GRADING PLANS FOR

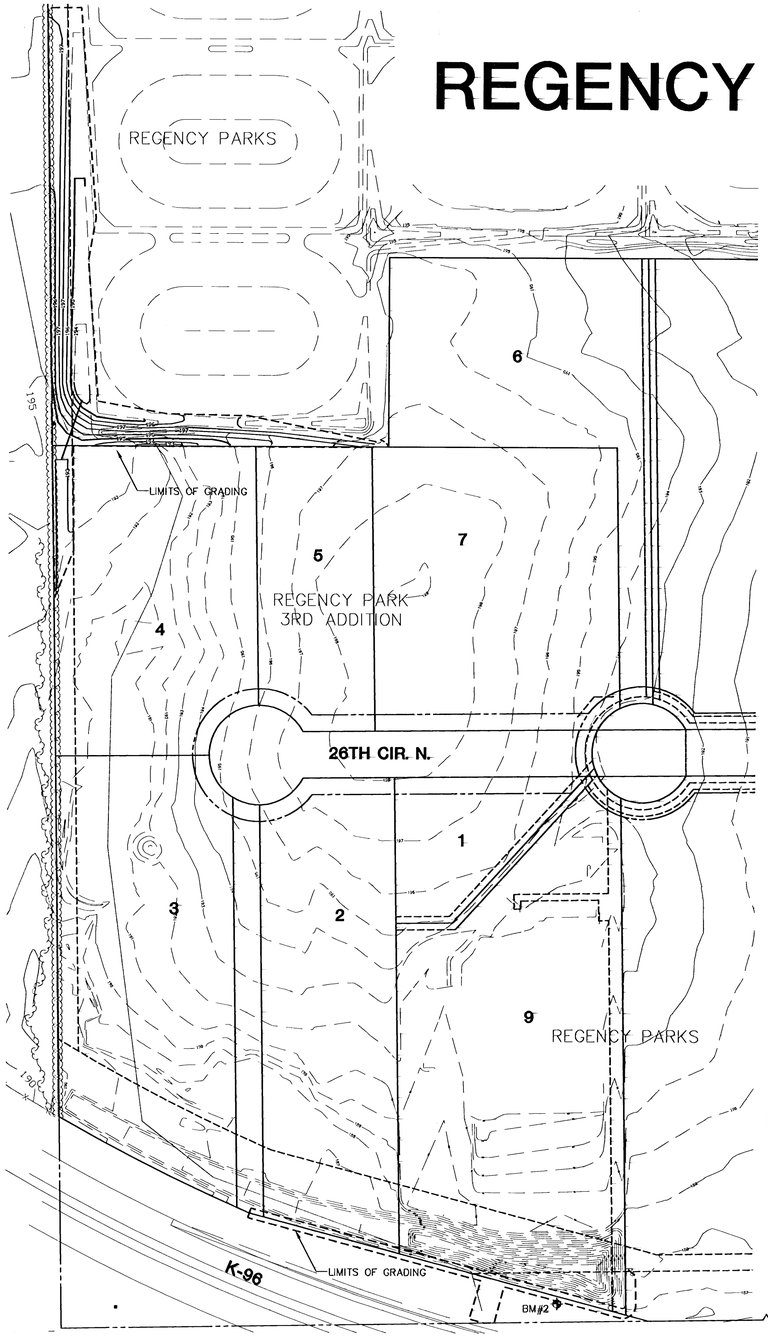
REGENCY PARK 3RD ADDITION

AN ADDITION TO THE CITY OF WICHITA
SEDGWICK COUNTY, KANSAS

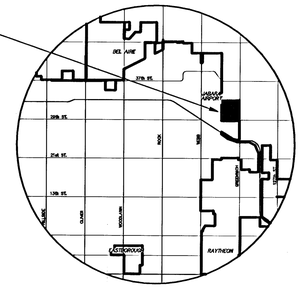
PROJECT NO. 472-84241

JIM ARMOUR P.E., CITY ENGINEER

OCA 765946
PHASE II



PLOTTED: Thursday, June 15, 2006 @ 02:29PM



VICINITY MAP

GENERAL NOTES

1. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS AND KDOT SPECIFICATIONS. IN INSTANCES WHERE THESE TWO SPECIFICATIONS CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. 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	800-344-7233

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

COX COMMUNICATIONS (CABLE)	262-0661
WESTAR (ELECTRIC)	261-6512
KANSAS GAS SERVICE (GAS)	832-3101
SBC (TELEPHONE)	800-870-8390
CITY OF WICHITA WATER & SEWER	262-6000
AQUILA (GAS)	800-303-0357

3. 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.

4. 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.

5. 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 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.

6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

7. TREES TO BE REMOVED ARE MARKED ⊗. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.

8. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.

9. SPECIAL CARE SHALL BE TAKEN WHEN BACKFILLING ALL STORM SEWER TRENCHES PER CITY OR KDOT SPEC.

10. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.

11. ALL COMPACTION OF EARTHWORK SHALL BE 95% STANDARD DENSITY.

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	K-96 DITCH GRADING
3	SOCCER FIELD GRADING
4-7	BMP SHEETS
8-10	PLATS

BENCHMARKS

BM#1 BM Step Spike in West side PP, 1st pole North of 29th St. North on East side of Greenwich Rd.
Elev.=201.51

BM#2 BM Step Spike in West side PP, 6th pole North of K-96 on East side of Greenwich Rd.
Elev.=192.04

BM#3 BM Stop Spike in West side PP, 1st pole North of K-96 on East side of Greenwich Rd.
Elev.=184.45

GENERAL TREE & NATURAL AREA PROTECTION NOTES:

1. TREES ARE AN IMPORTANT ASSET TO THE DEVELOPER. EVERY EFFORT SHALL BE MADE TO PRESERVE EACH AND EVERY TREE (UNLESS NOTED FOR REMOVAL) AS DIRECTED IN THESE PLANS & NOTES.

2. BEFORE ANY TYPE OF CONSTRUCTION BEGINS WITHIN THE PROJECT IMPROVEMENT AREA THE CONTRACTOR SHALL INSTALL PROTECTION FENCE AROUND ALL TREE MASSES AND INDIVIDUAL TREES AS NOTED IN PLANS. ALL TREE REMOVAL SHALL BE DISCUSSED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.

3. EQUIPMENT AND CONSTRUCTION MATERIALS SHALL REMAIN OUT OF AND AWAY FROM TREE DRIPLINES SO AS TO NOT COMPACT THE ROOT ZONE OR DAMAGE THE TREE (REFER TO DETAIL SHEET 2). CHEMICAL SPILL DAMAGE SHALL BE PREVENTED BY FILLING GAS TANKS, CLEANING TOOLS & REPAIRING EQUIPMENT WELL OUTSIDE TREE PROTECTED ROOT ZONES. MIXING TRUCKS SHALL BE RINSED OUT OFF SITE. WHERE IT OCCURS THAT A CONSTRUCTION ROUTE OR A PROPOSED IMPROVEMENT OCCURS WITHIN A TREE'S PROTECTED ROOT ZONE, IT MAY BE NECESSARY, DEPENDENT UPON THE TYPE OF CONSTRUCTION AND EQUIPMENT USED, TO INSTALL A ROOT PROTECTION BRIDGE OR APPROVED EQUIVALENT. THIS MAY BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

4. ANY TREE THAT MUST HAVE BRANCHES REMOVED SHALL BE TRIMMED WITH SHARP INSTRUMENT/TOOL THAT IS INTENDED FOR SUCH OPERATIONS. CONSULT LANDSCAPE ARCHITECT PRIOR TO TRIMMING. KNOCKING BRANCHES OFF WITH A BACKHOE OR OTHER SIMILAR MACHINE REFER TO TREE TRIMMING DETAIL ON SHEET 2 FOR TRIMMING PROCEDURE.

5. FAILURE TO MAINTAIN ERECTED TREE PROTECTION FENCE AROUND DESIGNATED AREAS WITHOUT PRIOR REMOVAL CONSENT FROM THE OWNER'S REPRESENTATIVE IS STRICTLY PROHIBITED. ALL WORK SHALL HALT UNTIL REMEDIED SHOULD ANY PROTECTION FENCE BE REMOVED, MOVED, OR DEVIATIONS FROM THESE NOTES ARE OBSERVED BY THE OWNER'S REPRESENTATIVE(THIS INCLUDES TREES WHERE NO FENCE IS REQUIRED).

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

SCOTT A. SCHULTE LICENSED KANSAS PROFESSIONAL ENGINEER 6/16/06

GRADING PLANS FOR
REGENCY PARK 3RD ADDITION
WICHITA, KS

SHEET TITLE

04130
PROJECT NUMBER

AJK
DESIGN BY
KWS
DRAWN BY
SRS
CHECKED BY

ISSUED
JUNE 2006
REVISED

SHEET NO.
1 of 10

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