

PRIVATE SANITARY AND STORM WATER SEWER EXTENSION

PRIVATE PROJECT NO. 1832 PPS (607861)
TO SERVE

HAMPTON INN AND SUITES AT REGENCY LAKES COMMERCIAL 2ND CITY OF WICHITA, KANSAS

JAMES L. ARMOUR, P.E. - CITY ENGINEER

(PEC PROJECT NO. 35-07449-4814)

NOVEMBER 2007

Released 5/20/08
JDL 5/22/08

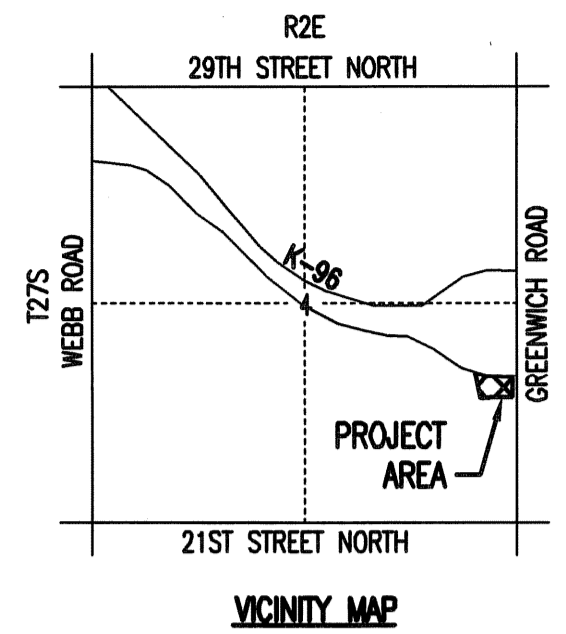
AS BUILT PLANS

CONTRACTOR: MIES CONSTRUCTION

INSPECTOR: BRIAN BLOYD; SCHWAB-EATON, P.A.

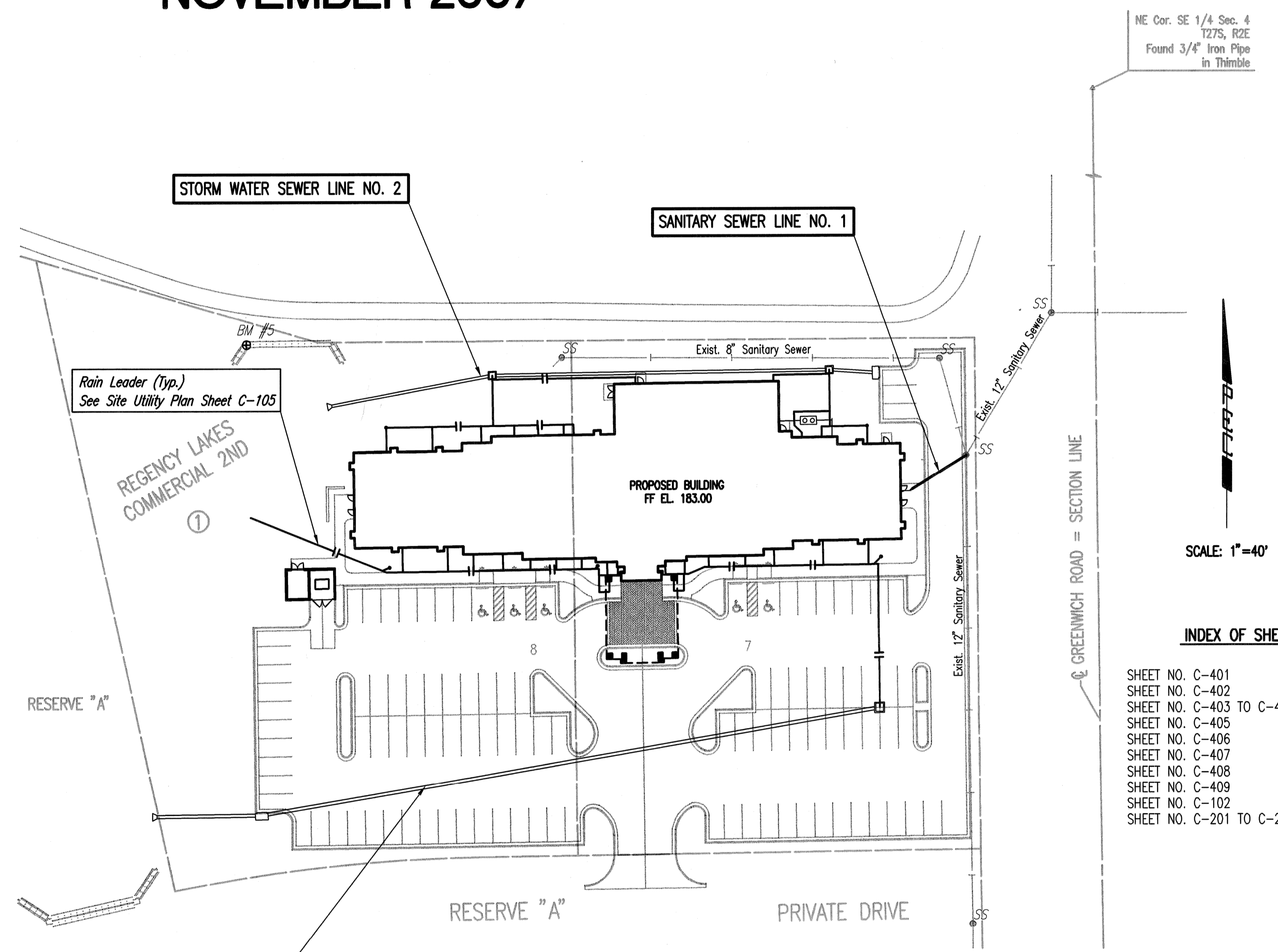
.PDF BY: BDB 05/15/08

PROJECT WAS CONSTRUCTED TO PLAN SPECIFICATIONS.
NO CHANGES WERE MADE FROM PLANS.



NE Cor. SE 1/4 Sec. 4
T27S, R2E
Found 3/4" Iron Pipe
in Trimble

- ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CITY OF WICHITA SPECIFICATIONS AND STANDARDS.
- ALL ELEVATIONS SHOWN ARE CITY OF WICHITA DATUM. (U.S.G.S. - 1187.4 = CITY DATUM)
- THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH TO REMAIN OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE LOCAL UTILITY COMPANIES MARK ANY EXISTING LINES WITHIN THE PROJECT AREA.
- UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY POLE LINES 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 LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR THE DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED 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. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE PROJECT.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
- MANHOLES SHALL BE TYPE "P" MANHOLES. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD DETAIL DRAWINGS.
- 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 PROVIDED BY THE CONTRACTOR. THESE SITES SHALL ALSO BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE, AND SITE LOCATION. LOCATIONS THAT, IN 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 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 MAY REQUIRE ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED DISPOSAL LOCATION.
- 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 RESEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR78 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO PROJECT.
- 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. 11 ABOVE. TEMPORARY SEEDING OR PERMANENT SEEDING/SODDING SHALL BE APPLIED WITHIN 14 DAYS AFTER THE AREA HAS BEEN DISTURBED.
- THE CONTRACTOR SHALL AVOID REMOVAL OR TRIMMING OF ANY TREES OR SHRUBS WHERE POSSIBLE. WHERE THE CONTRACTOR BELIEVES THE REMOVAL OR TRIMMING IS UNAVOIDABLE, HE SHALL COORDINATE SUCH WORK WITH THE ENGINEER. COSTS FOR TREE/SHRUB REMOVAL AND TRIMMING REGARDLESS OF SIZE SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT.
- THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ADJACENT TO THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS ADVANCE NOTICE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS REQUIRED TO MAINTAIN CONTINUOUS FLOW OF SEWAGE IN EXISTING MAINS AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BURY MANHOLES THAT HAVE RIM ELEVATIONS WHICH ARE LOWER THAN EXISTING GROUND AT THE MANHOLE. THE GROUND AROUND SUCH MANHOLES AND ALONG THE SEWER ALIGNMENT SHALL BE BACKFILLED TO THE APPROXIMATE ELEVATION OF THE PROPOSED GROUND ELEVATION SHOWN ON THE PLAN/PROFILE SHEETS. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THESE MANHOLES AND SEWER LINES BY CONSTRUCTION OF TEMPORARY DITCHES OR SLOPING THE GROUND AS REQUIRED. ALL COSTS FOR THIS WORK SHALL BE CONSIDERED PART OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE MOUNDED EARTH AT MANHOLES AND CLEANOUTS THAT HAVE TOP ELEVATIONS GREATER THAN 1 FOOT ABOVE EXISTING GRADE, AS SHOWN ON THE PLANS. COSTS FOR MOUNDING SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT.
- INTERURBAN TRAFFIC GENERATED OUTSIDE THE PROJECT AREA AND LOCAL BUSINESS OR RESIDENTIAL TRAFFIC GENERATED WITHIN THE PROJECT AREA ARE TO BE CARRIED THROUGH CONSTRUCTION AS FURTHER PROMULGATED BY PROJECT SPECIAL PROVISIONS. THE CONTRACTOR SHALL UTILIZE BARRICADES, SIGNS, GUARDS, AND FLAGMEN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- WHERE INDICATED IN THE PLANS, THE SANITARY SEWER AND STORM WATER SEWER EXCAVATION SHALL BE SAND FILLED AND FLUSHED (JETTED AND VIBRATED) WITH WATER PER THE REQUIREMENTS LISTED IN THE STANDARD SPECIFICATIONS FOR THE CITY OF WICHITA, UNLESS FLOWABLE FILL OR OTHER IMPROVED BACKFILL MATERIAL IS OTHERWISE SPECIFIED. ALL COSTS FOR SAND FILLING AND FLUSHING SHALL BE INCLUDED IN THE PROJECT.
- THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN EROSION CONTROL METHODS AS SPECIFIED ON SHEETS C201-204 AND AT LOCATIONS WHERE STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITIES CAN LEAVE THE SITE. THE SANITARY SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL SHOWN THROUGH THE COMPLETION OF THIS PROJECT. INSTALLATION OF THESE BMP'S DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ABATING SOIL EROSION.



INDEX OF SHEETS

SHEET NO. C-401	TITLE SHEET, KEY MAP AND GENERAL NOTES
SHEET NO. C-402	SANITARY SEWER LINE PLAN/PROFILE
SHEET NO. C-403 TO C-404	STORM WATER SEWER LINE PLAN/PROFILE
SHEET NO. C-405	TYPE "P" MANHOLE DETAILS
SHEET NO. C-406	MANHOLE FRAME & COVER DETAILS
SHEET NO. C-407	MANHOLE ADJUSTMENT DETAILS
SHEET NO. C-408	STANDARD AREA INLET DETAILS
SHEET NO. C-409	STANDARD CURB INLET DETAILS
SHEET NO. C-102	PLAT
SHEET NO. C-201 TO C-204	SOIL EROSION BMP DETAILS

FOR PLAT COORDINATES
SEE SHEET NO. C-102

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 12/11/07

Storm Sewers VRH 12/11/07

Driveway Approaches _____

Paving _____

BENCHMARKS

BM 4: W. end Bolt in Power Pole 1'± above ground at Private Dr.
2400 N. Greenwich on E. side of Rd.
City: 183.80
MSL: 1371.20

BM 5: Chisled "a" on W. wing wall at W. end of S. headwall RCBC
under Bike path just S. of K-96 E.B. Ramp to Greenwich
400'± from Greenwich.
City: 179.87
MSL: 1367.27

LEGEND

EXISTING STORM SEWER	---	EXISTING SANITARY SEWER	---
PROPOSED STORM SEWER	---	PROPOSED SANITARY SEWER	---
EXISTING STORM SEWER w/MANHOLE	○	EXISTING SANITARY SEWER w/MANHOLE	○
PROPOSED STORM SEWER w/MANHOLE	○	PROPOSED SANITARY SEWER w/MANHOLE	○
PROPOSED STORM SEWER CURB INLET	U	EXISTING SANITARY SEWER w/CLEANOUT	○
PROPOSED STORM SEWER AREA INLET	□	EXISTING SANITARY SEWER TO BE ABANDONED	XXX
PROPOSED RAIN LEADER	---		

NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM CONTRACTED BY 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 PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR UNTIL SUCH INSPECTION IS ARRANGED FOR AND REQUIRED BONDS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER. IMPROVEMENTS PERFORMED UNDER THIS PROJECT SHALL NOT BE ACCEPTED BY THE CITY UNTIL ALL APPLICABLE DOCUMENTATION HAS BEEN SUBMITTED TO THE CITY ENGINEER. THIS MAY INCLUDE: RECORD DRAWINGS, INSPECTION LOGS, TEST DOCUMENTATION, TV TAPES, AND A CERTIFICATE OF COMPLETION. THE ABOVE SHALL BE PERFORMED BY THE CONSULTING FIRM CONTRACTED TO INSPECT THIS PROJECT.

NO.	DATE	REVISIONS
1	11-07-07	FOR PERMIT
2	11-21-07	City of Wichita Private Plans

BROWNING & ASSOCIATES ARCHITECTURE
1305 E. WATERMAN, SUITE - B
WICHITA, KANSAS 67211
TEL 1-316-269-9001 FAX 1-316-269-9005

WICHITA, KANSAS
13944
12/10/07
PROFESSIONAL ENGINEER

Hampton Inn & Suites

100 ROOM HOTEL

LOTS 7 & 8, BLOCK 1
REGENCY LAKES
COMMERCIAL 2ND
WICHITA, KANSAS

PROJECT NO. 0702-296-472

DRAWN	CBL	CHECKED	IDK
SHEET TITLE SS / SWS TITLE SHEET/ KEY MAP			
SHEET NUMBER C-401			
OF _____ SHEETS			

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C:\2007\07449\PPS\07449-PPS-401-SS_SWS Title-Keymap

Professional Engineering Consultants, P.A.
303 S. TOPEKA - WICHITA, KANSAS 67202 • 316-262-2691
www.pec1.com • del.giang@pec1.com
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N: 51,703.6634, E: 49,913.4722
 Sta. 0+00.0
 Existing Precast Concrete MH.
 Construct 3' concrete plug in existing outside drop pipes (NNW).
 Core existing concrete MH wall and Install Outside Drop Connection/Cleanout Riser Assembly. Seal new 8" Pipe to MH with an approved waterstop gasket and non-shrink grout. Construct a minimum of 3' Reinforced Concrete Encasement from MH wall. Reshape MH floor to provide smooth flow. Repair Interior Linings/Coatings as necessary.
 Adjust manhole top elevation to the elevation provided in the profile. The Contractor shall remove a barrel section from the existing Precast Manhole and replace it with a new Precast Barrel Section of length necessary to match adjusted elevation. The Cone Section and Frame and Cover may be reused as approved by the Construction Engineer. The contractor shall provide new adjustment rings as necessary. Manhole adjustment shall be subsidiary to the project.
 Exist. MH Elev. = 183.85
 Prop. MH Elev. = 182.2
 Difference in elevation = 1.65'

The proposed 8" Sanitary Sewer from the existing manhole to the proposed cleanout shall be Tested, Telesized and Accepted prior to connecting to building sewer.

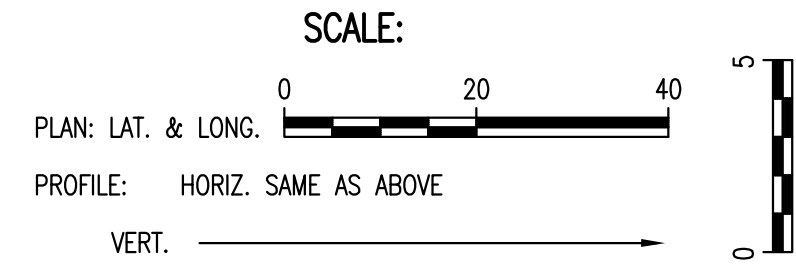
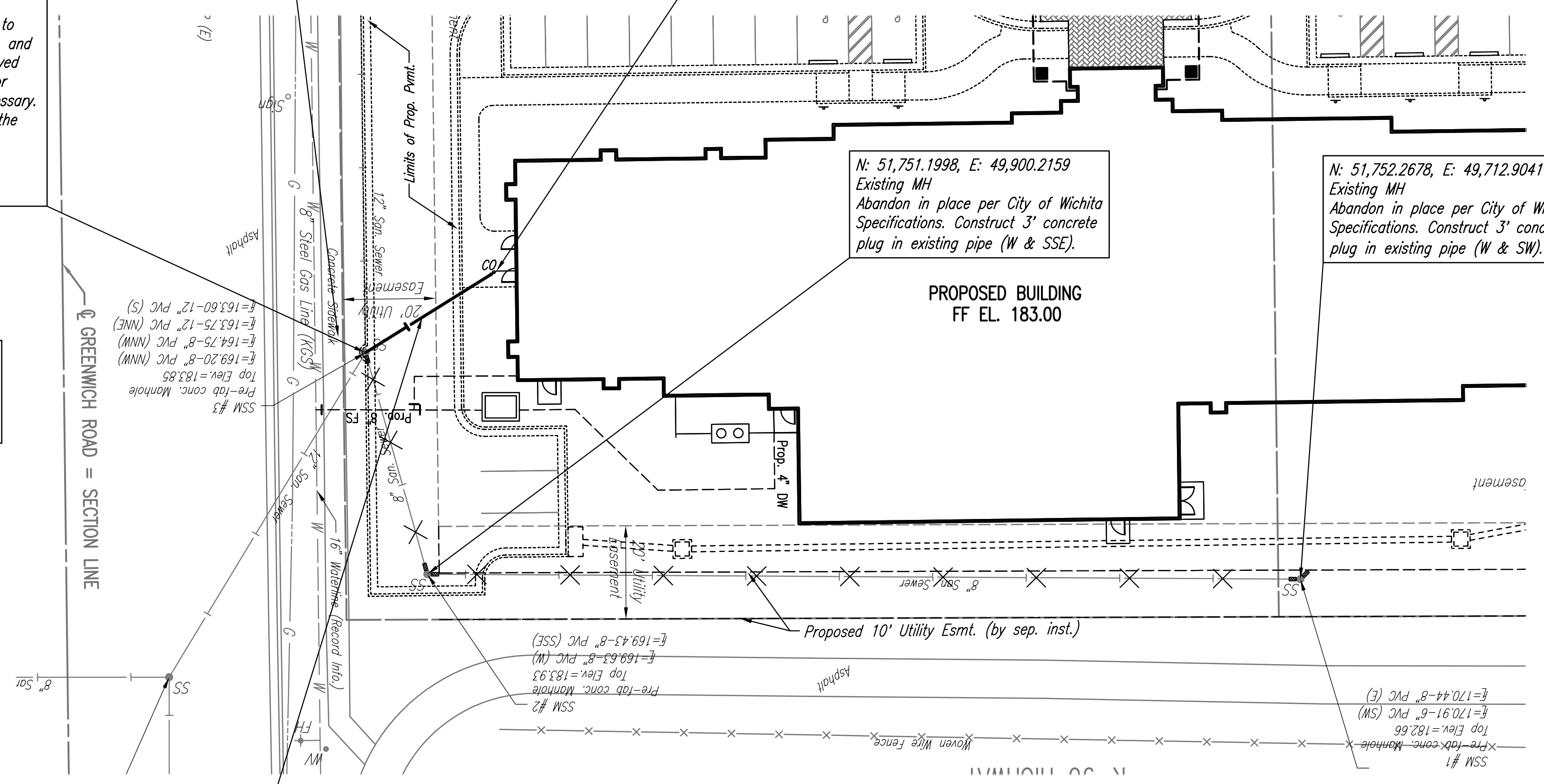
Remove and replace Concrete Sidewalk as required for sanitary sewer construction.

N: 51,687.0014, E: 49,886.7568
 Sta. 0+31.5
 Connect to Cleanout
 See Mechanical Plans for Continuation and flowline verification.

N: 51,751.1998, E: 49,900.2159
 Existing MH
 Abandon in place per City of Wichita Specifications. Construct 3' concrete plug in existing pipe (W & SSE).

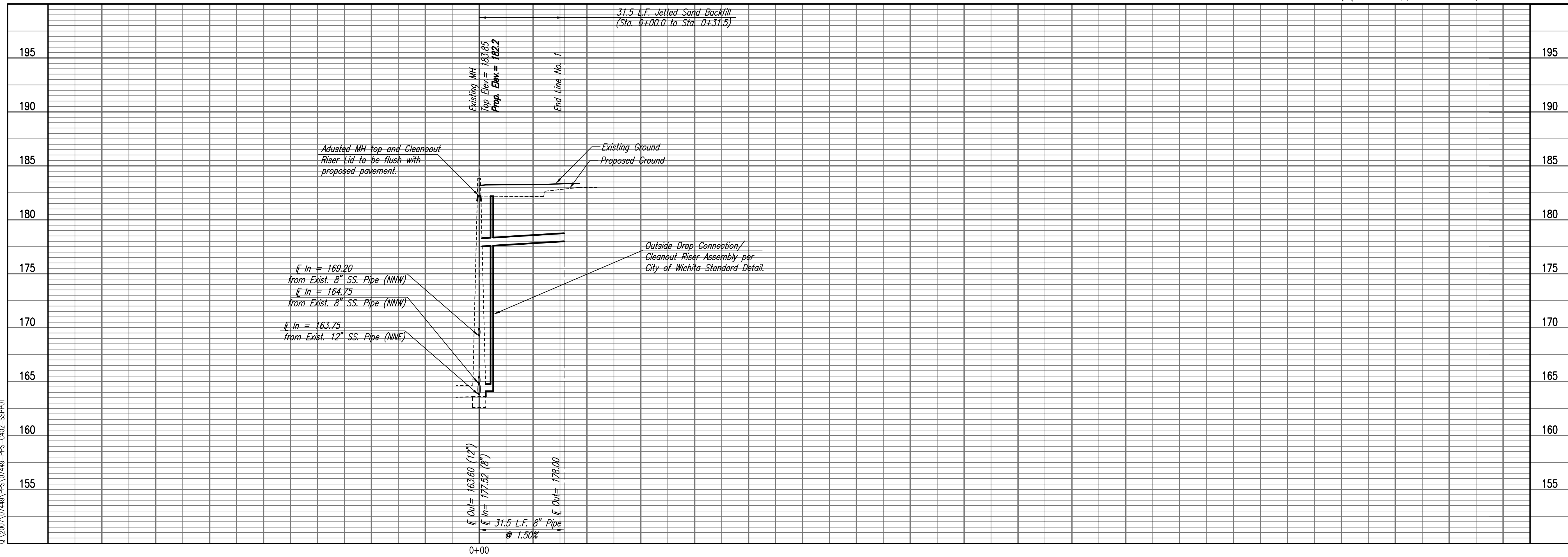
N: 51,752.2678, E: 49,712.9041
 Existing MH
 Abandon in place per City of Wichita Specifications. Construct 3' concrete plug in existing pipe (W & SW).

PROPOSED BUILDING
 FF EL. 183.00



SANITARY SEWER LINE NO. 1

× = Denotes pipe to be removed/abandoned



NO.	DATE	REVISIONS	PRINTS ISSUED
3	11-01-07	FOR PERMIT	PURPOSE
3	11-21-07	City of Wichita Private Plans	

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 ARCHITECTURE

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100 ROOM HOTEL
 LOTS 7 & 8, BLOCK 1
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PROJECT NO. 0702-296-472

DRAWN	C&L	CHECKED	IDK
SHEET TITLE SANITARY SEWER LINE PLAN/PROFILE			
SHEET NUMBER C-402			
OF _____ SHEETS			

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 Proj. Scale: 1"=20'
 2:20:07 (07/14/08) PPS (07449-PPS-002-33P01)

Professional Engineering Consultants, P.A.
 800 S. TORRENS, WICHITA, KANSAS 67202 - 316 262 2091
 www.pcc1.com • dave.ganier@pcc1.com

CITY OF WICHITA PRIVATE PROJECT NO. 1832 PPS (607861)

REGENCY LAKES COMMERCIAL 2ND ADDITION

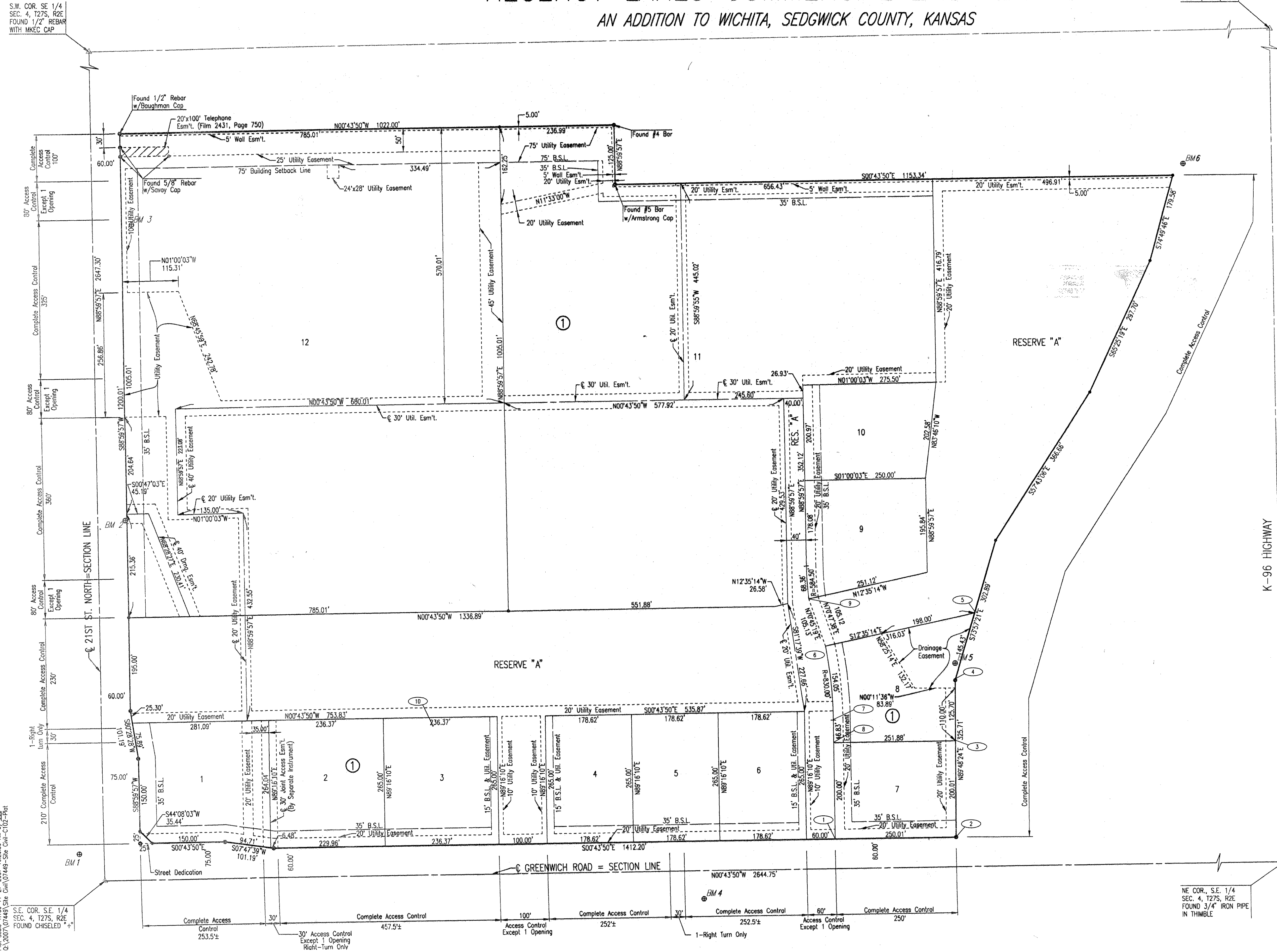
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. COR. S.E. 1/4
SEC. 4, T27S, R2E

FBS

SCALE: 1"=100'

- = FOUND #5 BAR W/KEC CAP (UNLESS OTHERWISE NOTED)
- = SET 1/2" REBAR W/ PEC CAP (UNLESS OTHERWISE NOTED)



COORDINATE LIST		
POINT	NORTH	EAST
1	51,511.0303	49,920.7277
2	51,761.0119	49,917.5400
3	51,760.3368	49,717.5331
4	51,759.9126	49,591.8327
5	51,800.1050	49,452.0720
6	51,491.6755	49,520.9426
7	51,507.8832	49,673.9200
8	51,508.4803	49,720.7446
9	51,457.0255	49,421.6902
10	50,677.9507	49,684.5027

① = COORDINATE POINT NO.

DATE	REVISIONS ITEM	NO.	PRINTS ISSUED	
			DATE	PURPOSE
11-01-07				
11-21-07				
			FOR PERMIT	3
			City of Wichita Private Plans	3

BROWNING & ASSOCIATES
ARCHITECTURE

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WICHITA, KANSAS

PROJECT NO. 0702-296-472

DRAWN	CHECKED
SHEET TITLE PLAT	
SHEET NUMBER C-102	
OF _____ SHEETS	

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S.E. COR. S.E. 1/4
SEC. 4, T27S, R2E
FOUND CHISELED "+"

NE COR. S.E. 1/4
SEC. 4, T27S, R2E
FOUND 3/4" IRON PIPE
IN THIMBLE

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