

## 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 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 final grades by the contractor.
- The Contractor shall notify the inspecting 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, Mike Armour 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 the 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 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 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 contractors expense.

## LEGAL DESCRIPTION

Lot 5, except the south 75 ft. thereof, & Lot 6, Block 1, Estancia Plaza Commercial Addition, an Addition to Wichita, Sedgwick County, Kansas.

## CONTROL

Datum BM:  
 Chiseled "□" on top end of RCP End Section near NE Cor. of Lot 2, Block 1, Estancia Commercial Addition.  
 Elev. = 1331.08 NAVD 88

BM 1:  
 Chiseled "□" on top end of RCP End Section near SE Cor. MKOMS Property.  
 Elev. = 1331.67 NAVD 88

BM 2:  
 Chiseled "□" on top of east end of curb inlet near NW Cor. MKOMS Property.  
 Elev. = 1333.22 NAVD 88

Horizontal Control:  
 Kansas State Plane Coordinate System-South Zone Coordinates.

# STORM SEWER IMPROVEMENTS to serve ESTANCIA COMMERCIAL ADDITION

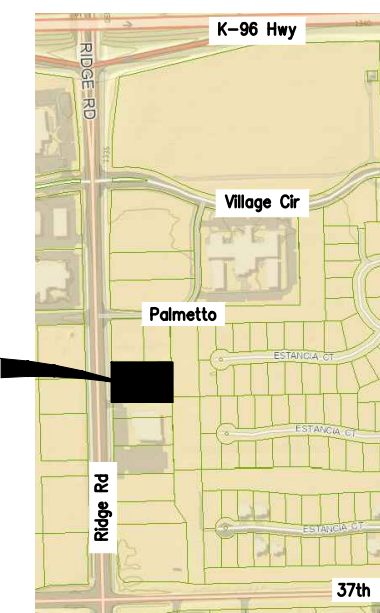
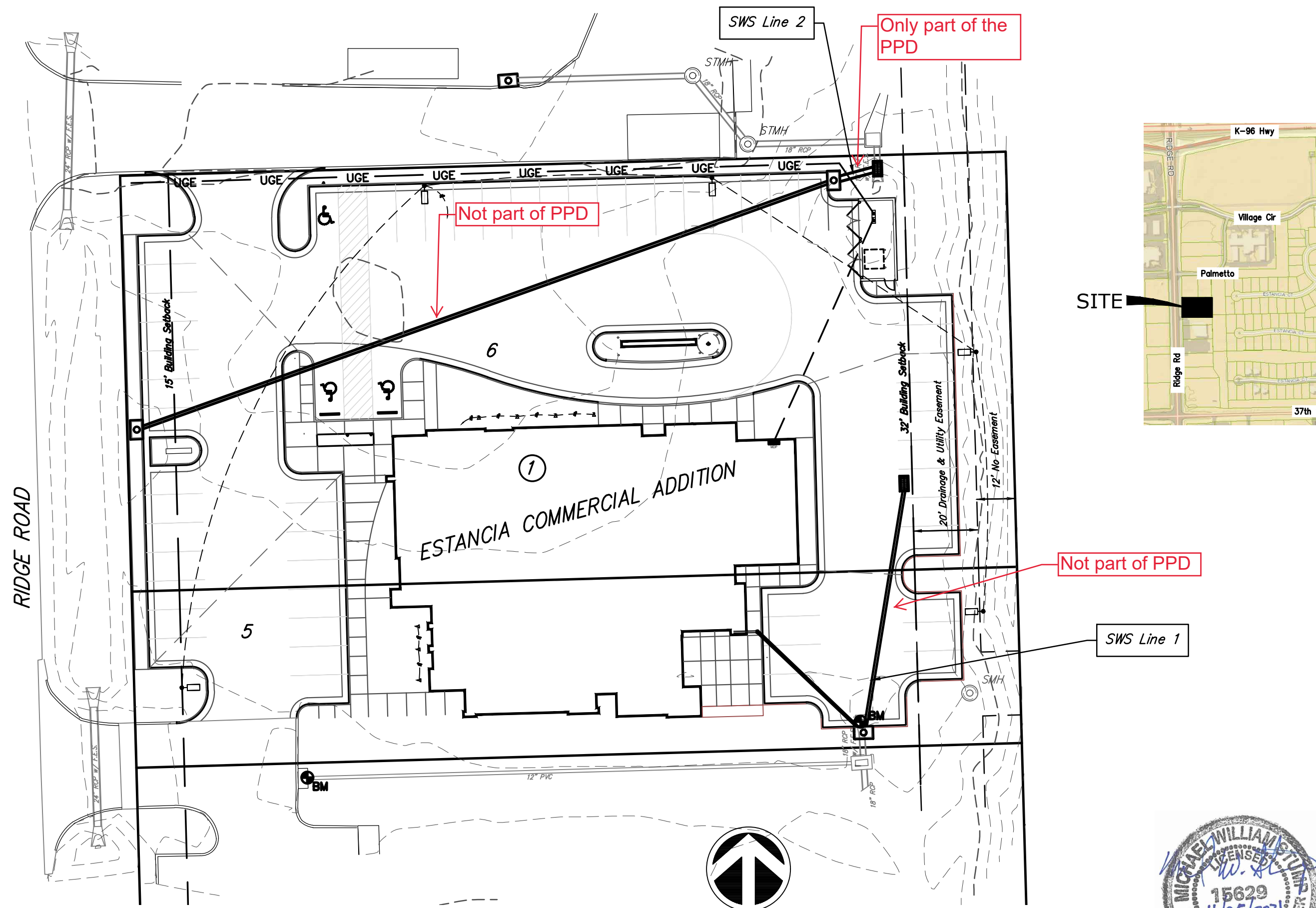
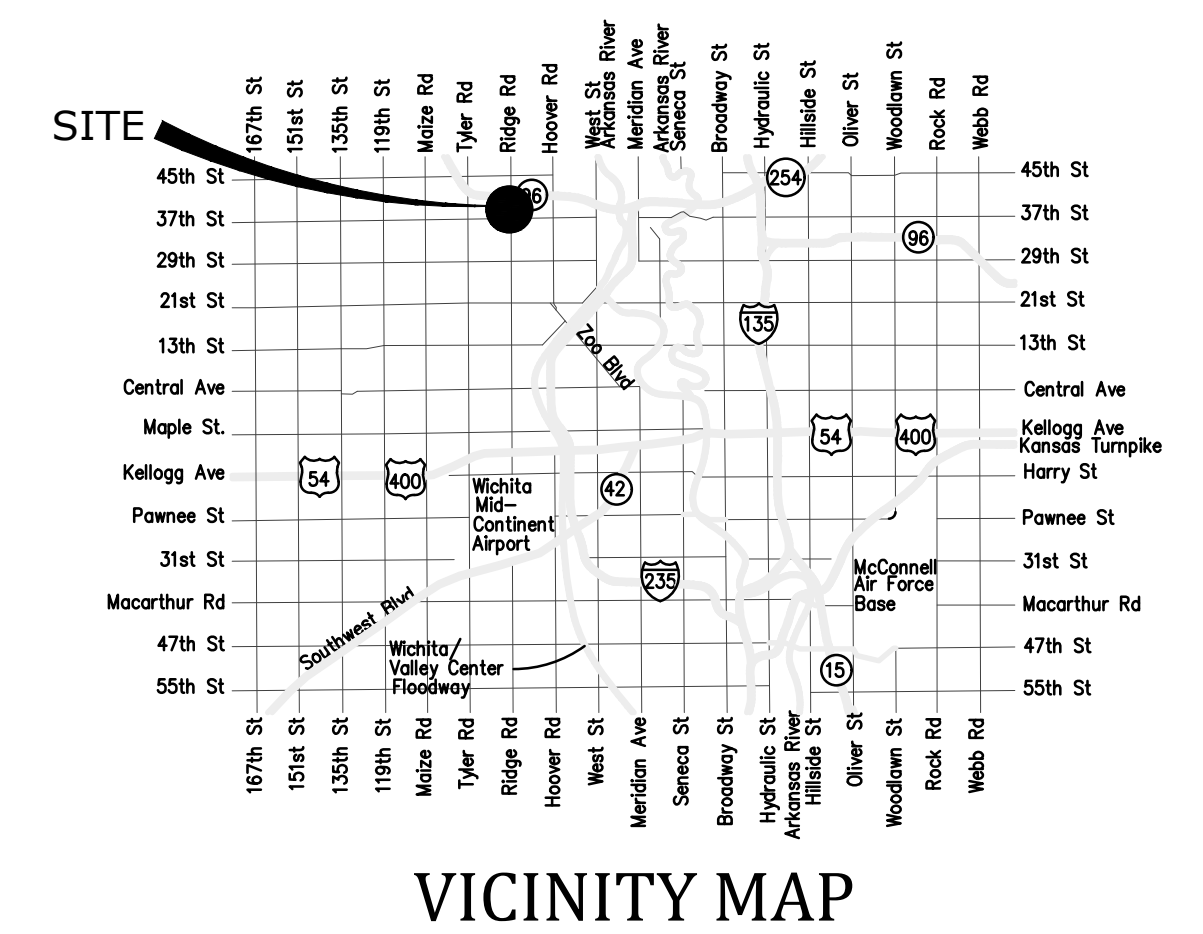
## 3934 NORTH RIDGE ROAD

## CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number

2021-00723 PPD (133119) (56030970)



OCTOBER 2021

PREPARED BY



CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS

800 EAST 1st ST., STE 240 | WICHITA, KANSAS | P. 316.722.4472

SE Project No: 21.W023

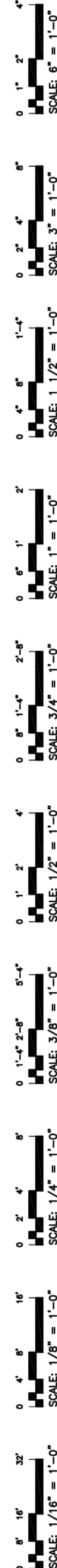
## SHEET INDEX

- TITLE SHEET
- SITE/GRADING PLAN
- PLAN & PROFILE
- EROSION CONTROL PLAN
- COPY OF PLAT
- DETAILS/SPEC/EROSION CONTROL (available on the City's Website)

**Stormwater Certification:**  
 (New Development) or Redevelopment (Circle One)  
 Stormwater Permit # SW02021-0041  
 NOI Permit # KS No. S-AR94-1720 (Federal No. KSR120072)  
 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) = 1.18  
 Disturbed Area (Acres) = 1.18  
 Water Quality Treatment: Offsite Program  
 Downstream Channel Protection: N/A  
 Detention: Regional Pond - Offsite  
 The BMP used for this development is: Offsite Program

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION  
 Engineering Ben Ferguson - 11/19/2021  
 Stormwater Joe Hickle - 11/19/2021  
 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 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.

AS BUILTS  
 Contractor: Ewertz Excavation  
 Project Inspector: Tom Jones  
 03/21/2022  
 KEMILLER ENGINEERING  
 117 E. LAWLA, WICHITA, KS 67202 (316)264-0242



**LEGAL DESCRIPTION**

Lot 5, except the south 75 ft. thereof, & Lot 6, Block 1, Estancia Plaza Commercial Addition, an Addition to Wichita, Sedgewick County, Kansas.

**CONTROL**

Datum BM: Chiseled "I" on top of RCP End Section near NE Cor. of Lot 2, Block 1, Estancia Commercial Addition. Elev. = 1331.08

BM 1: Chiseled "I" on top of RCP End Section near SE Cor. MKOMS Property. Elev. = 1331.67

BM 2: Chiseled "I" on top of east end of curb inlet near NW Cor. MKOMS Property.

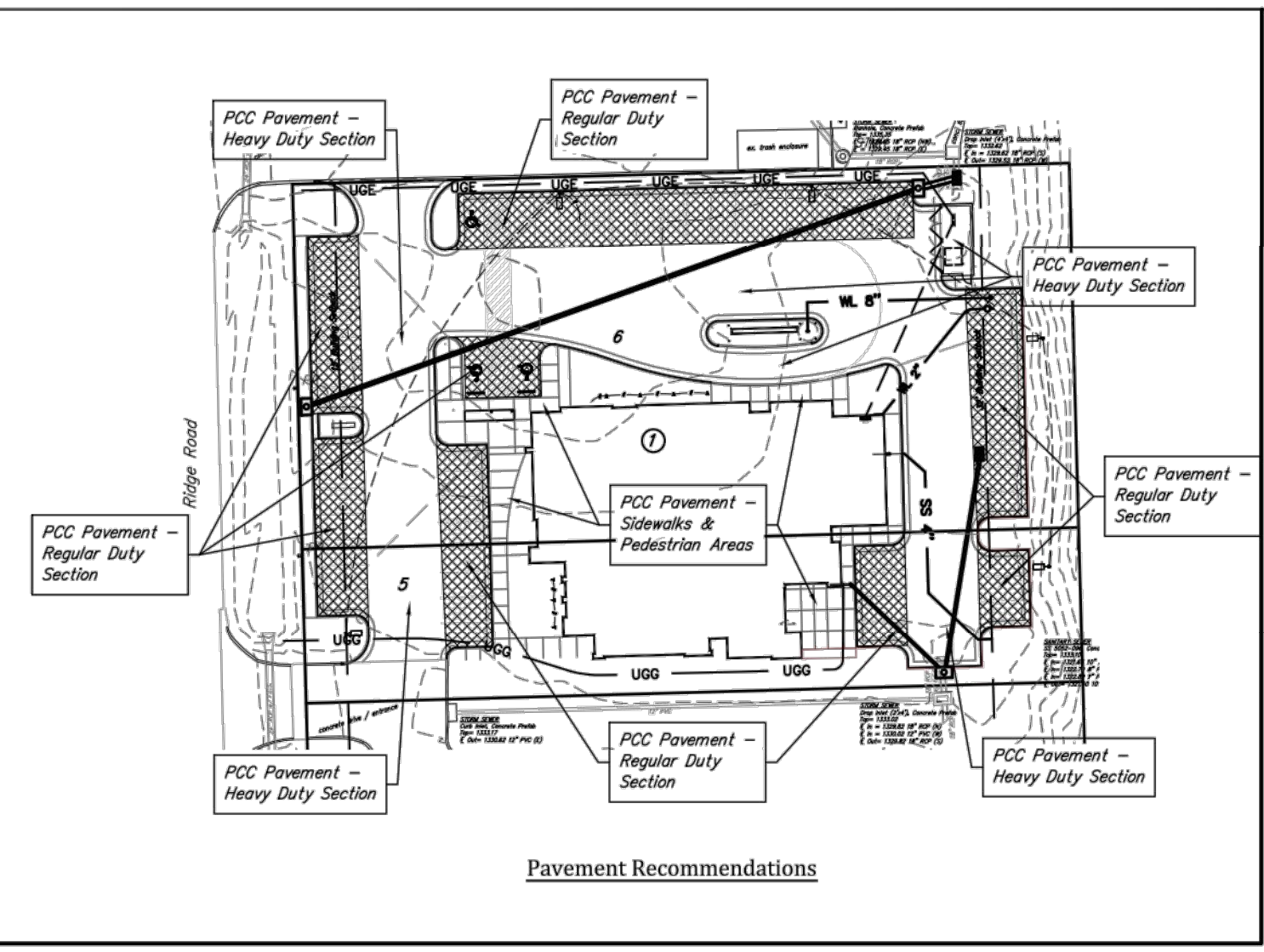
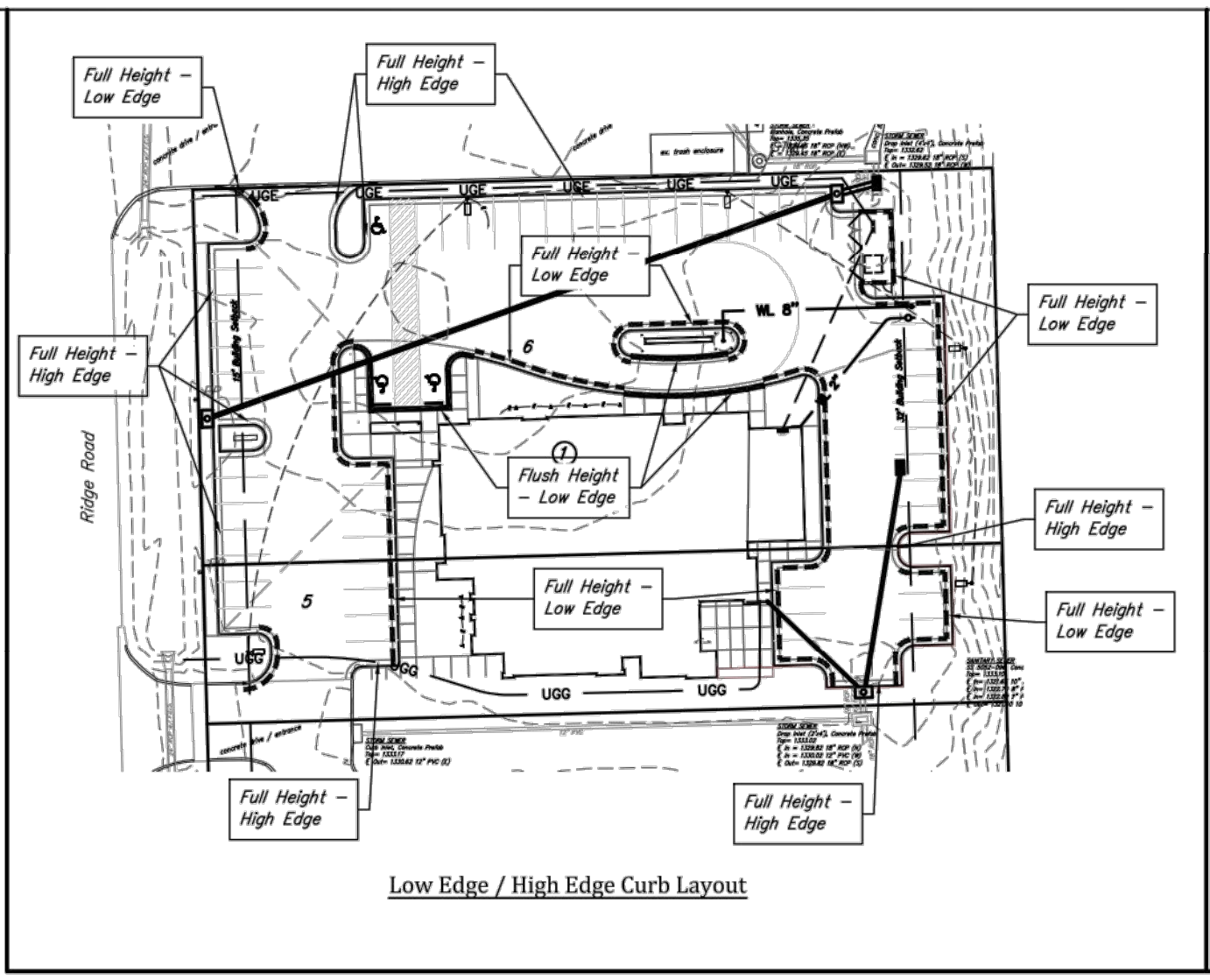
Horizontal Control: Kansas State Plane Coordinate System-South Zone Coordinates.

**UTILITY & EMERGENCY CONTACT INFORMATION**

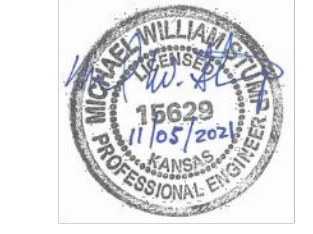
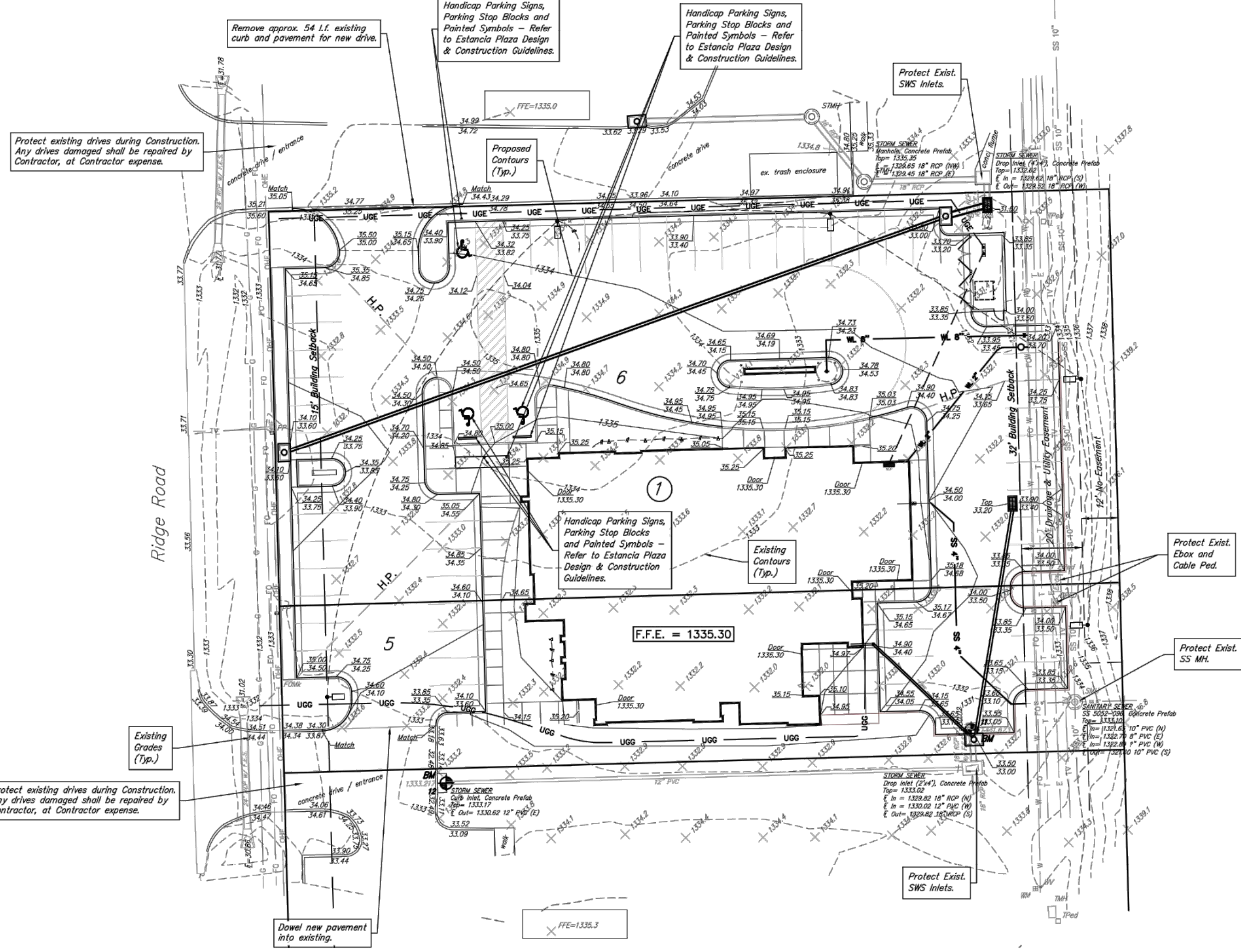
Electric	Every	383-8650
Water	City of Wichita Water Department	268-4563
Sanitary Sewer	City of Wichita Sewer Maintenance	268-4024
Storm Sewer	City of Wichita Storm Sewer Maint.	268-6000
Traffic	City of Wichita Traffic Maintenance	268-4034
Gas	Kansas Gas Service	1-888-482-4950
	Black Hills Energy	1-800-303-0357
Communications	AT&T	268-2759
	Cox Communications	268-4270
Emergency	Police Department	911
	Fire Department	911
	Ambulance	911

**GENERAL NOTES**

- The contractor shall comply with all applicable safety regulations. All construction shall be completed following current City of Wichita Standard Specifications and Provisions.
- Contractor will be required to contact the Kansas One-Call system a minimum of seventy-two (72) hours prior to any excavation to request local utility companies to locate any existing utilities within the project area.  
Kansas One-Call 811
- The buried utilities as located on the plans are approximate locations only. It should be noted that other buried lines may exist which are not shown on these plans. The contractor shall have all buried lines located and flagged in the field prior to commencing work. The Contractor shall exercise extreme caution during trenching operations to avoid damaging these lines. Any lines damaged shall be replaced or repaired immediately as directed by the engineer at the contractor's expense.
- Existing utilities and their locations, 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.
- Where the improvements cross existing public or private utilities which are not specified as to be adjusted by others, the Contractor shall provide the material and means to protect and support said utilities during construction to the satisfaction of the Engineer.
- Rubble from the removal of miscellaneous structures including any trees removed, tree trimmings, 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 location. Locations that to the opinion of the Engineer, 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 floodplain 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 disposal location. Debris from pre-construction cleaning and inspection can be disposed of as directed by the City of Augusta. Sediment/solids/slabs from pipe cleaning operations to be disposed of on sites provided by the contractor.
- Removal of existing concrete, pavement, curb and gutter, brick, sidewalk, etc. shall be subsidiary to project.
- The Contractor shall avoid removal or trimming of any trees or shrubs where possible. Where the removal or trimming appears to be unavoidable, the Contractor shall coordinate such work with the Owner. Costs for tree/shrub removal and trimming regardless of size shall be considered subsidiary to the project.
- 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 lines. The contractor will be required to re-establish any property lines which are damaged or destroyed by the construction operations. Survey lines shall be re-established by a licensed land surveyor in accordance with state laws. Prior to start of construction the Contractor shall flag and reference all property corners that may be disturbed by construction operations, and verify these in the field in the presence of the engineer and the contractor's surveyor. After construction and before the final inspection, a letter signed and sealed by the licensed land surveyor certifying replacement of all disturbed property corners shall be submitted to the engineer.
- At a minimum, one lane traffic shall be maintained at all times in the immediate area of construction. Immediate area of construction is defined as the block in which construction activities are occurring. Traffic is to be maintained using flagging operations as necessary. The Contractor shall utilize barricades, signs, guards, and flagmen in accordance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD). Subsidiary to project.
- The Contractor shall contain construction operations to permit local and emergency traffic through and across construction at all times. The Contractor shall erect warning signs, flashing lights, and/or barricades in compliance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) to ensure safety as directed in the general conditions. The Contractor shall limit the extent of trench to remain open overnight and weekends to less than fifty (50) feet.
- All elevations shown NAVD 88.
- Prior to construction, the Contractor shall re-establish control points and benchmarks and verify their accuracy.
- Easements and right-of-way provided by the Owner for the project are shown in the construction documents. The Contractor shall be responsible for the acquisition of any additional temporary easements or right-of-way that he desires to use in completing the work.
- All trenching and backfilling shall be Type I or Type II unless noted otherwise in the construction documents.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- All grassed areas disturbed by construction of the proposed improvements shall be replanted with grass and fertilized in accordance with the project specifications. Existing grassed areas disturbed by construction shall be replanted with the same type of grass as was removed. All costs for seeding and fertilizing shall be considered subsidiary to "Site Clearing and Restoration."
- The Contractor shall seed all areas disturbed by construction activities with temporary rye grass. Rye grass seed shall be planted at a minimum rate of six (6) pounds per one thousand (1,000) square feet. This temporary seeding may be omitted only if other seeding is required in accordance with general note no. 18 above. Temporary seeding or permanent seeding/soil shall be applied within 14 days after the area has been disturbed. All costs for temporary rye grass seeding shall be considered subsidiary to "Site Clearing and Restoration."
- Any sidewalk, drive approach, curb, or street pavement, etc. damaged and/or removed to construct project must be replaced in accordance with project specifications.
- The Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall restore all ditches, swales, road shoulders, and banks to their original slopes and grades. Where existing entrance pipe, drainage pipe, signs, fences, etc. conflict with the proposed work herein, they shall be removed and replaced or reset unless otherwise noted on the plans. The replacement of all the aforementioned items, including seeding, fertilizer, and mulching shall be considered subsidiary to project.
- The Contractor shall not start work on the project until the project inspector is assigned and is present on the site. Any work done without inspection will be required to be uncovered for inspection at the Contractor's expense.
- The Contractor is responsible for providing erosion control as needed regardless of what the construction documents show. The Contractor shall meet the City of Wichita's erosion and sediment control BMP requirements.
- The Contractor shall obtain all necessary permits prior to beginning construction on the project.
- Excess material generated by the re-grading of the site shall be used for site fills and wasted as approved by the Owner. Borrow, if required, shall be from an approved off-site source.
- All open excavations shall be protected with safety fence.
- Positive drainage on the site is required throughout the project duration.
- The Contractor shall apply necessary moisture to the construction area and temporary haul roads to prevent the spread of dust.
- All handicap striping & signage shall be placed in accordance with latest MUTCD Standards.
- All concrete placed shall have a minimum compressive strength of 4,000 psi after 28 days. All reinforcing steel shall be grade 60.
- Concrete mix designs shall be submitted to the Owner for approval.
- Expansion joints in concrete shall be installed per Specifications and at deflections.



Refer to Sheet C1.0 for Site Improvement Details: PCC Pavement Design Recommendations, Curb & Outer Details and Monolithic Pavement Detail, Neenah Curb Drain.



SHEET



For Information Only

DATE: FOOTINGS & FOUNDATIONS PERMIT NOVEMBER 8, 2021



aloey architecture.com  
163 S. ROCK ISLAND, SUITE 200  
WICHITA, KS 67202  
P: 316.634.1111

PROJECT NUMBER  
20132

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Aloey Architecture

**MID KANSAS**  
Oral & Maxillofacial Surgery  
N. Ridge Rd. & W 27th St. N.  
Wichita, Kansas

**C1.0**



STORM SEWER IMPROVEMENT  
to serve  
ESTANCIA COMMERCIAL ADDITION  
2021- PPD (133119)

Revisions:

Date:  
Oct. 2021  
SE Project No:  
21.W023  
Drawn By:  
MWS  
Checked By:  
MWS

Sheet Name:  
Site Grading Plan  
(Information Only)

Sheet No:

02

### CONTROL

Datum BM:  
Chiseled " " on top end of RCP End Section near NE Cor. of Lot 2, Block 1, Estancia Commercial Addition.  
Elev. = 1331.08 NAVD 88

BM 1:  
Chiseled " " on top end of RCP End Section near SE Cor. MKOMS Property.  
Elev. = 1331.67 NAVD 88

BM 2:  
Chiseled " " on top of east end of curb inlet near NW Cor. MKOMS Property.  
Elev. = 1333.22 NAVD 88

Horizontal Control:  
Kansas State Plane Coordinate System—South Zone Coordinates.

### LEGAL DESCRIPTION

Lot 5, except the south 75 ft. thereof, & Lot 6, Block 1, Estancia Plaza Commercial Addition, an Addition to Wichita, Sedgwick County, Kansas.

### Site Work Development

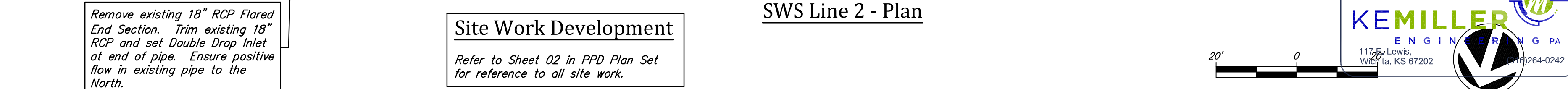
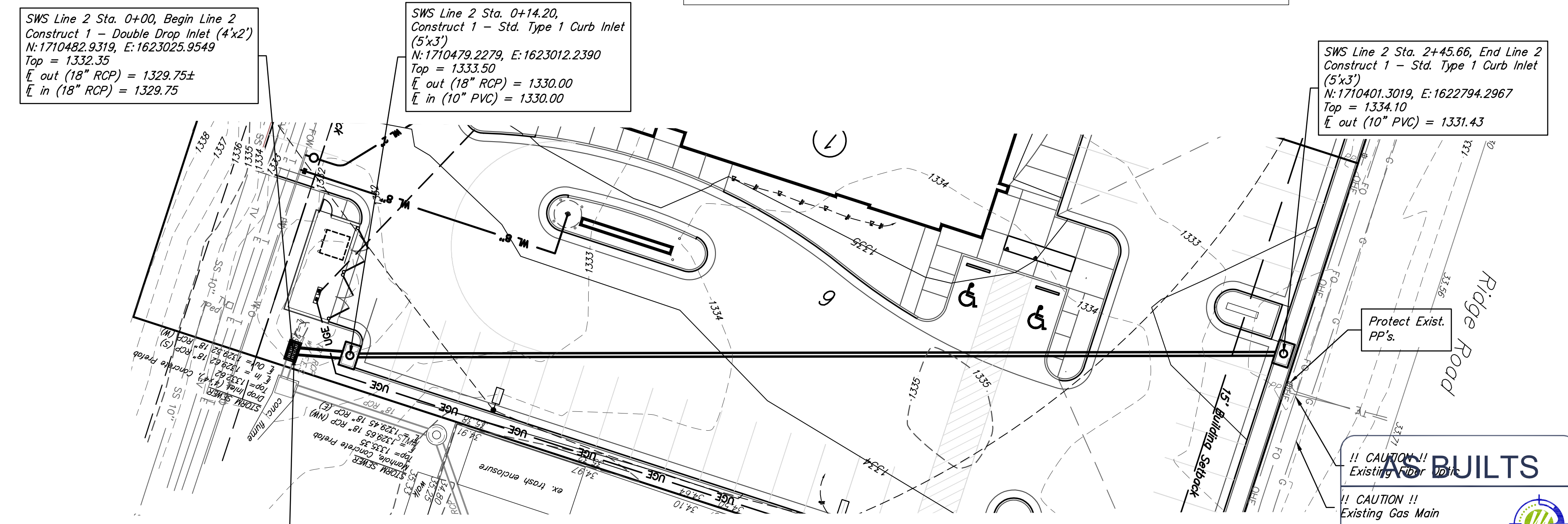
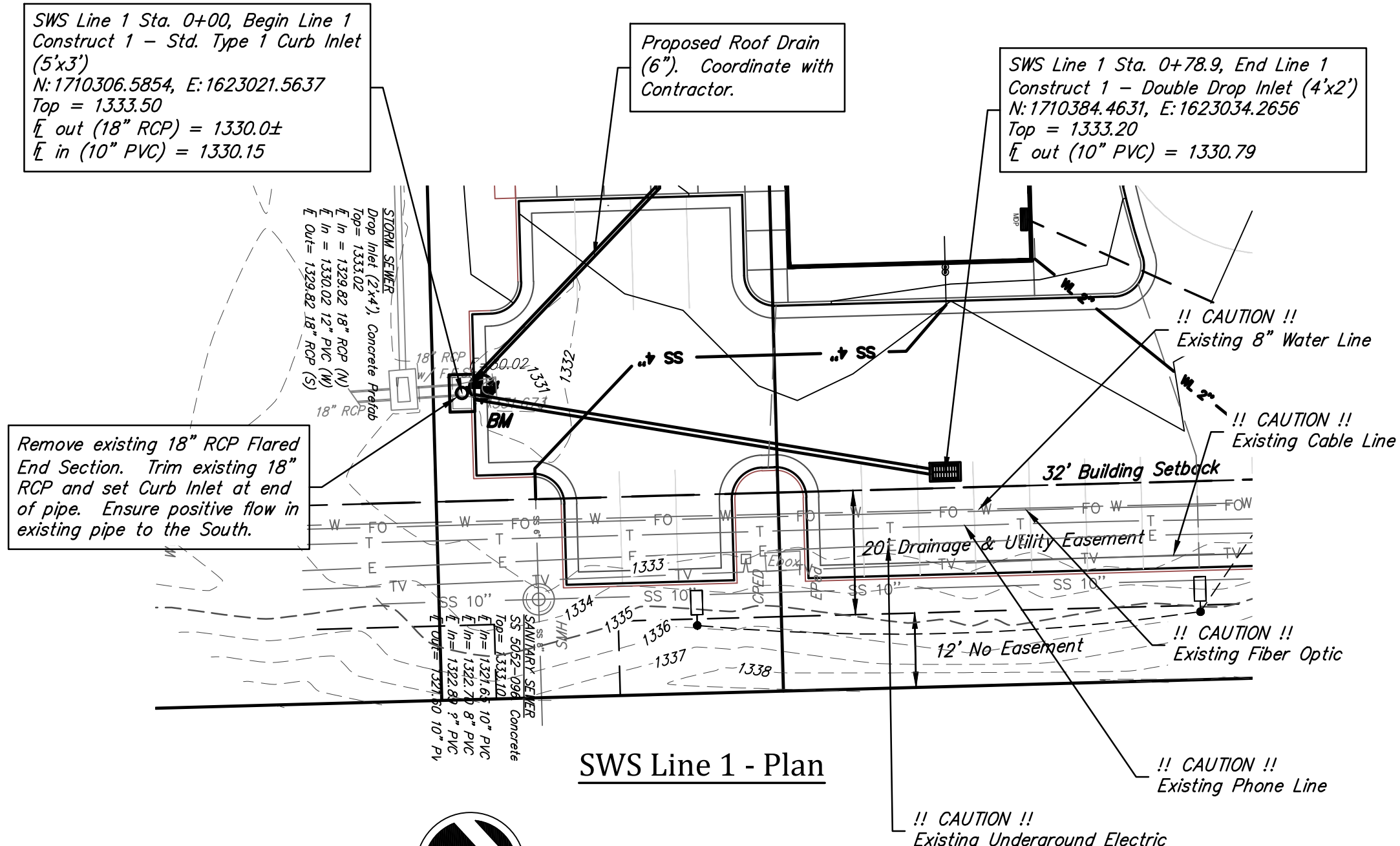
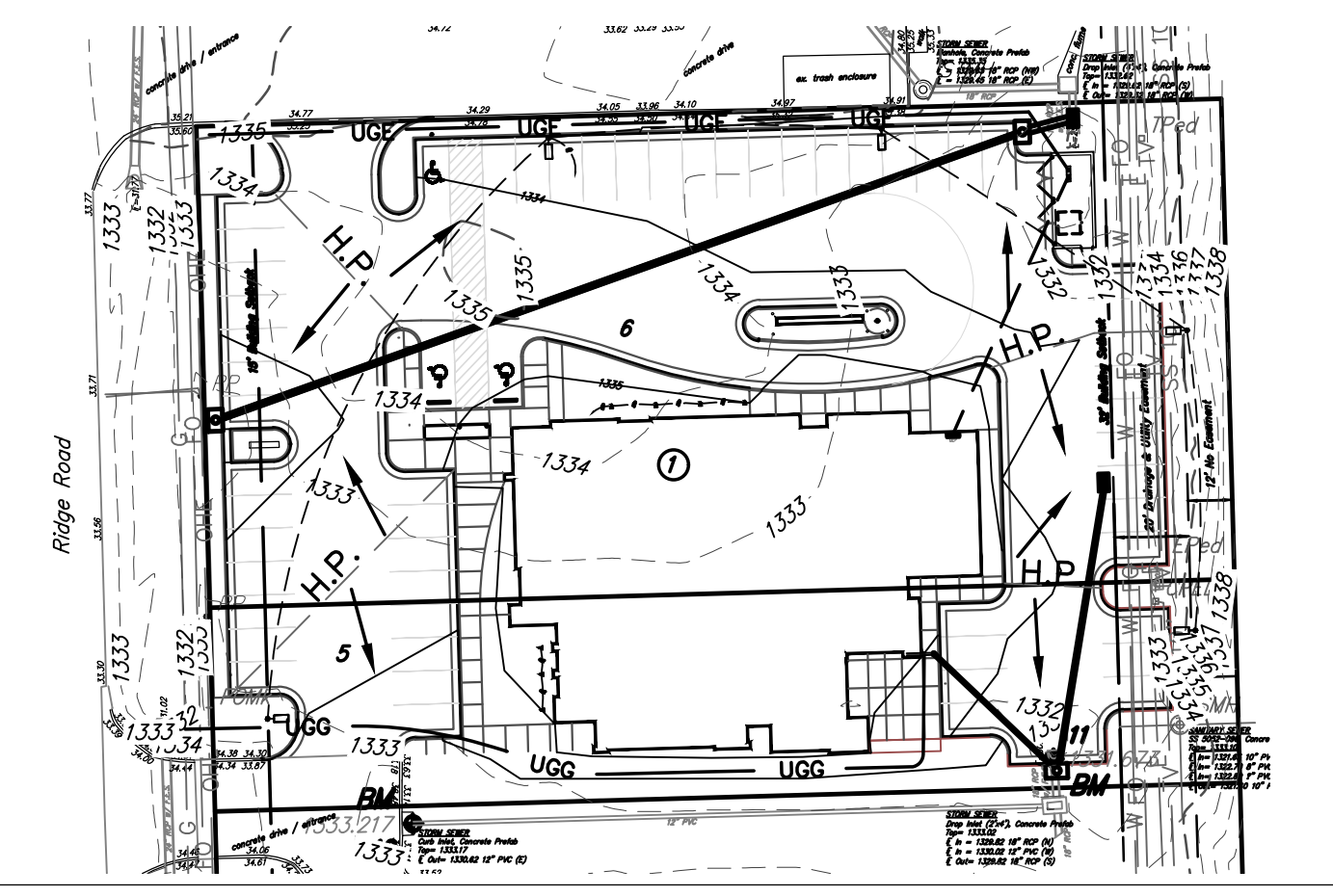
Refer to Sheet 02 in PPD Plan Set for reference to all site work.

### ERU Calculations

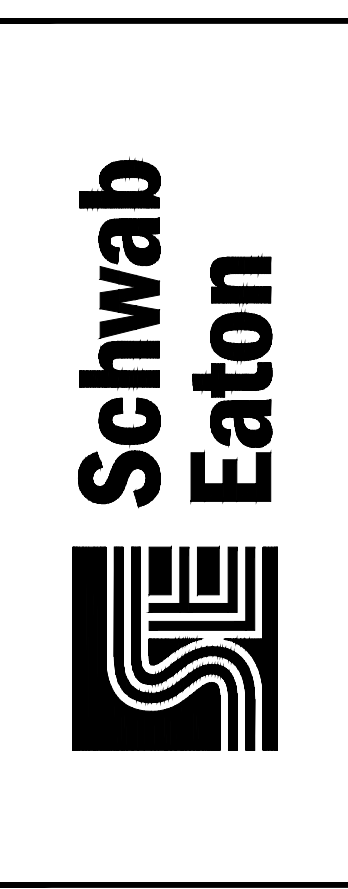
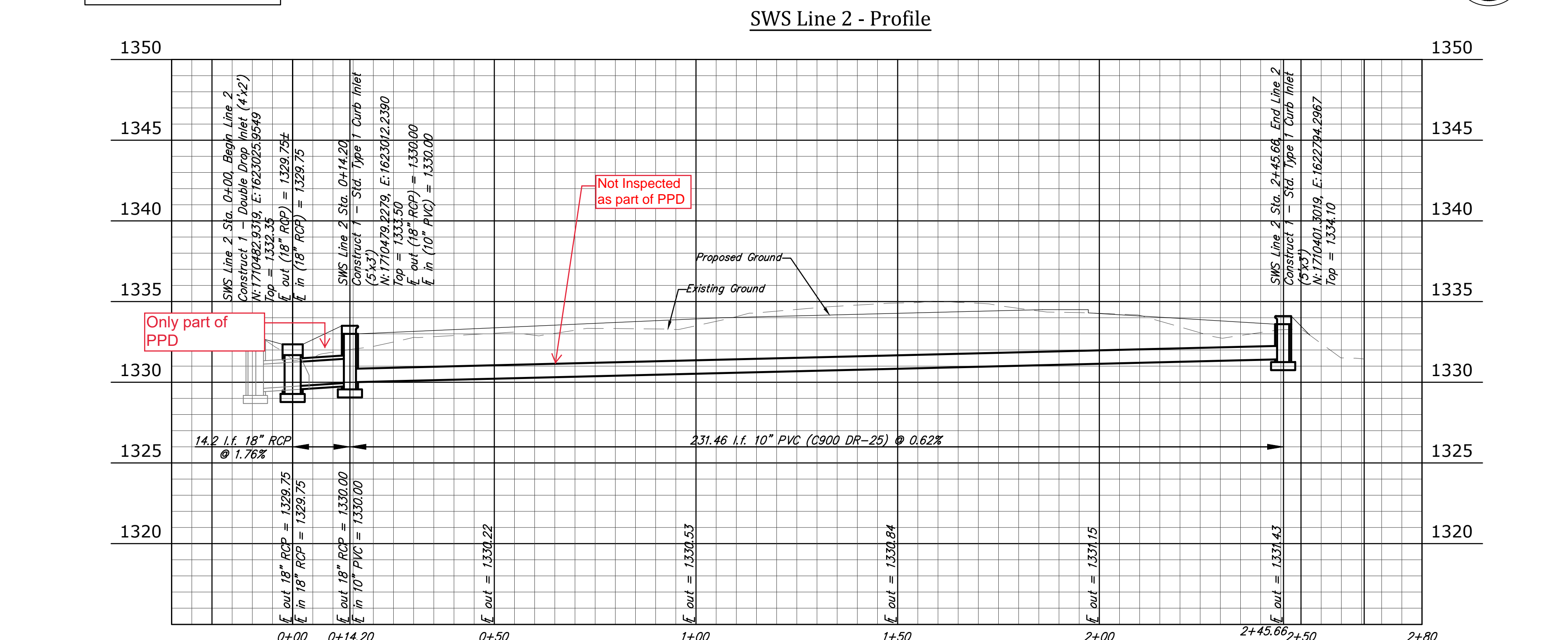
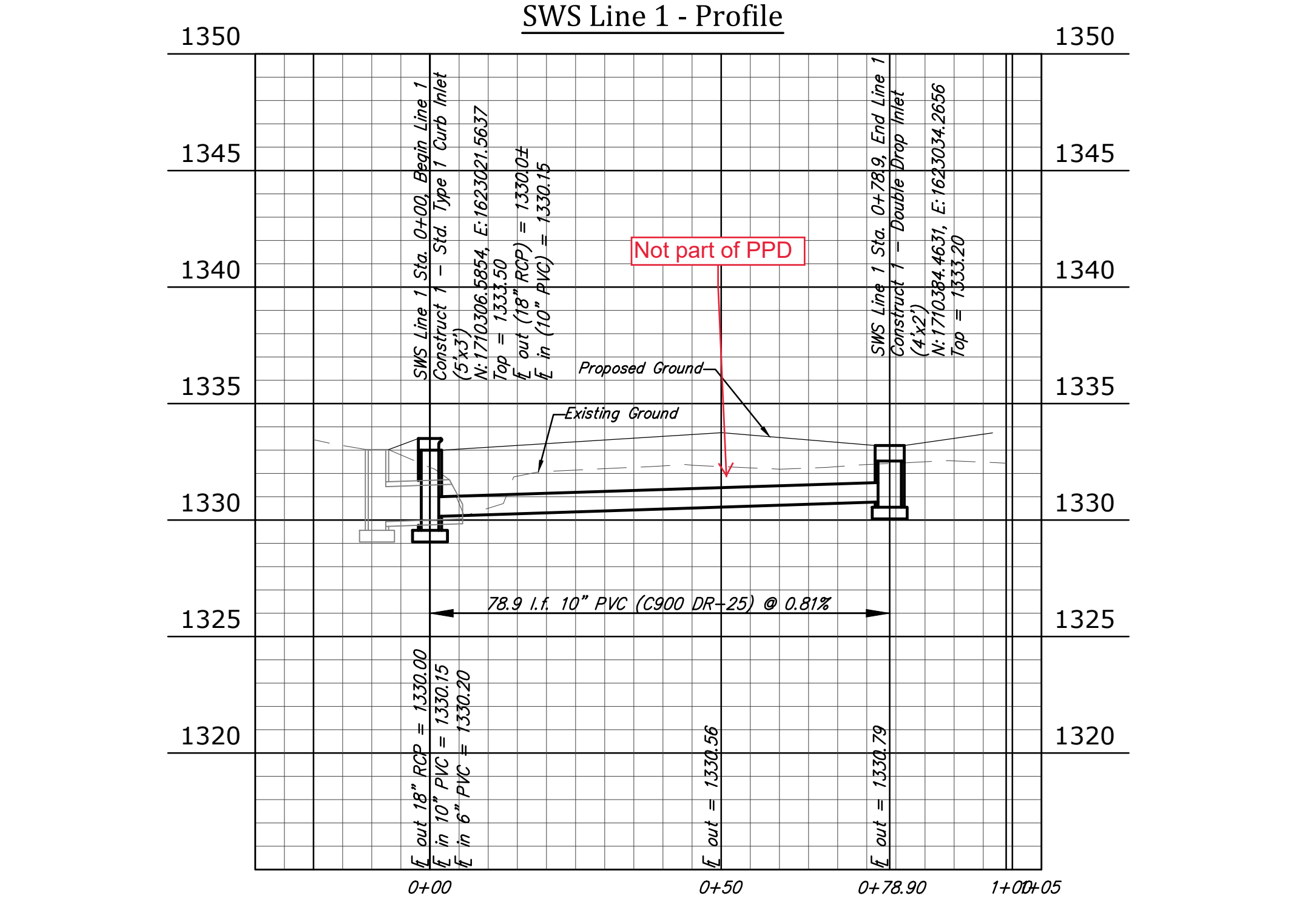
Lot 5, except the south 75 ft. thereof, & Lot 6, Block 1, Estancia Plaza Commercial Addition, an Addition to Wichita, Sedgwick County, Kansas.

Total Area: 51,245 s.f. 1.18 ac  
Impervious Area: 27,406 s.f. 0.63 ac  
Parking: 2,680 s.f. 0.06 ac  
Sidewalk: 9,466 s.f. 0.22 ac  
Building: 9,466 s.f. 0.22 ac  
Total Imp. Area: 39,552 s.f. 0.91 ac  
Pervious Area: 11,693 s.f. 0.27 ac  
ERU's: 39,552 / 2,139 = 18.49, use: 19 ERU

### Drainage Map



**BUILTS**  
KEMILLER ENGINEERING PA  
117 S. Lewis, Wichita, KS 67202  
316.264-0242



STORM SEWER IMPROVEMENT  
to serve  
ESTANCIA COMMERCIAL ADDITION  
2021-PPD (133119)

Revisions:

Date:	Oct. 2021
SE Project No:	21.W023
Drawn By:	MWS
Checked By:	MWS

Sheet Name:  
SWS Plan / Profiles

Sheet No:  
**03**



