

**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) 1-800-694-8999  
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 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 AT 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.
- IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER, MIKE ARMOUR 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/Pages/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 MOUNDING 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 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:  
LINEAR PROPERTIES, LLC  
8080 E. CENTRAL AVE, SUITE 110  
WICHITA, KS 67206  
TYLER ELLIS  
(316) 680-9723

**PRIVATE STORM WATER SEWER  
TO SERVE**

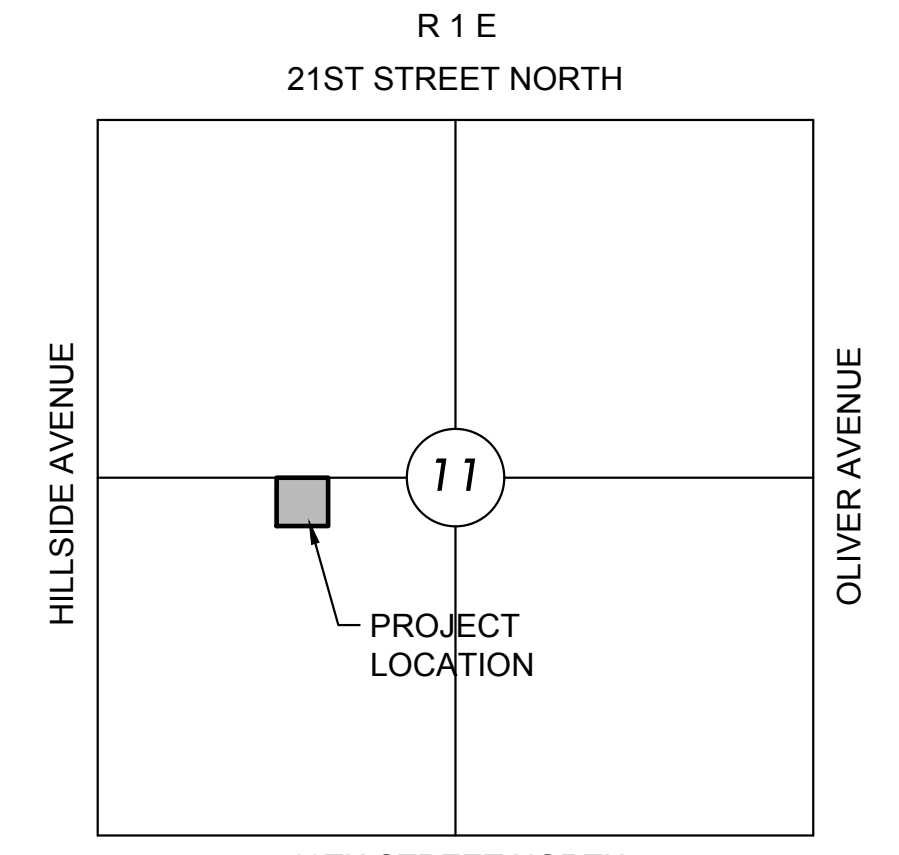
**HIGH PLAINS DEVELOP. (PHASE 2)**

3607 E 17TH ST N  
WICHITA, KS

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

PROJECT NO.  
2021-702PPD (56030970)

Date: 2021-10-07  
Inspector: A. Thompson  
Design/Inspecting Firm: MKEC/Kaw Valley  
Engineering, Inc.  
Contractor: Commerce Construction  
Subcontractor: Sooter Excavating Inc.  
Built in general conformance to construction plans,  
except where noted on plans.



**VICINITY MAP**

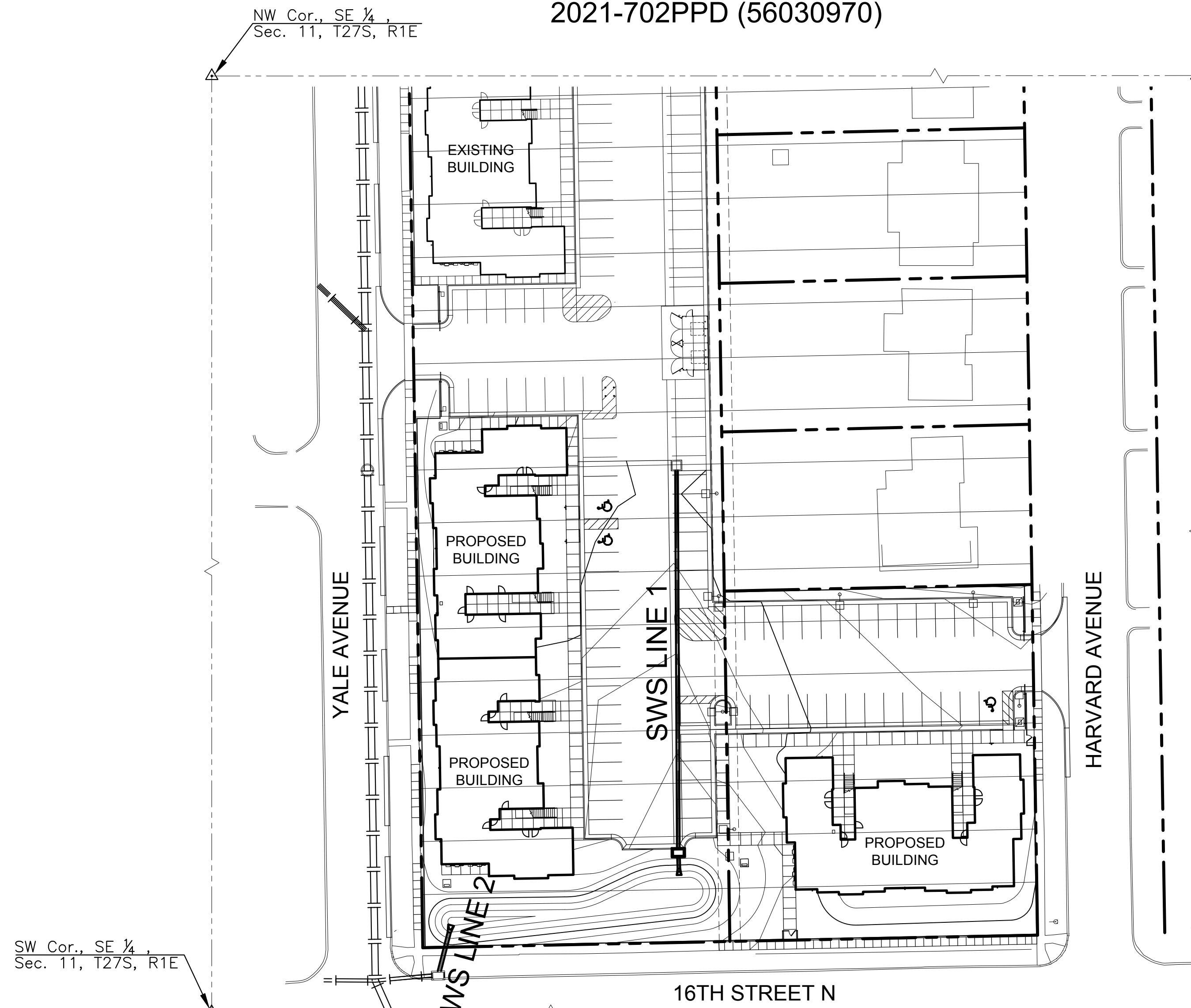
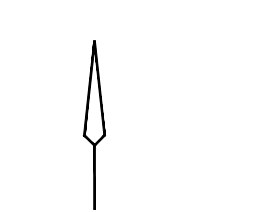
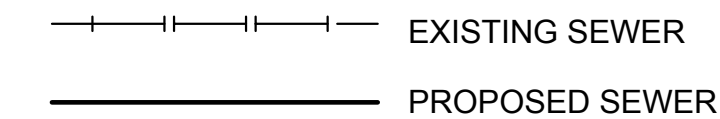
No Scale

**INDEX TO DRAWINGS**

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	DETAILS
03	SWS LINE 1
04	SWS LINE 2



**LEGEND**



**CONTROL POINTS (GND)**

CP	N	E	EL	REMARKS
CP 117	1696768.813	1662522.375	1393.055	5/8" BY 24" REBAR WITH RED MKEC CP CAP
CP 118	1696687.829	1661994.856	1392.870	5/8" BY 24" REBAR WITH RED MKEC CP CAP
CP 119	1696745.835	1661296.579	1385.395	5/8" BY 24" REBAR WITH RED MKEC CP CAP
CP 120	1696459.592	1661367.498	1379.315	5/8" BY 24" REBAR WITH RED MKEC CP CAP
CP 121	1696031.657	1661351.340	1375.915	5/8" BY 24" REBAR WITH RED MKEC CP CAP
CP 302	1696339.066	1662434.966	1386.110	CHISELED "X"
CP 335	1696700.159	1662415.279	1387.510	CHISELED "X"
CP 450	1696757.099	1661695.253	1387.835	CHISELED "X"
CP 451	1696048.759	1661718.465	1376.875	CHISELED "X"

**BENCHMARKS**

BM 900	N: 1696630.339	E: 1662382.656	EL: 1386.330	BM SQ CUT TC ON S. RETURN TO E. ENTRANCE TO THE FIELDHOUSE BAR @ 17TH GENTRY
BM 901	N: 1696622.560	E: 1661362.041	EL: 1382.115	BM SQ CUT TC ON S. RETURN 1ST SET OF PARKING STALLS S. OF 17TH ON E. SIDE YALE
BM 902	N: 1696070.981	E: 1661304.950	EL: 1376.235	BM SQ CUT TC N. SIDE OF 16TH STREET 10' +/- WEST OF CURB INLET ON NW CORNER OF YALE AND 16TH

**DATUM**

THE HORIZONTAL DATUM IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983(2011), 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.

**UTILITIES**

THE UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY THE UTILITY OWNERS IN RESPONSE TO KANSAS ONE CALL TICKET NUMBER: 20063893, 20064008, 20064051, 20064059, AND 20064073. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CP & BM 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 REGARDING BUILDINGS: MOST BUILDINGS WERE LOCATED USING LIDAR SURVEY DATA. BUILDING OUTLINES MAY NOT REFLECT ACTUAL LOCATION OF THE BUILDING

**Stormwater Certification:**  
Redevelopment

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

NOI Permit # KS # S-AR94-1646 FED # KSR115803

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) = 1.5 AC

Disturbed Area (Acres) = 1.5 AC

Water Quality Treatment: OFFSITE BMP PROGRAM

Downstream Channel Protection: N/A

Detention: 0.05 AC-FT

The BMP used for this development is OFFSITE BMP PROGRAM

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION

Engineering	approved by Benjamin Ferguson on this day _____ the 23rd of August, 2021
Storm Water	approved by Joe Hickle on this day _____ the 23rd of August, 2021

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.



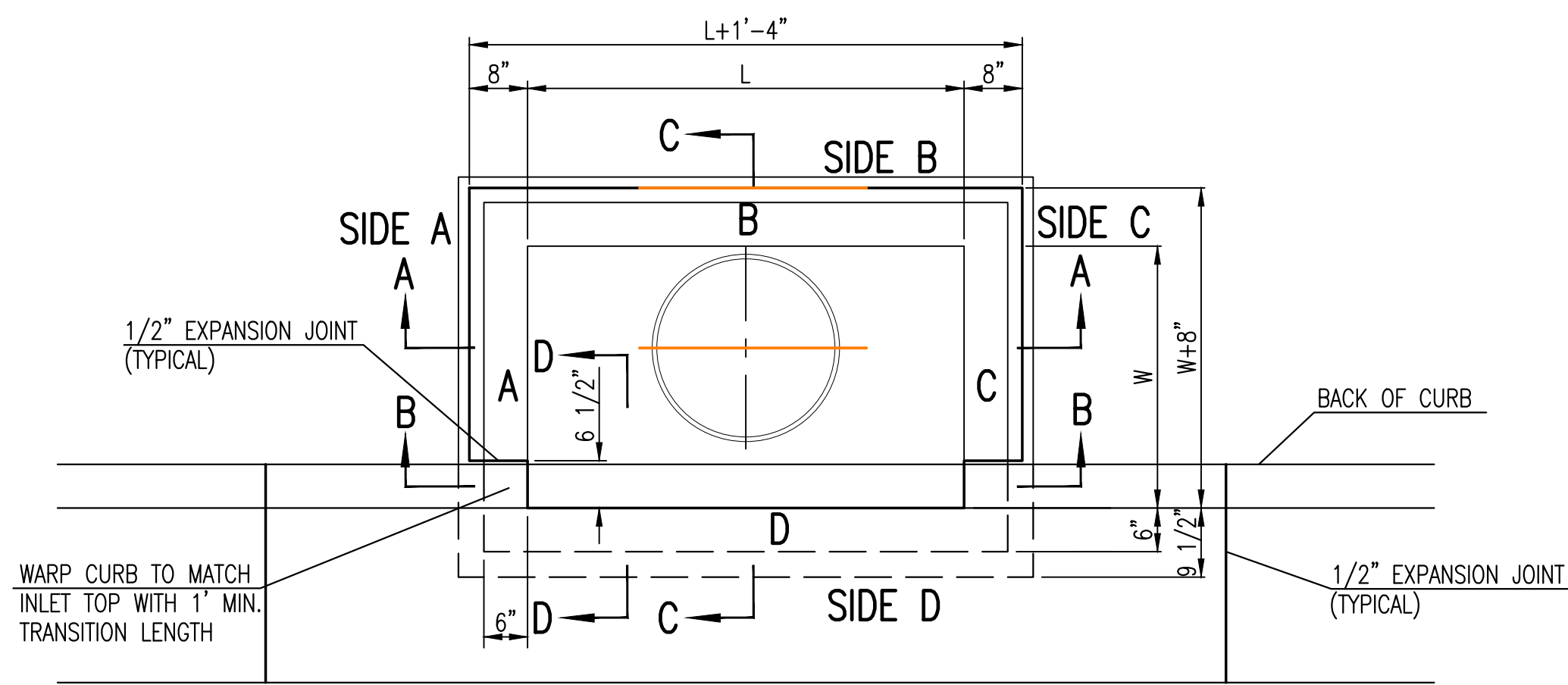
PRIVATE STORM WATER SEWER PLANS FOR  
**HIGH PLAINS DEVELOP. (PHASE 2)**  
YALE APARTMENTS PHASE 2

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**TITLE SHEET**

PROJECT NO.	2021-702PPD	
DATE	JUNE 2021	
SCALE	1"=40'	
DESIGNED	MKB	
DRAWN	CJL	
CHECKED	SPE	
NO.	REVISION	DATE

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TOP VIEW

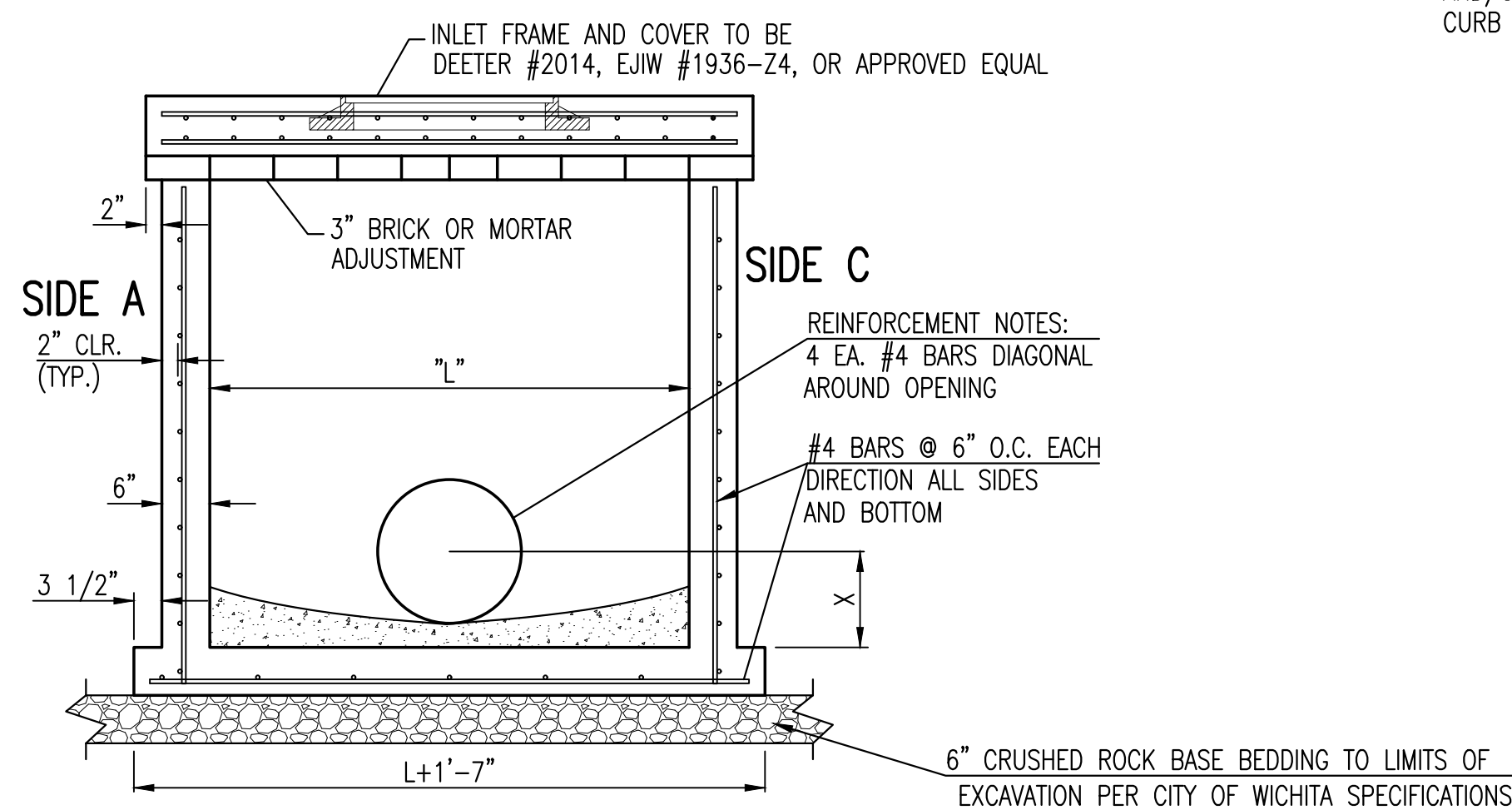
BAR SCHEDULE		
INLET OPENING	B1 BARS	SPACING
5'-0"	#4	4"
10'-0"	#6	3.5"

W	PRE-CAST TOP SIZE			PIPE DIA.**
	WIDTH	LENGTH	TOP	
3'-0"	W+8"	L+1'-4"	7 1/2"	21" & SMALLER
4'-0"	W+8"	L+1'-4"	7 1/2"	24" & 30"
5'-0"	W+8"	L+1'-4"	7 1/2"	36" & 42"
6'-0"	W+8"	L+1'-4"	7 1/2"	48" & 54"
7'-0"	W+8"	L+1'-4"	7 1/2"	60" & 66"

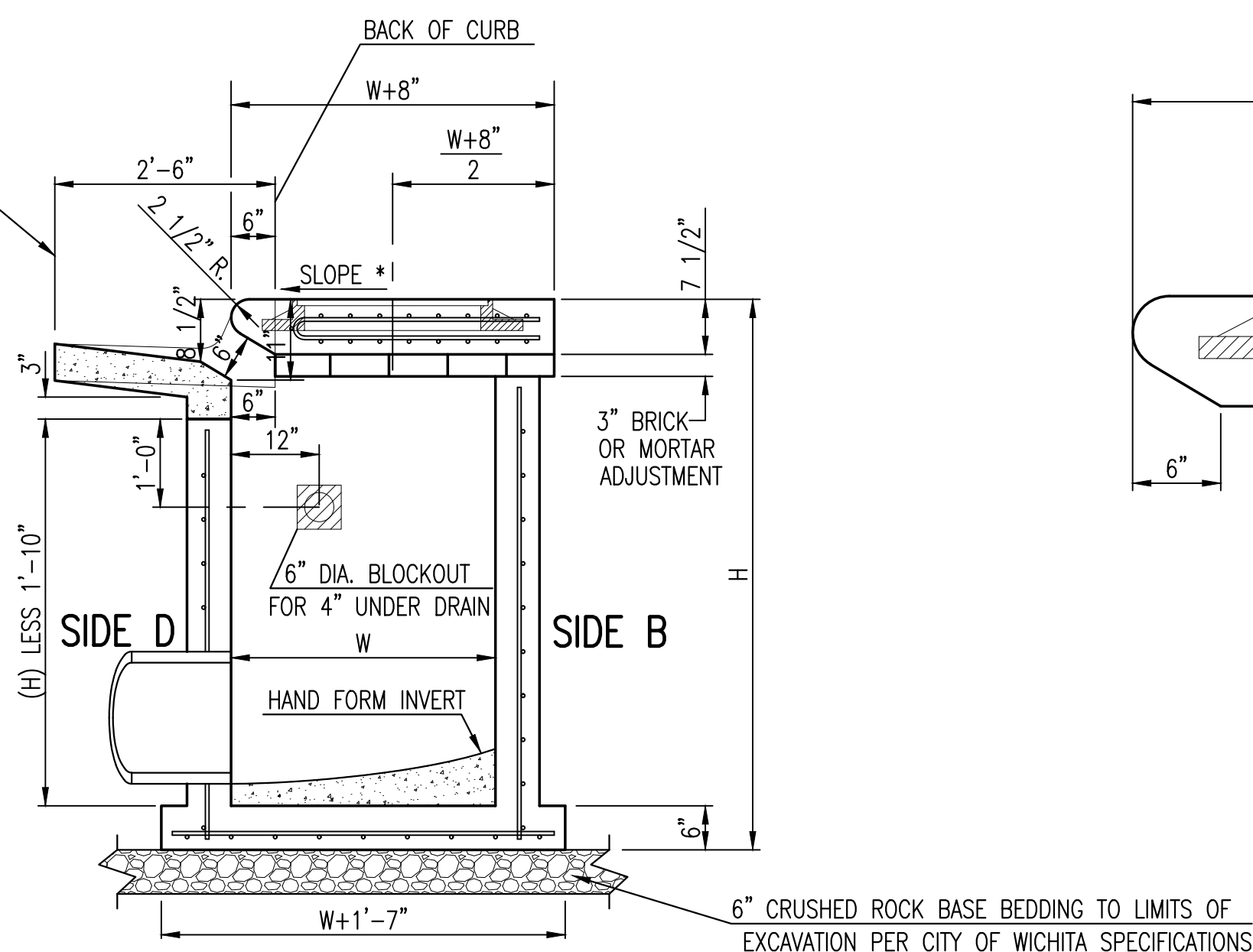
\*\* FOR PIPES PERPENDICULAR TO INLET WALL

GENERAL NOTES

1. CONCRETE TOPS TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE TOPS MAY BE CAST IN PLACE OR PRECAST. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING 8" BRICK MASONRY WALLS BETWEEN THE CONCRETE INLET BASE AND TOP OF THIS INLET WHEN W=5'-0" AND H=7'-0" OR LESS.
3. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
4. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
5. INLET FRAME AND COVER TO BE DEETER #2014, EJIW #1936 Z4, OR APPROVED EQUAL, SEE SW-303.
6. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUDED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.

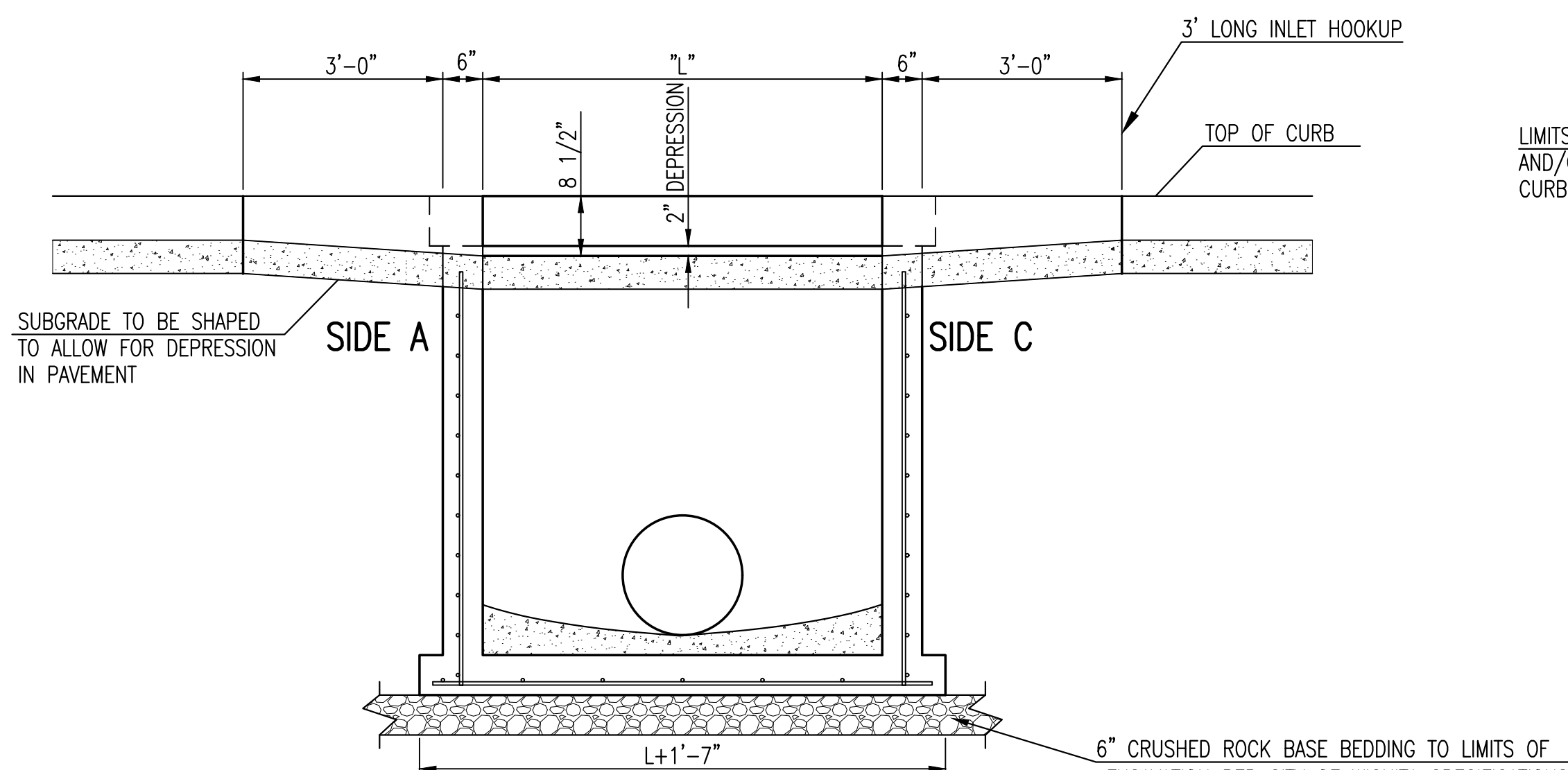
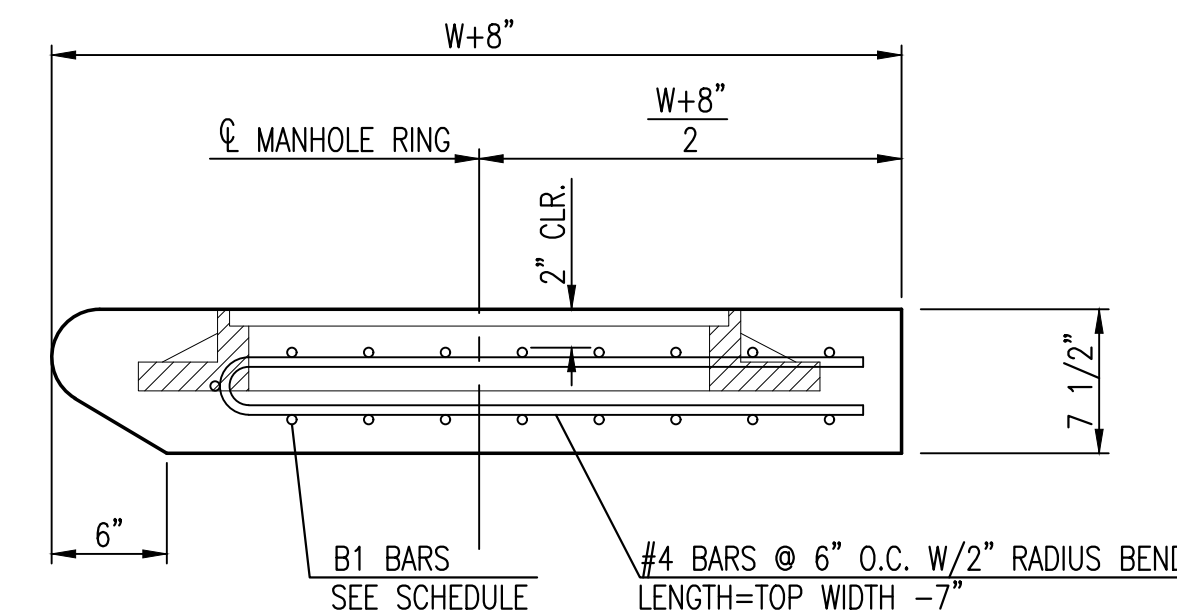


SECTION "A-A"

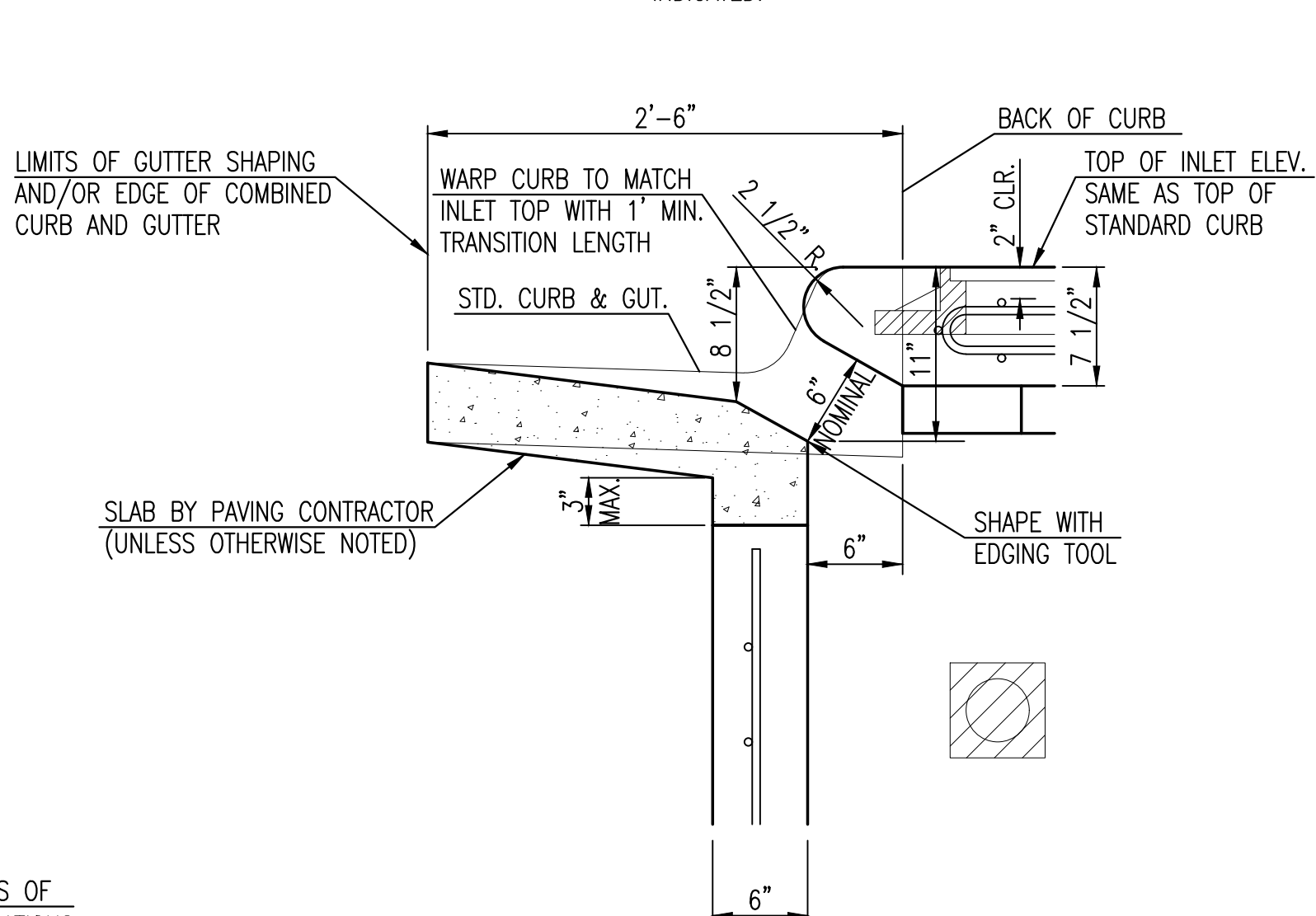


SECTION "C-C"

NOTES:  
\* SLOPE OF INLET TOP TO MATCH SIDEWALK OR PARKING SLOPES WITHIN LIMITS INDICATED.



SECTION "B-B"



SECTION "D-D"

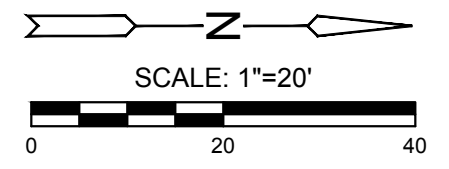
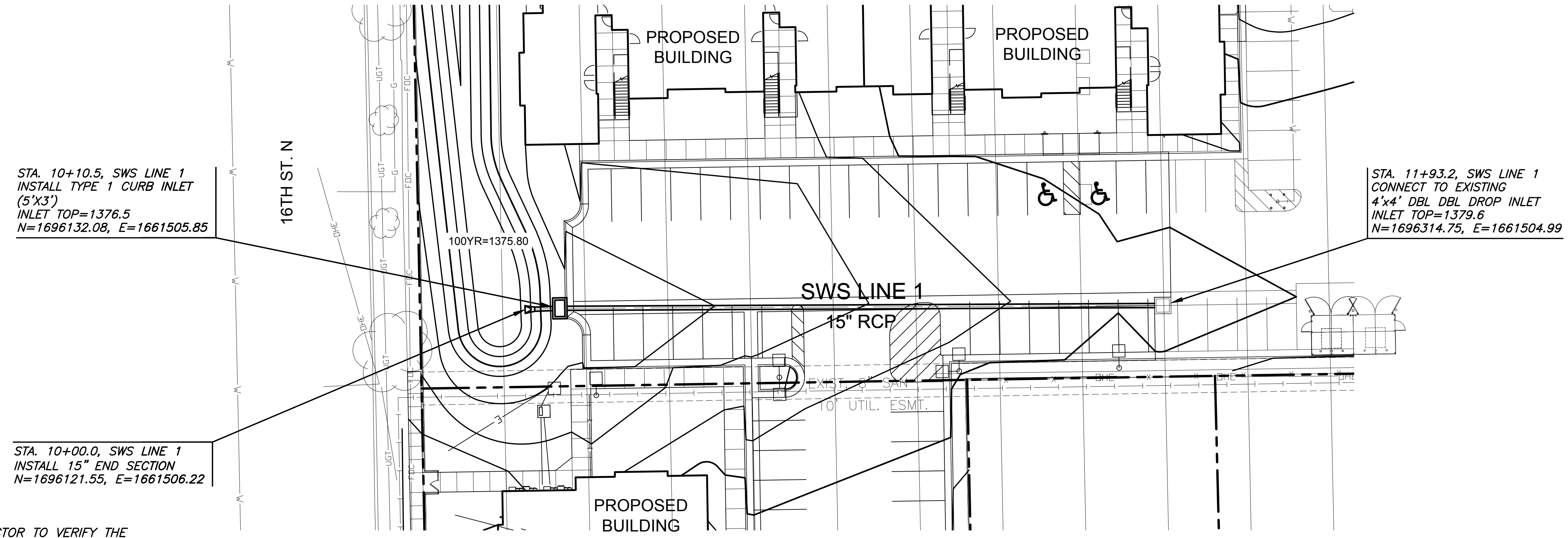
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\\cincas03\vol1\Projects\2019\1901070788\_Linear\_Phase 2\19788 CAD\SHITS\05 Civil\YALE\PPD\SW-10\_Type 1 Inlet 5' and 10'



REVISED: MARCH 2015 <b>STANDARD TYPE 1 CURB INLET</b> <b>5'-0" OR 10'-0" OPENING</b>		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER	OCA NUMBER	DATE
2021-702PPD	56030970	JUNE 2021
CITY ENGINEER'S OFFICE		SHEET
CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		02 OF 04

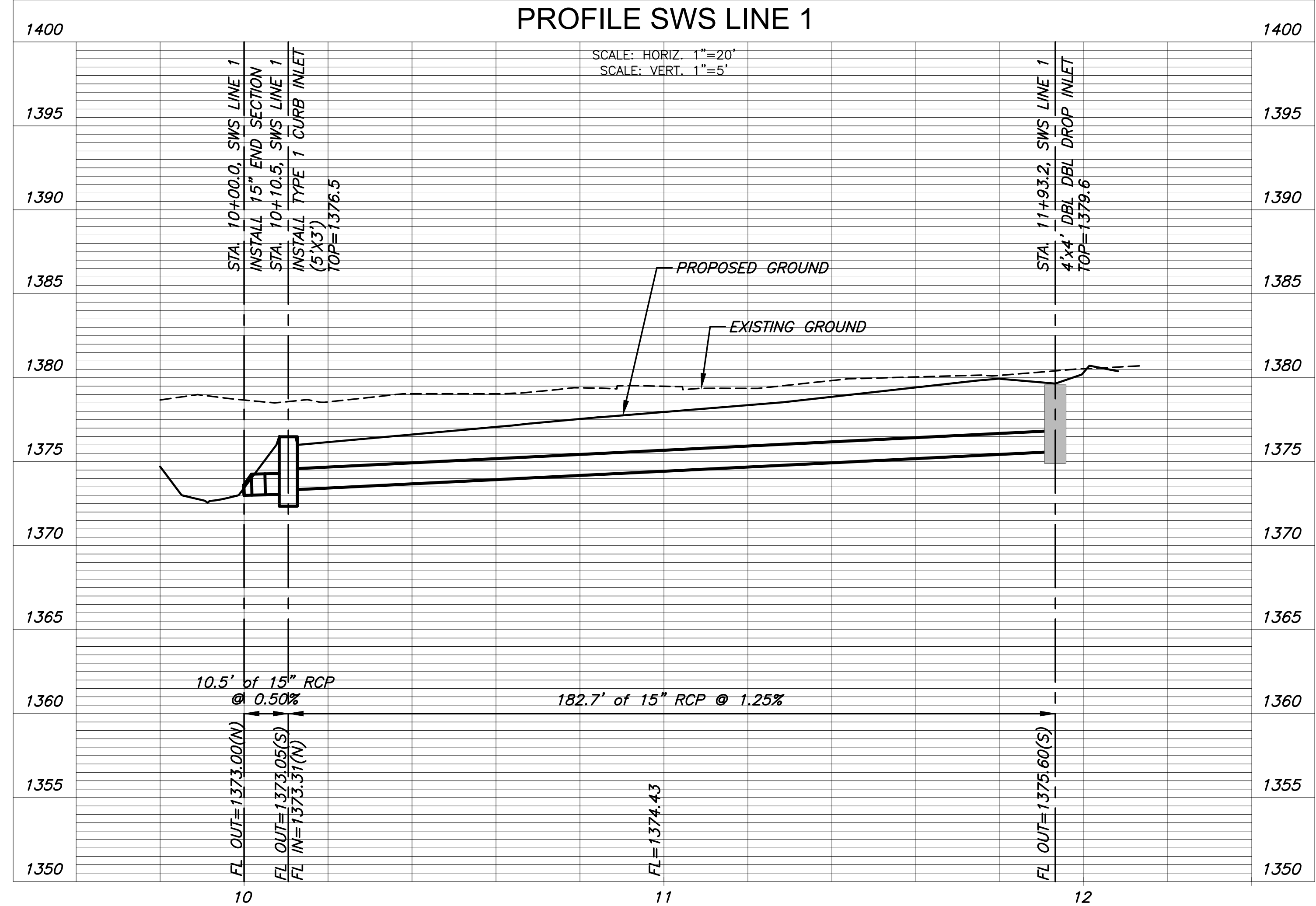
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**NOTE:**  
CONTRACTOR TO VERIFY THE  
DEPTH AND LOCATION OF EXISTING  
UTILITIES PRIOR TO CONSTRUCTION.

PLAN SWS LINE 1  
PROFILE SWS LINE 1



PRIVATE STORM WATER SEWER PLANS FOR

# HIGH PLAINS DEVELOP. (PHASE 2)

YALE APARTMENTS PHASE 2

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SWS LINE 1  
PLAN & PROFILE

PROJECT NO.	2021-702PPD
DATE	JUNE 2021
SCALE	1"=20'
DESIGNED	MKB
DRAWN	C-JL
CHECKED	SPE

NO.	REVISION	DATE

SHEET NO.  
03 OF 04

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**SWS LINE 2  
PLAN & PROFILE**

PROJECT NO.	2021-702PPD
DATE	JUNE 2021
SCALE	1"=20'
DESIGNED	MKB
DRAWN	C-JL
CHECKED	SPE

NO.	REVISION	DATE

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

