

GENERAL NOTES:

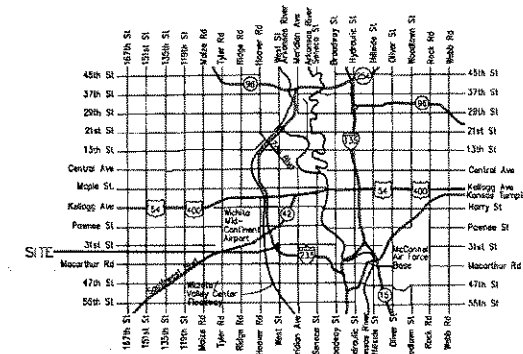
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
AT&T 1-800-245-8464
Black Hills Energy 1-800-624-8989
City of Wichita Water & Sewer 1-316-219-8921
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 1-888-492-4950
Westar Energy 1-800-544-4857
- 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 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.
- 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 City 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 Engineering 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.
- The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita 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 will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, [redacted] 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 NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- 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.
- City maintenance of storm sewer ends of the last structure in the easement or right-of-way.
- 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 of the manhole.
-
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- 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 format shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer of the contractors expense.

STORM SEWER IMPROVEMENTS
to serve
Airgas Wichita Site Improvements

4115 W 33rd Cir. S
CITY OF WICHITA, KANSAS

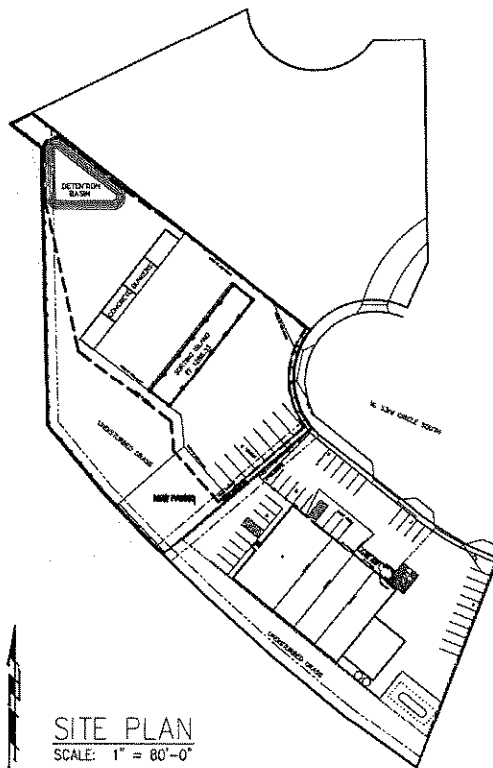
Gary Janzen, P.E. City Engineer
Project Number
609 PFD (133119)



Vicinity Map

Sheet Index

- CS-1 COVER SHEET
- CLERU ERU PLAN
- C1.0 GRADING PLAN
- C2.0 STORM SEWER PLAN
- C2.1 STORM SEWER DETAILS
- C2.2 STORM SEWER PLAN & PROFILE
- C3.0 EROSION CONTROL PLAN
- PLAT SURVEY



Benchmarks

BM #1: NW Corner of top of curb inlet on east end of Lot 5, Commercial And Industrial Park 2nd. Elevation = 1287.60
BM #2: Southwesterly corner of existing land PFD. Elevation = 1288.53

AS BUILTS

Contractor: M.A.C. 12/19/201	Project Inspector: Larry Gann KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242
-------------------------------------------	------------------------------------------------------------------------------------------------------------------------

Stormwater Certification
New Development or Redevelopment (Circle One)
Stormwater Permit # _____
NCI Permit # N/A

These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 10.32 and the policies / guidelines presented in the Wichita / Sedgewick County Stormwater Manual.

Site Area (Acres) 2.001 (Lots 5 and 6)
Disturbed Area (Acres) 0.928 (New Paved Storm Sewer)
Water Quality Treatment Onsite BMP Program
Downstream Channel Protection Existing Erosion Control
The BMP used for this development is Onsite BMP Program.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering With Hatcher 11.15.19
Stormwater Joe Hinkle 11-15-19

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 in the state of Kansas. No work shall be performed the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

SEALED:



FILE:
DATE: 10-10-19
10-22-19

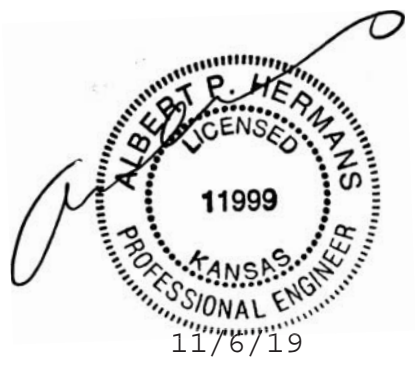
AIRGAS
4115 W. 33rd CIR South
WICHITA KS 67201

M.A.C. CORPORATION
ENGINEERS • CONSTRUCTION MANAGERS • BUILDERS
900 NW HUNTER DR., STE. 2 SOUTH
BLUE SPRINGS, MO 64015

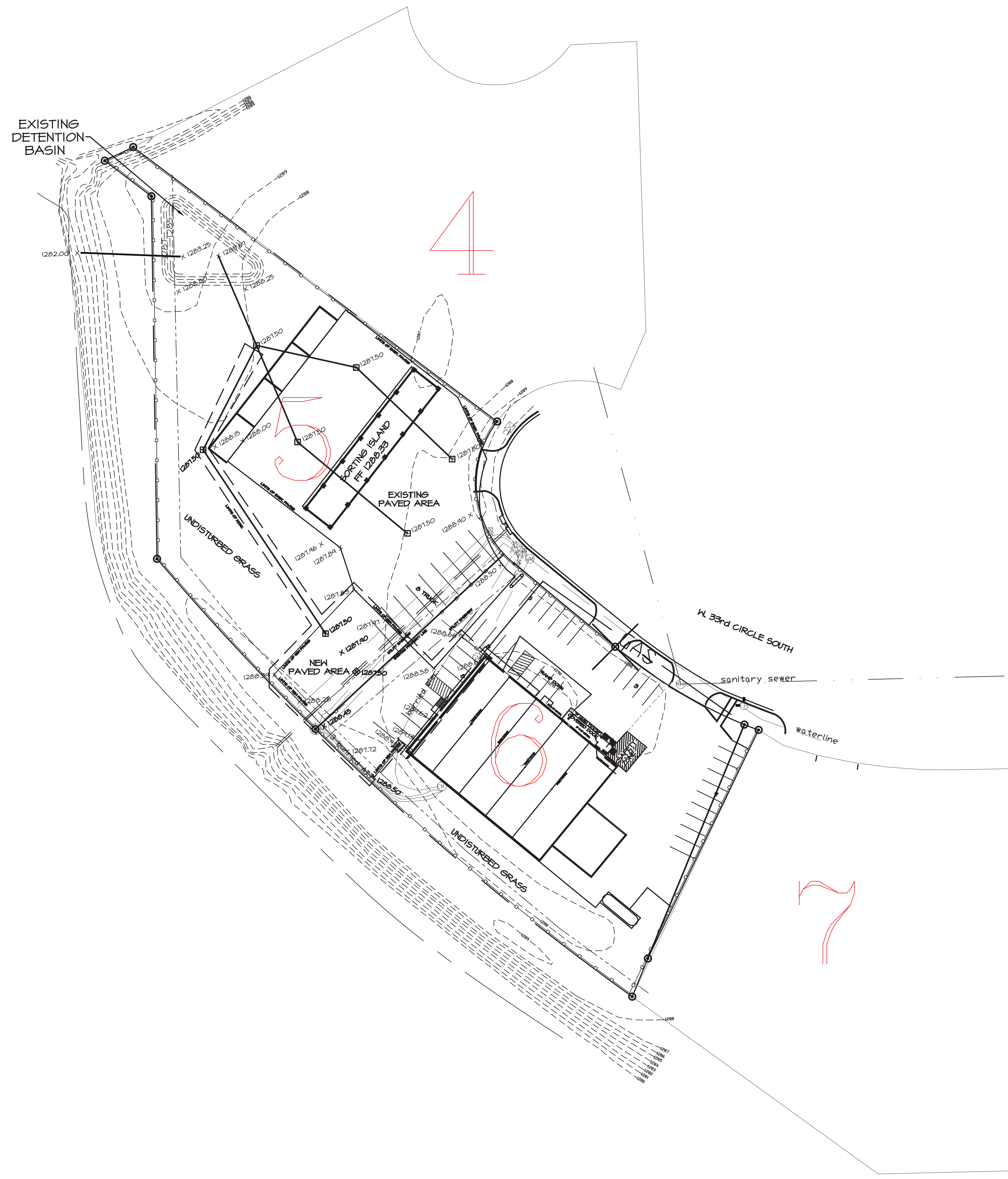
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CS-1

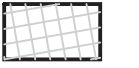






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DATE: 10-10-19
11-6-19



NEW PAVED AREA = 10,000 SQ. FT.
TOTAL PAVED AREA = 39,296 SQ. FT.
LOT 5 AND WEST PART OF LOT 6

-  6" CONCRETE SLAB
-  8" CONCRETE PAVING
-  NEW / EXISTING FENCE
-  EXISTING FENCE TO DEMO
-  1220 - - - - EXISTING GRADES
-  1220 - - - - PROPOSED GRADES
-  X 122150 SPOT GRADES

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SHEET NO:

C1.0

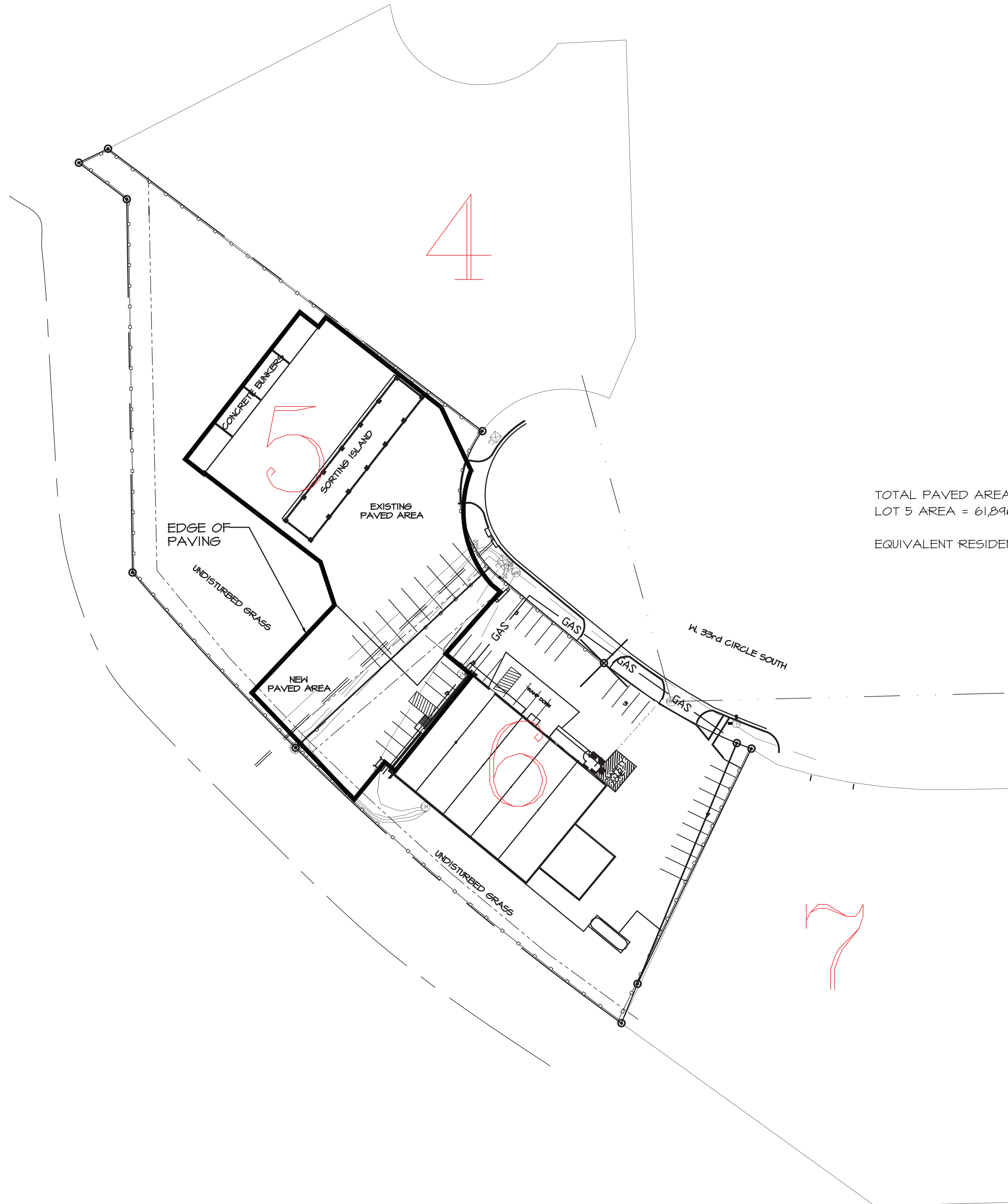
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C1.0 GRADING PLAN
SCALE: 1" = 40'-0"

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C1.ERU ERU PLAN
SCALE: 1" = 40'-0"



TOTAL PAVED AREA = 39,300 SQ. FT.
LOT 5 AREA = 61,896 SQ. FT.

EQUIVALENT RESIDENTIAL UNITS = $39,300/2139 = 18.373$ ERU

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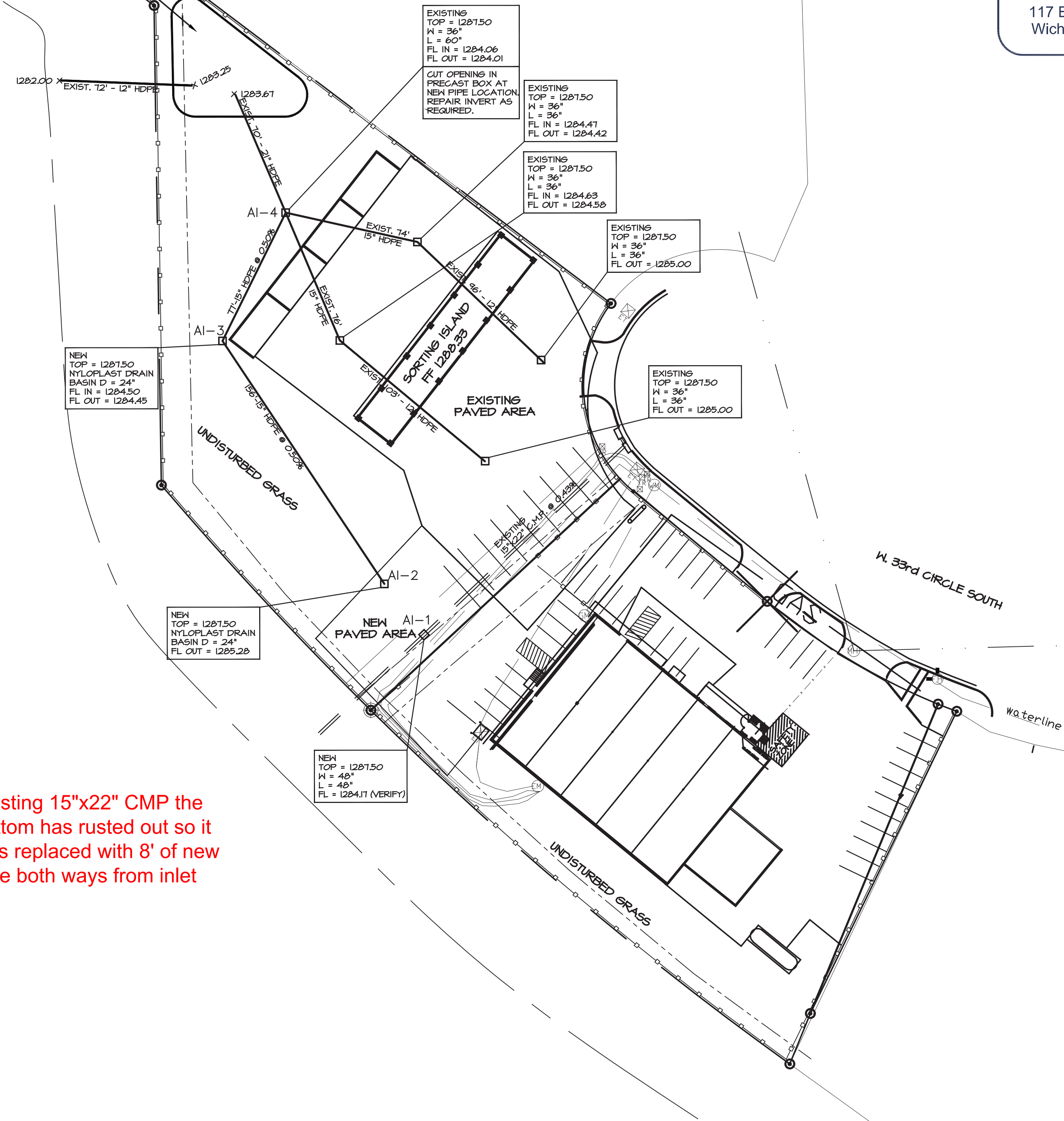
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C1.ERU

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EXISTING
DETENTION
BASIN



Existing 15"x22" CMP the bottom has rusted out so it was replaced with 8' of new pipe both ways from inlet

AS BUILTS



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

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10-20-19
11-6-19

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C2.0

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C2.0 STORM SEWER PLAN

SCALE: 1" = 40'-0"

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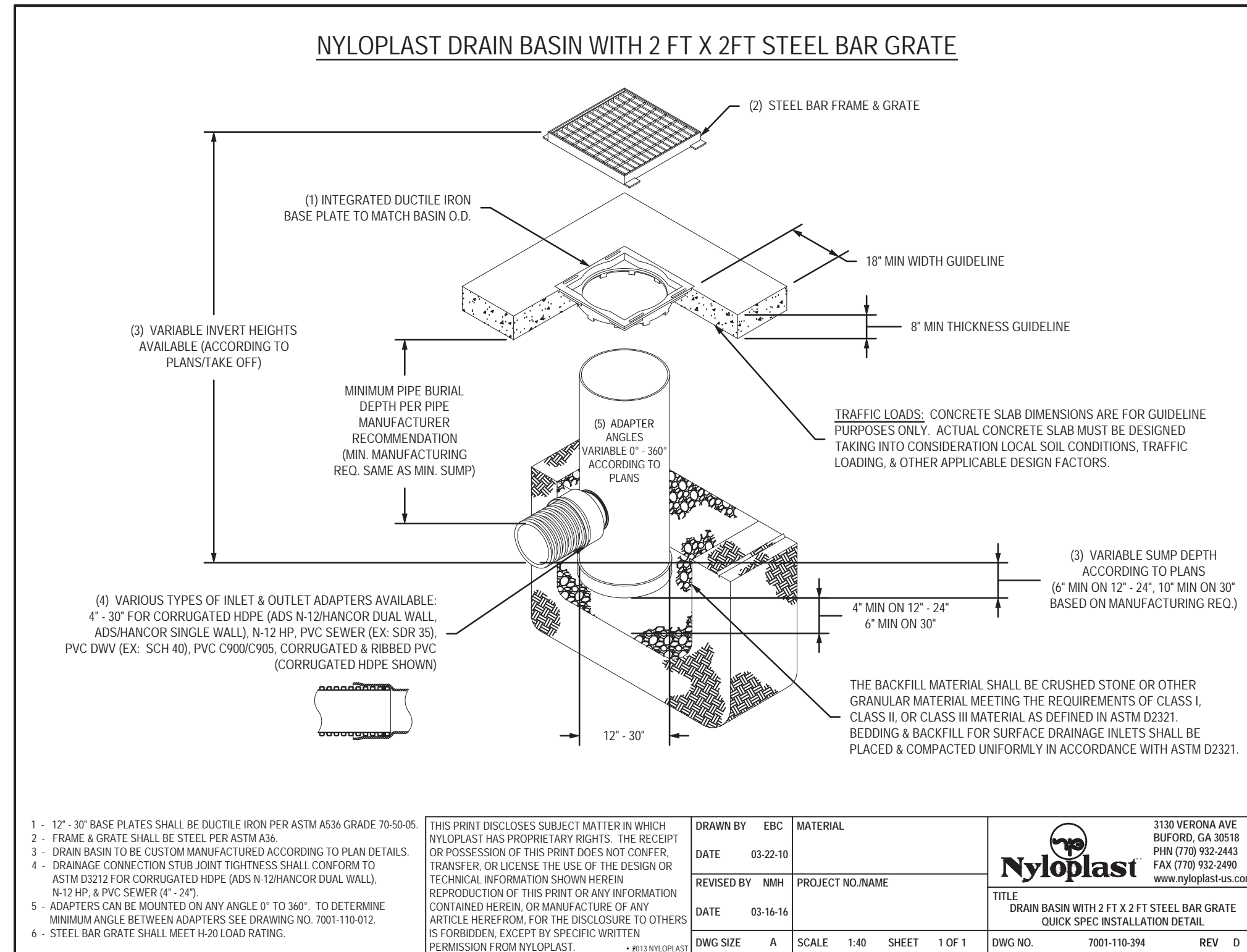
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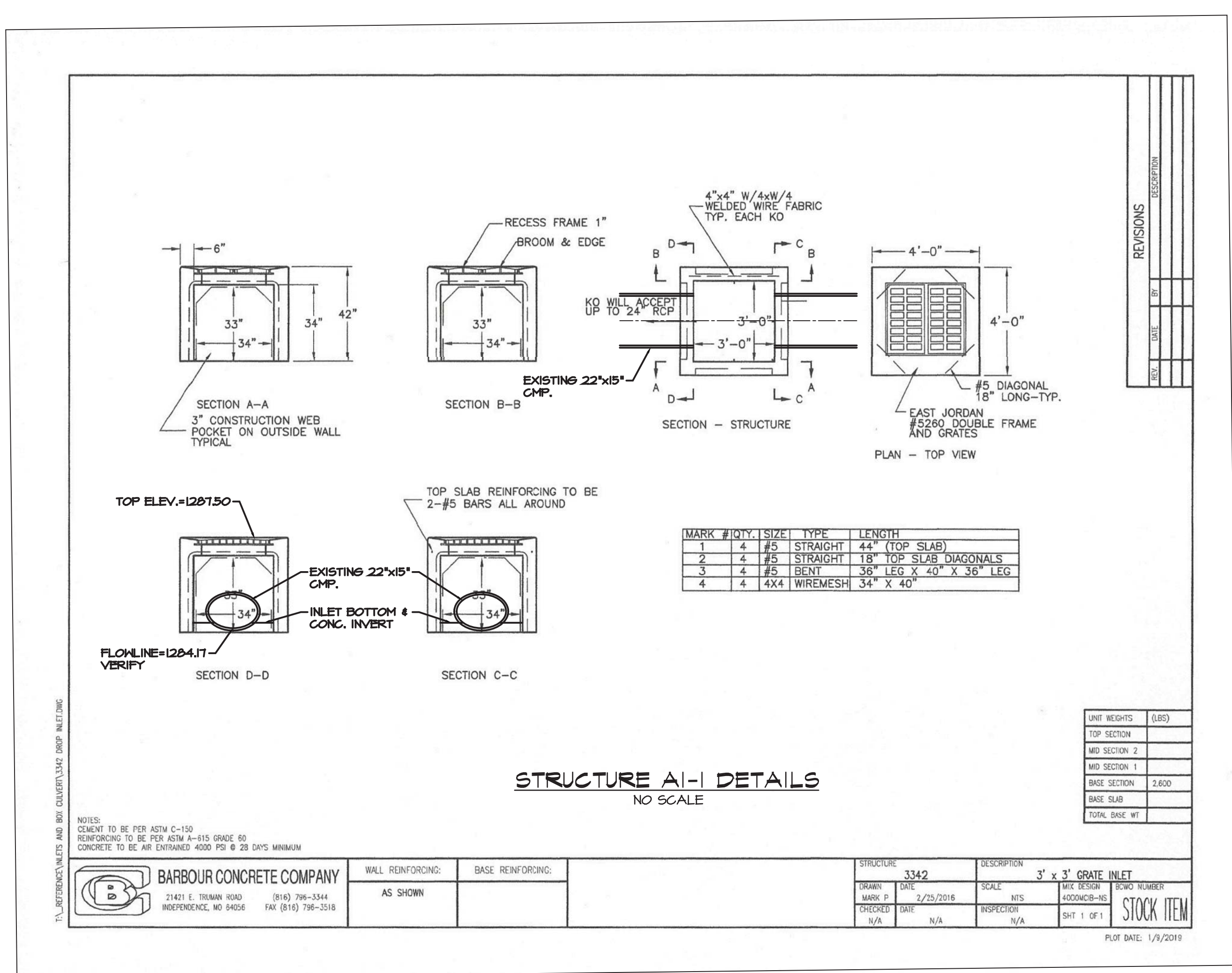
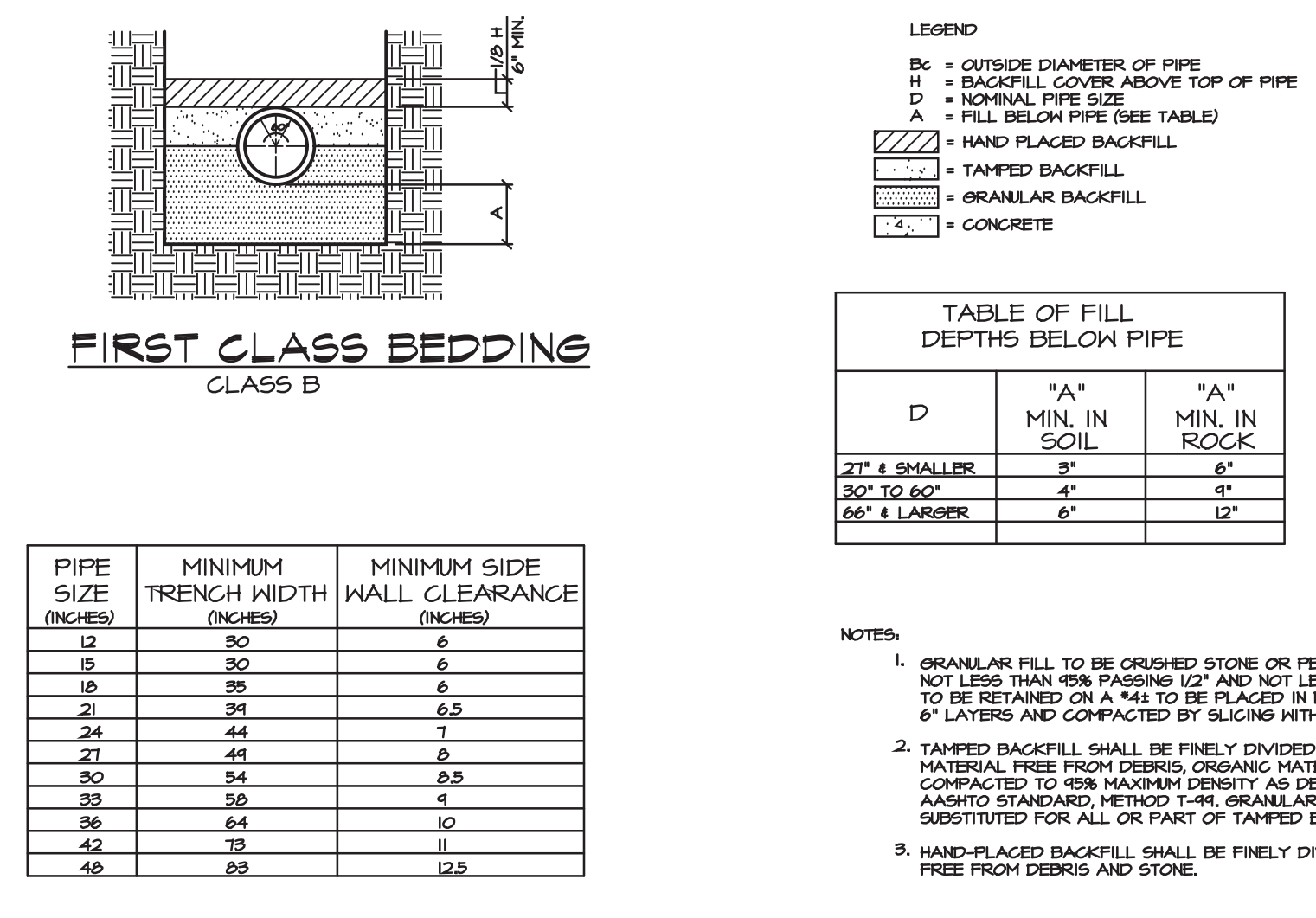
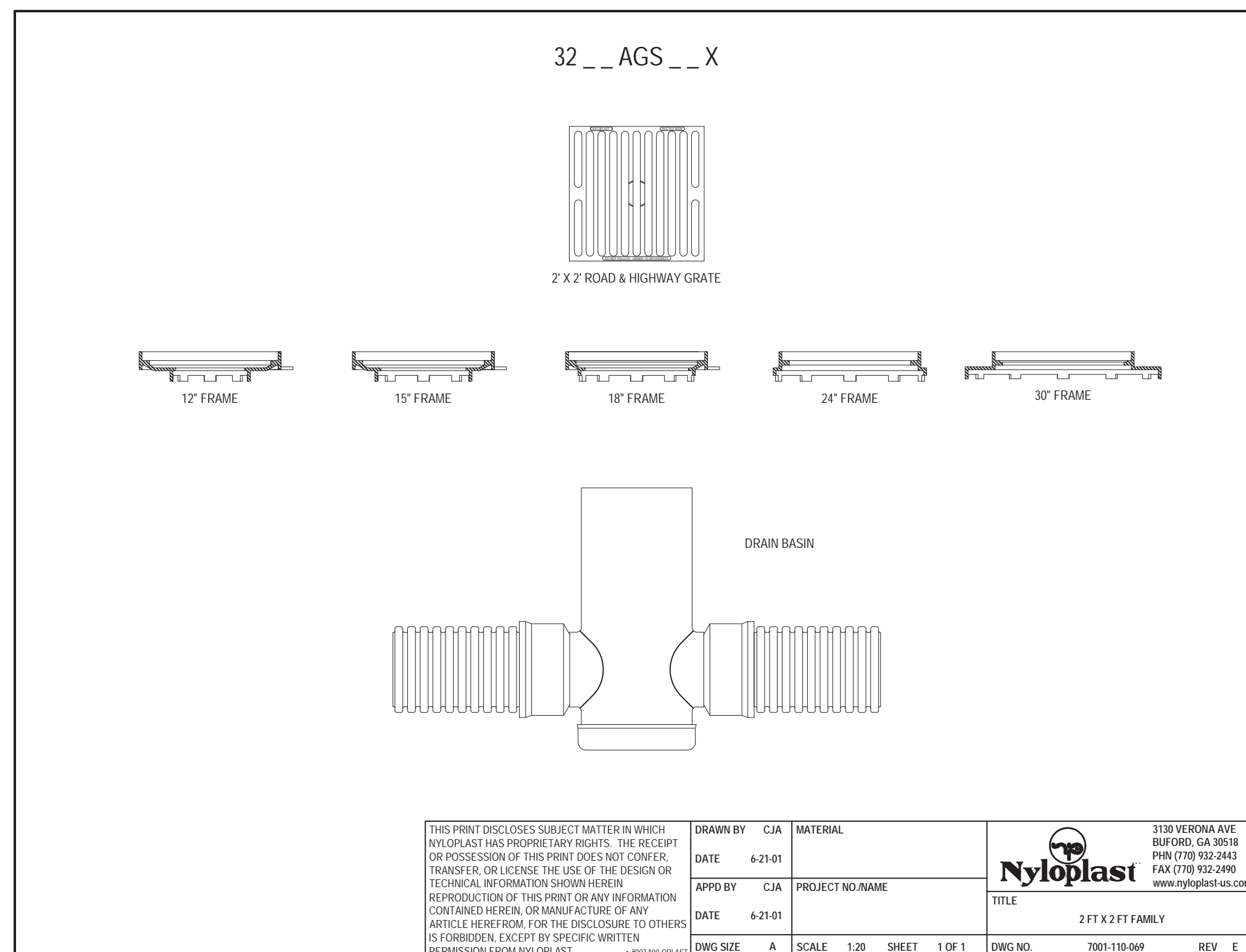
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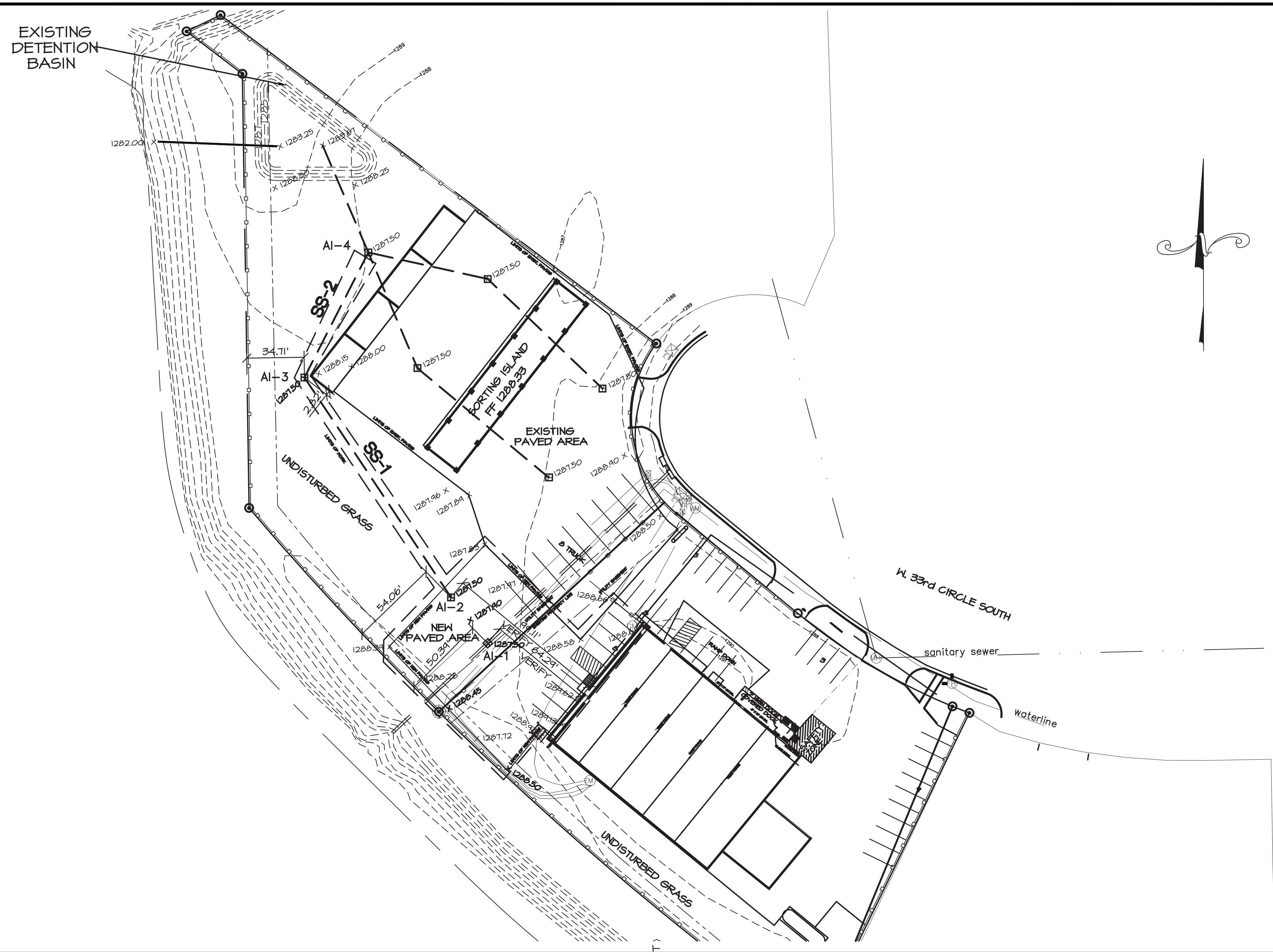


TYP. AREA INLET DETAILS
SCALE: NONE

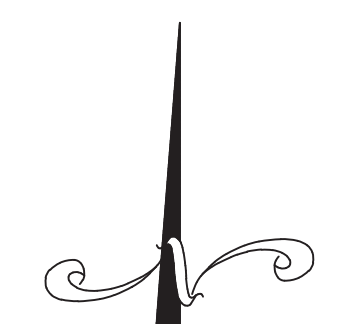


C2.1 STORM SEWER DETAILS
SCALE: 1" = 40'-0"


DATE PLOTTED: PLOTTED



- NEW / EXISTING FENCE
- - - - - EXISTING FENCE TO DEMO
- 1288 - - - - - EXISTING GRADES
- 1288 - - - - - PROPOSED GRADES
- x 128150 SPOT GRADES

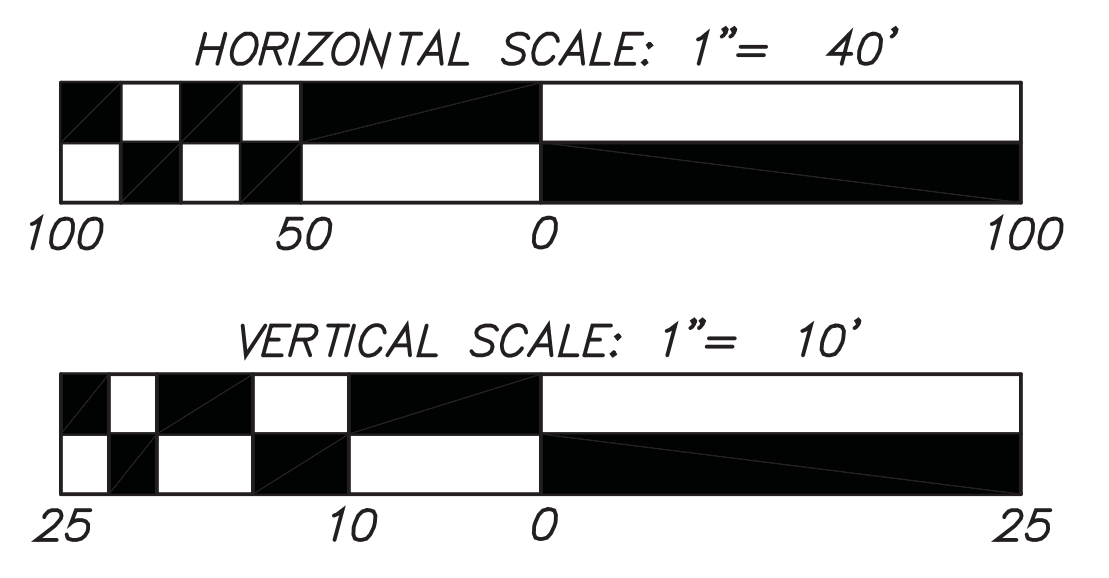


AS BUILTS



KEMILLER
ENGINEERING PA

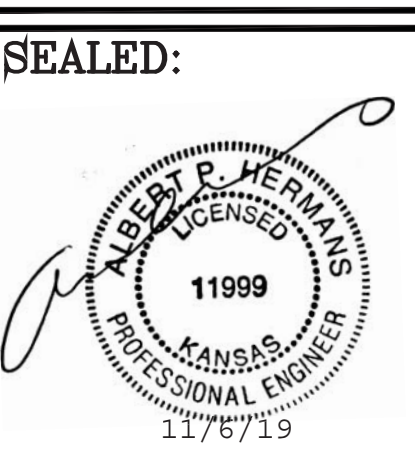
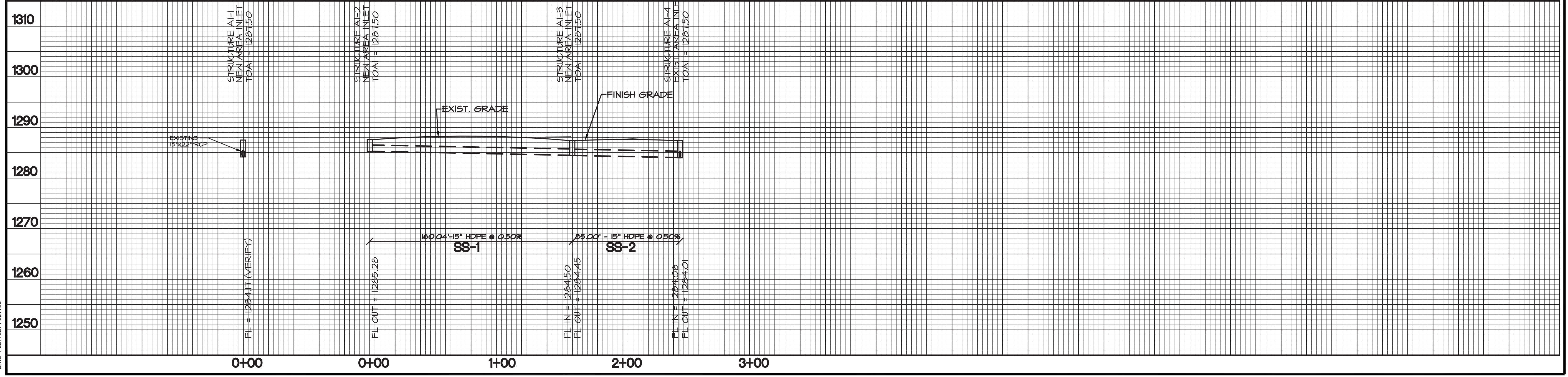
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C2.2 STORM SEWER
PLAN AND PROFILE

SCALE: 1" = 40'-0"

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DATE: 11-6-19

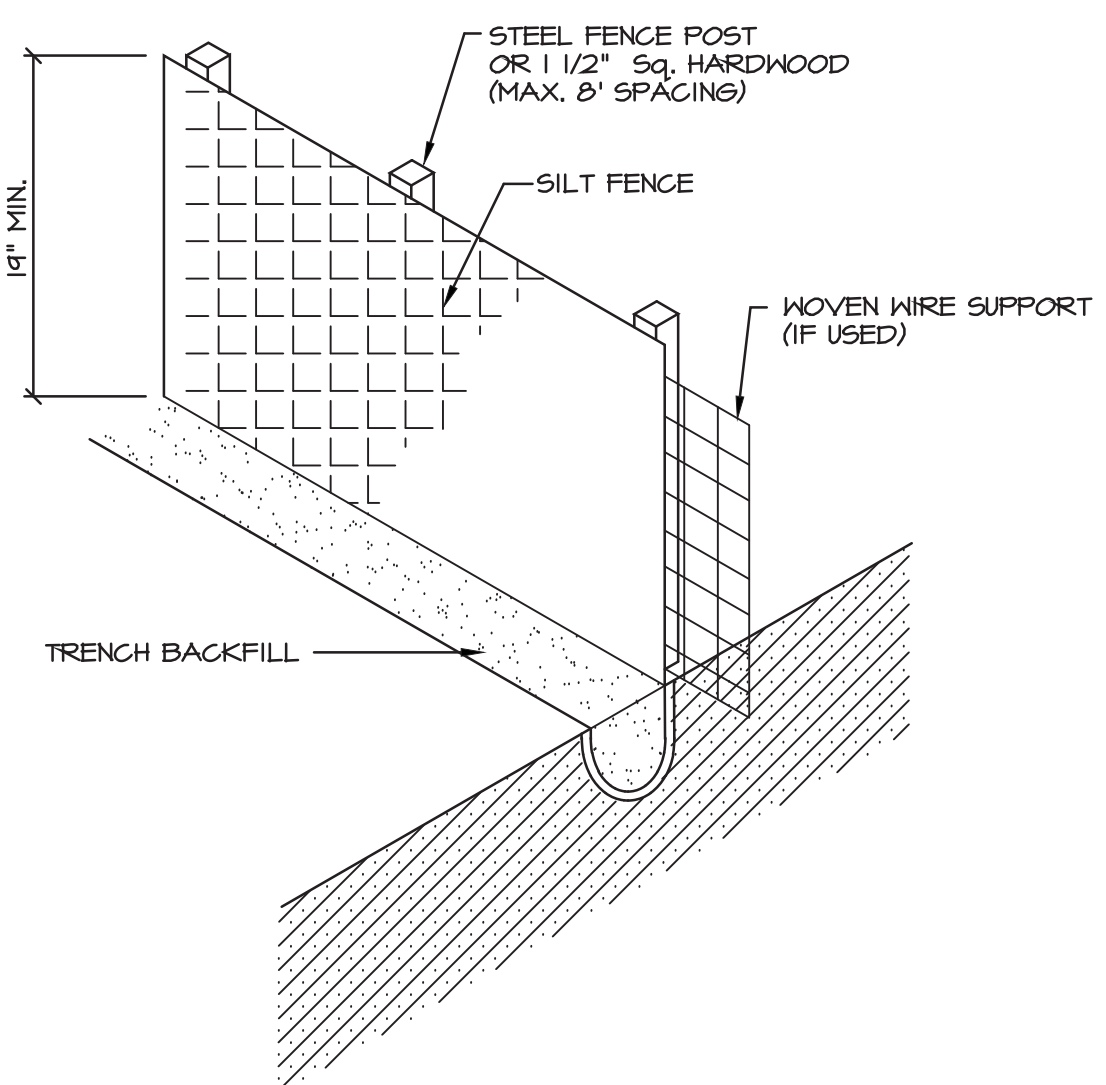
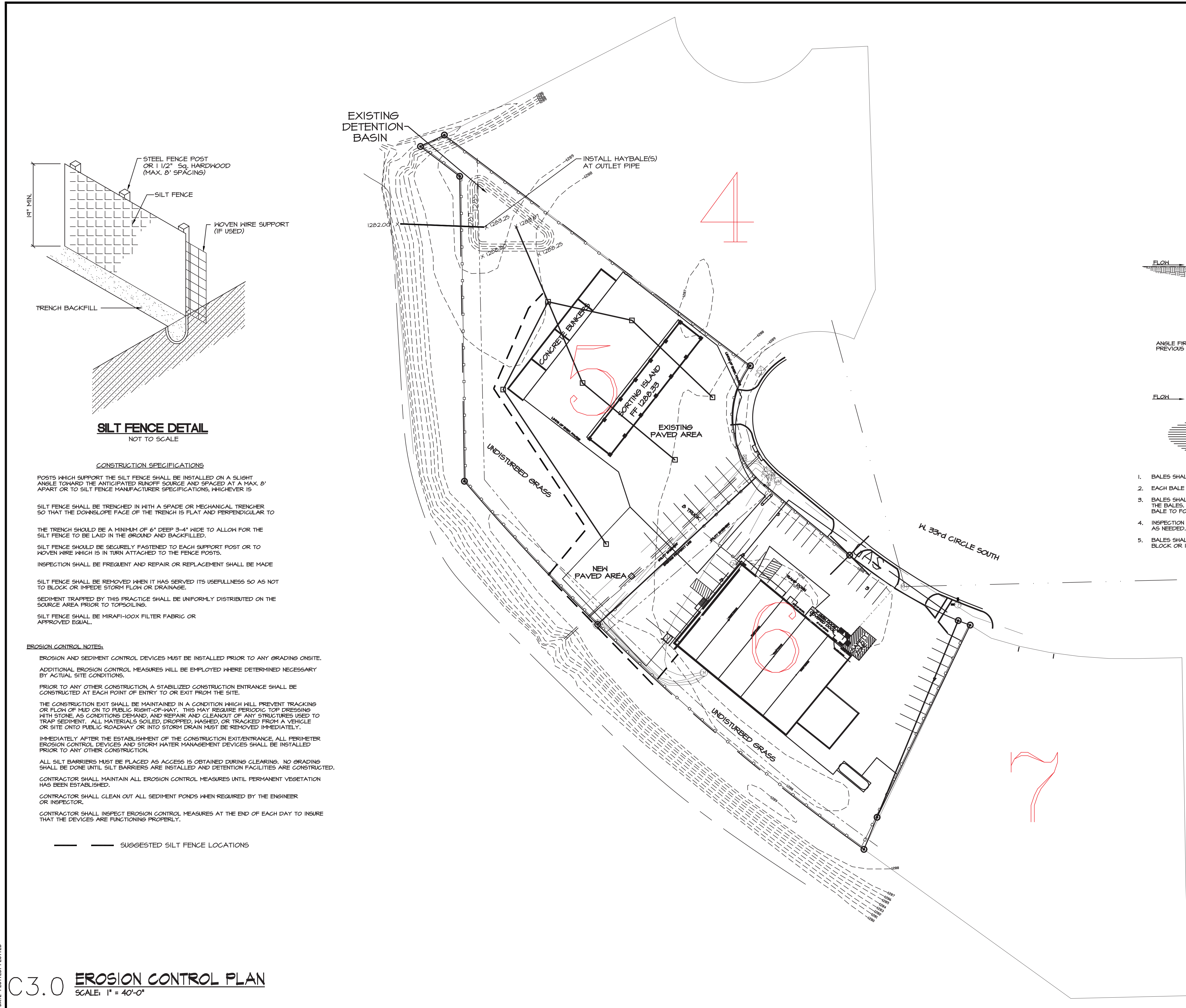
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C3.0

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SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE AND SPACED AT A MAX. 8' APART OR TO SILT FENCE MANUFACTURER SPECIFICATIONS, WHICHEVER IS GREATER.

SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE FENCE.

THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP 3-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE FENCE POSTS.

INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.

SILT FENCE SHALL BE MIRAFI-100X FILTER FABRIC OR APPROVED EQUAL.

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY GRADING ON SITE.

ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SOILED, DROPPED, WASHED, OR TRACKED FROM A VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT/ENTRANCE, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

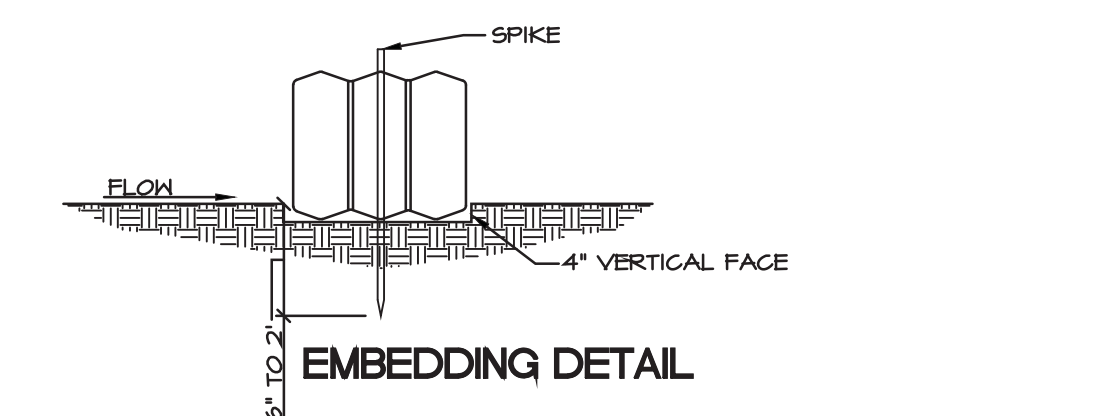
ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS ARE INSTALLED AND DETENTION FACILITIES ARE CONSTRUCTED.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

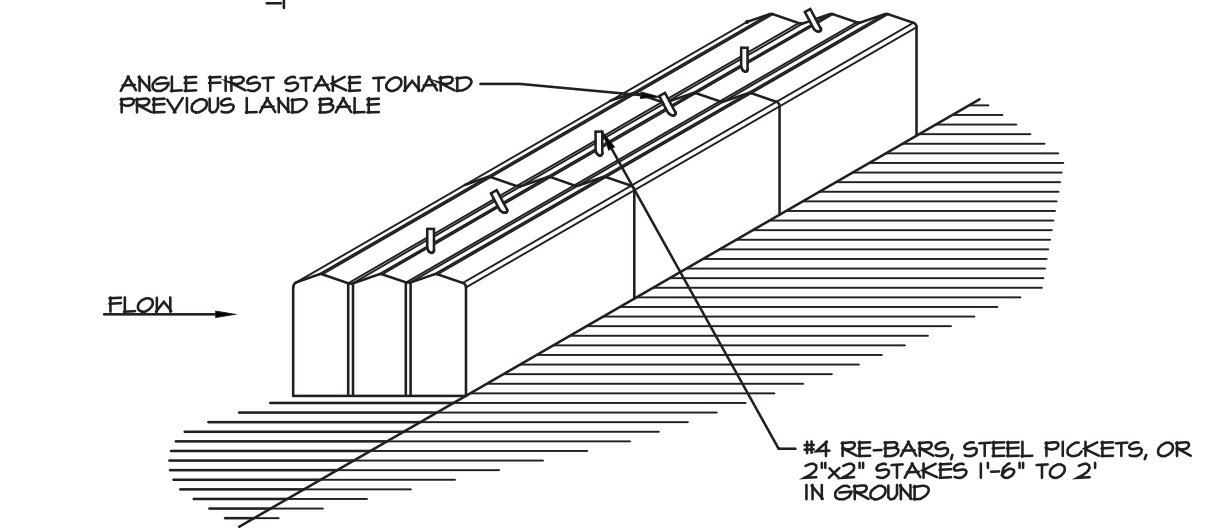
CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR INSPECTOR.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH DAY TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY.

— — — — — SUGGESTED SILT FENCE LOCATIONS



EMBEDDING DETAIL



ANCHORING DETAIL

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE BY THE OWNER.

STRAW BAIL DIKE DETAIL

NOT TO SCALE

- — — — — NEW / EXISTING FENCE
- - - - - EXISTING FENCE TO DEMO
- 1220 - - - - - EXISTING GRADES
- — — — — PROPOSED GRADES
- SPOT GRADES

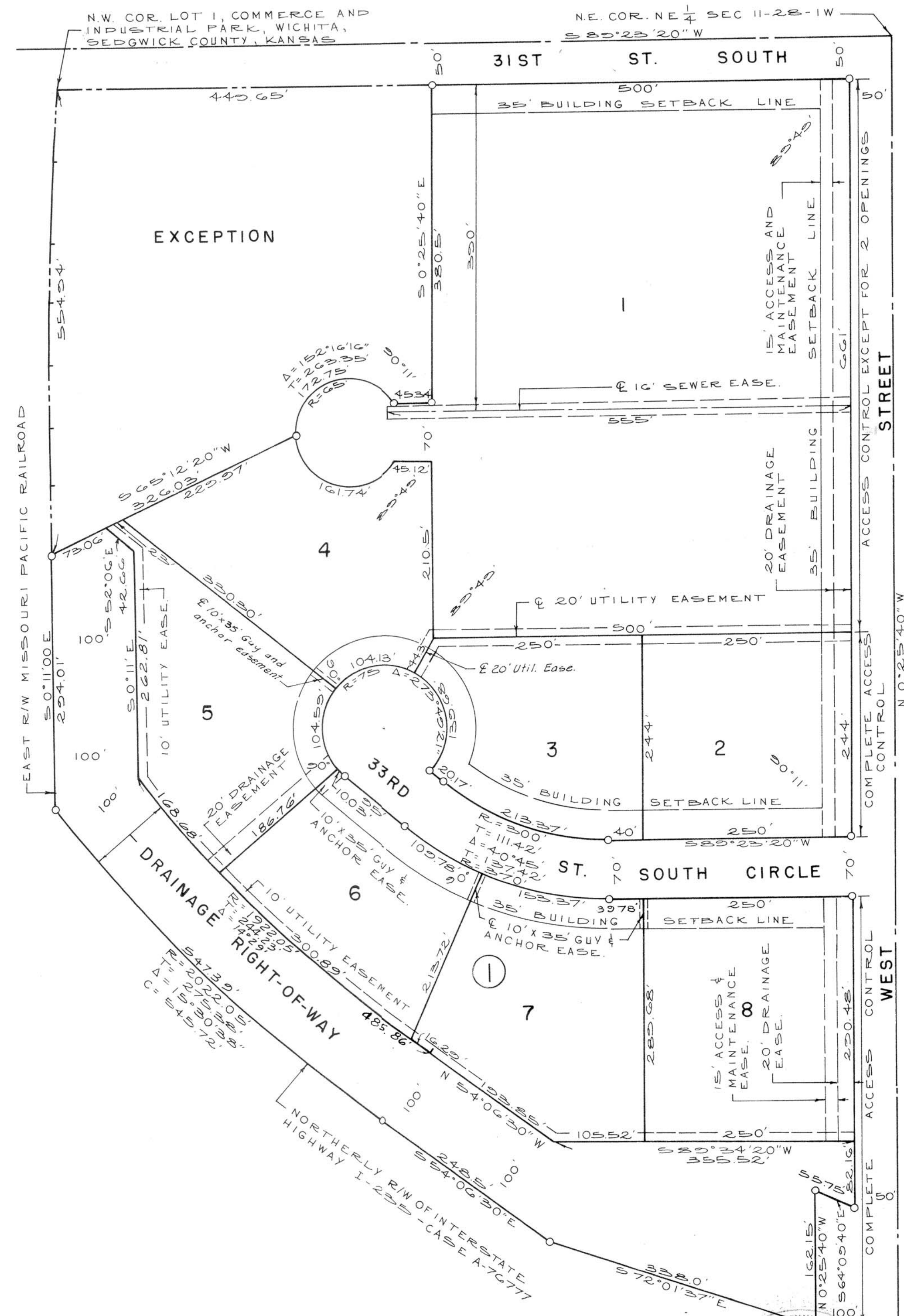
DATE PLOTTED: PLOTTED

C3.0 **EROSION CONTROL PLAN**
SCALE: 1" = 40'-0"

1-5 ✓

COMMERCE AND INDUSTRIAL PARK SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS State of Kansas, County of Sedgwick, SS.



I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "COMMERCE AND INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is A REPLAT OF and a true and correct exhibit of said survey described as follows: Lot 1, Commerce and Industrial Park, Wichita, Sedgwick County, Kansas, except that part of said Lot 1 described as follows: Beginning at the NW corner of said Lot 1; thence N69°23'20"E on the north line of said Lot 1, 449.65 feet to a point 500 feet west of the NE corner of said Lot 1; thence S00°25'40"E parallel to the east line of said Lot 1, 380.5 feet; thence S69°23'20"W, 45.34 feet to a curve; thence north-westerly, westerly and south-westerly on a curve to the left having a radius of 65 feet and a deflection angle of 152°16'16", a distance of 172.75 feet (the tangents of said curve being described as: Beginning at the west end of the last course, i.e., S69°23'20"W, 45.34 feet to a curve; first tangent, thence N33°11'24"W, 263.35 feet to the point of intersection of the tangent lines; second tangent, thence S5°27'40"E, 263.35 feet to a point on said curve); thence S65°12'20"W, 326.03 feet to the west line of said Lot 1; thence northerly on the west line of said Lot 1, 554.94 feet to the point of beginning.

Kenneth O. Taylor, Civil Engineer
Kenneth O. Taylor

Know all men by these presents that Aetna Cartage Company, an Ohio corporation, by John E. Shore, Vice-President, has caused the land described in the Civil Engineer's certificate to be platted into lots, a block, a street and a drainage right of way to be known as "COMMERCE AND INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas.

All abutter's rights of access to or from West Street, over and across the east line of Lot 1, Block 1, are hereby granted to the City of Wichita, provided, however, that Lot 1, Block 1, shall have access to West Street at two locations to be designated by the City Engineer of the City of Wichita, Kansas. All abutter's rights of access to or from West Street, over and across the east lines of Lots 2 and 8, Block 1, are hereby granted to the City of Wichita.

Drainage easements and access and maintenance easements as indicated on the plat are hereby granted to the City of Wichita. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The drainage right of way as indicated on the plat is hereby dedicated to the public for drainage purposes. The street is hereby dedicated to and for the use of the public.

Aetna Cartage Company, an Ohio corporation

ATTEST: John E. Shore, Vice-President
John E. Shore
Secretary

State of Ohio, County of Hamilton, SS.

Be it remembered, that on this 13th day of December, 1973, before me the undersigned, a notary public in and for the County and State aforesaid, came John E. Shore, Vice-President of Aetna Cartage Company, an Ohio corporation, to me personally known to be the same person who executed the within instrument as Vice-President of said corporation, and such person duly acknowledged the execution of same as Vice-President, for and on behalf of, and as the act and deed of said corporation. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Barbara White, Notary Public
BARBARA WHITE

My Commission expires: December 17, 1977

The Equitable Life Assurance Society of the United States, a New York corporation, by T.J. Fitzgerald, Vice President, mortgagee of the north 400 feet of the east 500 feet of Lot 1, Commerce and Industrial Park, Wichita, Sedgwick County, Kansas, does hereby consent to the platting of "COMMERCE AND INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas.

The Equitable Life Assurance Society of the United States, a New York corporation

ATTEST: T.J. Fitzgerald, Vice President
T.J. Fitzgerald

Dorothy M. Deloy, Assistant Secretary
Dorothy M. Deloy
State of New York
County of New York, SS.

Be it remembered, that on this 8th day of April, 1974, before me the undersigned, a notary public in and for the County and State aforesaid, came T.J. Fitzgerald, Vice President of The Equitable Life Assurance Society of the United States, a New York corporation, to me personally known to be the same person who executed the within instrument as Vice President of said corporation, and such person duly acknowledged the execution of same as Vice President, for and on behalf of, and as the act and deed of said corporation. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Ann M. O'Keefe, Notary Public
Ann M. O'Keefe

My Commission expires: March 30, 1976

This plat of "COMMERCE AND INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 25th day of OCTOBER, 1974.

Wichita-Sedgwick County Metropolitan Area Planning Commission
By: Marjorie Taylor, Chairman
Robert A. Lakin, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this 20th day of May, 1974.
Garry L. Porter, Mayor
Ralph C. Eberly, City Clerk
Ralph C. Eberly

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 10th day of June, 1974.

Tom Scott, Chairman
Elmer S. Peters, Commissioner
Earl E. Rush, Commissioner

ATTEST: Marie Warden, County Clerk
Marie Warden

Entered on transfer record this 10 day of June, 1974.
Marie Warden, County Clerk
Marie Warden

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at 7:00 o'clock A.M., on the 10th day of June, 1974.
John Hale, Register of Deeds
Pearl S. Gilbert, Deputy

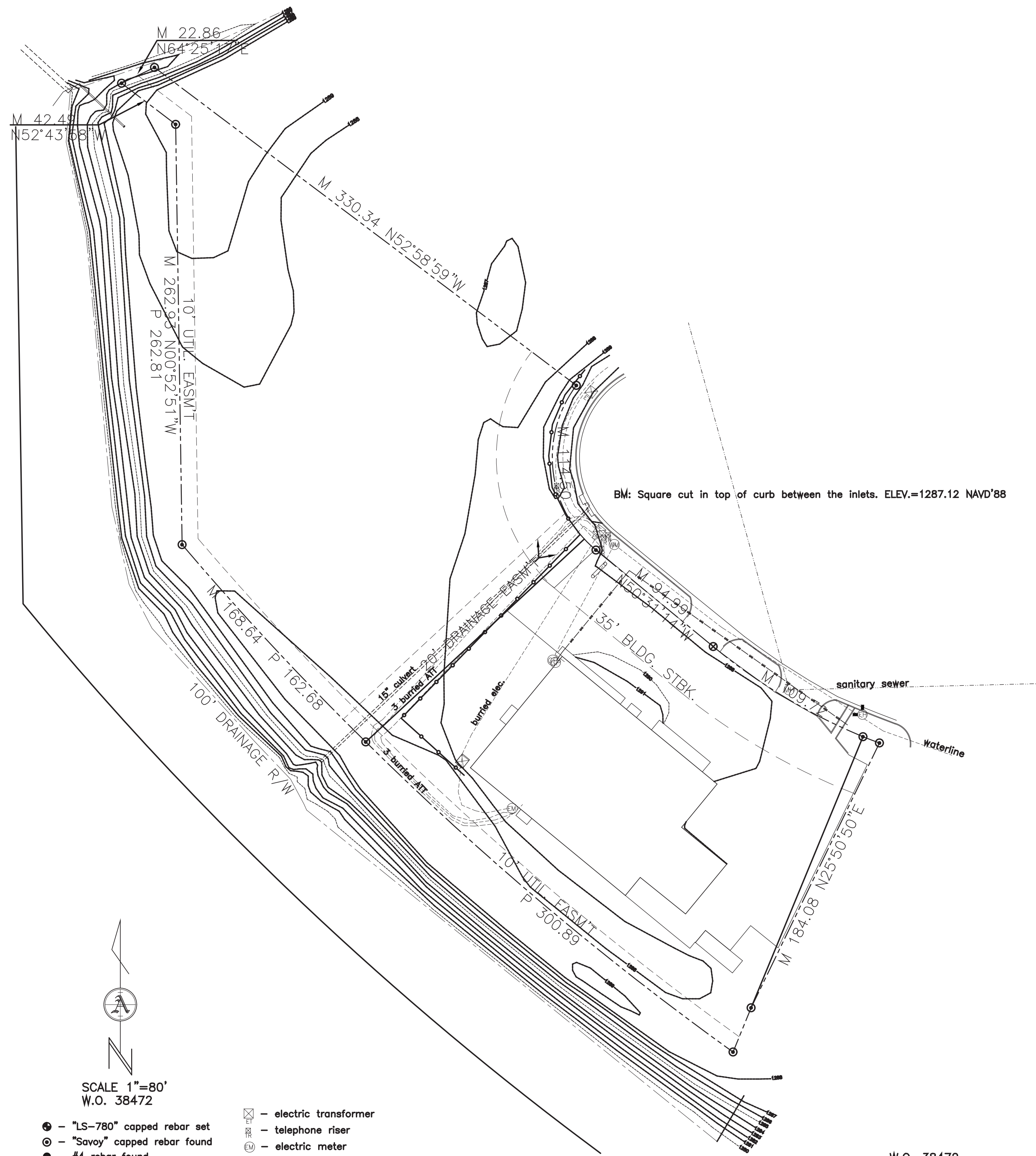


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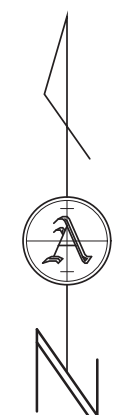
500

SITE PLAN

LEGAL DESCRIPTION: Lot 5 and 6, Block 1, Commerce Industrial Park Second Add, Wichita, KS



BM: Square cut in top of curb between the inlets. ELEV.=1287.12 NAVD'88



SCALE 1"=80'
W.O. 38472

- ⊙ - "LS-780" capped rebar set
- ⊙ - "Savoy" capped rebar found
- - #4 rebar found
- ⊙ - chisled "Y" in concrete found
- M - measured distance
- P - plat distance
- R - record distance
- BASIS OF BEARING NAD'83 KS SOUTH
- ⊗ - electric transformer
- ⊙ - telephone riser
- ⊙ - electric meter
- ⊙ - electric meter
- ⊙ - watermeter
- ⊙ - manhole
- ⊙ - guard post
- ⊙ - fire hydrant

ARMSTRONG
LAND SURVEY, P.A.

W.O. 38472

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