

# GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. 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  
 Eergy 1-800-544-4857

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 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.

10. 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 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.

11. All elevations shown are NAVD88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.

13. City maintenance of storm sewer ends at last structure in the easement.

14. 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.

15. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

16. 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.

17. 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.

18. 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 "Maintain Existing BMPs".

19. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

20. All areas disturbed during construction are to be seeded as follows:

Seed --- Rye grass; 5 lbs./1000 Sq. Ft.

All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".

21. 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: Benchmark at 36.5' West of, 5.9' South of the South East Corner of Lot 5 Block 6 of the Hawthorn Addition  
 "X" chiseled on top of curb  
 Elevation = 1369.88 (NAVD 88)

BM #2: Benchmark at the East curb return of the West driveway, Lot 5 Block 6 of the Hawthorn Addition "X" chiseled square  
 Elevation = 1371.80 (NAVD 88)

# STORM SEWER IMPROVEMENTS to serve SUELLENTROP RETAIL CENTER

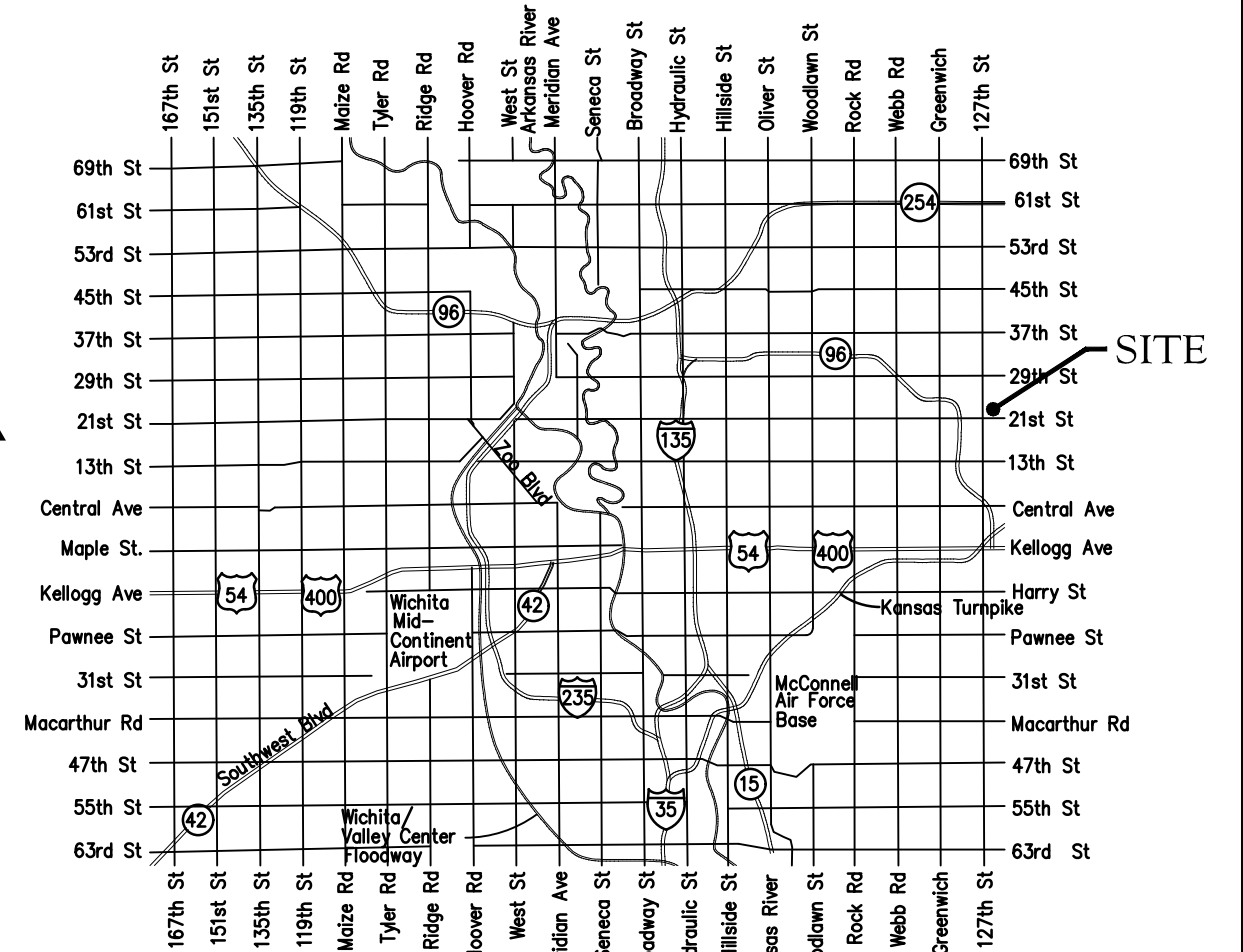
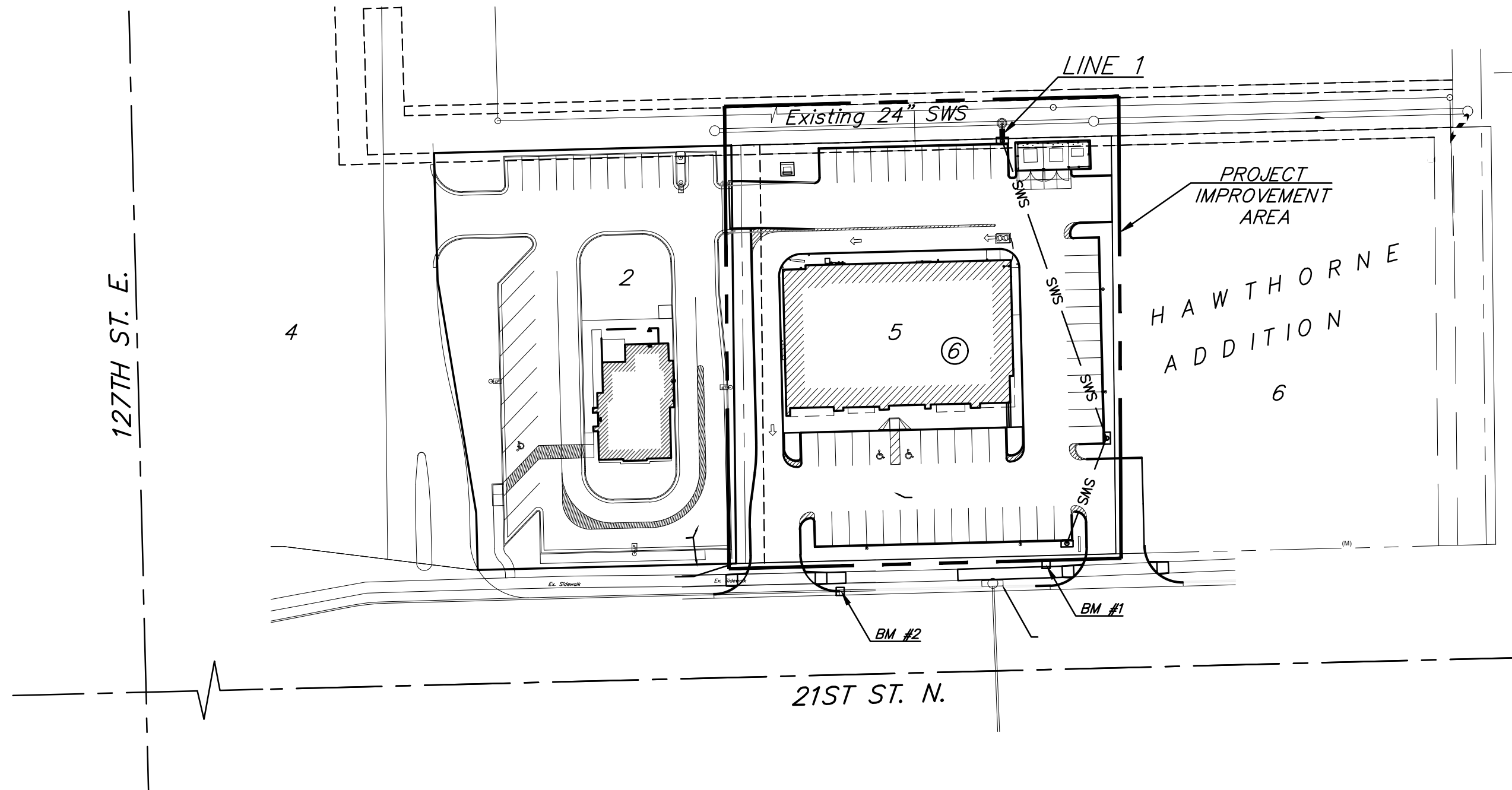
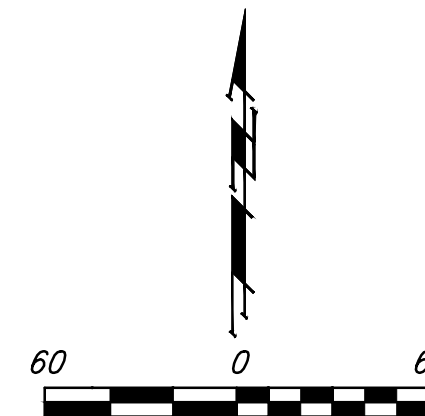
12938 E. 21ST ST. N.  
CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. Interim City Engineer  
2023-000813PPD  
56030970

Date: 2023-10-18  
 Inspector: A. Thompson  
 Design/Inspecting Firm: Kaw Valley Engineering, Inc.  
 Contractor:  
 Subcontractor: Sooter Excavating LLC  
 Built in general conformance to construction plans, except where noted on plans.

## Sheet Index

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## Vicinity Map

**Stormwater Certification:**  
New Development or Redevelopment (Circle One)  
 Stormwater Permit # SW02023-0027  
 NOI Permit # S-AR94-1832 KSR121379

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) = 1.01 Ac.  
 Disturbed Area (Acres) = 1.01 Ac.  
 Water Quality Treatment: Offsite BMP Program  
 Downstream Channel Protection: N/A  
 Detention: N/A  
 The BMP used for this development is Offsite BMP Program

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

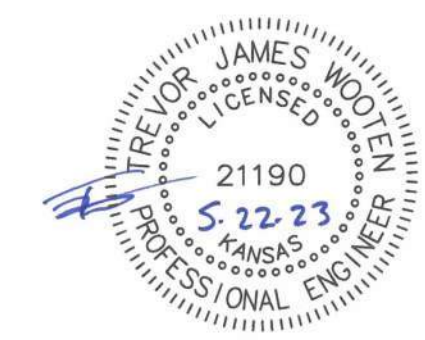
Engineering approved by Shawn Mellies on 05.23.23

Stormwater approved by Joe Hickle on 05.23.23

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.

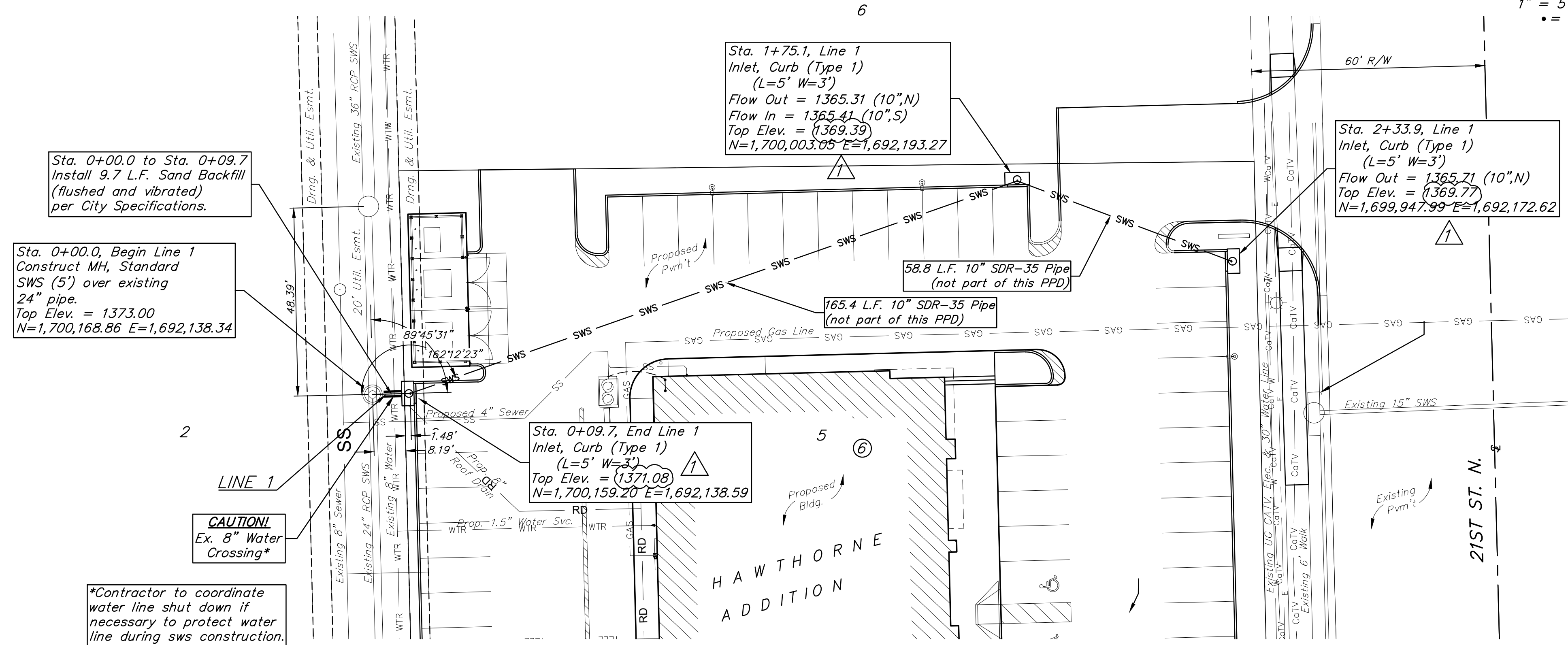
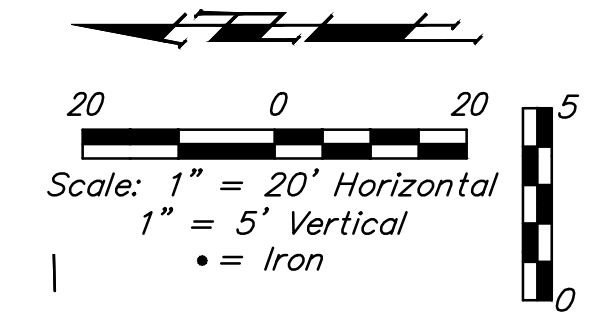


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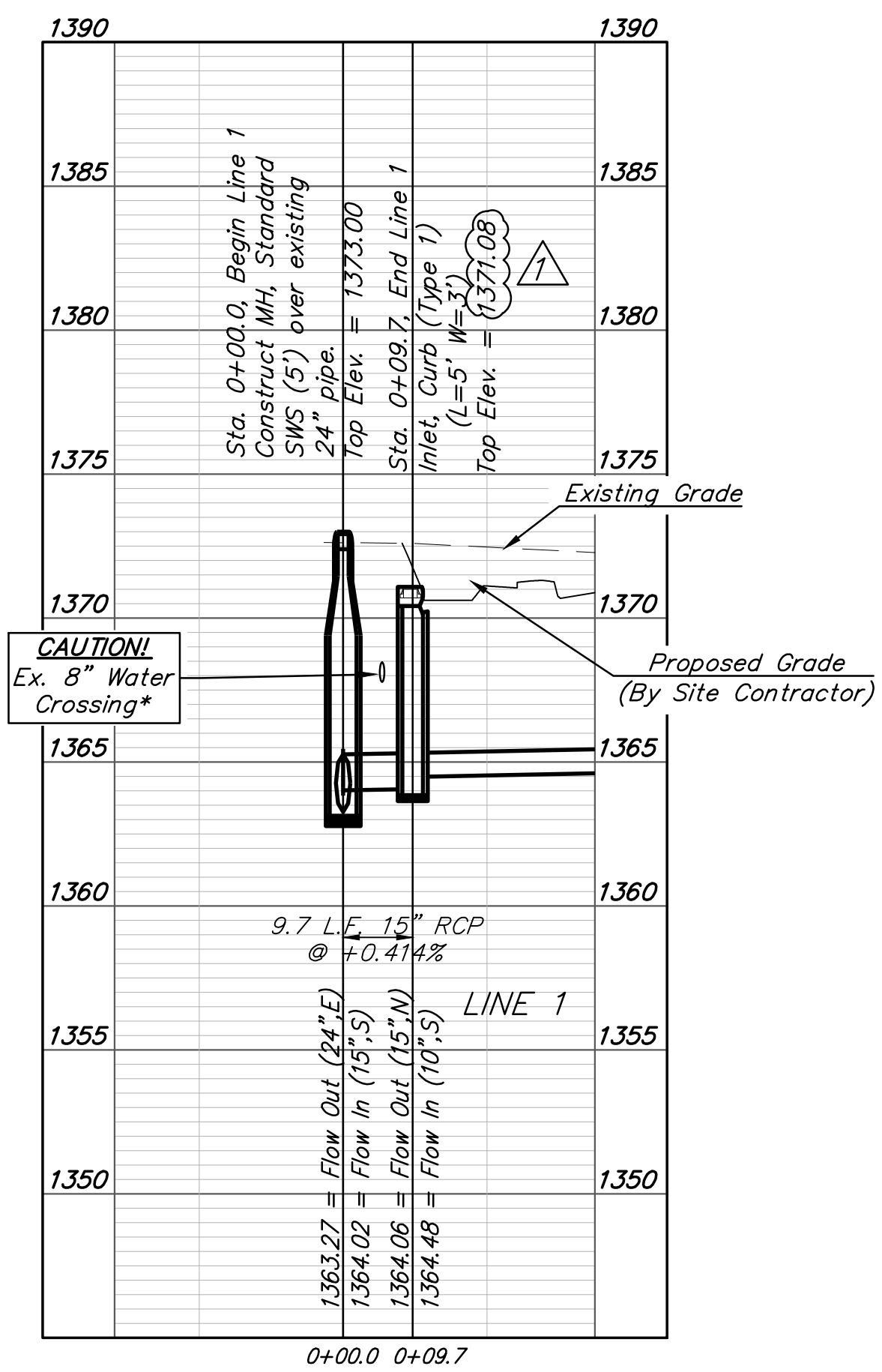
**BENCHMARKS:**  
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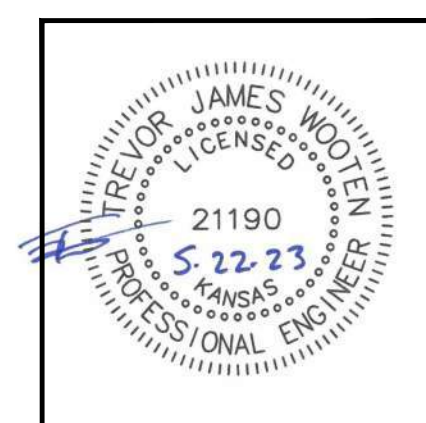
Contractor to verify depth and location of existing utilities.  
 Contractor to relocate any existing utilities as necessary for construction.



\*Contractor to coordinate water line shut down if necessary to protect water line during sws construction.



05.18.23 Elevations revised



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

SUELLENTROP RETAIL CENTER  
**LINE 1**  
 STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 22-08-E281  
 DESIGN: TJW DRAWN: TMS  
 DATE: May 23, 2023  
 SHEET OF 12  
**2 12**

# FINAL PLAT HAWTHORNE ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

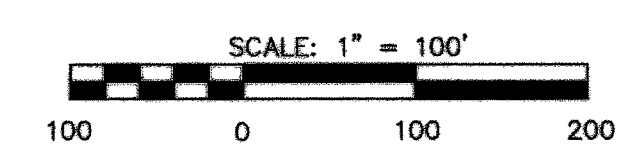
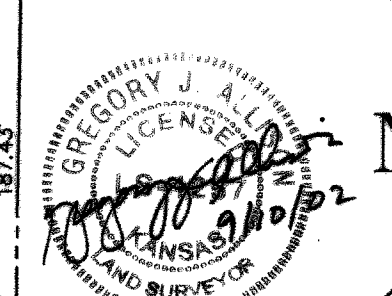
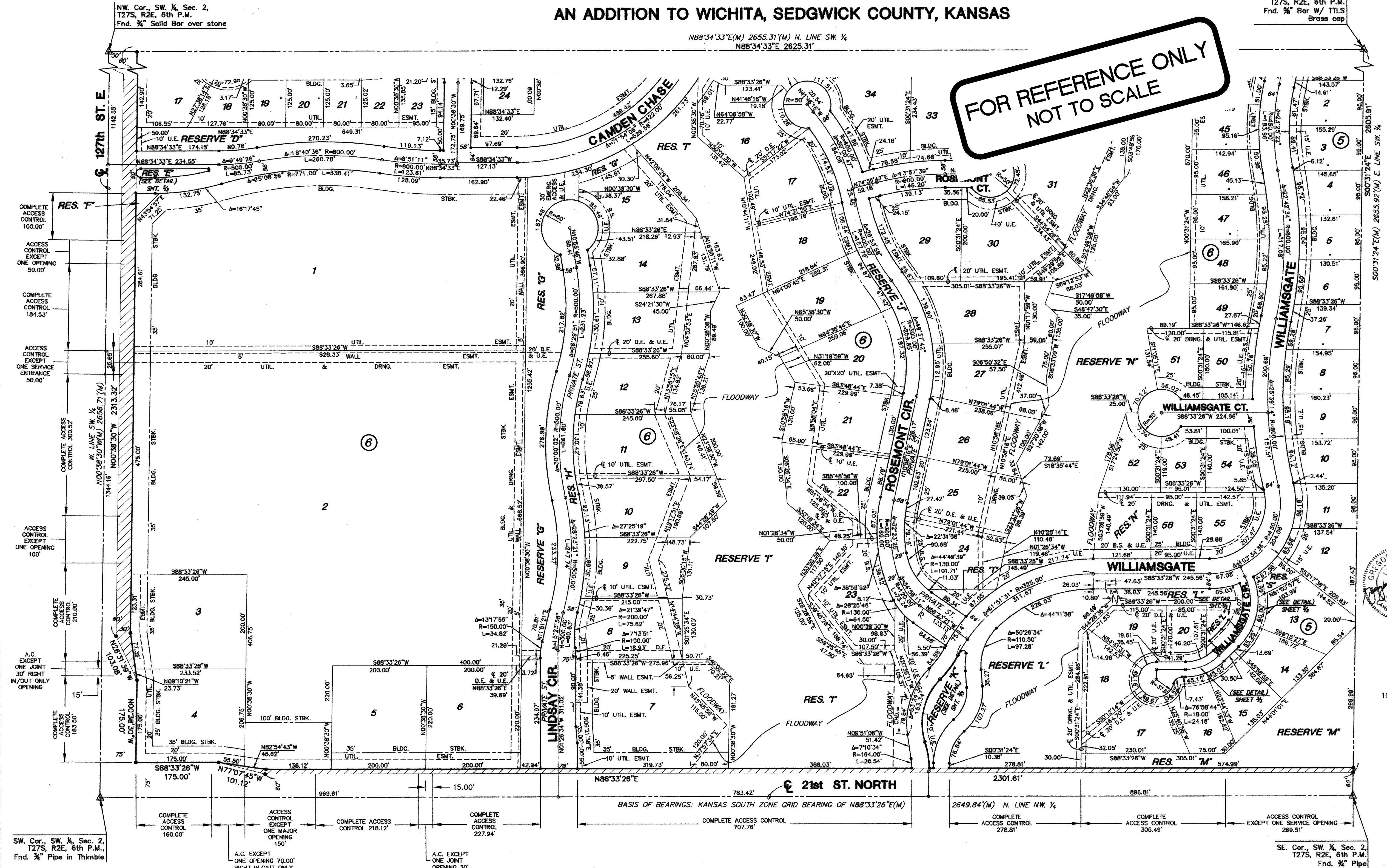
**NOTE**  
LOTS 1,2,3,4,5 AND 6 BLOCK 6 OF THIS PLAT ARE SUBJECT TO THE CONDITIONS OF COMMUNITY UNIT PLAN DP-238

N88°34'33"E(M) 2655.31'(M) N. LINE SW. ¼  
N88°34'33"E 2625.31'

NW. Cor., SW. ¼, Sec. 2,  
T27S, R2E, 6th P.M.  
Fnd. ¾" Solid Bar over stone

**FOR REFERENCE ONLY  
NOT TO SCALE**

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
24	2	173.6	1361.0
13	5	173.1	1360.5
14	5	171.9	1359.3
15	5	170.1	1357.5
16	5	168.3	1355.7
17	5	166.6	1354.0
18	5	167.1	1354.5
19	5	168.1	1355.5
7	6	167.8	1355.2
8	6	170.3	1357.7
9	6	170.3	1357.7
10	6	170.3	1357.7
11	6	170.3	1357.7
12	6	170.3	1357.7
13	6	170.3	1357.7
14	6	170.3	1357.7
15	6	170.9	1358.3
16	6	170.9	1358.3
17	6	170.3	1357.7
18	6	170.3	1357.7
19	6	170.3	1357.7
20	6	170.3	1357.7
21	6	170.3	1357.7
22	6	170.3	1357.7
23	6	170.3	1357.7
24	6	169.7	1357.1
25	6	169.7	1357.1
26	6	169.7	1357.1
27	6	169.7	1357.1
28	6	174.1	1361.5
30	6	174.1	1361.5
31	6	174.1	1361.5
32	6	176.1	1363.5
44	6	176.1	1363.5
45	6	175.1	1362.5
46	6	174.1	1361.5
47	6	174.1	1361.5
48	6	174.1	1361.5
49	6	174.1	1361.5
51	6	174.1	1361.5
52	6	169.7	1357.1
56	6	169.7	1357.1



- LEGEND**
- △ = SECTION CORNER MONUMENT FOUND
  - = FOUND PROPERTY CORNER REBAR
  - = SET 5/8" REBAR W/ MKEC CLS #39 CAP
  - B.S. = BUILDING SETBACK
  - U.E. = UTILITY EASEMENT
  - (M) = MEASURED DIMENSION
  - ▭ = STREET DEDICATION

2/3



**BAUGHMAN  
COMPANY**

315 Ellis St.  
Wichita, KS 67211  
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SUELLENTROP RETAIL  
CENTER

**COPY OF  
PLAT**

STORM WATER SEWER  
IMPROVEMENTS

PROJECT NUMBER:  
22-08-E281

DESIGN: DRAWN:  
DATE: April 3, 2023

SHEET OF  
**12 12**

11/25/2022

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