

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 1-316-687-2470
The Contractor must notify the following in case of an emergency:
AT&T 1-800-246-6464
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
Every Energy 1-800-544-4857
- Utility service lines, poles, valve boxes, meters, and etcetera 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 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 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. 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 Dawnita Reinhardt with the City at 316-650-0740 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, Mike Armour 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 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 U.S.G.S. Datum (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.
- Contractor shall limit the extend of trench open 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.
- Contractor shall provide positive drainage away from all manhole covers.
- 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.
- Site grading will not cause additional adverse drainage impacts onto neighboring properties. See site grading plans for more information.

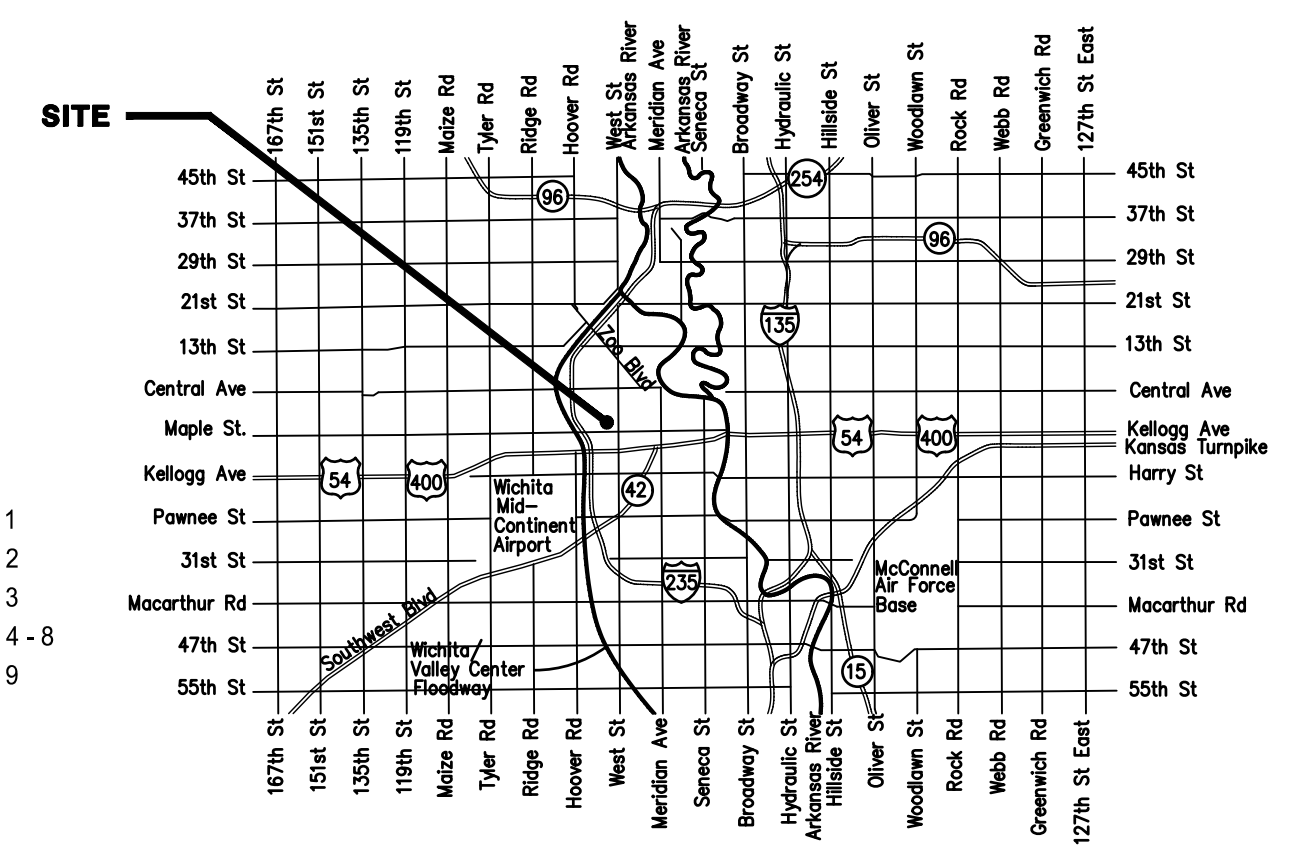
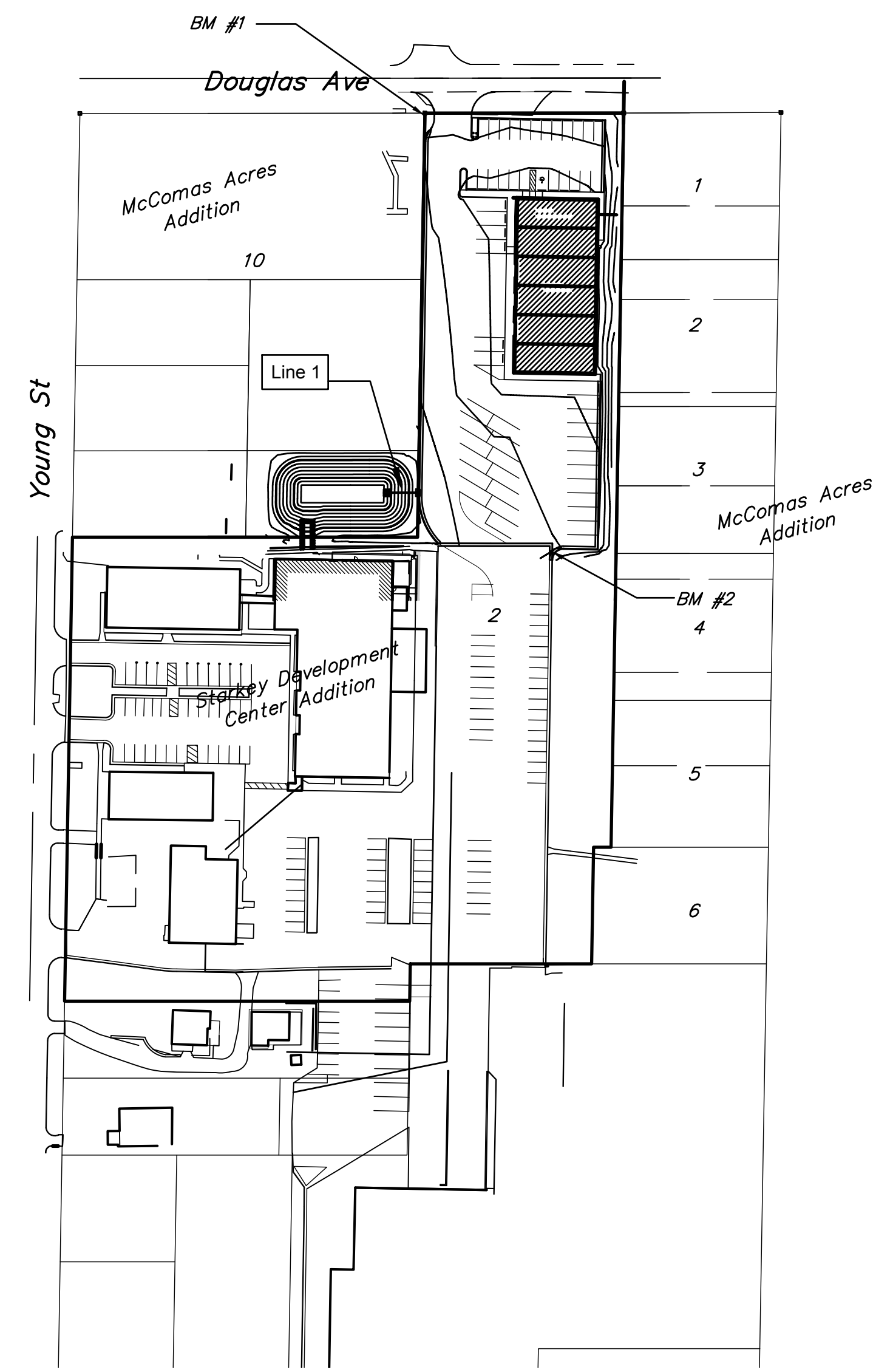
**PRIVATE PROJECT
STORM SEWER IMPROVEMENTS**
to serve
Starkey Development Center Addition
Lot 2 4451 W Douglas
CITY OF WICHITA, KANSAS
Gary Janzen P.E. City Engineer
Project Number: 2023-000818PPD
(56030970)

Date: 2023-08-23
Inspector: A. Thompson
Design/Inspecting Firm: Baughman Company / Kaw Valley Engineering, Inc.
Contractor: Hutton Construction
Subcontractor: Sooter Excavating Inc.
Built in general conformance to construction plans, except where noted on plans.

BENCHMARKS

Site Benchmark - 1
1/2" iron pipe at northwest corner of Lot 2, Starkey Development Center Addition. Elevation = 1306.76 (NAVD 88)

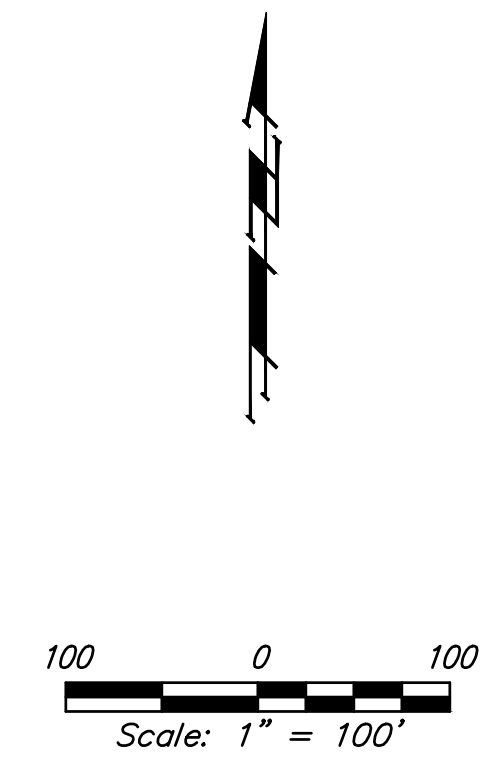
Site Benchmark - 2
Chiseled square on top of curb located near northeast corner of existing parking lot. Approximately 37' south and 55' west of the NE corner of Lot 2, Starkey Development Center Add. Elevation = 1308.57 (NAVD 88)



SHEET INDEX:

Title Sheet	1
SWS Line 1 Plan/Profile	2
Erosion Control Plan	3
Erosion Control Details	4 - 8
Copy of Plat	9

*Current Stormwater Control Details are available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



Stormwater Certification:

New Development Redevelopment (Circle One)

Stormwater Permit # SWO2023-0028

NOI Permit # S-AR94-1827

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) = 5.53 acres

Disturbed Area (Acres) = 1.96 acres

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: N/A

Detention: Proposed on-site pond

The BMP used for this development is Offsite BMP Program

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

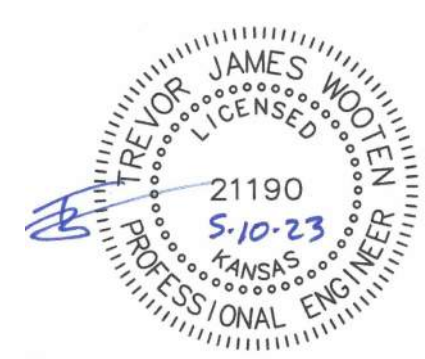
Engineering Approved by Shawn Mellies PE (05/15/2023)

Stormwater Approved by Joe Hickle PE (05/15/2023)

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.



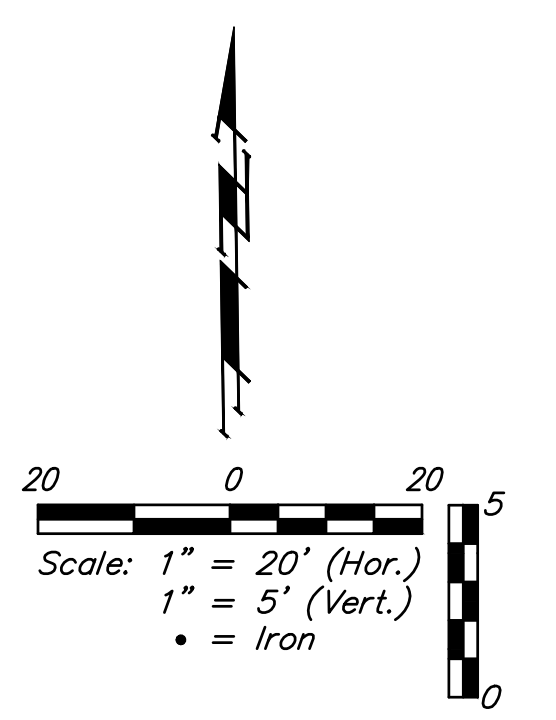
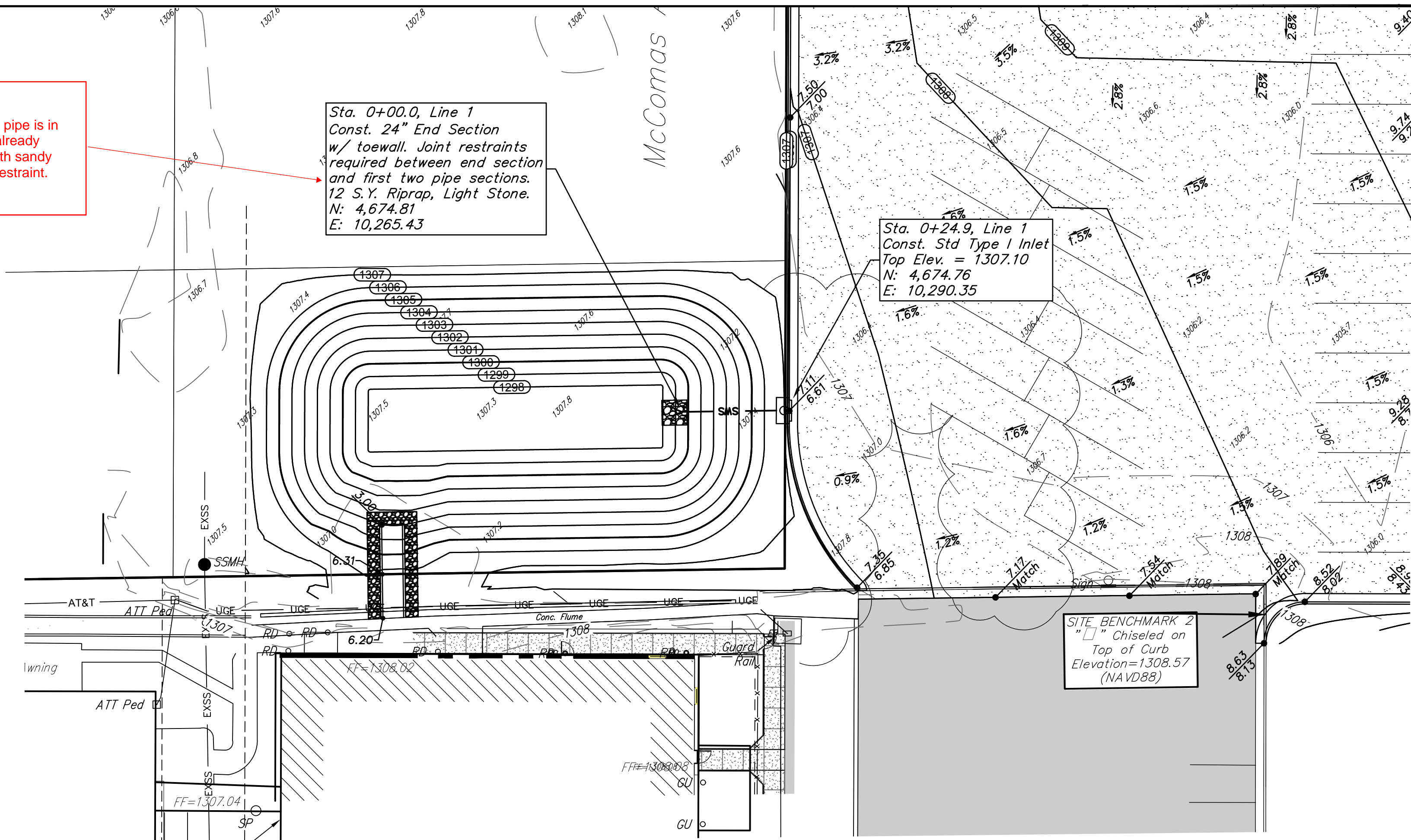
E:\Projects\Starkey Vehicle Maintenance 21-10-EO\25\Engineering\PPD\Starkey PPD.dwg

Not Built As Per Plans:
 Sta. 0+00.00 only first joint was restrained. C.O.W ok'd this due to the fact pipe is in the bottom of the pond and the pipe was already buried, causing more potential problem with sandy embankment to uncover 2nd joint to add restraint.

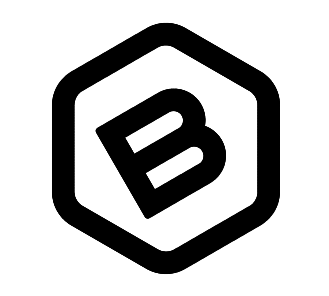
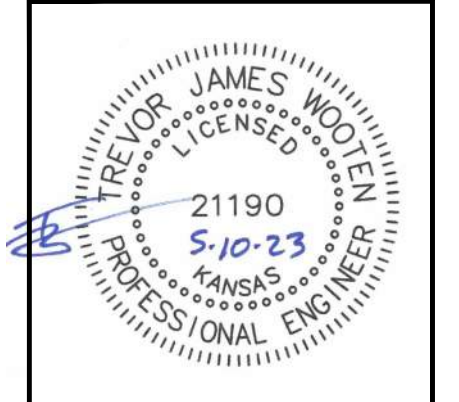
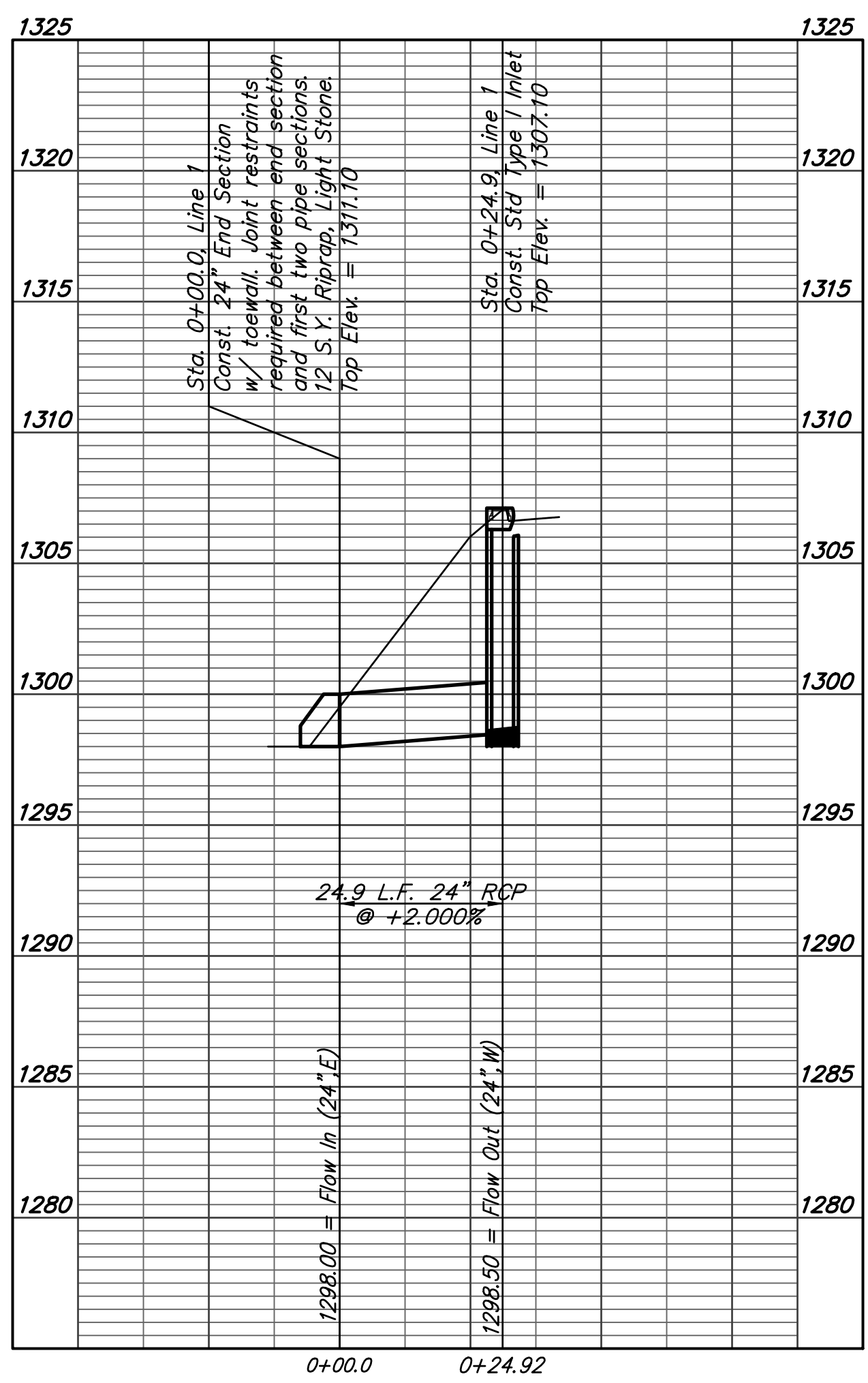
Sta. 0+00.0, Line 1
 Const. 24" End Section
 w/ toewall. Joint restraints
 required between end section
 and first two pipe sections.
 12 S.Y. Riprap, Light Stone.
 N: 4,674.81
 E: 10,265.43

Sta. 0+24.9, Line 1
 Const. Std Type 1 Inlet
 Top Elev. = 1307.10
 N: 4,674.76
 E: 10,290.35

SITE BENCHMARK 2
 "I" Chiseled on
 Top of Curb
 Elevation=1308.57
 (NAVD88)



Pond Data:
 Bottom Elevation: 1298.0 NAVD
 100 Year (empty): 1306.1 NAVD
 100 Year (full): 1306.7 NAVD



**BAUGHMAN
 COMPANY**

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

Starkey Development Center
 Addition

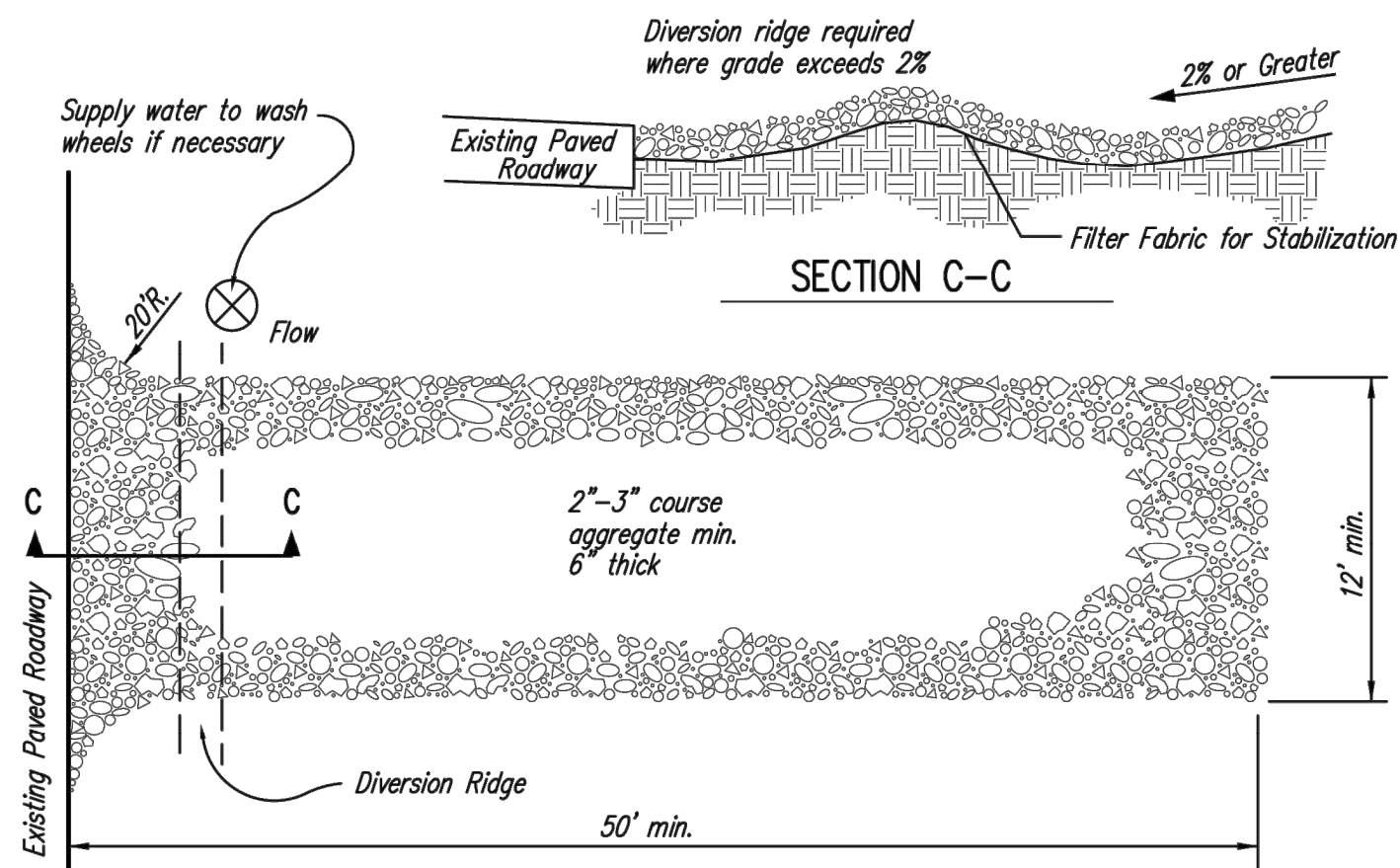
Line 1

STORMWATER SEWER
 IMPROVEMENTS

PROJECT NUMBER:
 21-10-E025

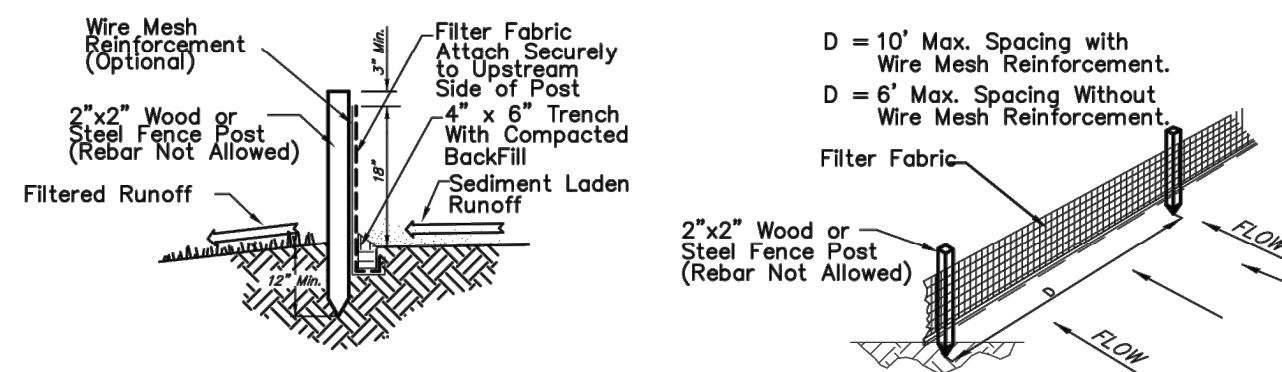
DESIGN: TJW DRAWN: PDM
 DATE: May 10, 2023

SHEET
2 OF
9

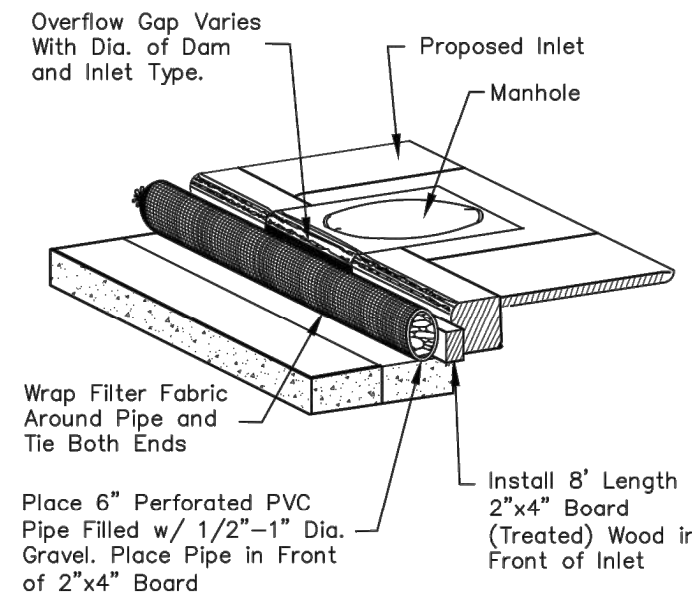


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
 4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

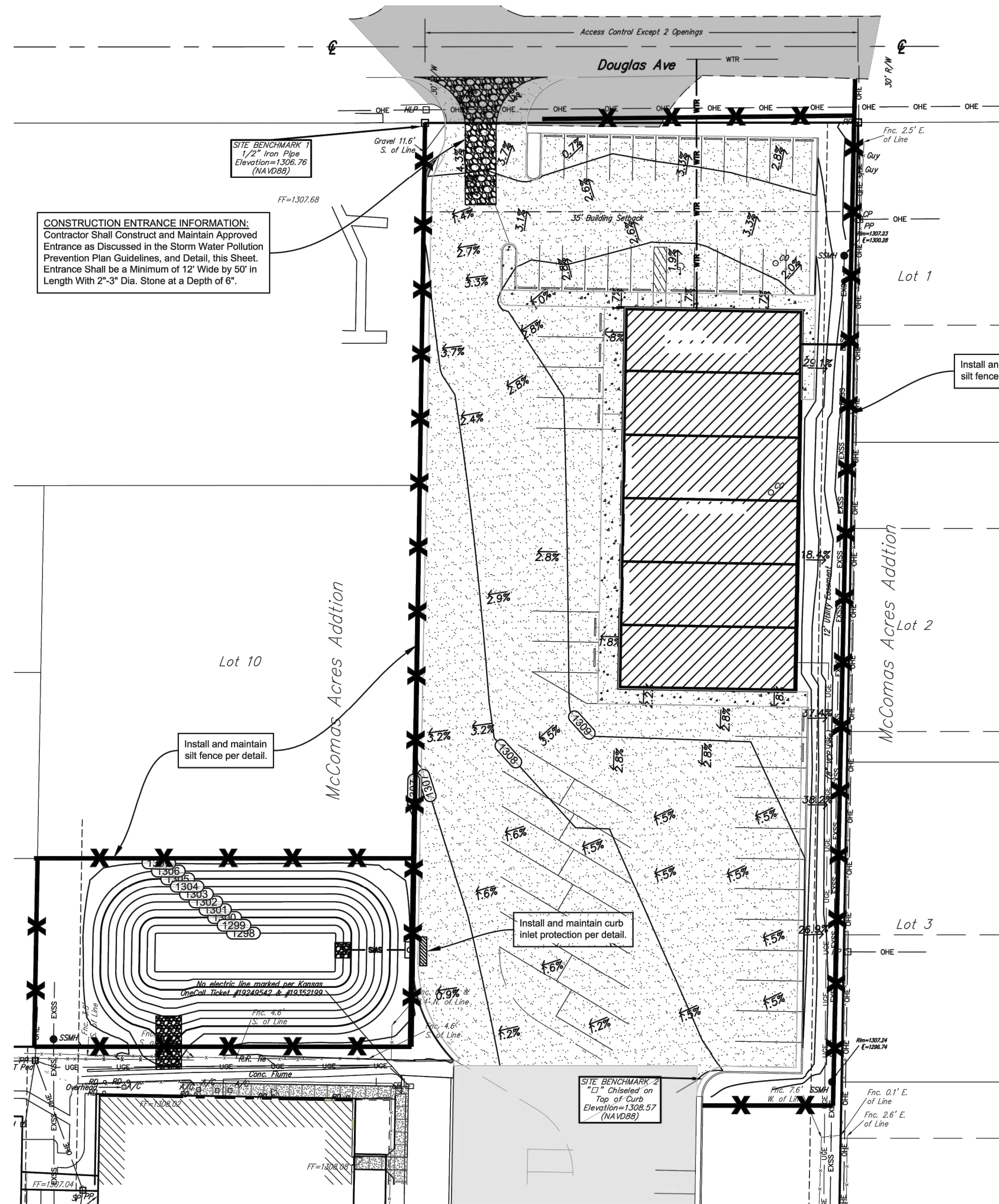
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

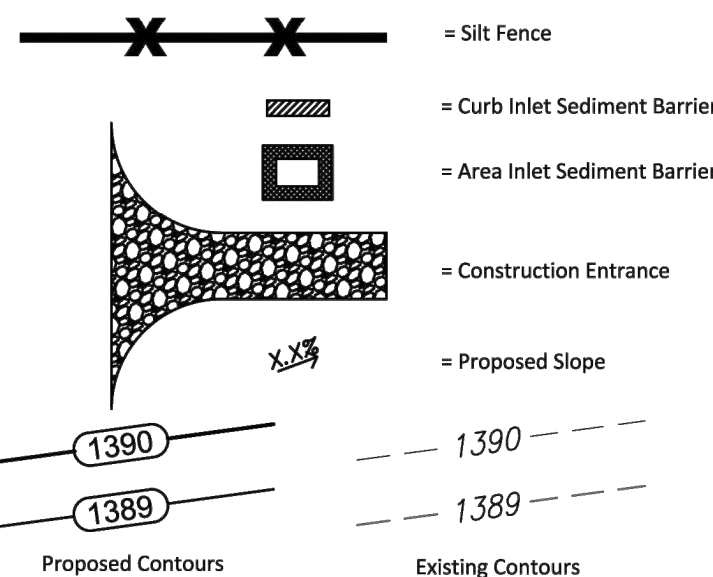


3 TYPE 1 INLET PROTECTION
NOT TO SCALE



EROSION CONTROL PLAN

EROSION CONTROL LEGEND



**FOR REFERENCE ONLY
NOT TO SCALE**

LEGAL DESCRIPTION

Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area: ±240,707.99 sq. ft. (5.53 acres)
Disturbed Area: ±53,173.7 sq. ft. (1.22 acres)
Impervious Area, pre-const: ±0 sq. ft. (0.00 acres)
Impervious Area, post-const: ±55,103.9 sq. ft. (1.27 acres)

BENCHMARKS

Site Benchmark - 1
1 / 2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.
Elevation = 1306.76 (NAVD 88)

Site Benchmark - 2
Chiseled square on Top of Curb near northeast corner of existing parking lot, approximately 375' S and 55' W of the NE Corner of Lot 2, Starkey Development Center.
Elevation = 1308.57 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

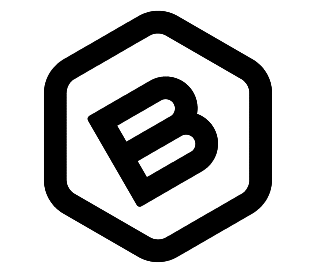
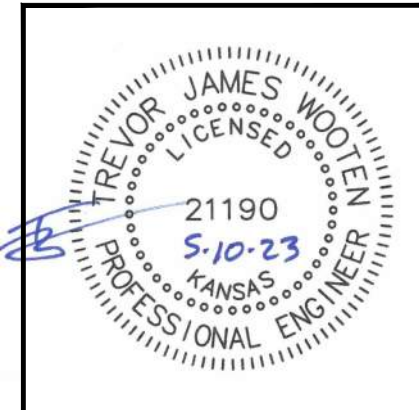
Kansas Gas Service (Gas).....	1-888-482-4950
Black Hills Energy (Gas).....	1-800-303-0357
Energy Energy (Electric).....	383-8650
Cox Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Wichita Water Dept. (Water).....	268-4563
	or 268-4908
City of Wichita Sewer Maint. (San. Sewer).....	268-4024
	or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer).....	268-4090
City of Wichita Traffic Maint. (Traf. Control).....	268-4034
	or 268-4203

EROSION CONTROL NOTES

1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

Folger and Associates, Inc.
Architecture
11001 Quail Creek, Derby, Kansas
316-706-9040

STARKEY INC.
TRANSPORTATION BUILDING
MAPLE CAMPUS
WICHITA, KANSAS



BAUGHMAN COMPANY

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

Starkey Development Center Addition

Copy of Erosion Control Plan

STORMWATER SEWER IMPROVEMENTS

PROJECT NUMBER:
21-10-E025

DESIGN: TJW DRAWN: PDM
DATE: May 10, 2023

SHEET **3** OF **9**

4-14-2022 PROGRESS SET
9-28-2022 FINAL SET

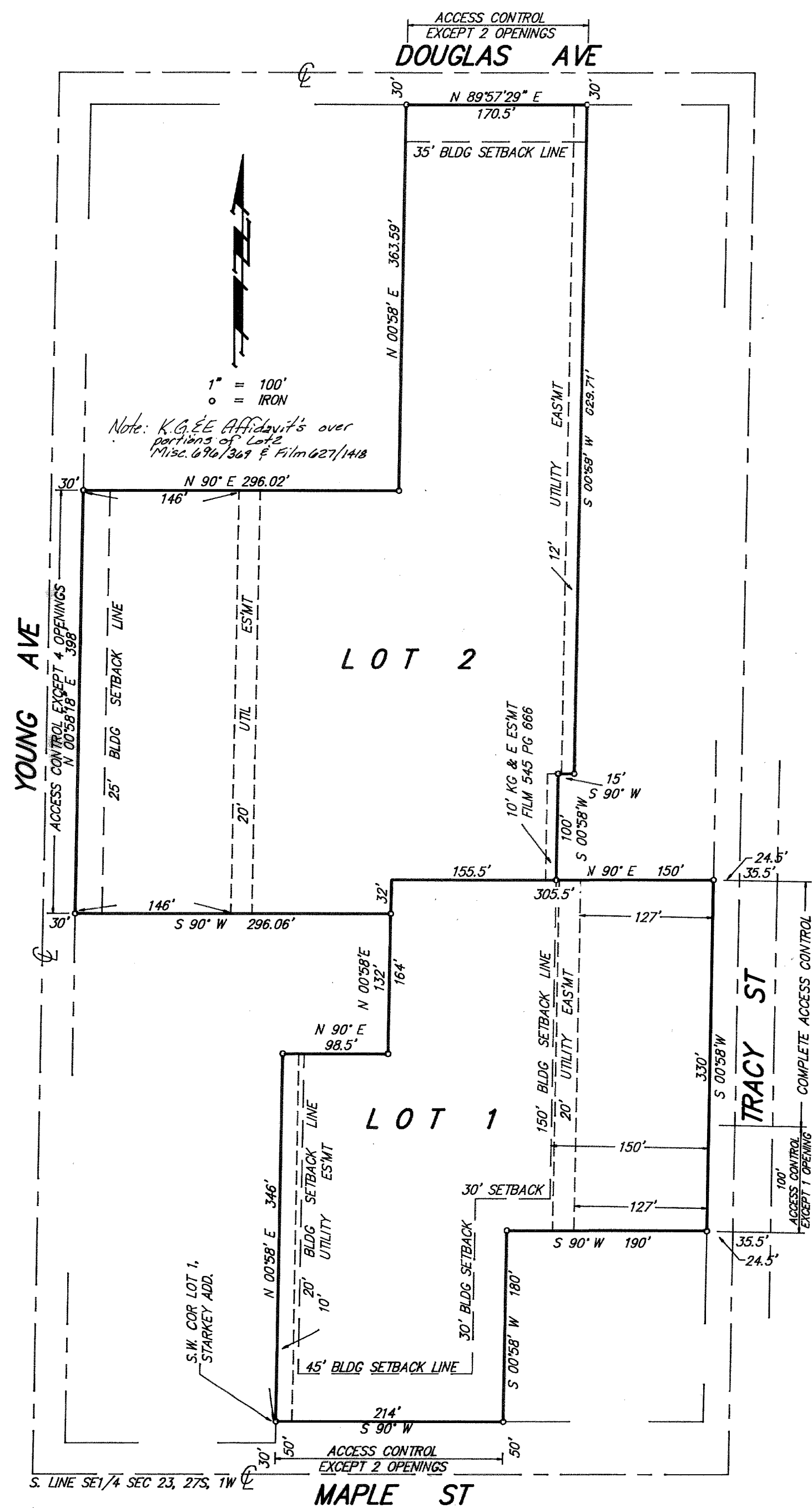
202124
SITE PLAN

C3.0

STARKEY DEVELOPMENT CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE

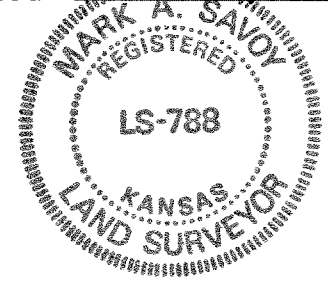


State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replot of the west 170.5 feet of Lots 1, 2, 3, 4, and 5 and Lot 6, except the east 150 feet of the north 100 feet thereof and except the south 200 feet thereof, and the east 98.5 feet of Lot 7, except the south 200 feet thereof, and the N1/2 of Lot 8 and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.

All being situated in the SE1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.
Existing easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Dated 27th day of August 1991



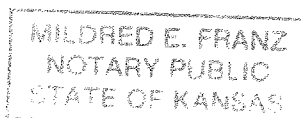
Mark A. Savoy Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple St., over and across the south line of Lot 1 and to or from Tracy St., over and across the east line of Lot 1 and to or from Douglas Ave., over and across the north line of Lot 2 and to or from Young Ave., over and across the west line of Lot 2 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Maple St. at two locations and that Lot 1 shall have access to Tracy St. at one location over the south 100 feet of the east line thereof and that Lot 2 shall have access to Douglas Ave. at two locations and that Lot 2 shall have access to Young Ave. at four locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Starkey Developmental Center, Inc.

William E. Brotton Executive Director
William E. Brotton

State of Kansas) SS The foregoing instrument acknowledged before me, this 26th day of September 1991, by William E. Brotton, Executive Director of Starkey Developmental Center, Inc., on behalf of the corporation.



Mildred E. Franz Notary Public
Mildred E. Franz

My App't. Exp. 2-3-95

This plat of "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.
Dated this 1st day of August 1991.

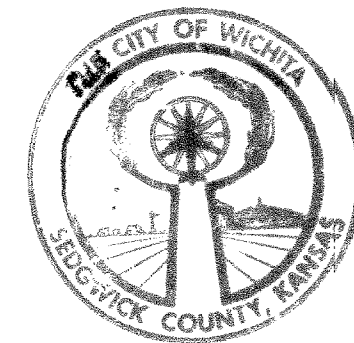
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman
George D. Sherman

Marvin S. Krout Secretary
Marvin S. Krout



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 15 day of October 1991.



Bob Knight Mayor
Bob Knight

Pat Burnett Deputy City Clerk
Pat Burnett

Entered on transfer record this 24 day of October 1991.

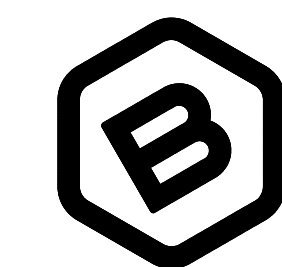
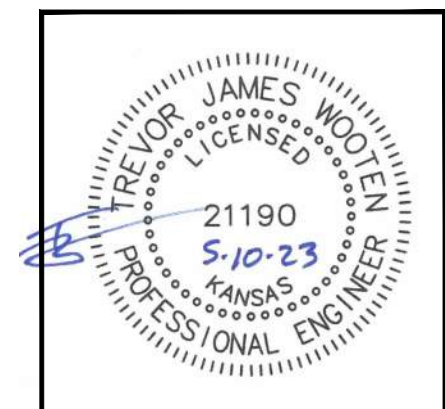
#1166905

Dan Wright County Clerk
Dan Wright

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 24th day of OCTOBER 1991, at 10:30 o'clock A.M.; and is duly recorded.

Pat Kettler Register of Deeds
Pat Kettler

Ed Resa Deputy
Ed Resa



BAUGHMAN COMPANY

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

Starkey Development Center
Addition

COPY OF PLAT

STORMWATER SEWER IMPROVEMENTS

PROJECT NUMBER:
21-10-E025

DESIGN: TJW DRAWN: PDM

DATE: May 10, 2023

SHEET OF

9 OF 9