

CONSTRUCTION PLANS FOR STREET AND DRAINAGE IMPROVEMENTS

FALCON FALLS - PHASE 1
TO
THE CITY OF WICHITA, KANSAS

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

PROJECT NO. 472-83687

OCA NO. 765782

PEREGRINE from the west line of Hillside to the south line of Kite; PEREGRINE COURT adjacent to Lots 16 through 21, Block 3; LANNERS CIRCLE and LANNERS COURT adjacent to Lots 36 through 45, Block 2 and Lots 1 through 15, Block 6; KITE from Peregrine to the west line; and OSPREY CIRCLE adjacent to Lots 1 through 26, Block 2, Falcon Falls 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. Sowed joints 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.

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 of 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. Trees are to be removed as needed. The cost is subsidiary to street construction costs.

9. All disturbed areas within street right-of-ways shall be seeded with temporary rye grass within 14 days of disturbance at a rate of 250 lbs. per acre.

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 subsidiary to site restoration). If BMPs were damaged prior to contractor beginning work on project, notify construction inspector or engineer.

Scale 1" = 100'

TOTAL PROJECT LENGTH: 3,880 L.F. = 0.73 Mi.

EARTHWORK SUMMARY

Excavation	5,767 C.Y.
Compacted Fill	325 C.Y.
Loose Fill	5,701 C.Y.

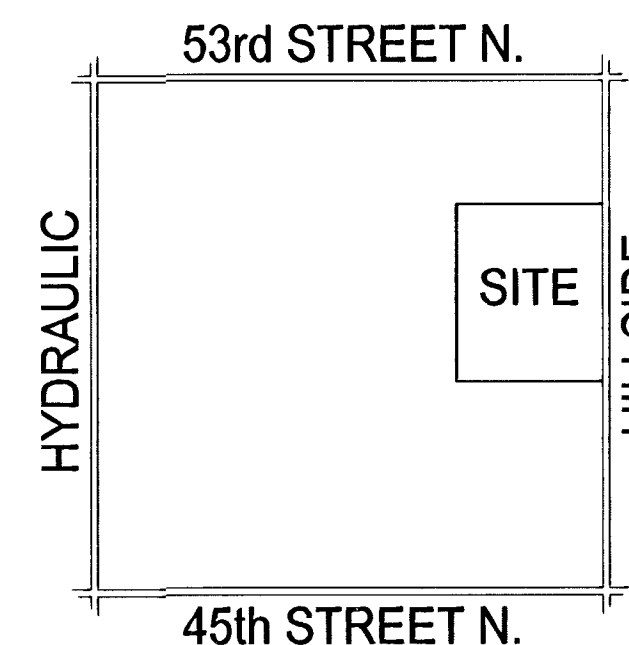
(See Earthwork Summary Sheet 67 for Earthwork Outside of the Street R/W)

MAY 2003PLANS PREPARED
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RECORD DRAWINGS
APRIL 4, 2004
J.U./B.K.**BENCH MARKS**

1. Brass Disk on E. end of N. Hbgd. of RCB under 53rd St. N. 50' E. of N 1/4 Cor. Elev. 1371.83
2. 1/2" Sq. spike in fence post 34' S. of SW Cor. of Heights HS property. Elev. 1368.26
3. "□" Cut on NE corner of W. wingwall conc. wash near NE cor. Lot 1, Blk 1, Falcon Falls Addition Elev. 1359.73
4. "□" Cut on SE corner of conc. step at pump station near SE corner Heights HS property. Elev. 1356.83
5. Brass Disk on top S. end of E. corral rail on Hillside Bridge, S. of E. 1/4 Cor. Sec. Elev. 1354.51

LOCATION MAP
No Scale