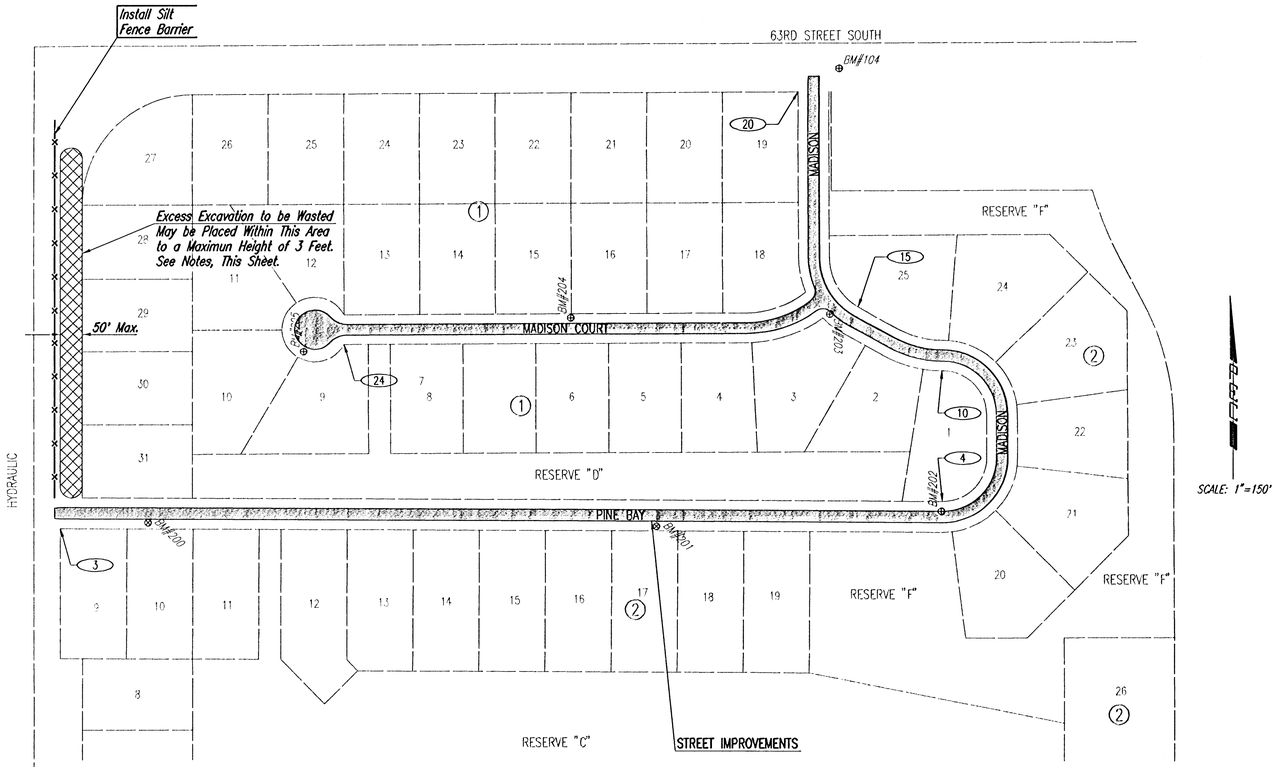


SCALE: 1"=150'

COORDINATE LIST		
POINT	NORTH	EAST
3	8,902.1700	10,060.6400
24	9,322.6900	10,704.9100
4	8,963.7000	12,062.9600
10	9,262.4800	12,062.1200
15	9,409.7500	11,871.6700
20	9,896.6400	11,733.5600

(3) = COORDINATE POINT NO.

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. 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.

3. CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.

4. 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: K.G.S. GAS, WESTAR ENERGY, SBC, COX COMMUNICATIONS, CITY OF WICHITA SEWER MAINTENANCE AND CITY OF WICHITA WATER DEPARTMENT.

5. 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.

6. 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.

7. THE CONTRACTOR SHALL ADJUST WATER VALVE BOXES AS DIRECTED BY THE ENGINEER. THIS WORK TO BE SUBSIDIARY TO OTHER BID ITEMS.

8. 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".

9. 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.

10. EROSION CONTROL (BMP'S)
    THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED IN THE PLANS. 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.

    SILT FENCE BARRIER 800 L.F.

SEEDING NOTES

TEMPORARY PROJECT SEEDING: CONTRACTOR SHALL APPLY TEMPORARY SEED AND MULCH TO ALL GRASSED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. SEED FOR TEMPORARY SEEDING SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 4 LBS. PER 1000 SQ. FT. TEMPORARY SEEDING AND MULCHING SHALL BE PAID FOR AT THE UNIT PRICE BID PER ACRE FOR "TEMPORARY PROJECT SEEDING".

TEMPORARY SEEDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA TO BE SEEDED HAS BEEN DISTURBED. TEMPORARY SEEDING MAY BE OMITTED IN AREAS WHERE PERMANENT SEEDING IS REQUIRED AND IS IN SEASON FOR IMMEDIATE PLANTING.

ESTABLISHED LAWNS/PERMANENT SEEDING: ESTABLISHED LAWNS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION (OR BETTER) BY SODDING OR SEEDING IN KIND. SUCH RESTORATION SHALL INCLUDE ALL SOIL PREPARATION, GRADING, SEEDING OR SODDING, FERTILIZING, AND MULCHING AS NECESSARY. THIS WORK SHALL BE INCLUDED IN THE BID ITEM "SITE RESTORATION".

ADDITIONAL PROJECT NOTES

LOCAL ACCESS TO RESIDENCES SHALL BE ALLOWED THROUGH CONSTRUCTION TO THE EXTENT POSSIBLE.

PRIVATE MAILBOXES WHICH ARE IN CONFLICT WITH CONSTRUCTION SHALL BE REMOVED AND RESET AT AN APPROPRIATE LOCATION BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE TEMPORARY PROVISIONS FOR MAIL DELIVERY WHERE NECESSARY AND AS APPROVED BY THE ENGINEER. THIS WORK SHALL BE SUBSIDIARY TO "SITE RESTORATION".

TRAFFIC SIGNS WHICH ARE IN CONFLICT WITH CONSTRUCTION SHALL BE REMOVED AND RESET AT AN APPROPRIATE LOCATION BY THE CONTRACTOR AND AS APPROVED BY THE ENGINEER. THIS WORK SHALL BE SUBSIDIARY TO "SITE RESTORATION".

EXCESS EXCAVATED MATERIAL, INCLUDING ROAD SURFACING, SHALL REMAIN ON-SITE AND BE PLACED WITHIN THE AREA SHOWN ON THE KEY MAP. ALL SUCH MATERIAL SHALL BE PLACED UNIFORMLY, BLADED SMOOTH FOR FINISHED APPEARANCE AND BE SEEDED WITH TEMPORARY SEEDING. MATERIAL SHALL NOT BE PLACED IN LOCATIONS WHICH WILL BLOCK NATURAL DRAINAGE.

BENCHMARK LIST

C.O.W. VERTICAL DATUM

BM #101- RAILROAD SPIKE IN EAST FACE 3RD POWER POLE SOUTH OF 63RD ST. SOUTH ON WEST SIDE HYDRAULIC
ELEV. =69.51 Datum

BM #104- STEP NAILS IN NORTH FACE POWER POLE AT SE CORNER OF 63RD ST. SOUTH AND MADISON
ELEV. =71.86 Datum

BM #200- CHISELED "d" ON NORTH END OF WEST CONCRETE HEADWALL FOR DRIVE TO HOUSE #1725 PINE BAY ST.
ELEV. =69.08

BM #201- CHISELED "d" ON ON TOP OF WEST END 18" RCP ON SOUTH SIDE PINE BAY ST. AT HOUSE #2005
ELEV. =72.65

BM #202- TOP NUT ON FIRE HYDRANT ON SOUTH SIDE LOT 1, BLOCK 1, AT EAST END OF PINE BAY ST. WHERE IT CURVES NE TO MADISON ST.
ELEV. =76.62

BM #203- TOP NUT ON FIRE HYDRANT AT SOUTH CORNER OF MADISON ST. AND MADISON COURT
ELEV. =76.93

BM #204- TOP NUT ON FIRE HYDRANT AT HOUSE #6425 MADISON COURT
ELEV. =72.08

BM #205- TOP NUT ON FIRE HYDRANT AT HOUSE #6441 MADISON COURT
ELEV. =70.10

BRIAND BOUTWELL LICENSED 10989 KANSAS PROFESSIONAL ENGINEER 1-14-05

No.	Revision	By	Date

PINE BAY ESTATES

KEY MAP AND GENERAL NOTES

JAMES L. ARMOUR, P.E.- ACTING CITY ENGINEER
CITY OF WICHITA PROJECT NO. 472-84034

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

Designed by	BDB	Job No.	35-04465-000	Sht. 2 of 37
Drawn by	BJS	Date	SEPTEMBER 2004	

DSNR: BDB OPER: BJS SCALE: 1=150.00
C:\2004\04465\000\KEYMAP 01-13-2005 03:20:27 pm