

# 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 1-800-694-8889  
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  
Westor 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 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 NAVD 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 extent of trench openings 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 last structure within easement or right-of-way line. Lines 3 & 4 are public lines.
- 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.
- 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 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 maintain 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 excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded by others (site contractor).
- 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.
- The Contractor to locate structures based on noted control points noted on this sheet.

**AS BUILT PLANS**  
Contractor: Mies Construction  
Inspector: David Vansickle, Baughman Co.  
pdf's by: KEK, 12/9/16

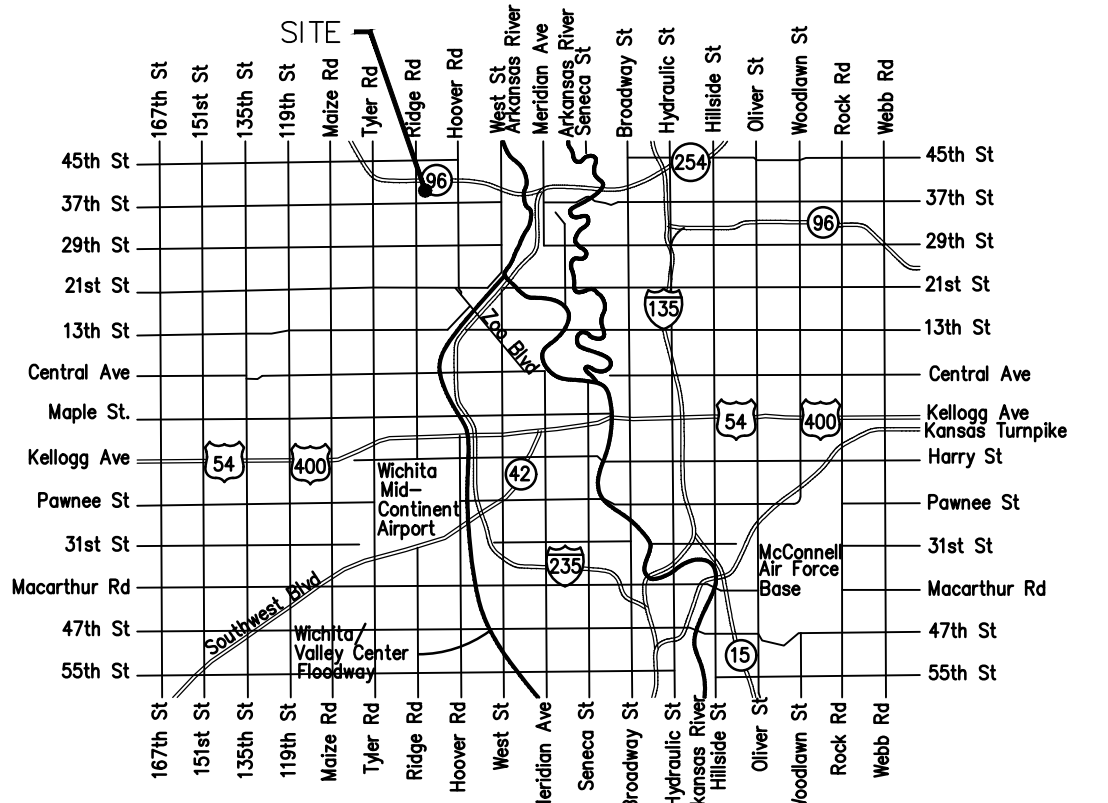
# STORM SEWER IMPROVEMENTS

to serve

## Lots 3, 4, & Part of 5 of ESTANCIA COMM. ADDITION

3910 N. RIDGE ROAD  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
0421 PPD (607861)

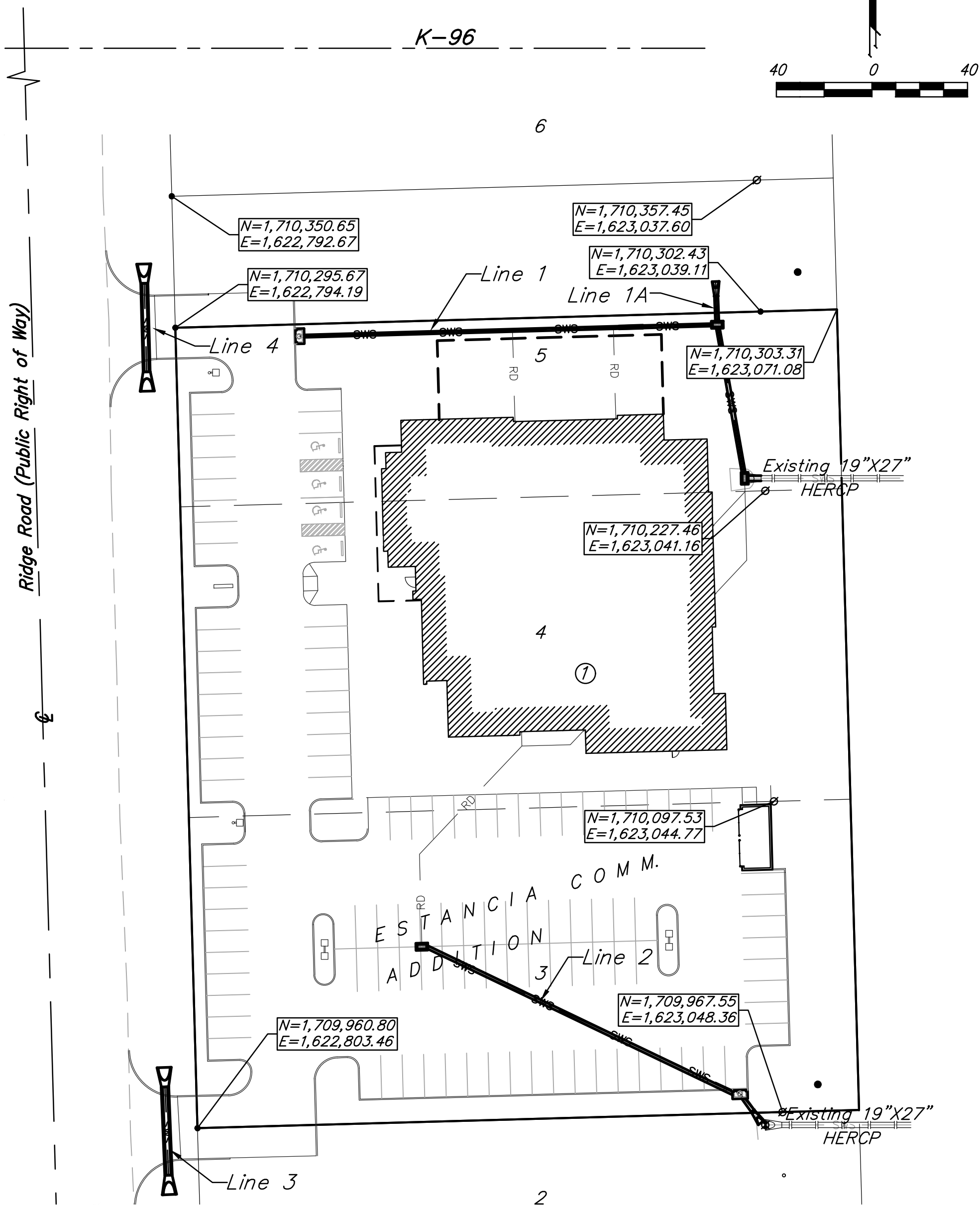


Vicinity Map

### Benchmarks

BM: #1: "□" chiseled in end section 296' east of Ridge Road, 5' north of south line of Lot 5, Block 1, Estancia Comm. Add.  
Elev. = 1,331.32 (NAVD 88)

BM #2 "□" chiseled in end section 298' east of Ridge Road, 5' south of south line of Lot 3, Block 1, Estancia Comm. Add.  
Elev. = 1,331.08 (NAVD 88)



### Sheet Index

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SWS Lines 3&4	4
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Grading Plan	6
Copy of Plat	7

SWS Details SW-101, SW-111, SW-201, SW-301, SW-303, SW-401, SW-402, and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/Government/Departments/PWU/Pages/Regulations.aspx>

### Stormwater Narrative & Certification

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

**Water Quality Treatment:** Addressed with offsite Wet Detention Basin, see approved Estancia Commercial Drainage Plan.

WQv = 5,250 ft<sup>3</sup> (eq. 4-24)

ERU Plan:			
Area Disturbed (ft <sup>2</sup> )	Redev. Imperv. (ft <sup>2</sup> )	New Imperv. (ft <sup>2</sup> )	
92,759	0	45,263	

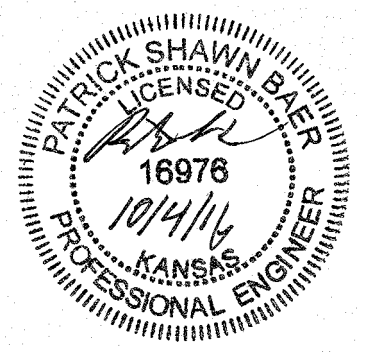
**Detention & Downstream Channel Protection:** Addressed with approved Estancia Commercial Drainage Plan.

**BMPs used for this development are:** Offsite Wet Detention Basin.

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION  
Engineering *Rebecca Zief* 10/6/16  
Stormwater *Joe Hilde PE* 10/7/16

**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 by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. 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.



October 2016

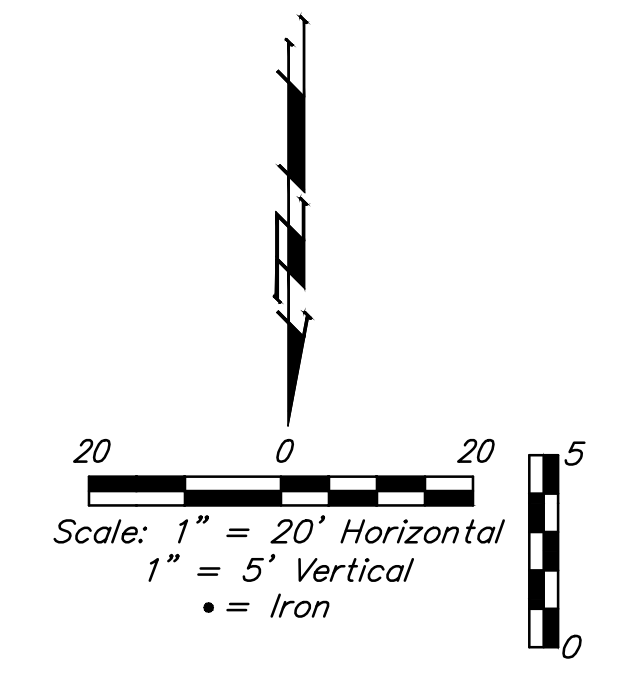
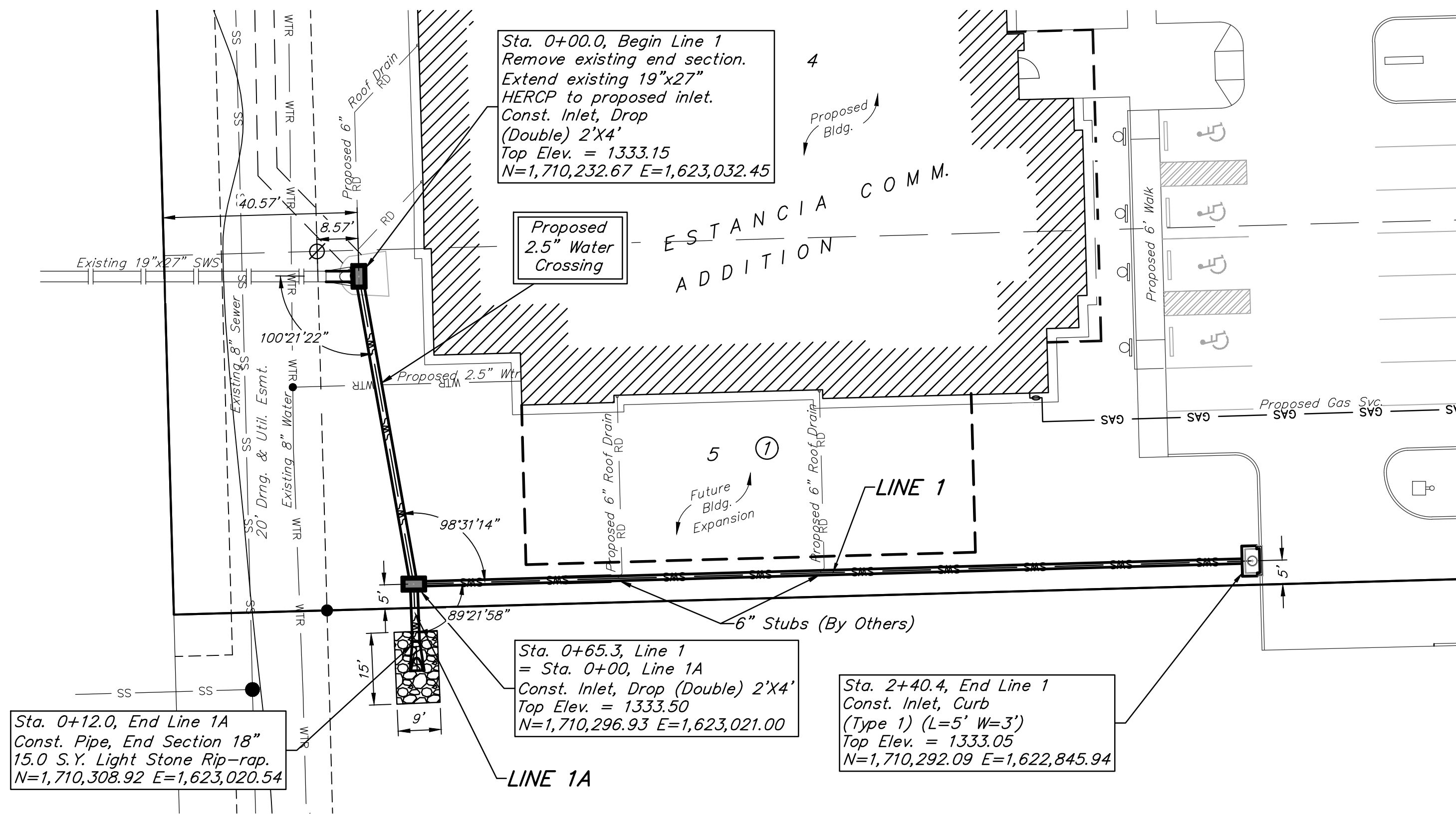
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Estancia Comm (1606-E464)\Engineering\To COW\0421PPD607861.dwg

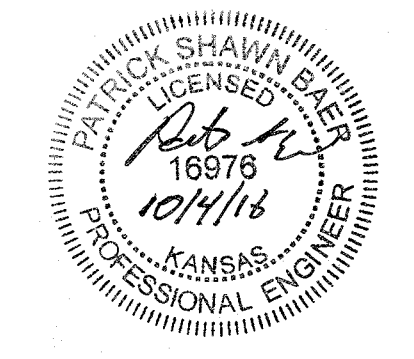
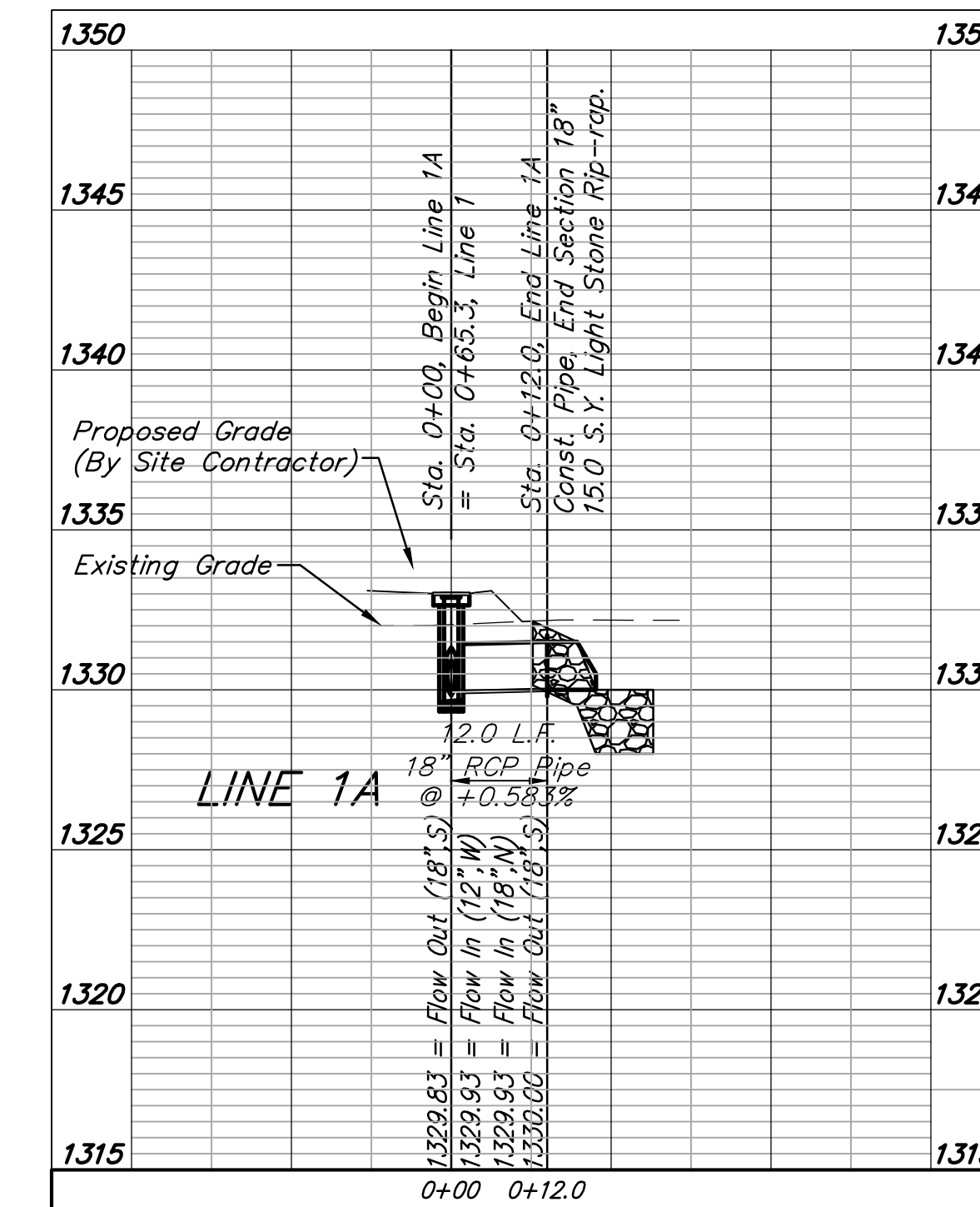
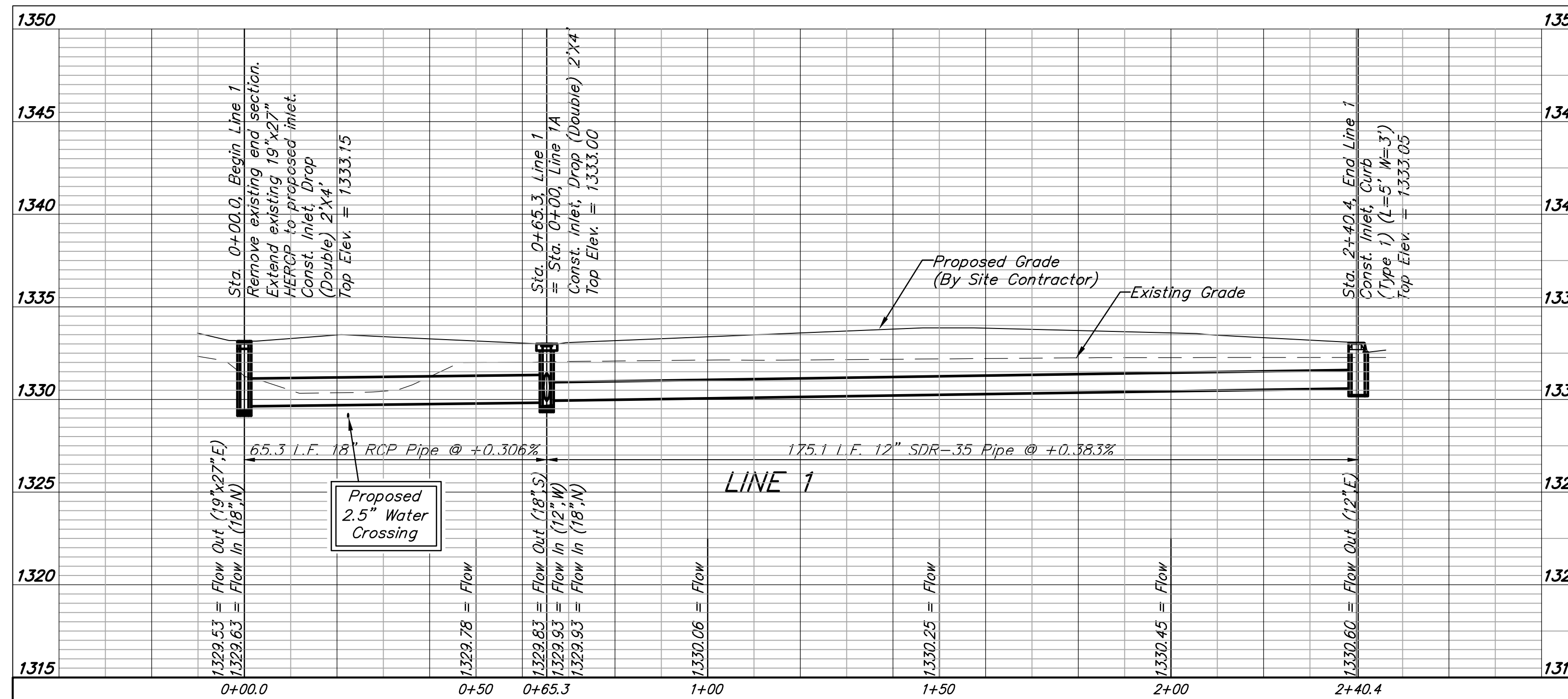
**BENCHMARKS:**

BM #1: "chiseled in end section  
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of south line of Lot 5, Block 1,  
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Elev. = 1331.32 (NAVD 88)

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Elev. = 1331.08 (NAVD 88)



6



ESTANCIA COMM. ADDITION  
**LINES 1 & 1A**  
STORM WATER SEWER IMPROVEMENTS

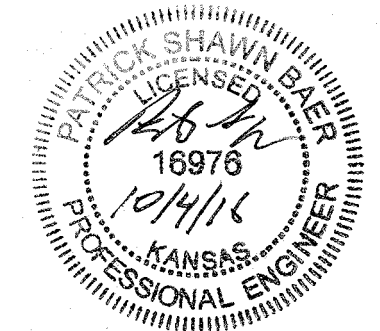
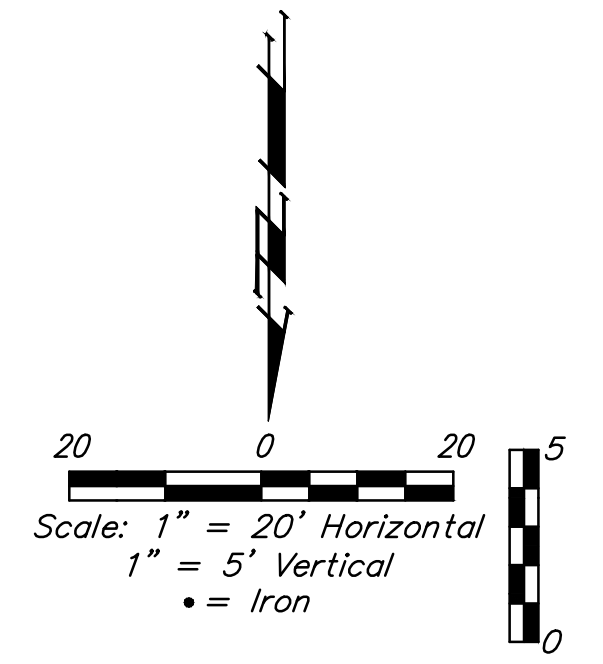
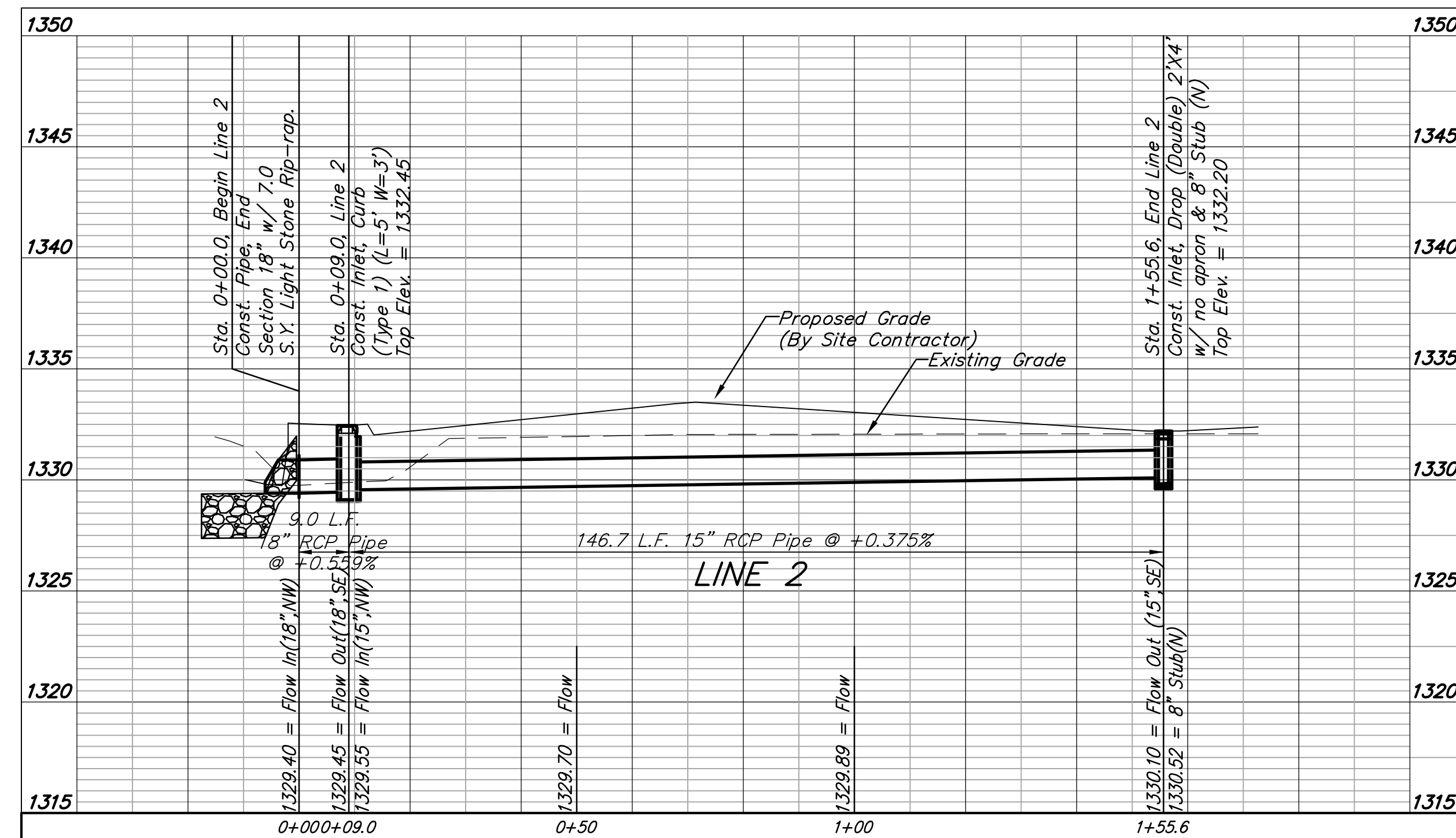
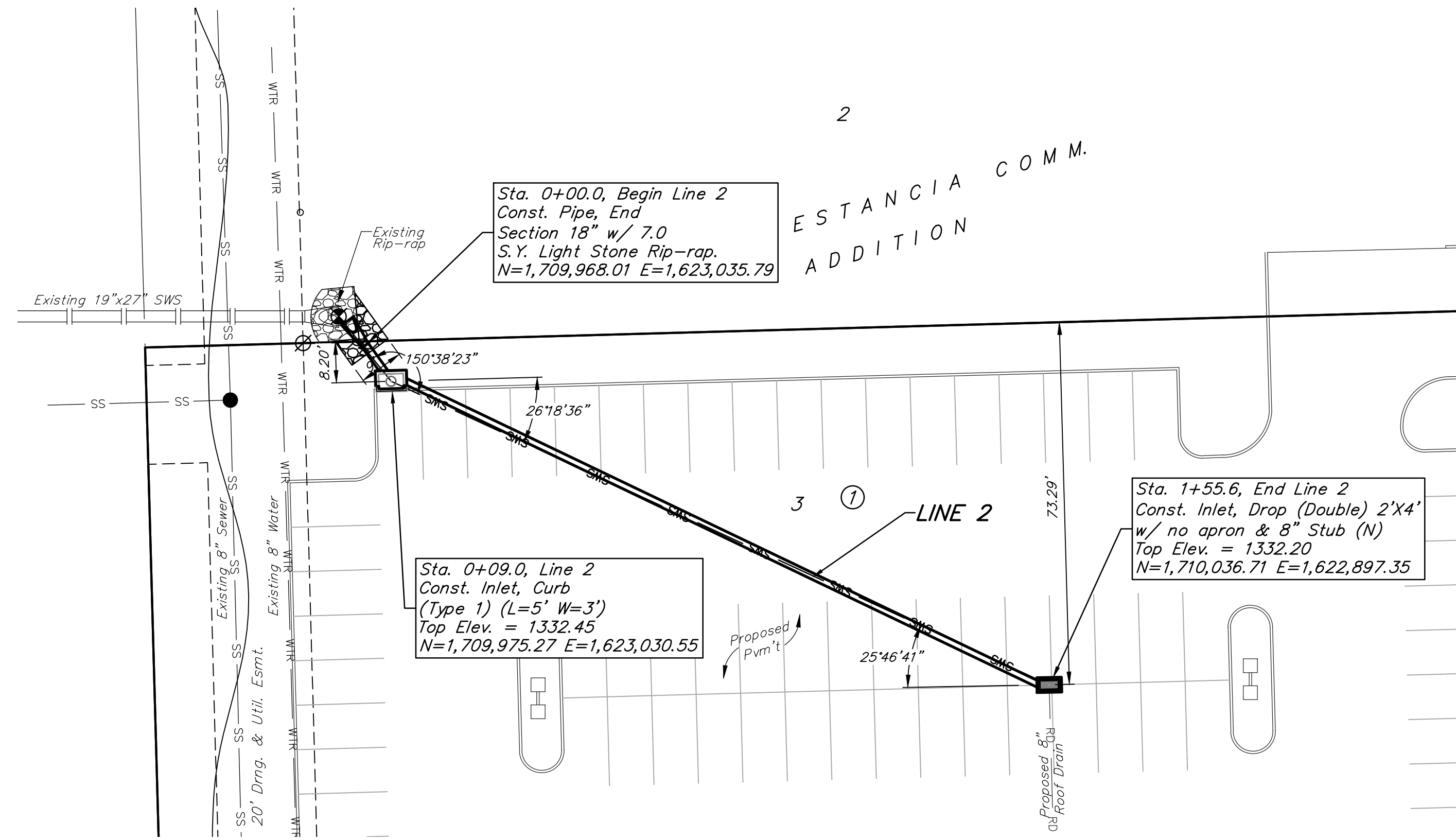
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7

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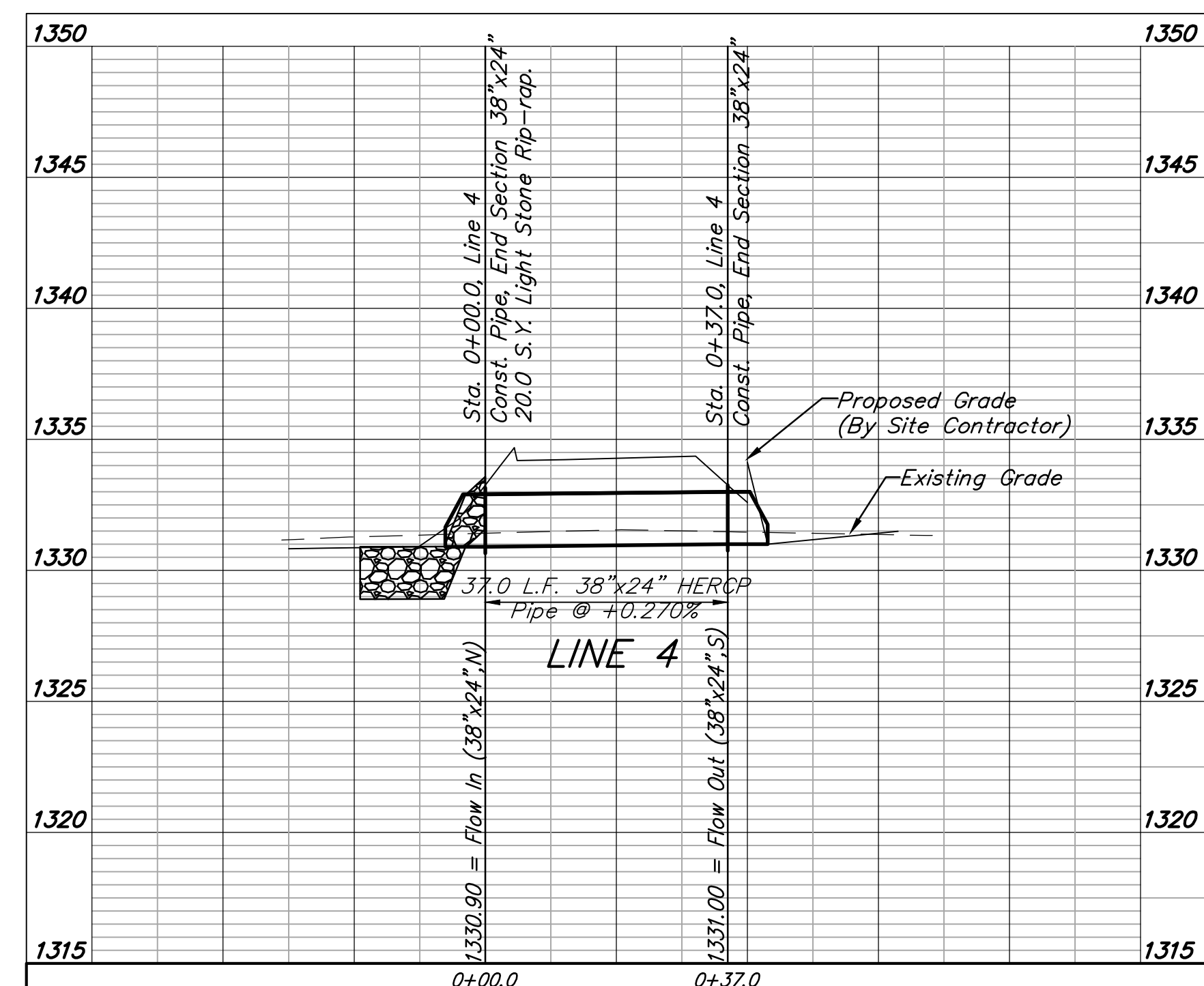
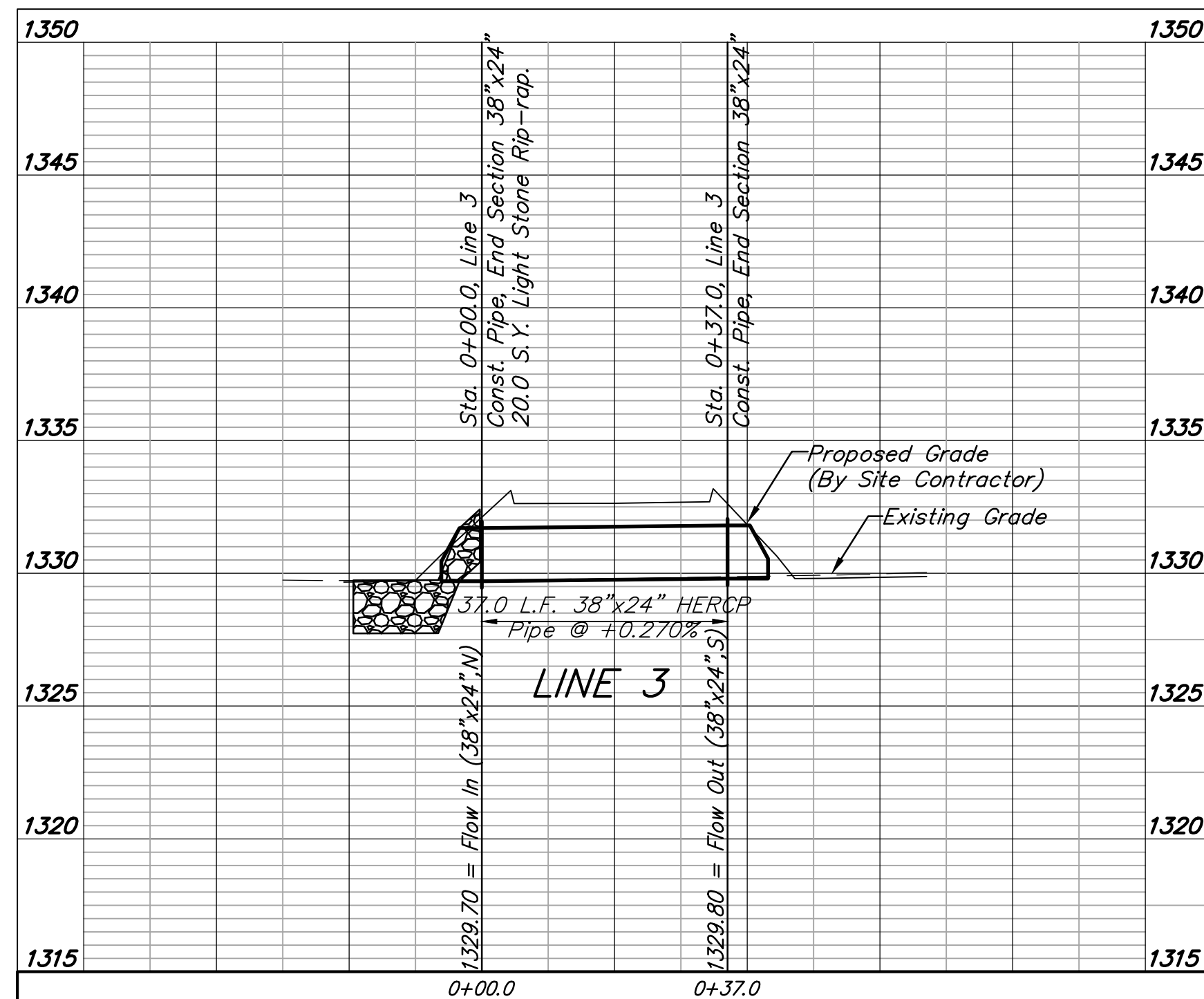
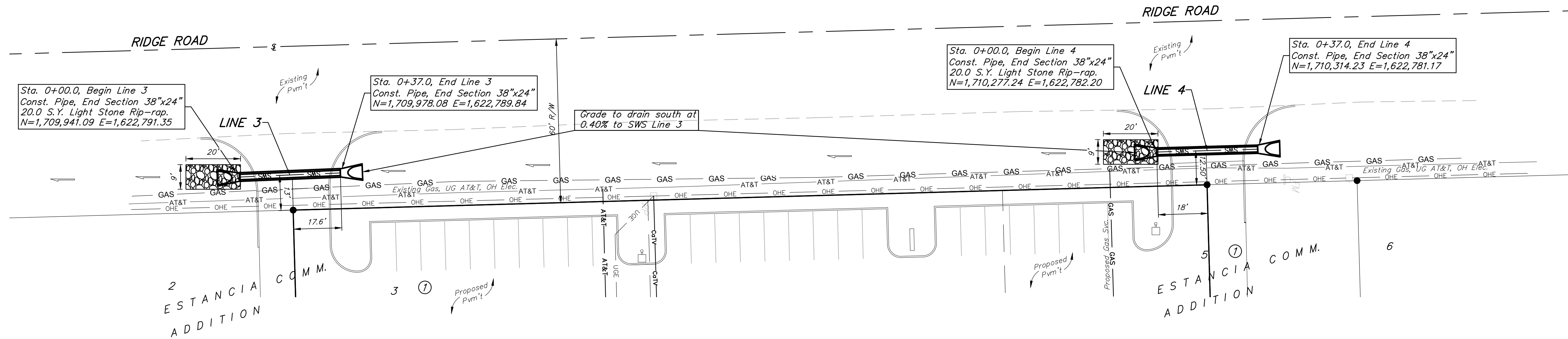
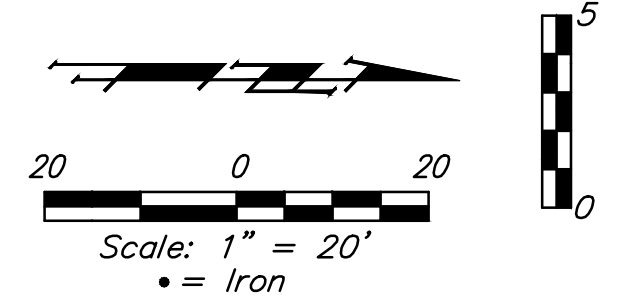
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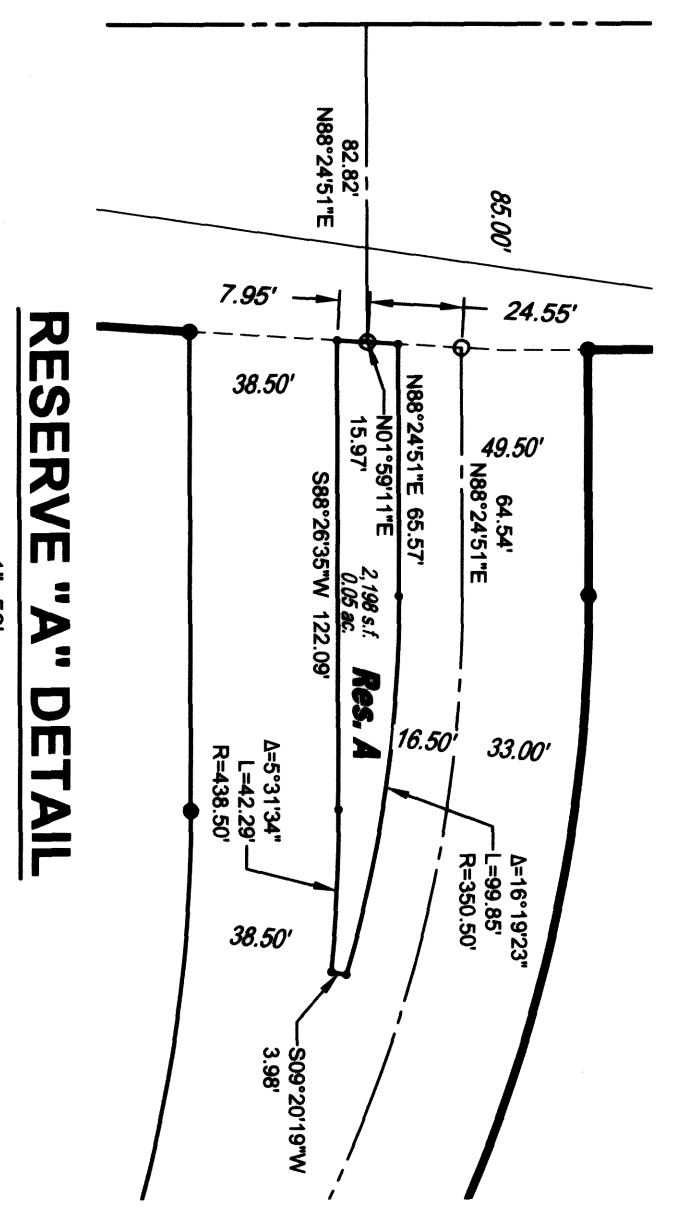
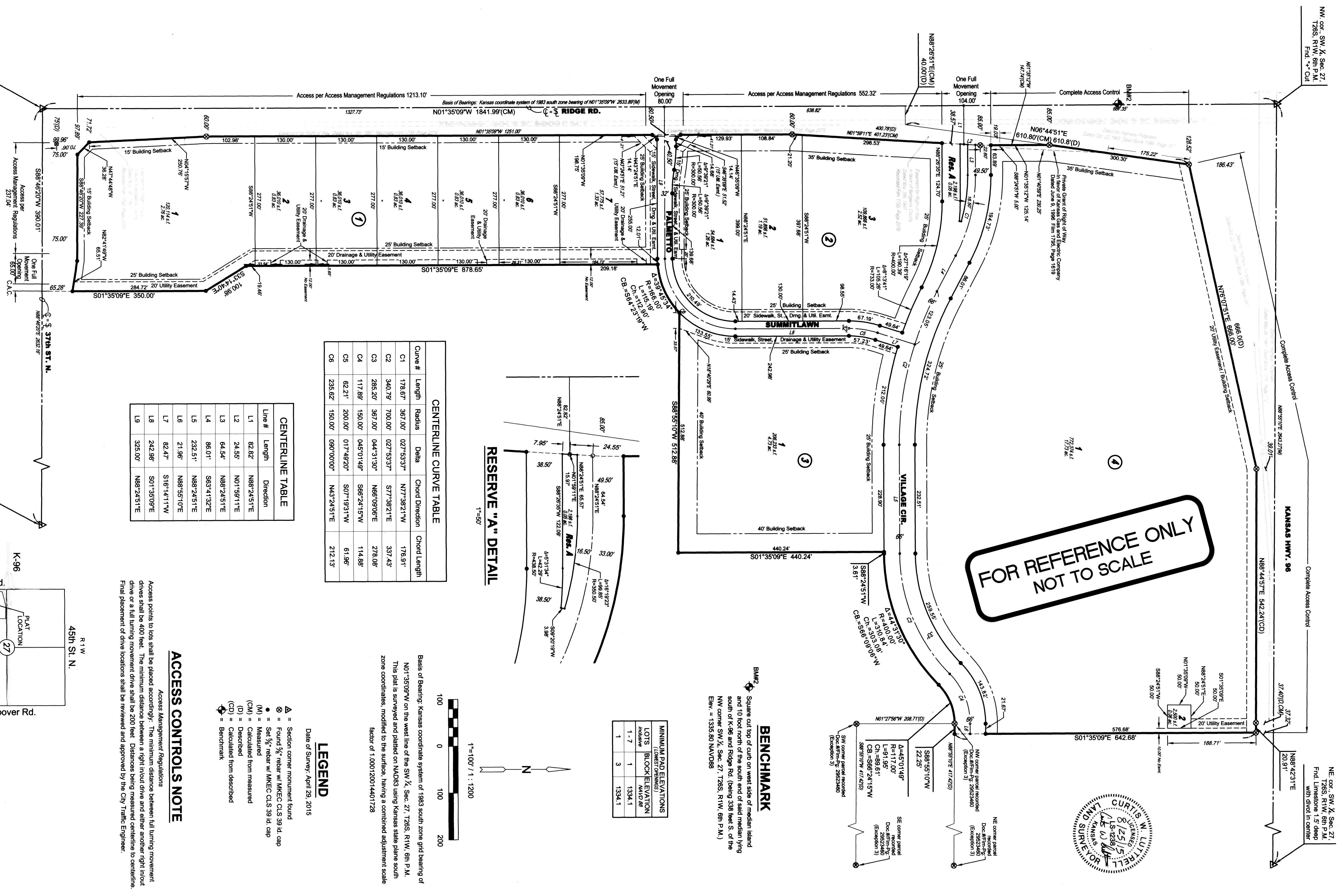
# ESTANCIA COMMERCIAL ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BAUGHMAN COMPANY, P.A.  
 1501 W. 19th St., Suite 200, Topeka, KS 66604  
 TEL: 785.224.1111 FAX: 785.224.1112  
 www.baughman.com



**FOR REFERENCE ONLY  
 NOT TO SCALE**



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	178.67'	367.00'	027°53'37"	N77°38'21"W	178.91'
C2	340.79'	700.00'	027°53'37"	S77°38'21"E	337.43'
C3	286.20'	367.00'	044°13'13"	N66°09'06"E	278.08'
C4	117.89'	150.00'	045°01'49"	S66°24'15"W	114.88'
C5	62.21'	200.00'	017°49'20"	S07°19'31"W	61.96'
C6	235.62'	150.00'	090°00'00"	N43°24'51"E	212.13'

Line #	Length	Direction
L1	82.82'	N88°24'51"E
L2	24.55'	N01°59'11"E
L3	64.54'	N88°24'51"E
L4	86.01'	S63°41'32"E
L5	232.51'	N88°24'51"E
L6	21.96'	N88°55'10"E
L7	82.47'	S16°14'11"W
L8	242.98'	S01°35'09"E
L9	325.00'	N88°24'51"E

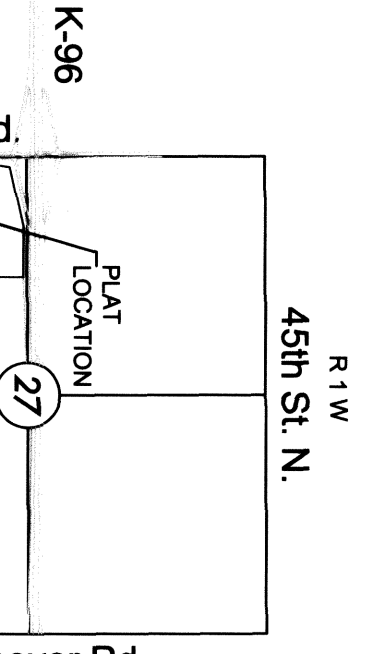
**LEGEND**  
 Date of Survey: April 29, 2015

△ = Section corner monument found  
 ⊙ = Found 1/2" rebar w/ MKEC CLS 39 id, cap  
 ● = Set 1/2" rebar w/ MKEC CLS 39 id, cap  
 (M) = Measured  
 (CM) = Calculated from measured  
 (D) = Described  
 (CD) = Calculated from described  
 ⊕ = Benchmark

**ACCESS CONTROLS NOTE**  
 Access Management Regulations  
 Access points to lots shall be placed accordingly. The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in/out drive and either another right in/out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.

**MINIMUM PAD ELEVATIONS**

LOTS	BLOCK ELEVATION	MADE
1 - 7	1334.1	
1	1334.1	



P.O.B.  
 SW cor., SW 1/4, Sec. 27,  
 T26S, R11W, 6th P.M.  
 Fnd. Mag nail in asphalt  
 roadway

SE cor., SW 1/4, Sec. 27,  
 T26S, R11W, 6th P.M.  
 Fnd. X Rebar

