

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 1-800-694-6989
 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
 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 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.
- 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 Contractors responsibility.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- City Maintenance of sanitary sewer mains ends at last structure within easement.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.
- Connecting to Existing Manholes:
 Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.
- Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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 areas disturbed during construction 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".
- 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 excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.
- Contractor shall contact Engineer for availability and location of contractor borrow.
- 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: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout. Elevation = 1,336.52 (NAVD 88)

BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road. 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1,336.07 (NAVD 88)

AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS

to serve

THE OVATION APTS.

4007 N. RIDGE RD.

CITY OF WICHITA, KANSAS

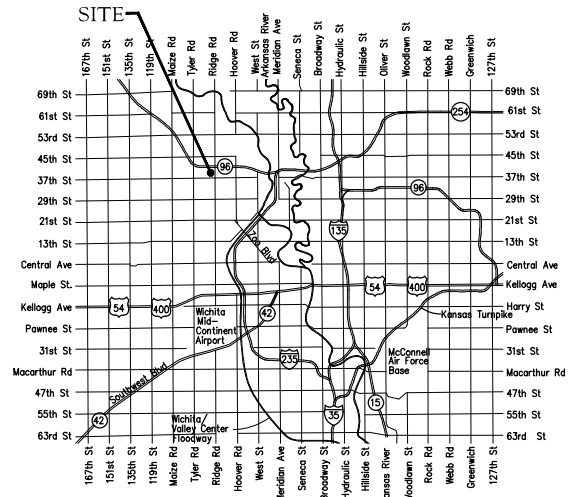
Paul Gunzelman, P.E. City Engineer

2023-035870PPS

(53030982)

Utility Contractor: Mies Construction
 Superintendent = Albert Williams
 Inspection: Baughman Co, PA
 Staking: Baughman Co, PA
 Inspector: Beau Gibler
 As-Built Plans by: B.Gibler, Larry Powell
 10-01-2024

WORK BEGAN: 7-24-24
 WORK ENDED: 8-23-24

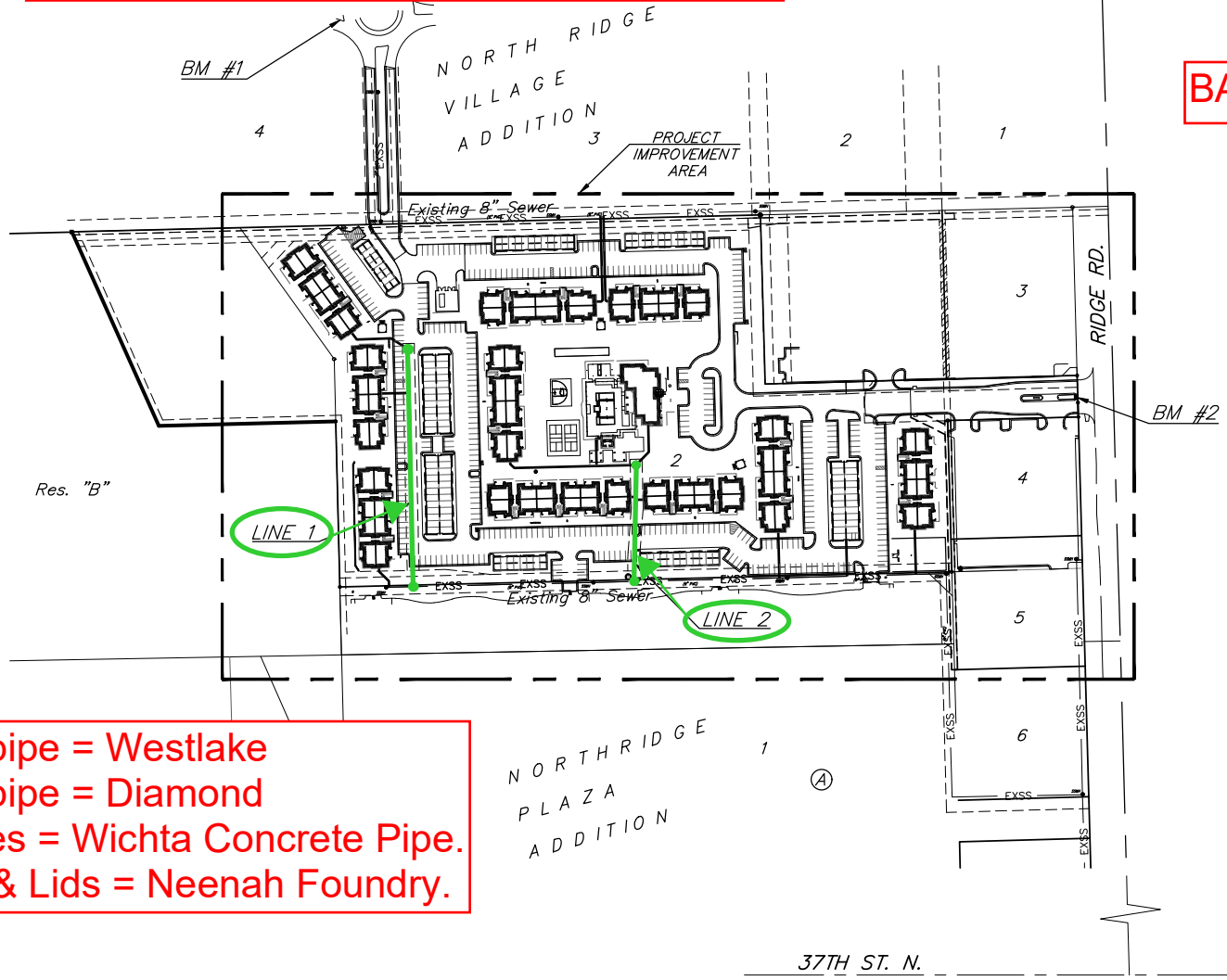


Vicinity Map

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Title Sheet	1
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Precast SS Manhole Detail	5
Manhole Frame & Cover Detail	6
Erosion Control BMP Details	7-11
Copy of Plat	12

BAUGHMAN # 24-05-E798



8" PVC pipe = Westlake
 8" PVC pipe = Diamond
 Structures = Wichita Concrete Pipe.
 Frames & Lids = Neenah Foundry.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS
 ENGINEERING DIVISION

Engineering approved by Shawn Mellies on 03.20.24

Utilities approved by Scott Macey on 03.20.24

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.



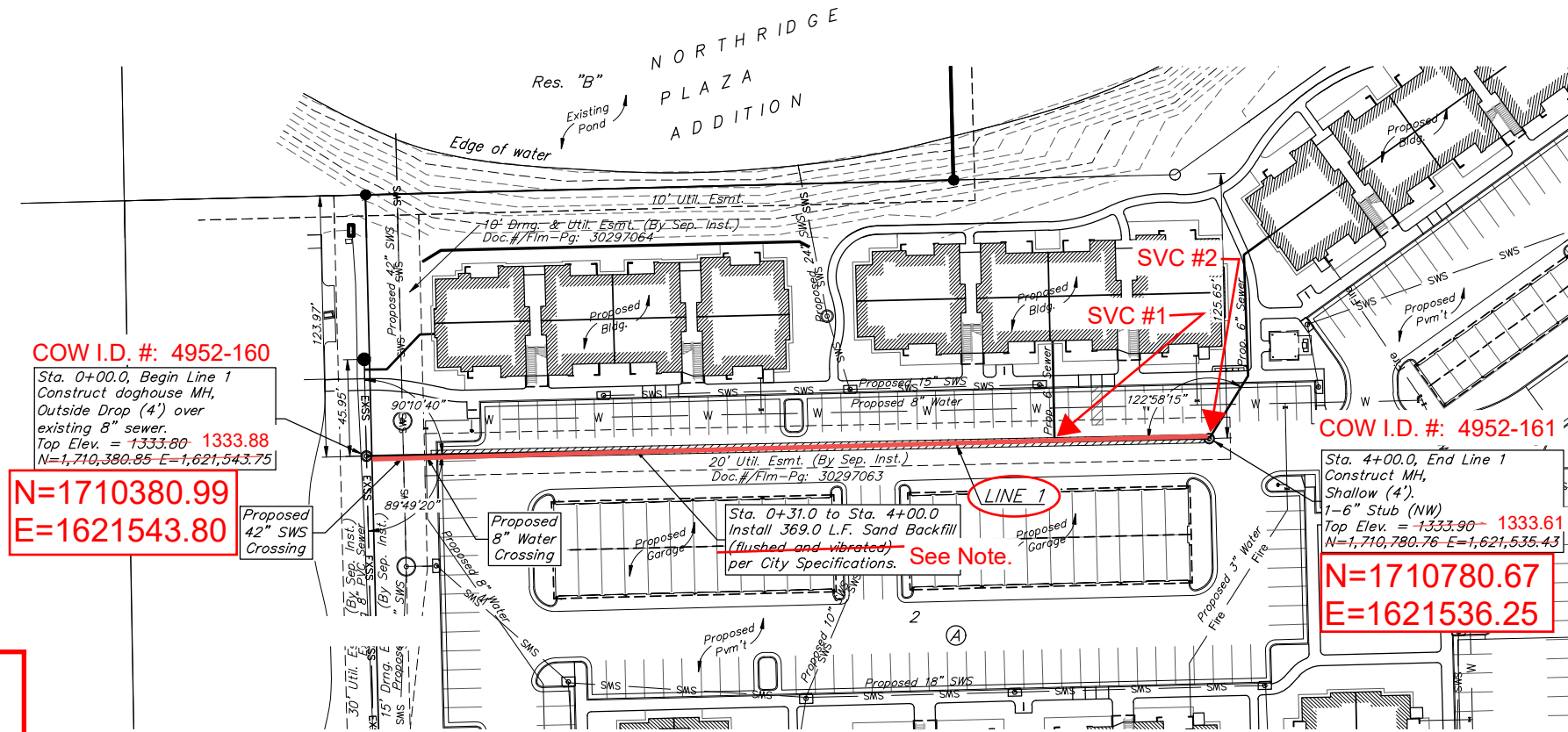
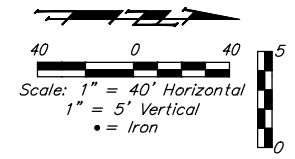
March 20, 2024

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

BENCHMARKS:

BM #1: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout. Elevation = 1336.52 (NAVD 88)

BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road. 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1336.07 (NAVD 88)



COW I.D. #: 4952-160
 Sta. 0+00.0, Begin Line 1
 Construct doghouse MH,
 Outside Drop (4') over
 existing 8" sewer.
 Top Elev. = 1333.88
 N=1,710,380.85 E=1,621,543.75
N=1710380.99
E=1621543.80

COW I.D. #: 4952-161
 Sta. 4+00.0, End Line 1
 Construct MH,
 Shallow (4').
 1-6" Stub (NW)
 Top Elev. = 1333.90
 N=1,710,780.76 E=1,621,535.43
N=1710780.67
E=1621536.25

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION	
		LINE NO.	STATION/DIRECTION
1	8" x 6" Tee	1	3+26.6/Lt. ✓
2	6" Stub	1	4+00/See Plan ✓

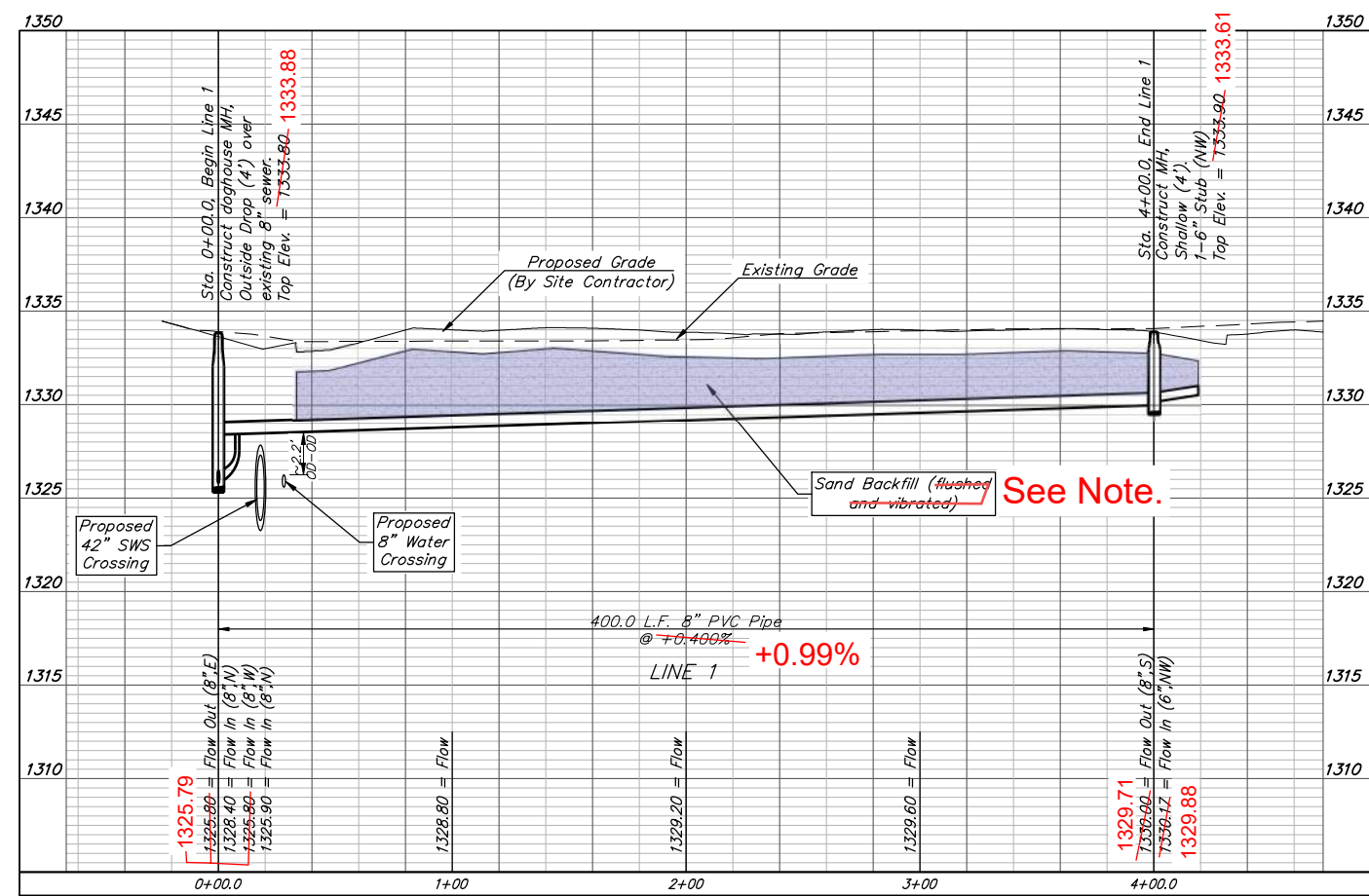
NOTE: Verify service locations and connection at buildings with Ovation Apartments MEP Plans.

City Maintenance of sanitary sewer mains ends at last structure within easement.

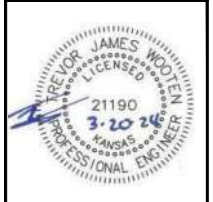
Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
 Heide Bryan, Evergy, (316) 261-6354
 Shannon Brinkmeyer, AT&T (316) 268-2931
 Travis Taylor, Cox Comm., Travis.taylor@cox.com

NOTE:
 For SS Trenches 6' wide or greater, sand backfill was compacted using a large self-propelled, vibratory roller.



Contractor shall verify elevation and alignment of existing 8" pipe prior to construction and notify Engineer of any discrepancy.



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

THE OVATION APTS.
 NORTH RIDGE PLAZA

LINE 1

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
 23-08-581

DESIGN KH DRAWN TMS
 DATE: March 20, 2024

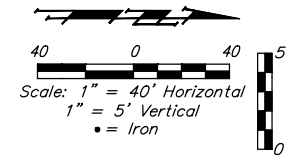
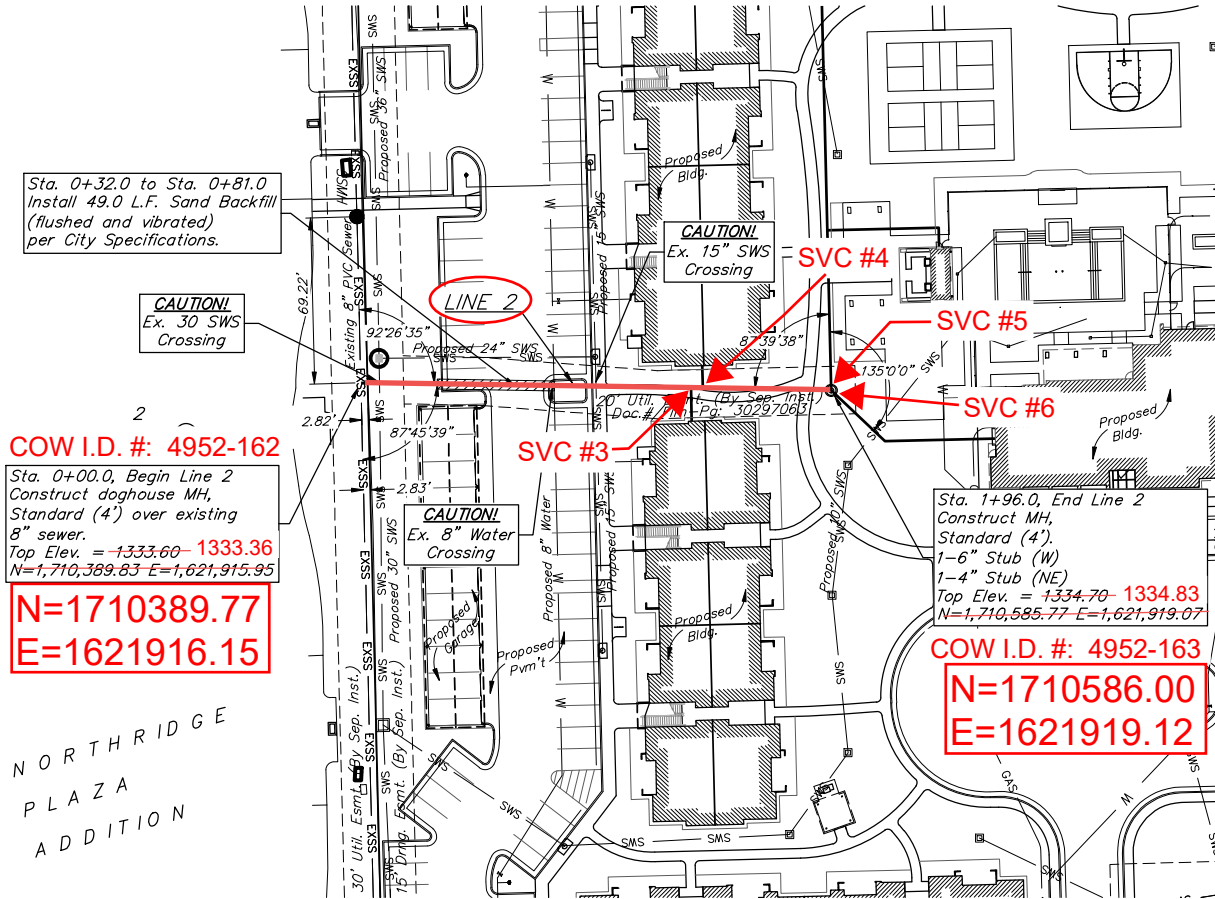
SHEET OF
2 12

BENCHMARKS:

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NOTE:
For SS Trenches 6' wide or greater, sand backfill was compacted using a large self-propelled, vibratory roller.



SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION	
		LINE NO.	STATION/ DIRECTION
3	8" x 6" Tee	2	1+37.4/Rt. ✓
4	8" x 6" Tee	2	1+42.4/Lt. ✓
5	6" Stub	2	1+96/See Plan ✓
6	4" Stub	2	1+96/See Plan ✓

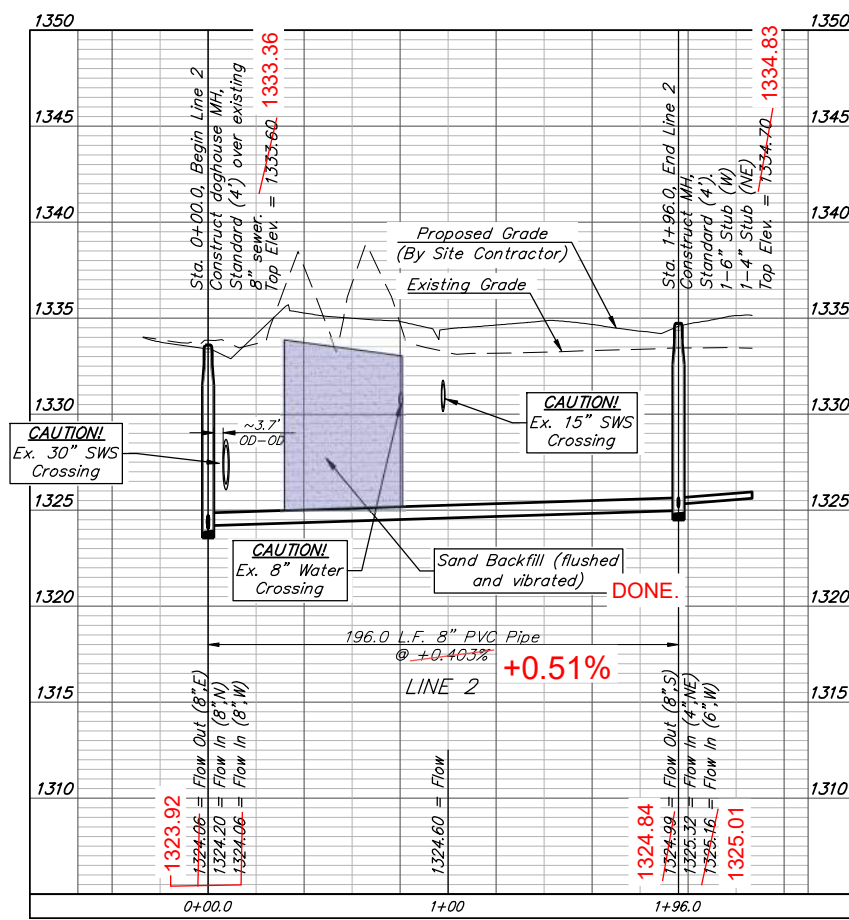
NOTE: Verify service locations and connection at buildings with Ovation Apartments MEP Plans.

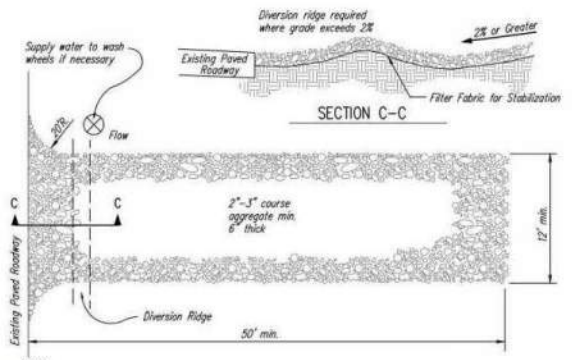
City Maintenance of sanitary sewer mains ends at last structure within easement.

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

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
Heide Bryan, Evergy, (316) 261-6354
Shannon Brinkmeyer, AT&T (316) 268-2931
Travis Taylor, Cox Comm., Travis.taylor@cox.com

NORTH RIDGE
PLAZA
ADDITION



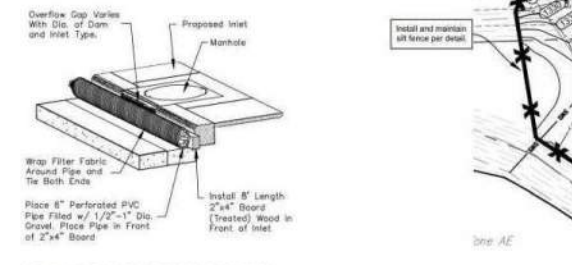


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
 3. 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.

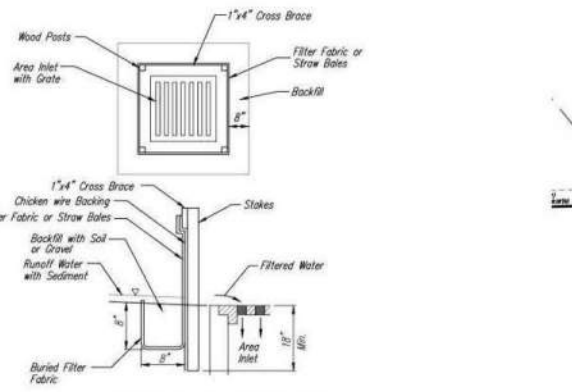
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



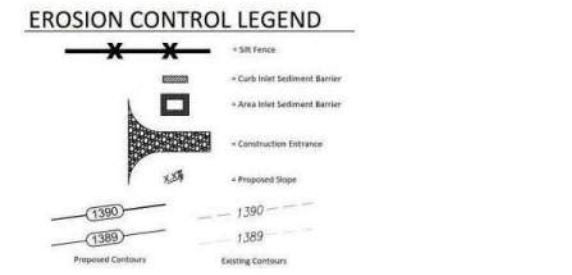
2 SILT FENCE DETAIL
NOT TO SCALE



3 TYPE 1 INLET PROTECTION
NOT TO SCALE



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



LEGAL DESCRIPTION

Lot 2, Block A, Northridge Plaza Addition, Wichita, Sedgewick County, Kansas, EXCEPT that portion of said Lot 2 described as beginning at the northwest corner of Lot 3, in said Block A, thence 50°09'29"E, along the west line of said Lot 3, 284.19 feet to the southwest corner of said Lot 3; thence 58°59'31"W, along the extended south line of said Lot 3, 306.00 feet; thence N00°09'29"W, parallel with the west line of said Lot 3, 285.09 feet to a point on the north line of said Lot 2; thence S89°59'24"L, along the north line of said Lot 2, 306.00 feet to the point of beginning, and EXCEPT that portion of said Lot 2 described as commencing at the northwest corner of Lot 4 in said Block A, said northwest corner also being a deflection corner in the east line of said Lot 2; thence S00°09'29"E along the lot line common to said Lots 2 and 4, and along the lot line common to said Lot 2 and Lot 5 in said Block A, 255.00 feet to the northwest corner of Parcel "B" as described and conveyed in the Lot Split of said Lots 4 and 5 recorded in the Office of the Sedgewick County Register of Deeds in Book 1784-Pg 29628671, and for a point of beginning; thence N89°59'24"W parallel with the north line of said Lot 2, 1031.66 feet to a point on the west line of said Lot 2; thence S00°09'29"W along the west line of said Lot 2, 114.02 feet to the southwest corner of said Lot 2; thence S89°59'42"E along the south line of said Lot 2, 1032.02 feet to the southeast corner of said Lot 2; thence N00°09'29"W along the lot line common to said Lot 2 and "Parcel B", 121.54 feet to the point of beginning, and EXCEPT that portion of said Lot 2 described as beginning at the northwest corner of said Lot 2; thence S89°59'24"E along the north line of said Lot 2, 283.00 feet; thence S34°17'34"E, 273.33 feet to the intersection with the northerly prolongation of the most southerly segment of the west line of said Lot 2; thence S20°09'00"W along said northerly prolongation, 305.00 feet to a deflection corner in the west line of said Lot 2; thence S89°58'41"W along a segment of the west line of said Lot 2, 298.06 feet to a deflection corner in said west line; thence N22°44'12"W along a segment of the west line of said Lot 2, 357.96 feet to the point of beginning.

SITE INFORMATION

Total Area:	1573,541.5 sq. ft. (35.73 acres)
Disturbed Area:	1573,541.5 sq. ft. (35.73 acres)
Impervious Area, pre-constr:	23,356.6 (0.54 acres)
Impervious Area, post-constr:	141,735.2 sq. ft. (3.23 acres)

BENCHMARKS

Site Benchmark - 1
" - chiseled on top of curb approximately 344.5 feet south and 175 feet east of the northwest corner of Parcel 1
Elevation = 1336.52 (NAVD 88)

Site Benchmark - 2
" - chiseled on top of curb approximately 36.8 feet south and 2 feet west of northeast corner of Parcel 1
Elevation = 1336.07 (NAVD 88)

BENCHMARKS

Site Benchmark - 1
" - chiseled on top of curb approximately 344.5 feet south and 175 feet east of the northwest corner of Parcel 1
Elevation = 1336.52 (NAVD 88)

Site Benchmark - 2
" - chiseled on top of curb approximately 36.8 feet south and 2 feet west of northeast corner of Parcel 1
Elevation = 1336.07 (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
Evergy (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):	268-4008
City of Wichita Sewer Maint. (San. Sewer):	268-4024
City of Wichita Storm Sewer Maint. (Storm Sewer):	268-4090
City of Wichita Traffic Maint.(Tral. Control):	268-4034
Conoco Pipeline Co. (Petroleum):	1-800-231-2551
Williams Pipeline Co. (Petroleum):	529-6600
	or 1-800-324-9696

EROSION CONTROL NOTES

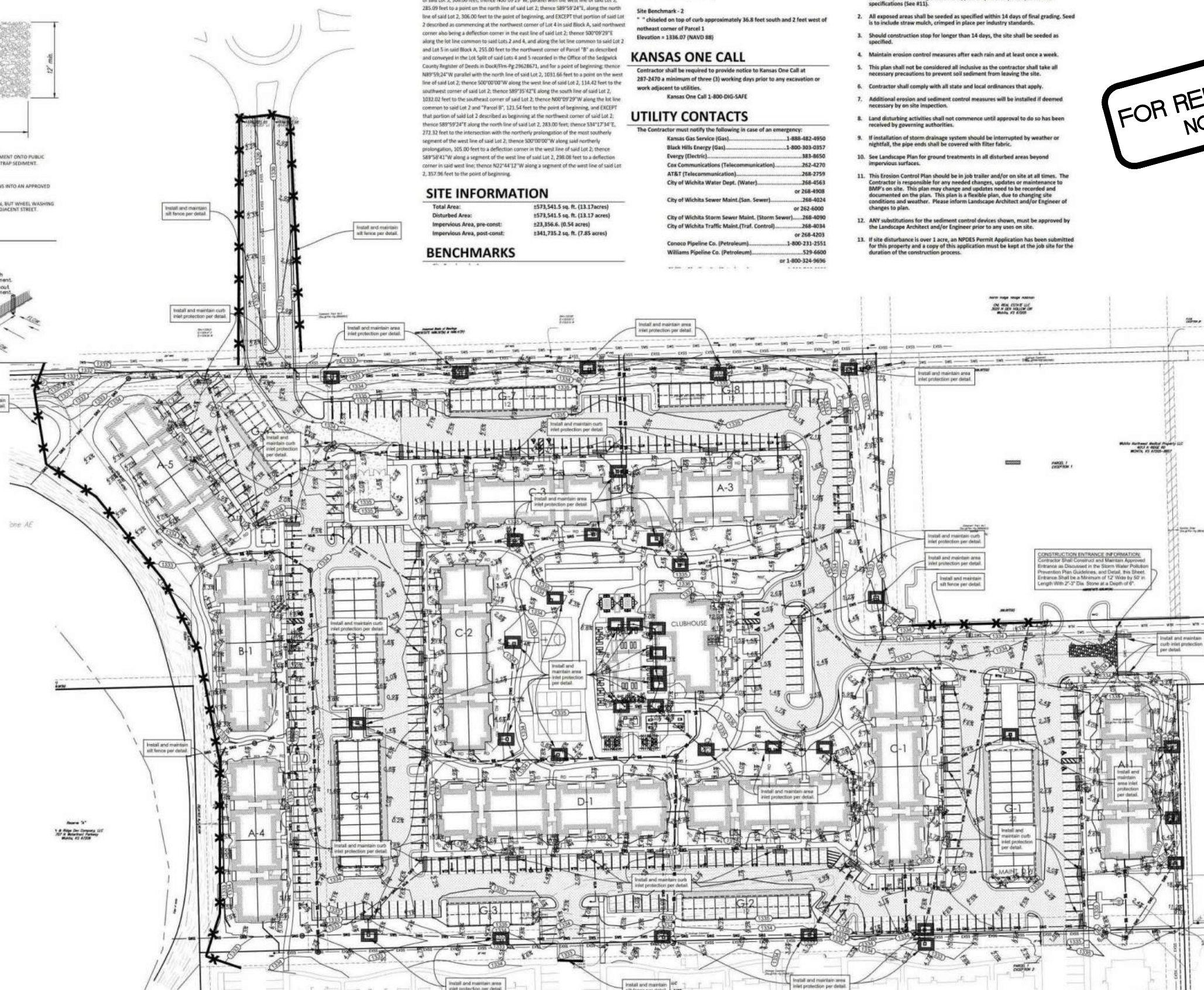
1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. 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 standard.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or rainfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. 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.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. 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.

**FOR REFERENCE ONLY
NOT TO SCALE**

DATE DRAWN
07-20-2023
REVISIONS

PRINTS ISSUED
07-27-2023 CHWER REVIEW

DATE



THE OVATION APARTMENTS
NORTH RIDGE ROAD
WICHITA KANSAS

PROJECT NO.
23030
SHEET TITLE
EROSION CONTROL
SHEET NO.

C3.0

EROSION CONTROL PLAN
SCALE 30 0 40

THE OVATION APTS.
NORTH RIDGE PLAZA

EROSION CONTROL PLAN

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
23-08-581

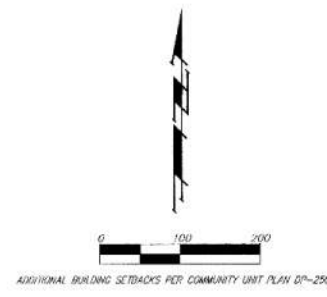
DESIGN: DRAWN:
DATE: March 20, 2024

SHEET **4** OF **12**

NORTHRIDGE PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

**FOR REFERENCE ONLY
NOT TO SCALE**



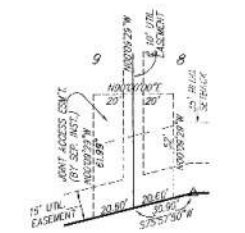
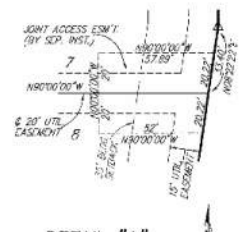
- (M) = MEASURED
 - (P) = PLATTED
 - (S) = SURVEYED
 - (C) = CALCULATED
 - (C-D) = CALCULATED PER DEPARTMENT MAPS
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR W/ "WAGON" CAP (FOUND)
 - = RAILROAD SWRE (FOUND)
 - ⊗ = CHISELED CROSS (FOUND)
 - = 1" IRON (FOUND)
 - ⊗ = 1/4" IRON (FOUND)
 - = #5 REBAR (FOUND)
 - = #6 REBAR (FOUND)

LOT(S)	BLOCK	CITY DATUM	NOVD
1, 3-11	A	145.8	1333.0
2	A	146.1	1333.5

BENCHMARK:
 □ ON PARADEL OF R.C.D.C.
 23' N. OF SE COR., SE 1/4 SEC. 28
 TWP. 26-S, R-1-W
 F.T.E.V. = 131.58 M.S.L. (144.12 CITY DATUM)

NOTE:
 NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN "NORTHRIDGE PLAZA ADDITION" UNLESS THE FLOODED FLOOR CAN BE CONSTRUCTED 4" OR ABOVE THE ELEVATION SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THAT REMOVES THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ABOVE.

NOTE:
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDS THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



PAGE 2 OF 2
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING & PLANNING



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

THE OVATION APTS.
 NORTHRIDGE PLAZA

**COPY OF
 PLAT**

SANITARY SEWER
 IMPROVEMENTS

PROJECT NUMBER:
 23-08-581

DESIGN: DRAWN:
 DATE: October 11, 2023
 SHEET 12 OF 12

File: E:\Projects\Northridge Plaza Addition\1\Engineering\Phase 1\PPS\PPS.dwg