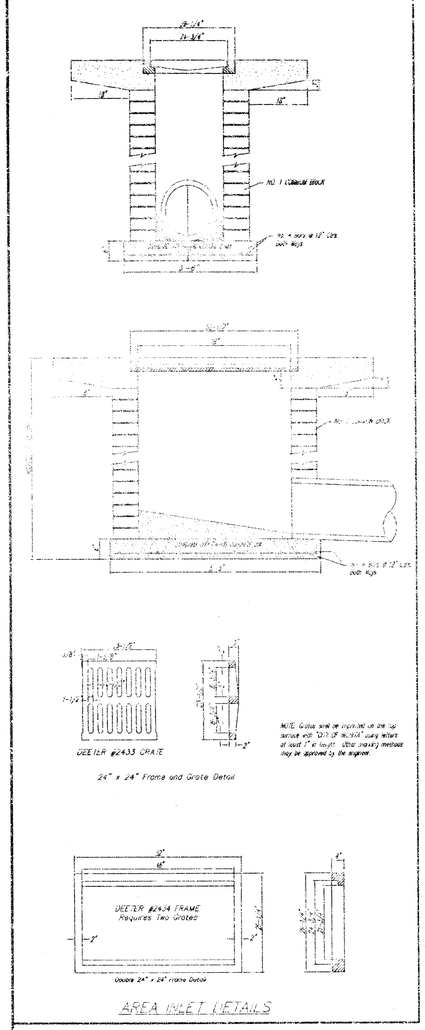
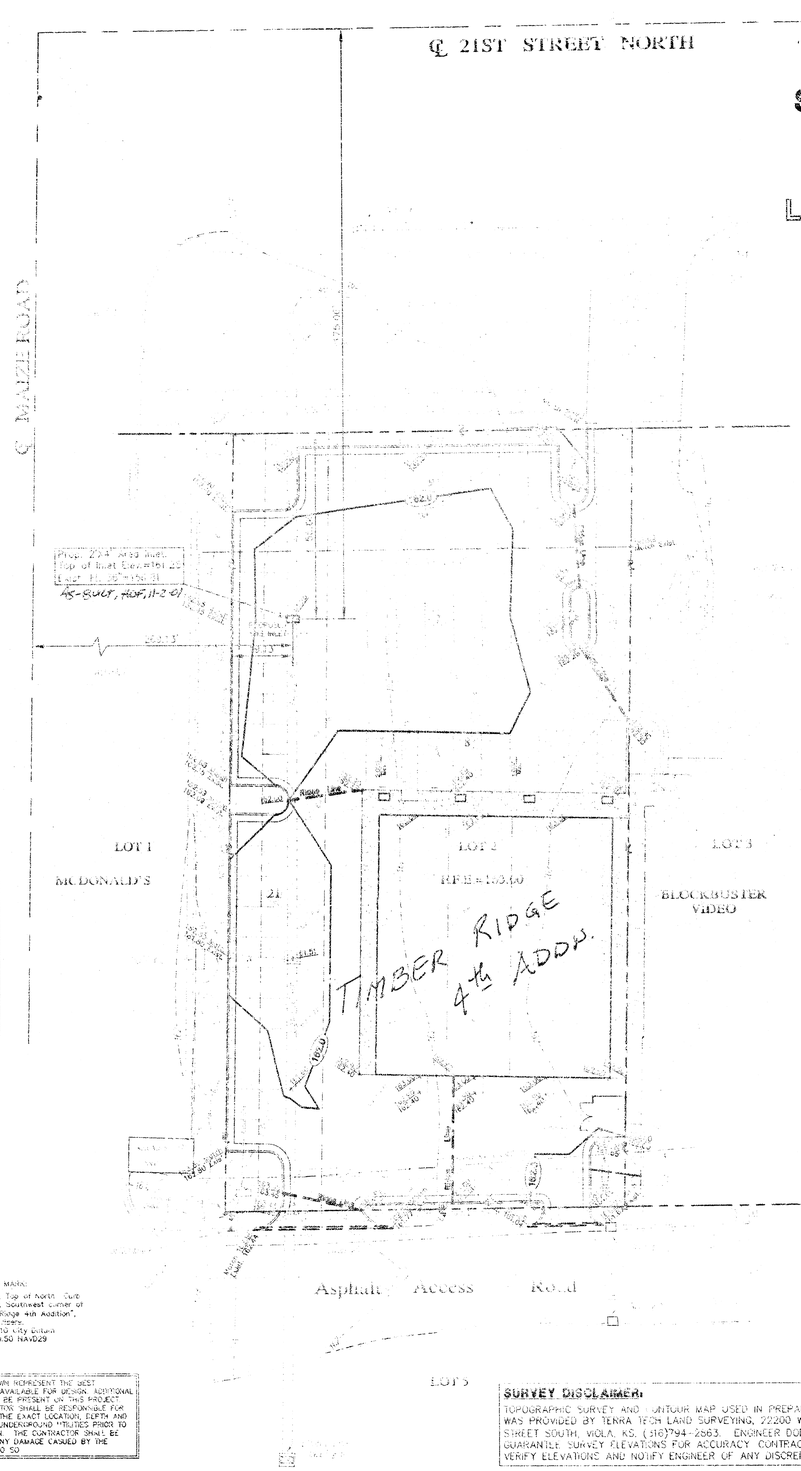
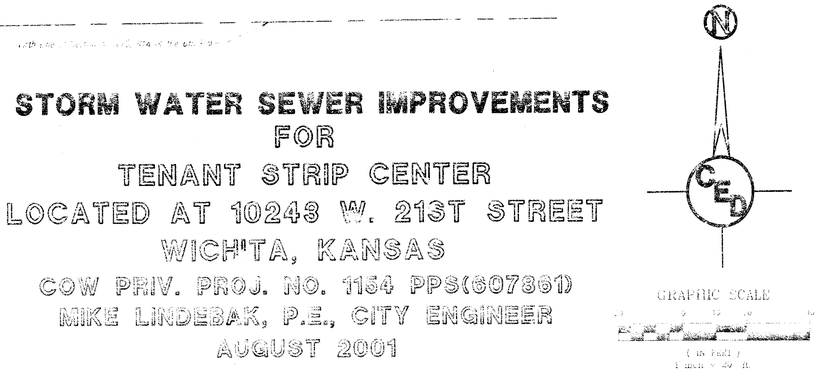
STORM WATER SEWER IMPROVEMENTS
FOR
TENANT STRIP CENTER
LOCATED AT 10243 W. 21ST STREET
WICHITA, KANSAS

COW PRIV. PROJ. NO. 1154 PPS(607361)
MIKE LINDEBAK, P.E., CITY ENGINEER
AUGUST 2001







GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE BASED ON CITY OF WICHITA DATUM (MEAN SEA LEVEL ELEV. = 1319.4 IN CITY DATUM).

2. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A MINIMUM 24 HOURS NOTICE OF INTENT TO BEGIN WORK TO OTHER COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE CALL 682-2479

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN LIEU OF AN ONE CALL:

CABLE TV	316-269-0 OR 283-2047
WATER	268-4591
SANITARY SEWER	268-4591
STORM SEWER	268-4591
NATURAL GAS	262-5811
SOUTHWESTERN BELL TELEPHONE	1-576-2011

THE CONTRACTOR SHALL NOTIFY PROJECT OWNERS AT LEAST 24 HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ACROSS AND/OR ADJACENT TO PROPERTIES.

3. COST OF EXCAVATION, GRADING AND DUMPING OF UNCLASS EXCAVATION SHALL BE INCLUDED TO OTHER ITEMS OF WORK.

4. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROJECT AT LEAST TWO (2) WORKING DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOT START WORK ON THE PROJECT UNTIL THE PROJECT INSPECTOR ASSIGNED TO THE PROJECT IS PRESENT AT SITE. THE WORK DONE WITHOUT INSPECTION WILL BE REGARDED TO BE UNCOMPLETED FOR INSPECTION.

5. THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY DIRECTLY ABUTTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING PROPERTY MONUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REESTABLISHING PROPERTY MONUMENTS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH WORK SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAW.

7. THE CONTRACTOR SHALL RESTORE ALL DITCHES, SWALES, ROAD SHOULDERS, ENTRANCES AND BANK LINES TO THEIR ORIGINAL SLOPES AND GRADES EXCEPT AS SHOWN OTHERWISE.

8. SIDEWALK TRAFFIC GENERATED OUTSIDE THE PROJECT AREA SHALL BE CARRIED THROUGH CONSTRUCTION.

9. UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES ARE TO BE RELOCATED 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 REMOVED AT ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN LOCATIONS. INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY AS-BUILT DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WHEN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.

10. NOTE: THAT THE REMOVAL OF OBSTRUCTIONS, STRUCTURES AND BUILDINGS PROVIDED FOR HEREIN TO BE MADE, SHALL BE COMPLETED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE CONTRACTOR. THESE ITEMS SHALL BE REMOVED BY THE OWNER OR THE CONTRACTOR AND SITE DISPOSAL OBTAINED BY THE CONTRACTOR. THE DISPOSAL SITES MUST BE APPROVED BY THE APPROPRIATE DEPARTMENT OF LAW AND ENVIRONMENT. MATERIAL, EITHER DISPOSABLE OR USABLE, OF NON-FERROUS METALS, ALUMINUM AND ALL TYPE OF ASBESTOS PRODUCT, ANY MATERIAL CONTAINED IN VALVES OF THE OILFIELD STATES OR NEEDING TO BE DISTRIBUTED TO THE OWNER OF THE OILFIELD EQUIPMENTS, ANY MATERIAL BURNED OR STORED SHALL BE WITHIN APPROVED CONSTRUCTION LIMITS AND REQUIRE NORMAL HORIZONTAL OVERLAPPING OVERHANGS UNLESS SUITED IN A PREVIOUSLY APPROVED BORROW LOCATION.

11. WHEREVER WITHIN THE PROJECT LIMITS MAY HAVE UNDERGROUND SPRINKLER SYSTEMS IN THE PUBLIC RIGHTS-OF-WAY WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO REMOVE SUCH SYSTEMS AND SHALL NOT NOT BE REMOVED BY THEIR OWNER AT THE TIME OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO SALVAGE ALL SPRINKLER HEADS, AUTOMATIC VALVES AND OTHER MATERIAL THEY OWNER PURCHASES OF UNDERGROUND SPRINKLER SYSTEMS NOT IN CONFLICT WITH NEW CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND SHALL REMAIN IN PLACE. ALL WORK IN CONNECTION WITH UNDERGROUND SPRINKLER SYSTEMS SHALL BE CONSIDERED AS SUBSIDIARY TO THE CONTRACT PAY ITEMS OF WORK.

12. ALL PROPOSED STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE.

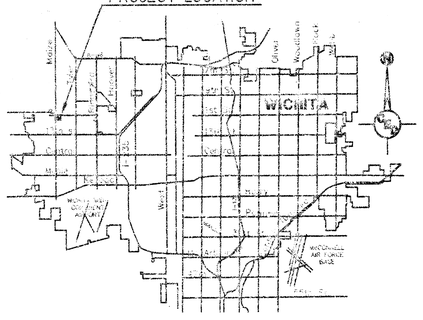
14. THE CONTRACTOR MUST EXAMINE THE CONSTRUCTION SITE PRIOR TO BIDDING AND BE SATISFIED AS TO THE WORK SHOWN FOR COMPLETION. AFTER BIDS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOT ASSERT THAT THERE WAS A MISUNDERSTANDING OF THE QUANTITIES OF WORK OR OF THE NATURE FOR THE WORK TO BE COMPLETED.

15. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION AVAILABLE 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 PLAN LOCATIONS ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WHEN THE ENCOUNTERED ON THIS PROJECT. 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.

17. THE CONTRACTOR SHALL CONTAIN HIS OPERATIONS TO PERMIT TRAFFIC THROUGH AND AROUND CONSTRUCTION AT EXISTING ROADWAYS AT ALL TIMES. THE CONTRACTOR SHALL CONDUCT WARNING SIGNS, FLASHING LIGHTS, AND BARRICADES IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 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 50 FEET.

18. ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOD AS EXISTING. RESTORATION OF DISTURBED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP SOIL PREPARATION, SEEDING, MULCH, AND/OR SLEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR76 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR SITE RESTORATION.

PROJECT LOCATION



LOCATION MAP

LEGEND

Bearing Basis Assumed	#4 Rebar w/ ID Cap Found "BAUGHMAN CLS 58"
File #2001028	#4 Rebar Found (No I.D. Cap)
Date of Topography: February 26, 2001	PK Nail in Asphalt Found
Date of Preparation: March 8, 2001	Chiseled "X" in Concrete Found
= Plotted Measurement	Fire Hydrant
= Measured	Storm Water Sewer Manhole
= Underground Electric Line	Light Pole
= Underground Telephone Line	Cable Television Riser
= Board Fence	Telephone Riser
= Storm Water Sewer Line	Guy Telephone (Adjoiner's)
= Underground Gas Line	Storm Water Drop Inlet
	Tree

COMMO: "LC" Limited Commercial for subject property and surrounding properties.

NOTE:
Kansas One-Call was contacted for location of utilities (Ticket #096686). Utilities are shown as marked by the utility companies.
Terra Tech Land Surveying Inc. assumes no responsibility for the correctness or completeness of utility locations. The utility companies should be contacted before any excavation is done or any building plans are finalized.

SEWER ELEVATIONS

INLET #1:		SWALE #5:	
Rim	160.78	Rim	163.45
Top of Concrete	161.59	North 36" RCP, flows N.	157.02
South 15" RCP, flows S.	158.54	South 36" RCP, flows N.	157.15
SWALE #2:		East 15" RCP, flows W.	157.24
Rim	162.40	DOUBLE DROP INLET #6:	
Flows SE (Dodge pipe not visible)		Rim	163.07
Flowline, NW side of manhole	156.47	North 36" RCP, flows N.	157.00
Flowline, SE side of manhole	156.36	South 36" RCP, flows N.	157.49
INLET #3:		INLET #7:	
Rim	161.77	Rim	160.89
East 15" RCP, flows E.	157.73	South 36" RCP, flows N.	157.58
		West 18" RCP, flows W.	157.88
DOUBLE DROP INLET #4:			
Rim	162.33	DROP INLET #8:	
North 36" RCP, flows N.	157.03	Rim	159.75
South 36" RCP, flows N.	157.08	North 18" RCP, flows N.	157.73
West 15" RCP, flows E.	158.19		

ON-SITE BENCH MARK:
Chisolm Square, Top of North Curb of Access Road, Southwest corner of Lot 2, "Timber Ridge 4th Addition", South of utility meter.
Elevation: 1353.10 City Datum
1350.50 NAVD29

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

SURVEY DISCLAIMER:
TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY TERRA TECH LAND SURVEYING, 22200 WEST 63RD STREET SOUTH, VIOLA, KS. (316)794-2663. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

HARLAN DALE FORMER LICENSED 10891 KANSAS PROFESSIONAL ENGINEER
8-30-01
As-Built, By Harlan Former 11-2-01

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers
Storm Sewers VRH 8/30/01
Driveway Approaches
Water Mains
Paving

NOTE TO CONTRACTOR

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. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

CED PROJECT NO. 2001-1710

CERTIFIED ENGINEERING DESIGN
810 WEST DOUGLAS, SUITE C
WICHITA, KANSAS 67203
PH: (316) 262-8808
FAX: (316) 262-1669
SHEET 1 TOTAL 1

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF WINTER ARCHITECTS INC. AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.
DAN WINTER, ARCHITECT

TENANT STRIP CENTER
21st STREET & MAIZE RD.
WICHITA, KANSAS

DAN WINTER ARCHITECTS
1024 EAST FIRST STREET
WICHITA, KS 67214
PH. 316-267-7142
FAX 267-6224

DATE
TITLE
SHEET NO.

48 11 01 10

1121.42