

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 1-800-694-8989
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, 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 Tom Mason at 316-268-4574 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, 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.
- All elevations shown are 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 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 extent of trench openings 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.
- 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".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded as noted on Infiltration Basin Plans.
- 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.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering *Jubinn Kellman* 1-23-18
Stormwater *Joe Kucala* PE 1-23-18

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.

AS BUILT PLANS
Contractor: McCullough Const.
Inspector: David VanSickle, Baughman Co.
As Builts, KEK: 4/9/18

STORM WATER DRAIN IMPROVEMENTS to serve **HOOVER IND. PARK 2ND ADD.**

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number
0482 PPD (133119)

Benchmarks

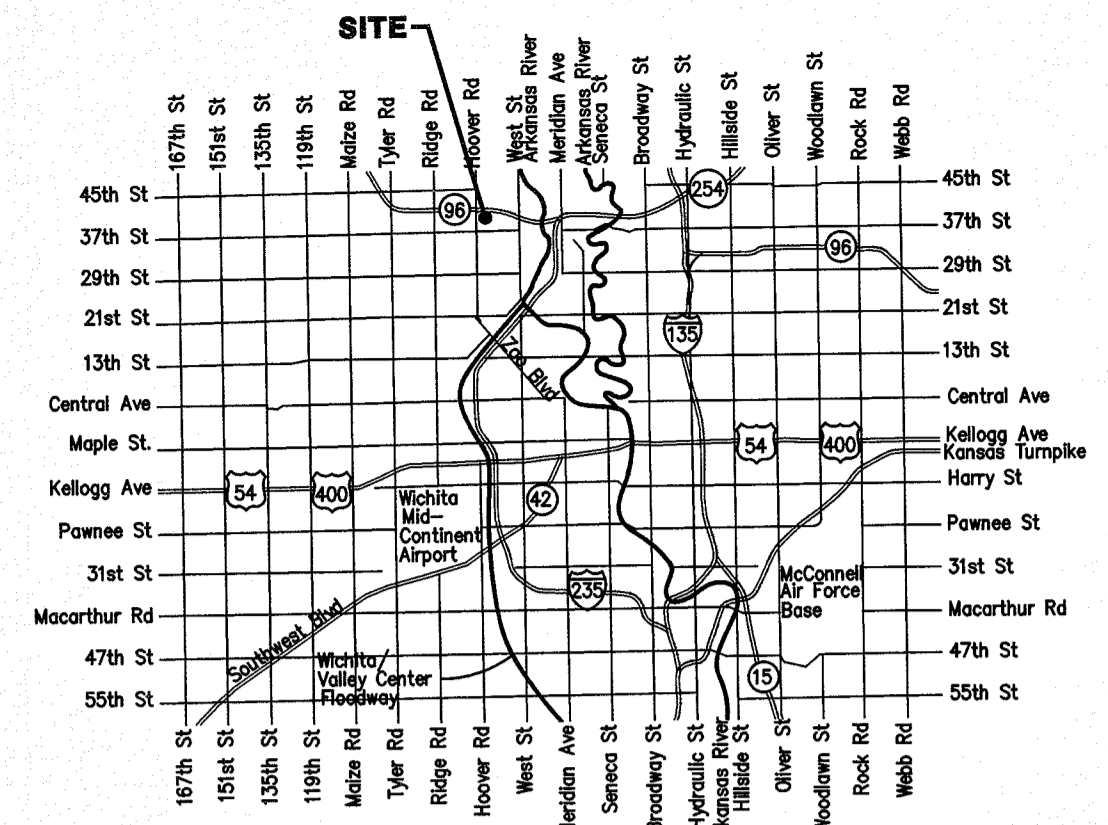
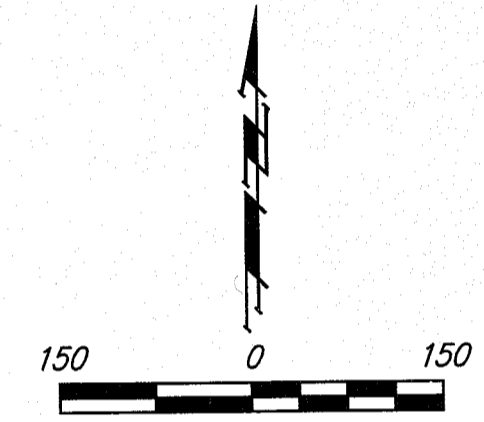
BM #1: RAILROAD SPIKE IN WEST FACE OF SAWED OFF POST, 25.6' W. & 1.0' S. OF NORTHWEST CORNER OF LOT 16, BLOCK A.
ELEV. = 1333.59 NAVD88

BM #2: TOP OF FENCE POST WITHOUT TOP CAP, 0.6' W. & 0.7' N. OF POINT OF CURVATURE IN NORTH LINE OF LOT 9, BLOCK A.
ELEV. = 1337.55 NAVD88

Sheet Index

Title Sheet	1
Line 1	2
Mass Grading Plan	3-4
Infiltration Basin Plans	5
Mass Grading Detail	6
Copy of Plat	7

SWS Details SW-103, SW-111, SW-401, and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

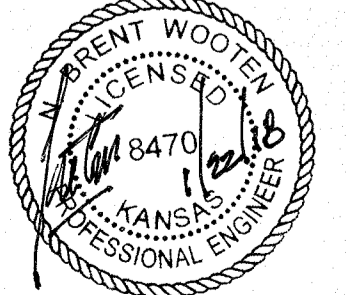
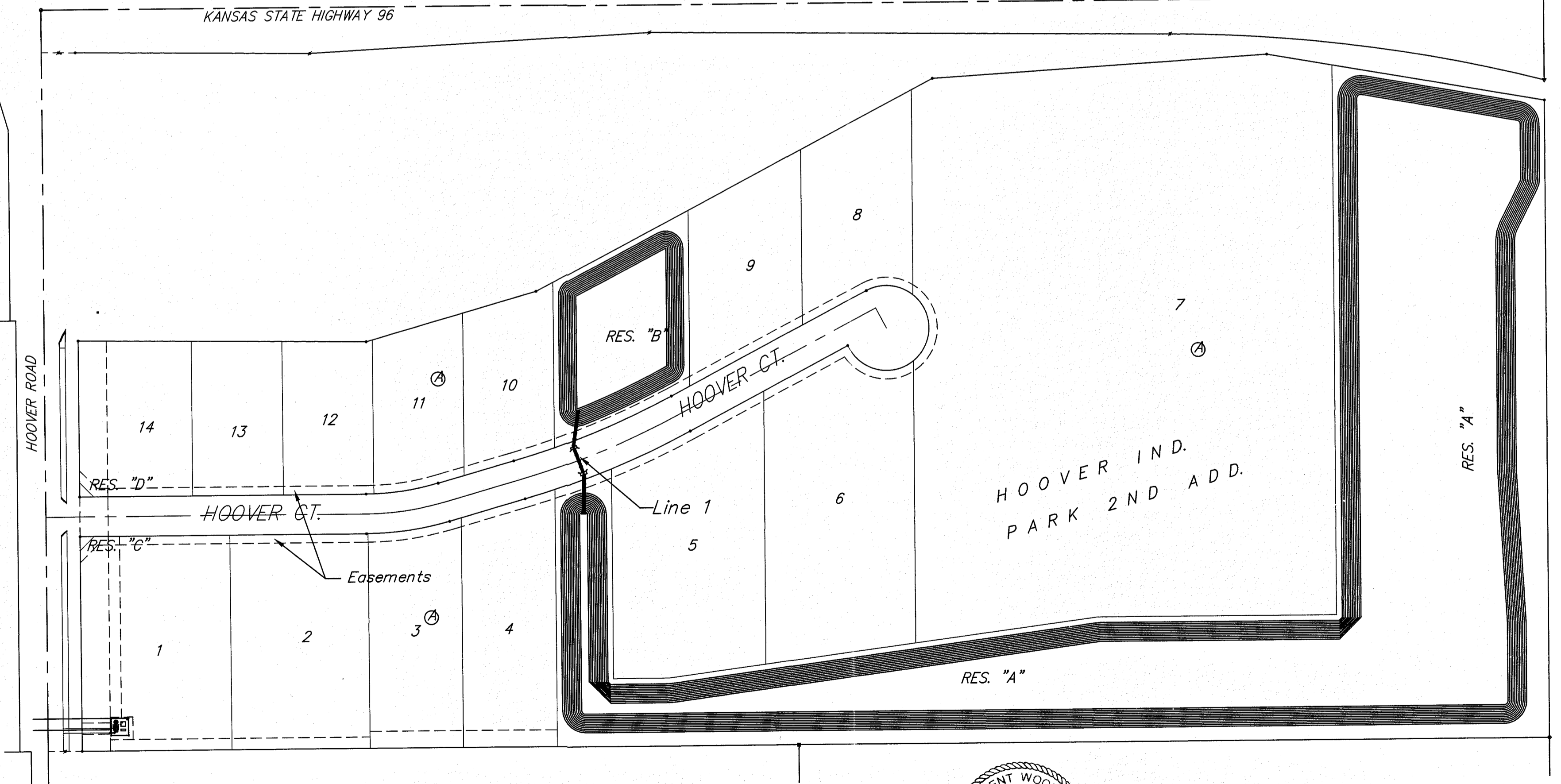


Vicinity Map

Stormwater Certification:
New Development

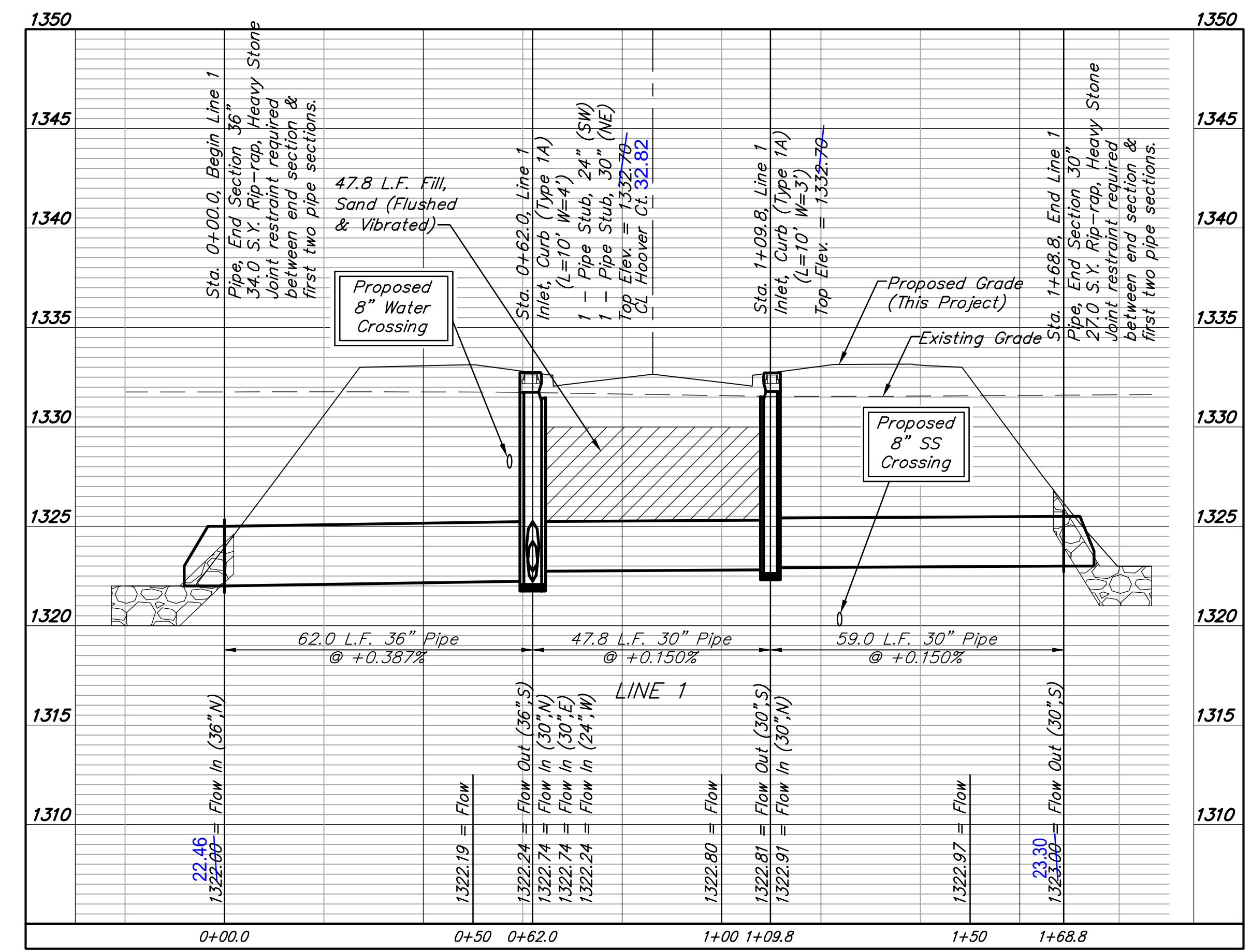
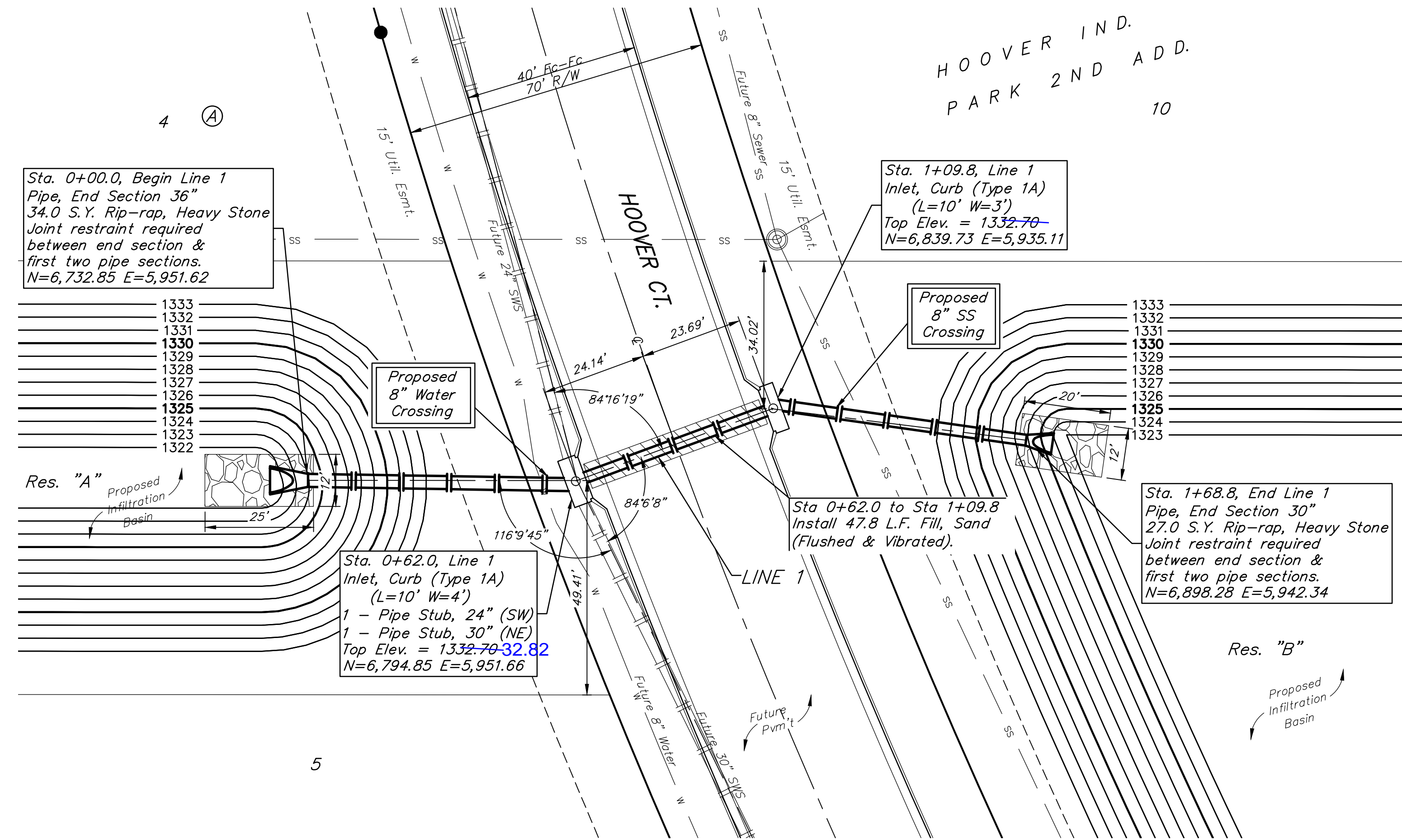
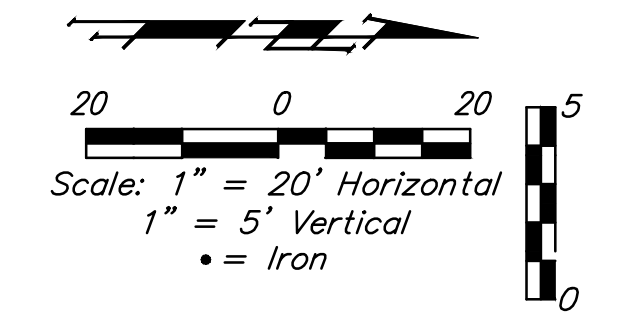
These construction plans were prepared in accordance with the current Stormwater Management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Disturbed Area = 59 ac.
Water Quality Treatment: Infiltration Basins
Downstream Channel Protection: N/A
Detention: Infiltration Basins
The BMP used for this development is Silt fence, curb inlet protection, erosion control mat, erosion control berm, construction entrance.






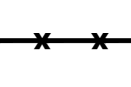




BENCHMARKS:
 BM #1: RAILROAD SPIKE IN WEST FACE OF SAWED OFF POST, 25.6' W. & 1.0' S. OF NORTHWEST CORNER OF LOT 16, BLOCK A.
 ELEV. = 1333.59 NAVD88

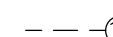


BM #2: TOP OF FENCE POST WITHOUT TOP CAP, 0.6' W. & 0.7' N. OF POINT OF CURVATURE IN NORTH LINE OF LOT 9, BLOCK A.
 ELEV. = 1337.55 NAVD88

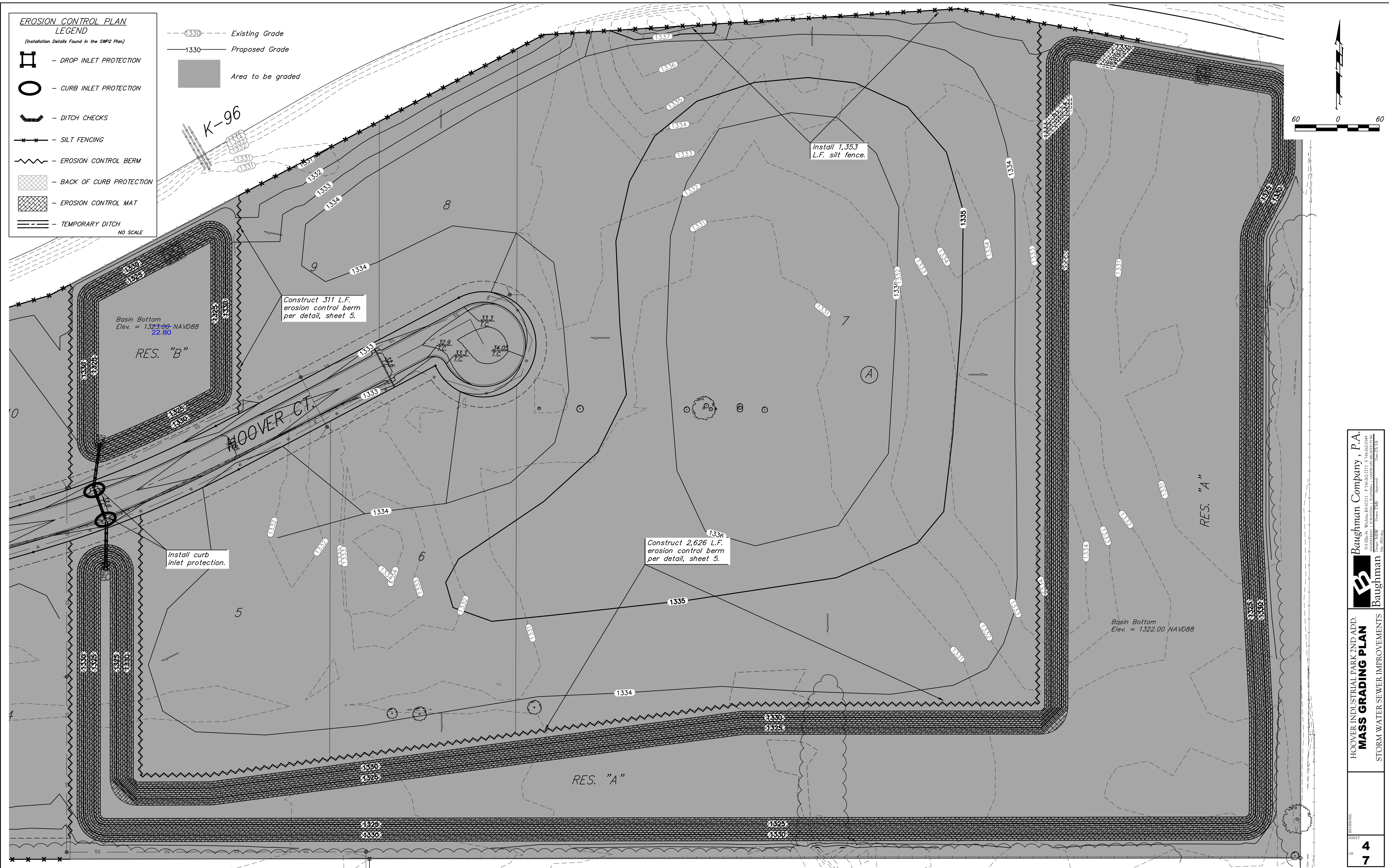
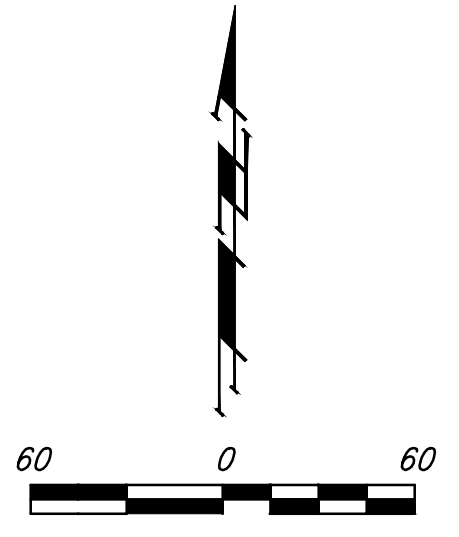


EROSION CONTROL PLAN
LEGEND

(Installation Details Found in the SWP2 Plan)

-  - DROP INLET PROTECTION
-  - CURB INLET PROTECTION
-  - DITCH CHECKS
-  - SILT FENCING
-  - EROSION CONTROL BERM
-  - BACK OF CURB PROTECTION
-  - EROSION CONTROL MAT
-  - TEMPORARY DITCH

-  Existing Grade
-  Proposed Grade
-  Area to be graded



Construct 311 L.F. erosion control berm per detail, sheet 5.

Install 1,353 L.F. silt fence.

Construct 2,626 L.F. erosion control berm per detail, sheet 5.

Basin Bottom
Elev. = 1323.00 NAVD88
22.80

Basin Bottom
Elev. = 1322.00 NAVD88




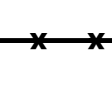




Baughman Company, P.A.
 145 E. WILSON ST. SUITE 2010, FAYETTEVILLE, NC 28404
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 Design | Survey | Planning | Construction Management | Approval | Construction Oversight

HOOPER INDUSTRIAL PARK 2ND ADD.
MASS GRADING PLAN
 STORM WATER SEWER IMPROVEMENTS

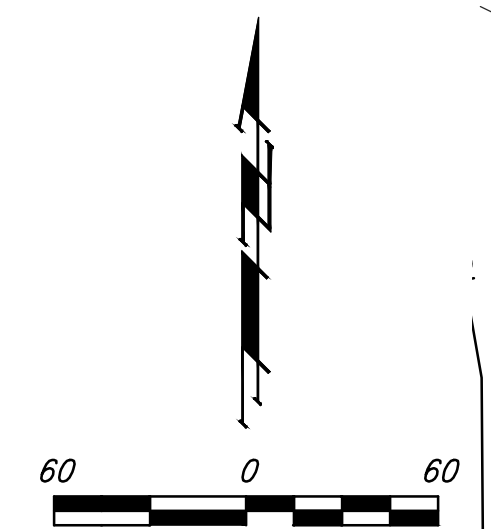
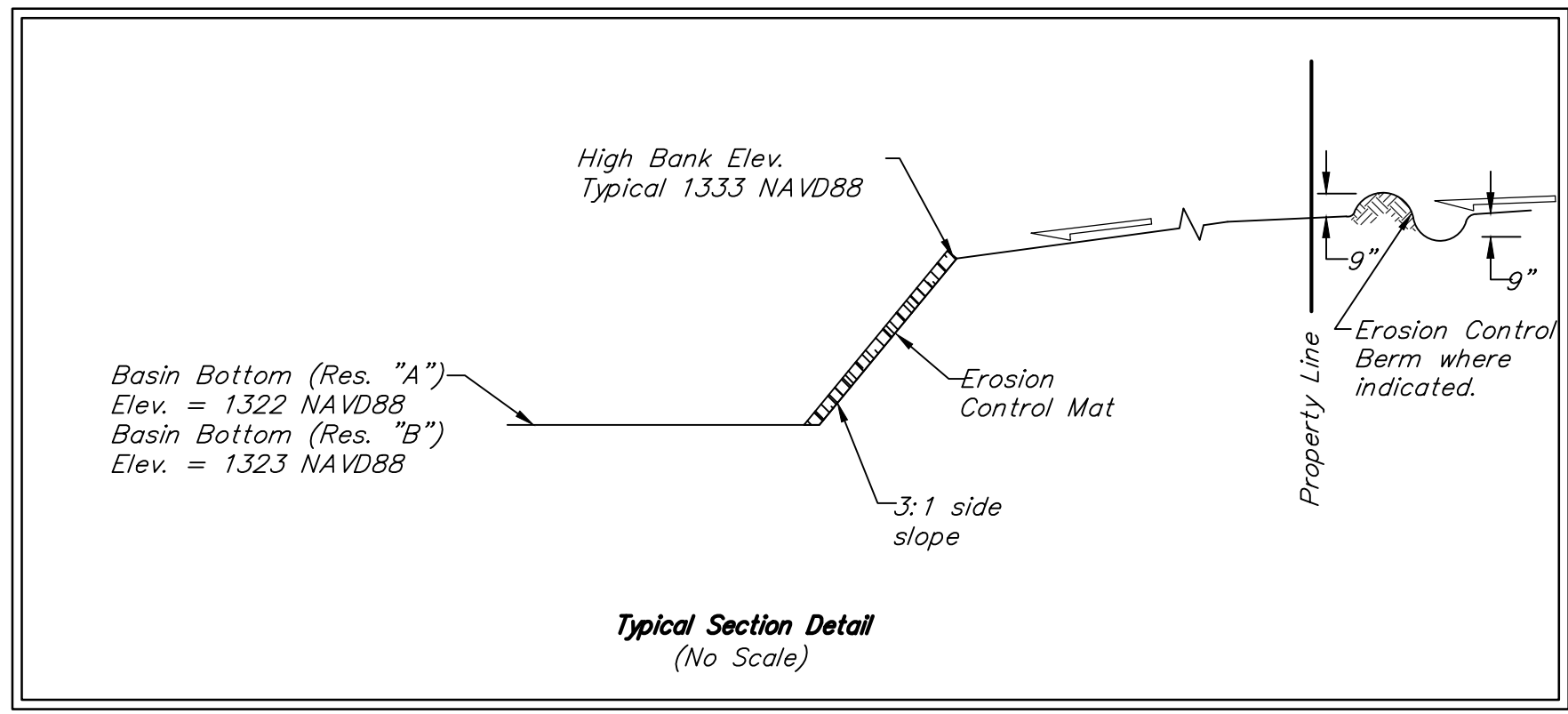
Two Existing 18" RCPs and an HERCP
 Flow = 1330.90
 Flow = 1329.41
 Flow = 1330.93

High bank to be depressed to elevation of 1329.00 to allow intake of runoff from K-96 R/W.
 Install 84.0 S.Y. Rip-rap, Heavy Stone as indicated.

EROSION CONTROL PLAN LEGEND
 (Installation Details Found in the SWP2 Plan)

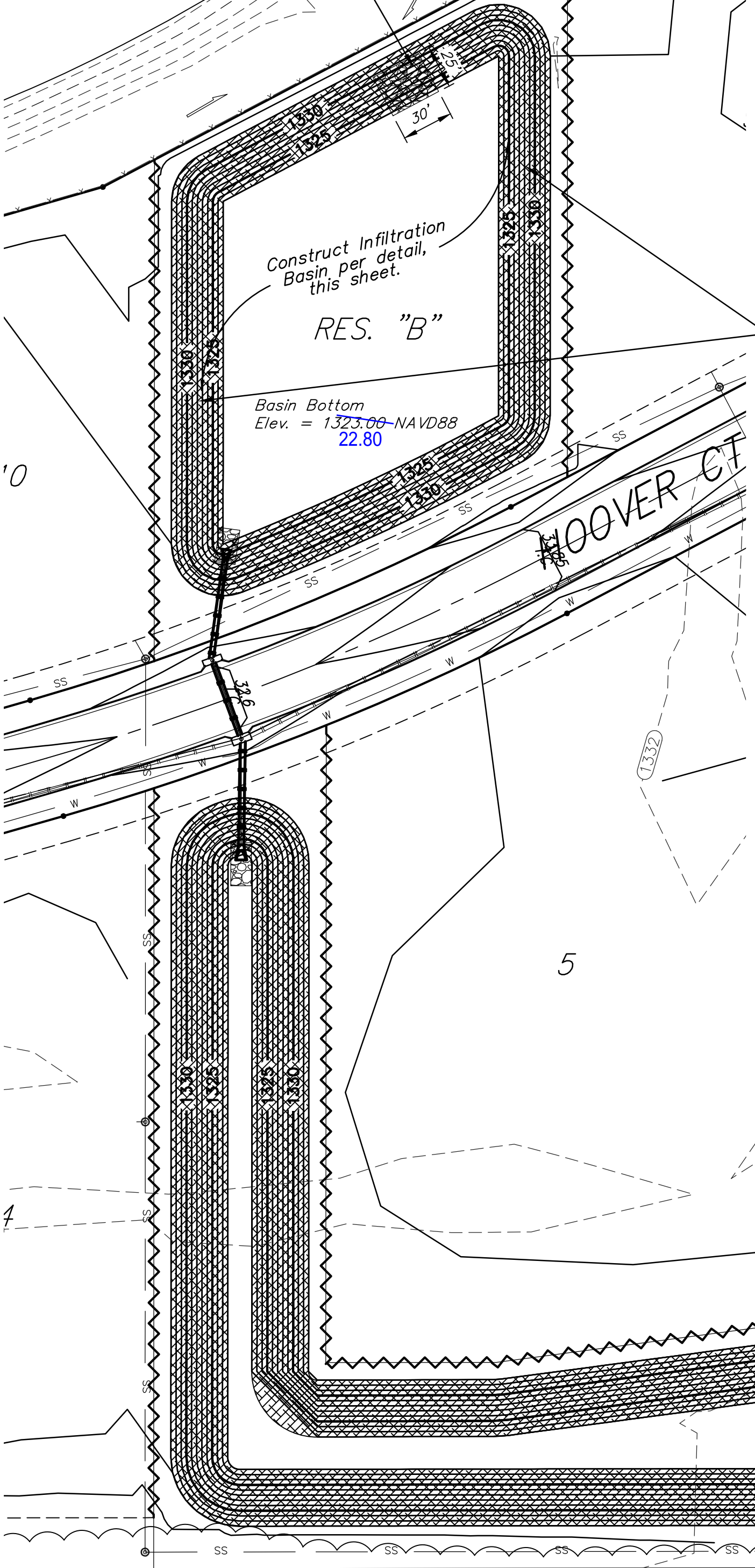
-  - DROP INLET PROTECTION
-  - CURB INLET PROTECTION
-  - DITCH CHECKS
-  - SILT FENCING
-  - EROSION CONTROL BERM
-  - BACK OF CURB PROTECTION
-  - EROSION CONTROL MAT
-  - TEMPORARY DITCH

NO SCALE



Existing 18" RCP
 Flow = 1330.38

High bank to be depressed to elevation of 1330.00 to allow intake of runoff from K-96 R/W.
 Install 56.0 S.Y. Rip-rap, Heavy Stone as indicated.



Install 2,868 S.Y. Curlex II, or approved equal to be paid for as bid item "Erosion Control Mat".
 Erosion control mat shall be installed and anchored per manufacturer's specifications.
 Note: This quantity does not include excess material necessary for overlap and anchoring.

NOTES:

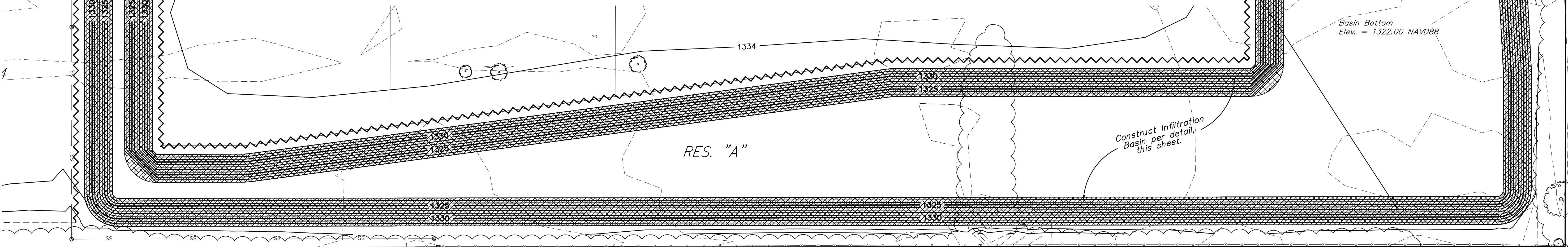
- Any excess excavation shall be stockpiled on-site at an area indicated by the Engineer out of easements and R/W. Area will be staked by Engineer. Additional area will be staked out if needed.
- All of Reserves "A" & "B" are to be seeded and mulched as follows: (Permanent Seeding)
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.
FERTILIZER -- 12-24-12 Ratio at 350 Lbs./Ac.
MULCH -- 2 Tons Prairie Hay / Acre
 All other disturbed areas are to be seeded as follows: (Temporary seeding)
SEED -- Rye grass (PLS)--5#/1000 Sq. Ft. and Kansas Premium Fescue Blend; 5#/1000 Sq. Ft.
- Install Erosion Control Mat (Curlex II or approved equal) from top bank to basin bottom. To be paid for as bid item "Erosion Control Mat".
- Contractor to strip top 3" of soil within Res. "A" & "B" and street R/W before mass grading and stockpile. Top soil stockpile to be redistributed 12" thick over basin side slopes prior to seeding.
- Compaction of 95% shall be obtained in all street R/Ws, 90% in all other areas. Compaction requirements shall be placed within ±2% of optimum moisture content of the soil at the time of placement. All testing shall be incidental to Lump Sum bid item "Mass Grading".

EARTH WORK TOTALS

	C.Y. Excavation	C.Y. Fill
Mass Grading	1,024	161,744
Basin Res. "A"	162,165	3,783
Basin Res. "B"	13,747	890
Total	176,936	166,417

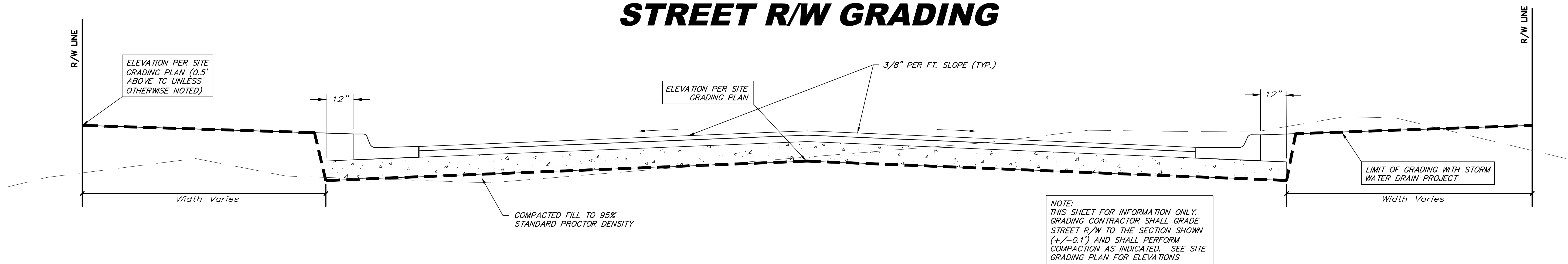
Earthwork quantities do not include correction factors and are for reference only. All cost associated with mass grading shall be included in the bid item "Grading, Mass".

Install 22,223 S.Y. Curlex II, or approved equal to be paid for as bid item "Erosion Control Mat".
 Erosion control mat shall be installed and anchored per manufacturer's specifications.
 Note: This quantity does not include excess material necessary for overlap and anchoring.



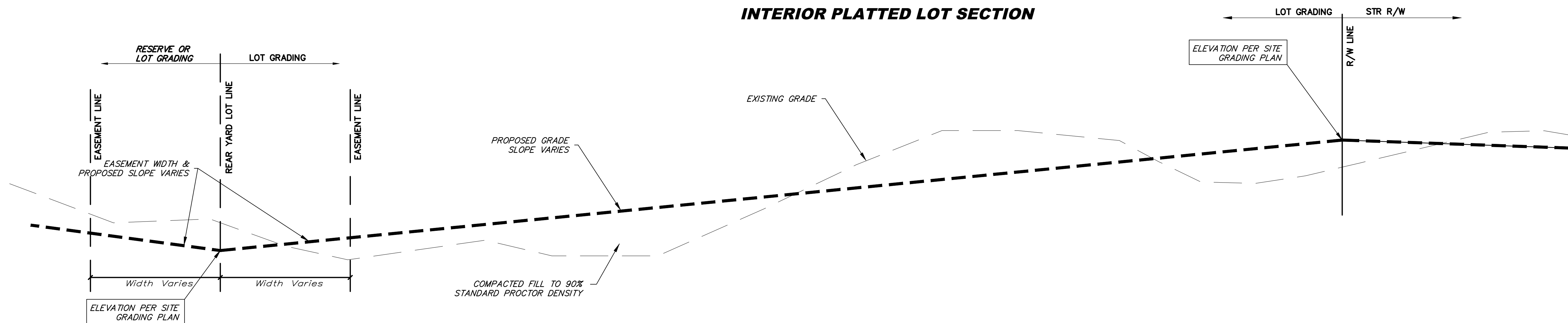
TYPICAL MASS GRADING DETAIL

STREET R/W GRADING

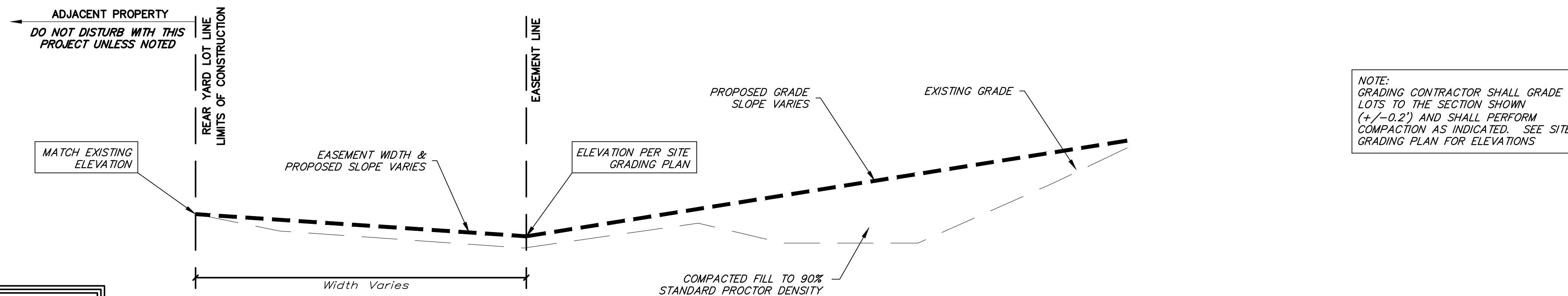


LOT FILL GRADING

INTERIOR PLATTED LOT SECTION

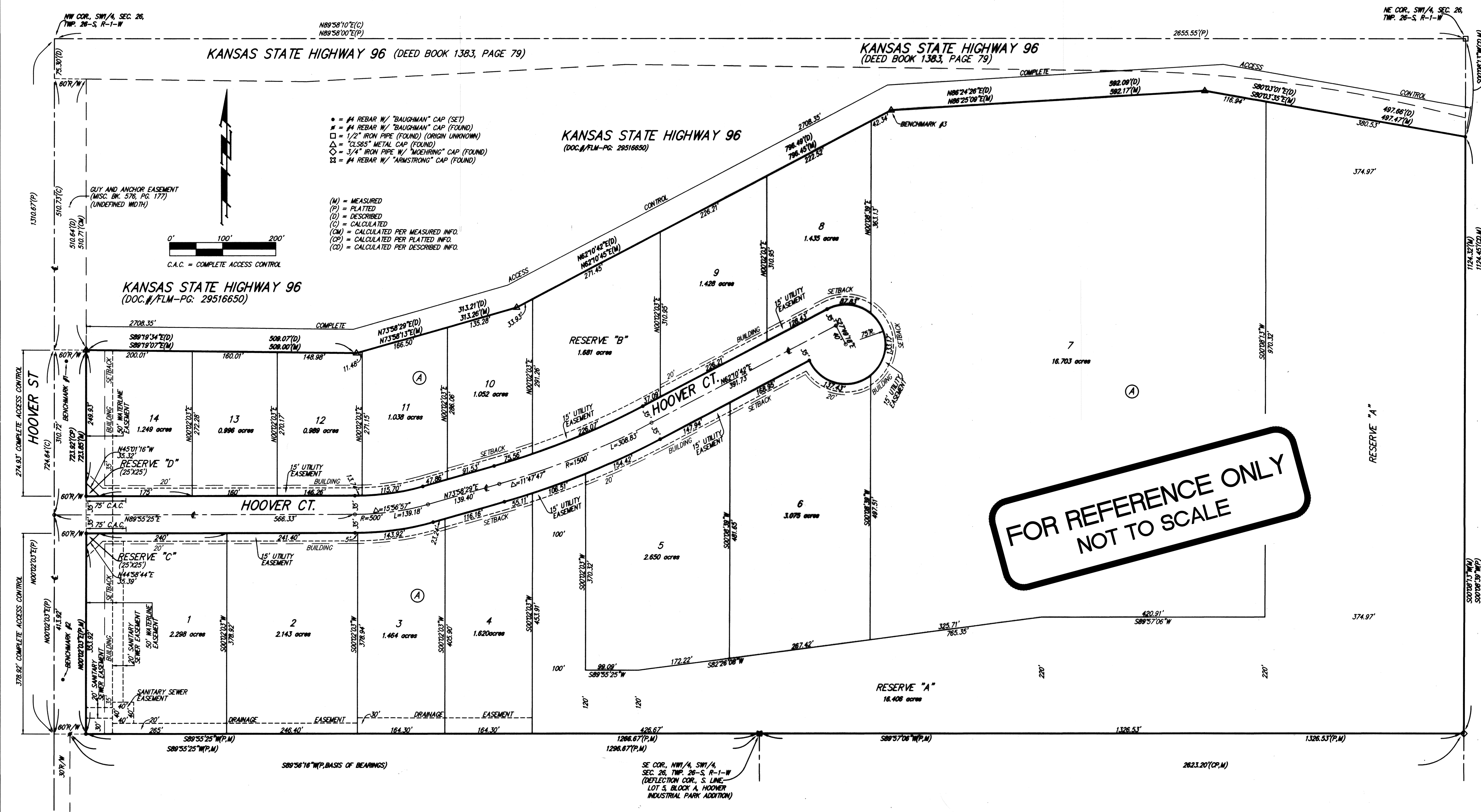


EXTERIOR PLATTED LOT SECTION



When trees are present along rear lot line, grade shall match at trunk line and trees shall not be disturbed. Any trimming of trees shall be approved by the engineer and owner.

HOOVER INDUSTRIAL PARK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as and being a replat of all of
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Block A, and TOGETHER
with all of 40th Street North, all as platted and dedicated in Hoover
Industrial Park Addition, Sedgwick County, Kansas, TOGETHER with Lots 9,
10, 11, 12, 13, 14, 15, and 16, in said Block A, TOGETHER with Lots 16,
17, 18, 19, and 20, in said Block B, TOGETHER with Reserve "A" as
platted in said Hoover Industrial Park Addition, and TOGETHER with 41st
Street North as dedicated in said Hoover Industrial Park Addition, EXCEPT
that part of said Lots 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A,
and EXCEPT that part of said Reserve "A", and EXCEPT that part of
said 41st Street North lying within and being coincident with the following
described tract of land as dedicated in the Right of Way Dedication
recorded in DOC.#/FLM-PG: 29516650 and described as follows:
Beginning at the northwest corner of Lot 16, Block A, in said Hoover
Industrial Park Addition; thence S20°12'33"W along the west line of Lot 16
in said Block A, along the west line of 41st St. N, as dedicated in said
Hoover Industrial Park Addition, and along the west line of Lot 20, Block
B, in said Hoover Industrial Park Addition, 510.64 feet; thence S89°19'34"E,
509.07 feet; thence N73°58'29"E, 313.21 feet; thence N62°10'42"E, 796.49
feet; thence N86°24'26"E, 592.09 feet; thence S80°03'01"E, 497.66 feet to
a point on the east line of Reserve "A" in said Hoover Industrial Park
Addition; thence N00°08'39"E along the east line of said Reserve "A",
35.67 feet to the northeast corner of said Reserve "A"; thence westerly
along the north line of said Reserve "A" and along the north line of Lot 9
in said Block A being a curve to the left, having a central angle of
13°55'32" and a radius of 2745.37 feet, an arc distance of 657.26 feet,
(having a chord length of 653.62 feet bearing N82°24'06"W), to the end
of said curve in the north line of said Lot 9; thence N89°18'00"W along
the north line of said Lot 9 and Lots 10, 11, 12, and 13 in said Block A,
920.70 feet to a deflection corner in the north line of said Lot 13; thence
S86°53'00"W along the north line of said Lot 13, and Lots 14 and 15 in
said Block A, 601.30 feet to a deflection corner in the north line of said
Lot 15; thence N89°18'00"W along the north line of said Lots 15 and 16,
414.00 feet to the point of beginning.

Existing public easements, building setbacks,
access controls, and dedications, if any being
vacated by virtue of K.S.A. 12-512b, as amended,
All being situated in the Southwest Quarter of
Section 26, Township 28 South, Range 1 West of the
Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conroy
10-25-2017, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Reserves, and a Street to be known as
"HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County,
Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for drainage purposes. The
sanitary sewer easements are hereby granted as indicated for the
construction and maintenance of a sanitary sewer system and related
appurtenances. The waterline easement is hereby granted as indicated for
the construction and maintenance of water lines and related
appurtenances. No signs, light poles, private drainage systems, masonry
trash enclosures or other structures shall be located within public utility
easements unless permitted by the Public Works Department of the
appropriate governing body. The street is hereby dedicated to and for the
use of the public. Reserve "A" is reserved for open space, lakes,
landscaping, off-site signs, billboards and related appurtenances, drainage
purposes, and utilities as confined to easement. Reserve "B" is reserved
for open space, landscaping, lakes, drainage purposes, and utilities as
confined to easement. Reserves "C" and "D" are reserved for open space,
landscaping, entry monuments, signage, and waterlines and related
appurtenances as confined to easement. Reserves "A", "B", "C", and "D"
shall be owned and maintained by the lot owners association for the
addition. Access controls shall be as depicted on the face of the plat
and are hereby granted to the City of Wichita, Kansas. The Minimum
Building Foot Elevations for the lowest opening to the structures shall be
as indicated on the face of the plat.

Joseph A. Hammelgarn, Sole Member/Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 30th day of October, 2017, by Joseph J. Hammelgarn, Sole
Member/Manager of Big Bang Real Estate LLC, a Kansas limited liability
company, 1/A/a Big Bang Money, L.L.C., a Kansas limited liability company,
on behalf of the limited liability company.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17
JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-17

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

LOT	BLOCK	ELEVATION
4-7, 9, 10	A	1337.8

BENCHMARK #1 - CHISELED SQUARE ON TOP OF CURB - SOUTHEAST CORNER OF INTERSECTION OF K-96 HIGHWAY ON-RAMP AND HOOVER ST. 21.0' S. & 37.2' W. OF NORTHWEST CORNER OF LOT 14, BLOCK A. ELEV. = 1334.65 NAVD83

BENCHMARK #2 - P-K NAIL IN EAST FOG LINE OF HOOVER ST. PAVEMENT, 102.8' N. & 43.4' W. OF SOUTHWEST CORNER OF LOT 1, BLOCK A. ELEV. = 1333.65 NAVD83

BENCHMARK #3 - TOP OF "CLASS" METAL CAP MONUMENTING WESTERLY DEFLECTION CORNER IN THE NORTH LINE OF LOT 7, BLOCK A. SAID DEFLECTION CORNER BEING N62°10'45"E, 42.34' FROM THE NORTHWEST CORNER OF SAID LOT 7. ELEV. = 1331.43 NAVD83



This plat of "HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27th day of September, 2017. Wichita-Sedgwick County Metropolitan Area Planning Commission

Joseph A. Johnson, Chairman
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 31st day of October, 2017.

Jeff Boushelle, Mayor, City of Wichita
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 31st day of October, 2017.

Teresa L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 21st day of December, 2017.
Kelly B. ... County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 30th day
of October, 2017 at 10:18:00 AM, and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy A. Pogel, Deputy

Register of Sedgwick County
Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 29740354
Record #: 2049873
Page Recorded: 1
Recording Fee: \$28.00
Clerk: KYENATOR
Date Recorded: 12/26/2017 10:13:53 AM
Authorized: Tonya Buckingham