

# 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 Tom Mason with the City at 316-268-4574 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, Brian Coon 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 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.
- 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.
- Contractor shall provide positive drainage away from all manhole covers.
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- 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.

## BENCHMARKS

- Benchmark - 1  
"X" Chisled on Top of Curb, west of road across from Parcel A-3  
Elev.=1425.75 NAVD 88
- Benchmark - 2  
"X" Chisled on Top of Curb at fuel station, south of the SE corner of Parcel A-1  
Elev.=1421.46 NAVD 88

# STORM SEWER IMPROVEMENTS

to serve

## LOT 1, BLOCK A, COLONEL JAMES JABARA AIRPORT ADDITION

3610 N. JABARA RD.  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number  
543 PPD (133119)

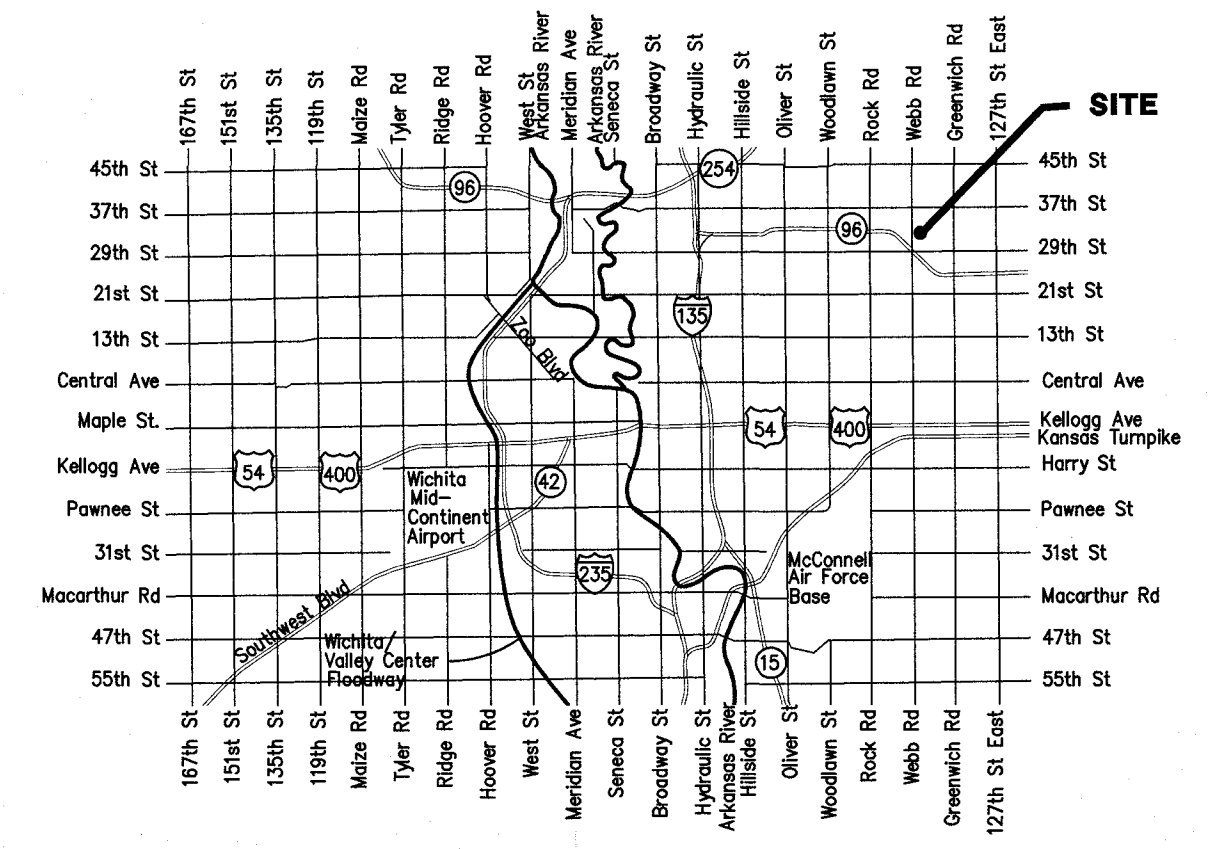
## AS BUILT PLANS

Contractor: McCullough Excavating  
Inspector: Larry Powell, Baughman Co.  
As BUILT by: KEK, 7/17/19

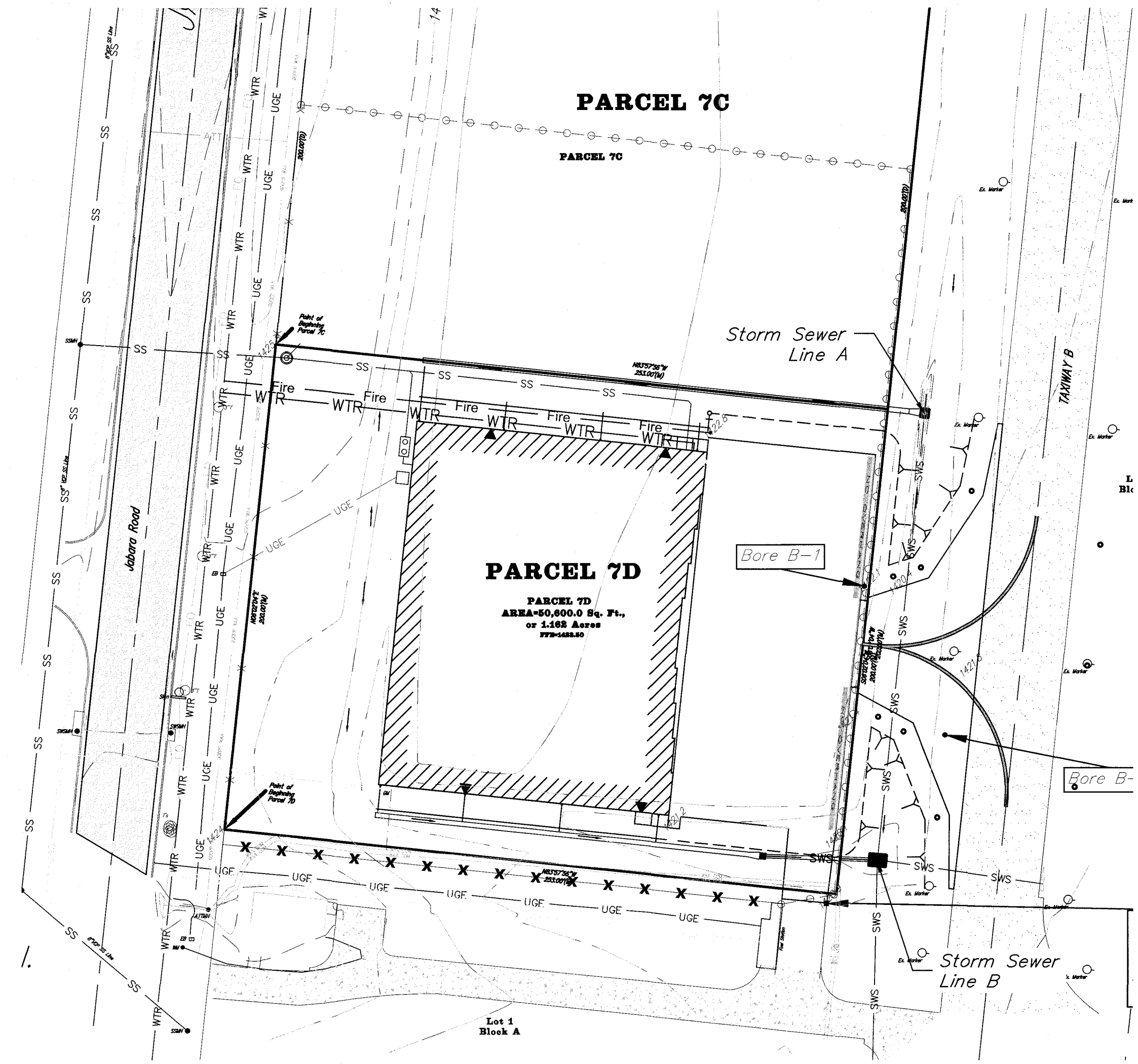
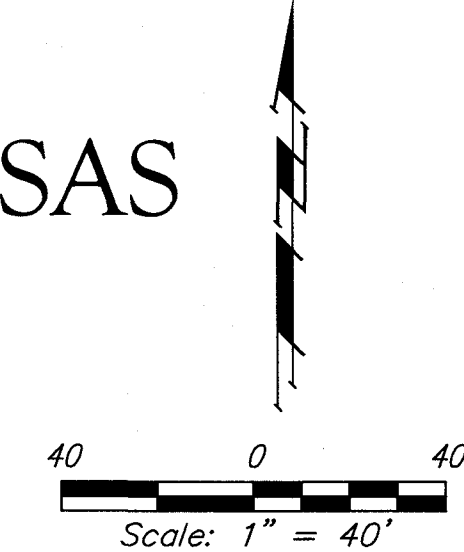
## SHEET INDEX:

Title Sheet	1
SWS Line A Plan & Line B Plan & Profile	2
Ref. Erosion Control Plan	3
Ref. Grading Plan	4
Ref. Area Inlet Details	5
Copy of Plat	6

SW501-SW504 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 # SW2019-0032

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) = 1.16 AC.±  
Disturbed Area (Acres) = 50,600 SF±  
Water Quality Treatment: This site has applied for Offsite BMP  
Downstream Channel Protection: N/A  
Detention: Not Required due to less one acre of impervious area being constructed  
The BMP used for this development is Silt Fence, Area Inlet Protection & Curb Inlet Protection, TRM (Turf Reinforcement Mat)

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING  
AND STORMWATER DIVISION

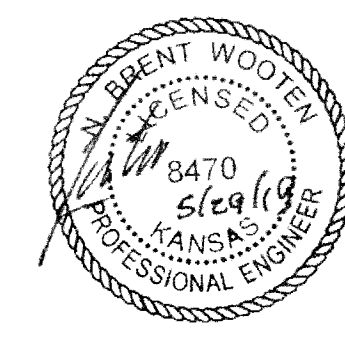
Engineering Keith Poteray 5-30-19

Stormwater Joe Hable 6-3-19

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).

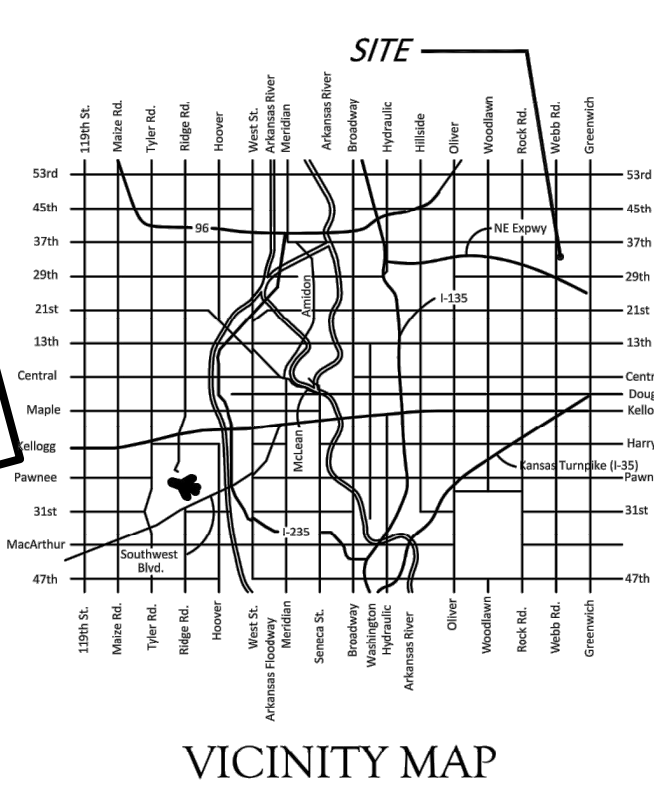
An approved copy of these plans signed by City staff are required on-site.



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



**FOR REFERENCE ONLY  
NOT TO SCALE**



**BENCHMARK**

Benchmark - 1  
"X" Chiseled on Top of Curb, west of road across from Parcel 7B  
Elev.=1435.75 NAVD 88

Benchmark - 2  
"X" Chiseled on Top of Curb at fuel station, south of the SE corner of Parcel 7D  
Elev.=1421.46 NAVD 88

**LEGAL DESCRIPTION (PHASE I)**

Parcel 7D  
A portion of Lot 1, Block A, Colonel James Jabara Airport an Addition to Wichita, Sedgwick County, Kansas, described as commencing at the southwest corner of said Lot 1; thence N01°05'53"W, along the west line of said Lot 1, 250.00 feet to a deflection corner in the west line of said Lot 1; thence N15°08'03"W, along the west line of said Lot 1, 103.08 feet to a deflection corner in the west line of said Lot 1; thence N01°05'53"W, along the west line of said Lot 1, 1478.24 feet to a deflection point; also a point in the south Road Right of Way line of Jabara Road as platted in said Colonel James Jabara Airport; thence N85°54'07"E, along the south Road Right of Way line of Jabara Road, 31.5 feet to the P.C. of a curve to the left; thence northeasterly along said curve to the left an arc length of 296.47 feet, said curve having a radius of 205 feet, a chord length of 271.30 feet and a chord bearing of N47°28'15"E, to the P.T. of said curve; thence N06°02'24"E, along the east Road Right of Way line of said Jabara Road, 1637.58 feet to the Point of Beginning; thence N06°02'24"E, along the east Road Right of Way line of said Jabara Road, 200.00 feet; thence S83°57'36"E, 253.00 feet; thence S06°02'24"W, 200.00 feet; thence N83°57'36"W, 253.00 feet to the Point of Beginning.

**SITE INFORMATION**

Total Area of Lease (7A to 7D):	±202,400 SF (±4.64 AC)
Disturbed Area(7A to 7D):	±50,600 SF (±1.15 AC)
Total Impervious Area(7A to 7D):	±33,739.07 SF (0.77 AC)
Building Area(7D to 7D):	18,000 SF (Including x,xxxSF of office)

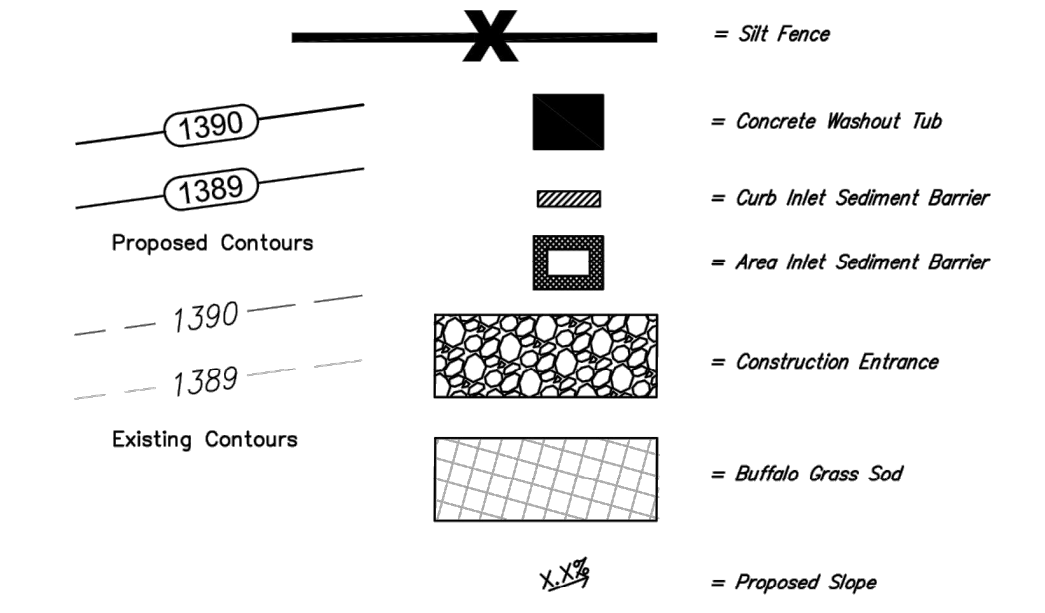
  

PHASE I (7D)	
Total Area of Lease(7D):	±50,600 SF (±1.16 AC)
Disturbed Area(7D):	±50,600 SF (±1.16 AC)
Total Impervious Area(7D):	±33,739.07 SF (0.77 AC)
Building Area(7D):	18,000 SF (Including x,xxxSF of office)

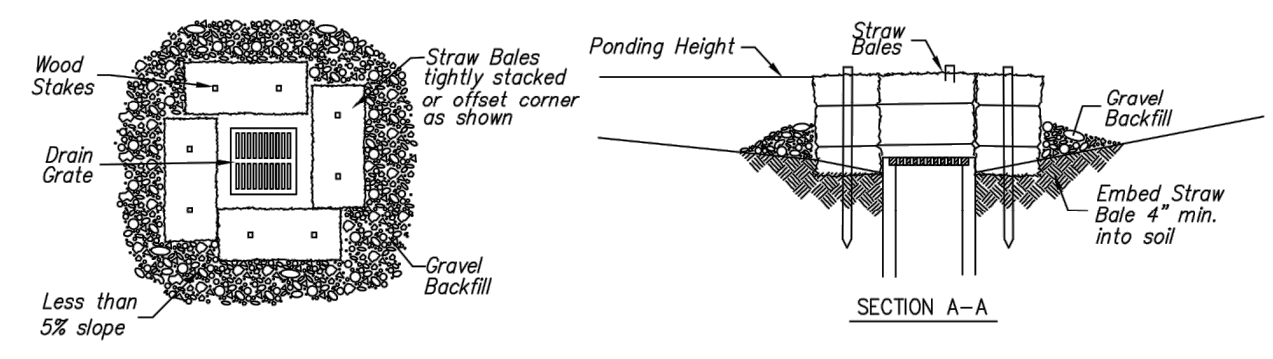
**EROSION CONTROL NOTES**

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (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.
- Hatch area to be sodded with Buffalo grass. Planting of Buffalo Grass should take place between April-July. Temporary irrigation shall be installed for the establishment period of seed and sod areas. If planting of buffalo grass cannot be completed during the planting season then all sod areas disturbed by construction operations shall be temporarily seeded with rye grass at a rate of 300 lbs/acre and mulched immediately following construction in that area. Seed is to include straw mulch, crimped in place per industry standards. Buffalo grass to be receive 10 lbs/1000 sq. ft. of 10-10-10 fertilizer or approved equal.
- This SWPP 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.
- An NPDES Permit has been issued for this property, Kansas # S-WA20-010 and Federal # KSR114065. A copy of this application must be kept at the job site for the duration of the construction process.
- Water trucks and other equipment may be used on site to control any dust issues during construction.
- Site to be restored to existing grades and surfacing in-kind upon completion of work. Temporary Construction Entrance material to be removed and disposed of in an approved landfill upon completion of construction.
- If excavated material remains on airport and taken the north soil pile; blend the soil into the slopes and establish natural grasses.

**EROSION CONTROL LEGEND**

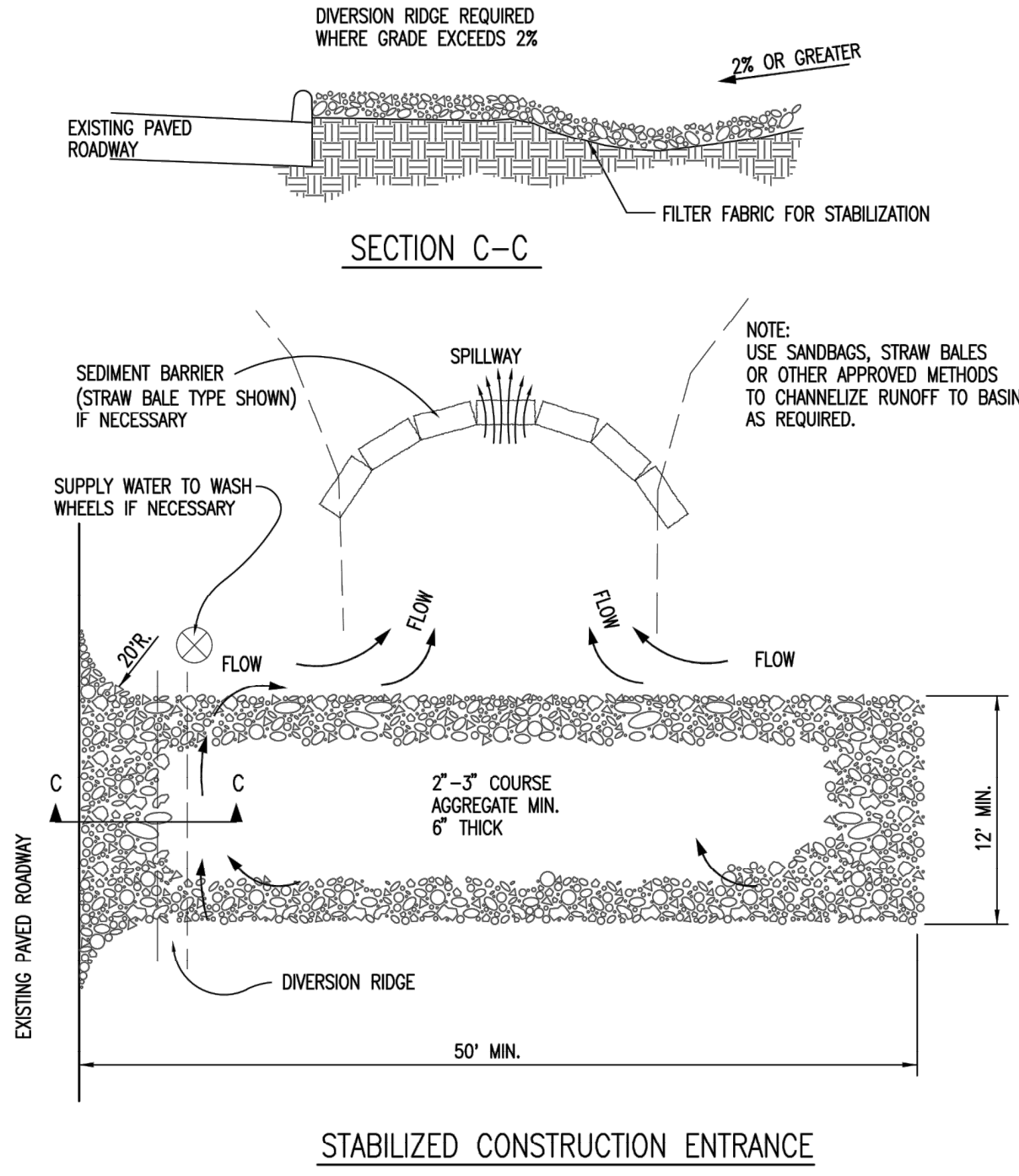


**1 STRAW BALE BARRIERS FOR AREA INLETS**  
NOT TO SCALE



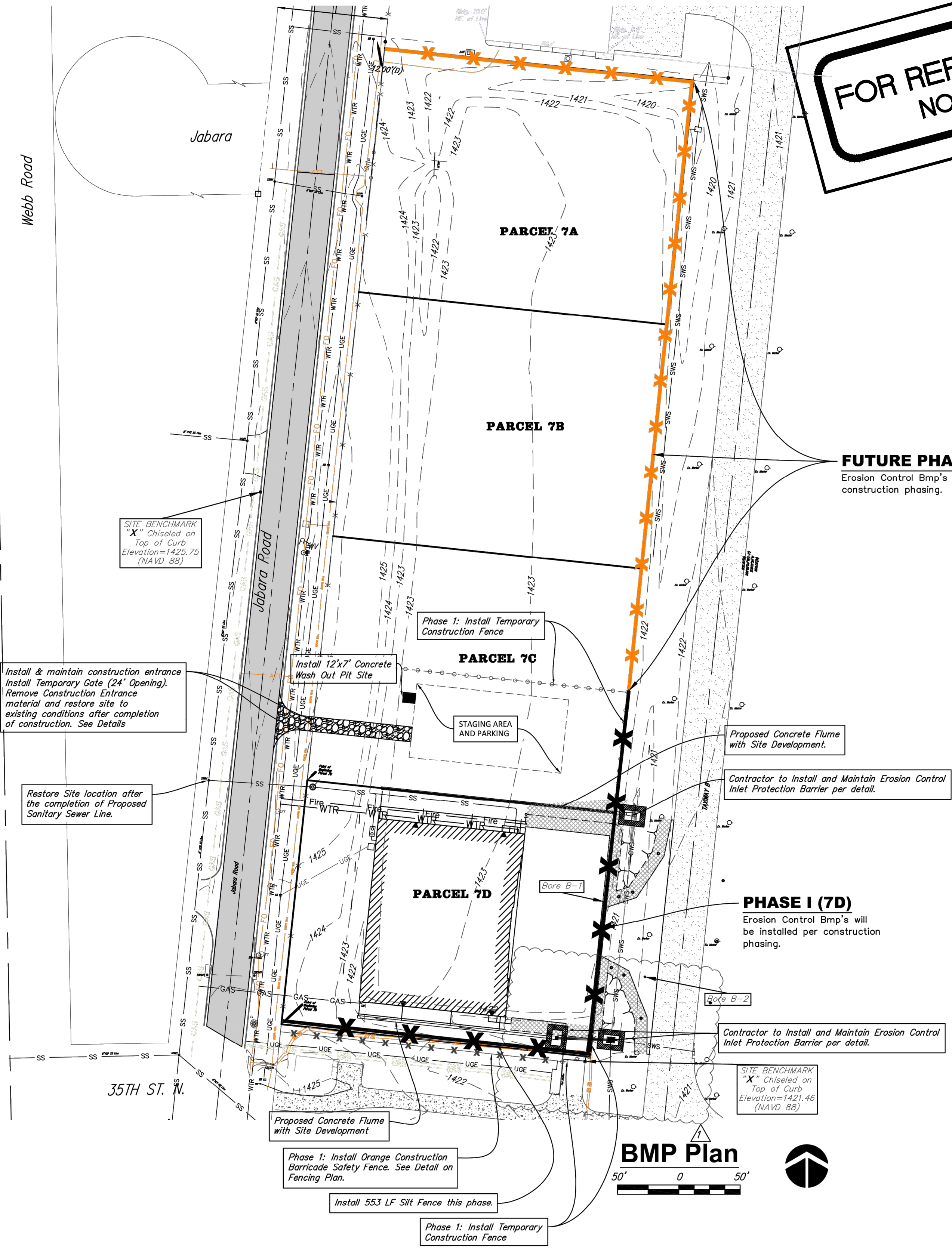
**FUTURE PHASES (7A to 7C)**

Erosion Control Bmp's will be installed per construction phasing.



- GENERAL 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.

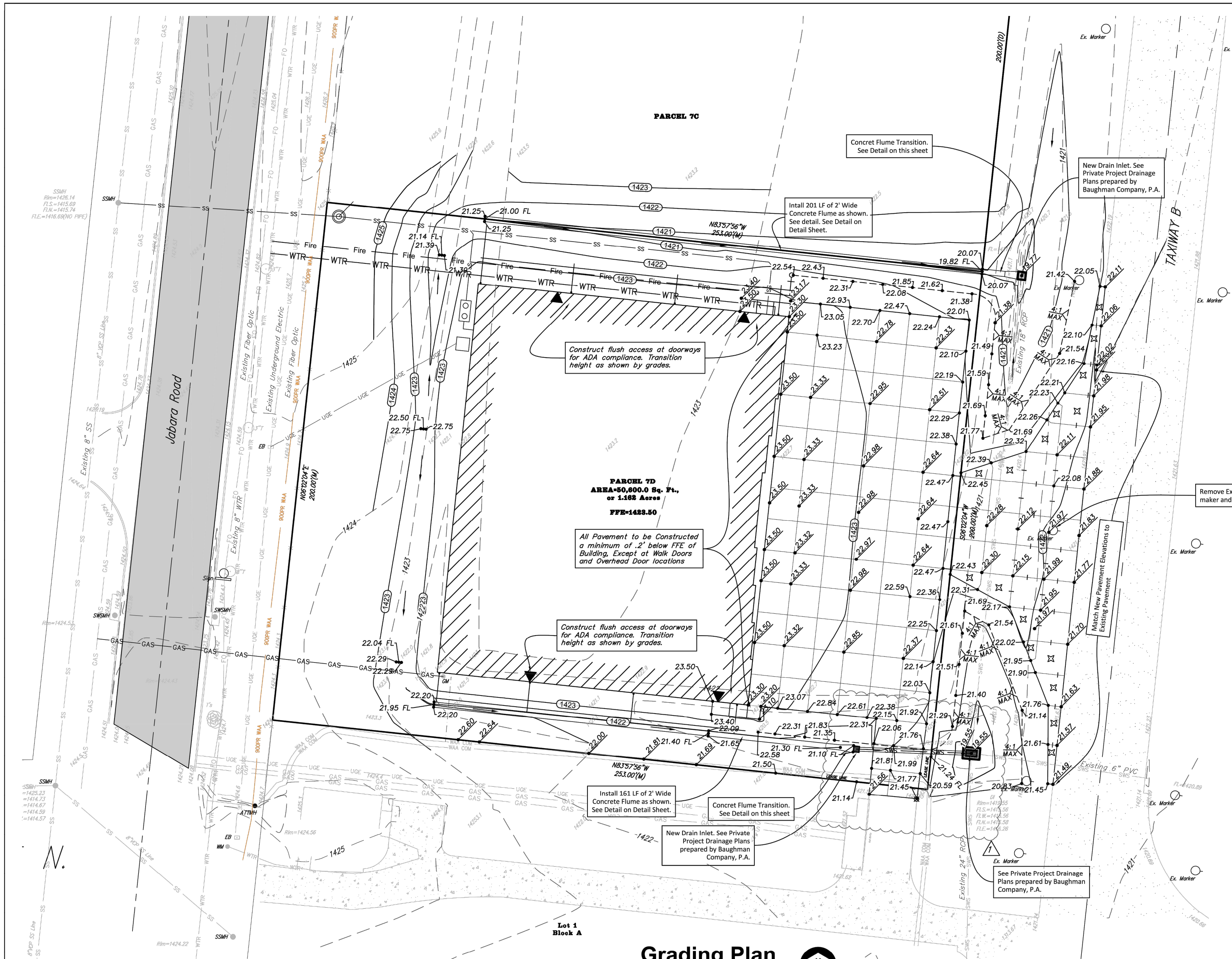
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



Colonel James Jabara Airport  
**BMP PLAN**  
FBO Hanger

DATE: 10/21/2015  
SHEET: 9 OF 9





### BENCHMARK

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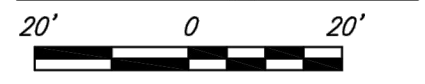
### LEGAL DESCRIPTION (PHASE I)

**Parcel 7D**  
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### GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- 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
  - Wester Energy (Electric).....383-8650
  - Cox Communications (Telecommunication).....262-4270
  - 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).....268-4090 or 1-800-324-9696
  - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
  - Wichita Airport Authority.....946-4715
- 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. Contractor shall Pot Hole utility crossings prior to Excavation. Depths of the new and existing utilities shall be documented on Asbuilt Plans.
- 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 Erosion Control Plan for Treatment of All Disturbed Areas.
- Signaling shall be installed in accordance with FAA Standards.
- 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.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Engineer of any discrepancies prior to forming of walks.
- Grading slopes should not exceed a maximum of 25% (4:1) at any location.
- 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.

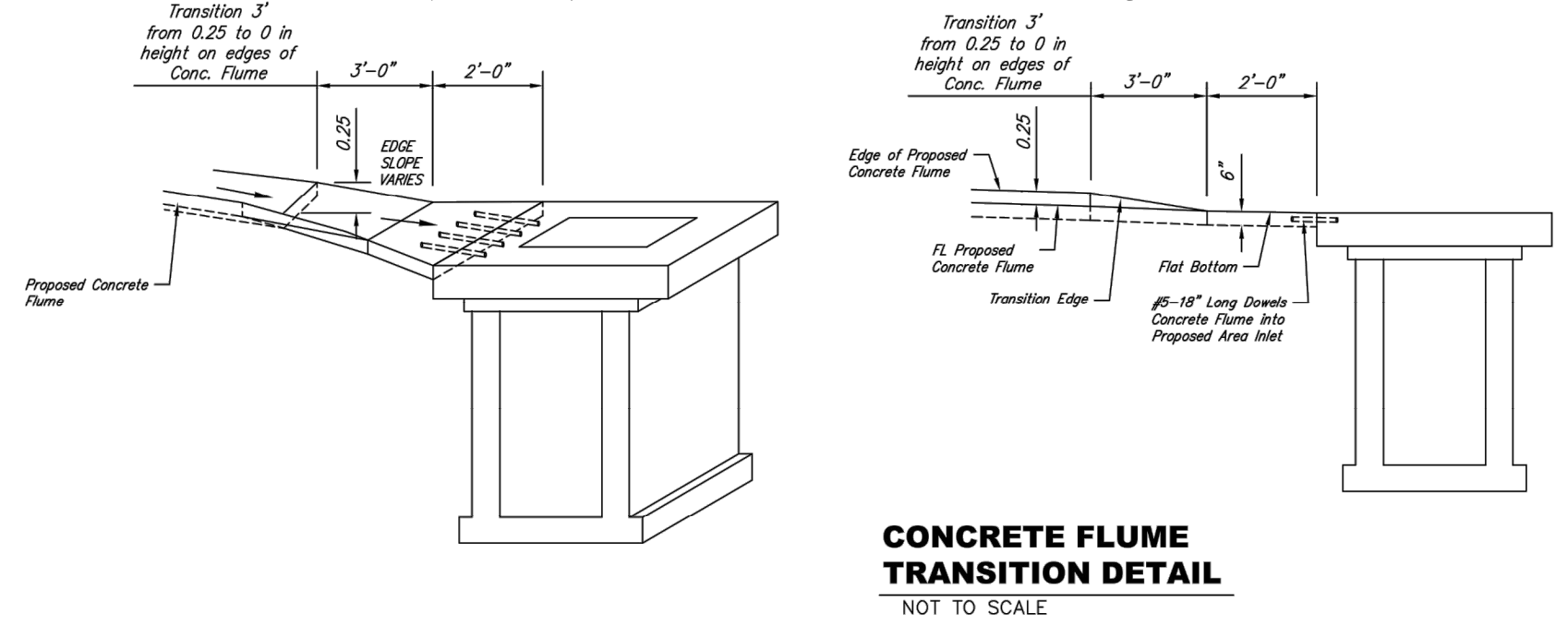
### Grading Plan



FOR REFERENCE ONLY  
NOT TO SCALE

### LEGEND

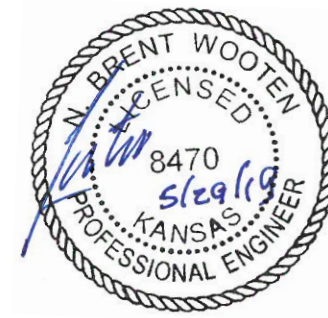
- Proposed Contours: 1390, 1389
- Existing Contours: 1390, 1389
- Proposed Spot Grade: XXX
- Proposed Slope: X/X
- Proposed Curb and Flow Line Grades: FFE=X.XXX.XX
- Proposed Building Finished Floor Elevation: FFE=X.XXX.XX
- Welded Wire Fabric: [Symbol]

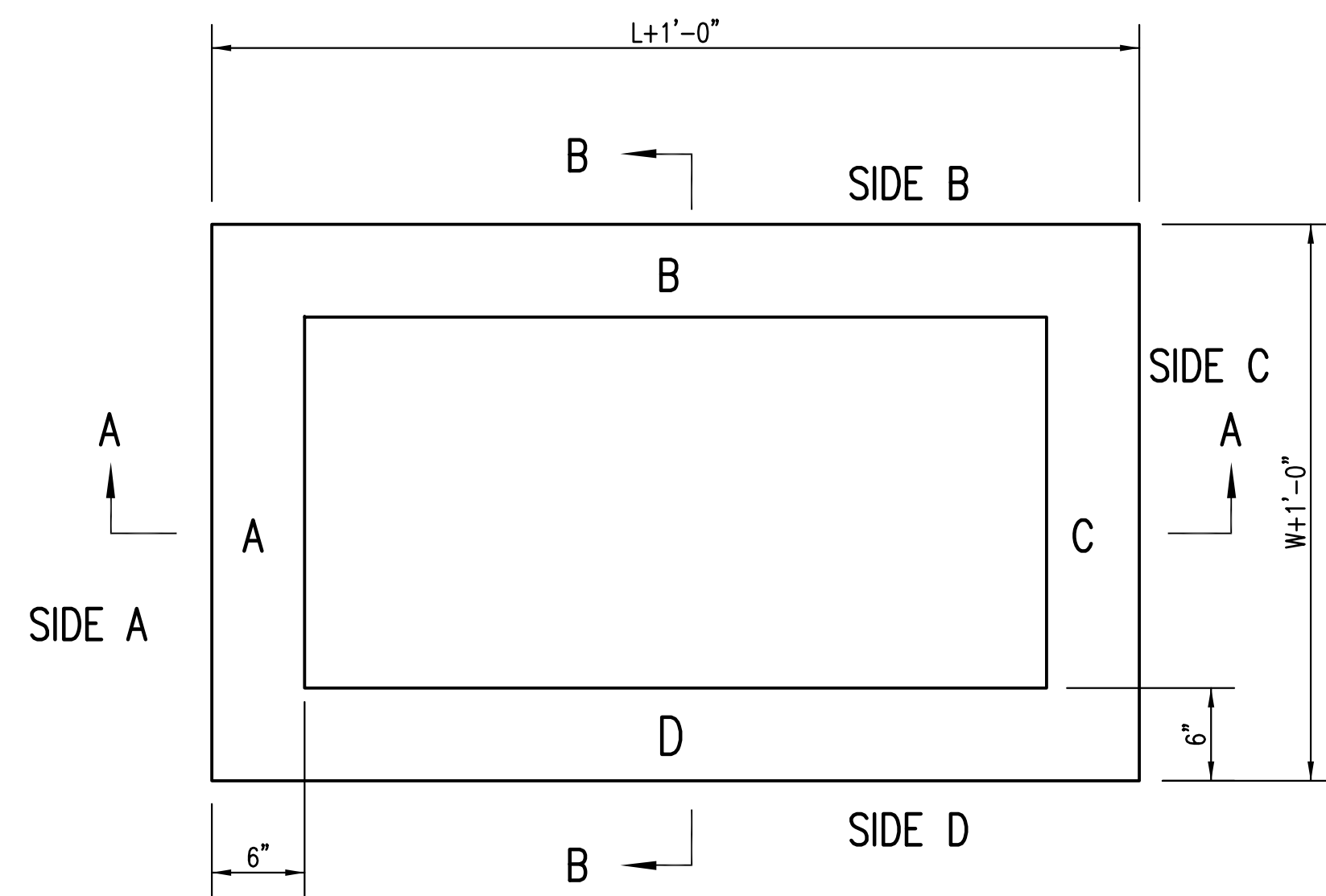


Colonel James Jabara Airport  
**GRADING PLAN**  
 FBO Hangar

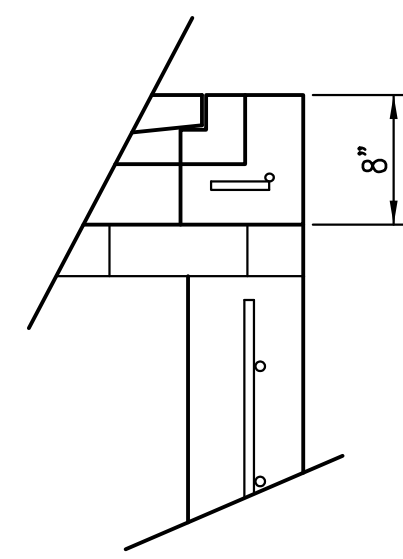
**Baughman Company, P.A.**  
 15 E. 10th St., Wichita, KS 67202  
 P: 316.262.2771 F: 316.262.2046  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 www.baughman.com

DATE	DESCRIPTION
6/9	ISSUED FOR PERMIT

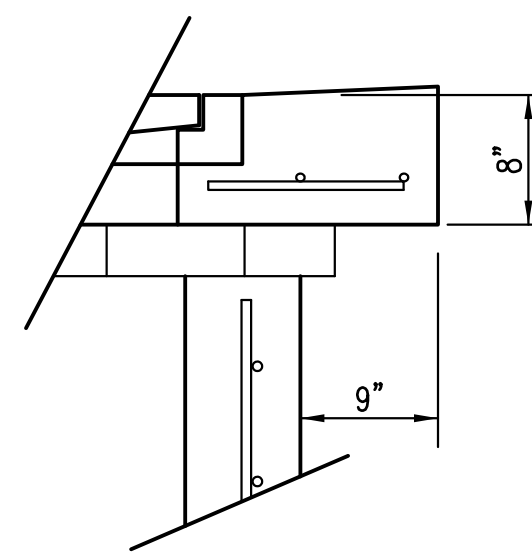




TOP VIEW

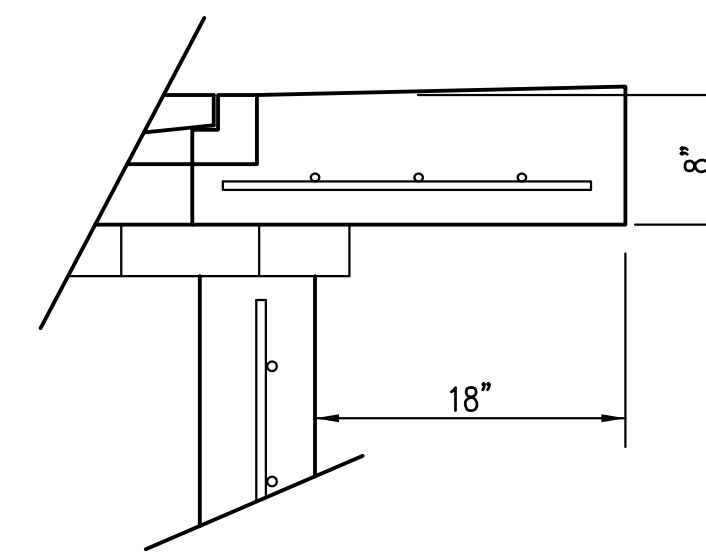


FLUSH STYLE TOP  
NO APRON



9" APRON

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



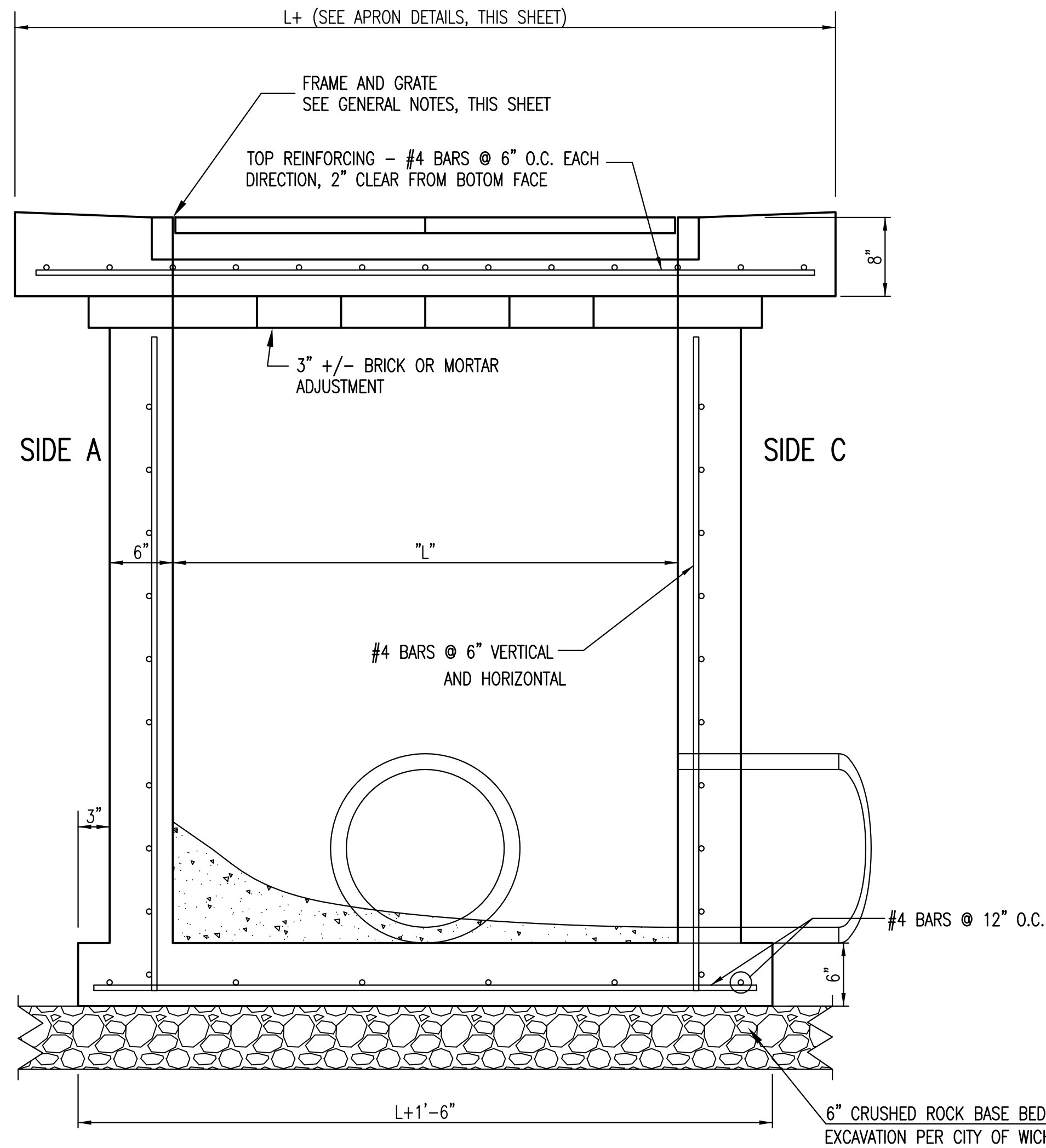
18" APRON

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

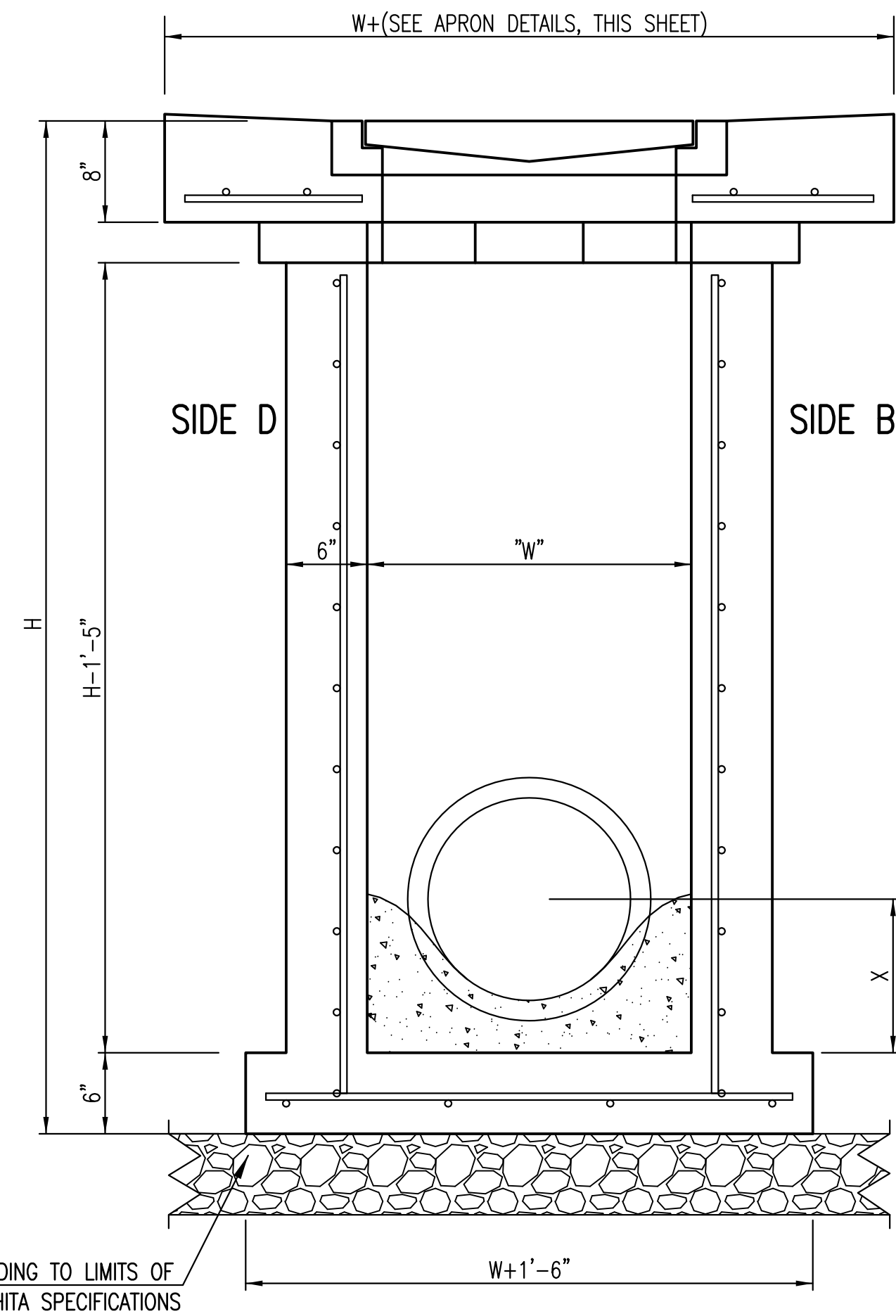
The structure(s) on this detail sheet are designed for HS-20 loading at these specific dimensions only. If larger dimensions are required, the ENGINEER shall provide a project specific structure design for approval by the City Engineer's office.

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-Z1 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.

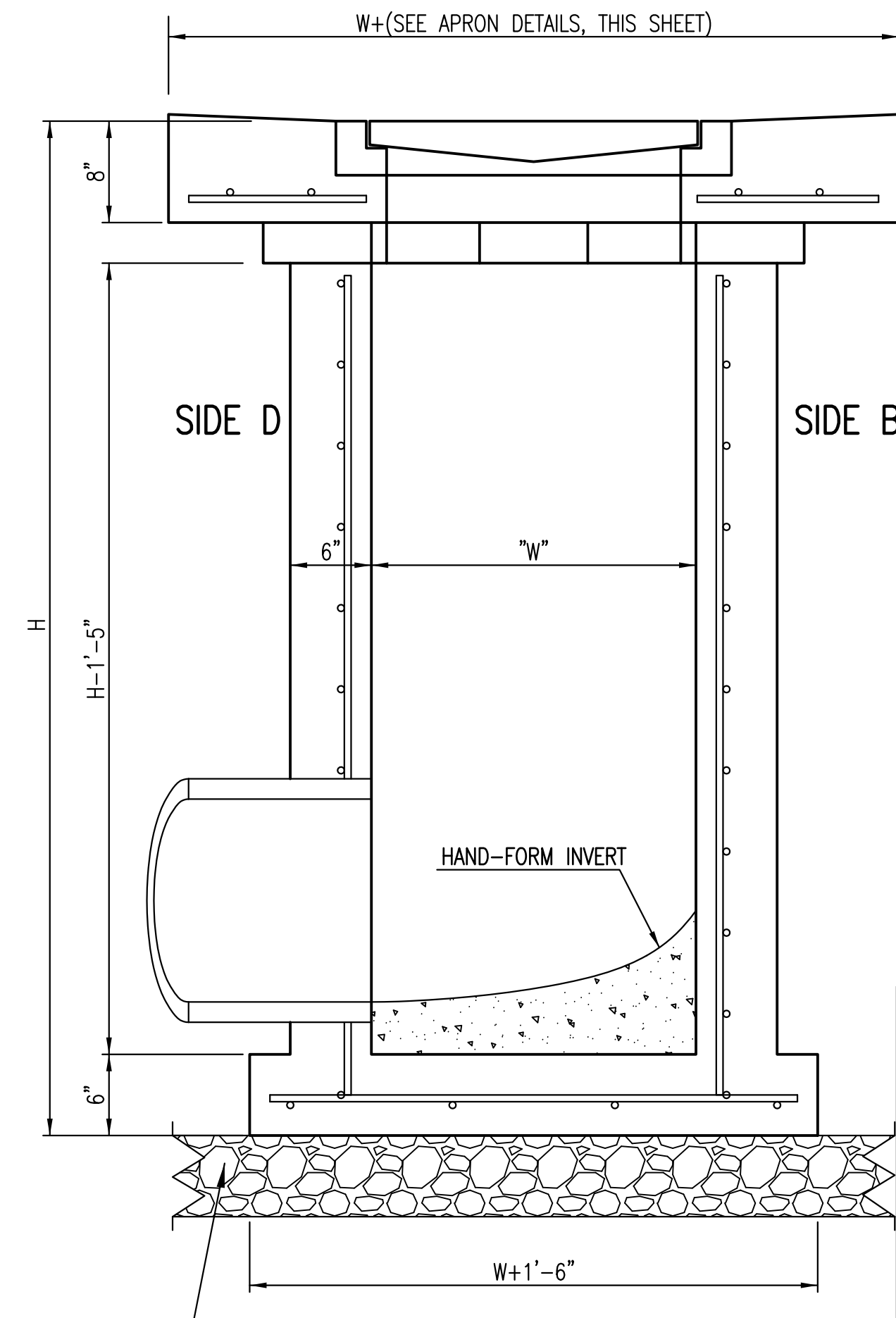


SECTION "A-A"

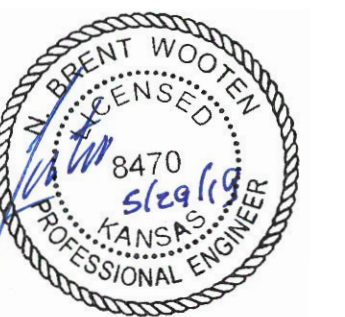


SECTION "B-B"  
END OUTLET

6" CRUSHED ROCK BASE BEDDING TO LIMITS OF EXCAVATION PER CITY OF WICHITA SPECIFICATIONS



SECTION "B-B"  
SIDE OUTLET



REVISED: MARCH 2015



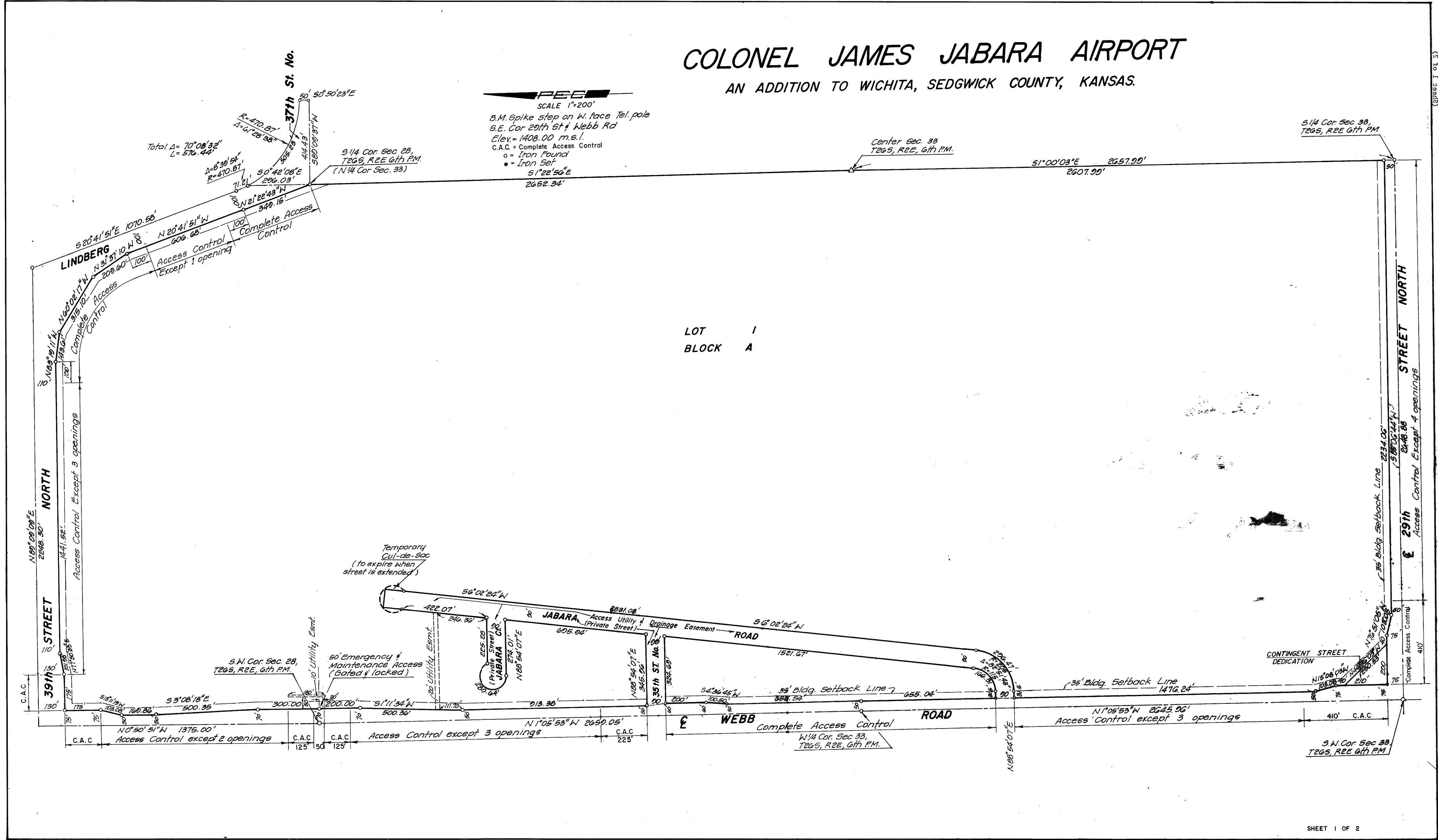
<b>SINGLE/DOUBLE DROP INLET</b>		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET <b>5 of 6</b>

S-2 4-35B

S-2 4-35B

# COLONEL JAMES JABARA AIRPORT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

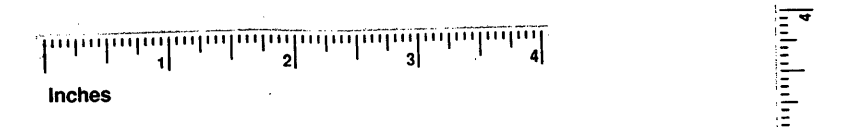


LOT 1  
BLOCK A

SHEET 1 OF 2

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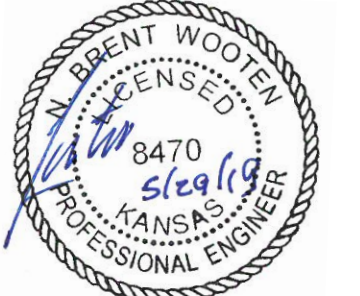
S-2 4-35B



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Bill Meek, Register of Deeds  
Digitized version of original signature

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NOT TO SCALE**



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Date: 9/19  
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Colonel James Jabara Airport FBO Hangar  
**Copy of Plat**  
Stormwater Sewer Improvements

SHEET  
OF  
**6**  
OF  
**6**