

**GENERAL CIVIL/SITE WORK NOTE**

NOTES ON THIS SHEET ARE APPLICABLE TO WORK RELATED TO SITE GRADING, SITE EROSION CONTROL, SITE PAVING, SITE LANDSCAPING, AND SITE WATER, SANITARY SEWER AND STORM SEWER LINES OUTSIDE THE BUILDINGS.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR FLOORLINE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "ONE CALL" (1-800-344-1233, LOCAL 681-2418) FOR UTILITY LOCATIONS, SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION.
4. BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. TRAFFIC CONTROL SIGNALS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF WICHITA STANDARDS. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMEN AS WARRANTED. COST SHALL BE SUBSIDIARY TO THE PROJECT.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
7. 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.
8. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL THE PROJECT IS COMPLETED AND THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH MAINTENANCE AND/OR REPLACEMENT OF EROSION CONTROL MEASURES AS DETERMINED BY THE ENGINEER UNTIL PROJECT IS ACCEPTED OR THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. COST SHALL BE SUBSIDIARY TO THE PROJECT.
9. THE CONTRACTOR SHALL SUBMIT PROPOSED SEQUENCE OF CONSTRUCTION TO OWNER REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING CONSTRUCTION.
10. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
11. TREES AND SHRUBS IN THE PROJECT WORK AREA 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. COST SHALL BE SUBSIDIARY TO THE PROJECT.
12. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY THE OWNER.
13. THE CONTRACTOR SHALL PAY ALL PERMIT & OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE, & FEDERAL AGENCIES.
14. A GEOTECHNICAL ENGINEERING REPORT WAS PREPARED FOR THIS PROJECT. THE REPORT WAS PREPARED BY TERRACON CONSULTANTS, INC., PROJECT NO. 0115-29 DATE: MARCH 7, 2011.
15. PORTIONS OF THE WORK ON THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACTOR". THE CONTRACTOR SHALL BE FAMILIAR WITH AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION PRIOR TO CONSTRUCTION, AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTION AND/OR STREET REPAIR FEES, AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS AS REQUIRED.

**GRADING NOTES**

1. MKEC ENGINEERING CONSULTANTS, INC. HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
2. EXISTING LAWN/MEADOWS AND TREES OUTSIDE THE NOTED LIMITS OF CONSTRUCTION SHALL BE OFF LIMITS TO ANY TYPE OF CONSTRUCTION ACTIVITY EXCEPT TO FINAL SEEDING OPERATIONS. TEMPORARY CONSTRUCTION FENCE SHALL BE ERRECTED AROUND THESE SITES PRIOR TO THE START OF ANY CONSTRUCTION WORK SHALL BE LIMITED AS MUCH AS POSSIBLE TO WITHIN THE LIMITS OF GRADING. USE SMALLER EQUIPMENT WHERE NECESSARY.
3. A MIN. 6 INCH LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL. THE CONTRACTOR SHALL STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL ON ALL DISTURBED AREAS TO BE SODDER, SEED, AND LANDSCAPED. STOCKPILE LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.
4. THE FINISHED GRADE INDICATES THE SURFACE ELEVATION AFTER THE LAYER OF TOPSOIL HAS BEEN PLACED. IN CASES WHERE GRADING IS DIRECTED UNDER TREE DRIP LINES, NO TOPSOIL STRIPPING SHALL BE PERFORMED WITHIN THESE AREAS.
5. THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. THE GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
6. THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". THIS "PLAN SUBGRADE ELEVATION" SHALL BE CONSISTENT WITH THE GEOTECHNICAL REPORT FOR BUILDING AND PAVEMENT AREAS. THE "PLAN SUBGRADE ELEVATION" IN THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY CHECKING THE PAVEMENT SECTION DETAILS AND REFERRING TO PAVING PLAN FOR LOCATIONS AND LIMITS OF VARIOUS PAVEMENT SECTIONS.
7. ALL BERM AND SWALE GRADE SHAPING SHALL BE PERFORMED BY A TRACK DOZER NOT A BLADE/ MAINTAINER.
8. 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 DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAN WOULD REQUIRE A KANSAS STATE BOARD OF ARCHITECTURE PERMIT. ANY MATERIAL BURIED IN WATERS OF THE UNITED STATES OR TERRITORIES 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.
9. ALL DISTURBED AREAS TO RECEIVE EITHER TEMPORARY OR PERMANENT SEEDING. SEE EROSION CONTROL/SEEDING NOTES.
10. EXISTING UTILITY VAULTS, RISERS, ETC. SHALL BE ADJUSTED TO PROPOSED GRADES. WHERE IN CONFLICT, WHEN LOCATED IN SIDEWALK OR PAVEMENT AREAS, TOPS SHALL BE SET FLUSH WITH THE SIDEWALK OR PAVEMENT.

**EROSION CONTROL/SEEDING NOTES**

1. EROSION CONTROL IS TO MEET ALL FEDERAL, STATE, COUNTY AND LOCAL CODE STANDARDS.
2. TEMPORARY SEEDING: ALL AREAS DISTURBED WITH EXCEPTION OF PROPOSED STREET PAVEMENT SHALL BE SEED (COST SUBSIDIARY TO PROJECT) AND FERTILIZED AS FOLLOWS UNLESS PERMANENT SEEDING CAN BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION:  
- ANNUAL RYE @ 50 LBS/ACRE  
- 10-20-10 @ 150 LBS/ACRE
3. IN THE EVENT THAT A PORTION OF THE SITE WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS, PERMANENT SEEDING SHALL BE INSTALLED. PERMANENT SEEDING MIX AND RATE SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
4. ALL AREAS SHALL BE FINE GRADED AND SURFACE SHALL BE FREE FROM STICKS, SMALL STONES, AND OTHER EXTRANEUS MATERIALS.
5. CONTRACTOR SHALL PROVIDE EROSION PROTECTION THROUGHOUT PROJECT CONSTRUCTION. THE PLAN PROVIDED HERE IS FOR FINAL PROTECTION. VARIOUS PHASES OF THIS PLAN SHALL BE IMPLEMENTED OR MODIFIED TO CONTROL EROSION. MODIFICATIONS OF THE PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
6. ALL SEED SHALL BE DISTRIBUTED WITH AN ACCEPTABLE DRILL INTENDED FOR SUCH OPERATIONS, OR OTHER EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE. SEEDING DEPTH SHALL BE 1/4 OF AN INCH.
7. ALL SEEDED AREAS SHALL BE IMMEDIATELY MULCHED WITH PRAIRIE HAY AT 2 TONS/ACRE. ANCHOR MULCH BY CRIMPING INTO TOPSOIL WITH SUITABLE MECHANICAL EQUIPMENT.

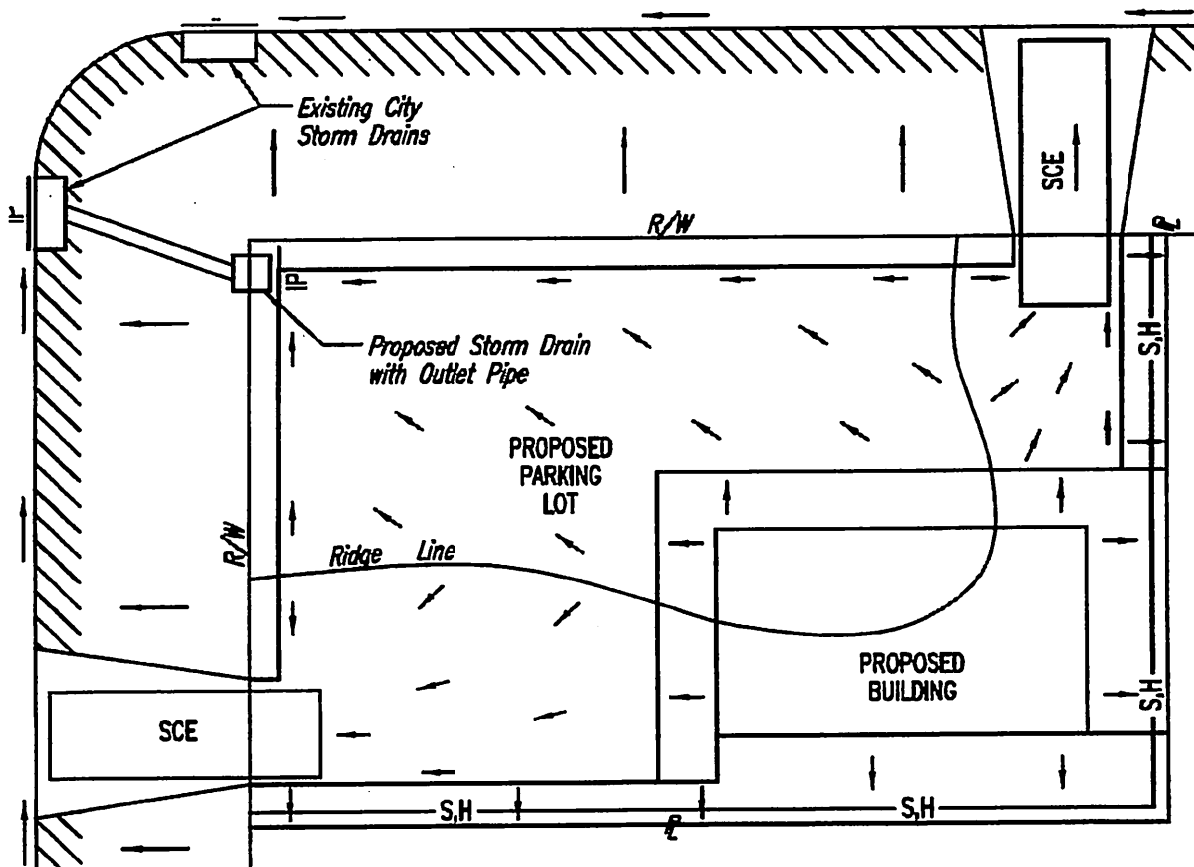
**General Notes**

1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.

3. Failure to install, protect, and maintain BMP's are violations of Section 16.32 of the City Code and will subject the contractor to the penalties provided therein. Included with your permit is an orange "notice" sign that must be posted on-site in a conspicuous place at all times during construction. This sign is provided to assist you in the maintenance of BMP's.
4. Back of Curb Protection: Can include hay bale, silt fence, or Curlex barrier, as shown on City BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
5. The General Contractor is responsible for the installation and maintenance of all BMP's.
6. Any mud inadvertently tracked onto any street will be cleaned up by the general contractor at the end of each day's work.

**LEGEND**

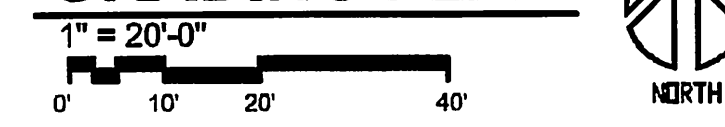
- Flow Direction
- Inlet Protection - to be provided at all inlets subject to silt laden runoff.
- S-H - Silt Fence or Hay Bale Barrier - to be installed along property lines where runoff from construction site can run onto other properties.
- SCE - Stabilized Construction Entrance - to be used at all locations where vehicles or equipment enter or exit property.
- Back of Curb Protection - to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)



**GRADING LEGEND**

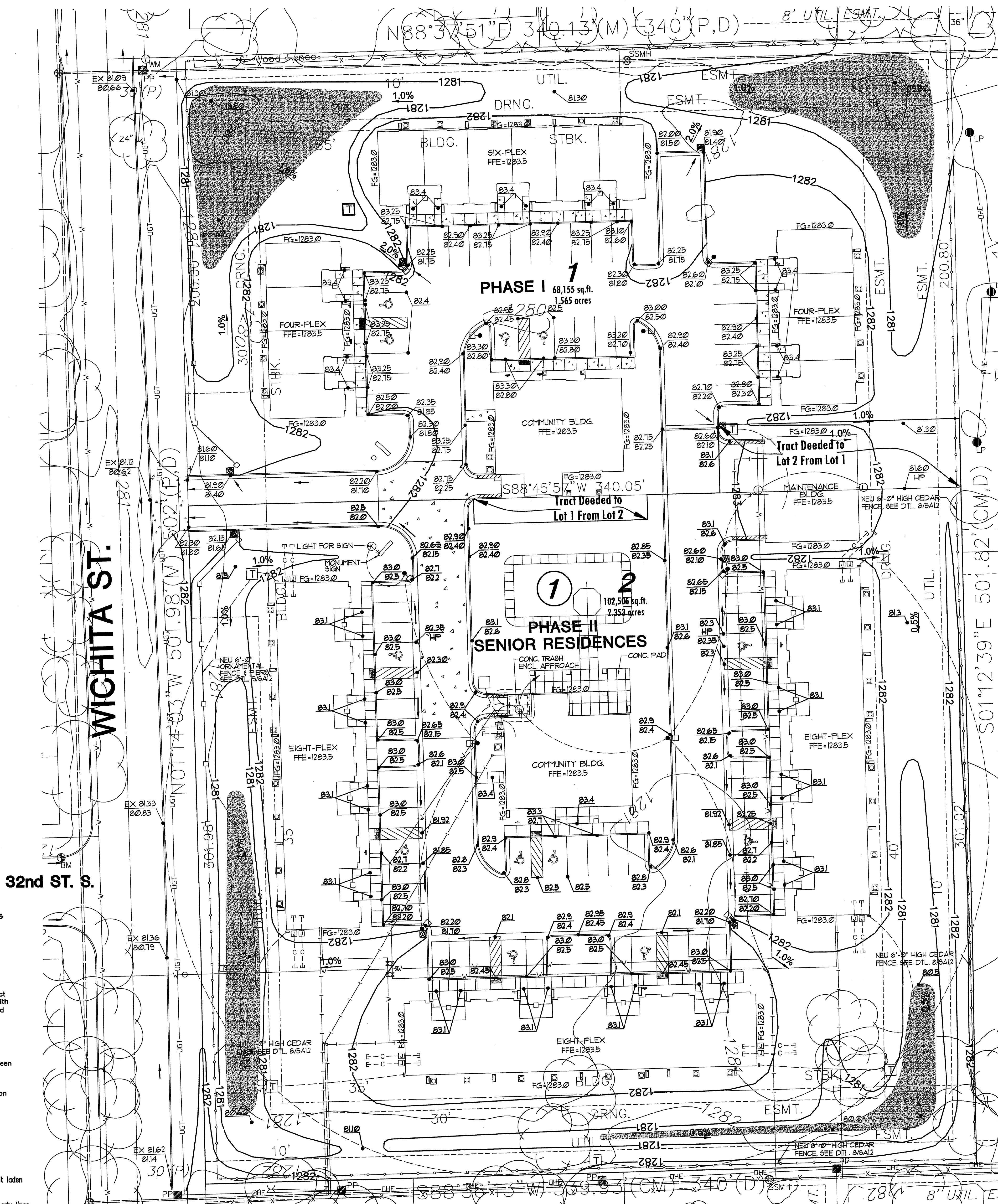
MANIPULATED SOIL ZONE FOR BIOSWALE (TYP) (SEE LANDSCAPE PLANS)

**GRADING PLAN**



**BENCH MARK**

BM 1 - Square cut west end of northwest return at Wichita and 32nd St. S. ELEV.=1281.69 NAVD88



Inspection and testing for the storm water sewer is to be provided by a Professional Engineer licensed in the State of Kansas. The City of Wichita Standard Engineering Practices and Certified Professional Engineer, licensed in the State of Kansas. No rights are granted to the Contractor without such inspection and testing. All construction and materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

APPROVED AS NOTED BY CITY ENGINEER OF WICHITA, *Jelaine Kellman 2/24/13*  
Storm Sewer *Jim Hendry 2-26-13*

CITY OF WICHITA PRIVATE PROJECT NO. 0053 PPD OCA NO. 607861

MKEC ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS. 67206 316-684-9600

**PRINTS ISSUED**

DATE	PURPOSE	NO.
1/2/2012	FOR CITY REVIEW	
1/25/2012	FOR HUD REVIEW	

WICHITA PLACE OF SENIOR RESIDENCES  
3240 S. WICHITA STREET  
WICHITA, KANSAS 67217

LawKingtonArchitecture  
Engineering - Planning - Interiors - Landscapes



LawKingtonArchitecture! 346 HWY 66, WICHITA, KS 67203 Phone (316) 260-0280 Fax (316) 260-0181 CONTACT: LARRY KRIER PROJECT NUMBER: 11268 SHEET TITLE: Grading Plan SHEET NUMBER: SC1.1