



ARCHITECTURE
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GRAPHICS

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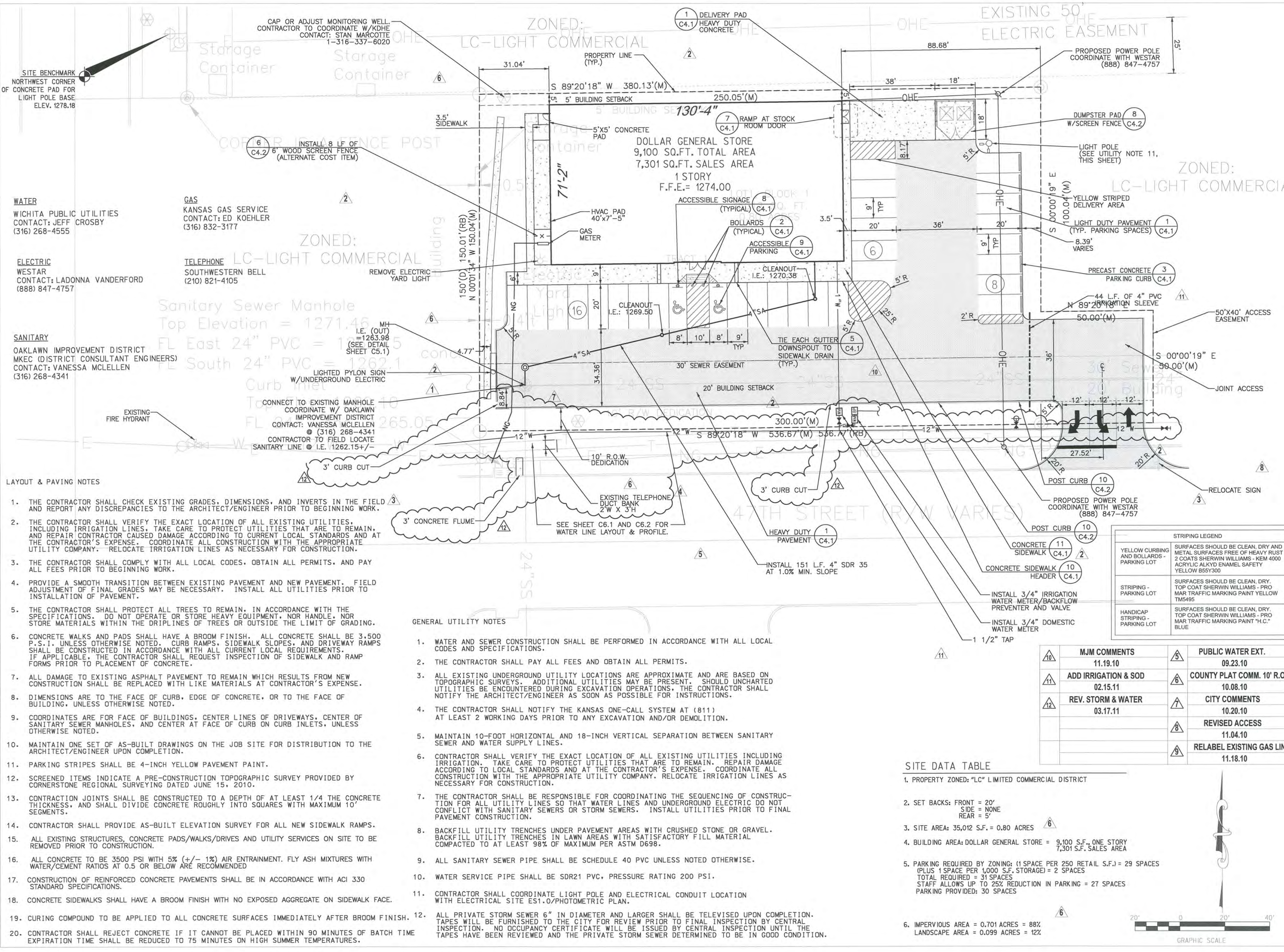
DOLLAR GENERAL

STORE #:
**WICHITA,
KS AT
OAKLAWN**

07.22.10
MJM 10168

1	CITY COMMENTS	07.30.10
2	CITY COMMENTS	08.09.10
3	MJM COMMENTS	08.20.10
4	PUBLIC WATER EXT.	09.22.10

SITE LAYOUT & UTILITY PLAN
C2.1



WATER
WICHITA PUBLIC UTILITIES
CONTACT: JEFF CROSBY
(316) 268-4555

GAS
KANSAS GAS SERVICE
CONTACT: ED KOEHLER
(316) 832-3177

ELECTRIC
WESTAR
CONTACT: LADONNA VANDERFORD
(888) 847-4757

TELEPHONE
SOUTHWESTERN BELL
(210) 821-4105

SANITARY
OAKLAWN IMPROVEMENT DISTRICT
MKEC (DISTRICT CONSULTANT ENGINEERS)
CONTACT: VANESSA MCLELLEN
(316) 268-4341

CONNECT TO EXISTING MANHOLE
COORDINATE W/ OAKLAWN
IMPROVEMENT DISTRICT
CONTACT: VANESSA MCLELLEN
(316) 268-4341
CONTRACTOR TO FIELD LOCATE
SANITARY LINE @ I.E. 1262.15 +/-

LAYOUT & PAVING NOTES

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,500 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
- PARKING STRIPES SHALL BE 4-INCH YELLOW PAVEMENT PAINT.
- SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE REGIONAL SURVEYING DATED JUNE 15, 2010.
- CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
- CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATION SURVEY FOR ALL NEW SIDEWALK RAMPS.
- ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON SITE TO BE REMOVED PRIOR TO CONSTRUCTION.
- ALL CONCRETE TO BE 3500 PSI WITH 5% (+/- 1%) AIR ENTRAINMENT. FLY ASH MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED
- CONSTRUCTION OF REINFORCED CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS.
- CONCRETE SIDEWALKS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON SIDEWALK FACE.
- CURING COMPOUND TO BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH.
- CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME EXPIRATION TIME SHALL BE REDUCED TO 75 MINUTES ON HIGH SUMMER TEMPERATURES.

GENERAL UTILITY NOTES

- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE KANSAS ONE-CALL SYSTEM AT (811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
- MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
- ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
- WATER SERVICE PIPE SHALL BE SDR21 PVC, PRESSURE RATING 200 PSI.
- CONTRACTOR SHALL COORDINATE LIGHT POLE AND ELECTRICAL CONDUIT LOCATION WITH ELECTRICAL SITE ES1.0/PHOTOMETRIC PLAN.
- ALL PRIVATE STORM SEWER 6" IN DIAMETER AND LARGER SHALL BE TELEVIEWED UPON COMPLETION. TAPES WILL BE FURNISHED TO THE CITY FOR REVIEW PRIOR TO FINAL INSPECTION BY CENTRAL INSPECTION. NO OCCUPANCY CERTIFICATE WILL BE ISSUED BY CENTRAL INSPECTION UNTIL THE TAPES HAVE BEEN REVIEWED AND THE PRIVATE STORM SEWER DETERMINED TO BE IN GOOD CONDITION.

SITE DATA TABLE

- PROPERTY ZONED: "LC" LIMITED COMMERCIAL DISTRICT
- SET BACKS: FRONT = 20'
SIDE = NONE
REAR = 5'
- SITE AREA: 35,012 S.F. = 0.80 ACRES
- BUILDING AREA: DOLLAR GENERAL STORE = 9,100 S.F., ONE STORY
7,301 S.F. SALES AREA
- PARKING REQUIRED BY ZONING: (1 SPACE PER 250 RETAIL S.F.) = 29 SPACES
(PLUS 1 SPACE PER 1,000 S.F. STORAGE) = 2 SPACES
TOTAL REQUIRED = 31 SPACES
STAFF ALLOWS UP TO 25% REDUCTION IN PARKING = 27 SPACES
PARKING PROVIDED: 30 SPACES
- IMPERVIOUS AREA = 0.701 ACRES = 88%
LANDSCAPE AREA = 0.099 ACRES = 12%

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW 850Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

MJM COMMENTS	PUBLIC WATER EXT.
11.19.10	09.23.10
ADD IRRIGATION & SOD 02.15.11	COUNTY PLAT COMM. 10' R.O.W. 10.08.10
REV. STORM & WATER 03.17.11	CITY COMMENTS 10.20.10
	REVISED ACCESS 11.04.10
	RELABEL EXISTING GAS LINE 11.18.10

