

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. 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 1-888-249-3530
 Cox Communications 1-888-482-4950
 Kansas Gas Service 1-800-544-4857
 Energy

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 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.

10. 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 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.

11. All elevations shown are NAVD88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.

13. 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.

14. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

15. 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.

16. 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.

17. 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".

18. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

19. All areas disturbed during construction (except building pads) 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".

20. 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: "X" chiseled on top of concrete sidewalk, approximately 13.3' west and 11.7' north of the northeast corner of Parcel 1. Elevation = 1278.78 (NAVD 88)

BM #2: "X" chiseled on top of concrete sidewalk, approximately 22.3' south and 49' west of the NE section corner of section 18, township 28 S, range 1 east. Elevation = 1278.94 (NAVD 88)

STORM SEWER IMPROVEMENTS

to serve

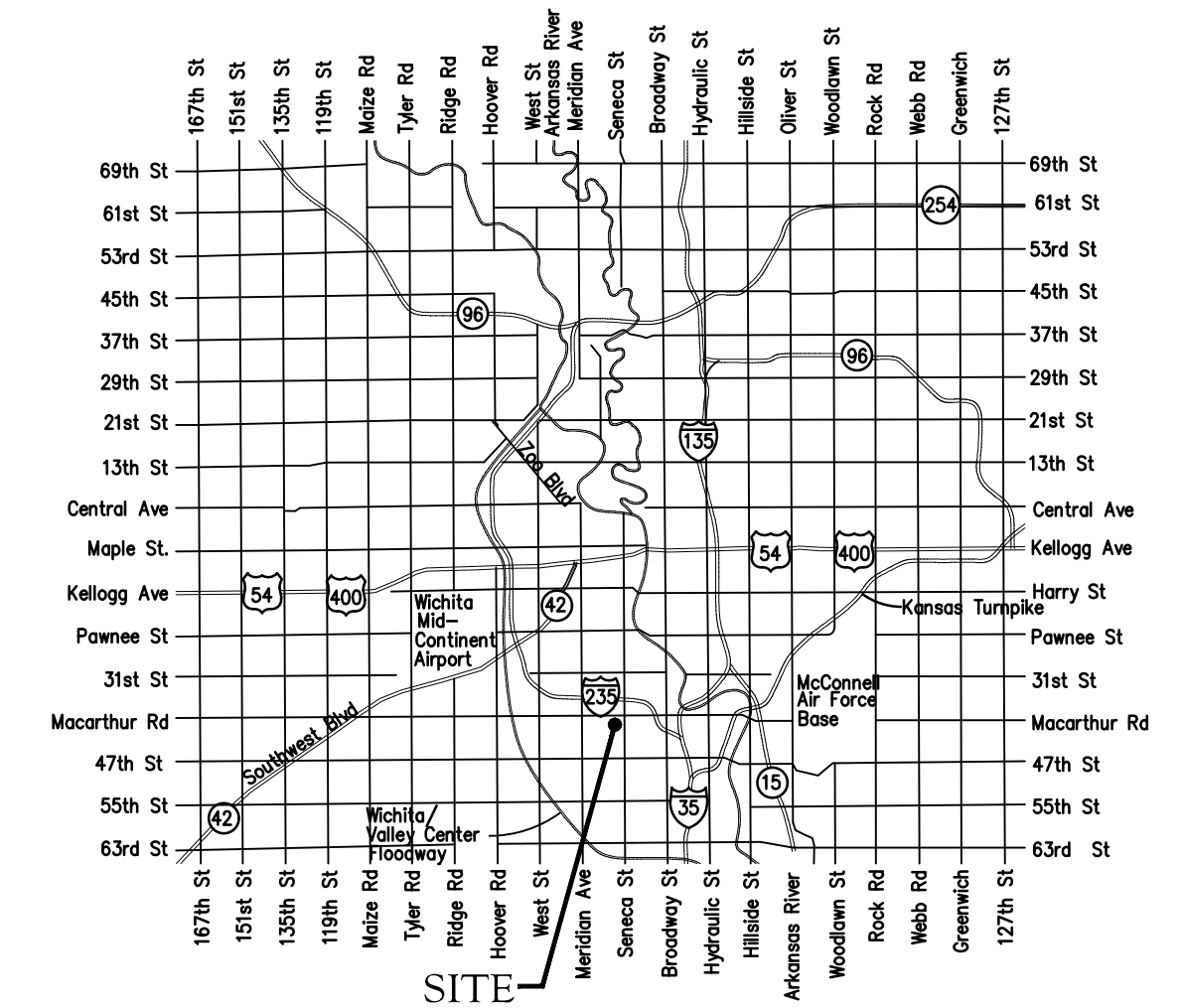
IRON HORSE MANUFACTURING

1519 W. MACARTHUR RD.
 CITY OF WICHITA, KANSAS

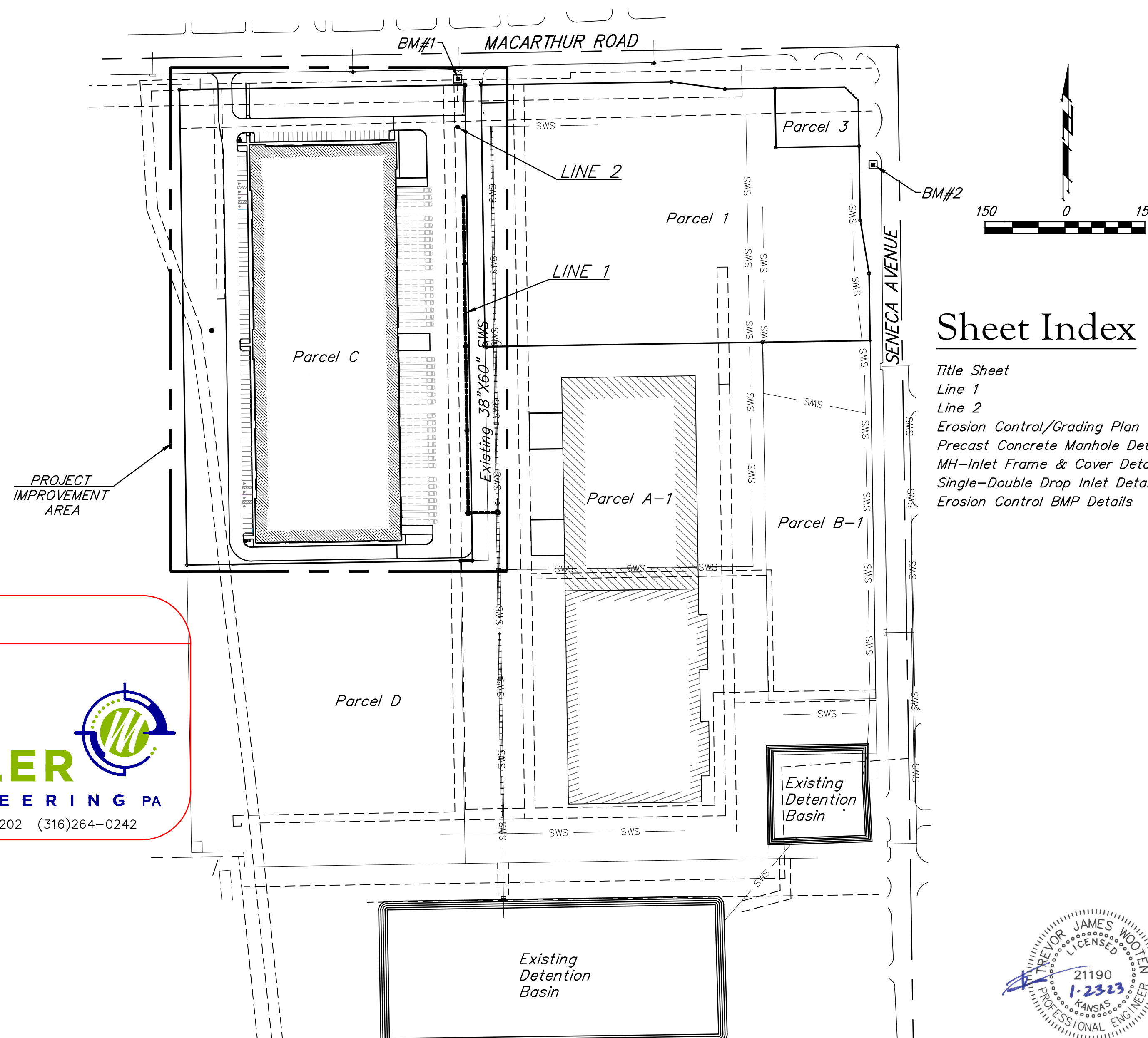
Gary Janzen, P.E. City Engineer

2022-000796PPD

56030970




Vicinity Map



Sheet Index

Title Sheet	1
Line 1	2-3
Line 2	4
Erosion Control/Grading Plan	5
Precast Concrete Manhole Detail	6
MH-Inlet Frame & Cover Detail	7
Single-Double Drop Inlet Detail	8
Erosion Control BMP Details	9-13

AS BUILTS

<p>Contractor: Ewertz Excavation</p> <p style="text-align: center; color: red; font-weight: bold;">15 Mar 23</p>	<p>Project Inspector: Eric Miner</p> <div style="text-align: center;">  KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242 </div>
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Stormwater Certification:

New Development Redevelopment (Circle One)

Stormwater Permit # _____

NOI Permit # S-AR94-1810 KSR121146

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) = 10.97 Ac.

Disturbed Area (Acres) = 9.65 Ac.

Water Quality Treatment: On-site Existing Pond

Downstream Channel Protection: N/A

Detention: Existing onsite subdivision pond

The BMP used for this development is Existing Subdivision Pond

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

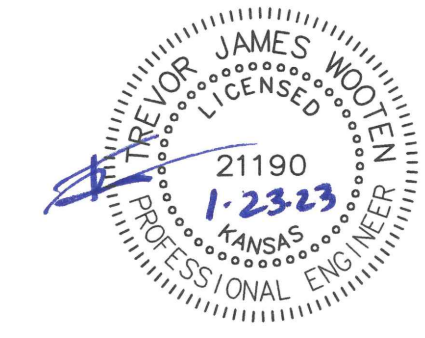
Engineering approved by Shawn Mellies on 02.10.23

Stormwater approved by Joe Hickie on 02.10.23

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.



February 13, 2023




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

E:\Projects\Cross Gate Iron Horse Aspen Industrial west building (22-09-E292)\Engineering\Phase 1\PPD\PPD.dwg

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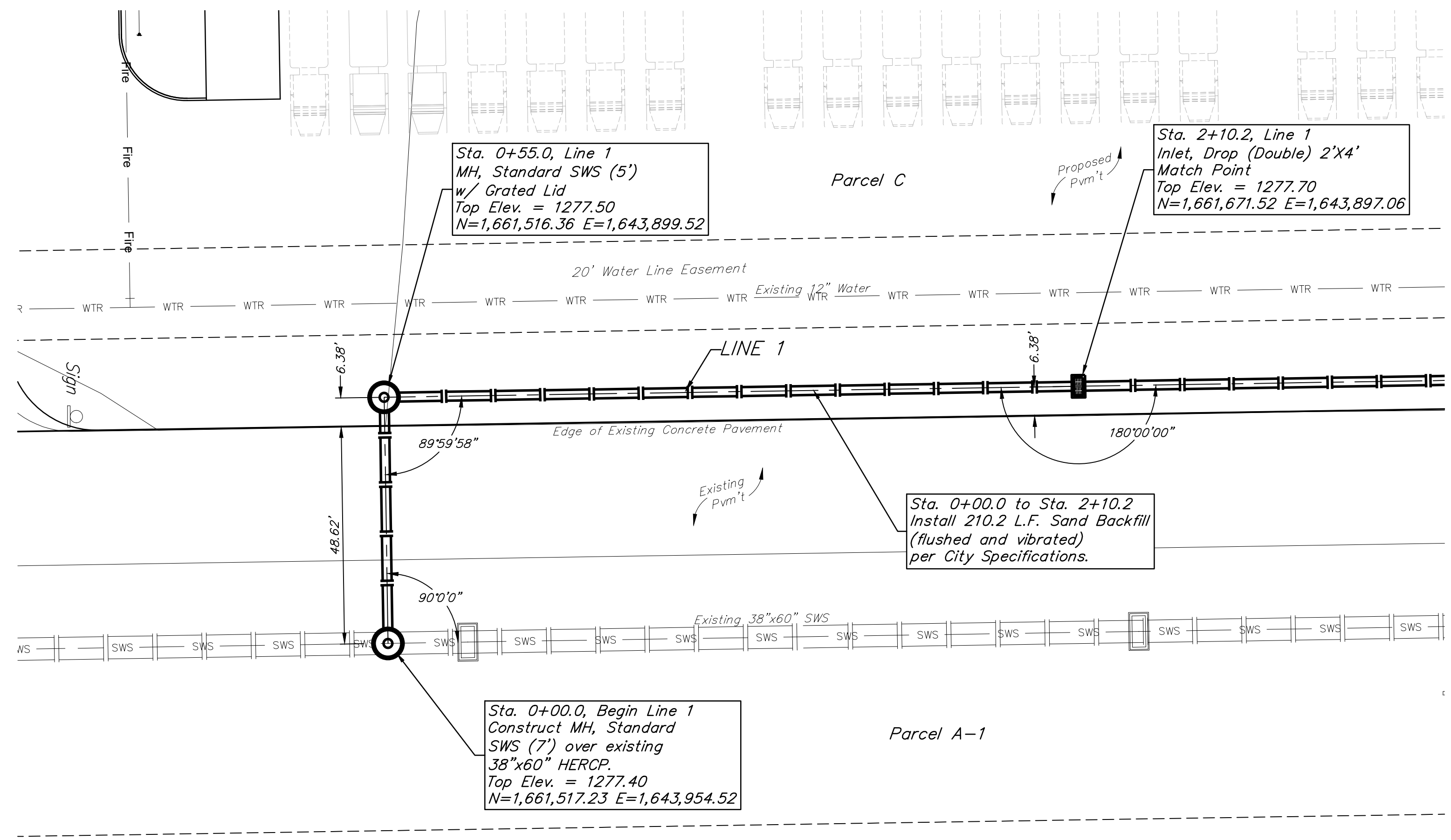
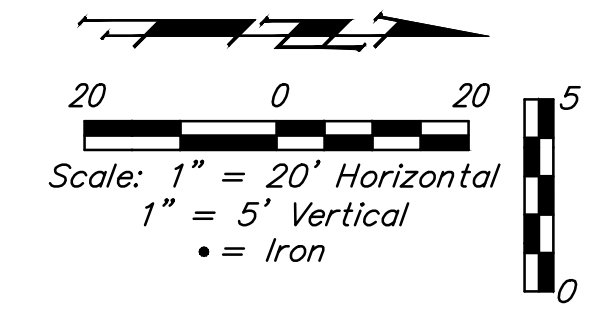
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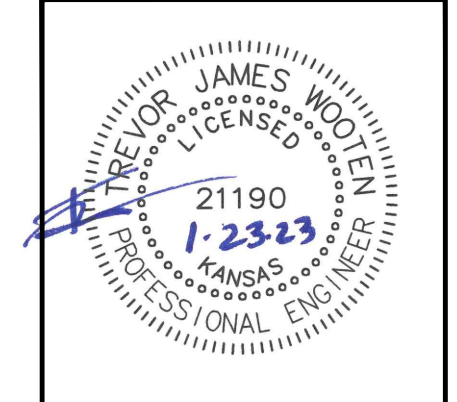
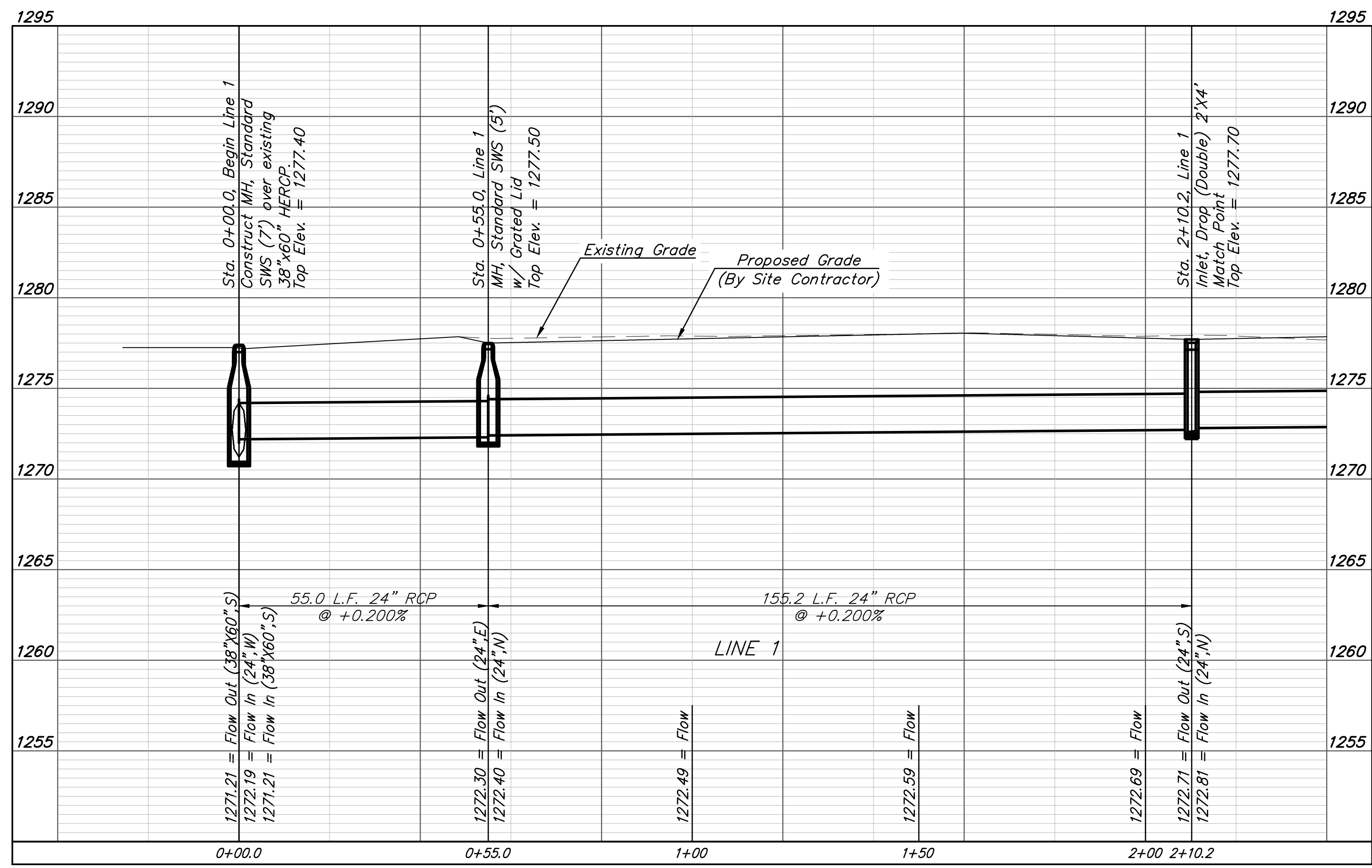


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 117 E. Lewis,
Wichita, KS 67202 (316)264-0242

Per Plan



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



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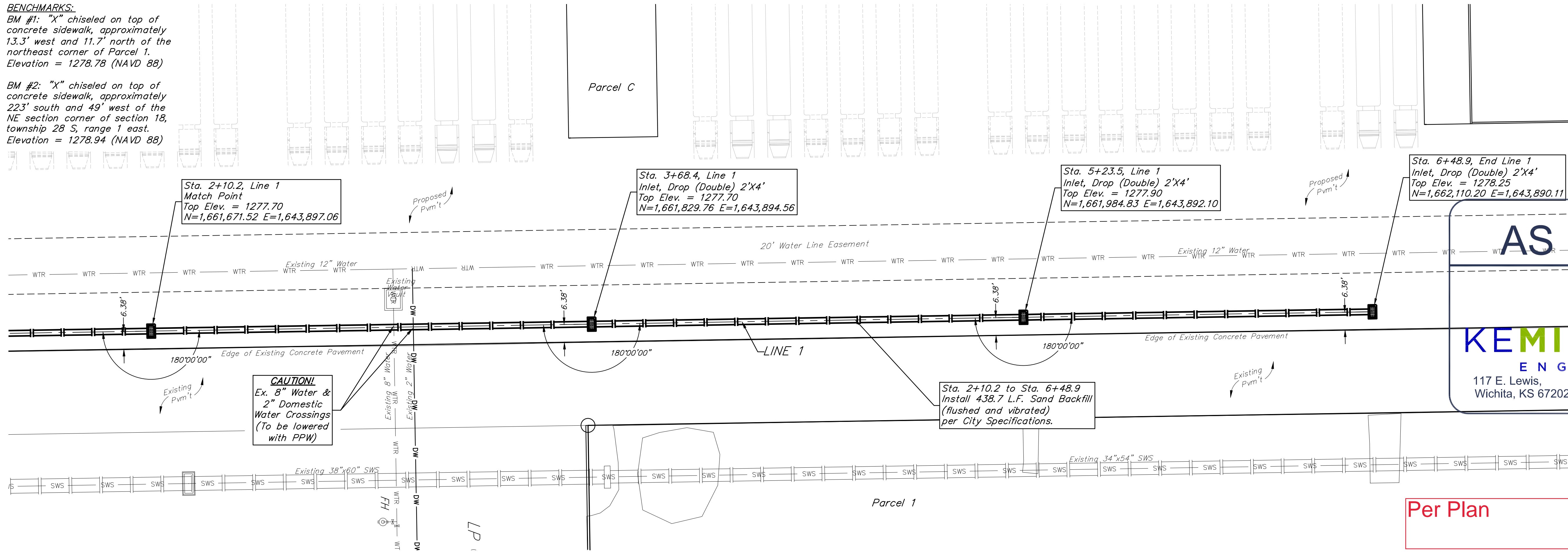
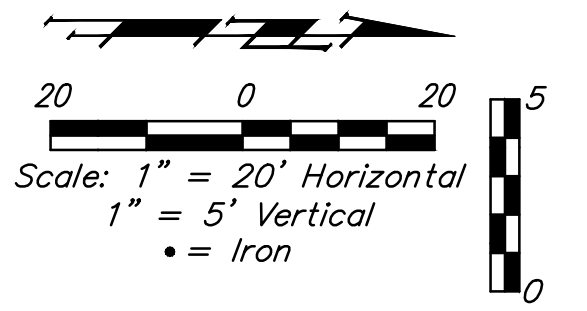
IRON HORSE MANUFACTURING

LINE 1

STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER: 22-09-E292
 DESIGN: TJW DRAWN: TMS
 DATE: January 24, 2023
 SHEET 2 OF 13

BENCHMARKS:
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AS BUILTS

117 E. Lewis,
Wichita, KS 67202

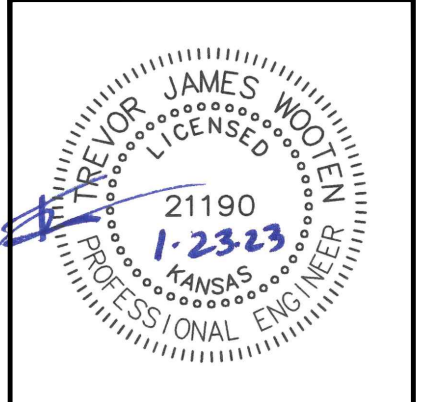
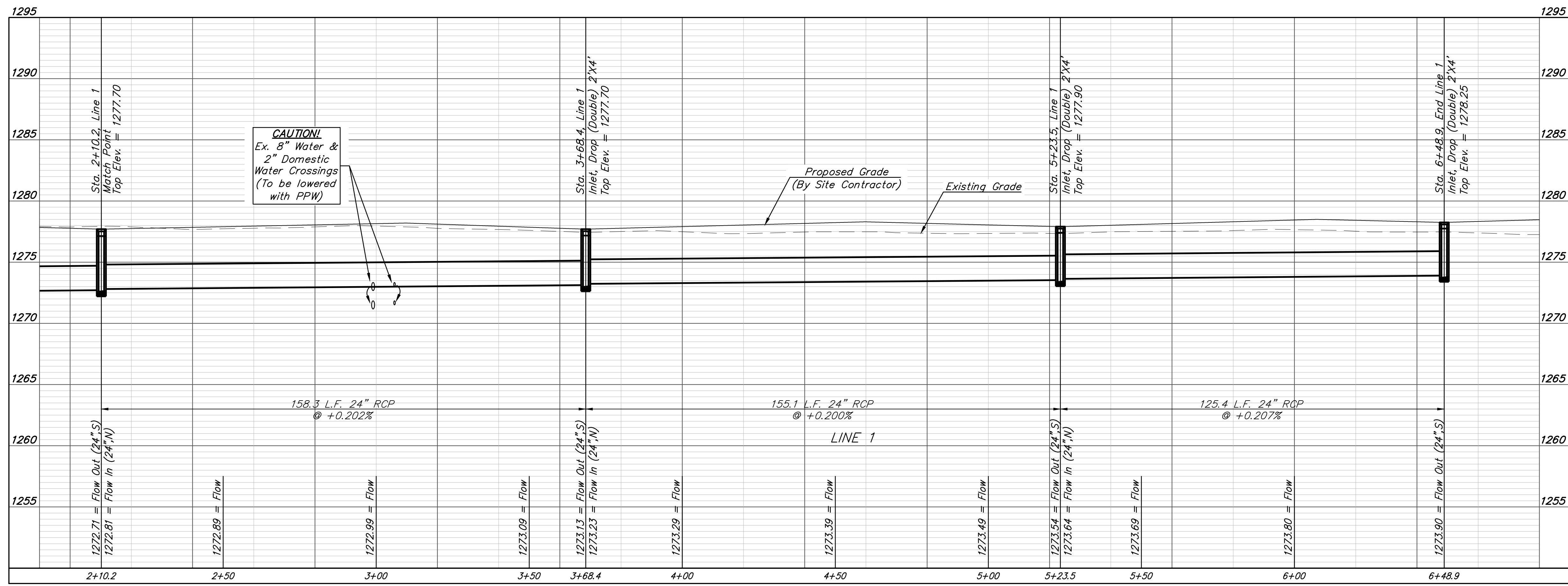
(316)264-0242

CAUTION!
 Ex. 8" Water & 2" Domestic Water Crossings
 (To be lowered with PPW)

Sta. 2+10.2 to Sta. 6+48.9
 Install 438.7 L.F. Sand Backfill
 (flushed and vibrated)
 per City Specifications.

Per Plan

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



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LINE 1

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 22-09-E292

DESIGN: TJW DRAWN: TMS

DATE: January 24, 2023


SHEET 3 OF 13

File: E:\Projects\Cross Gate Iron Horse Aspen Industrial West Building (22-09-E292)\Engineering\Phase 1\PPD\PPD.dwg

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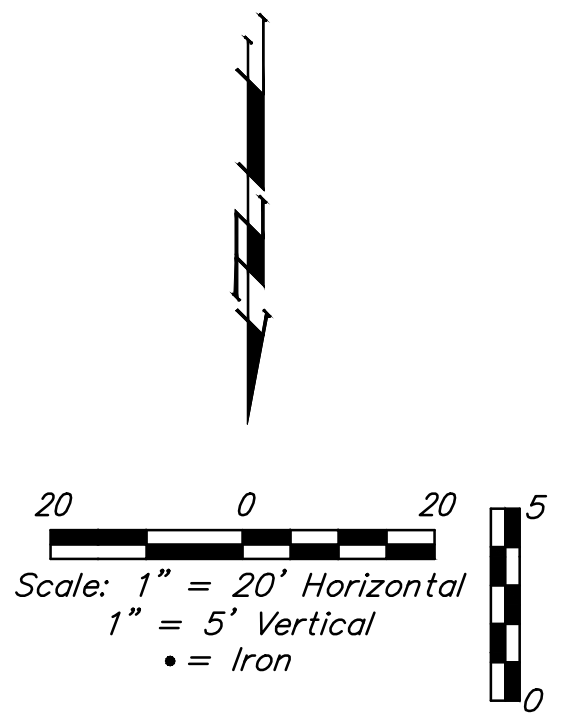
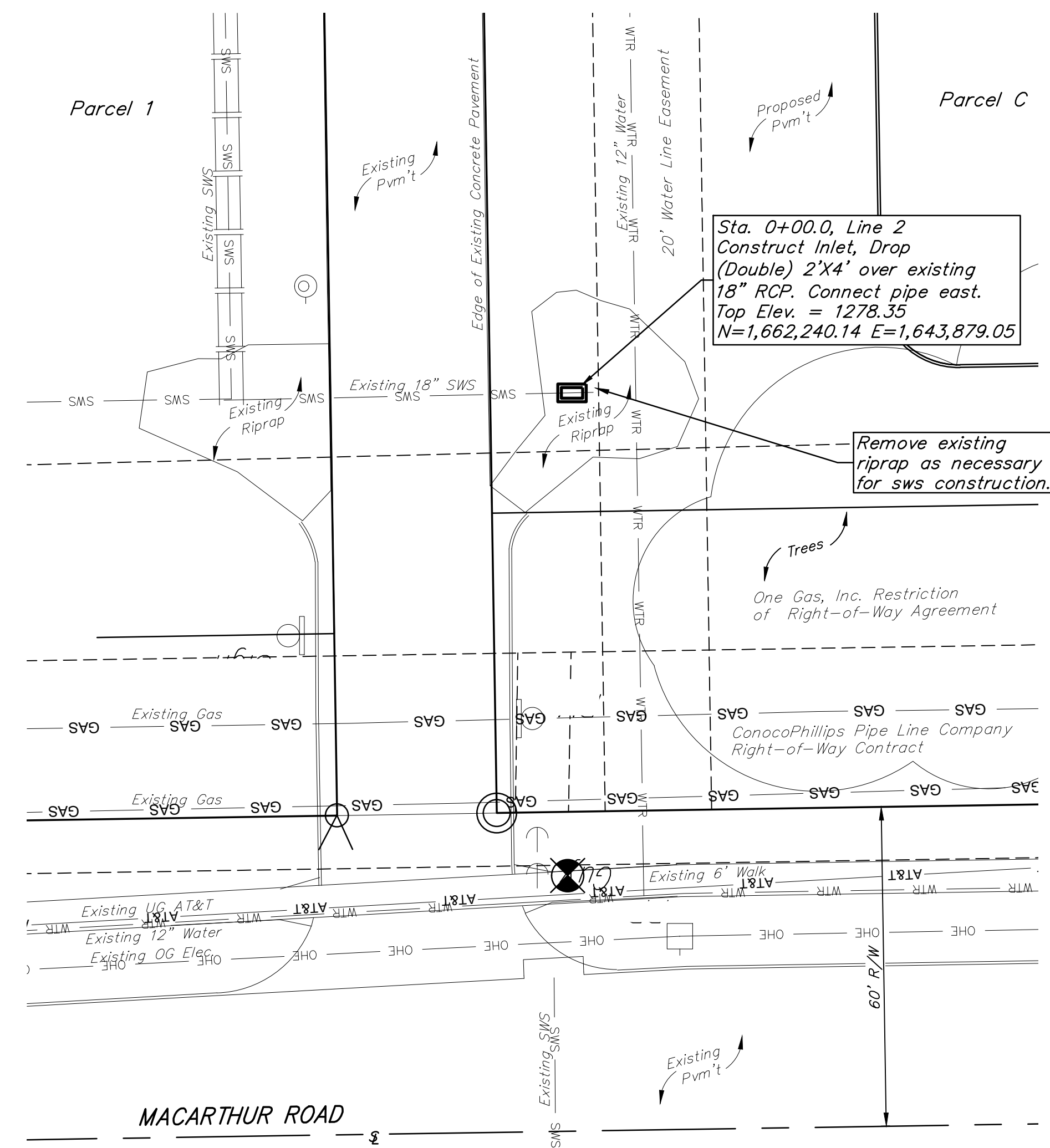
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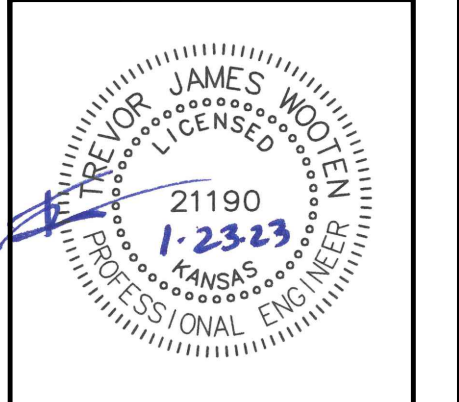
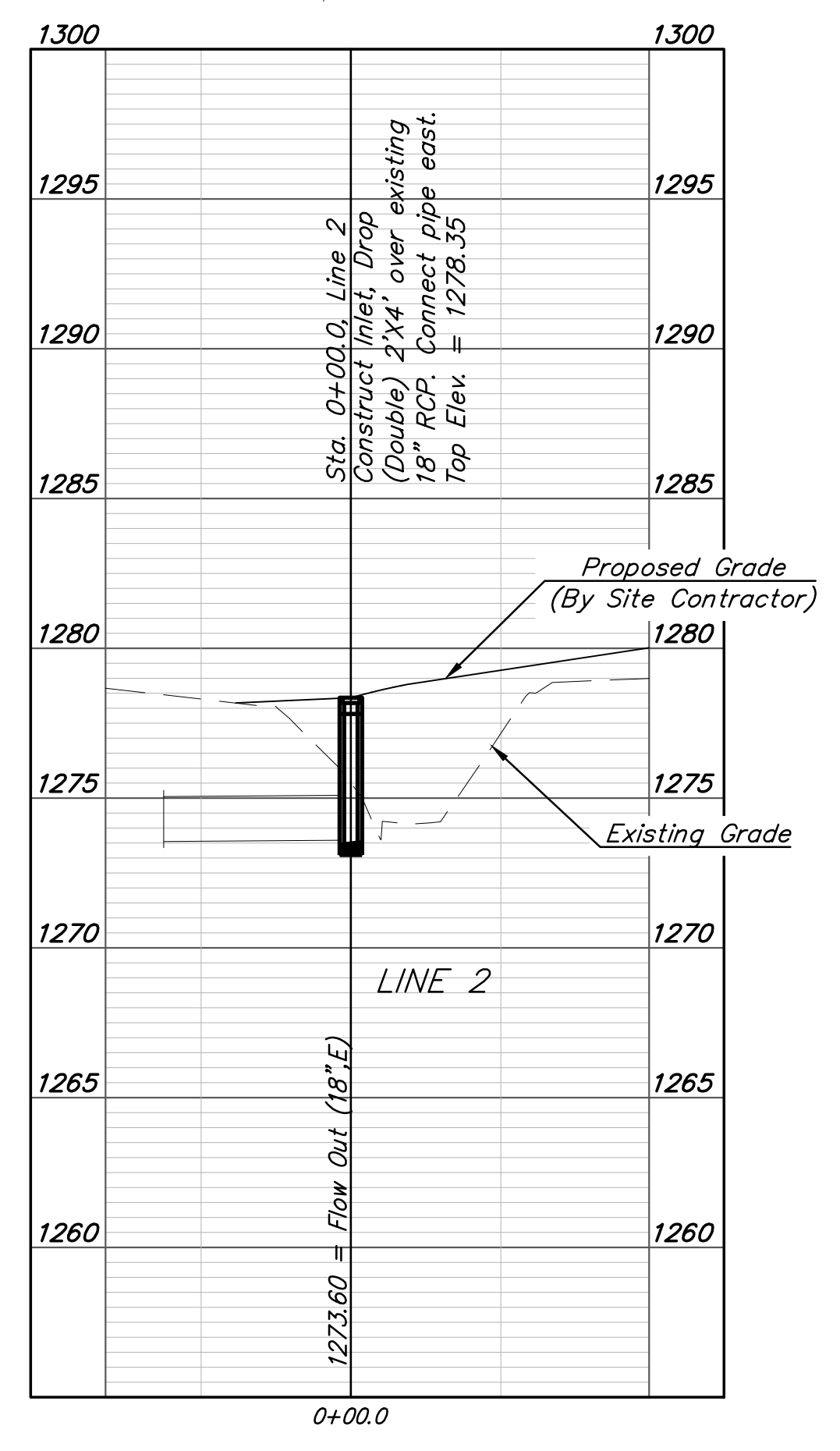
KEMILLER
ENGINEERING PA

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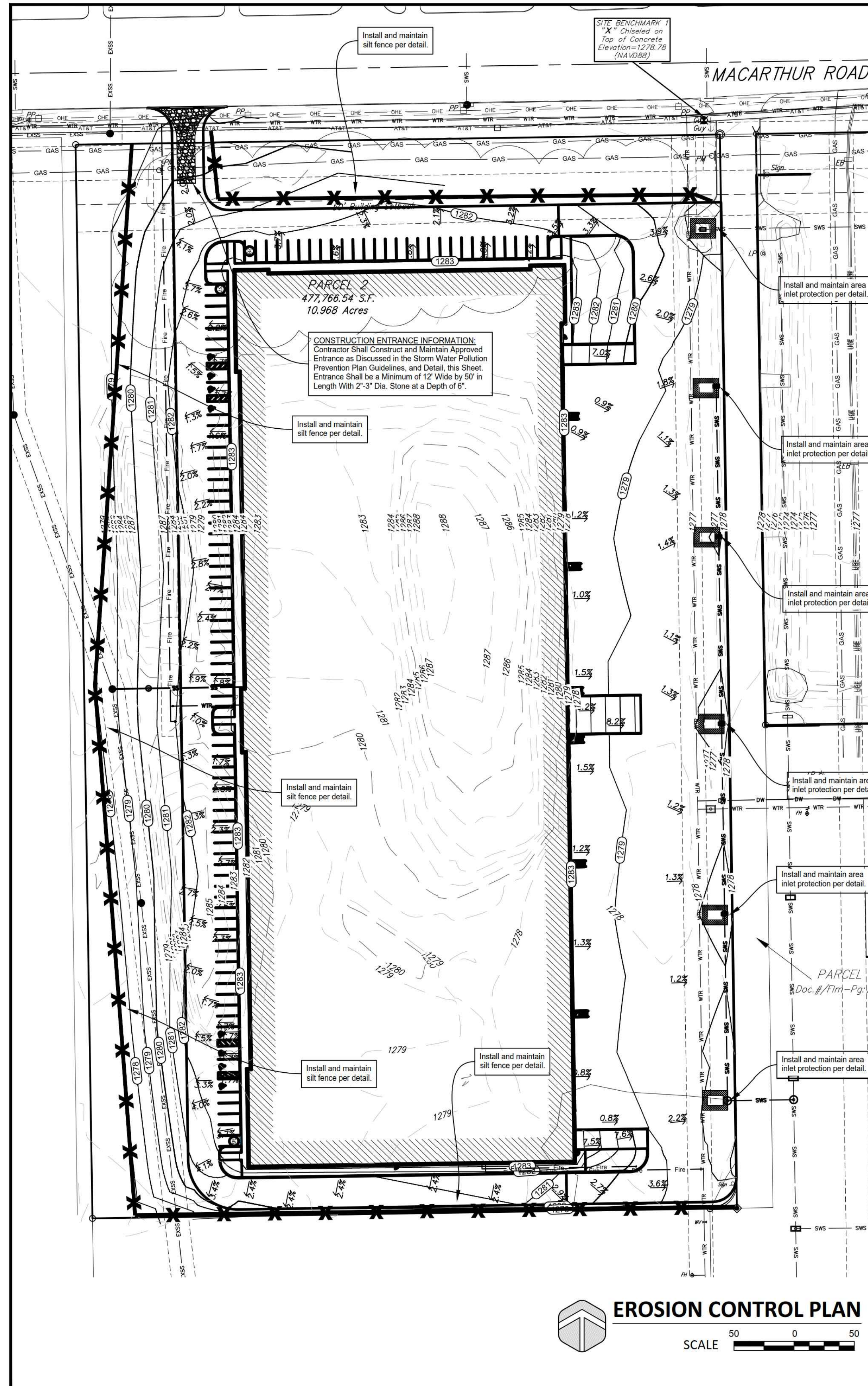
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STORM WATER SEWER
IMPROVEMENTS

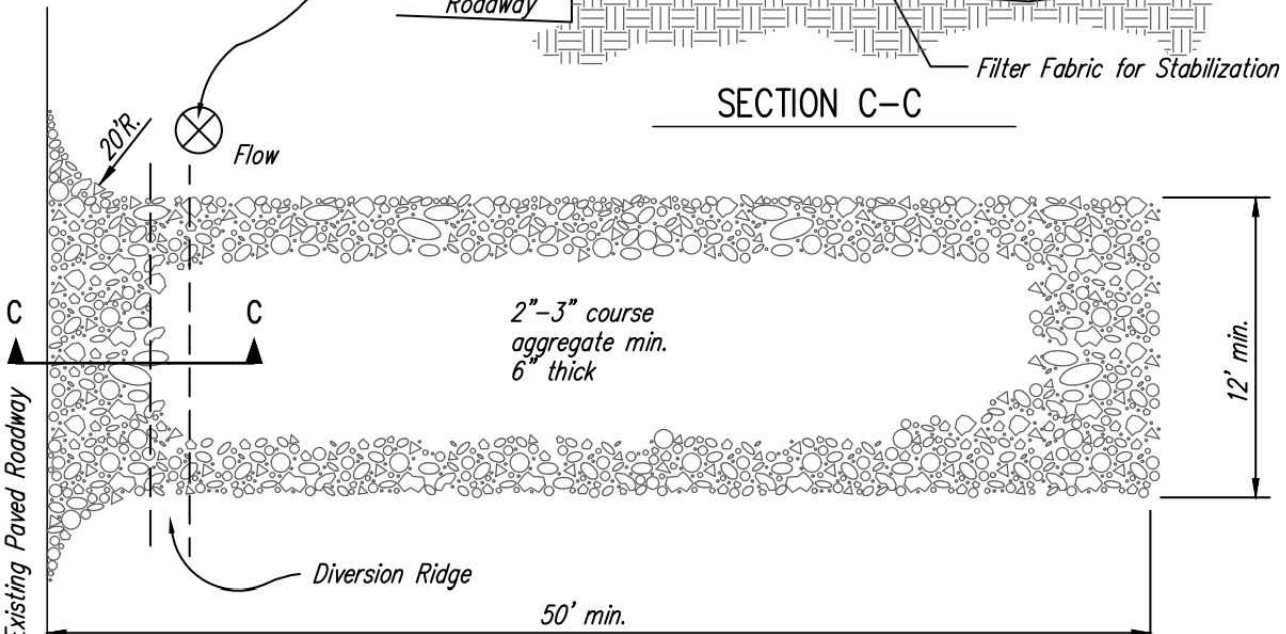
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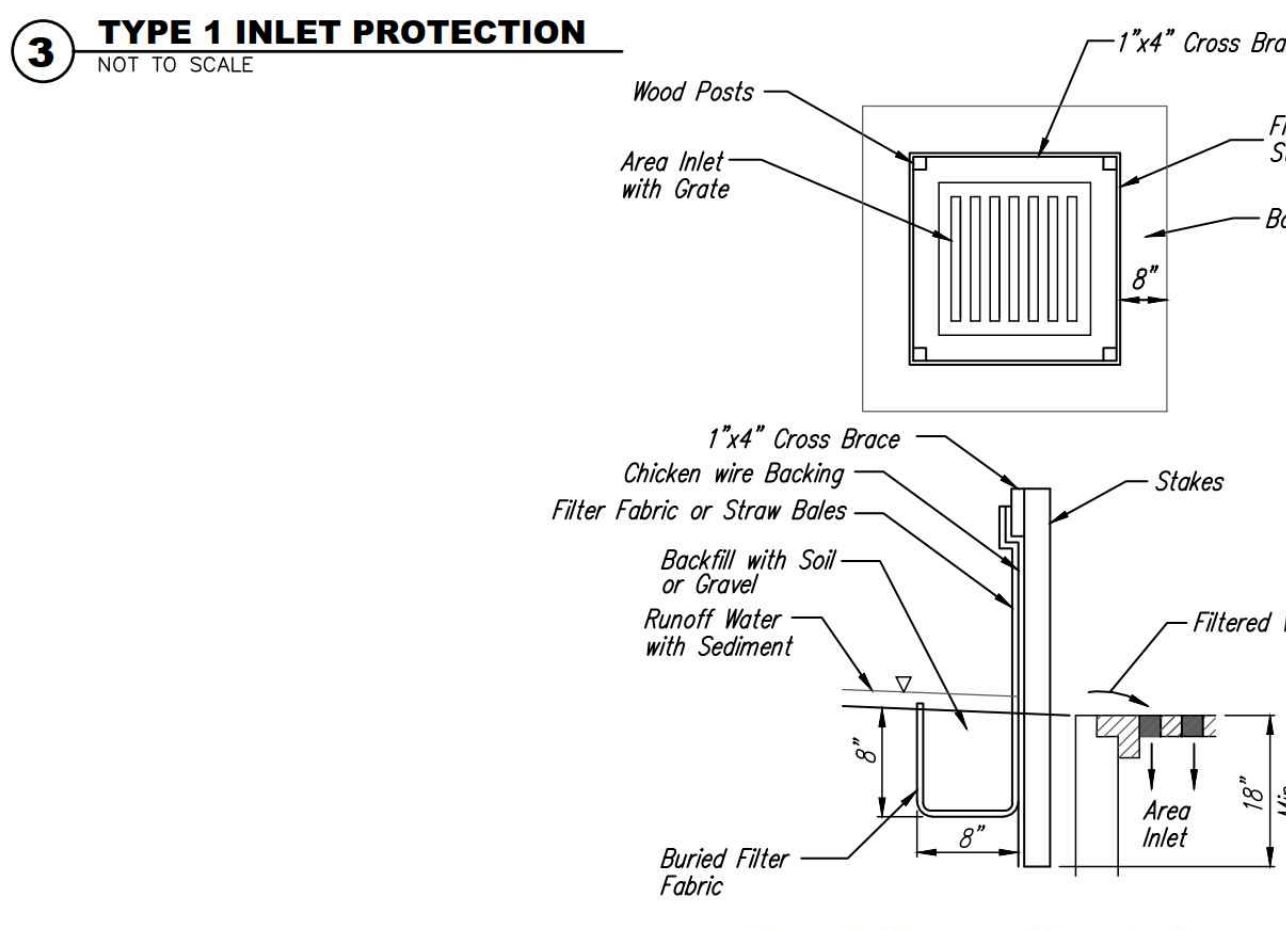
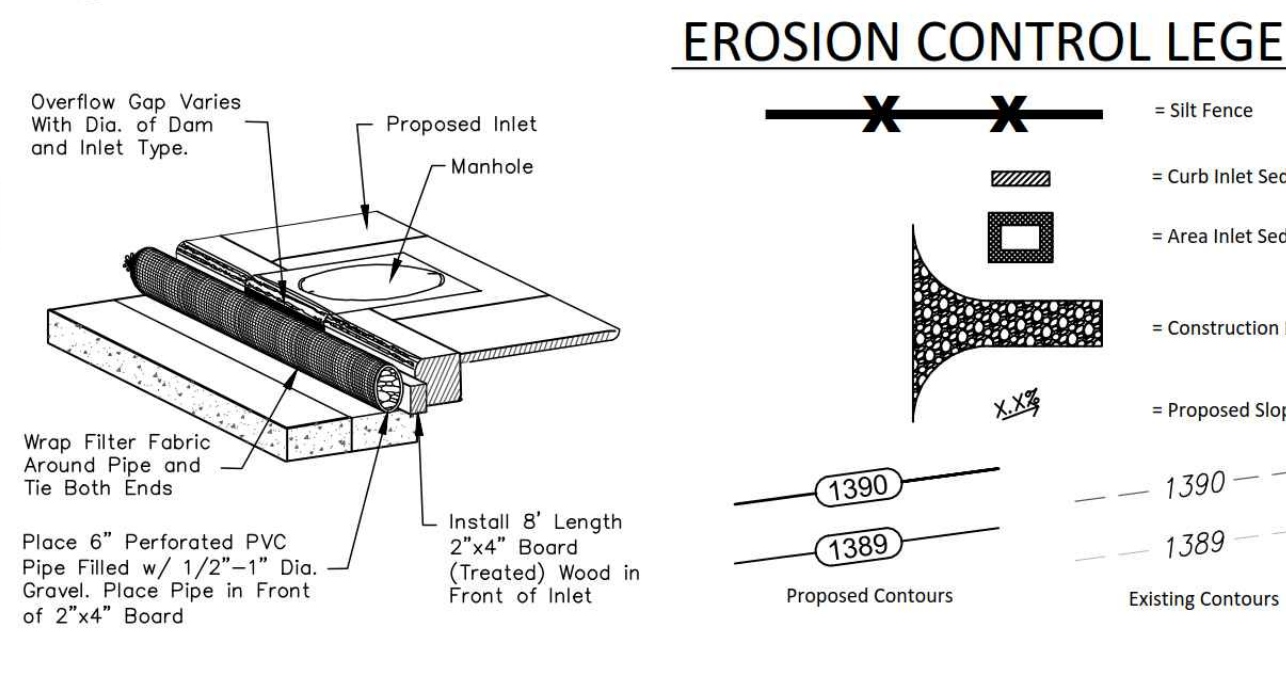
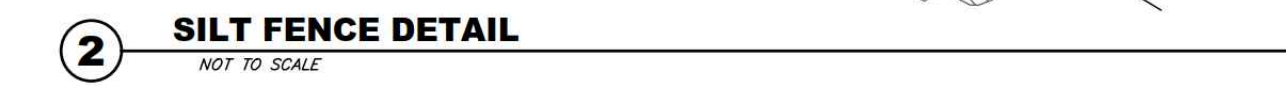
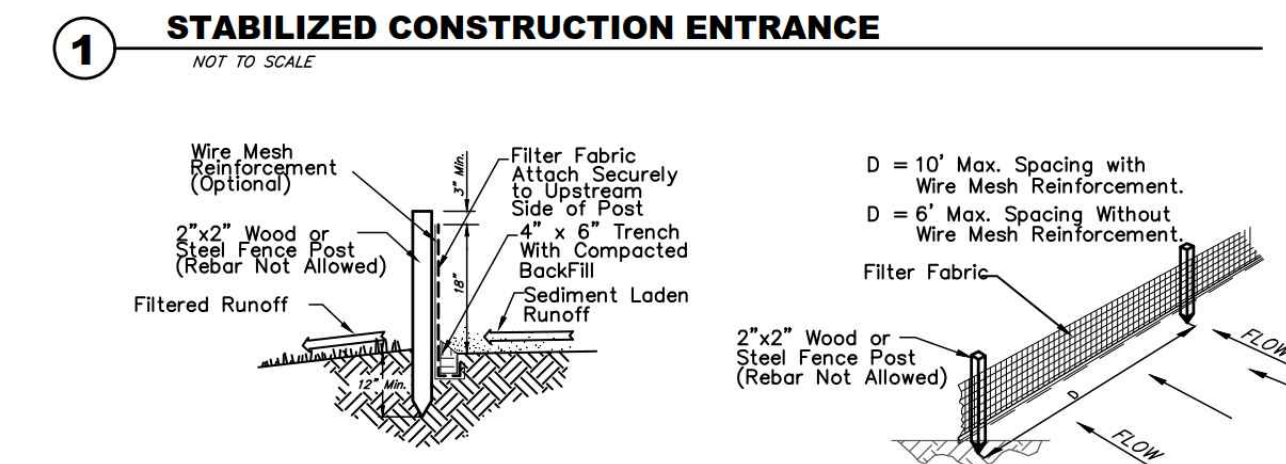
SHEET **4** OF **13**



Supply water to wash wheels if necessary



- 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.



LEGAL DESCRIPTION

Beginning at the most southerly corner common to said Parcel "D" and Parcel "A" in said Lot Split; thence S89°06'10"W along the south line of said Parcel "D", 413.56 feet to a deflection corner in said south line; thence N05°08'17"W along the south line of said Parcel "D", 28.65 feet to a deflection corner in said south line; thence S89°03'35"W along the south line of said Parcel "D", 97.37 feet to the most westerly southwest corner of said Parcel "D"; thence N00°54'17"W along the west line of said Parcel "D", 539.82 feet to the intersection with the westerly prolongation of the north line of said Parcel "A", 513.01 feet to the northwest corner of said Parcel "A", said northwest corner also being a deflection corner in the east line of said Parcel "D"; thence S00°54'28"E along the line common to said Parcels "A" and "D", 568.42 feet to the point of beginning.

SITE INFORMATION

Total Area:	±477,766.5 sq. ft. (10.97 acres)
Disturbed Area:	±420,148.2 sq. ft. (9.65 acres)
Impervious Area, pre-constr:	±0 sq. ft. (0.00 acres)
Impervious Area, post-constr:	±373,074.0 sq. ft. (8.56 acres)

BENCHMARKS

- Site Benchmark - 1
"X" chiseled on top of concrete sidewalk, approximately 13.3' west and 11.7' north of the northeast corner of Parcel 1.
Elevation = 1278.78 (NAVD 88)
- Site Benchmark - 2
"X" chiseled on top of concrete sidewalk, approximately 223' south and 49' west of the NE section corner of section 18, township 28 S, range 1 east.
Elevation = 1278.94 (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
 - Energy (Electric).....383-8650
 - Cox Communications (Telecommunication).....262-4270
 - AT&T (Telecommunication).....268-2759
 - City of Wichita Water Dept. (Water).....268-4544
 - City of Wichita Sewer Maint. (San. & S.W.).....
 - City of Wichita.....

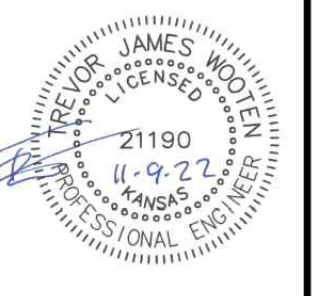
**FOR REFERENCE ONLY
NOT TO SCALE**

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, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (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 nighttime, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control 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.
- If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

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IRON HORSE - WEST BUILDING

ADDRESS1
ADDRESS2

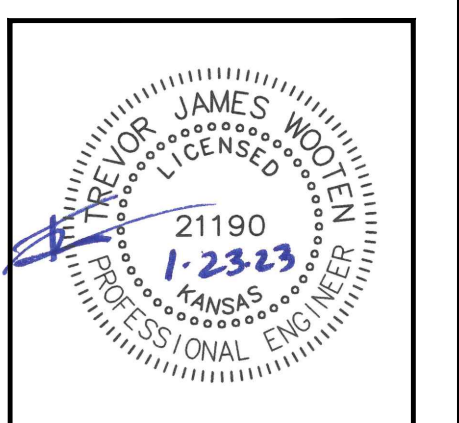
REVISION: DATE:

DESIGN: DRAWN:

DATE:

EROSION CONTROL PLAN

C3.0



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IRON HORSE MANUFACTURING

EROSION CONTROL PLAN

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-09-E292

DESIGN: DRAWN:

DATE: January 24, 2023

SHEET **4** OF **13**

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