

REGENCY LAKES COMMERCIAL 2ND ADDITION

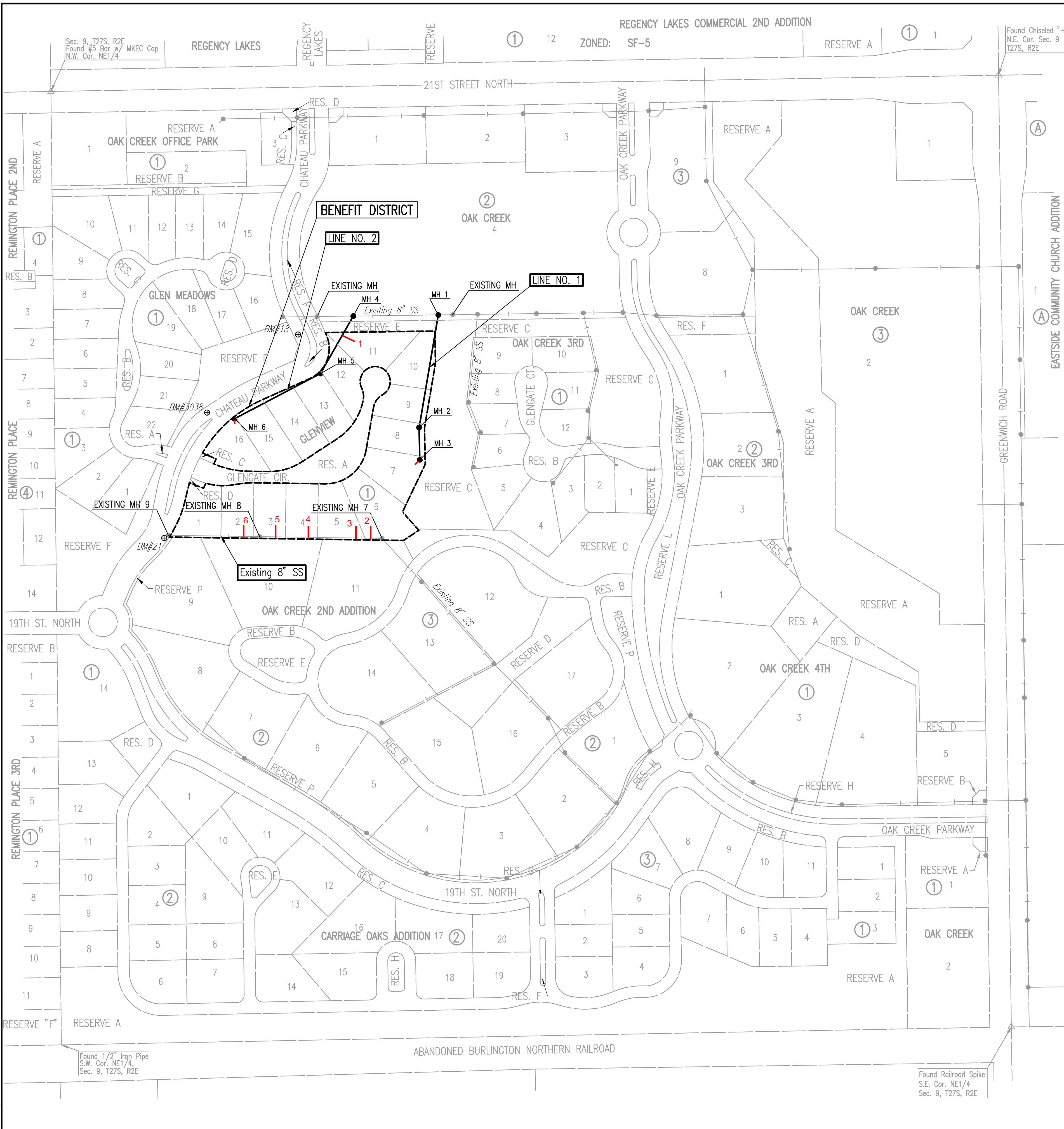
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Found Chiseled "4"
N.E. Cor. Sec. 9
T27S, R2E

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CITY OF WICHITA SPECIFICATIONS AND STANDARDS.
- ALL ELEVATIONS SHOWN ARE U.S.G.S. DATUM (NGVD29).
- THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH TO REMAIN OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE LOCAL UTILITY COMPANIES MARK ANY EXISTING LINES WITHIN THE PROJECT AREA.
- 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 OR UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR THE DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
- 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. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR "SITE RESTORATION".
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
- MANHOLES SHALL BE TYPE "1P" MANHOLES. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD DETAIL DRAWINGS.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES INCLUDING ANY TREES REMOVED, TREE TRIMMINGS, AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES PROVIDED BY THE CONTRACTOR. THESE SITES SHALL ALSO 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 WILL 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 MAY REQUIRE ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED DISPOSAL LOCATION.
- ALL APPROVED EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE STOCKPILED WITHIN GLENVIEW ADDITION AT NO ADDITIONAL COST TO THE OWNER. STOCKPILE LOCATIONS SHALL BE AS DIRECTED BY THE DEVELOPER AND IN ACCORDANCE WITH GENERAL NOTE NO. 9 ABOVE.
- ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOD AS EXISTING. RESTORATION OF DISTURBED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP SOIL PREPARATION, SEEDING, MULCH, AND/OR RESEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR6.5 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR "SITE RESTORATION".
- THE CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH TEMPORARY RYE GRASS. RYE GRASS SEED SHALL BE PLANTED AT A MINIMUM RATE OF SIX (6) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. THIS TEMPORARY SEEDING MAY BE OMITTED ONLY IF OTHER SEEDING IS REQUIRED IN ACCORDANCE WITH GENERAL NOTE NO. 11 ABOVE. TEMPORARY SEEDING OR PERMANENT SEEDING/SODDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA HAS BEEN DISTURBED.
- THE CONTRACTOR SHALL AVOID REMOVAL OR TRIMMING OF ANY TREES OR SHRUBS WHERE POSSIBLE. WHERE THE CONTRACTOR BELIEVES THE REMOVAL OR TRIMMING IS UNAVOIDABLE, HE SHALL COORDINATE SUCH WORK WITH THE ENGINEER. COSTS FOR TREE/SHRUB REMOVAL AND TRIMMING REGARDLESS OF SIZE SHALL BE CONSIDERED SUBSIDIARY TO THE LUMP SUM PRICE BID FOR "SITE CLEARING".
- THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ADJACENT TO THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN CONTINUOUS FLOW OF SEWAGE IN EXISTING MAINS AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BURY MANHOLES THAT HAVE RIM ELEVATIONS WHICH ARE LOWER THAN EXISTING GROUND AT THE MANHOLE. THE GROUND AROUND SUCH MANHOLES AND ALONG THE SEWER ALIGNMENT SHALL BE BACKFILLED TO THE APPROXIMATE ELEVATION OF THE PROPOSED GROUND ELEVATION SHOWN ON THE PLAN/PROFILE SHEETS. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THESE MANHOLES AND SEWER LINES BY CONSTRUCTION OF TEMPORARY DITCHES OR SLOPING THE GROUND AS REQUIRED. ALL COSTS FOR THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE INSTALLED BID PRICE FOR MANHOLES OR PIPE.
- THE CONTRACTOR SHALL PROVIDE MOUND EARTH AT MANHOLES AND CLEANOUTS THAT HAVE TOP ELEVATIONS GREATER THAN 1 FOOT ABOVE EXISTING GRADE AS SHOWN ON THE PLANS. COSTS FOR MOUNDING SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID PER EACH FOR MANHOLES.
- INTERURBAN TRAFFIC GENERATED OUTSIDE THE PROJECT AREA AND LOCAL BUSINESS OR RESIDENTIAL TRAFFIC GENERATED WITHIN THE PROJECT AREA ARE TO BE CARRIED THROUGH CONSTRUCTION AS FURTHER PROMULGATED BY PROJECT SPECIAL PROVISIONS. THE CONTRACTOR SHALL UTILIZE BARRICADES, SIGNS, GUARDS, AND FLAGMEN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- WHERE INDICATED IN THE PLANS, THE SANITARY SEWER EXCAVATION SHALL BE SAND FILLED AND FLUSHED (JETTED AND VIBRATED) WITH WATER PER THE REQUIREMENTS LISTED IN THE STANDARD SPECIFICATIONS FOR THE CITY OF WICHITA, UNLESS FLOWABLE FILL OR OTHER IMPROVED BACKFILL MATERIAL IS OTHERWISE SPECIFIED. ALL COSTS FOR SAND FILLING AND FLUSHING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR "JETTED SAND BACKFILL".
- THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS DETAILED. THE GENERAL LOCATION OF THE REQUIRED EROSION CONTROL IS ILLUSTRATED ON THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL SHOWN THROUGH THE COMPLETION OF THIS PROJECT. INSTALLATION OF THESE EROSION CONTROL DEVICES DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHILE WORKING IN THE VICINITY OF EXISTING IRRIGATION AND LANDSCAPING ITEMS. ANY REMOVAL, RELOCATION AND/OR REPLACEMENT OF LANDSCAPING ITEMS, SPRINKLER HEADS, IRRIGATION SYSTEMS OR OTHER PRIVATE IMPROVEMENTS THAT ARE IN DIRECT CONFLICT WITH CONSTRUCTION SHALL BE COORDINATED WITH THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPERTY OWNER OF ANY SUCH WORK, AND FOR REPAIRING ANY DAMAGE TO THE EXISTING PRIVATE IMPROVEMENTS RESULTING FROM CONSTRUCTION OF THE PROJECT. THE MATERIAL COST, LABOR COST AND ALL INCIDENTALS NECESSARY TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR "SITE RESTORATION".

SCALE: 1" = 150'



BENCHMARK LIST

- BM #18 - CHISELED SQUARE ON CENTER FACE OF CURB INLET ON WEST SIDE OF CHATEAU PARKWAY, 600' SOUTH OF 21ST STREET NORTH NEAR NORTHWEST CORNER GLENVIEW ADDITION. ELEV. = 1378.64 NGVD29
- BM #3038 - BRASS DISC ON TOP OF WEST CURB OF CHATEAU PARKWAY, 165 FEET NORTH OF GLENVIEW CIRCLE. ELEV. = 1384.11 NGVD29
- BM #21 - CHISELED SQUARE ON WEST SIDE OF CONCRETE BASE FOR LIGHT POLE ON EAST SIDE OF CHATEAU PARKWAY NEAR SOUTHWEST CORNER OF GLENVIEW ADDITION, 1200± SOUTH OF 21ST STREET NORTH. ELEV. = 1389.81 NGVD29

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER w/MANHOLE
- PROPOSED SANITARY SEWER w/MANHOLE
- EXISTING SANITARY SEWER w/CLEANOUT
- PROPOSED SANITARY SEWER w/CLEANOUT

Served 05-01-2012 10:08:08 AM by REI
 Plot Scale 1:150 06-01-2012 11:34:20 AM by ROB E. JOHNSON
 CA\2011\1339\002\11339-002-Key Map and General Notes

SEE SHEET NO. 3
FOR PLAT COORDINATES

No.	Revision	By	Date
	LATERAL 13, MAIN 16 OF THE FOUR MILE CREEK INTERCEPTOR		
KEY MAP AND GENERAL NOTES			
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Designed by	MDK	Job No.	35-11339-001
Drawn by	JAN, CSL	Date	August 2011
			Sht. 2 of 14