

A WATERMAIN EXTENSION FOR: PANDA EXPRESS NW WICHITA, KANSAS

W. CENTRAL PARK ST. AND MAIZE ROAD N. 1574 PPW 607853



STATE LOCATION MAP

COVER GENERAL NOTES:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 913-310-0470 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL. THE DETERMINATION IS NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAY 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, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY, WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE HIGHWAY DEPARTMENT / CITY SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING BUT NOT LIMITED TO PROPERTY LINES, LEGAL DESCRIPTIONS, EXISTING UTILITIES, SITE TOPOGRAPHY INCLUDING SPOT ELEVATIONS, EXISTING STRUCTURAL LOCATIONS AND OUTSTANDING PHYSICAL FEATURES HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

Garber Surveying Service
Daniel E. Garber, RLS
2908 N. Plum Hutchinson, KS 67502
(V) 620-665-7032 (F) 620- 663-7401

OZARK CIVIL ENGINEERING, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

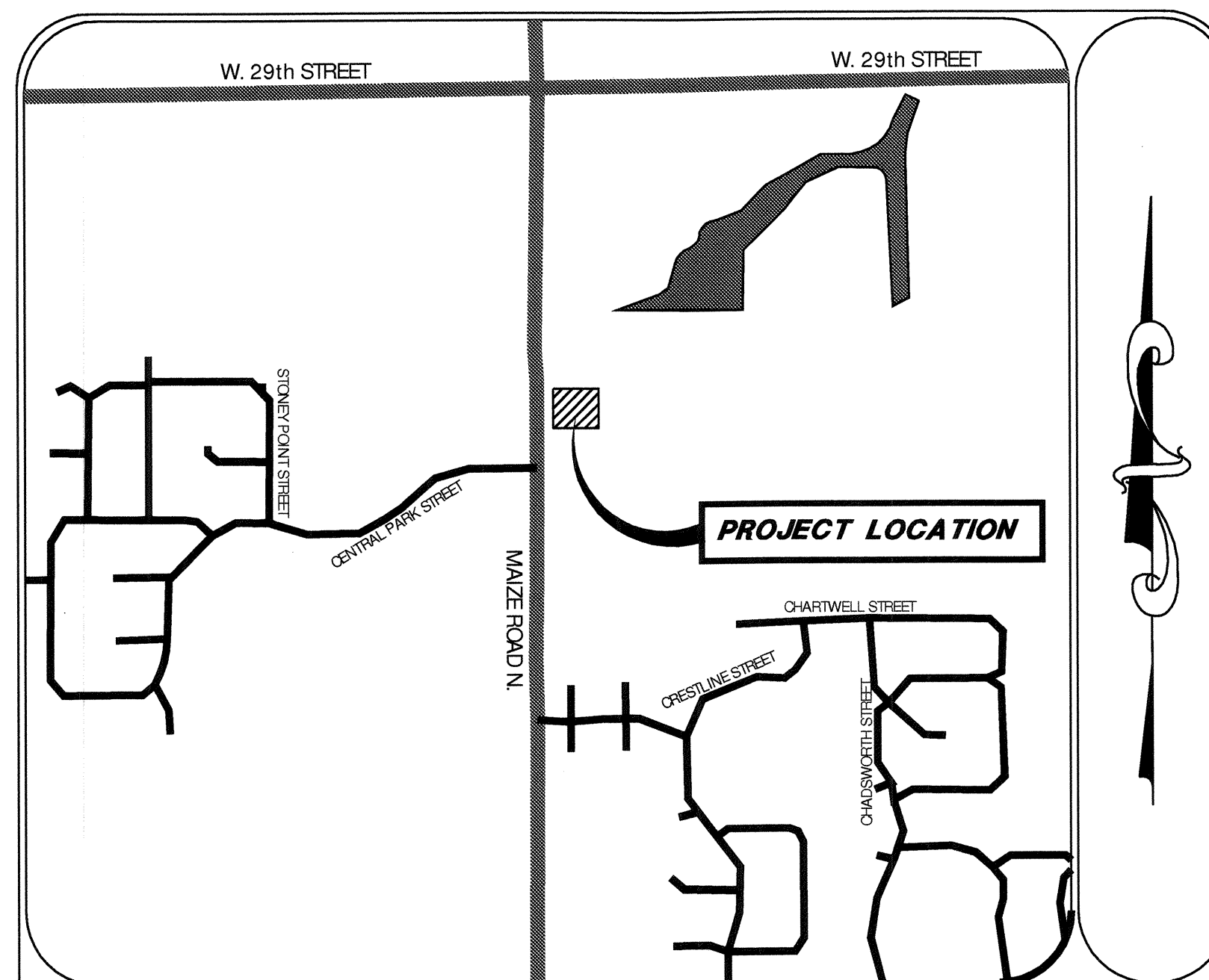
ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

DRAWING INDEX:

	DATE	REV/BID/CO/ADD
1. COVER SHEET	01-27-11	BID
2. WATER LINE PLAN AND PROFILE	01-27-11	BID
3. DETAIL SHEET	01-27-11	BID



VICINITY MAP

NOT TO SCALE

UTILITY AGENCIES: CITY OF WICHITA, KS.

CLIENT Panda Express Larry Jackson 3500 Quail Lane Arlington, TX 78016 (817) 457-8555 (V) (626) 372-8620 (F)	ELECTRIC Wester Energy Shane Price 1900 E. Central Wichita, KS 67214 316-261-6215 (V)
CITY OF WICHITA Julianne Kallman 455 N. Main Wichita, KS 67202 (316) 268-4426 (V) (316) 858-7448 (F)	TELEPHONE SBC Christopher Dieker 154 N. Broadway, Room 210 Wichita, KS 67202 (316) 261-6315 (V)
OFFICE OF CENTRAL INSPECTIONS Richard Chamberlain 455 N. Main Wichita, KS 67202-1688 316-268-4421 (V) 316-268-4390 (F)	GAS Kansas Gas Service John Stark 3845 W. Harry Wichita, KS 67213 316-941-1607 (V)
WATER AND SEWER City of Wichita, KS Bill Perkins/Paul Bryant 455 N. Main Wichita, KS 67202 316-368-4555 (V) 316-368-4514 (F)	DEVELOPER/ENGINEER Ozark Civil Engineering 11285 Strang Line Rd. Lenexa, KS 66215 913-310-0470 (V) 913-310-0261 (F)

APPROVED AS NOTED BY CITY ENGINEER OF WICHITA

PUBLIC WORKS *Julianne Kallman 3-15-11*

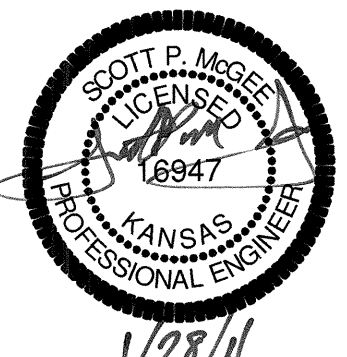
WATER *Ray Falls 3-16-11*

SEWER *Ray Falls 3-18-2011*

FIRE *Ray Falls 3-18-2011*

NOTE TO CONTRACTORS

INSTALLATION, INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER/DEVELOPER. SAID INSPECTION TO BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF WICHITA SPECIFICATIONS AND STANDARDS (ON FILE AND AVAILABLE IN THE CITY ENGINEER'S OFFICE).

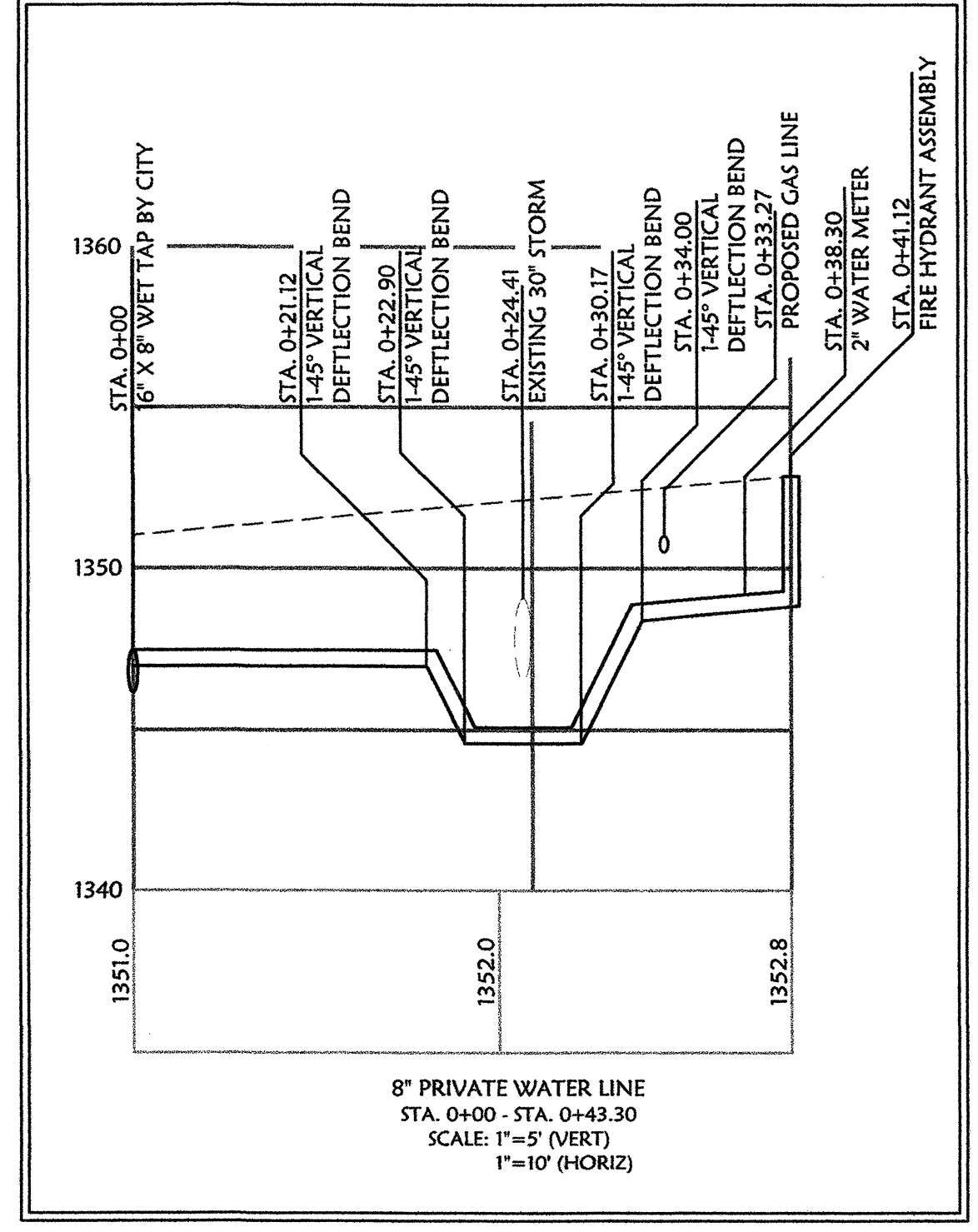
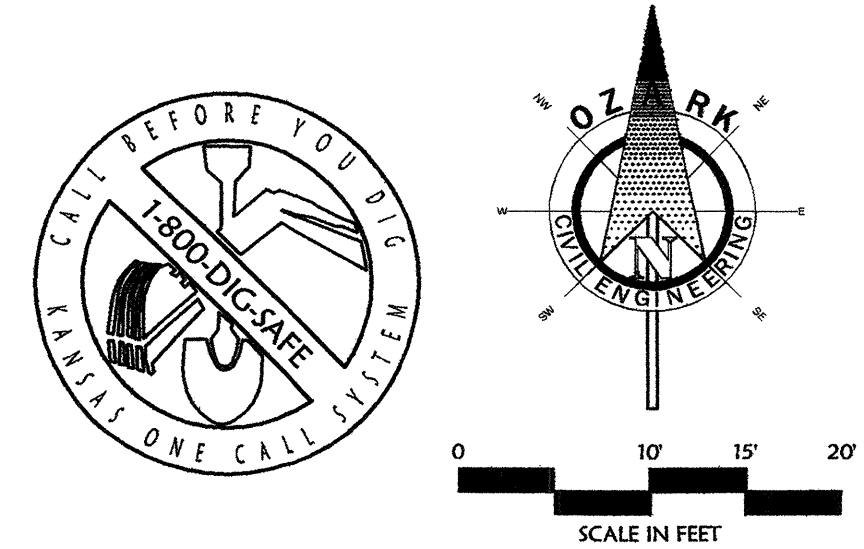
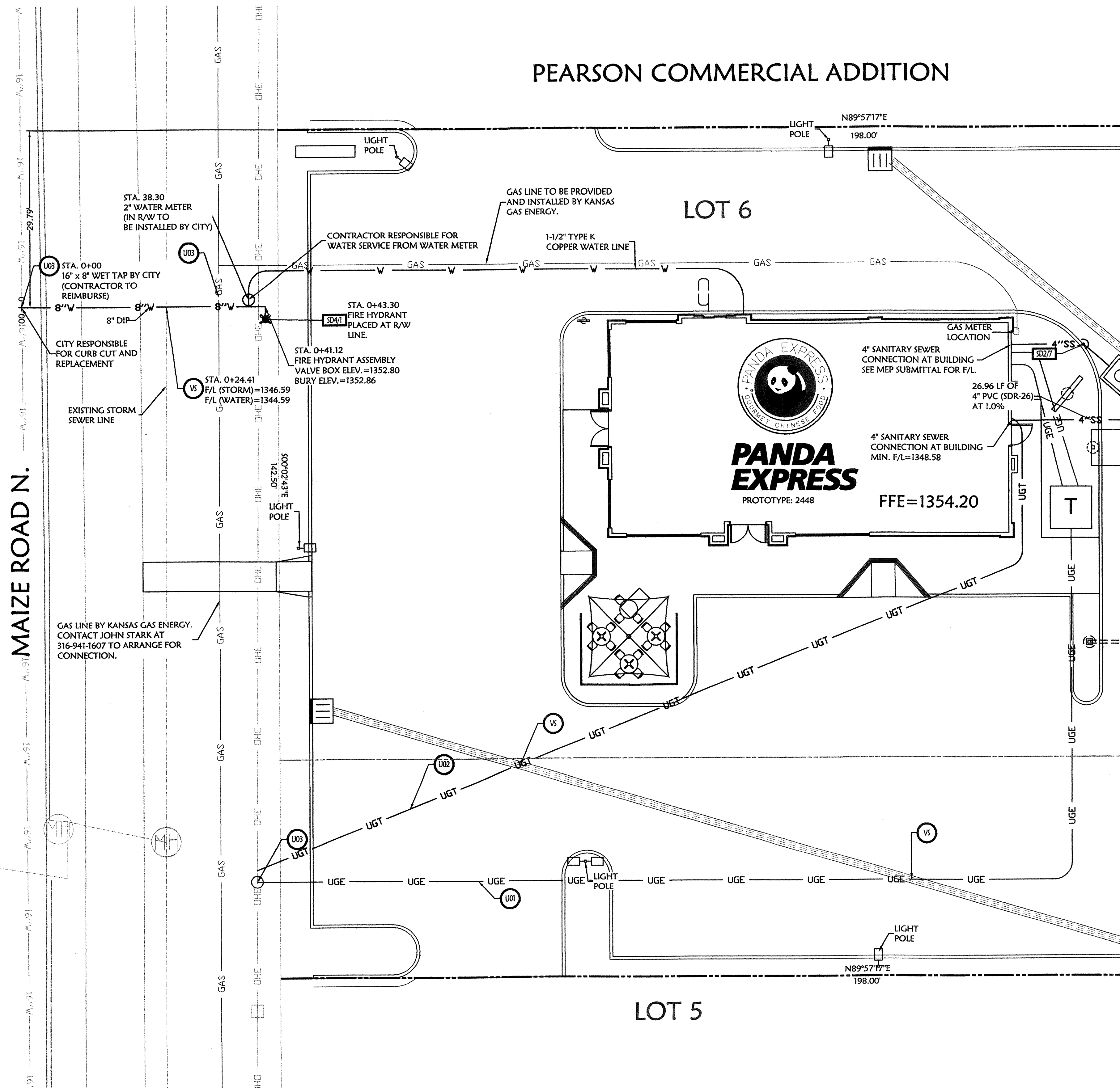


COVER SHEET
A NEW RESTAURANT FOR:
PANDA EXPRESS
W. CENTRAL PARK ST. AND MAIZE ROAD N.
Wichita, Kansas

DRAWN BY:	EDH
APPV. BY:	SM
DWG. NAME:	10-0992CP3.dwg
DATE:	01-27-11
JOB NO.:	10-0992
SHEET NO.:	1

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 ELECTRIC, 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 (24').
 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 UTILITY CROSSINGS AND INFORM OZARK CIVIL ENGINEERING AND THE OWNER/DEVELOPER OF ANY CORRECT 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 THRUST 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 2" x 6" 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

