Drainage Improvements

JR Custom Metals Expansion

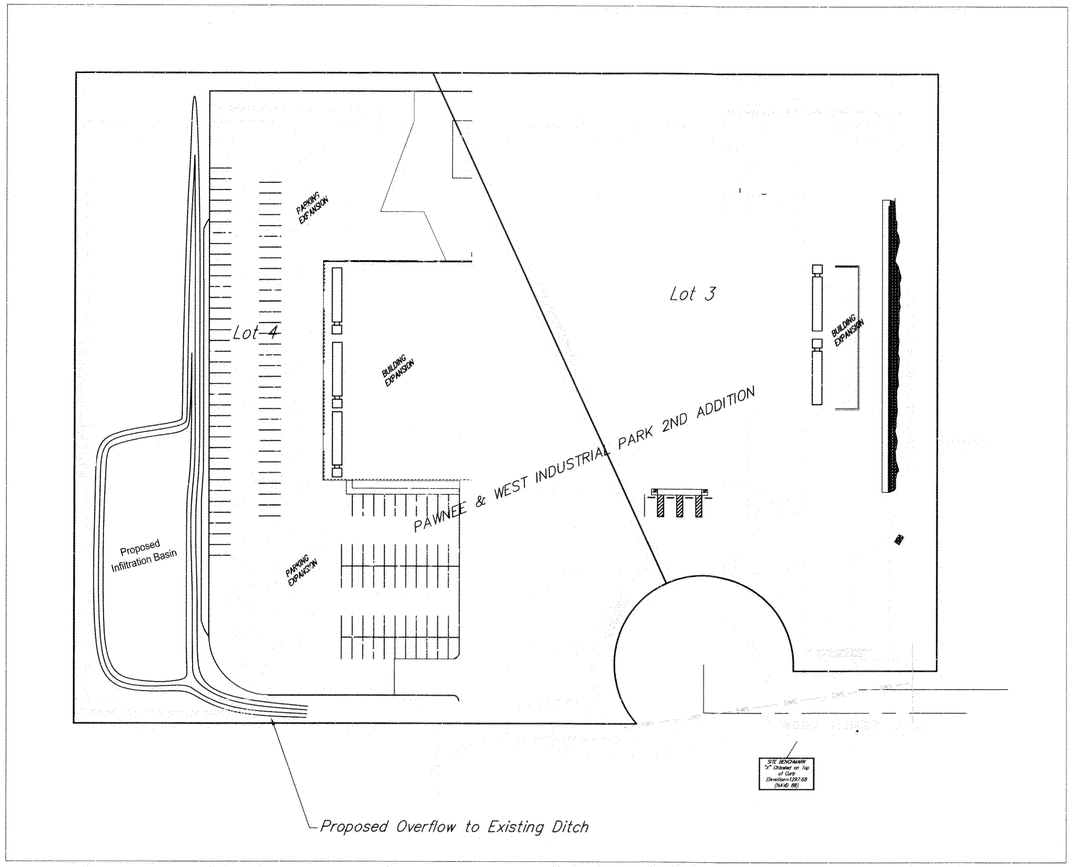
Lots 3 & 4, Pawnee & West Industrial Park 2nd

Private Project Drainage: 0135 PPD (607861)

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. - City Engineer

October 2012



60 0 60

Scale: 1" = 60'

• = Iron

Benchmarks

'X' Chisel on Top of Curb – West Street Court adjacent to Lot 3 drive at cul de sac.
Elev. = 13297.68 (NAVD88)

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Grading Plan (reference)	3
Copy of Plat	4
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Legal Description

Lots 3 & 4, Pawnee & West Industrial Park 2nd Addition, Wichita, Sedgwick County, Kansas.

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

   Kansas One-Call 687-2470

   The Contractor must notify the following in case of an emergency:

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Black Hills Energy (Gas)	1-800-303-0357
ATT	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034

2. 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.

3. All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.

4. 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.

5. Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.

6. 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.

7. All sewer lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.

8. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.

TREVOR R. KURTH
LICENSED
L.S.
19788
10-31-12
KANSAS
PROFESSIONAL ENGINEER

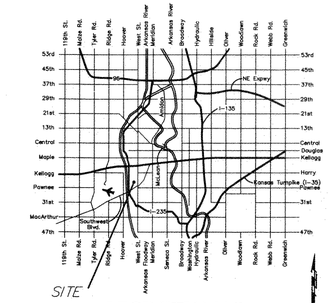
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Engineering 10-31-12

Stormwater 11-15-12

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).



VICINITY MAP

Baughman

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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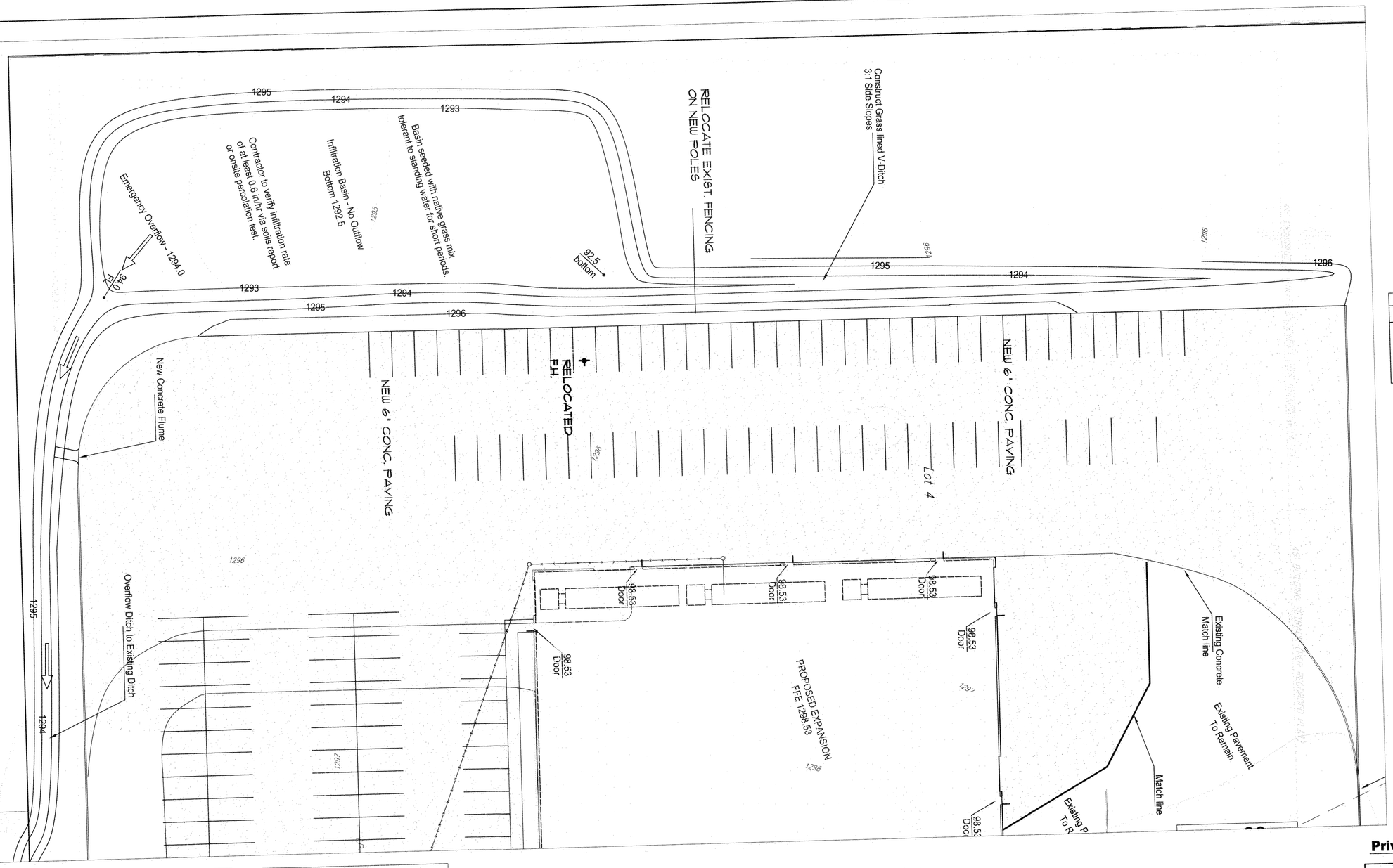
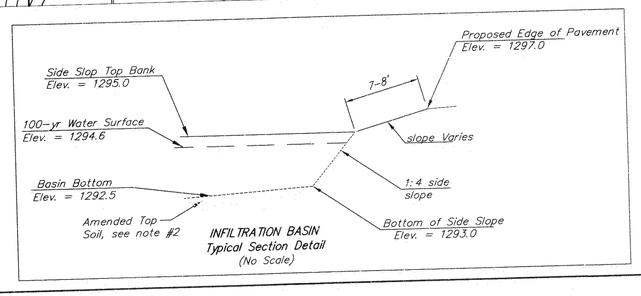


Basin Event Results				
Event Peak	Peak In	Peak Out	Peak Elev	Vol
1-yr	7.0	0.0	1293.5	14,595
2-yr	8.8	0.0	1293.8	19,020
5-yr	11	0.3	1294.1	23,800
10-yr	13	0.9	1294.2	25,785
25-yr	15	2.2	1294.3	28,730
50-yr	20	3.9	1294.5	31,460
100-yr	20	5.9	1294.6	34,340

Basin Size		
Elevation	Area	Volume
1292.5	12,400	0
1293.0	14,050	6,608
1294.0	17,800	22,494
1295.0	22,600	42,644

BENCHMARK
"X" Chisel on Top of Curb – West Street Court adjacent to Lot 3 drive at cul de sac.
Elev. = 1,3297.68 (NAVD88)

TREVOR R. KURTH LICENSED 19788 10-31-12 KANSAS PROFESSIONAL ENGINEER



INFILTRATION BASIN
Typical Section Detail
(No Scale)

INFILTRATION DETENTION BASIN NOTES:

1. Basin bottom shall be verified to meet at least 0.6 in/hr infiltration rate; or over-excavate to existing sand layer to achieve infiltration rate. Infiltration soils to be verified by PPD inspector or Geotechnical Report, to be paid for by contractor. Soil testing shall be arranged by the Contractor at the request of the Inspector.
2. Basin should consist of suitable topsoil for vegetation. If suitable soils are not available from existing basin area, the topsoil should be amended as follows: Top 4" layer of bottom and sideslope of basin to consist of amended top soil consisting of 75% construction sand, 10% Organic Matter, and 15% Top Soil.
3. All of disturbed areas, see Erosion Control for temporary seeding, and Native Seed note for permanent seeding requirements.
4. Seeding within Infiltration Detention Basin to consist of a short Grass Prairie Mix: 12# PLS/ac. (Sharp's Shortgrass Pasture Mix from Sharp Bros. Seed Co. Heely, KS) 50% Blue Grama, Native, 25% Buffalograss, Sharp's IMproved w/KNO3, 25% Sideoats Grama, El Reno; (or approved equivalent).
5. Overflow channel section to be seeded with permanent vegetation.

Private Drainage Improvements

Baughman

JR Custom Metals, Inc
Infiltration Basin
Wichita, Kansas

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-2271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: PPD
REVISIONS:
DESIGN: TRK
DRAWN: TRK
APPROVED:
DATE: 10-22-12
SCALE: varies
SHEET: 2 OF 5

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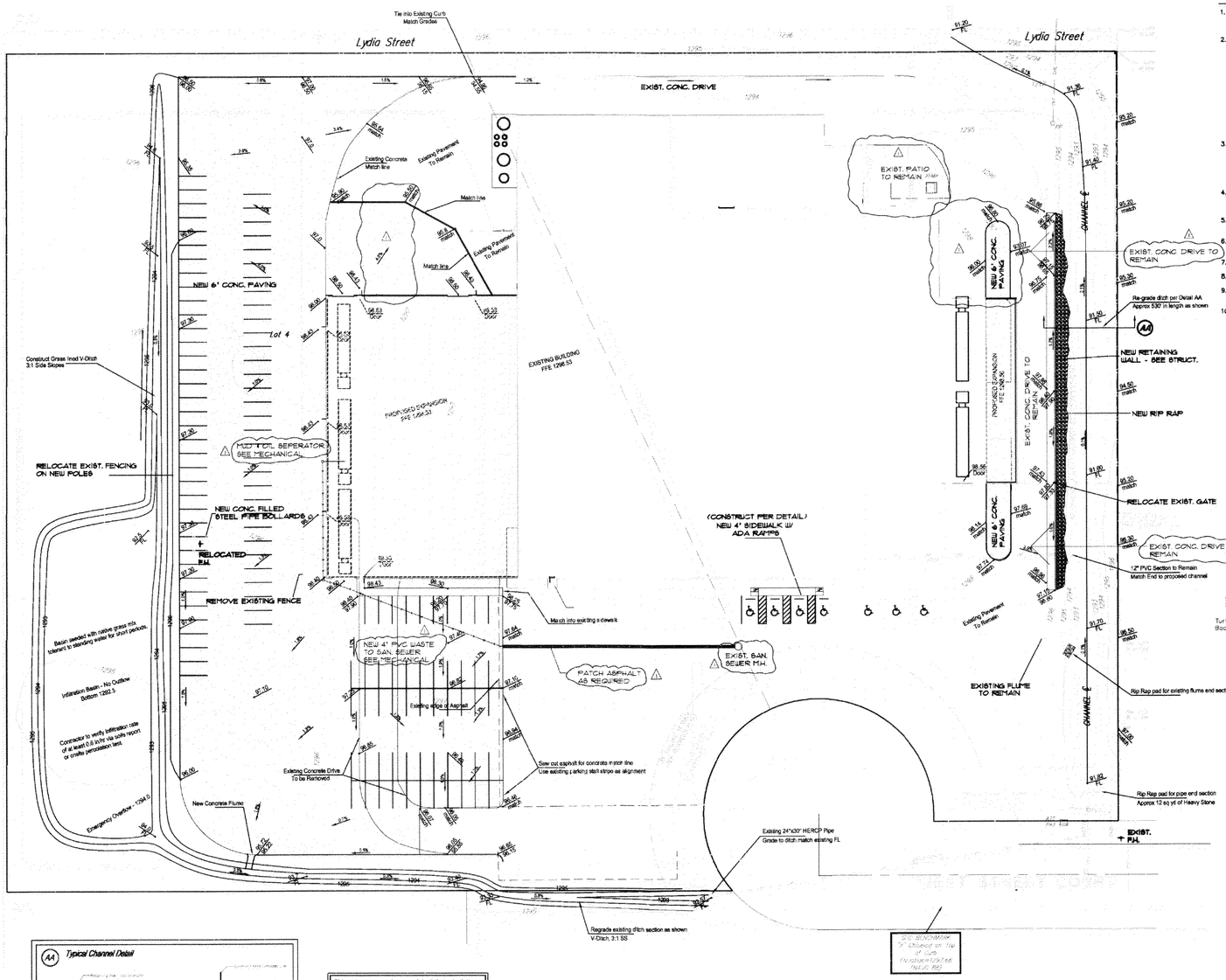
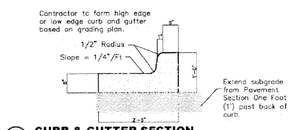


GRADING NOTES

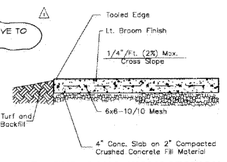
1. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
2. The Contractor must notify the following in case of an emergency:

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 262-8000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wich Traffic Maint.(Traf. Control)	268-4034
	or 268-4203

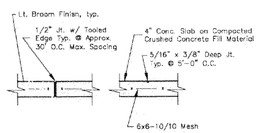
3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
4. 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.
5. The Contractor shall verify all utility locations prior to construction of this project.
6. Refer to Landscape Plans and Specifications for Treatment of All Disturbed Areas.
7. Signing and striping shall be installed Per Approved Specifications.
8. Paved Lot to be constructed Per Approved Specifications.
9. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
10. Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Engineer of any discrepancies prior to forming of walks.



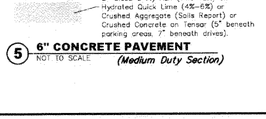
1 CURB & GUTTER SECTION
NOT TO SCALE



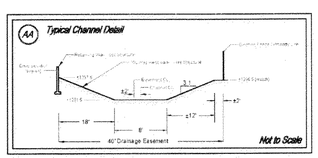
8 TYP. CONC. WALK SECTION
NOT TO SCALE



7 SIDEWALK JOINTS
NOT TO SCALE



5 6" CONCRETE PAVEMENT *(Medium Duty Section)*
NOT TO SCALE



Sidewalk pavement around building shall be 4" Reinforced Concrete Pavement. See Detail, this Sheet.

Regrade All disturbed areas to Match existing and New Construction. Reseed All Disturbed Areas per Landscape Plan.

Always refer to Soils Report for any questions and adjust subgrade and pavement sections per Site Soils Report.

SITE GRADING PLAN

0 30 60

Scale 1"= 30'-0"

Architectural Development Services, L.L.C.
P.O. Box 49405
Wichita, Kansas 67201
Phone: 316 686-4245
Fax: 316 686-3004

Baughman
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis - Wichita, KS 67211
Phone 262.2271 Fax 262.0149

J.R. Custom Metal Products, Inc.
Building Addition

prints issued
9-21-12
For Construction
Revision 10-8-12

project no.
12008

drawn TRK check

SITE GRADING PLAN

C1.0

of

Private Drainage Improvements
For Reference Only
See City Approved
Plans for Const.

Baughman

JR Custom Metals, Inc
Grading Plan
Wichita, Kansas

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-2271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER PPD	DESIGN TRK	DRAWN TRK
REVISIONS:	APPROVED	DATE 10-22-12
	SCALE varies	
	SHEET 3 OF 5	

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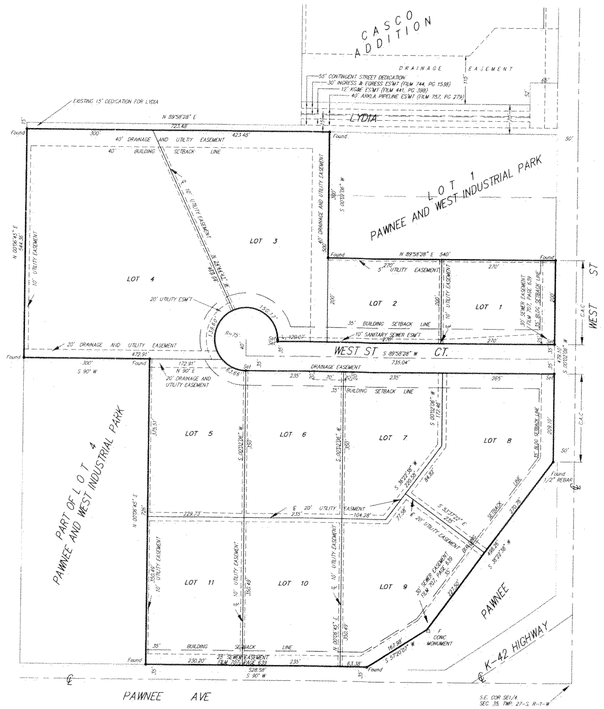
Xrefs: None
Drawing Name: G:\ VOLUME
Date: 00/00/04
Time: 00:00

PC55-9

PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as

All of Lots 2, 3 and 4, except the south 726 feet of said Lot 4, Pawnee and West Industrial Park, Wichita, Sedgwick County, Kansas.

All being situated in the SE1/4, Sec. 35, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of KSA. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 29 Mar 1995

Mark A. Savoy
Surveyor
L.S. #788

MARK A. SAVOY LICENSED LS-788 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Streets to be known as "PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of sanitary sewer. Access controls are hereby granted as indicated on the face of the plat to the appropriate governing body with the location of the openings being subject to the approval of the Engineer of the appropriate governing body.

#1449245

John Dugan

Marilyn Dugan

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30th day of March, 1995, by John Dugan and Marilyn Dugan, husband and wife.

Yvonne Steadham
Notary Public

My Appt. Expires 10-11-95

YVONNE STEADHAM NOTARY PUBLIC STATE OF KANSAS My Appt. Expires 10-11-95

This plat of "PAWNEE AND WEST INDUSTRIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 23rd day of March, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John McKay, Jr. — Chairman

Marvin S. Krout — Secretary

SEAL

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 21st day of March, 1995.

Elma Broadfoot — Mayor

Pat Burnett — ex officio City Clerk

CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Entered on transfer record this 25th day of April, 1995

Susan E. Stockett-Spoon — County Clerk

CLERK OF SEDGWICK COUNTY SEAL

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 25th day of APRIL, 1995, at 3:00 o'clock P.M. and is duly recorded.

Pat Kettler — Register of Deeds

Ed Rasa — Deputy

REGISTER OF DEEDS SEDGWICK COUNTY KANSAS

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8009 FAX 264-4821
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 0024PP-B.D.P.
PROJECT NO. 95A0024BP

PC55-9

Private Drainage Improvements

For Reference Only

Inches

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized rendition of original signature

SEDGWICK COUNTY KANSAS

Inches

Baughman

JR Custom Metals, Inc
Plat
Wichita, Kansas

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN	DRAWN
PPD	TRK	TRK
REVISIONS:	APPROVED	DATE 10-22-12
	SCALE varies	
	SHEET 4 OF 5	

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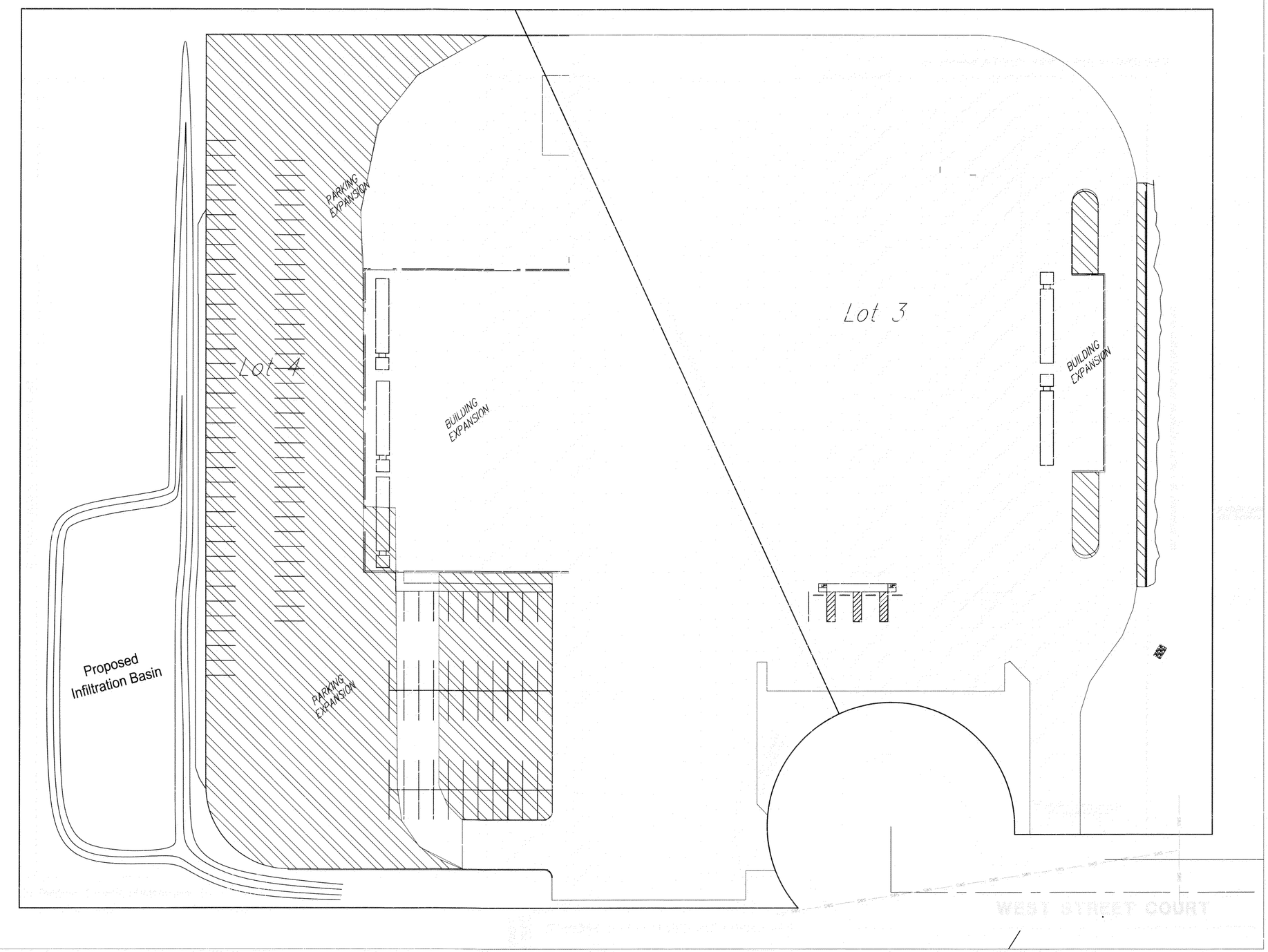

30 0 30

Scale: 1" = 30'

ERU LEGEND

= Project Limits

= Existing Impervious Area

= Proposed Impervious Area

SITE INFORMATION

Total Site Area (Lots 3 & 4) = 372,805 sq ft
Total Existing Impervious Area = 192,128 sq ft
Total Proposed Impervious Area = 256,162 sq ft

BENCHMARK

'X' Chisel on Top of Curb – West Street Court adjacent to Lot 3 drive at cul de sac.
Elev. = 13297.68 (NAVD88)

LEGAL DESCRIPTION

Lots 3 & 4, Pawnee & West Industrial Park 2nd Addition, Wichita, Sedgwick County, Kansas.

TREVOR R. KURTH
LICENSED
19788
10.31.12
KANSAS
PROFESSIONAL ENGINEER

Baughman

JR Custom Metals, Inc
ERU SHEET
Wichita, Kansas

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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