

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
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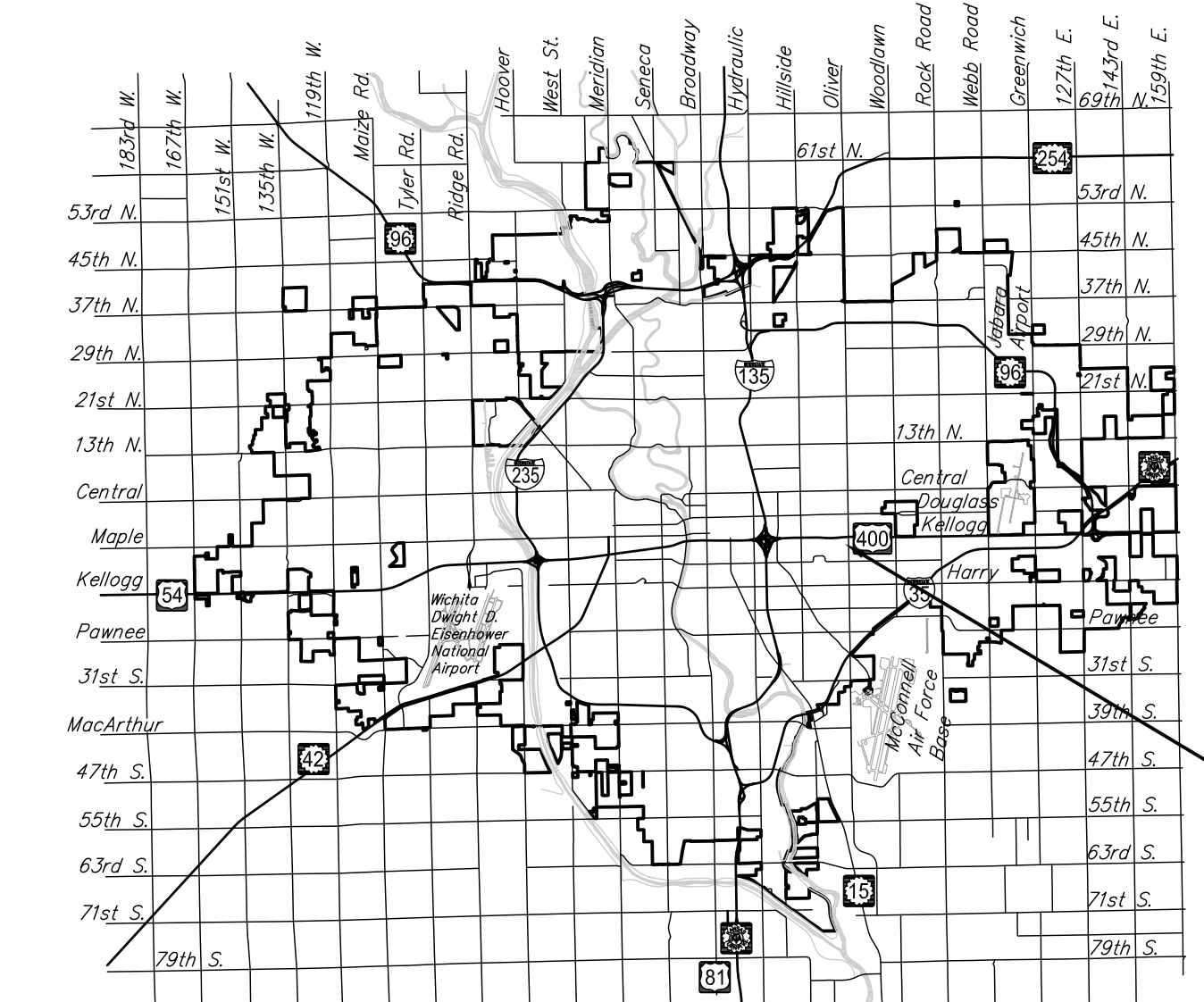
The Contractor must notify the following in case of an emergency:

Cox Communications	260-7204
Kansas Gas Service	1-888-482-4950
Wester	383-8600
AT&T	1-800-286-8313
Level 3 Communications	316-858-6146
City of Wichita Water Department	262-6000
City of Wichita Sewer Maintenance	262-6000
- 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 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.
- 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 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 Water Distribution 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 field grades.
- The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 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 is impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brain Coon at 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 in NAVD88
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

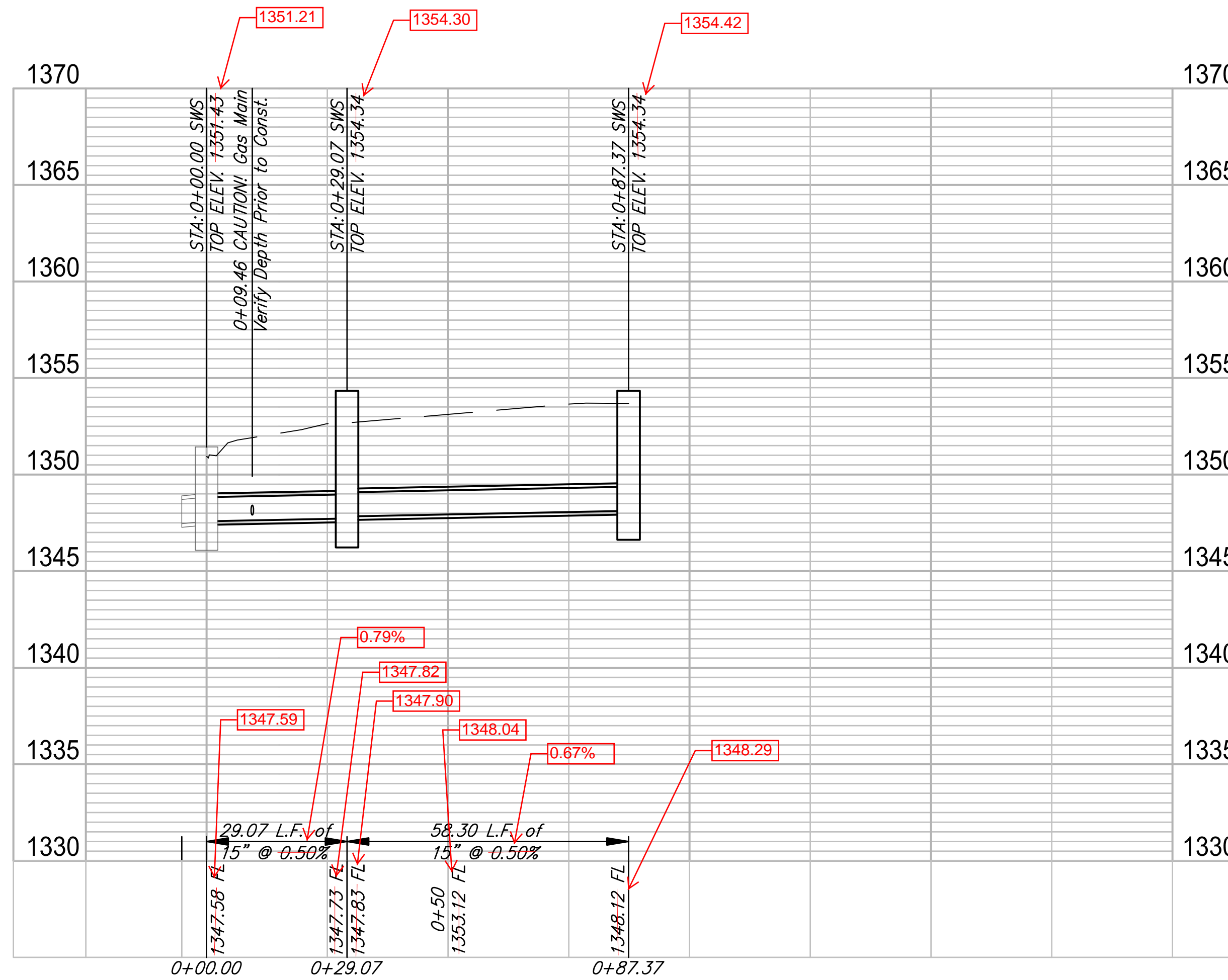
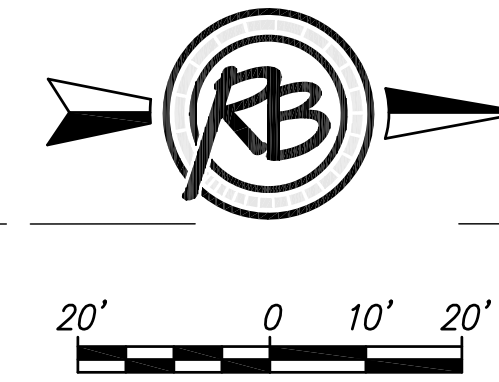
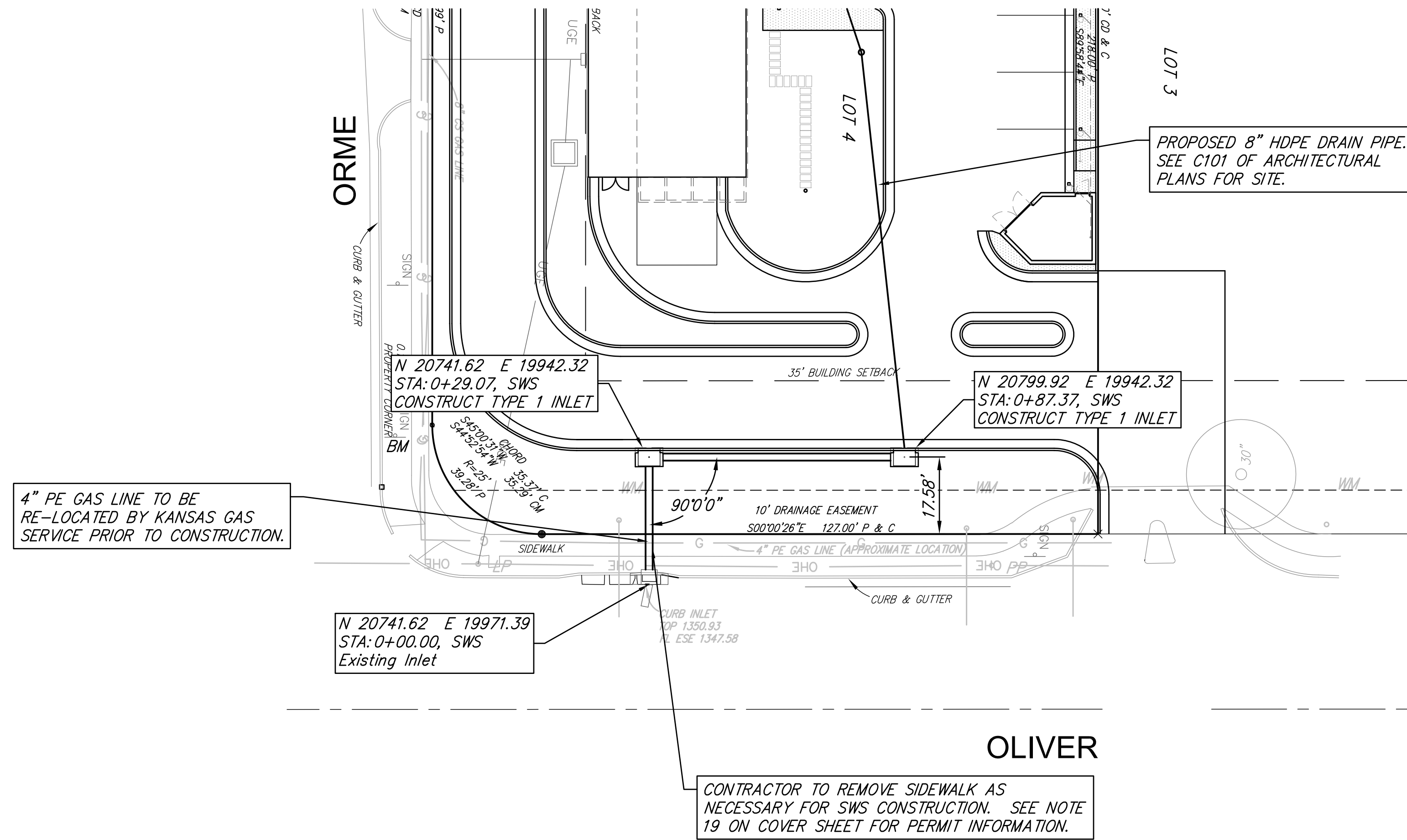
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat 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.
- Contractor shall provide positive drainage away from all manhole covers.
- The storm sewer indicated in these plans shall be privately owned & maintained.
- 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.
- 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.

PRIVATE STORM WATER DRAIN
to serve
FASTRAX CARWASH
575 S. OLIVER
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number
0411 PPD (607861)



F:\Projects\Projects 4700-4799\4754E (Fastrax Car Wash - Moienta Addition)\4754E Base.dwg



AS BUILTS

Contractor: Wilks Underground
Inspector: Matt Perez
Date: 2/28/2017

117 E. Lewis,
Wichita, KS 67202 (316)264-0242



RUGGLES BOHM
ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS

DESIGN: KWL
PROJECT NUMBER: 0411
DRAWING FILE: 4754E B889

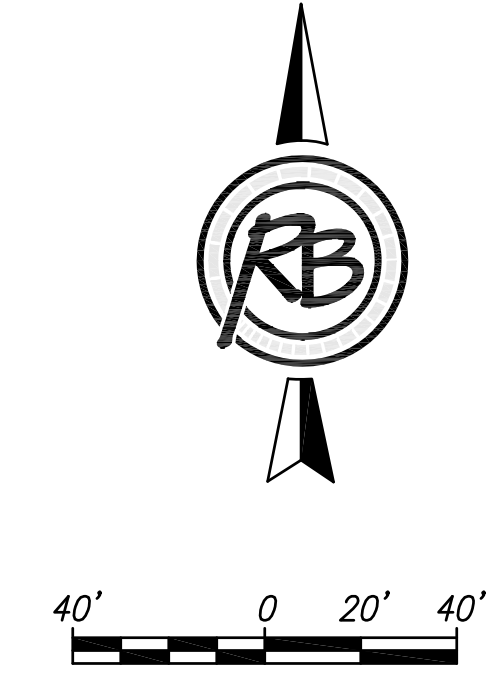
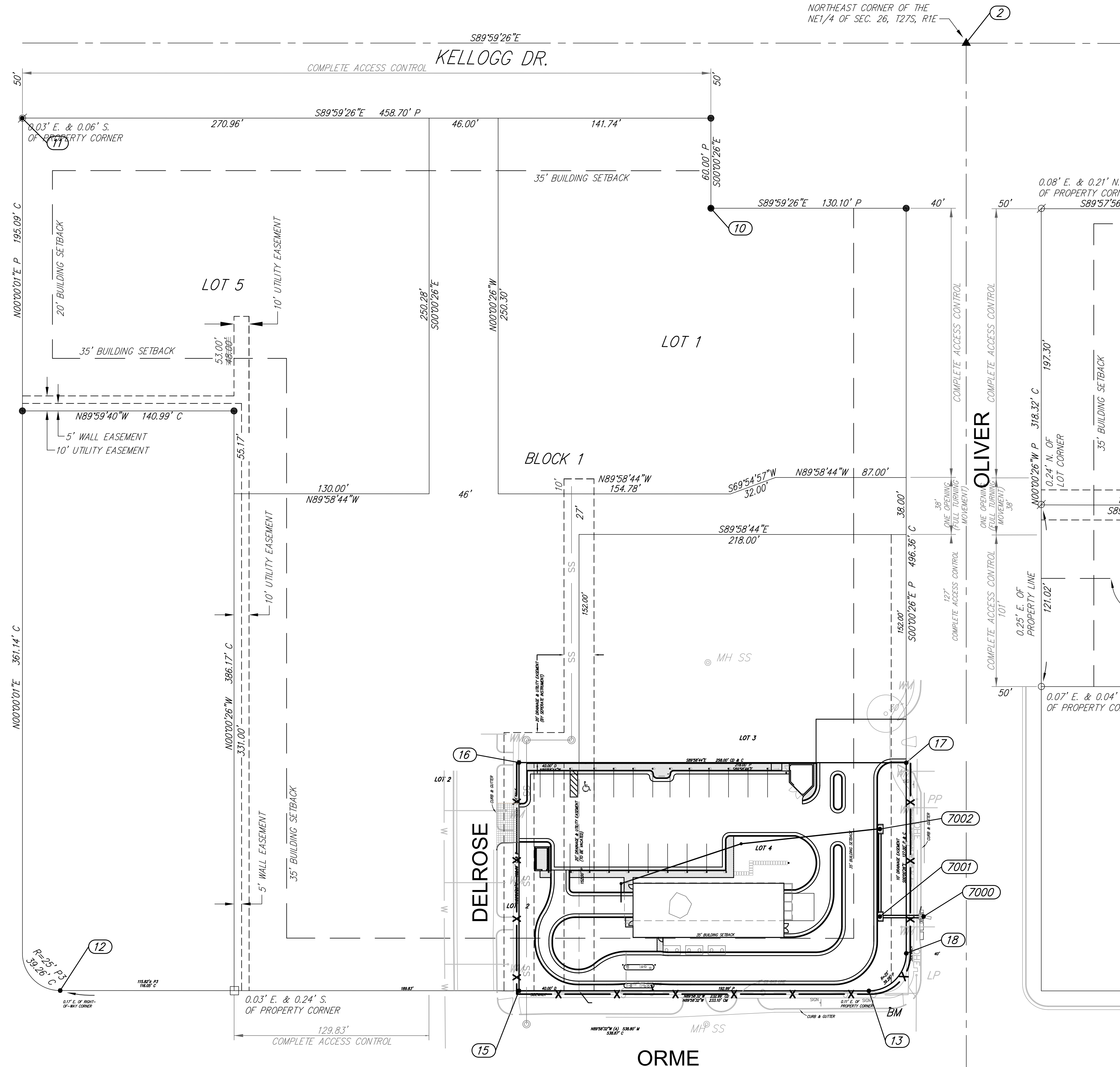
REVIEW: KWL
DATE: 9-9-16

FASTRAX CARWASH
SWS LINE 1
Wichita, Kansas

RB JOB: 4754E
SHEET: 2 OF 5

F:\Projects\Projects 4700-4799\4754E (Fastrax Car Wash - Valenta Addition)\4754E Base.dwg

PERSHING AVE. (76' R/W)



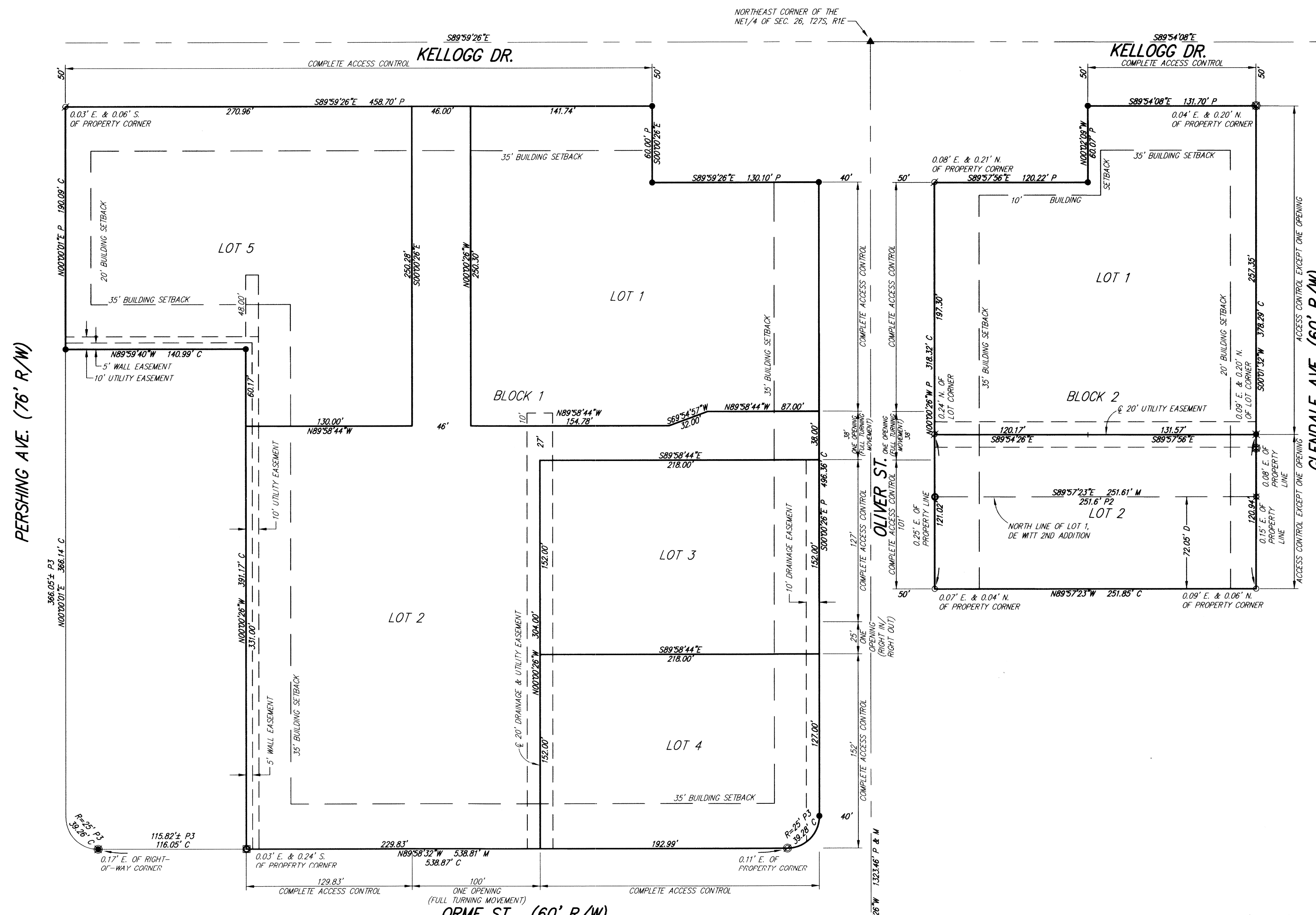
Point Table			
Point #	Northing	Eastng	Description
2	21323.51	19999.79	SM 1/2 REBAR X
10	21213.55	19829.67	SM 5/8 RB
11	21273.51	19370.89	SM BPIN 1/2
12	20692.34	19396.21	SM 3/4 IP CONC
13	20692.11	19935.01	PROP COR
15	20692.21	19701.91	PROP COR
16	20844.21	19701.89	PROP COR
17	20844.11	19959.89	PROP COR
18	20717.11	19959.91	PROP COR
7000	20741.62	19971.39	EXIST INLET
7001	20741.62	19942.32	INLET-1
7002	20799.92	19942.32	INLET-2

C-204

FASTRAX CARWASH COORDINATE MAP			
			DATE 9-9-16
	ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE GOVERNMENT 924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-4008 F (316) 264-4622 WWW.RBKANSAS.COM		DESIGN KWL
PROJECT NUMBER 0411	RB JOB NO. 4754E	DWG. SCALE ...	DRAWN KWL/DRS
DRAWING FILE 4754E Base [COORDINATE MAP]			REVIEW .
			SHEET 4
			OF 5

ANN WALENTA COMMERCIAL ADDITION

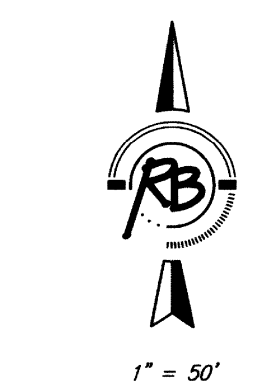
Wichita, Sedgwick County, Kansas



PERSHING AVE. (76' R/W)

GLENDALE AVE. (60' R/W)

ORME ST. (60' R/W)



(A) = Assumed Basis of Bearing
P = Platted (Ann Walenta Addition)
P2 = Platted (De Witt 2nd Addition)
P3 = Platted (Kellogg Heights Addition)
M = Measured
C = Calculated
D = Described

- SURVEY MARKER LEGEND**
- ⊕ 1/2" IRON PIPE IN THIMBLE (FOUND - ORIGIN UNKNOWN)
 - ⊞ SQUARE BOLT (FOUND - ORIGIN UNKNOWN)
 - ▲ 1/2" CAPPED REBAR IN CROSS (FOUND - ORIGIN UNKNOWN)
 - ⊗ 1/2" REBAR (FOUND - ORIGIN UNKNOWN)
 - MAG NAIL (FOUND - ORIGIN UNKNOWN)
 - ⊙ PK NAIL IN A RAILROAD TIE (FOUND - ORIGIN UNKNOWN)
 - ⊖ 1/2" REBAR W/REBAR W/BAUGHMAN CAP (FOUND)
 - ⊗ 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - ⊕ 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - ⊞ 3/4" IRON PIPE IN CONCRETE (FOUND - ORIGIN UNKNOWN)
 - ▲ 1/2" REBAR - SPINNER (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/ACLS CAP (FOUND)
 - ⊖ 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

NOTE: THIS ADDITION IS SUBJECT TO THE CONDITIONS OF OLIVER RETAIL CENTER COMMUNITY UNIT PLAN (CUP 2008-24, DP-261)

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "ANN WALENTA COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 1 and 2, Block A, AND Lot 1, Block B, Ann Walenta Addition, Wichita, Sedgwick County, Kansas;

The South 30 feet of Lot 14, all of Lots 15, 16, 17, 18, 19, and 20, and the south 24 feet of Lot 21, Block 1, and the South 40 feet of Lot 6, all of Lots 7, 8, 9, 10, 11 and 12, the North 5 feet of Lot 20, and all of Lot 21, Block 2, Kellogg Heights Addition to Wichita, Kansas;

Dellrose Avenue from the south line of Lots 1 and 2, Block A, in said Ann Walenta Addition to the north right-of-way line of Orme Street;

The north 72.05 feet of Lot 1, De Witt 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas;

Elierts Street from the east right-of-way line of Oliver to the west right-of-way line of Glendale Avenue.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.
Thomas C. Ruggles
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and Blocks, to be known as "ANN WALENTA COMMERCIAL ADDITION", Wichita Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. Utility Easements are hereby granted for the construction and maintenance of all public utilities. The wall easement is hereby reserved for the construction and maintenance of a screening wall by the lot owners. The Drainage Easements are hereby granted to the public as indicated for drainage purposes. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

S.J. Ram, LC, a Kansas limited liability company
Donald Walenta
Managing Member

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24th day of June, 2009, by Donald Walenta, Managing Member, on behalf of S.J. Ram, LC, a Kansas limited liability company.

Todd S. Heptig
Notary Public
My appointment expires 6-12-11

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "ANN WALENTA COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank
Thomas J. McGrath
Senior Vice President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 8th day of June, 2009, by Thomas J. McGrath, Senior Vice President of Emprise Bank, on behalf of the Bank.

Karla S. Wildeman, Notary Public
My appointment expires 12/31/2010

This plat of "ANN WALENTA COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 9th day of April, 2009.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Darrell Downing, Chair
John Schlegel, Secretary
John L. Schlegel

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 7th day of July, 2009.

At the Direction of the City Council
Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of May, 2009.
Tricia L. Robello, Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this 15th day of July, 2009.
Kelly B. Arnold, County Clerk

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 15th day of July, 2009, at 10:51:06 o'clock A.M., and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

Sedgwick County Register of Deeds - Bill Meek
DOC #/FLM-PG: 28076371
Date Recorded: 7/15/2009 10:51:06 AM

Sheet 5 of 5
Ruggles & Bohm, P.A. C-205
Engineering, Surveying, Land Planning
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Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com