CITY OF WICHITA, KANSAS

NEIL D. CABLE, P.E., CITY ENGINEER

STREET IMPROVEMENTS

LINDBERG - FROM THE S.L. OF LOT 2, BLOCK 1 TO THE S.L. OF BRONCO
BRONCO - FROM 25.4' WEST OF THE W.L. OF LOT 13, BLOCK 1 TO THE E.L. OF RESERVE "B"
BRONCO CT. - FROM THE S.L. OF BRONCO TO 85' SOUTH OF THE S.L. OF BRONCO

IN

REMINGTON PLACE 2ND ADDITION

CITY OF WICHITA PROJECT NO. 472-83678

OCA NO. 765785

INDEX OF SHEETS

1. TITLE SHEET
2. PLAT
3. TYPICAL SECTIONS
4. PAVING PLANS - LINDBERG
5. PAVING PLANS - BRONCO
6. PAVING PLANS - BRONCO CT. (TYPICAL SECTION OF BRONCO CT.)
7. MISCELLANEOUS PAVING DETAILS, PARKING DETAILS AND JOINTS
8. SWS LINES NO. 1 AND 1A
9. SWS LINES NO. 2 AND 3
10. STANDARD TYPE 1A CURB INLET (L=5'-0")
11. STANDARD AREA INLET, RIPRAP DETAILS AND UNDERDRAIN
12. 4-CORNER PLAN
13.-16 EROSION CONTROL DETAILS
17. SIGNING DETAILS

BENCHMARK LIST

BM #1 -"I"POST IN EAST-WEST TREE ROW NEAR THE SOUTHEAST CORNER OF LOT 12, BLOCK 4, REMINGTON PLACE.
ELEV. = 205.595

BM #2 -"I"POST 40' NORTH AND 6' WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, REMINGTON PLACE.
ELEV. = 209.525

BM #4 -"I"POST 75' NORTH AND 12' EAST OF LOT 6, BLOCK 3, REMINGTON PLACE.
ELEV. = 210.405

BM #4-A -"I"POST 5' EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 4, REMINGTON PLACE.
ELEV. = 209.92

BM #4-B -"I"POST 5' EAST OF THE EAST RIGHT-OF-WAY OF CRANBROOK AND 110' SOUTH OF THE SOUTH RIGHT-OF-WAY OF 21ST STREET NORTH.
ELEV. = 209.645

BM #6-4 - SET "I" POST IN LOT 6, BLOCK 4, REMINGTON PLACE. 5' WEST OF NORTHEAST CORNER LOT 6, BLOCK 4, REMINGTON PLACE.
ELEV. = 203.21

BM #14-7 - SET "I" POST IN LOT 14, BLOCK 7, REMINGTON PLACE. 10' WEST OF P.C. COURT.
ELEV. = 206.155

BM #17-3 - FOUND CITY OF WICHITA STREET CURB DISC IN LOT 17, BLOCK 3, REMINGTON PLACE, ON TOP BACK OF CURB AT EAST END OF EXISTING STREET.
ELEV. = 209.33

BM #19-7 - SET "I" POST IN LOT 19, BLOCK 7, REMINGTON PLACE, 10' NORTH OF P.C. COURT.
ELEV. = 211.085

BM "E" - SET "I" POST IN RESERVE "E", 35' NORTHWEST OF WEST CORNER LOT 4, BLOCK 5, REMINGTON PLACE AND NORTHEASTERLY 10' OF CRANBROOK RIGHT-OF-WAY.
ELEV. = 212.56

SUBDIVISION BENCH MARK (SBM)

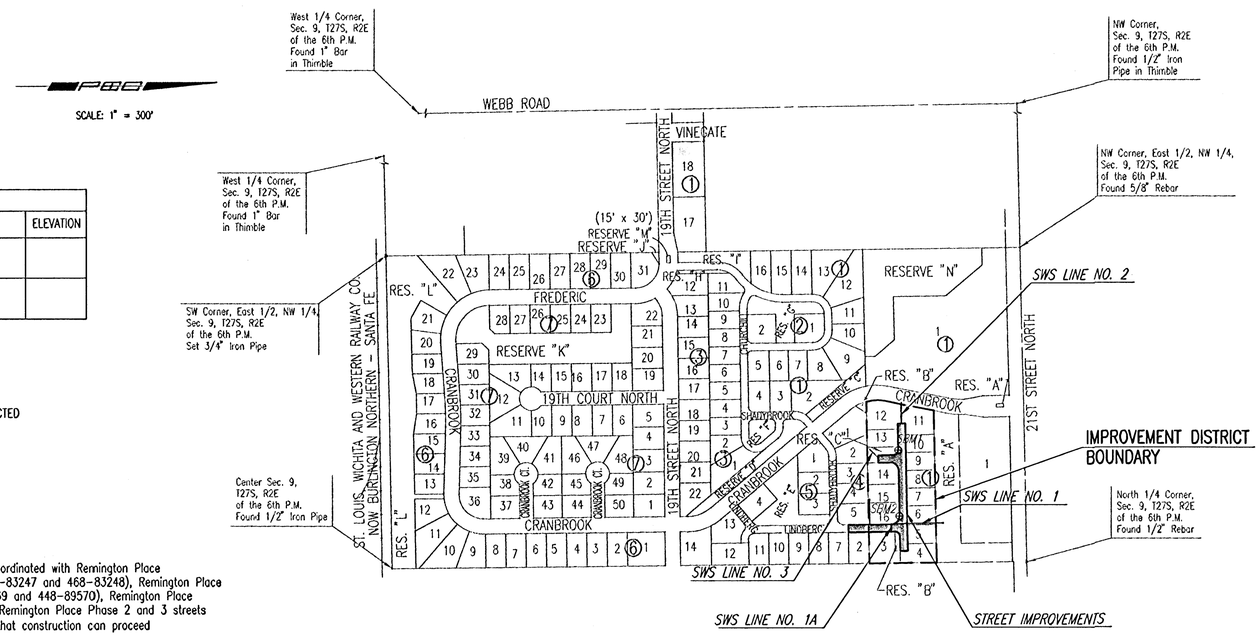
NO.	STREET AND STATION	FROM ℄	DESCRIPTION	ELEVATION
1	BRONCO STA. 81+08	14' RT.	TOP OF CURB ON S. SIDE BRONCO AT P.C. OF RETURN, 36' W. OF ℄ BRONCO CT.	
2	BRONCO STA. 83+85.69	14' RT.	TOP OF CURB ON S. SIDE BRONCO AT P.C. OF RETURN, 51.59' W OF ℄ LINDBERG.	

THE COST OF THE BENCH MARK DISC, INCLUDING INSTALLATION, SHALL BE INCIDENTAL TO THE CURB.

EARTHWORK

THE CONTRACTOR SHALL FINE GRADE AND RECOMPACT ALL STREET SUBGRADE PLACED BY C.O.W. PROJECT NO. 468-83253 AS REQUIRED FOR THE PROPOSED PAVEMENT, OR AS DIRECTED BY THE ENGINEER. CURB BACKFILL SHALL BE FURNISHED, PLACED AND COMPACTED BY THE CONTRACTOR. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE LUMP SUM BID ITEM "STREET GRADING".

PROJECT LENGTH = 816 LIN FT.



Construction Sequence Notes

All Remington Place 2nd Addition work shall be coordinated with Remington Place Phase 2 and 3 sanitary sewers (Project Nos. 468-83247 and 468-83248), Remington Place Phase 2 and 3 waterlines (Project Nos. 448-89569 and 448-89570), Remington Place storm water drain (Project No. 468-83253), and Remington Place Phase 2 and 3 streets (Project Nos. 472-83376 and 472-83377) such that construction can proceed currently.

Sanitary Sewer Construction Sequence

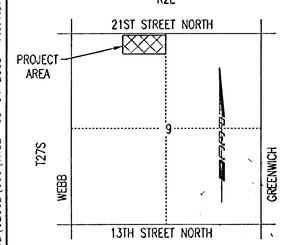
The Contractor shall complete the Remington Place 2nd Addition sanitary sewer (Project No. 468-83354) by April 18, 2003

Waterline Construction Sequence

The Contractor shall complete the Remington Place 2nd Addition waterline (Project No 448-89763) by May 9, 2003.

Street Construction Sequence

Substantial completion of the Remington Place 2nd Addition streets (Project No. 472-83678), i.e. easement grading, storm sewer, and all paving items except the top 2" surface course, shall be completed by May 22, 2003. All remaining items of work shall be completed by June 13, 2003.



VICINITY MAP

MARCH 2003

PLANS PREPARED BY

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

BRENT S. REINSBORO
8169
3-9-03
KANSAS
PROFESSIONAL ENGINEER

RECORD DRAWING

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.

TEMPORARY SURFACING MATERIAL (ROCK, ASPHALT, ETC.) MAY HAVE BEEN PLACED WITHIN STREET RIGHTS-OF-WAY FOR HAUL ROADS AND TEMPORARY ACCESS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE EXTENT, IF ANY, OF SUCH SURFACING. CONTRACTOR SHALL REMOVE SAID TEMPORARY SURFACING IN THE SAME MANNER AS NOTED ABOVE FOR RUBBLE. THIS REMOVAL SHALL BE SUBSIDIARY TO "EXCAVATION".

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: PEOPLES NATURAL GAS, WESTAR ENERGY, SOUTHWESTERN BELL TELEPHONE, COX COMMUNICATIONS, 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.

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.

INLET HOOKUPS SHALL BE BID PER EACH REGARDLESS OF INLET SIZE.

THE CONTRACTOR SHALL APPLY TEMPORARY SEED AND MULCH TO ALL UNPAVED AREAS DISTURBED BY HIS CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE CITY OF WICHITA SPECIFICATIONS. THIS WORK SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE BID FOR "TEMPORARY SEEDING".

THE CONTRACTOR SHALL APPLY PERMANENT SEED, FERTILIZER, AND MULCH TO THE STREET RIGHT-OF-WAYS, AND UTILITY EASEMENTS IN ACCORDANCE WITH STANDARD SPECIFICATIONS. SEED SHALL BE K-31 FESCUE APPLIED AT THE RATE OF 350 LBS. PER ACRE. FERTILIZER SHALL BE 12-24-12 APPLIED AT THE RATE OF 350 LBS. PER ACRE. MULCH SHALL BE PRAIRIE HAY APPLIED AT THE RATE OF 15 BALES PER ACRE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT PRICE BID PER ACRE FOR "PERMANENT SEEDING".

EROSION CONTROL (BMP'S)
THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED ON SHEET 13. THE FOLLOWING QUANTITIES ARE ESTIMATED, AND SHOULD BE CONSIDERED THE MINIMUM EFFORT REQUIRED. INSTALLATION OF THESE BMP'S DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.

INLET PROTECTION	7 EACH
CONSTRUCTION ENTRANCE	1 EACH
BACK OF CURB PROTECTION	1700 L.F.

LOT GRADING AND COORDINATION
THE CONTRACTOR SHALL BE REQUIRED TO WORK AROUND HOUSE CONSTRUCTION CONCURRENTLY UNDERWAY AND COORDINATE WITH THE HOME BUILDERS AND DEVELOPER ON ACCESS AND LOT GRADING ISSUES.

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