

**NOTE: SWS Lines 2, 3 & 4 and part of Line 1 were constructed prior to Baughman Co. inspection. Installed with 472-2021-085726 and inspected by COW Terry Dvorak.
Line 5 was deleted and a portion became incorporated with Line 1.**

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 1-800-246-6464
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
Westar Energy 1-800-544-4857
- Utility service lines, poles, valve boxes, meters, and etcetera 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 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 field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt with the City at 316-650-0740 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, Mike Armour 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 Manual on Uniform Traffic Control Devices (MUTCD) as published by the U.S. Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are U.S.G.S. Datum (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 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 to the manhole.
- Geotechnical report available upon request.
- Contractor shall limit the extend of trench open 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.

BENCHMARKS

- BM #1:
Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1307.56(NAVD88)
- BM #2:
Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1308.70(NAVD88)
- BM #3:
C.O.W BM Disc on top of South concrete wall 918'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1312.58(NAVD88)

STORM SEWER IMPROVEMENTS
to serve
Cornejo Industrial District
CITY OF WICHITA, KANSAS

Gary Janzen P.E. City Engineer

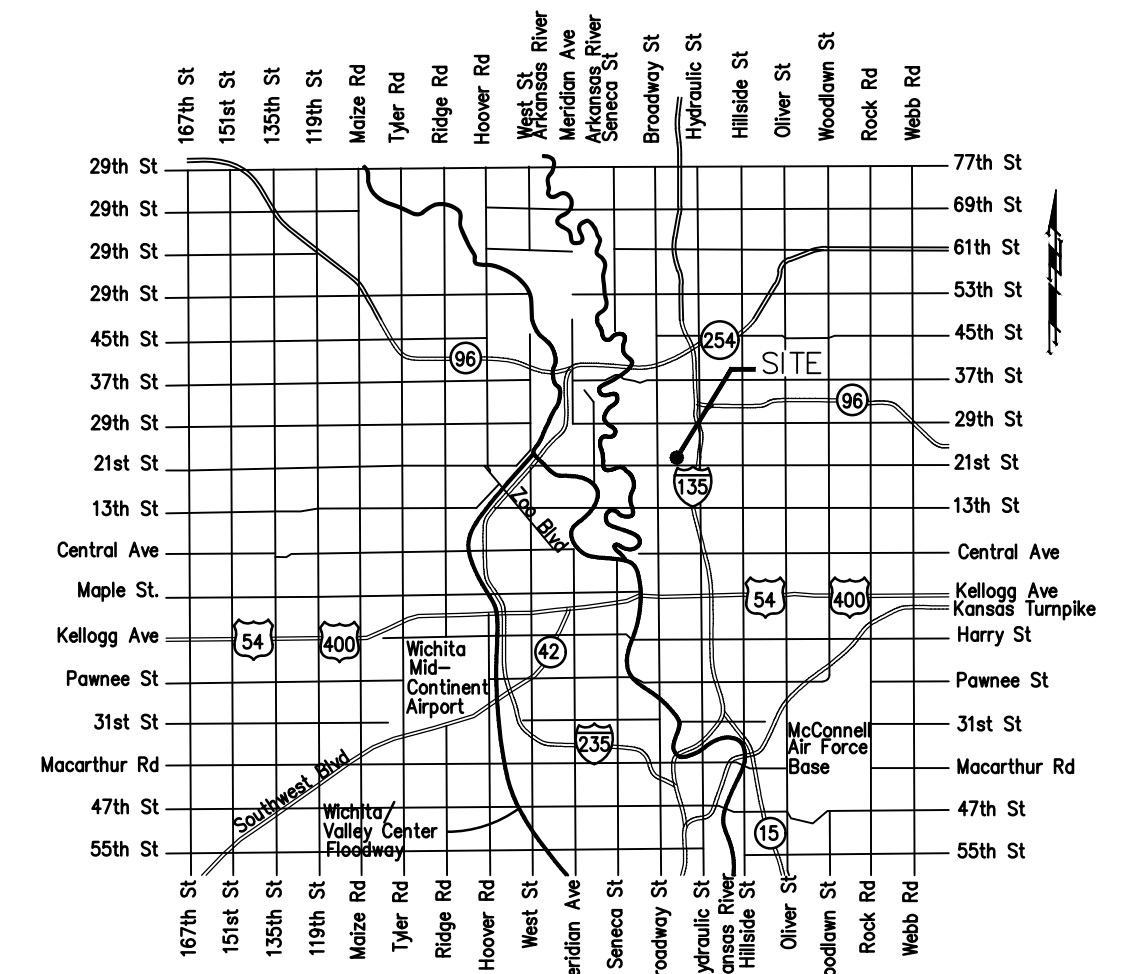
Project Number
PPD-2021-000718
56030970

AS BUILT PLANS
Contractor: Pearson Excavation
Inspector: Fred Smith, Baughman Co.
As BUILTs by KEK, 6/20/22

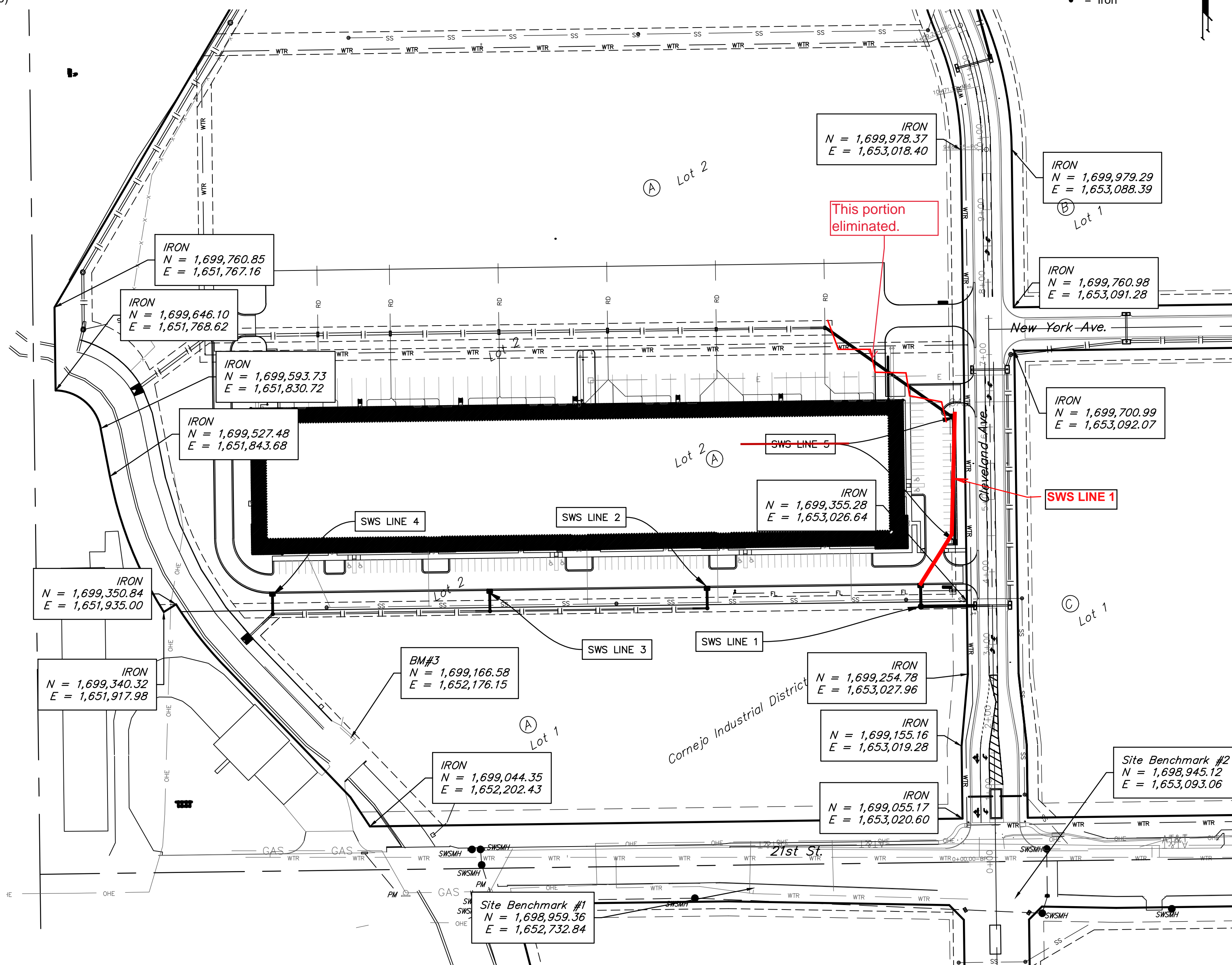
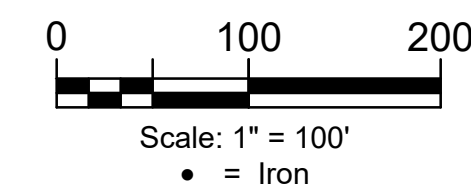
SHEET INDEX:

Title Sheet	1
SWS Line 1 Plan/Profile	2
SWS Line 2, 3, 4 Plan/Profile	3
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Type 1 Curb Inlet Detail	5
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*Current Stormwater Control Details are available at City of Wichita website at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



Vicinity Map



Stormwater Certification:
New Development or Redevelopment (Circle One)
Stormwater Permit # SWO2022-0003
NOI Permit # S-AR94-1719

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) = ±47.60 acres
Disturbed Area (Acres) = ±12.44 acres
Water Quality Treatment: Offsite BMP Program
Downstream Channel Protection: See Plat
Detention: See Plat
The BMP used for this development is Curb Inlet BMP

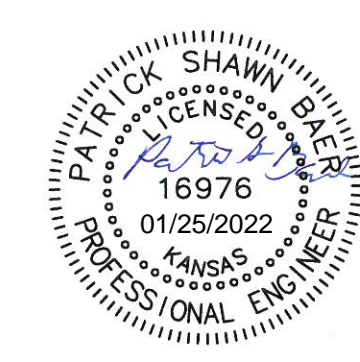
APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

Engineering Approved by Shawn Mellies PE (01/18/2022)
Stormwater Approved by Joe Hickle PE (01/19/2022)

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 the City Engineer. 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).

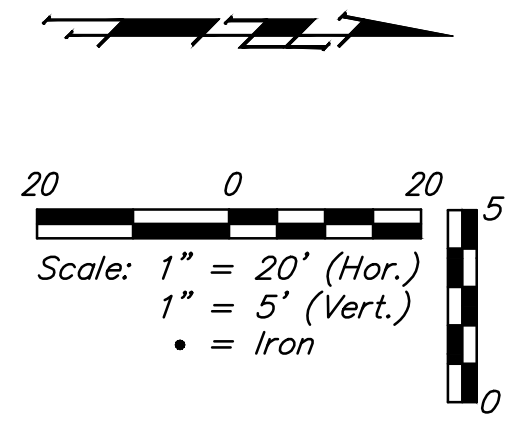
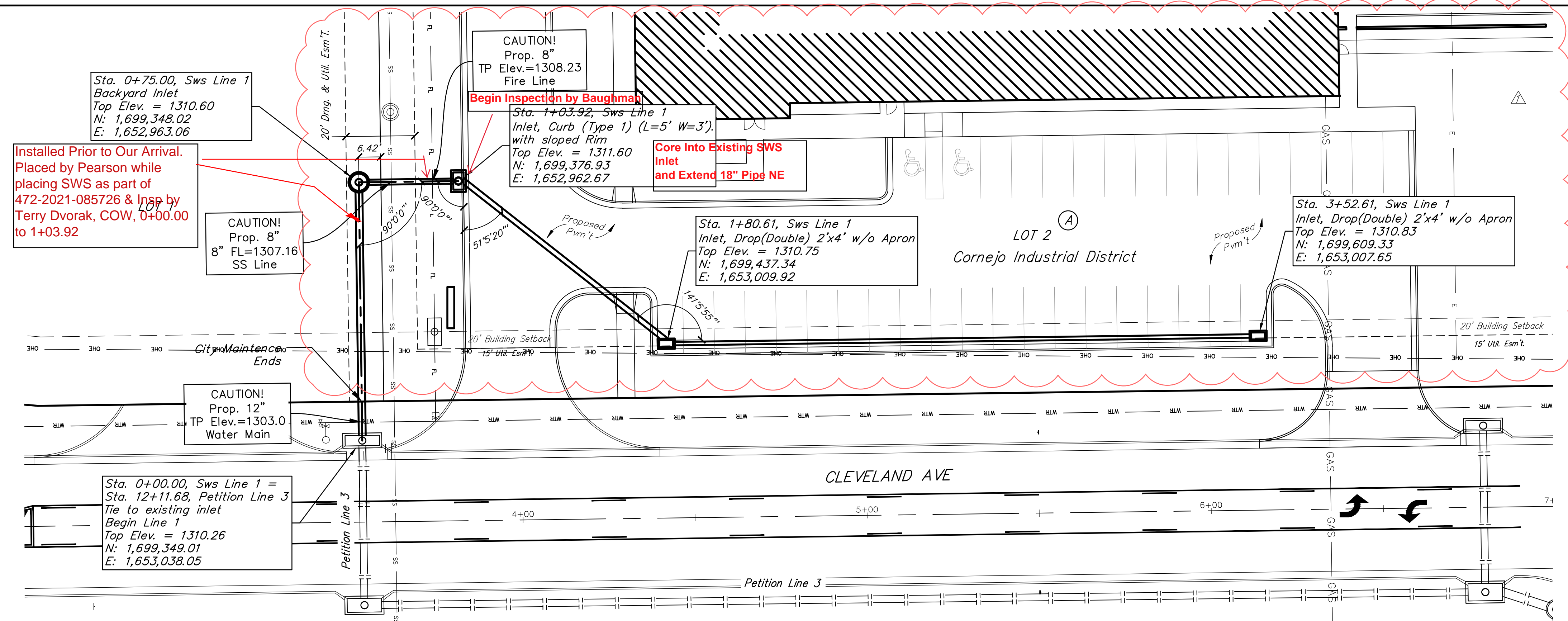
An approved copy of these plans signed by City staff are required on-site.



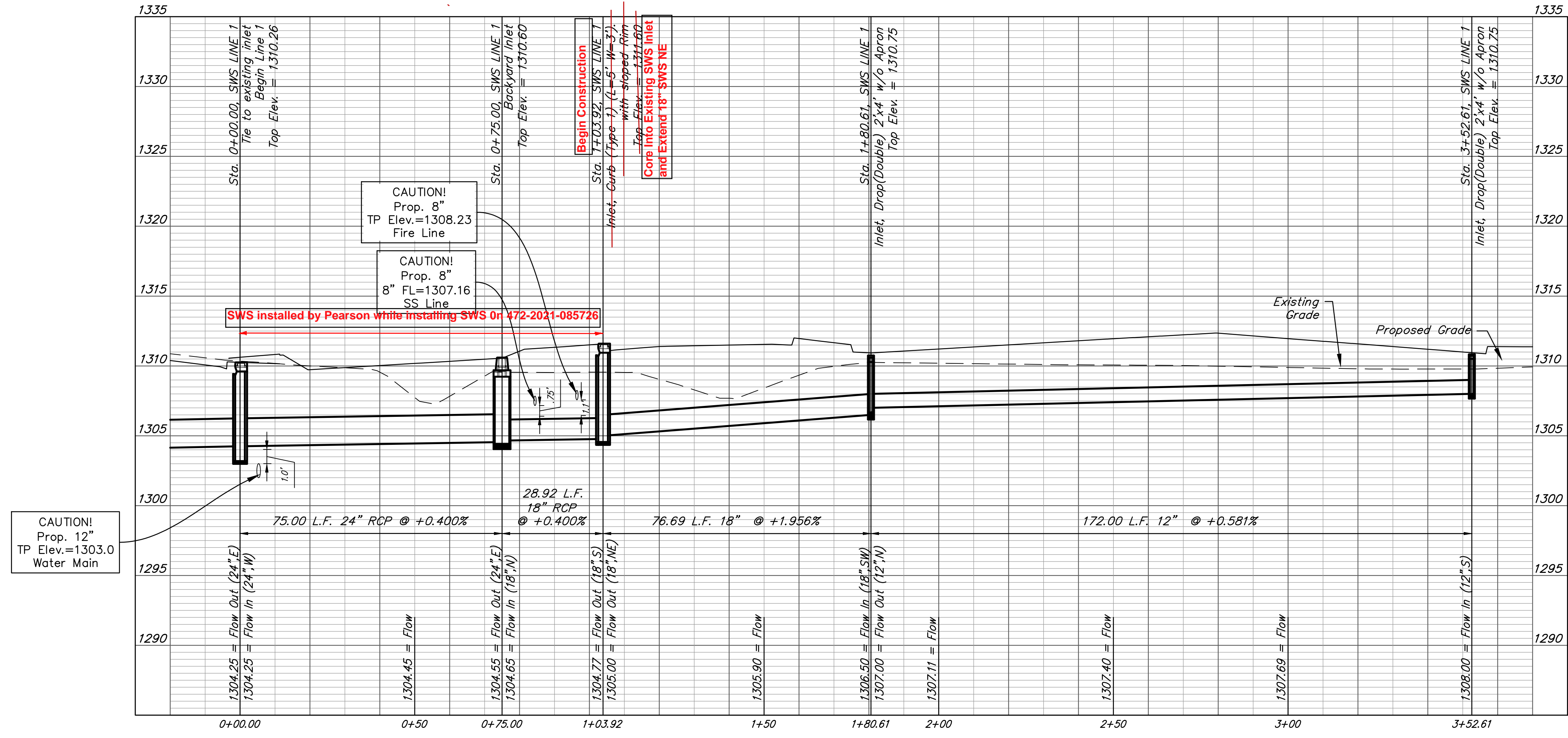
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Jan. 17, 2022

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SWS LINE 1



Revision Date: May 23, 2022
 Re-routing Storm Sewer System from 5 to 1, to clear screening wall.



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

Lot 2, Block A
 Comejo Industrial District
SWS LINE 1

Private Project Drainage

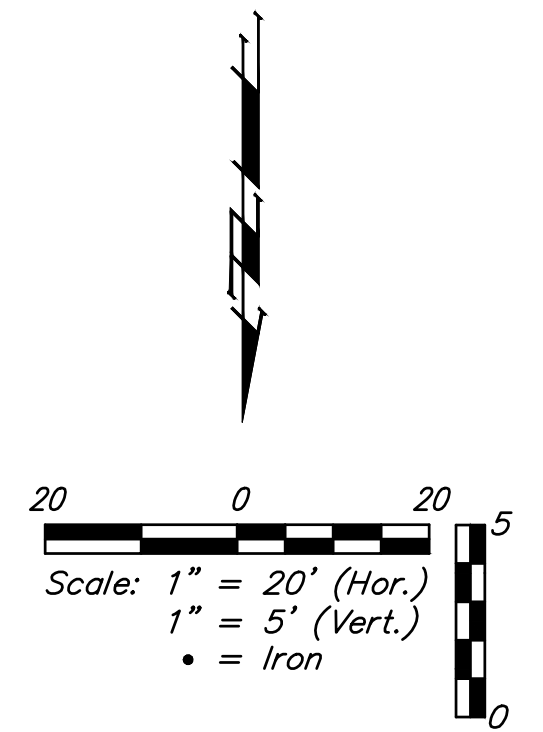
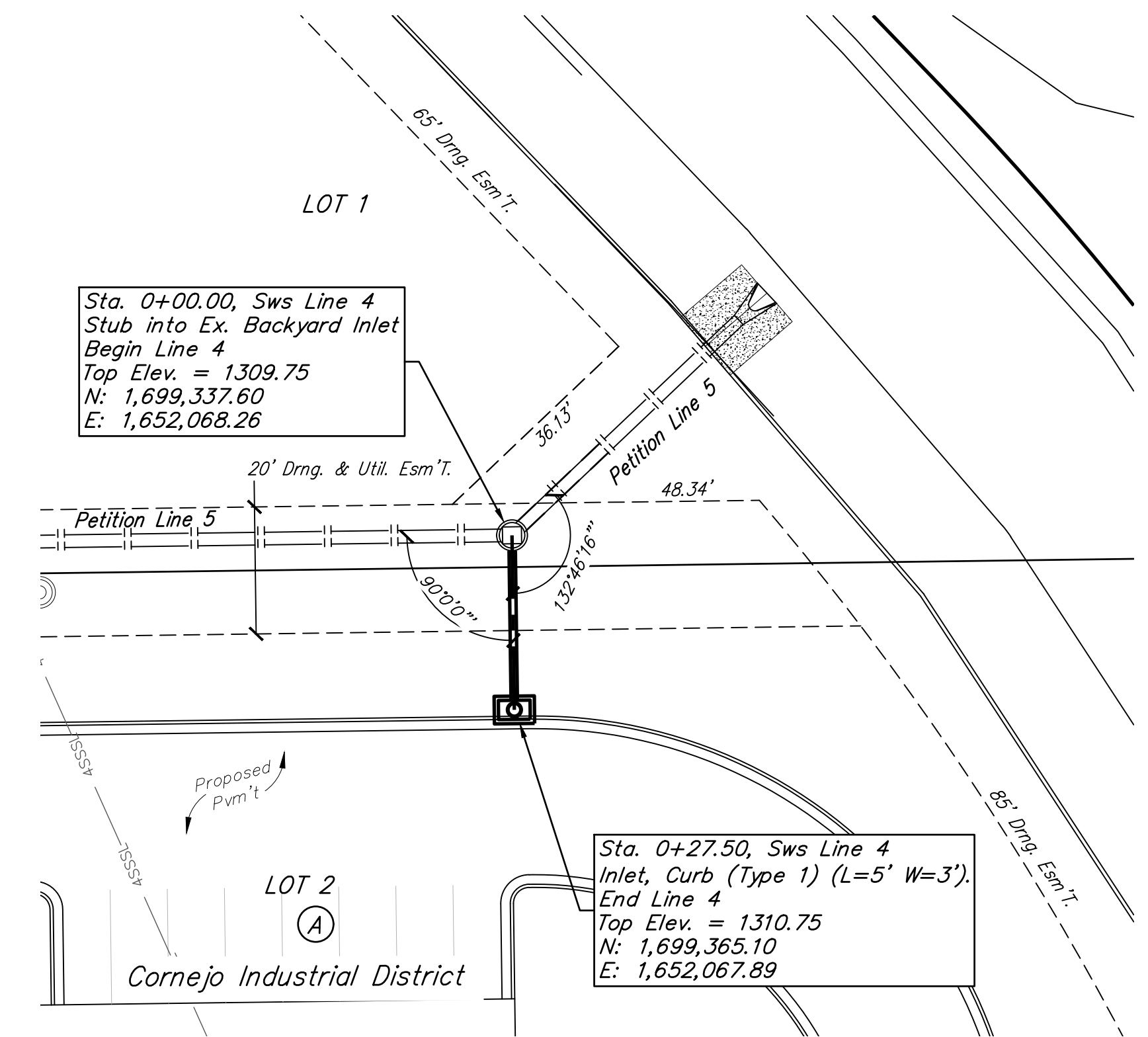
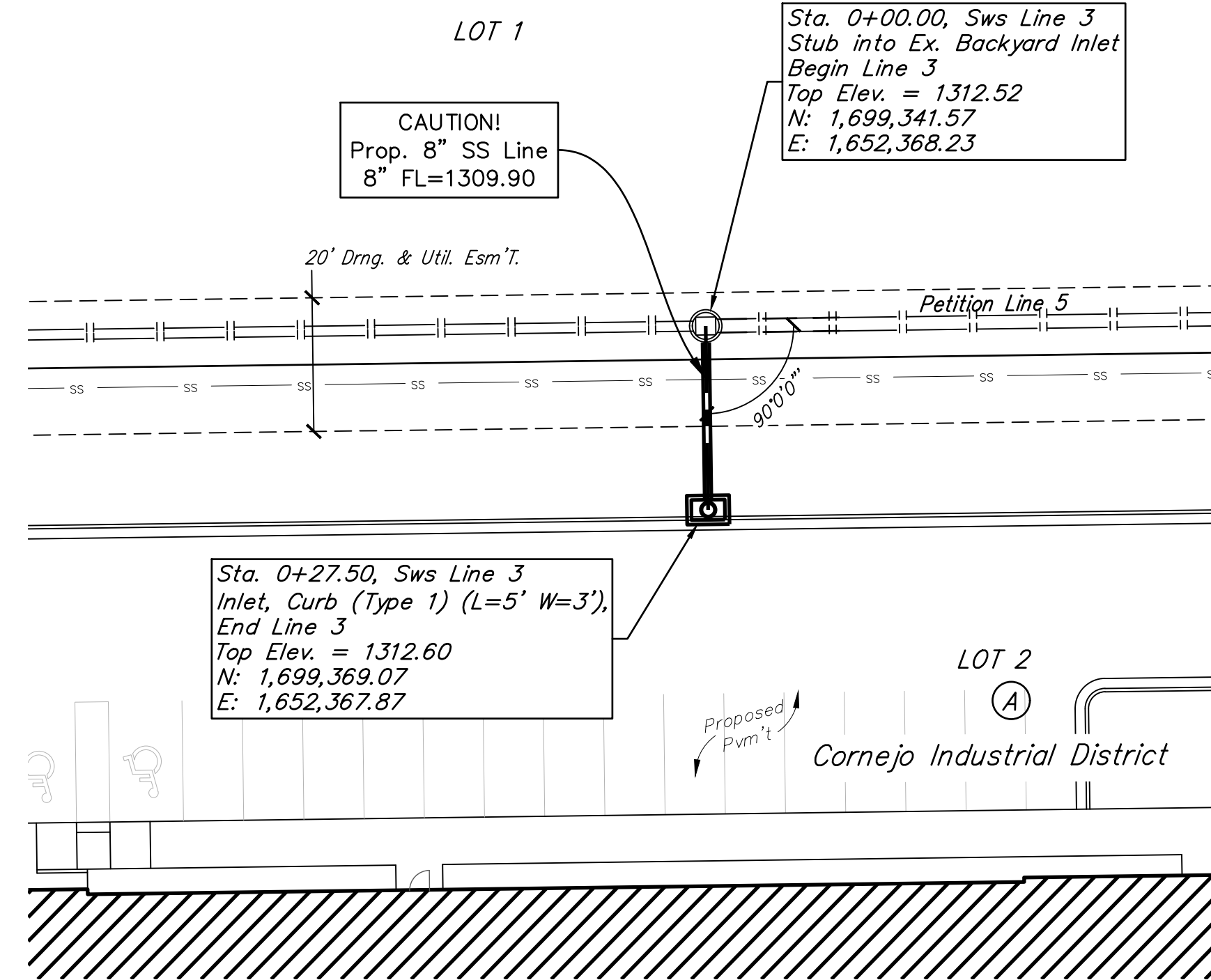
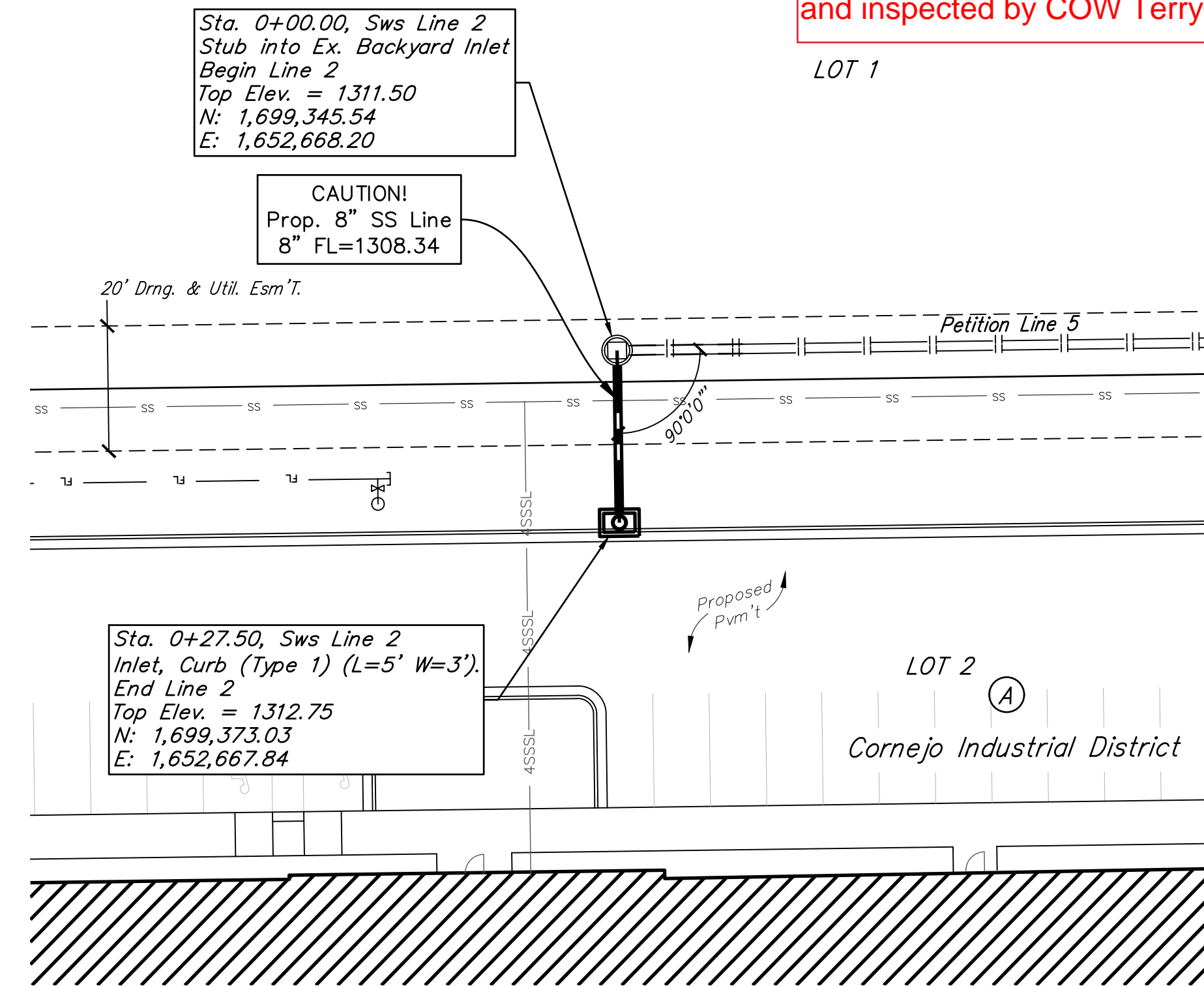
PROJECT NUMBER:
 21-06-E934

DESIGN: PSB DRAWN: JA
 DATE: Jan. 17, 2022

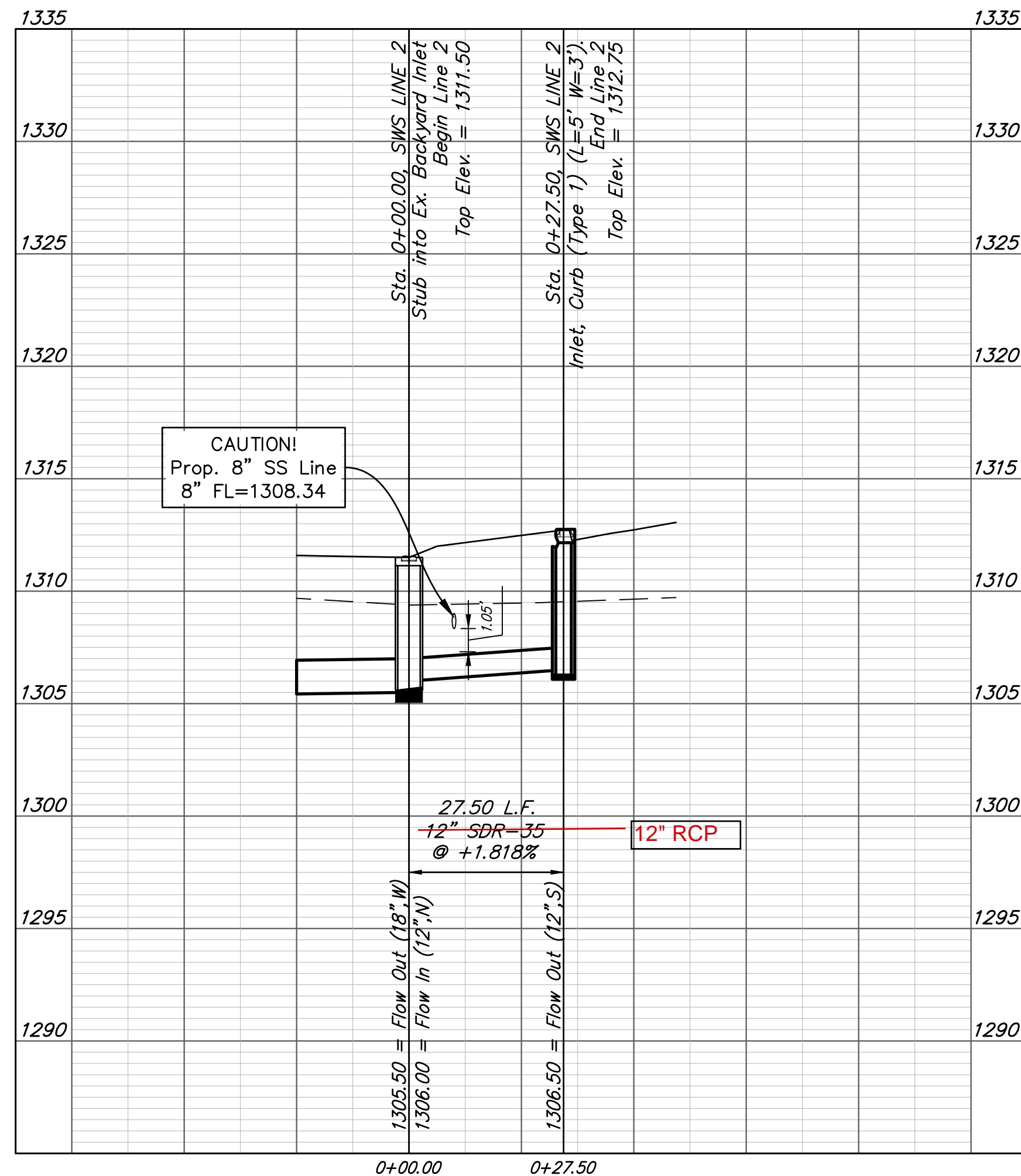
SHEET **2** OF **8**

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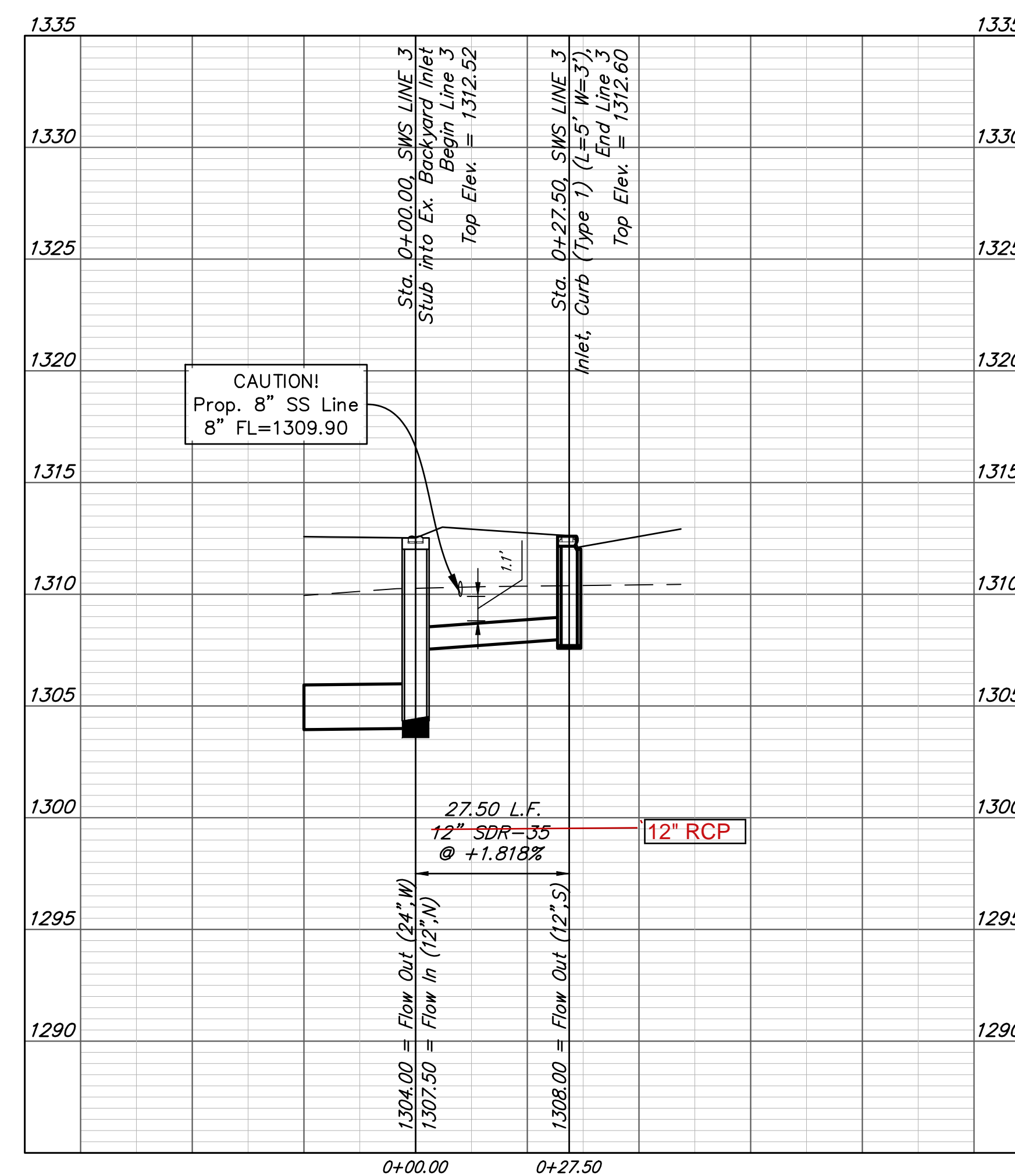
Lines 2, 3 & 4 were installed by Pearson Construction with project 472-2021-085726 and inspected by COW Terry Dvorak. NOT INSPECTED BY BAUGHMAN CO.



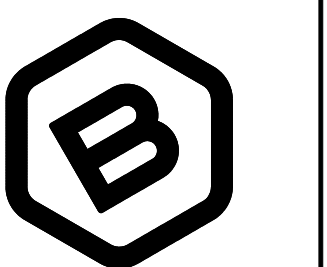
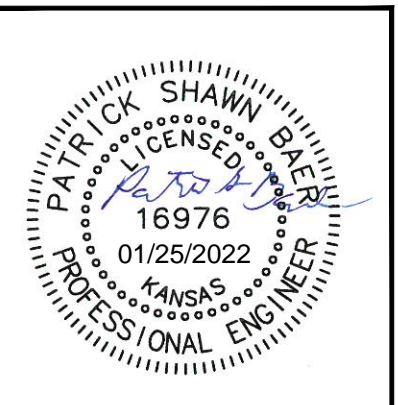
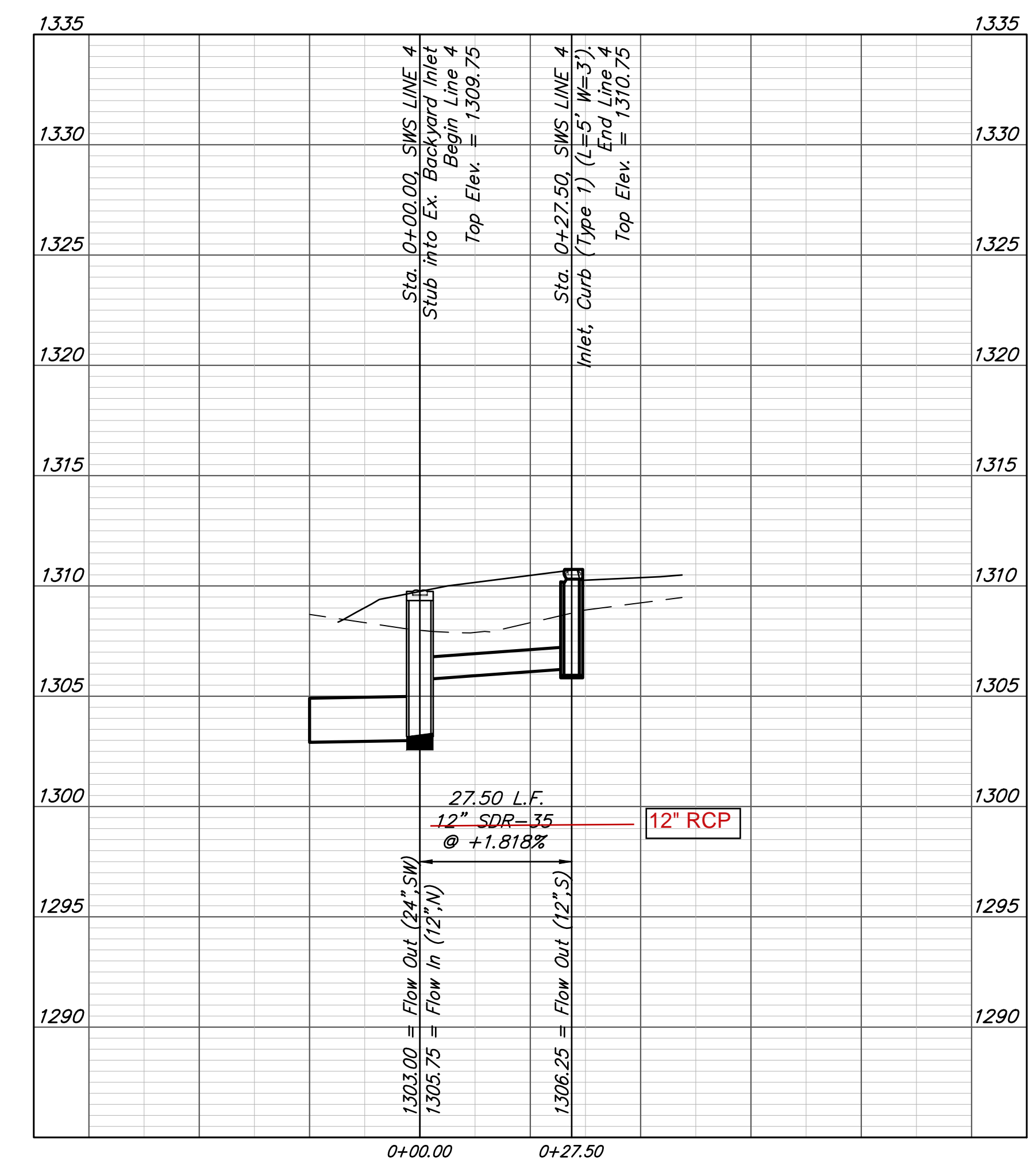
SWS LINE 2



SWS LINE 3



SWS LINE 4



BAUGHMAN COMPANY

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

Lot 2, Block A
Cornejo Industrial District
SWS LINE 2
SWS LINE 3
SWS LINE 4

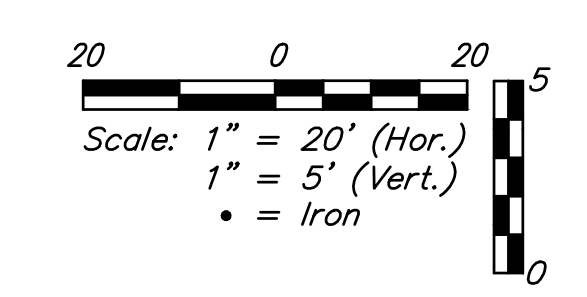
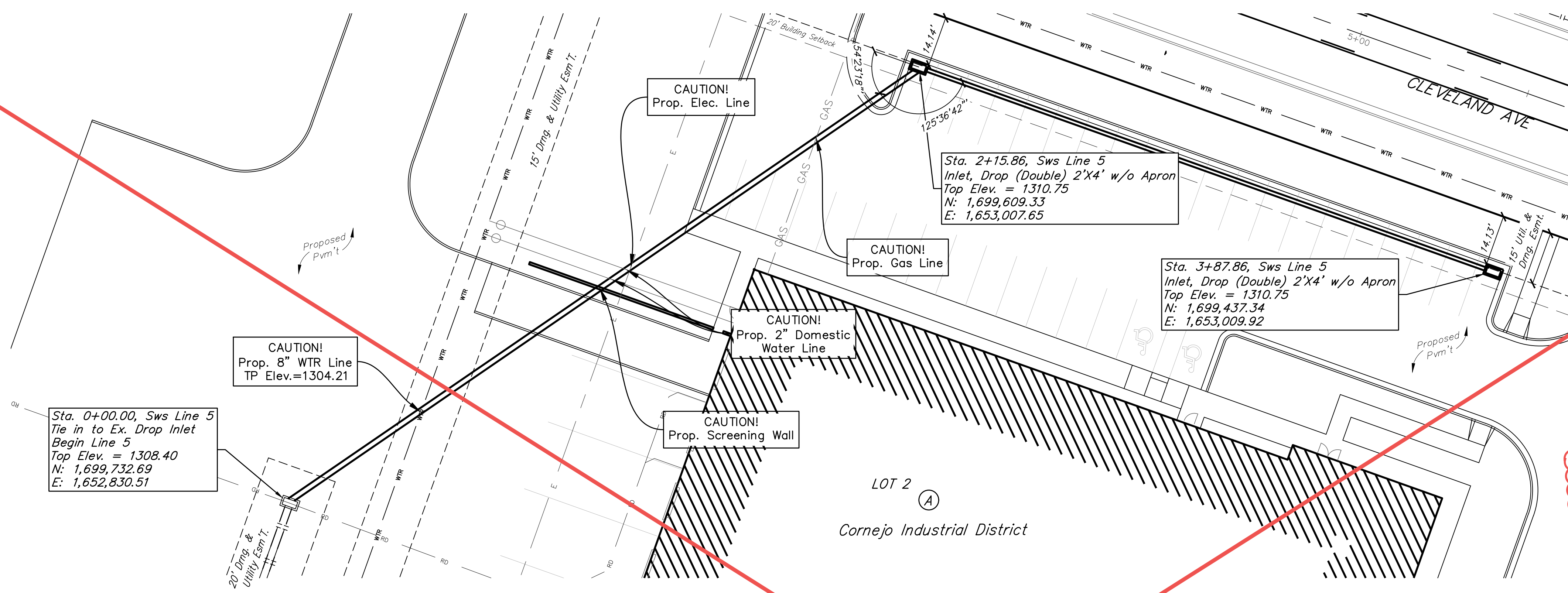
Private Project Drainage

PROJECT NUMBER:
21-06-E934

DESIGN: PSB DRAWN: JA

DATE: Jan. 17, 2022

SHEET OF
3 9

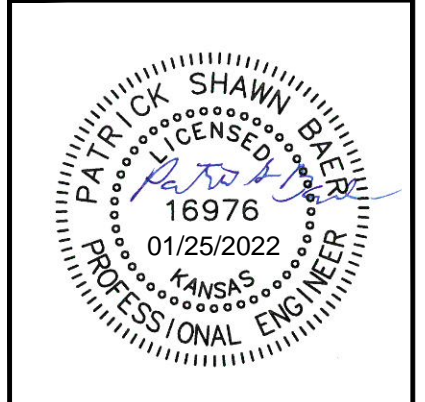
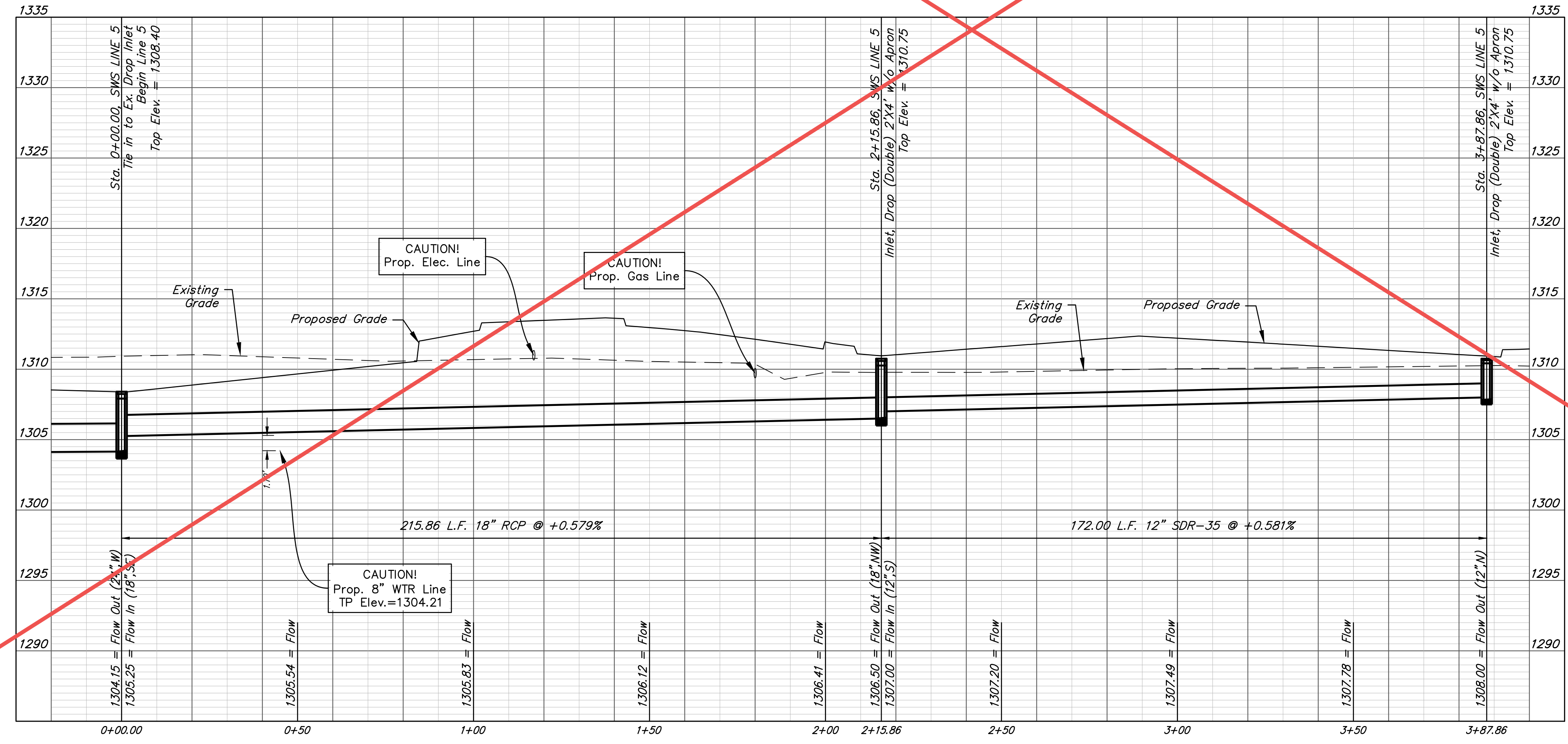


Revised 5/24/2022

SWS Line 5 has been omitted, and SWS Line 1 has been modified to include Area inlets at Sta 2+15.86 & Sta. 3+87.86.

DEPTH UNKNOWN
Contractor to Verify
Depth & Location of
Gas & Elec. Lines
Prior to Construction.

SWS LINE 5



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316-262-7271
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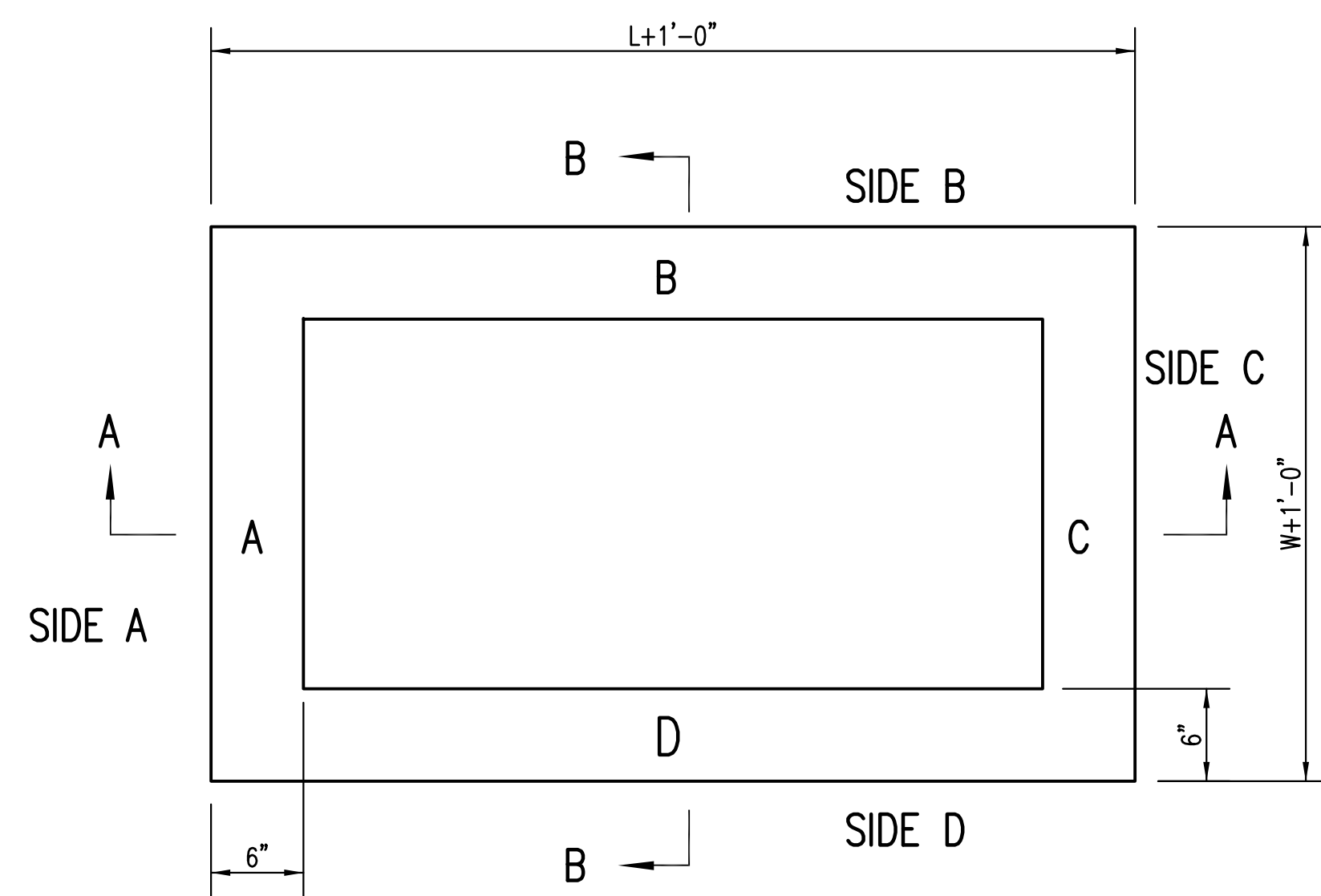
Lot 2, Block A
Cornejo Industrial District
SWS LINE 5

Private Project Drainage

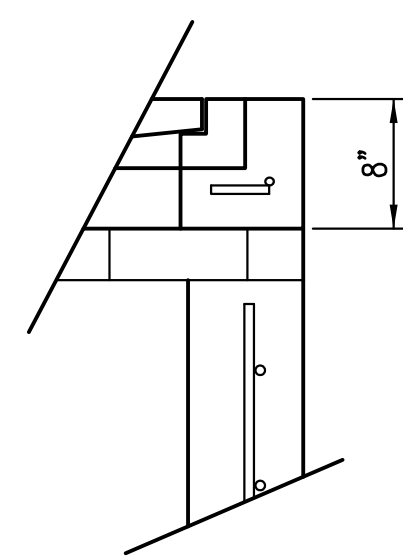
PROJECT NUMBER:
21-06-E934

DESIGN: PSB DRAWN: JA
DATE: Jan. 17, 2022

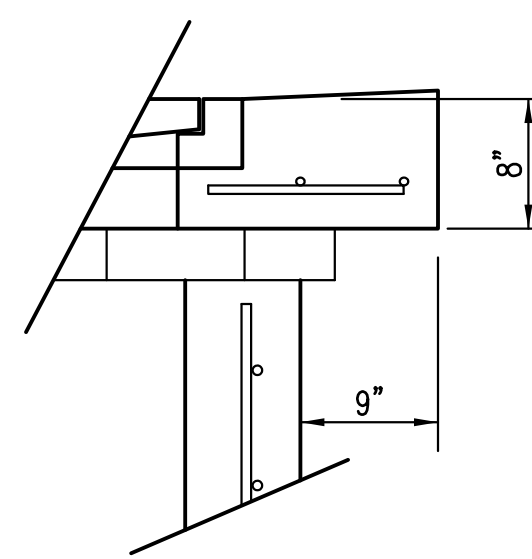
SHEET 4 OF 9



TOP VIEW

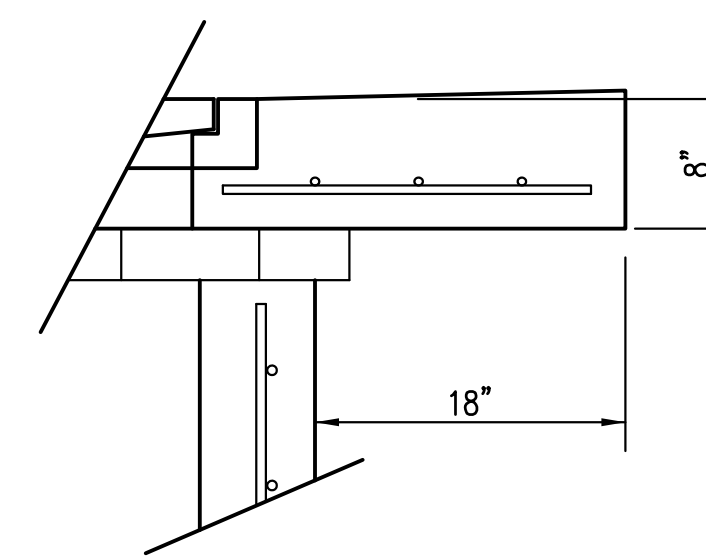


FLUSH STYLE TOP
NO APRON



9" APRON

* APRON TO EXTEND ON ALL 4 SIDES OF INLET.
DESIGNER TO DESIGNATE APRON SIZE.



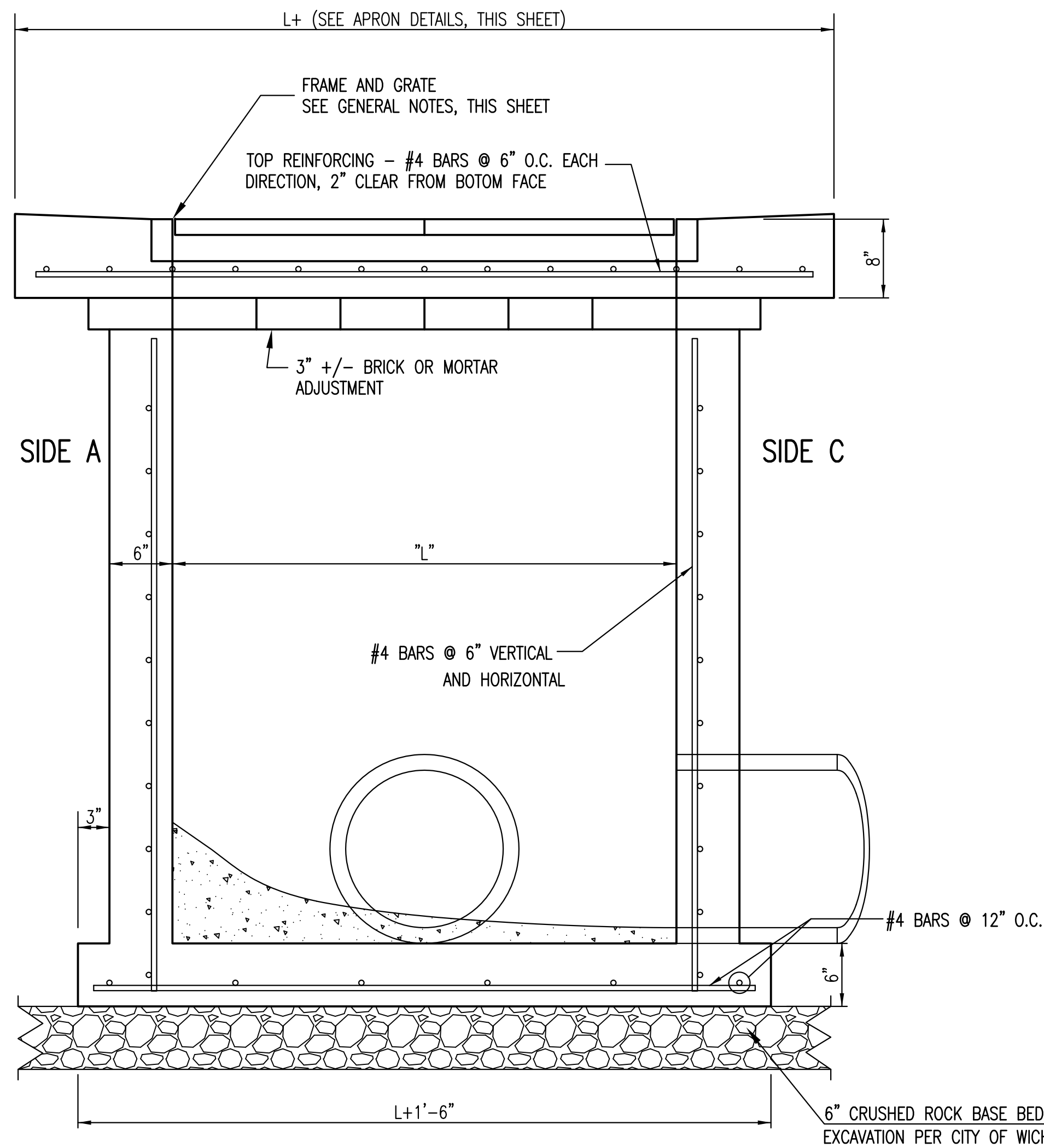
18" APRON

W=2' and L=2' for SINGLE DROP INLET
W=2' and L=4' for DOUBLE DROP INLET

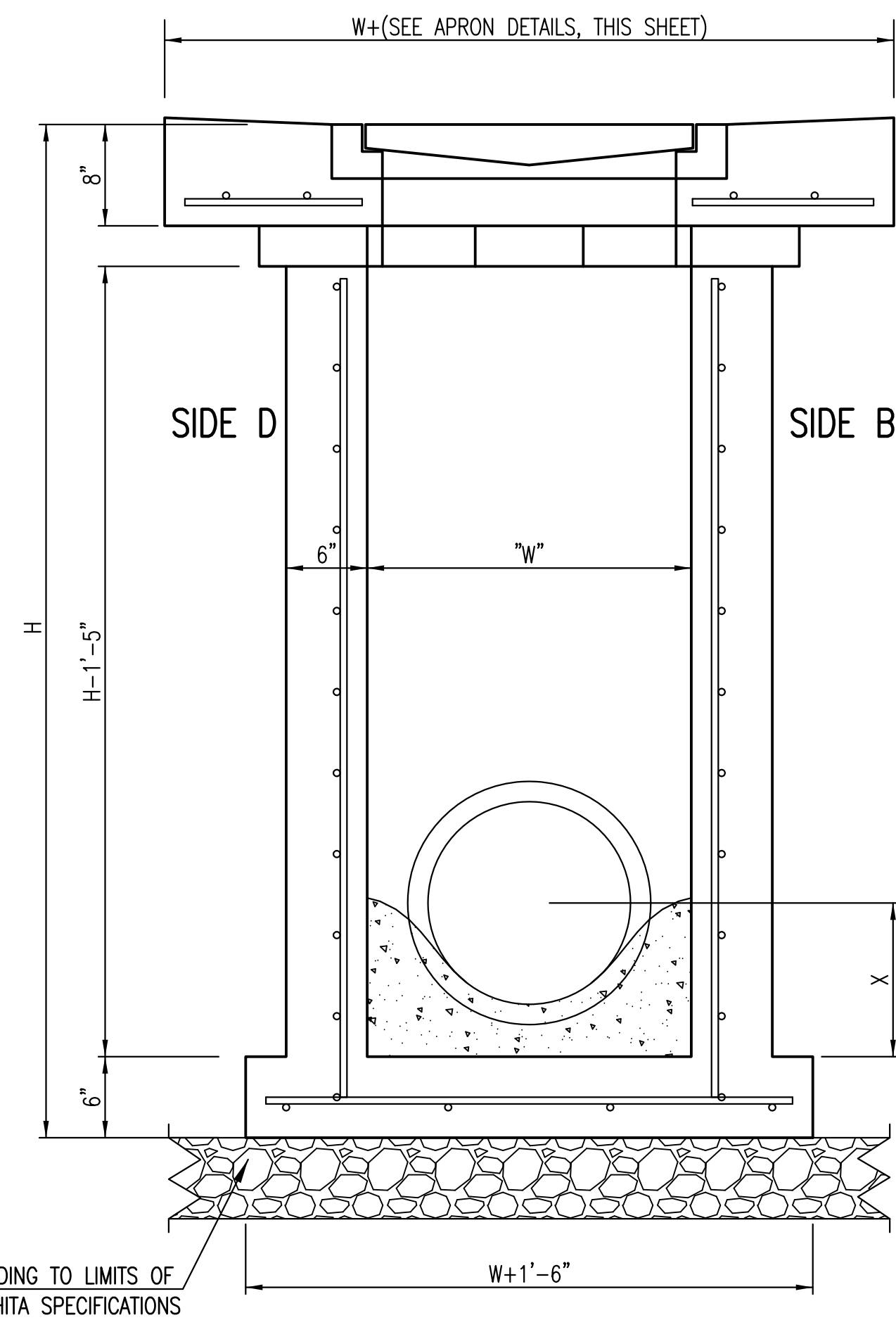
The structure(s) on this detail sheet are designed for HS-20 loading at these specific dimensions only. If larger dimensions are required, the ENGINEER shall provide a project specific structure design for approval by the City Engineer's office.

GENERAL NOTES

1. GRATE FRAME TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK. CONCRETE USED FOR INLET CONSTRUCTION SHALL CONFORM TO CITY OF WICHITA SPECIFICATIONS FOR CONCRETE PAVEMENT MIX.
2. INLET INVERT SHALL BE SHAPED WITH 8 SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.
3. THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL.
4. INLET FRAME AND GRATE TO BE DEETER #2433, EJIW #5391-Z1 OR APPROVED EQUAL FOR 2'x2' SINGLE DROP INLET AND DEETER #2434, EJIW #5391 Z3 OR APPROVED EQUAL FOR 2'x4' DOUBLE DROP INLET.
5. CONTRACTOR SHALL REMOVE LIFTING HOOKS AFTER INSTALLATION. RECESSES IN INLET WALL SHALL BE GROUTED FLUSH TO THE INLET WALL WITH HYDRAULIC CEMENT AFTER THE INLET IS IN PLACE. LIFTING HOLES THRU THE INLET WALL WILL NOT BE ACCEPTED.

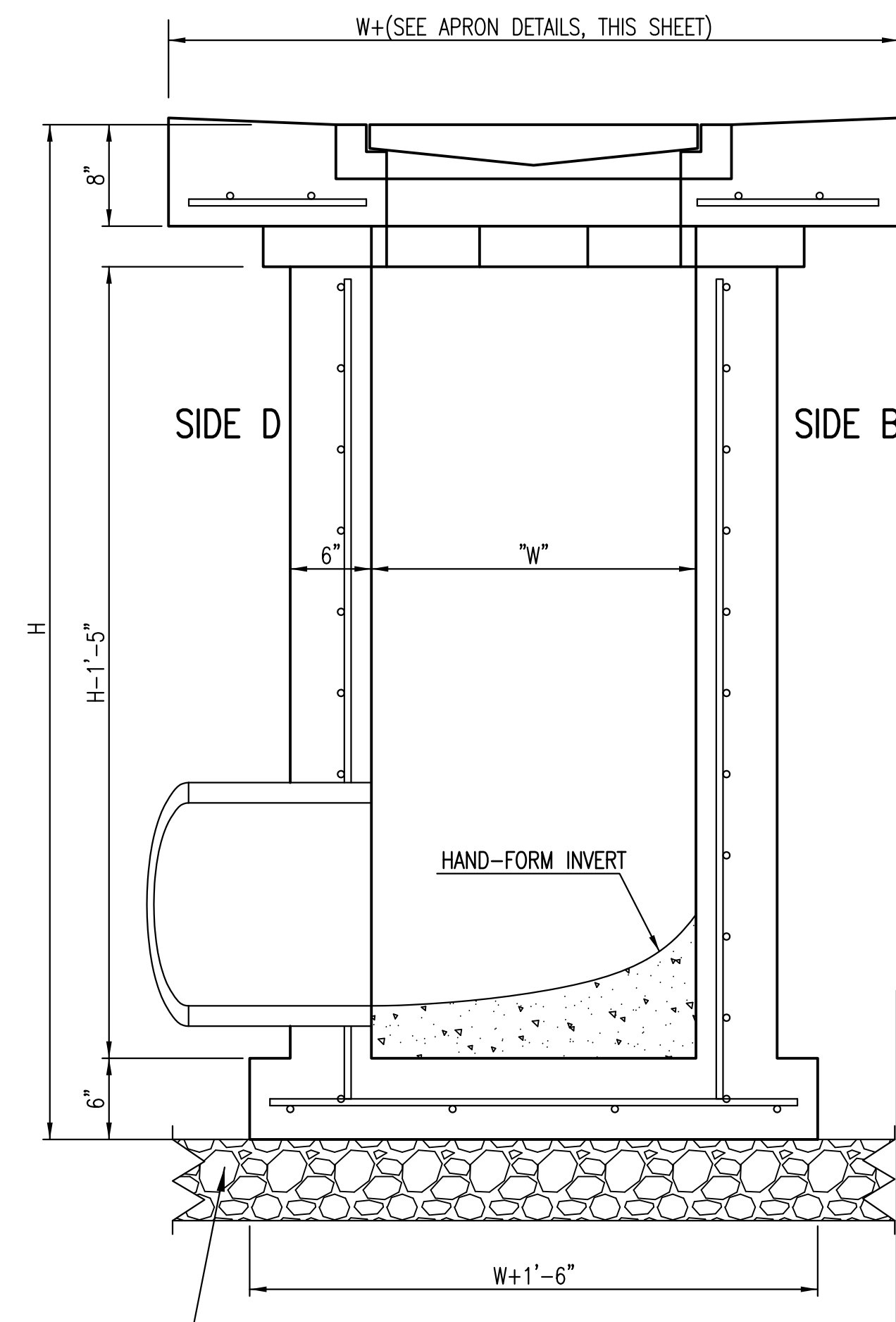


SECTION "A-A"



SECTION "B-B"
END OUTLET

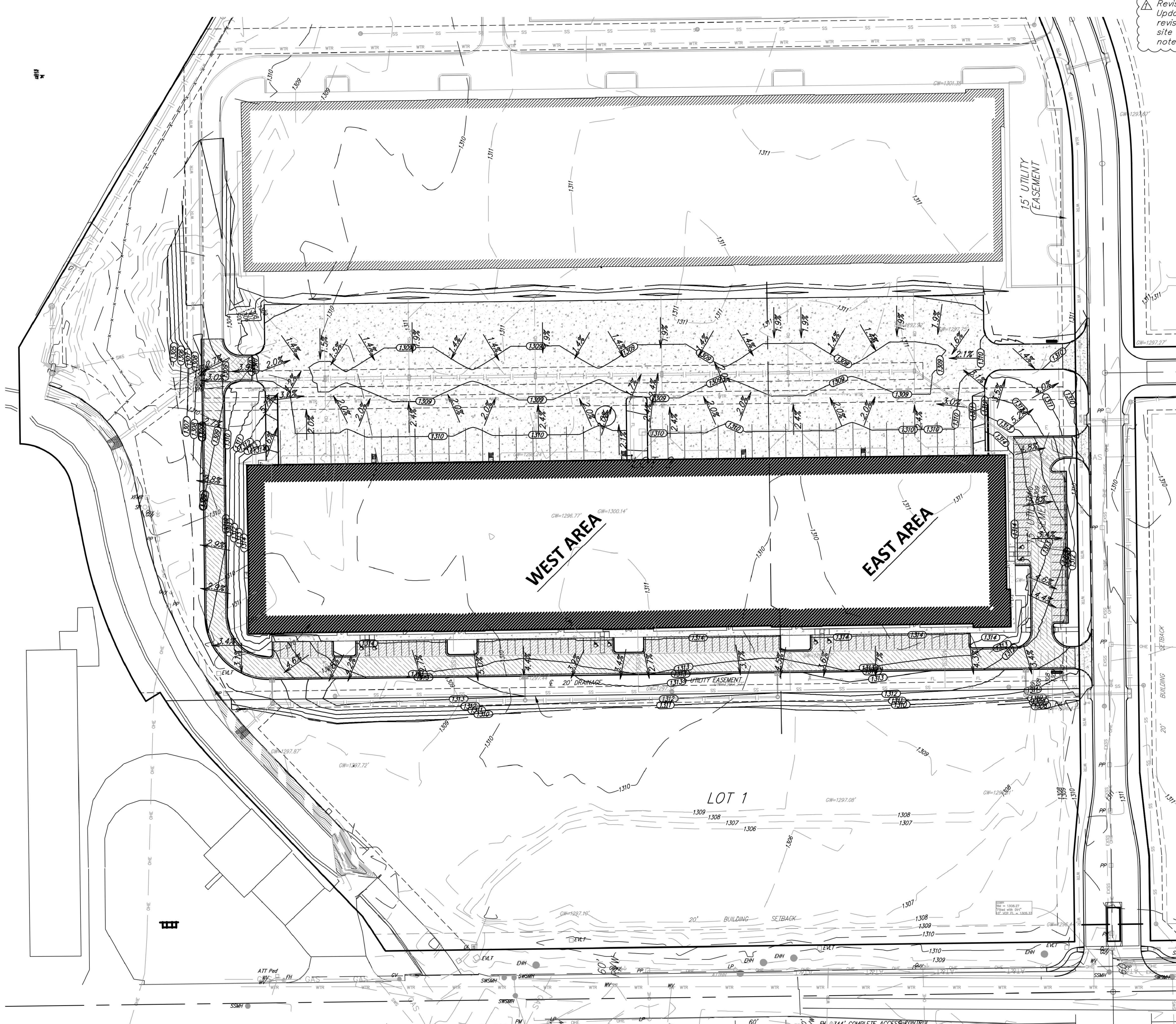
6" CRUSHED ROCK BASE BEDDING TO LIMITS OF EXCAVATION PER CITY OF WICHITA SPECIFICATIONS



SECTION "B-B"
SIDE OUTLET



REVISD: MARCH 2015		
SINGLE/DOUBLE DROP INLET		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 6 of 9



Revision Date: Oct. 1, 2021
 Updated New York Intersection,
 revised second driveway, Updated
 site grades, sanitary sewer main,
 noted future water meters.

LEGAL DESCRIPTION

Lot 2, Block A, Cornejo Industrial District

SITE INFORMATION

Total Area:	2,073,326 sq. ft. (47.60 ac)
Disturbed Area:	541,750 sq. ft. (12.44 ac)
Impervious Area, pre-const:	0 sq. ft. (0.00 ac)
Impervious Area, post-const:	180,000 sq. ft. (4.10 ac)
Parking Provided:	110 total

BENCHMARKS

- BM-#1:
 Square cut on top of south curb of 21st St. N. 334'± West and the intersection of 21st St. N. and Cleveland Ave.
 Elevation = 1307.56 (NAVD 88)
- BM-#2:
 Square cut on top of concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave.
 Elevation = 1308.70 (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
Eergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
City of Wichita Sewer Maint. (San. Sewer)	268-4908 or 268-4024
City of Wichita Storm Sewer Maint. (Storm Sewer)	262-6000 or 268-4090
City of Wichita Traffic Maint. (Traf. Control)	268-4034 or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551

GRADING NOTES

- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.

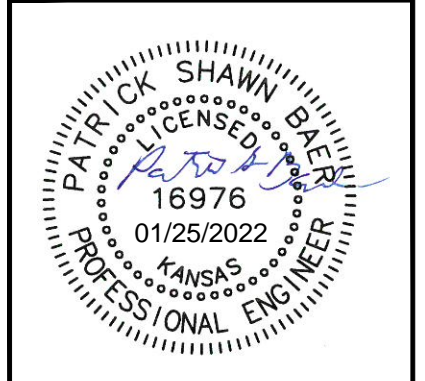
**FOR REFERENCE ONLY
 NOT TO SCALE**

CORNEJO - WAREHOUSE
 PROJECT ADDRESS A

PERMIT SET

Revised 01 October 2021
 PERMIT SET 06 August 2021
GRADING PLAN OVERVIEW
C2.0

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 baughmanco.com
 pstewart@baughmanco.com



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

Lot 2, Block A
 Cornejo Industrial District
REFERENCE GRADING PLAN

Private Project Drainage
 PROJECT NUMBER:
 21-06-E934
 DESIGN: PSB DRAWN: JA
 DATE: Jan. 17, 2022
 SHEET 7 OF 9

