical for the variety of tree being planted, trees without a central leader will not be accepted.

Trim broken and damaged branches and twigs after planting. Place trunk in plumb position.

See Stake Orientation Plan below. Orient parallel to adjacent sidewalks or curb unless directed otherwise.

Stake with two heavy-duty steel T-posts, each a minimum of 6' long, placed plumb, at least 6" clear of root ball.

Mulch 3" deep, as directed in Planting Notes. Leave 1"-3" clear around trunk.

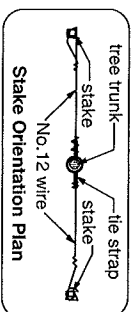
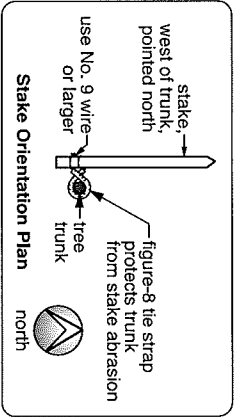
Mound a soil saucer around planting hole.

Finish grade. Place top of root ball 2" above surrounding finish grade so that root flare is visible.

Anchor stake into undisturbed soil a minimum of 6". Cut all twine from around trunk. For basketed trees, remove wire from top 2/3 of ball after setting in hole. When burlap is untreated, remove burlap from top 1/3 of root ball. For treated burlap, remove all burlap from root ball after tree is in planting pit.

Scarify and loosen sides and bottom of planting hole. Do not leave smooth. Report utilities conflicts to Landscape Architect. Tamp soil below root ball to prevent settling.

2 Tree Planting and Staking Diagram (no scale)
p18 Double Stake Method — For Shumard Oaks



PLANTING SPECIFICATIONS

1. The Landscape Contractor must provide all plants, materials, labor and equipment to complete the installation of trees and the repair of turf areas according to these specifications and the planting plan. The Landscape Contractor is responsible for repair to disturbed areas as directed by the City representative.
2. Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
3. Notify the City representative of variances between the plan and site conditions which affect planting operations.
4. **PLANTING SEASONS:** For trees, fall planting season is September 1st through October 31st, and spring planting season is April 1st through June 30th. Any tree installations outside of these dates must be pre-approved by the City representative.

GRASS INSTALLATION

1. A Kansas-hardy variety of Bermudagrass sod or seed (such as Midlawn, Guymon, Cheyenne or Sun Devil) must be applied to all disturbed areas on site. Install in a method approved by the City representative in accordance with local practices.
2. **PLANTING SEASON:** Seeding season is May 15th through July. Bermudagrass installations outside of these dates must be pre-approved by the City.
3. Notify City representative of the schedule for Bermudagrass installation to avoid conflicts with other contractors and interference with the watering schedule necessary for newly installed grass.

MATERIALS AND INSTALLATION REQUIREMENTS

Materials must be approved by the City representative before start of work. Materials and grass seed or sod may be rejected at any time during the installation.

Plant Materials must meet current standards of the American National Standards Institute, and exhibit a vigorous and healthy condition.

Topsoil must be provided by the Landscape Contractor as required for finished grading. This is intended only for low areas or the rough grade, and not for the entire site.

Topsoil must be fertile, friable, natural loam with a pH of 5.5-7.0 and capable of sustaining vigorous plant growth. It must be free of subsoil, stones, clods of hard earth, plants or their roots, sticks, or other extraneous matter. It must not be installed while in a muddy condition.

Soil Amendments For planting backfill, use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss.

Fertilizer For planting backfill, use Milorganite (6-2-0) or other approved product installed per Manufacturer's instructions.

Mulch must be premium grade cypress or recycled hardwood mulch, applied in a 3-foot radius around trees 3" to 3-1/2" deep. Rake the ground surface smooth prior to mulch installation.

Tree Wrap must be 4" Forces or DeWitt Tree Wrap or approved similar product. Securely wrap newly planted **Crabapple** trees from ground level to second level of branches on the trunk.

MAINTENANCE, ACCEPTANCE AND GUARANTEE

1. Prior to project acceptance by the City, the **Contractor is responsible for maintaining trees and turf areas**, keeping trees and turf watered and turf mowed.

2. When landscape work is completed, the Contractor and Landscape Architect will meet to review the installation. If the installation is in accordance with the plans and specifications, the Landscape Architect will accept the work. If not, the Landscape Architect may require additional work before acceptance.

3. **GUARANTEE:** The Contractor must guarantee spring-planted trees from planting through the following August 15th, and fall-planted trees from planting through June 1st.

At the end of the guarantee period the Landscape Architect and Contractor will meet to review the installation for required replacements. Dead trees and those not in a vigorous, thriving condition must be replaced by the Contractor in the following planting season with trees as originally specified.

Turf areas which are not in acceptable condition must be reseeded or resodded immediately in the same planting season, or if weather conditions require, in the following season.

Except when plant loss or damage is due to **vandalism**, there must be no additional cost to the City for replacement trees or turf.



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Landscape Specifications — sheet 19 of 19
Broadway Park — 600 N. Broadway, Kingman KS