CONSTRUCTION PLANS FOR STREET AND DRAINAGE IMPROVEMENTS

EQUESTRIAN ESTATES ADDITION - PHASE 2

TO

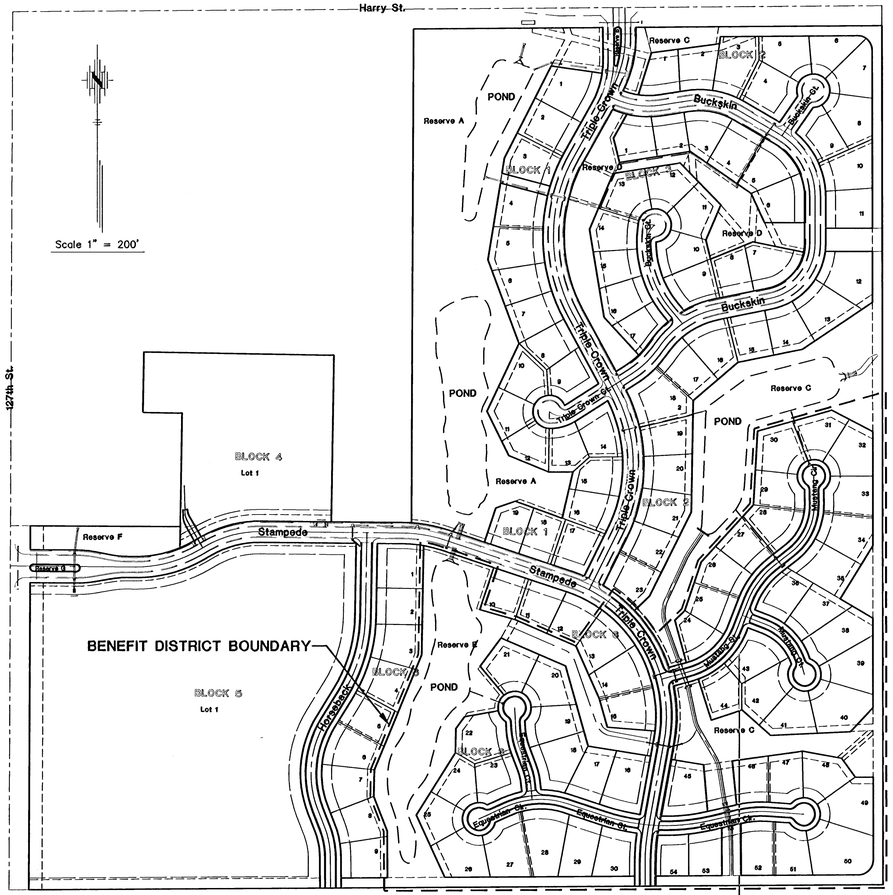
THE CITY OF WICHITA, KANSAS

JAMES L. ARMOUR, P.E. - CITY ENGINEER

PROJECT NO. 472-83430

OCA NO. 765969

TRIPLE CROWN from the East line of Lot 12, Block 6, Equestrian Estates Addition to the South line of Equestrian Estates Addition, MUSTANG STREET/CIRCLE adjacent to Lots 24 thru 36 and 43 thru 44, Block 2, Equestrian Estates Addition, MUSTANG COURT adjacent to Lots 36 thru 43, Block 2, Equestrian Estates Addition, EQUESTRIAN CIRCLE adjacent to Lots 45 thru 54, Block 2, Equestrian Estates Addition, EQUESTRIAN STREET/CIRCLE adjacent to Lots 16 thru 18 and 23 thru 30, Block 6, Equestrian Estates Addition, and EQUESTRIAN COURT adjacent to Lots 18 thru 23, Block 6, Equestrian Estates Addition



GENERAL NOTES:

1. Utility service lines, poles, valve boxes, meters and etc. 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

2. A saw cut of at least one-half the depth of existing surface courses or one-fourth the depth of the existing total pavement thickness shall be provided at locations where proposed construction abuts an existing surface course or pavement for which partial removal of that surface or pavement is required. Sawed joint to facilitate removal within three (3) feet of existing joints will not be permitted and for such instances the limits of removal shall extend to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the project costs.

3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved.

   All suitable excavation shall be wasted on low lying lots within the addition before any material is disposed of off site.

   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 archaeological investigations unless buried in a previously approved borrow location

4. 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. The cost is subsidiary to street construction costs.

5. Limits of earthwork shall match existing ground elevations at the right-of-way line unless otherwise noted on the plans with a new finished grade elevation. When a new finished grade elevation is shown, the earthwork shall extend one foot beyond the right-of-way line and then slope up or down using permissible slopes to match the existing ground surface.

6. The Contractor shall be responsible for preserving property irons. The Contractor will be required to reestablish any property irons which are damaged or destroyed by his construction operations. Such irons shall be reestablished by a licensed land surveyor in accordance with state laws.

7. All transition curb paid for as Roll Type Curb.

8. All lawn/turf areas disturbed by construction shall be restored with the same sod as existing. Restoration of disturbed areas shall include, but not be limited to, top soil preparation and sodding. All sodding work shall be in accordance with City Standard Specifications and the City Administrative Regulation No. AR78, which governs cleanup and restoration or replacement following construction. The "Recapitulation of Quantities" will show the estimated Square Yards of disturbed lawn/turf area to be sodded, with a bid item for the same. When the weather/season prevents the installation of sod, the Contractor shall be responsible for installing Erosion Control Blanket (Curlex I, or approved equal) at the back of curb (8' wide minimum). All costs for erosion mat installation shall be subsidiary to "Site Restoration".

9. The Contractor shall reseed all non-lawn/turf areas disturbed by construction with a mixture of Ryegrass (applied at a rate of 200 lbs per acre) and Fescue, Bermuda, or Buffalo grass, depending on the soil conditions (applied per Standard Specifications). Pure Nitrogen fertilizer shall also be applied at a rate of 1.5 lbs per thousand square feet. The seed shall be watered with deep soaking every two (2) weeks during dry periods until a mature stand of grass is obtained. The "Recapitulation of Quantities" will show the estimated Square Yards of disturbed non-lawn/turf area to be seeded, with a bid item for the same. The permanent seeding may be omitted only if sodding is required in accordance with previous General Note. The Contractor shall be responsible for installing Erosion Control Blanket (Curlex I, or approved equal) at the back of curb, to and including the the limits of all seeded areas. All costs for this work shall be subsidiary to the seeding bid item.

10. Subdivision benchmarks will be flat survey markers, No. 8134-08, 3" top diameter available at Kansas Blue Print Co., Inc. (Cost is incidental to curb construction)

11. Contractor shall maintain all existing BMPs on project site during construction. Contractor shall repair or replace any existing BMPs that are damaged (Cost is subsidiary to site restoration). If BMPs were damaged prior to contractor beginning work on project, notify construction inspector or engineer.

12. Contractor shall remove and stockpile organic material (topsoil) to surface (to a minimum of twelve (12) inches) all fills, embankments and any other areas on the site of the work where the original topsoil will be covered or damaged. Topsoil shall be free from trash, debris and surface vegetation more than six (6) inches in height. After all work has been completed in each area, topsoil shall be placed and graded. (Cost shall be subsidiary to Excavation)

13. Bedding material for RCBC shall be crushed rock conforming to ASTM C-33, gradation No. 67, and shall meet all requirements for Portland Cement Concrete Pavement Coarse Aggregate, Section 406.2, City of Wichita Standard Specifications.

TOTAL PROJECT LENGTH: 3,482 L.F. = 0.659 Mi.

EARTHWORK SUMMARY

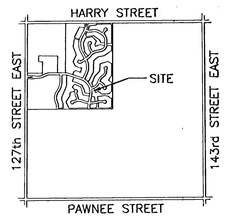
(WITHIN R/W)

Excavation	3,181 C.Y.
Compacted Fill	10,765 C.Y.
Loose Fill	4,283 C.Y.
Borrow *	11,867 C.Y.

* Net from Pond Project/Mass Grading (See Earthwork Summary Sheet 59 for Earthwork Outside of the Street R/W)

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LOCATION MAP
No Scale

BENCH MARKS

(U.S.G.S. Datum)

1. Railroad spike in power pole, approximately 25' south and 30' east of W 1/4 Corner, Section 35-27-2E. Elev. 1349.65

2. Square on south hub guard of RCBC just west of NW Corner of Section35-27-2E. Elev. 1311.90

JANUARY 2006

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