

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 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 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 per City specifications.
- 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.
- 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 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: "□" on top of curb, approx. 23.5' west and 29.7' north of the northwest corner of the Lots 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
Elev. = 1369.01 (NAVD 88)

BM #2: "□" on top of curb, approx. 44.3' west and 35.4' south of the southeast corner of the Lots 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
Elev. = 1367.46 (NAVD 88)

STORM SEWER IMPROVEMENTS

to serve

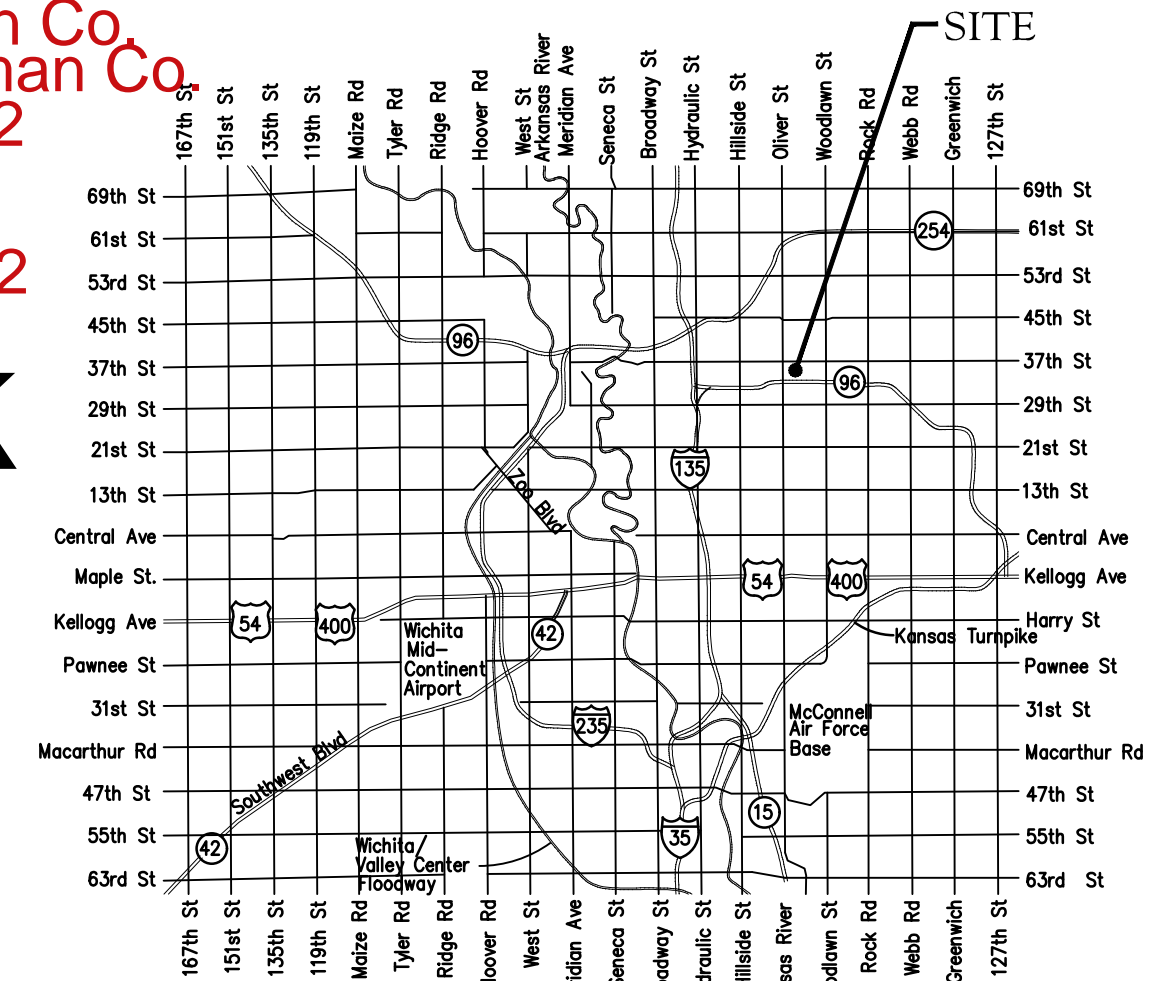
GREAT PLAINS BUSINESS PARK LOTS 3&4, BLOCK 1

CITY OF WICHITA, KANSAS

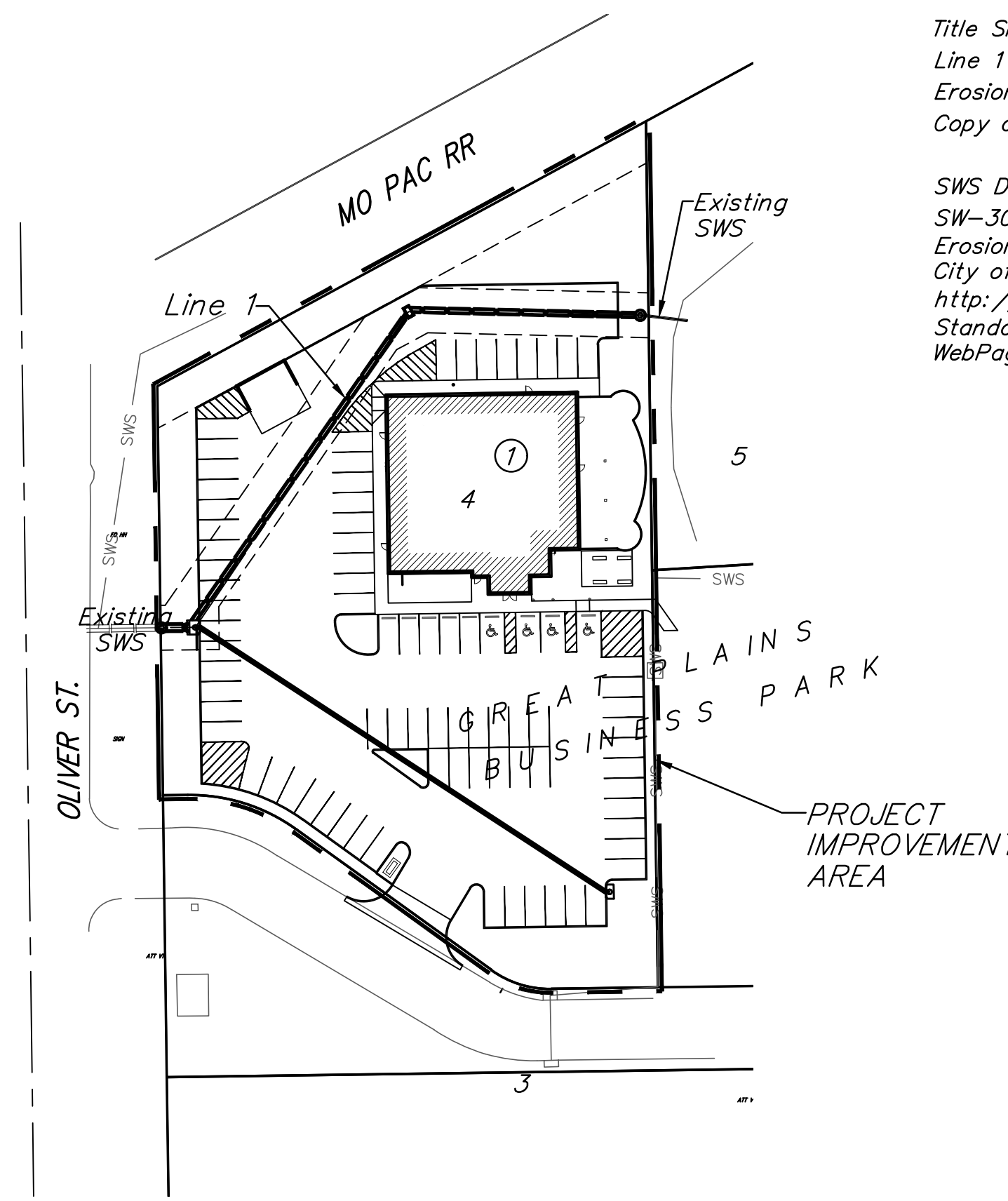
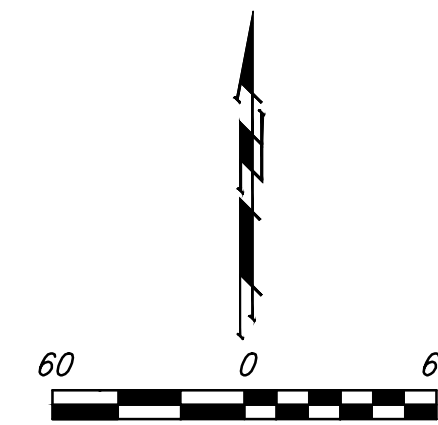
Gary Janzen, P.E. City Engineer
2021-000688PPD
56030970

AS BUILT PLAINS
Contractor: CK Construction Co.
Inspector: Fred Smith, Baughman Co.
As Builts by: KEK, 1/3/22

Revised 11/22/22



Vicinity Map



Sheet Index

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

SWS Details SW-101, SW-201, SW-301, SW-303, 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 # SWO2021-0015

NOI Permit # S-AR94-1688 KSR116320

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) = 1.45 Ac.

Disturbed Area (Acres) = 1.45 Ac.

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: N/A

Detention: N/A by 10% Rule

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

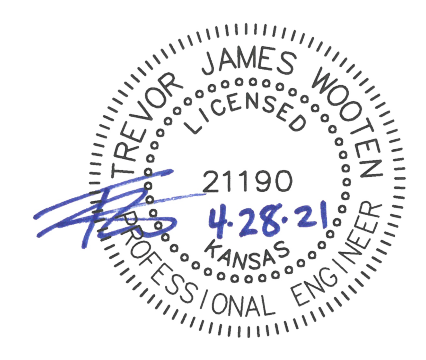
Engineering approved by Shawn Mellies on 05/24/2021

Stormwater approved by Joe Hickel on 05/25/2021

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.



May 26, 2021

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

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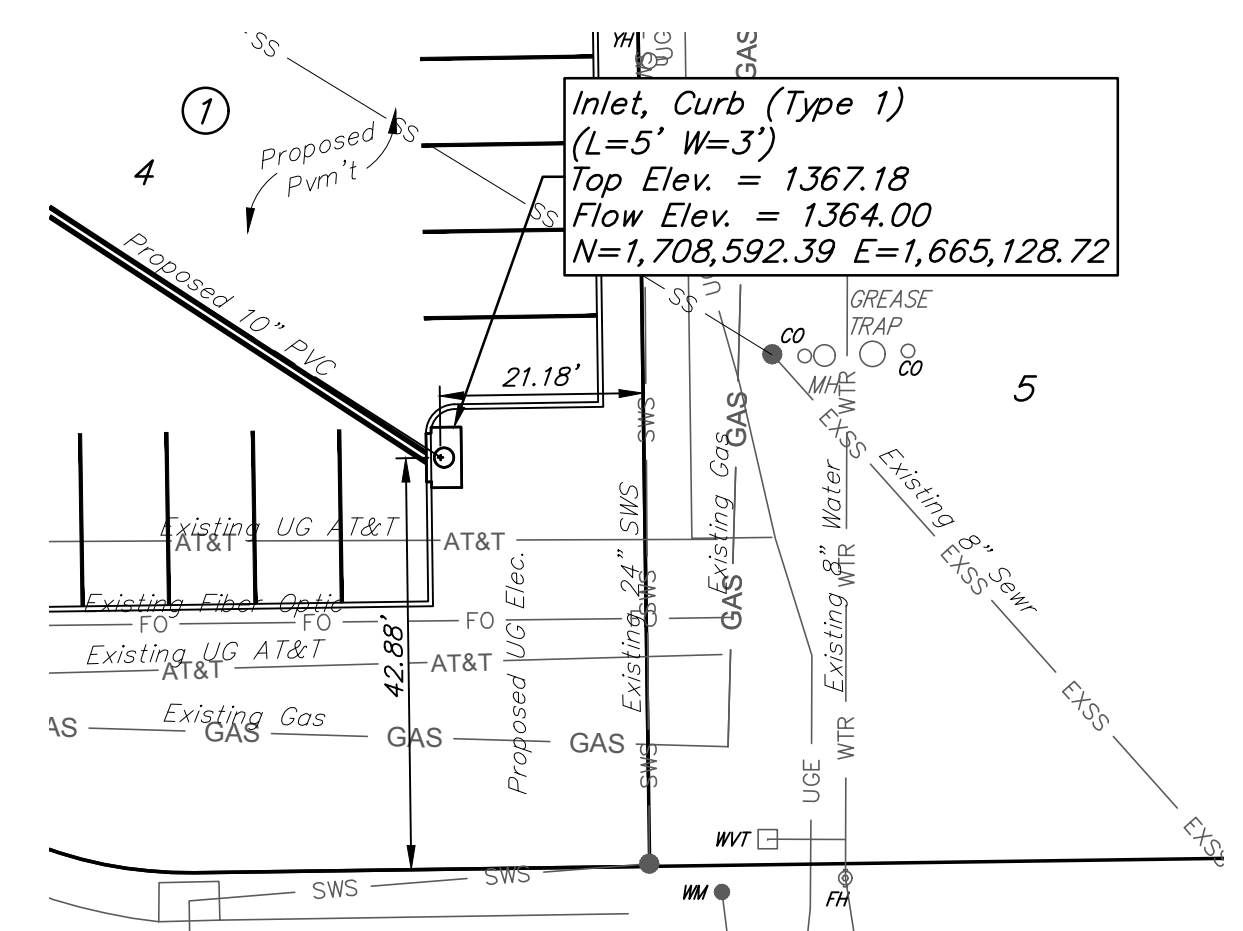
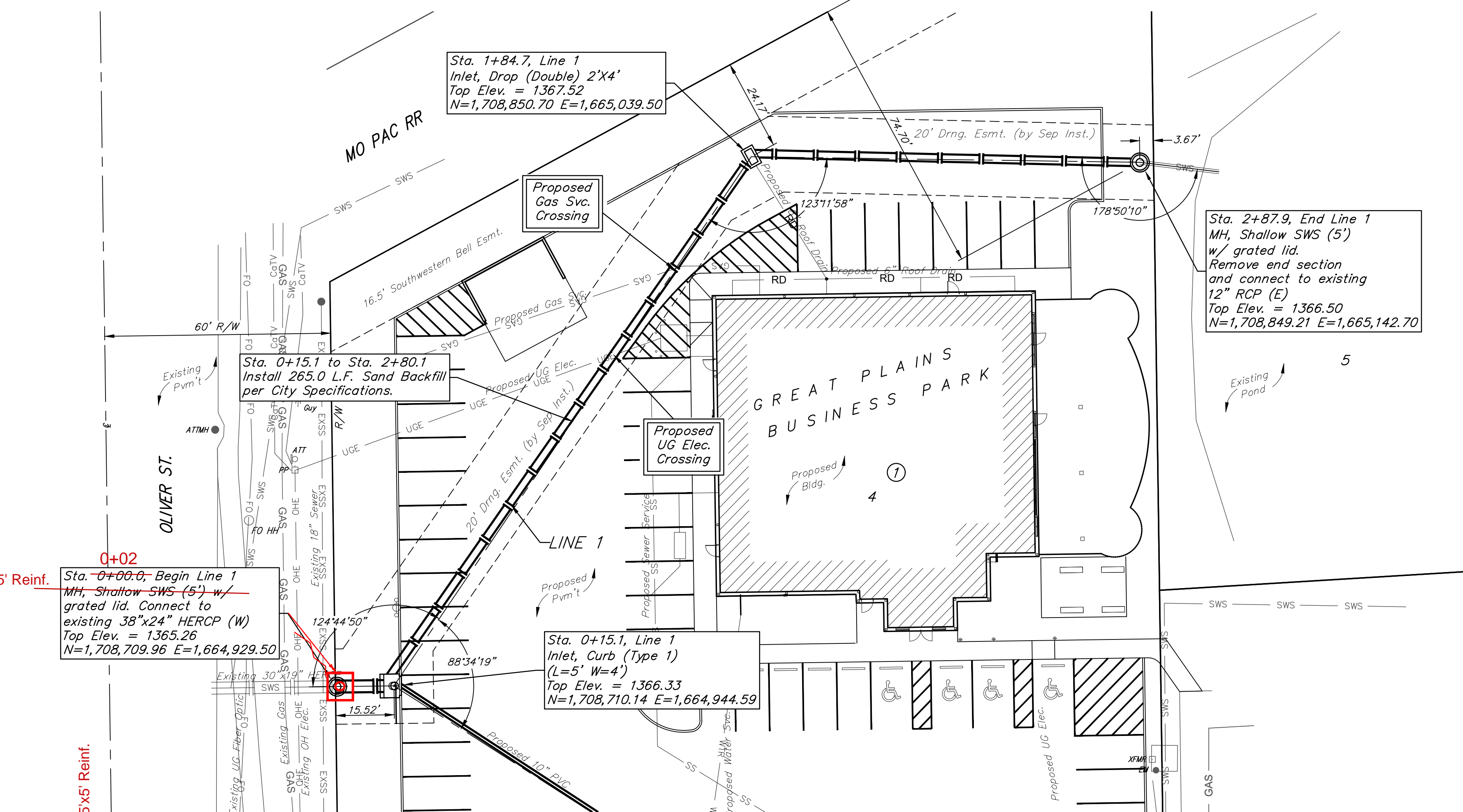
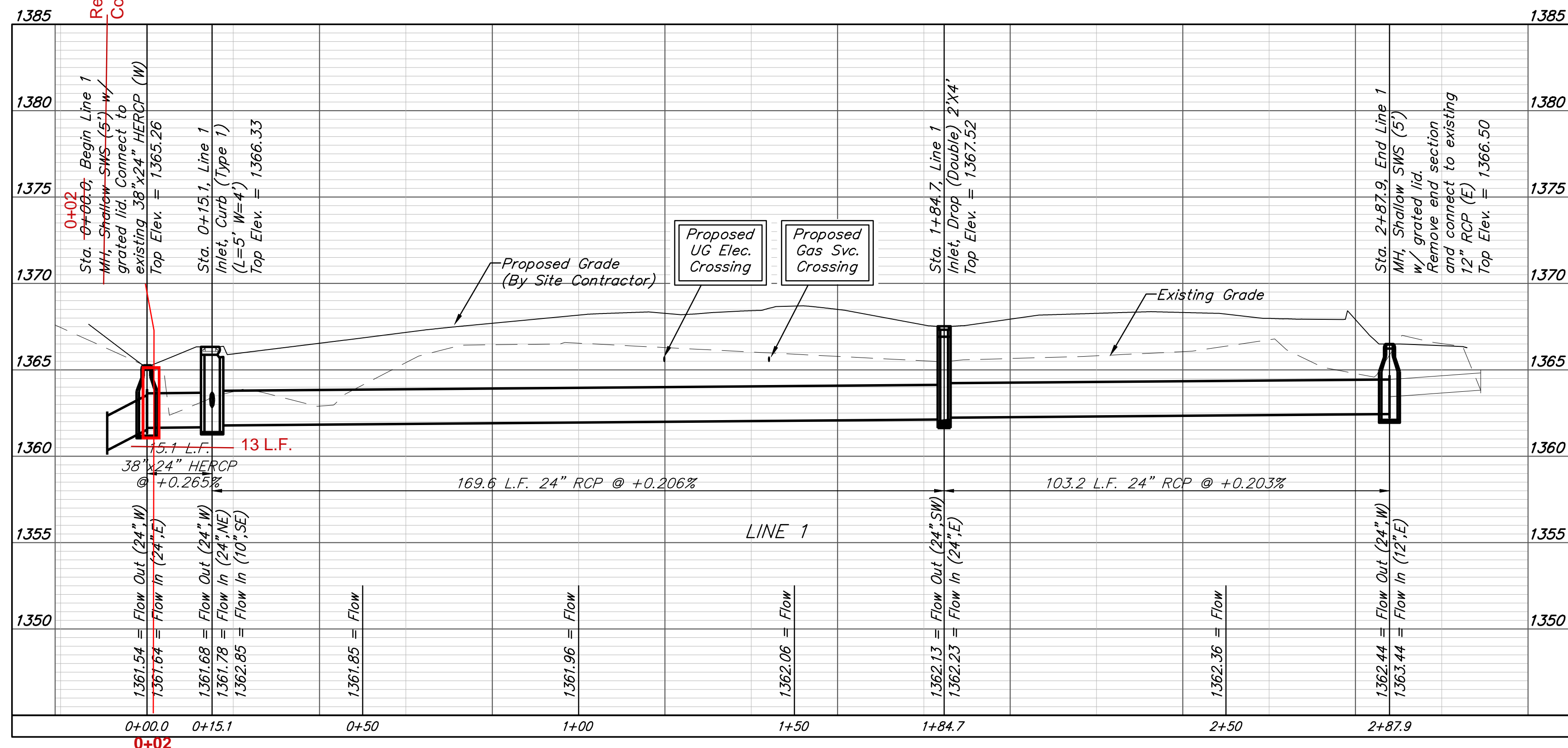
BENCHMARKS:

BM #1: "□" on top of curb, approx. 23.5' west and 29.7' north of the northwest corner of the Lots 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
Elev. = 1369.01 (NAVD 88)

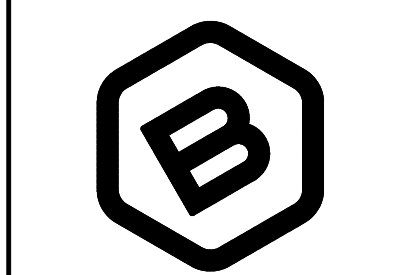
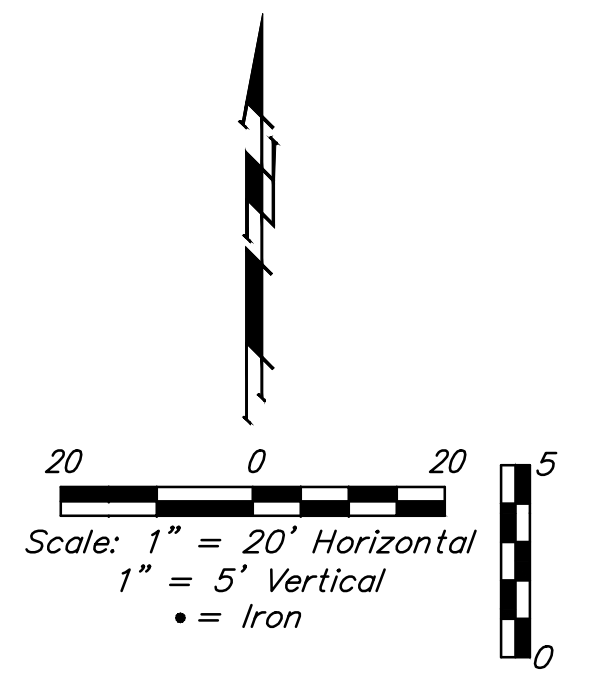
BM #2: "□" on top of curb, approx. 44.3' west and 35.4' south of the southeast corner of the Lots 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
Elev. = 1367.46 (NAVD 88)

Rectangular 5'x5' Reinf. Conc. Vault

Rectangular 5'x5' Reinf. Conc. Vault



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



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

GREAT PLAINS BUSINESS PARK

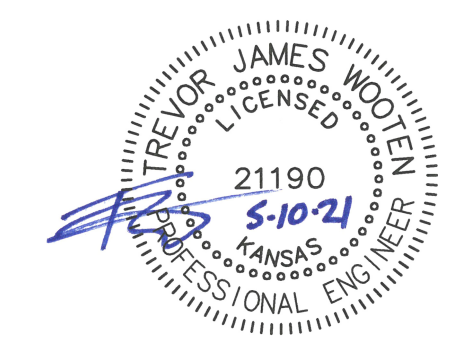
LINE 1

STORM WATER SEWER IMPROVEMENTS

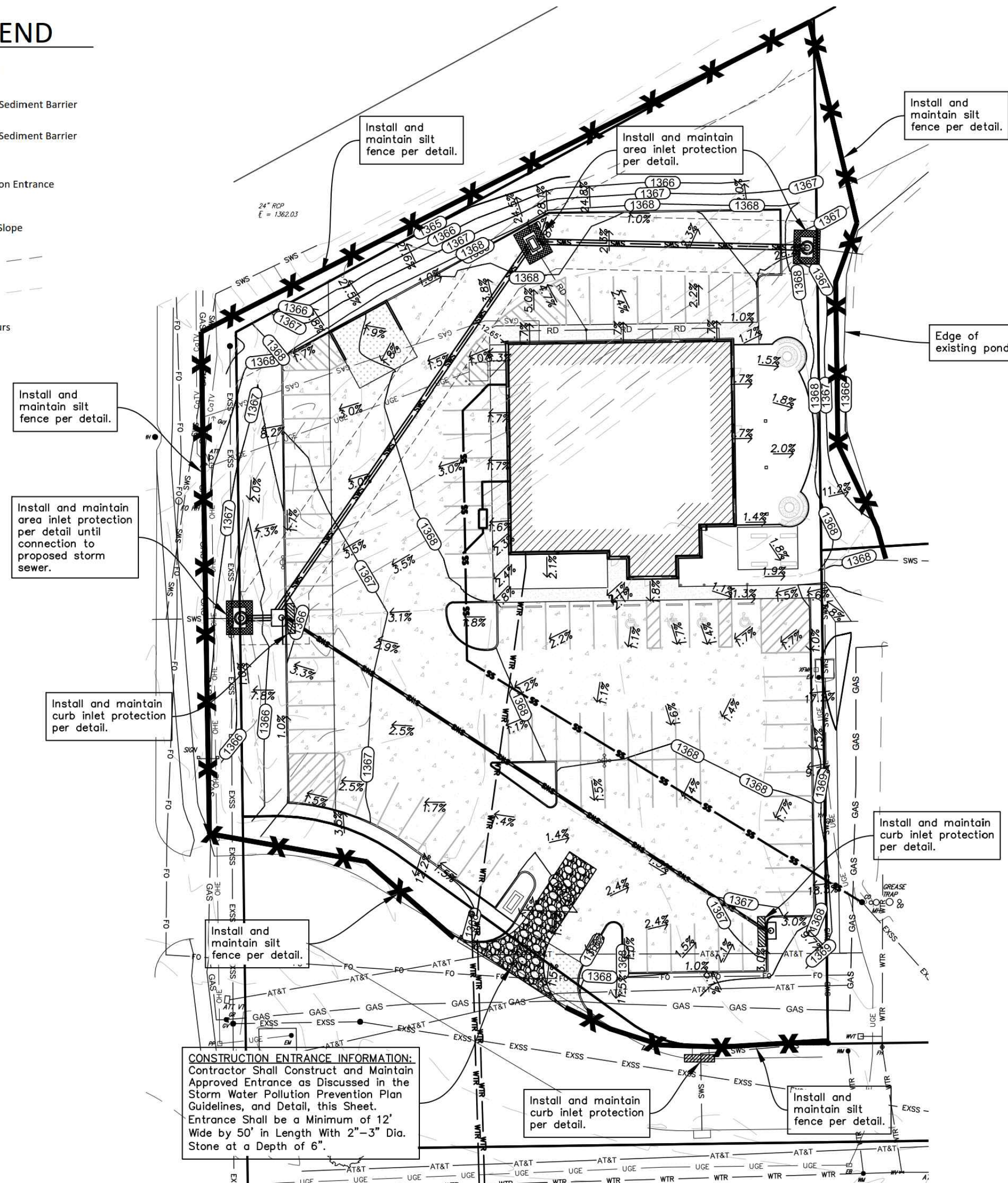
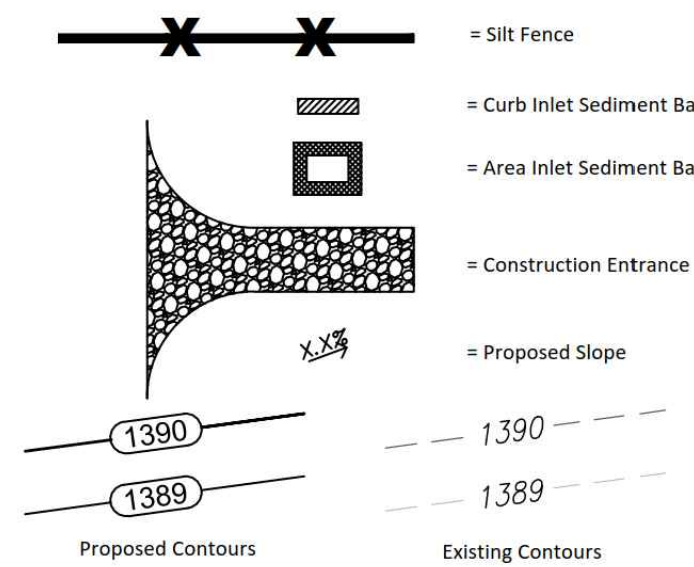
PROJECT NUMBER:
20-11-E793

DESIGN: KH DRAWN: TMS
DATE: May 7, 2021

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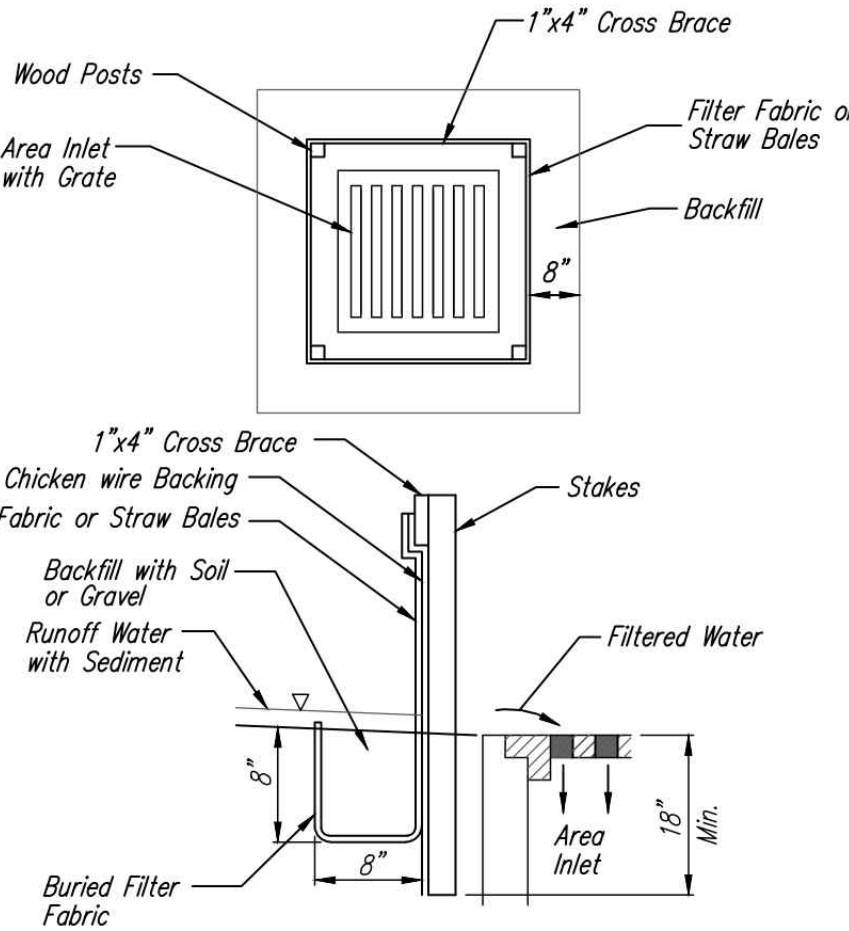


EROSION CONTROL LEGEND

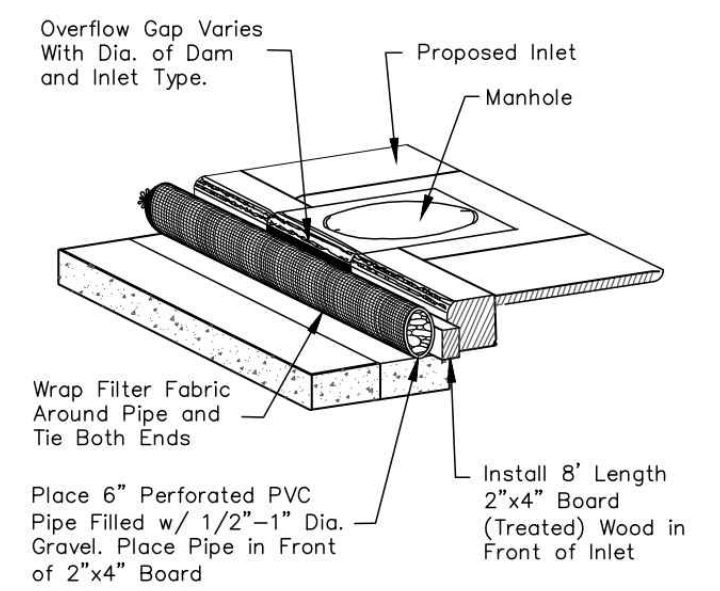


CONSTRUCTION ENTRANCE INFORMATION:
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet.
 Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".

EROSION CONTROL PLAN



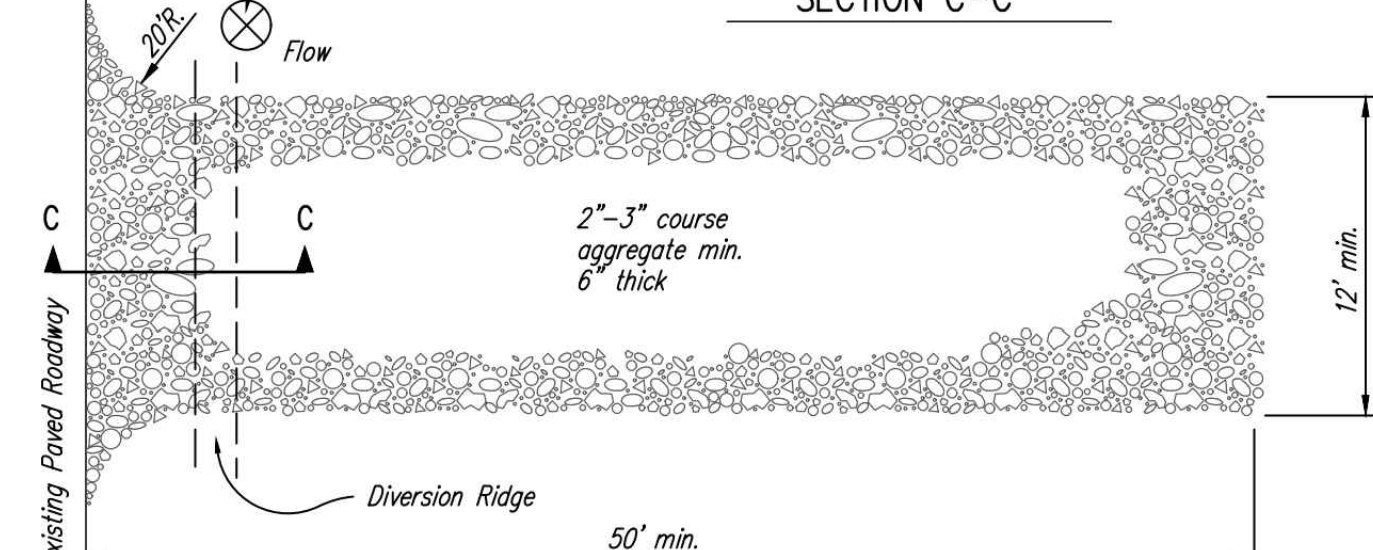
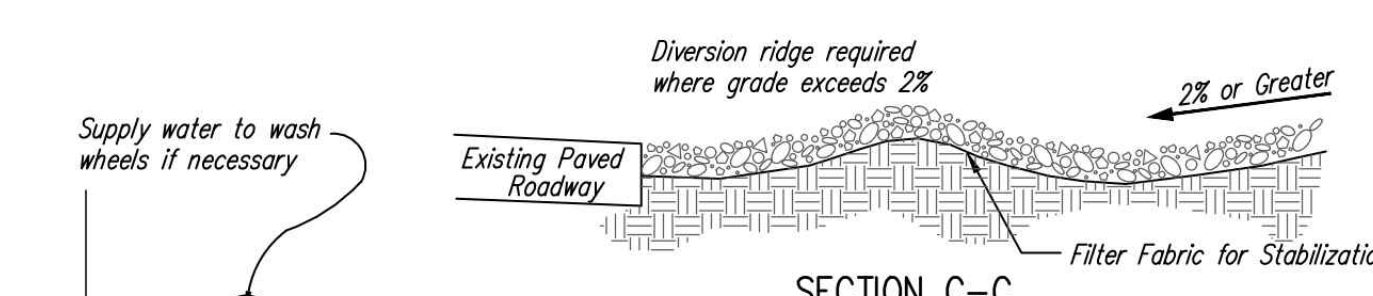
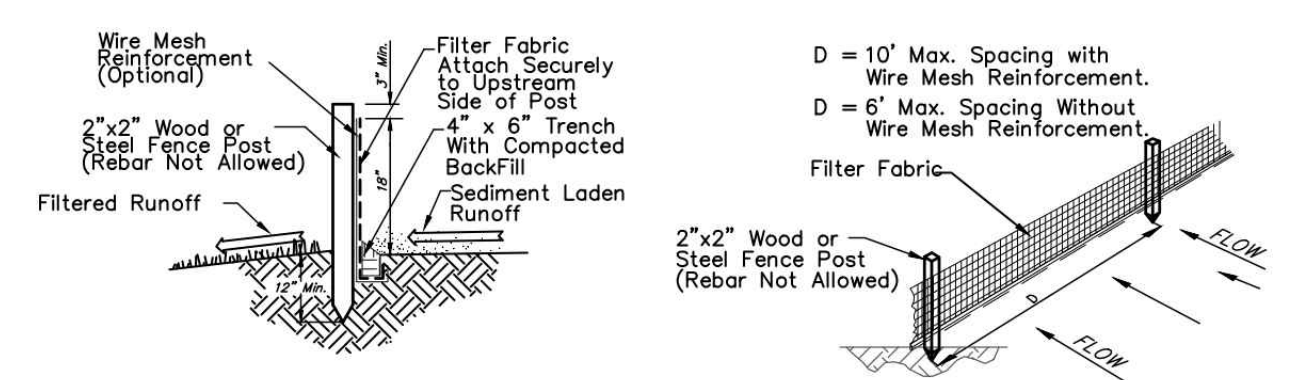
2 INLET PROTECTION FOR AREA INLETS
 (INLET PROTECTION: SILT FENCE OR STRAW BALES)



3 TYPE 1 INLET PROTECTION
 NOT TO SCALE

1 SILT FENCE DETAIL

NOT TO SCALE



- 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.

4 STABILIZED CONSTRUCTION ENTRANCE
 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 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.

FOR REFERENCE ONLY
NOT TO SCALE

LEGAL DESCRIPTION

Beginning at the northwest corner of said Lot 4, said northwest corner also being the intersection of east line of Oliver Street as dedicated in said Great Plains Business Park 2nd Addition and the southeast line of the Missouri Pacific Railroad Right-of-Way; thence N62°18'27"E along the northwest line of said Lot 4, 247.53 feet; thence S00°00'00"W, 346.44 feet to a point on the lot line common line to said Lots 3 and 4; thence continuing S00°00'00"W, 39.32 feet; thence N90°00'00"W, 47.44 feet to the point of curvature of a tangent curve to the right; thence westerly and northwesterly along said curve, having central angle of 36°34'27" and a radius of 44.50 feet, an arc distance of 28.41 feet, (having a chord length of 27.93 feet bearing N71°42'04"W), to the point of tangency of said curve; thence N53°25'33"W, 51.47 to a point on the lot line common to said Lots 3 and 4; thence continuing N53°25'33"W, 55.34 feet to the point of curvature of a tangent curve to the left; thence northwesterly and westerly along said curve, having a central angle of 36°33'01" and a radius of 80.50 feet, an arc distance of 51.35 feet, (having a chord length of 50.49 feet bearing N71°42'04"W) to the point of tangency of said curve; thence N89°58'35"W, 11.11 feet to a point on the west line of said Lot 4; thence N00°00'00"E along the west line of said Lot 4, 182.16 feet to the point of beginning, Great Plains Business Park 2nd Addition, Wichita, Sedgwick CO., KS

SITE INFORMATION

Total Area:	±63,373.6 sq. ft. (1.45 acres)
Disturbed Area:	±63,373.6 sq. ft. (1.45 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±45,998.6 sq. ft. (1.05 acres)

BENCHMARKS

- Site Benchmark - 1
 Square cut on top of curb, approx. 23.5' west and 29.7' north of the northwest corner of the Lot 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
 Elevation = 1369.01 (NAVD 88)
- Site Benchmark - 2
 Square cut on top of curb, approx. 44.3' west and 35.4' south of the southeast corner of the Lot 4A Great Plains Business Park 2nd Addition, Wichita, Sedgwick County, KS
 Elevation = 1367.46 (NAVD 88)

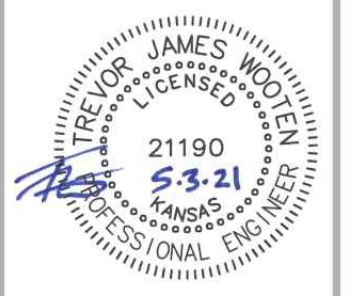
KANSAS ONE CALL

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
Eversource (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 1-800-324-9636
Phillips Pipeline Co. (Petroleum)	1-800-766-8230



ANGRY ELEPHANT
 GREAT PLAINS BUSINESS PARK
 LOT 4 BLOCK 1

REVISION: DATE:

PROJECT NUMBER:
 20-11-G793

DESIGN: TJW DRAWN: KMH

DATE: 05/05/21

EROSION CONTROL PLAN

C3.0

GREAT PLAINS BUSINESS PARK

EROSION CONTROL PLAN

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
 20-11-E793

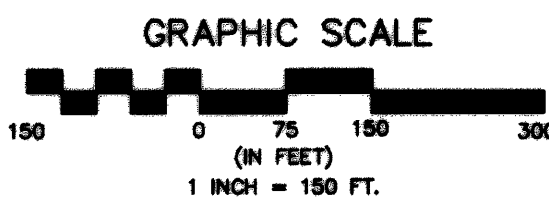
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DATE: May 5, 2021

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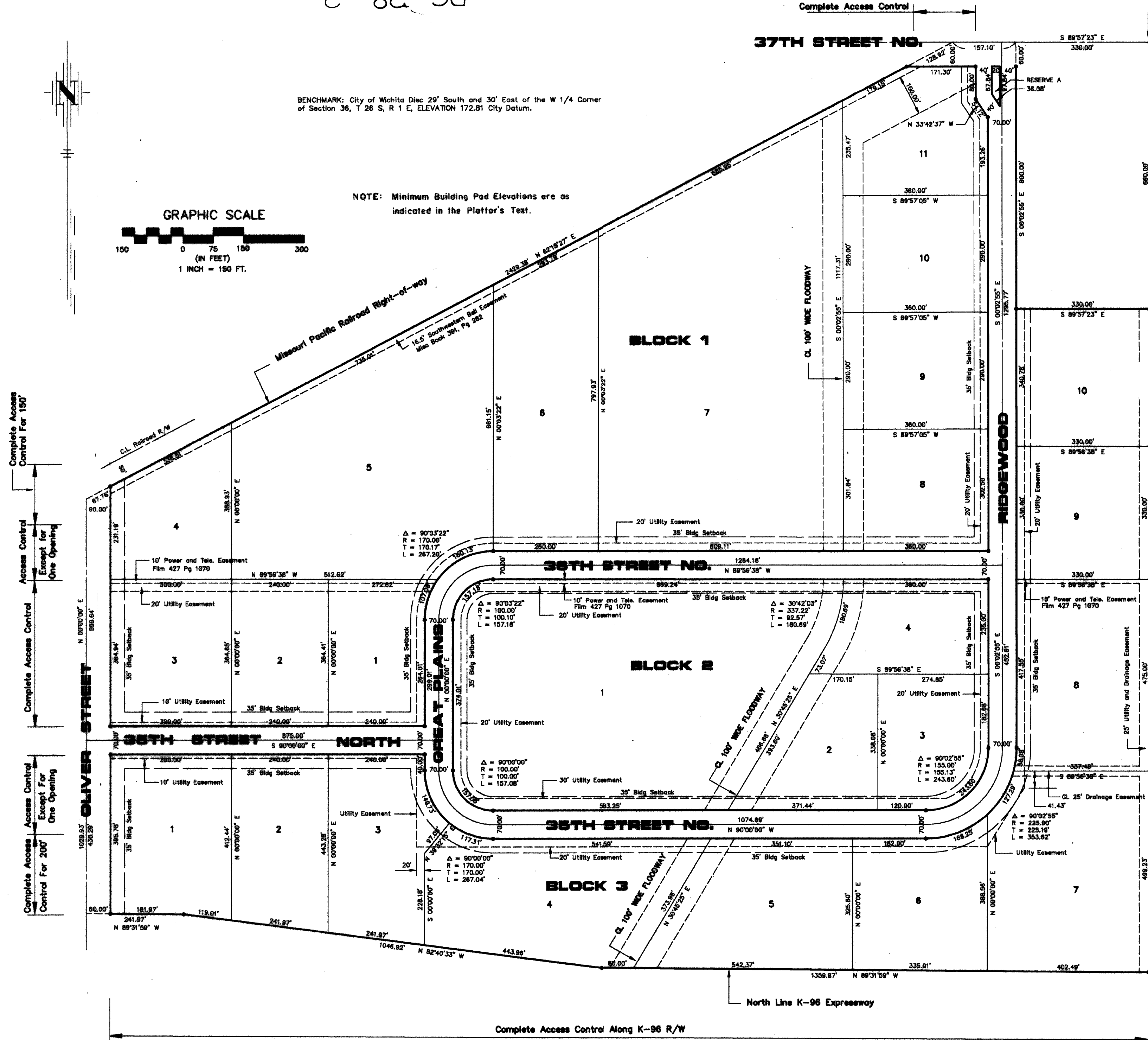
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PC 28-2



BENCHMARK: City of Wichita Disc 29' South and 30' East of the W 1/4 Corner of Section 36, T 26 S, R 1 E, ELEVATION 172.81 City Datum.

NOTE: Minimum Building Pad Elevations are as indicated in the Platlor's Text.



FOR REFERENCE ONLY NOT TO SCALE

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "GREAT PLAINS BUSINESS PARK 2ND ADDITION" to Wichita, Kansas, being described as follows: A: replat of North Oliver Industrial Park Addition, an adjacent tract and Great Plains Business Park Addition being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of Section 36, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence N 89° 57' 23" E along the North line of said Northwest Quarter (NW 1/4) for a distance of 330.00 feet to the point of beginning; thence S 0° 02' 55" E for a distance of 680.00 feet to the Southwest corner of Town and Country Christian Church Addition; thence S 89° 57' 23" E for a distance of 330.00 feet to the Southwest corner of Town and Country Christian Church Addition; thence S 0° 02' 55" E for a distance of 1845.08 feet on the East line of the Northwest Quarter (NW 1/4) of said Section 36 to a point on the North line of the K-96 Expressway Right-of-way; thence N 89° 31' 59" W for a distance of 1399.87 feet on the North line of said Expressway; thence N 82° 40' 33" W for a distance of 1048.92 feet on the North line of said expressway; thence N 89° 31' 59" W for a distance of 241.87 feet on the North line of said Expressway extended; to a point on the West line of the Northwest Quarter (NW 1/4) of said Section 36; thence S 89° 57' 23" E for a distance of 157.10 feet to the point of beginning, containing 103.98 acres more or less. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

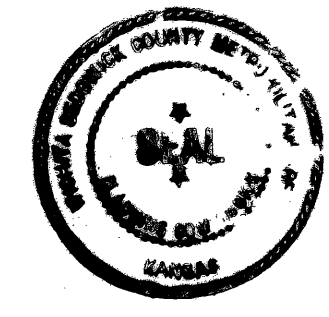
The accompanying plat is a true and correct exhibit of property surveyed.
Dated this 31st day of July, 1991.
Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, have caused to be surveyed and plotted the above described property and the same is hereby returned to the public. The streets are heretofore constructed and maintained and are to be owned and maintained by the City of Wichita, Kansas. The easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended. The easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

Great Plains Ventures, Inc.
Kenneth W. Rix, Vice-President
Harold Smith, Mayor
Sherry L. Cutter, City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.
This instrument was acknowledged before me on this 3rd day of February, 1992, by Kenneth W. Rix, Harold Smith and Sherry L. Cutter.
Betty L. Martine, Notary Public
12-22-95
My Appointment Expires:

This plot of GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.
Dated this 12th day of July, 1991.



WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
George D. Shilman, Chairman
Marvin S. Kroul, Secretary



Bob Knight, Mayor
Pat Burnett, Deputy City Clerk

This plot approved and all dedications shown hereon accepted by the City of Wichita, Kansas, this 25th day of February, 1992.

Entered on transfer record this 31st day of March, 1992.

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 A.M. P.M. on the 31st day of March, 1992.
Pat Kettler, Register of Deeds
Ed Reed, Chief Deputy

GREAT PLAINS BUSINESS PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

PC 28-2

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

GREAT PLAINS BUSINESS PARK
COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS
PROJECT NUMBER:
20-11-E793
DESIGN: DRAWN:
DATE: May 5, 2021
SHEET 4 OF 4

File: E:\Projects\Great Plains Bus Park 2nd-20-11-E793\Engineering\Phase 1\PPD 20-11-E793\IPPD.dwg