

**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 1-800-344-7233  
OR (LOCAL WICHITA) 687-2470

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. IT'S THE CONTRACTORS RESPONSIBILITY TO ADJUST THE ELEVATIONS TO REFLECT THE FUTURE PAVEMENT THICKNESS. REFER TO DETAIL 1 & 4 ON SHEET 02 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.
- DEVELOPER FOR THIS PROJECT IS:  
PERFECTION SIGNATURE PROPERTIES, LLC  
443 N MAIZE RD  
WICHITA, KS 67212  
SCOTT LEHNER/JASON RONK  
316.729.1900

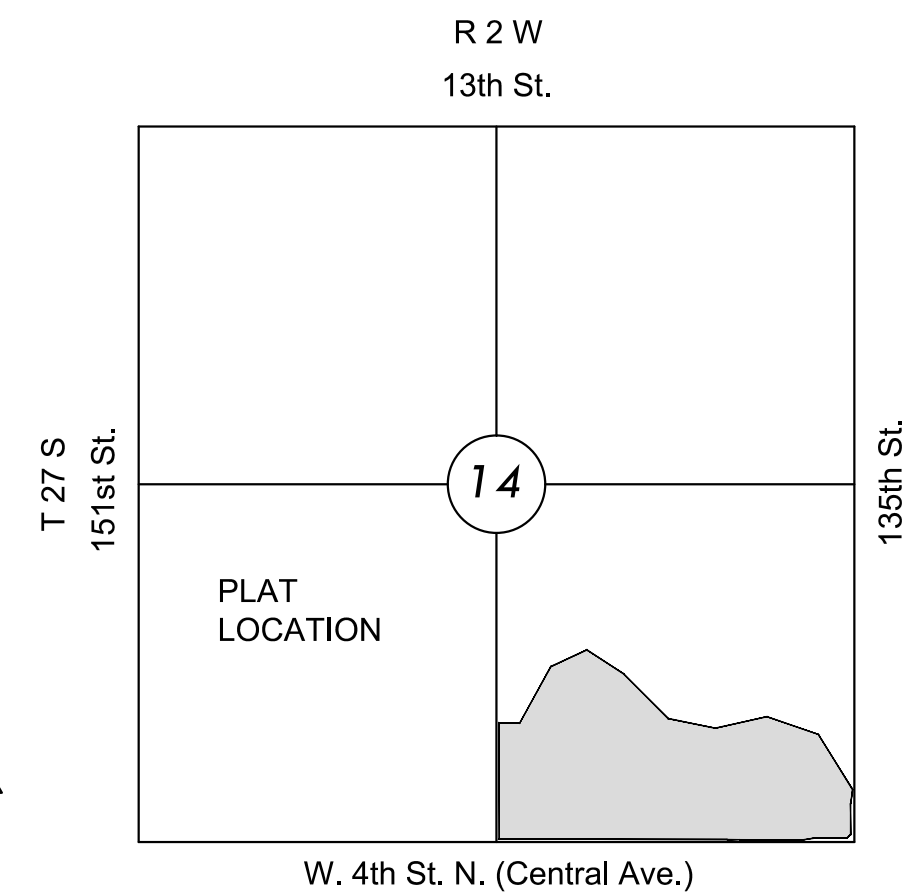
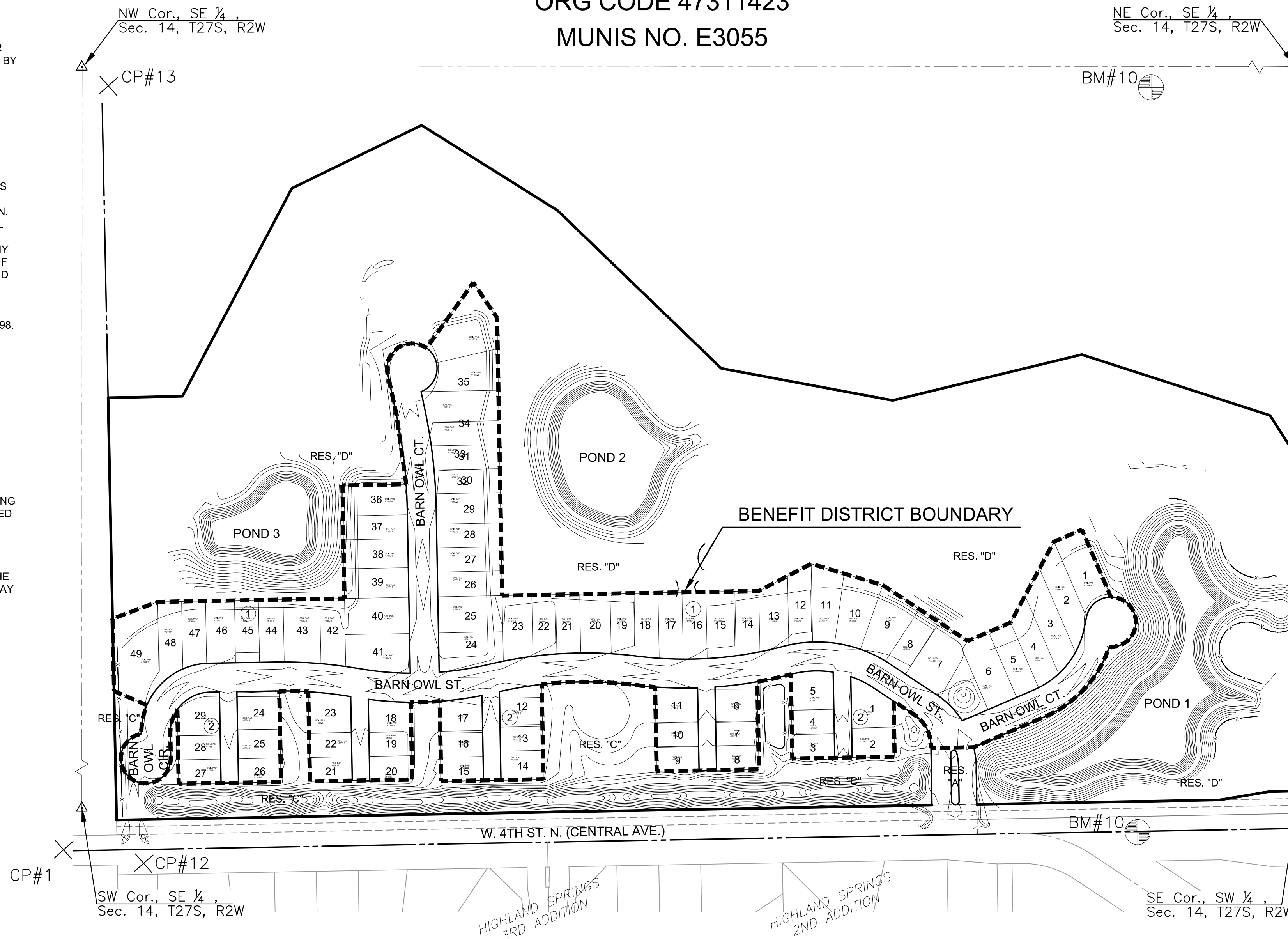
STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE  
**COURTYARDS AT JACOBS FARM**

PROJECT NO. 458-2023-085532

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS  
PAUL GUNZELMAN, P.E. - INTERIM CITY ENGINEER

ORG CODE 47311423

MUNIS NO. E3055



**VICINITY MAP**

No Scale

**INDEX TO DRAWINGS**

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24-26	FINAL PLAT

**CONTROL POINTS**

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 0.999898.

ALL ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 VERTICAL DATUM.

CP#1  
N: 1687833.941 E: 1597017.365 EL: 1388.832  
5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP NE OF THE SW CORNER OF SECTION 14. BASE POINT.

CP#12  
N: 1687798.979 E: 1599657.272 EL: 1364.621  
5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP SE OF THE S1/4 CORNER OF SECTION 14.

CP#13  
N: 1690394.971 E: 1599584.309 EL: 1365.514  
5/8" x 24" REBAR w/ ALUM. MKEC CONTROL CAP SE OF THE CENTER CORNER OF SECTION 14.

BM#10  
N: 1690648.796 E: 1602120.242 EL: 1351.535  
MAGW IN TOP OF CURB NEAR THE NW CORNER OF SOUTH INLET ON LOST CREAK AND 135TH.

BM#11  
N: 1687910.359 E: 1602163.413 EL: 1349.135  
MAGW IN TOP CONCRETE TRAFFIC SIGNAL MH AT THE NW QUADRANT OF 135TH AND CENTRAL.

NOTE:  
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED BY DIFFERENTIAL LEVELING 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.

**EARTHWORK SUMMARY**

EXCAVATION	91,000 C.Y.
*COMPACTED FILL (95%)	62,350 C.Y.
*COMPACTED FILL (90% STOCKPILE)	19,300 C.Y.

\* 1% SHRINK/SWELL FACTOR ADDED EXCESS MATERIAL TO BE PLACED & COMPACTED ON SITE. SEE SHEET 02 FOR STOCKPILE LOCATION.

**Stormwater Certification:**  
New Development or Redevelopment (Circle One)

Stormwater Permit # \_\_\_\_\_

NOI Permit # KS NO.:S-AR94-1834; FED NO.: KSR121392

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) = 56.4 ACRES

Disturbed Area (Acres) = 27.5 ACRES

Water Quality Treatment: OFF-SITE BMP PROGRAM

Downstream Channel Protection: N/A - 10% RULES

Detention: N/A - 10% RULE - REFER TO DRAINAGE REPORT

The BMP used for this development is OFF-SITE BMP PROGRAM



STORMWATER DRAIN #507 IMPROVEMENTS TO SERVE  
**COURTYARDS AT JACOBS FARM**  
WICHITA, KS

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**TITLE SHEET**

PROJECT NO.	458-2023-085532	
DATE	JULY 2023	
SCALE	1" = 150'	
DESIGNED	DML	
DRAWN	DML	
CHECKED	SPE	
NO.	REVISION	DATE