

# GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS.
- SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

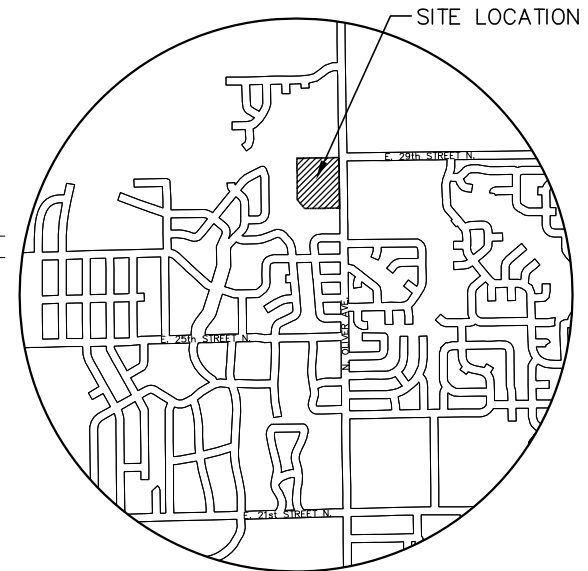
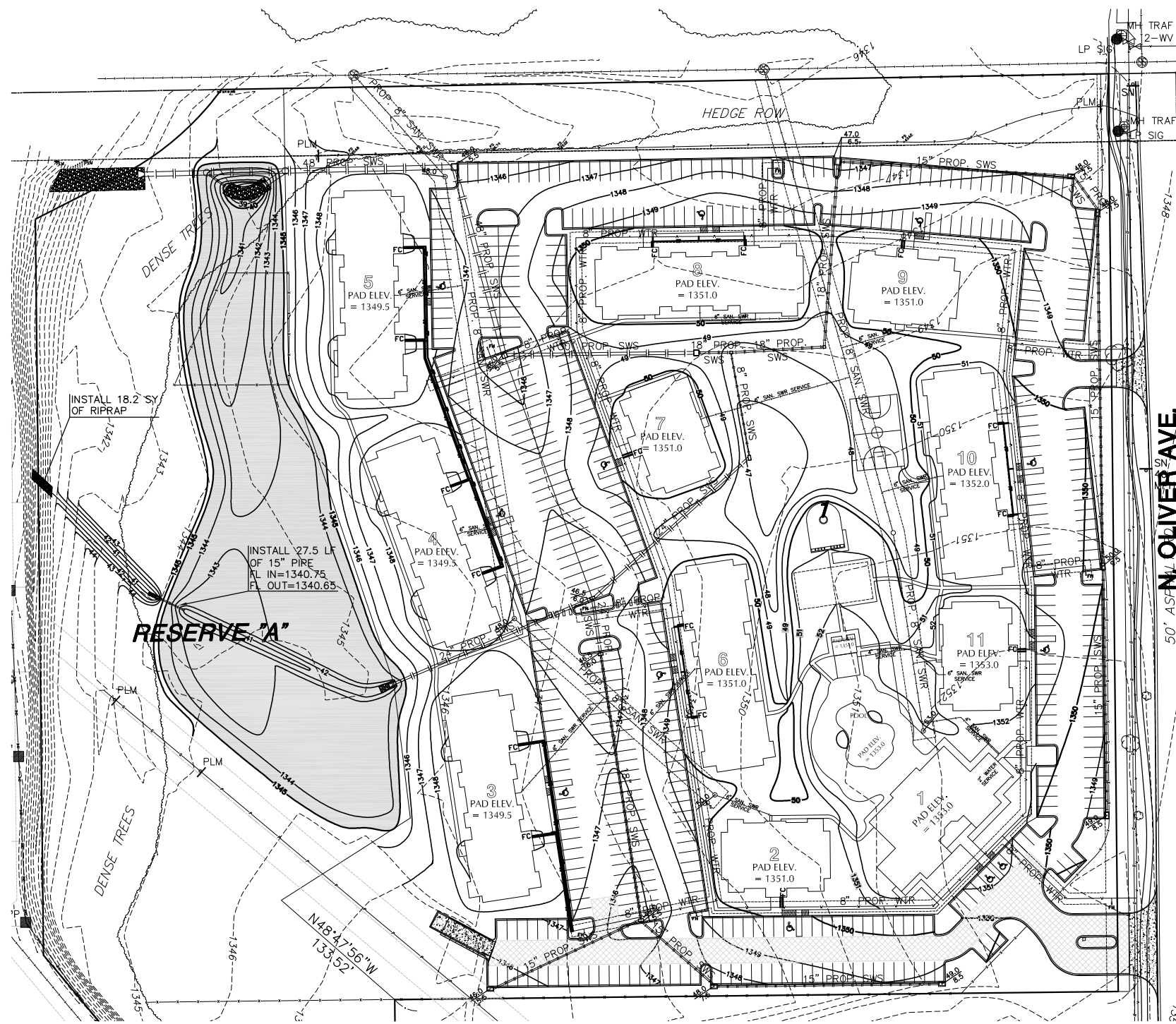
KANSAS ONE-CALL 800-344-7233  
OR LOCAL (WICHITA) 316-687-2470

THE SUBCONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

SBC (TELEPHONE) 800-870-8390  
COX COMMUNICATIONS (CABLE) 316-262-0661  
KANSAS GAS SERVICE (GAS) 316-832-3101  
CITY OF WICHITA WATER & SEWER 316-262-6000  
WESTAR (ELECTRIC) 316-261-6512  
AQUILA (GAS) 800-303-0357  
KANEB PIPELINE 316-773-9000

JAMES BROWNING ARCHITECT 316-269-9001  
1305 E. WATERMAN, SUITE B  
WICHITA, KS 67211  
JAMESB@BROWNINGARCHITECTURE.KSCOX.MAIL.COM

- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE SUBCONTRACTOR WILL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED 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.
- 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.
- OTHER PUBLIC OR PRIVATE IMPROVEMENT PROJECTS MAY BE UNDERWAY SIMULTANEOUSLY. THE SUBCONTRACTOR SHALL COORDINATE WITH ANY SUBCONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND SAVED BACK FOR REPLACEMENT IN NON-BUILDING AND NON-PAVED AREAS. ANY EXCESS TOPSOIL SHALL BE SEPARATELY STOCKPILED ON-SITE AT AN APPROVED LOCATION. ALL MEDIAN AREAS SHALL BE BACKFILLED WITH A 24" MIN. LAYER OF TOPSOIL. ALL OTHER LANDSCAPING AREAS SHALL BE BACKFILLED WITH A 12" MIN. LAYER OF TOPSOIL.
- 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.
- 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. CHEMICAL SPILL DAMAGE SHALL BE PREVENTED BY FILLING GAS TANKS, CLEANING TOOLS & REPAIRING EQUIPMENT WELL OUTSIDE TREE PROTECTION ROOT ZONES. MIXING TRUCKS SHALL BE RINSED OUT OFF SITE. WHERE IT 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.
- ANY TREE THAT MUST HAVE BRANCHES REMOVED SHALL BE TRIMMED WITH A 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 IS NOT ACCEPTABLE! REFER TO TREE TRIMMING DETAIL ON SHEET 2 FOR TRIMMING PROCEDURE.
- ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY TERRACON AND DATED JULY 12, 2007 ENTITLED "GEOTECHNICAL ENGINEERING REPORT PROPOSED STAR LUMBER STORE". MAXIMUM LIFT THICKNESS SHALL BE 8". SUBCONTRACTOR TO PROVIDE ADEQUATE COMPACTION TESTING TO CONFIRM COMPACTION.
- ALL GRADES ADJACENT TO PROPOSED BUILDINGS SHALL BE COORDINATED WITH THIS PLAN BY THE BUILDING ARCHITECT/ENGINEER. THIS INCLUDES ANY AND ALL APPLICABLE ADA REQUIREMENTS.
- SEE UTILITY PLANS FOR FLOW LINE AND SIZE INFORMATION ON EXISTING AND PROPOSED FACILITIES.
- SEE PAVING DETAILS FOR SUBGRADE AND PAVEMENT THICKNESS REQUIREMENTS.
- LONGITUDINAL SLOPES ON SIDEWALKS SHALL NOT EXCEED 5% AND CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%.

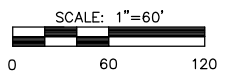


## LOCATION MAP

## LEGEND

- TRUCK ROUTE -7" AC PVMT W/ 5" BIT. BASE OVER MODIFIED SUBGRADE
- AREAS OF DETENTION
- TRANSITION CURB
- CONCRETE PAVEMENT
- OVERHEAD ELECTRIC
- RAIN LEADER
- UNDERGROUND ELECTRIC
- CABLE TV
- TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND TELEPHONE CABLE
- GAS LINE
- IRRIGATION LINE
- STORM WATER SEWER
- POWER POLE AND DEADMAN
- ELECTRIC TRANSFORMER
- EXIST. TREE AND DIAMETER
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE

| PROPERTY AREA |                           |
|---------------|---------------------------|
| TOTAL         | 804,427.2 ft <sup>2</sup> |
| IMPERVIOUS    | 292,831.2 ft <sup>2</sup> |



## LEGAL DESCRIPTION

LOT 1, BLOCK 1, CAMPUS CREST ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

## BENCHMARKS

BM#1 "□" South west corner traffic signal light pole at South west corner Oliver and 29th Street North  
Elev. = 1348.33 NAVD 88

|              | Pre-Project |    |                |                |                 |                 | Post-Project    |    |    |                |                |                 |                 |                 |
|--------------|-------------|----|----------------|----------------|-----------------|-----------------|-----------------|----|----|----------------|----------------|-----------------|-----------------|-----------------|
|              | Tc          | CN | Q <sub>2</sub> | Q <sub>5</sub> | Q <sub>10</sub> | Q <sub>25</sub> | Q <sub>50</sub> | Tc | CN | Q <sub>2</sub> | Q <sub>5</sub> | Q <sub>10</sub> | Q <sub>25</sub> | Q <sub>50</sub> |
| To West      | 40          | 72 | 17.6           | 26.9           | 33.2            | 42.7            | 56.4            | 33 | 81 | 11.4           | 17.6           | 21.7            | 28.2            | 37.5            |
| To East      | 42          | 69 | 3.1            | 5.8            | 7.7             | 10.8            | 15.5            | NA | NA | NA             | NA             | NA              | NA              | NA              |
| w/ Detention | NA          | NA | NA             | NA             | NA              | NA              | NA              | NA | NA | 8.1            | 8.8            | 9.3             | 15.7            | 30.9            |
| Total Runoff |             |    | 20.7           | 32.7           | 40.9            | 53.5            | 71.9            |    |    | 18.5           | 26.4           | 31              | 43.9            | 68.4            |

## AS-BUILT 4-1-09

REVISED: 3-7-08

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

# CIVIL GRADING PLAN

# THE GROVE AT WICHITA

LOT 1, BLOCK 1 CAMPUS CREST

## CIVIL GRADING PLAN

SHEET TITLE  
07008 (GC)  
07254 (MKEC)  
PROJECT NUMBER

JTC / SKF / GJA  
DESIGNED / DRAWN / CHECKED

ISSUED  
December 2007

REVISED  
Nov. 2007 (OCI Review)  
Feb. 2008 (OCI Review)  
April 2008 (Courtyard)  
June 2008 (OCI Review)

SHEET NO.  
15 of 15