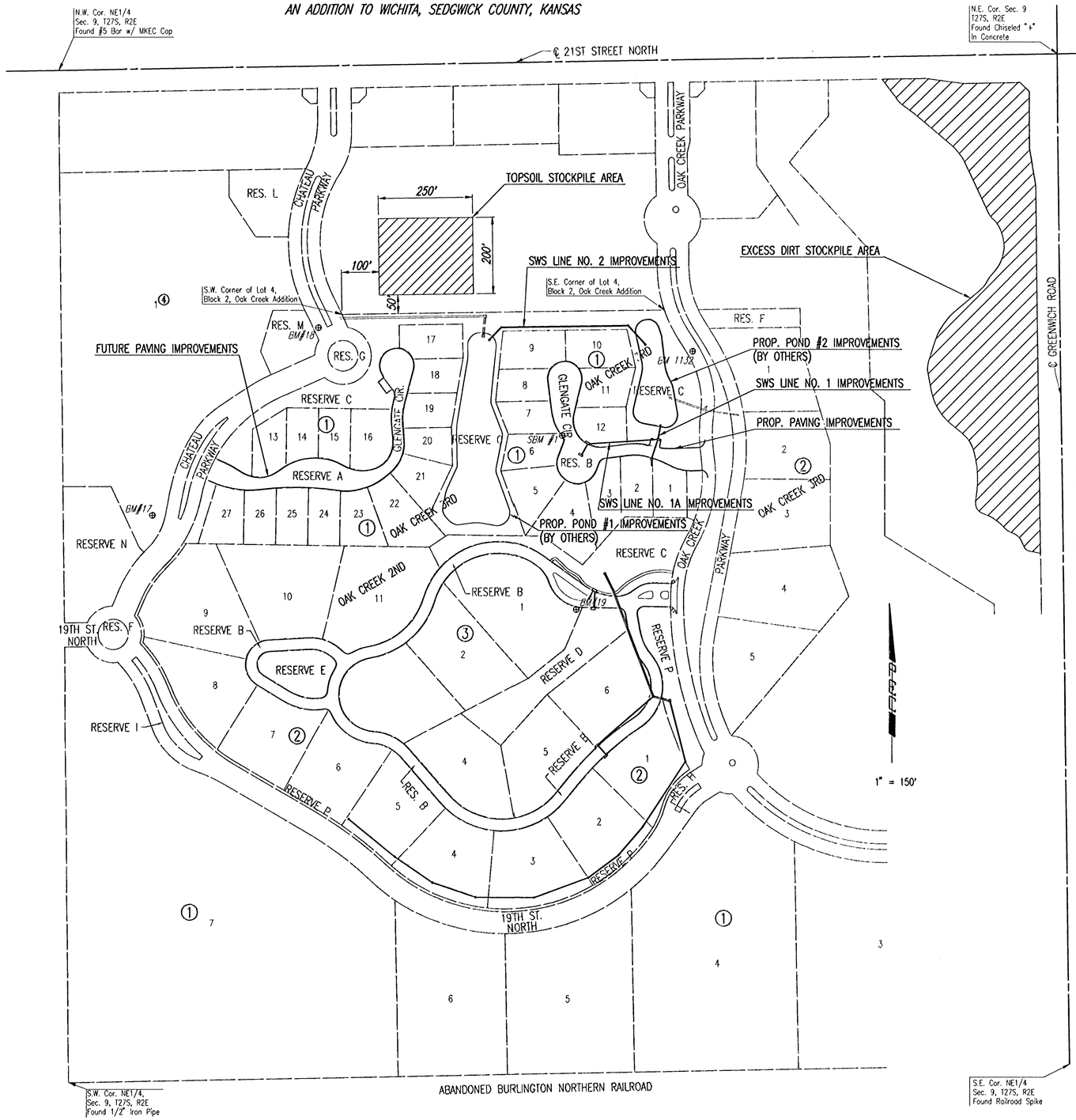
OAK CREEK 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



GENERAL NOTES

1. UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES 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. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
2. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR, ONLY AS SPECIFICALLY APPROVED BY THE ENGINEER. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
3. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR AND APPROVED AS NOTED BELOW.

   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 ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
4. CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.
5. TEMPORARY SURFACING MATERIAL (ROCK, ASPHALT, ETC.) MAY HAVE BEEN PLACED WITHIN STREET RIGHTS-OF-WAY FOR HAUL ROADS AND TEMPORARY ACCESS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE EXTENT, IF ANY, OF SUCH SURFACING. CONTRACTOR SHALL REMOVE SAID TEMPORARY SURFACING IN THE SAME MANNER AS NOTED ABOVE FOR RUBBLE. THIS REMOVAL SHALL BE SUBSIDIARY TO "EXCAVATION".
6. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE FOLLOWING UTILITY COMPANIES TO LOCATE ALL EXISTING LINES WITHIN THE PROJECT AREA: KANSAS GAS SERVICE, WESTAR ENERGY, SBC, COX COMMUNICATIONS, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA WATER DEPARTMENT.
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 OR WHICH ARE COVERED BY 12" OR MORE OF FILL MATERIAL WITH THIS PROJECT. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
8. THE WATER DEPARTMENT SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, WATER VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
9. THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER. THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.
10. THIS PROJECT DOES NOT INCLUDE ANY PROVISIONS FOR CONSTRUCTION OF DRIVEWAYS.
11. THE CONTRACTOR SHALL APPLY TEMPORARY SEED AND MULCH TO ALL UNPAVED AREAS DISTURBED BY HIS CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 4 LBS. PER 1,000 SQUARE FEET. MULCH SHALL BE PRAIRIE HAY APPLIED AT THE RATE OF 15 BALES PER ACRE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE BID FOR "TEMPORARY PROJECT SEEDING".
12. IN PROPER SEASON, CONTRACTOR SHALL APPLY PERMANENT SEED, FERTILIZER, AND MULCH TO ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION WITHIN RESERVES "B" AND ADJACENT ROAD RIGHT-OF-WAY. SEED SHALL BE A PREMIUM TURF TYPE FESCUE BLEND WELL SUITED TO SOUTH CENTRAL KANSAS AND APPLIED AT THE RATE OF 8 LBS. PER 1000 SQ. FT. FERTILIZER SHALL BE 12-24-12 APPLIED AT THE RATE OF 350 LB. PER ACRE.
13. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, ERECT AND MAINTAIN ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AS SPECIFIED IN THE "WORK ZONE TRAFFIC CONTROL" SECTION OF THE CITY OF WICHITA STANDARD SPECIFICATIONS.
14. EROSION CONTROL (BMP'S)
    THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED ON THE EROSION CONTROL PLAN CONTAINED HEREIN. THE FOLLOWING QUANTITIES ARE ESTIMATED, AND SHOULD BE CONSIDERED THE MINIMUM EFFORT REQUIRED. INSTALLATION OF THESE BMP'S DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.

CURB INLET PROTECTION	4 EACH
AREA INLET PROTECTION	1 EACH
CONSTRUCTION ENTRANCE	1 EACH
BACK OF CURB PROTECTION	1,416 L.F.
SILT FENCE PROTECTION	3,704 L.F.

15. ALL ELEVATIONS GIVEN IN THE PLANS ARE BASED ON USGS DATUM. (USGS - 1187.4 = CITY OF WICHITA DATUM)

BENCHMARKS

BM #1132- CITY BENCH MARK DISC ON THE TOP OF CURB ON WEST SIDE OF OAK CREEK PARKWAY, 100' ± SOUTH OF 1ST FIRE HYDRANT, SOUTH OF 1ST ROUND-A-BOUT, SOUTH OF 21ST STREET NORTH.
ELEV. = 1365.22

BM #17- CHISELED "d" EAST END OF OLD CONCRETE SOIL SAVER LOCATED EAST OF OLD POND NEAR WEST RIGHT-OF-WAY CHATEAU PARKWAY IN LOT 1, BLOCK 3 OAK CREEK 2ND ADDITION.
ELEV. = 1386.84

BM #18- CHISELED "d" CENTER FACE OF CURB INLET ON WEST SIDE OF CHATEAU PARKWAY NORTH OF ROUNDABOUT ON EAST SIDE OF LOT 1, BLOCK 3 OAK CREEK 2ND ADDITION.
ELEV. = 1378.64

BM #19- "T" POST 20' SOUTH AND 20' WEST OF EASTERLY CORNER OF LOT 12, BLOCK 2 OAK CREEK 2ND ADDITION.
ELEV. = 1375.46

NOTE:
CONTRACTOR SHALL NOT REMOVE ANY TREES FROM THE PROJECT SITE WITHOUT SPECIFIC APPROVAL OF THE OWNER AND/OR ENGINEER.

No.	Revision	By	Date

OAK CREEK 3RD

KEY MAP AND GENERAL NOTES

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Designed by	BDB, BMM	Job No.	35-06572-000
Drawn by	BJS, TAT	Date	February 2006

Sheet 3 of 45

Saved 10-10-2006 10:07:52 AM by BJS
Plot: Scale 1:150 10-31-2006 12:08:43 PM by BJS
G:\2006\06572\000\06572-000-C-421MAP