

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
Evergy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the Contractor 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 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.
- 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 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 NAVD88.
- 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.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw boles, 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".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer. Location of spoils shall be documented in the as-built drawings.
- All disturbed areas 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".
- 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: "□" cut in curb at south end of SE return of the intersection of 2nd St. N. and Osage St.
Elev. = 1296.47 (NAVD 88)

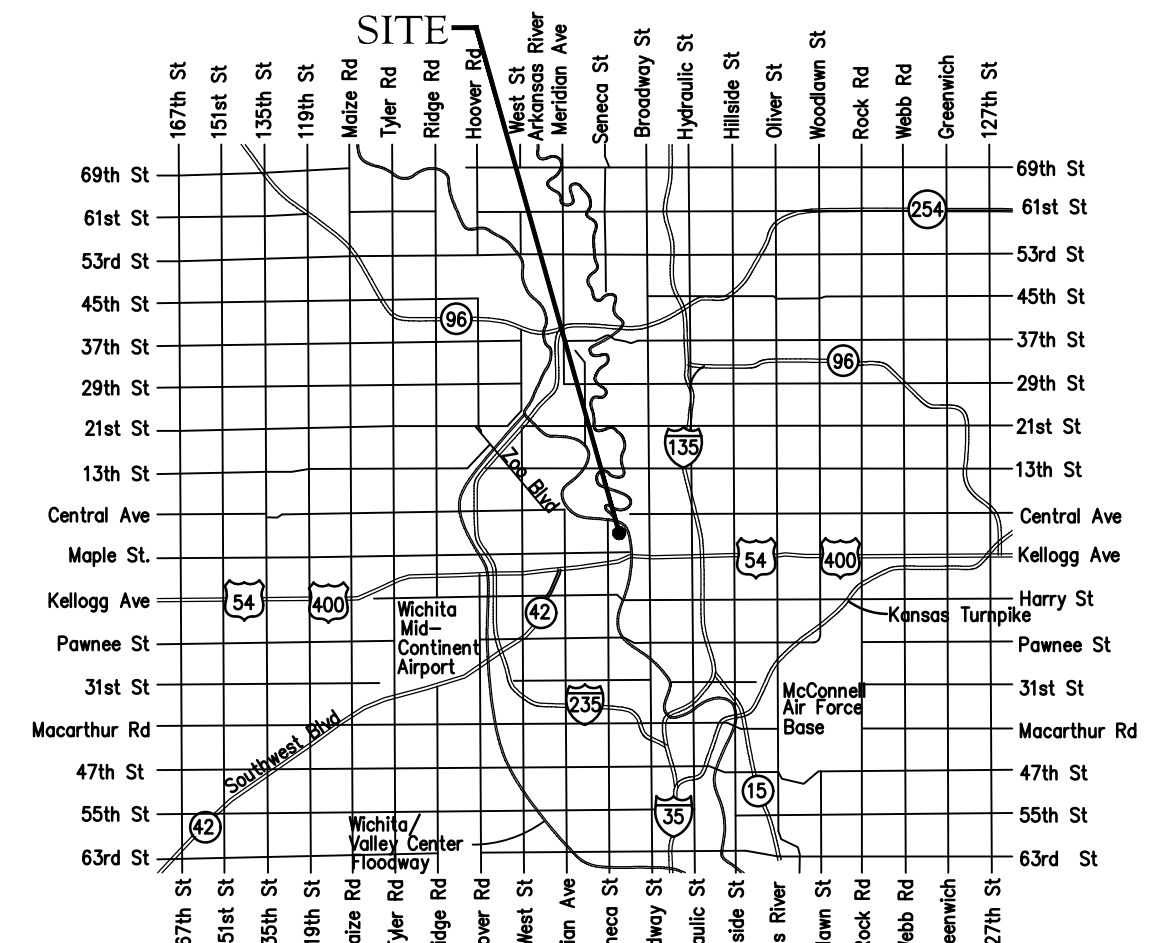
BM #2: "□" cut in curb at west end of SW return of the intersection of 2nd St. N. and McLean Blvd.
Elev. = 1302.14 (NAVD 88)

STORM SEWER IMPROVEMENTS to serve 740 BUILDING ADAPTIVE REUSE PROJECT

740 W. 2nd St. N.
CITY OF WICHITA, KANSAS

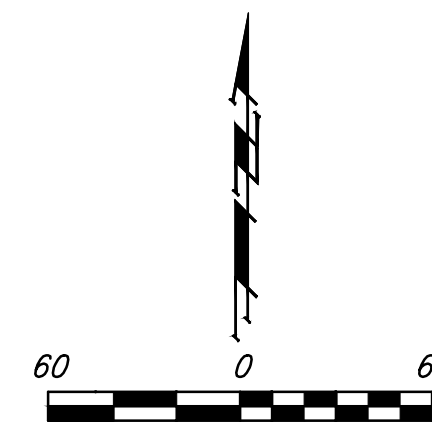
Gary Janzen, P.E. City Engineer

Project Number
PPD-2020-000666 (133119)



Vicinity Map

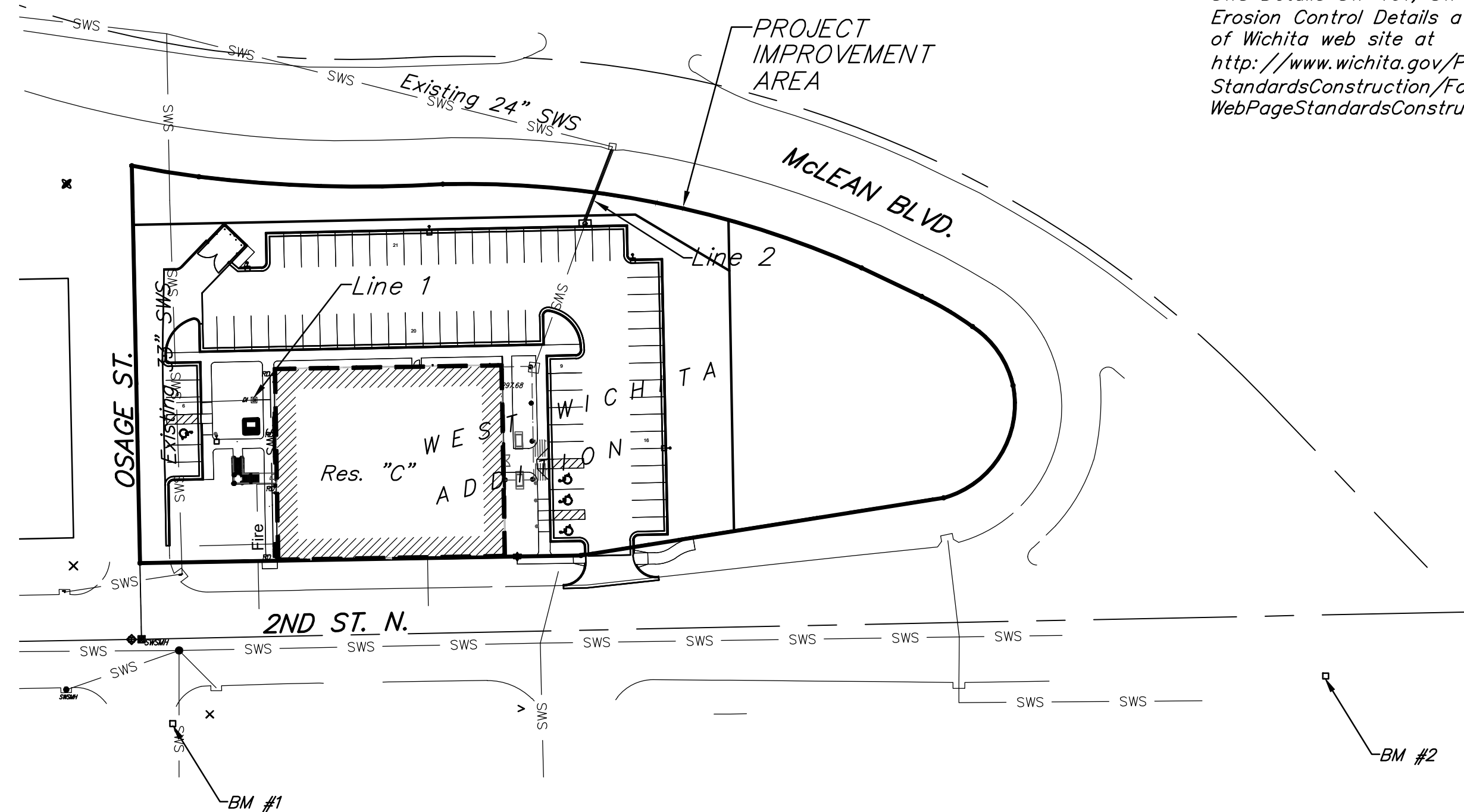
Date: 2021-03-31
Inspector: A. Thompson
Design/Inspecting Firm: Baughman / Kaw Valley Engineering, Inc.
Contractor: Key Construction
Subcontractor: Sooter Excavating, LLC
Built in general conformance to construction plans, except where noted on plans.



Sheet Index

Title Sheet	1
Lines 1 & 2	2
Erosion Control/Grading Plan	3
Traffic Control Plan	4
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Copy of Plat	6

SWS Details SW-101, 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:
New Development or Redevelopment (Circle One)
Stormwater Permit # _____
NOI Permit # S-AR94-1677

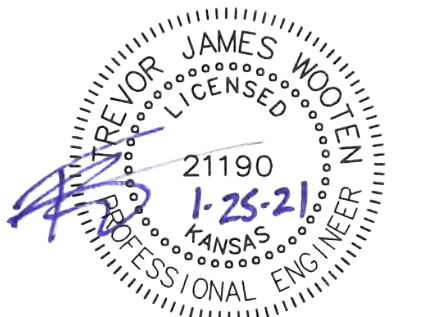
These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.
Site Area (Acres) = 1.82 Ac
Disturbed Area (Acres) = 1.25 Ac
Water Quality Treatment: Offsite BMP Program
Downstream Channel Protection: N/A
Detention: N/A
The BMP used for this development is Construction entrance, silt fence, curb inlet protection & drop inlet protection.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 01/26/2021

Stormwater approved by Joe Hickle on 01/26/2021

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 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.



December 2020



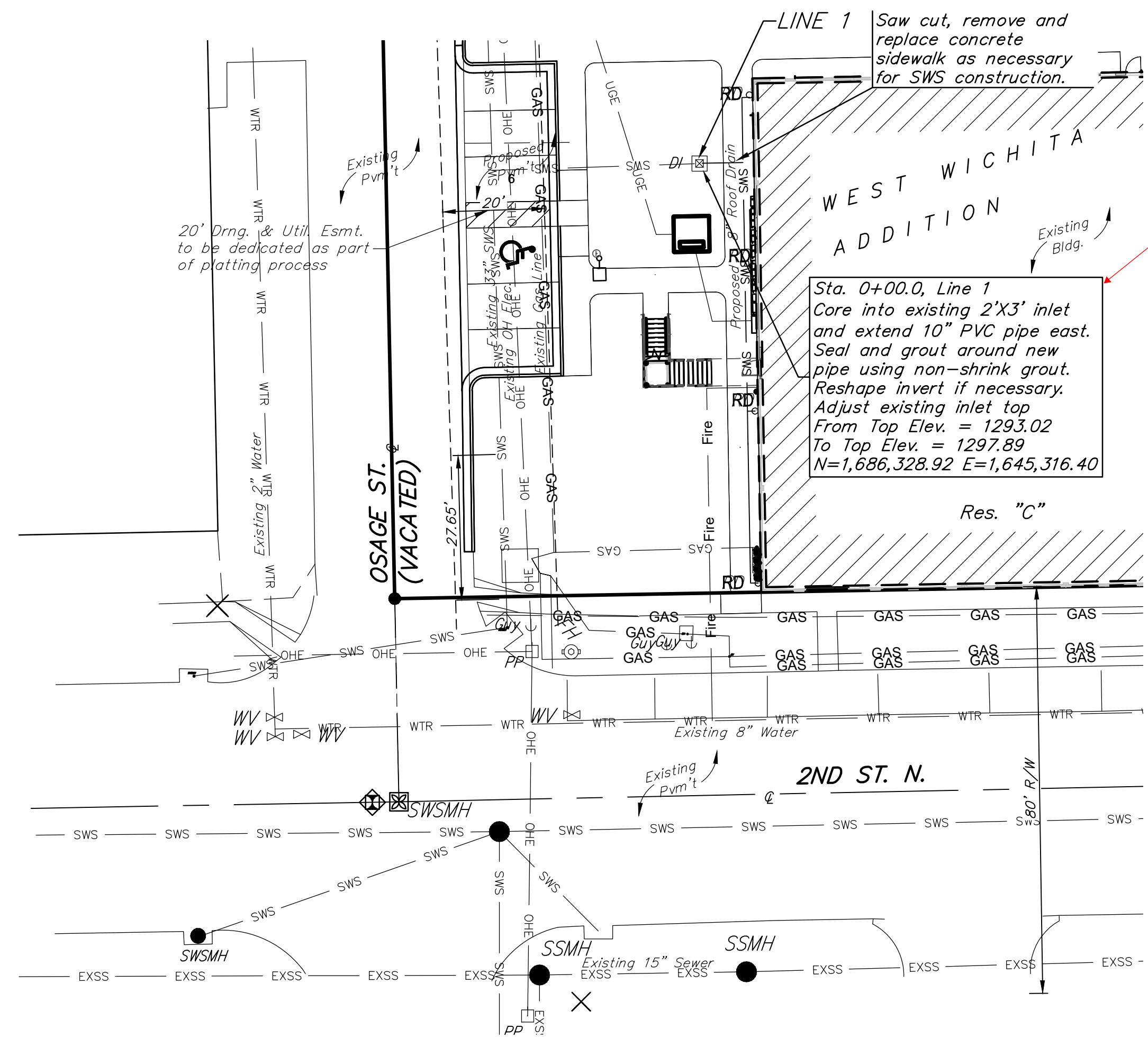
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Niederlanders Reserve C(20-10-E726)\Engineering\Phase 1\PPD\PPD.dwg

BENCHMARKS:

BM #1: "□" cut in curb at south end of SE return of the intersection of 2nd St. N. and Osage St.
Elev. = 1296.47 (NAVD 88)

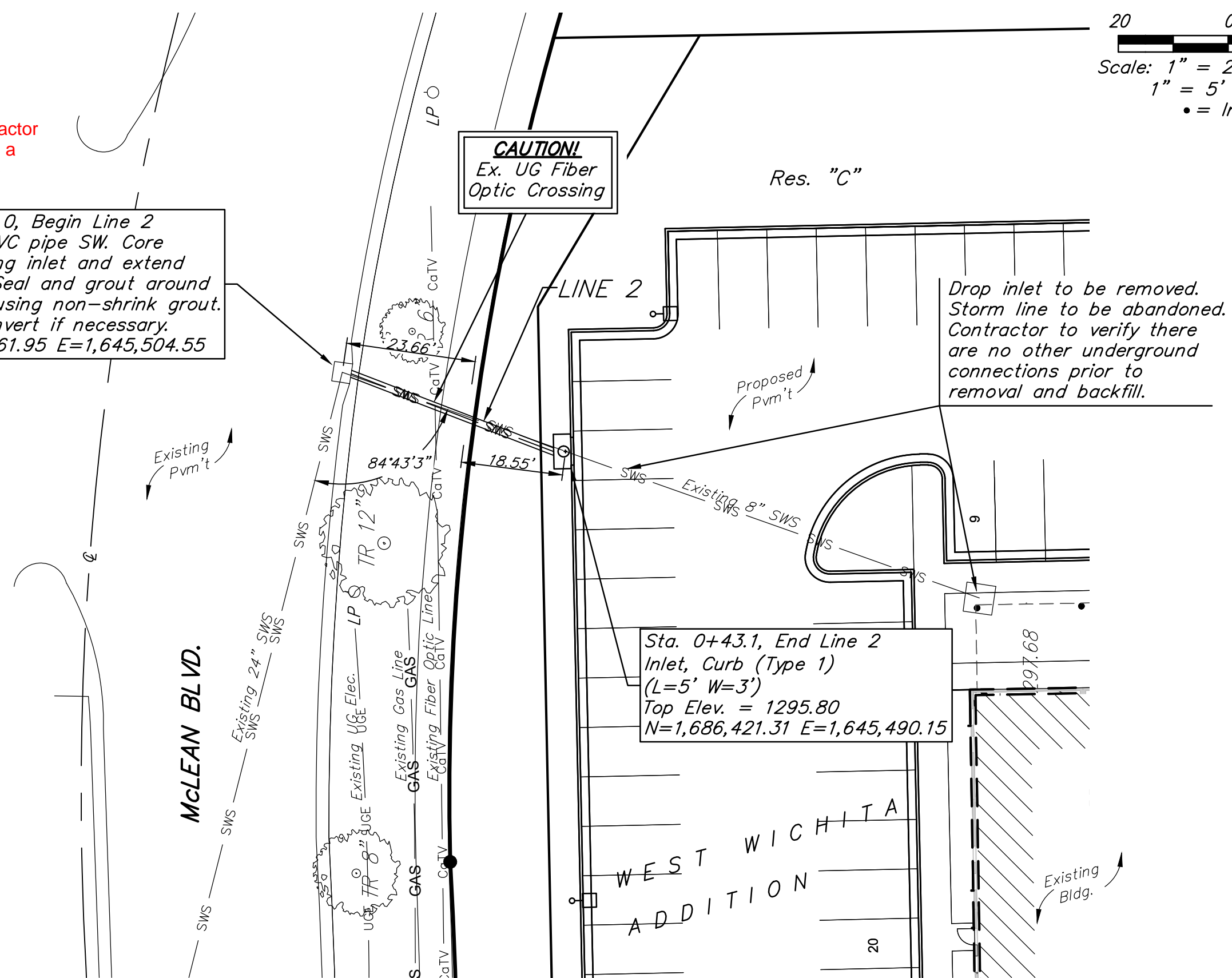
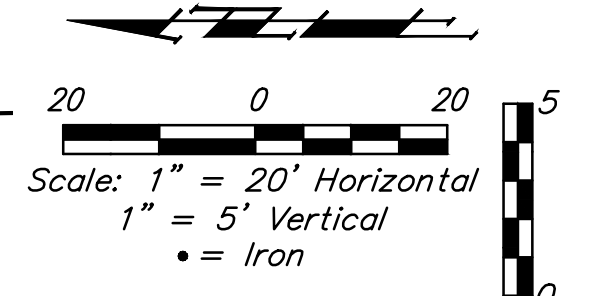
BM #2: "□" cut in curb at west end of SW return of the intersection of 2nd St. N. and McLean Blvd.
Elev. = 1302.14 (NAVD 88)



The existing brick inlet fell apart when contractor tried to core into it. Contractor replaced with a 2'x3' concrete box inlet by Wichita Concrete Pipe. Then extended 10" PVC pipe East.

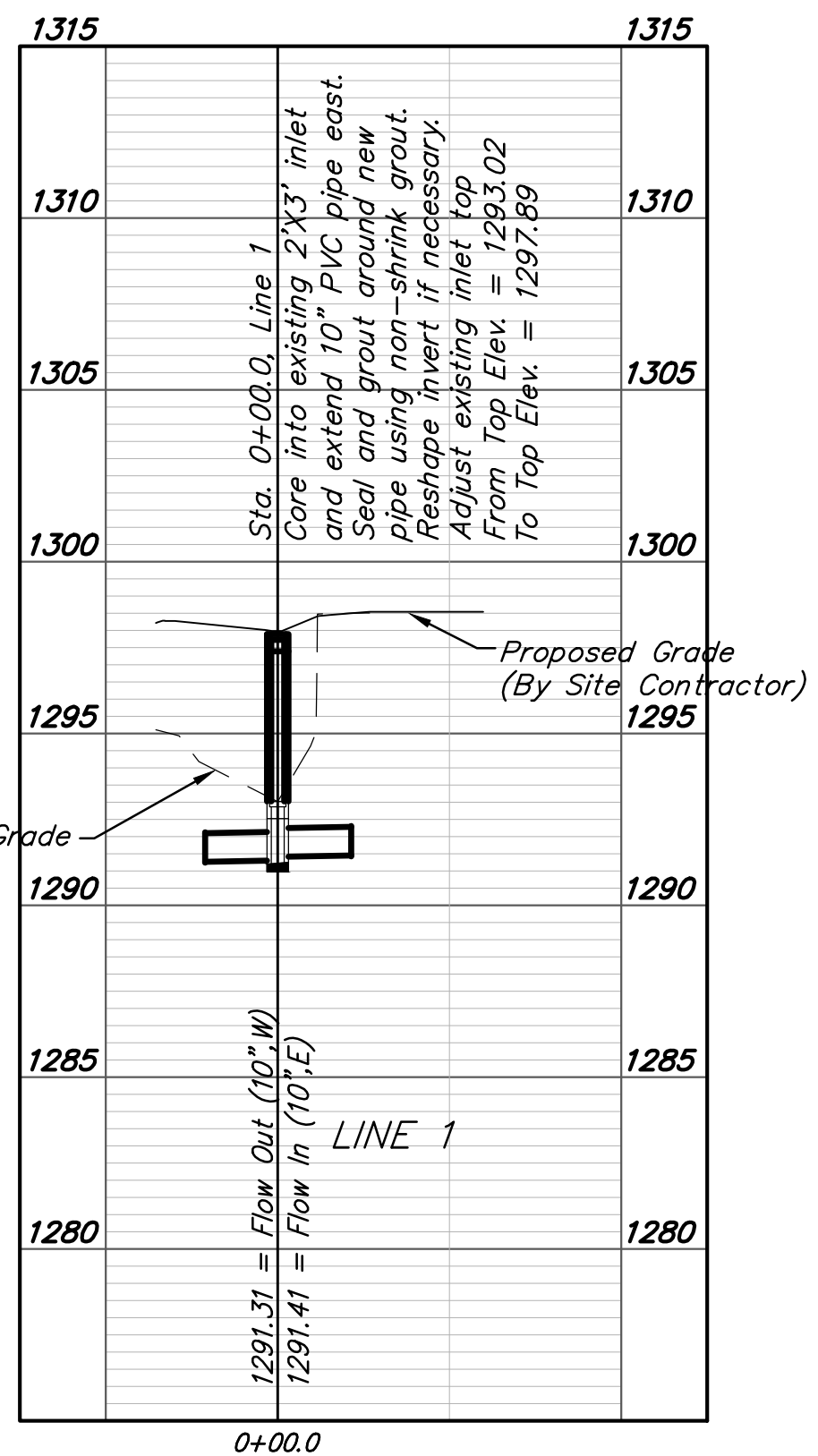
Built Per Plan

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

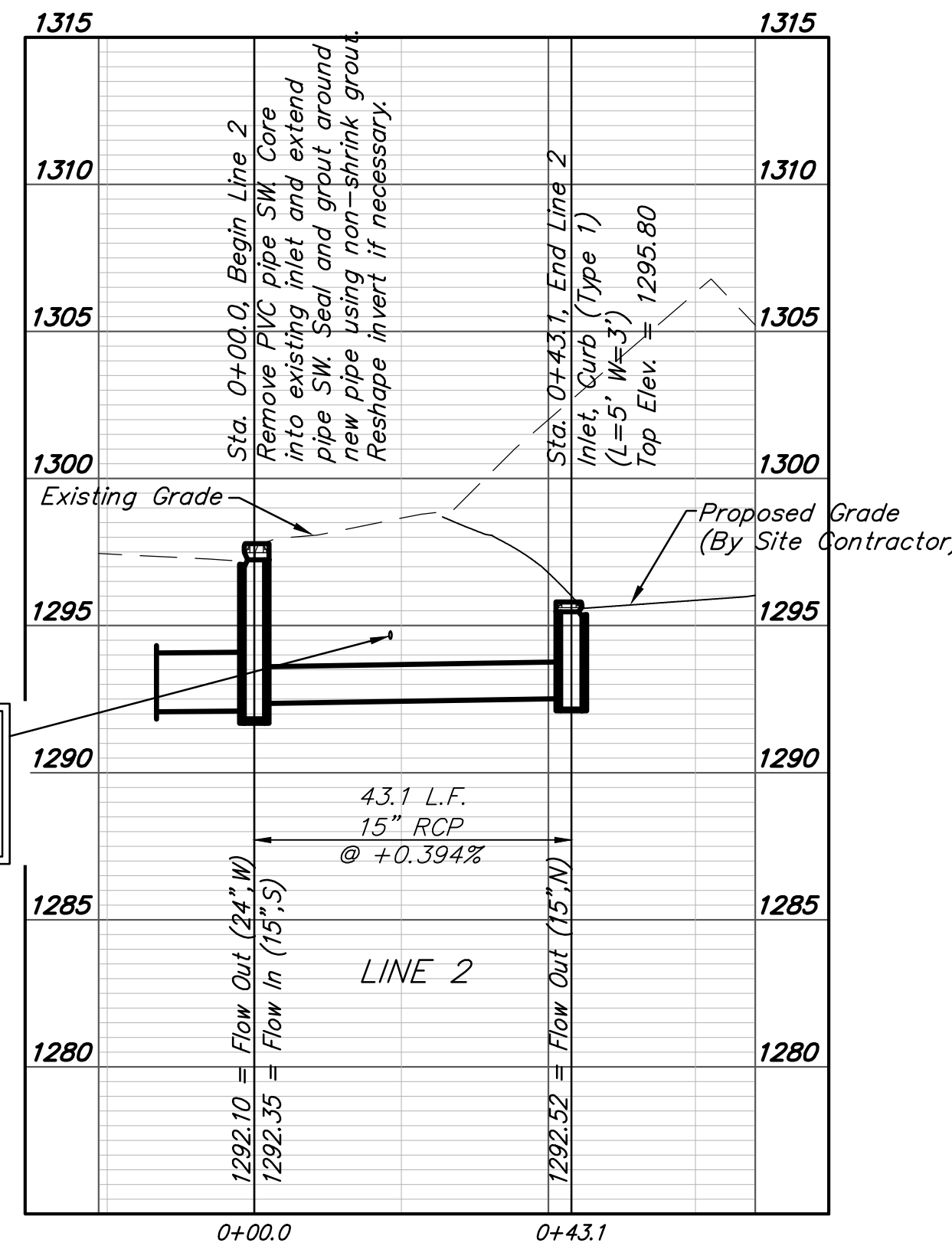


CAUTION!
Ex. UG Fiber Optic Crossing

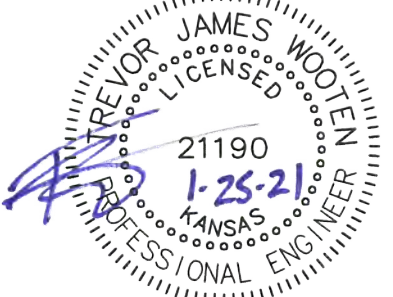
Drop inlet to be removed. Storm line to be abandoned. Contractor to verify there are no other underground connections prior to removal and backfill.

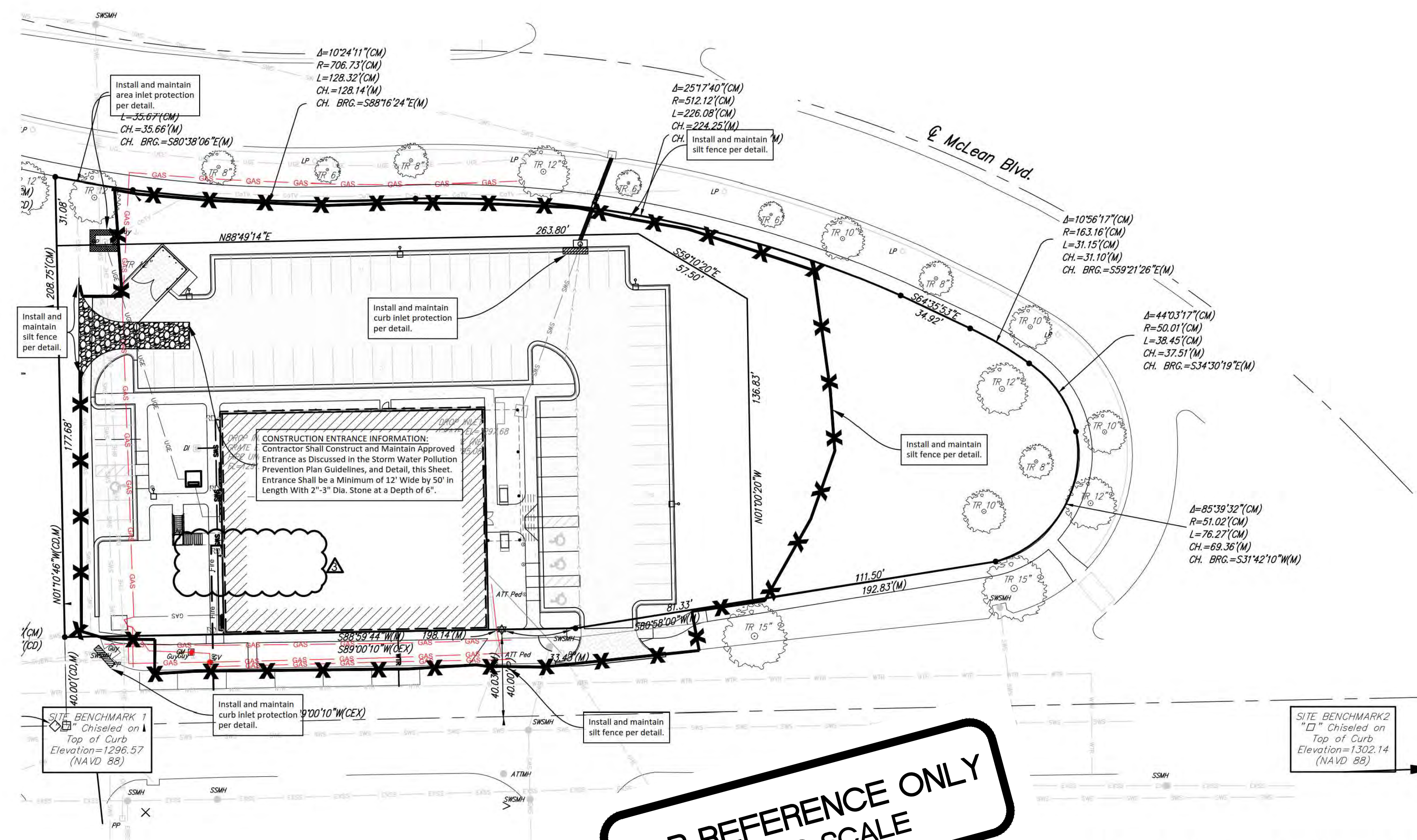


DEPTH NOT VERIFIED
Contractor to verify depth of existing storm sewer prior to construction.



CAUTION!
Ex. UG Fiber Optic Crossing
DEPTH UNKNOWN





FOR REFERENCE ONLY
NOT TO SCALE

EROSION CONTROL NOTES

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPPP 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).
- 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.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- 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.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- 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.

LEGAL DESCRIPTION

Triangular TR NO 2 - BEG N LI 2ND. ST. 330.25 FT E of Osage Ave. TH NW ALG Industry Track to PT 12 FT S & W OF Main Track WLY to PT 9 FT E Team Track S ALG Track TO N LI 2ND. ST. E 146 FT M-L TO BEG. PT RES C EXC Exploration Place ADD. West Wichita ADD. Exempt 1129-83-TX and A tract of land in Reserve "C", Niederlander's Addition to West Wichita, Sedgwick County, Kansas, described as follows: Commencing at the intersection of the North line of Second Street and the East line of Osage Avenue, as now located; THENCE continuing N00°01'55"W, a distance of 51.97 feet; THENCE along a non-tangent curve concave to the North having a radius of 706.73 feet, delta of 10°24'11", arc length of 128.35 feet, with a chord bearing S87°03'38"E and a chord distance of 128.17 feet; THENCE along a non-tangent curve concave to the South having a radius of 512.12 feet, delta of 25°17'40", arc length of 226.08 feet, with a chord bearing S77°28'41"E and a chord length of 224.25 feet; THENCE S63°23'12"E, a distance of 34.92 feet; THENCE along a non-tangent curve concave to the Southwest having a radius of 163.16 feet, delta of 10°56'17", arc length of 31.15 feet, with a chord bearing of S58°08'45"E and a chord length of 31.10 feet; THENCE along a non-tangent curve concave to the Southwest having a radius of 50.01 feet, delta of 44°03'17", arc length of 38.45 feet, with a chord bearing of S33°17'38"E and a chord length of 37.51 feet; THENCE along a non-tangent curve concave to the Northwest having a radius of 51.02 feet, delta of 85°39'32", arc length of 76.27 feet, with a chord bearing of S32°54'51"W and a chord length of 69.36 feet; THENCE S82°10'41"W, a distance of 193.15 feet; THENCE N89°39'53"W, a distance of 33.11 feet to the Southeast corner of a tract of land as described in Warranty Deed DO#8/Fm-Pg: 29820005; THENCE along the East line of said tract, N00°12'20"E, a distance of 150.86 feet to the Northeast corner of said tract; THENCE N89°58'05"W, perpendicular to the centerline of said Osage Avenue, a distance of 163.54 feet to the point of beginning; TOGETHER with the East 45 feet of vacated Osage Avenue adjacent on the West, as said Osage Avenue was originally platted in Niederlander's Addition to West Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±79,517.6 sq. ft. (1.82 acres)
Disturbed Area:	±54,501.7 sq. ft. (1.25 acres)
Impervious Area, pre-const:	±23,171.7 (0.53 acres)
Impervious Area, post-const:	±43,000.9 sq. ft. (0.99 acres)

BENCHMARKS

- Site Benchmark - 1**
 Square cut on top of curb, approx. 18.0' west and 85.4' south of the southeast corner of the Lot, Wichita West Addition, Wichita, Sedgwick County, KS
 Elevation = 1017.09 (NAVD 88)
- Site Benchmark - 2**
 Square cut on top of curb, approx. 587.3' east and 60.4' south of the southeast corner of the Lot, Wichita West Addition, Wichita, Sedgwick County, KS
 Elevation = 1017.09 (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.

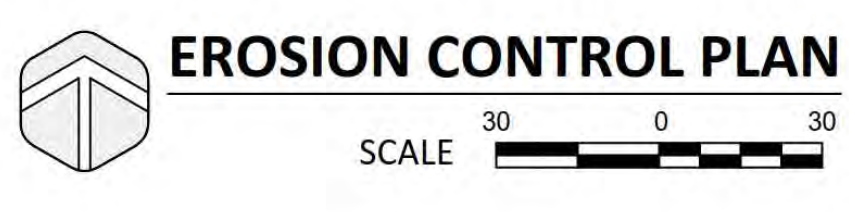
Kansas One Call 1-800-DIG-SAFE

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (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
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

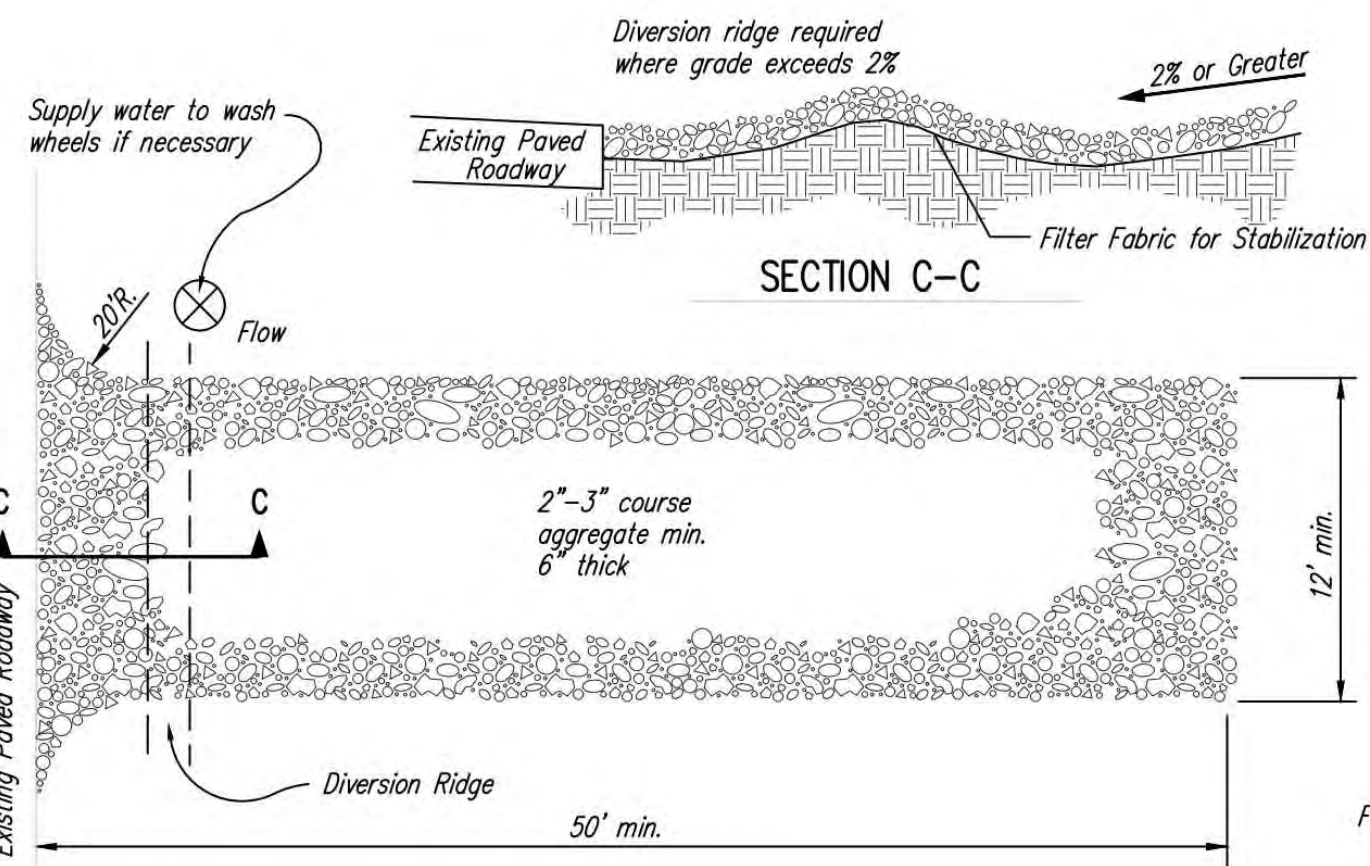
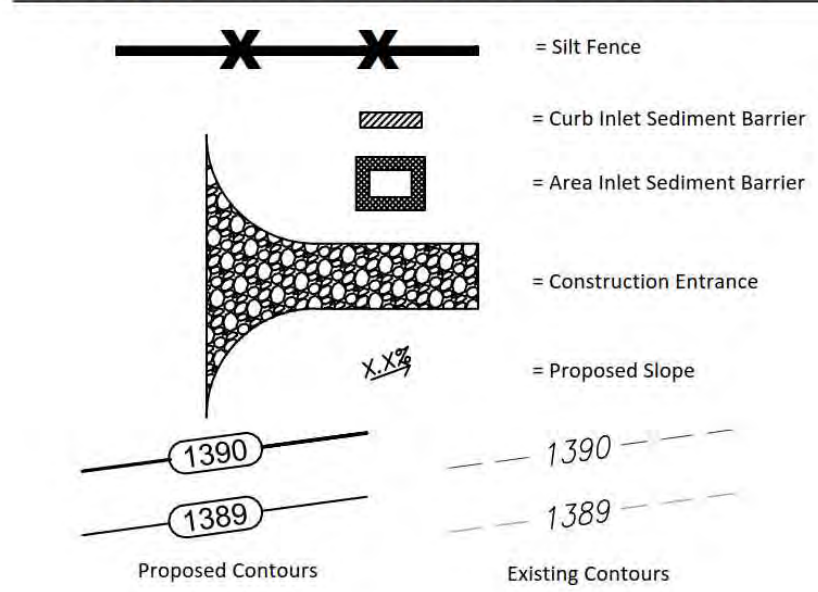
UTILITY CONTACTS

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

VE/COORDINATE	2020.10.09
ADDENDUM 2	2020.10.09
ADDENDUM 1	2020.10.09
PERMIT	2020.11.25

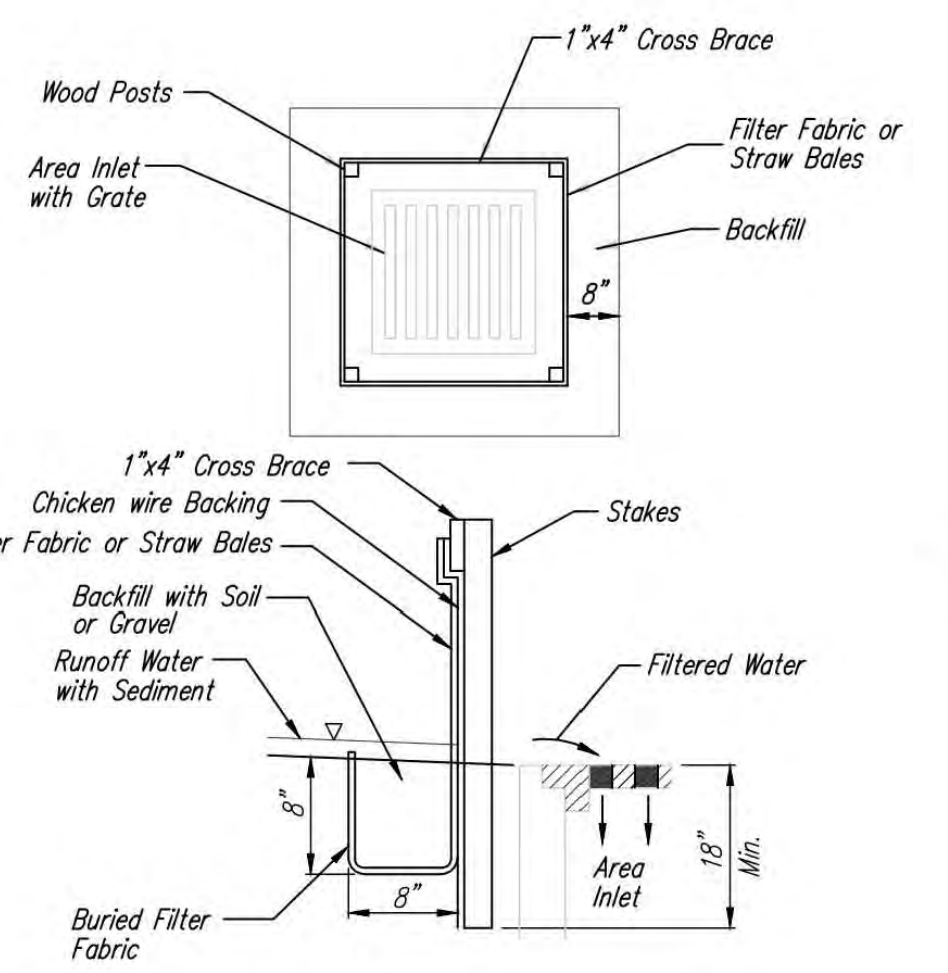


EROSION CONTROL LEGEND

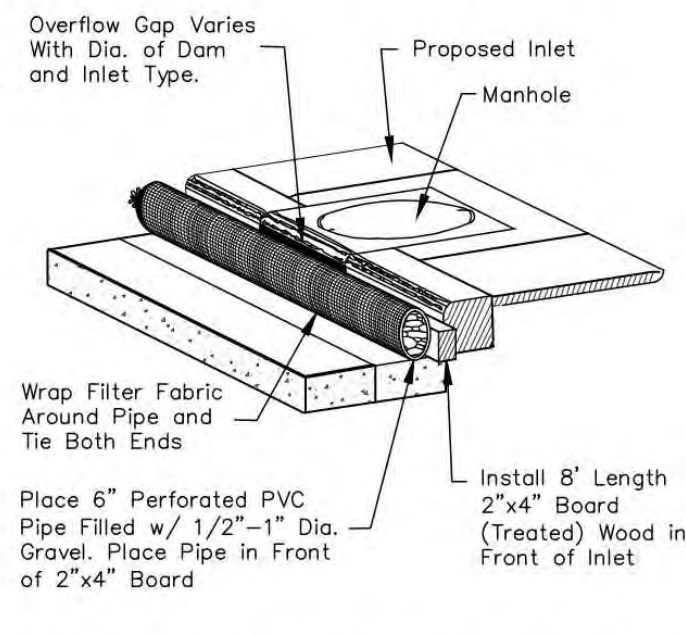


- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - 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.
 - 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.

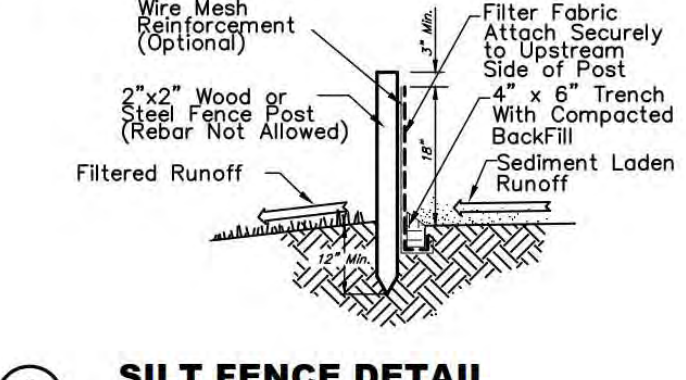
1 STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



2 INLET PROTECTION FOR AREA INLETS
 (INLET PROTECTION: SILT FENCE OR STRAW BALES)



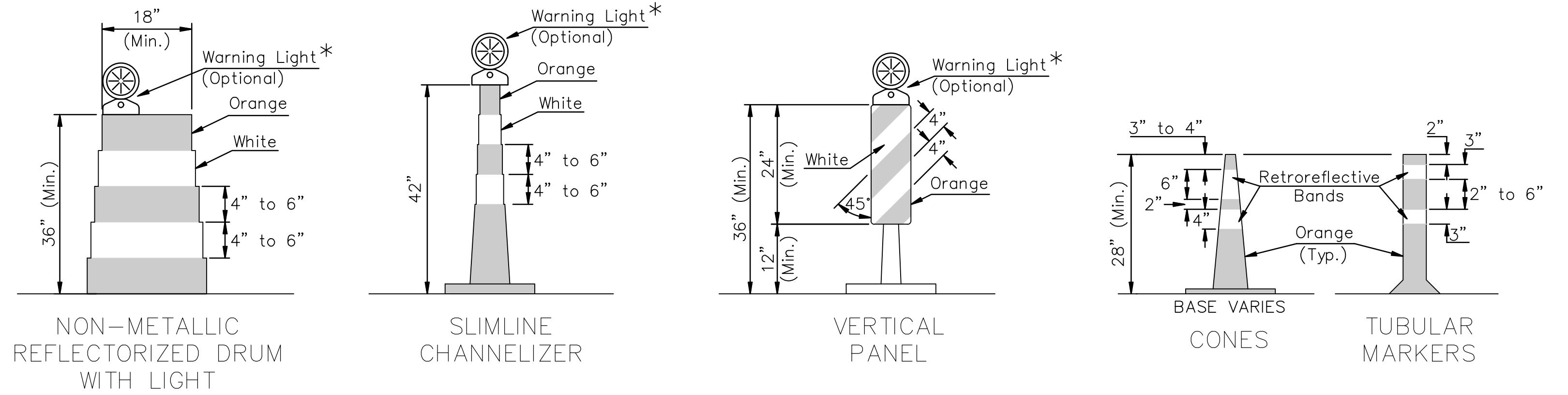
3 TYPE 1 INLET PROTECTION
 NOT TO SCALE



3 SILT FENCE DETAIL
 NOT TO SCALE

TRAFFIC CONTROL NOTES

- All traffic control devices and installation or use thereof shall comply with the Manual on Uniform Traffic Control Devices for Streets and Highways (Latest Edition), and all traffic control devices shall be NCHRP 350 compliant with respect to crashworthiness requirements.
- When no work is in progress nor is any expected to be for an extended period of time, or there are no existing hazards, and the roadway is unrestricted to the traveling public, traffic control signs shall be removed or completely covered with adequate opaque waterproof material.
- All signs shall be post mounted if time in place exceeds three (3) days. Exceptions may be made particularly in urban areas where post-mounted signs are prohibitive. Posts shall be 4" X 4" wood or other breakaway supports that are NCHRP 350 compliant. Signs with a minimum area of 16 square feet shall be mounted on a minimum of two posts.
- Portable supports used for mounting signs or devices for temporary conditions shall be NCHRP 350 compliant.
- All permanent speed limit signs that conflict with the posted project speed limit shall be removed and stored, or covered with adequate opaque waterproof material throughout the construction period.
- Whenever practical, all construction equipment, materials, and debris shall be stored no closer than thirty (30) feet from the traveled way. The contractor shall place appropriate signs or barricades, as directed by the Engineer, around any condition created by the contractor with thirty (30) feet of the traveled way that violates clear zone criteria stated herein. All devices needed to meet this requirement shall be considered subsidiary to the bid item "Traffic Control".
- Type "B" high intensity yellow flashing warning lights may be required on any sign or device when deemed necessary by the Engineer.
- The contractor is responsible for maintaining all devices in their proper position, cleaning or replacing any damaged or worn out device as directed by the Engineer without undue delay to ensure effective and safe traffic control.
- The contractor shall designate an employee, and an alternate, who will have the responsibility for signing and traffic control as noted on the traffic control plan and shall be available at all times to perform the above maintenance. The Engineer will be advised of the name and contact numbers/methods of the person and alternate given this responsibility. The Engineer shall conduct daily field inspections to see that the devices are in place and in satisfactory condition.
- Channelization devices: Devices as used herein shall include Type I and Type II barricades in addition to the devices shown on this sheet.
 - The maximum spacing, in feet, between channelization devices in the taper should be approximately equal to the permanent speed limit, in miles per hour, prior to construction.
 - The spacing between devices in the work zone should be approximately 50 to 100 feet or as designated in the traffic control plan.
 - Devices placed along pavement edge or shoulder drop-offs of less than four (4) inches shall be placed a maximum of four hundred (400) feet apart as directed by the Engineer.
 - Devices placed along pavement edge or shoulder drop-offs of more than four (4) inches shall be placed a maximum of two hundred (200) feet apart as directed by the Engineer.
 - Type I or Type II barricades should be placed at approximately right angles to the centerline of the roadway.
 - All channelizing devices shall be fully reflectorized and, as directed by the Engineer, display the appropriate warning light on top of the device nearest the traveled way centerline.
- The lump sum price bid for the bid item "Traffic Control" shall be full compensation for providing, installing, moving, replacing, maintaining, removing and cleaning all traffic control devices as required or as directed by the Engineer. It shall also include the addition of any devices deemed necessary by the Engineer whether specifically mentioned or not.
- At all times, and during all weather conditions, access shall be maintained for local traffic to the satisfaction of the Engineer. This maintenance, including temporary surfacing material, if necessary, is subsidiary to the bid item "Traffic Control."
- All advance warning signs shall have a minimum surface area of 16 square feet. All other signs shall be of standard size as directed in the MUTCD for the most recent edition of the Standard Highway Signs Manual unless specified otherwise on the traffic control plan.



WARNING LIGHTS

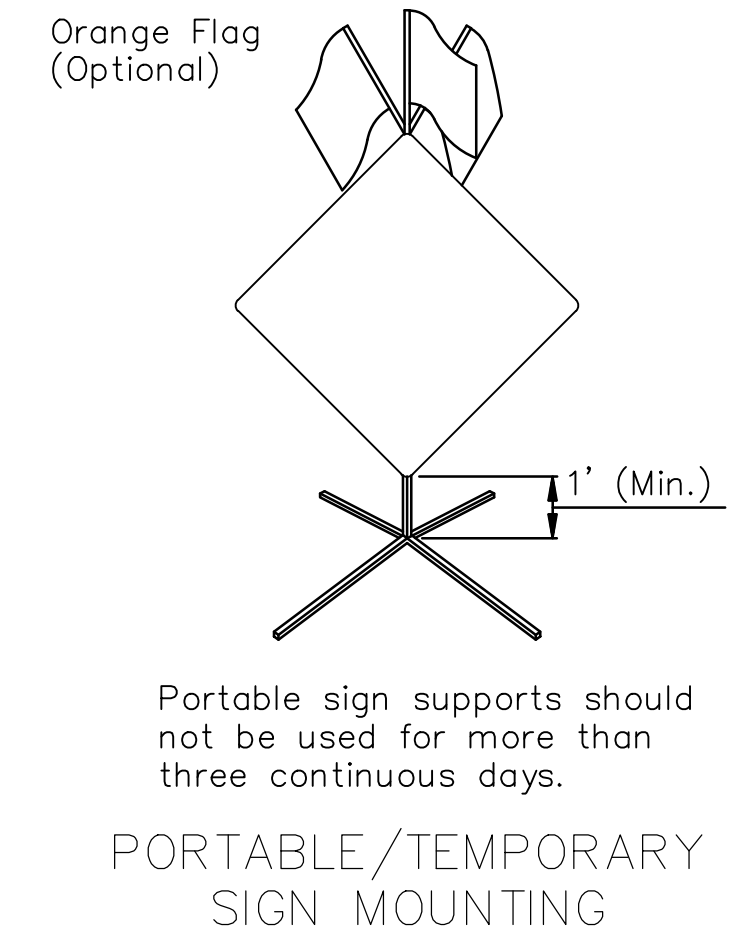
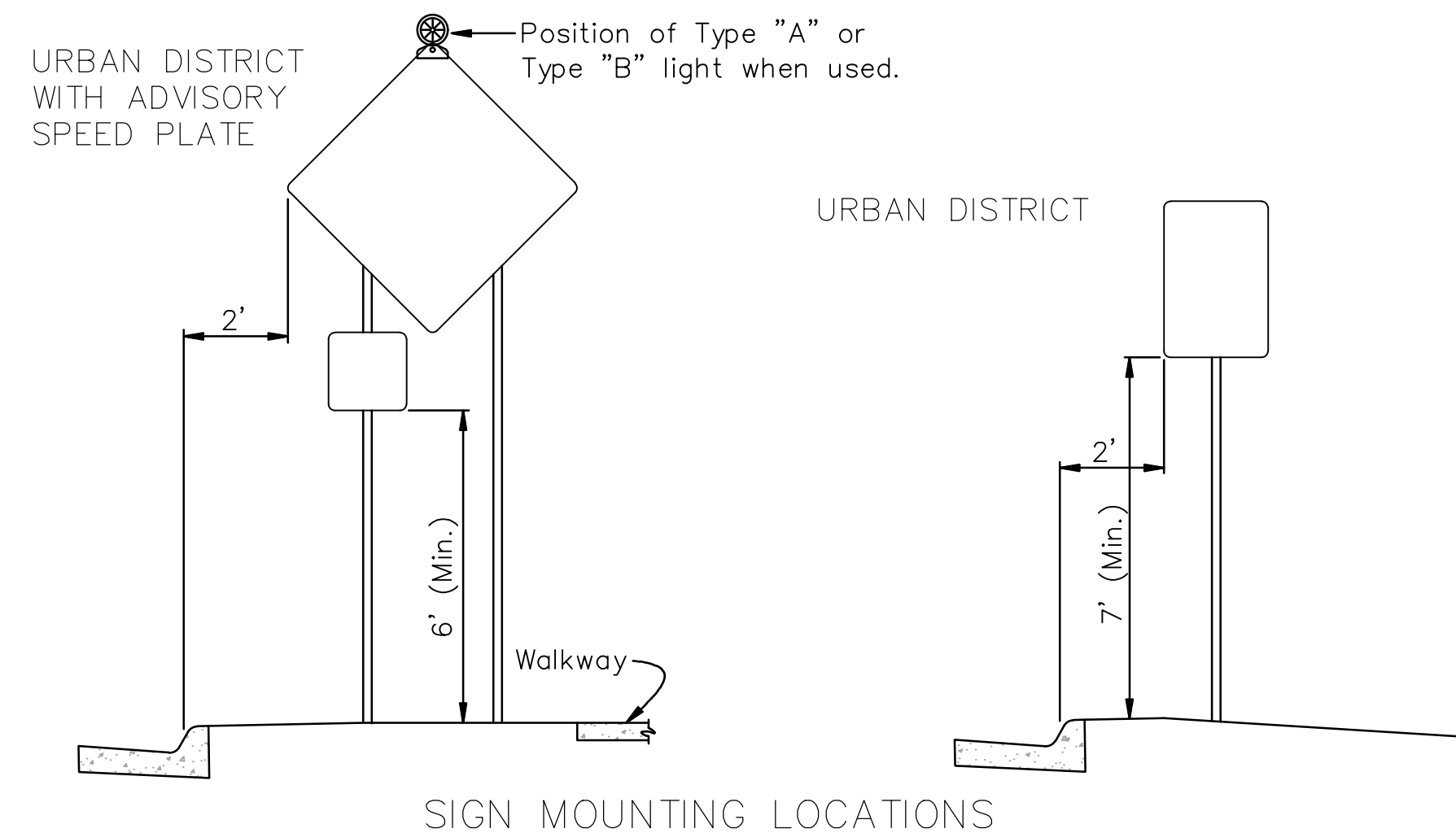
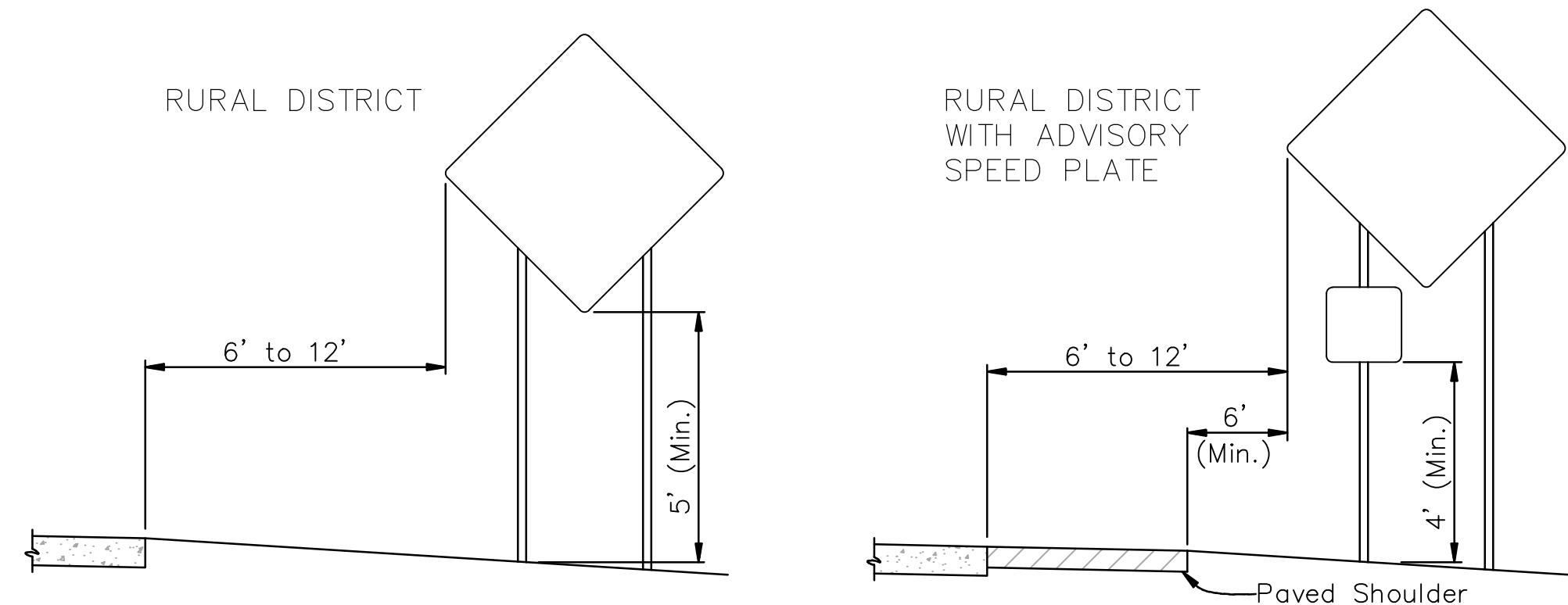
Warning lights shall be in accordance with the current ITE purchase specifications for flashing and steady burn warning lights.

Type A low intensity flashing warning lights and Type C steady burn warning lights shall be maintained so as to be capable of being visible on a clear night from a distance of 3,000 feet. Type B high intensity flashing warning lights shall be maintained so as to be capable of being visible on a sunny day when viewed without the sun directly on or behind the device from a distance of 1,000 feet.

* Lights used on Channelizing Devices
 When used singly --- Type "A" Flashing
 When used in series - Type "C" Steady Burn
 The lens shall be a minimum of 7" in diameter.

The non-metallic drums shall be fully reflectorized with Type III or Type IV reflective sheeting per FP-96.

All advance warning signs shall be reflectorized with fluorescent orange prismatic grade reflective sheeting.



Traffic control details added 12.23.20

W-2 1-4

MAP OF WEST WICHITA

SEDGWICK COUNTY
KANSAS.
1872.

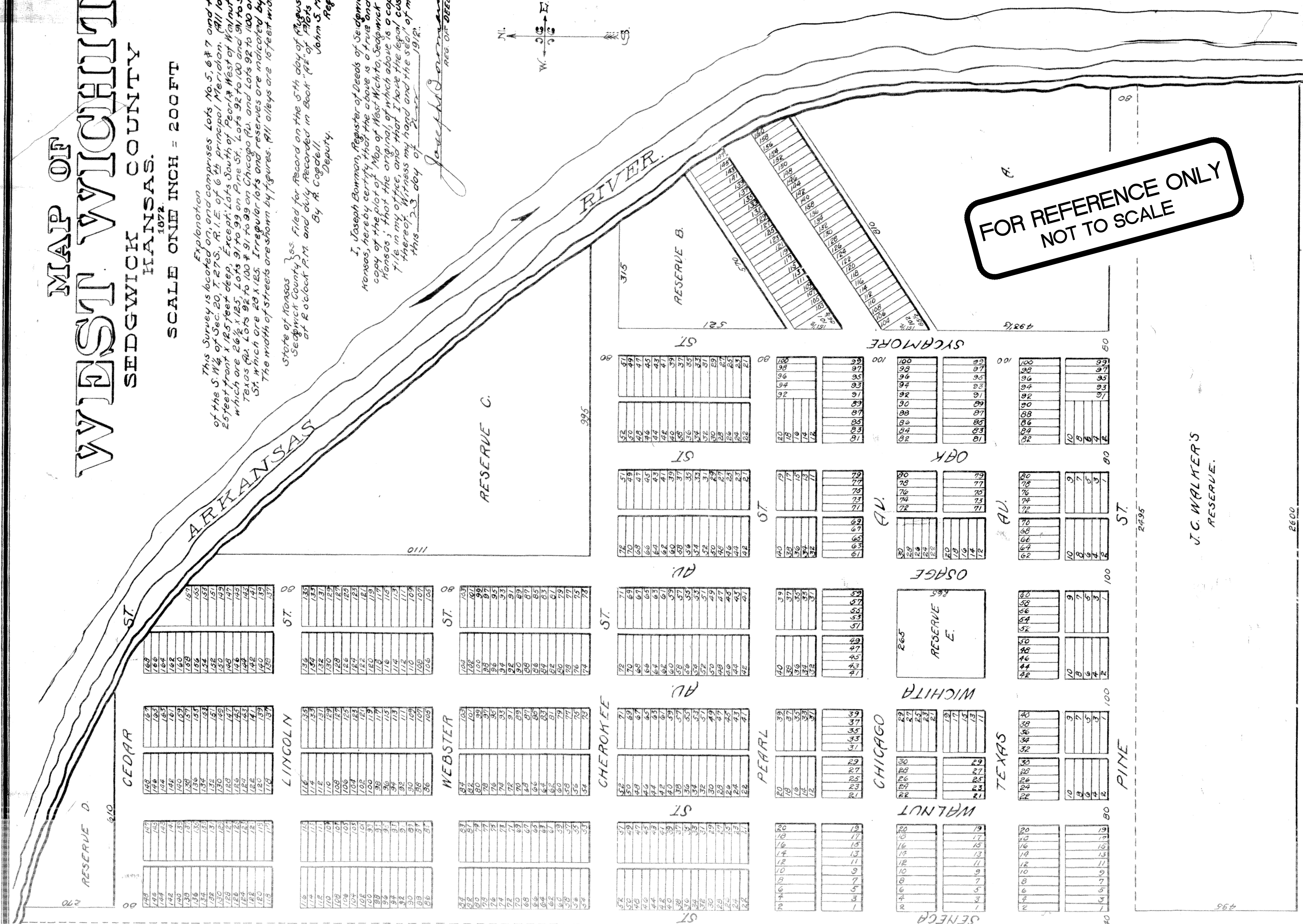
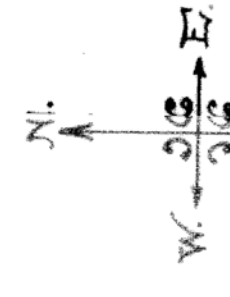
SCALE ONE INCH = 200 FT

Explanation
This Survey is located on, and comprises Lots No. 5, 6 & 7 and the S.W. & of the S. 1/4 of Sec. 20, T. 27 S., R. 1 E. of 6th Principal Meridian. All lots are 25 feet front x 125 feet deep. Except Lots South of Pecan & West of Walnut St. which are 26 1/2 x 125. Lots 91 to 99 on Pine St., Lots 92 to 100 and 91 to 99 on Texas St. are 26 x 125. Lots 91 to 100 on Chicago St. and Lots 92 to 100 on Pearl St. which are 28 x 125. Irregular lots and reserves are indicated by figures. The width of streets are shown by figures. All alleys are 16 feet wide.

State of Kansas }
Sedgwick County }
at 2 o'clock P.M. and duly Recorded in Book "14" of Maps on Page 1.
By A. Cogdell,
Deputy.
Register.

I, Joseph Borman, Register of Deeds of Sedgwick County Kansas, hereby certify, that the above is a true and correct copy of the plat of Map of West Wichita, Sedgwick County Kansas; that the original, of which above is a copy, is on file in my office, and that I have the legal custody thereof. Witness my hand and the seal of my office this 23 day of June 1912.

Joseph Borman
REG. OF DEEDS



J.C. WALKER'S
RESERVE.

Dec. of Restrictive Covenant F 735 1219 & 1222
Vacation of Alley F 513 Feb 4 1912

VACATION ORDER F 924 P 1239

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