

## GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- 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 1-800-344-7233  
 OR (LOCAL WICHITA) 687-2470  
 THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:  

AT&T	1-800-246-8464
BLACK HILLS ENERGY (GAS)	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
EVERGY	1-800-544-4857
- 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.
- EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- 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 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.
- ALL COMPACTION OF EARTHWORK SHALL BE 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-698.
- OTHER CONSTRUCTION MAY BE UNDER WAY SIMULTANEOUSLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH ANY CONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- EXCESS EXCAVATION SHALL BE STOCKPILED ON-SITE IN A LOCATION APPROVED BY THE FIELD ENGINEER.
- STAKING AND INSPECTION WILL BE PROVIDED BY THE CITY OF WICHITA.
- SOIL DENSITY TESTING WITHIN PUBLIC RIGHT-OF-WAY WILL BE PROVIDED BY THE CITY OF WICHITA. SOIL TESTING ON RESIDENTIAL LOTS TO BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE ONE DENSITY TEST FOR EACH LOT PER EACH FOOT OF FILL MATERIAL PLACED.
- DEVELOPER FOR THIS PROJECT IS:  
 BUFFALO GROVE DEVELOPMENT GROUP, LLC  
 CODY SCHROEDER  
 7370 E. 37th STREET N.  
 WICHITA, KS 67226  
 316.305.4990

## GENERAL GRADING NOTES

- THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDINGS/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES FOR POND GRADING ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. ALL BERMS & POND EDGES SHALL BE FINAL GRADED/SHAPED WITH A TRACK DOZER, NOT A BLADE. THE GRADING SHALL BE APPROVED BY MKEC'S LANDSCAPE ARCHITECT PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
- A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND SAVED BACK FOR REPLACEMENT IN RESERVE AREAS INDICATED. ANY EXCESS TOPSOIL SHALL BE SEPARATELY STOCK PILED ON-SITE AT AN APPROVED LOCATION. NO TOPSOIL SHALL BE PLACED ON LOTS OR WITHIN STREET R/W UNLESS SPECIFICALLY NOTED.
- TOPSOIL SHALL BE REPLACED AT A DEPTH OF 6" IN ALL POND RESERVE AREAS. THE FINISHED GRADE SHOWN ON THE PLANS INDICATES THE SURFACE ELEVATION AFTER THE TOPSOIL LAYER HAS BEEN PLACED.
- AS THE PROJECT NEARS COMPLETION, THE CONTRACTOR SHALL RIP (SCARIFY) ALL HAUL ROADS WITH AN AGRICULTURAL IMPLEMENT INTENDED FOR SUCH PURPOSES TO A DEPTH OF 18". MULTIPLE PASSES MAY BE NECESSARY TO THOROUGHLY ALLEVIATE COMPACTION.
- THE EARTHWORK SUMMARY SHOWN ON THIS SHEETS IS AN EARTHWORK VOLUME WHICH EXCLUDES THE THICKNESS OF THE ROADWAY PAVEMENT AND CRUSHED ROCK BASE MATERIALS. THE ELEVATIONS SHOWN ON THESE PLANS WITHIN THE FUTURE ROADWAY SECTIONS REPRESENT THE FINISHED PAVEMENT GRADE.
- THE INTENT OF THE SITE GRADING DESIGN IS TO RESULT IN A SITE EARTHWORK BALANCE WITHOUT IMPORTING OR EXPORTING MATERIAL. THE ELEVATION FOR THE POND BOTTOM IS APPROXIMATE AND IS BASED ON SITE EARTHWORK ESTIMATES. IN ORDER TO MAKE THE SITE BALANCE, THE CONTRACTOR MAY MODIFY THE POND GRADING BELOW THE NORMAL POOL ELEVATION. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND ENGINEER OF ANY POND GRADING MODIFICATIONS.

## GRADING IMPROVEMENTS

FOR

# BUFFALO GROVE ADDITION

AN ADDITION TO THE CITY OF WICHITA  
 SEDGWICK COUNTY, KANSAS

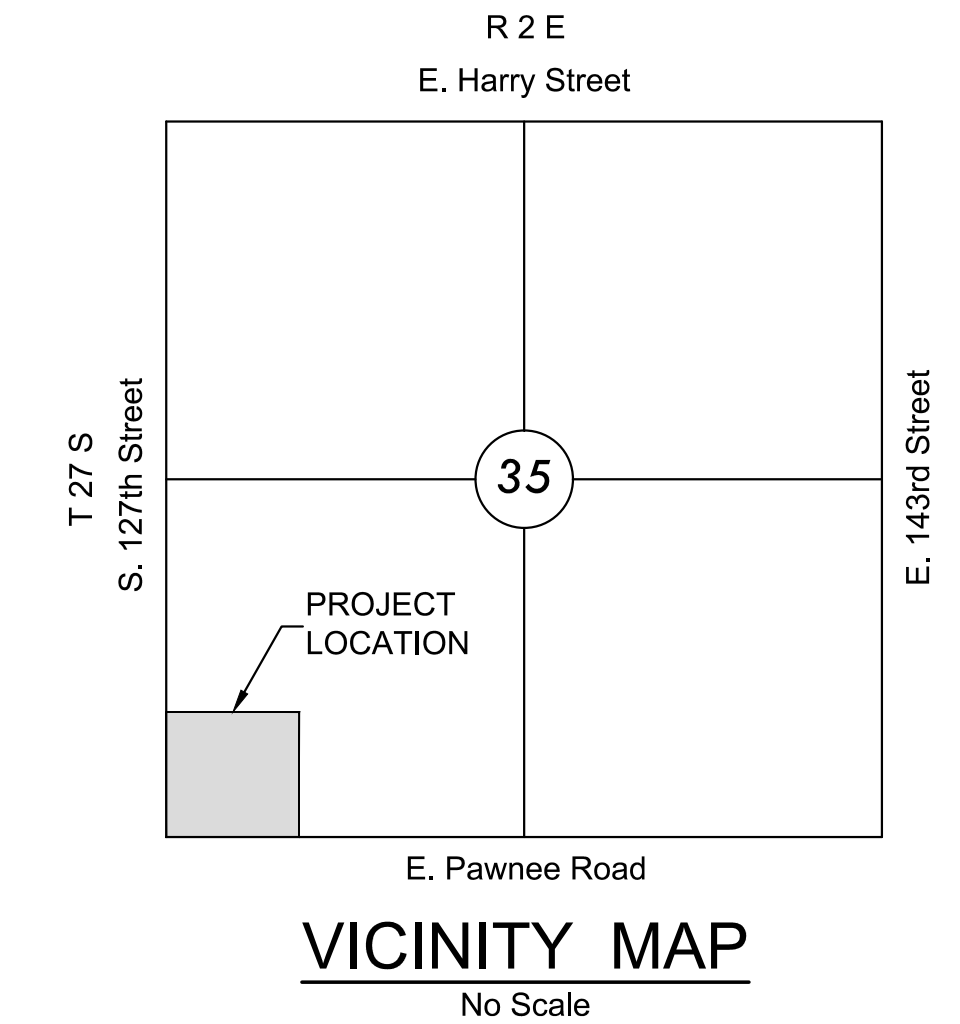
PROJECT NO. 458-2022-085514

THE CITY OF WICHITA, KANSAS  
 GARY JANZEN, P.E. - CITY ENGINEER

ORG CODE 47310722

MUNIS NO. E2084

LOTS 1-34, BLOCK 1; LOTS 1-24, BLOCK 2



## INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
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03	GRADING DETAILS
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11	SEEDING PLAN
12-16	BMP SHEETS
17	FINAL PLAT

## BENCHMARKS

BM & CP-100  
 N:1673873.821 E:1691836.443 EL:1356.26  
 MAG NAIL SET IN A FOUND SQUARE CUT ON SOUTH  
 END OF WEIR WALL, 572' NORTH AND 77' WEST OF THE  
 CENTERLINE OF 127TH ST. E. & PAWNEE

CP-101  
 N:1674242.41 E:1691958.454 EL:1353.155  
 5/8" REBAR WITH ALUMINUM CONTROL CAP

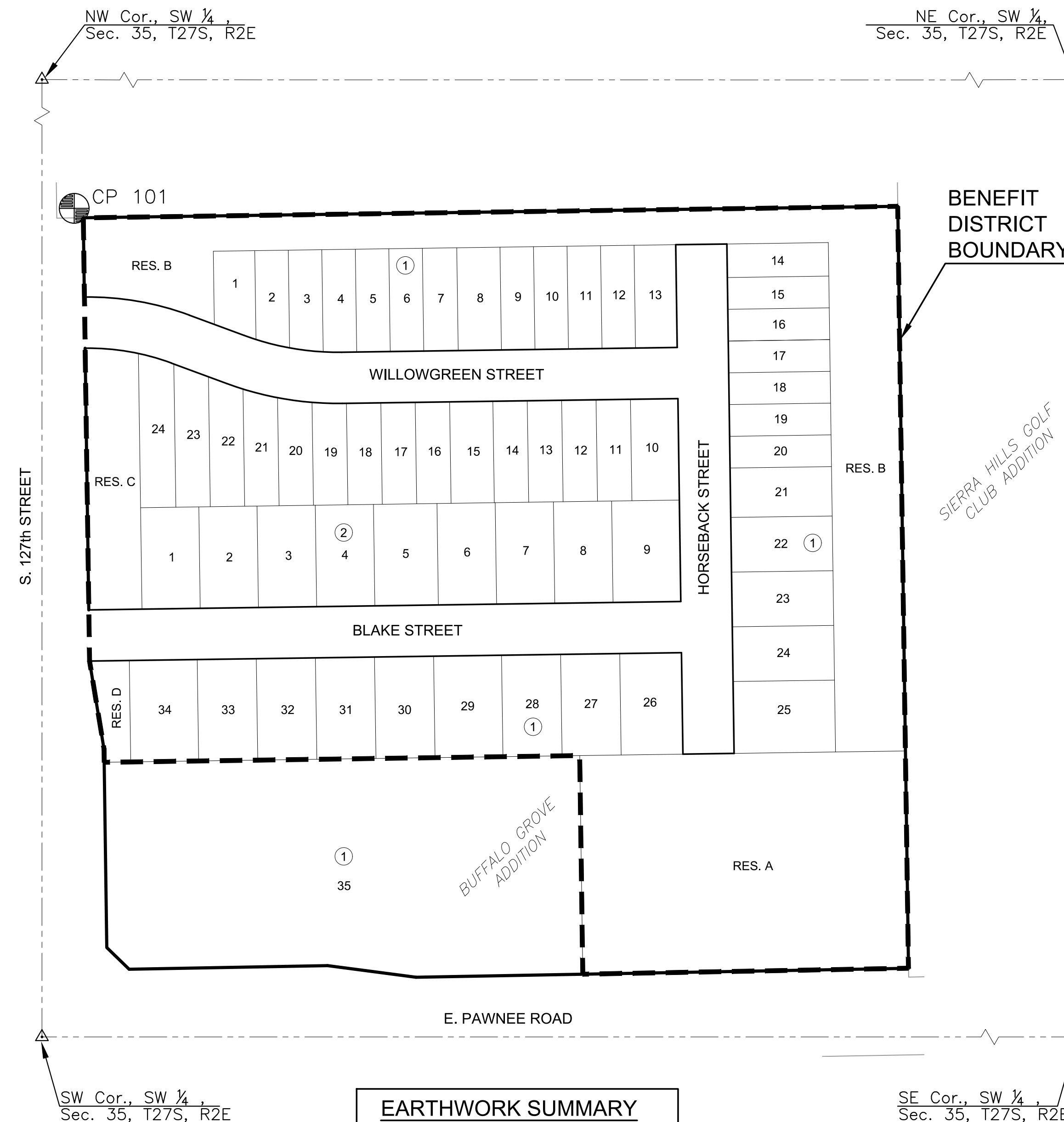
## DATUM

The Horizontal Datum is based on the Kansas Coordinate System of 1983, NAD83(2011), EPOCH:2010.0000, South Zone. Coordinates shown have been modified to the ground using a combined adjustment factor of 1.0001200144. State Plane coordinates can be calculated by multiplying the shown values by 0.99988.

All elevations shown are based on the NAVD 88 vertical datum, Geoid12b.

## NOTE

All Control Points shown have elevations established using standard surveying procedures and can be used as temporary benchmarks. When using a Control point as a temporary benchmark, it is recommended that cross-checks be made to other control points or benchmarks to confirm elevations prior to use.

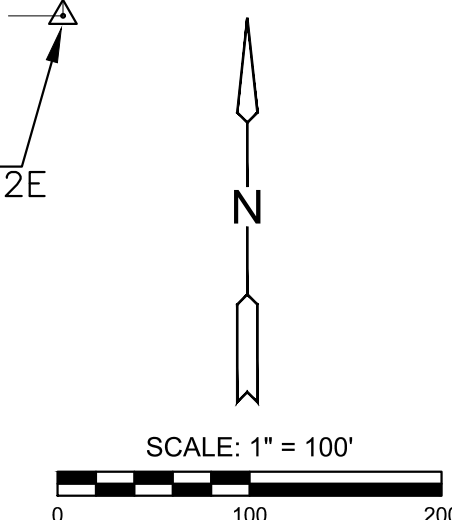


## EARTHWORK SUMMARY

EXCAVATION 30,350 C.Y.  
 \*COMPACTED FILL (95%) 30,325 C.Y.

\*NO SHRINK/SWELL FACTOR ADDED

- ANY EXCESS MATERIAL TO BE PLACED AT BOTTOM OF POND, BENEATH CLAY LINER.
- ANY ADDITIONAL FILL REQUIRED TO BALANCE THE SITE SHALL BE PROVIDED BY THE CONTRACTOR. COST SHALL BE SUBSIDIARY TO EXCAVATION.
- EXCAVATION VOLUME IS BASED ON GRADINGS TO THE TOP OF PAVEMENT SUBGRADE, PER GRADING DETAILS.



**Stormwater Certification:**  
 New Development  
 Stormwater Permit # SWO2022-  
 NOI Permit # S-

These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Site Area (Acres) = 15.5 acres  
 Disturbed Area (Acres) = 15.2 acres  
 Water Quality Treatment: Offsite BMP Program  
 Downstream Channel Protection: N/A  
 Detention: Onsite Pond-Drainage Report for "Buffalo Grove Addition"  
 The BMP used for this development is Offsite BMP Program



GRADING PLANS FOR  
**BUFFALO GROVE ADDITION**  
 WICHITA, KANSAS

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## TITLE SHEET

PROJECT NO.	458-2022-085514	
DATE	NOV 2022	
SCALE	1" = 100'	
DESIGNED	DRAWN	CHECKED
KPG	MKEC	KPG
NO.	REVISION	DATE

SHEET NO.