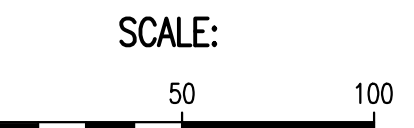
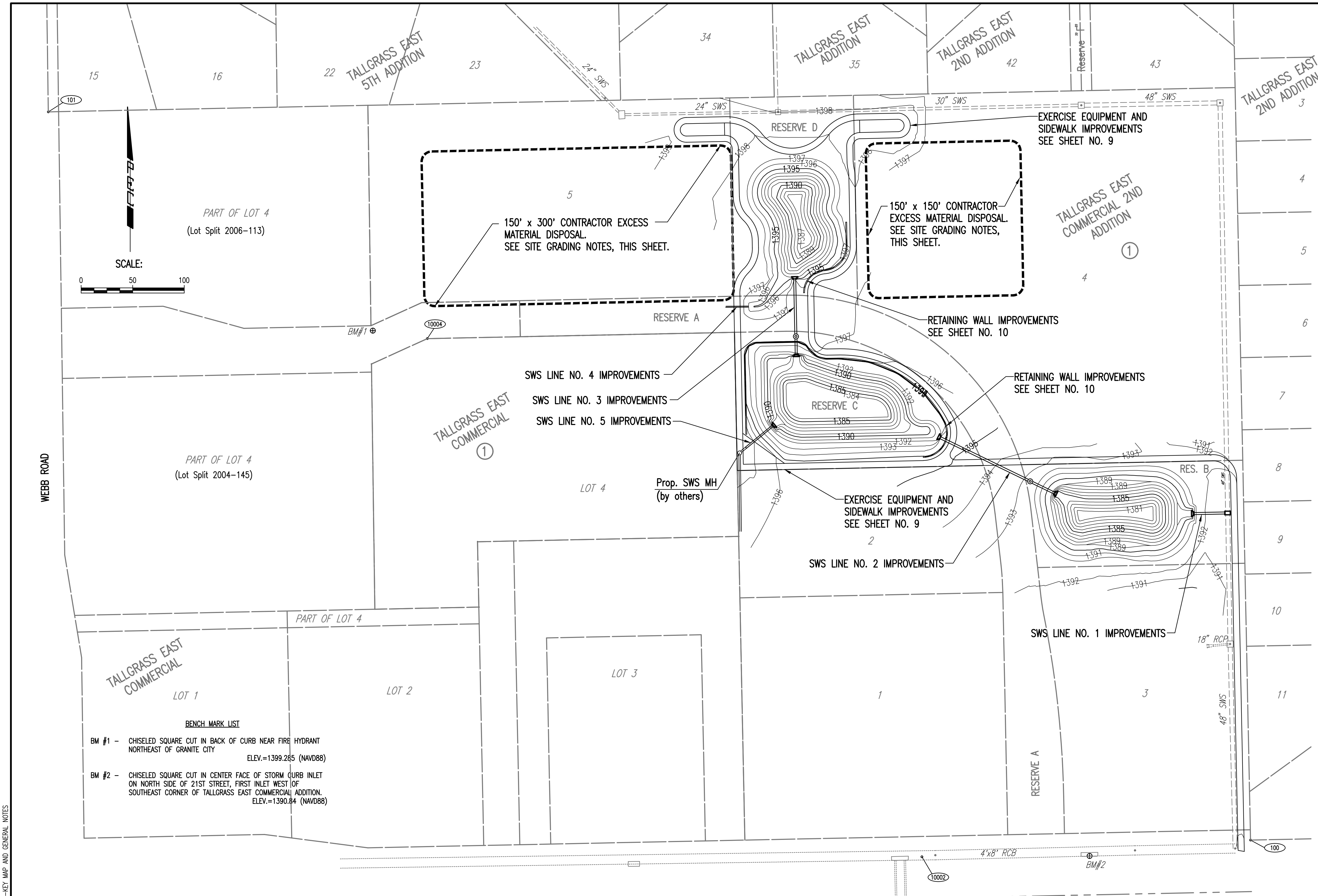


GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE NAVD88 DATUM.
- THE CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR IS ASSIGNED AND IS PRESENT ON THE SITE. ANY WORK DONE WITHOUT INSPECTION WILL BE REQUIRED TO BE UNCOVERED FOR INSPECTION.
- ALL CONSTRUCTION WORK AND MATERIAL IN THIS PROJECT SHALL COMPLY WITH CITY OF WICHITA STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CITY PROJECTS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIAL PROVISIONS.
- 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.
- TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- 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.
- EACH BIDDER SHALL VISIT THE SITE OF THE PROJECT BEFORE SUBMITTING THE PROPOSAL FOR THIS WORK SO THAT HE WILL BE FULLY INFORMED OF THE EXISTING FIELD CONDITIONS AND THE OBSTACLES WHICH MIGHT BE ENCOUNTERED. UPON AWARD OF THE CONTRACT THE CONTRACTOR WILL NOT BE GRANTED ANY ADDITIONAL COMPENSATION WITH REGARDS TO TIME AND MONEY FOR CONDITIONS THAT MAY HAVE BEEN EVALUATED DURING ANY INSPECTION OF THE SITE.
- FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK. CONTACT THE KANSAS-ONE-CALL SYSTEM AT 811 OR 687-2470 AT LEAST 72 HOURS IN ADVANCE TO REQUEST FIELD LOCATES. FOR UTILITIES THAT ARE NOT MEMBERS OF THE KANSAS-ONE-CALL SYSTEM, CONTACT THOSE COMPANIES DIRECTLY. THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

COX COMMUNICATIONS	800-778-9140
KANSAS GAS SERVICE	888-482-4950
WESTAR ENERGY	800-383-1183
ATAI	900-286-8313
COFFEYVILLE RESOURCES CRUDE TRANS.	620-870-0608
CITY OF WICHITA WATER DEPARTMENT	262-6000
CITY OF WICHITA SEWER MAINTENANCE	262-6000
- THE LUMP SUM BID ITEM "SITE CLEARING" SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF MINOR OBSTRUCTIONS, REMOVAL AND SALVAGE OF CONFLICTING PRIVATE IMPROVEMENTS WITHIN THE PROJECT AREA, REMOVAL OF CONSTRUCTION DEBRIS, REMOVAL OF TREES WITHIN CONSTRUCTION LIMITS, AND GENERAL CLEAN-UP.
- 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 THE CONTRACTOR CONSTRUCTION OPERATIONS, OR WHICH ARE COVERED BY 12" OR MORE OF FILL MATERIAL BY THIS PROJECT. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS AND AT NO ADDITIONAL COST TO THE CITY.
- THE CONTRACTOR SHALL APPLY TEMPORARY SEED AND MULCH TO ALL UNPAVED AREAS DISTURBED BY HIS CONSTRUCTION OPERATIONS WITHIN 14 DAYS AFTER SUCH OPERATIONS CEASE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. SEED SHALL BE AS SPECIFIED ON THE SEEDING PLAN SHEET NO. 17. THIS WORK SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE BID FOR "SEEDING, TEMPORARY".
- SEE SEEDING PLAN SHEET NO. 17 FOR PERMANENT SEEDING REQUIREMENTS. THIS WORK, INCLUDING ESTABLISHMENT AND MAINTENANCE, SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE BID FOR "SEEDING, (MIX)".
- THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED ON THE EROSION CONTROL PLAN CONTAINED HEREIN. INSTALLATION OF THESE BMP'S DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ABUTTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF 10 DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION IN THE VICINITY OF THE AFFECTED PROPERTY.
- CONTRACTOR SHALL SUPPLY, INSTALL, AND MAINTAIN CONSTRUCTION TRAFFIC CONTROL AS NECESSARY TO PROTECT THE TRAVELING PUBLIC. ALL TRAFFIC CONTROL DEVICES, AND THE INSTALLATION AND USE THEREOF, SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ALL DEVICES SHALL BE REFLECTORIZED. CONSTRUCTION TRAFFIC CONTROL SHALL BE SUBSIDIARY TO OTHER BID ITEMS OF WORK.
- WATER FOR EARTHWORK SHALL BE CONSIDERED SUBSIDIARY TO "UNCLASSIFIED EXCAVATION".
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL RE-ESTABLISH CONTROL POINTS AND BENCH MARKS AND VERIFY THEIR ACCURACY.
- 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 THE COMPLETE THIS WORK SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR "SITE CLEARING".



BENCH MARK LIST

BM #1 - CHISELED SQUARE CUT IN BACK OF CURB NEAR FIRE HYDRANT NORTHEAST OF GRANITE CITY ELEV.=1399.285 (NAVD88)
BM #2 - CHISELED SQUARE CUT IN CENTER FACE OF STORM CURB INLET ON NORTH SIDE OF 21ST STREET, FIRST INLET WEST OF SOUTHEAST CORNER OF TALLGRASS EAST COMMERCIAL ADDITION. ELEV.=1390.84 (NAVD88)

SITE GRADING NOTES

- THE CONTRACTOR SHALL DISPOSED OF EXCESS EXCAVATED MATERIAL FROM THIS PROJECT ON-SITE IN THE AREAS INDICATED.
- CONTRACTOR SHALL FILL TO ELEVATION 1400 AT THE GENERAL LOCATION INDICATED. A MINIMUM SLOPE OF 1% SHALL BE MAINTAINED. UNDER NO CONDITION WILL PONDING BE ACCEPTABLE AND SHALL BE CORRECTED AT THE DIRECTION OF THE ENGINEER AT THE SOLE COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL STRIP MINIMUM 6" OF EXISTING TOPSOIL ORGANIC/MATERIAL PRIOR TO PLACEMENT OF FILL. CONTRACTOR SHALL PROOF ROLL SUBGRADE AFTER STRIPPING TOPSOIL PRIOR TO PLACEMENT OF FILL. WHERE EXISTING TOPSOIL/ORGANIC MATERIAL EXCEEDS 6", CONTRACTOR SHALL STRIP ADDITIONAL DEPTH AS NEEDED PRIOR TO PLACEMENT OF FILL. CONTRACTOR SHALL APPLY TOPSOIL TO ALL DISTURBED AREAS PRIOR TO SEEDING. THE TOP 6" OF MATERIAL SHALL BE SOIL WHICH IS SUITABLE FOR GROWTH OF VEGETATION.
- ONLY APPROVED MATERIALS SHALL BE USED IN PLACEMENT OF SITE FILL. THIS MATERIAL SHALL BE FREE OF ANY ORGANIC MATTER, LARGE STONES, AND DEBRIS.
- ALL FILL PLACED ONSITE SHALL BE COMPACTED TO 95%. ALL FILL SHALL BE PLACED IN LIFTS AND COMPACTED TO THE DENSITY REQUIREMENTS, EXCEPT TOPSOILING.
- NO WASTE MATERIAL SHALL BE PLACED IN ANY STREET RIGHT-OF-WAY OR RESERVE A.
- THE LUMP SUM BID ITEM "MASS GRADING" SHALL INCLUDE TOPSOILING STRIPPING AND PLACING, GRADING AND COMPACTING OF SOIL MATERIAL TO THE REQUIREMENTS OF THIS GRADING PLAN; AND FOR ALL EQUIPMENT, LABOR, TOOLS, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.
- ANY DOUBLE-HANDLING AND/OR STOCKPILING OF EXCAVATED MATERIAL WHICH MAY BE REQUIRED, INCLUDING REMOVAL AND REPLACEMENT OF TOPSOIL, WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE ACTUAL EXCAVATION OF MATERIAL FOR SITE GRADING IS INCLUDED IN THE BID ITEM "UNCLASSIFIED EXCAVATION".

EARTHWORK SUMMARY (C.Y.)		
	Unclassified Excavation	Compacted* Fill (95%)
SWD NO. 407	8,460	7,191
TOTALS	8,460	7,191

* 95% COMPACTION IS REQUIRED FOR ALL PLACEMENT.

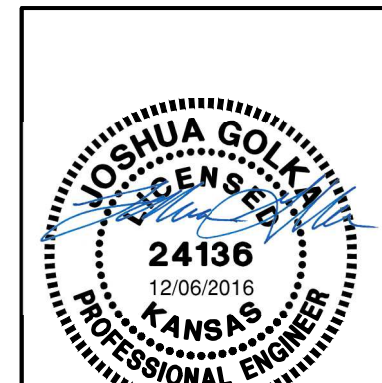
ESTIMATED EXCESS MATERIAL AT PROJECT COMPLETION= 8,460 - (7,191/0.85) = 0 C.Y.
ASSUMED 15% SHRINK/SWELL

EXCESS MATERIAL SHALL BE SPREAD ON PROJECT SITE AT THE LOCATIONS INDICATED ON THIS SHEET, BLADED SMOOTH AND SLOPED TO DRAIN.

THE CONTRACTOR SHALL SATISFY THEMSELVES WITH THE EARTHWORK QUANTITIES AND NO CHANGE ORDER FOR EARTHWORK WILL BE APPROVED.

- CONTROL POINTS**
- Pl. No. 10002
#4 REBAR
N: 7,238.8970, E: 9,572.8930
1. 13.25' E. TO CENTER OF STORM DRAIN MANHOLE
2. 13.40' W. TO N.E. CORNER STORMDRAIN CURB INLET
3. 4.00' S. TO BACK OF CURB NORTH SIDE OF 21ST STREET
4. 70± W. TO 12" PINE TREE
- Pl. No. 10004
#4 REBAR W/ PEC CAP, NORTH PROPERTY CORNER OF OPTILIFE FITNESS CENTER
N: 7,741.4540, E: 9,093.3410
1. 53.45' WNW TO BM#2
2. 33.61' SSE TO NORTH END OF LINE OF CURB ON EAST SIDE OF PARKING LOT

- Pl. No. 100
3/4" IRON PIPE W/ PEC CAP, SOUTHEAST CORNER OF TALLGRASS EAST COMMERCIAL ADDITION
N: 7,255.1360, E: 9,891.6290
1. 0.15' N. TO CORNER OF FOOTING OF MASONRY FENCE
2. 10.85' NW TO 7" PWE TREE
3. 11.72' S. TO BACK OF CONCRETE SIDEWALK
4. 722.75' W. TO E SOUTH DRIVE ENTRANCE TO TALLGRASS EAST COMMERCIAL ADDITION
- Pl. No. 101
3/4" IRON PIPE W/ PEC CAP, SOUTHWEST CORNER OF TALLGRASS EAST 5TH ADDITION
N: 7,961.4076, E: 8,725.7927
1. 10.5' E. TO CORNER OF MASONRY FENCE
2. 10± E. TO NORTHWEST CORNER TALLGRASS EAST COMMERCIAL ADDITION



No.	Revision	By	Date

TALLGRASS EAST COMMERCIAL 2ND ADDITION
STORM WATER DRAIN NO. 407

KEY MAP AND GENERAL NOTES

GARY JANZEN, P.E. - CITY ENGINEER
CITY OF WICHITA PROJECT NO. 468-85097

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

Designed by	JAG, TBK	Job No.	31-15627-002	Sht.	02 of 23
Drawn by	BJS	Date	April 2016		

Served 12-05-2016 11:29:47 AM by JAG
 Plot Scale 1:1 12-05-2016 11:39:12 AM by JAG
 U:\Wichita-Civil\2015\15627\002\Main\Drawings\15627-002-KEY MAP AND GENERAL NOTES