

GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS & SPECIAL PROVISIONS.
- THE 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 OR (LOCAL WICHITA)	1-800-344-7233 687-2470
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THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1-800-246-8464
BLACK HILLS ENERGY (GAS)	1-800-694-8989
CITY OF WICHITA WATER & SEWER	1-316-219-8921
CITY OF WICHITA STORMWATER	1-316-268-4090
CITY OF WICHITA TRAFFIC	1-316-268-4034
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
EVERGY	1-800-544-4857
- 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.
- 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.
- 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 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.
- ALL EARTHWORK COMPACTION SHALL BE 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-698. BERM COMPACTION SHALL BE AT 90% STANDARD DENSITY. CONTRACTOR SHALL CORRECT ANY AREAS THAT DO NOT MEET COMPACTION REQUIREMENTS, INCLUDING AREAS TESTED BY THE CITY.
- OTHER CONSTRUCTION MAY BE UNDER WAY SIMULTANEOUSLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH ANY CONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- EXCESS EXCAVATION SHALL BE STOCKPILED ON-SITE IN A LOCATION APPROVED BY THE OWNER.
- COMPACTION DENSITY TESTING, WITHIN PUBLIC RIGHT-OF-WAY, WILL BE PROVIDED BY THE CITY OF WICHITA.
- COMPACTION TESTING SHALL BE PROVIDED BY THE CONTRACTOR, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. TESTING SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ENGINEERING TECHNICIAN OR PROFESSIONAL ENGINEER. ALL TESTING METHODS AND EQUIPMENT SHALL BE BASED ON CURRENT ASTM AND/OR AASHTO REQUIREMENTS. ONE NUCLEAR DENSITY TEST SHALL BE PROVIDED FOR EVERY LOT PER EACH FOOT OF FILL MATERIAL PLACED.
- PROPOSED GRADES IN THESE DRAWINGS REFLECT THE TOP OF ROADWAY AND TOP OF SURFACE ELEVATIONS. THIS CONTRACT SHALL CONSTRUCT TO THE MIDDLE OF FUTURE CRUSHED ROCK BASE. IT'S THE CONTRACTORS RESPONSIBILITY TO ADJUST THE ELEVATIONS TO REFLECT THE FUTURE PAVEMENT THICKNESS & CRUSHED ROCK BASE. REFER TO DETAIL 1 & 2 ON SHEET 05 FOR TYPICAL ALLEY & ROADWAY CROSS-SECTIONS.
- THE EARTHWORK SUMMARY SHOWN ON THIS SHEET IS AN EARTHWORK VOLUME WHICH EXCLUDES THE THICKNESS OF THE ASPHALT AND CRUSHED ROCK BASE. THE ELEVATION SHOWN ON THESE PLANS ARE FINISHED GRADE.

GENERAL GRADING NOTES

- THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES FOR POND GRADING ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. ALL BERMS & POND EDGES SHALL BE FINAL GRADED/SHAPED WITH A TRACK DOZER, NOT A BLADE. THE GRADING SHALL BE APPROVED BY MKEC'S LANDSCAPE ARCHITECT PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
- EXISTING NATURAL AREAS (TREES & PASTURE) OUTSIDE OF THE NOTED LIMITS OF GRADING SHALL BE PRESERVED & SHALL BE OFF LIMITS TO ANY TYPE OF CONSTRUCTION ACTIVITY. TEMPORARY CONSTRUCTION FENCE SHALL BE ERECTED AROUND NOTED LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
- A 6" MIN. LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL AND SAVED BACK FOR REPLACEMENT IN AREAS INDICATED. ANY EXCESS TOPSOIL SHALL BE SEPARATELY STOCK PILED ON-SITE AT AN APPROVED LOCATION. NO TOPSOIL SHALL BE PLACED WITHIN STREET R/W UNLESS SPECIFICALLY NOTED.
- TOPSOIL SHALL BE REPLACED AT A MINIMUM DEPTH OF 6" IN ALL RESERVE AREAS, 4" ON LOTS, & 12" FOR BERMS. THE FINISHED GRADE SHOWN ON THE PLANS INDICATES THE SURFACE ELEVATION AFTER THE TOPSOIL LAYER HAS BEEN PLACED.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE ON HAUL ROAD ROUTES, IF OTHER THAN THOSE INDICATED ON THE PLANS.
- REMOVAL OF EXISTING DRIVES, PAVEMENT, STRUCTURES, AND DEBRIS SHALL BE SUBSIDIARY TO SITE CLEARING AND RESTORATION. DEBRIS IF CRUSHED INTO SMALL PIECES MAY BE WASTED ON SITE UNDER THE PROPOSED BERMS. THERE SHALL BE A MINIMUM OF 3" OF SOIL COVER.
- AS THE PROJECT NEARS COMPLETION, THE CONTRACTOR SHALL RIP (SCARIFY) ALL HAUL ROADS WITH AN AGRICULTURAL IMPLEMENT INTENDED FOR SUCH PURPOSES TO A DEPTH OF 18". MULTIPLE PASSES MAY BE NECESSARY TO THOROUGHLY ALLEVIATE COMPACTION.

STORMWATER DRAIN #494 FOR COURTYARDS AT THE MOORINGS

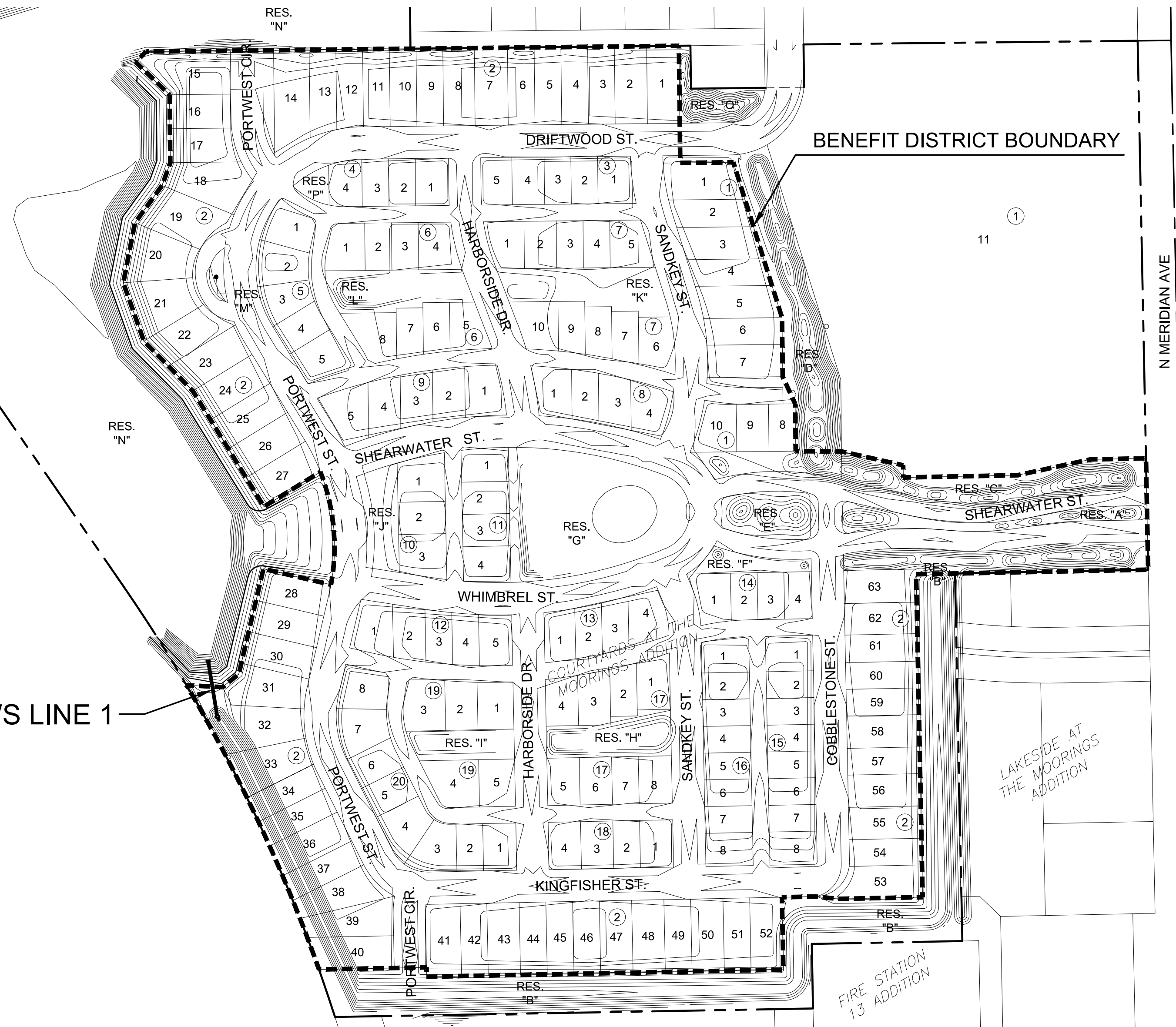
PROJECT NO. 458-2022-085511

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS
GARY JANZEN, P.E. - CITY ENGINEER

ORG CODE 47310422

MUNIS NO. E2071

LOTS 1-10, BLOCK 1; LOTS 1-63, BLOCK 2; LOTS 1-5, BLOCK 3; LOTS 1-4, BLOCK 4; LOTS 1-5, BLOCK 5;
LOTS 1-8, BLOCK 6; LOTS 1-10, BLOCK 7; LOTS 1-4, BLOCK 8; LOTS 1-5, BLOCK 9; LOTS 1-3, BLOCK 10;
LOTS 1-4, BLOCK 11; LOTS 1-5, BLOCK 12; LOTS 1-4, BLOCK 13; LOTS 1-4, BLOCK 14; LOTS 1-8, BLOCK 15;
LOTS 1-8, BLOCK 16; LOTS 1-8, BLOCK 17; LOTS 1-4, BLOCK 18; LOTS 1-5, BLOCK 19; LOTS 1-8, BLOCK 20



BENCHMARKS

CP100
N:1714419.007 E:1638538.082 EL:1328.839
PK-NAIL

CP101
N:1713560.118 E:1638541.17 EL:1329.886
CHISELED "X"

BM 101
N:1713560.118 E:1638541.17 EL:1329.886(88)
CHISELED "X"

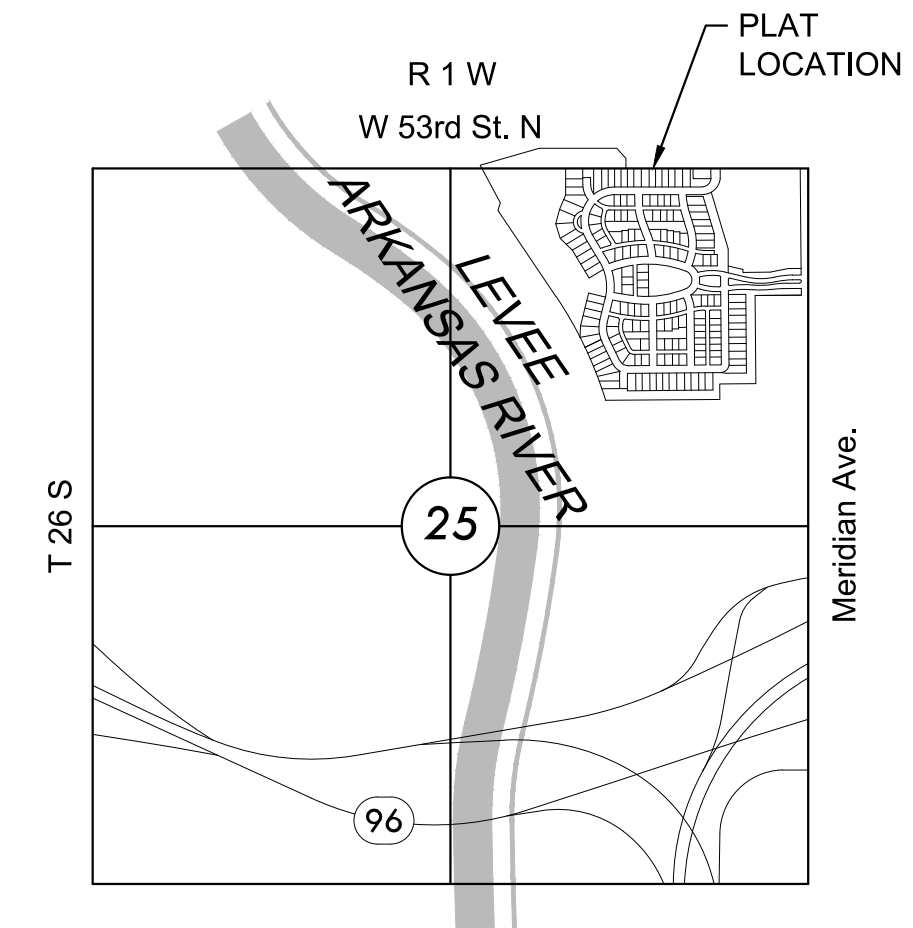
DATUM

The Horizontal Datum is based on the Kansas Coordinate System of 1983, NAD83(2011), EPOCH:2010.0000, South Zone. Coordinates shown have been modified to the ground using a combined adjustment factor of 1.0001200144. State Plane coordinates can be calculated by multiplying the shown values by 0.99988.

All elevations shown are based on the NAVD 88 vertical datum, Geoid12b.

NOTE

All Control Points shown have elevations established using standard surveying procedures and can be used as temporary benchmarks. When using a Control point as a temporary benchmark, it is recommended that cross-checks be made to other control points or benchmarks to confirm elevations prior to use.



VICINITY MAP

No Scale

INDEX TO DRAWINGS

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40-43	FINAL PLAT

EARTHWORK SUMMARY

EXCAVATION	161,000 C.Y.
*COMPACTED FILL (95%)	100,000 C.Y.
EXCESS (ON-SITE STOCKPILE)	31,000 C.Y.

*30% SHRINK/SWELL FACTOR ADDED

EXCESS MATERIAL TO BE PLACED & COMPACTED ON IMMEDIATELY ADJACENT/CONTIGUOUS PARCELS. LOCATION DETERMINED BY ENGINEER/OWNER'S DIRECTION.

Stormwater Certification:

New Development Redevelopment (Circle One)

Stormwater Permit # SWO2022-

NOI Permit # _____

These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Site Area (Acres) = 43.5 acres

Disturbed Area (Acres) = 42.5 acres

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: N/A

Detention: Existing Onsite Groundwater Pond

The BMP used for this development is Offsite BMP Program



MASS GRADING PLANS FOR
COURTYARDS AT THE MOORINGS
WICHITA, KS

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TITLE SHEET

PROJECT NO.	458-2022-085511
DATE	JAN. 2023
SCALE	1"=150'
DESIGNED	DML
DRAWN	C-JL
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.

01 OF 43