

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 & Sewer 1-316-219-8921
 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 1-888-462-4950
 Westar Energy 1-800-544-4857

- Utility service lines, poles, etc. 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 will 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 City 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 Engineering 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 by the contractor.

- The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita 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 will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at 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 the 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 Contractor's responsibility.

- All elevations shown are NAVD 88.

- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- Any sidewalk, drive approach, 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.

- City maintenance of storm sewer ends at the last structure in the easement or right-of-way.
- 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 extent of trench openings overnight and weekends to less than 50 feet.

- 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.

- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.

- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Restoration".

- All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):

Seed: Kansas Premium Fescue Blend: 8 lbs./1000 sq. ft.

Mulch: Prairie Hay: 2 tons/acre

Fertilizer: 12-24-12: 850 lbs./acre

All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.

- 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.

- Structure location coordinates are to the center of structure and are to be located with a coordinate datum per the provided control points.

- Lots and lot lines are per Berkeley Square Third Addition Boundary Shift - Documentation, See Doc#/Flm-Pg: 29550340.

Water Quality Treatment

Reserve A	Area	WQR (%)	Treatment Train		
			Mech. Unit 80%	Detention Basin 60%	Percent Effective Rate
Non Treated Area	80410	0%	0	48246	60.00%
HG Treated Area	68825	83%	57125	7020	93.20%
Cumulative Treatment Area	149235		112290	9	75.31%
Reserve B	Area	WQR (%)	Mech. Unit 80%	Detention Basin 60%	Percent Effective Rate
Non Treated Area	333128	0%	0	199877	60.00%
HG Treated Area	220627	85%	187533	19856	94.00%
Offsite Treatment Area	152460	0%	0	91476	60.00%
Cumulative Treatment Area	553755		0	498742	90.07%
To Chesterfield	55033	0%	0	0	0.00%
Both Reserves Net Treatment	758023			611133	80.62%

BENCHMARKS

SITE BENCHMARK-1
 Square cut in west edge of catch basin.
 Basin on west curb line of Greenwich Road,
 East of Aguar/Land Rover Dealership.
 Elevation=1381.56 (NAVD 88)

SITE BENCHMARK-2
 "V" notch in west edge of sidewalk, NE corner
 of Lot 4, Block 1, Berkeley Square Addition.
 Elevation=1375.60 (NAVD 88)

CP 03
 SAVOY 4
 N = 1,694,312.66
 E = 1,684,893.31

CP 02
 RF 4
 N = 1,694,329.02
 E = 1,685,741.40

STORM SEWER IMPROVEMENTS

to serve

10850 East 13th Street N. Berkeley Square 3rd Addition

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

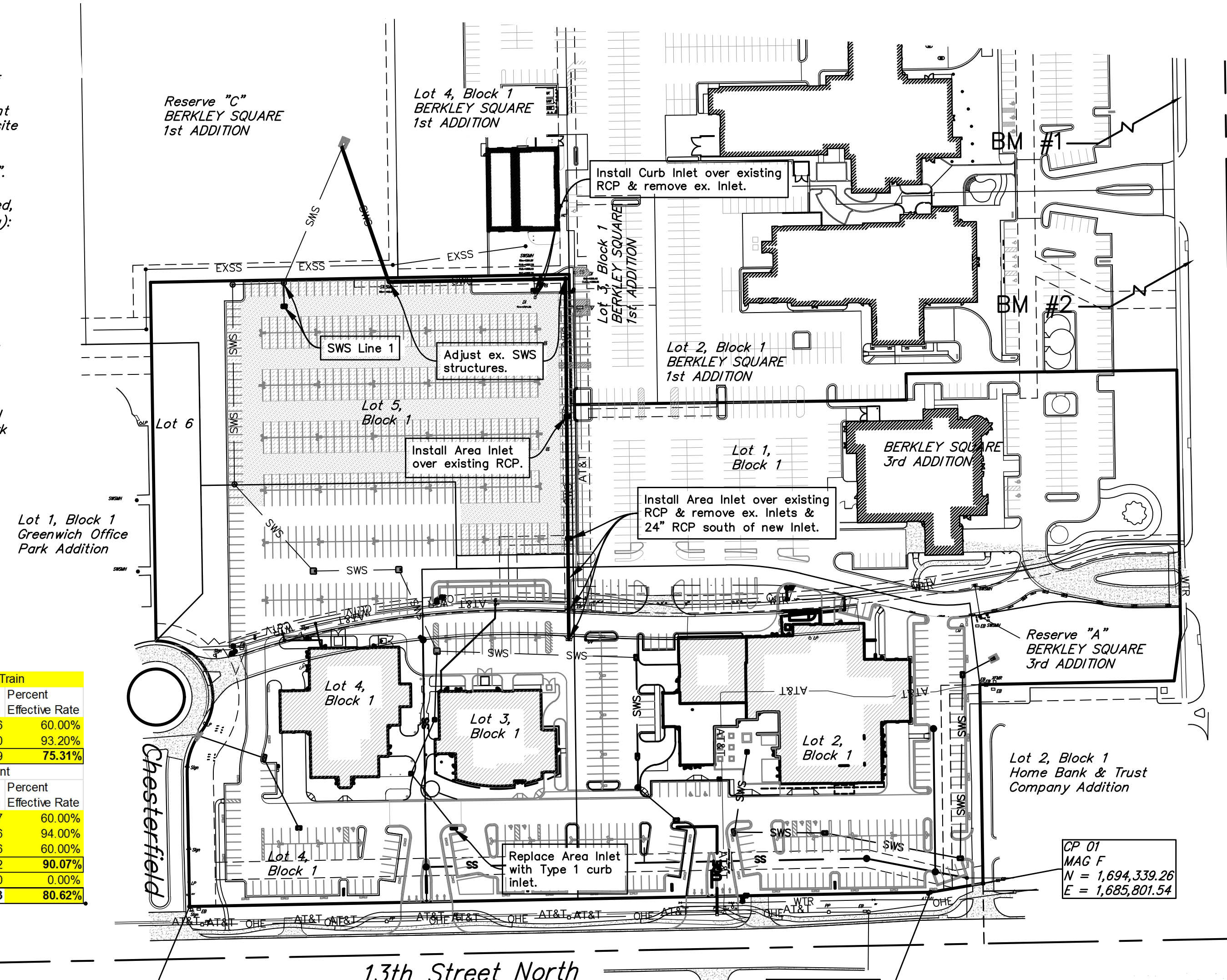
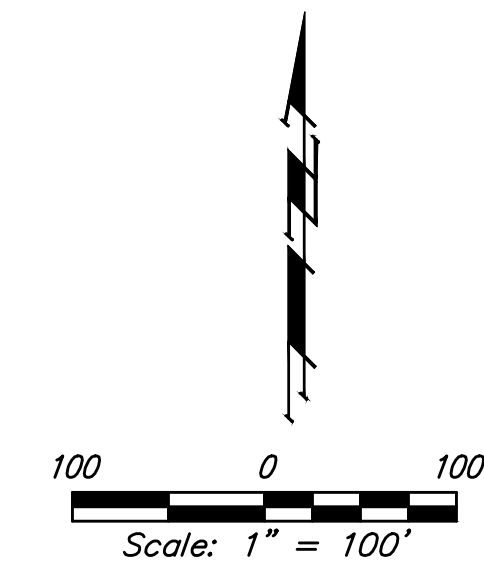
Project Number
 0453 PPD (133119)

AS BUILTS

Contractor: Ewertz Excavation
 Inspector: Matt Perez
 Date: 9-27-17

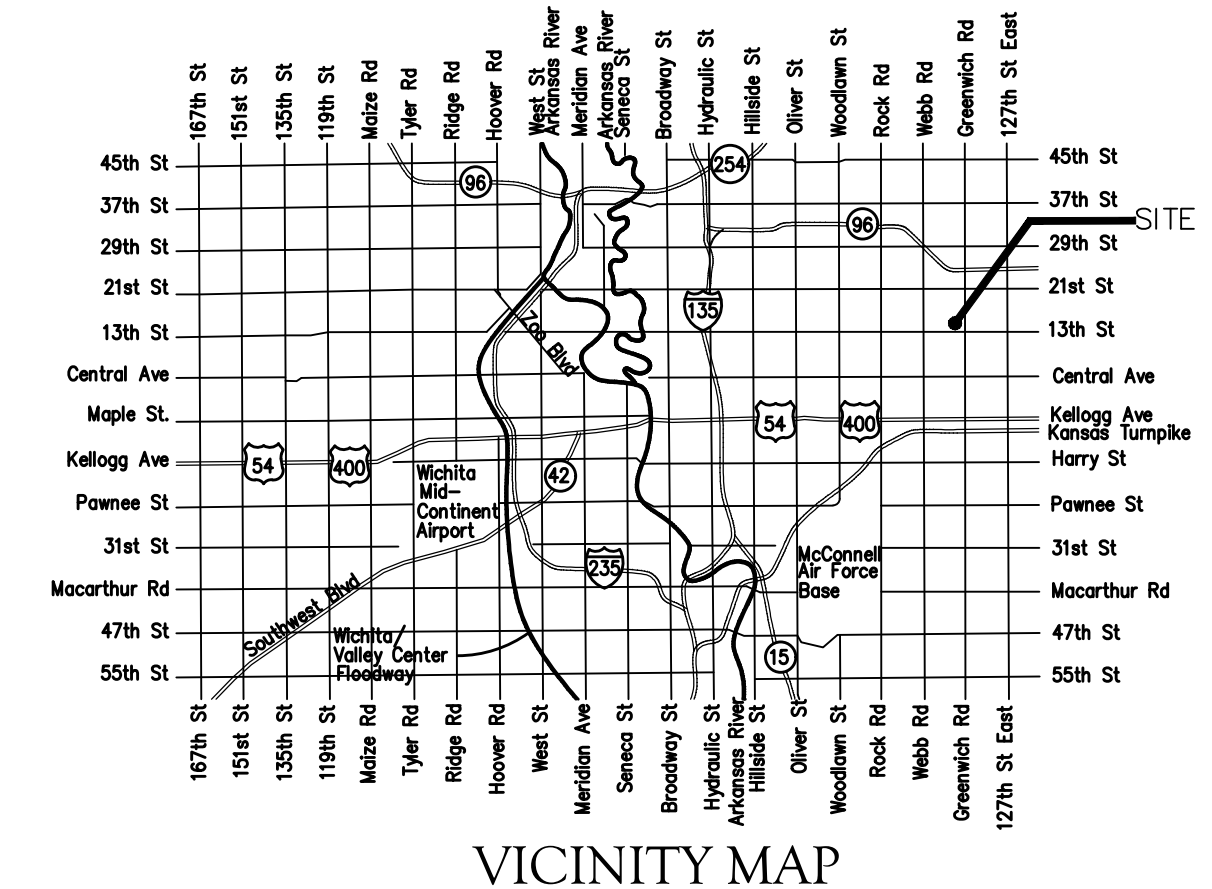
KEMILLER ENGINEERING PA

117 E. Lewis,
 Wichita, KS 67202 (316)264-0242



SHEET INDEX:

- Title Sheet 1
 - SWS Line 1 Plan/Profile 2
 - Structure modifications 2
 - ERU Plan 2
 - Ref Grading Plan 3
 - Copy of Plat 4
- *Current Erosion Control Details (SW 101-105) and Stormwater Structure Details are available at City of Wichita web site at <http://www.wichita.gov/Government/Departments/PWU/Pages/Regulations.aspx>



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 Area: 480,277 sq. ft.

Water Quality Treatment: will be address with a combination of existing Water Quality structures for a portion of the site and treatment via extended detention basins for the site and adjacent offsite runoff. The treatment of offsite runoff along with the onsite treatment meets the policies set forth by Ordinance 16.32.

- 50,851 sq. ft. Existing Bioretention Basin (Lot 1), see 0226PPD(607861)
- 758,023 sq. ft. Two Extended Dry Detention Basins (Reserves A & C, Berkeley Square Addition)
- 289,452 sq. ft. Three existing Water Quality Units, (Lot 2 & 4, Berkeley Sq. Add. see PPD # 0011, 0126, & 226, & Lot 1, Berkeley Sq. 3rd Add.)

Detention & Downstream Channel Protection: Existing Extended Detention Basins located in Reserve A & C have been developed to meet detention and downstream channel protection. See Berkeley Square Addition & Third Addition Drainage Plans.*

* The proposed runoff entering Reserve C, Berkeley Square Addition and the Chesterfield Right of Way has been modified. The area routed to Reserve C has been increased by 0.45 acres of onsite runoff. An updated Hydroflow model has been performed and calculated a 100 year basin peak elevation increase from 1387.10 to 1387.25. The basin, as constructed would be capable to retained 100 year detention volume within the reserve.

BMPs used for this development are:
 Silt Fence, Area Inlet & curb inlet protection, & TRM.

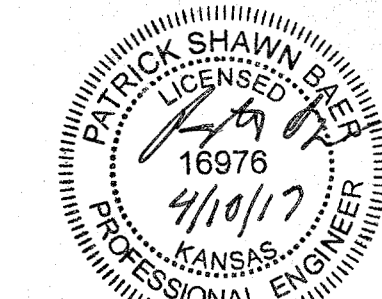
APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

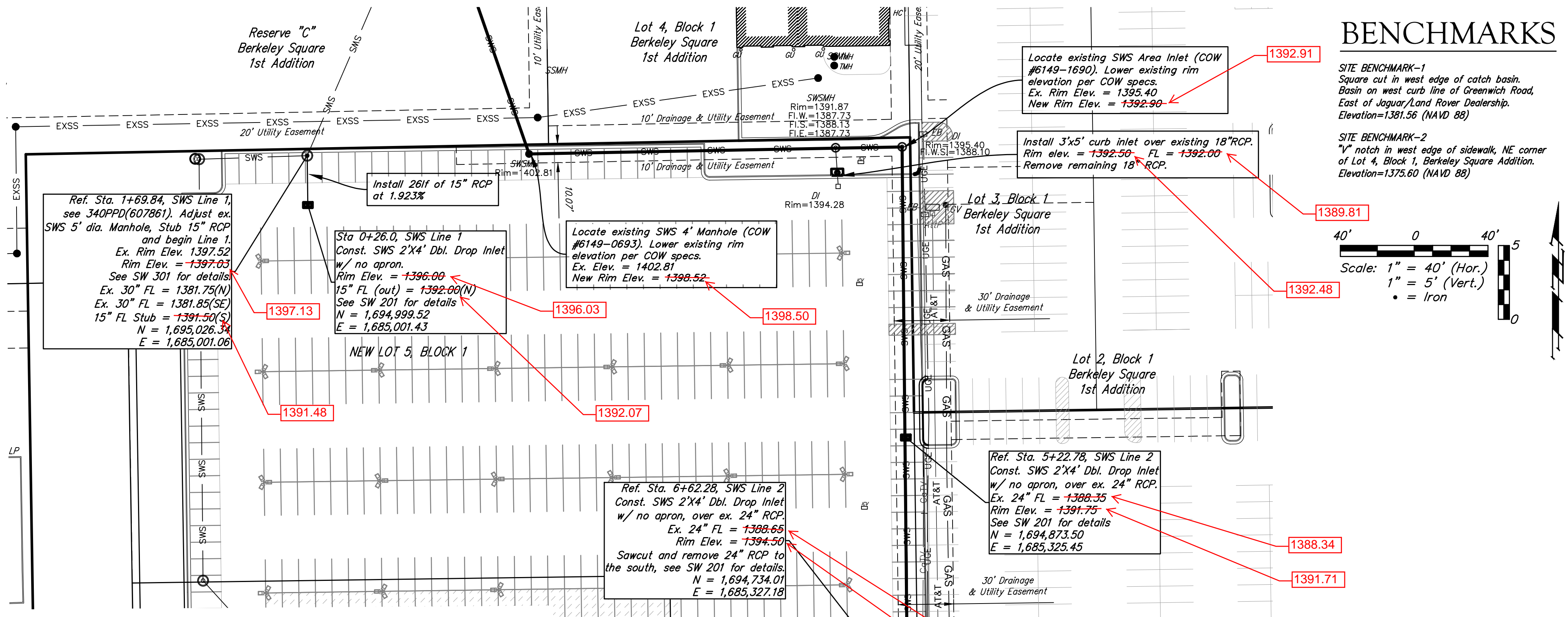
Engineering: *[Signature]* 4/10/17
 Stormwater: *[Signature]* 4/17/17

NOTE TO CONTRACTORS

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.

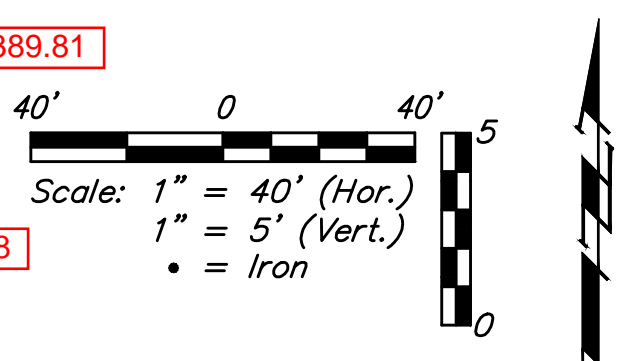




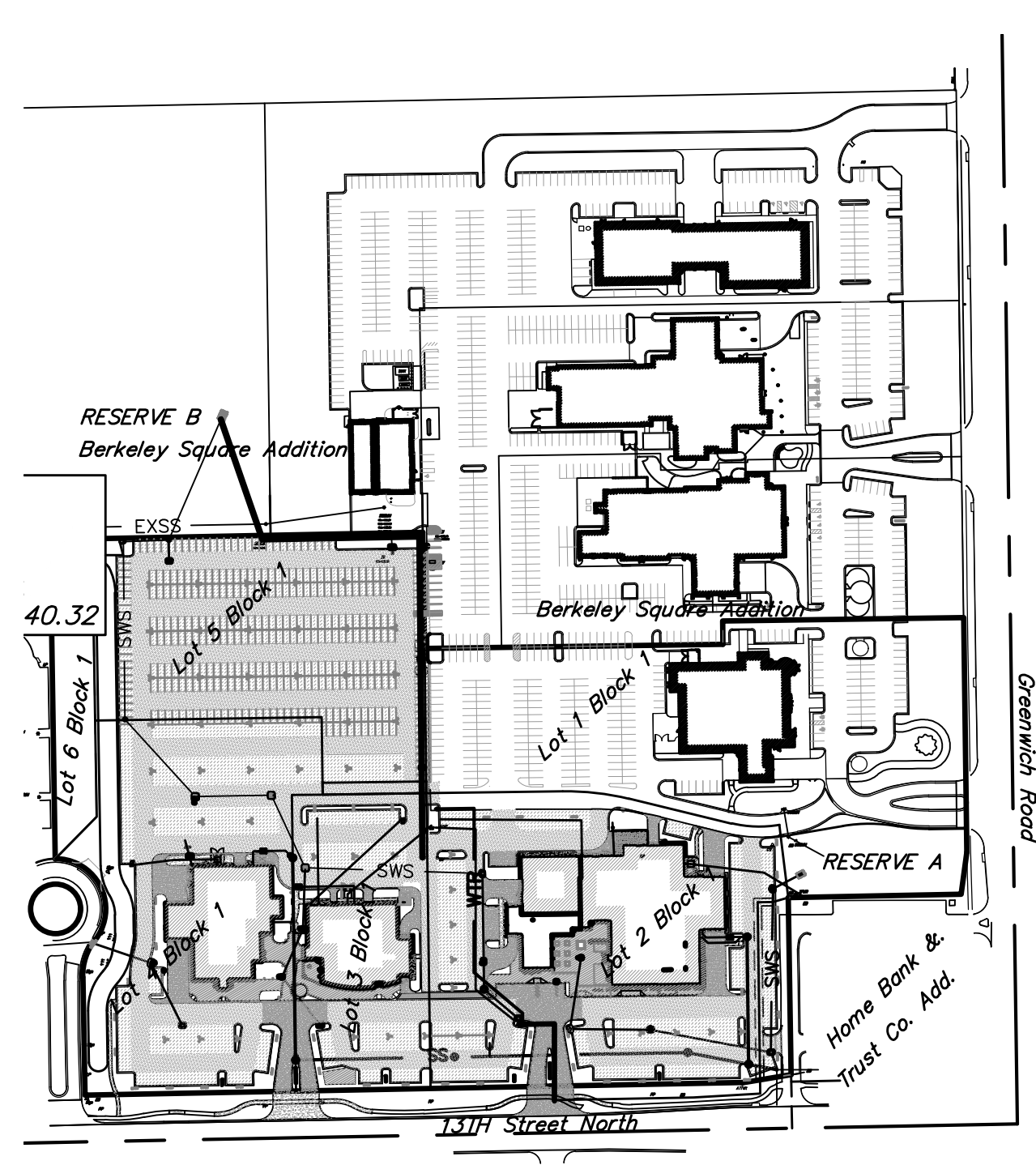
BENCHMARKS

SITE BENCHMARK-1
Square cut in west edge of catch basin. Basin on west curb line of Greenwich Road, East of Jaguar/Land Rover Dealership. Elevation=1381.56 (NAVD 88)

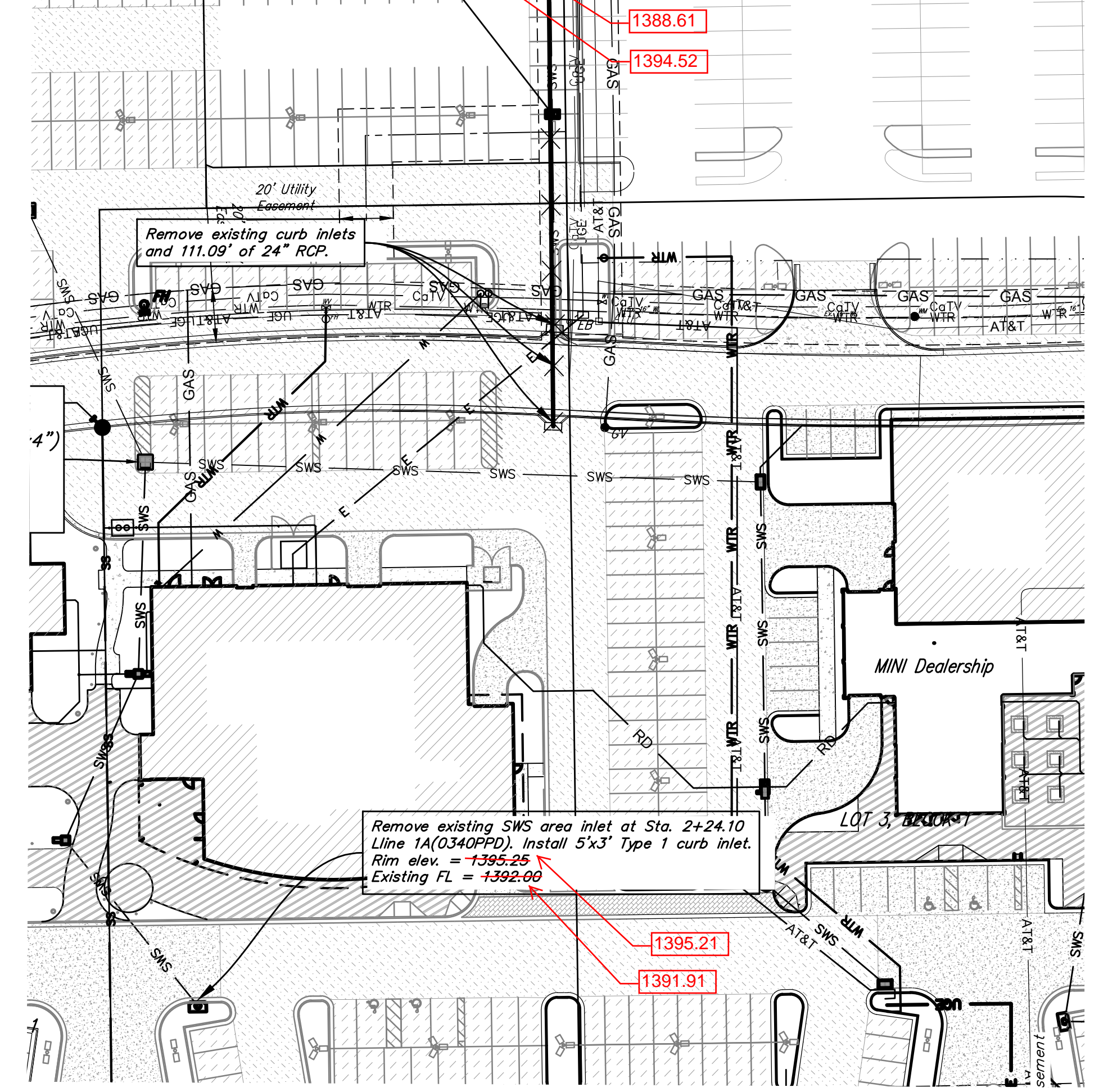
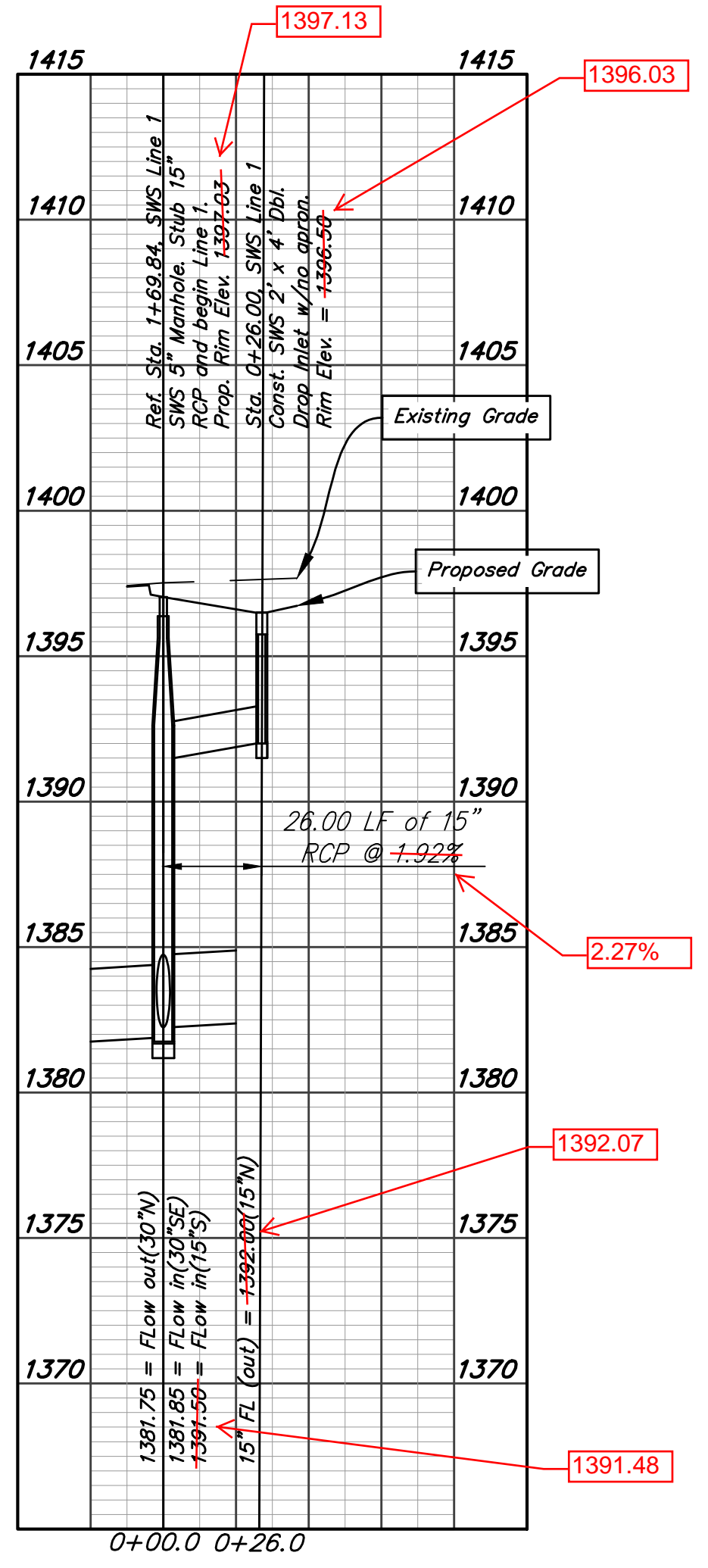
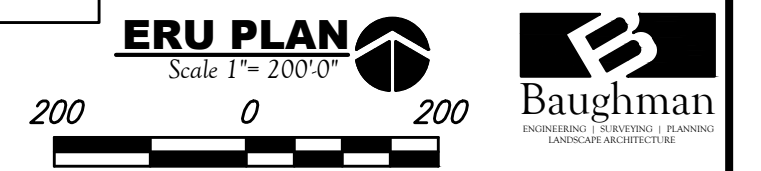
SITE BENCHMARK-2
4" notch in west edge of sidewalk, NE corner of Lot 4, Block 1, Berkeley Square Addition. Elevation=1375.60 (NAVD 88)



ERU PLAN for BERKELEY SQUARE THIRD ADDITION



Lot & Block	Total Area	Ex. Imperv.	New Impervious
Lot 1, Blk 1	158,161	130,315	131,183
Lot 2, Blk 1	167,392	153,915	153,915
Lot 3, Blk 1	65,875	60,663	60,663
Lot 4, Blk 1	130,196	100,637	103,113
Lot 5, Blk 1	116,814	2,076	103,283
Lot 6, Blk 1	16,958	0	0

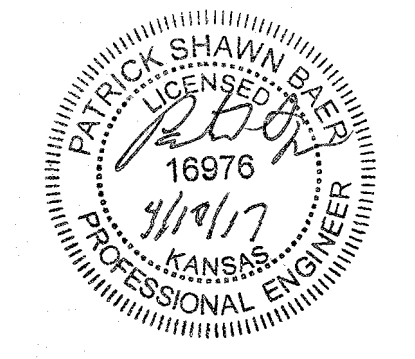


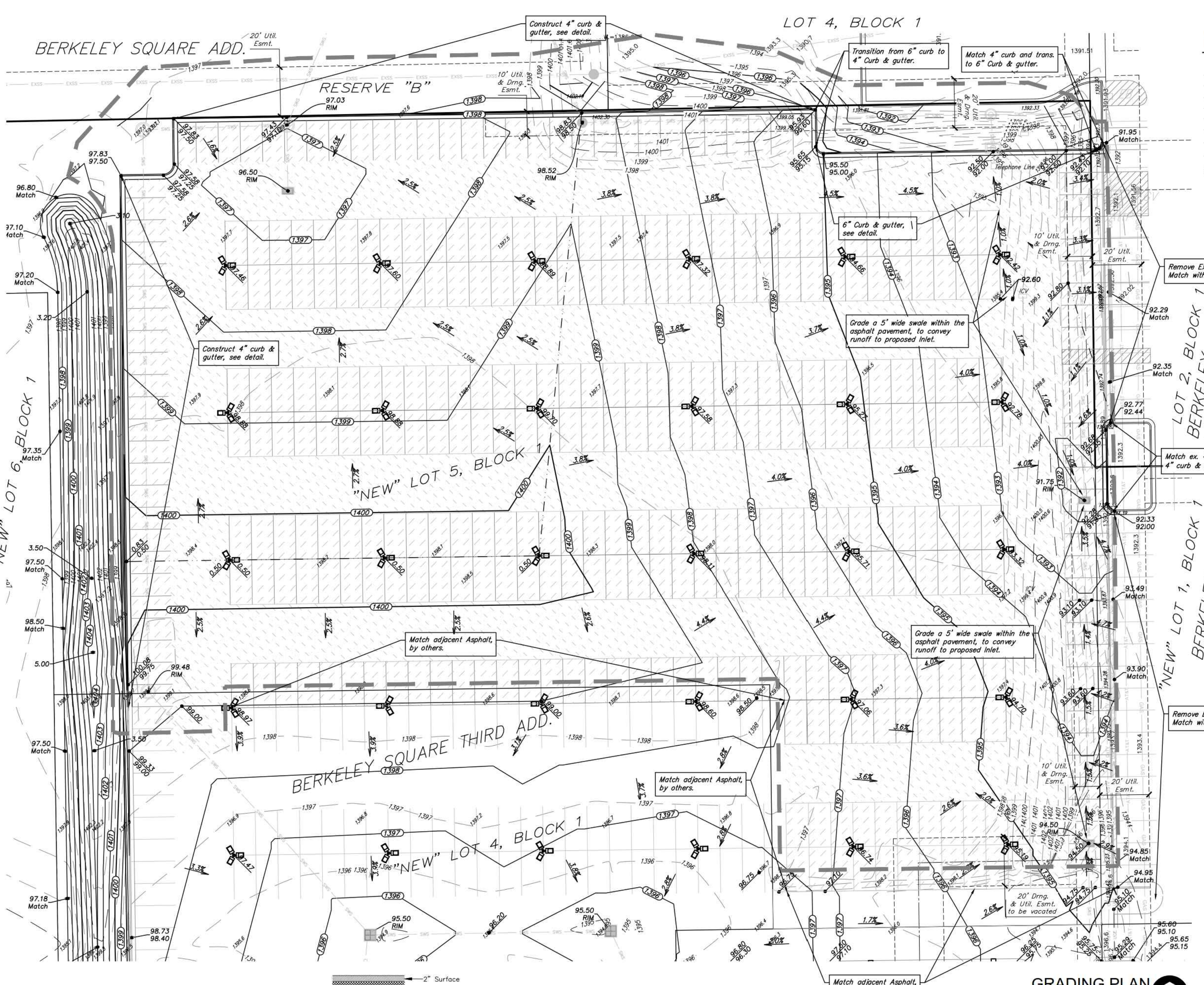
AS BUILTS

Contractor: Ewertz Excavation
Inspector: Matt Perez
Date: 9-27-17

KEMILLER ENGINEERING PA

117 E. Lewis,
Wichita, KS 67202 (316)264-0242





LAYOUT LEGEND

Existing Utilities

Electric

Water

Gas

Sanitary

Storm

Telephone

20' Util. Esmt.

10' Util. & Dmg. Esmt.

5' Asphalt Pavement w/ treated subgrade.

8' Asphalt Pavement w/ treated subgrade.

8' Rein. Concrete Pavement w/ treated subgrade.

LEGAL DESCRIPTION

New Lot 5, Block 1, Berkeley Square 3rd Addition to Wichita, Kansas

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.
- 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 1-800-694-8999
 - City of Wichita Water & Sewer 1-316-219-8921
 - City of Wichita Stormwater 1-316-268-4090
 - City of Wichita Traffic 1-316-268-4034
 - Cox Communications 1-888-248-3530
 - Kansas Gas Service 1-888-482-4950
 - Westar Energy 1-800-544-4857
 - 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.
- Signaling 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. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- 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.
- 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.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and Sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.
- Existing dirt pile shown on survey has been removed by others. Contractor is to verify existing site condition to verify current surface information.

SITE INFORMATION

Revisions proposed from Prior Storm Sewer New Lot 5, Block 1 (Berkeley Square 3rd):

Ex. Pavement approved:	2,010 sq. ft.	New Lot 1, Block 1 (Berkeley Square 3rd):	2,010 sq. ft.
Additional pavement:	101,273 sq. ft.	Ex. Pavement approved:	130,315 sq. ft.
Total Impervious:	103,283 sq. ft.	Additional pavement:	868 sq. ft.
Lot Area:	116,794 sq. ft.	Total Impervious:	131,183 sq. ft.
		Lot Area:	158,155 sq. ft.

New Lot 4, Block 1 (Berkeley Square 3rd):

Ex. Pavement approved:	100,906 sq. ft.	Lot 2, Block 1 (Berkeley Square Add.):	115,347 sq. ft.
Additional pavement:	2,222 sq. ft.	Ex. Pavement approved:	520 sq. ft.
Total Impervious:	103,133 sq. ft.	Additional pavement:	115,867 sq. ft.
Lot Area:	130,230 sq. ft.	Total Impervious:	132,572 sq. ft.
		Lot Area:	132,572 sq. ft.

BENCHMARK

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SITE BENCHMARK-2
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BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

DATE DRAWN
03-17-17
REVISIONS

PRINTS ISSUED
03-23-17 FOR PERMIT

KREHBIEL ARCHITECTURE
1300 E. Lewis
Wichita KS 67211
316.267.8233
316.267.8566 fax
krehbielarchitecture.com



WLC PARKING EXPANSION
WICHITA, KANSAS

PROJECT NO.
16062

SHEET TITLE
GRADING PLAN

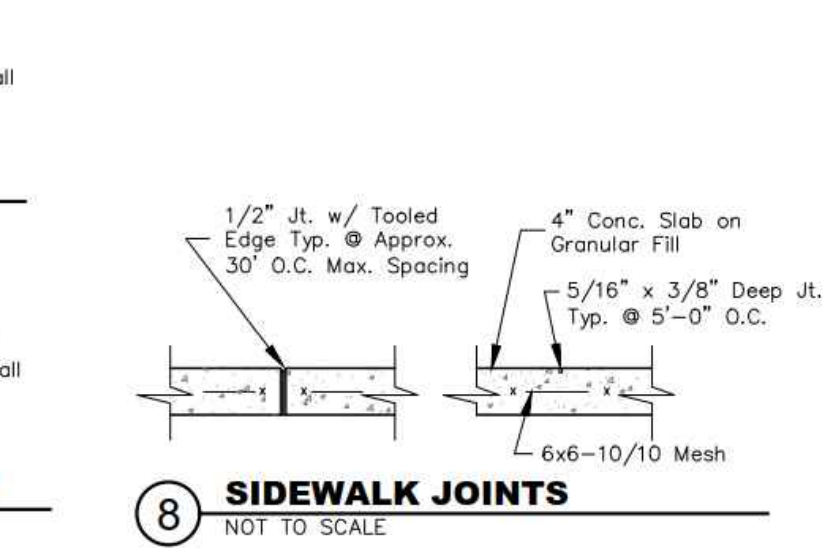
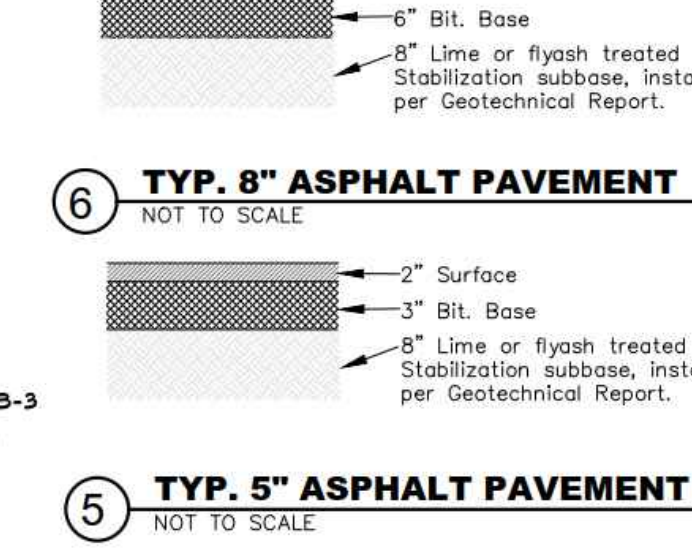
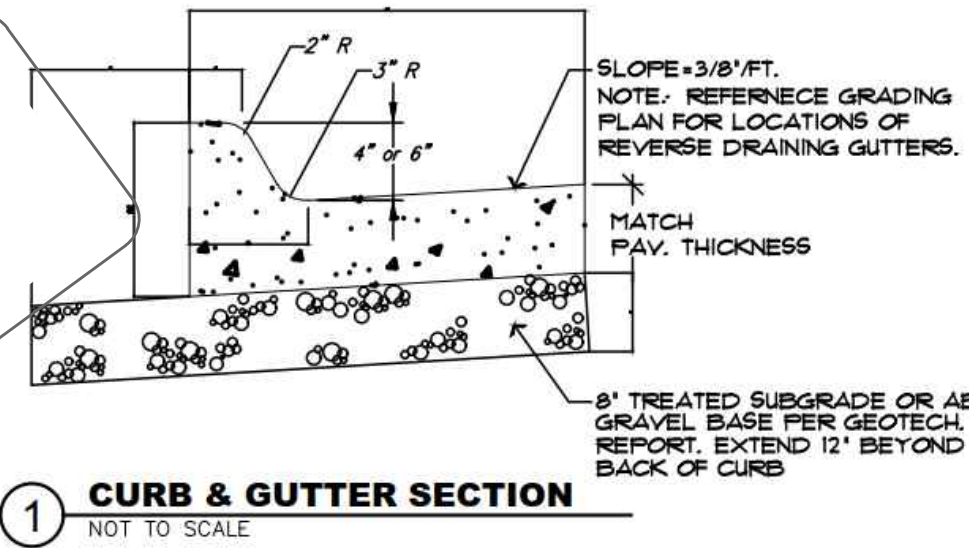
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Baughman Company, P.A.
115 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
www.baughman.com

Berkeley Square 3rd Addition
Grading Plan
Stormwater Sewer Improvements

3
4

**For Reference Only
See Site Plans
Not To Scale**



GRADING PLAN
Scale 1" = 20'-0"

BENCHMARK

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