

9,100 Square Foot Facility  
130'-9" Front x 70'-5" Deep

# Sanitary and Storm Sewer to serve Dollar General Corporation Retail Store

Project Number 2072 PPS (607861)

Wichita, Kansas  
Central Avenue and Florence Street

AS BUILT PLANS

Contractor: Advantage Plumbing  
Inspector: Don Eddingfield, Baughman Co.  
pdf's By: KEK, 9/8/11

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
Cox Communications 262-4270  
Kansas Gas Service Company 1-888-452-4950  
Westar Energy (Electric) 383-8650  
Brock Hills Energy (Gas) 1-800-303-0357  
A&I 1-800-286-8313  
City of Wichita Water Dept. (Water) 262-6000  
City of Wichita Sewer Maint. (SS) 262-6000  
City of Wichita Storm Sewer Maint. 262-4090  
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-0 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 82 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All sanitary sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- The Contractor shall give all property owners/tenants of developed property directly abutting the construction of this project a minimum of five (5) days notice prior to start of construction.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). Any work done without inspection will be required to be uncovered for inspection.
- 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 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 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.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.

| DRAWING NUMBER | REVISION DATE | DRAWING TITLE                            |
|----------------|---------------|--|
| C0.1           |               | COVER SHEET                              |
| C1.0           |               | EXISTING CONDITIONS                      |
| C1.1           |               | DEMOLITION PLAN                          |
| C2.1           |               | SITE LAYOUT AND UTILITY PLAN             |
| C2.2           |               | SANITARY/EASEMENT ABANDONMENT PLAN       |
| C3.1           |               | GRAVING, DRAINAGE & EROSION CONTROL PLAN |
| C4.1           |               | SITE DETAILS                             |
| C4.2           |               | SITE DETAILS                             |
| C5.1           |               | STORM LINE A & B PLAN & PROFILE          |
| C5.2           |               | SANITARY PROFILE                         |
| LL1            |               | LANDSCAPE PLAN                           |

CITY OF WICHITA PRIVATE  
PROJECT NO. XXXX PPS (607861)  
APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

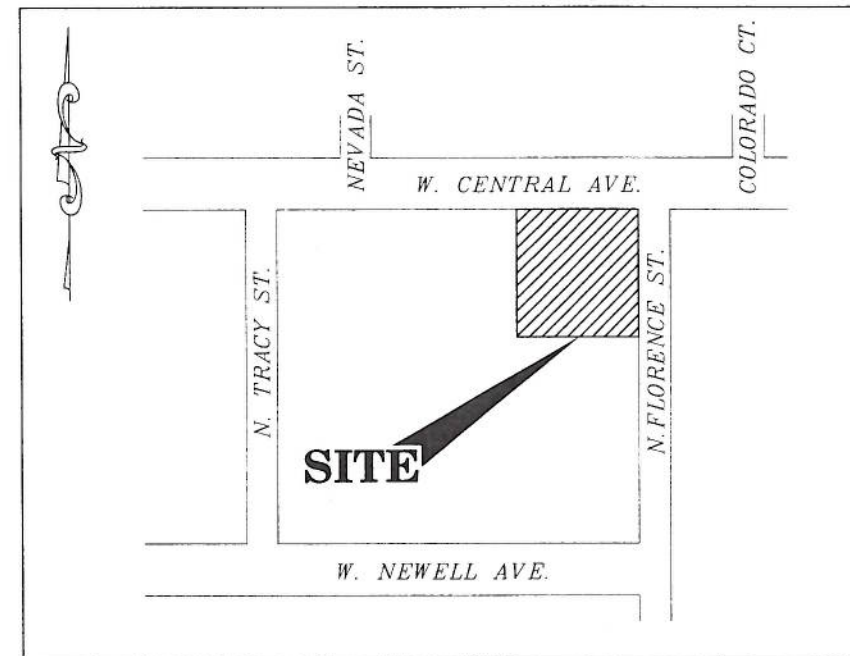
Storm Sewers *Julianni Kallman 10-28-10*

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. No work shall be performed in dedicated easements or public right-of-way by 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 City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
PROJECT NO. XXXX PPS (607861)

Sanitary Sewers *Julianni Kallman 10-28-10*

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. No work shall be performed in dedicated easements or public right-of-way by 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 City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



WICHITA, KANSAS  
(CENTRAL AVE.)

VICINITY MAP  
NOT TO SCALE

LEGAL DESCRIPTION

WARRANTY DEED DOC.#/F.L.M. #26 PAGE 1169  
ALL OF LOT 2 AND THE EAST 64.5 FEET  
OF LOT 1 WEST CITY ADDITION TO THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

DEVELOPER  
**GBT Realty Corporation**  
201 Summit View Drive, Suite 110  
Brentwood, Tennessee 37027  
Development Contact: Bob Gage  
Email: bgage@gbtrealty.com  
Construction Contact: Don Robinson  
Email: drobinson@gbtrealty.com  
Phone: (615)370-0670  
Fax: (615)515-4065

CIVIL ENGINEER  
**GRESHAM SMITH AND PARTNERS**  
1400 Nashville City Center, 511 Union Street  
Nashville, Tennessee 37219  
Contact: Michael Jenkinson  
Phone: (615)770-8493  
Fax: (866)712-3370  
Email: michael.jenkinson@gspnet.com

CITY COMMENTS  
10.27.10

C0.1

**MM ARCHITECTS**  
ARCHITECTURE  
PLANNING  
ENGINEERING  
GRAPHICS  
185 BROADWAY  
4TH FLOOR  
NASHVILLE, TN 37203  
(P) 615.244.8178  
(F) 615.244.8141  
www.mmarch.com

**MICHAEL DUANE HUNKLER**  
REG.# 15263  
CIVIL ENGINEER

**GRESHAM SMITH AND PARTNERS**  
511 Union Street  
1400 Nashville City Center  
Nashville, Tennessee 37219  
Phone: (615)770-8100  
CSP #2776136

**GB**  
GBT REALTY CORPORATION  
201 Summit View Drive, Suite 110  
Brentwood, TN 37027  
615-279-0279  
Fax: 615-279-2111  
www.gbtrealty.com

**DOLLAR GENERAL**  
STORE #: 4013  
**WICHITA, KS-  
CENTRAL AVE.**

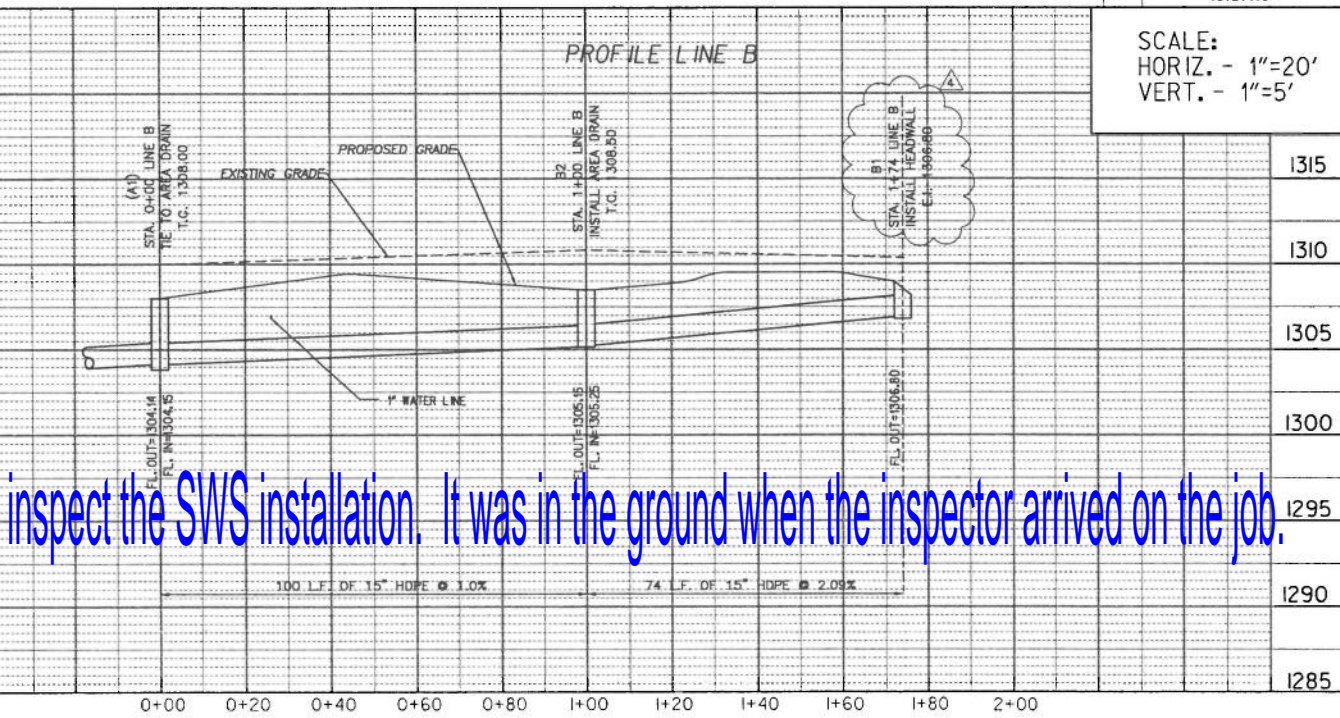
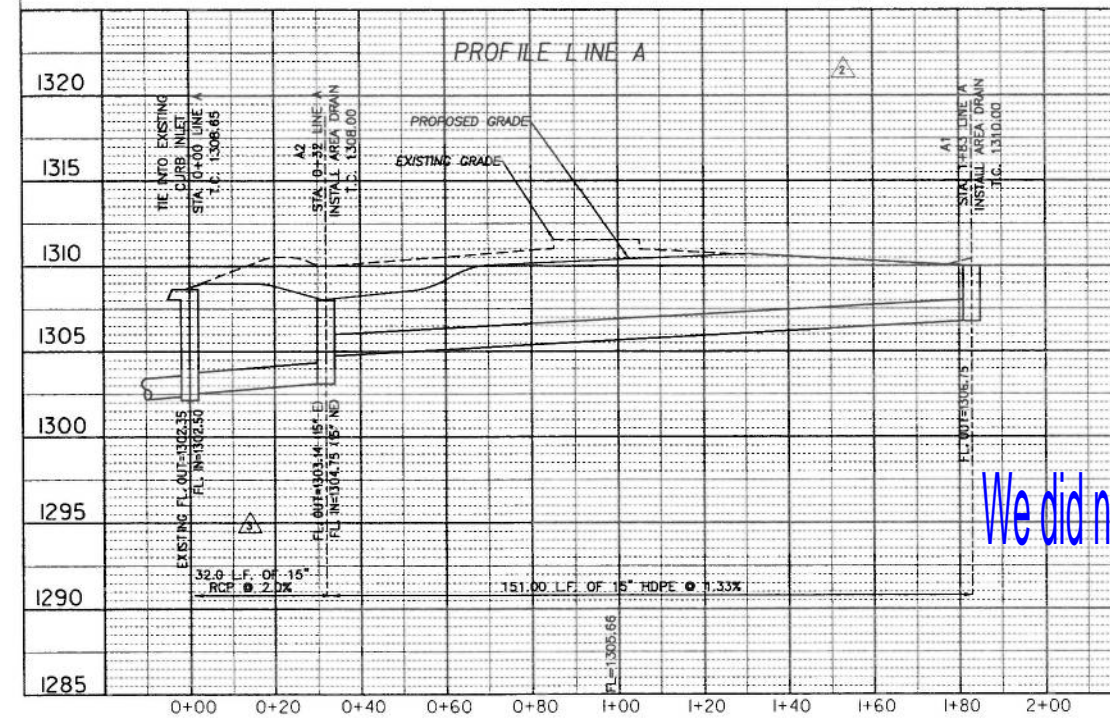
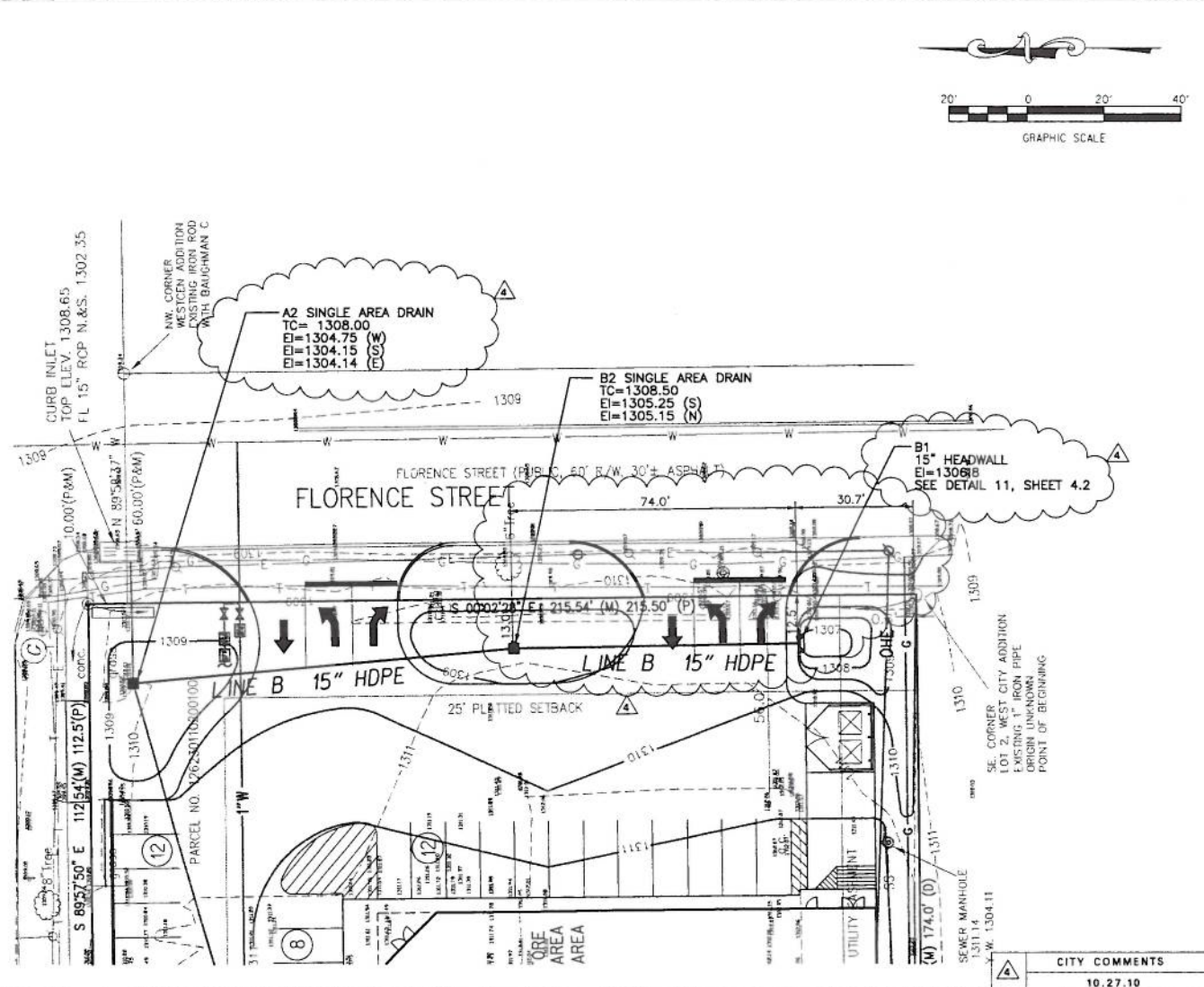
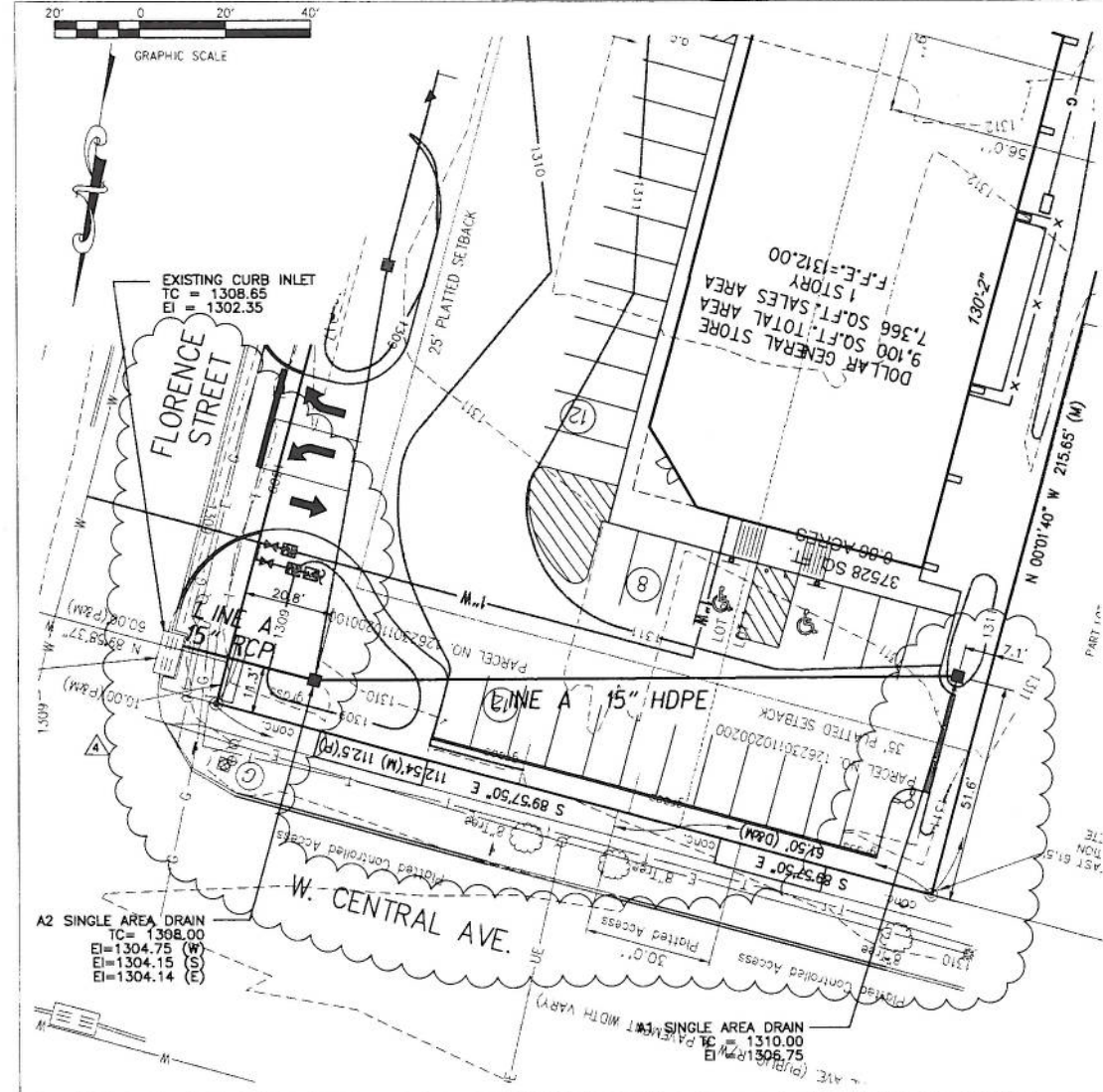
08.06.10  
NJM 10183

| DATE     | CITY COMMENTS |
|----------|---------------|
| 08.10.10 |               |
| 09.01.10 |               |
| 09.13.10 |               |

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

COVER SHEET

SEAL  
CONSULTANT  
OWNER  
LOCATION  
DATE  
SHEET



SCALE:  
 HORIZ. - 1"=20'  
 VERT. - 1"=5'

We did not inspect the SWS installation. It was in the ground when the inspector arrived on the job.

**MJM ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 ENGINEERING  
 GRAPHICS

165 BROADWAY  
 4TH FLOOR  
 NASHVILLE, TN 37201  
 (P) 615.244.8178  
 (F) 615.244.8141  
 www.mjmarch.com

**MICHAEL DUANE HUNKLER**  
 REG.# 15263

CIVIL ENGINEER  
**GRESHAM SMITH AND PARTNERS**  
 511 Union Street  
 1400 Nashville City Center  
 Nashville, Tennessee 37219  
 Phone: (615)770-8100  
 CSP #27761.36

**GB**  
 GBT REALTY CORPORATION  
 291 Sumner Drive Suite 110  
 Brentwood, TN 37027  
 615-379-6079  
 Fax: 615-379-2111  
 www.gbtrealty.com

**DOLLAR GENERAL**  
 STORE #: 4013  
**WICHITA, KS- CENTRAL AVE.**

08.06.10  
 MJM 10183

|   |               |
|---|---------------|
| ▲ | CITY COMMENTS |
| ▲ | 09.01.10      |
| ▲ | CITY COMMENTS |
| ▲ | 09.13.10      |
| ▲ | CITY COMMENTS |
| ▲ | 09.22.10      |

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

STORM LINE "A" AND LINE "B" PLAN & PROFILE

**C5.1**

ARCHITECTS  
 SEAL  
 CONSULTANT  
 OWNER  
 LOCATION  
 DATE  
 SHEET



ARCHITECTURE  
PLANNING  
ENGINEERING  
GRAPHICS

185 BROADWAY  
4TH FLOOR  
NASHVILLE, TN 37201  
(615) 244-8178  
(615) 244-8141  
www.mmarch.com



MICHAEL DUANE HUNKLER  
REG.# 15263



CIVIL ENGINEER  
GRESHAM SMITH AND PARTNERS  
511 Union Street  
1400 Nashville City Center  
Nashville, Tennessee 37219  
Phone: (615) 770-8100  
CSP #27761.36



GB REALTY CORPORATION  
201 Sumner Drive Suite 118  
Brentwood, TN 37027  
615-276-4876  
Fax: 615-273-2111  
www.gbrealty.com

**DOLLAR GENERAL**

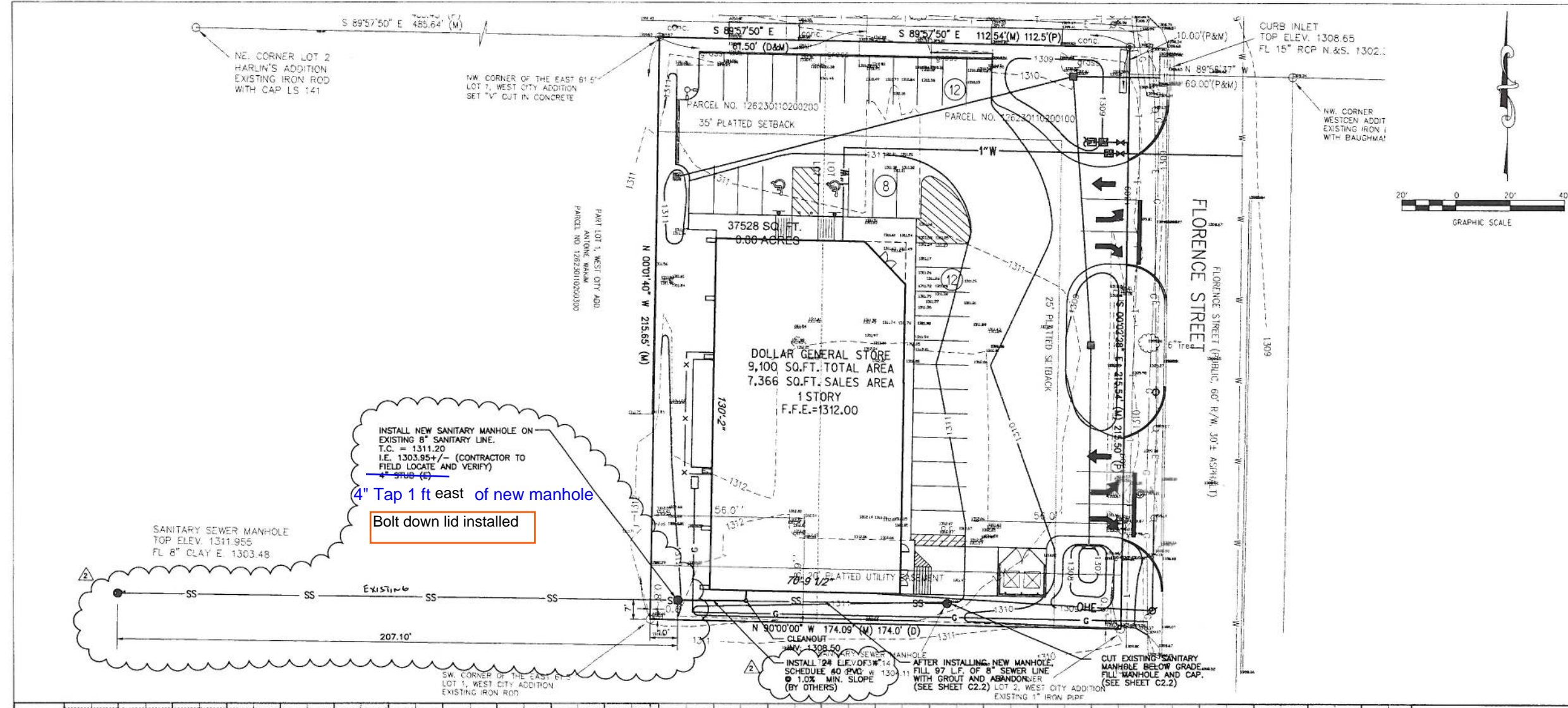
STORE #: 4013  
**WICHITA,  
KS-  
CENTRAL  
AVE.**

08.06.10  
MJM 10183

| DATE     | CITY COMMENTS |
|----------|---------------|
| 09.13.10 |               |
| 10.27.10 |               |

SANITARY LINE A  
PLAN & PROFILE

**C5.2**



| Station | Profile | Notes |
|---------|---------|-------|
| 1320    |         |       |
| 1315    |         |       |
| 1310    |         |       |
| 1305    |         |       |
| 1300    |         |       |
| 1295    |         |       |
| 1290    |         |       |
| 1285    |         |       |

SCALE:  
HORIZ. - 1"=20'  
VERT. - 1"=5'

PROPOSED GRADE

EXISTING GRADE

PROPERTY LINE

INSTALL M.H. T.C. 1311.20 I.E. 1303.95

EXISTING M.H. T.C. 1311.14 I.E. 1303.48

EXISTING M.H. T.C. 1308.50 I.E. 1303.48

EXISTING M.H. T.C. 1307.10 I.E. 1303.48

EXISTING M.H. T.C. 1307.14 I.E. 1303.48

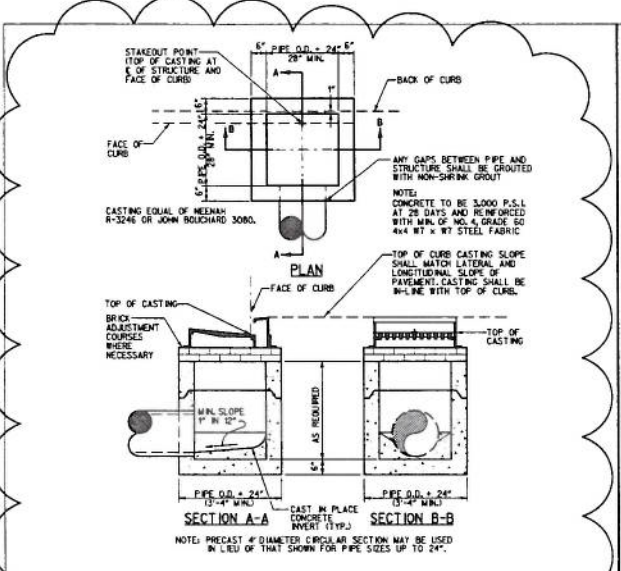
207.10' L.F. EXISTING 8" CLAY PIPE

99.40' L.F. EXISTING 8" CLAY PIPE

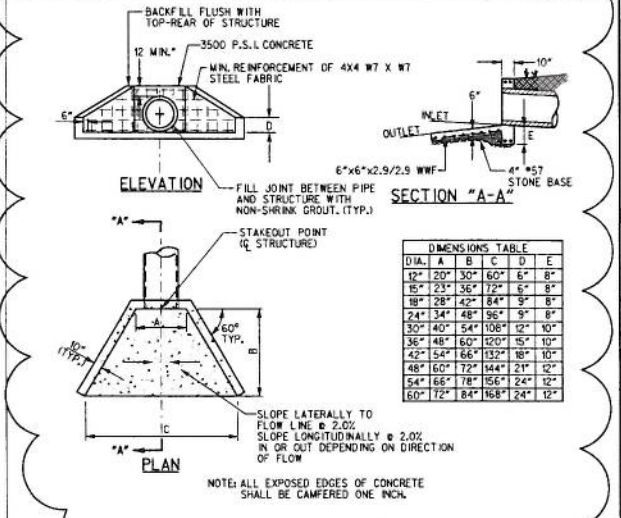
SANITARY LINE A

0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60 1+80 2+00 2+20 2+40 2+60 2+80 3+00 3+20 3+40 3+60 3+80 4+00 4+20 4+40

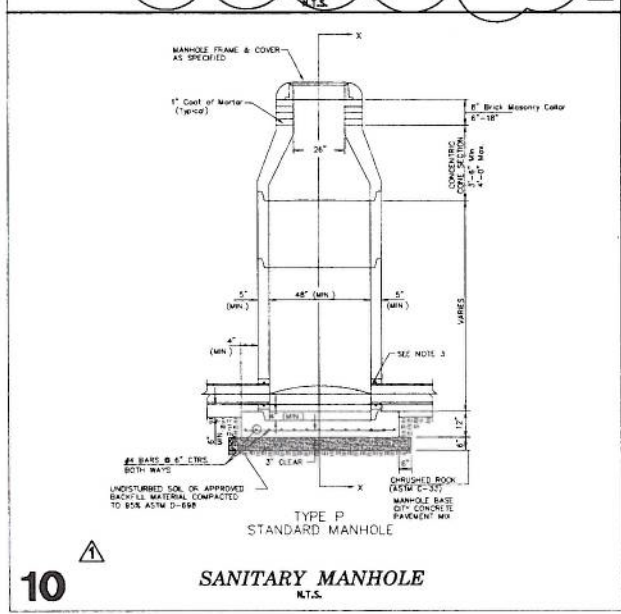
SEAL CONSULTANT OWNER LOCATION DATE SHEET



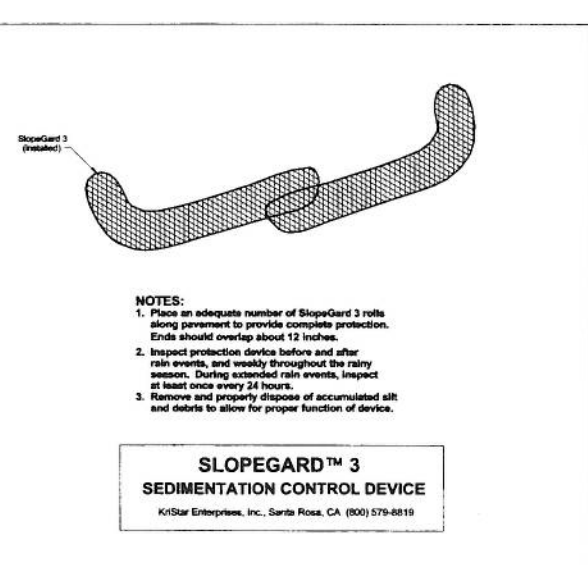
**12 SINGLE PRECAST CURB INLET**  
N.T.S.



**11 CONCRETE WINGED HEADWALL/ENDWALL**  
N.T.S.



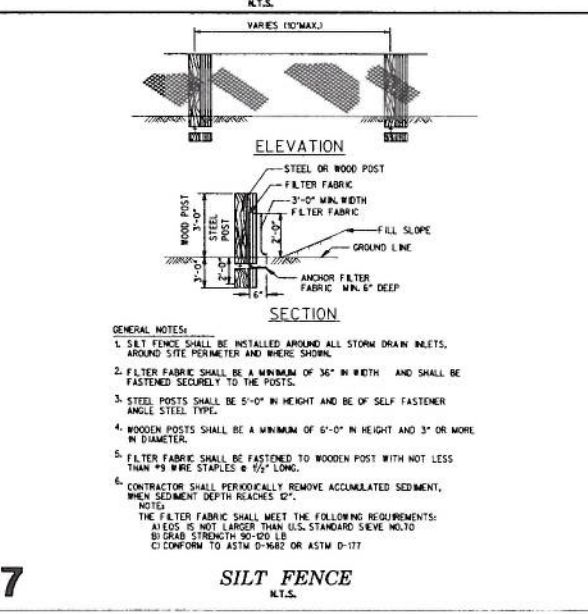
**10 SANITARY MANHOLE**  
N.T.S.



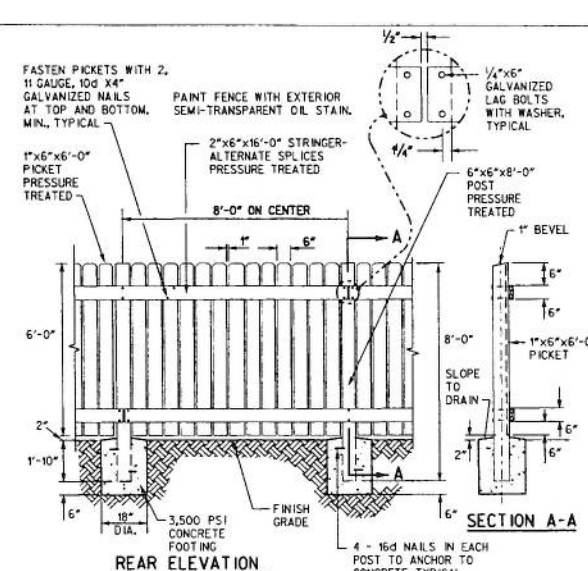
**9 FIBER WATTLE INLET PROTECTION**  
N.T.S.



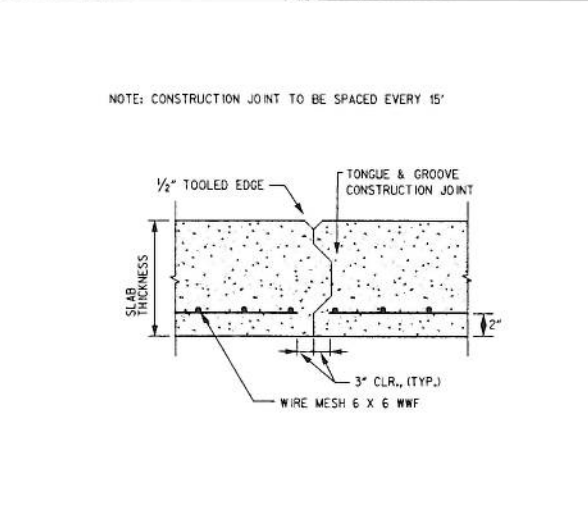
**8 DUMPSTER PAD W/SCREENING**  
N.T.S.



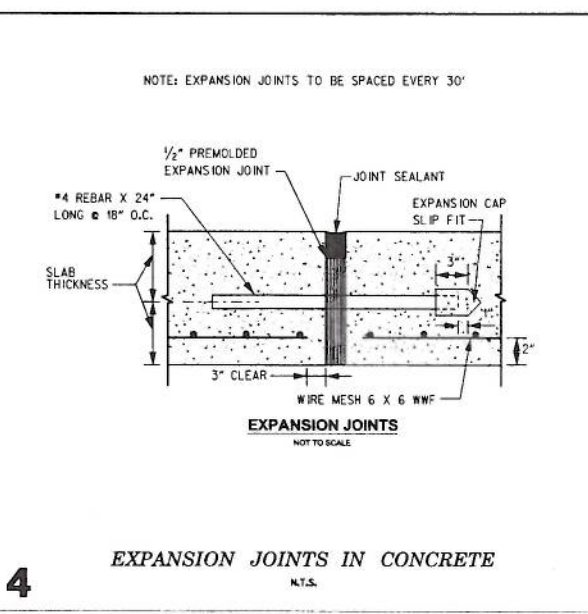
**7 SILT FENCE**  
N.T.S.



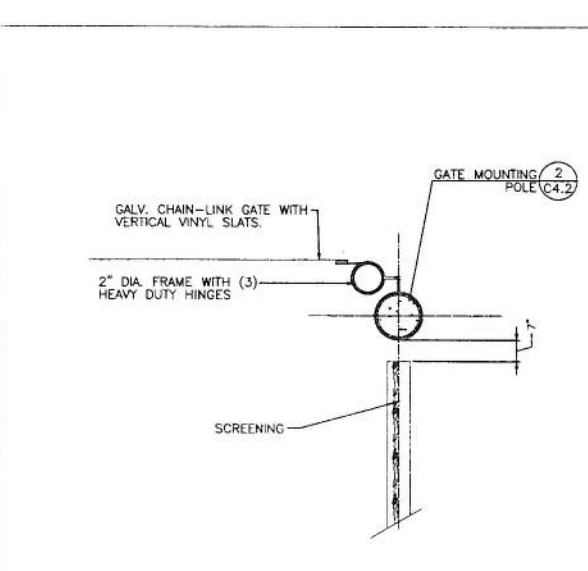
**6 WOOD SCREEN FENCE**  
N.T.S.



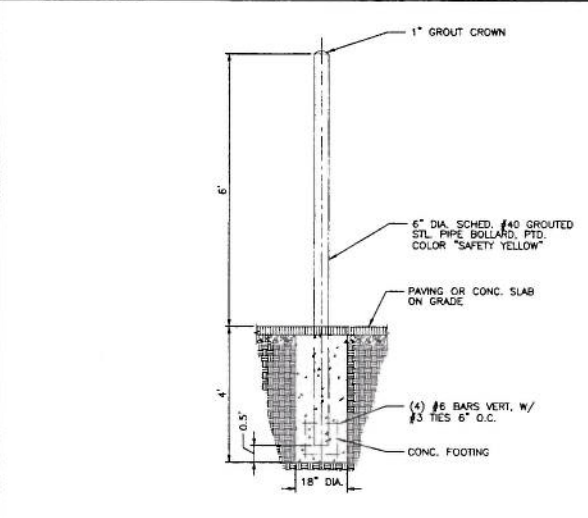
**5 CONSTRUCTION JOINTS IN CONCRETE**  
N.T.S.



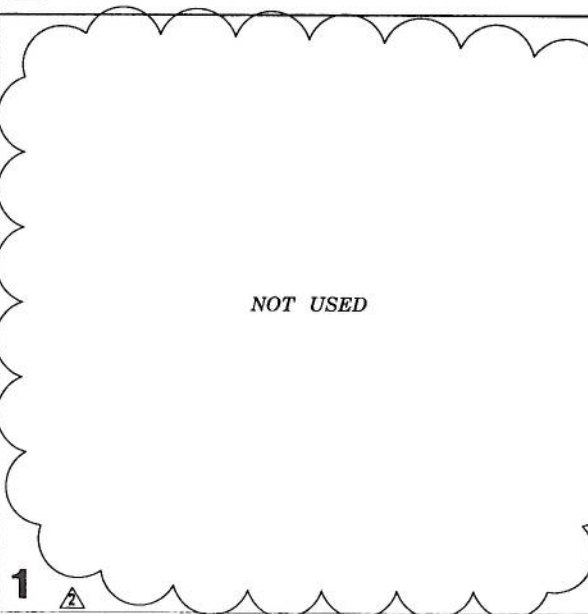
**4 EXPANSION JOINTS IN CONCRETE**  
N.T.S.



**3 GATE HINGE**  
N.T.S.



**2 GATE MOUNTING POLE**  
N.T.S.



**1 NOT USED**



**ARCHITECTURE  
PLANNING  
ENGINEERING  
GRAPHICS**

195 BROADWAY  
4TH FLOOR  
NASHVILLE, TN 37201  
(615) 244-8179  
(615) 244-8141  
www.mjmarc.com

MICHAEL DUANE HUNKLER  
REG.# 15263

CIVIL ENGINEER  
GRESHAM  
SMITH AND  
PARTNERS  
511 Union Street  
1400 Nashville City Center  
Nashville, Tennessee 37219  
Phone: (615) 770-8100  
CSP #27761.36

GB  
GRT REALTY CORPORATION  
201 Hummel Drive Bldg 118  
Brentwood, TN 37027  
615-276-8879  
Fax: 615-273-3111  
www.gbrealty.com

**DOLLAR GENERAL**  
STORE #: 4013  
**WICHITA,  
KS-  
CENTRAL  
AVE.**

08.06.10  
MJM 10183

| CITY COMMENTS |          |
|---------------|----------|
|               | 08.10.10 |
| CITY COMMENTS |          |
|               | 09.01.10 |

SITE DETAILS

**C4.2**

ARCHITECTS  
SEAL  
CONSULTANT  
OWNER  
LOCATION  
DATE  
SHEET