SHEET NO.	TOTAL SHEETS
1	4

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER

BEAUTIFICATION IMPROVEMENTS

ROCK ROAD - FROM SOUTH LINE OF LOT 1, BLOCK 1, BRADLEY FAIR 2ND ADDITION TO THE SOUTH LINE OF LOT 5, BLOCK 1, BRADLEY FAIR ADDITION.

CITY OF WICHITA PROJECT NO. 472-76-245-82775-000-000-001
INDEX NO. 763979

INDEX OF SHEETS

1. TITLE SHEET
2. IMPROVEMENT DISTRICT MAP
3. LANDSCAPING PLAN
4. IRRIGATION PLAN

PROJECT SURVEY CONTROL
CITY OF WICHITA VERTICAL DATUM

C.O.W. BM 2: DISK 45' NORTH AND 48' EAST OF CENTERLINES 21ST ST. N. AND ROCK ROAD IN RIGHT TURN ISLAND. ELEV.=214.57

BM 3: CHIS "d" EAST SIDE CONC. BASE TO LIGHT POLE AT ENTRANCE TO VENTURE STORE, WEST SIDE ROCK ROAD, SOUTH OF 21ST. NORTH ELEV.=220.14

BM 20: CHIS "d" TOP OF CURB WEST SIDE ROCK ROAD 175' NORTH OF ENTRANCE TO SUNDANCE APTS. 1/4 MILE SOUTH OF 21ST NORTH ELEV.=213.96

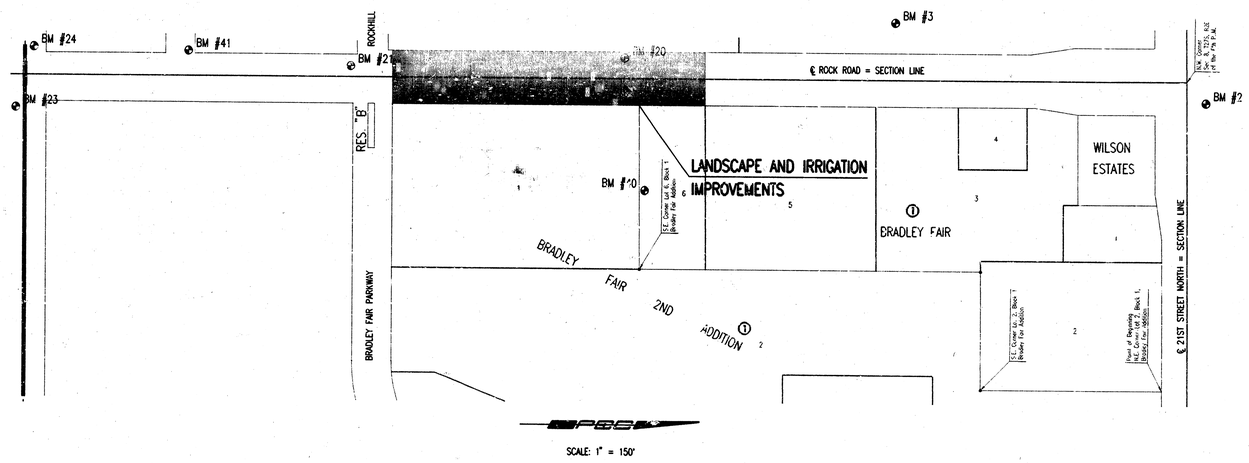
BM 21: CHIS "d" TOP OF CURB, SOUTH CURB RETURN, SOUTH SIDE ROCKHILL RD. WEST SIDE ROCK RD. ELEV.=209.01

BM 23: [illegible] RR SIGNAL LIGHT [illegible] SOUTH SIDE TRACKS. ELEV.=202.96

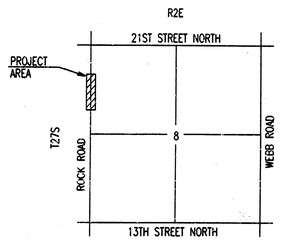
C.O.W. BM 24: [illegible] WEST SIDE ROCK ROAD AT 12TH ST. [illegible] SIDE TR CYS. ELEV.=203.19

BM 40: CHIS "d" ON TOP OF CURB 70± SOUTH OF SOUTHEAST CORNER "OUTBACK STEAKHOUSE" BLDG., NORTH SIDE LOT 1, BLOCK 1 BRADLEY FAIR 2ND ADDITION. ELEV.=211.62

BM 41: RAILROAD SPIKE IN WEST FACE 12" ELM, 62' EAST AND 120' NORTH OF NORTHWEST CORNER RESERVE "A", BRADLEY FAIR 2ND ADDITION. ELEV.=204.49



PROJECT LENGTH =300 LIN. FT.



VICINITY MAP

GENERAL NOTES

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.

TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

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.

CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.

CONTRACTOR SHALL PROVIDE A MINIMUM FORTY-EIGHT (48) HOUR ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE FOLLOWING UTILITY COMPANIES TO LOCATE ALL EXISTING LINES WITHIN THE PROJECT AREA: K.G.E. GAS, K.G.E. ELECTRIC, SOUTHWESTERN BELL TELEPHONE, MULTIMEDIA CABLEVISION, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA WATER DEPARTMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

PROPERTIES WITHIN THE PROJECT LIMITS MAY HAVE UNDERGROUND SPRINKLER SYSTEMS IN PUBLIC RIGHTS-OF-WAY WHICH CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REMOVE SUCH IMPROVEMENTS SHOULD THEY NOT BE REMOVED BY THEIR OWNER AT THE TIME OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO SALVAGE ALL SPRINKLER HEADS AND/OR VALVES AND GIVE SUCH MATERIAL TO THEIR OWNER. PORTIONS OF UNDERGROUND SPRINKLER SYSTEMS NOT IN CONFLICT WITH NEW CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND SHALL REMAIN IN PLACE. ALL WORK IN CONNECTION WITH UNDERGROUND SPRINKLER SYSTEMS SHALL BE CONSIDERED AS SUBSIDIARY TO THE CONTRACT PAY ITEMS OF WORK.

THE WATER DEPARTMENT SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER. THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.

CONTRACTOR SHALL BE REQUIRED TO COORDINATE HIS WORK WITH PAVING AND TRAFFIC SIGNAL CONTRACTOR, CITY OF WICHITA PROJECT NOS. 472-76-245-82730-000-000-001 AND 472-76-245-82729-000-000-001.

THE CONTRACTOR SHALL SEED, FERTILIZE AND MULCH ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION ACCORDING TO THE STANDARD SPECIFICATIONS. THIS WORK SHALL NOT BE PAID FOR DIRECTLY BUT SHALL BE CONSIDERED AS PART OF THE LUMP SUM BID FOR LANDSCAPING.

CONTRACTOR SHALL MAINTAIN 2 LANES OF TRAFFIC EACH WAY ON ROCK ROAD AT ALL TIMES. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TRAFFIC CONTROL AND ADVANCE WARNING DEVICES AS REQUIRED BY THE UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

REGISTERED LANDSCAPE ARCHITECT ROBERT M. STRAUSS 189

OCTOBER 1996

PLANS PREPARED BY
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

usr/astly/dgn: j:\1996\96109\strtitle.dgn
date plotted: october 2, 1996
delmar lo. owaine dunn

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-82PPS-000-000-001	2	4

N.W. Corner Sec. 8, T.27S, R2E of the 6th P.M.

21ST ST. CT.

TARA CIRCLE

TALLGRASS

N.E. Corner, N.W. 1/4 Sec. 8, T27S, R2E of the 6th P.M.

GREENLEAF

N.E. Corner Sec. 8, T27S, R2E of the 6th P.M.

℄ 21ST STREET NORTH

WILSON ESTATES

1

2

RES."C"

BRADLEY

4

3

FAIR

①

5

2

①

ADDITION

6

BRADLEY FAIR

RESERVE "A"

BRADLEY FAIR PARKWAY

2ND ADDITION

1

UNPLATTED TRACT NO. 1

3

UNPLATTED

1

2

WEBB ROAD

COMMERCIAL

3

UNPLATTED

℄ ROCK ROAD

℄ WEBB ROAD

SCALE: 1" = 200'

UNPLATTED TRACT NO. 3

ROCKHILL

RESERVE "B"

BRADLEY FAIR PARKWAY

UNPLATTED TRACT NO. 2

ROCK ROAD COURT

S.W. Corner, N. ½ Sec. 8, T27S, R2E of the 6th P.M.

ST. LOUIS AND SAN FRANCISCO RAILROAD

IMPROVEMENT DISTRICT BOUNDARY

usr/ustn/dan-l/1996/96109/Improdist.dgn
date plotted: september 26, 1996
deliver to: dwaine dunn

ROCK ROAD

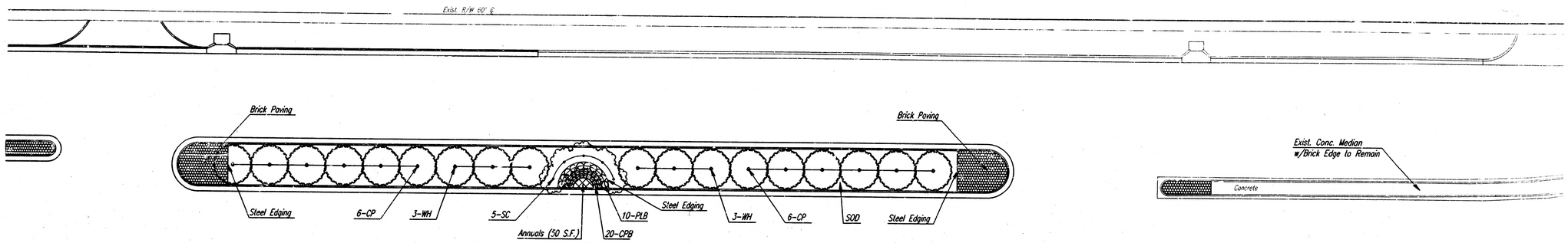
IMPROVEMENT DISTRICT MAP

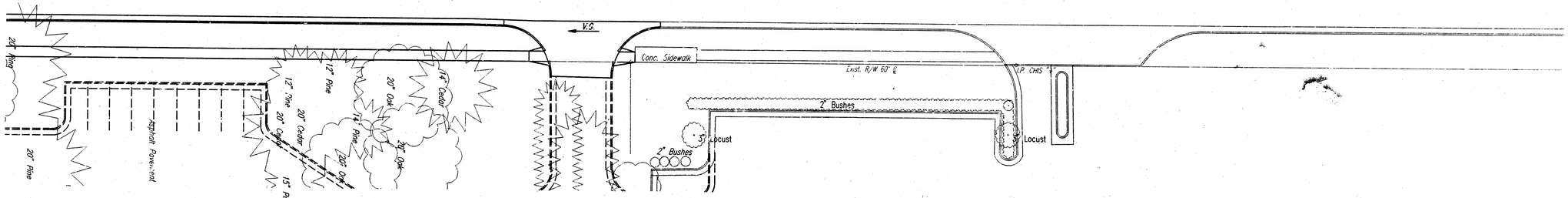
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	BER, GDD	Checked by	
Drawn by	BJS	Date OCT. 1996	Job No. 96258

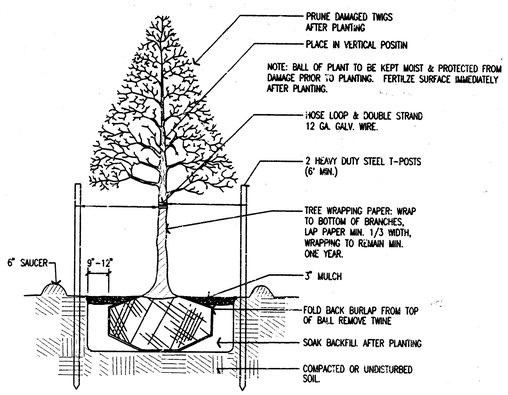
PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-8275-000-000-001	3	4

SCALE: 1"=20'

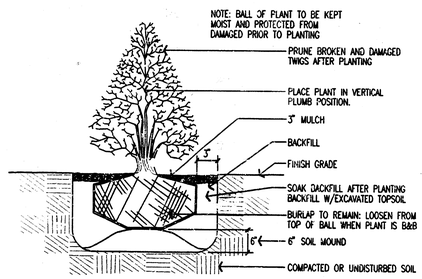




NOTE: PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



DECIDUOUS TREE PLANTING 2" CAL. AND LARGER
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE: LANDSCAPING SHALL BE BID AS A LUMP SUM PRICE, WHICH PRICE SHALL BE CONSIDERED FULL COMPENSATION FOR ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

PLANT MATERIAL LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CP	12	CHANTICLEER PEAR	PYRUS CALLERYANA "CHANTICLEER"	2 1/2"	B & B
SC	5	SARGENT CRAB	MALUS "SARGENTII"	2 1/2"	B & B
WH	6	WASHINGTON HAWTHORN	CRATAEGUS CRUSGALLI (MULTI-TRUNK)	2 1/2"	B & B
CPB	22	CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII "CRIMSON PIGMY"	2 GAL.	CONT.
PLB	10	PYRACANTHA "LOW BOY"	PYRACATHA COCCINEA "LOW BOY"	5 GAL.	CONT.

QUANTITIES

METAL EDGING - 40 LINEAL FEET (EDGING SHALL BE BORDER LINE BY BORDER CONCEPTS, INC. OR APPROVED EQUAL)

SHREDDED HARDWOOD MULCH - 50 CUBIC FEET (3" MIN. DEPTH)

ANNUALS - (VARIETIES BY OWNER) 50 S.F.

SOD - 470 S.Y. (PREMIUM BLEND FESCUE)

REGISTERED LANDSCAPE ARCHITECT ROBERT M. HARPER 189 WICHITA, KANSAS

ROCK ROAD

LANDSCAPING PLAN

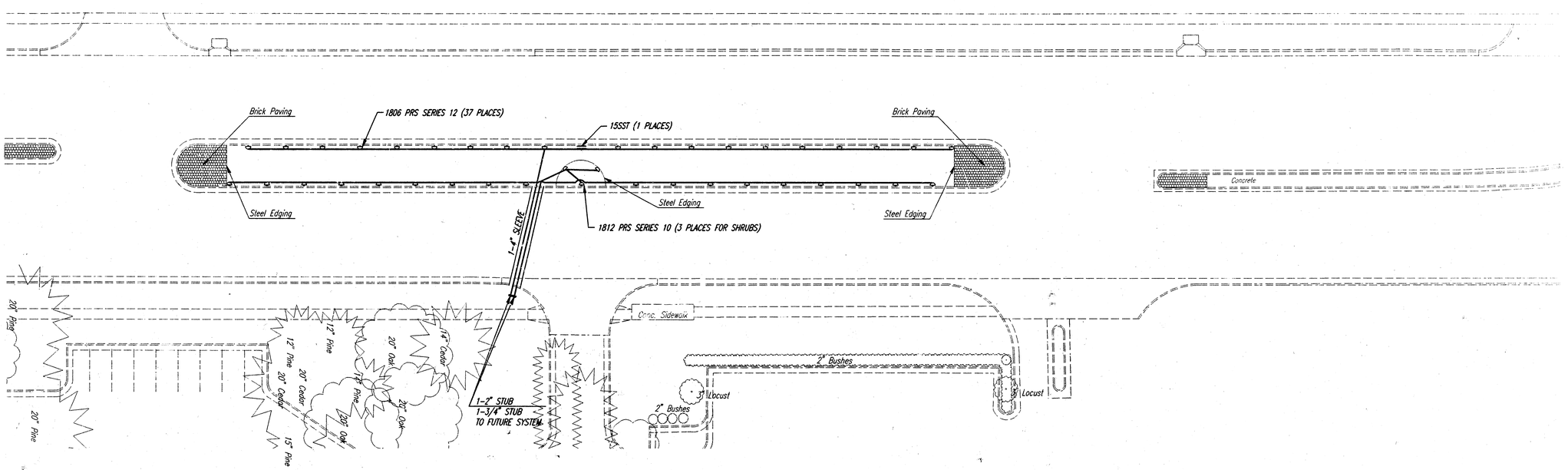
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	RH	Checked by	
Drawn by	BJS	Date OCT. 1996	Job No. 96258

usr/ustn/dgn.l/1996/96109/landscap.dgn
date plotted: July 29,1996
deliver to: d.dunn

PROJECT NO.	SHEET NO.	TOTAL SHEETS
472-76-245-82730-000-000-001	4	4

SCALE: 1"=20'



SYSTEM MUST BE FIRED UP AT TEMPORARY SOURCE TO SHOW PROPER OPERATION IN ENGINEER'S PRESENCE.

Note: Irrigation System to be bid as a lump sum for "Irrigation". The price bid shall be full compensation for all materials (except 4" sleeve under pavement), labor, equipment and incidentials necessary to complete the work.

4" sleeve under pavement to be installed by Paving Contractor under City of Wichita Proj. No. 472-76-245-82730-000-000-001

LEGEND

- 1800 PRS SPRAY HEADS SERIES (NOTED)
- 15SST SIDE STRIP SPRAYS

usr/usth/dgn:1/1996/96109/irr1pln.dgn
date plotted: september 26,1996
deliver to:dwaine dunn

ROCK ROAD

IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT ROBERT M. HARTMAN 180 STATE OF KANSAS

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

Designed by	RH	Checked by	
Drawn by	BJS	Date OCT. 1996	Job No. 96258