



SITE GRADING PLAN
1" = 20' - 0"

SITE GRADING NOTES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAIN FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN BY CONTACTING THE UTILITY LOCATOR SERVICE A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF DIGGING OPERATIONS. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. PROTECT ALL EXISTING UTILITIES TO REMAIN.
- THE CONTOUR INTERVAL FOR EXISTING AND PROPOSED CONTOURS IS 1'-0".
- PROPOSED SPOT ELEVATIONS AND CONTOURS ARE FOR FINISHED GRADES AND READ TO THE TOP OF PAVEMENT AND FINISHED SOIL GRADE.
- EXISTING CONDITIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- TRAFFIC AFFECTED BY THE CONSTRUCTION ON THIS PROJECT SHALL BE HANDLED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL GRADING WORK IS ACCEPTED BY THE OWNER AND ARCHITECT.
- PROTECT EXISTING TREES THAT ARE TO REMAIN WITH ORANGE SNOW FENCE AT THE TREES DRIP LINE UNTIL END OF CONSTRUCTION.
- STRIP TOPSOIL FROM CONSTRUCTION AREAS AND STOCKPILE IN LOCATION AGREED UPON BY ARCHITECT. PLACE THE TOPSOIL IN A MANNER SO NOT TO BE COMPACTED OR CONFLICT WITH OTHER TRADES AND CONSTRUCTION PROCESS.
- ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL (EXCLUDING TOPSOIL) AND REFUSE, OR ANY OTHER MATERIAL WHICH WOULD BE DELETERIOUS AS FILL MATERIAL OR INCAPABLE OR SUPPORTING THE BUILDING, VEHICULAR AND/OR OVERBURDEN LOADS TO BE IMPOSED SHALL BE CLEARED, GRUBBED OR EXCAVATED AS THE CASE MAY DICTATE PRIOR TO GRADING AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- EROSION CONTROL MEASURES ARE TO BE UTILIZED PER LOCAL CODES AND WHERE THE POSSIBILITY OF EROSION MAY OCCUR.
- ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS, AND STRUCTURES.
- ALL SIDEWALKS AND WALKING SURFACES (EXCEPT RAMPS) SHALL HAVE SLOPES NO GREATER THAN 1:21 (4.8%) IN THE DIRECTION OF TRAVEL OR CROSS SLOPES GREATER THAN 1:51 (1.96%). SLOPE OF THE FORMWORK IS TO BE VERIFIED BEFORE INSTALLATION OF PAVEMENT MATERIAL.
- THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION ADJACENT (OFF SITE) PROPERTY DISTURBED BY HIS OPERATIONS.
- ANY FILL MATERIAL REQUIRED TO BRING GRADES UP TO PROPOSED ELEVATIONS SHALL BE PROVIDED BY GENERAL CONTRACTOR.
- A MINIMUM OF 4" OF NON-COMPACTED TOPSOIL SHALL BE DISTRIBUTED THROUGHOUT ALL TURF AND PLANTING AREAS. ROUGH GRADING IS TO BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR. THE LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR FINISH GRADING AND PREPARING LAWN AND PLANTING BEDS.



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LEGAL DESCRIPTION

LOT 1, BLK 1, HOME BANK & TRUST COMPANY ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SITE SURVEY INFORMATION

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA
WICHITA, KANSAS 67202
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DRAWING LABELED:
ARCHITECTURAL SURVEY
HOME BANK & TRUST
13TH ST. NORTH AND GREENWICH ROAD

DATE: DECEMBER 10, 2004

BENCHMARK

CHISELED "L" WEST CURB ISLAND AT THE NORTHEAST CORNER OF GREENWICH ROAD AND 13TH STREET NORTH.
ELEVATION: 1386.15 NGVD.
1987.75 CITY DATUM

SITE ZONING INFORMATION

ZONED "LC" - LIMITED COMMERCIAL
SETBACKS: FRONT: MINIMUM OF 20'
REAR: MINIMUM OF 10'
STREET SIDE: MINIMUM OF 10'

LEGEND

- XXXXX NEW SPOT ELEVATION
- XXXXX EXISTING GRADE TO BE MAINTAINED
- XXXXX TOP OF WALL ELEVATION
- XXXXX DIRT GRADE AT BOTTOM OF WALL
- HP HIGH POINT
- FL FLOW LINE
- E EXISTING
- NEW CONTOUR
- EXISTING CONTOUR
- POINT WHERE NEW CONTOUR MEETS EXISTING CONTOUR

**Home Bank & Trust Co.
East Wichita Office**

1409 N. Greenwich Road
Wichita, Kansas

PRINTS ISSUED
March 1, 2006 - Owner Review
March 24, 2006 - Progress Set

WDM No. 04230
drawn: Nick S.
checked: Matt S.

SITE GRADING PLAN

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