

# 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:

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
Evergy	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.
- City maintenance of storm sewer ends at last structure in the 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 to the manhole.
- 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".
- 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.

## Benchmarks

BM #1: "□" cut on top of curb, east end of median of West Village Cir., ~250' east of Ridge Road. Elev. = 1,339.31 (NAVD 88)

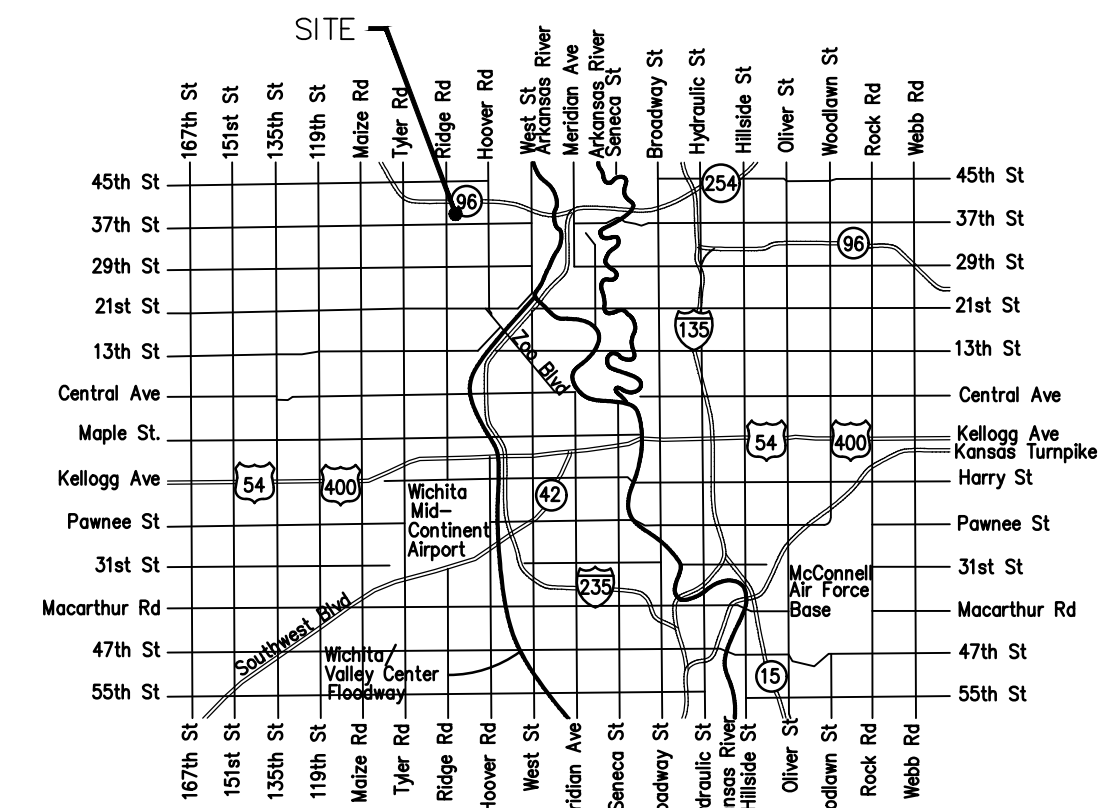
BM #2: "□" cut on top of curb, south end of SW corner of West Village Cir. & Summitlawn St. Elev. = 1,337.08 (NAVD 88)

# STORM SEWER IMPROVEMENTS to serve J.P. WEIGAND WEST OFFICE

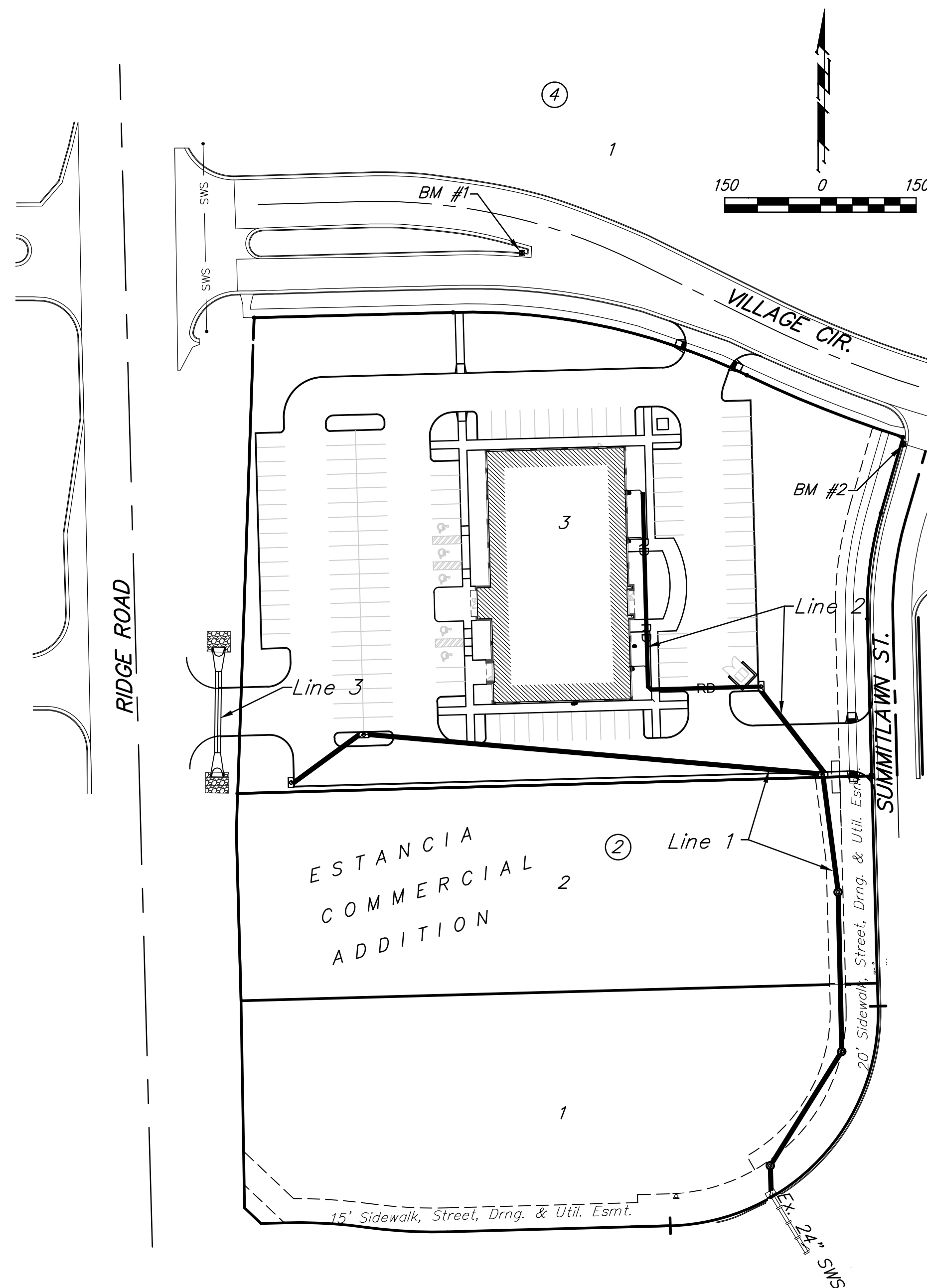
## CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
PPD-2020-642 (133119)

AS BUILTS	
Contractor: Ewertz Excavation  9/9/2020	Project Inspector: Larry Gann  KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242



Vicinity Map



## Sheet Index

Title Sheet	1
Line 1	2-3
Lines 2 & 3	4
Erosion Control/Grading Plan	5
Copy of Plat	6

SWS Details SW-101, SW-301, SW-303 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

**Stormwater Certification:**  
 New Development or Redevelopment (Circle One)  
 Stormwater Permit # SW02020-0027  
 NOI Permit # S-AR94-1580 KSR115026

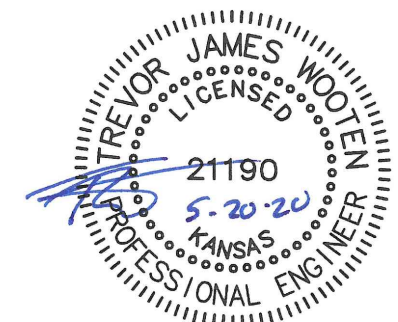
These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgewick County Stormwater Manual.

Site Area (Acres) = 2.60  
 Disturbed Area (Acres) = 2.18  
 Water Quality Treatment: Offsite BMP Program  
 Downstream Channel Protection: N/A  
 Detention: provided by existing subdivision drainage pond  
 The BMP used for this development is Construction entrance, silt fence, curb inlet protection & drop inlet protection.

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

Engineering approved by Seth Gatchey on 05/20/20  
 Stormwater approved by Joe Hickle on 05/20/20

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.



May 2020

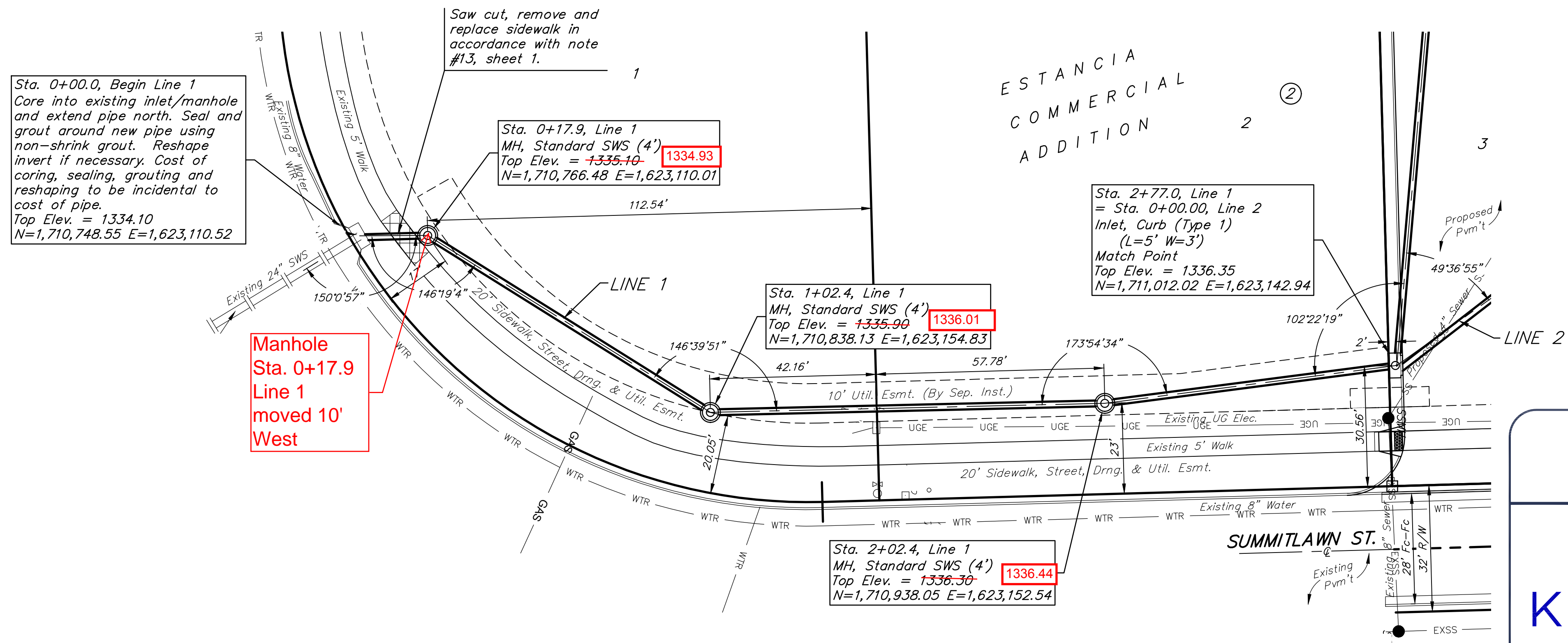
	Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143
	ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE

**BENCHMARKS:**

BM #1: "□" cut on top of curb, east end of median of West Village Cir., ~250' east of Ridge Road. Elev. = 1339.31 (NAVD 88)

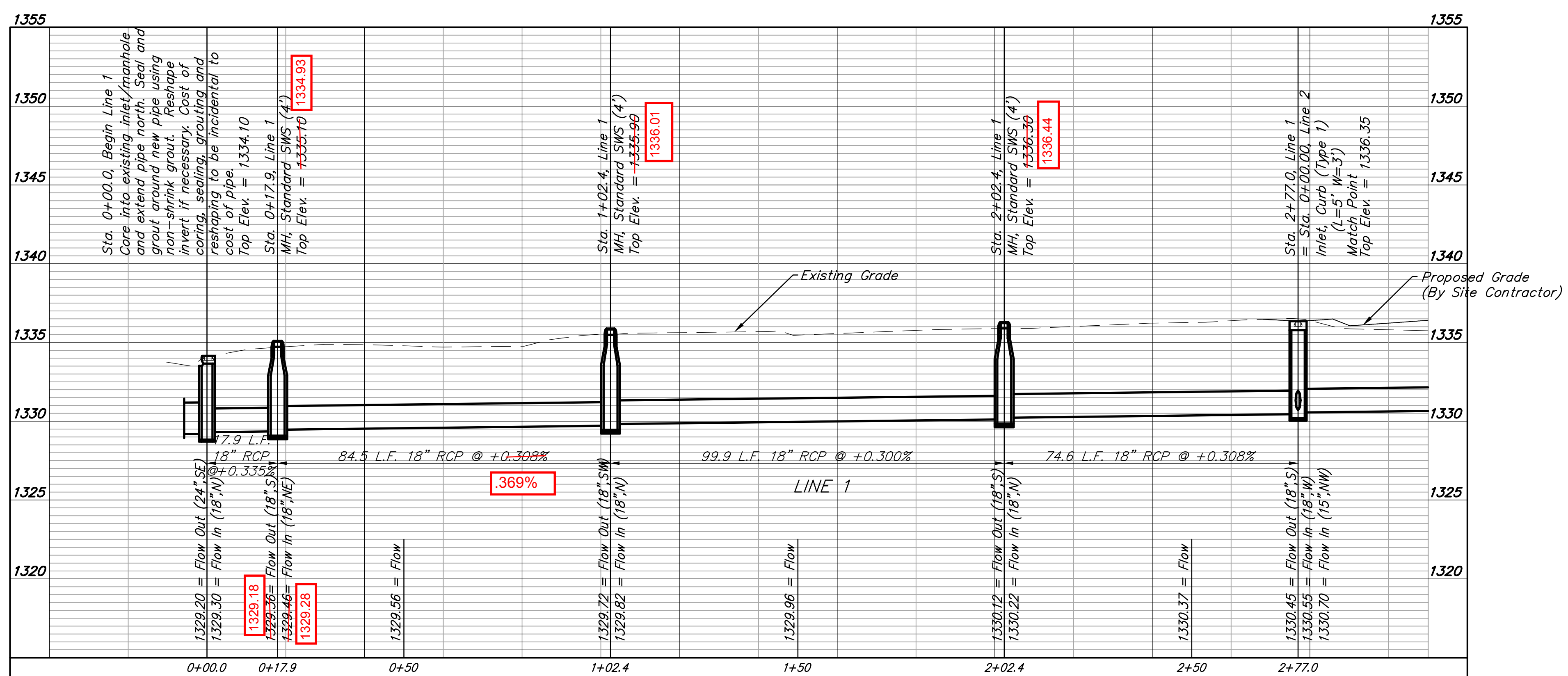
BM #2: "□" cut on top of curb, south end of SW corner of West Village Cir. & Summitlawn St. Elev. = 1337.08 (NAVD 88)

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



**AS BUILTS**

**KEMILLER ENGINEERING PA**  
 117 E. Lewis,  
 Wichita, KS 67202  
 (316)264-0242

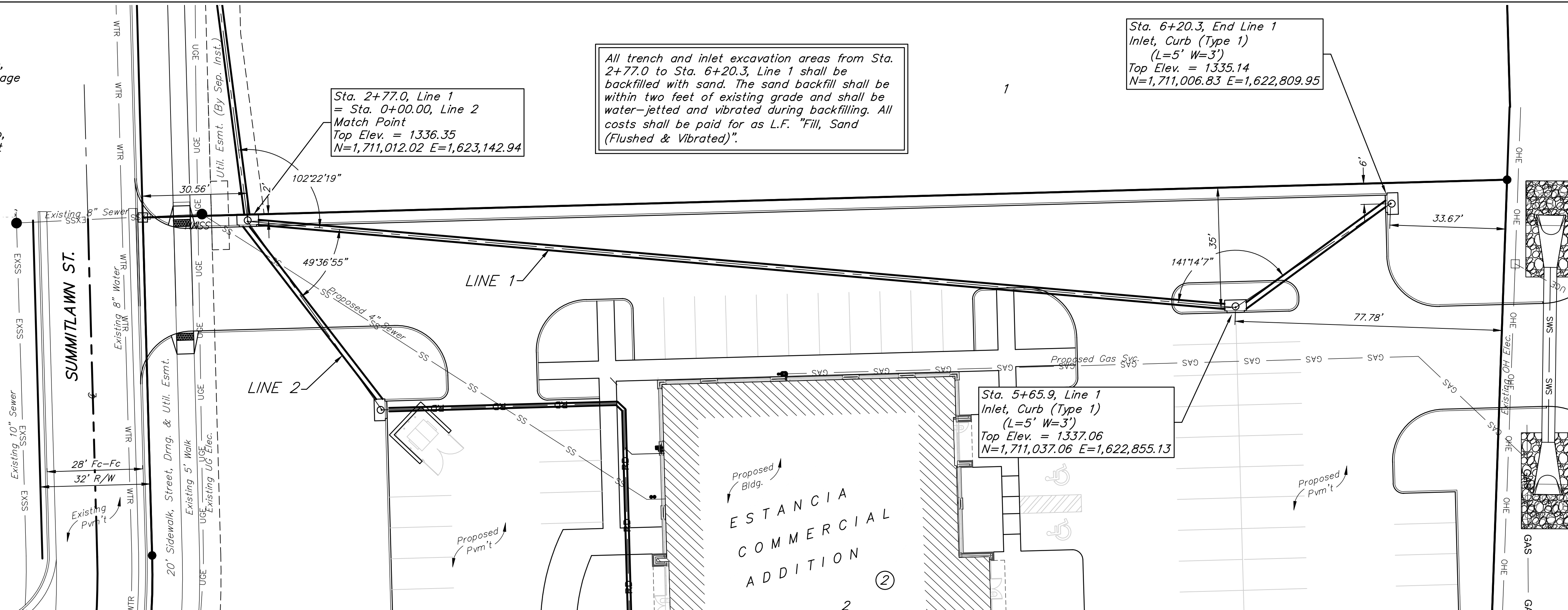


**BENCHMARKS:**

BM #1: "□" cut on top of curb, east end of median of West Village Cir., ~250' east of Ridge Road. Elev. = 1339.31 (NAVD 88)

BM #2: "□" cut on top of curb, south end of SW corner of West Village Cir. & Summitlawn St. Elev. = 1337.08 (NAVD 88)

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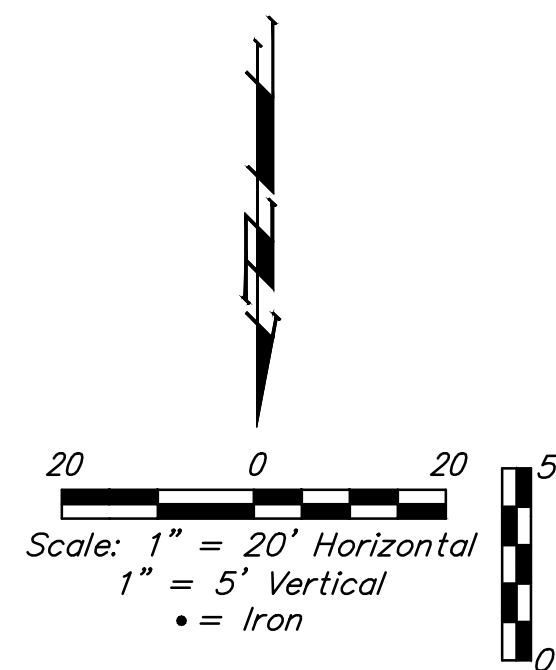


All trench and inlet excavation areas from Sta. 2+77.0 to Sta. 6+20.3, Line 1 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling. All costs shall be paid for as L.F. "Fill, Sand (Flushed & Vibrated)".


Sta. 6+20.3, End Line 1 Inlet, Curb (Type 1) (L=5' W=3') Top Elev. = 1335.14 N=1,711,006.83 E=1,622,809.95

Sta. 2+77.0, Line 1 = Sta. 0+00.00, Line 2 Match Point Top Elev. = 1336.35 N=1,711,012.02 E=1,623,142.94

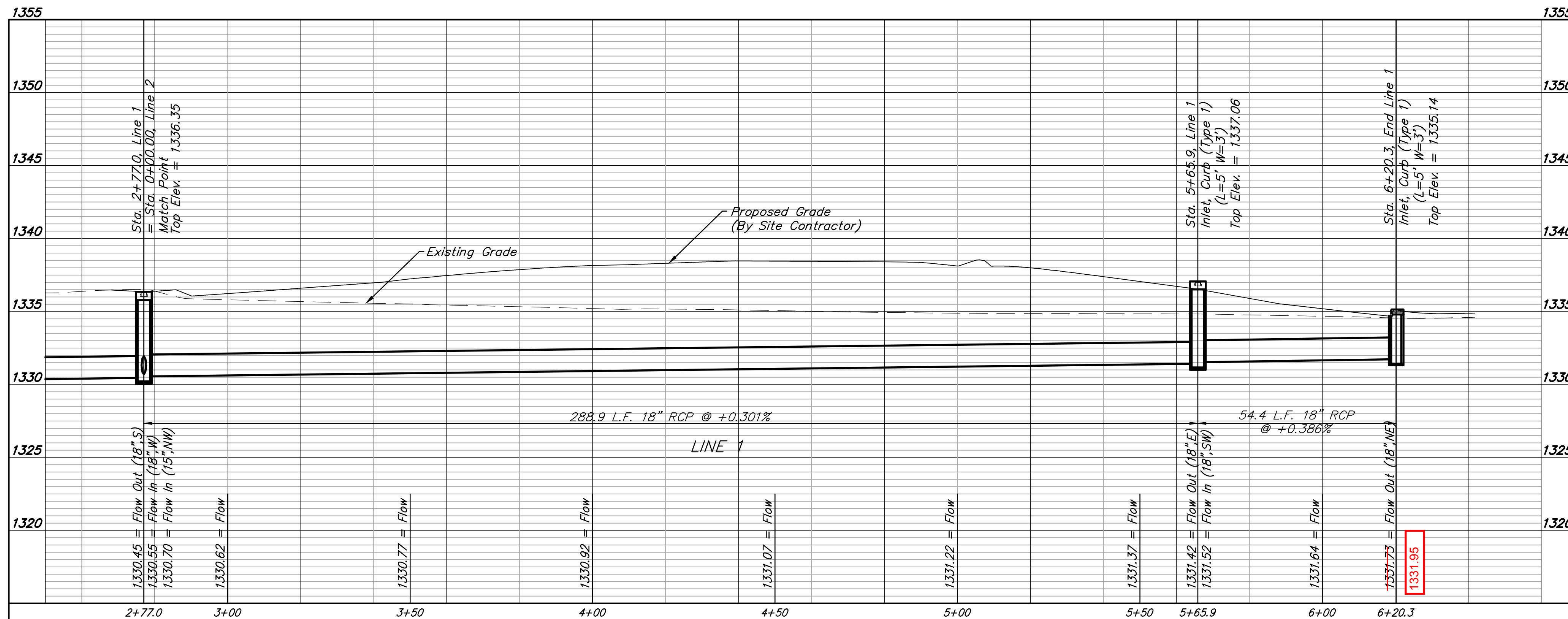
Sta. 5+65.9, Line 1 Inlet, Curb (Type 1) (L=5' W=3') Top Elev. = 1337.06 N=1,711,037.06 E=1,622,855.13



**AS BUILTS**



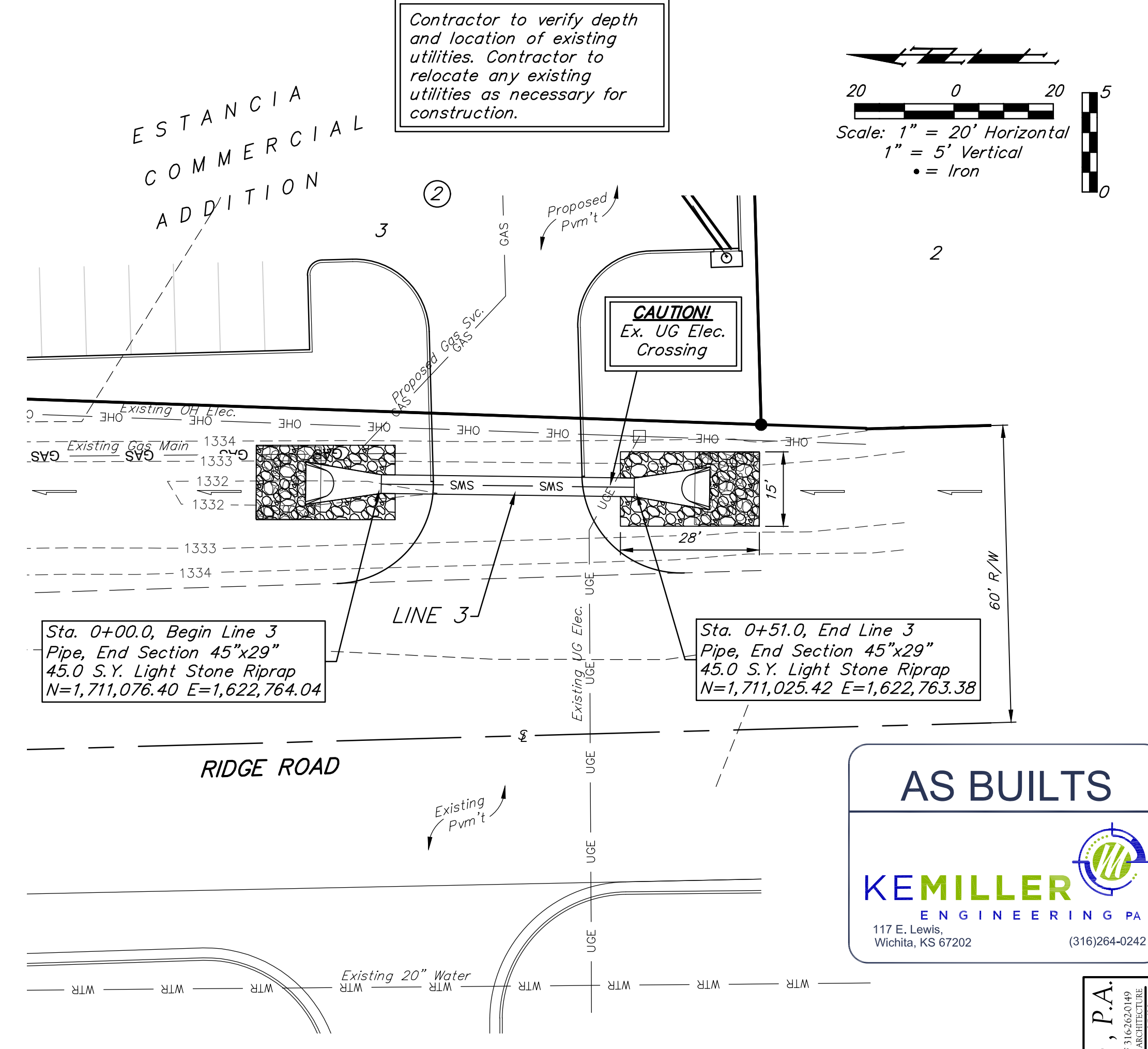
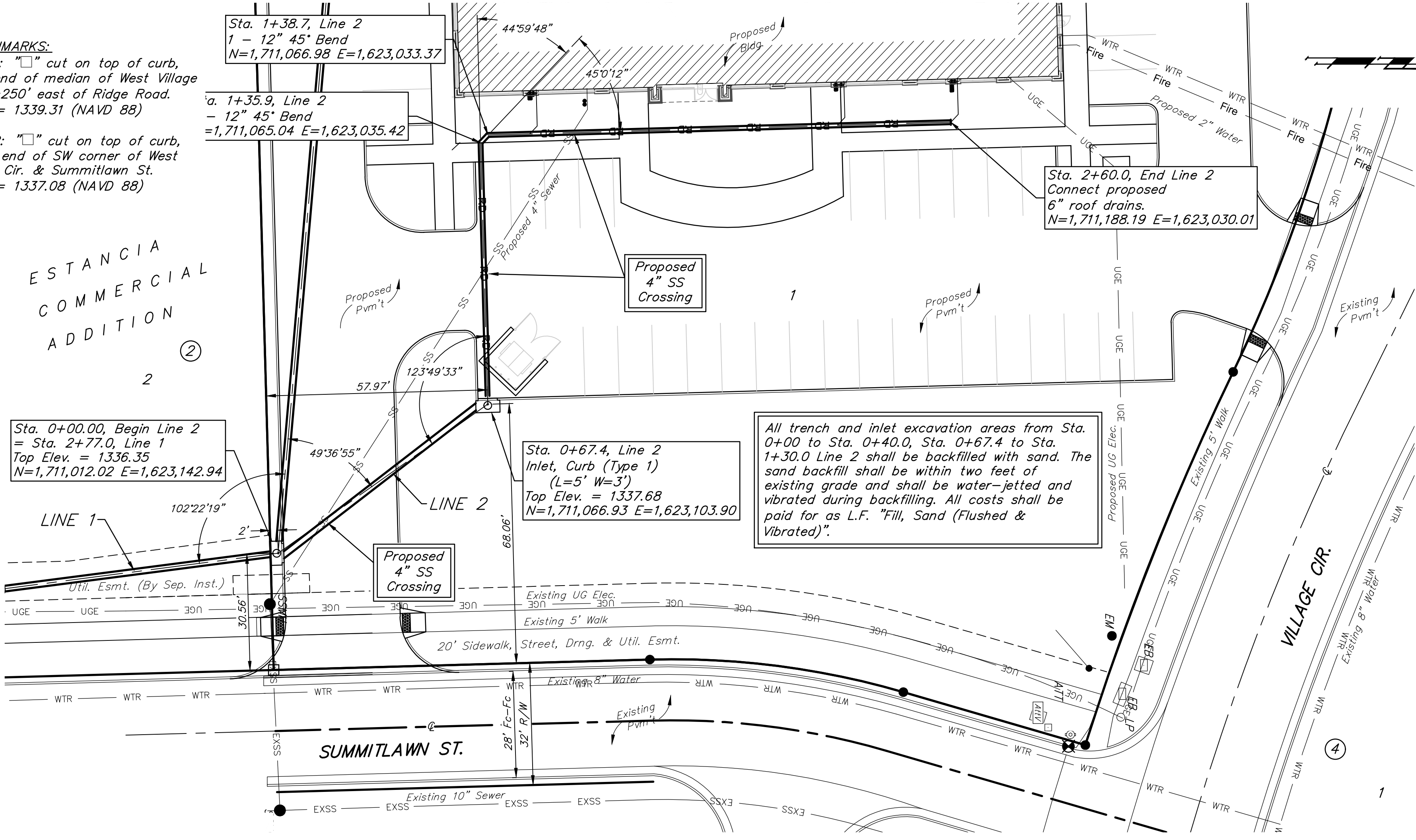
117 E. Lewis,  
Wichita, KS 67202 (316)264-0242



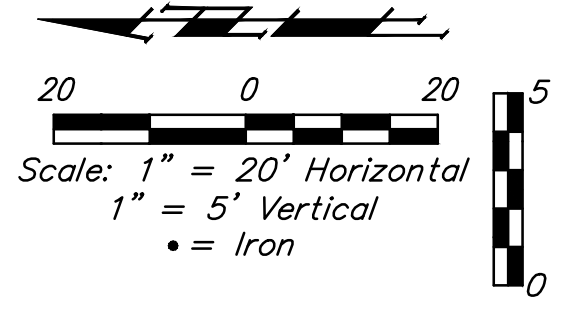
**BENCHMARKS:**

BM #1: "I" cut on top of curb, east end of median of West Village Cir., ~250' east of Ridge Road. Elev. = 1339.31 (NAVD 88)

BM #2: "I" cut on top of curb, south end of SW corner of West Village Cir. & Summitlawn St. Elev. = 1337.08 (NAVD 88)



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

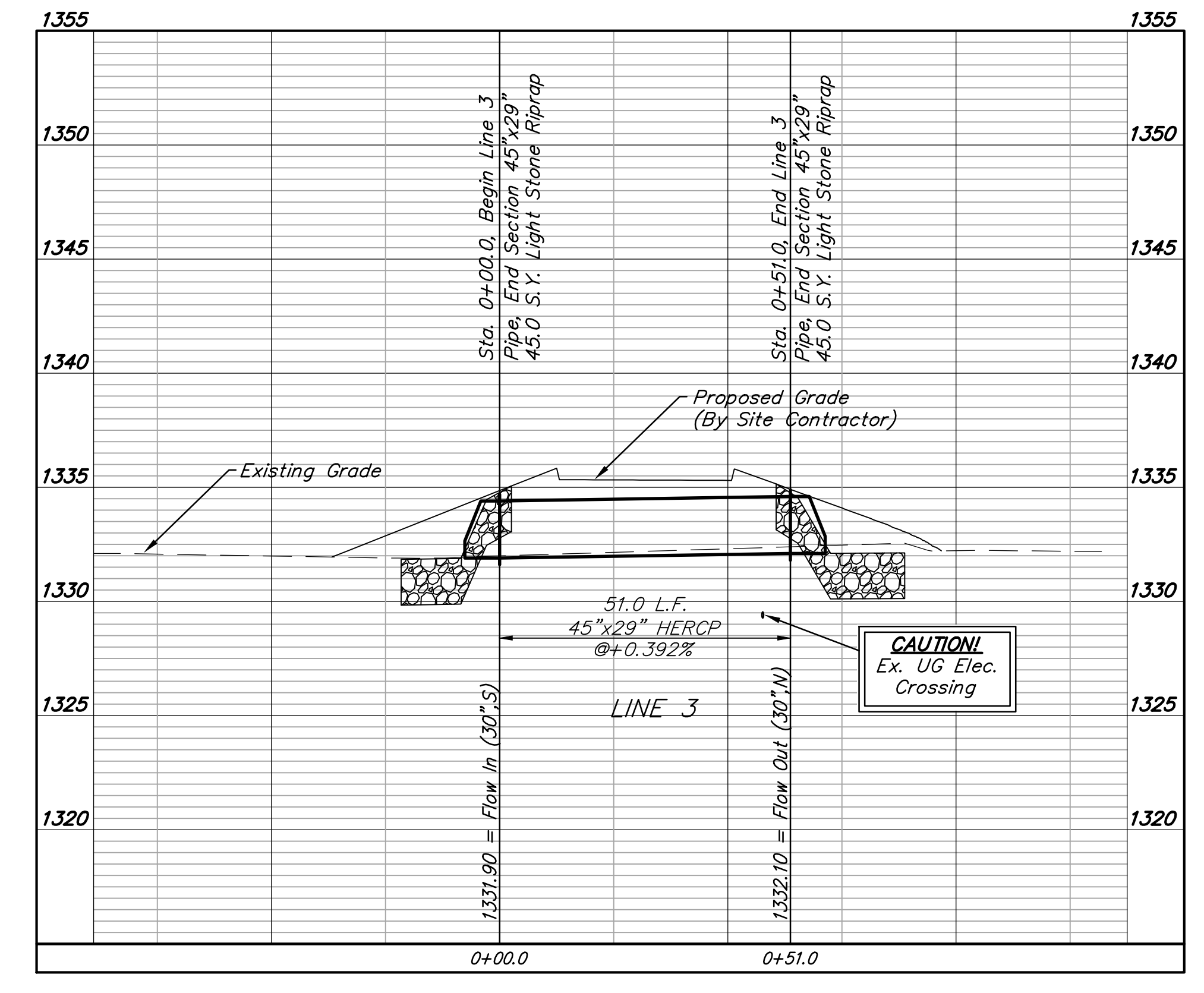
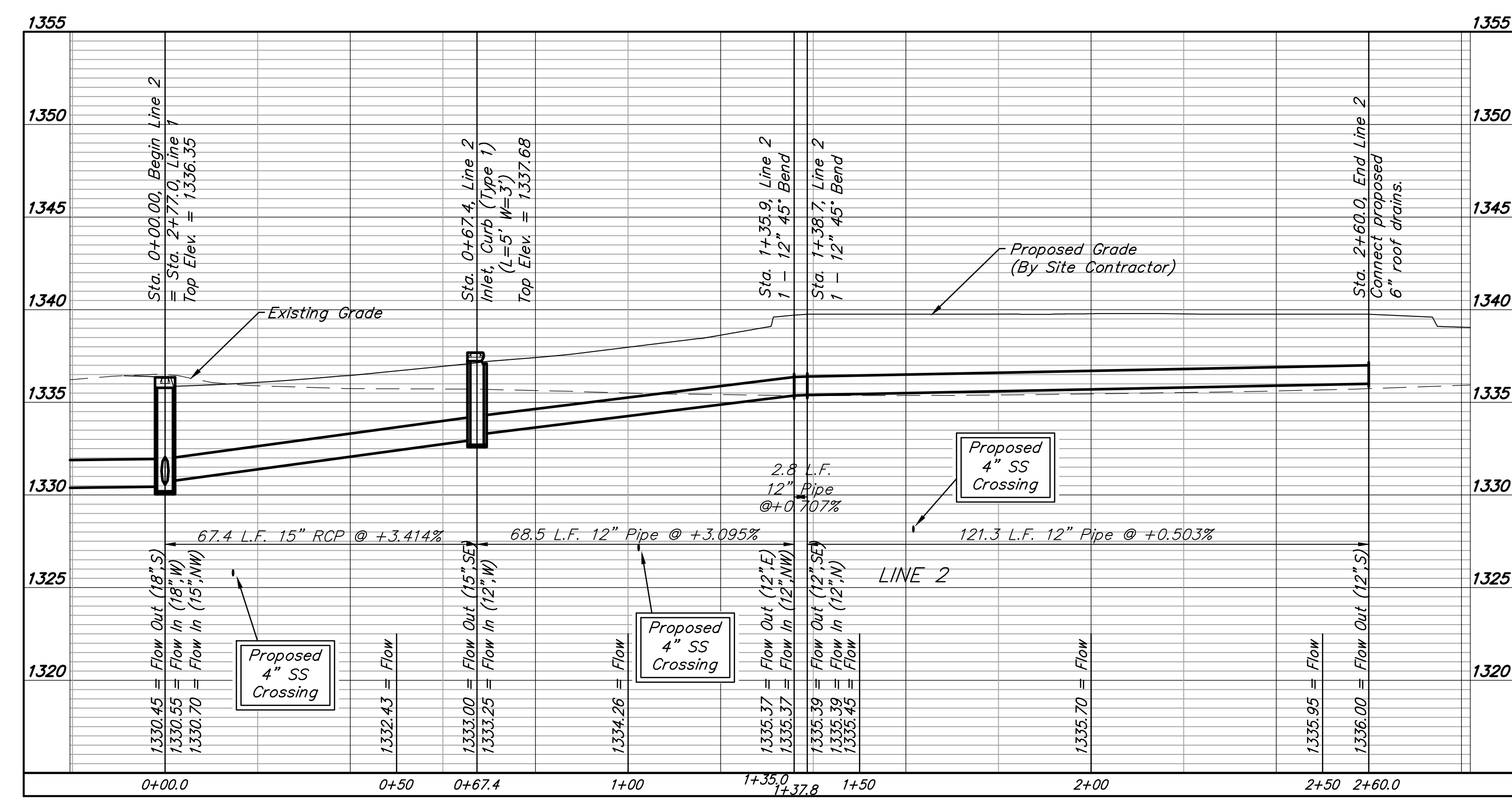


All trench and inlet excavation areas from Sta. 0+00 to Sta. 0+40.0, Sta. 0+67.4 to Sta. 1+30.0 Line 2 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling. All costs shall be paid for as L.F. "Fill, Sand (Flushed & Vibrated)".

**AS BUILTS**

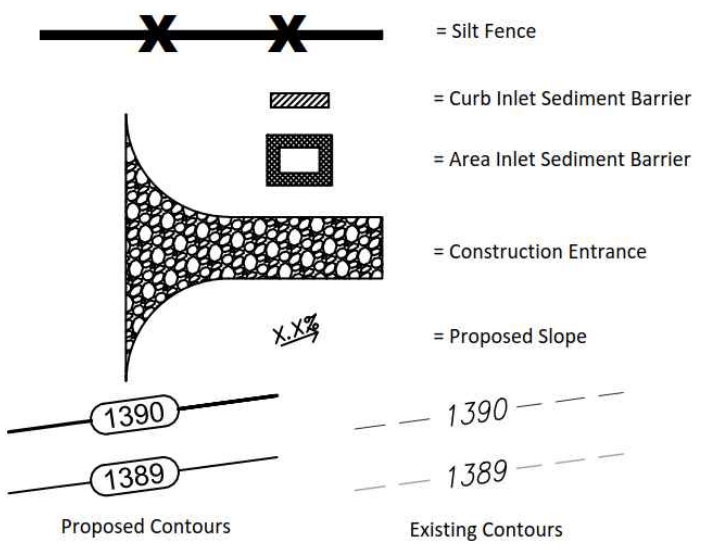
**KEMILLER ENGINEERING PA**

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



**FOR REFERENCE ONLY  
NOT TO SCALE**

**EROSION CONTROL LEGEND**



**LEGAL DESCRIPTION**

Lot 3, Block 2, Estancia Commercial Addition, Wichita, Sedgewick County, Kansas.

**SITE INFORMATION**

Total Area: 1109,867.4 sq. ft. (2.52 acres)  
 Disturbed Area: 1100,762.8 sq. ft. (2.31 acres)  
 Impervious Area, pre-const: 11,088.8 sq. ft. (0.03 acres)  
 Impervious Area, post-const: 176,194.6 sq. ft. (1.75 acres)

**BENCHMARKS**

Site Benchmark - 1  
 Square Cut, approximately 0.3' east and 4.6' south of the northeast corner of Lot 3, Block 2, Estancia Commercial Addition.  
 Elevation=1337.08 (NAVD88)

Site Benchmark - 2  
 Square Cut, approximately 167.8' east and 40.7' north of the northwest corner of Lot 3, Block 2, Estancia Commercial Addition.  
 Elevation=1339.31 (NAVD88)

**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
Evoxy (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)	529-6600

**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.

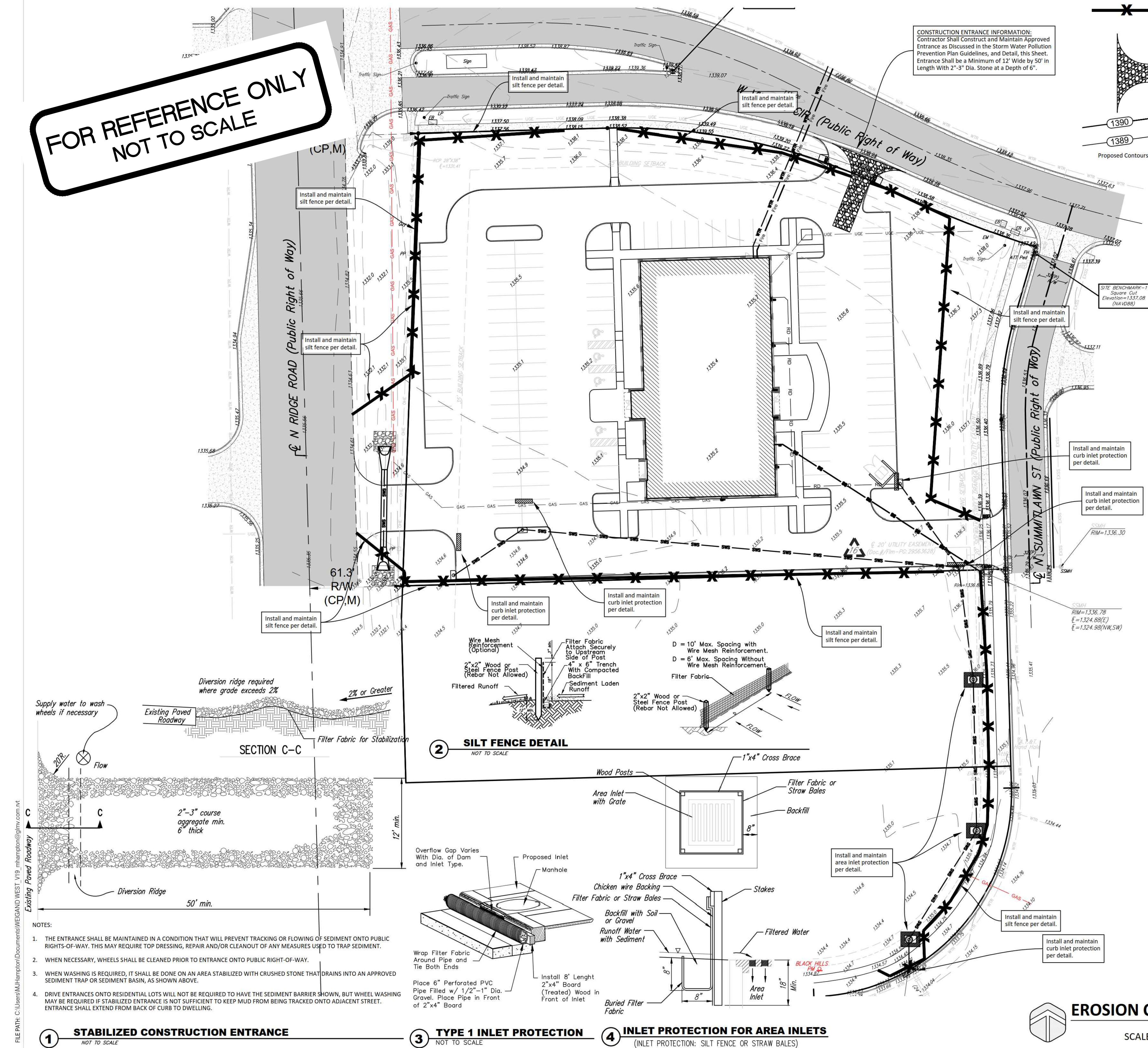
**EROSION CONTROL PLAN**



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

**EROSION CONTROL PLAN  
C301**

**J.P. WEIGAND AND SONS, INC.**  
**WEST OFFICE**  
 WICHITA, KANSAS 67205



**1 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**2 SILT FENCE DETAIL**  
NOT TO SCALE

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

**4 INLET PROTECTION FOR AREA INLETS**  
(INLET PROTECTION: SILT FENCE OR STRAW BALES)

FILE PATH: C:\Users\JPM\Documents\WEIGAND WEST V19\_maintenance\glmv.com.rvt

- 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.

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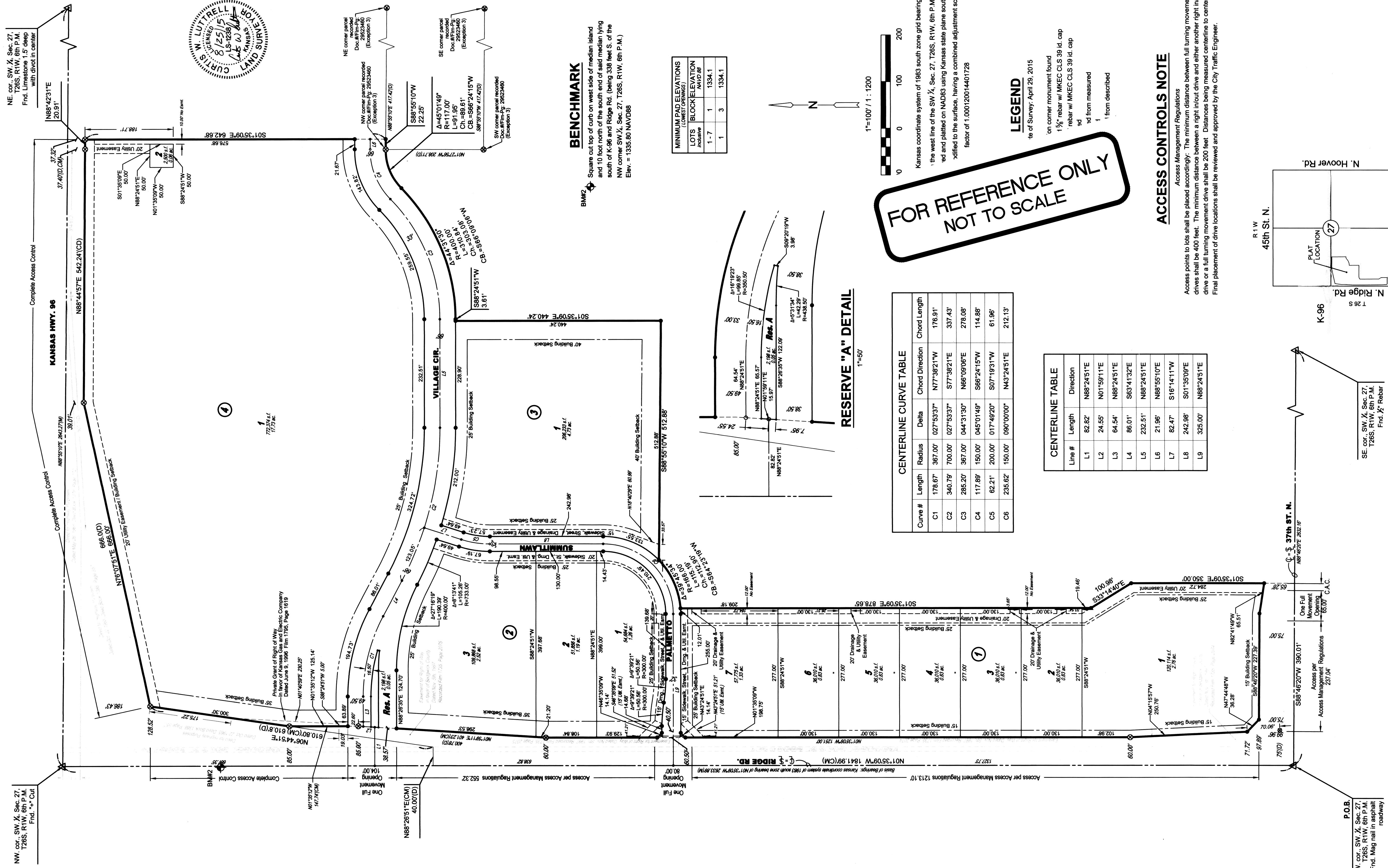
**Baughman Company, P.A.**  
 J.P. WEIGAND AND SONS, INC.  
 ENGINEERING & PLANNING  
 WICHITA, KANSAS  
 APPROVED: [Signature] DATE: 03/20/2020

**EROSION CONTROL PLAN**  
 STORM SEWER IMPROVEMENTS

# FINAL PLAT

## ESTANCIA COMMERCIAL ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

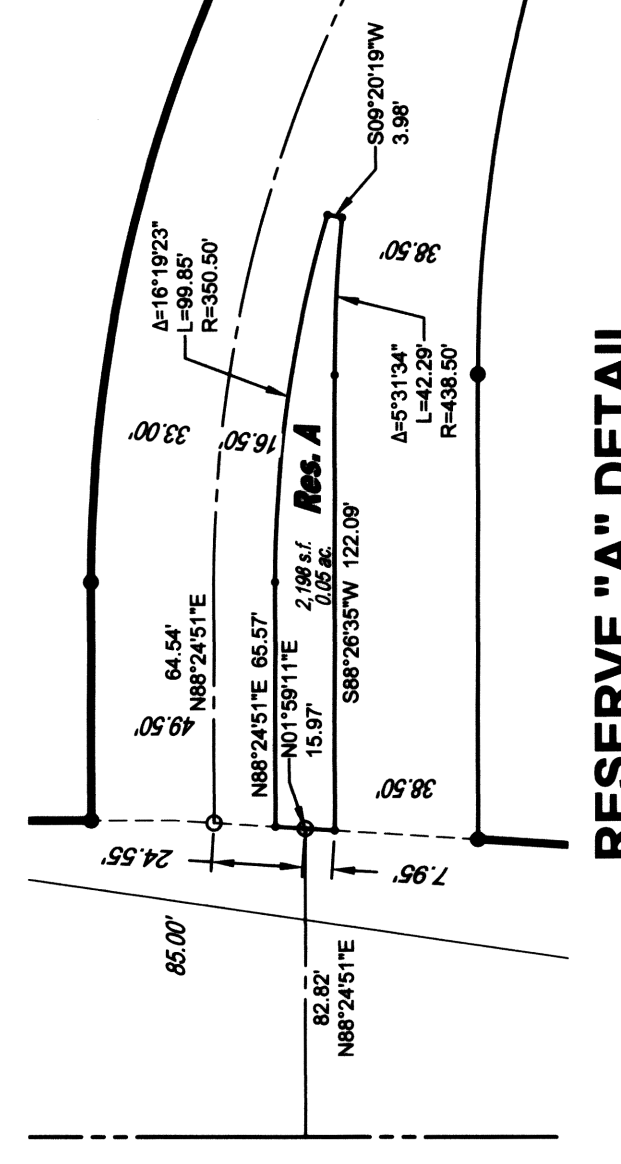


#### BENCHMARK

BMW2 Square cut top of curb on west side of median island and 10 feet north of the south end of said median lying south of K-96 and Ridge Rd. (being 338 feet S. of the NW corner SW 1/4, Sec. 27, T26S, R1W, 6th P.M.) Elev. = 1335.80 NAVD88

MINIMUM PAD ELEVATIONS (Minimum)	MINIMUM PAD ELEVATIONS (Maximum)
LOTS 1-7	1334.1
LOT 8	1334.1
LOT 9	1334.1

#### RESERVE "A" DETAIL



#### CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	178.67'	387.00'	027°53'37"	N77°38'21"W	176.91'
C2	340.79'	700.00'	027°53'37"	S77°38'21"E	337.43'
C3	285.20'	367.00'	044°31'30"	N68°09'08"E	278.08'
C4	117.89'	150.00'	045°01'48"	S68°24'15"W	114.88'
C5	62.21'	200.00'	017°49'20"	S07°19'31"W	61.96'
C6	235.62'	150.00'	090°00'00"	N43°24'51"E	212.13'

#### CENTERLINE TABLE

Line #	Length	Direction
L1	82.82'	N88°24'51"E
L2	24.55'	N01°59'11"E
L3	64.54'	N88°24'51"E
L4	86.01'	S63°41'32"E
L5	232.51'	N88°24'51"E
L6	21.96'	N88°55'10"E
L7	82.47'	S16°14'11"W
L8	242.98'	S01°35'09"E
L9	325.00'	N88°24'51"E

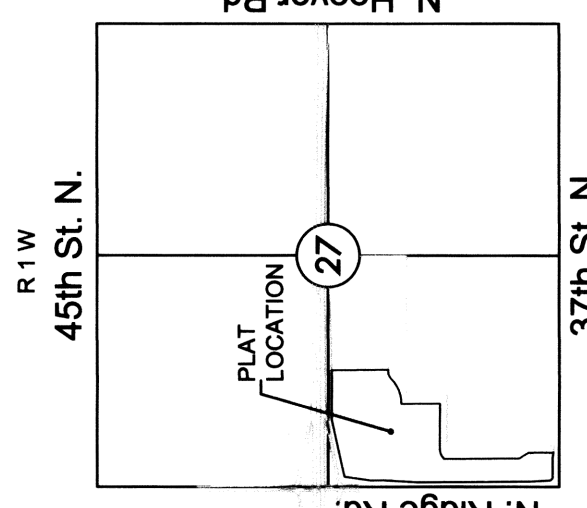
FOR REFERENCE ONLY  
NOT TO SCALE

#### LEGEND

- on corner monument found
- 1 1/2" rebar w/ MKEC CLS 39 id. cap
- rebar w/ MKEC CLS 39 id. cap
- sd
- sd from measured
- 1
- 1 from described

#### ACCESS CONTROLS NOTE

Access Management Regulations  
Access points to lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400 feet. The minimum distance between a right in/out drive and either another right in/out drive or a full turning movement drive shall be 200 feet. Distances being measured centerline to centerline. Final placement of drive locations shall be reviewed and approved by the City Traffic Engineer.



#### VICINITY MAP

P.O.B.  
SW cor. SW 1/4, Sec. 27,  
T26S, R1W, 6th P.M.  
Fnd. Mag nail in asphalt  
roadway

J.P. WEIGAND WEST OFFICE  
**COPY OF PLAT**  
STORM SEWER IMPROVEMENTS

Baughman  
Baughman Company, P.A.  
1155 E. WILSON ST., SUITE 200, WICHITA, KS 67202  
ENGINEERING, SURVEYING, PLANNING, LANDSCAPE ARCHITECTURE  
Owner: J.P. Weigand West Office  
Designer: Baughman Company, P.A.  
Date: 03/20/2015

