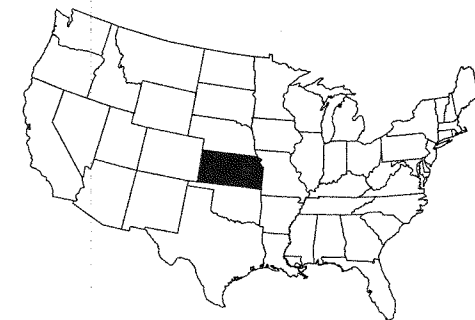


# A NEW RESTAURANT FOR: PANDA EXPRESS WICHITA, KS

2760 N. MAIZE ROAD  
PEARSON COMMERCIAL ADDITION  
0009PPD (607861)

APPROVED AS NOTED BY CITY ENGINEER OF WICHITA  
*Johanne Kallman 3/11/11*  
STORMWATER MANAGEMENT

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).



STATE LOCATION MAP

## AS BUILTS

Contractor:  
Utilities  
Plus  
  
7/28/2011

Project Inspector:  
Tom Jones



### DRAWING INDEX:

	DATE	REV/BID/CO/ADD
C-1 COVER SHEET	02-21-11	REV. 3
C-2 SITE PLAN	12-17-10	BID
C-3.1 GRADING PLAN	02-21-11	REV. 3
C-3.2 STORM SEWER LINE 1 PLAN AND PROFILE	02-21-11	REV. 3
C-3.3 STORM SEWER LINE 2 PLAN AND PROFILE	02-21-11	REV. 3
C-4 EROSION CONTROL PLAN	12-20-10	BID
C-5 UTILITY PLAN	02-09-11	REV. 2
C-6 LANDSCAPE PLAN	12-20-10	BID
SD1 DETAIL SHEET	12-20-10	BID
SD2 DETAIL SHEET	12-20-10	BID
SD3 DETAIL SHEET	11-23-10	BID
SD4 DETAIL SHEET	11-23-10	BID
ERU ERU PLAN	02-09-11	REV. 2
SUBDIVISION PLAT	08-22-07	-
ALTA SURVEY	11-11-10	-
CUP ADJUSTMENT	12-17-10	-

### 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 HE DETERMINES 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 CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

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, 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.

### SITE UTILITY CONTACTS CITY OF WICHITA, KS

**Owner Contact**  
Panda Express, Inc.  
Larry Jackson  
3500 Quail Lane  
Arlington, TX 76016  
817-457-8555 (V)

**TELEPHONE**  
SBC  
Christopher Dieker  
154 N. Broadway, Room 210  
Wichita, KS 67202  
316-268-3180 (V)

**GAS**  
Kansas Gas Service  
John Stark  
3845 W Harry  
Wichita KS 67213  
316-941-1607

**WATER**  
GREG LOLLEY  
455 N. Main  
Wichita, KS 67202  
316-368-4555 (V)

**ELECTRIC**  
SHANE PRICE  
1900 E. Central  
Wichita, KS 67214  
316-261-6315 (V)

**DEVELOPER**  
Classic Real Estate  
Christian Abloh  
8200 E. 32nd St. Ste. 150  
Wichita, KS 67226  
316-634-2600 (V)  
316-393-3456 (F)

PRIMARY BENCHMARK  
SQUARE CUT ON TOP OF PARKING LOT CURB,  
NORTHWEST CORNER OF PARKING LOT, 90' EAST OF WEST  
QUARTER CORNER OF SECTION 5, T27S, R1W, (FROM PLANS  
BY OZARK CIVIL ENGINEERING, INC. SHEET B4, DATED  
07-22-08)

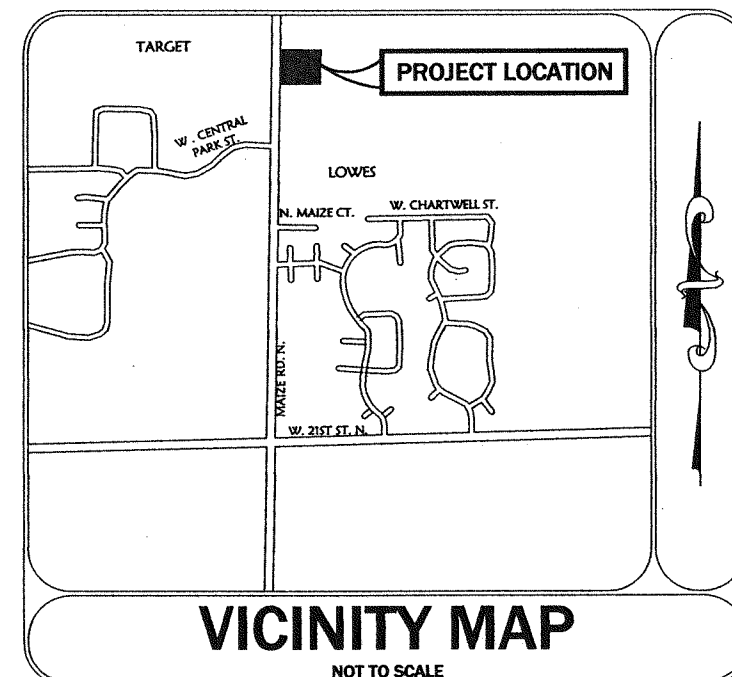
ELEVATION=1353.11

SBM "A"  
NORTH RIM OF STORM SEWER MANHOLE 214+/-  
NORTH AND 20+/- FEET WEST OF THE NORTHWEST CORNER  
OF LOT 3, BLOCK 1 PEARSON COMMERCIAL ADDITION

ELEVATION=1351.78

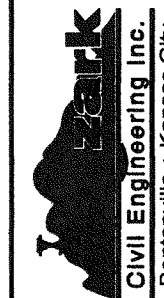
SBM "B"  
NORTH RIM OF STORM SEWER MANHOLE 154+/- FEET  
NORTH AND 20+/- FEET WEST OF THE NORTHWEST CORNER  
OF LOT 3, BLOCK 1 PEARSON COMMERCIAL ADDITION

ELEVATION=1351.93



## VICINITY MAP

NOT TO SCALE



WICHITA, KS

COVER SHEET  
A NEW RESTAURANT FOR:  
PANDA EXPRESS

2760 N. MAIZE ROAD

DRAWN BY: EDH  
APPV. BY: SPH  
DWG. NAME: 10-0993PRE  
DATE: 10/25/10  
JOB NO.: 10-0993  
SHEET NO.: C-1