

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 1-800-246-6464
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
Westar 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 Contractor's 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.
- Geotechnical report available upon request.
- 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.

BENCHMARKS

BM #1:
"X" chiseled on top of curb near W Taft Street
Elev. = 1303.65 (NAVD88)

BM #2:
"X" chiseled on top of curb near fire hydrant at
NE corner of building (404 Tracy St)
Elev. = 1306.81 (NAVD88)

**CONTRACTOR: DONDLINGER
CONSTRUCTION**

**INSPECTOR: LARRY POWELL,
BAUGHMAN CO.**

**AS-BUILTS BY:
L. POWELL
9-09-2022**

**BEGIN: AUGUST 2022
END: SEPTEMBER 2022**

**12" RCP =
WICHITA CONCRETE PIPE.
SWS INLETS =
WICHITA CONCTETE PIPE.
FRAMES & GRATES =
NEENAH FOUNDRY.**

STORM SEWER IMPROVEMENTS

to serve

**Star Flooring Alley
CITY OF WICHITA, KANSAS**

Gary Janzen P.E. City Engineer

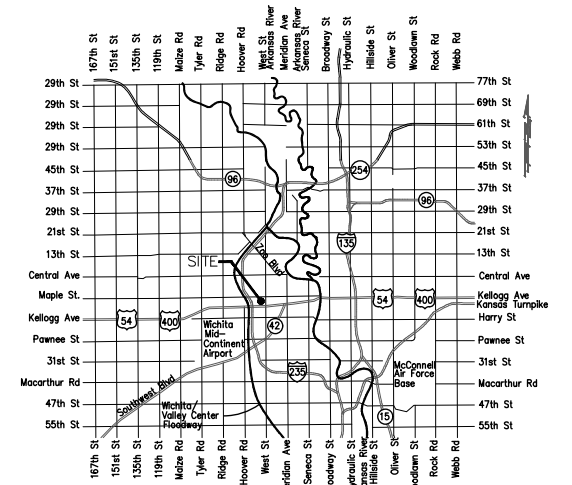
Project Number
2022-000767 PPD
56030970

AS-BUILT PLANS

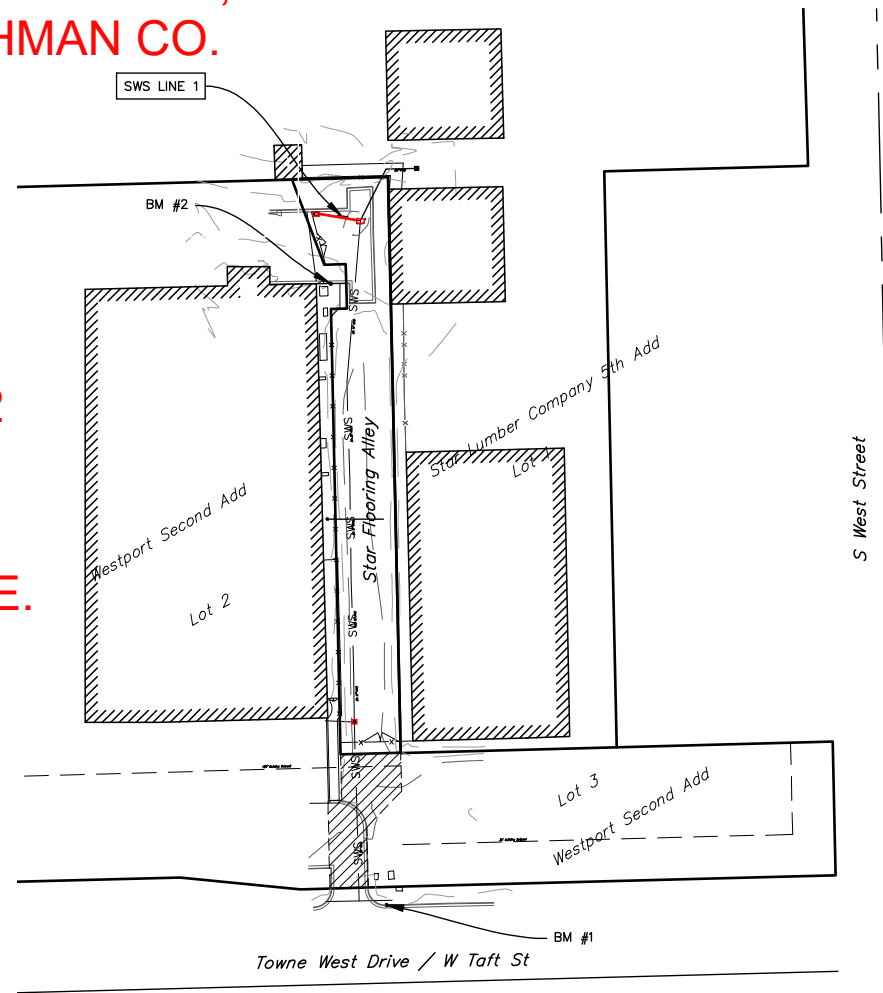
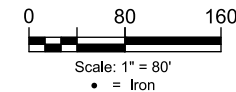
SHEET INDEX:

| | |
|--------------------------------|---|
| Title Sheet | 1 |
| SWS Line 1 Plan/Profile | 2 |
| Single/Dbt. Inlet | 3 |
| Reference Grading Plan | 4 |
| Reference Erosion Control Plan | 5 |

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



Vicinity Map



Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit # _____

NOI Permit # _____

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) = _____ ±0.83 acres

Disturbed Area (Acres) = _____ ±0.83 acres

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 PE (08/02/2022)

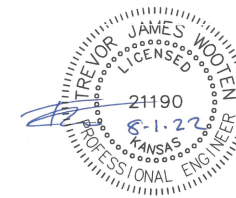
Stormwater Approved by Joe Hickle PE (08/02/2022)

NOTE TO CONTRACTORS

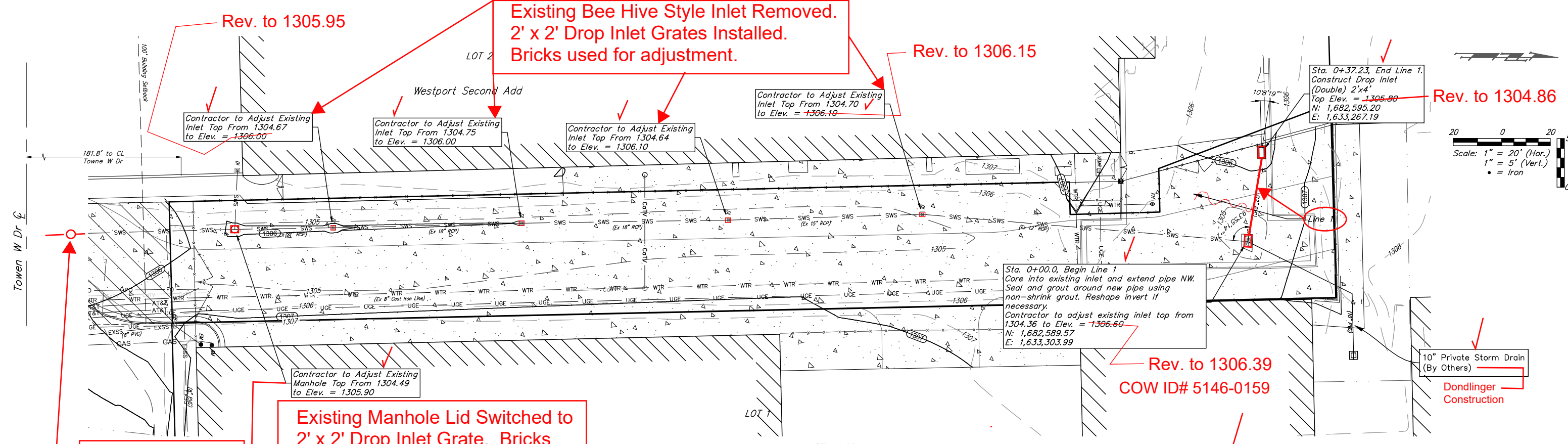
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said Inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed 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.

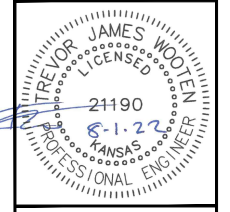
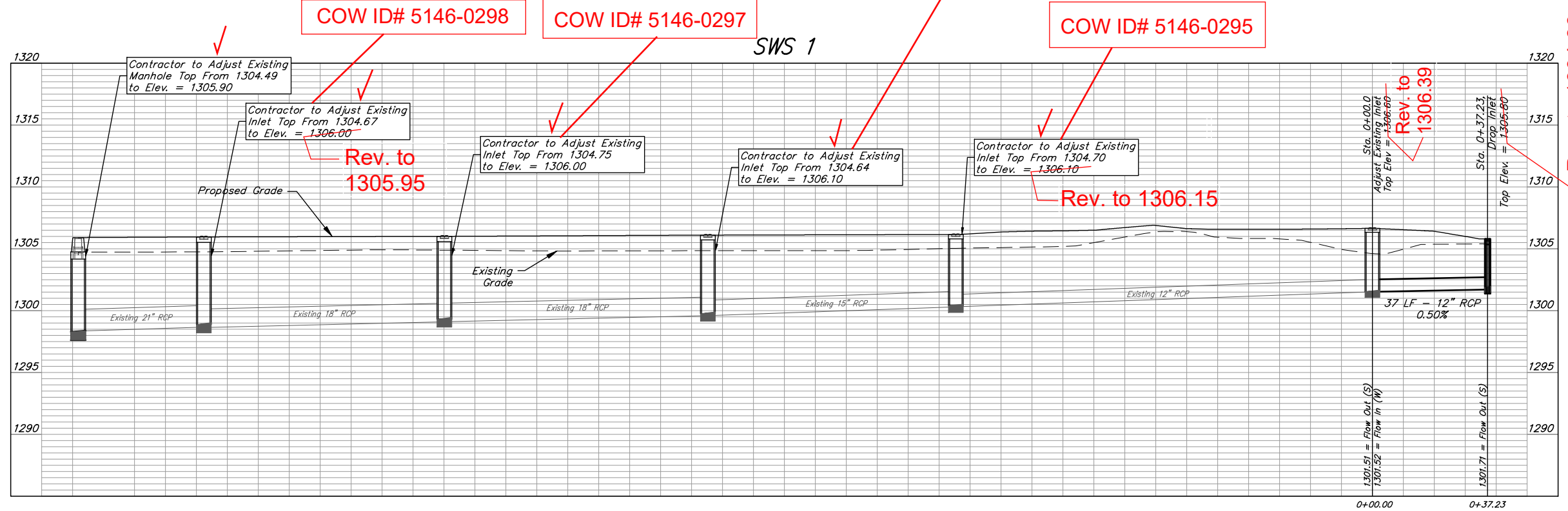
BAUGHMAN PROJECT #: 22-08-E259



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



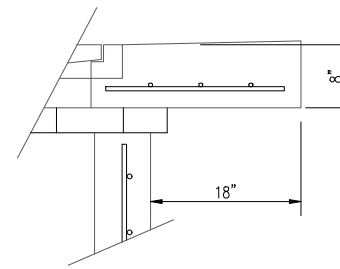
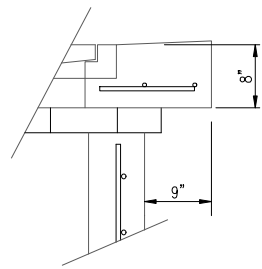
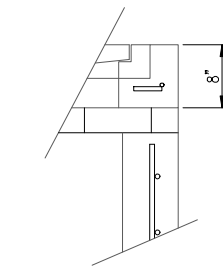
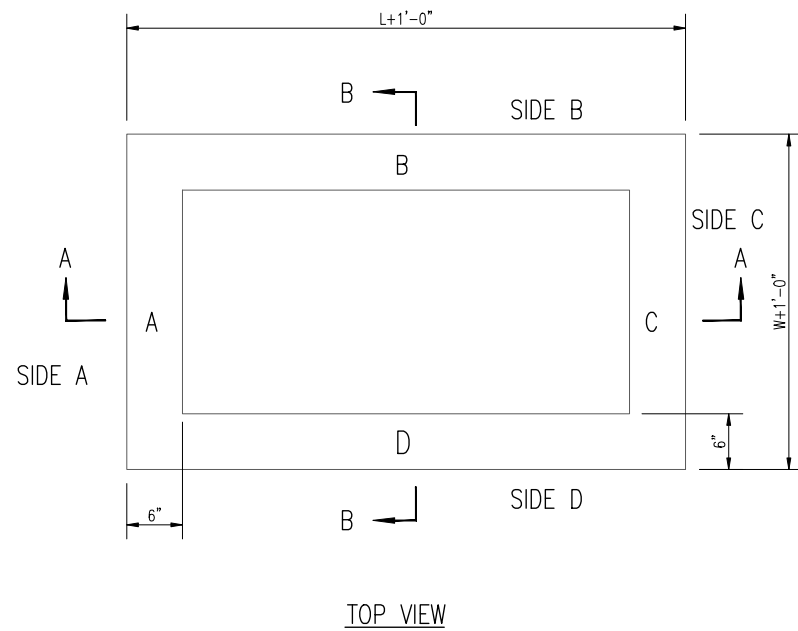
NOTE:
 Inlet/Manhole adjustments shall consist of removing the existing grate/lid, adding additional brick and grout layers per City of Wichita Specifications, and replacing grate/lid to achieve desired height. Any damage to existing brick inlets must be repaired. Contractor to clean inlets of dirt and debris.



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

Star Flooring - Alley
SWS LINE 1
 Private Project Drainage

| | |
|-----------------|--------------|
| PROJECT NUMBER: | 21-09-E012 |
| DESIGN: PDM | DRAWN: PDM |
| DATE: | July 6, 2022 |
| SHEET | 2 OF 5 |



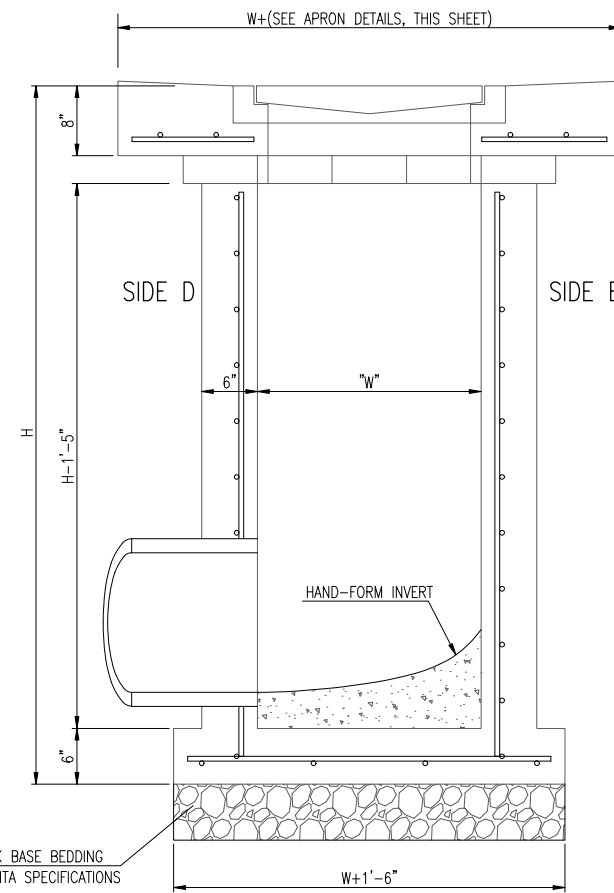
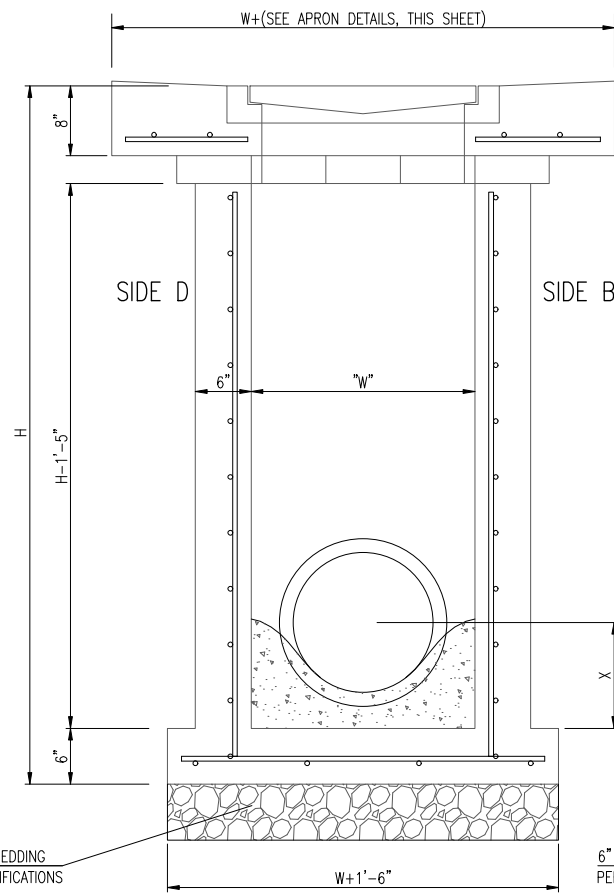
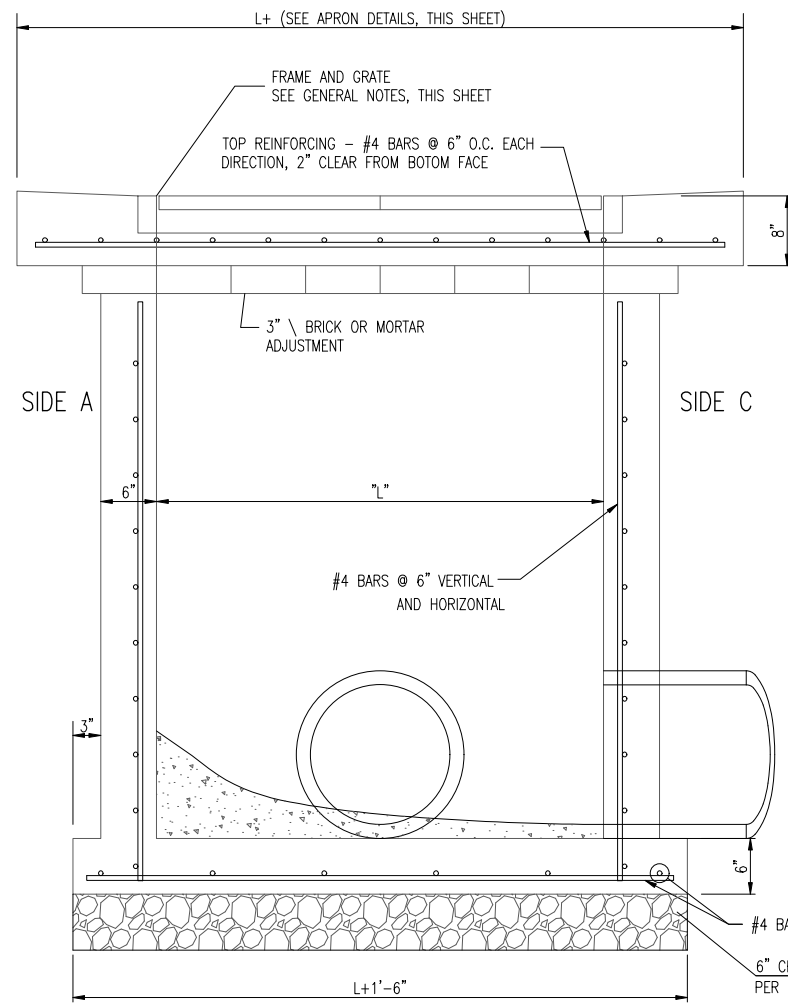
* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.

W=2' and L=2' for SINGLE DROP INLET
W=2' and L=4' for DOUBLE DROP INLET

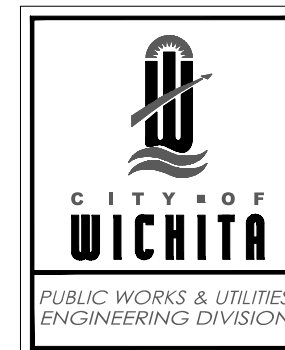
The structure(s) on this detail sheet are designed for HS-20 loading at these specific dimensions only. If larger dimensions are required, the ENGINEER shall provide a project specific structure design for approval by the City Engineer's office.

GENERAL NOTES

1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. 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.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
4. INLET FRAME AND GRATE TO BE DEETER #2433, EJIW #5391-21 OR APPROVED EQUAL FOR 2'x2' SINGLE DROP INLET AND DEETER #2434, EJIW #5391 Z3 OR APPROVED EQUAL FOR 2'x4' DOUBLE DROP INLET.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUTED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.

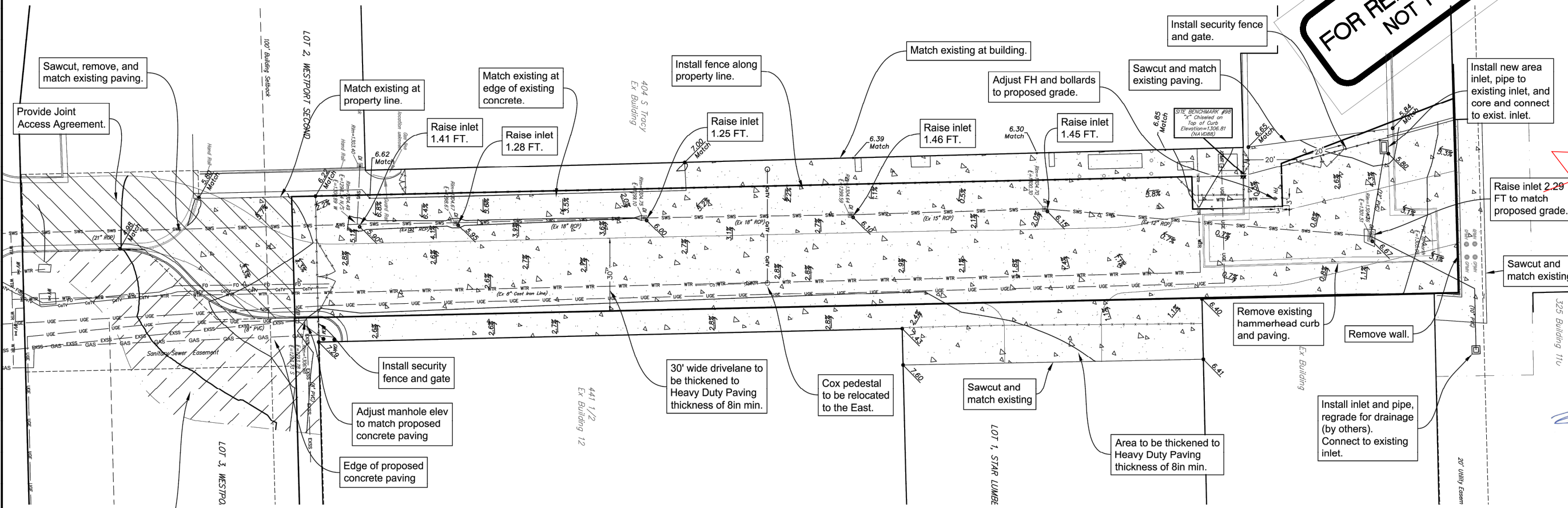


REVISED 05/10/2011 - GJ



| | | |
|--|------------|--|
| SINGLE/DOUBLE DROP INLET | | |
| CITY ENGINEER Gary Janzen, P.E. | | |
| PROJECT NUMBER | OCA NUMBER | DATE 4/2012 |
| CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501 | | DESIGN Staff DRAWN Staff SHEET 3 of 5 |

**FOR REFERENCE ONLY
NOT TO SCALE**



Rev. to 2.03

Sawcut, remove, and match existing paving.
Provide Joint Access Agreement.

Match existing at property line.
Match existing at edge of existing concrete.
Raise inlet 1.41 FT.
Raise inlet 1.28 FT.

Install fence along property line.
Raise inlet 1.25 FT.

Match existing at building.
Adjust FH and bollards to proposed grade.
Raise inlet 1.46 FT.
Raise inlet 1.45 FT.

Sawcut and match existing paving.
Install security fence and gate.

Install new area inlet, pipe to existing inlet, and core and connect to exist. inlet.

Raise inlet 2.29 FT to match proposed grade.

Sawcut and match existing

Remove existing hammerhead curb and paving.

Remove wall.

Install inlet and pipe, regrade for drainage (by others). Connect to existing inlet.

Install security fence and gate
Adjust manhole elev to match proposed concrete paving
Edge of proposed concrete paving

30' wide driveline to be thickened to Heavy Duty Paving thickness of 8in min.
Cox pedestal to be relocated to the East.

Sawcut and match existing

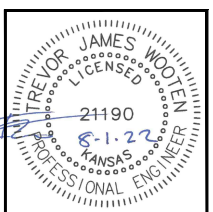
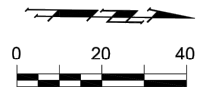
Area to be thickened to Heavy Duty Paving thickness of 8in min.

Regrade area of disturbance. Match existing.

Purchase Area: +/-28,962 SF

LEGEND

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |



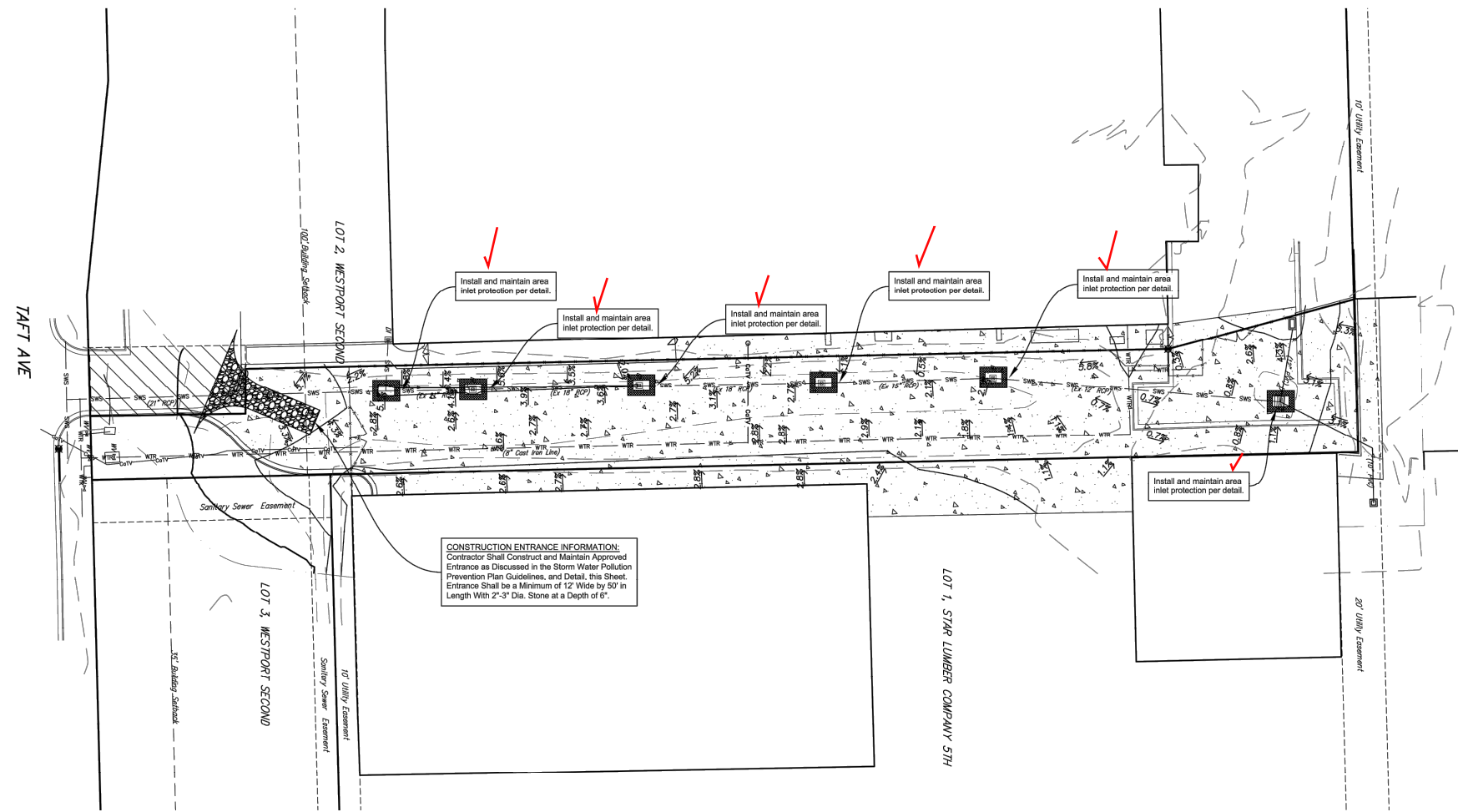
BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

Star Flooring - Alley
REFERENCE GRADING PLAN

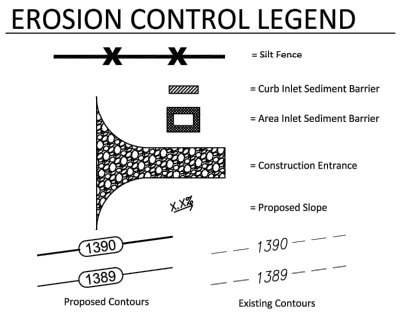
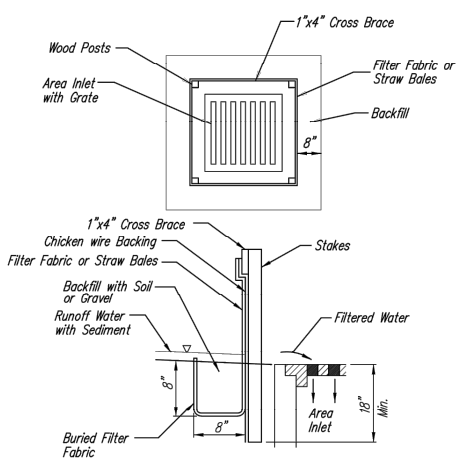
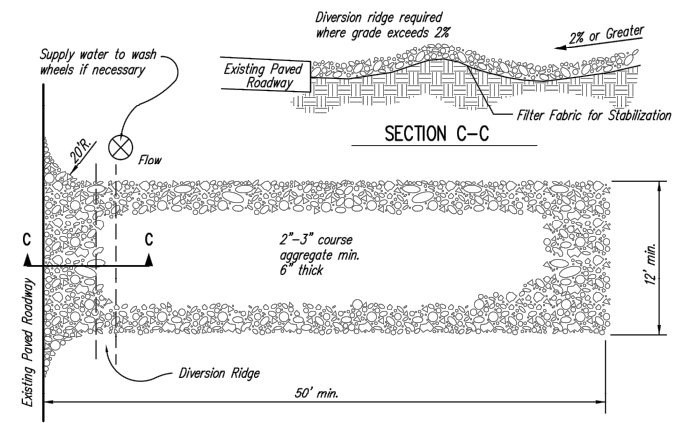
Private Project Drainage
PROJECT NUMBER:
21-09-E012
DESIGN: PDM DRAWN: PDM
DATE: July 6, 2022
SHEET **4** OF **5**

File: E:\Projects\Star Lumber - Alley\Engineering\Phase 1\PPD\STAR PPD.dwg

FOR REFERENCE ONLY
NOT TO SCALE



CONSTRUCTION ENTRANCE INFORMATION:
Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2'-3" Dia. Stone at a Depth of 6".



- 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 DWELLINGS.

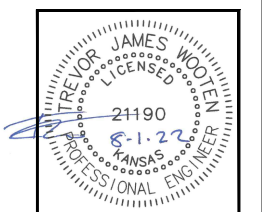
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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

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.

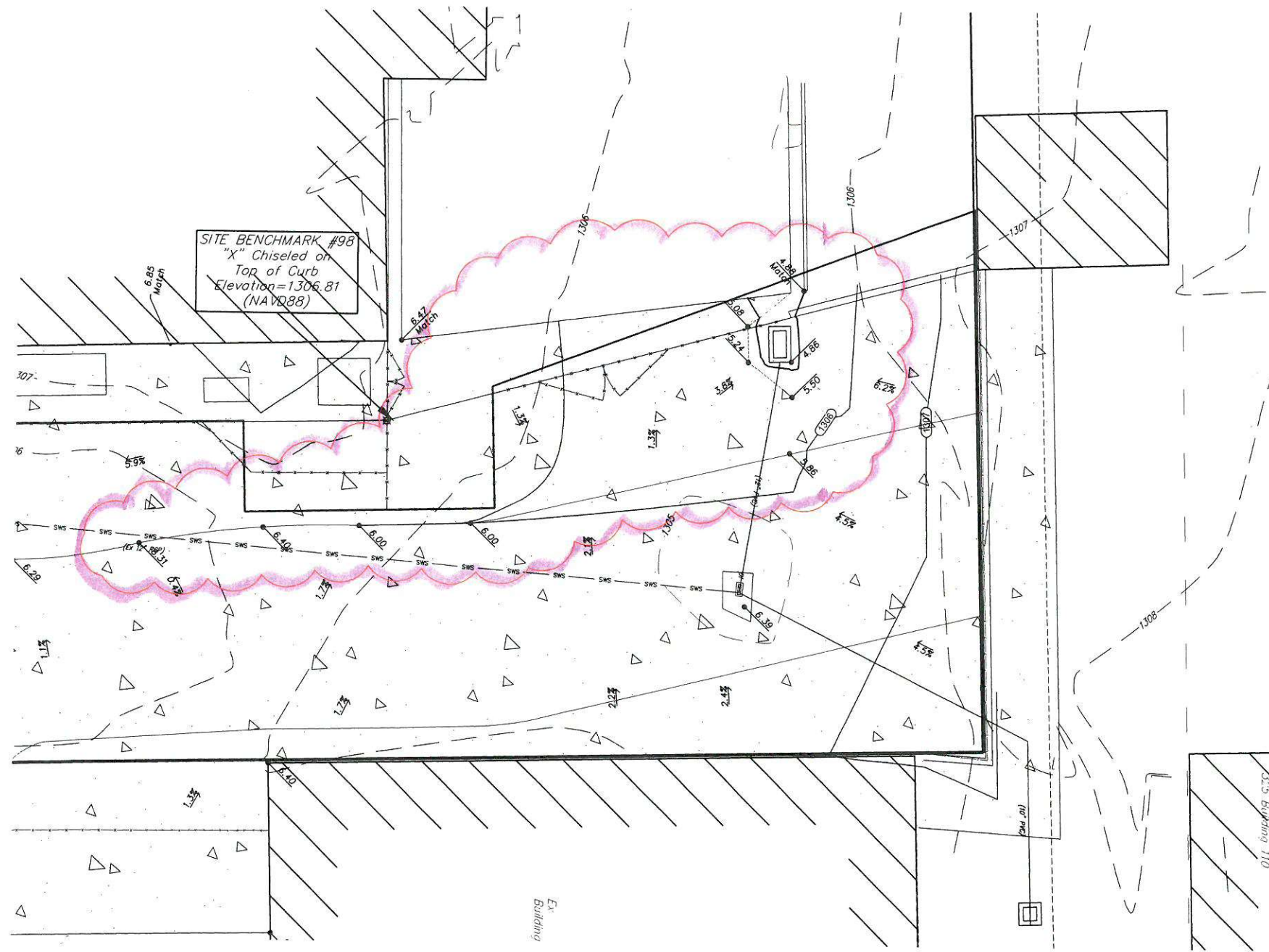
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
baughmanCo.com



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

Star Flooring - Alley
REFERENCE EROSION CONTROL PLAN

Private Project Drainage
PROJECT NUMBER:
21-09-E012
DESIGN: PDM DRAWN: PDM
DATE: July 6, 2022
SHEET **5** OF **5**



SITE GRADING PLAN DETAIL
SCALE 10 0 10

| LEGEND | | | |
|--------|--------------------------|--|----------------|
| | Existing Spot Elevations | | Proposed Slope |
| | | | |
| | | | FFE = X,XXX.XX |

LEGAL DESCRIPTION

A portion of Lot 2, Westport Second Addition, Wichita, Segwick County, Kansas, described as commencing at the southeast corner of said Lot 2; thence N01°14'53"W, coincident with the east line of said Lot 2, 111.35 feet to the northwest corner of Lot 3, in said addition, for a point of beginning; thence S88°27'09"W, coincident with the westerly prolongation of the north line of said Lot 3, 50.00 feet; thence N01°14'53"W, parallel with the east line of said Lot 2, 371.18 feet; thence N88°30'46"E, 13.38 feet; thence N01°29'14"W, 37.00 feet; thence S88°30'46"W, 18.00 feet; thence N20°38'03"W, 76.00 feet to a point on the north line of said Lot 2, said point being 80.00 feet west of the northeast corner of said Lot 2; thence N88°27'09"E, coincident with the north line of said Lot 2, 80.00 feet to the northeast corner of said Lot 2; thence S01°14'53"E, coincident with the east line of said Lot 2, 480.00 feet to the point of beginning.

SITE INFORMATION

| | |
|-------------------------|--------------------------------|
| Total Area: | ±40,418.5 sq. ft. (0.93 acres) |
| Disturbed Area: | ±36,334.5 sq. ft. (0.83 acres) |
| Impervious Area, added: | ±36,334.5 sq. ft. (0.83 acres) |

BENCHMARKS

- Site Benchmark - 98
"X" chiseled on top of curb near NE corner of building (404 S Tracy)
Elevation = 1306.81 (NAVD 88)
- Site Benchmark - 99
"X" chiseled on top of curb on East side of the entrance to 404 S Tracy on Taft Ave.
Elevation = 1303.65 (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 (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 |

GRADING NOTES

- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and Sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.

REVISED

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

Westport 2nd Addition

Star Flooring Main Access Grading Plan Detail

| | |
|-----------------|---------------|
| PROJECT NUMBER: | 21-09-E012 |
| DESIGN: ENG | DRAWN: PDM |
| DATE: | Aug. 17, 2022 |
| SHEET | 6 OF |