

AS BUILT PLANS

Contractor: Wilks Underground
 Inspector: David Vansickle, Baughman Co.
 pdf's by: KEK, 12/9/16

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	1-316-268-4555
City of Wichita Sewer	1-316-268-4073
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

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 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.

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 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 Water Distribution 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.

9. The Contractor shall notify the consultant engineer and Tom Mason with the City at 316-268-4574 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 is impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon 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.

11. All elevations shown are NAVD 88.

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

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 of the manhole.

14. Geotechnical report available upon request.

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

16. Contractor shall provide positive drainage away from all manhole covers.

17. 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.

18. 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.

19. 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 "Site Restoration".

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

21. All areas disturbed during construction that are not under proposed pavement shall be seeded by others (site contractor).

22. 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 Catch Basin. 353' East of the CL of Maize Rd., 272' north of entrance.
 Elev. = 1352.68 (NAVD 88)

BM #2: "X" Chiseled on Top of Curb. 150' East of the CL of Maize Rd., east radius of first median of entrance.
 Elev. = 1355.85 (NAVD 88)

STORM SEWER IMPROVEMENTS

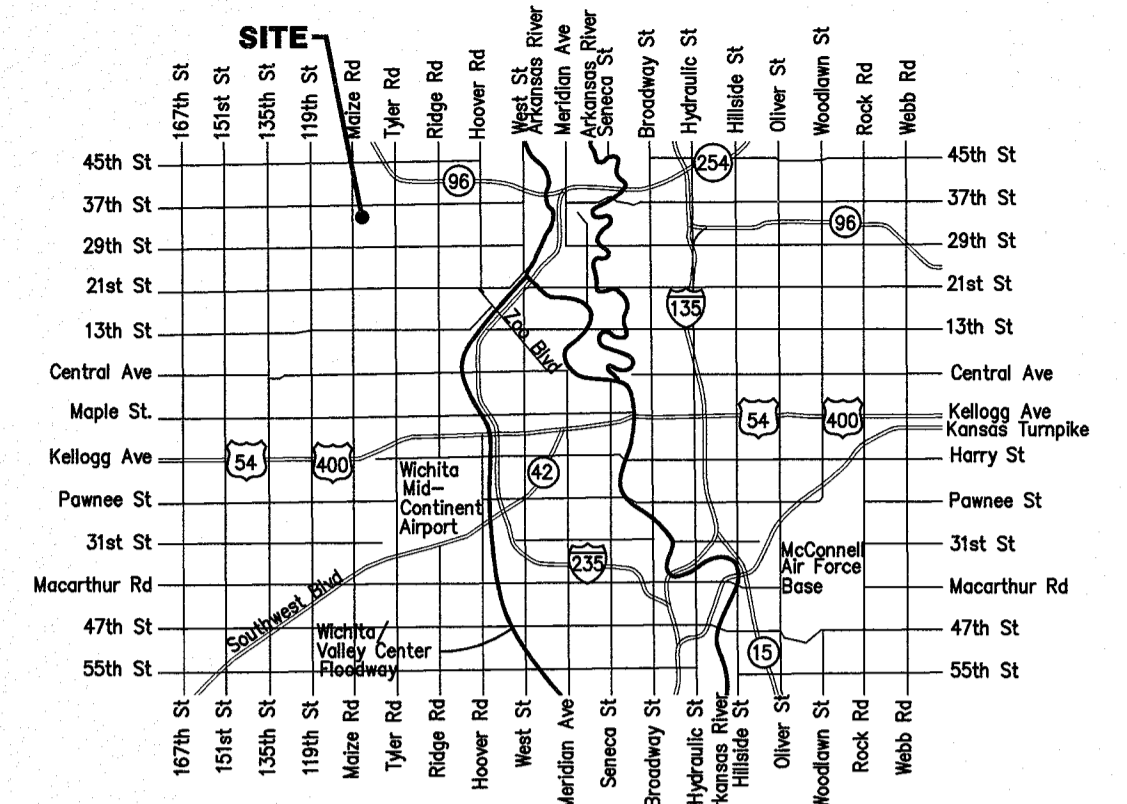
to serve

FOX RIDGE PLAZA ADDITION

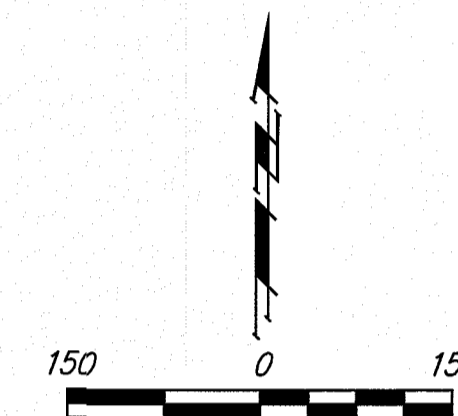
3560 N. MAIZE ROAD
 CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

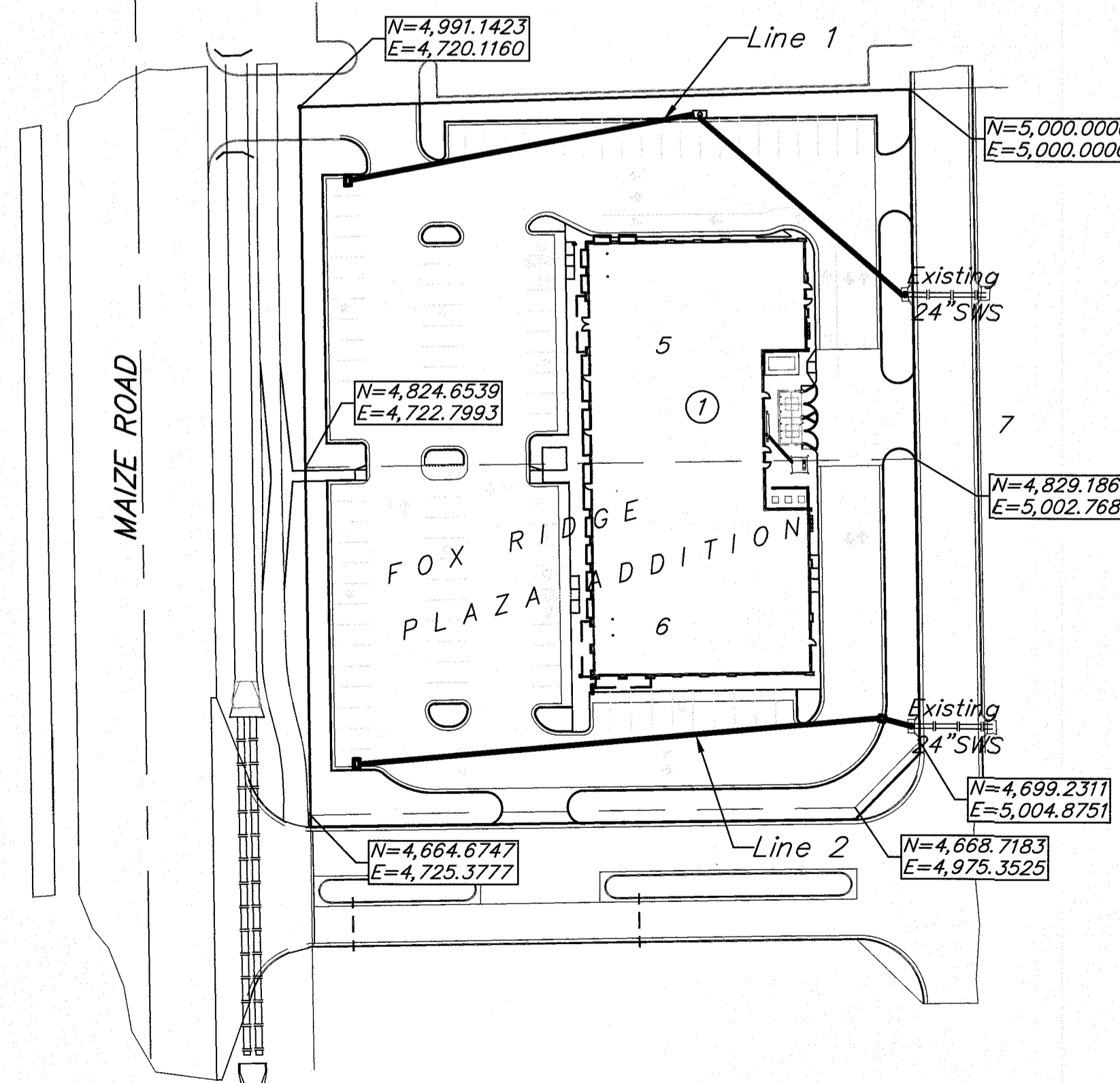
Project Number
 0408 PPD (607861)



Vicinity Map



37TH ST. N.



Sheet Index

Title Sheet	1
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Erosion Control Grading Plan	4
Copy of Plat	5

SWS Details SW-101, SW-111 and
 Erosion Control Details available at City of
 Wichita web site at
[http://www.wichita.gov/Government/
 Departments/PWU/Pages/Regulations.aspx](http://www.wichita.gov/Government/Departments/PWU/Pages/Regulations.aspx)

Stormwater Certification: New Development

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.

Disturbed Area = 2.56 ac.
 Water Quality Treatment: Provided by offsite pond.
 Downstream Channel Protection: Not Required
 Detention: Provided by offsite pond.
 The BMPs used for this development are silt fence, curb inlet protection & construction entrance.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

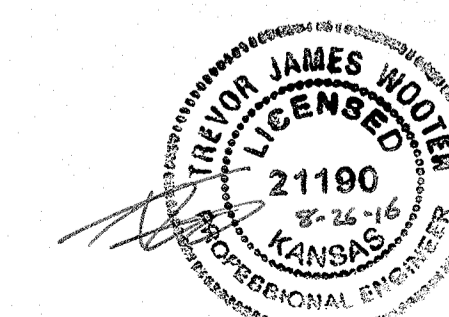
Engineering *Rebecca Dief* 9/16/16

Stormwater *[Signature]* 09/02/16

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.



August 2016

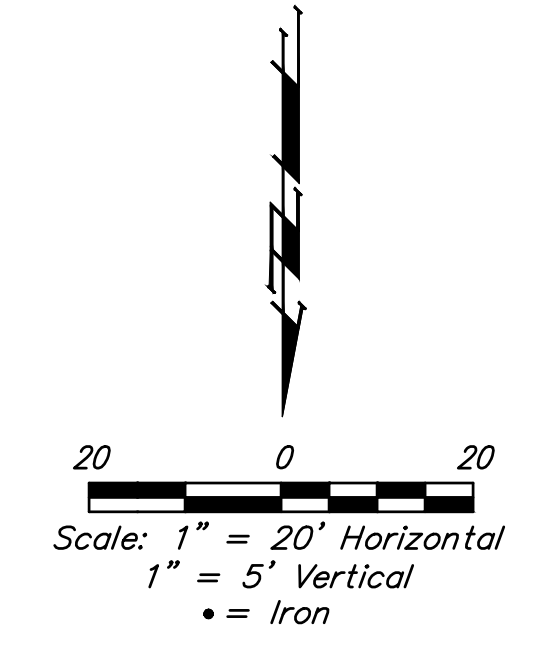
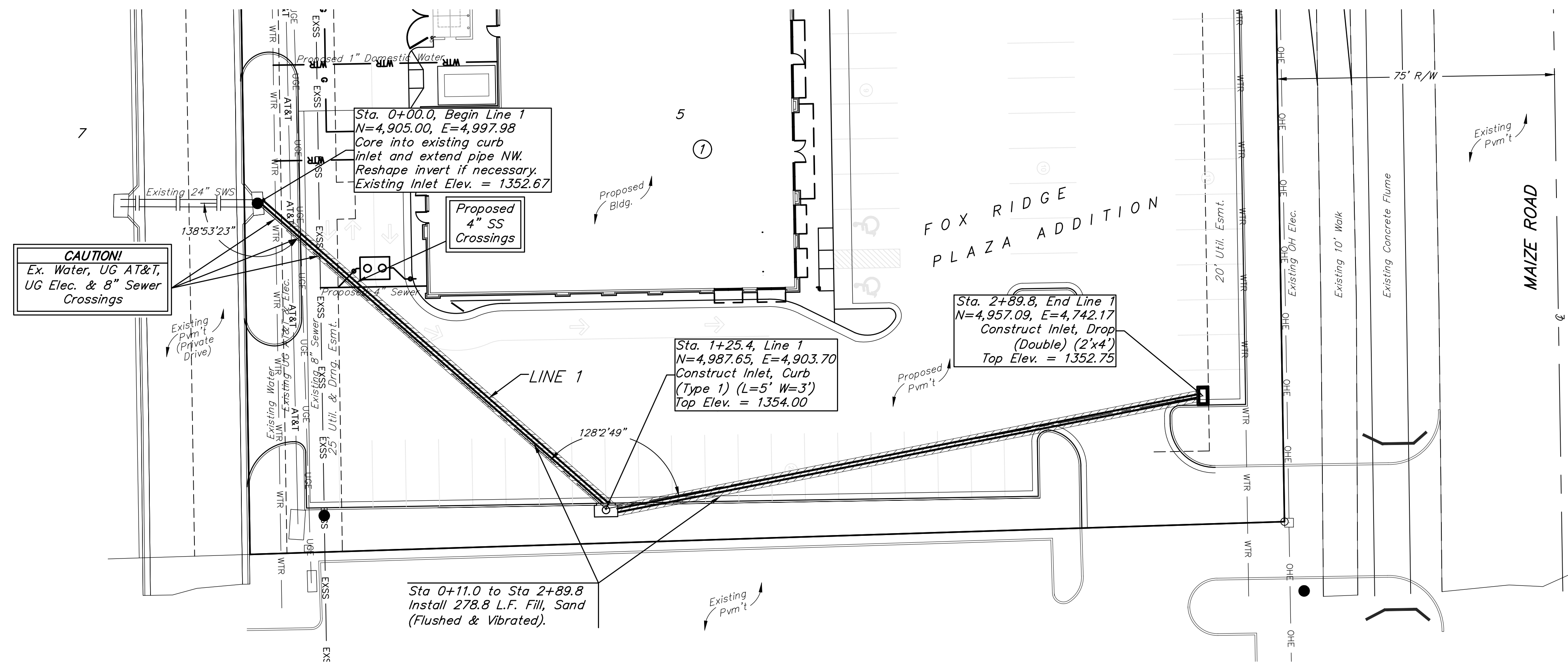


Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0145
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

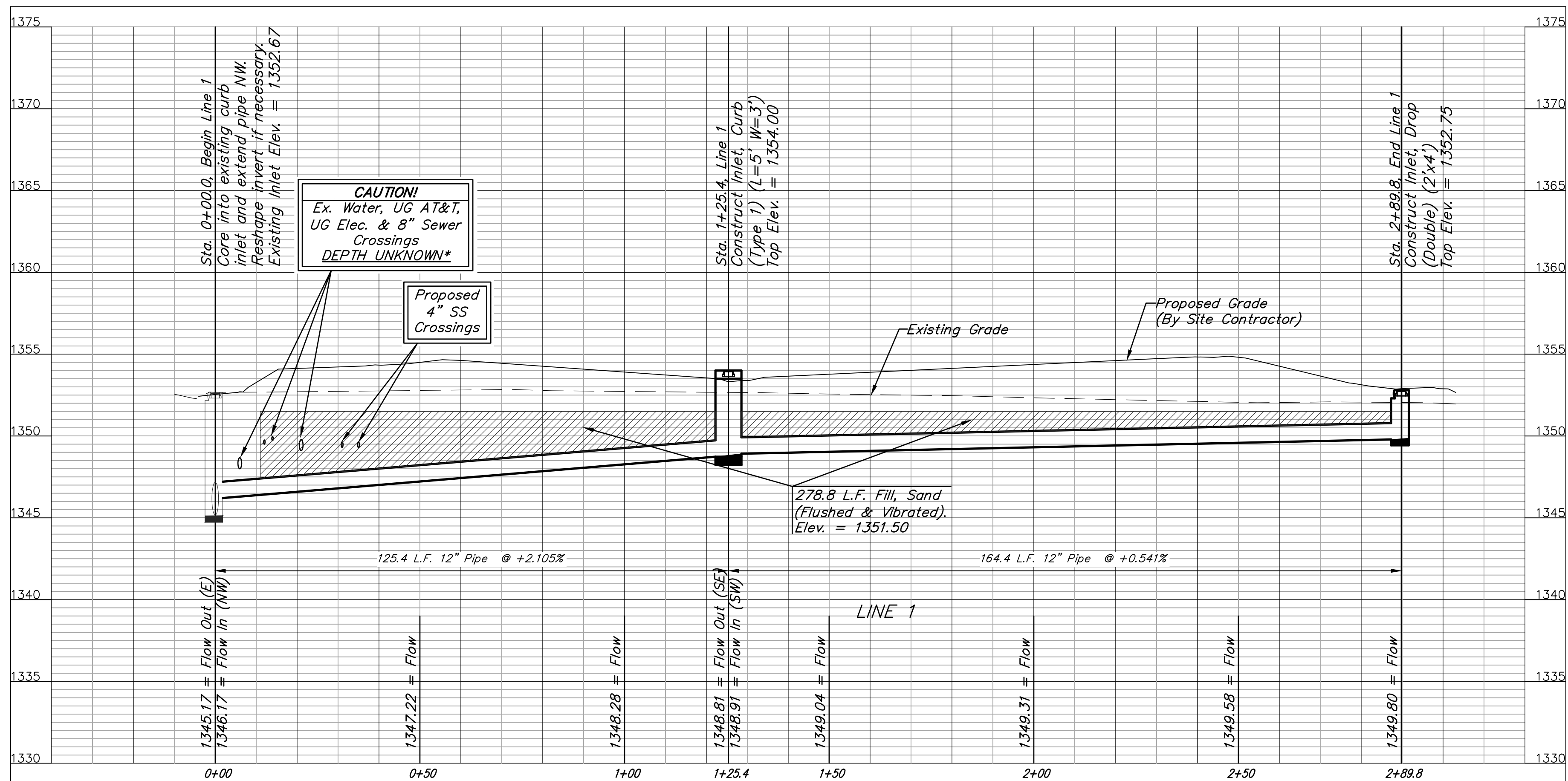
BENCHMARKS:

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BM #2: "X" Chiseled on Top of Curb. 150' East of the CL of Maize Rd., east radius of first median of entrance. Elev. = 1355.85 (NAVD 88)



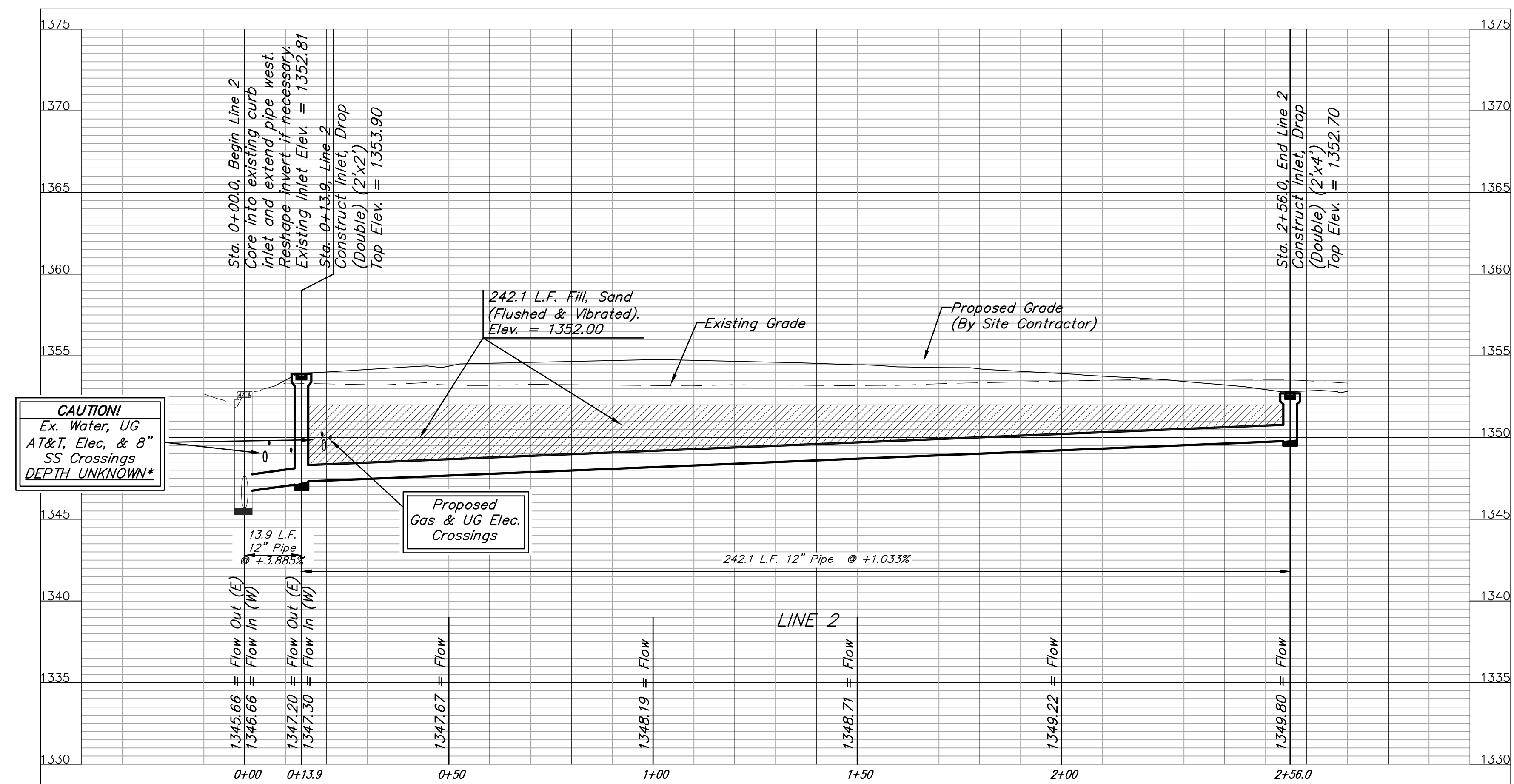
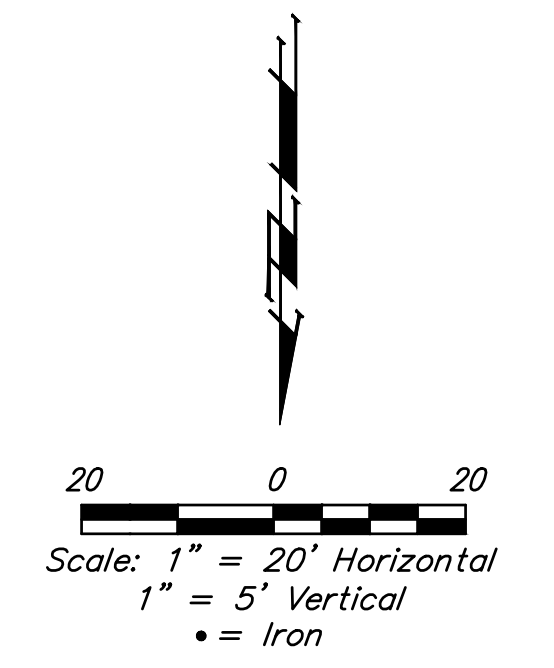
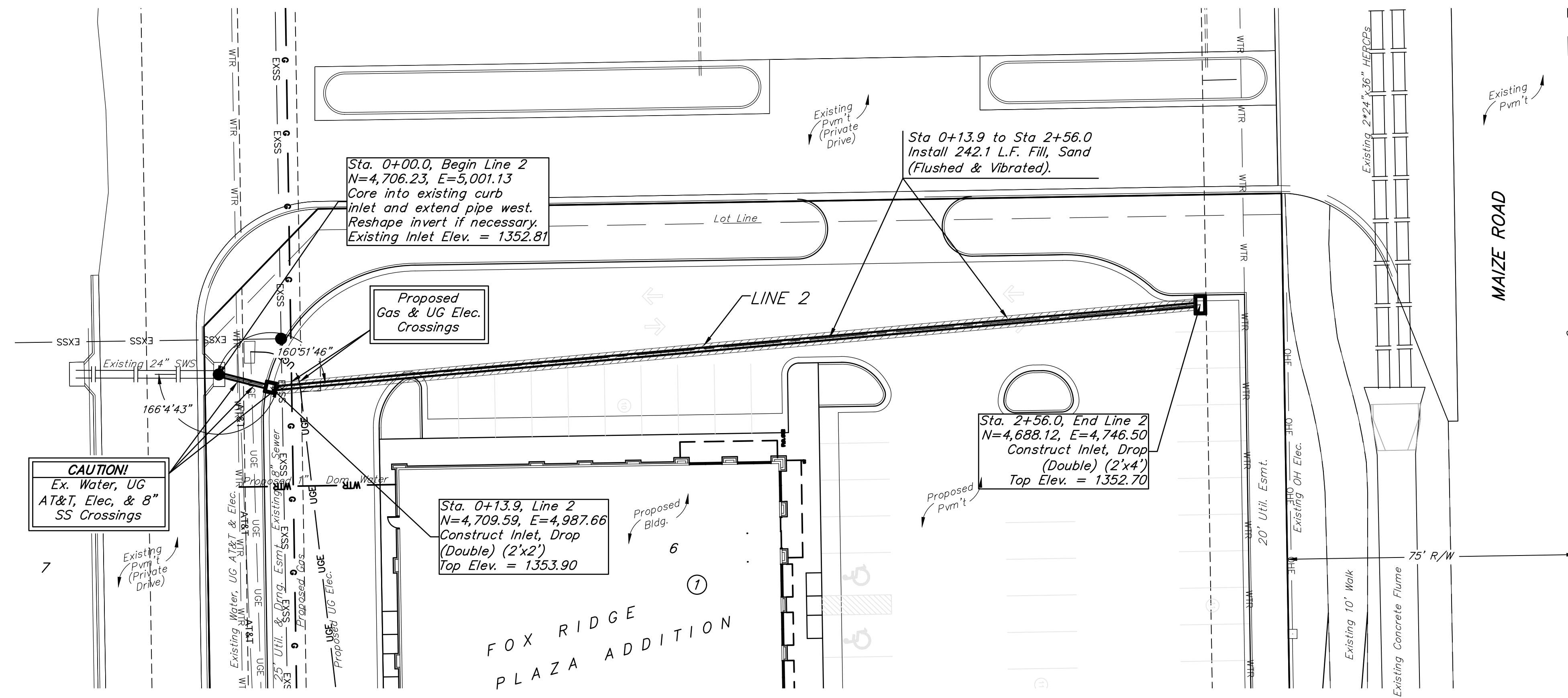
*Contractor to verify depth and location of existing utilities.

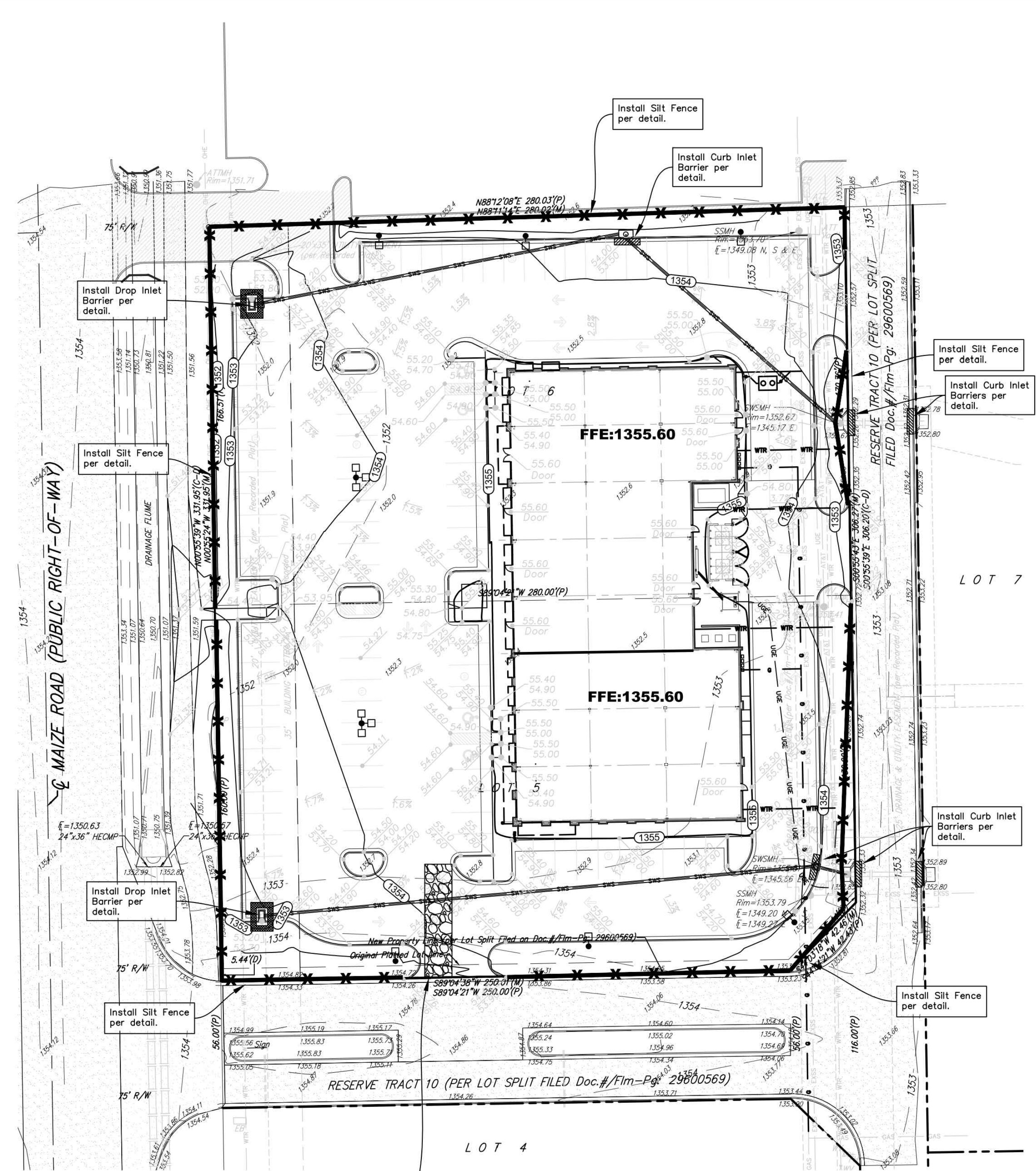


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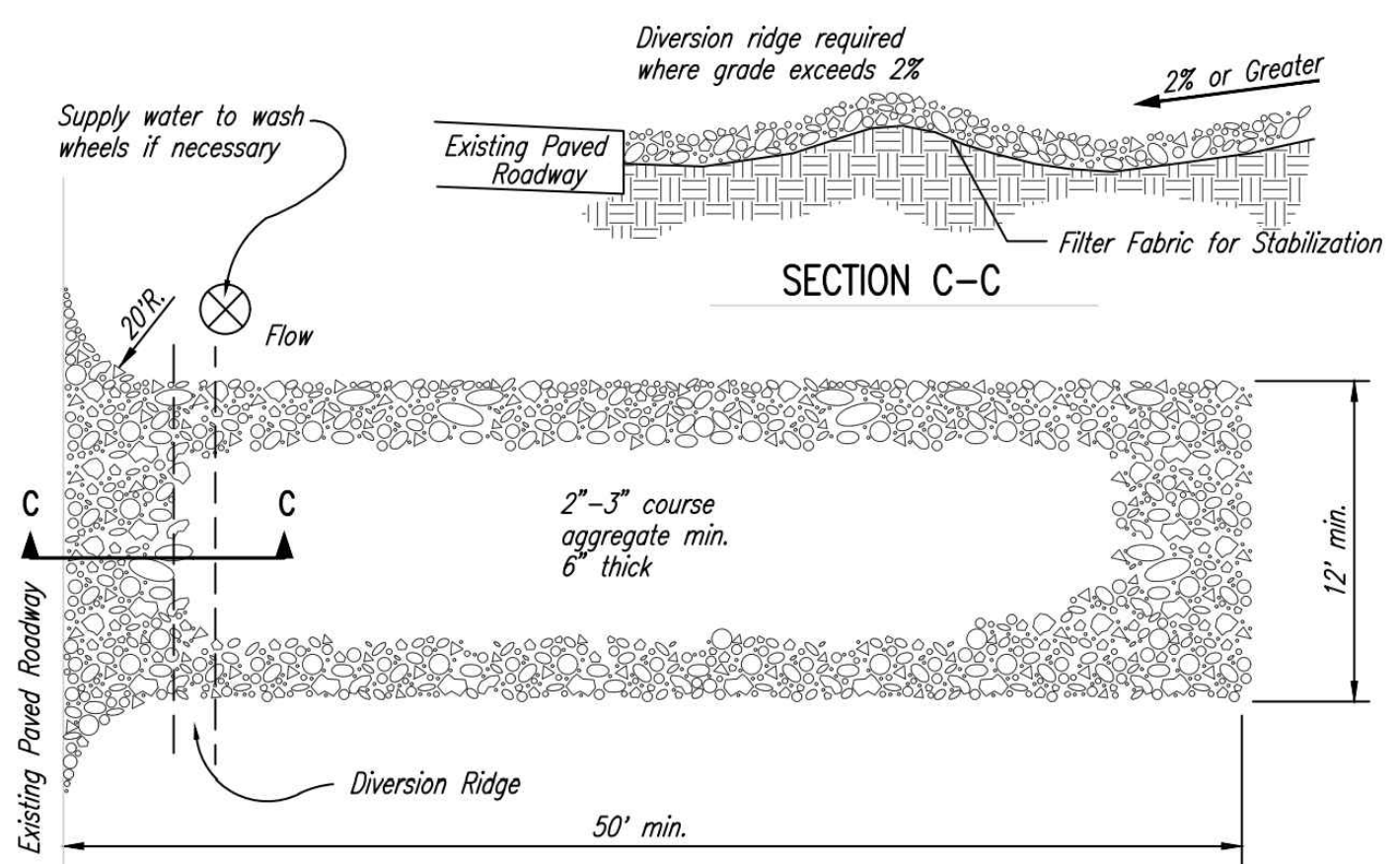




CONSTRUCTION ENTRANCE INFORMATION:
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".

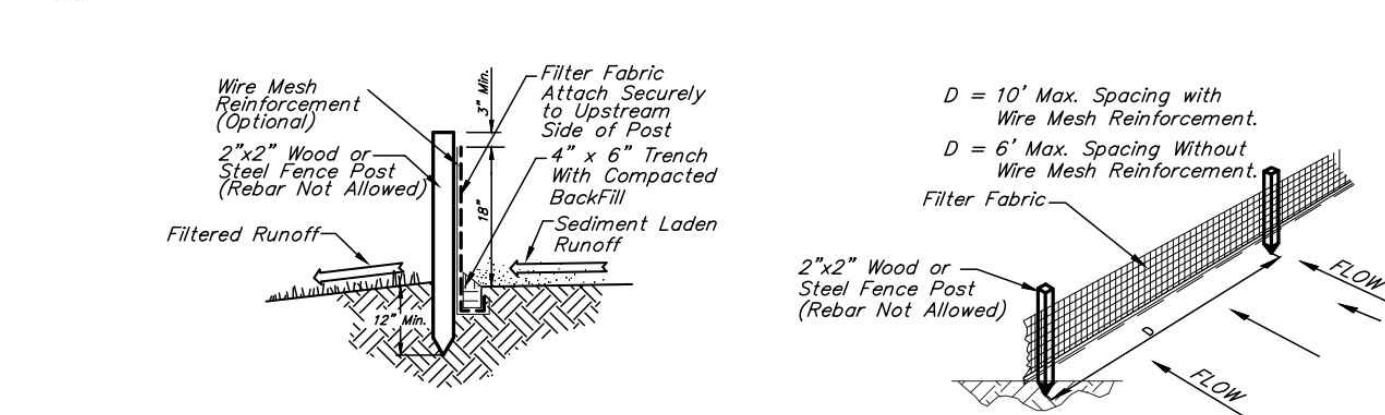
SITE EROSION CONTROL PLAN
 Scale 1" = 30'-0"

**FOR REFERENCE ONLY
 NOT TO SCALE**

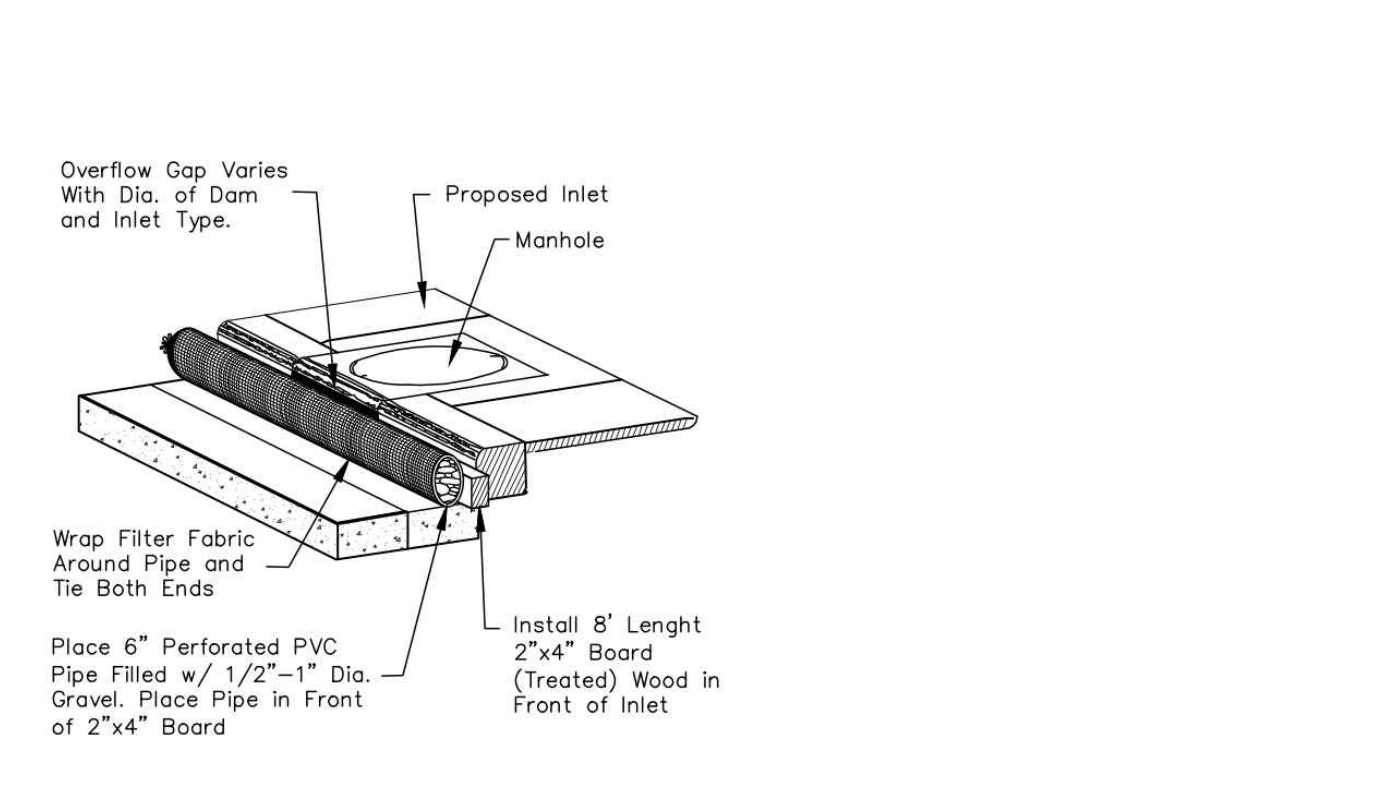


- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

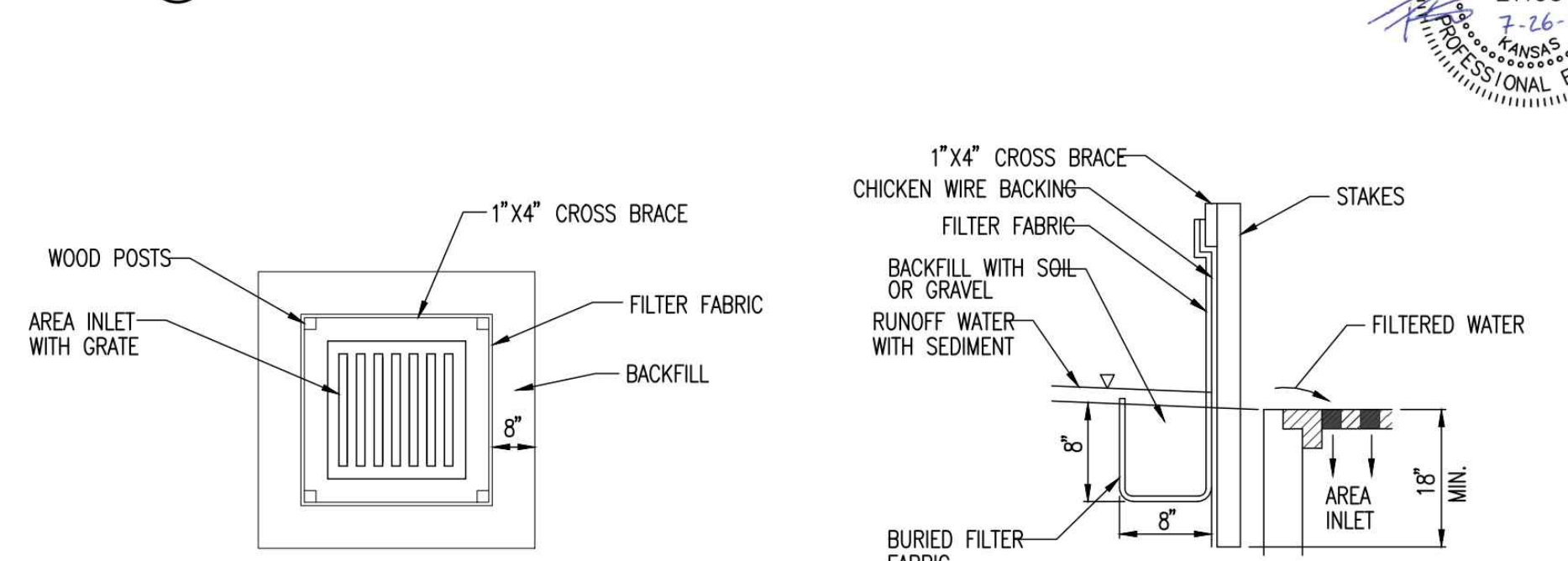
1 STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



2 SILT FENCE DETAIL
 NOT TO SCALE



3 TYPE 1 INLET PROTECTION
 NOT TO SCALE



4 SILT FENCE BARRIER FOR AREA INLETS
 NOT TO SCALE

BENCHMARK

SITE BENCHMARK-2
 "X" Chiseled on Top of Curb, Elevation=1355.85, (NAVD 88)
 SITE BENCHMARK-1
 "X" Chiseled on Top of Catch Basin, Elevation=1352.68, (NAVD 88)

LEGAL DESCRIPTION

All of Lots 5 and 6, Block 1, Fox Ridge Plaza Addition, an Addition to Wichita, Sedgewick County, Kansas, TOGETHER WITH a portion of Lot 7, Block 1, Fox Ridge Plaza Addition, an Addition to Wichita, Sedgewick County, Kansas, said portion being more particularly described as follows: BEGINNING at the southwest corner of said Lot 5, thence along the south lines of said Lot 5 for the next two courses on a platted bearing of N89°04'21"E, 250.00 feet; thence N44°04'21"E, 42.43 feet; thence on an extended east line of said Lot 5, S00°55'39"E, 5.44 feet; thence parallel with said south lines for the next two courses, S44°04'21"W, 42.43 feet; thence S89°04'21"W, 250.00 feet to a point on the west line of said Fox Ridge Plaza Addition; thence along said west line, N00°55'39"W, 5.44 feet to the POINT OF BEGINNING.

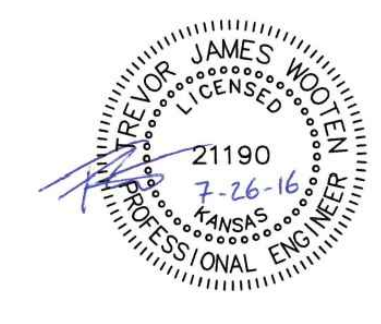
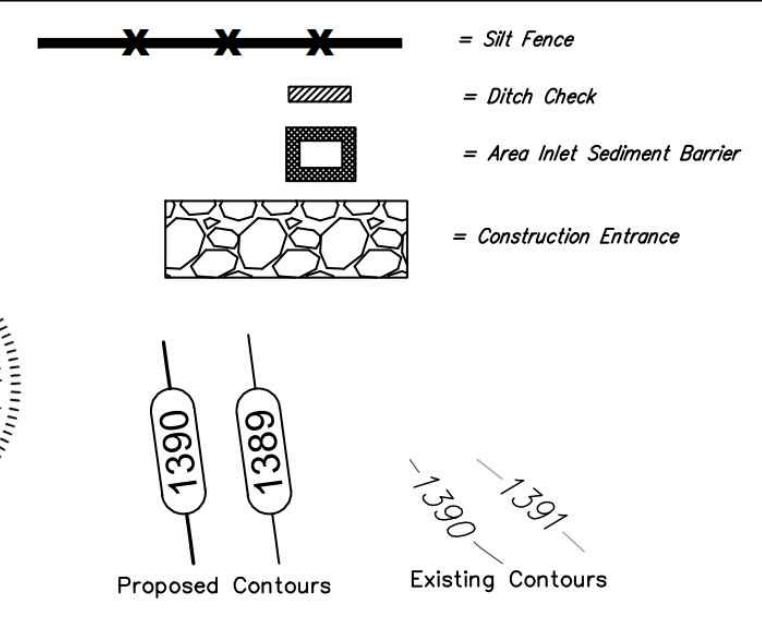
SITE INFORMATION

Total Area: ±93,106.1 sq. ft. (2.14 acres)
 Disturbed Area: ±93,106.1 sq. ft. (2.14 acres)
 Pre Construction Impervious Area: ±0 sq. ft. (0 acres)
 Post Construction Impervious Area: ±80,216.7 sq. ft. (1.84 acres)

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 21 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 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.
- This site is under an acre in size. Therefore an NPDES Permit is not required.

EROSION CONTROL LEGEND



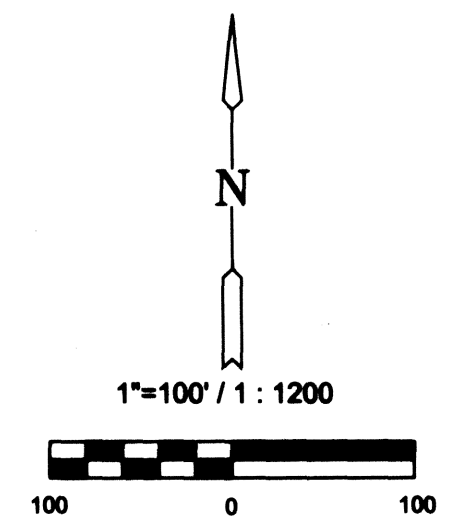
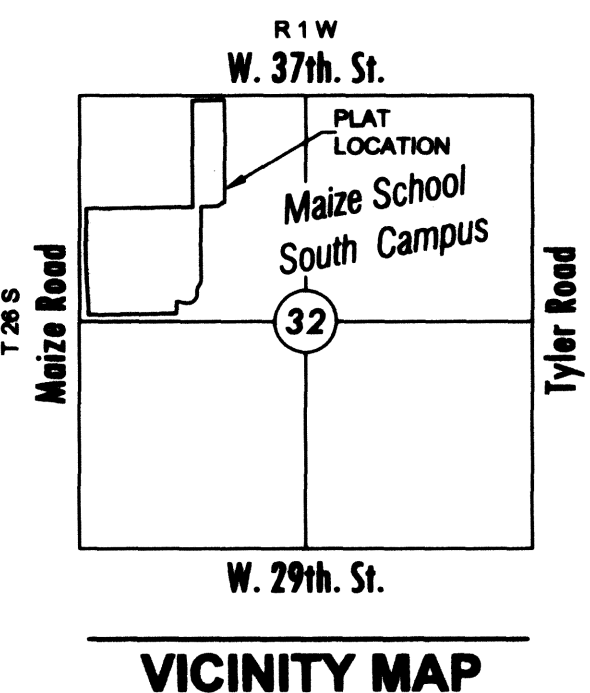
BAUGHMAN		FOX RIDGE PLAZA ADDITION	
EROSION CONTROL		Lots 5, 6, and part of 7, Block 1	
Baughman Company, P.A. 315 E. St. Wichita, KS 67211 P:316-262-7271 F:316-262-0149		ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER 15-04-0237	DESIGNER DML	DRAWN DML	DATE 8/23/16
REVISIONS:	APPROVED	SCALE AS SHOWN	SHEET 2 OF 3

FINAL PLAT

FOX RIDGE PLAZA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

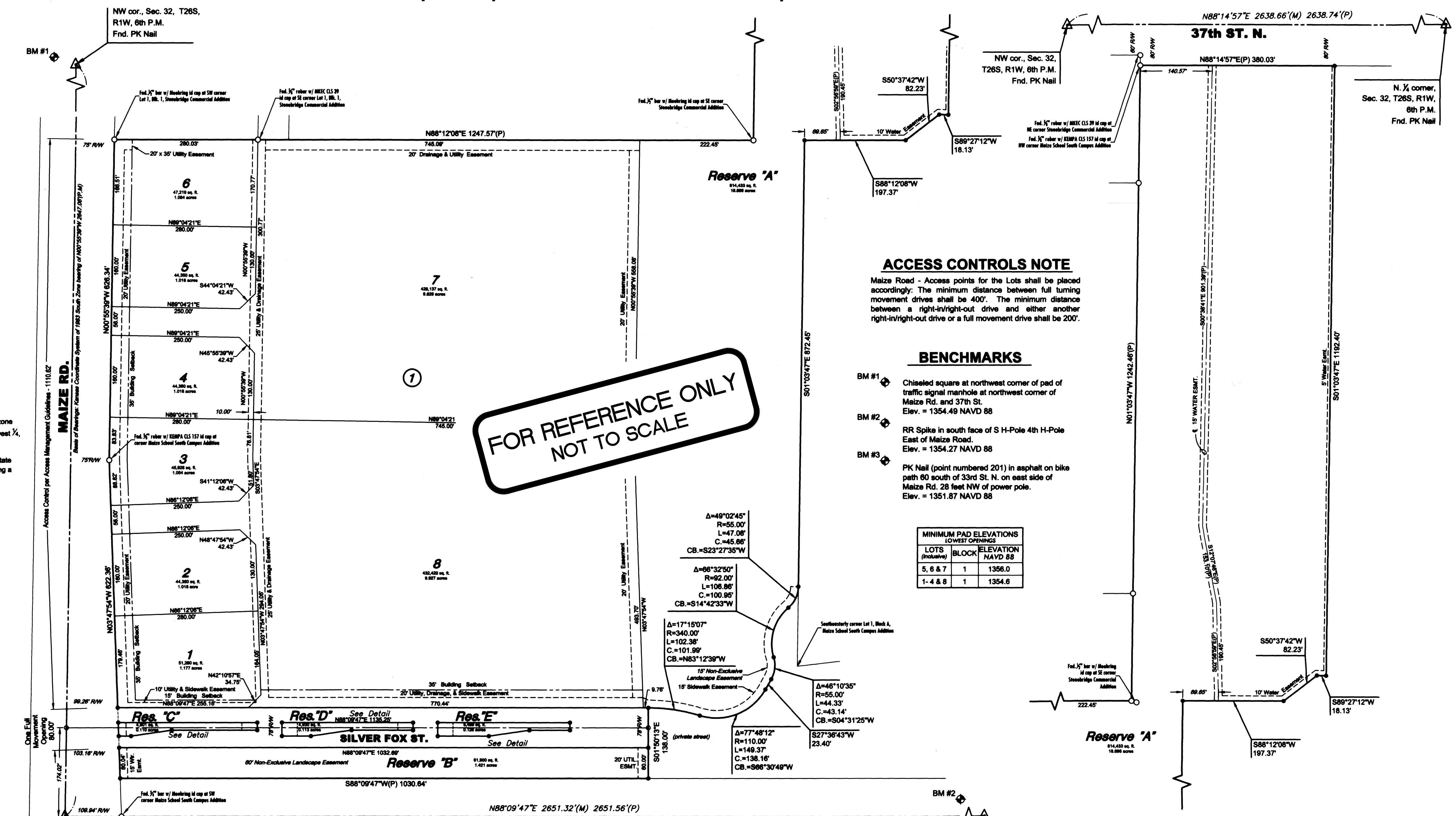
A replat of a portion of Maize South School Campus Addition



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°55'35"W along the West line of the Northwest 1/4, Sec. 32, T26S, R1W, 6th P.M.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014

- LEGEND**
- Date of Survey: Oct. 5th, 2011
- △ = Section corner monument found
 - = Found see annotation
 - = Set 1/2" rebar w/ MKEC CLS 39 id. cap
 - (M) = Measured
 - (P) = Platted

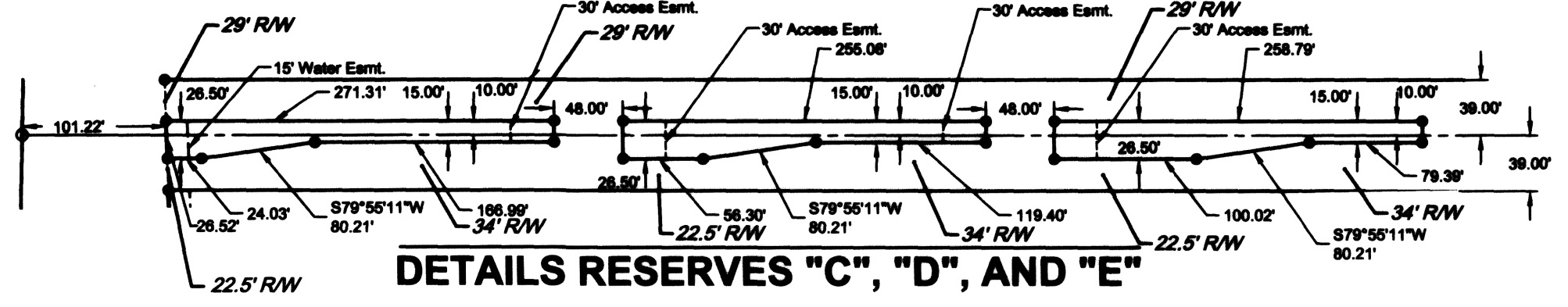


ACCESS CONTROLS NOTE

Maize Road - Access points for the Lots shall be placed accordingly: The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200'.

- BENCHMARKS**
- BM #1 Chiseled square at northwest corner of pad of traffic signal manhole at northwest corner of Maize Rd. and 37th St.
Elev. = 1354.49 NAVD 88
 - BM #2 RR Spike in south face of S H-Pole 4th H-Pole East of Maize Road.
Elev. = 1354.27 NAVD 88
 - BM #3 PK Nail (point numbered 201) in asphalt on bike path 60 south of 33rd St. N. on east side of Maize Rd. 28 feet NW of power pole.
Elev. = 1351.87 NAVD 88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS (Inclusive)	BLOCK	ELEVATION NAVD 88
5, 6 & 7	1	1356.0
1-4 & 8	1	1354.6



Baughman Company, P.A.
 SURVEYING ENGINEERS & LAND SURVEYORS
 1111 W. 19th St., Suite 100
 Wichita, KS 67203
 Phone: 316.261.1111
 Fax: 316.261.1112

Copy of PLAT
 FOX RIDGE PLAZA ADDITION