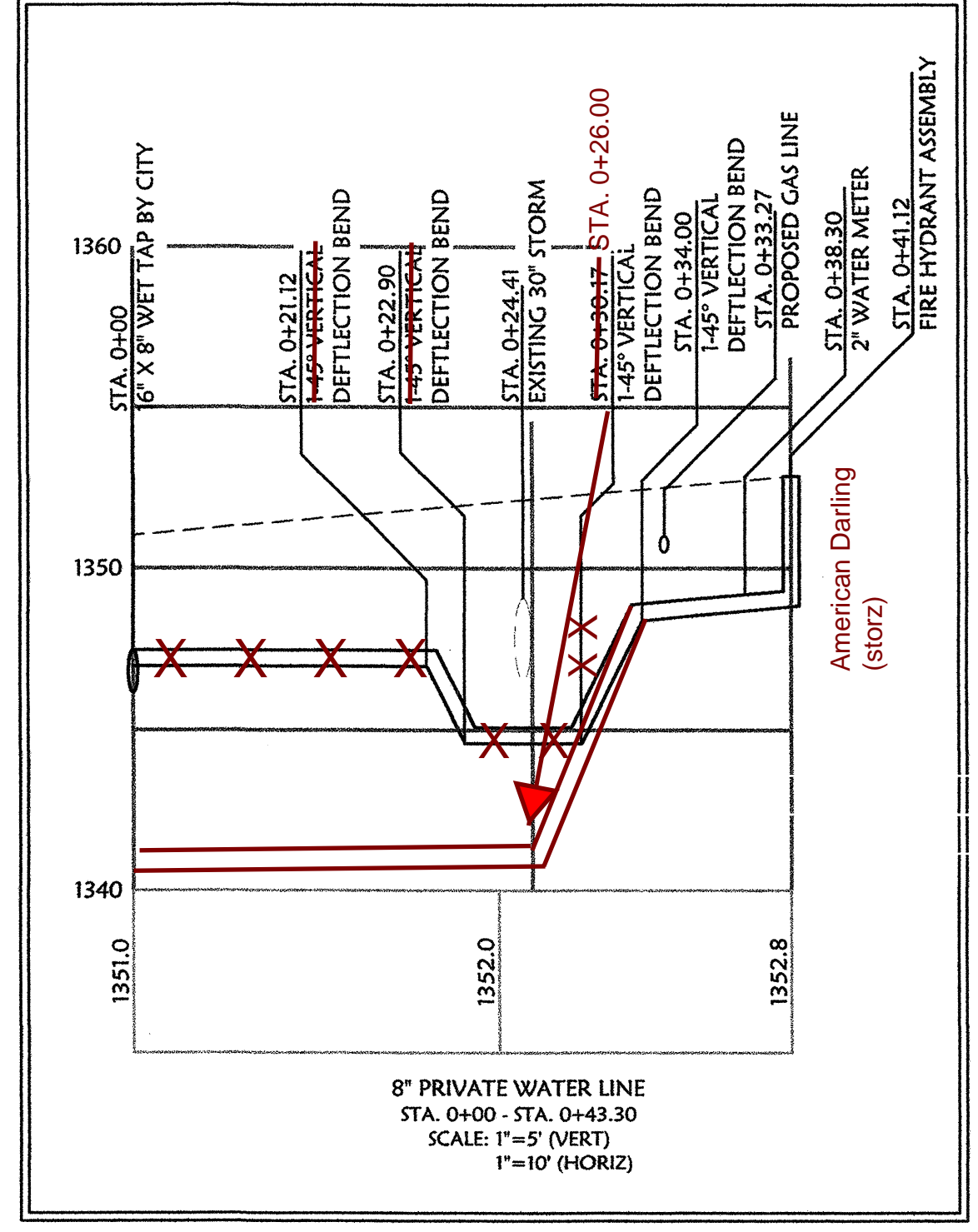
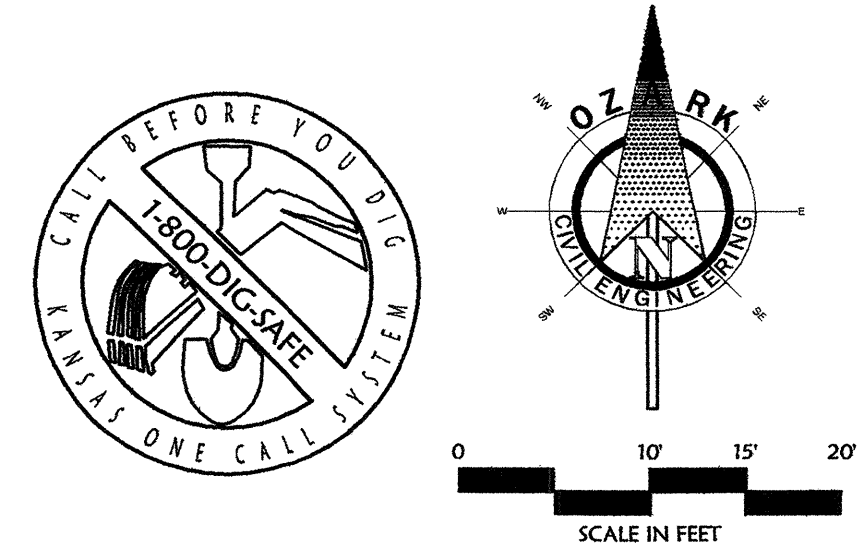
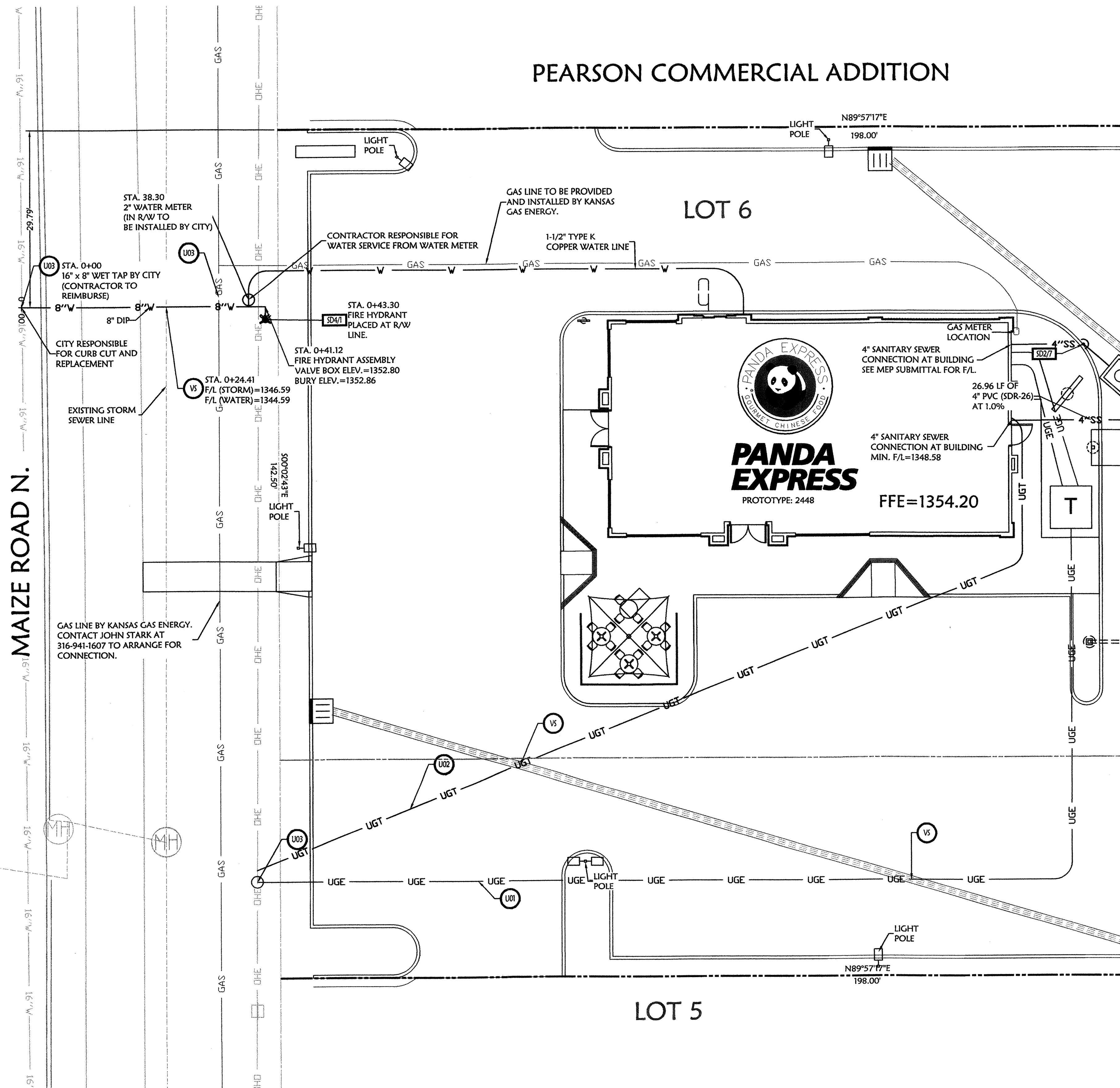


p:\08-0838 nw wichita.ki east side development\dwg\project\rev1\08-0838 ppw.dwg - Plotted on 3/14/11 @ a scale of 1:1 to hp designlet 1050c by hp by Earl

PEARSON COMMERCIAL ADDITION



UTILITY PROPOSED FEATURES

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	CONCRETE CURB AND GUTTER
---	FENCE
---	GUARD RAIL
---	RETAINING WALL
---	STORM DRAIN (SEE GRADING PLAN FOR SIZE)
---	SANITARY SEWER SERVICE
---	WATER SERVICE
---	UNDERGROUND ELECTRIC SERVICE
---	UNDERGROUND TELEPHONE SERVICE
---	OVERHEAD ELECTRIC SERVICE
---	OVERHEAD TELEPHONE SERVICE
---	FIBER OPTIC CABLE SERVICE
---	GAS SERVICE
---	DROP INLETS (SEE GRADING PLAN FOR TYPE)

UTILITY NOTES

Items labeled by the following symbols are shown on this sheet.

XXX	Items labeled by the following symbols are shown on this sheet.
U01	(1) 2" TELEPHONE CONDUIT (PVC SCHEDULE 40)
U02	INSTALL (1) 4" SCHEDULE 40 PVC CONDUITS
U03	POINT OF CONNECTION (PER LOCAL CODES)
VS	VERTICAL SEPARATION

UTILITY DETAILS

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

S027	EXTERIOR CLEANOUT
S041	STANDARD WATER ASSEMBLY DETAIL

UTILITY GENERAL NOTES:

ALL WATER LINES SHALL HAVE A MINIMUM OF 3'-6" COVER ABOVE TOP OF PIPE.
 ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 3'-0" COVER ABOVE TOP OF PIPE.
 PROPOSED UTILITIES TO BE BURIED IN THE SAME TRENCH INSTALLATION SHALL BE COORDINATED AND APPROVED BY LOCAL UTILITY COMPANIES.
 CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 ALL ELECTRICAL, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TWENTY-FOUR INCHES (2'-0").
 ALL TRENCHING, PIPE LAYING, AND BACK FILLING PROCEDURES SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL LOCATE, VERIFY, AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITIES CROSSINGS AND INFORM OZARK CIVIL ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OZARK CIVIL ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THURST BLOCKING PER DETAIL S001 (SEE DETAIL SHEETS) OR APPROVED EQUIVALENT ANCHOR.
 ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL S021 (SEE DETAIL SHEETS).
 ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL S021 (SEE DETAIL SHEETS).
 CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY CONSTRUCTION DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM OR DESIGNATED UTILITY COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.
 FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S UTILITY DEPARTMENT STANDARD OR PER DETAIL S041 (SEE DETAIL SHEETS).
 CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING WATER AND SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE CITY'S INSPECTOR. CONTRACTOR IS RESPONSIBLE FOR AVOIDING SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER BLOCKING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE. CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS.
 THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
 CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADE AND PROPOSED STRUCTURE TOP, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
 ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHOEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
 IF SANITARY SEWER MANHOLE IS LOCATED IN A GRASS AREA OR SLOPE, CONTRACTOR SHALL CONSTRUCT MANHOLE TOP TO AN ELEVATION 6 INCHES HIGHER THAN THE PROPOSED GRADE. IF THIS CANNOT BE ACHIEVED THEN CONTRACTOR SHALL USE A WATER TIGHT MANHOLE COVER THAT MEETS OR EXCEEDS THE OWNER'S/DEVELOPER'S STANDARD SITE SPECIFICATIONS.
 ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
 CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINES AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
 CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND ARCHITECT SHOULD ANY LIGHT POLE OR SIGN FOUNDATIONS CONFLICT WITH ANY UTILITY AND / OR STORM SEWER SYSTEM.
 GENERAL CONTRACTOR SHALL PROVIDE 2" x 4" THICK CONCRETE APRON AT ALL CLEANOUTS, GATE VALVES, AND METER BOXES ETC., OUTSIDE OF BUILDING AND IN PARKING AREAS.
 GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
 ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
 UTILITY CONTRACTOR SHALL FURNISH 1-2" TELEPHONE CONDUITS AS SHOWN ON PLAN. VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANIES SERVICE LINE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.
 DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING UNLESS OTHERWISE NOTED.
 ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT OR PER LOCAL REQUIREMENTS.
 REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

DATE	03/14/11
DESCRIPTION	REV. 1. ADDED TIE-IN DIMENSION AND PLAT INFO PER CITY'S REQUEST
BY	SPM

3/14/11

Ozark
Civil Engineering Inc.
Bentonville • Kansas City

WATER LINE PLAN AND PROFILE

A NEW RESTAURANT FOR:

PANDA EXPRESS

2760 N. MAIZE ROAD
Wichita, Kansas

DRAWN BY:	EDH
APPV. BY:	SM
DWG. NAME:	10-0992CR3.dwg
DATE:	01-27-11
JOB NO.:	10-0992
SHEET NO.:	2