

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
AT&T 1-800-246-8464  
Black Hills Energy 1-800-694-8989  
City of Wichita Water & Sewer 1-316-219-8921  
City of Wichita Stormwater 1-316-268-4090  
City of Wichita Traffic 1-316-268-4034  
Cox Communications 1-888-249-3530  
Kansas Gas Service 1-888-482-4950  
Westar Energy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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.
- 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, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.
- 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 City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.  
Seed: Kansas Premium Fescue Blend: 8 lbs./1000 sq. ft.  
Mulch: Prairie Hay: 2 tons/acre  
Fertilizer: 12-24-12: 45 lbs./acre  
All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.  
All other areas disturbed during construction shall be seeded at 5 lbs./1000 s.f. with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- 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.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NGVD29.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.
- Connecting to Existing Manholes: Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.
- Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- All areas disturbed during construction within Reserves "B" and "C" shall be seeded, mulched, and fertilized as follows (Permanent Seeding):  
Seed: Kansas Premium Fescue Blend: 8 lbs./1000 sq. ft.  
Mulch: Prairie Hay: 2 tons/acre  
Fertilizer: 12-24-12: 45 lbs./acre  
All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.  
All other areas disturbed during construction shall be seeded at 5 lbs./1000 s.f. with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- The developer for this project is Heights, LLC, Jay W. Russell, Member.

## Lateral 16, Main 13, SS #23 SANITARY SEWER IMPROVEMENTS to serve

# FALCON FALLS 3RD ADD. PH. 3B

## CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number

468-85277

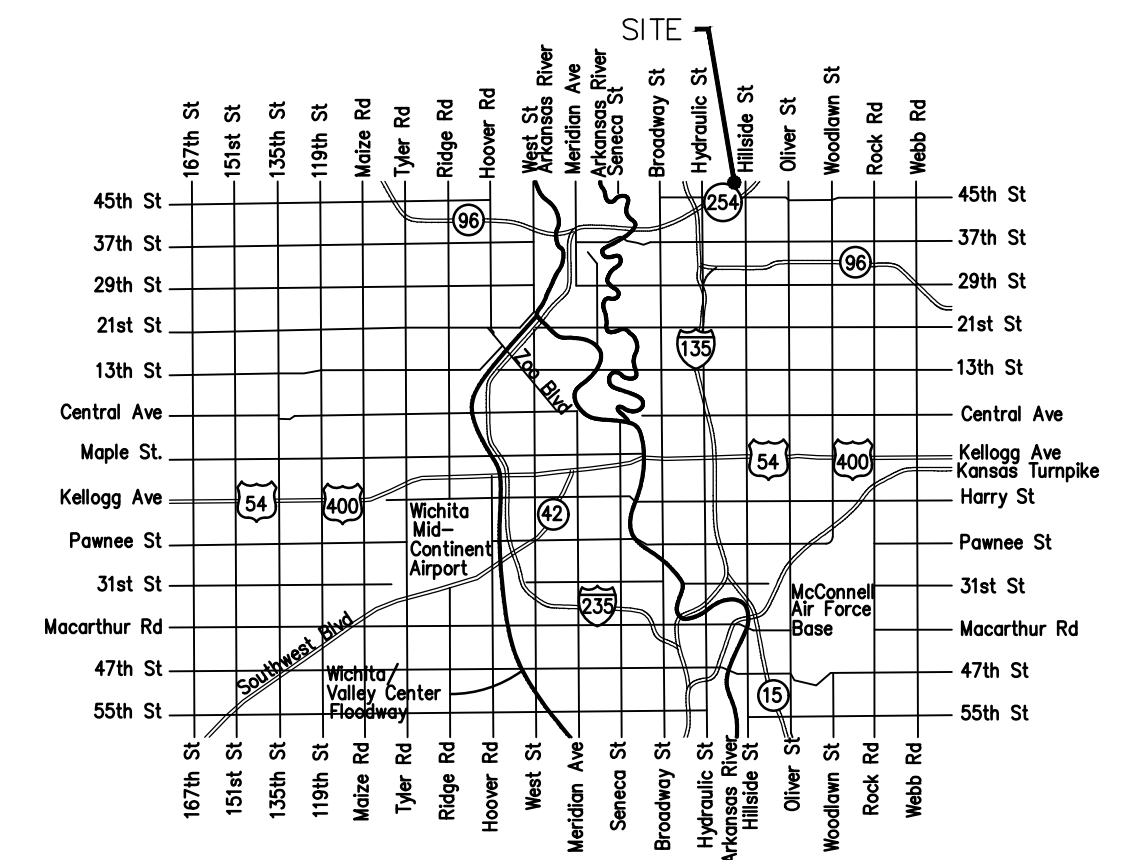
O.C.A. Number

744469

### Benchmarks

BM #1: Benchmark on top of north 48" headwall in Reserve "B" between Lots 18-19, Block B, Falcon Falls 3rd Addition. Elev. = 1349.35 NGVD29

BM #2: Benchmark on top of north 48" headwall in Reserve "C" north of the NE corner of Lots 30, Block C, Falcon Falls 3rd Addition. Elev. = 1343.63 NGVD29

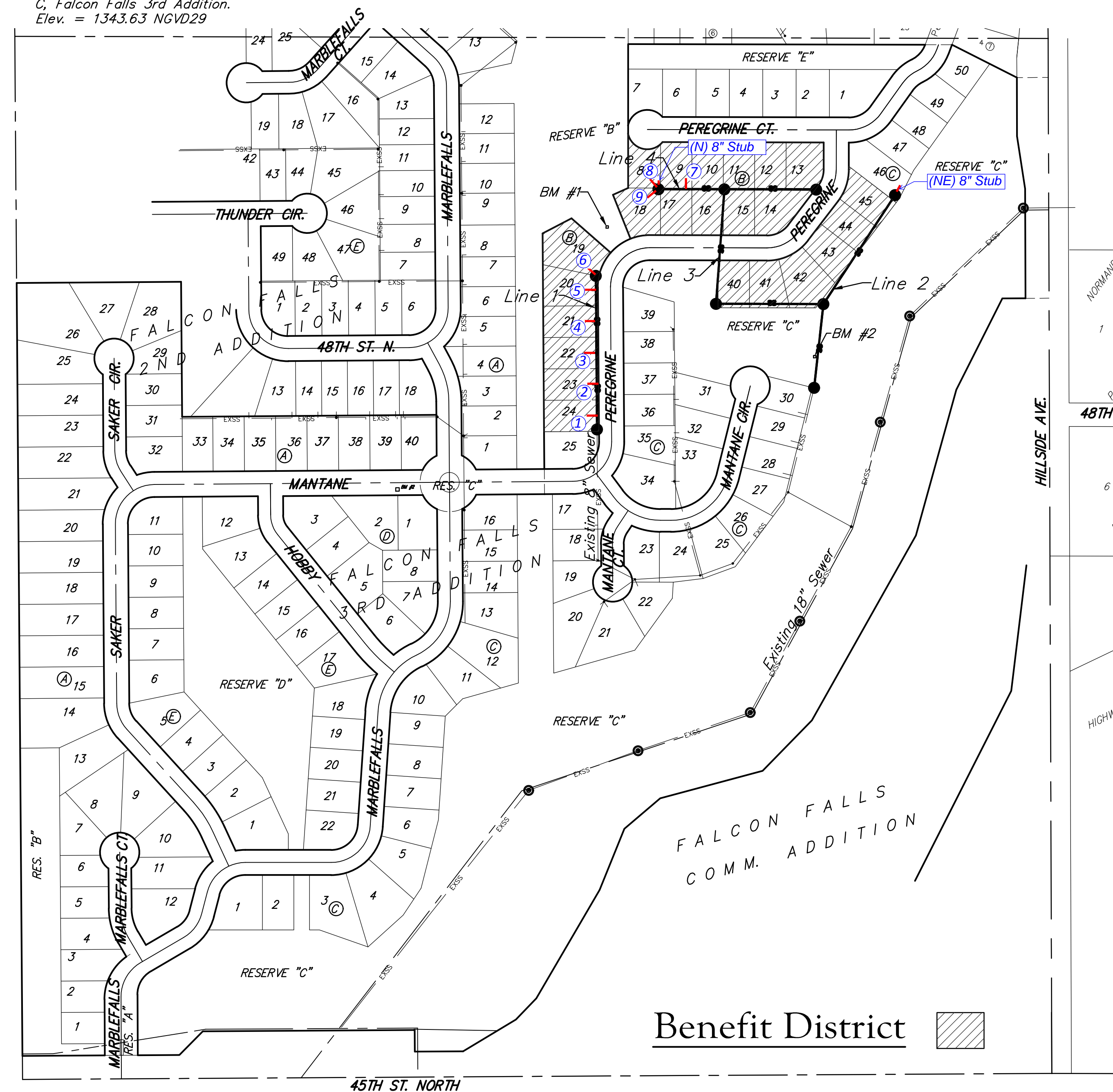


### Vicinity Map

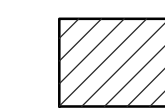
Apex Excavating - Contractor  
B. Woods - City of Wichita, Field Project Engineer  
L. Wilson - City of Wichita, Inspector  
As-built  
Stubs & Risers  
Final Acceptance Date: 1/3/2019  
Completion Date:  
pdf: apr 5/10/2019

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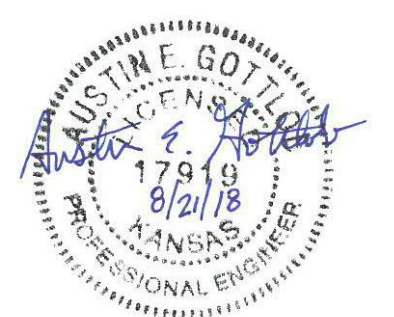
### Benefit District



August 2018



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

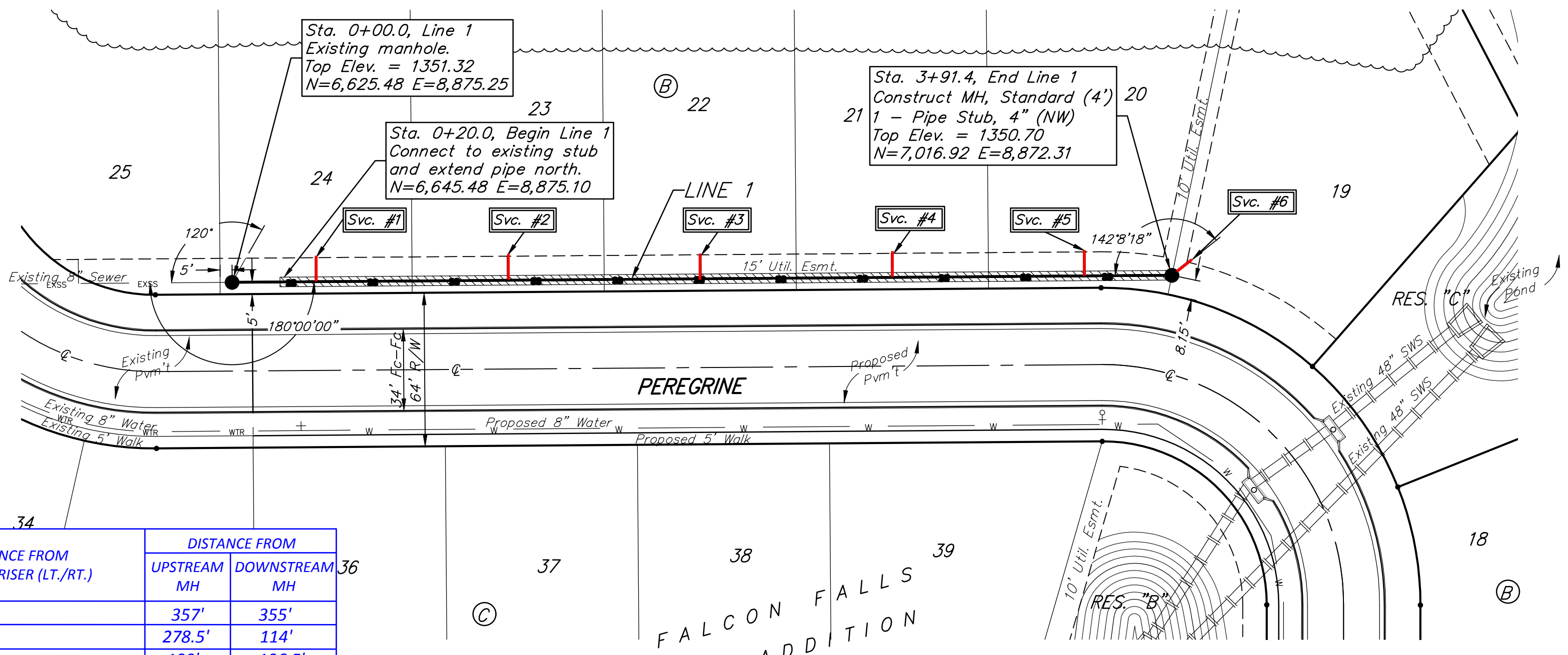
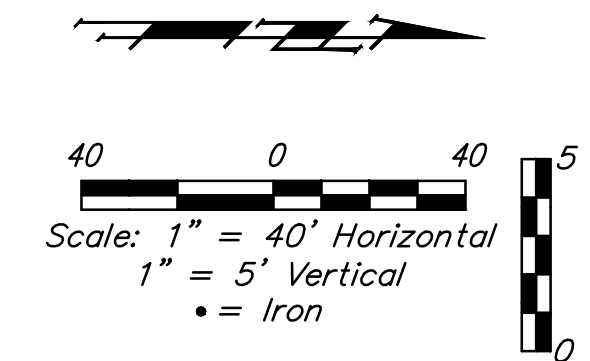


**BENCHMARKS:**  
 BM #1: Benchmark on top of north 48" headwall in Reserve "B" between Lots 18-19, Block B, Falcon Falls 3rd Addition. Elev. = 1349.35 NGVD29

BM #2: Benchmark on top of north 48" headwall in Reserve "C" north of the NE corner of Lots 30, Block C, Falcon Falls 3rd Addition. Elev. = 1343.63 NGVD29

Contractor shall verify elevation and alignment of existing manhole prior to construction and notify Engineer of any discrepancy.

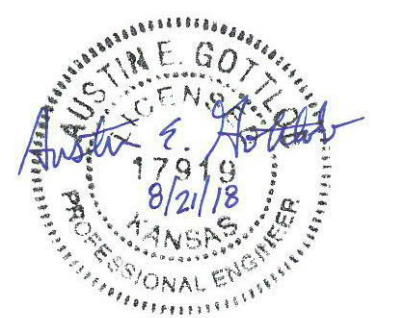
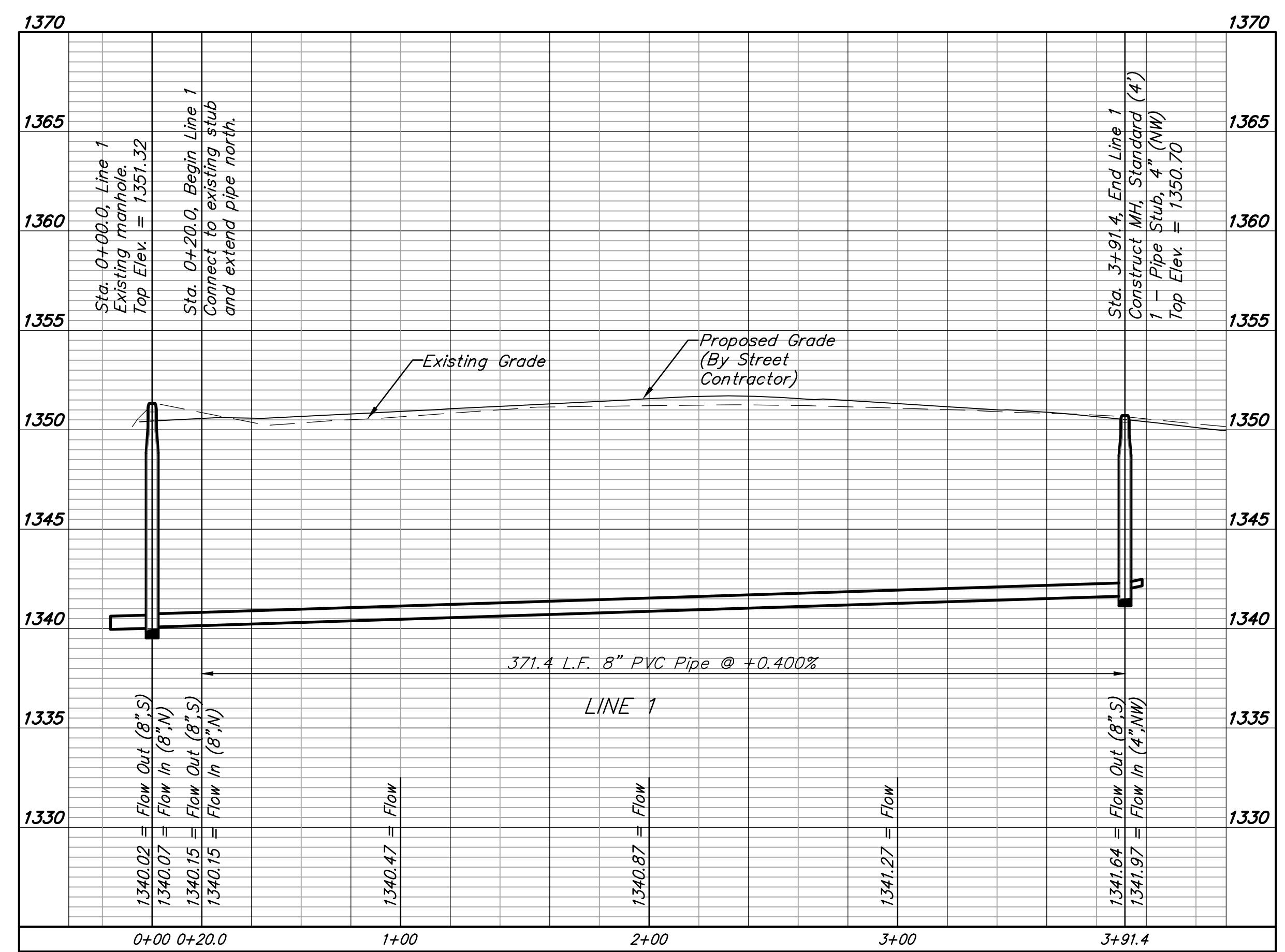
Excavate over existing 20' stub to a depth of 2' over the pipe and sand backfill, flush & vibrate. Costs for excavation to be included in bid item, "Fill, Sand (Flushed & Vibrated)". All trench and manhole excavation areas from Sta 0+20.0 to Sta 3+91.4, Line 1 shall be backfilled with sand. The sand backfill shall be water-jetted and vibrated during backfilling. All costs shall be paid for as L.F. "Fill, Sand (Flushed & Vibrated)".



**SEWER SERVICE TABLE**

NUMBER	TYPE	LOCATION			STATION	FOR INFORMATION ONLY		DISTANCE FROM MAIN TO RISER (LT./RT.)	DISTANCE FROM	
		LOT NO.	BLOCK NO.	LINE NO.		DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL		HORIZONTAL	UPSTREAM MH
1	8" X 4" Tee W/Riser	24	B	1	0+35/Lt.	-	10.0'	10' Lt.	357'	355'
2	8" X 4" Tee W/Riser	23	B	1	1+15/Lt.	-	10.0'	10' Lt.	278.5'	114'
3	8" X 4" Tee W/Riser	22	B	1	1+95/Lt.	-	10.0'	10' Lt.	199'	196.5'
4	8" X 4" Tee W/Riser	21	B	1	2+75/Lt.	-	10.0'	11' Lt.	116'	276.5'
5	8" X 4" Tee W/Riser	20	B	1	3+55/Lt.	-	10.0'	10' Lt.	40'	352.5'
6	4" Stub	19	B	1	3+91.4/Lt.	-	9.0'	10' Lt. (8'N & 6'W of MH)	-	@ mh

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



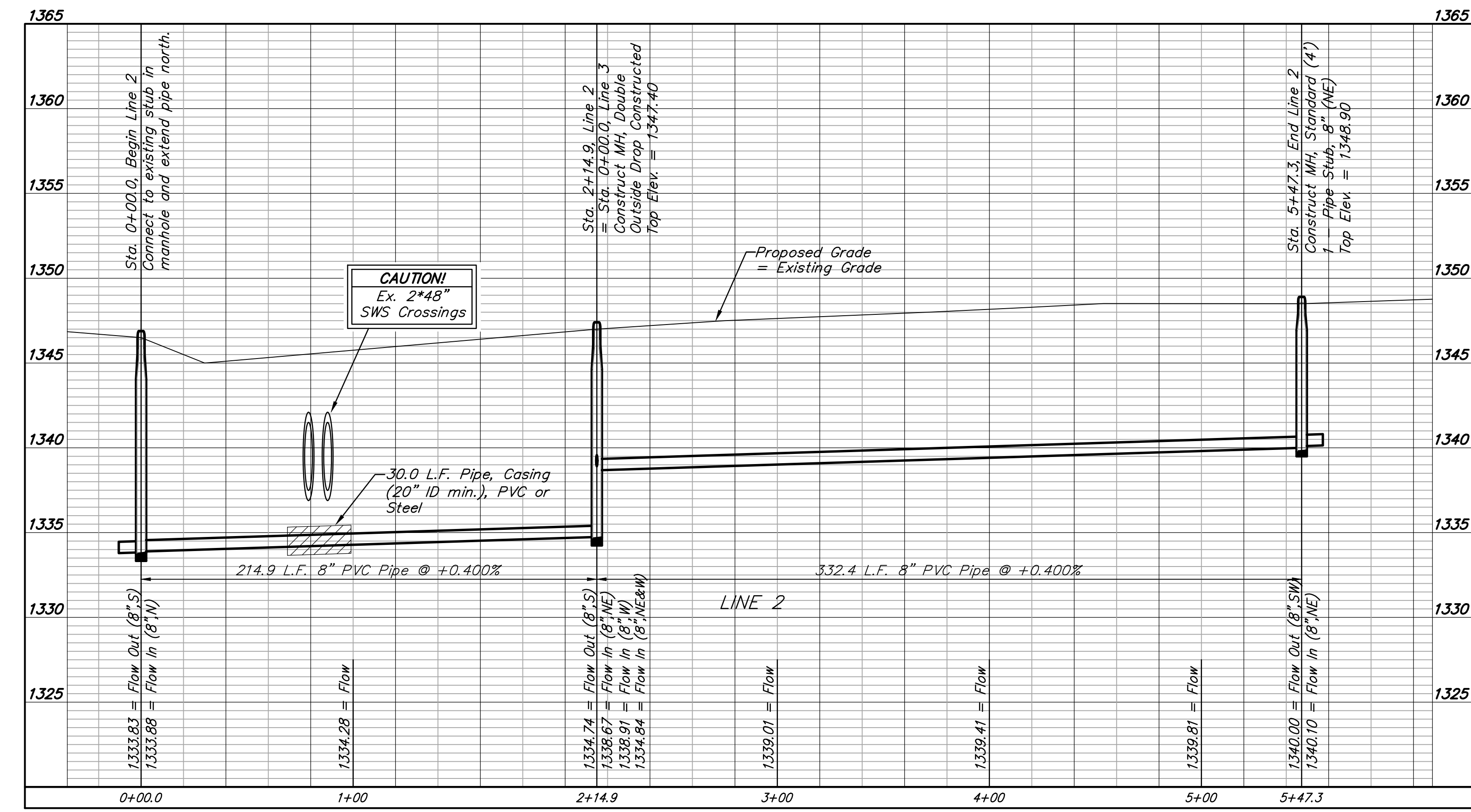
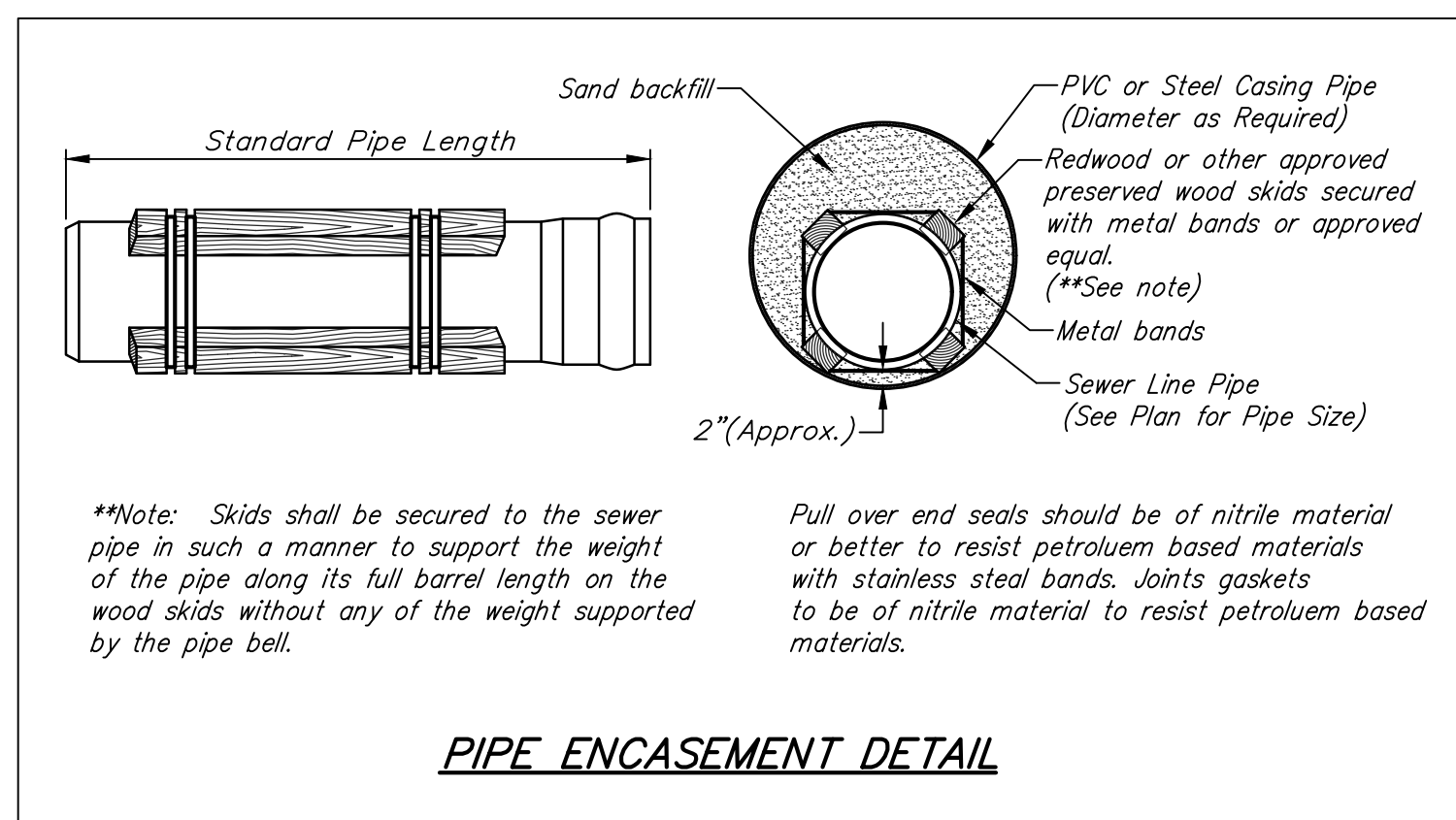
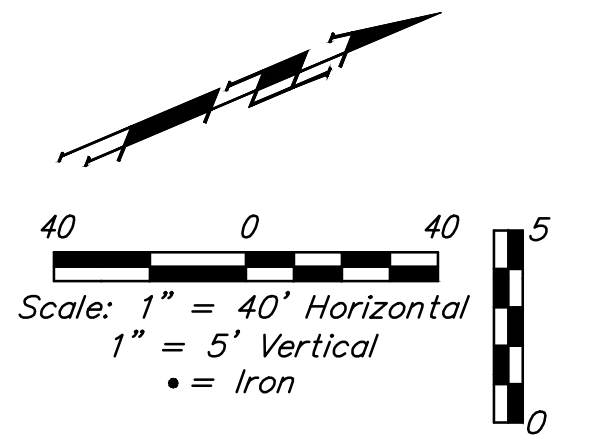
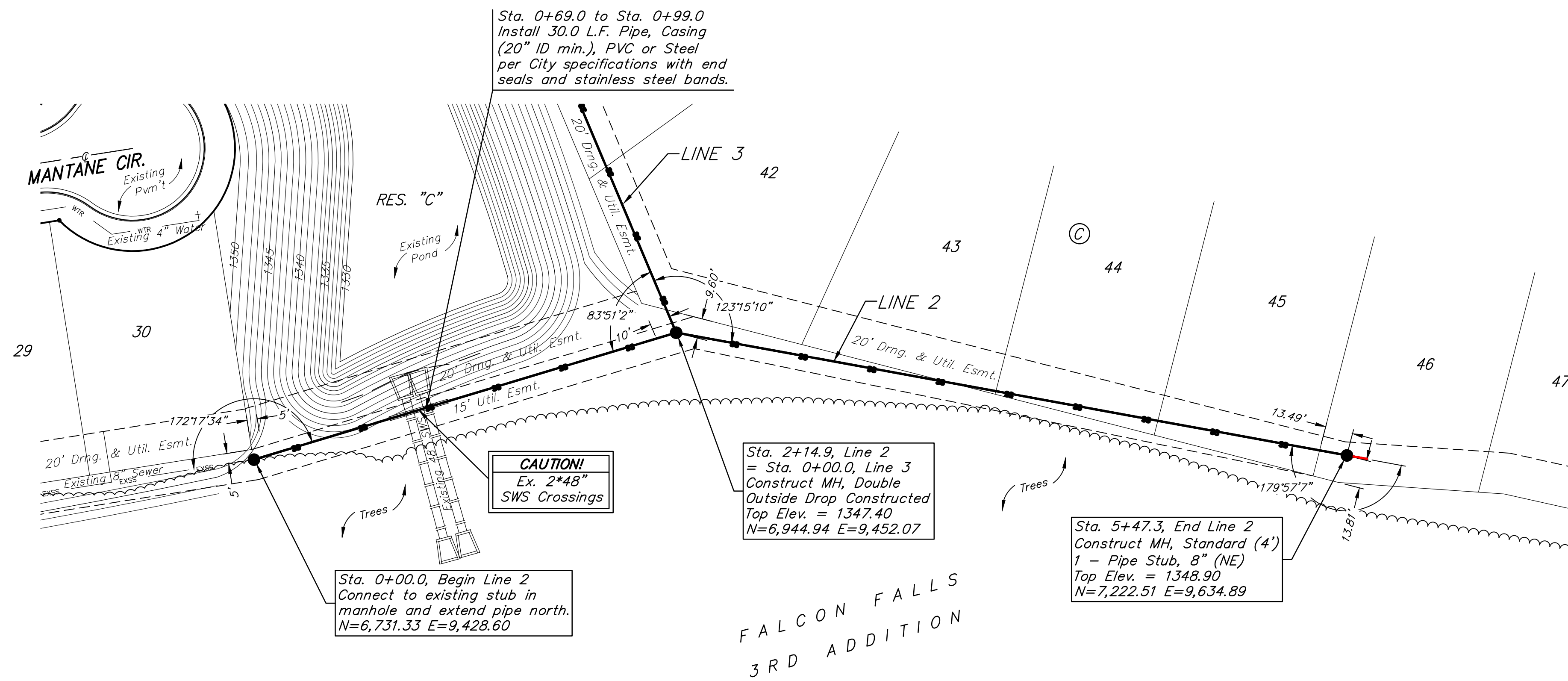
**Baughman Company, P.A.**  
 ENGINEERING, ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE  
 1150 W. 44th St., Suite 100, Topeka, KS 66604  
 Phone: 781-342-1111 Fax: 781-342-1112  
 www.baughmanpa.com

FALCON FALLS 3RD ADD. PH. 3B  
**LINE 1**  
 SANITARY SEWER IMPROVEMENTS

**BENCHMARKS:**  
 BM #1: Benchmark on top of north 48" headwall in Reserve "B" between Lots 18-19, Block B, Falcon Falls 3rd Addition. Elev. = 1349.35 NGVD29

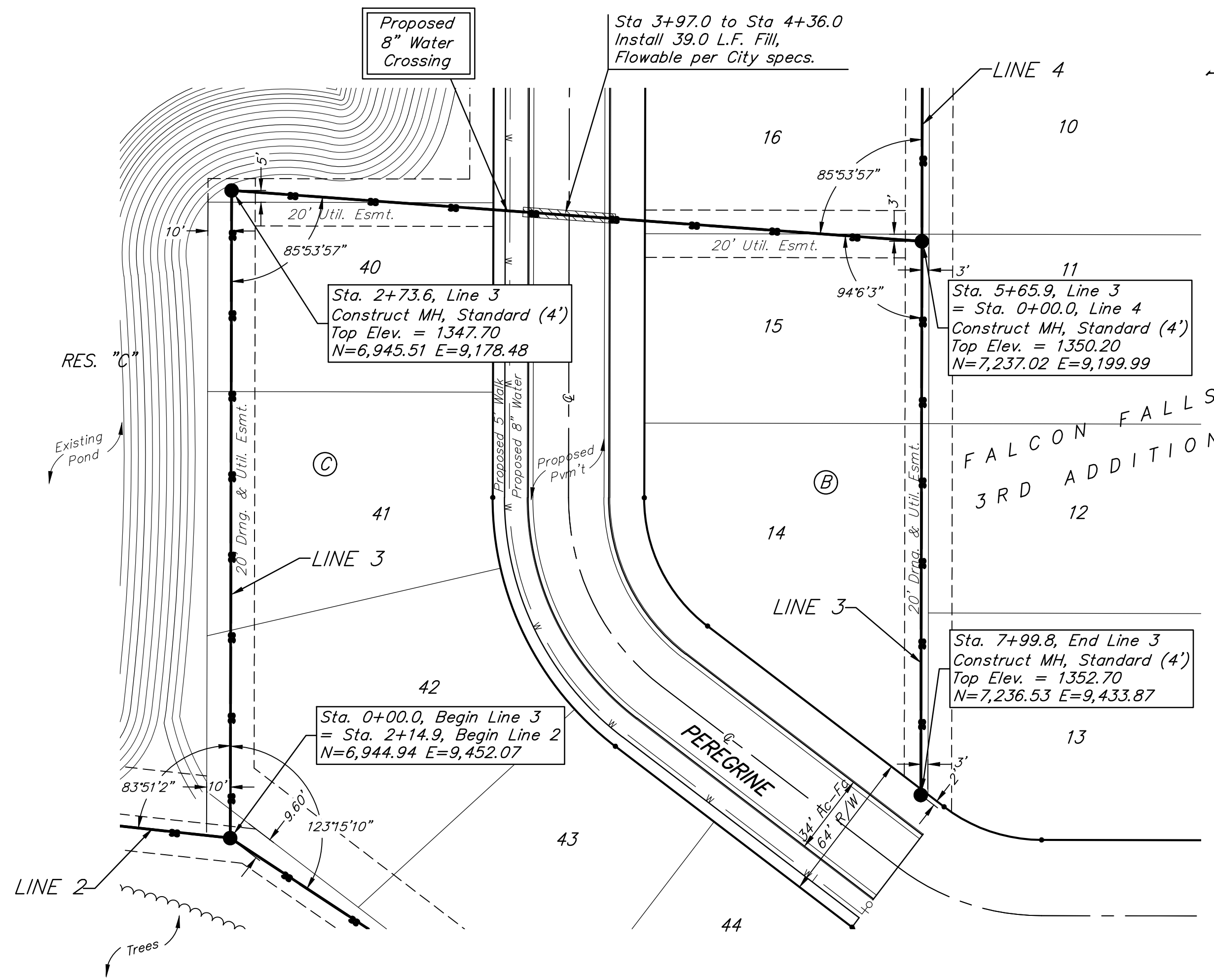
BM #2: Benchmark on top of north 48" headwall in Reserve "C" north of the NE corner of Lots 30, Block C, Falcon Falls 3rd Addition. Elev. = 1343.63 NGVD29

Contractor shall verify elevation and alignment of existing manhole prior to construction and notify Engineer of any discrepancy.



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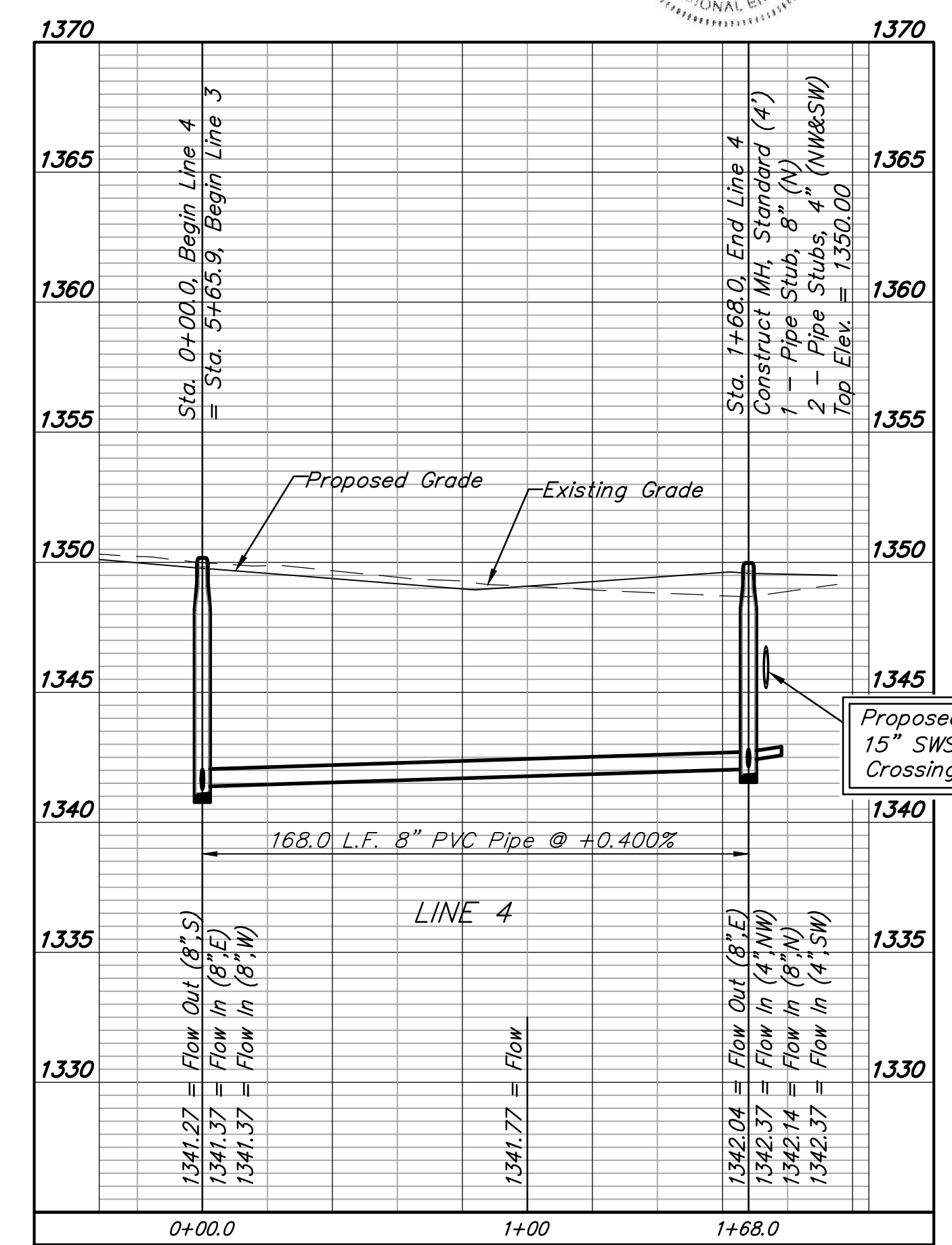
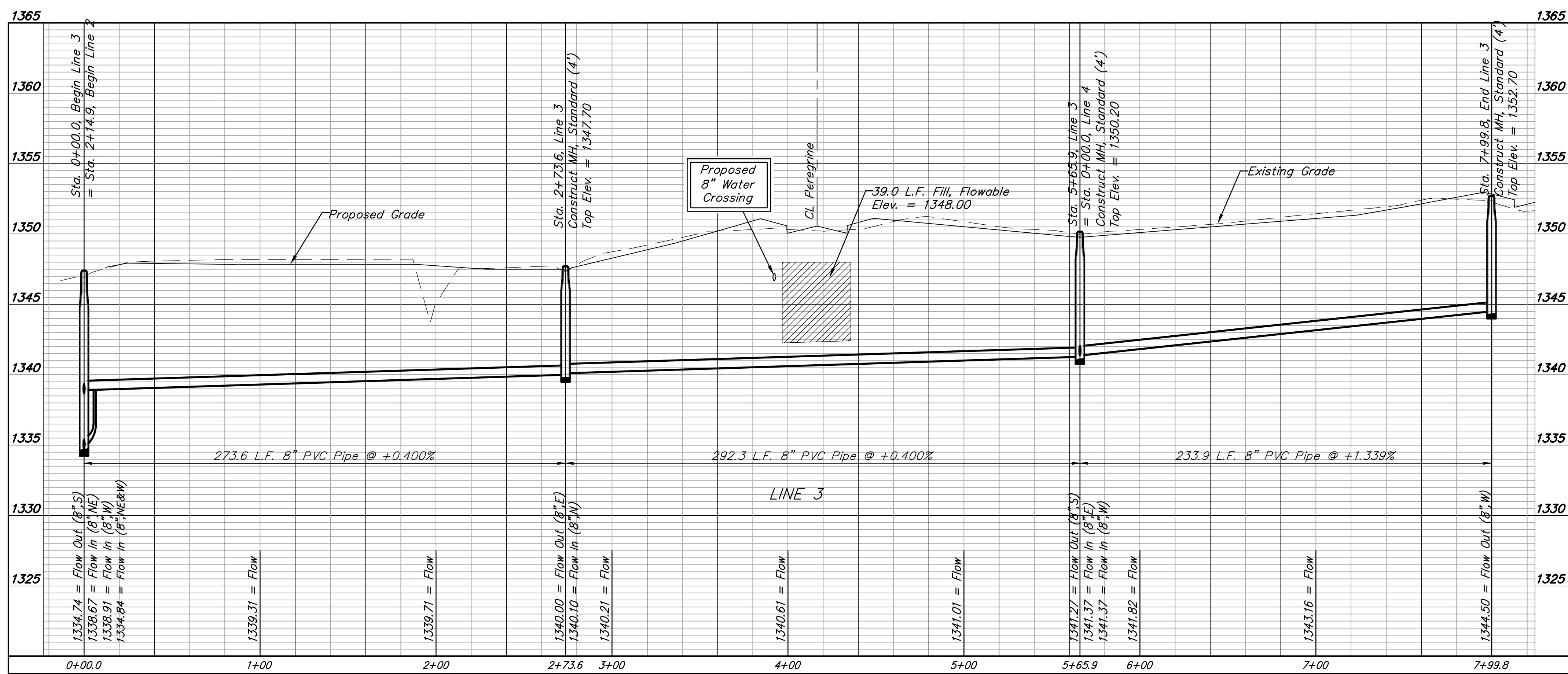
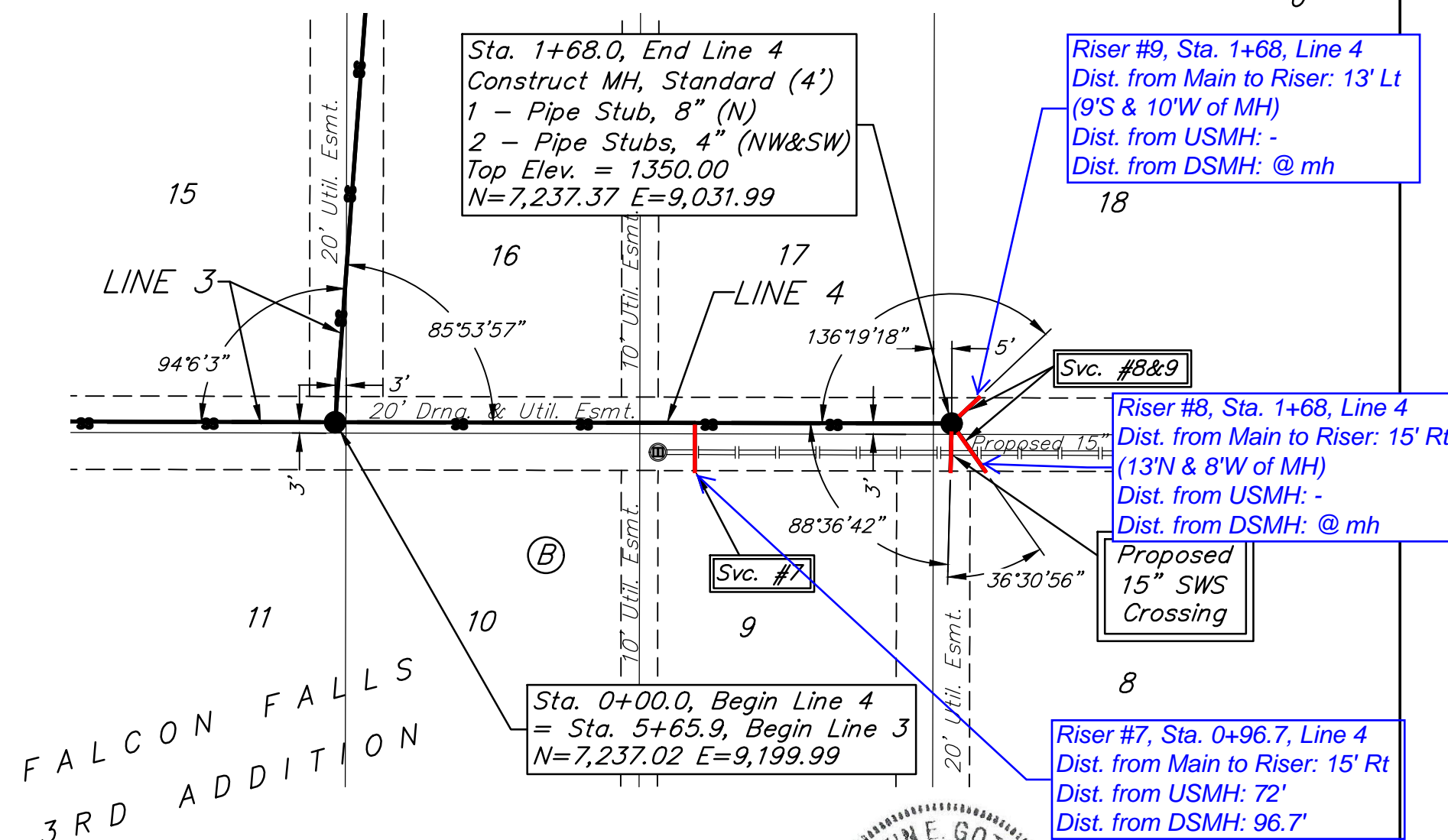
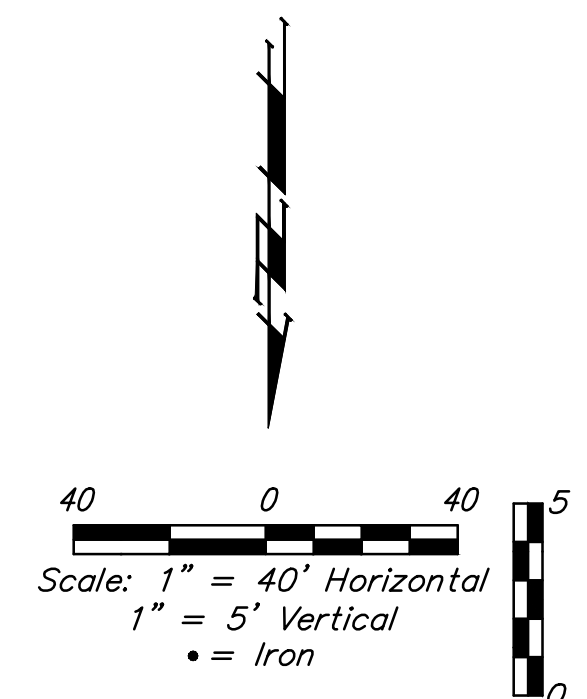
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**SEWER SERVICE TABLE**

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION \ DIRECTION	APPROXIMATE LENGTH 4" PIPE
7	8" X 4" Tee W/Riser	9	B	4	0+98.0/Rt.	13.0'
8	4" Stub	8	B	4	1+68.0/Rt.	13.0' 15'
9	4" Stub	18	B	4	1+68.0/Lt.	10.1' 13'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



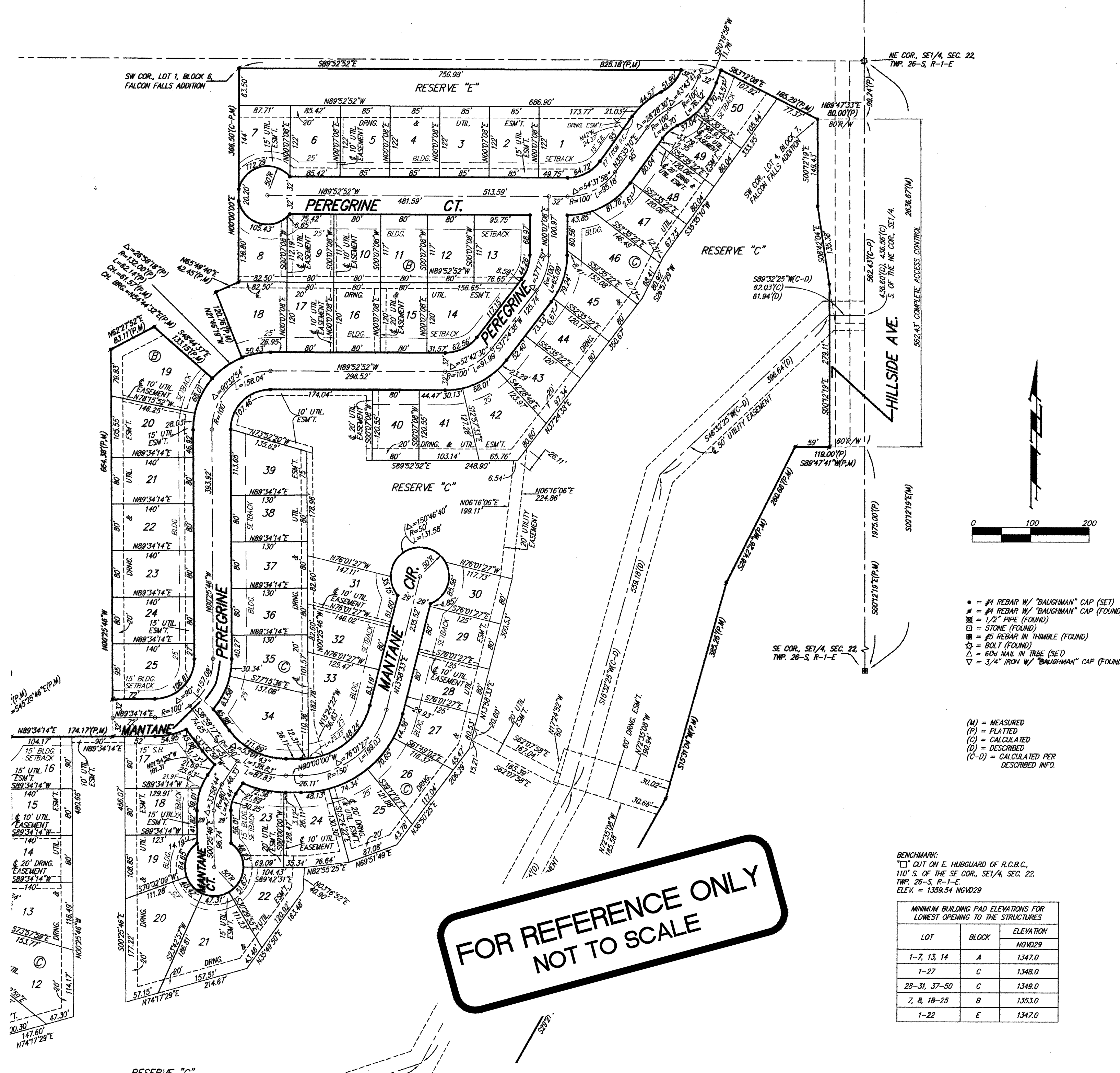
**Baughman Company, P.A.**  
 ENGINEERING, ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE  
 17919  
 8/21/19  
 PROFESSIONAL ENGINEER

FALCON FALLS 3RD ADD. PH. 3B  
**LINES 3 & 4**  
 SANITARY SEWER IMPROVEMENTS



# FALCON FALLS 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY  
NOT TO SCALE**

BENCHMARK:  
 CUT ON E. HUBGLARD OF R.C.B.C.,  
 110' S. OF THE SE COR., SE 1/4, SEC. 22,  
 TWP. 26-S, R-1-E  
 ELEV. = 1399.54 NGVD29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-7, 13, 14 <td>A <td>1347.0</td> </td>	A <td>1347.0</td>	1347.0
1-27 <td>C <td>1348.0</td> </td>	C <td>1348.0</td>	1348.0
28-31, 37-50 <td>C <td>1348.0</td> </td>	C <td>1348.0</td>	1348.0
7, 8, 18-25 <td>B <td>1353.0</td> </td>	B <td>1353.0</td>	1353.0
1-22 <td>E <td>1347.0</td> </td>	E <td>1347.0</td>	1347.0

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 5-9 AND 13, BLOCK A, LOTS 8 AND 17-19, BLOCK B, LOTS 14, 15, 17, 31, 35-39 AND 43-49, BLOCK C, LOTS 6 AND 7, BLOCK D, AND LOTS 2-11, 17 AND 18, BLOCK E, WITHIN FALCON FALLS 3RD ADDITION UNLESS THE LOWEST FLOOR, INCLUDING THE BASEMENT, CAN BE CONSTRUCTED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA, KANSAS HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1-4 AND 10-12, BLOCK A, LOTS 1-13, 18-30 AND 32-34, BLOCK C, AND LOTS 1 AND 19-22, BLOCK E, WITHIN FALCON FALLS 3RD ADDITION UNLESS A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY IS ON FILE WITH THE CITY OF WICHITA, KANSAS.

NOTE:  
 A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
 Sedgwick County) and state do hereby certify that we have surveyed and  
 platted "FALCON FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas  
 and that the accompanying plat is a true and correct exhibit of the  
 property surveyed, described as the SE 1/4 of Sec. 22, Twp. 26-S, R-1-E  
 of the 6th P.M., Sedgwick County, Kansas, except that part platted as  
 Falcon Falls Addition, Wichita, Sedgwick County, Kansas, and except that  
 part platted as Falcon Falls 2nd Addition, Wichita, Sedgwick County,  
 Kansas, and except that part platted as Falcon Falls Commercial Addition,  
 Wichita, Sedgwick County, Kansas, and except that part condemned for  
 K-254 Highway in Condemnation Case No. B-19603, all being subject to  
 road rights-of-way of record.  
 Existing public easements and dedications  
 being vacated by virtue of K.S.A. 12-512(b).  
 Baughman Company, P.A.

Michael G. Conroy, 2005, Surveyor  
 Michael G. Conroy

Know all men by these presents that we,  
 the undersigned, have caused the land in the surveyors certificate to be  
 platted into Lots, Blocks, Streets, and Reserves to be known as "FALCON  
 FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility  
 easements are hereby granted as indicated for the construction and  
 maintenance of all public utilities. The drainage and utility easements are  
 hereby granted as indicated for drainage purposes and for the  
 construction and maintenance of all public utilities. The drainage  
 easements are hereby granted as indicated for drainage purposes. The  
 streets are hereby dedicated to and for the use of the public. Reserve  
 "A" is reserved for landscaping, streets, open space, entry monuments,  
 drainage purposes, and utilities. Reserve "B" is reserved for landscaping,  
 open space, berms, pipelines as confined to easements, and drainage  
 purposes. Reserve "C" is reserved for sidewalks, landscaping, open space,  
 floodway, lakes, drainage purposes, and utilities as confined to easements.  
 Reserve "D" is reserved for sidewalks, landscaping, open space, lakes,  
 drainage purposes, and utilities as confined to easements. Reserve "E" is  
 reserved for sidewalks, landscaping, open space, and drainage purposes.  
 Reserves "A", "B", "C", "D" and "E" shall be owned and maintained by the  
 homeowners association for the addition. Access controls shall be as  
 depicted on the face of the plat and are hereby granted to the City of  
 Wichita, Kansas. The Minimum Building Pad Elevations for the lowest  
 opening to the structures shall be as indicated on the face of the plat.

Heights, LLC  
 Jay M. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged before  
 Sedgwick County) me, this 13th day of SEPTEMBER, 2005, by Jay M. Russell, Member of  
 Heights, LLC, on behalf of the limited liability company.

JUDITH M. TERHUNE, Notary Public  
 My App't. Expires 11-7-05

We the undersigned holders of a mortgage on the  
 above described property, do hereby consent to this plat of "FALCON  
 FALLS 3RD ADDITION", Wichita, Sedgwick County, Kansas.

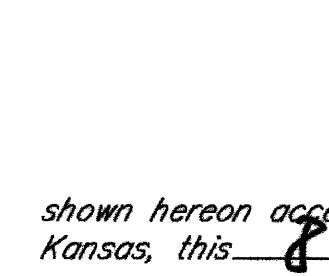
Chisholm Trail State Bank  
 Elmer S. Peters, Jr., EVP

State of Kansas) SS The foregoing instrument acknowledged be-  
 Sedgwick County) fore me, this 22nd day of SEPTEMBER, 2005, by ELMER S. PETERS, JR.,  
 EXEC. V.P. of Chisholm Trail State Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public  
 My App't. Expires 11-7-05

This plat of "FALCON FALLS 3RD ADDITION",  
 Wichita, Sedgwick County, Kansas has been submitted to and approved by  
 the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
 Wichita, Kansas.  
 Dated this 25th day of September, 2005.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Morris K. Dunlap, Chair  
 John L. Schlegel, Secretary



This plat approved and all dedications  
 shown hereon accepted by the City Council of the City of Wichita,  
 Kansas, this 8th day of November, 2005.

Carlos Myers, Mayor  
 Peter E. Allen, Deputy City Clerk

Reviewed in accordance with K.S.A. 58-2005  
 on this 7th day of October, 2005.

Tricia L. Robello, L.S. #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

Entered on transfer record this 9th day  
 of December, 2005.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been  
 Sedgwick County) filed for record in the office of the Register of Deeds, this 12th  
 day of December, 2005 at 4:34:15 P.M. and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

FALCON FALLS 3RD ADD. PH. 3B  
 Baughman Company, P.A.  
 Copy of PLAT  
 SANITARY SEWER IMPROVEMENTS  
 SHEET 15 OF 15