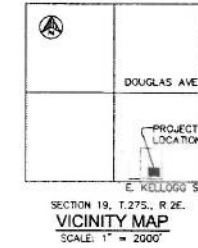
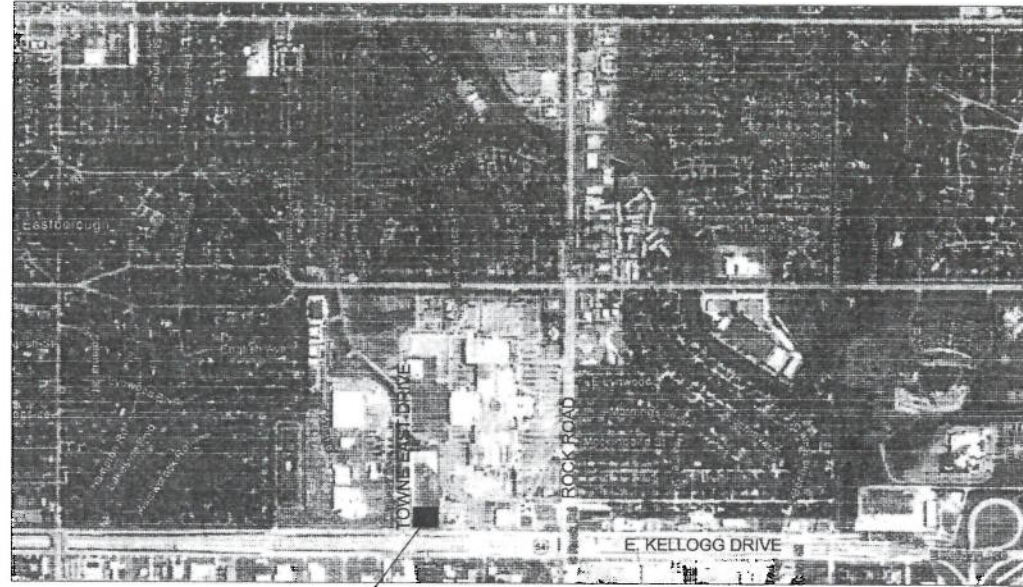


PRIVATE PROJECT DRAINAGE CONSTRUCTION DOCUMENTS
LONGHORN STEAKHOUSE
 NORTHEAST CORNER OF TOWNE EAST DRIVE AND EAST KELLOGG DRIVE
 PART OF LOT 2, ROCKWOOD SOUTH THIRD ADDITION
 SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 2 EAST
 WICHITA, SEDGWICK COUNTY, KANSAS
 0079PPD (607861)

GENERAL NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-SAFE", (800)344-7233 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. 1 STOP! CALL BEFORE YOU DIG!
- THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATE OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF WICHITA, EXCEPT WHERE SHOWN OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, TEMPORARY CONSTRUCTION EASEMENTS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF KANSAS STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- ALL DISTURBED AREAS SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.
- HANDICAP PARKING STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ALL SIDEWALKS SHALL BE HANDICAP ACCESSIBLE WITH A MAXIMUM CROSS SLOPE OF 2.00 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
- ALL HOPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
- EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS HEREBY ADVISED THAT NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. PLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- THE OWNER AND ENGINEER MAKE NO ASSURANCES TO THE ACCURACY OF THE SOIL BORINGS INCLUDED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BASE BID.
- SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PROVIDED BY P.S. INC. DATED JANUARY 16, 2012 AND ALL ADDENDUMS.
- CONTRACTOR TO RESTORE ANY OFFSITE AREAS MODIFIED OR DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL STATE AND CONDITION.
- FUTURE DEVELOPMENT AS SHOWN IN THESE PLANS IS NOT FINALIZED AND NOT TO BE USED FOR COMPLETE DESIGN.
- CONTRACTOR TO REFERENCE SITE CONSTRUCTION DOCUMENTS IN ADDITION TO THESE PLANS FOR COMPLETE DESIGN.
- CONTRACTOR TO PERFORM PERCOLATION TESTS IN RAIN GARDEN AREA PRIOR TO INSTALLATION OF RAIN GARDEN. REPORT RESULTS TO ENGINEER.
- CONTRACTOR TO REFERENCE LANDSCAPE PLANS IN SITE CONSTRUCTION DOCUMENTS FOR DETAILS REGARDING RAIN GARDEN PLANTINGS.



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
PPD1	TITLE SHEET
PPD2	LOT SPLIT
PPD3	GRADING PLAN
PPD4	EROSION CONTROL PLAN
PPD5	STORM SEWER PLAN AND PROFILE
PPD6	STORMWATER MANAGEMENT PLAN
PPD7	DETAILS
PPD8	DETAILS
PPD9	DETAILS
PPD10	IMPERVIOUS AREA PLAN

UTILITY COMPANIES AND GOVERNING AGENCIES

PLANNING DEPARTMENT
 DONNA GOLTRY
 CITY HALL-10TH FLOOR
 455 N. MAIN
 WICHITA, KS 67202
 (316) 268-4421
 DGO@RYMCHITA.GOV

ZONING DEPARTMENT
 J/R COX
 CITY HALL-10TH FLOOR
 PLANNING/ZONING DEPARTMENT
 455 N. MAIN
 WICHITA, KS 67202
 (316) 268-4479

WASTEWATER - WICHITA WATER UTILITIES
 JULIANNE KALLMAN
 CITY HALL-8TH FLOOR
 455 N. MAIN
 WICHITA, KS 67202
 (316) 268-4555
 EMAIL: JKALLMAN@WICHITA.GOV

TELEPHONE - SOUTHWESTERN BELL
 CUSTOMER SERVICE
 1-800-499-7928
 (316) 651-1400
 WWW.ATT.COM

WATER - WICHITA WATER UTILITIES
 JULIANNE KALLMAN
 CITY HALL-8TH FLOOR
 455 N. MAIN
 WICHITA, KS 67202
 (316) 268-4555
 EMAIL: JKALLMAN@WICHITA.GOV

CABLE - COX CABLE
 JARROD HAAS
 (316) 262-2661
 EMAIL: JARROD.HAAS@COX.COM

STORM SEWER - WICHITA PUBLIC WORKS/ENGINEERING DEPARTMENT
 SCOTT LINGDEBAK
 CITY HALL-8TH FLOOR
 455 N. MAIN
 WICHITA, KS 67202
 (316) 268-4545
 EMAIL: SUNDEBAK@WICHITA.GOV

ELECTRIC - WESTAR ENERGY
 MARSHA JESSE
 (316) 261-6774
 MARSHA.JESSE@WESTARENERGY.COM
 CUSTOMER SERVICE
 PO BOX208
 WICHITA, KS 67201-0208
 1-800-383-1183

GAS - BLACK HILLS ENERGY
 CALVIN BRIGGS
 (316) 941-1668
 CUSTOMER SERVICE
 1-800-890-5564

0079 PPD (607861)

APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA

 ENGINEERING

 STORMWATER
 NOTE TO CONTRACTORS
 INSPECTION AND TESTING FOR THIS PROJECT ARE 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.

AS BUILT PLANS

CONTRACTOR: McCullough Excavation
 INSPECTOR: Ryan McCullough P.E., McCullough Excavation
 PDF BY: RDM 9-13-2012

Note: Partial As-Builts. McCullough Excavation is providing As-Built Information on storm sewer Pipe and Structures only. As-Built Information on Grading and other Drainage Improvements to be provided by others.

DEVELOPER

JIM POWELL, SITE DEVELOPMENT MANAGER
 DARDEN RESTAURANTS, INC.
 1000 DARDEN CENTER DRIVE
 ORLANDO, FL 32837
 (407)245-4000

ENGINEER / LANDSCAPE ARCHITECT

OLSSON ASSOCIATES
 7301 W. 133RD STREET OVERLAND PARK, KS 66213
 (913) 381-1170
 CONTACT: BRIET LAURITSEN

PROPERTY DESCRIPTION

PARCEL "2C"

A TRACT OF LAND LYING WITHIN A PORTION OF LOT 2, ROCKWOOD SOUTH THIRD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH A PORTION OF THE EXISTING RIGHT-OF-WAY OF ARMOUR DRIVE, NOW TOWNE EAST MALL DRIVE, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN WICHITA, SEDGWICK COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE EAST RIGHT-OF-WAY LINE OF TOWNE EAST MALL DRIVE (FORMERLY ARMOUR STREET) AS NOW ESTABLISHED ON AN ASSUMED BEARING OF S01°57'34"E, 83.50 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT TWO COURSES, S05°29'41"E, 263.56 FEET; THENCE S01°59'06"E, 206.83 FEET TO THE POINT OF BEGINNING; THENCE N88°41'27"E, 208.01 FEET; THENCE S01°51'45"E, 235.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KELLOGG DRIVE AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°23'18"W, 247.63 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N48°02'06"W, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT SAID CURVE BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF TOWNE EAST MALL DRIVE (FORMERLY ARMOUR STREET) AS NOW ESTABLISHED; SAID CURVE HAVING A RADIUS OF 3,230.31 FEET, A CENTRAL ANGLE OF 0°51'34.4", A CHORD BEARING OF N03°33'32"W, AND A CHORD DISTANCE OF 182.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, N01°59'06"W, 10.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 68,000 SQUARE FEET OR 1.56 ACRES OF LAND, MORE OR LESS.

ZONING

LC-LIMITED COMMERCIAL CUP DP-12, NO. AA93-13
 BULK RESTRICTIONS FOR LC-CUP DP-12

BENCHMARK

SANITARY SEWER MANHOLE #1112
 LOCATED ALONG THE EAST SIDE
 OF TOWNE EAST DRIVE
 RHW=154.08
 E OUT(S) 8" PVC = 1335.08



KANSAS CALL BEFORE YOU DIG:
 1-800-DIG-SAFE (1-800-344-7233)

Owen F. Slagle III
 Architect

750 3rd St., Suite 3
 Oklahoma, PA 15139
 Ph: (412) 828-5710
 Fax: (412) 828-5718

OLSSON ASSOCIATES

7301 West 133rd Drive, Suite 205
 Overland Park, KS 66213-4750
 TEL 913.381.1170
 FAX 913.381.1874
 www.olssonllp.com

DA PROJECT #011-2081



Issue Date: 1-23-12

REVISION INFORMATION

Restaurant #: 1210029

LONGHORN LH-7.5R

Prototype current thro - 10-15-2011

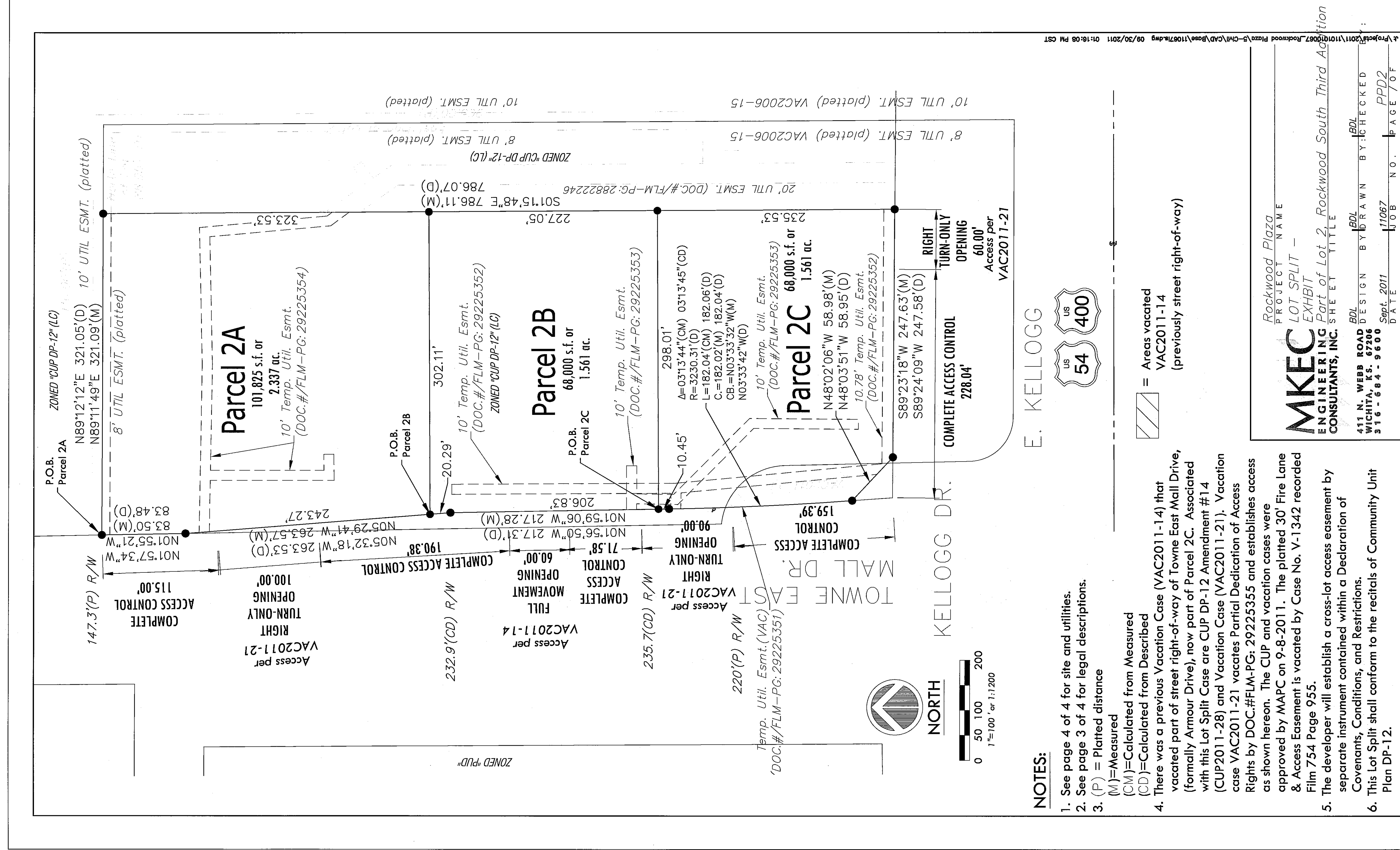
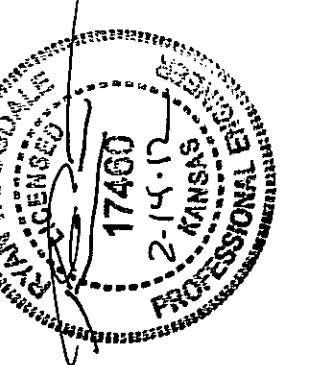
TOWNE EAST MALL DRIVE & KELLOGG DRIVE

FA11-138

EAST WICHITA, KS

TITLE SHEET

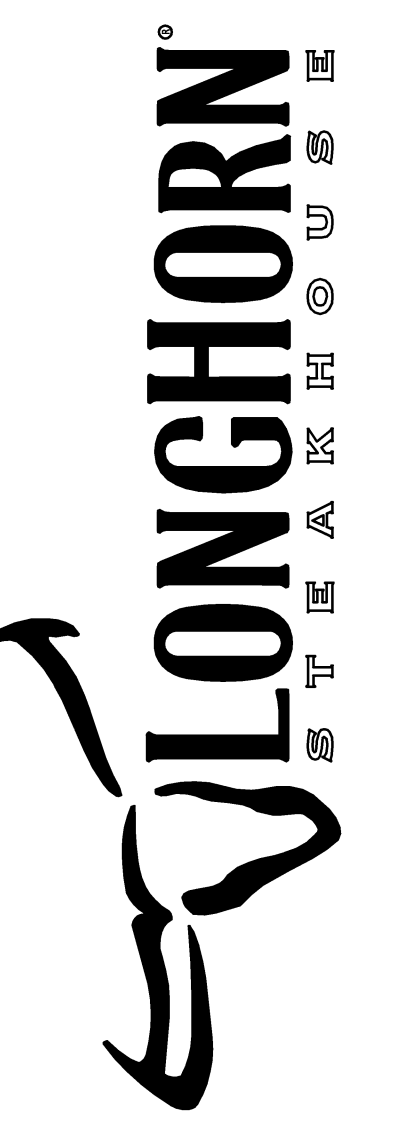
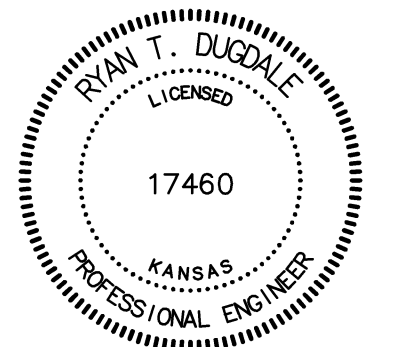
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FOR REFERENCE ONLY

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ALL DIMENSIONS AND VERTICAL ELEVATIONS SHOWN HEREIN ARE THE PROPERTY OF OWEN F. SLAGLE III ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.



Issue Date: 1-23-12

REVISION INFORMATION	
2	3-23-12
CIVIL CHANGES	
4	4-30-12
CIVIL CHANGES	

Restaurant #: 12L0029

LONGHORN
LH-7.5R
Prototype current thru - 10-19-2011

TOWNE EAST MALL DRIVE
& KELLOGG DRIVE

FA11-138

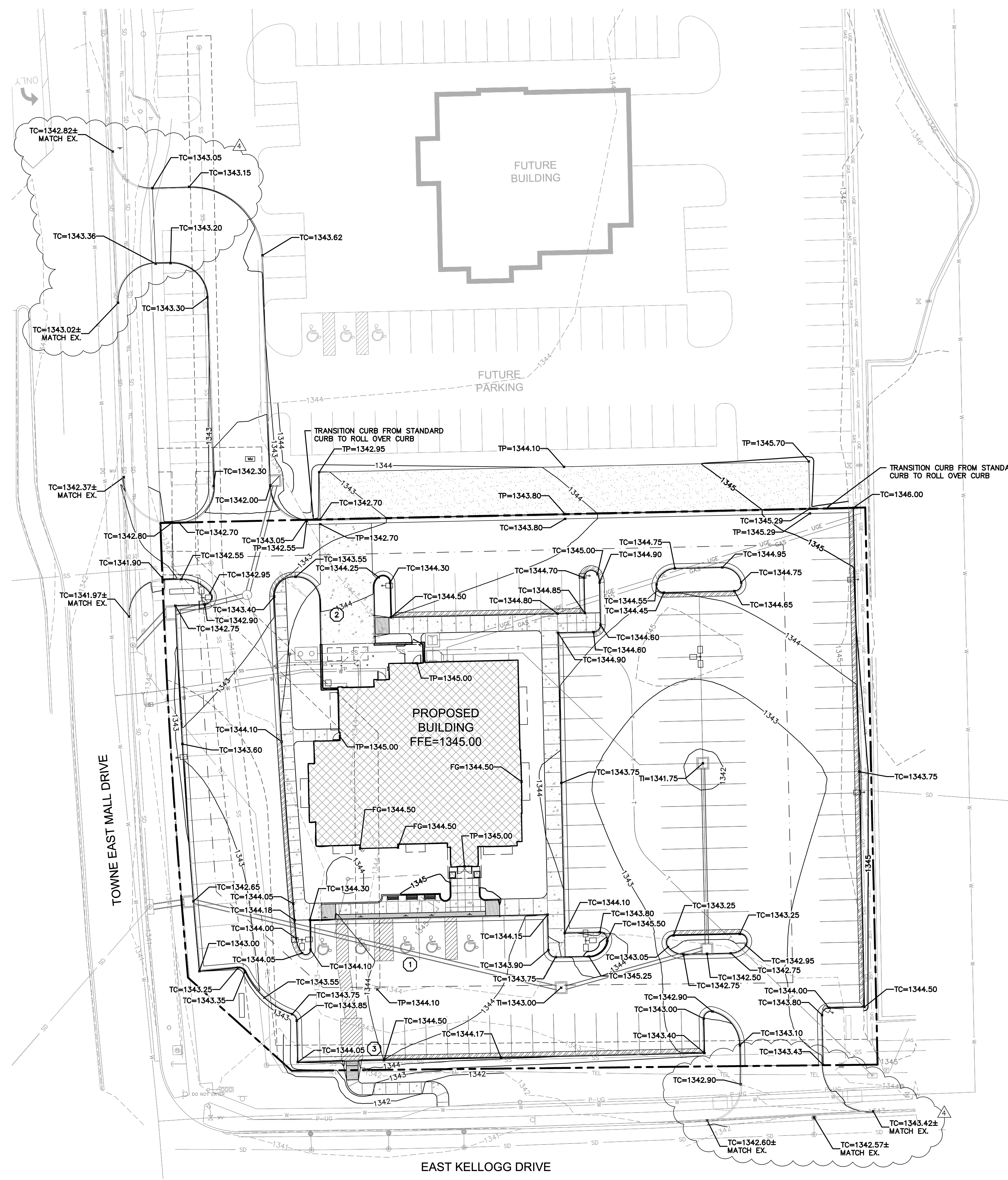
EAST WICHITA, KS

GRADING PLAN

C2.1

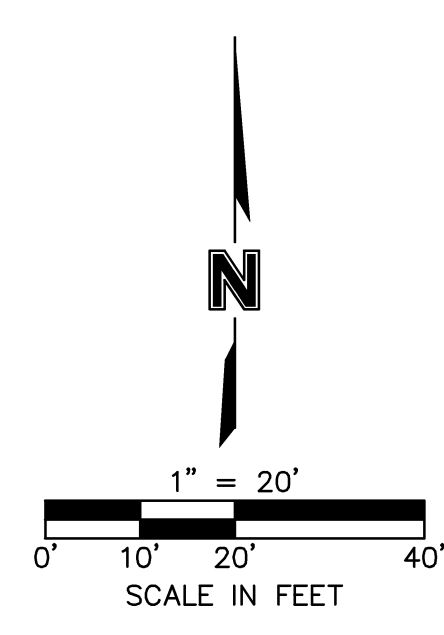
LEGEND

- PROPERTY LINE
- - - - - 830 - - - - - EXISTING CONTOUR
- 830 ----- PROPOSED CONTOUR
- TC 939.25 X TOP OF CURB SPOT ELEVATION
- TP 938.75 X TOP OF PAVEMENT SPOT ELEVATION
- FG 939.25 X FINISHED GRADE SPOT ELEVATION
- TI 938.75 X TOP OF INLET SPOT ELEVATION
- (2) GRADING DETAIL DESIGNATION (SEE SHEET C2.2 FOR DETAILS)
- [Symbol] CONSTRUCT CONCRETE CURB & GUTTER
- [Symbol] CONSTRUCT CONCRETE DRY CURB & GUTTER
- [Symbol] CONSTRUCT STORM SEWER

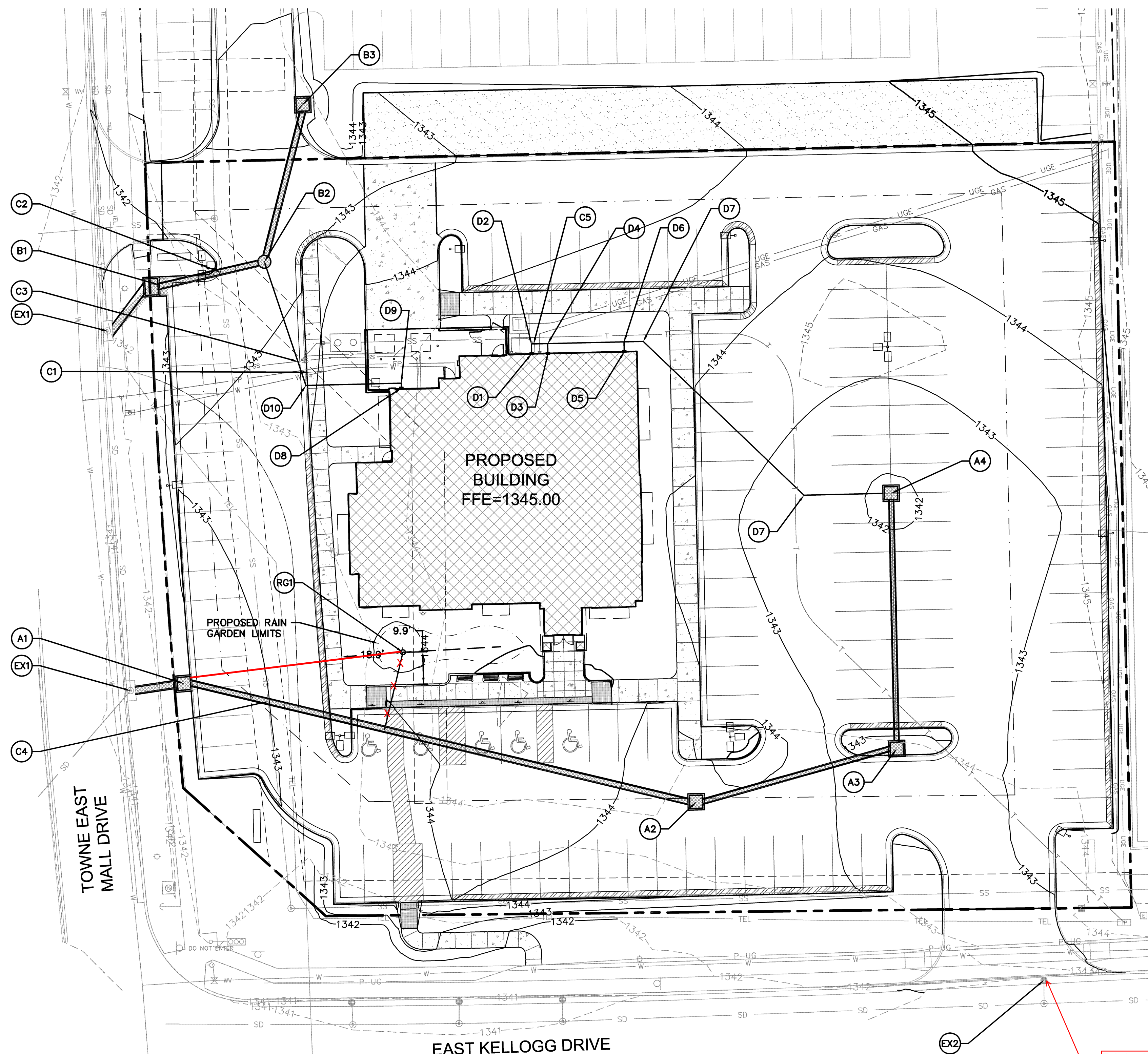


GRADING NOTES

1. THE GRADING CONTRACTOR SHALL COORDINATE THE SITE GRADING WITH PROPOSED UTILITY CONSTRUCTION.
2. THE PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT/SIDEWALK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CROSS-SECTION DEPTH AND SHALL ADJUST THE SUBGRADE ELEVATION AND QUANTITIES ACCORDINGLY PRIOR TO BEGINNING GRADING OPERATIONS.
3. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR. PAYMENT FOR REMOVAL OF EXCESS SOILS, IF NECESSARY, WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ANY OFF-SITE FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL GRADE TO CONTOURS SHOWN IN GREEN SPACES.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
9. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. THE CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES SHOWN AND IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT @ 1-800-344-7233 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
10. BEFORE EXCAVATING THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
11. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
12. A HAULING PERMIT MAY BE REQUIRED FOR ANY EXCAVATED MATERIAL THAT IS HAULED ON OR OFF THE SITE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS.
13. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
14. ALL GRADING IN ADA ACCESSIBLE AREAS SHALL COMPLY WITH ADA REGULATIONS.
15. NOTIFY ENGINEER OF DISCREPANCIES BETWEEN THESE PLANS AND EXISTING ELEVATIONS IN THE FIELD.



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LEGEND

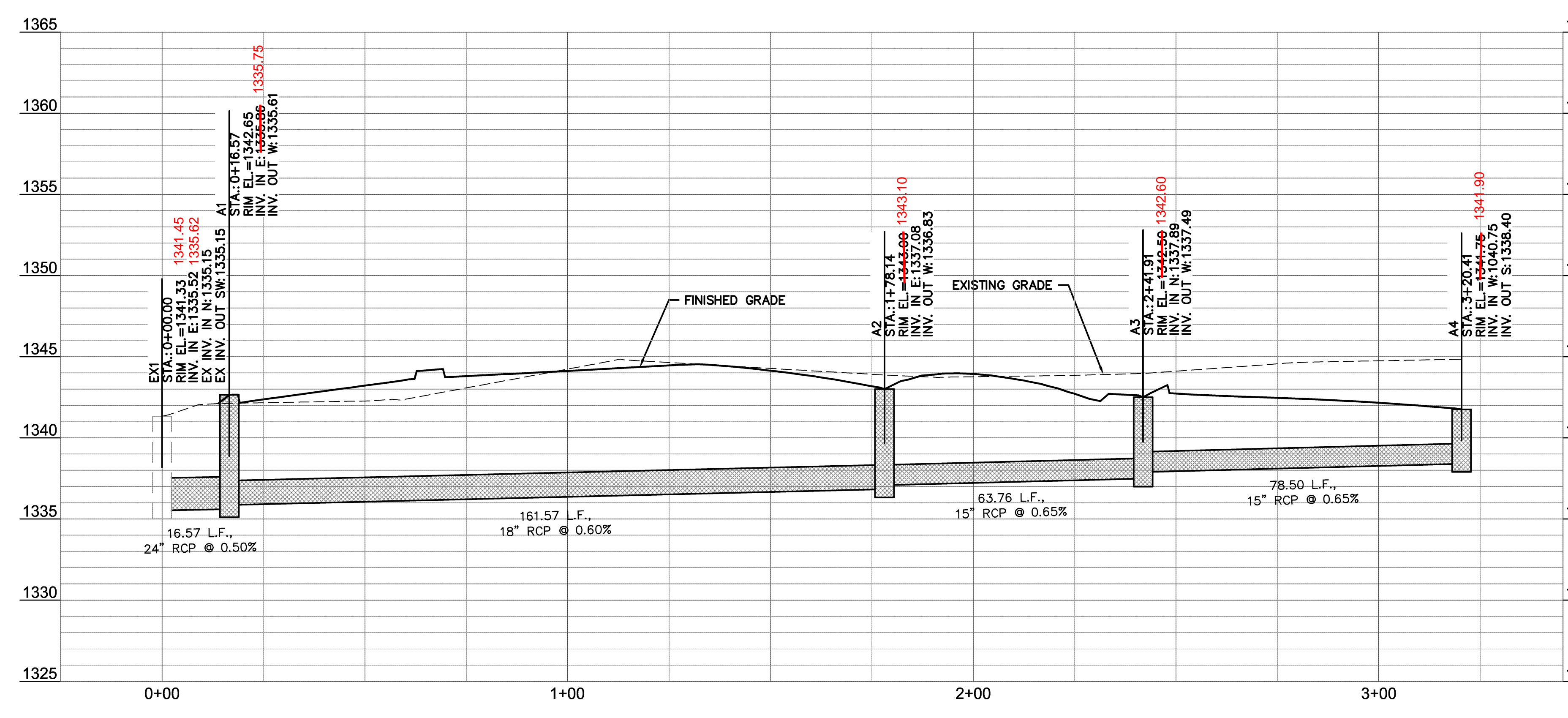
	PROPERTY LINE
	CONSTRUCT CONCRETE CURB & GUTTER
	CONSTRUCT CONCRETE DRY CURB & GUTTER
	CONSTRUCT STORM SEWER
	INSTALL SANITARY SEWER SERVICE
	INSTALL ELECTRICAL LINE
	INSTALL DOMESTIC WATER SERVICE
	INSTALL FIRE PROTECTION LINE
	INSTALL GAS SERVICE
	INSTALL TELEPHONE SERVICE

- ### NOTES
- CONTRACTOR SHALL REPAIR ALL SIDEWALKS, STREETS AND LANDSCAPING TO ORIGINAL CONDITIONS AFTER INSTALLING STORM SEWER STRUCTURES AND PIPE FOR THIS PROJECT.
 - CONTRACTOR SHALL INSTALL ALL BENDS, FITTINGS AND PIPE NECESSARY FOR STORM SEWER CONNECTIONS.
 - CONTRACTOR SHALL POT HOLE EXISTING SANITARY AND WATER MAINS BETWEEN STRUCTURES B1 AND B2. NOTIFY ENGINEER OF RESULTS PRIOR TO FABRICATION OF STORM INLETS.
 - SEE LANDSCAPE PLAN AND SEPARATE STORMWATER PLANS FOR ADDITIONAL RAINGARDEN DETAILS.
 - CONTRACTOR TO ADJUST STORM BOX PLACEMENT AS NECESSARY FOR BOX SIZE.

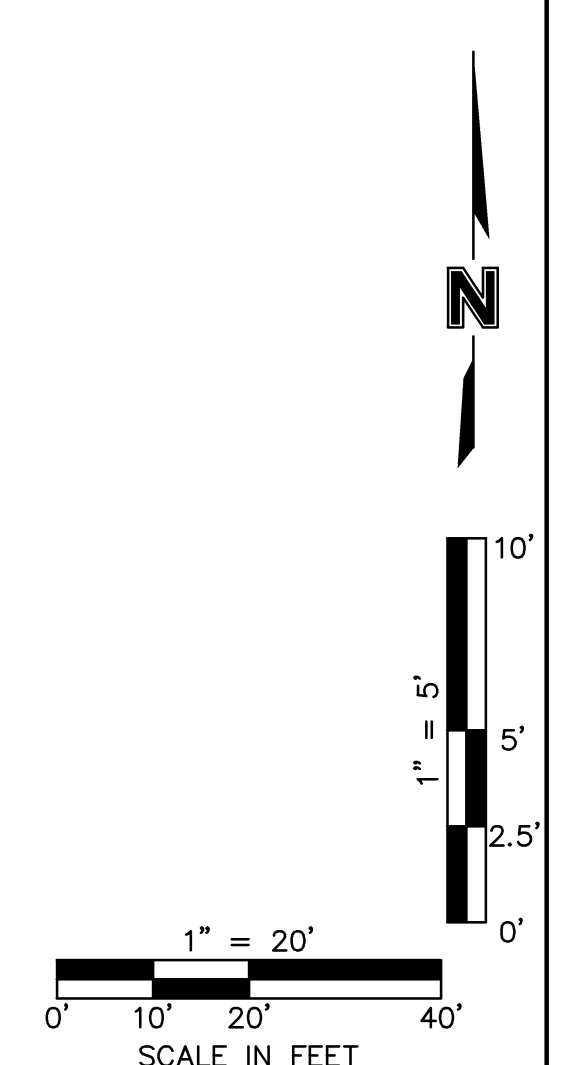
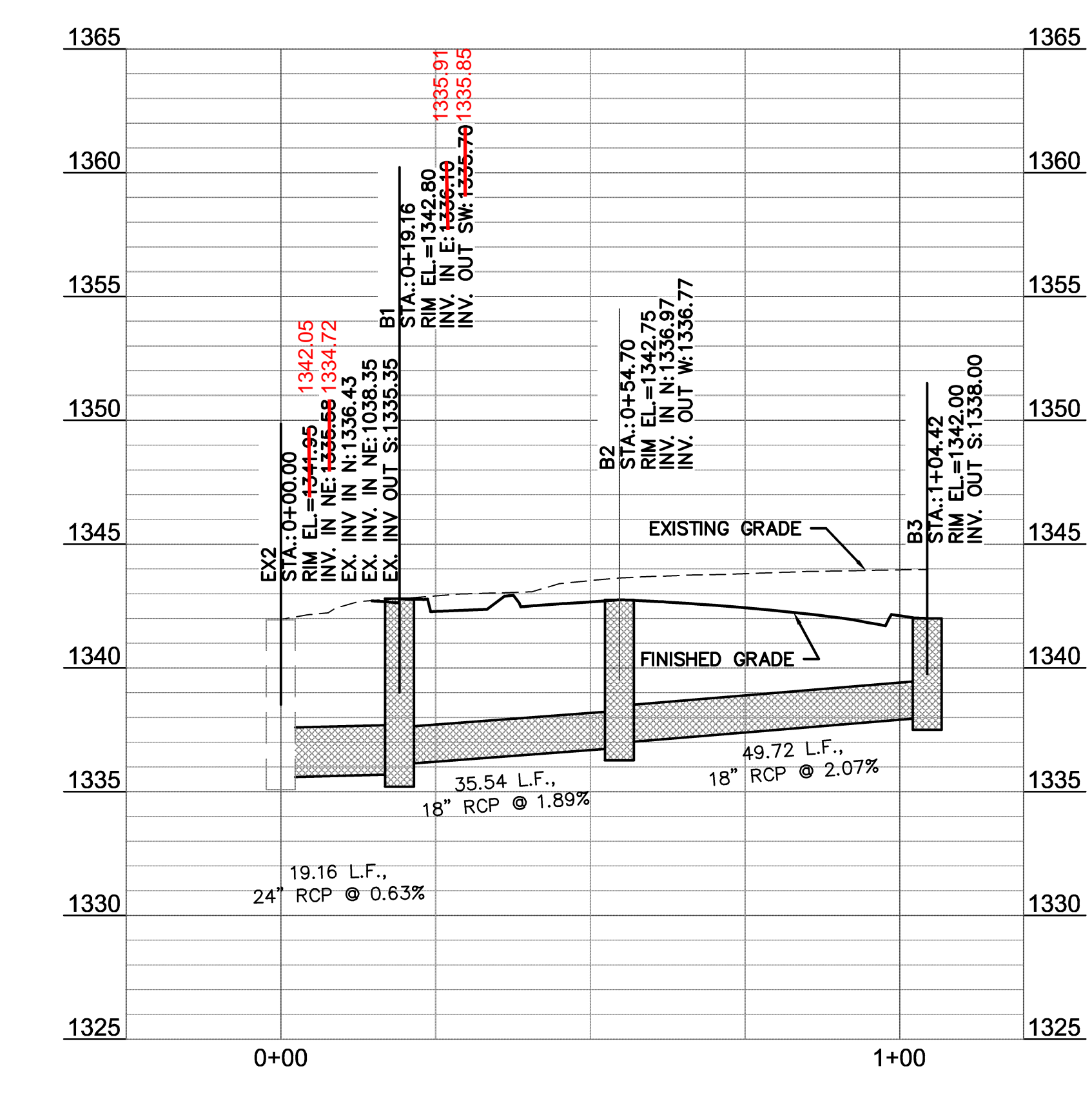
- ### STORM SEWER KEYNOTES:
- STORM SEWER**
- EX1. CONNECT TO EXISTING CURB INLET. RIM EL.=1341.33±
- EX2. N: 1683655.62, E: 1674334.79
 CONVERT EXISTING STORM SEWER CURB INLET AT DRIVE ENTRANCE. STORM GRATE TO BE TRAFFIC RATED. SEE DETAILS. TOP EL.=1342.57± MATCH EXISTING PAVEMENT.
- A1. CONSTRUCT ~~4" NON-SETBACK~~ **3x5 Type 1** CURB INLET. N: 1683746.83, E: 1674070.49
 RIM EL.=1342.65
 SLOPE TOP TO MATCH SIDEWALK ON WEST SIDE.
- A2. CONSTRUCT 4"x4" GRATE INLET. N: 1683710.49, E: 1674227.92
 RIM EL.=1342.00
- A3. CONSTRUCT ~~4" NON-SETBACK~~ **3x5 Type 1** CURB INLET. N: 1683726.85, E: 1674289.54
 RIM EL.=1342.60
- A4. CONSTRUCT 4"x4" GRATE INLET. N: 1683802.53, E: 1674287.81
 RIM EL.=1341.75 1341.90
- EX1. CONNECT TO EXISTING CURB INLET. RIM EL.=1341.95± 1342.05 (Match Sidewalk) **3x5 Type 1A Curb Inlet**
- B1. CONSTRUCT ~~6" HDPE~~ **3x5 Type 1A Curb Inlet** OVER EXISTING STORM SEWER. CONSTRUCT FLUME TO PROPOSED PARKING. N: 1683868.88, E: 1674062.96
 RIM EL.=1342.80±
- B2. CONSTRUCT 4" DIAMETER MANHOLE. N: 1683876.50, E: 1674095.20
 RIM EL.=1342.75
- B3. CONSTRUCT ~~4" NON-SETBACK~~ **3x5 Type 1** CURB INLET. N: 1683924.81, E: 1674106.96
 RIM EL.=1342.00
- ROOF DRAINS**
- D1. CONNECT TO 4" ROOF DRAIN. INSTALL 6"x4" REDUCER AND 31.5 LF OF 6" HDPE PIPE @ 2.0% CONNECT TO TEE FITTING (D6). SEE MEP PLANS FOR BUILDING CONNECTION. FL @ BLDG=1341.00
- D2. INSTALL 6"-90° HDPE PIPE BEND.
- D3. CONNECT TO 4" ROOF DRAIN. INSTALL 6"x4" REDUCER AND 5.00 LF OF 6" HDPE PIPE TO TEE (D4). SEE MEP PLANS FOR BUILDING CONNECTION. FL @ BLDG=1341.00
- D4. INSTALL 6"x6"x6" HDPE TEE. FL @ TEE=1340.84
- D5. CONNECT TO 4" ROOF DRAIN. INSTALL 6"x4" REDUCER AND 5.00 LF OF 6" HDPE PIPE. CONNECT TO HDPE TEE (D6). SEE MEP PLANS FOR BUILDING CONNECTION. FL @ BLDG=1341.00
- D6. INSTALL 6"x6"x8" TEE AND 99.1 LF 8" HDPE PIPE @ 1.0% CONNECT TO STRUCTURE A4. FL @ TEE=1340.37
 FL @ A4=1339.38
- D7. INSTALL 8" 45° HDPE BEND
- D8. CONNECT TO 4" ROOF DRAIN. INSTALL 6"x4" REDUCER AND 70.9 LF OF 6" HDPE PIPE @ 3.03% CONNECT TO STRUCTURE B2. SEE MEP PLANS FOR BUILDING CONNECTION. FL @ BLDG=1342.00
 FL @ B2=1339.85
- D9. INSTALL 6" 90° HDPE BEND.
- D10. INSTALL 6" 45° AND 22.5° HDPE BEND.
- RAINGARDEN STORM SEWER**
- RG1. INSTALL 12" ADS DRAIN BASIN AND 24.3 LF 8" HDPE PIPE @ 17.5% ~~CONNECT TO 18" HDPE STORM SEWER WITH 18" 180° TEE~~. TOP SHALL BE 6" ABOVE SURROUND FINISHED GRADE. INSTALL 30 LF OF 4" PERFORATED HDPE PIPE @ 1.00% MIN. UNDER RAIN GARDEN. CONNECT TO DRAIN BASIN. TOP=~~1343.50~~ 1344.00 (Raised 6" to be 6" above finished grade)
 8" FL 18"=1340.50
 FL 4"=1340.75
 FL @ TEE=~~1339.24~~
- STORM CROSSINGS**
- C1. FL WATER SERVICES=1339.30±
 FL 6" STORM=1341.54
- C2. FL 8" SANITARY=1333.93±
 FL 18" STORM=1336.49
- C3. FL 6" SANITARY=1339.05
 FL 6" STORM=1340.83
- C4. FL 8" SANITARY=1333.91±
 FL 18" STORM=1336.02
- C5. FL 4" SANITARY=1341.94
 FL 6" STORM=1340.93

Existing inlet was a KDOT Type 10 Curb Inlet. Paving Contractor modified it to work as drive inlet.

STORM LINE A

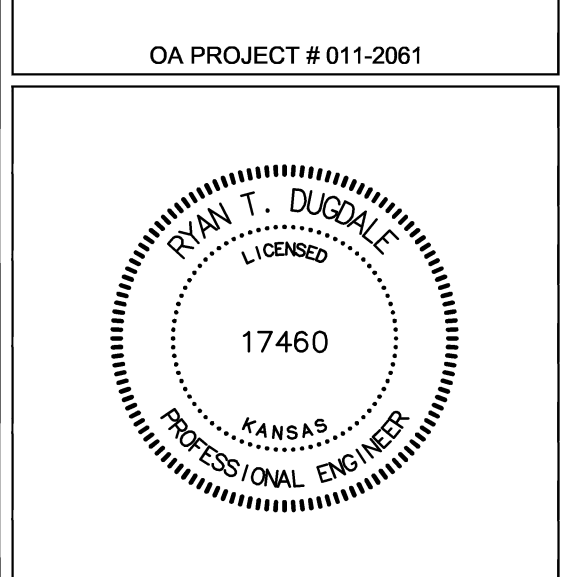


STORM LINE B



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Issue Date: 1-23-12

REVISION INFORMATION
4 4-30-12

CIVIL CHANGES

Restaurant #: 1210029

LONGHORN
 LH-7.5R
 Prototype current thru - 10-19-2011
 TOWNE EAST MALL DRIVE
 & KELLOGG DRIVE

FA11-138
 EAST WICHITA, KS

STORM SEWER PLAN
 AND PROFILE

C2.4

DWG: F:\PROJECTS\011-2061\LDVP\Design\Private\Construction Documents\12061_STM.dwg USER: kgubrandson
 DATE: May 09, 2012 3:46pm XREFS: 112061_TBLK RYAN_DUGDALE_PE_KS 112061_XBASE 112061_CD_PBASE

Owen F. Slagle III
Architect

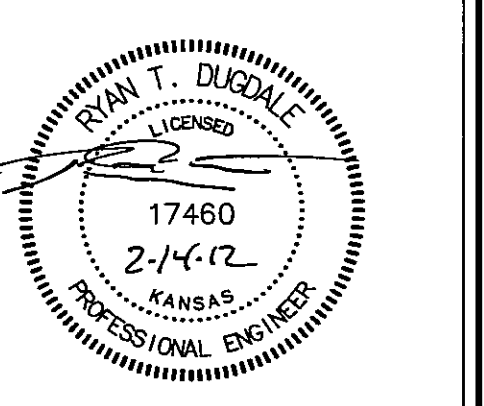
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OA PROJECT # 011-2081



LONGHORN
S T E A K H O U S E

Issue Date: 1-23-12

REVISION INFORMATION

Restaurant #: 121.0029

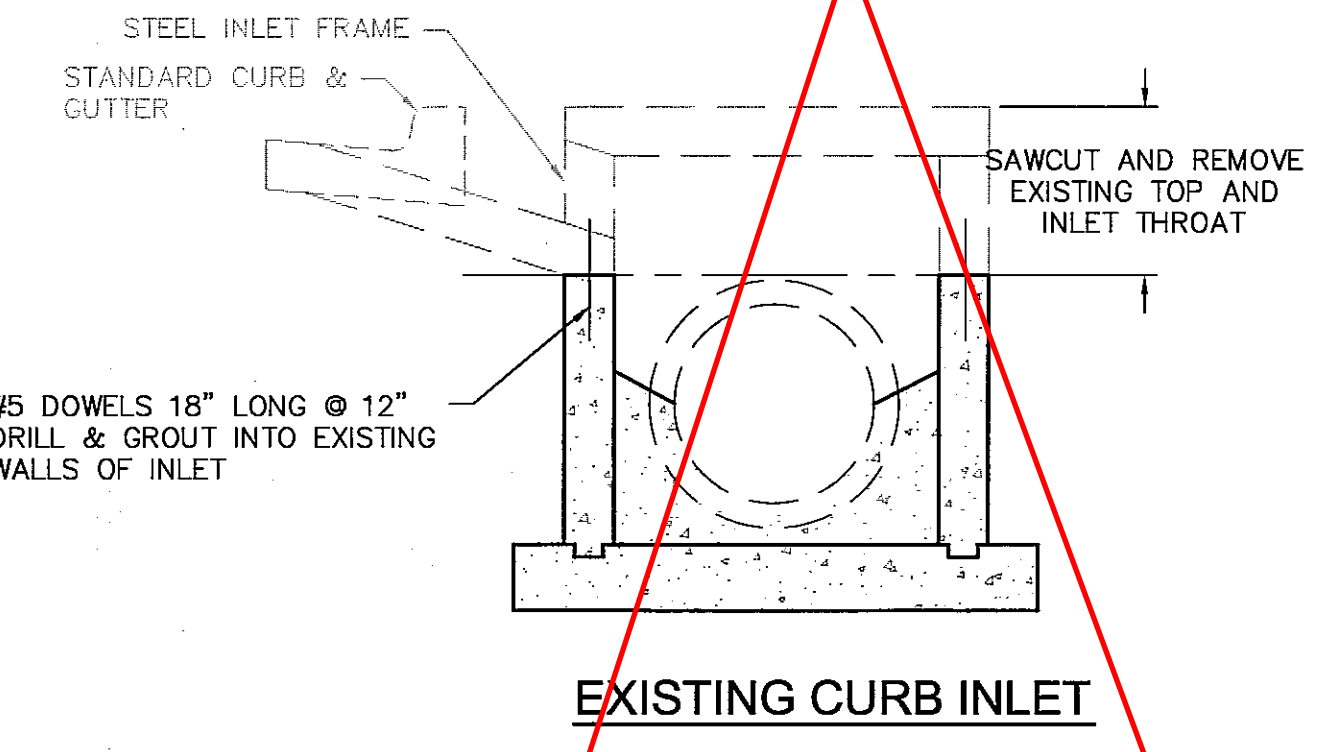
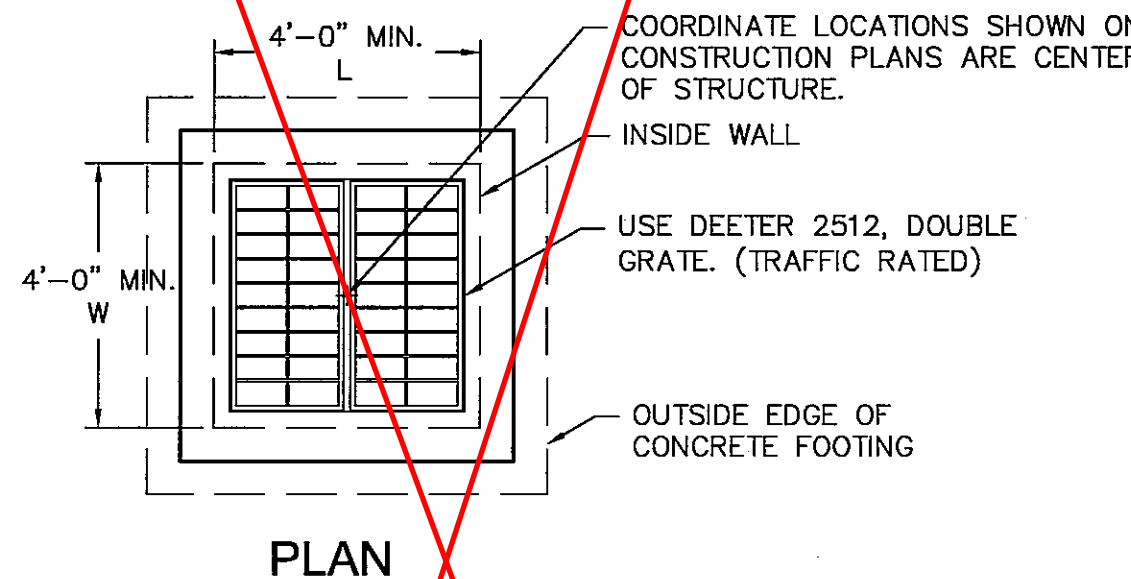
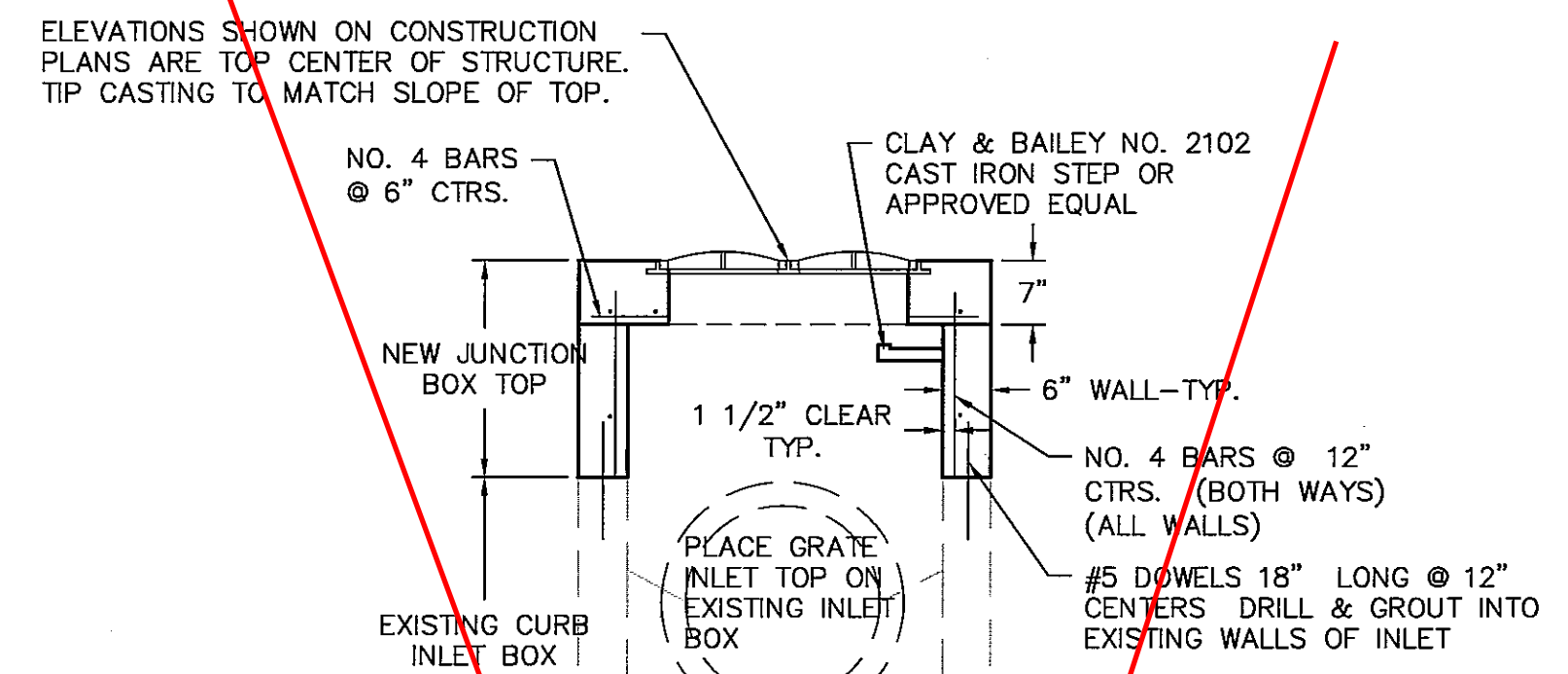
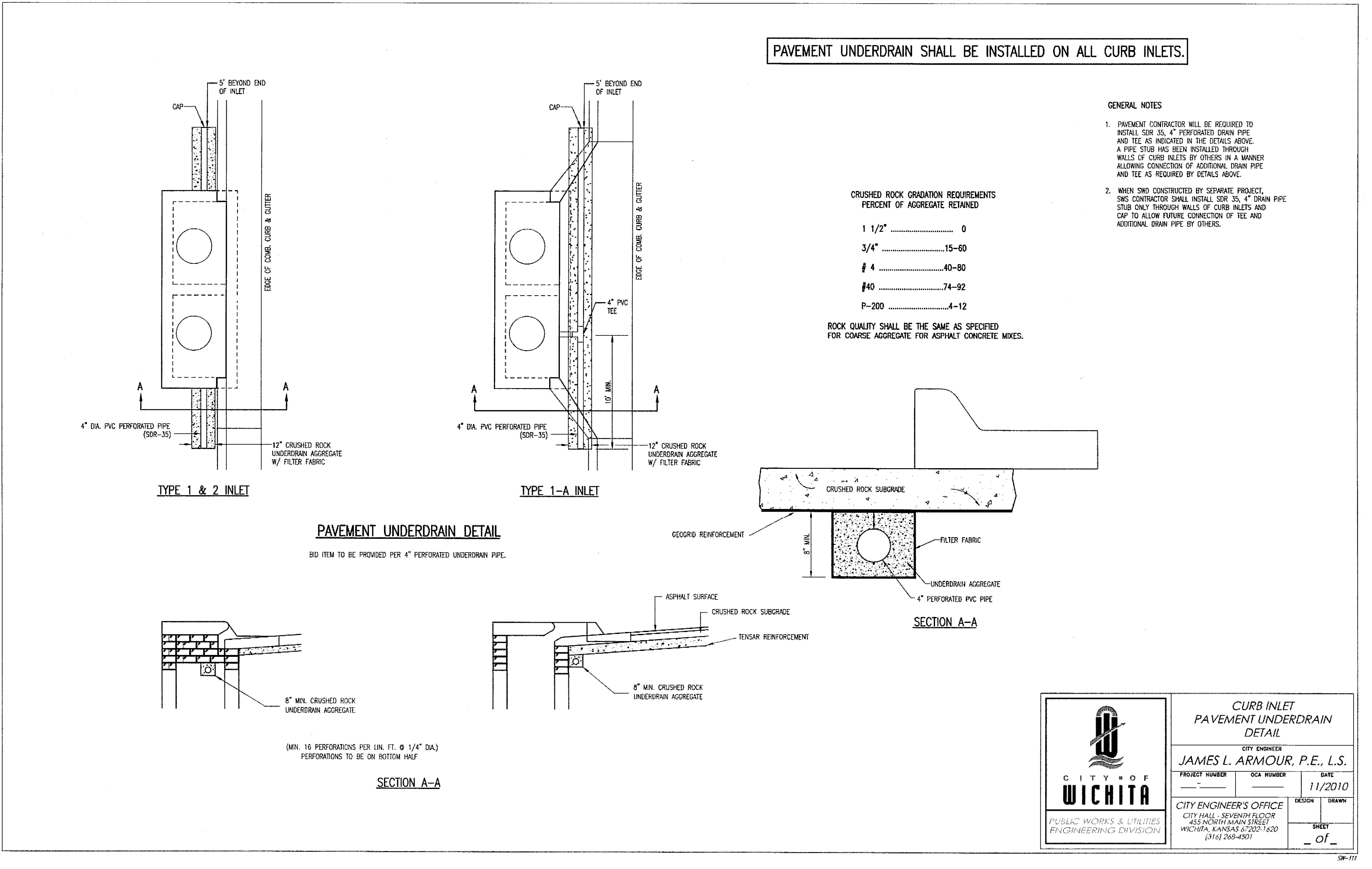
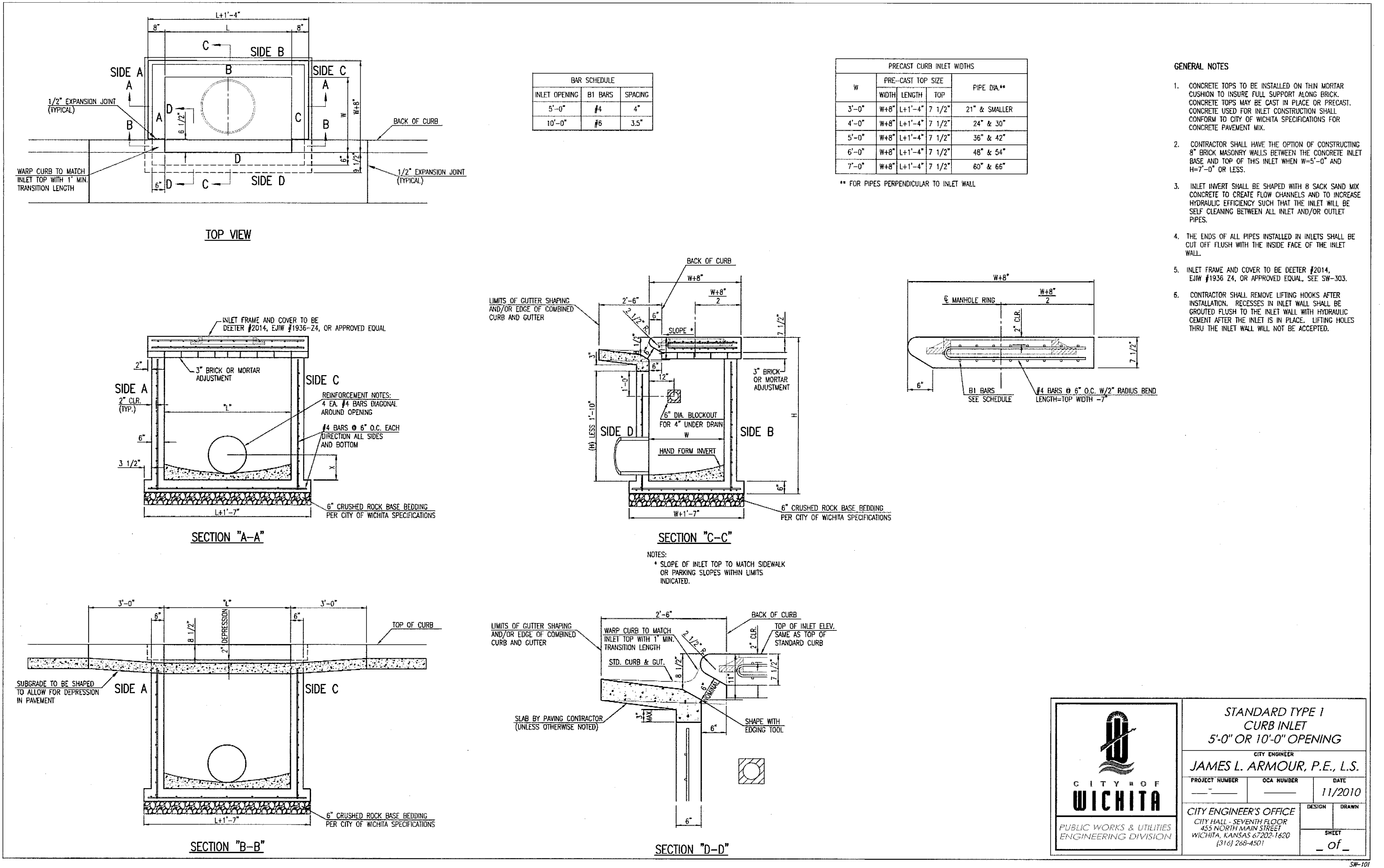
LONGHORN LH-7.5R
Prototype current thru - 10-19-2011
TOWNE EAST MALL DRIVE & KELLOGG DRIVE

FA11-138

EAST WICHITA, KS

DETAILS

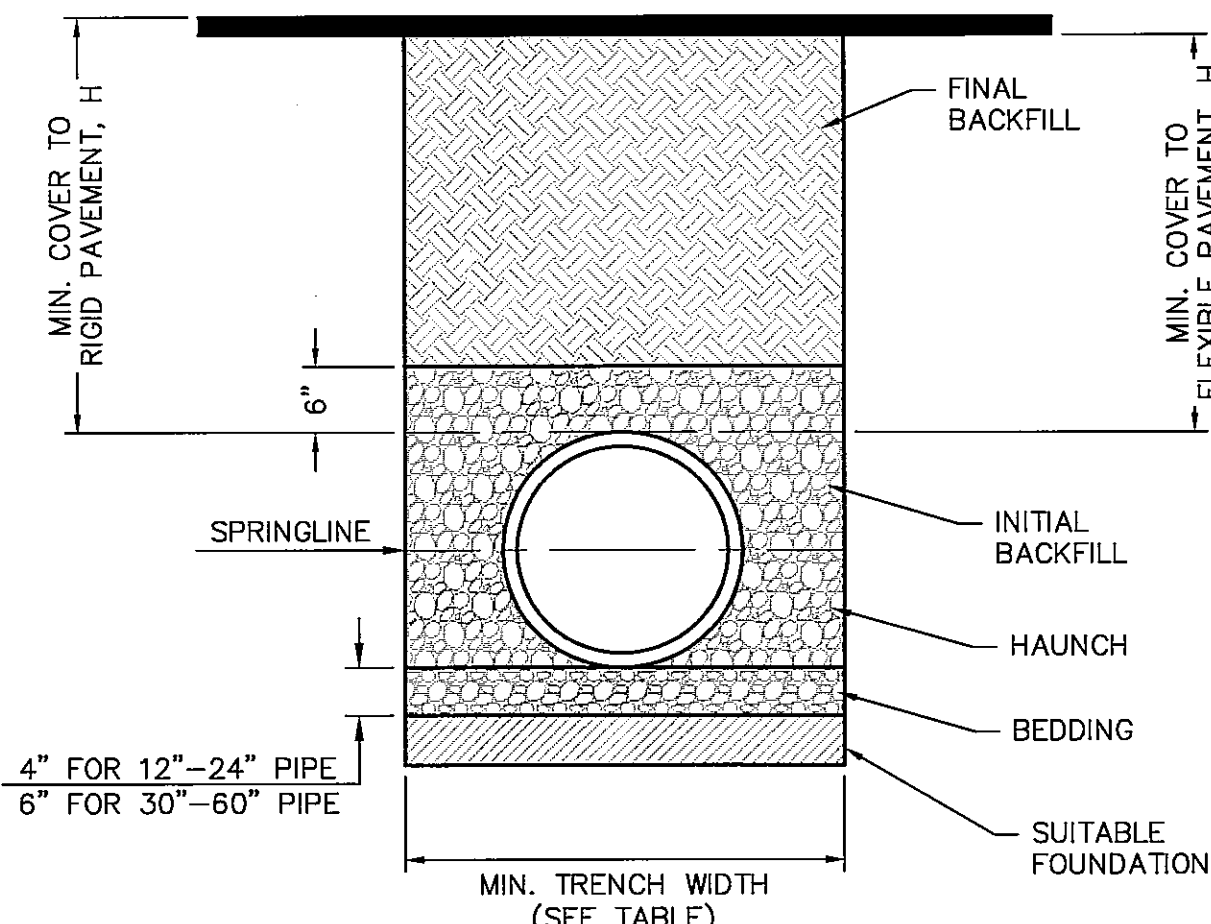
PPD8



- NOTES:**
- REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 60 AS PER ASTM A615M, AND SHALL BE BENT COLD.
 - ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF ± 1/8" SHALL BE PERMITTED.
 - ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
 - FLOOR OF INLET SHALL BE SHAPED WITH INVERT TO PROVIDE SMOOTH FLOW.
 - STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
 - BEVEL ALL EXPOSED EDGES WITH 3/4" CHAMFER OR 1/2" TOOLED EDGE.

CURB INLET TO GRATE INLET CONVERSION DETAIL
NOT TO SCALE

USER: kgubrandson
 DWG: F:\PROJECTS\011-2081_LD\011-2081-Private Construction Documents\112081_DTL.dwg
 DATE: Feb 13, 2012 3:02pm
 XREFS: 112081_TBLK RYAN_DUGDALE_PL_KS



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

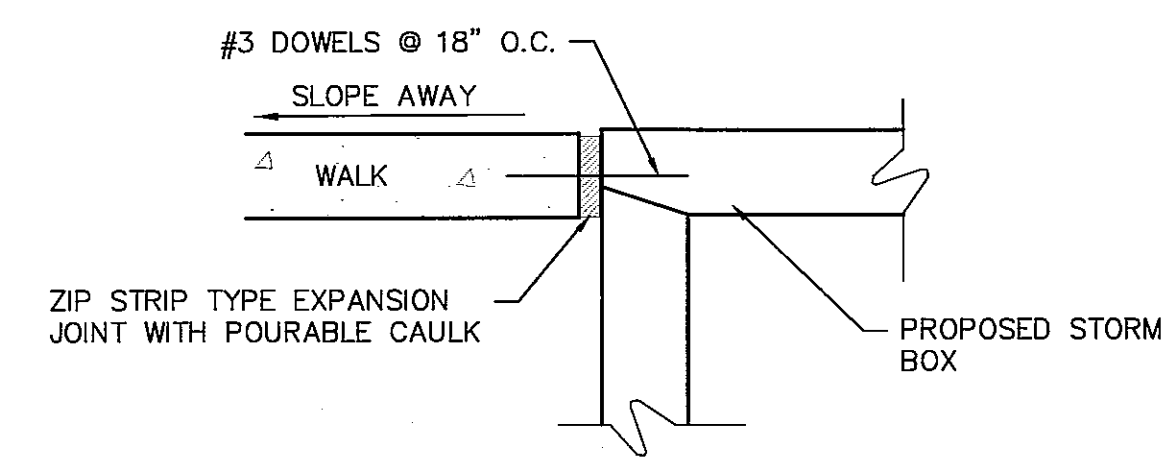
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

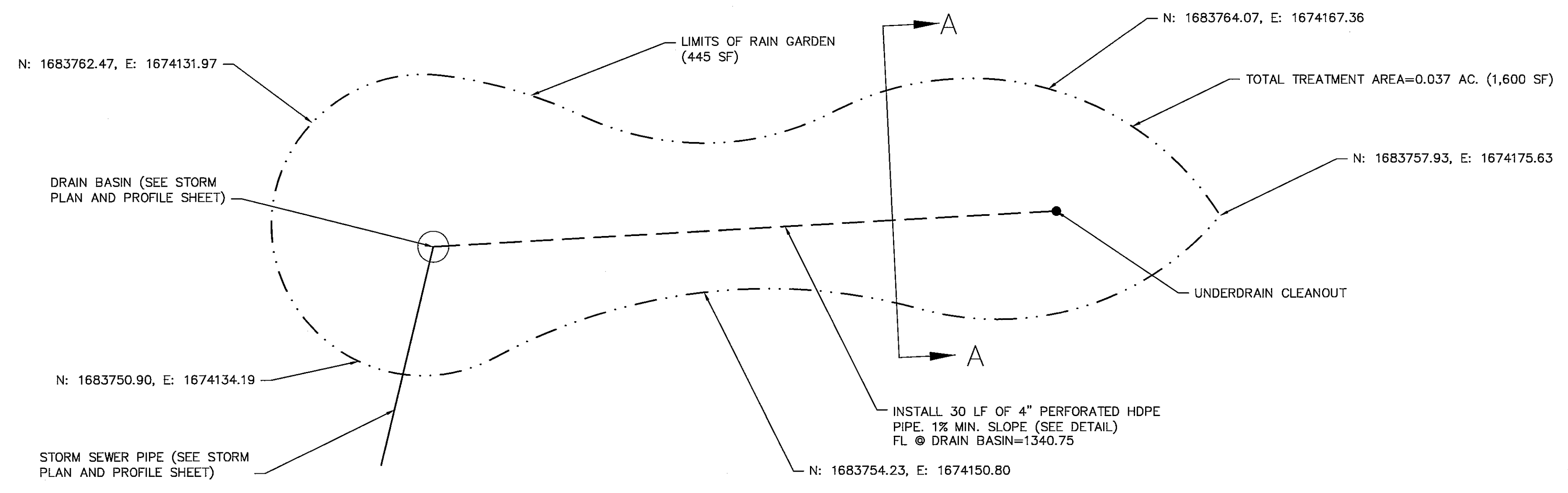
** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
 *** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

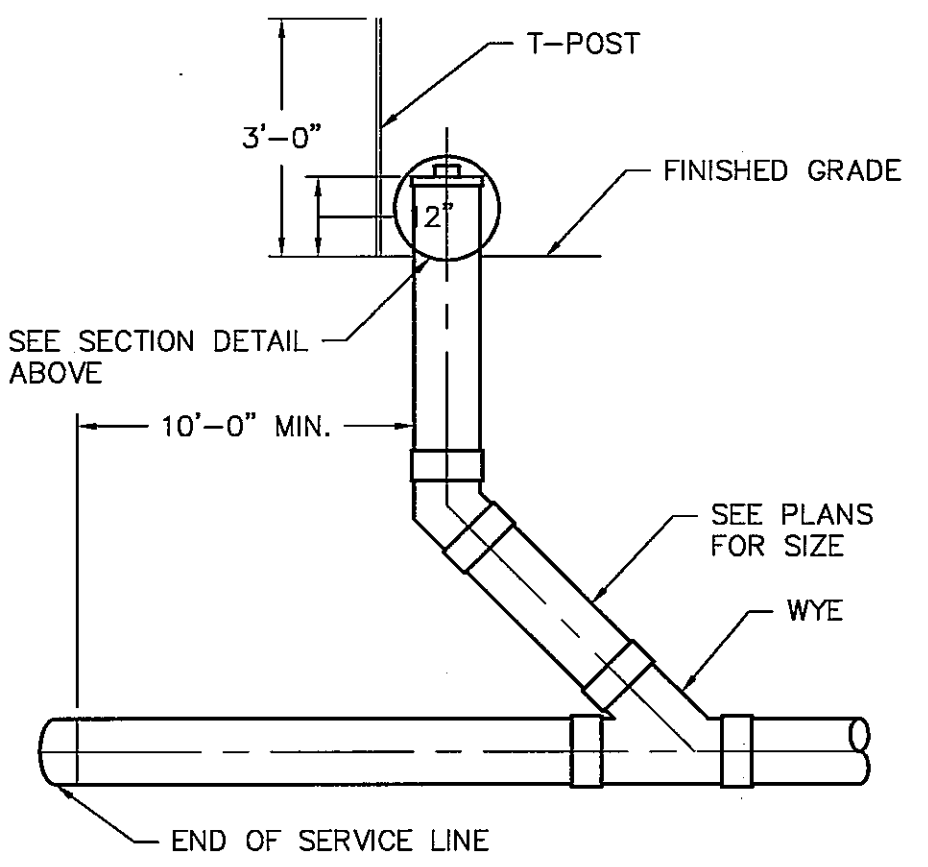
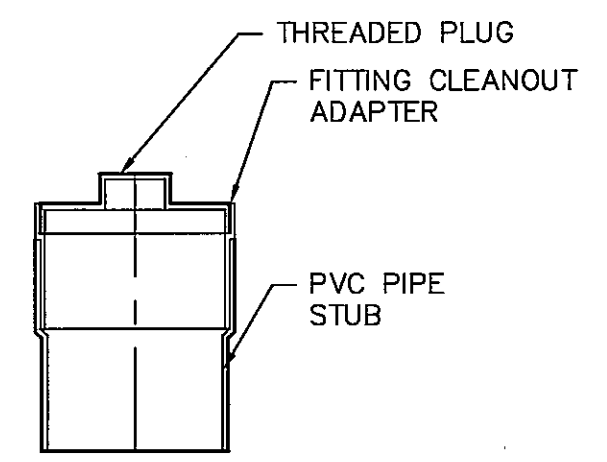
HDPE TRENCHING DETAIL
NOT TO SCALE



SIDEWALK TO STORM BOX CONNECTION DETAIL
NOT TO SCALE



RAIN GARDEN PLAN
NOT TO SCALE



1-WAY WYE CLEANOUT DETAIL
NOT TO SCALE

RAIN GARDEN CALCULATIONS

$$R_v = R_{v1} + R_{v2} + R_{v3}$$

$$R_v = 0.05(0) + 0.25(0.25/1.56) + 0.95 (1.33/1.56)$$

$$R_v = 0.847$$

$$W_dV = PRvA/12 = ((1.2)(0.847)(1.56)/12) = 0.1321$$

$$*W_dV_{req} = (0.0765)(0.1321) = 0.01011$$

$$RG \text{ DRAINAGE AREA} = 1,600 \text{ SF} \pm (0.037 \text{ AC})$$

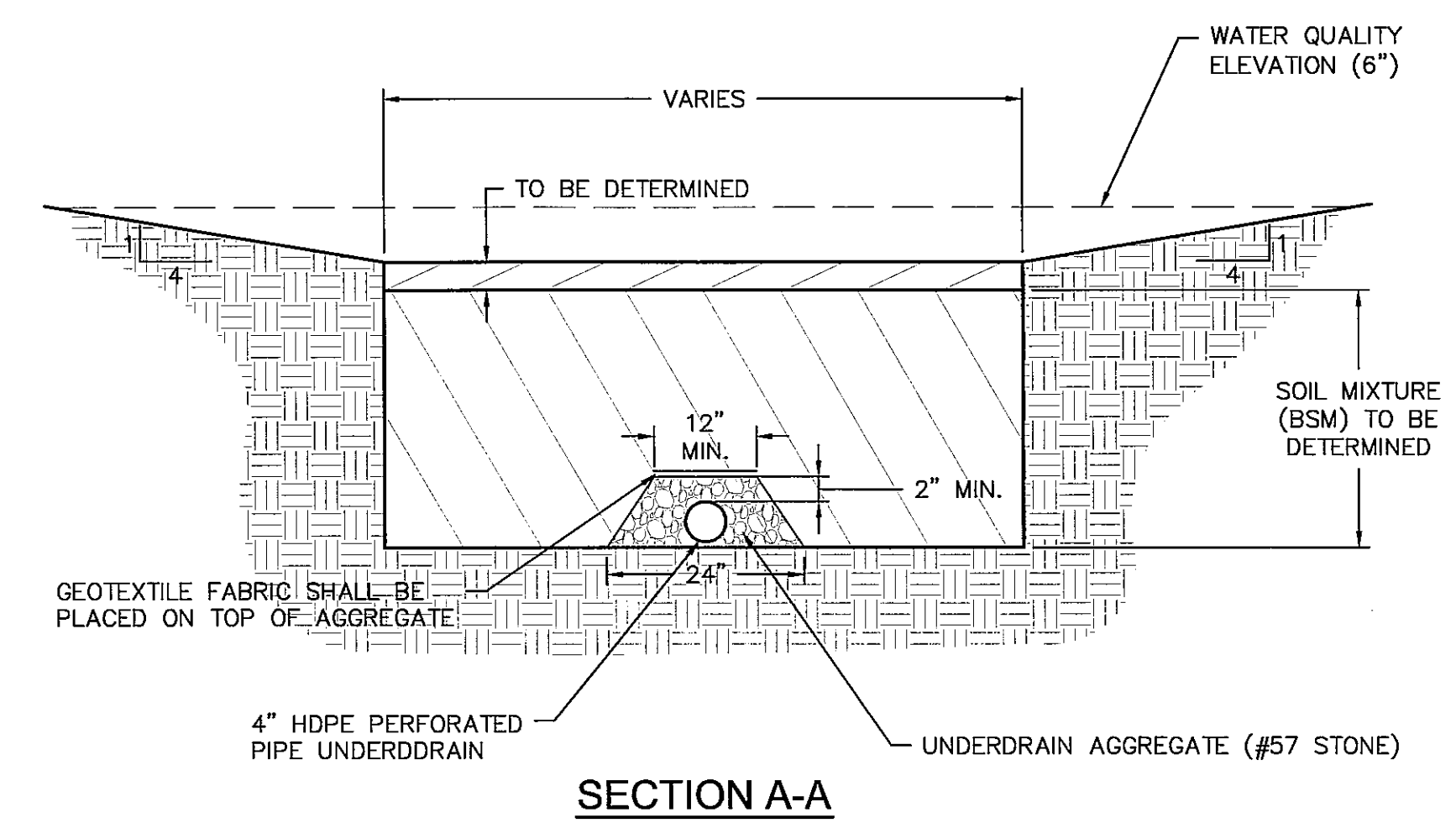
$$A_f = (W_dV \times D_p) / (K \times (H_f + D_p) T_r) = (0.01011)(3) / ((0.5)(0.25 + 3)(2)) = 407 \text{ SF}$$

$$RG_{vol} @ 6" \text{ PONDING} = (407)(0.5) = 204 \text{ CF CAPACITY}$$

*14.9% DECREASE IN IMPERVIOUS AREA, BY CITY OF WICHITA CRITERIA, RESULTS IN 5.1% NEEDING TO BE TREATED TO REACH 20% (30% OF THAT MUST BE TREATED DUE TO THIS BEING A REDEVELOPMENT) 5.1/20 x 30% = 0.0765.

RAIN GARDEN NOTES

- RAIN GARDEN SOIL MIXTURE TO BE DETERMINED AFTER PERCOLATION TEST RESULTS ARE PROVIDED TO ENGINEER.
- EXAMINE EXISTING SOIL CONDITIONS AND PERFORM PERCOLATION TESTS. A SIMPLE PERCOLATION TEST INVOLVES EXCAVATING A HOLE APPROXIMATELY SIX INCHES DEEP AND 12 INCHES IN DIAMETER AND FILLING IT WITH WATER. IF THE WATER DOES NOT DRAIN WITHIN 24 HOURS, THE SOIL WILL REQUIRE SOIL AMENDMENTS OR AN ENGINEERED SOIL MIX TO FACILITATE INFILTRATION.

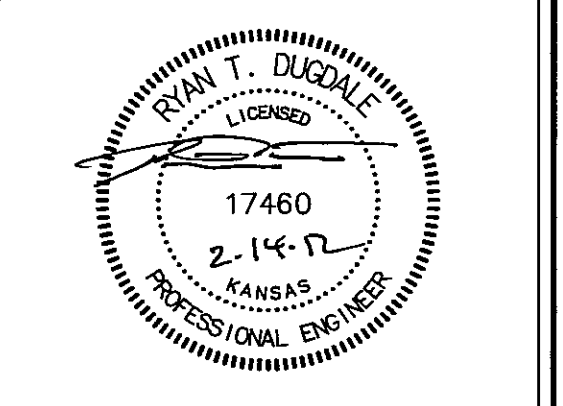


SECTION A-A

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OA PROJECT # 011-2061



Issue Date: 1-23-12

REVISION INFORMATION

Restaurant #: 12L0029

LONGHORN
LH-7.5R
Prototype current thru - 10-19-2011
TOWNE EAST MALL DRIVE
& KELLOGG DRIVE

FA11-138

EAST WICHITA, KS

DETAILS

PPD9

