

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
Westar Energy 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 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 Tom Mason at 316-268-4574 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, Brian Coon 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 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 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 bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded at 5 lb./1000 s.f. with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.
- 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: Crows chiseled on top of curb approx. 511' east and 202' north of the intersection of Webb Rd. & 21st St. N.
Elevation = 1395.49 (NAVD88)

BM #2: "X" Chiseled on top of curb approx. 711' east and 293' north of the intersection of Webb Rd. & 21st St. N.
Elevation = 1396.45 (NAVD88)

STORM SEWER IMPROVEMENTS

to serve

ANDY'S FROZEN CUSTARD TALLGRASS EAST COMM. ADD.

AS BUILTS	
Contractor: Ewertz Excavation 1/23/2019	Project Inspector: Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242

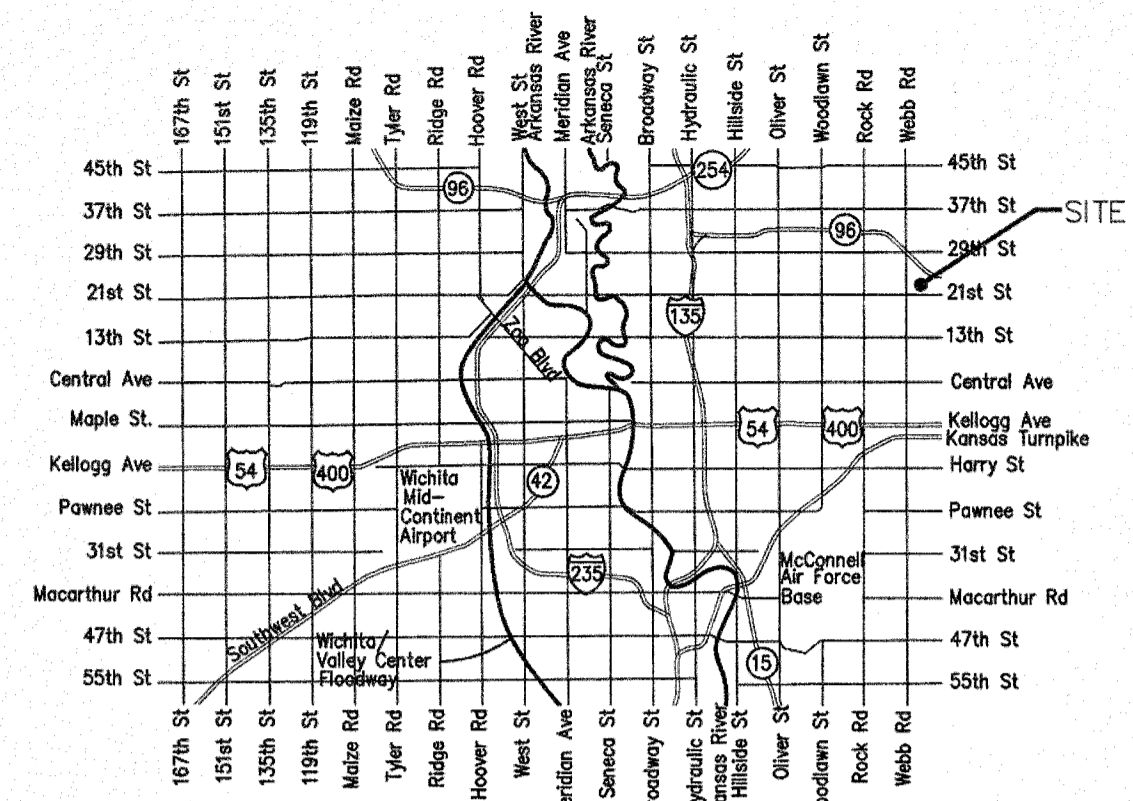
9750 E. 21ST ST. N.
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

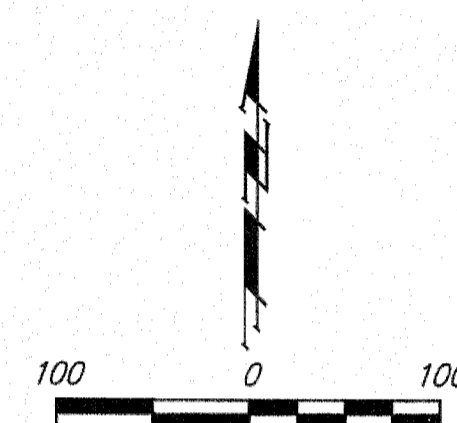
Project Number
542 PPD (133119)

~~2166 PPW (183021)~~

WATER LINE PROJECT LOWERING NOT NEEDED



Vicinity Map



Sheet Index

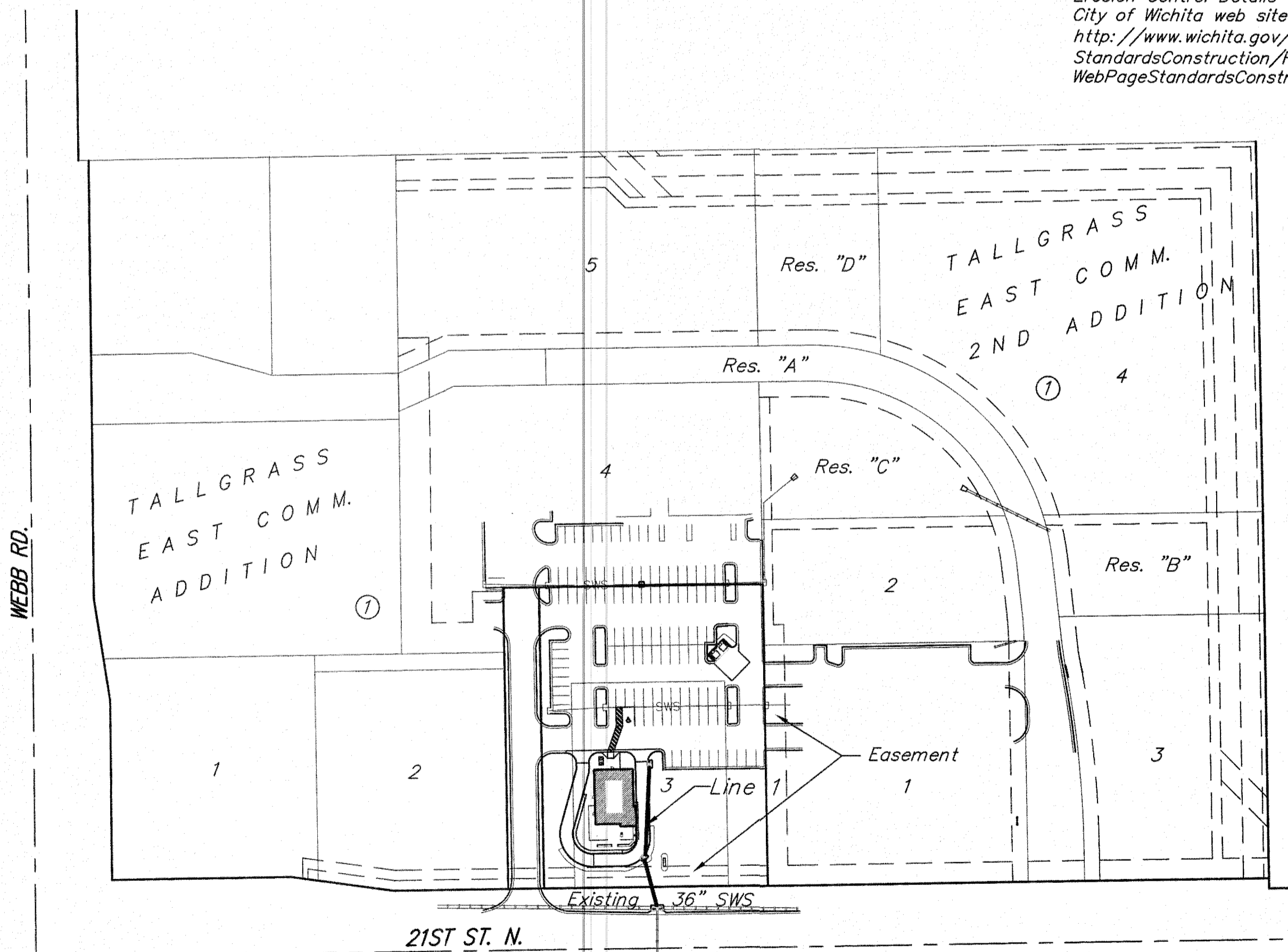
Title Sheet	1
Line 1	2
Erosion Control/Grading Plan	3
Copy of Plat	4

SWS Details SW-101 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

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.

Disturbed Area = 0.31 ac.
Water Quality Treatment: N/A
Downstream Channel Protection: N/A
Detention: Provided by regional pond.
The BMP used for this development is silt fence and curb inlet protection



APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

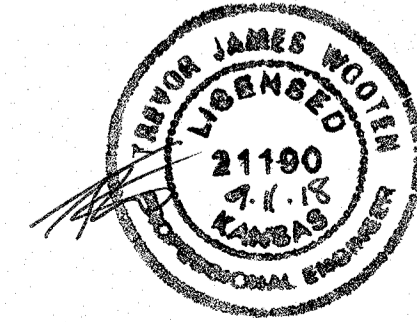
Engineering *Julianne Kallman* 9-13-18

Stormwater *Joe Hille* 9/18/18

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.



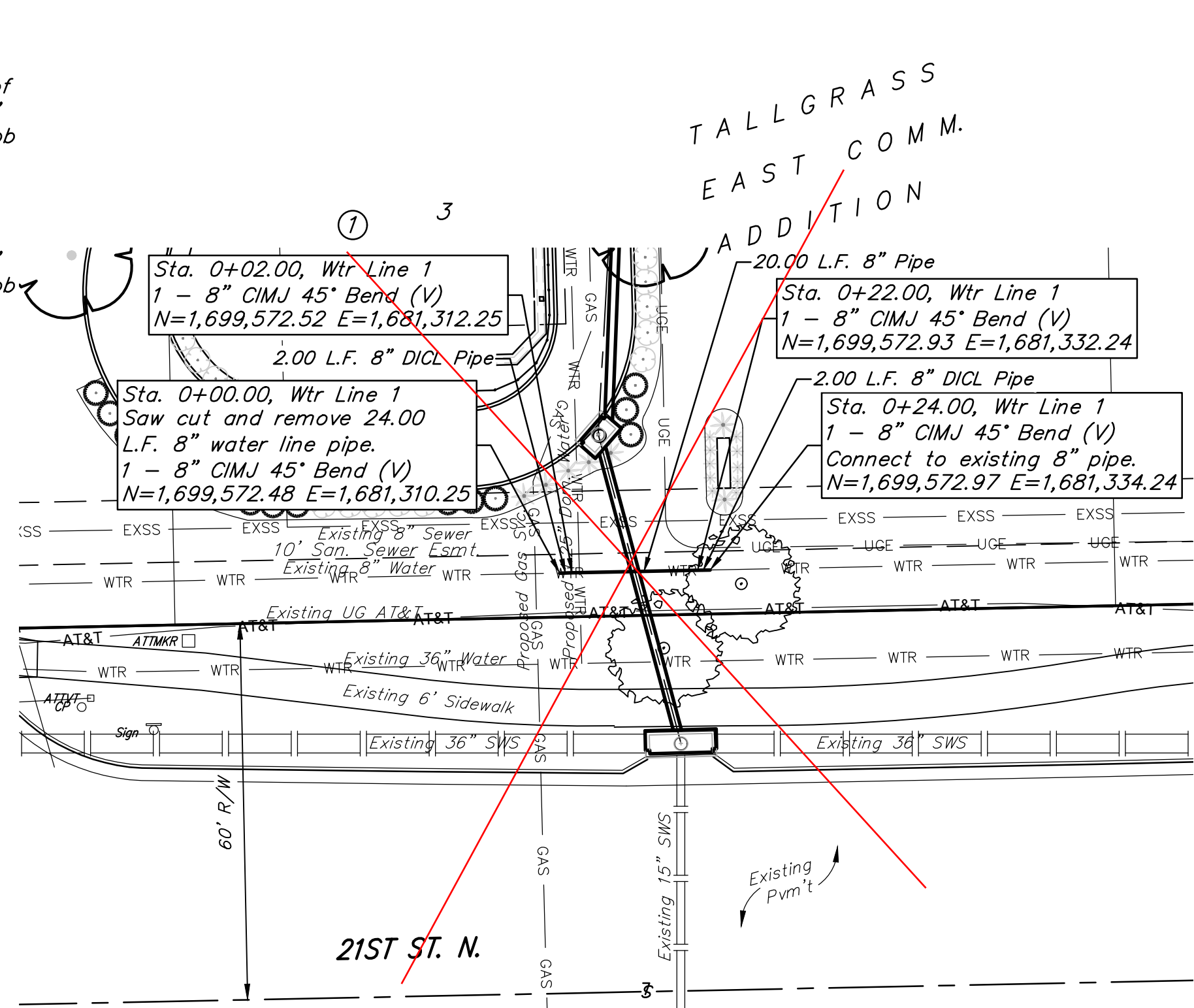
September 2018



Baughman Company, P.A. 315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

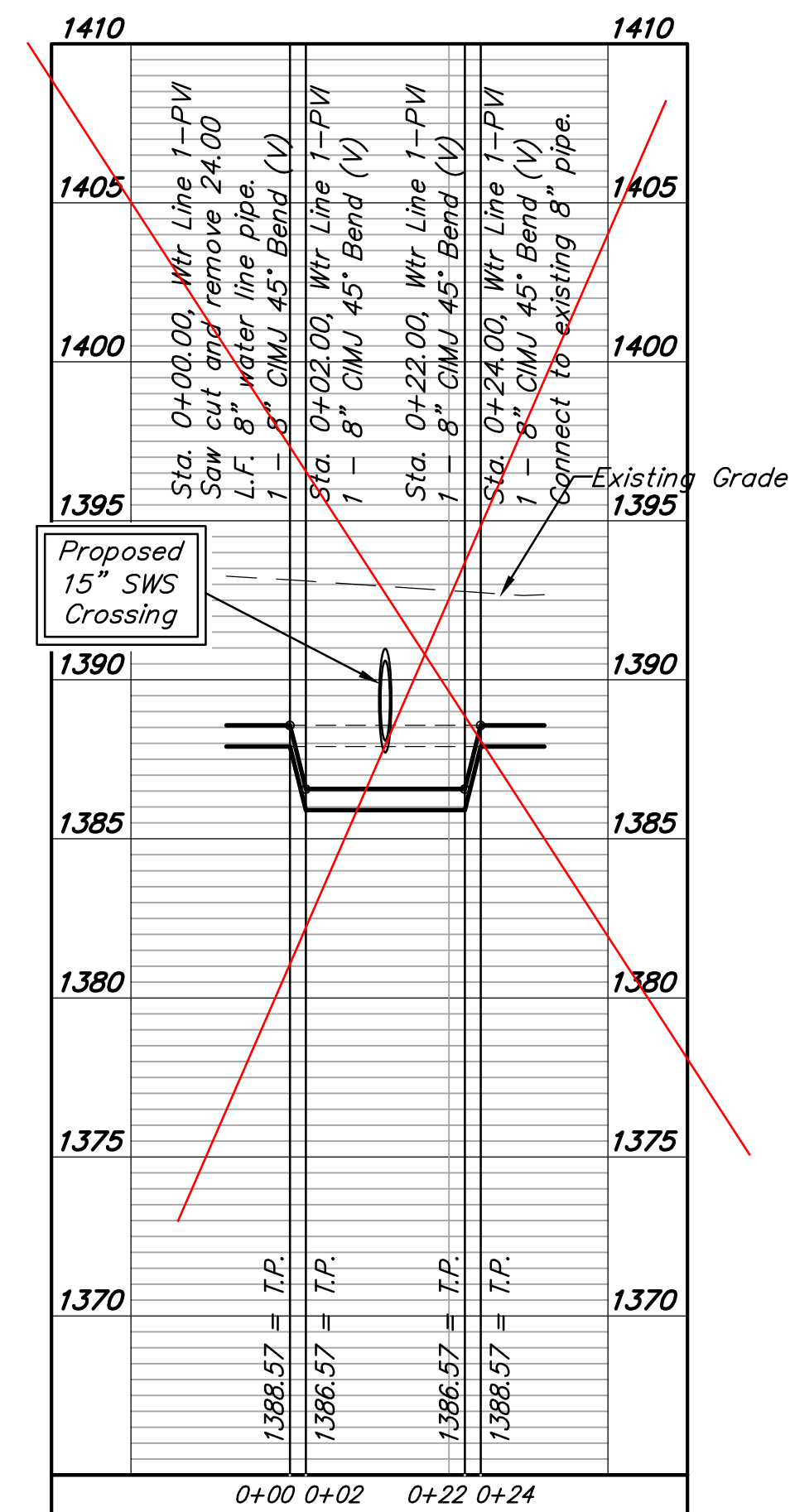
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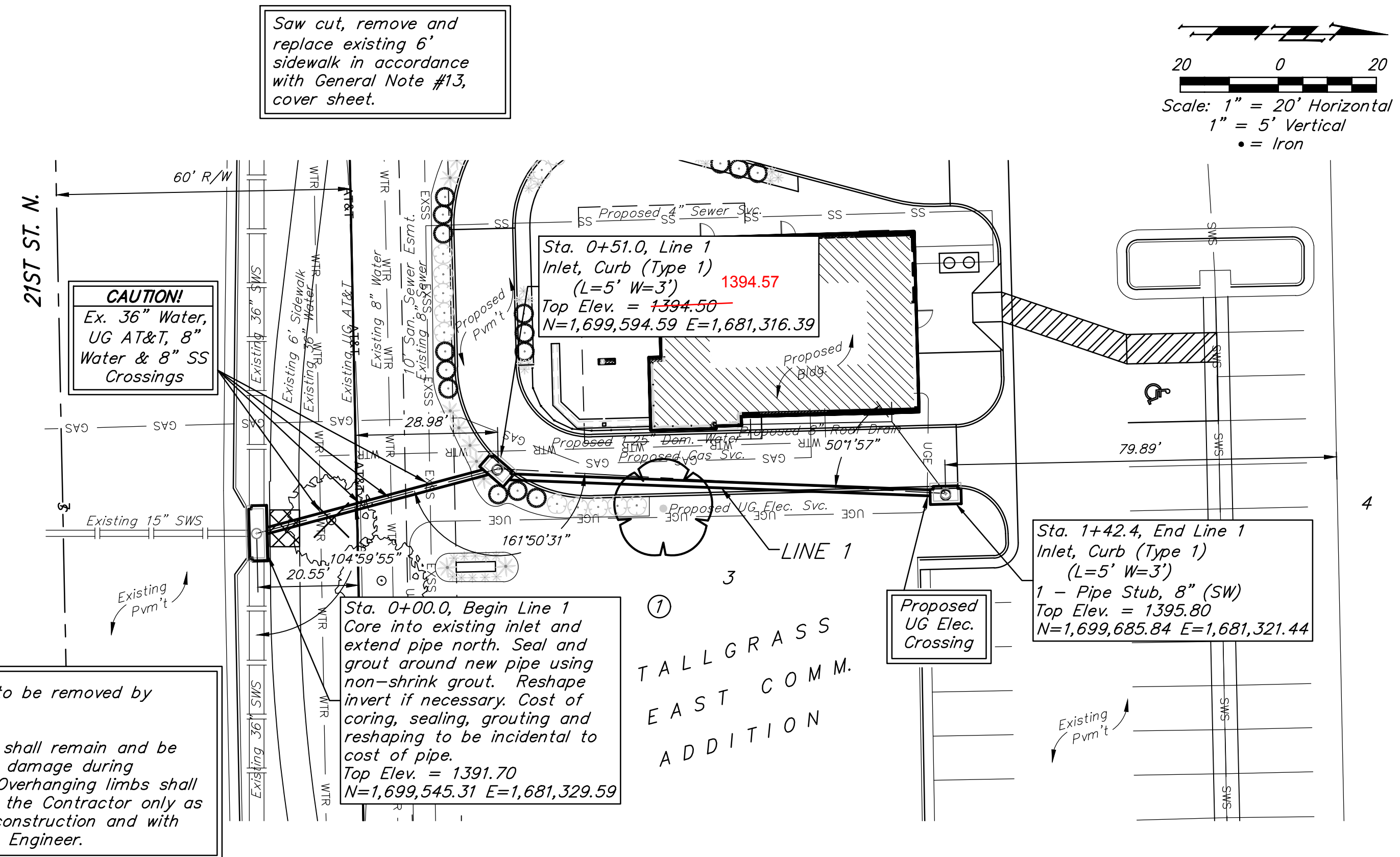


WATER LINE ADJUSTMENT

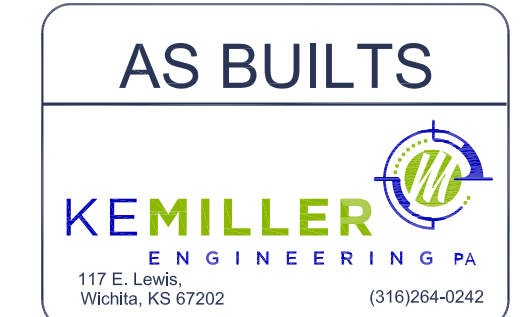
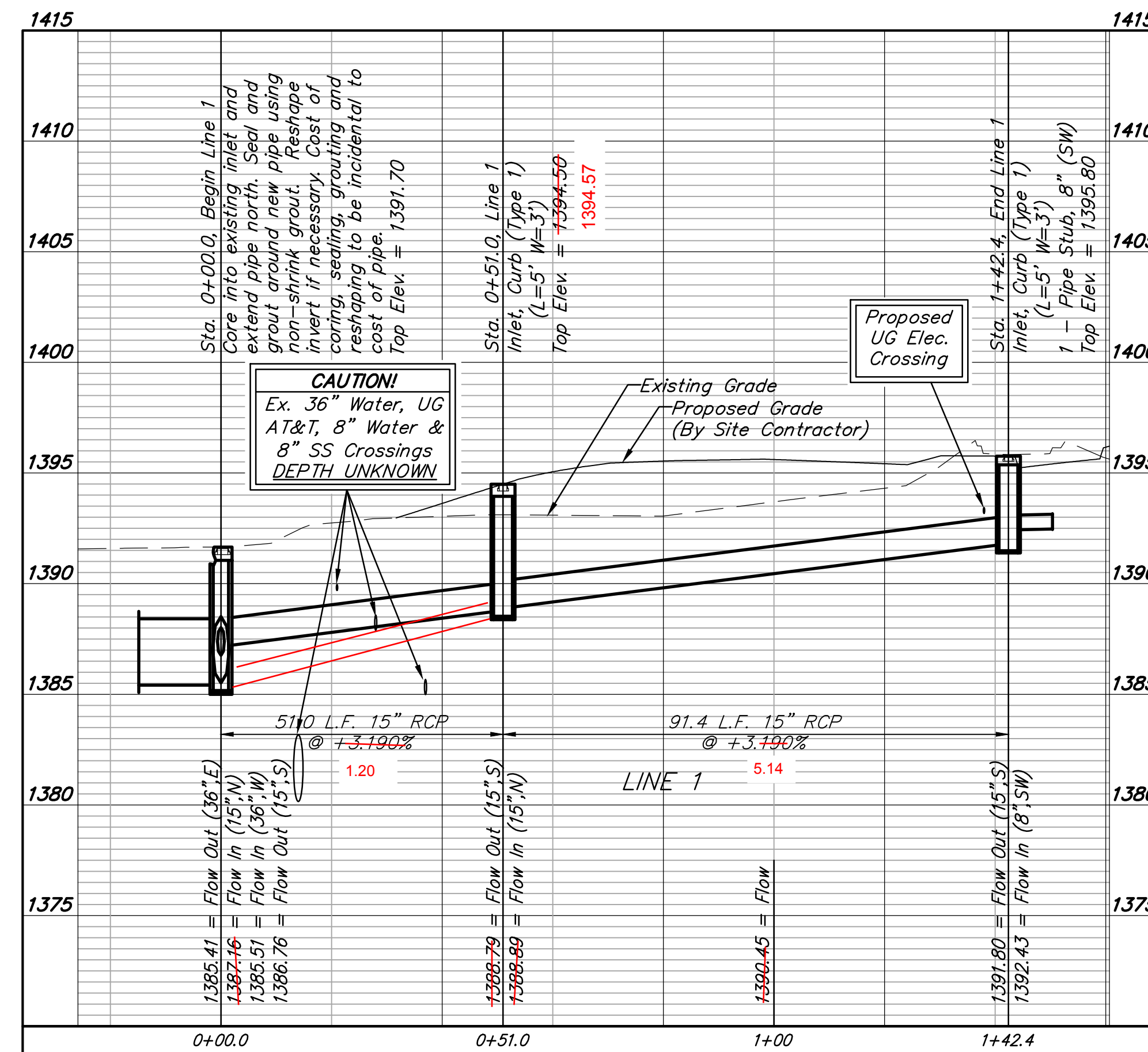
DIDN'T CHANGE WATERLINE



OVER 36" WATER MAIN UNDER 8" WATER LINE UNDER AT&T OVER SS LINE BY OVER TWO FEET

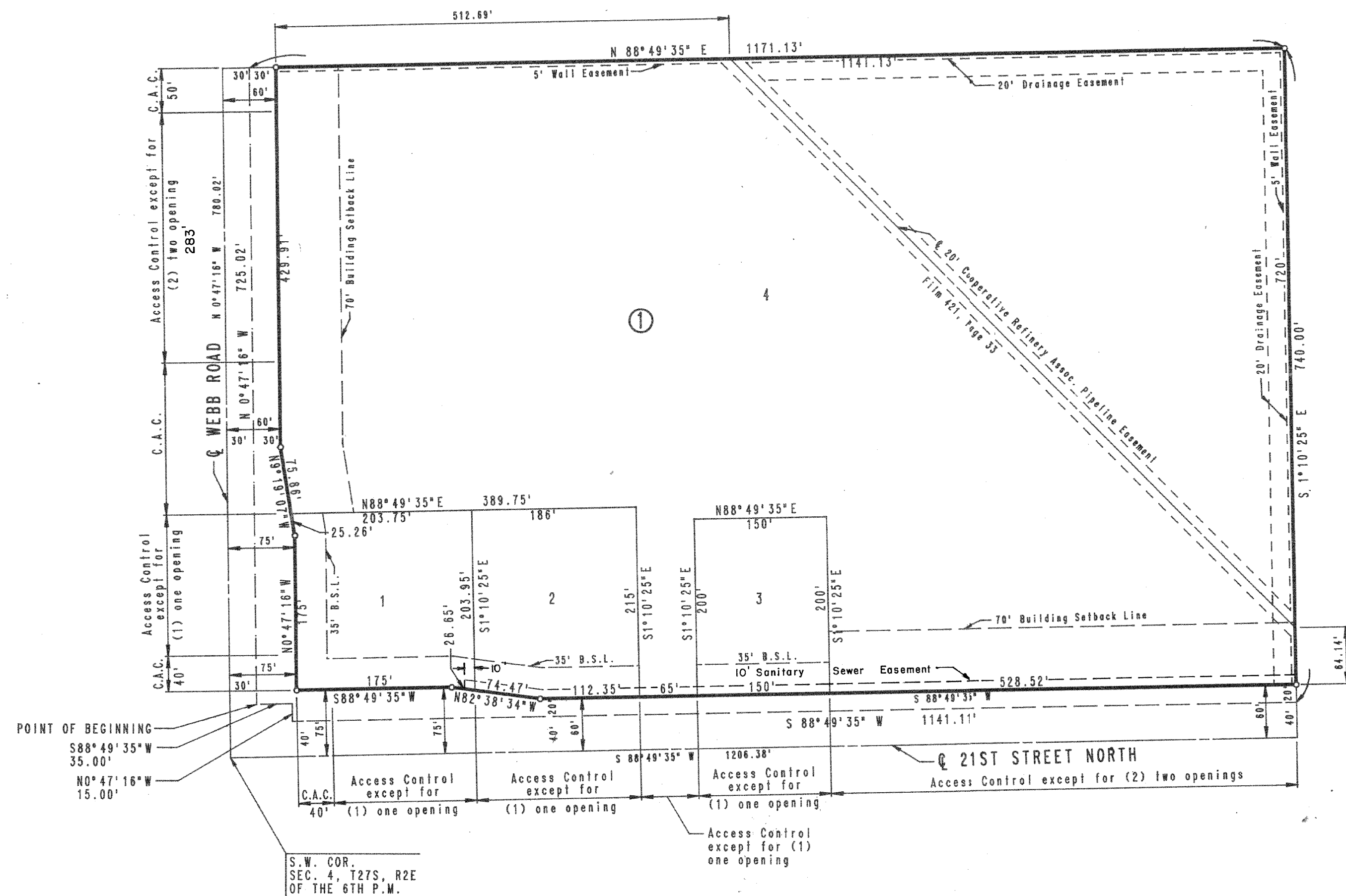


Indicates tree to be removed by contractor.
 All other trees shall remain and be protected from damage during construction. Overhanging limbs shall be trimmed by the Contractor only as necessary for construction and with approval of the Engineer.



TALLGRASS EAST COMMERCIAL

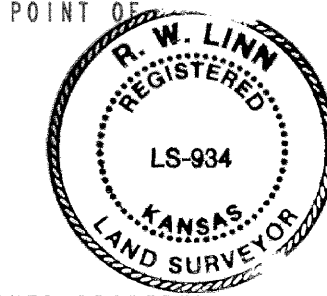
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'
 ○ = IRON SET
 B.S.L. = BUILDING SETBACK LINE
 C.A.C. = COMPLETE ACCESS CONTROL
 B.M. - CITY OF WICHITA B.M. DISC 44 FT. SOUTH AND 48 FT. EAST OF INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH. ELEV. = 205.238 CITY DATUM ELEV. = 1392.638 M.S.L.

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 13th DAY OF January, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS THE SAME BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS: COMMENCING AT THE SW CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N0°47'16"W ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 55.20 FEET; THENCE BEARING N88°49'35"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N0°47'16"W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 725.02 FEET; THENCE BEARING N88°49'35"E ALONG THE SOUTH LINE OF TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY EXTENDED WEST A DISTANCE OF 1171.13 FEET TO A POINT IN THE WEST LINE OF BLOCK 1, TALLGRASS EAST 2ND ADDITION THENCE BEARING S11°10'25"E ALONG THE WEST LINE OF TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; A DISTANCE OF 740.00 FEET; THENCE BEARING S88°49'35"W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 4 A DISTANCE OF 1141.11 FEET; THENCE BEARING N0°47'16"W A DISTANCE OF 15.00 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.93 ACRES MORE OR LESS.



R.W. Linn
 R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREETS THE SAME TO BE KNOWN AS TALLGRASS EAST COMMERCIAL TO WICHITA SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A FIVE-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

THAT PORTION OF THE DRAINAGE EASEMENT AS DESCRIBED IN FILM 866 PAGE 1007 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL BUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH AND WEBB ROAD OVER AND ACROSS THE SOUTH LINE OF LOTS 1, 2, 3, AND 4 AND THE WEST LINE OF LOTS 1 AND 4 IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AND TO WEBB ROAD AT ONE (1) LOCATION EACH; THAT LOTS 2 AND 3 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION EACH AND THAT LOT 4 SHALL HAVE ACCESS TO 21ST STREET NORTH AT THREE (3) LOCATIONS AND TO WEBB ROAD AT TWO (2) LOCATIONS; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

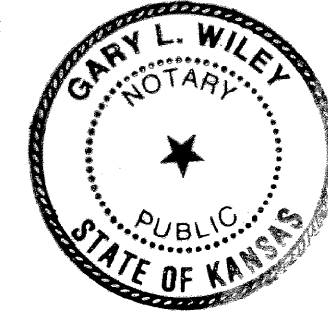
BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY PLAN (DP-168) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: SLAWSON INVESTMENT CORPORATION #995406
 BY: Donald R. Cozart VICE PRESIDENT
 DONALD R. COZART

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 13th DAY OF January, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, I HAVE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF SLAWSON INVESTMENT CORPORATION, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley NOTARY PUBLIC
 MY APPOINTMENT EXPIRES 1-3-93



I, ROBERT M. BEREN, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS.

Robert M. Beren
 ROBERT M. BEREN

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 31st DAY OF January, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, I HAVE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Doreen J. Keogh NOTARY PUBLIC
 Doreen J. Keogh
 MY APPOINTMENT EXPIRES: 3-29-90

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 14th DAY OF August, 1988.

Elton Parsons CHAIRMAN
 ELTON PARSONS
Marvin S. Krout SECRETARY
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 14th DAY OF February, 1989.

Sheldon Kamen
 SHELDON KAMEN
John Moir
 DATE E. REA JOHN MOIR

ENTERED ON TRANSFER RECORD, THIS 22 DAY OF February, 1989.
Don Wright COUNTY CLERK
 DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN REGISTER OF DEEDS OFFICE AT 11:00 A.M., ON THIS 22nd DAY OF FEBRUARY, 1989.

Pat Kettler REGISTER OF DEEDS
 PAT KETTLER
Ed Resa DEPUTY
 ED RESA

**FOR REFERENCE ONLY
 NOT TO SCALE**

BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE TALLGRASS EAST COMMERCIAL COMMUNITY PLAN (DP-168) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

dk
 20.00

ANDY'S FROZEN CUSTARD
COPY OF PLAT
 STORM WATER SEWER IMPROVEMENTS