

AS BUILT PLANS STORM SEWER IMPROVEMENTS

Baughman Job #: 22-10-E348

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 US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractor's 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.
- 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 316-268-4080.
- 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.
- Contractor shall provide positive drainage away from all manhole covers.

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)

Concrete Structures = McPherson Concrete
Grates/Frames = Neenah Foundry

19"x30" HERCP = McPherson Concrete
15"/18"/24"/30" RCP = McPherson Concrete
12" SDR-35 = Sanderson Pipe

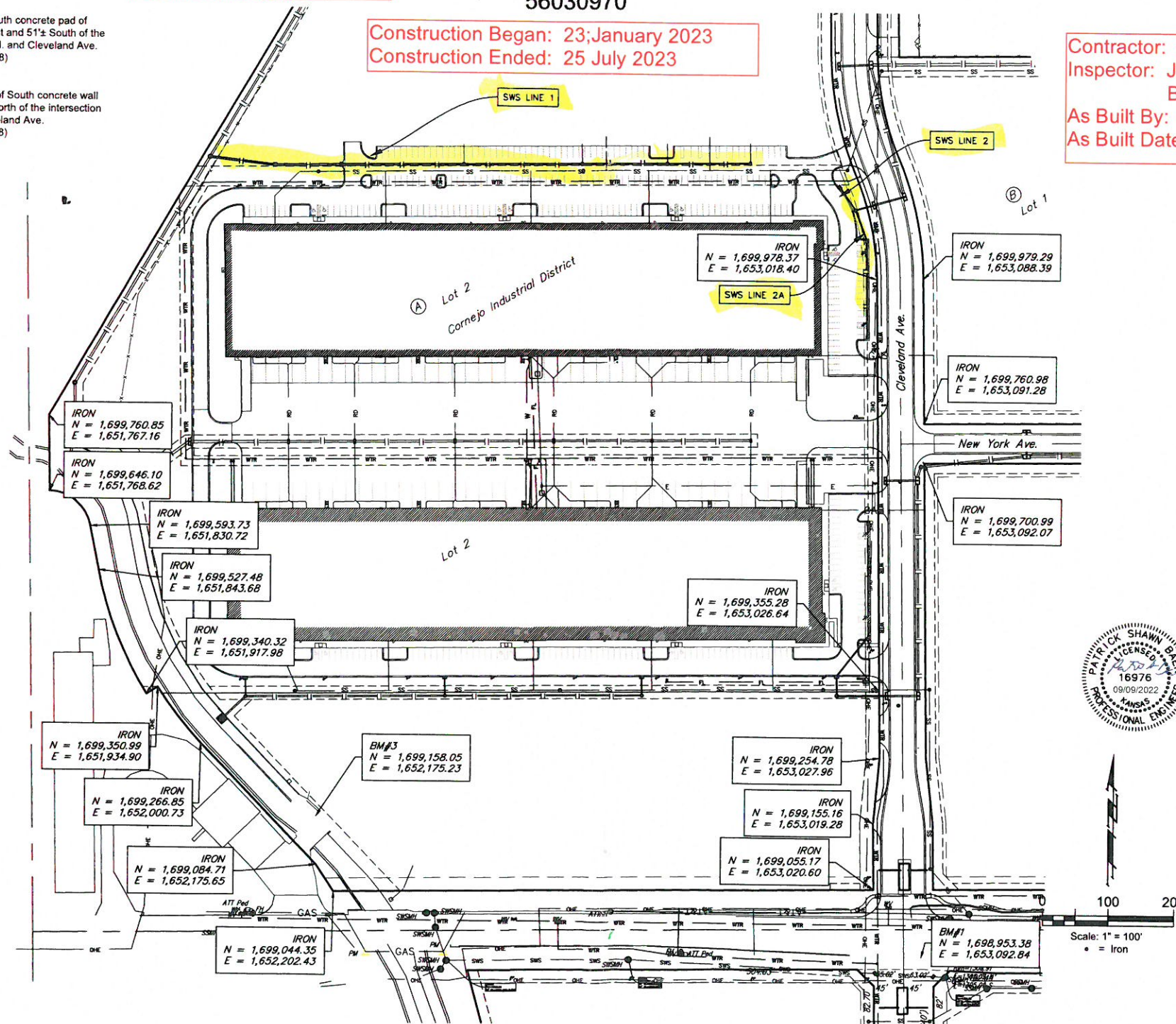
to serve Cornejo Warehouse 2

Lot 2, Blk A, Cornejo Industrial Park
CITY OF WICHITA, KANSAS

Gary Janzen P.E. City Engineer

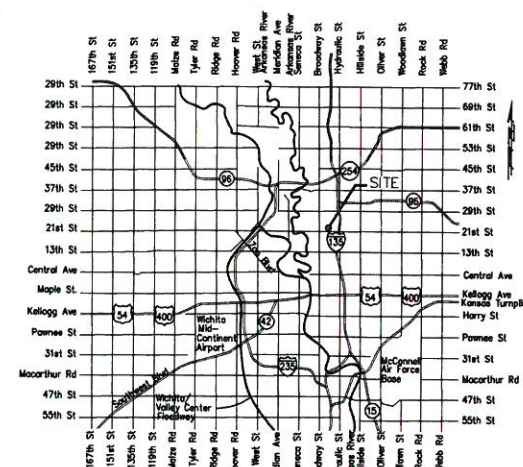
Project Number
2022-000765PPD
56030970

Construction Began: 23;January 2023
Construction Ended: 25 July 2023



SHEET INDEX:

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Vicinity Map

Contractor: Pearson Construction
Inspector: James Ralston
Baughman Co.
As Built By: JAR
As Built Date: 25 July 2023

Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit # SWO2022-003 Rev. 1

NOI Permit # S-AR94-1719 (Mod. 7-5-2022)

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) = ±8.72 acres

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: See Plat Drainage Plan

Detention: See Plat Drainage Plan

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 (11-10-2022)

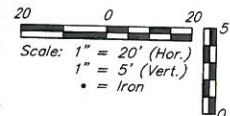
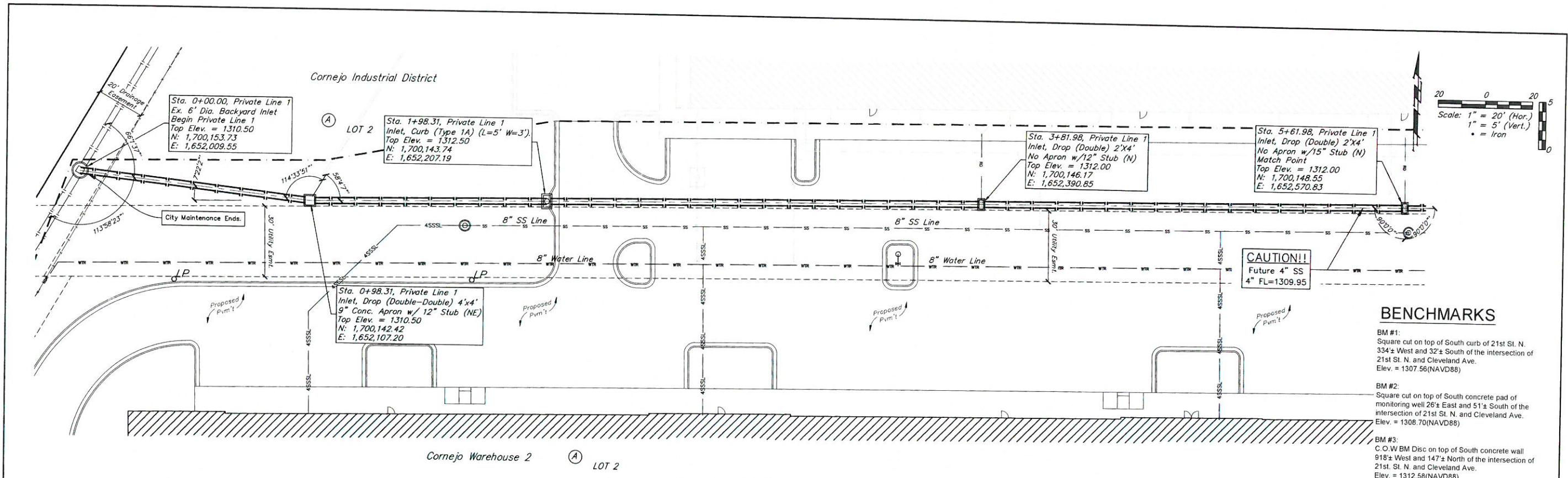
Stormwater Approved by Joe Hickie PE (07/18/2022)

NOTE TO CONTRACTORS

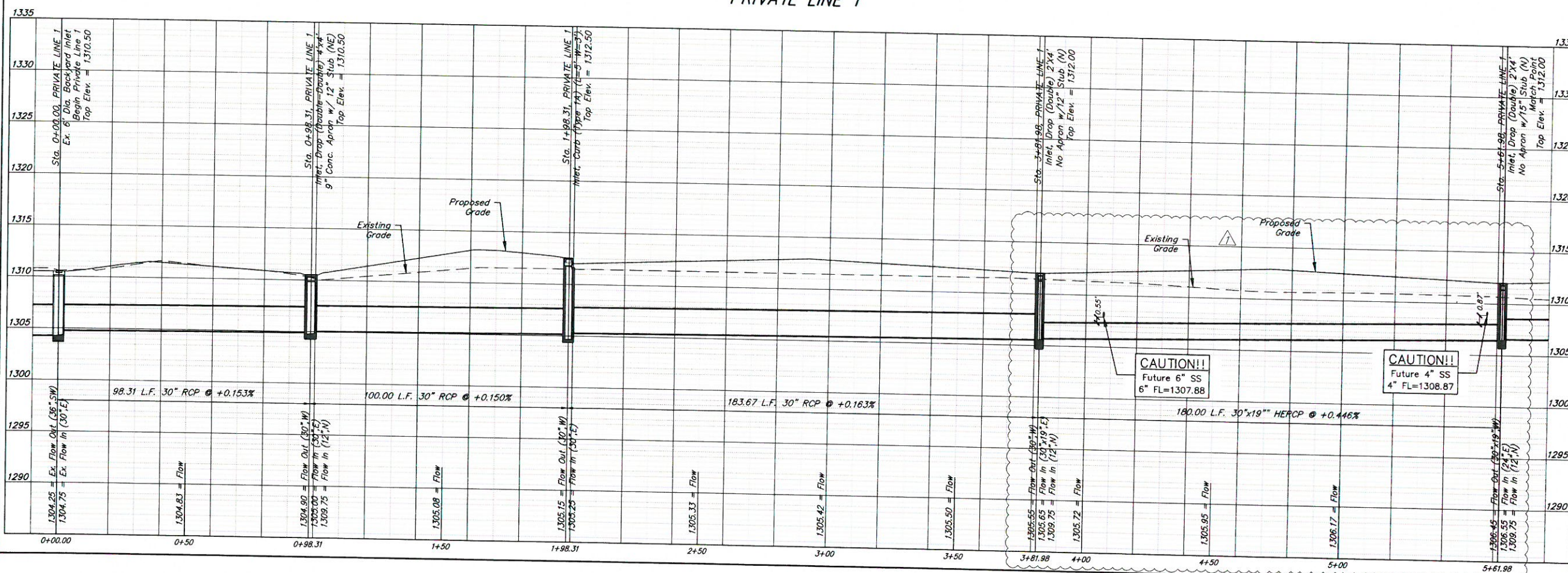
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the 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.





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

Lot 2, Block A
Cornejo Warehouse 2
SWS LINE 1
Sta. 0+00.00
to
Sta. 5+61.98

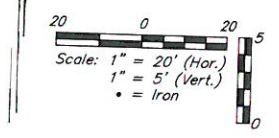
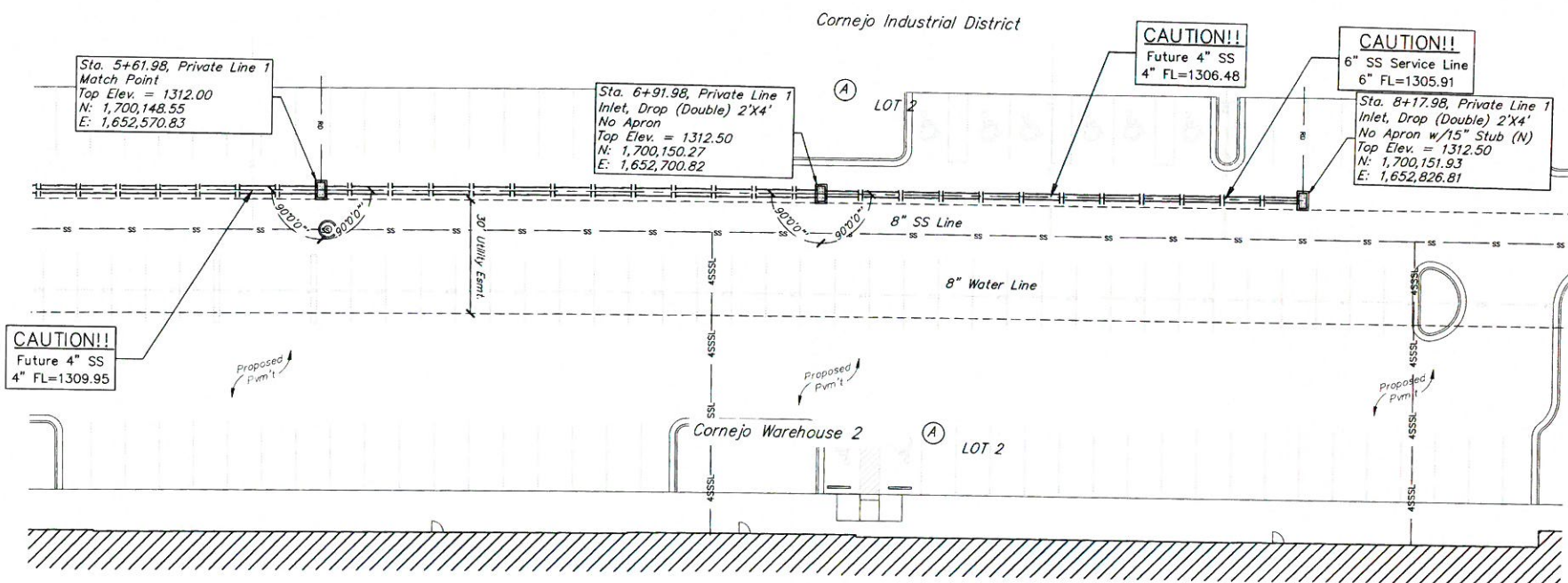
Private Project Drainage

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21-06-E934

DESIGN: PSB DRAWN: JA
DATE: 7-15-2022

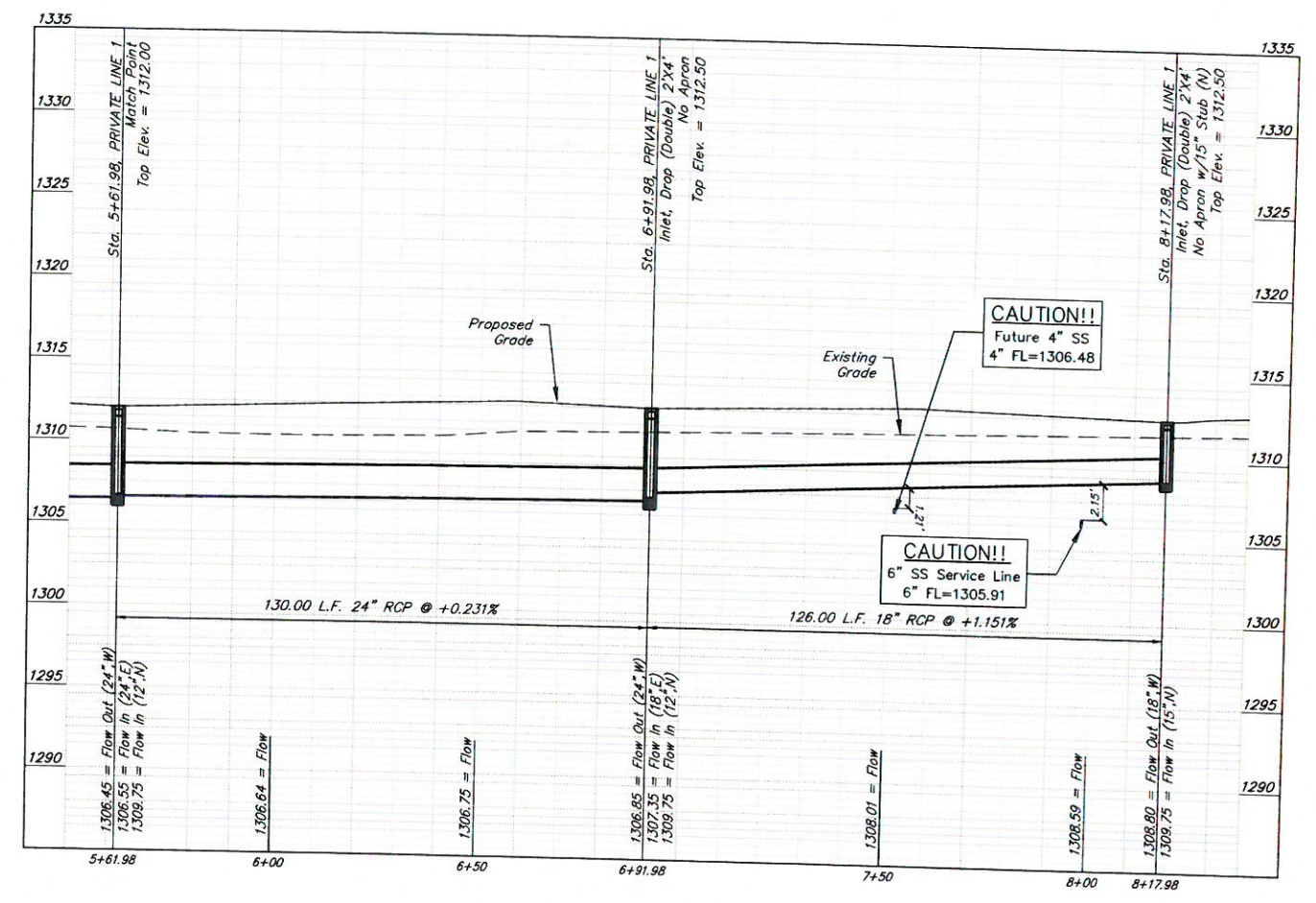
SHEET **2** OF **14**

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 Wichita, KS 67211
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Lot 2, Block A
 Cornejo Warehouse 2
SWS LINE 1
Sta. 5+61.98
to
Sta. 8+17.98

Private Project Drainage

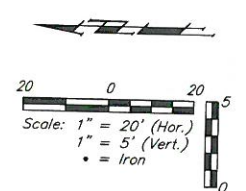
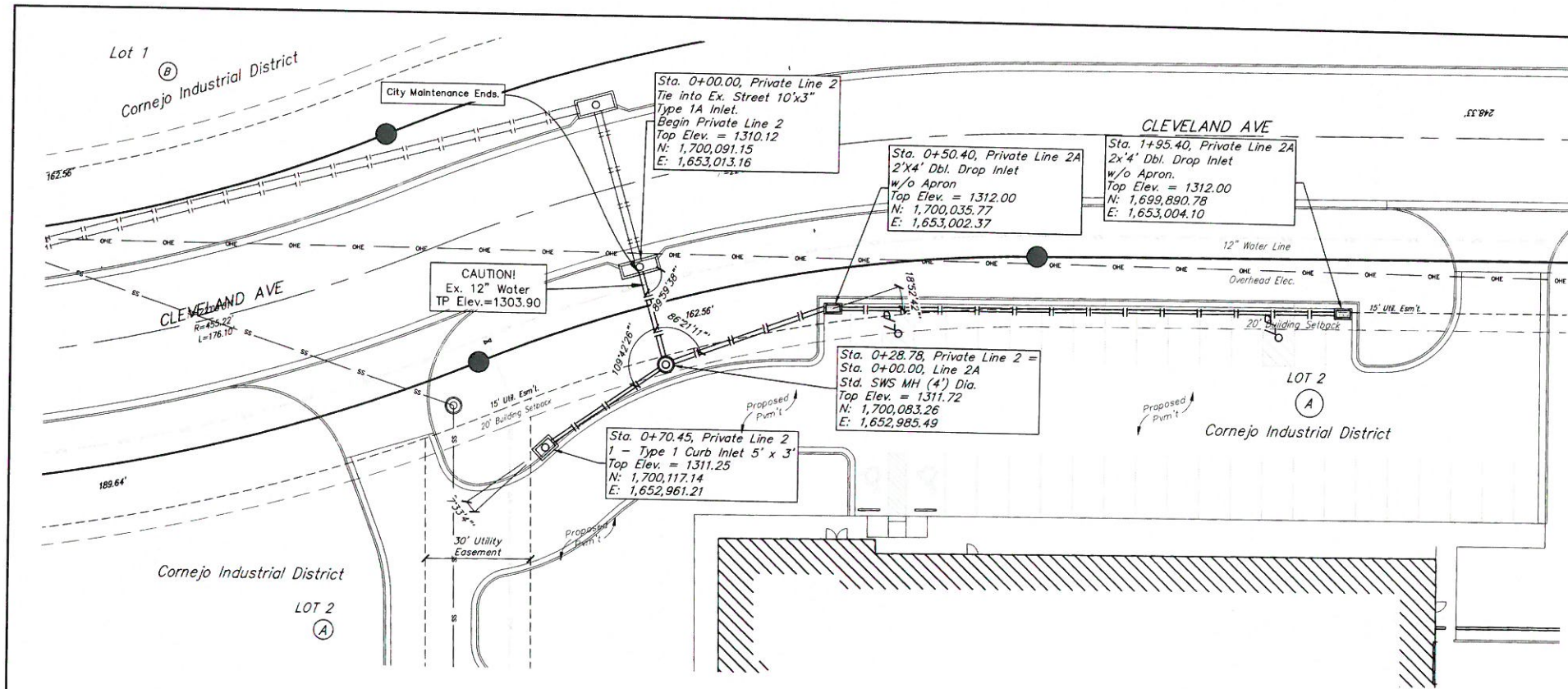
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DESIGN: PSB DRAWN: JA

DATE: 7-15-2022

SHEET **3** OF **14**

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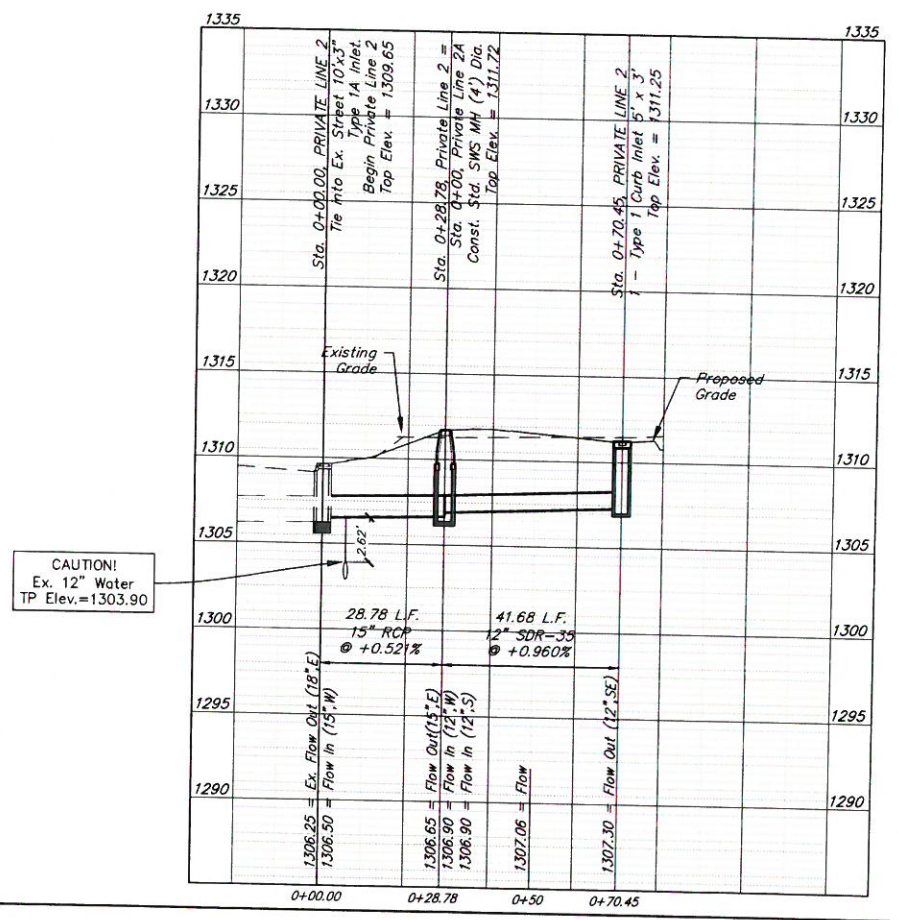
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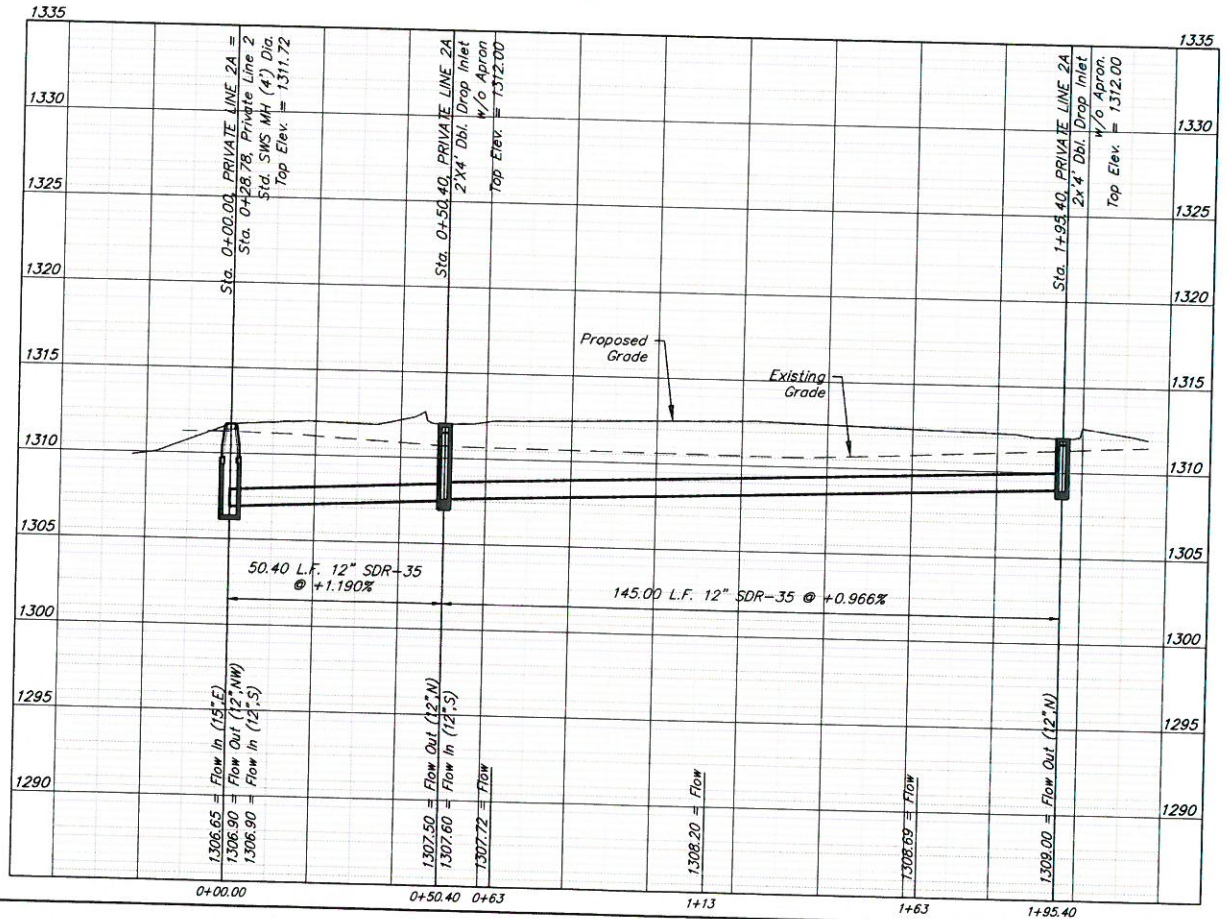
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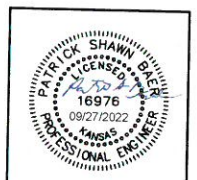
PRIVATE LINE 2



PRIVATE LINE 2A



CAUTION!
Ex. 12" Water
TP Elev.=1303.90



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Lot 2, Block A
Comejo Warehouse 2
SWS LINE 2 & LINE 2A

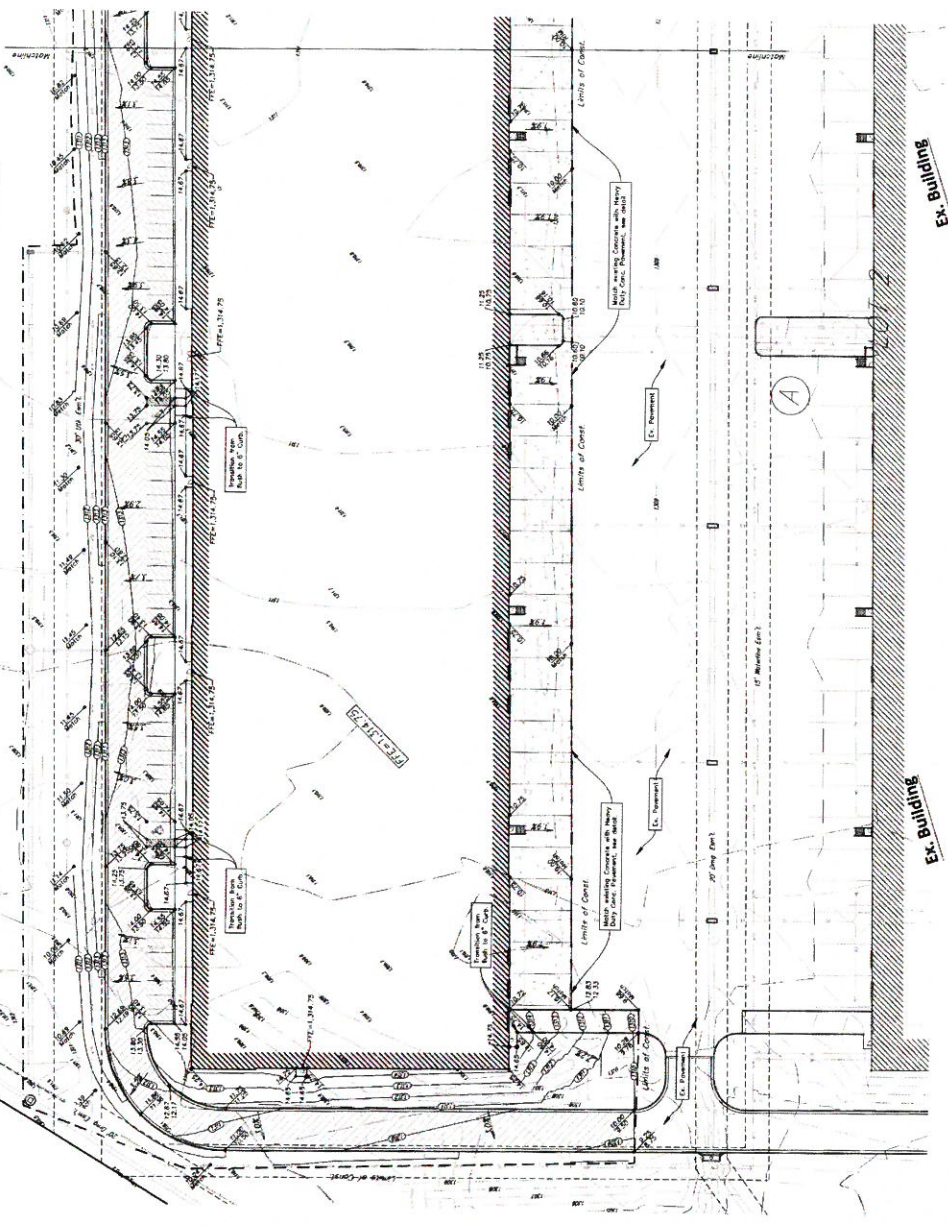
Private Project Drainage

PROJECT NUMBER:
21-06-E934

DESIGN: PSB DRAWN: JA
DATE: 7-15-2022

SHEET 4 OF 14

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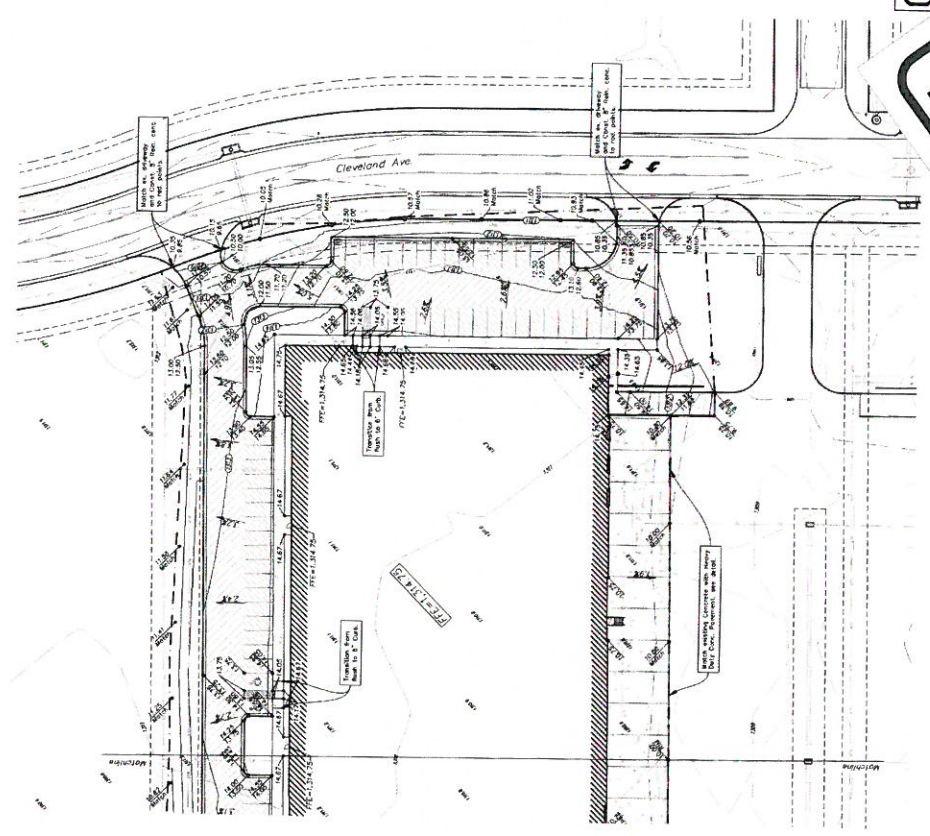
WEST GRADE PLAN
Scale: 1" = 20' Horizontal
0 20 40

CORNEJO - WAREHOUSE
PROJECT ADDRESS A



PERMIT SET
C2.1

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



EAST GRADE PLAN
Scale: 1" = 20' Horizontal
0 20 40

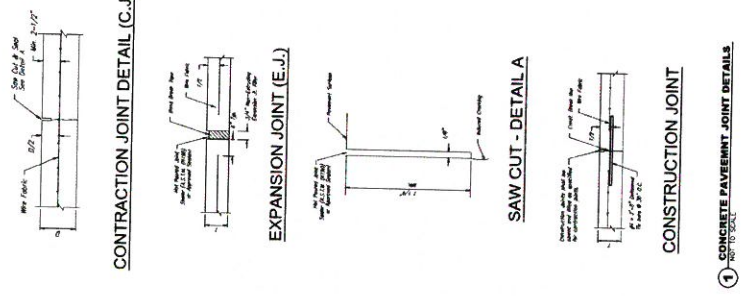
CORNEJO - WAREHOUSE
PROJECT ADDRESS A



PERMIT SET
C2.2

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

FOR REFERENCE ONLY
NOT TO SCALE



PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.



BAUGHMAN COMPANY

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

Lot 2, Block A
Comejo Warehouse 2
REFERENCE GRADING PLAN

Private Project Drainage

PROJECT NUMBER:
21-06-E934
DESIGN: PSB DRAWN: JA
DATE: 7-15-2022
SHEET 8 OF 14

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