

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
AT&T 1-800-246-8464  
Black Hills Energy 1-800-694-8989  
City of Wichita Water 1-316-268-4555  
City of Wichita Sewer 1-316-268-4073  
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  
Westar Energy 1-800-544-4857
- Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a 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.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- 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.
- The Water Distribution Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades.
- The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic is impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are U.S.G.S. Datum (NGVD 88).
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.
- Geotechnical report available upon request.
- Contractor shall limit the extend of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- City Maintenance of storm sewer ends at right-of-way or easement line.
- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.
- Drainage Improvements are to privately owned and maintained.

# AS BUILT PLANS

Contractor: McCullough Excavating  
Inspector: Fred Smith, Baughman Co.  
pdf's by: KEK, 3/2/15

# STORM SEWER IMPROVEMENTS

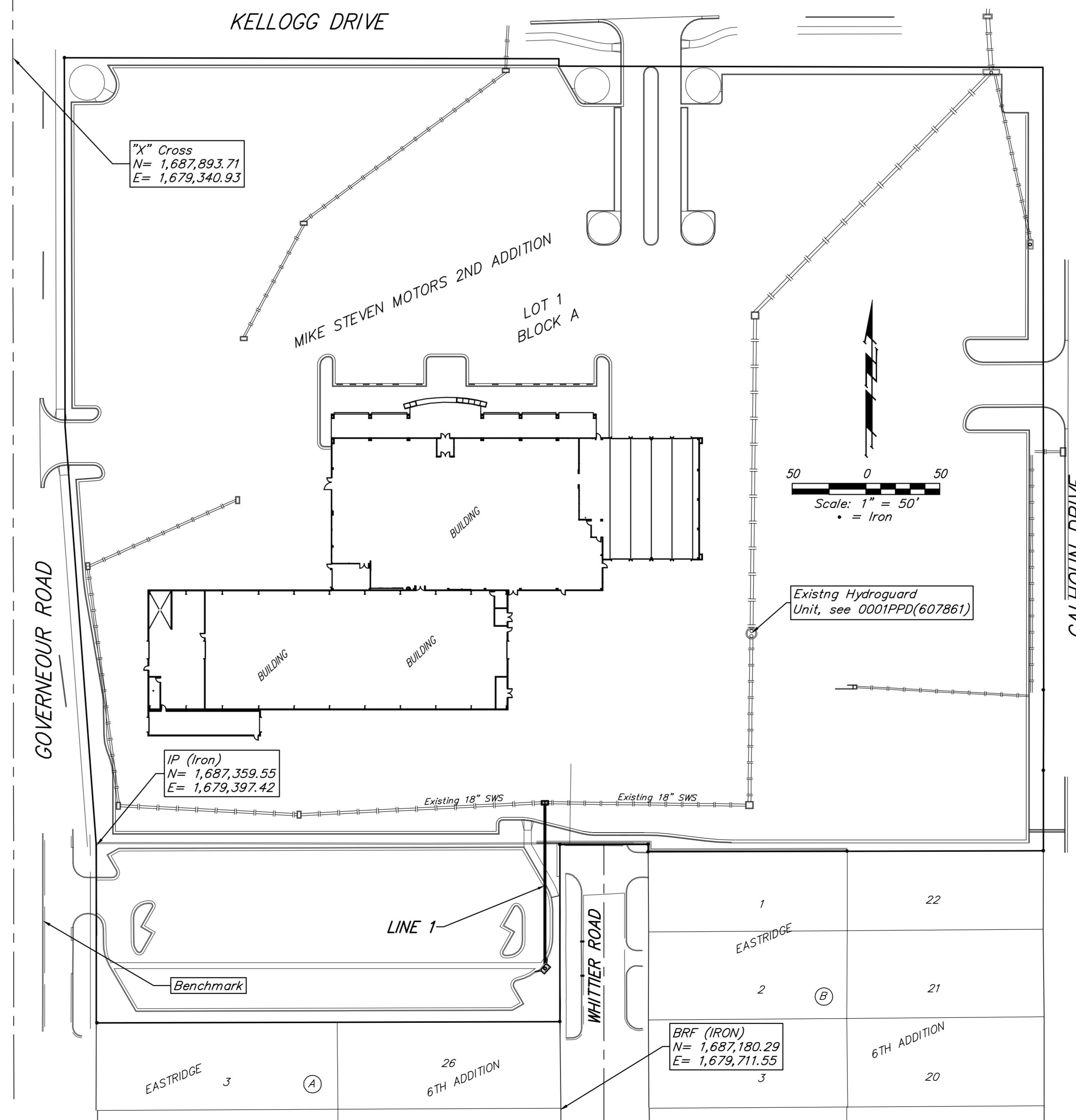
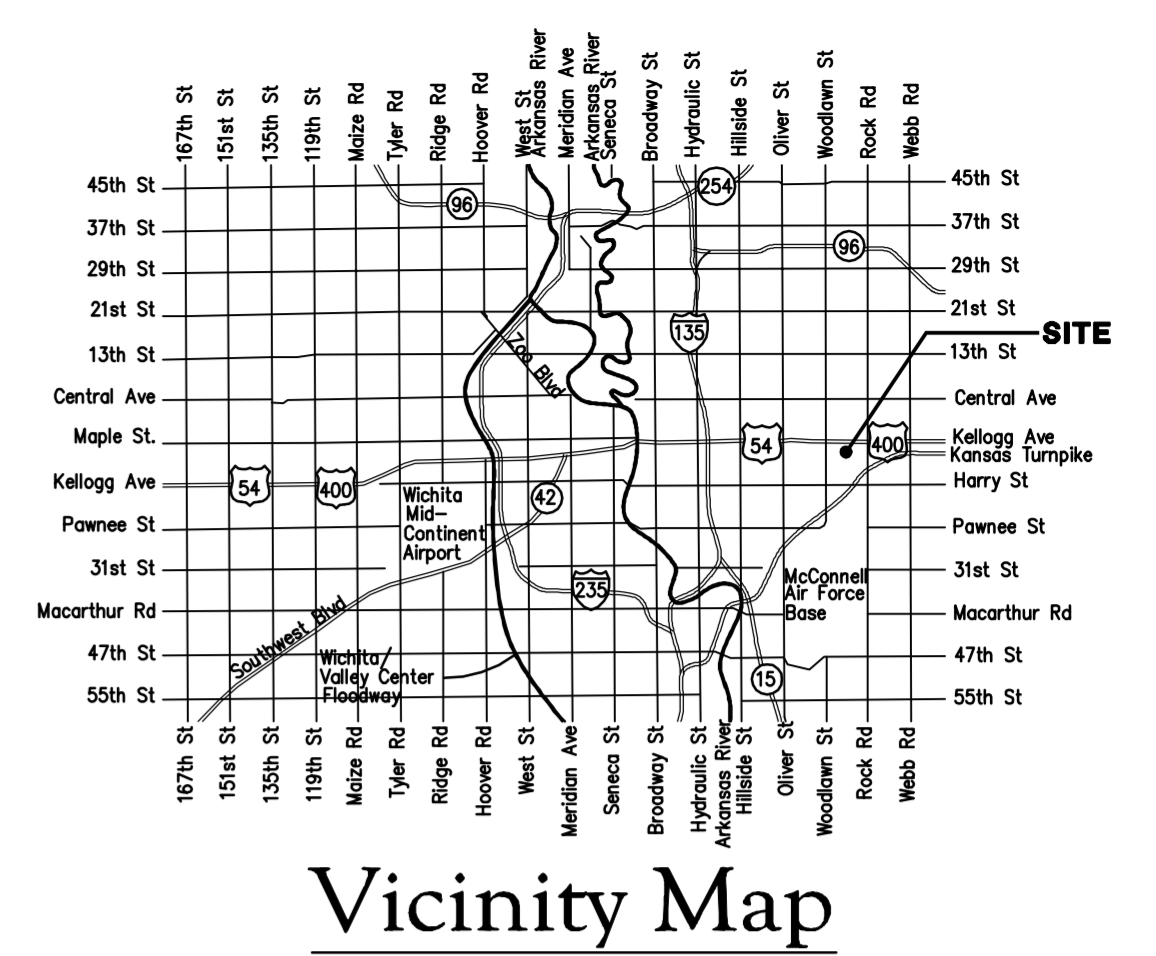
to serve

# Lot 1, Block A, MIKE STEVENS MOTORS 2nd Add. CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number

0291 PPD (607861)



### Stormwater Narrative & Certification

This improvements were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Storm Water Manual.

Site Treatment Area: 149,275 sq. ft.  
Water Quality Treatment: Water Quality Unit (Hydroguard Manhole)  
Downstream Channel Protection: Not Required  
WQv = 14,730 ft<sup>3</sup>  
WQr = 4.77 cfs  
BMPs used for this development are:  
Silt Fence and curb inlet protection.

**Downstream Channel Protection.** The proposed improvements do not increase the runoff volume from the initial runoff conditions. Subject to the size of this improvement, Downstream Channel Protection is not required.

**Water Quality Requirements** will be address with the use of the existing Hydroguard Water Quality Device, located at the Southeast corner of the Building lot. This unit will treat 38% of the existing Site Area and 100% of the new site improvements. See 0001PPD(607861) for existing system details

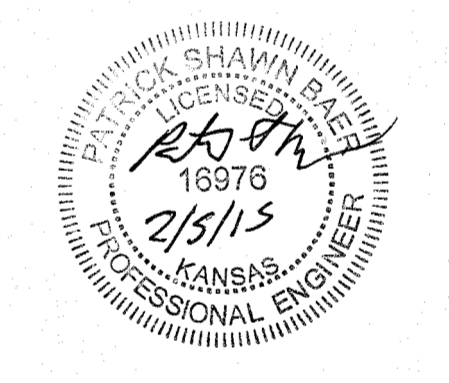
### SHEET INDEX:

Title Sheet	1
Line 1	2
Reference Grading Plan	3
Reference BMP Plan	4
Copy of Plat	5

Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/Government/Departments/PWI/StandardsConstruction/> or by request.

### SITE ERU INFO.

Total Site Area: 366,625 sq. ft. (±8.42 acres)  
Total Area Disturbed: 37,695 sq. ft. (±0.86 acres)  
Existing Impervious Area: 312,145 sq. ft. (±7.17 acres)  
Proposed Impervious Area: 335,375 sq. ft. (±7.70 acres)  
Surface Area Treated: 149,275 sq. ft. (±3.43 acres)



APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

Engineering *Rebecca Linn* 2/2/2015  
Stormwater *[Signature]* 02/12/2015

### NOTE TO CONTRACTORS

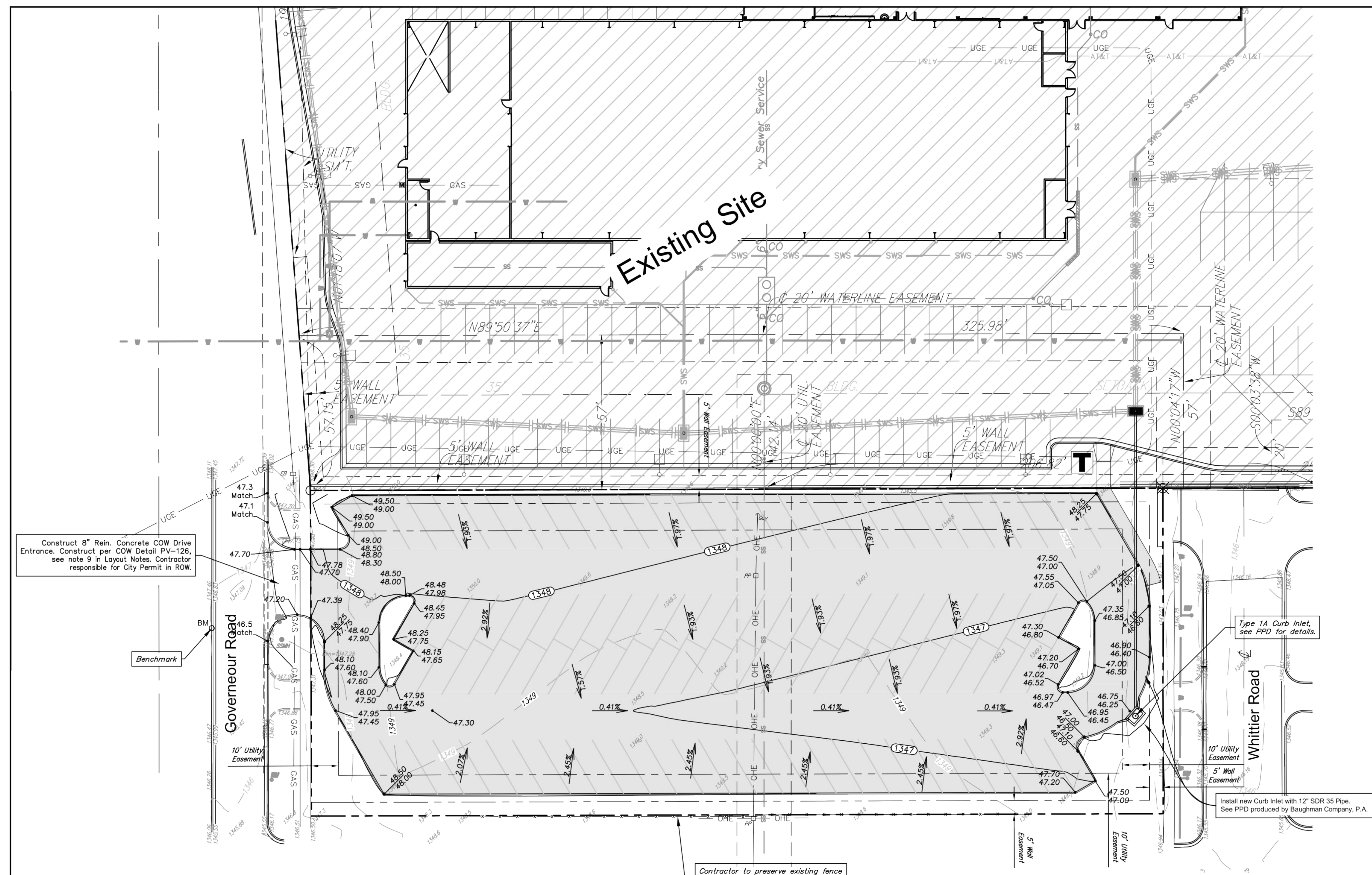
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed 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 current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

### BENCHMARK

Mark chiseled on top of curb on median in Gouverneur street.  
Elev. = 1,346.99 NAVD 88





**BENCHMARK**

Mark chiseled on top of curb on median in Gouverneur street.  
Elev. = 1346.99 NAVD 88

**LEGAL DESCRIPTION**

Lot 1, Block A, Mike Steven Motors Second Addition  
Wichita, Sedgewick County, Kansas.

**SITE INFORMATION**

Total Site Area: ±366,625 sq. ft. (8.42 acres)  
Total Area Disturbed: ±37,695 sq. ft. (.86 acres)  
Existing Impervious Area: ±312,145 sq. ft. (7.17 acres)  
Proposed Impervious Area: ±335,375 sq. ft. (7.70 acres)  
Added Parking Provided: 100 Spaces (Not for Public Access)

**GRADING NOTES**

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
  - Kansas Gas Service (Gas).....1-888-482-4950
  - Aquila Energy (Gas).....1-800-303-0357
  - Westar Energy (Electric).....383-8650
  - Cox Communications (Cablevision).....262-4270
  - AT&T (Phone).....268-2759
  - City of Wichita Water Dept. (Water).....268-4563 or 268-4908
  - City of Wichita Sewer Maint.(San. Sewer).....268-4024 or 267-6000
  - City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
  - City of Wich Traffic Maint.(Traf. Control).....268-4034 or 268-4203
  - Conoco Pipeline Co. (Petroleum).....1-800-231-2551
  - Williams Pipeline Co. (Petroleum).....529-6600 or 1-800-324-9696
  - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- 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 Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to 98% Standard Proctor Density and treated with 4 to 6 percent lime or 14 to 16 percent class "C" fly ash. Refer to pavement details to verify depths and Paving type.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Handicap accessible ramps shall be constructed at both drive approach locations. The ramps shall be constructed in accordance with ADA standards and Local City Specifications.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.

**Stormwater Narrative & Certification**

This improvements were prepared in accordance with the current Storm Water Management Regulations as set forth in the City of Wichita's Storm Water Management Ordinance 16.32 and the policies/ guidelines presented in the Wichita/Sedgewick County Storm Water Manual.

Treated Drainage Area: 3.63 acres  
WQv = 14,730 ft<sup>3</sup>  
WQR = 4.77 cfs

**Downstream Channel Protection** The proposed improvements do not increase the runoff volume from the initial runoff conditions. Subject to the size of this improvement, Downstream Channel Protection is not required.

**Water Quality Requirements** will be address with the use of the existing Hydroguard Water Quality Device, located at the Southeast corner of the Building lot. This unit will treat 38% of the existing Site Area and 100% of the new site improvements. See Proposed PPD for new stormsewer improvements & 0001PPD(607861) for existing system details.

**FOR REFERENCE ONLY  
SEE APPROVED FINAL SITE  
PLANS FOR CONSTRUCTION**

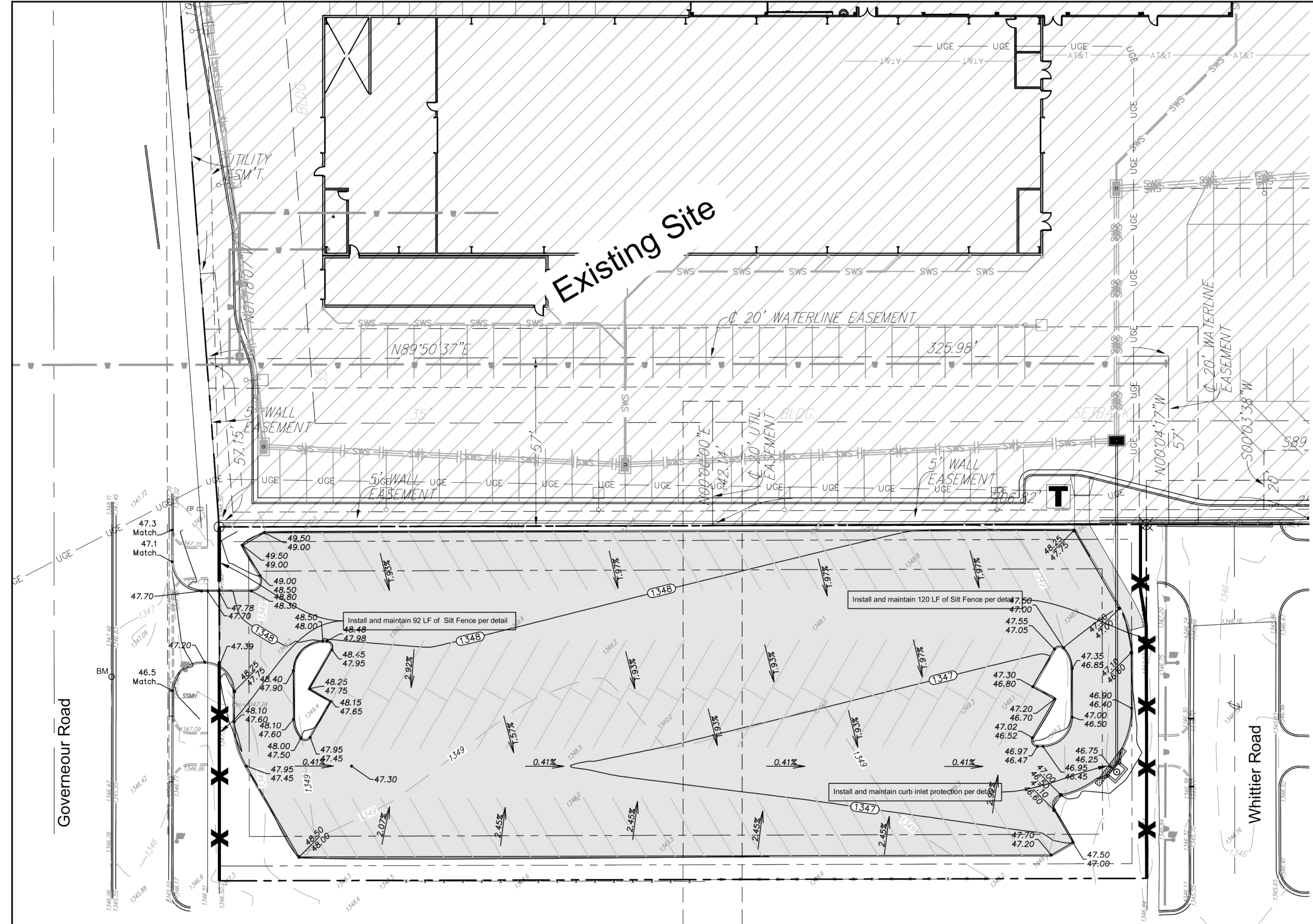
**Baughman Company, P.A.**  
Mike Steven Motors  
Grading Plan  
WICHITA, KANSAS



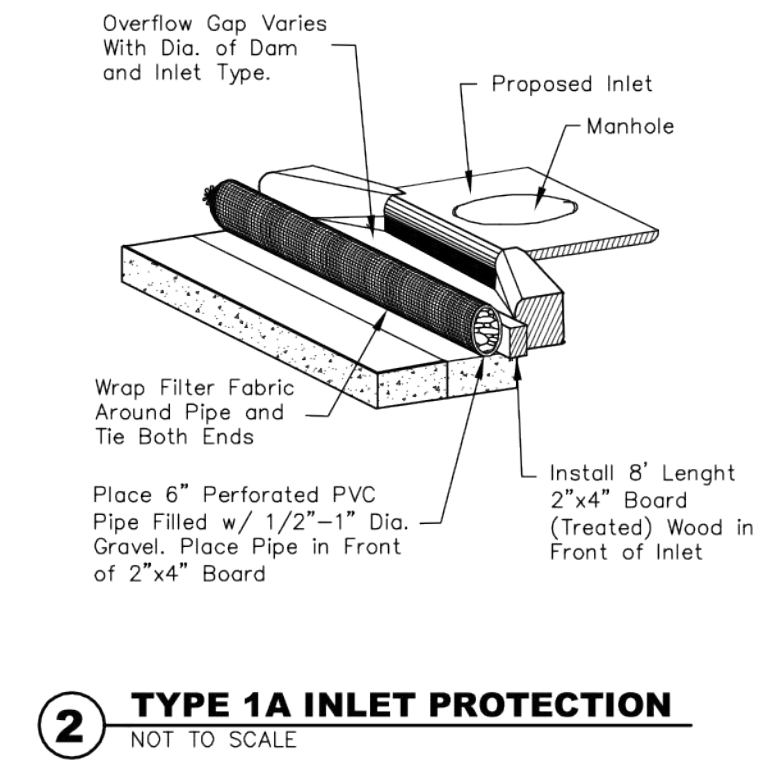
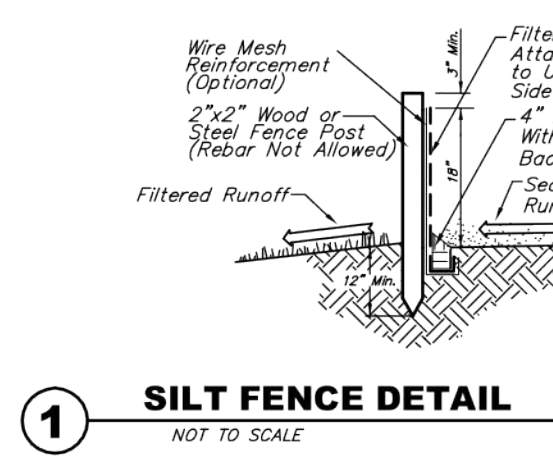
SHEET 2 OF 4

**Baughman Company, P.A.**  
Eddy's Toyota (Mike Steven Motors 2nd Addition)  
GRADING PLAN  
REFERENCE  
Storm Water Drain Improvements

SHEET 3 OF 5



**EROSION CONTROL PLAN**  
Scale 1" = 20'-0"



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PLANS FOR CONSTRUCTION**

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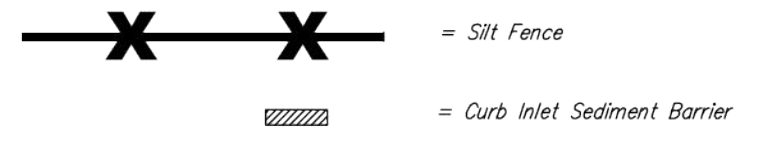
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Added Parking Provided: 106 Spaces (Not for Public Access)

**EROSION CONTROL NOTES:**

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 30 days of final GRADING.
- Should construction stop for longer than 15 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.

**EROSION CONTROL LEGEND**



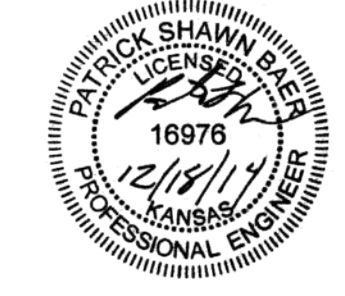
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Mike Steven Motors  
**Erosion Control Plan**  
WICHITA, KANSAS

**Baughman Company, P.A.**  
315 Elm St. Wichita, KS 67211 P:316-262-2771 F:316-262-0149  
www.baughman.com  
Professional Engineer License No. 16976

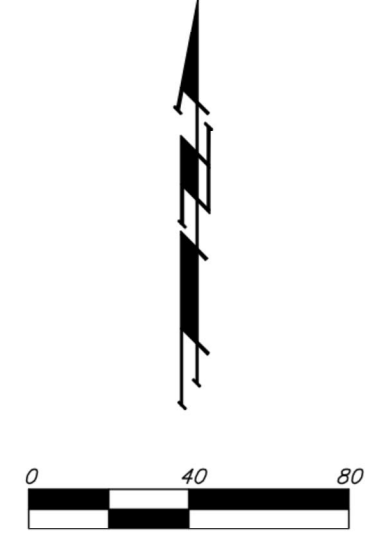
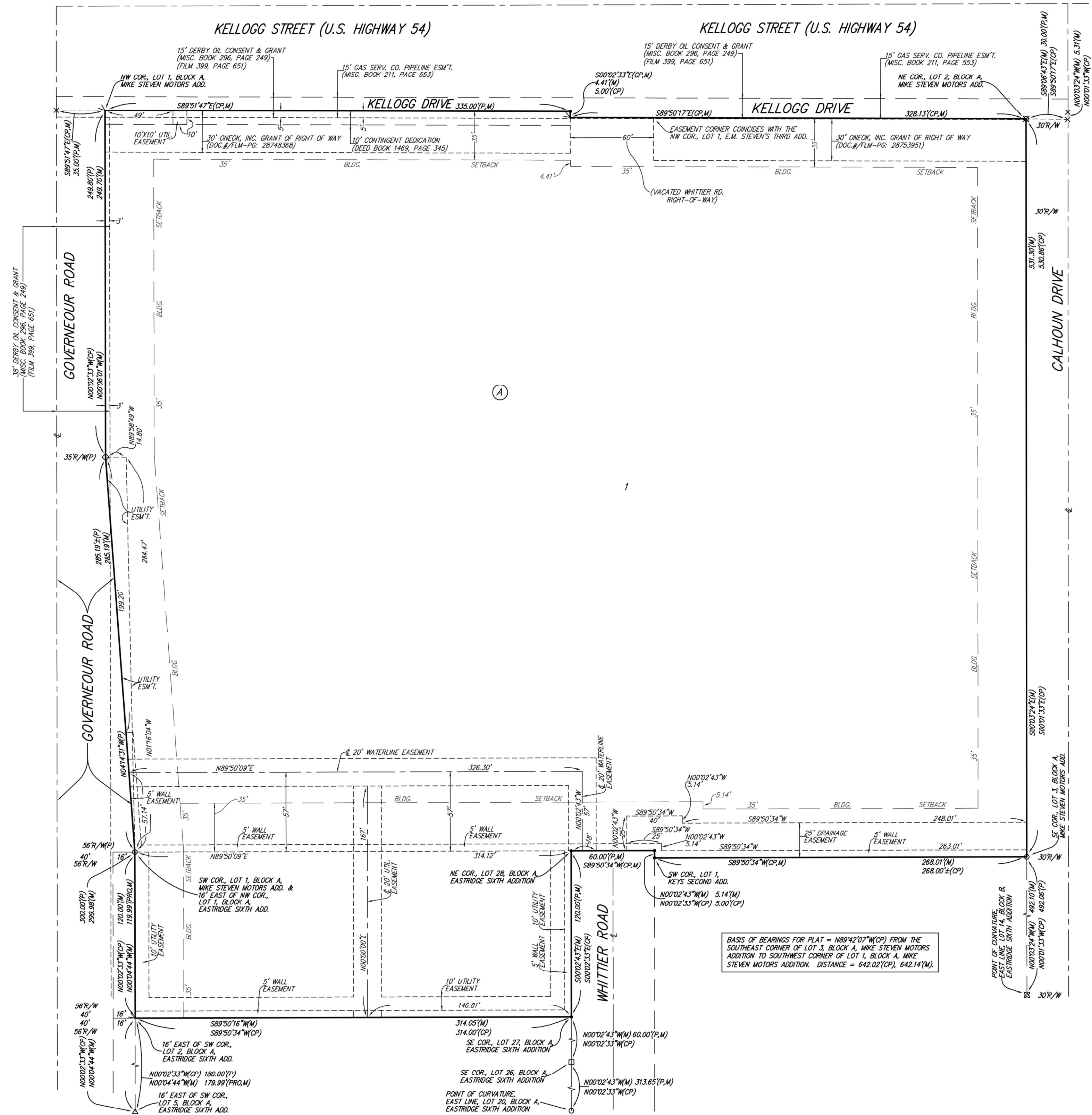
WORKSHEET  
SHEET **3** OF **4**

Eddy's Toyota (Mike Steven Motors 2nd Addition)  
**Erosion Control Plan**  
**REFERENCE**  
Storm Water Drain Improvements

WORKSHEET  
SHEET **4** OF **5**

# MIKE STEVEN MOTORS 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER MIKE STEVEN MOTORS COMMUNITY UNIT PLAN, (01-308).

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = "V" NOTCH (SET)
- ◇ = CROSS CUT (SET)
- = 1/2" IRON (FOUND)(ORIGIN UNKNOWN)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊗ = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- △ = #4 REBAR W/ "SAVOY" CAP (FOUND)
- ⊗ = CROSS CUT (FOUND)(ORIGIN UNKNOWN)
- ⊗ = 1/2" PINCHED IRON PIPE (FOUND)(ORIGIN UNKNOWN)

(M) = MEASURED  
(P) = PLATTED  
(PRO) = PROPORTED  
(CP) = CALCULATED PER PLATTED INFO.

NOTE:  
A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and undisturbed to allow for the conveyance of stormwater.

BASIS OF BEARINGS FOR PLAT = N89°42'01" W(CP) FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK A, MIKE STEVEN MOTORS ADDITION TO SOUTHWEST CORNER OF LOT 1, BLOCK A, MIKE STEVEN MOTORS ADDITION. DISTANCE = 642.02(CP), 642.14(M).