

# 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 1-800-246-8464  
 Black Hills Energy 1-800-694-8989  
 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 1-888-482-4950  
 Western 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 valve 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 by the contractor.
- The Contractor shall notify the consultant 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 at [traffic@wichita.gov](mailto: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 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.
- Geotechnical report available upon request.
- 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 formation 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 at the contractor's expense.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All disturbed areas are to be seeded as follows:  
 Seed -- Rye grass; 5 lbs./1000 Sq. Ft.  
 All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".  
 An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

# STORM SEWER IMPROVEMENTS

## to serve

# STARKEY INC.

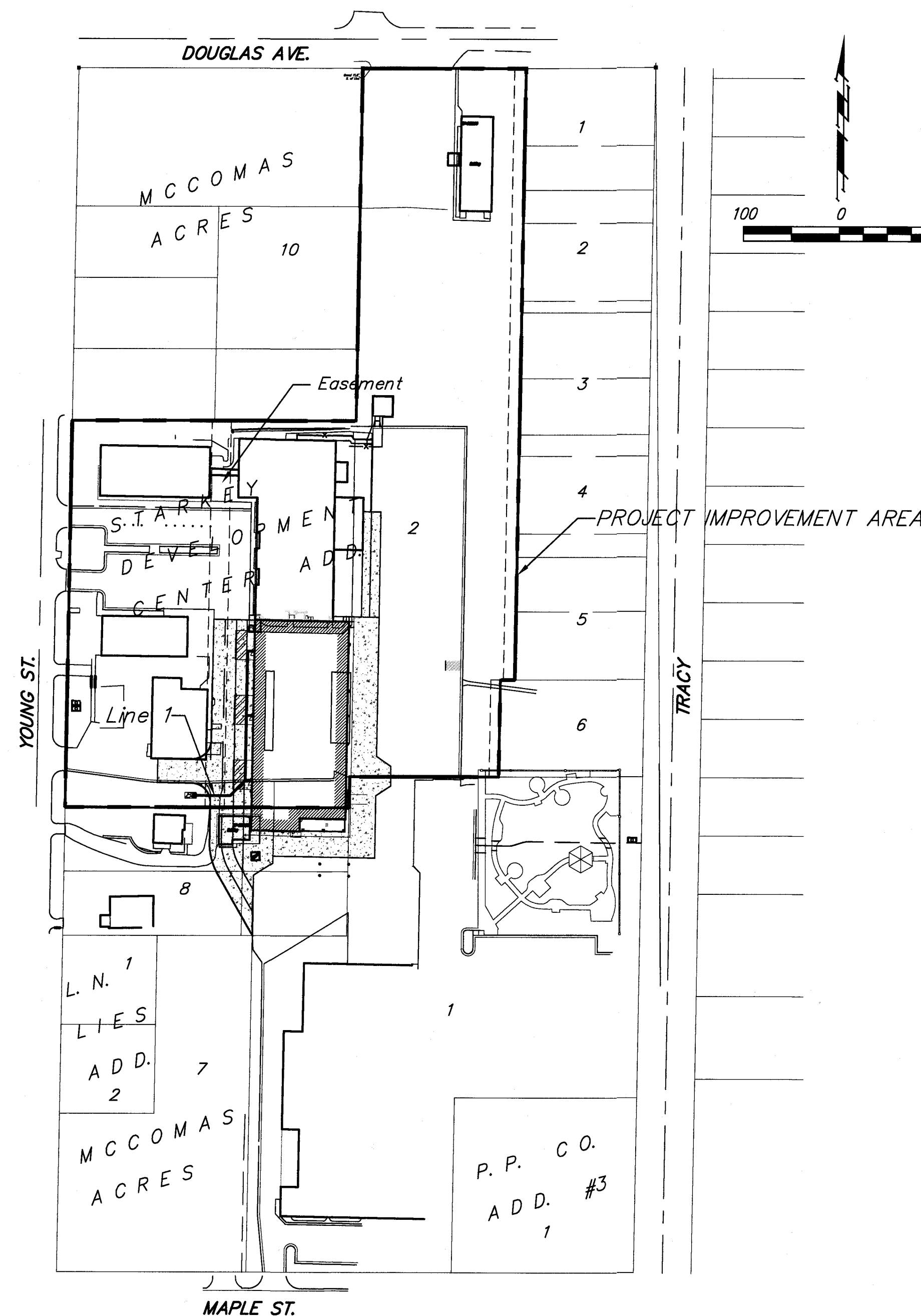
144 S. YOUNG  
 CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 Project Number  
 612 PPD (133119)

### Benchmarks

BM #1: 1 / 2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.  
 Elev. = 1,306.76 (NAVD 88)

BM #2: Chiseled square on Top of Curb near northeast corner of existing parking lot.  
 Elev. = 1,308.57 (NAVD 88)



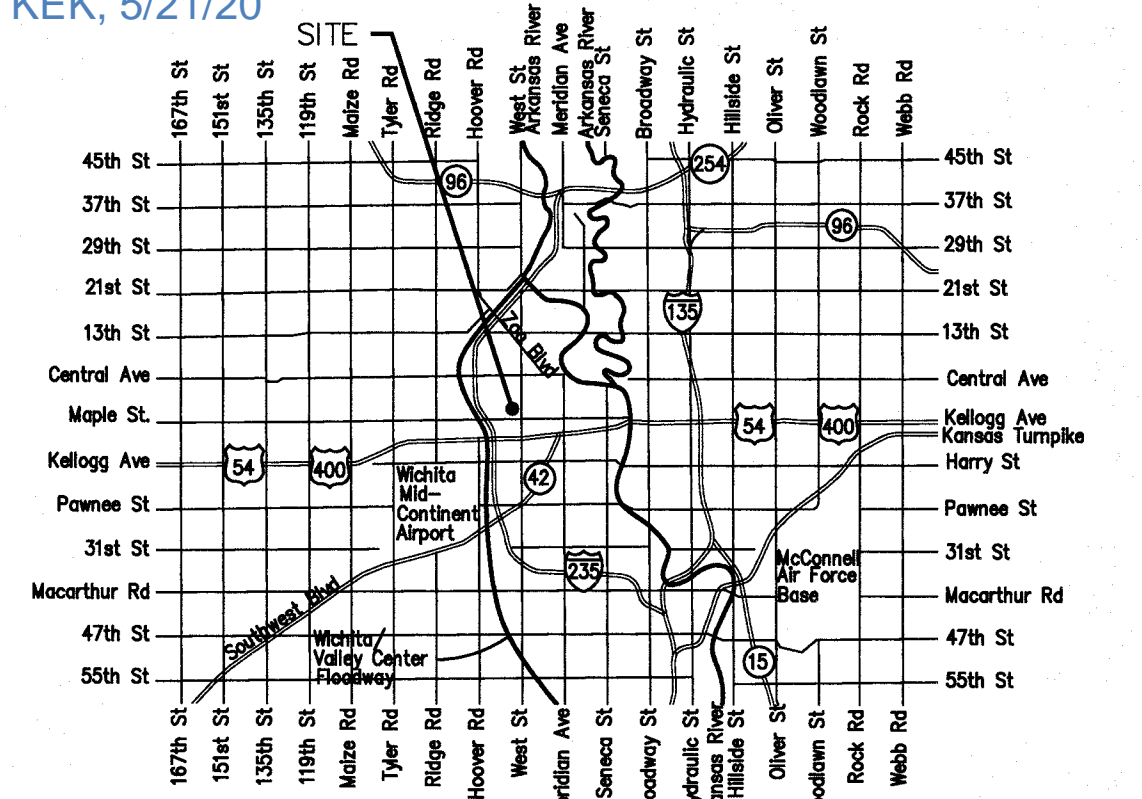
### Sheet Index

Title Sheet	1
Line 1	2
Erosion Control/Grading Plan	3
Copy of Plat	4

Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

### AS BUILT PLANS

Contractor: McCullough Excavating  
 Inspector: Larry Powell, Baughman Co.  
 As BUILT by: KEK, 5/21/20



### Vicinity Map

**Stormwater Certification:**  
 New Development or Redevelopment (Circle One)  
 Stormwater Permit # SND 2019-0064  
 NOI Permit # S-AR94-1584 KSR115065

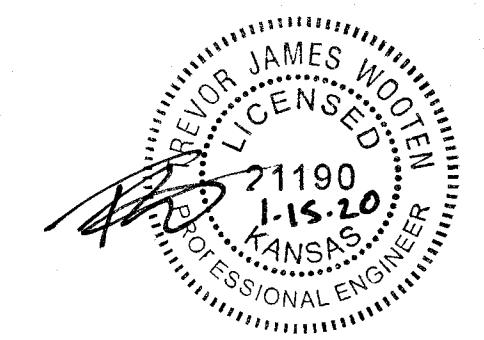
These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Site Area (Acres) = 6.00 Ac.  
 Disturbed Area (Acres) = 1.22 Ac.  
 Water Quality Treatment: Offsite BMP Program  
 Downstream Channel Protection: N/A  
 Detention: N/A  
 The BMP used for this development is N/A

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

Engineering Keith Gledhill 1-22-20  
 Stormwater Joe Pfeiffer 1-23-20

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 by 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.



November 2019

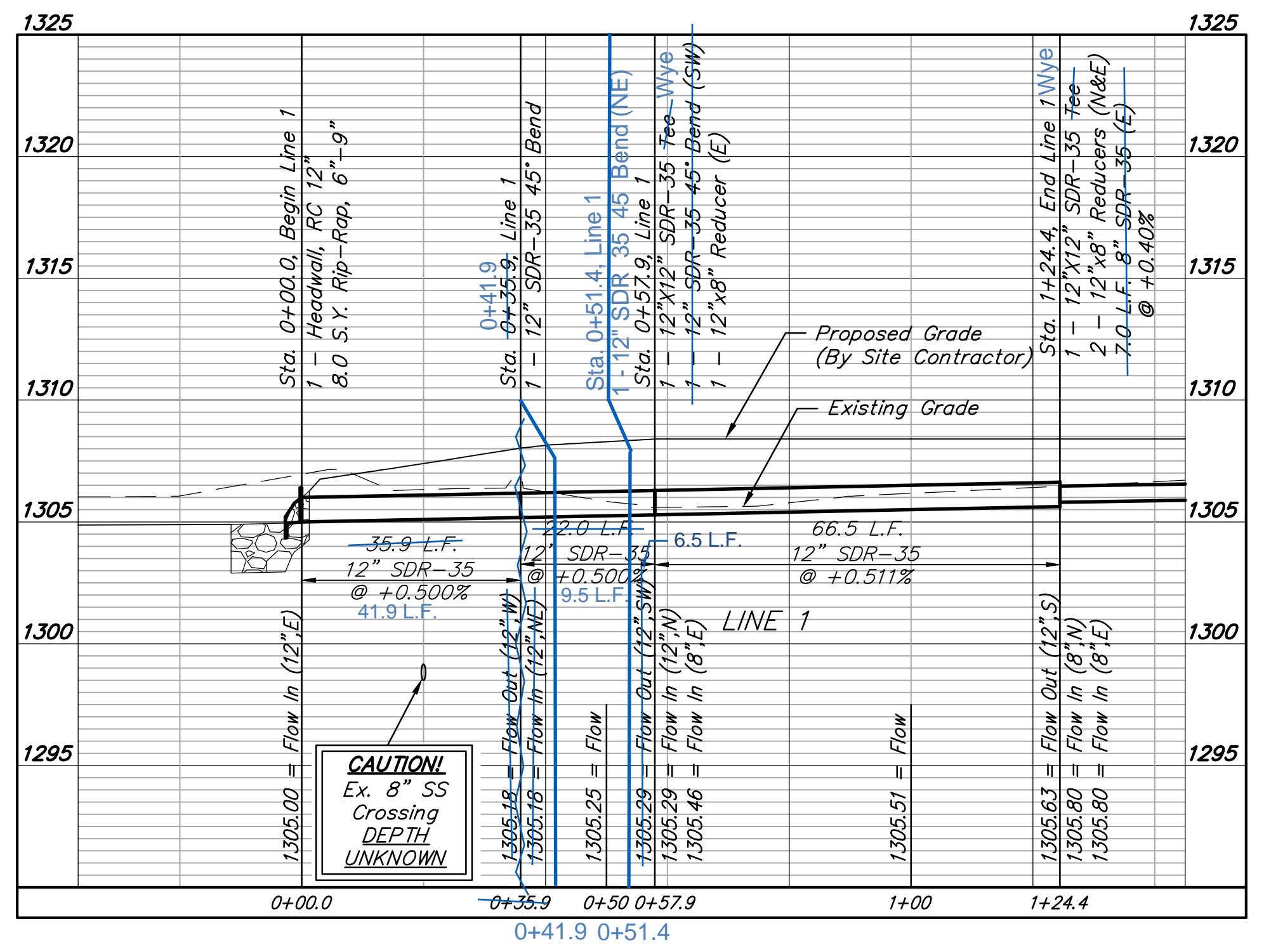
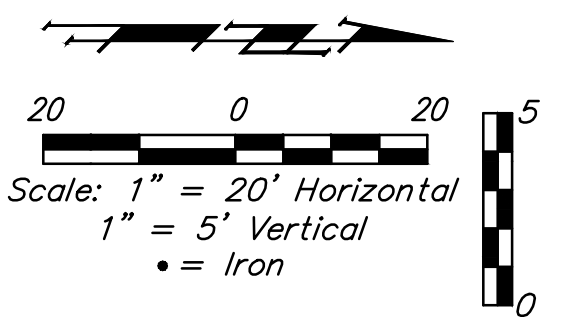
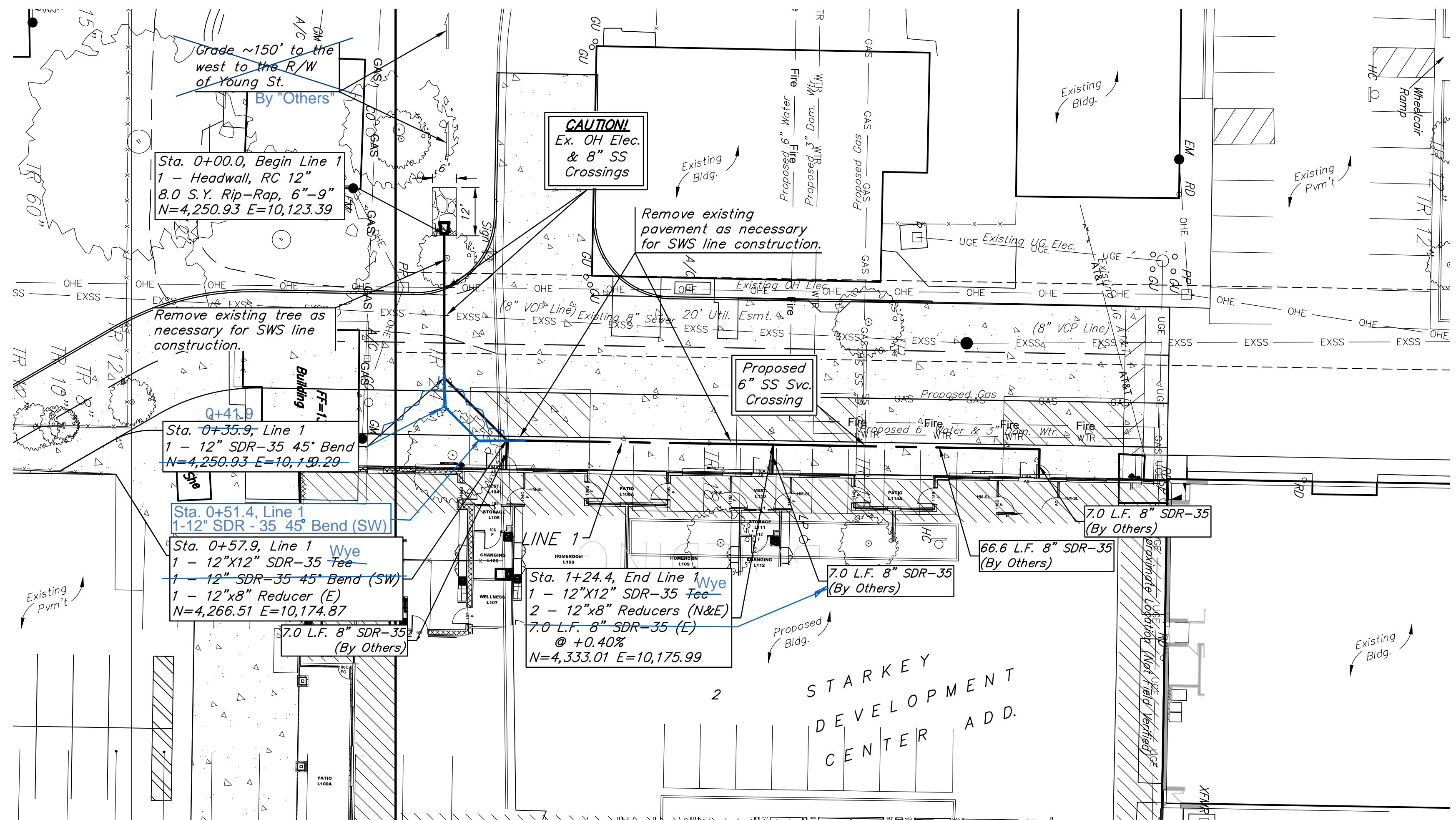


Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

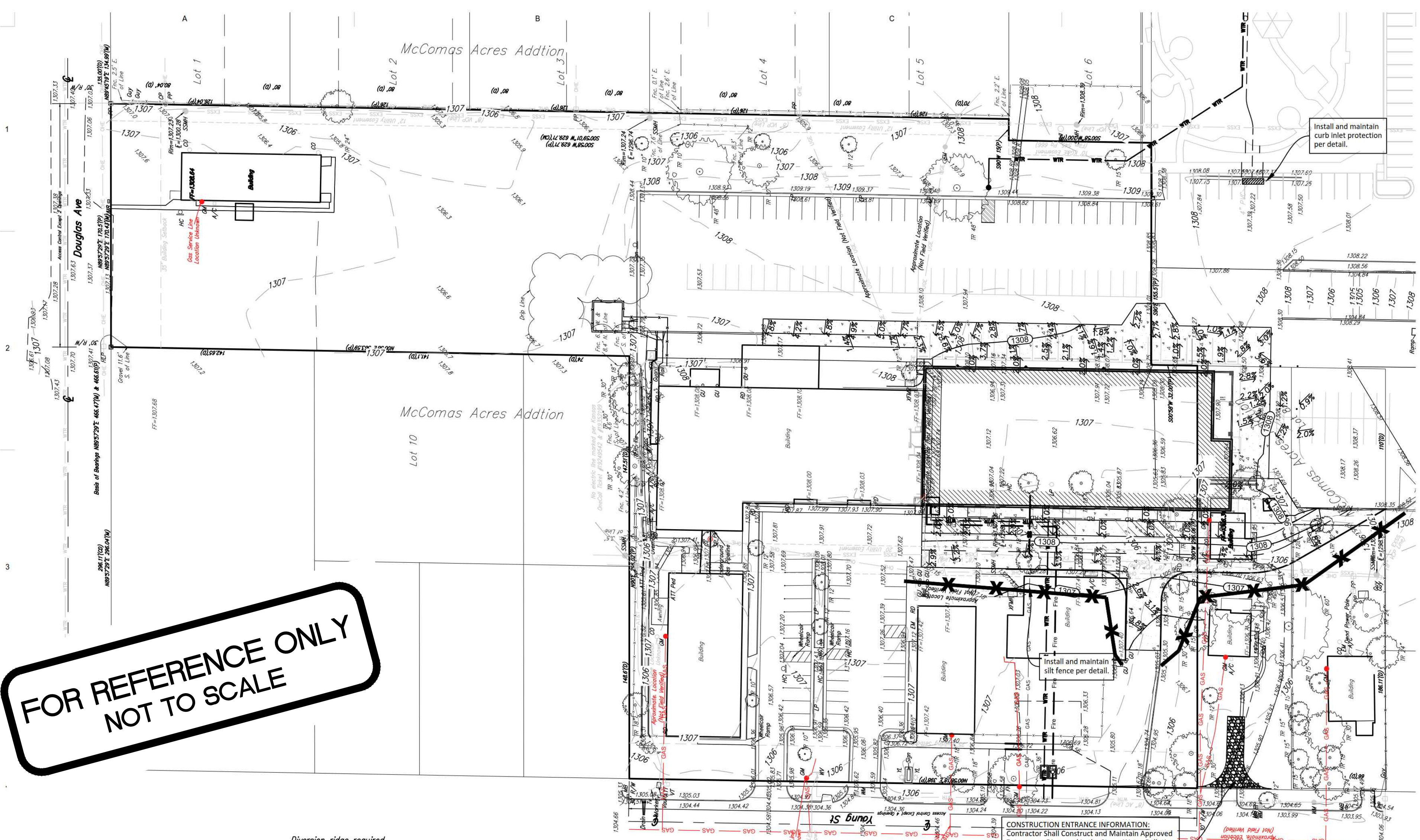
**BENCHMARKS:**  
 BM #1: 1/2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas. Elev. = 1306.76 (NAVD 88)  
 BM #2: Chiseled square on Top of Curb near northeast corner of existing parking lot. Elev. = 1308.57 (NAVD 88)

All trench and inlet excavation areas from Sta. 0+12.0 to Sta. 1+24.4, Line 1 and all 8" SDR-35 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



**FOR REFERENCE ONLY  
NOT TO SCALE**



**LEGAL DESCRIPTION**

Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.

**SITE INFORMATION**

Total Area: ±240,707.99 sq. ft. (5.53 acres)  
Disturbed Area: ±53,173.7 sq. ft. (1.22 acres)  
Impervious Area, pre-const: ±822.7 sq. ft. (-0.02 acres)

**BENCHMARKS**

Site Benchmark - 1  
1/2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.  
Elevation = 1306.76 (NAVD 88)

Site Benchmark - 2  
Chiseled square on Top of Curb near northeast corner of existing parking lot.  
Elevation = 1308.57 (NAVD 88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-DIG-SAFE

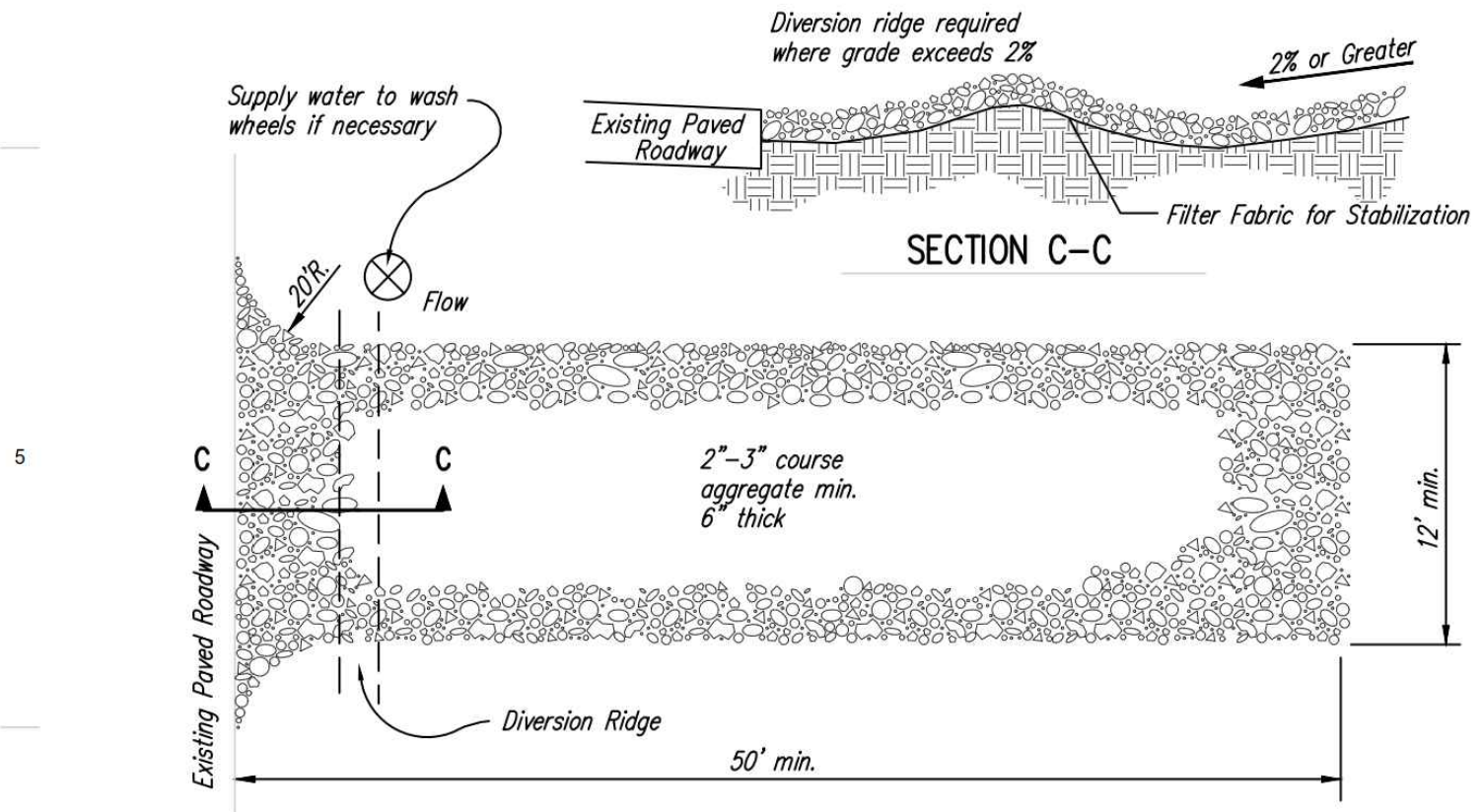
**UTILITY CONTACTS**

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

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Westar Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
	or 268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024
	or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Traf. Control)	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-5600
	or 1-800-324-9696

**EROSION CONTROL NOTES**

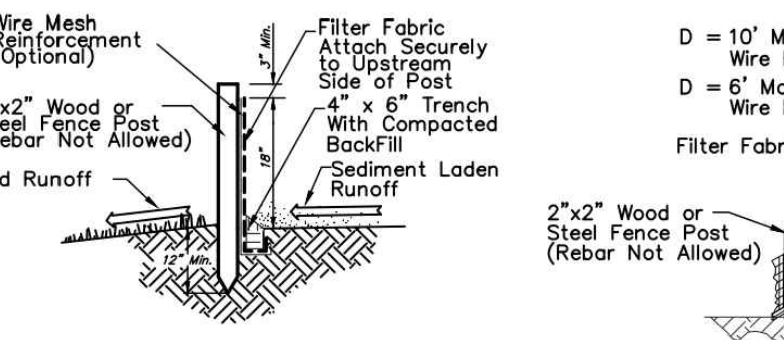
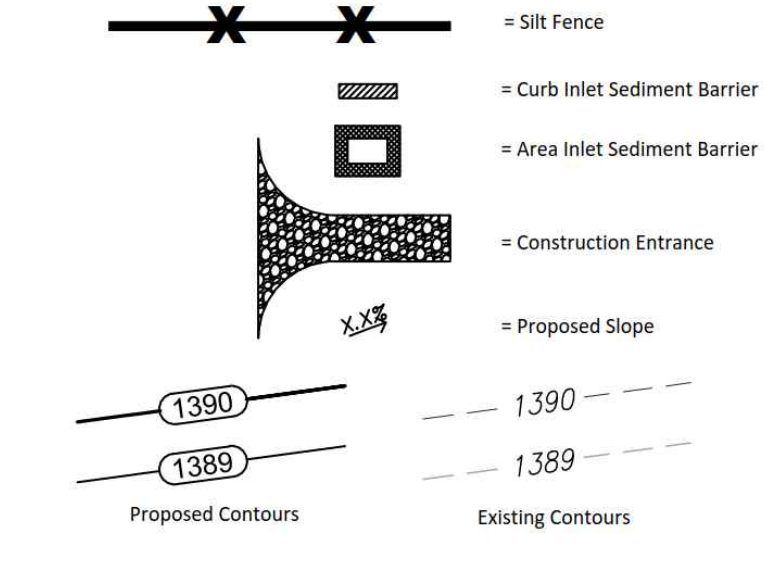
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 14 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
  - DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

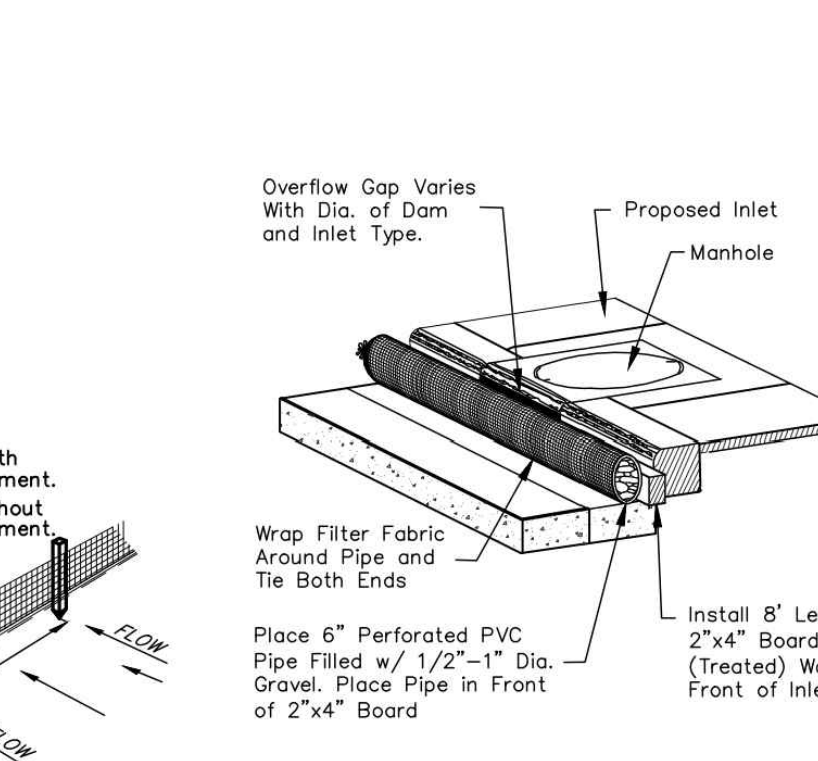
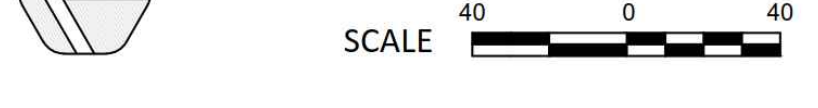
**1 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**EROSION CONTROL LEGEND**



**2 SILT FENCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL PLAN**



**3 TYPE 1 INLET PROTECTION**  
NOT TO SCALE

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

**C3.00**  
Erosion Control  
Plan

**HUTTON**  
LEAD. INSPIRE. RESPECT. CONSTRUCT.  
2229 S. WEST ST. | WICHITA, KS 67213 | TEL. 316 942 8855



ALL WORK SHOWN ON THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HUTTON CONSTRUCTION CORPORATION AND IS NOT TO BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF HUTTON CONSTRUCTION CORPORATION.

Design Project Number: DS-19010  
Build Project Number: 190206

**STARKEY INC.**  
ADDITION AND RENOVATION FOR LIFE ENRICHMENT & GATEWAY PROGRAMS  
144 S. YOUNG  
WICHITA, KS 67209

Issue: FINAL IFC  
Date: 01.15.20

REVISIONS

#	Description	Date
1	ADDENDUM 1	10.23.19
2	ADDENDUM 2	10.31.19
3	ADDENDUM 3	11.15.19
4	ASI 1	01.03.20
5	FINAL IFC	01.15.20

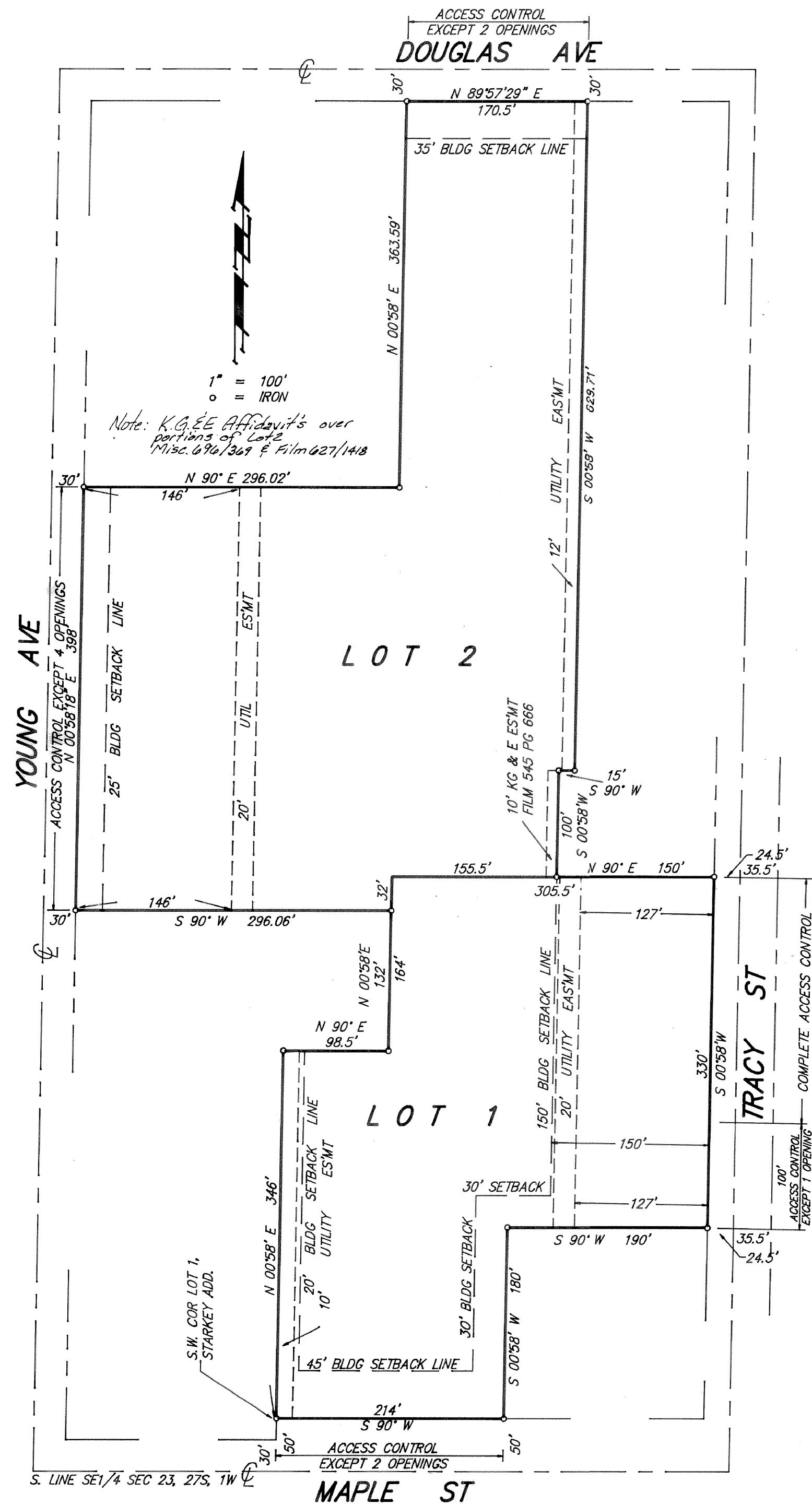
STARKEY INC.  
**EROSION CONTROL PLAN**  
STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY, P.A.  
144 S. YOUNG  
WICHITA, KS 67209  
316-262-7271  
BaughmanCo.com

# STARKEY DEVELOPMENT CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY  
NOT TO SCALE



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that have surveyed and platted "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the west 170.5 feet of Lots 1, 2, 3, 4, and 5 and Lot 6, except the east 150 feet of the north 100 feet thereof and except the south 200 feet thereof, and the east 98.5 feet of Lot 7, except the south 200 feet thereof, and the N1/2 of Lot 8 and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.

All being situated in the SE1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Existing easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Dated 27 AUG 1991



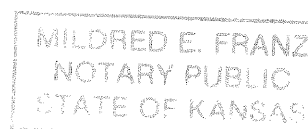
Mark A. Savoy Surveyor  
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple St., over and across the south line of Lot 1 and to or from Tracy St., over and across the east line of Lot 1 and to or from Douglas Ave., over and across the north line of Lot 2 and to or from Young Ave., over and across the west line of Lot 2 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Maple St. at two locations and that Lot 1 shall have access to Tracy St. at one location over the south 100 feet of the east line thereof and that Lot 2 shall have access to Douglas Ave. at two locations and that Lot 2 shall have access to Young Ave. at four locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Starkey Developmental Center, Inc.

William E. Brotton Executive Director  
William E. Brotton

State of Kansas) SS The foregoing instrument acknowledged before me, this 20<sup>th</sup> day of September 1991, by William E. Brotton, Executive Director of Starkey Developmental Center, Inc., on behalf of the corporation.



Mildred E. Franz Notary Public  
Mildred E. Franz

My App't. Exp. 2-3-95

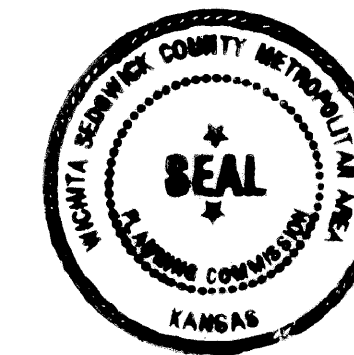
This plat of "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this 1st day of August 1991.

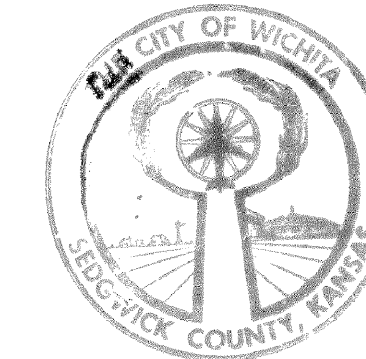
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman  
George D. Sherman

Marvin S. Krout Secretary  
Marvin S. Krout



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 15 day of October 1991.



Bob Knight Mayor  
Bob Knight

Pat Burnett Deputy City Clerk  
Pat Burnett

Entered on transfer record this 24 day of October 1991.

Don Wright County Clerk  
Don Wright

State of Kansas) SS This is to certify that this plat has been filed for record in this office of the Register of Deeds, this 24<sup>th</sup> day of OCTOBER 1991, at 10:30 o'clock A.M.; and is duly recorded.

Pat Kettler Register of Deeds  
Pat Kettler

Ed Resa Deputy  
Ed Resa



STARKEY INC. COPY OF PLAT STORM WATER SEWER IMPROVEMENTS

4 OF 4