

## 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 1-888-482-4950  
 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 will 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 consultant 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](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.

- 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 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.
- 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.

## Benchmarks

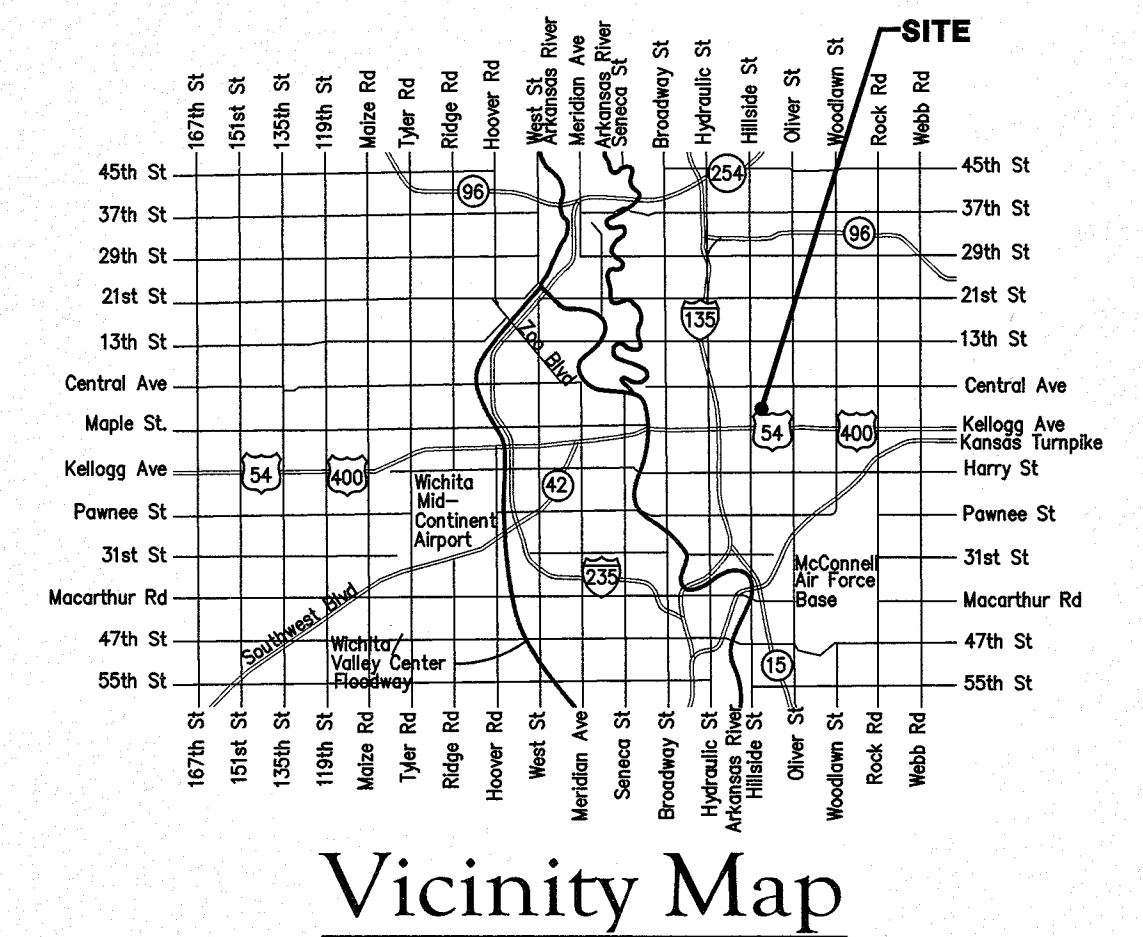
BM #1: "X" Chiseled on Top of Curb, approximately 50' east of the NE corner of Lot 1, Block 4, Parkstone Addition.  
 Elev. = 1332.03 (NAVD88)

BM #2: "X" Chiseled on Top of Curb, approximately 169' west and 57.5' north of the NE corner of Lot 1, Block 4, Parkstone Addition.  
 Elev. = 1327.76 (NAVD88)

# STORM SEWER IMPROVEMENTS to serve UPTOWN LANDING PARKSTONE ADDITION

3241 E. Victor Place  
 CITY OF WICHITA, KANSAS

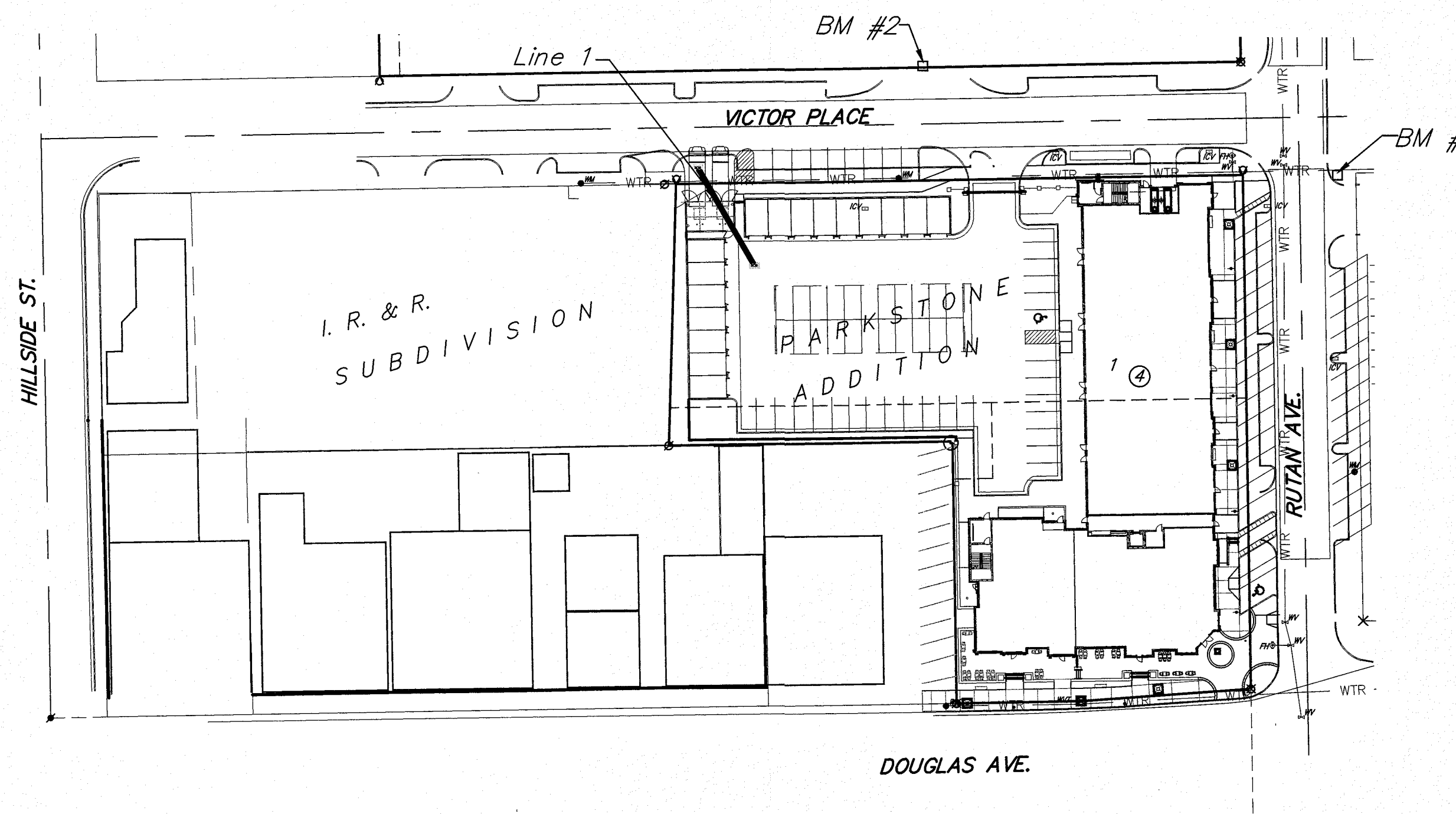
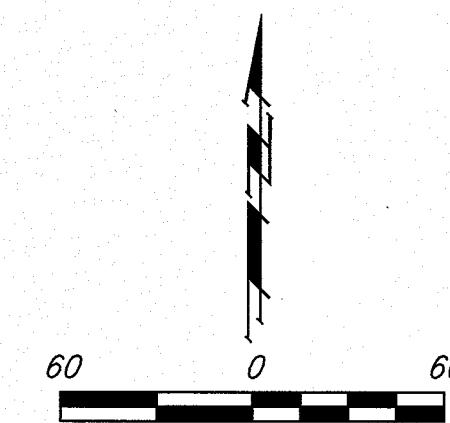
Gary Janzen, P.E. City Engineer  
 Project Number  
 0477 PPD (133119)



## Sheet Index

Title Sheet	Number
Line 1	1
Erosion Control Plan	2
Copy of Plat	3
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SWS Details SW-201 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



**Stormwater Certification:**  
 Redevelopment

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.

Disturbed Area = 1.5 ac. (Entire Site)  
 Water Quality Treatment: Offsite BMP program  
 Downstream Channel Protection: Not Required  
 Detention: Not Required  
 The BMP used for this development is drop inlet protection, silt fence and construction entrance.

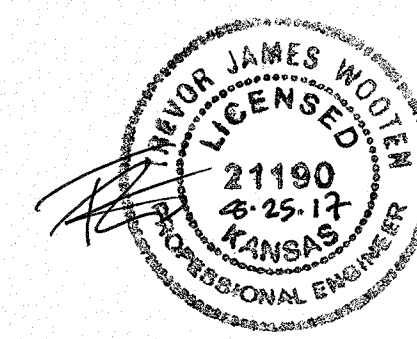
APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

Engineering *Rebecca Drip* 9/5/2017  
 Stormwater *Joe Hinkle PE* 9/12/17

**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 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.

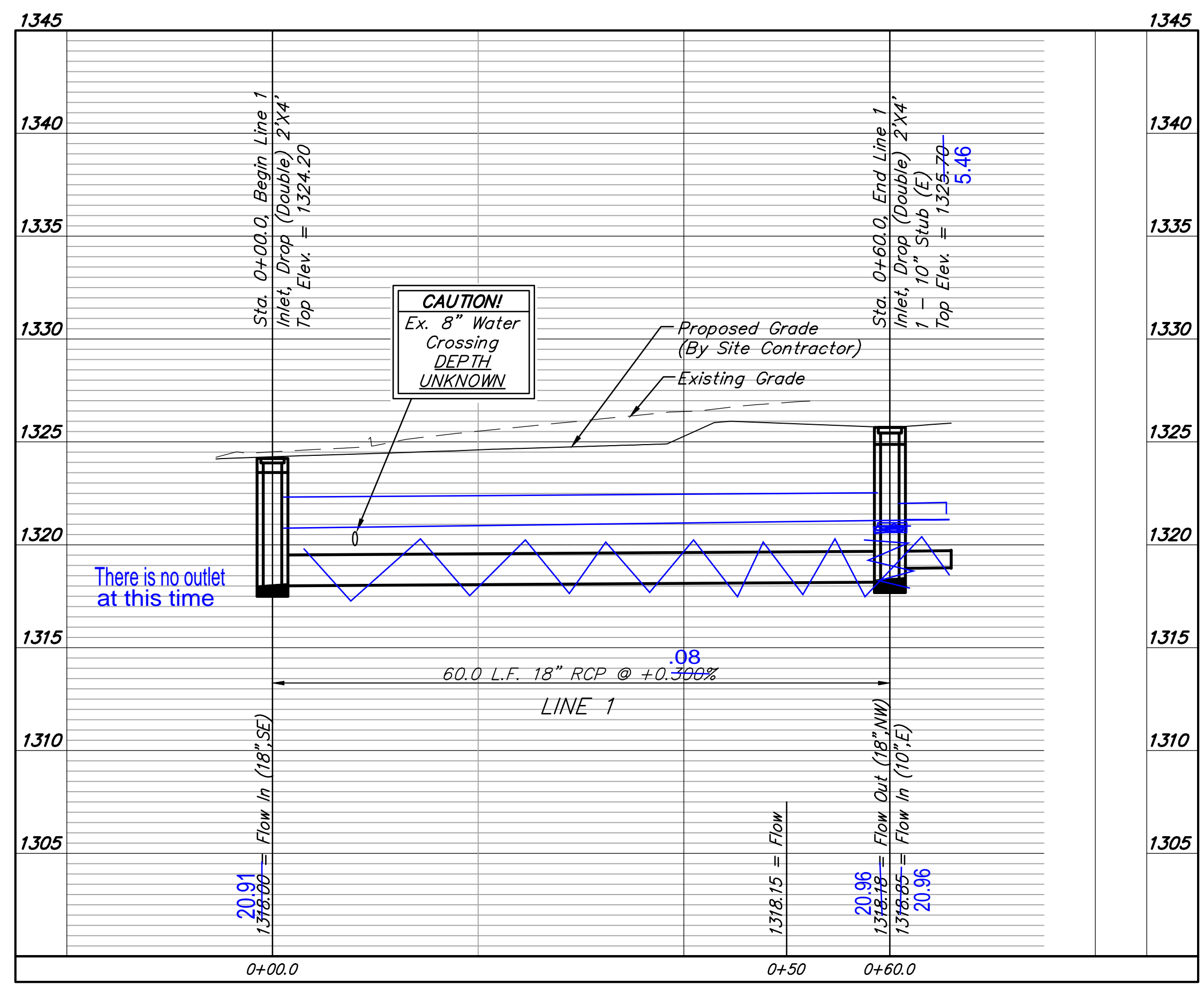
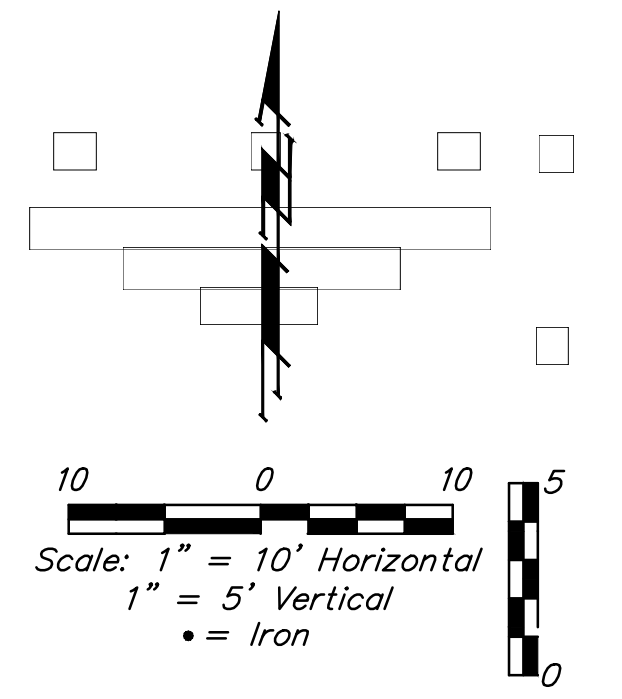
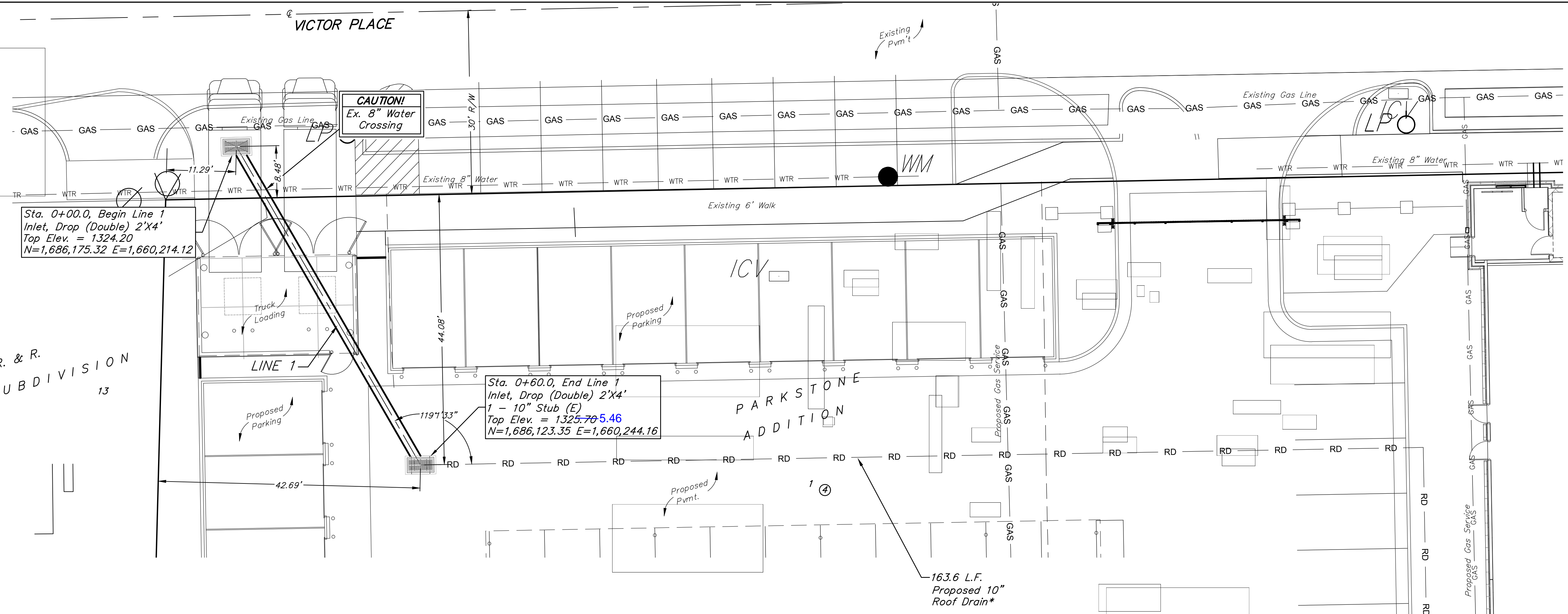


August 2017

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

**BENCHMARKS:**  
 BM #1: "X" Chiseled on Top of Curb, approximately 50' east of the NE corner of Lot 1, Block 4, Parkstone Addition. Elev. = 1332.03 (NAVD88)  
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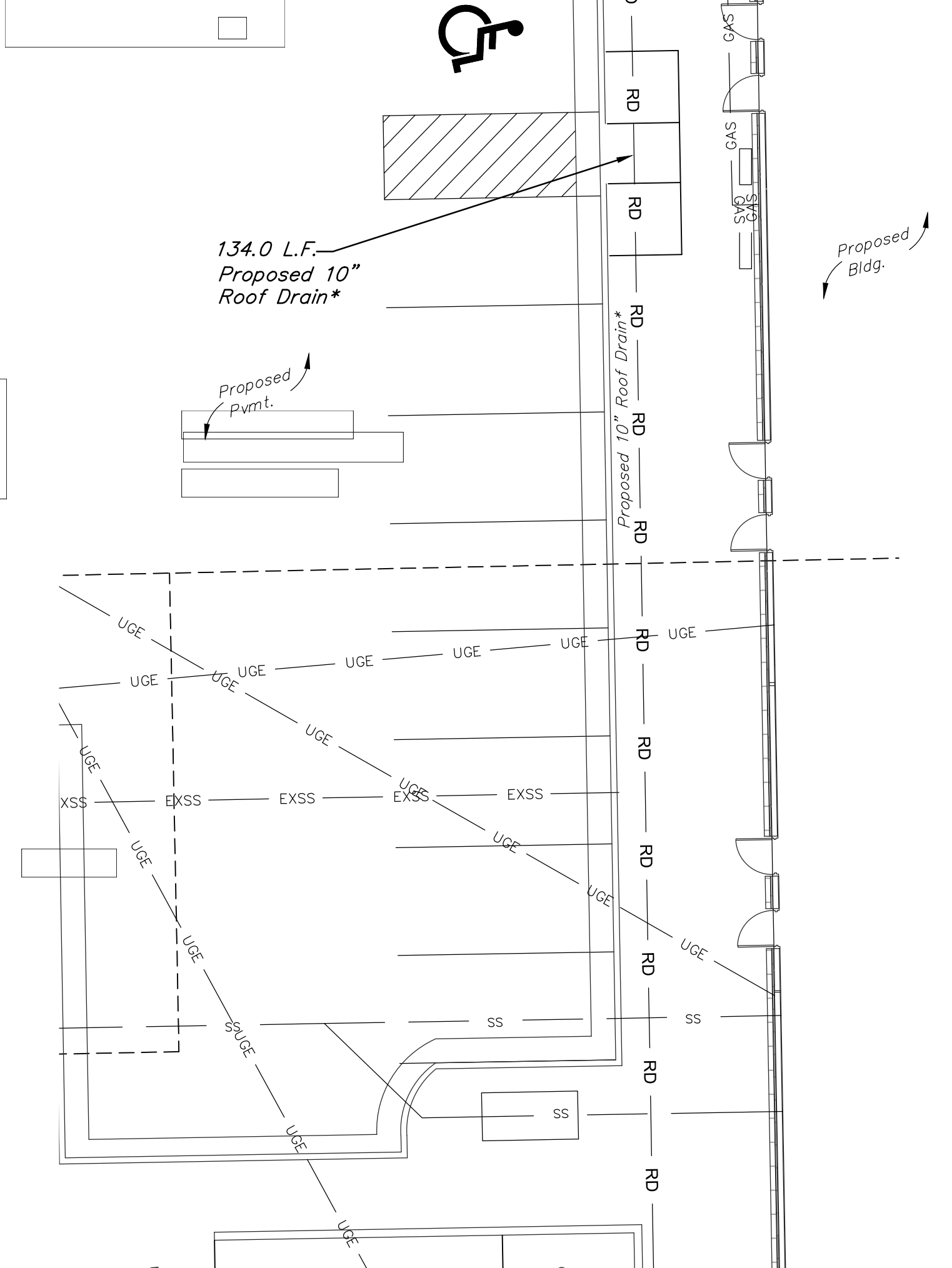
I. R. & R.  
 SUBDIVISION  
 13



Saw cut, remove and replace existing concrete sidewalk as necessary for storm sewer construction. See cover sheet for permitting requirements.

This storm sewer system will not have an outlet.

\*10" Roof drain to be reviewed, approved, and inspected by MABCD and is not included for inspection with this PPD.





State of Kansas) ss  
Sedgwick County)

I, the undersigned, registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 16, 2007 and the accompanying final plat was prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

Lots 1-4, 7-13, EXCEPT the W 1/2 Lot 13, the East boundary of which is a concrete curb running North to South, AND All of Lot 20, The north 1 foot of the east 1 foot of Lot 19, I, R & R Subdivision of Block 1 in College Hill Addition to Wichita, Kansas, Except the north 10 feet of the west half of said Lot 4, and Except Beginning at a point 90 feet west of the southeast corner of said Lot 20, thence east to the southeast corner of Lot 20, thence north 5 feet, thence southwesterly to the point of beginning; Along with the west 100 feet of the north 140 feet, College Park, College Hill Addition to Wichita; AND Along with Lots 2, 4, 6, 8, 10 and 12, Roembach's Addition to Wichita, Kansas; AND Along with the west 50 feet of the south half of the east half of 1, Block 2, College Hill Addition to Wichita; AND Along with the north half of the west half of 1, Block 2, College Hill Addition to Wichita.

Existing public dedications, rights of way, and easements being vacated by virtue of K.S.A. 12-512(b).



William P. Fox, Surveyor  
William P. Fox, L.S. # 799  
for Poe & Associates, Inc.

State of Kansas) ss  
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and Blocks, to be known as "PARKSTONE ADDITION", to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for constructing, maintaining, operating, and repairing utilities. The temporary utility easements are granted until such time as the existing utilities within the easements are relocated. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets. A drainage plan has been developed for the plat. All drainage easements and/or rights of way shall remain at established grades or as modified with the approval of the applicable City of County Engineer, and unobstructed to allow for the conveyance of stormwater.

City of Wichita  
Carl Brewer, Mayor

State of Kansas) ss  
Sedgwick County)

BE IT REMEMBERED that on this 28th day of March, 2008, before me, the undersigned, a notary public in and for the County and State aforesaid came Carl Brewer, Mayor, City of Wichita, personally known to me to be the same persons who executed this instrument and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

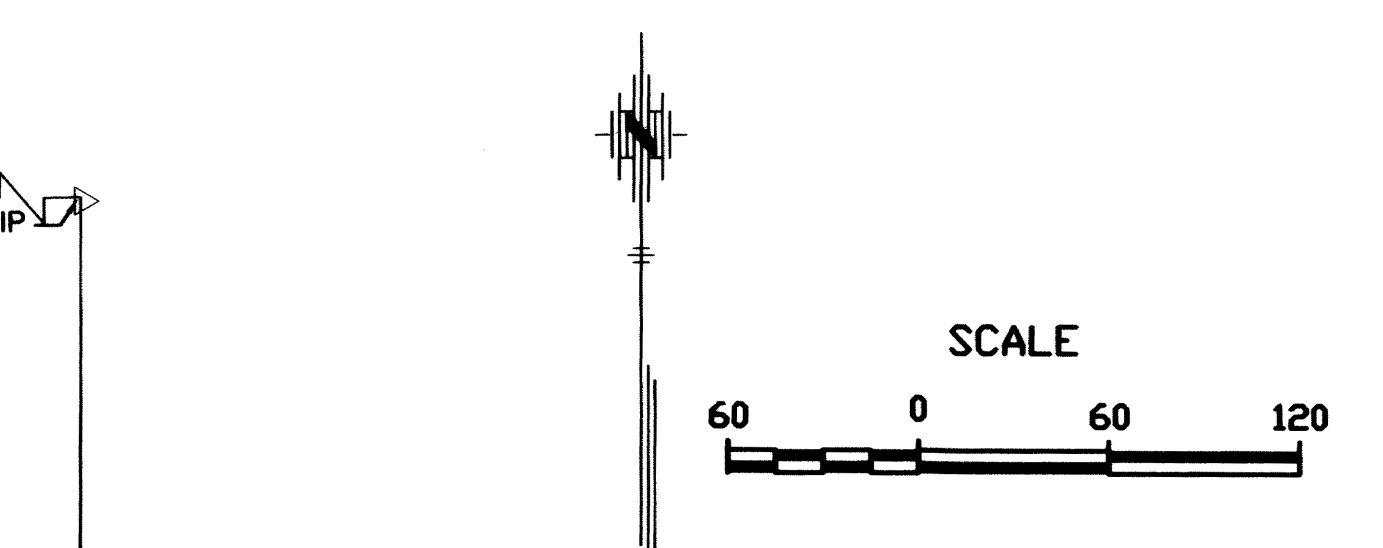
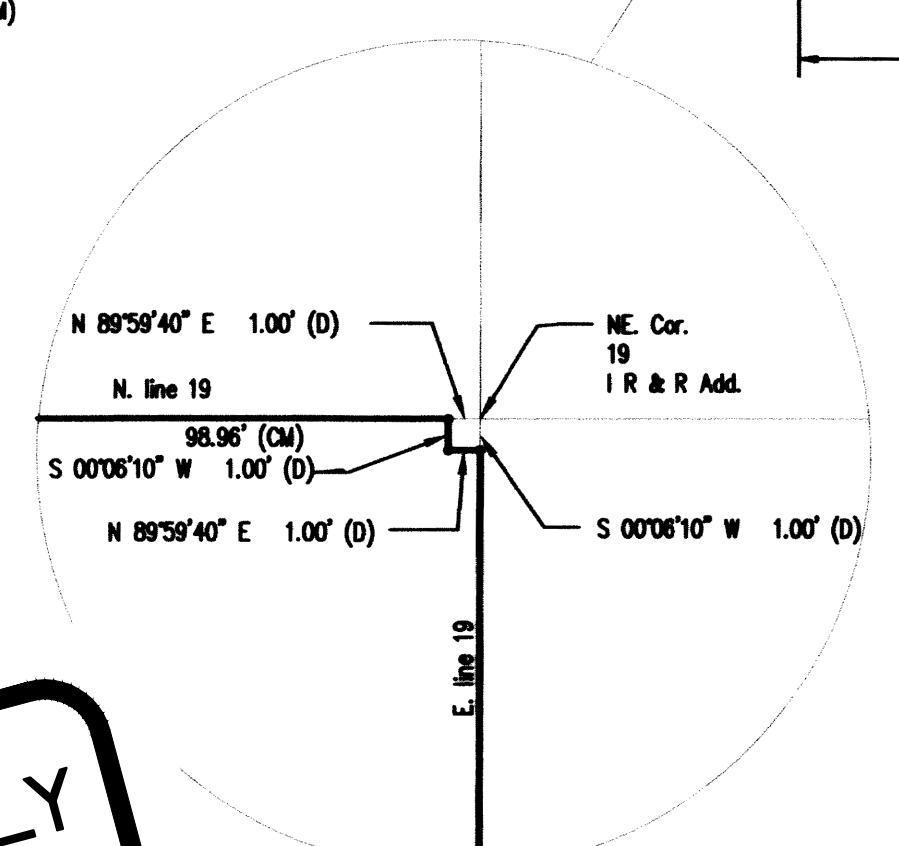
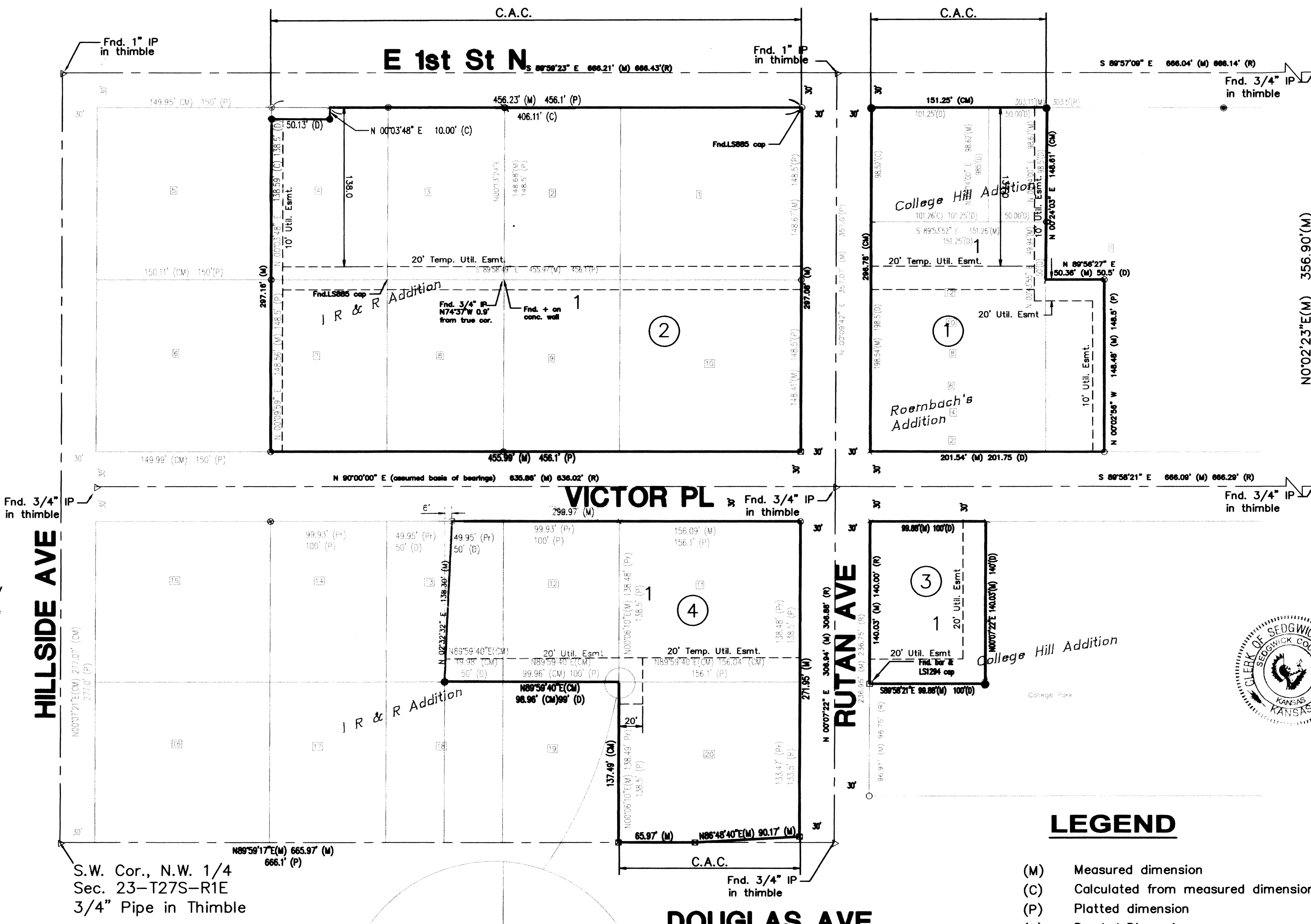
Notary Public: Deborah A. Tadlock

Name: Deborah A. Tadlock

My Appointment Expires: 7-15-08

Notary Public State of Kansas  
Deborah A. Tadlock  
My Appt Exp 7-15-08

**FOR REFERENCE ONLY  
NOT TO SCALE**



State of Kansas) ss  
Sedgwick County)  
This plat of "PARKSTONE ADDITION", to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 27th day of September, 2007.  
Wichita/Sedgwick County Metropolitan Area Planning Commission  
Barrett A. Downing, Chair  
John L. Schlegel, Secretary

State of Kansas) ss  
City of Wichita)  
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25 day of March, 2007. At the Direction of the City Council.

Carl Brewer, Mayor  
Karen Sublett, City Clerk

Entered on transfer record this 4th day of April, 2008.  
Don Brace, County Clerk

State of Kansas) ss  
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds office at 10:19:04 o'clock A. m., on the 4th day of April, 2008, and is duly recorded.

Bill Meek, Register of Deeds  
Tonya Buckingham, Deputy

State of Kansas) ss  
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this 17th day of October, 2007.

Seal of Tricia L. Robello, L.S. # 1246, Deputy County Surveyor, Sedgwick County, Kansas. Includes recording information: Date Recorded: 4/4/2008 10:19:04 AM, Register of Deeds, DOC # FLM-PG: 28964766, Receipt # 1684115, Pages Recorded: 1, Cadastre Initials: jp.

**LEGEND**

- (M) Measured dimension
- (C) Calculated from measured dimension
- (P) Platted dimension
- (D) Deeded Dimension
- Point Set
- ⊕ "+" Cut Set
- ⊗ "x" Cut Found
- 1/2" bar Found
- ▽ Pipe in Thimble Found
- ✱ PK Nail Found
- 3" Monument disk Found
- ⋄ "V" Notch Found
- ⊠ 5/8" Bar Found
- ⊙ 1 1/2" Pipe Found
- ⊘ 3/4" Pipe Found
- C.A.C. Complete Access Control
- ⊠ Original Lot Number

**FINAL PLAT OF  
PARKSTONE ADDITION**  
**TO WICHITA, SEDGWICK COUNTY, KANSAS**  
**LOCATED IN THE NW 1/4, SECTION 23, T27S, R1E OF THE 6 P.M.**  
DATE OF PREPARATION 10/11/07

Note:  
This plat is subject to the Provisions of Parkstone Planned Unit Development, PUD-26 on file with the Metropolitan Area Planning Dept.