CONSTRUCTION PLANS FOR

LATERAL 16, DISTRICT R, SS#20
SANITARY SEWER DISTRIBUTION SYSTEM IMPROVEMENTS

CITY OF WICHITA PROJECT NO. 468-85220

OCA #744445

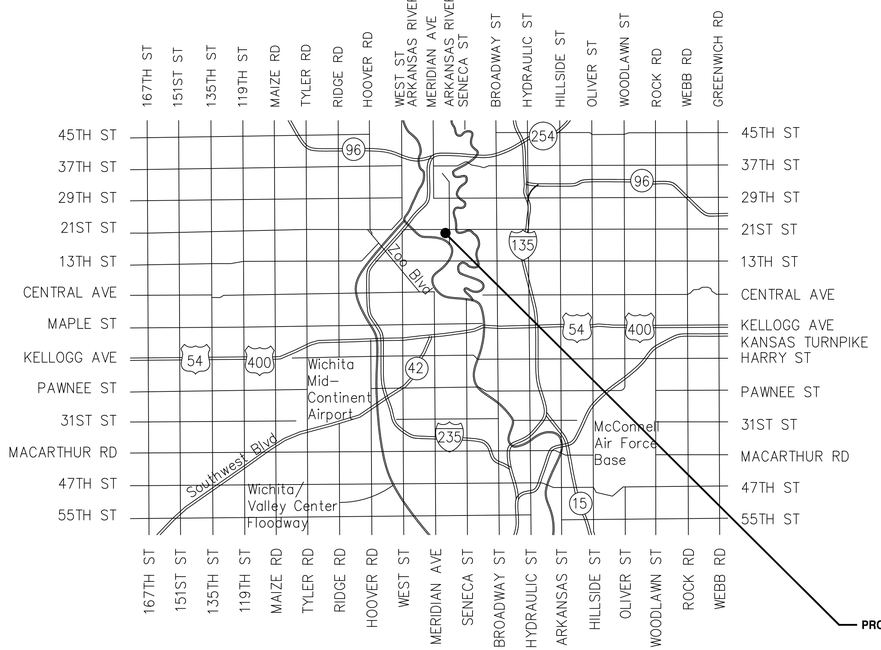
TO SERVE

LOT 2, BLOCK 1, TWIN LAKES ADDITION
CITY OF WICHITA, KANSAS

SEDGWICK COUNTY, KANSAS

GARY JANZEN, P.E. - CITY ENGINEER

NOTE: Preliminary release date for connection purposes only.
Dutton Construction - Contractor
J. Brand - City of Wichita, Field Project Engineer
T. Dvorak - City of Wichita, Inspector
As-built
Stub
Release Date: 2/8/2018
Completion Date: 8/24/2018
pdf: 7/17/2018 apr



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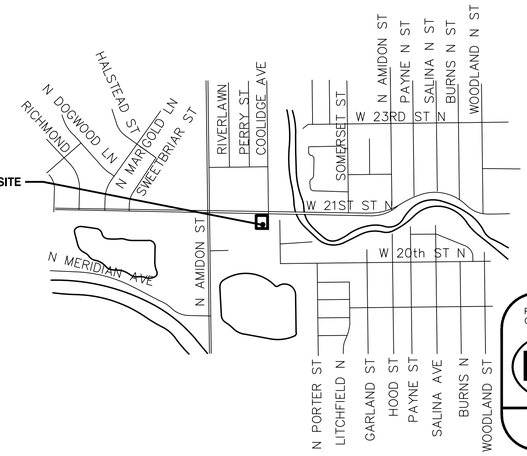
NOT TO SCALE



DEVELOPER'S CONTACT INFORMATION

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316 200-1707
ABDUL.ARIF@GMAIL.COM

REV	DATE	DESCRIPTION		
2	8-2-17	C.O.W. SUBMITTAL	SRS	EAM TRA
1	6-8-17	FOR C.O.W. REVIEW	SRS	EAM TRA

SCOTT R. SERVIS
LICENSED
7874
8/2/17
KANSAS
PROFESSIONAL ENGINEER

PROJ. NO. G17_0464 DSN: SRS
CFN: 0464STS DWN: EAM

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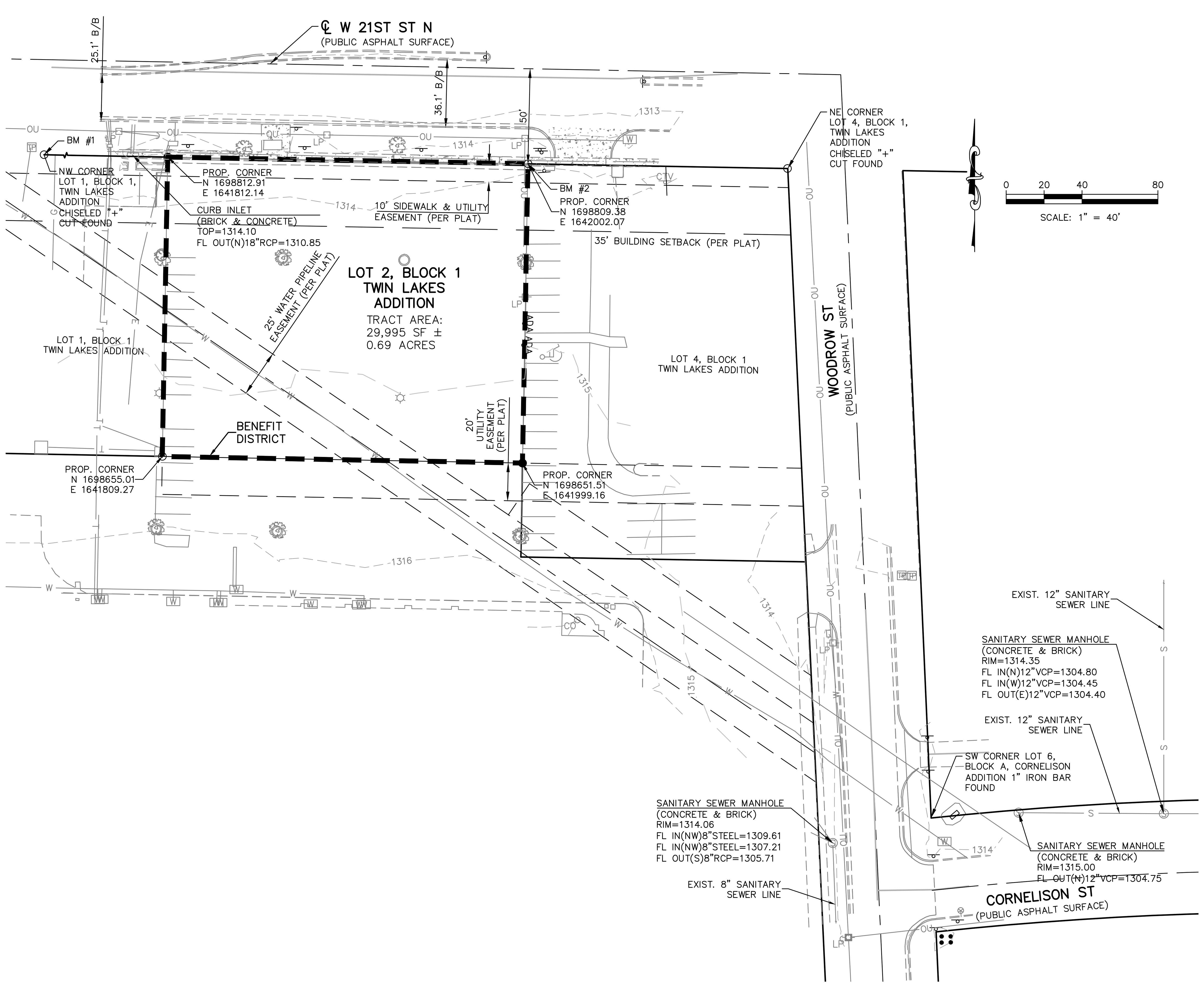
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/18



GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
2. THE 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

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1–800–246–8464
BLACK HILLS ENERGY	1–800–694–8989
CITY OF WICHITA WATER & SEWER	1–316–268–4555
CITY OF WICHITA STORMWATER	1–316–268–4090
CITY OF WICHITA TRAFFIC	1–316–268–4034
COX COMMUNICATIONS	1–888–249–3530
KANSAS GAS SERVICE	1–888–482–4950
WESTAR ENERGY	1–800–544–4857

3. 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.
4. 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 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 WILL REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
5. 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.
6. 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.
7. 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.
8. 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 FINAL GRADES BY THE CONTRACTOR.
9. TRAFFIC INTO AND OUT OF THE TWIN LAKES BANK PROPERTY MUST BE MAINTAINED AT ALL TIMES.
10. ALL ELEVATIONS SHOWN ARE NAVD 88.
11. ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
12. ALL APPLICABLE FEES (TAP, EQUITY, IN LIEU OF & MAIN BENEFIT) MUST BE PAID BEFORE ANY CONNECTIONS CAN BE MADE ON THIS PROJECT. QUOTES CAN BE OBTAINED ON FEES BY CALLING 316–268–4555.
13. ALL STUBS AND CAPPED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
14. CONNECTING TO EXISTING MANHOLES:
    PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLANS. WHERE THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL REMOVE THE STUB AND PLUG THE HOLE, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB, THE CONTRACTOR SHALL CORE CUT INTO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST TO CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.
15. THE CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
16. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
17. THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS FLOW OF SEWAGE THROUGH CONSTRUCTION. CONTRACTORS PROPOSED METHOD FOR MAINTAINING SEWAGE FLOW SHALL BE SUBMITTED AND APPROVED BY THE SEWER MAINTENANCE DIVISION (316–268–4073) PRIOR TO STARTING AND BY–PASSING OF SEWAGE FLOWS.
19. ANY OVER EXCAVATION FROM MANHOLE AND PIPE REMOVAL SHALL BE BACKFILLED WITH AB–3 COMPACTED TO 90–95% ASTM D698.
20. THE CONTRACTOR SHALL PROTECT FROM DAMAGE AND SUPPORT EXISTING UTILITIES THROUGH CONSTRUCTION AS APPROVED BY THE UTILITY OWNER AND THE ENGINEER AT THE CONTRACTORS EXPENSE.
21. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMP'S)2TO PREVENT ERODED SOIL FROM ENTERING DITCHES, CULVERTS, AND DRAINAGE AREAS. THE CONTRACTOR SHALL FOLLOW THE INTENT OF THE BMP'S WHICH ACT AS A GUIDELINE.
22. EACH BIDDER SHALL VISIT THE SITE OF THE PROJECT BEFORE SUBMITTING A PROPOSAL IN ORDER TO BECOME BETTER INFORMED OF THE EXISTING FIELD CONDITIONS AND OBSTACLES WHICH MIGHT BE ENCOUNTERED DURING CONSTRUCTION. EACH BIDDER SHOULD UNDERSTAND THAT NO ADDITIONAL COMPENSATION WILL BE AWARDED FOR EXTRA WORK THAT SHOULD HAVE BEEN EVALUATED PRIOR TO BIDDING.
23. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY BE ENCOUNTERED.
24. ANY AND ALL UTILITY SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
25. ALL TRENCHING IN PAVEMENT OR DRIVEWAYS, WHICH WILL BE REQUIRED TO CARRY TRAFFIC UNTIL PERMANENT PAVING REPLACEMENT, SHALL BE TOPPED WITH A MINIMUM OF 6" CRUSHED ROCK (COMPACTED) TO BE INCIDENTAL TO THE PROJECT. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN TEMPORARY CRUSHED ROCK UNTIL PERMANENT PAVEMENT IS INSTALLED.
26. THE PRECAST MANUFACTURER SHALL PROVIDE A SEALED DESIGN DETAIL FOR ALL PRECAST ITEMS USED ON THE PROJECT TO INSURE THE INTENT OF THE PLANS ARE MET.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

THE COORDINATES PROVIDED IN THESE PLANS ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES HEREON BEFORE CONSTRUCTION.

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION REFLECTED HEREIN SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

DATUM BENCHMARK:

VERTICAL DATUM IS NAVD 88.

BENCHMARKS:

BM #1: TOP OF CHISELED "+" AT THE NORTHWEST PROPERTY CORNER OF LOT 1, TWIN LAKES ADDITION.
ELEV=1314.30 (NAVD 88)

BM #2: TOP OF CHISELED "+" AT THE NORTHEAST PROPERTY CORNER OF LOT 2, TWIN LAKES ADDITION.
ELEV=1314.13 (NAVD 88)

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	8–2–17	C.O.W. SUBMITTAL	SRS	EAM	TRA
1	6–8–17	FOR C.O.W. REVIEW	SRS	EAM	TRA

SCOTT R. SERVIS
ENGINEER
KS # 17874

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TWIN LAKES RETAIL
1735 W 21ST W
WICHITA, KS

KEY MAP

PROJ. NO.	G17_0464
DESIGNER	SRS
DRAWN BY	EAM
CFN	0464KM
SHEET	02
REV	2

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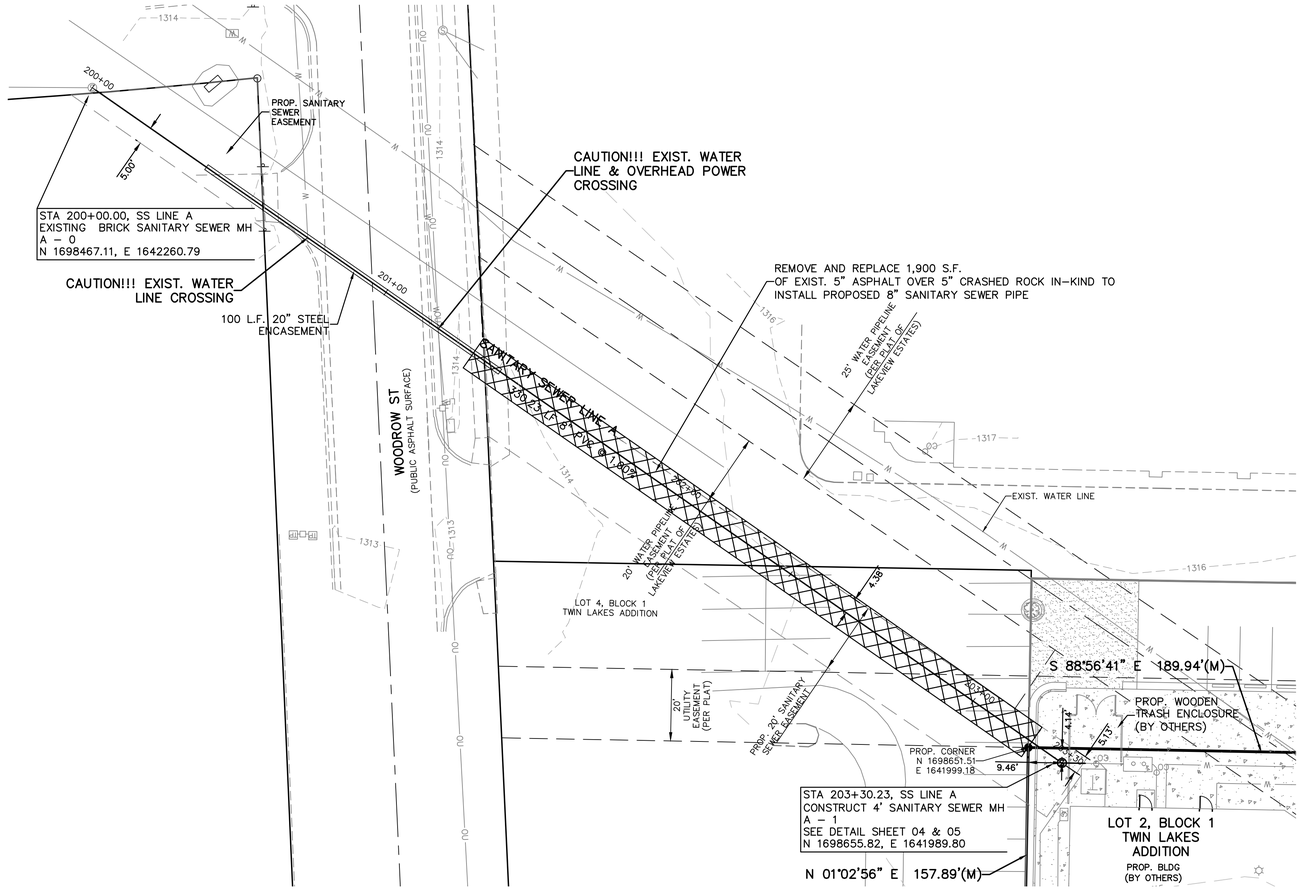
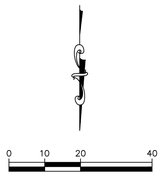
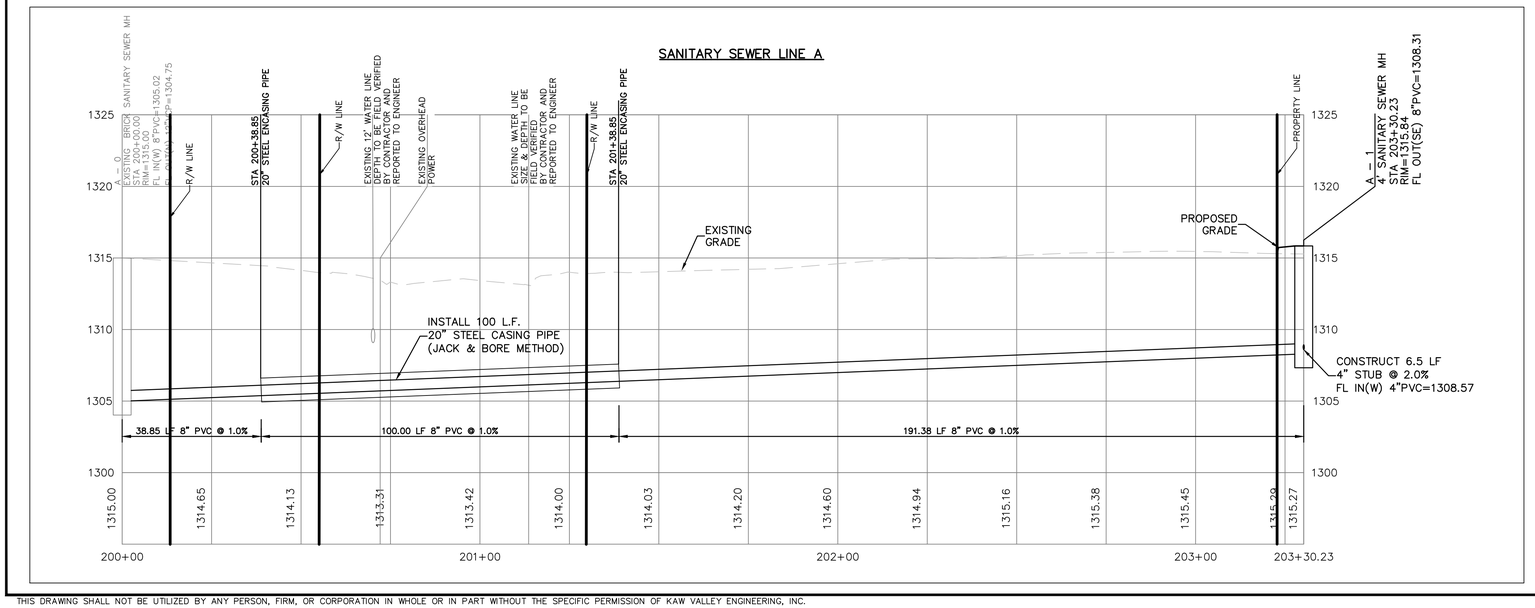


BUILT PER PLAN



PROFILE AT
1:5 VERT.
EXAGGERATION



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TWIN LAKES RETAIL
1735 W 21ST W
WICHITA, KS

SAN. SEWER PLAN & PROFILE

PROJ. NO.	G17_0464
DESIGNER	SRS
DRAWN BY	EAM
CFN	0464SPP
SHEET	03
REV	2

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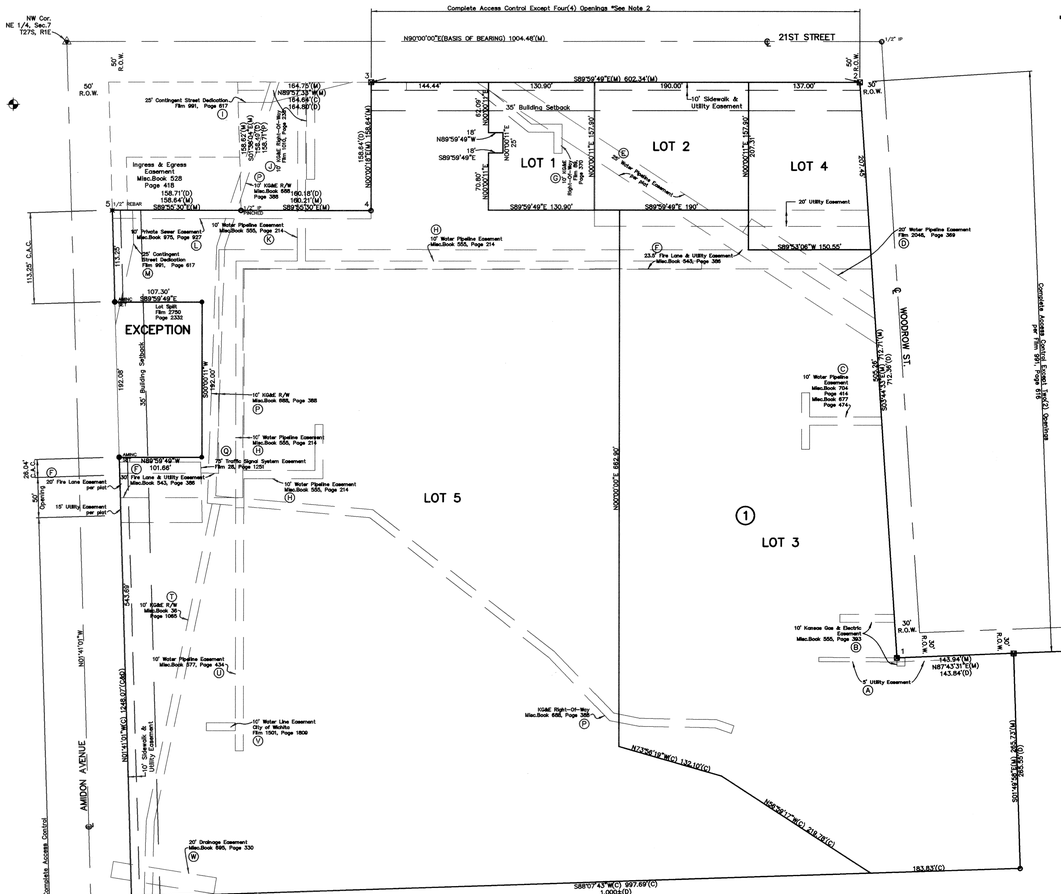
TWIN LAKES ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK

City disc at Amidon and 21st St. North C.O.W. Benchmark. SW cor. intersection; 3' south of back of walk west and 7' east of back of walk south. 9.3' south of walk light. 2.0' east of face of walk.

Elev. 127.89 city datum

NOTES

1. This Addition is subject to the conditions of Twin Lakes Shopping Center Community Unit Plan, DP-3
2. One opening shall be a joint opening centerd on the lot line between Lots 1 and 2 and shall be a right in/right out opening.

SCALE

80 0 80 160

LEGEND

- ○ = 1/2" Iron Pipe (found)
- ✱ = 1/2" Rebar (found)
- ●B = 1/2" Rebar with Baughman cap (found)
- ●AMINC SET = 5/8" Rebar AMINC CLS #104 (set)
- ⊠ = "X" Cut (found)
- ● = PK Nail (set)
- ◈ = Section Corner
- (C) = Calculated
- (D) = Described
- (M) = Measured
- (P) = Platted
- R.O.W. = Right-of-Way

(*1) – STARTING AT POINT 1
(*2) – STARTING AT POINT 2
(*3) – STARTING AT POINT 3
(*4) – STARTING AT POINT 4
(*5) – STARTING AT POINT 5
(*6) – STARTING AT POINT 6

EASEMENT CENTERLINE TABLE

A	(*1)S0°E, 2.5'	N89°42'12"W, 96.11'	S89°42'12"E, 96.11'	S89°42'12"E, 0.05'	N87°43'31"E, 63.06'				
B	(*1)N87°43'31"E, 5.00'	S0°E, 10.00'	(*1)N3°44'33"W, 49.00'	N90°W, 67.00'					
C	(*1)N3°44'33"W, 293.44'	N89°59'11"W 93.71'	N0°0'49"E, 35.00'	(*1)N3°44'33"W, 293.44'	N89°59'11"W 93.71'	S0°0'49"W, 35.00'			
D	(*2)S3°44'33"E, 280.44'	N56°45'56"W, 187.53							
E	(*2)S3°44'33"E 308.60'	N56°45'56"W, 561.91							
F	(*2)S3°44'33"E, 219.22'	N89°59'11"W, 789.26'	S0°0'49"W 279.76'	N89°59'11"W, 138.22					
G	(*3)S89°59'49"E, 43.43'	S0°20'57"E, 4.90'	S89°59'49"E, 88.08'	S51°18'00"E, 82.09'	N89°58'32"E, 34.71'	S0°7'3"W, 30.99'			
H	(*2)S3°44'33"E, 226.49'	N89°59'11"W, 209.57'	N89°59'11"W, 569.00'	S0°0'49"W, 300.00'	N0°0'49"E, 41.00'	S89°59'11"E, 97.50'	N0°0'49"E, 62.00'		
I	(*3)N89°59'49"W, 72.70'	S76°0'39"W, 51.43'	N89°59'11"W, 41.78'						
J	(*3)N89°57'33"W, 164.75'	S1°38'4"E, 4.99'	S89°59'11"E, 89.95'	S0°0'49"W, 114.98'					
K	(*3)N89°57'33"W, 85.88'	S0°0'49"W, 220.93'							
L	(*4)S1°41'01"E, 4.89'	N89°55'30"W, 318.67'							
M	(*5)N89°47'17"E, 12.50'	S1°41'1"E, 41.73'	S12°21'9"W, 51.53'						
P	(*3)N89°57'33"W, 119.08'	S18°0'49"W, 213.94'	S2°0'49"W, 313.00'	S84°59'11"E, 198.00'	S51°59'11"E, 281.00'	S43°59'11"E, 108.00'	S78°59'11"E, 35.00'	S88°59'11"E, 94.00'	S70°59'11"E, 22.00'
Q	(*5)S1°41'1"E, 348.76'	S89°57'1"E, 100.04							
T	(*6)N88°17'52"E, 10.28'	N1°41'0"W, 206.42'	N1°22'36"E, 285.96'	N11°38'50"E, 404.77'					
U	(*6)N1°41'1"W, 399.05'	N88°7'43"E, 132.36'	N0°0'49"E, 176.71'	N0°0'49"E, 300.00'					
V	(*6)N1°41'1"W, 399.05'	N88°7'43"E, 132.36'	N0°0'49"E, 206.39'	N89°59'11"W, 40.73'					
W	(*6)N1°41'1"W, 399.05'	N88°7'43"E, 103.28'	N1°52'17"W, 10.60'	N80°54'58"W, 128.55'					

NOTE

Easement centerline table is for general information puposes only. For easements that are recorded by separate instrument, locations shown are based upon interpretation of the recorded document. Actual easement locations may vary from that shown.

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PAGE 2 OF 2

FILENAME: 02038-plat-2-final

PC 177 - 3B

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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TWIN LAKES RETAIL
1735 W 21ST W
WICHITA, KS

EROSION CONTROL DETAILS

AM CONSULTING Inc.
ENGINEERING SERVICES
142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839

PROJ. NO.	G17_0464
DESIGNER	SRS
DRAWN BY	EAM
CFN	0464SDET
SHEET	11
REV	2

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