

AS BUILT PLANS

Contractor: Mies Construction Co.
 Inspector: Fred Smith, Baughman Co.
 pl's by: KEK, 6/10/15

STORMWATER DRAIN IMPROVEMENTS

to serve

Wichita Children's Home

Lot 3, Block 1, Parcel No. 104

Private Project Drainage: 0274 PPD (607861)

CITY OF WICHITA, KANSAS

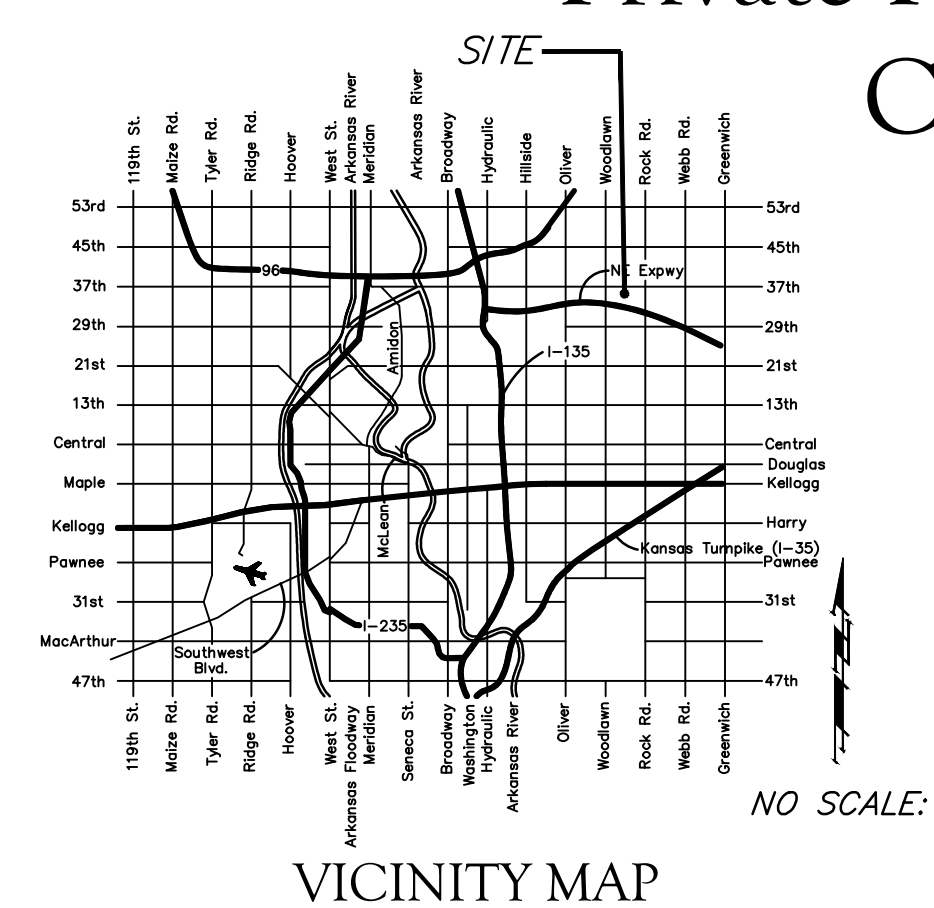
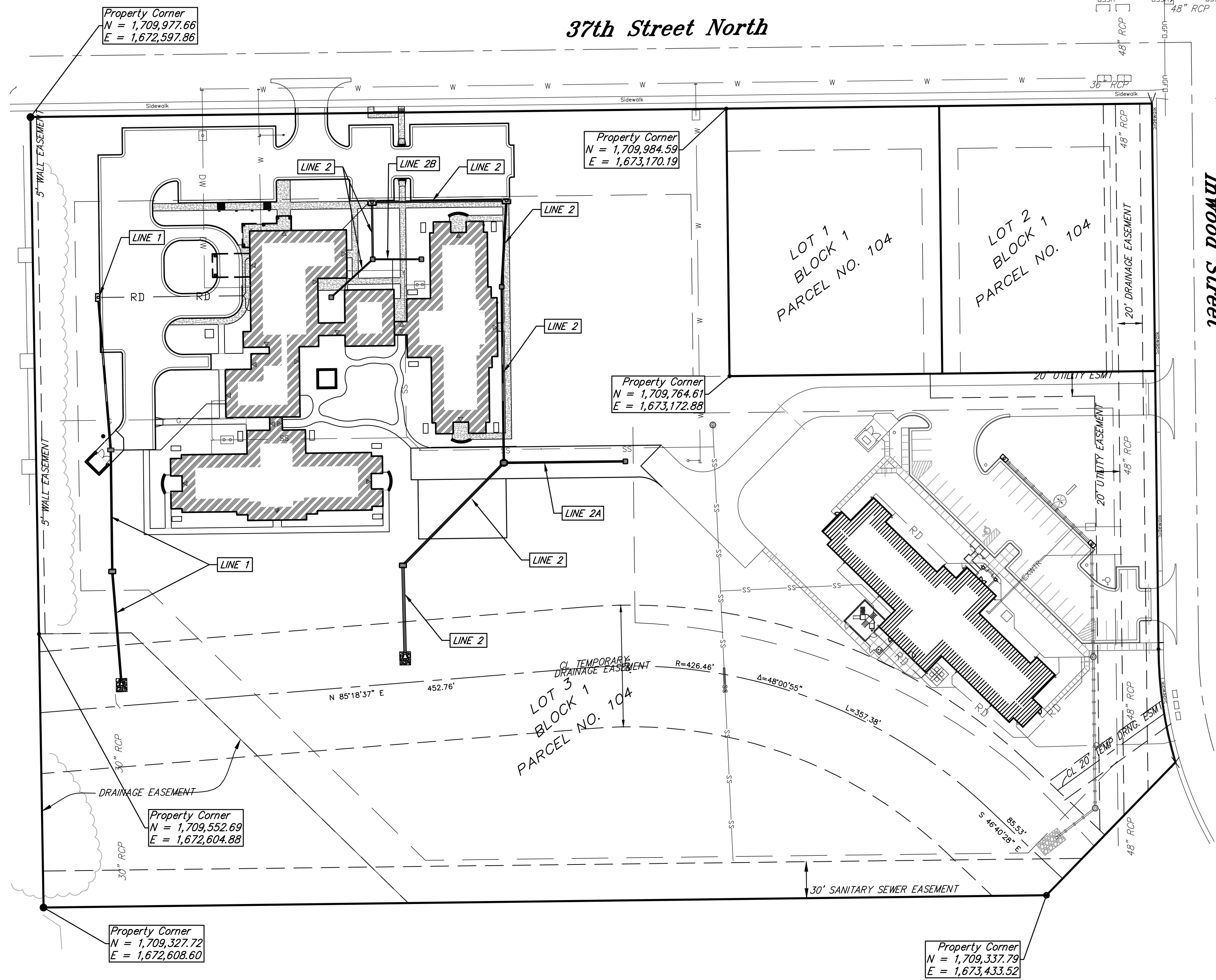
Gary Janzen, P.E. - City Engineer

September 2014

GENERAL NOTES:

- 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
- 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.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded & mulched per the Landscape Plans.
- 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.
- 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.
- 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.
- 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.
- 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.
- Stormsewer lines 1, 2, 2A & 2B, will be a private system. Maintenance and inspection will be the owners responsibility, see the O&M manual developed for this system.
- The coordinates for known property corners are shown on the title sheet. The shown coordinates locations are in approximately in state plan coordinates, however local control shall be used for staking purposes.

Stormwater Narrative and 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.
 Drainage Area: 141,000 acres
 WQv = 9,469 cubic feet.
Downstream Channel Protection The improvements do not exceed 5.0 acres of disturbed area. Subject to the size of this improvement, Downstream Channel Protection is not required.
Water Quality Requirements will be address with the installation of 4 Inlets with various sump depths and Snouts located on the outfall structure and into the existing drainage channel.



BENCHMARKS

SITE BENCHMARK
 City of Wichita disc 36th Street North and Inwood,
 Northwest corner of hubguard on RCB, south of 37th St.
 Elevation = 1371.17 (NAVD 88)

Site ERU Information

Total Area:	594,584 sq. ft. (13.65 acres)
Phase I Disturbed Area:	112,783 sq. ft. (±2.59 acres)
Ex. Impervious Area:	47,895 sq. ft. (±1.10 acres)
(Incl. Building)	
Disturbed Perv. Area:	64,888 sq. ft. (±1.49 acres)
Phase II Disturbed Area:	141,000 sq. ft. (±3.24 acres)
Impervious Area:	84,176 sq. ft. (±1.93 acres)
Pervious Area:	56,824 sq. ft. (±1.30 acres)
Total Proposed Imperv. Area:	132071 sq. ft. (±3.03 acres)

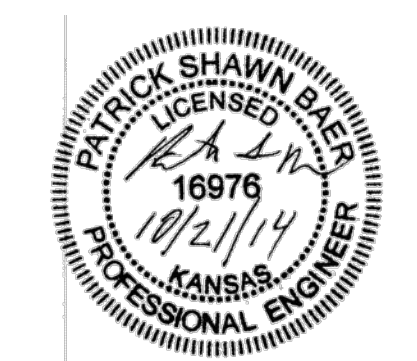
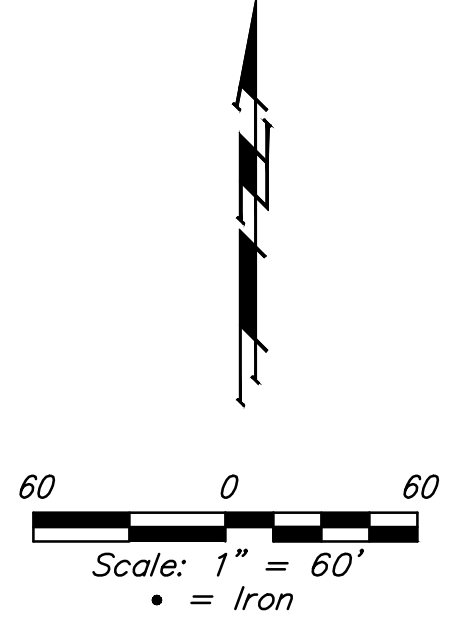
SHEET INDEX:

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Line 2 & 2A	3
Line 2 & 2B	4
Reference Grading Plan	5
Reference BMP Plan & ERU	6
Plat copy	7

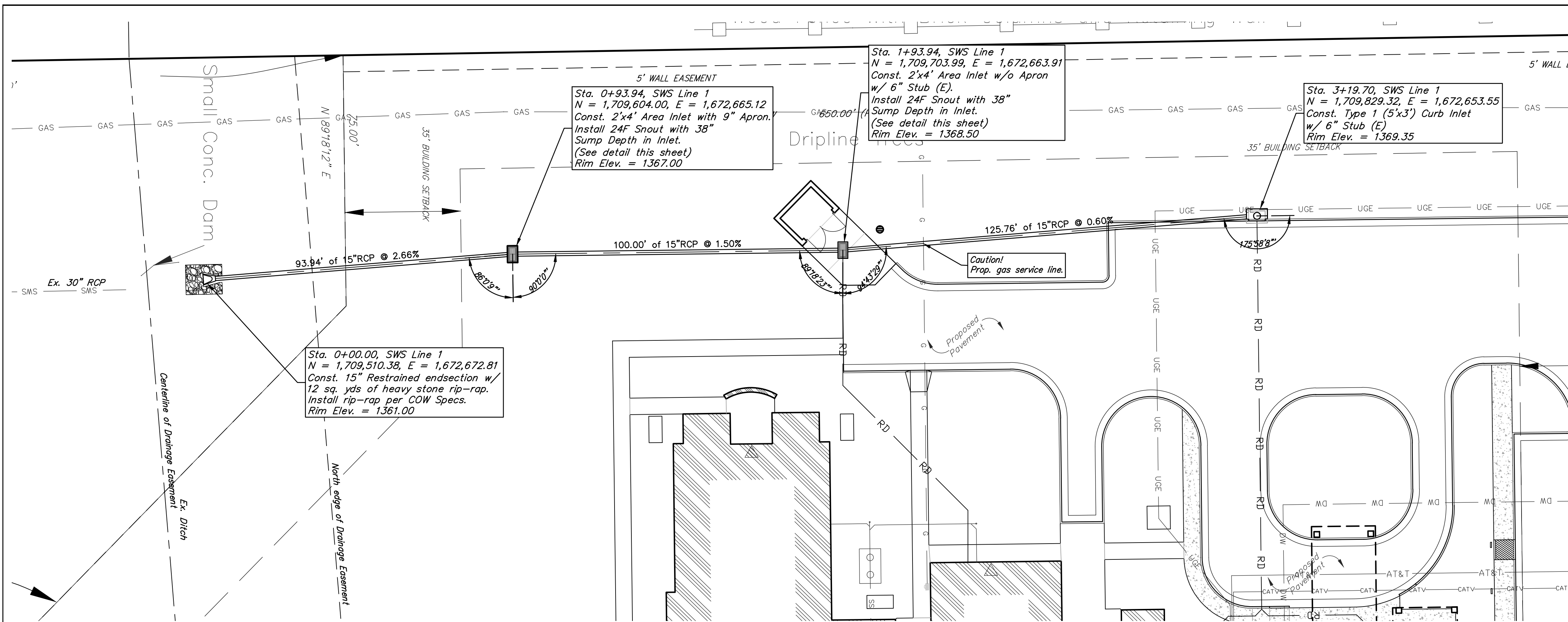
Details available at City of Wichita web site at <http://www.wichita.gov/Government/Department/PWU/StandardsConstruction> or by request.

APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA
 Engineering *Rebecca Shil* 10/20/14
 Stormwater *Jim Handley* 10/23/14
 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).



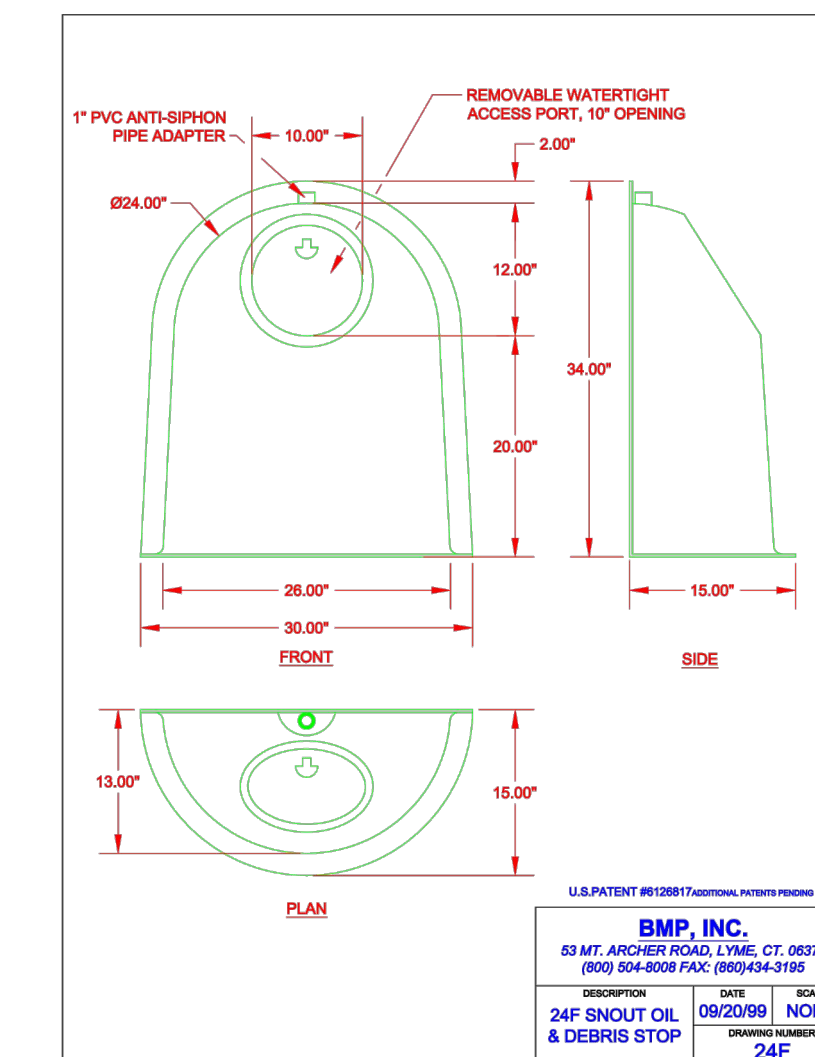
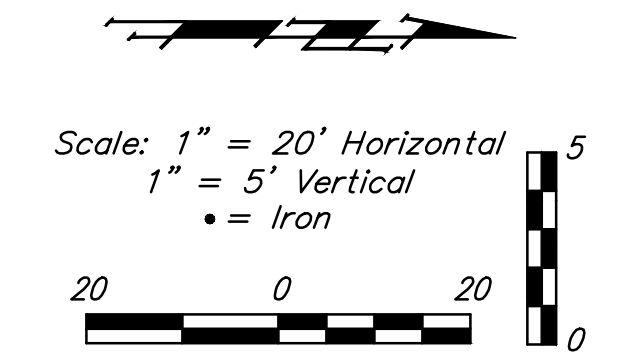
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-263-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



BENCHMARKS

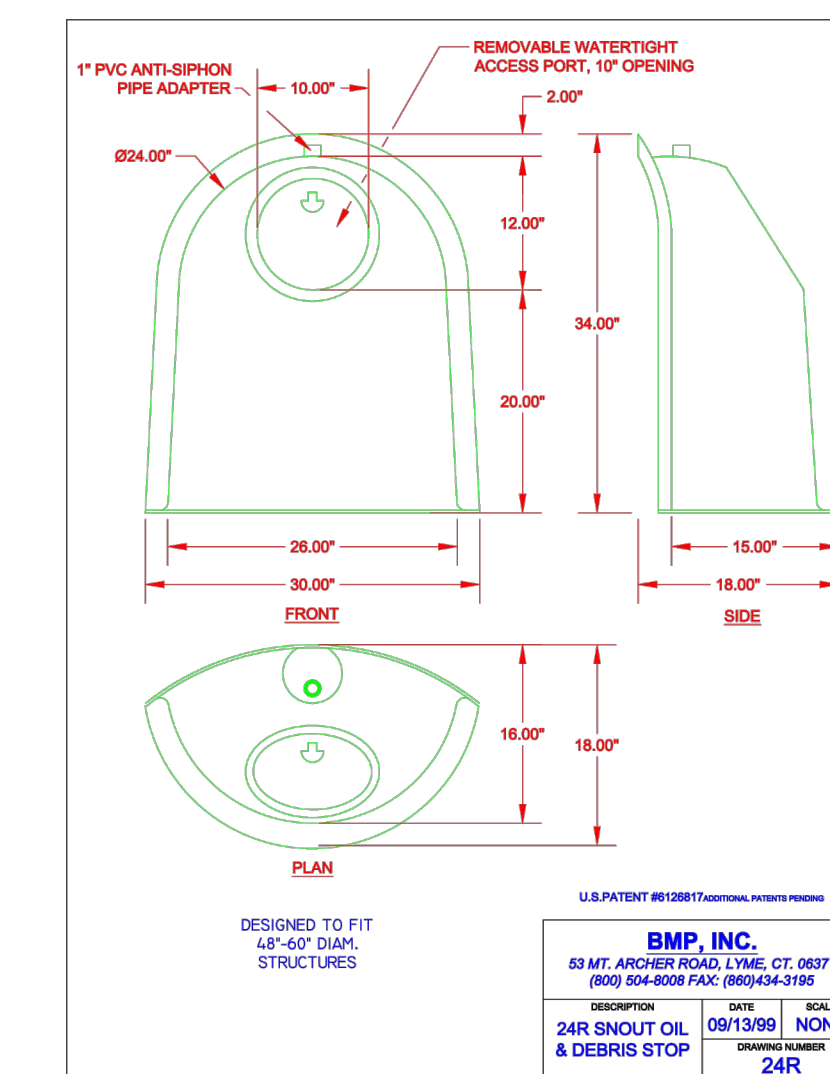
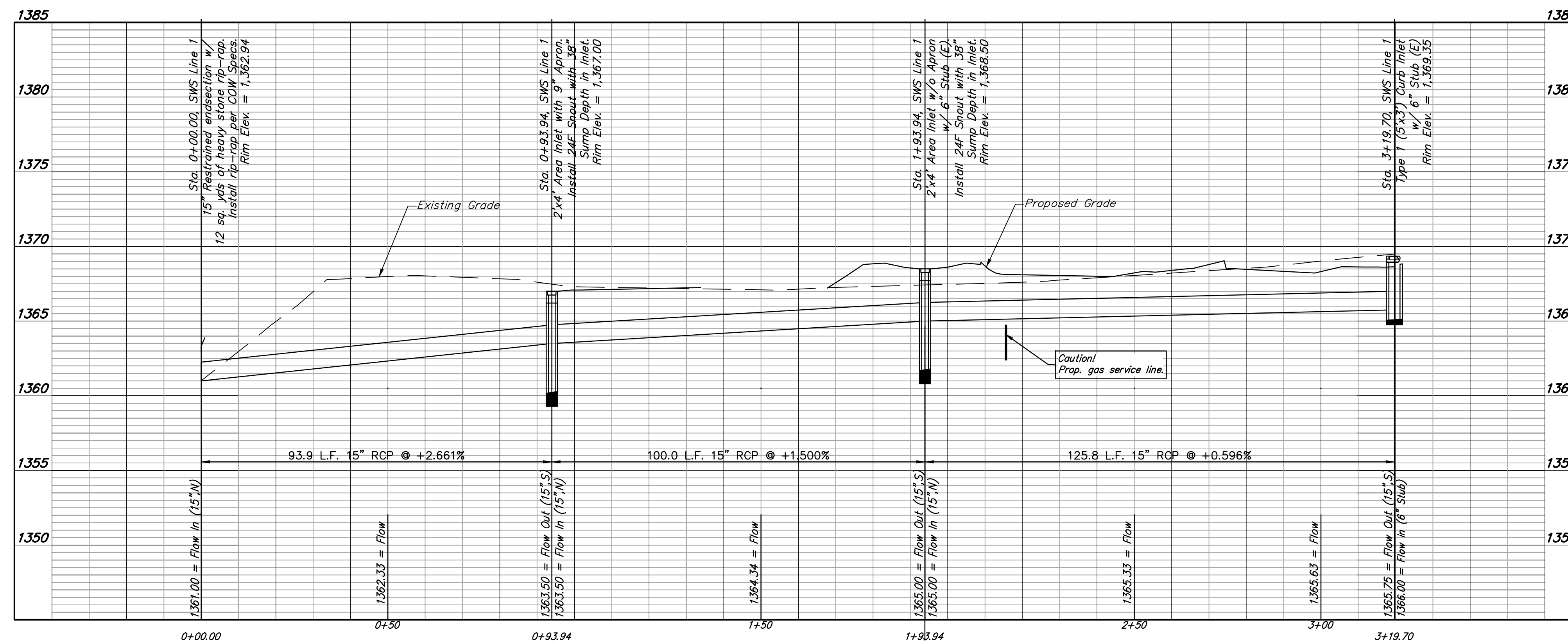
SITE BENCHMARK
City of Wichita disc 36th Street North and
Inwood, Northwest corner of hubguard on RCBC,
south of 37th St.
Elevation=1371.17 (NAVD 88)

Notes: Stormsewer lines 1, 2, 2A & 2B, will
be a private system. Maintenance and
inspection will be the owners responsibility.
See the O&M manual developed for this
system.

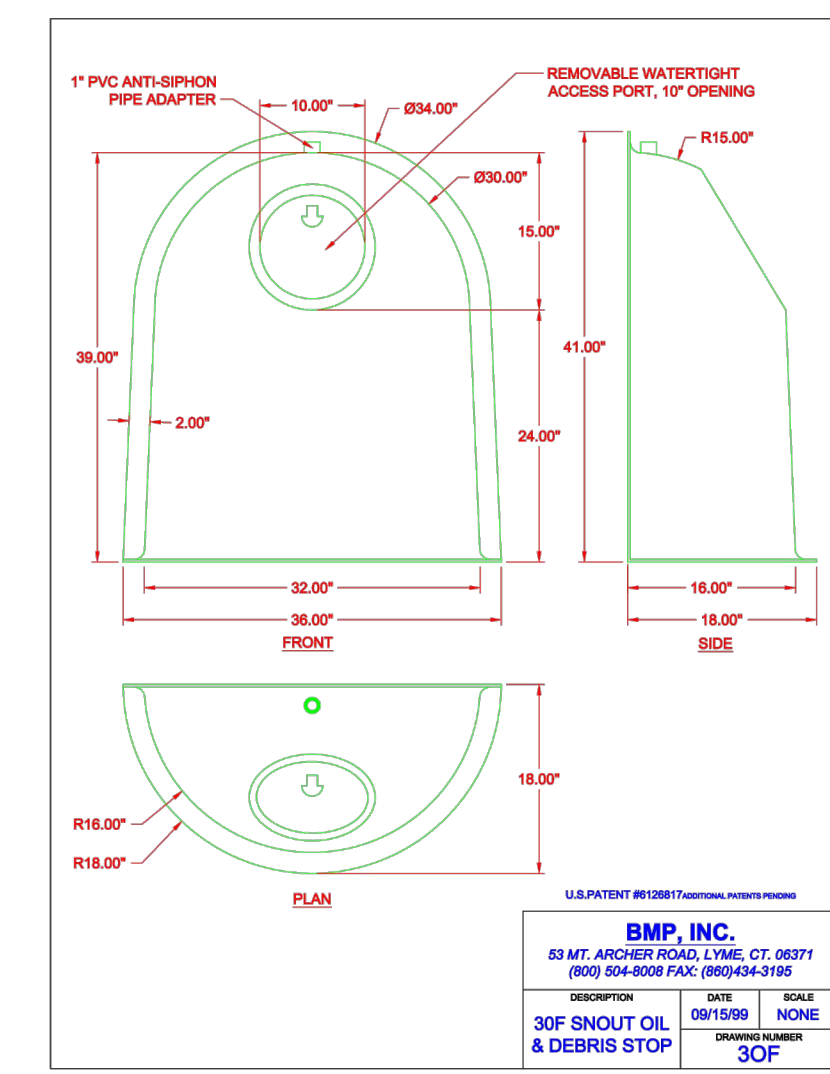


24F Snout Detail
No Scale

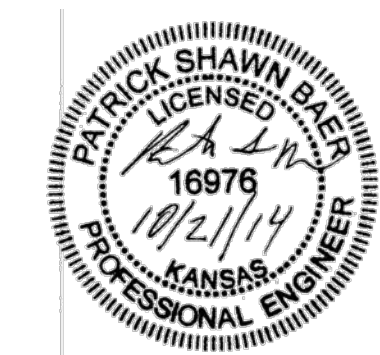
LINE 1

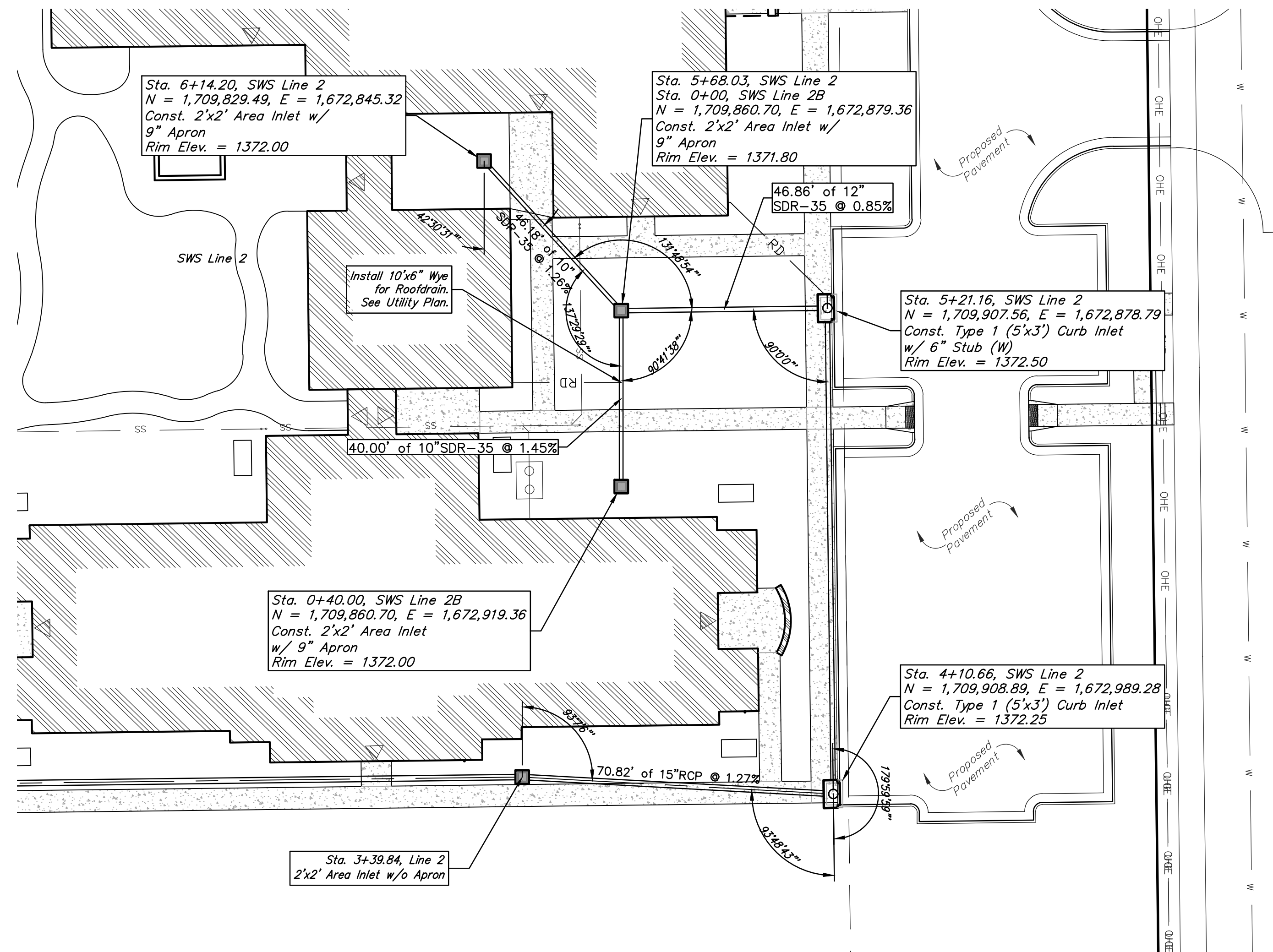


24R Snout Detail
No Scale



30F Snout Detail
No Scale

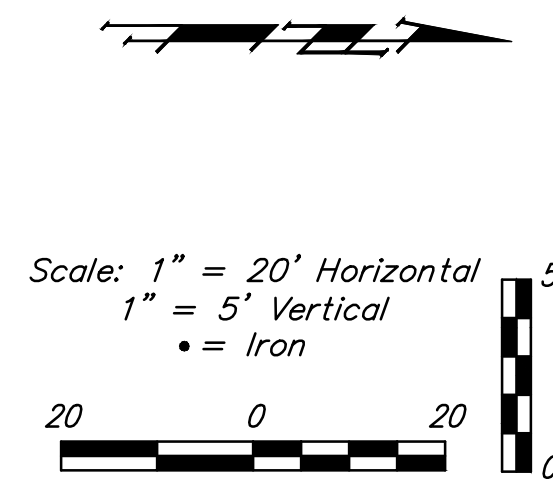




BENCHMARKS

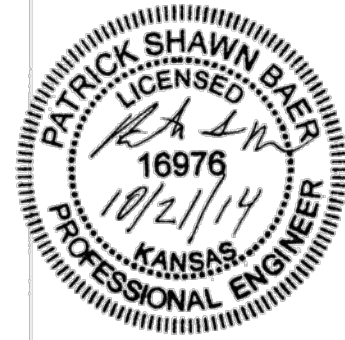
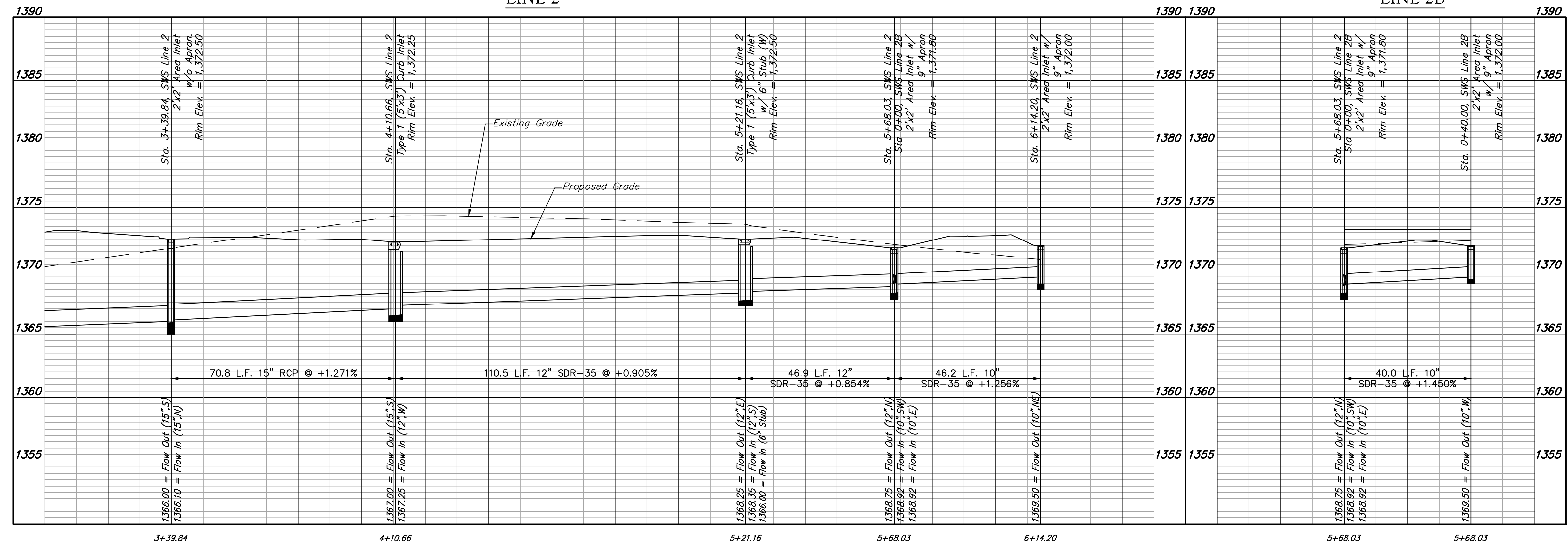
SITE BENCHMARK
 City of Wichita disc 36th Street North and Inwood, Northwest corner of hubguard on RCBC, south of 37th St.
 Elevation=1371.17 (NAVD 88)

Note: Stormsewer lines 1, 2, 2A & 2B, will be a private system. Maintenance and inspection will be the owners responsibility. See the O&M manual developed for this system.



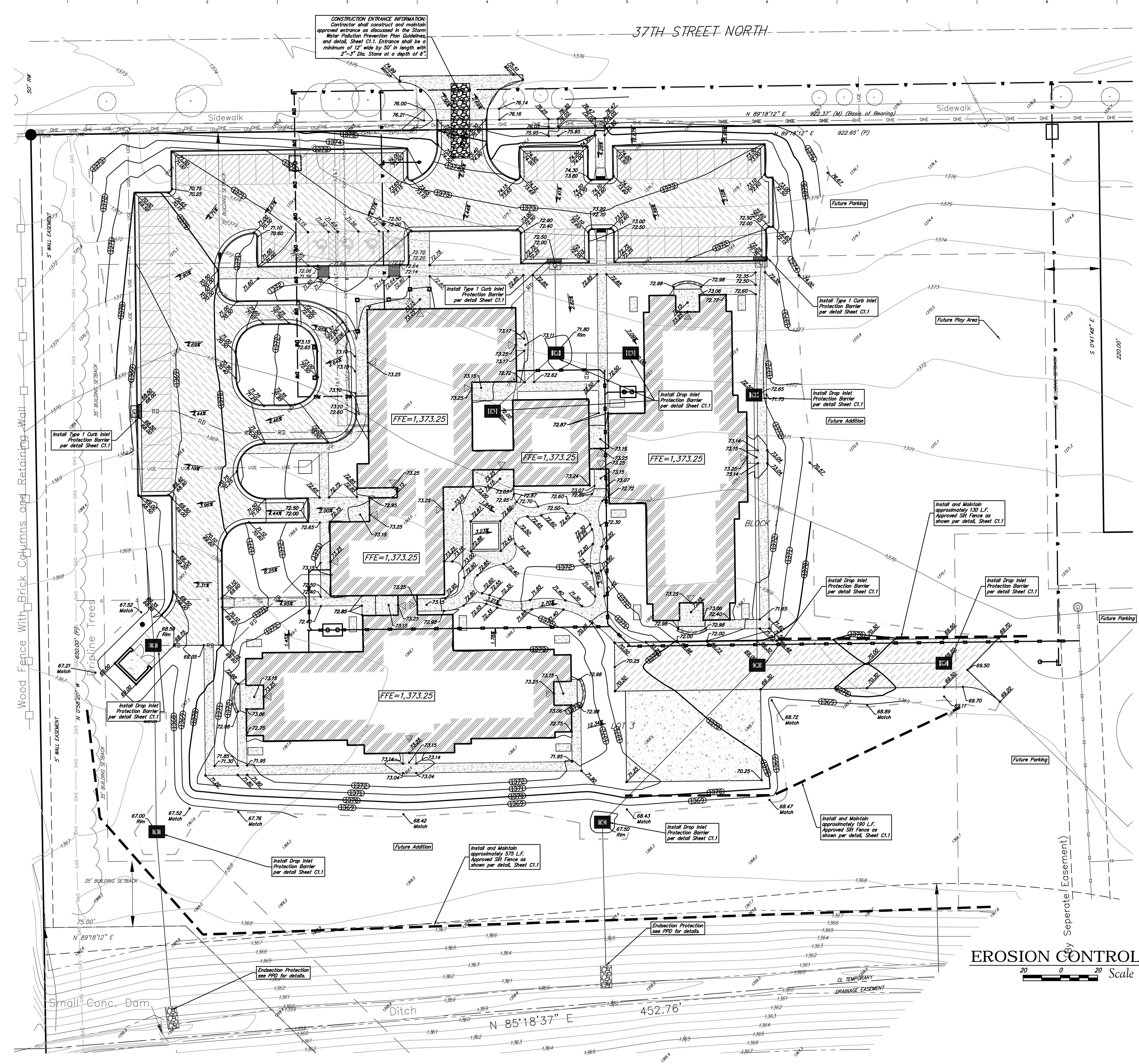
LINE 2

LINE 2B



Baughman Company, P.A.
 115 E. 10th St., Suite 100, Wichita, KS 67202
 315 E. 10th St., Suite 100, Topeka, KS 66606
 115 E. 10th St., Suite 100, Lawrence, KS 66044
 115 E. 10th St., Suite 100, Overland Park, KS 66204

Lot 3, Blk 1, Parcel No. 104
LINE 2 & 2B
 Storm Water Drain Improvements



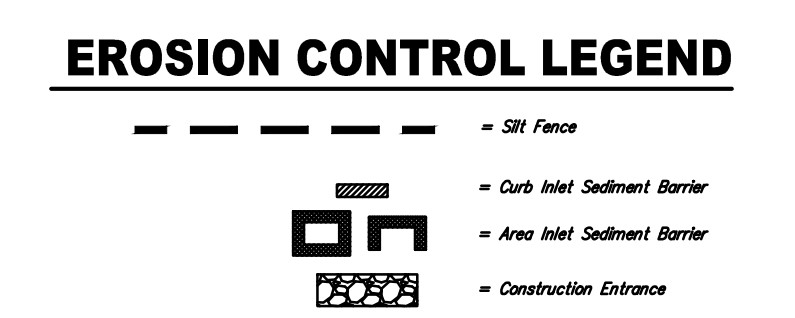
LEGAL DESCRIPTION
 Lot 3, Block 1, Parcel No. 104, an addition to Wichita Sedgewick County, Kansas.

BENCHMARK
 Benchmark - City of Wichita disc 36th Street North and Woodward, Northwest corner of hubguard on RCBC, south of 37th St.
 Elevation = 1371.17 (NAVD 88)

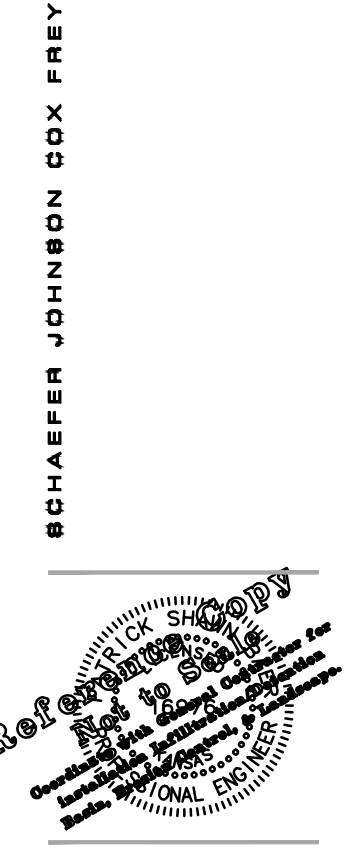
SITE INFORMATION

Total Area: 594,584 sq. ft. (13.65 acres)
 Phase II Site Area: ±363,560 sq. ft. (8.35 acres)
 Proposed Impervious Area: ±184,528 sq. ft. (4.24 acres) (incl. Building)
 Pervious Area: ±179,032 sq. ft. (4.11 acres)

- 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 21 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
 - Should construction stop for longer than 14 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 nighttime, 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 BMF'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 PLAN
 Scale 1" = 20'-0"



WICHITA CHILDREN'S HOME SHELTER & ADMINISTRATION BUILDING
 727 E. 37TH ST. NORTH, WICHITA, KS 67226

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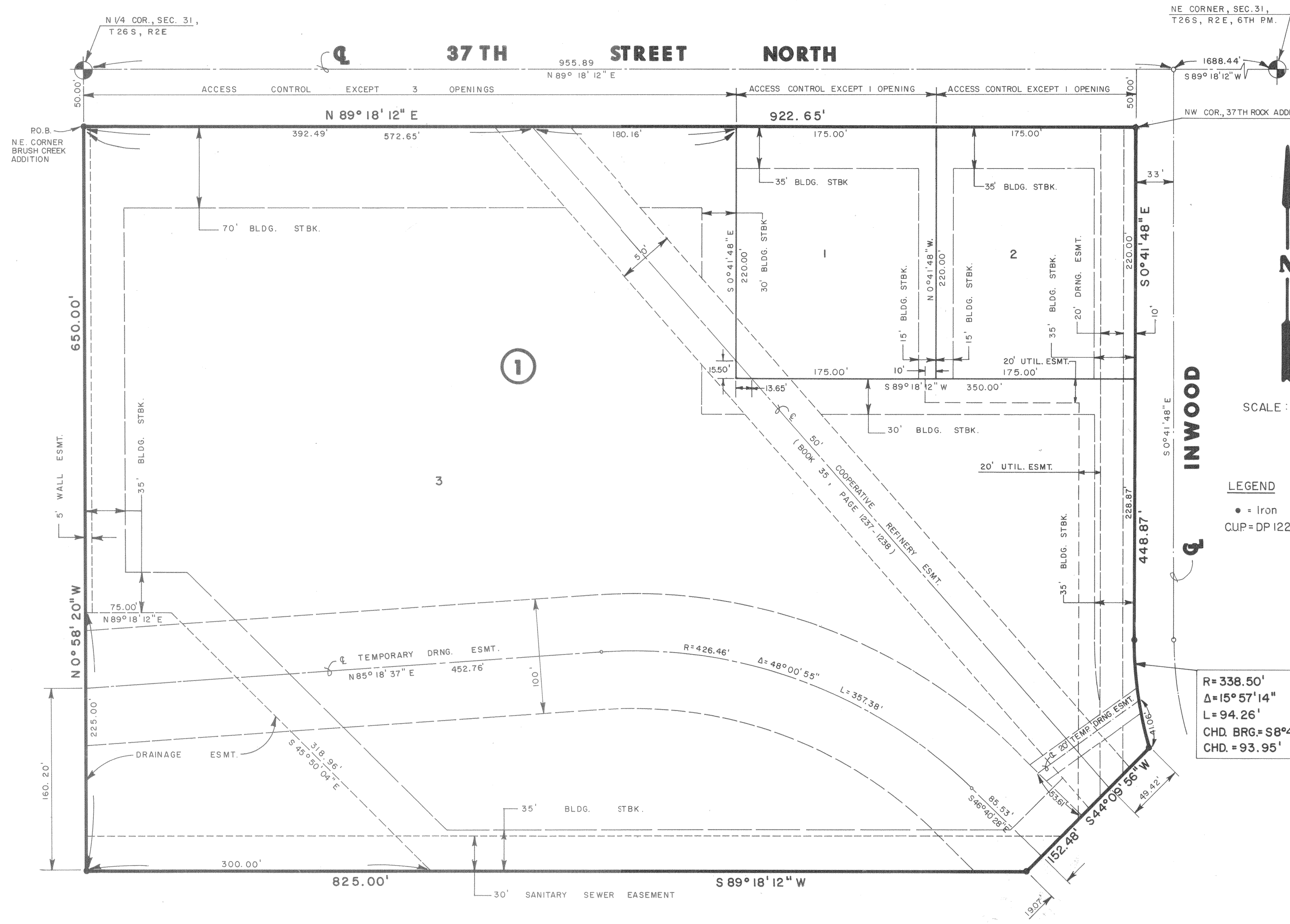
Revisions

1	9-17-2014	9-17-2014
2	9-17-2014	9-17-2014
3	9-17-2014	9-17-2014
4	9-17-2014	9-17-2014
5	9-17-2014	9-17-2014
6	9-17-2014	9-17-2014
7	9-17-2014	9-17-2014
8	9-17-2014	9-17-2014
9	9-17-2014	9-17-2014
10	9-17-2014	9-17-2014

Project Number: SJCF 5149.20
 Date: 9-17-2014
 EROSION CONTROL PLAN
 Scale: 1" = 20'-0"
 SHEET: C1.2

Baughman Company, P.A.
 315 E. 11th St., Wichita, KS 67211 | P: 316.262.2271 | F: 316.262.0100
 www.baughmancompany.com
 Project: Wichita Children's Home Shelter & Administration Building
 Drawing: Erosion Control Plan - C1.2
 Date: 9/17/2014
 Scale: 1" = 20'-0"
 SHEET: 6 OF 7

FINAL PLAT OF PARCEL NO. 104 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PARCEL NO. 104", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the West line and 50.00 feet from the Northwest corner of said Northeast Quarter; thence N 89° 18' 12" E, 922.65 feet parallel with the North line of said Northeast Quarter to the Northwest corner of 37th ROCK ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence Southerly along the West line of said 37th ROCK ADDITION, S 00° 41' 48" E, 448.87 feet to a point on a curve to the left; thence along said curve 94.26 feet, said curve having a central angle of 15° 57' 14", a radius of 338.50 feet, and a long chord of 93.95 feet, bearing S 08° 40' 25" E; thence S 44° 09' 56" W, 152.48 feet; thence S 89° 18' 12" W, 825.00 feet to a point on the West line of said Northeast Quarter; thence N 00° 58' 20" W, 650.00 feet to the point of beginning.

All easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17th day of February, 1988.

SCALE: 1" = 60'

LEGEND
• Iron
CUP=DP122

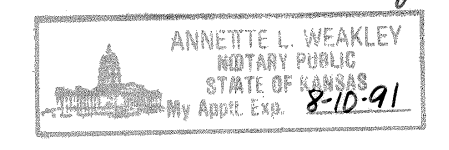
R=338.50'
Δ=15°57'14"
L=94.26'
CHD BRG=S8°40'25"E
CHD.=93.95'

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be surveyed and platted into Lots, and a Block the same to be known as "PARCEL NO. 104" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. The 5.00 foot wall easement is for the purpose of construction and maintenance of a private wall. The 100.00 foot and 20.00 foot temporary drainage easements shall be retained until such time as the drainage channel has been relocated and shall automatically be vacated herewith. All abutters rights of access to or from the South line of 37th Street North over and across the North line of PARCEL NO. 104 are hereby granted to the City of Wichita, provided however that Lot 3, Block 1, shall have access to 37th Street North at three locations and Lots 1 and 2, Block 1, shall have access to 37th Street North at one location each. All access locations shall be determined by the City Engineer.

NORTHROCK REALTY PARTNERS,
a Kansas general partnership
By: Virginia P. Abloh, Pres.
Virginia L. Abloh
Killarney Investments, Inc.
managing partner

STATE OF KANSAS)
SEDGWICK COUNTY) SS:
Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Virginia P. Abloh of Killarney Investments, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Annette L. Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: Aug 10, 1991



This plat of "PARCEL NO. 104" has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 29th day of October, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Parsons, Chairman
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 17th day of February, 1988.

Robert G. Knight, Mayor
Ed Resa, Deputy City Clerk

Entered on transfer record this 16 day of March, 1988.

Ronald G. Miller, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this 15th day of MARCH, 1988. AT 9:00 A.M.

Pat Kettler, Register of Deeds
Ed Resa, Deputy

2000