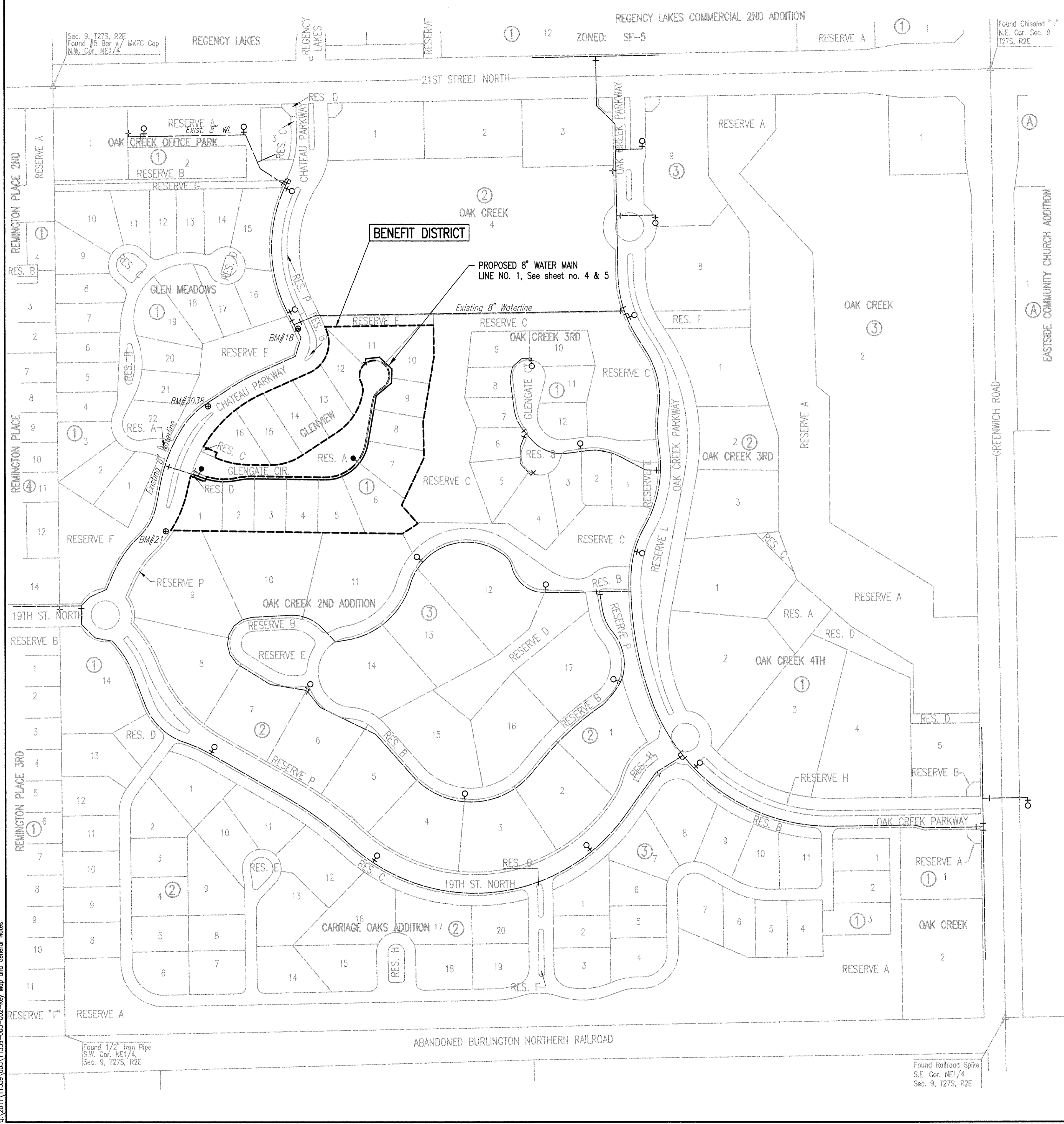


Served 06-01-2012, 10:07:51 AM by RFB  
 Proj. Scale: 1" = 150'  
 2/26/11 1:55 PM 11/3/09 3:02 PM 11/3/09 3:02 PM  
 Drawn by RFB, E. JOHNSON  
 Checked by RFB, E. JOHNSON  
 Date: 11/3/09 3:02 PM  
 Title: Key Map and General Notes



REGENCY LAKES COMMERCIAL 2ND ADDITION

ZONED: SF-5

Found Chiseled "x"  
N.E. Cor. Sec. 9  
T27S, R2E

GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE U.S.G.S. DATUM. (NGVD29)
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:  
 KANSAS ONE-CALL 687-2470  
 THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:  
 COX COMMUNICATIONS 262-0661  
 KANSAS GAS SERVICE 1(888)-482-4950  
 WESTAR ENERGY 383-8600  
 BLACK HILLS ENERGY 1(800)-527-0357  
 AT&T 1(800)-870-8390  
 CITY OF WICHITA WATER DEPARTMENT 262-6000  
 CITY OF WICHITA SEWER MAINTENANCE 262-6000
- ALL WATER MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF WICHITA, KANSAS STANDARD SPECIFICATIONS.
- THE WATER MAIN SHALL BE CONSTRUCTED ON THE ALIGNMENT SHOWN BY THE PLANS. 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 FOR ANY NECESSARY TREE TRIMMING, CLEARING AND/OR GRUBBING SHALL BE SUBSIDIARY TO SITE CLEARING.
- OPENING AND CLOSING WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTION SYSTEM FROM WATER HAMMER. ALL VALVES CLOSED BY THE CONTRACTOR MUST BE REOPENED AS NEW CONSTRUCTION PERMITS. PROJECT INSPECTOR MUST ASCERTAIN THAT ANY VALVE CLOSED BY THE CONTRACTOR IS REOPENED. CONTRACTOR WILL BE PERMITTED TO OPERATE WATER VALVES ONLY WHEN THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT.
- THE CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR IS ASSIGNED TO THE PROJECT AND IS PRESENT ON THE SITE. ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY DIRECTLY ABUTTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL 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. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO SITE RESTORATION.
- THE CONTRACTOR SHALL RESTORE ALL DITCHES, SWALES, ROAD SHOULDERS, ENTRANCES, AND BANKLINES TO THEIR ORIGINAL SLOPES AND GRADES EXCEPT AS SHOWN OTHERWISE.
- NO SERVICES WILL BE INSTALLED AS PART OF THIS PROJECT.
- INTERURBAN TRAFFIC GENERATED OUTSIDE THE PROJECT AREA AND LOCAL BUSINESS OR RESIDENTIAL TRAFFIC GENERATED WITHIN THE PROJECT AREA ARE TO BE CARRIED THROUGH CONSTRUCTION AS FURTHER PROMULGATED BY PROJECT SPECIAL PROVISIONS. THE CONTRACTOR SHALL UTILIZE BARRICADES, SIGNS, GUARDS, AND FLAGMEN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES INCLUDING ANY TREES REMOVED AND TREE TRIMMINGS AND EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF ON SITES PROVIDED BY THE CONTRACTOR. THESE SITES SHALL ALSO BE APPROVED OF BY THE ENGINEER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, 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 MAY REQUIRE ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED DISPOSAL LOCATION.
- ALL APPROVED EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE STOCKPILED WITHIN GLENVIEW ADDITION AT NO ADDITIONAL COST TO THE OWNER. STOCKPILE LOCATIONS SHALL BE AS DIRECTED BY THE DEVELOPER AND IN ACCORDANCE WITH GENERAL NOTE NO. 12 ABOVE.
- ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOD AS EXISTING. RESTORATION OF DISTURBED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP SOIL PREPARATION, SEEDING, MULCH, AND/OR RESEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR6.5 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR "SITE RESTORATION".
- THE CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH TEMPORARY RYE GRASS. RYE GRASS SEED SHALL BE PLANTED AT A MINIMUM RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. THIS TEMPORARY SEEDING MAY BE OMITTED ONLY IF OTHER SEEDING IS REQUIRED IN ACCORDANCE WITH GENERAL NOTE NO. 14 ABOVE. TEMPORARY SEEDING OR PERMANENT SEEDING/SODDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA HAS BEEN DISTURBED.
- THE CONTRACTOR SHALL AVOID REMOVAL OR TRIMMING OF ANY TREES OR SHRUBS WHERE POSSIBLE. WHERE THE CONTRACTOR BELIEVES THE REMOVAL OR TRIMMING IS UNAVOIDABLE, HE SHALL COORDINATE SUCH WORK WITH THE ENGINEER. COSTS FOR TREE/SHRUB REMOVAL AND TRIMMING REGARDLESS OF SIZE SHALL BE CONSIDERED SUBSIDIARY TO THE LUMP SUM PRICE BID FOR "SITE CLEARING".
- THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS DETAILED. THE GENERAL LOCATION OF THE REQUIRED EROSION CONTROL IS ILLUSTRATED ON THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL SHOWN THROUGH THE COMPLETION OF THIS PROJECT. INSTALLATION OF THESE EROSION CONTROL DEVICES DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHILE WORKING IN THE VICINITY OF EXISTING IRRIGATION AND LANDSCAPING ITEMS. ANY REMOVAL, RELOCATION AND/OR REPLACEMENT OF LANDSCAPING ITEMS, SPRINKLER HEADS, IRRIGATION SYSTEMS OR OTHER PRIVATE IMPROVEMENTS THAT ARE IN DIRECT CONFLICT WITH CONSTRUCTION SHALL BE COORDINATED WITH THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPERTY OWNER OF ANY SUCH WORK, AND FOR REPAIRING ANY DAMAGE TO THE EXISTING PRIVATE IMPROVEMENTS RESULTING FROM CONSTRUCTION OF THE PROJECT. THE MATERIAL COST, LABOR COST AND ALL INCIDENTALS NECESSARY TO THE COMPLETE THIS WORK SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR "SITE RESTORATION".

SCALE: 1" = 150'

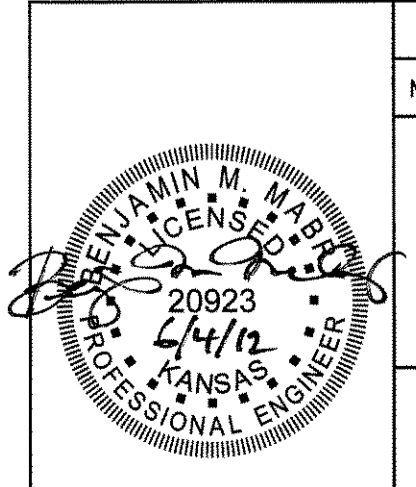
LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING BLOW OFF
- PROPOSED BLOW OFF

BENCHMARK LIST

- BM #18 - CHISELED SQUARE ON CENTER FACE OF CURB INLET ON WEST SIDE OF CHATEAU PARKWAY, 600' SOUTH OF 21ST STREET NORTH NEAR NORTHWEST CORNER GLENVIEW ADDITION. ELEV. = 1378.64 NGVD29
- BM #3038 - BRASS DISC ON TOP OF WEST CURB OF CHATEAU PARKWAY, 165 FEET NORTH OF GLENVIEW CIRCLE. ELEV. = 1384.11 NGVD29
- BM #21 - CHISELED SQUARE ON WEST SIDE OF CONCRETE BASE FOR LIGHT POLE ON EAST SIDE OF CHATEAU PARKWAY NEAR SOUTHWEST CORNER OF GLENVIEW ADDITION, 1200± SOUTH OF 21ST STREET NORTH. ELEV. = 1389.81 NGVD29

SEE SHEET NO. 6 FOR PLAT COORDINATES



No.	Revision	By	Date

**GLENVIEW**  
 WATER DISTRIBUTION SYSTEM IMPROVEMENTS  
**KEY MAP AND GENERAL NOTES**  
 GARY JANZEN, P.E. - INTERIM CITY ENGINEER  
 CITY OF WICHITA PROJECT NO. 448-90552

**PEC** PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
 303 SOUTH TOPEKA WICHITA, KS 67202  
 316-262-2691 www.pec1.com

Designed by MDK	Job No. 35-11339-002	Sht. 2 of 11
Drawn by JAN, CSL	Date August 2011	