

# 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 (GAS) 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  
EVERGY 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 ADVERTISING 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 VALVES 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. 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 DAWNITA REINHARDT AT 659-7400 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 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 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 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.
- FOLLOW THE LINK BELOW FOR CONSTRUCTION DETAILS ON SPECIFIC CITY OF WICHITA STANDARD DETAILS: <http://www.wichita.gov/PWU/Regulations.aspx>
- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- 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 OF THE MANHOLE.
- GEOTECHNICAL REPORT AVAILABLE UPON REQUEST.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
- 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.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACT". THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS, AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
- DEVELOPER FOR THIS PROJECT IS:  
AIRXCEL INC.  
3050 N ST. FRANCIS ST.  
WICHITA, KS, 67219  
ROB LEACH  
316-832-3400

# PRIVATE STORM WATER SEWER

TO SERVE

# AIRXCEL WAREHOUSE ADDITION

PROJECT NO. 2022-000764PPD

THE CITY OF WICHITA, KANSAS  
GARY JANZEN, P.E. - CITY ENGINEER

ORG CODE 56030970

# AS-BUILT PLANS

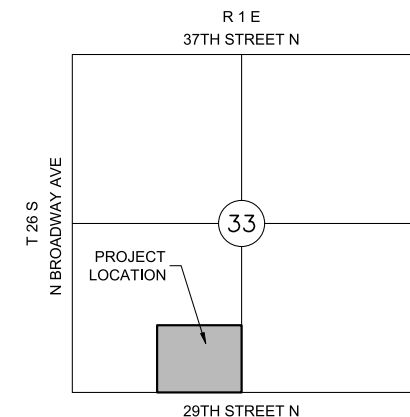
Contractor: Pearson Construction  
Inspector: James Ralston  
Baughman Co.

As-Built by: JAR  
As-Built Date: July 17, 2023

15" RCP = McPherson Concrete  
Concrete Structures = McPherson Concrete  
Frame/Lid = Neenah Foundry

Construction Began: July 13, 2023  
Construction Ended: July 14, 2023

Baughman No.: 23-06-E529



VICINITY MAP

No Scale

## INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02-05	STORM WATER DETAILS
06	SWS LINE 1 & LINE 2
SEE C400 & C401 FOR GRADING PLAN	
SEE C500 FOR EROSION CONTROL PLAN	

## LEGEND

- EXISTING SEWER
- PROPOSED SEWER

**Stormwater Certification:**  
New Development or Redevelopment (Circle One)

Stormwater Permit # \_\_\_\_\_

NOI Permit # KS #S-AR94-1771; Fed. # KSR120674

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.

Site Area (Acres) = 18.09 AC  
Disturbed Area (Acres) = 13.64 AC  
Water Quality Treatment: Off-site BMP Program  
Downstream Channel Protection: N/A - Ark River basin  
Detention: N/A - 10% Rule  
The BMP used for this development is Off-site BMP Program

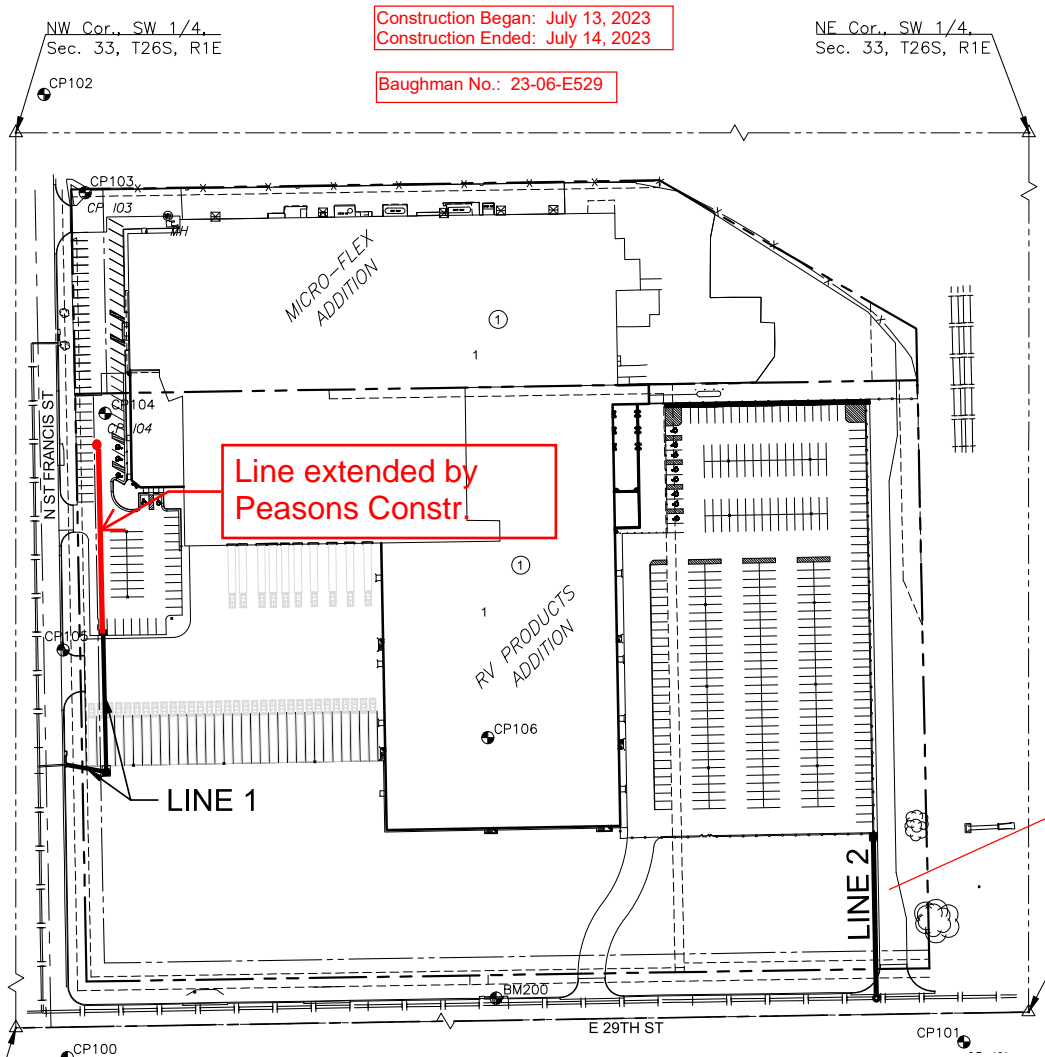
APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on this  
day the 18th of August, 2022  
Storm Water approved by Joe Hickle on this day  
the 18th of August, 2022

### 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 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.

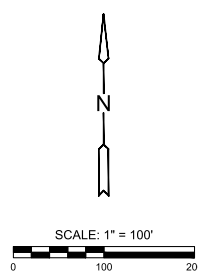


## CONTROL POINTS

- CP 100  
N: 1704523.177 E: 1650585.741 EL: 1315.14  
Description of control point: 5/8 x 24" rebar with MKEC aluminum control cap
- CP 101  
N: 1704540.507 E: 1651574.479 EL: 1315.58  
Description of control point: 5/8 x 24" rebar with MKEC aluminum control cap
- CP 102  
N: 1705585.541 E: 1650560.046 EL: 1315.605  
Description of control point: + cut top of curb
- CP 103  
N: 1705477.106 E: 1650605.346 EL: 1316.91  
Description of control point: PKN and washer
- CP 104  
N: 1705233.806 E: 1650627.411 EL: 1317.205  
Description of control point: PKN
- CP 105  
N: 1704972.900 E: 1650581.171 EL: 1315.015  
Description of control point: + cut top of curb
- CP 106  
N: 1704876.145 E: 1651049.489 EL: 1316.685  
Description of control point: + cut center of concrete slab
- Benchmarks:  
BM 200  
N: 1704588.754 E: 1651058.685 EL: 1313.86 (88)  
Description of Benchmark: square cut top of curb at the SE corner of curb inlet

NOT INSPECTED BY  
BAUGHMAN CO.

SE Cor., SW 1/4,  
Sec. 33, T26S, R1E



## DATUM

The Horizontal Datum is based on the Kansas Coordinate System of 1983, NAD83(2011), EPOCH 2010.0000, South Zone. Coordinates shown have been modified to the ground using a combined adjustment factor of 1.0001200144. State Plane coordinates can be calculated by multiplying the shown values by 0.99988.

All elevations shown are based on the NAVD 88 vertical datum, Geoid12b.

## NOTE

All Control Points shown have elevations established using standard surveying procedures and can be used as temporary benchmarks. When using a Control point as a temporary benchmark, it is recommended that cross-checks be made to other control points or benchmarks to confirm elevations prior to use.

NOTE:  
THIS PROJECT WORK IS PART OF PHASE 1 SCOPE OF WORK



PRIVATE STORM WATER SEWER PLANS FOR  
**AIRXCEL WAREHOUSE ADDITION**  
3050 N. ST. FRANCIS STREET, WICHITA, KANSAS 67219

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## TITLE SHEET

PROJECT NO.	2022-000764PPD	
DATE	JULY 2022	
SCALE	1"=100'	
DESIGNED	DRAWN	CHECKED
SPE	LM	SPE
NO.	REVISION	DATE

SHEET NO.  
01 OF 06

J:\PROJECTS\2022\220710\0309\_CROSSLAND\_AIRXCEL\_EXPANSION\00\_220359\_CAD\SHS\06\_CIVIL\SWSP\220359\_TITLE\_SHEET.dwg



PLOTTED: Friday, November 18, 2022 @ 04:37PM

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This was installed on Phase 1 by McCullough, Insp. by KE Miller.  
**NOT INSPECTED BY BAUGHMAN CO.**



PRIVATE STORM WATER SEWER PLANS FOR  
**AIRXCEL WAREHOUSE ADDITION**  
3050 N. ST. FRANCIS STREET, WICHITA, KANSAS 67219

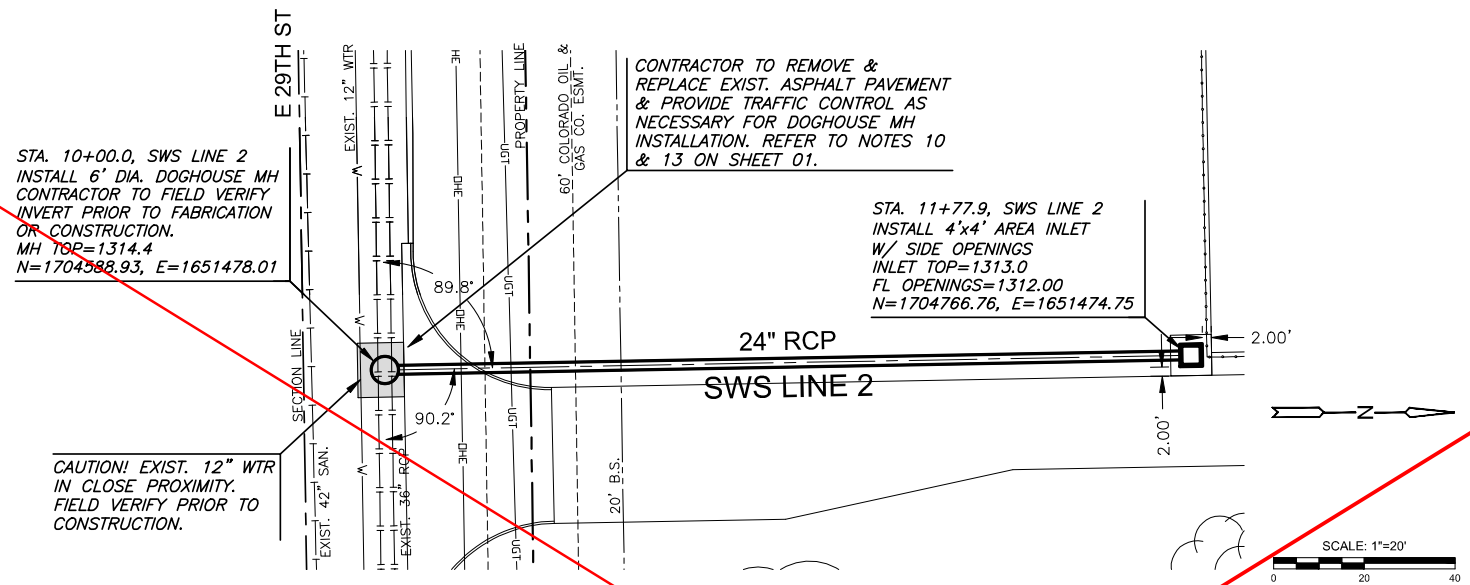
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**SWS LINE 2**

PROJECT NO.	2022-000764PPD	
DATE	11-17-2022	
SCALE	1"=20'	
DESIGNED	DRAWN	CHECKED
SPE	LM	SPE

1	LINE EXTENSION	11-18-22
NO.	REVISION	DATE

SHEET NO.  
07 OF 07



**NOTE:**  
CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

