

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
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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 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.
- 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.

BENCHMARKS

SITE BENCHMARK-1
 "V" notch chiseled on
 Top of Curb
 Elevation=1353.28 (NAVD 88)

SITE BENCHMARK-2
 "X" with "X" chiseled on
 Top of Curb
 Elevation=1355.85 (NAVD 88)

STORM SEWER IMPROVEMENTS

to serve **Lot 2, Block 1 Fox Ridge Plaza** CITY OF WICHITA, KANSAS

3540 N. Maize Road 67203
 Gary Janzen, P.E. City Engineer
 Project Number
 0488 PPD (133119)

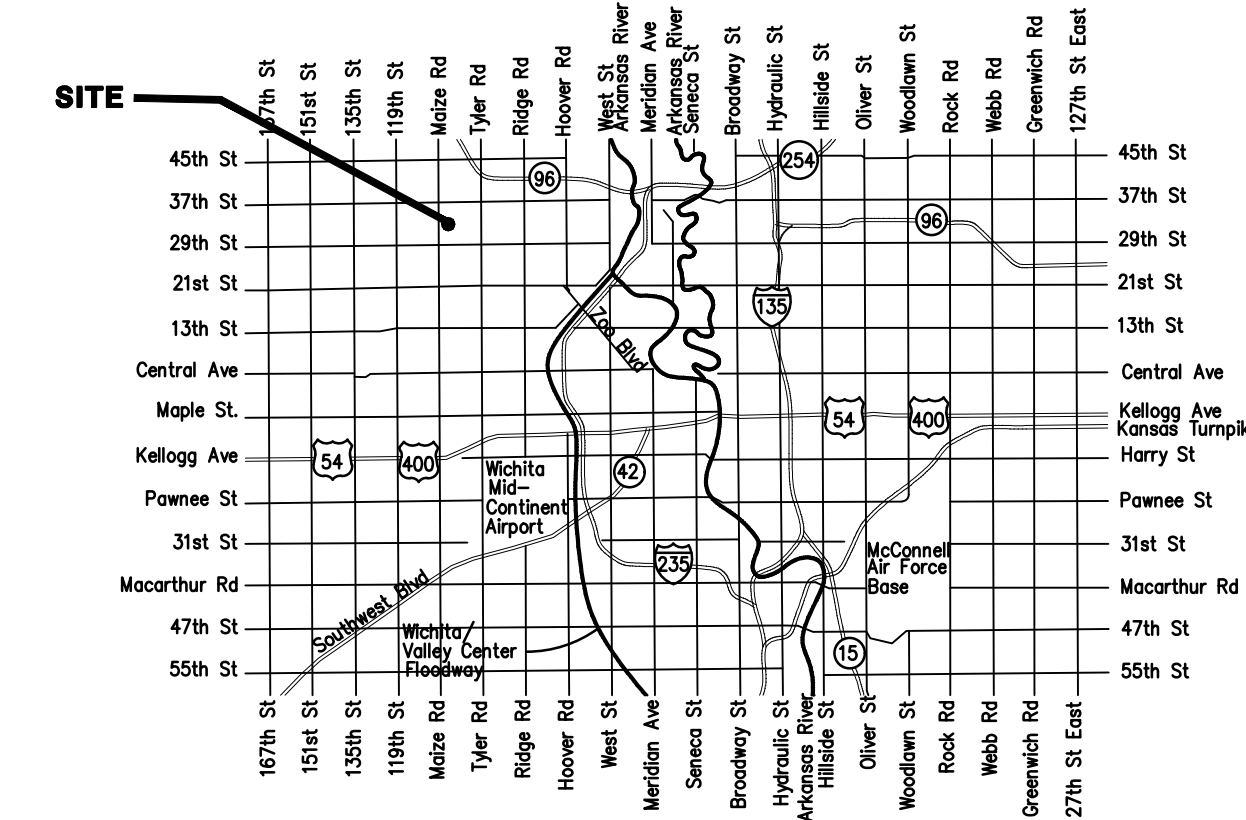
AS BUILT PLANS

Contractor: APEX
 Inspector: Wayne Korber, Baughman Co.
 As Built Plans by: KEK, 1/18/18

SHEET INDEX:

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SWS Line 1 Plan/Profile	2
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Current Stormwater Control Details are available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardConstruction.aspx>



Stormwater Narrative & Certification

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.

Water Quality Treatment: Addressed with offsite Wet Detention Basin, see approved Fox Ridge Plaza Addition Drainage Plan. See SW2015-0021 for Water Quality Measures. WQV = 3,227 ft³ (eq. 4-24)

ERU Plan:	Redev.	New	
Area	Imperv.	Imperv.	(ft ² .)
(ft ² .)	(ft ² .)	(ft ² .)	
16,365	0	30,523	

Detention & Downstream Channel Protection: Addressed with approved Fox Ridge Plaza Addition Drainage Plan.

BMPs used for this development are: Offsite Wet Detention Basin.

Water Quality Treatment

Basin #	Weighted Volumetric Runoff Coef. (R _v) (eq. 4-24)					U				D				R _v	WQ, ft ³ eq. 4-25
	Undist.	Dist.	Red. Imp.	New Imp.	Total Area	%	%	%	%	%	%	%	%		
Basin to Pond	0	16,365	0	30,523	46,888	0.000	0.070	0.000	0.618	0.6882				3,227	

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

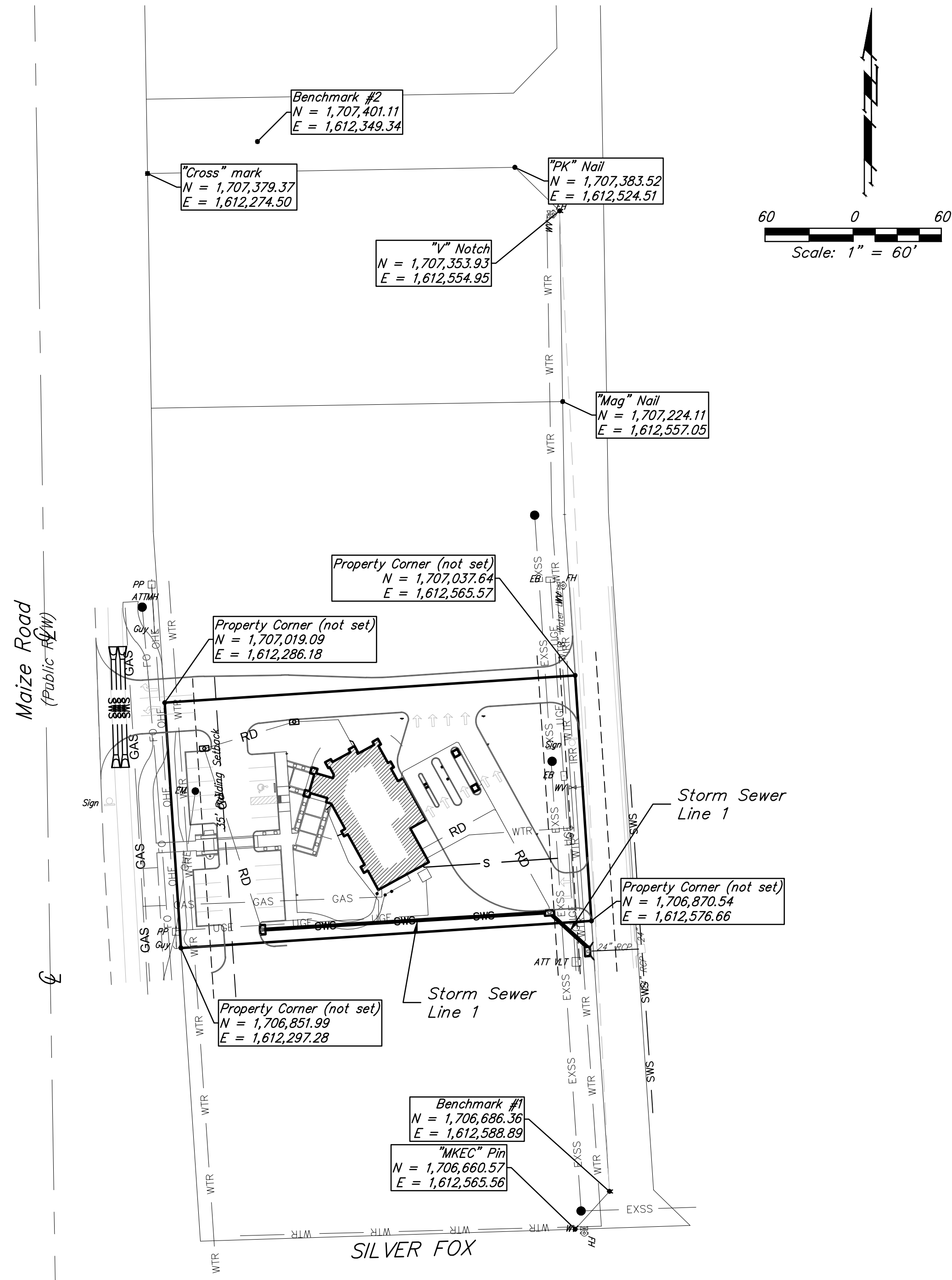
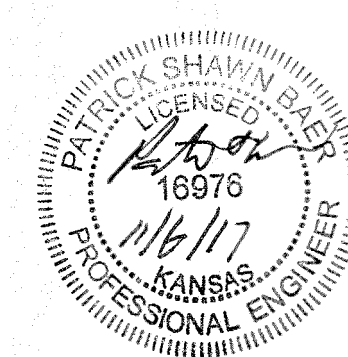
Engineering *Julianne Killman* 11-7-17

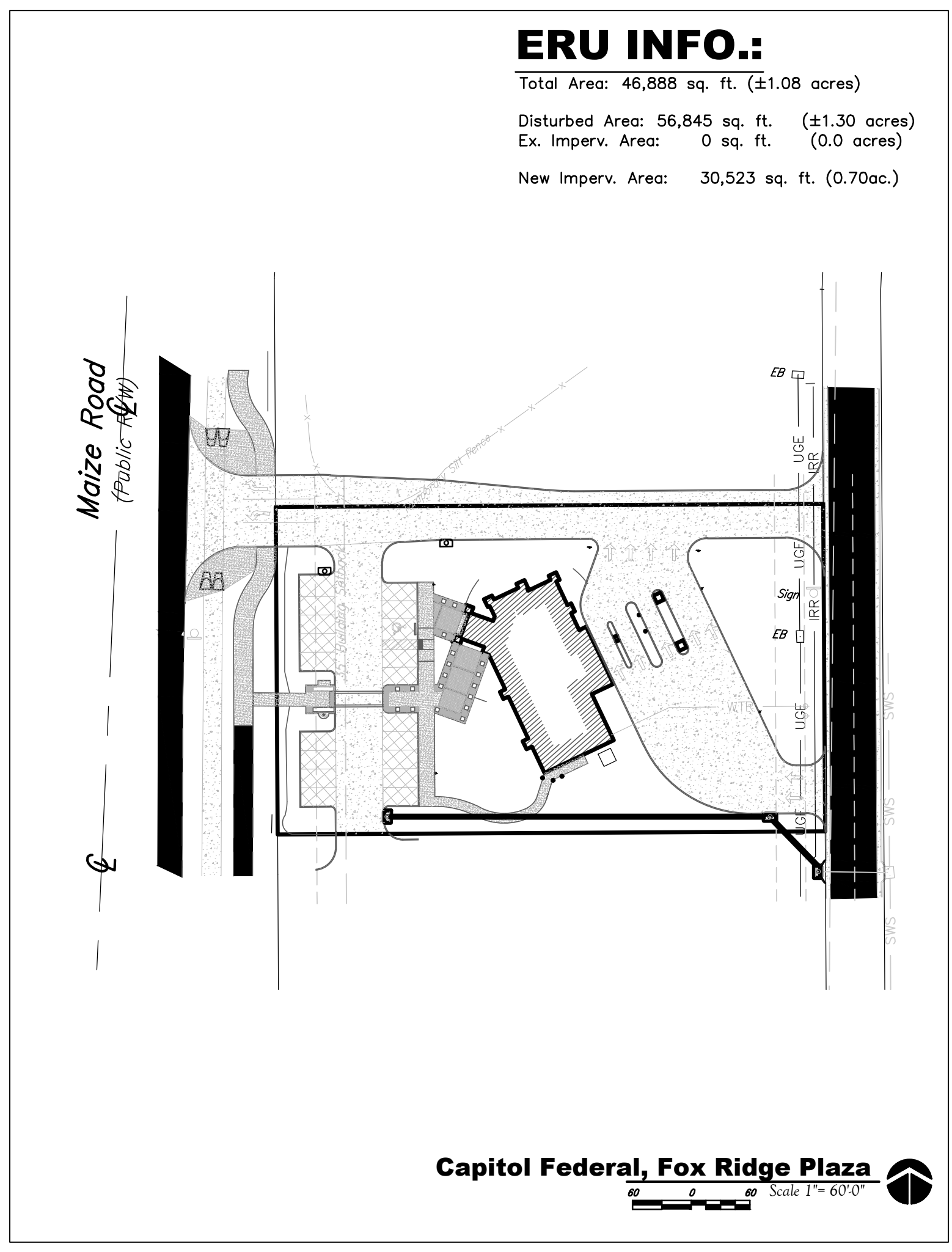
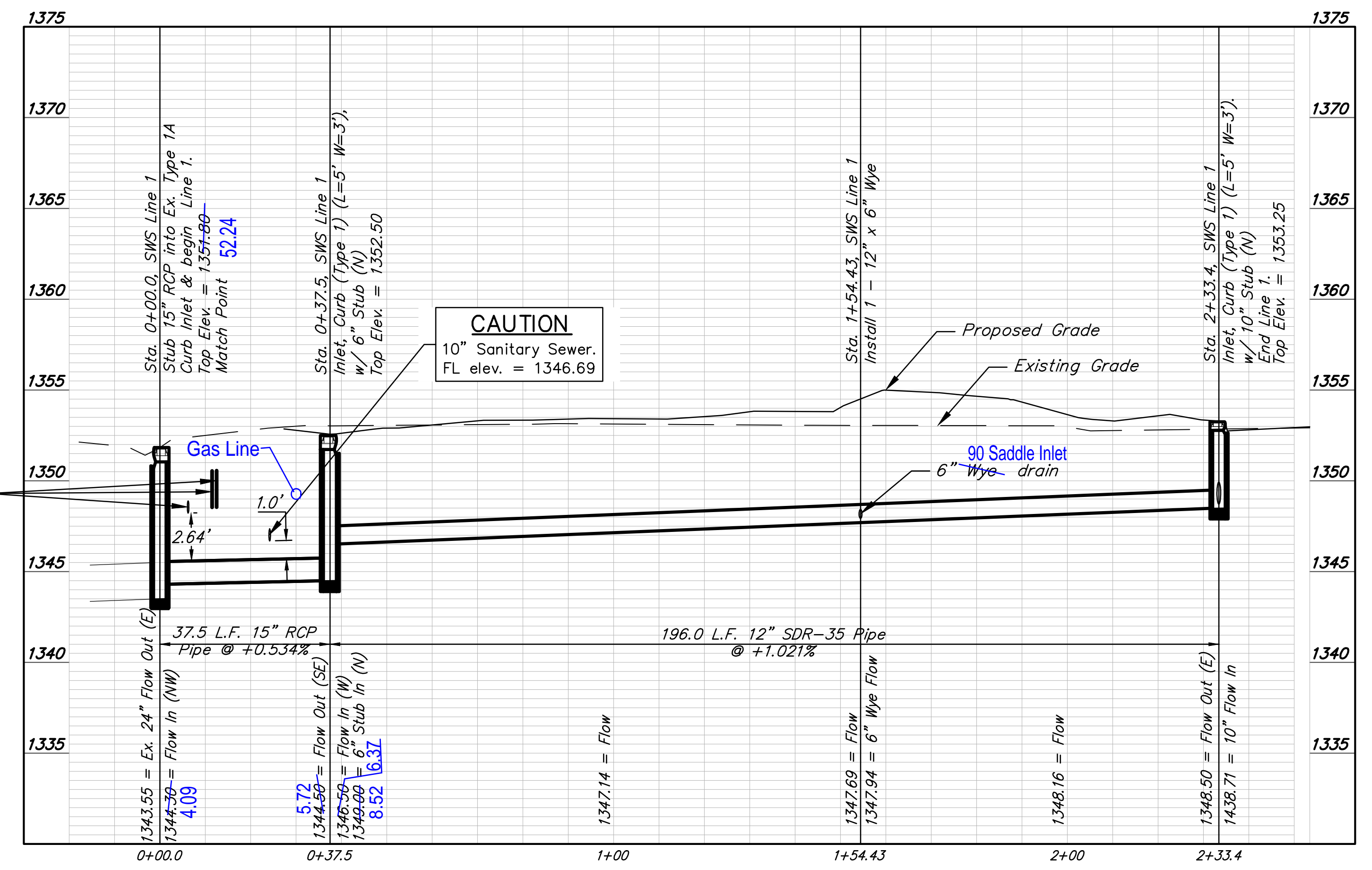
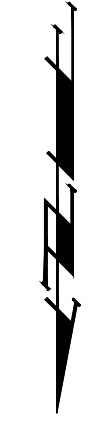
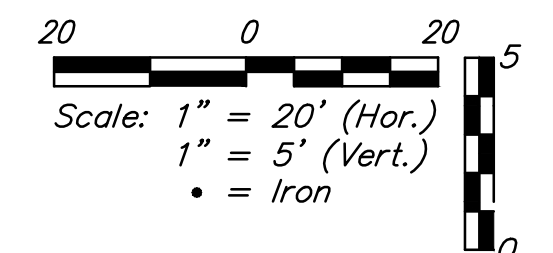
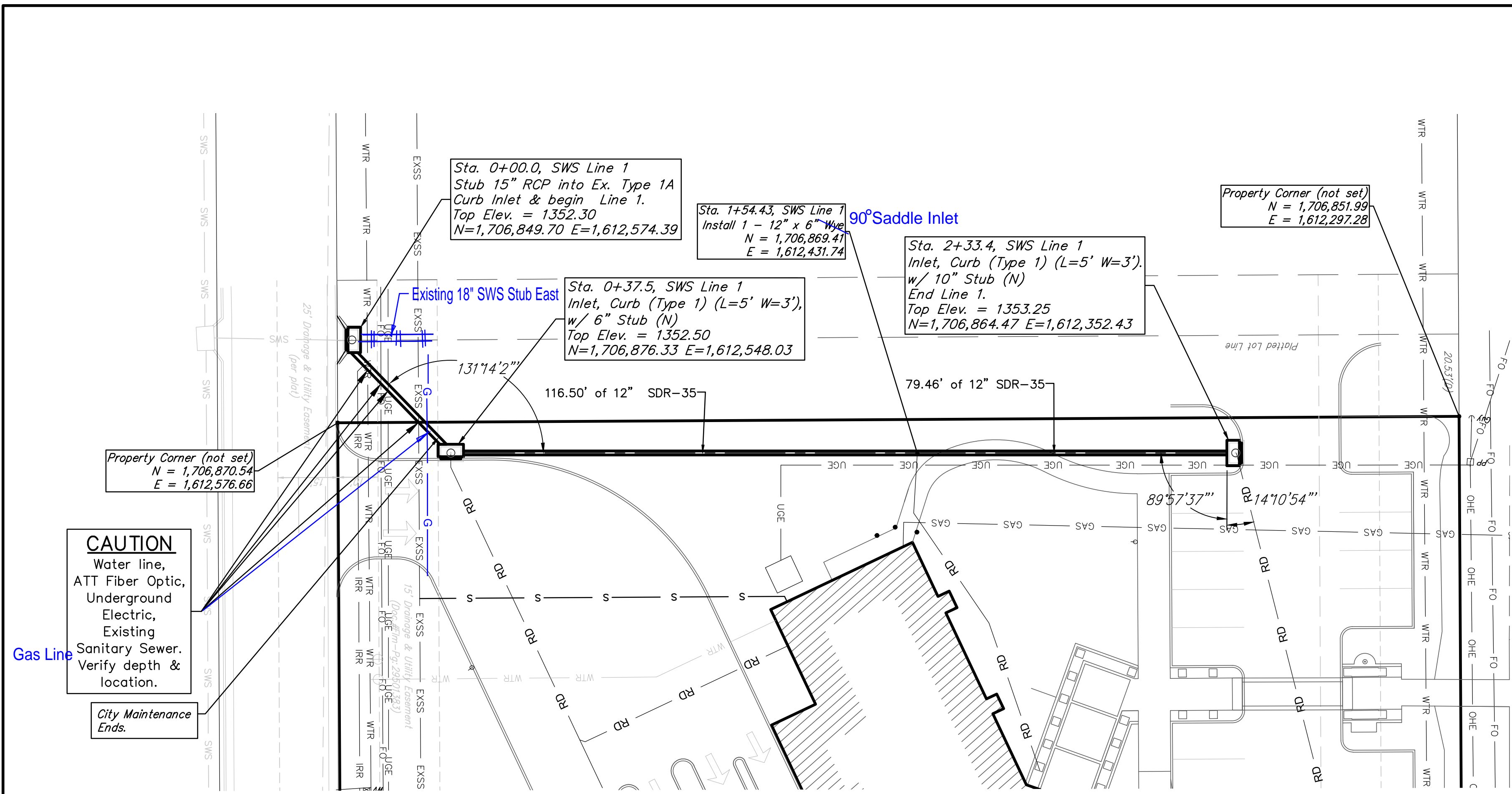
Stormwater *Joe Hilde PE* 11-7-17

NOTE TO CONTRACTORS

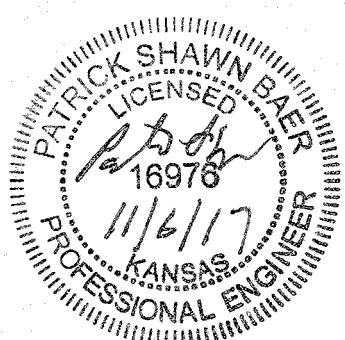
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the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

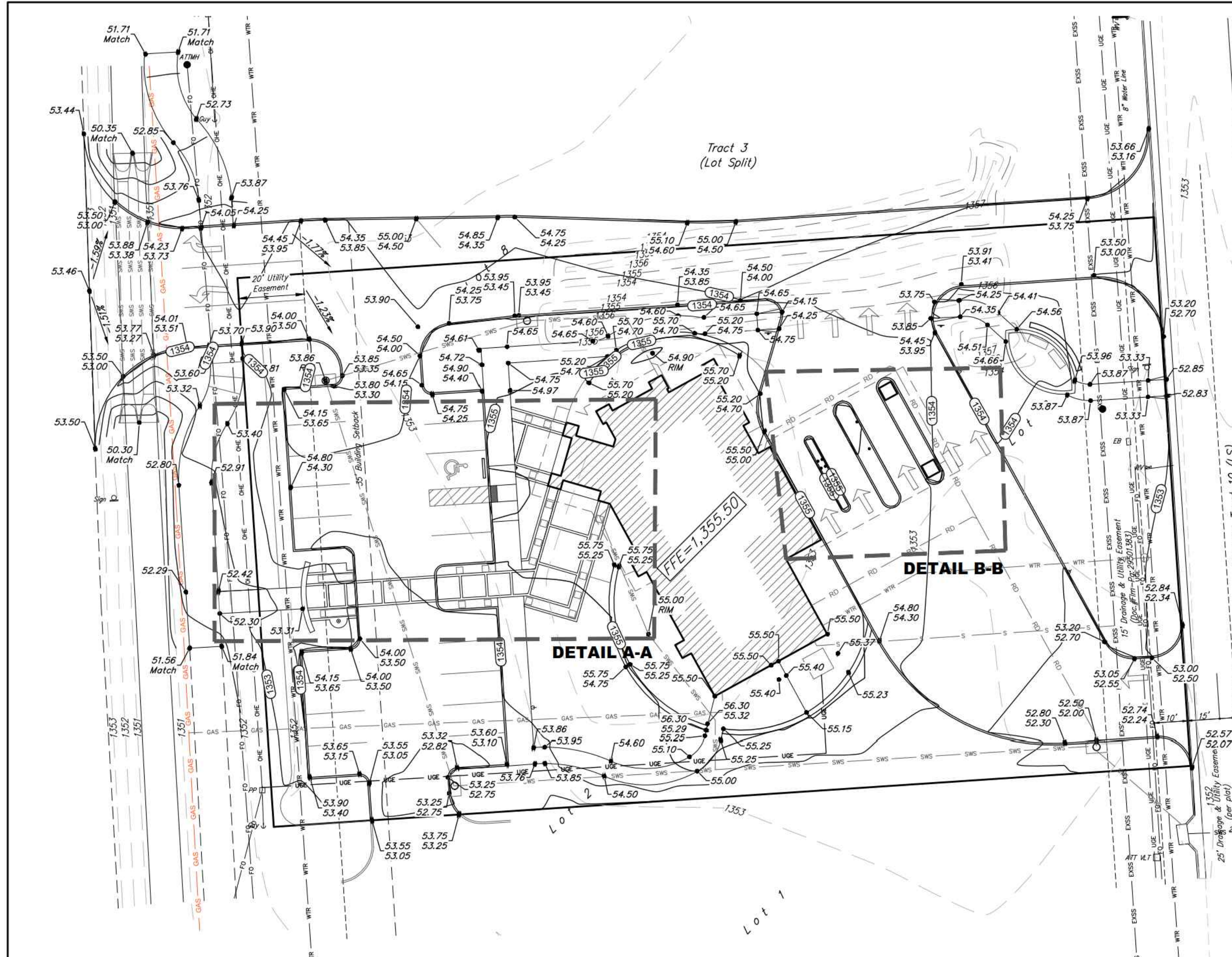
An approved copy of these plans signed by City staff are required on-site.





Capitol Federal, Fox Ridge Plaza





**FOR REFERENCE ONLY
NOT TO SCALE**

SITE INFORMATION

Total Area: 46,881 sq. ft. (±1.08 acres)
 Disturbed Area: 46,881 sq. ft. (±1.08 acres)
 Impervious Area: 0 sq. ft. (±0 acres)
 Ex: 35,693 sq. ft. (±0.82 acres)
 Add:

BENCHMARKS

BENCHMARK #1: "V" Notch Chiseled on Top of Curb, Northwest return of private drive & Silver Fox
 Elevation=1353.28 (NAVD88)
 BENCHMARK #2: "x" Chiseled on Top of Curb North Entrance Median
 Elevation=1355.85 (NAVD88)

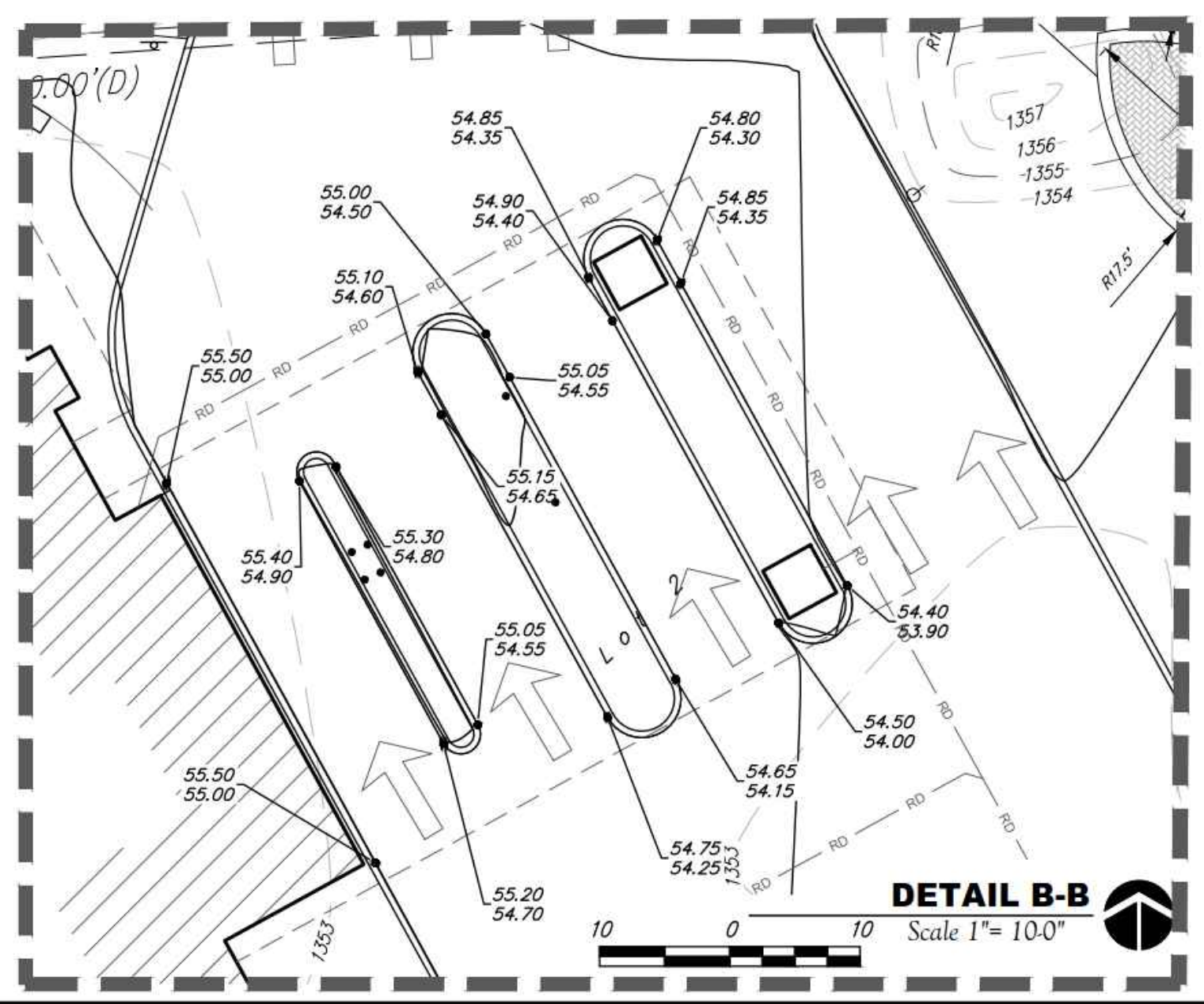
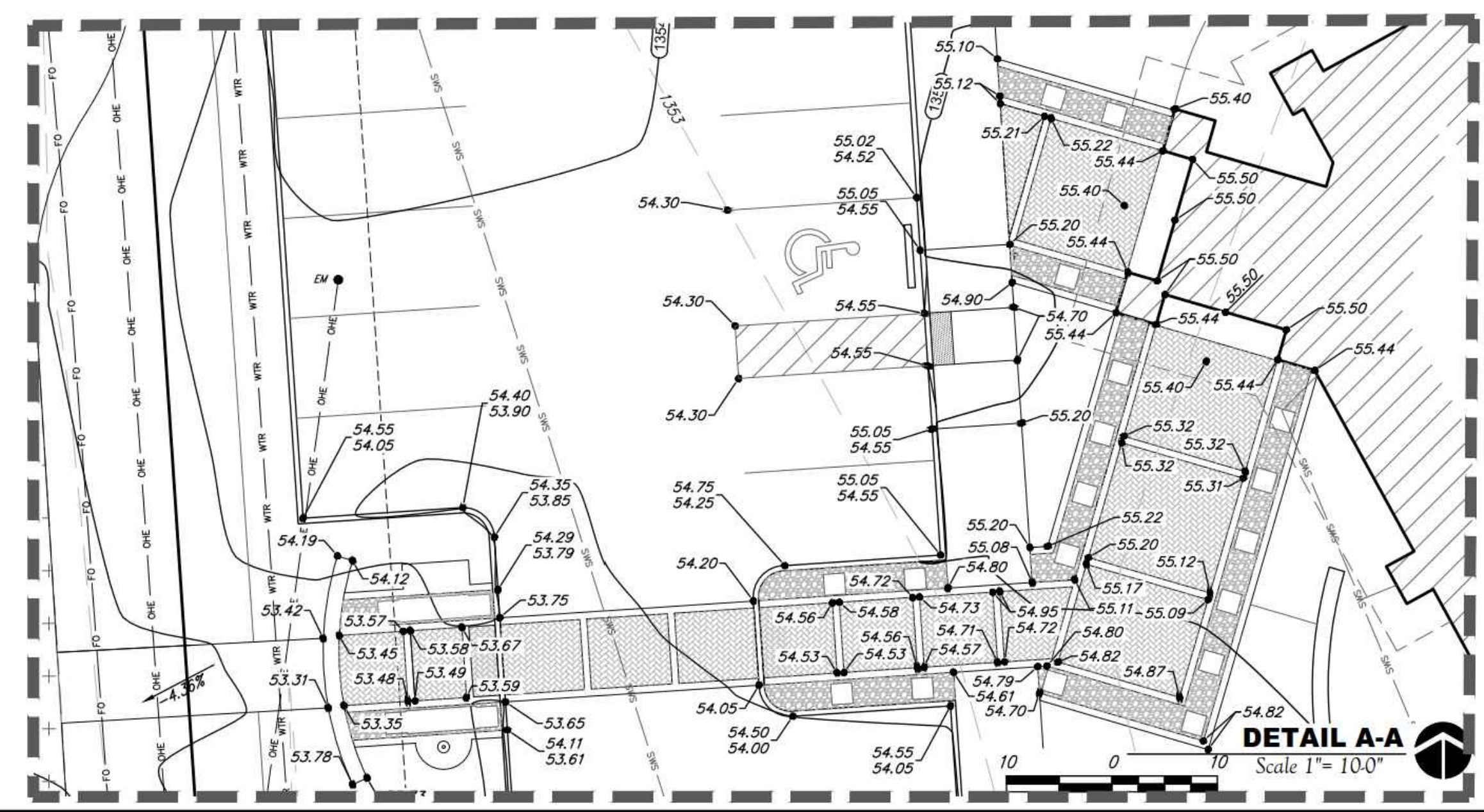
LAYOUT LEGEND

- UOE — UOE — UOE Electric Underground
- OHE — OHE — OHE Electric Overhead
- WTR — WTR — WTR Water Line
- GAS — GAS — GAS Gas Line
- PIPELINE — PIPELINE — PIPELINE Petroleum Pipeline
- SMS — SMS — SMS Storm Water Sewer Pipe
- EXSS — EXSS — EXSS Sanitary Sewer Line
- TELE — TELE — TELE Telecommunication (AT&T)
- GATV — GATV — GATV Telecommunication (Cox)

GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- 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
 Westar Energy (Electric).....383-8650
 Cox Communications (Telecommunication).....282-4270
 AT&T (Telecommunication).....268-2759
 City of Wichita Water Dept. (Water).....268-4563 or 268-4908
 City of Wichita Sewer Maint.(San. Sewer).....268-4024 or 262-6000
 City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090 or 268-4034
 City of Wichita Traffic Maint.(Traff. Contra).....268-4203
 Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 Williams Pipeline Co. (Petroleum).....529-6600 or 1-800-324-9696
 Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signaling and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.

GRADING PLAN
 Scale 1"= 20'-0"



WDM Architects P.A.
 105 North Washington
 Wichita, KS 67202-2815
 T 316.262.4700
 F 316.262.0002
 wdmarchitects.com

**Capitol Federal
at Fox Ridge Plaza**

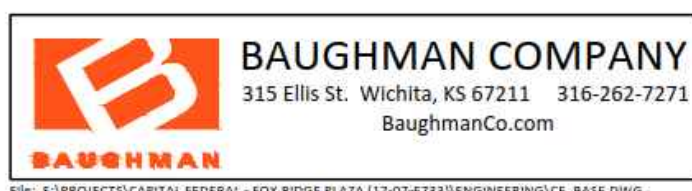
3540 N. Maize Rd.
 Wichita, KS 67203

PRINTS ISSUED
 10.04.17- Final Plans

NO.	DATE	DESC.

WDM No. 17007
 drawn: DPJGJ
 checked: PSB
GRADING PLAN

C105

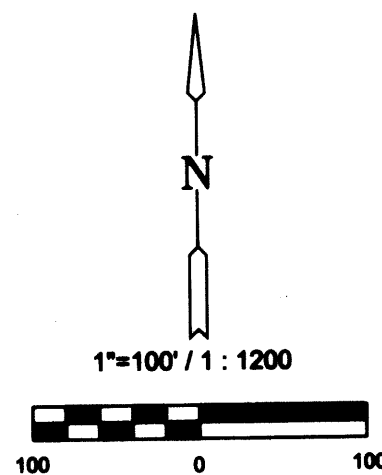
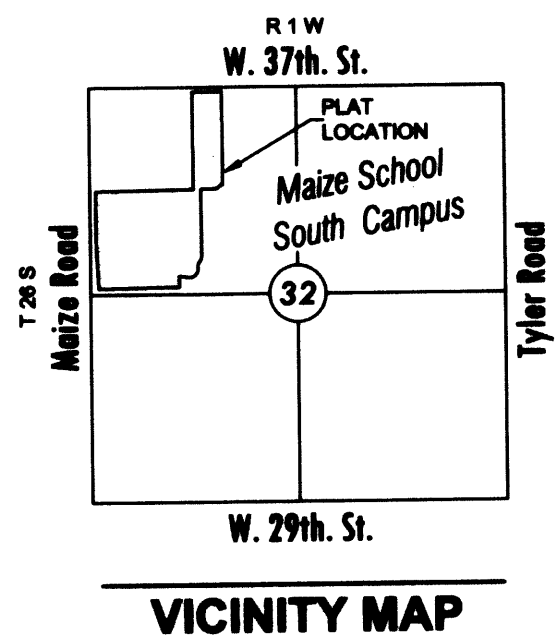


BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211
 316-262-7271
 BaughmanCo.com



Fox Ridge Plaza Addition
GRADING REFERENCE
 Storm Drain Improvement

PC 244-4A



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of N00°56'36"W along the West line of the Northwest 1/4, Sec. 32, T26S, R1W, 6th P.M.

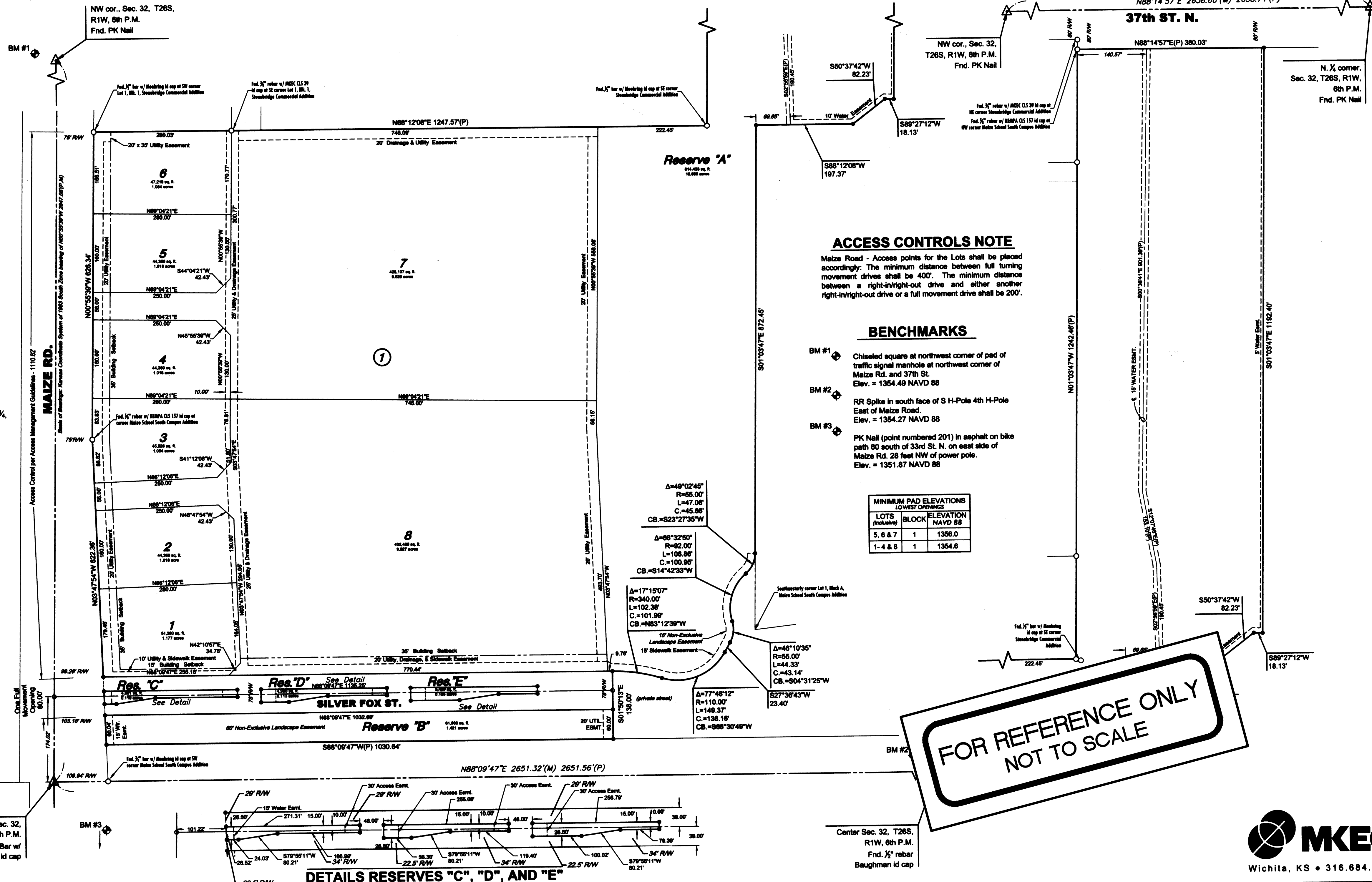
This plat is surveyed and plotted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014

LEGEND

Date of Survey: Oct. 5th, 2011

- △ = Section corner monument found
- = Found see annotation
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- (M) = Measured
- (P) = Platted

FINAL PLAT
FOX RIDGE PLAZA ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
A replat of a portion of Maize South School Campus Addition



FOR REFERENCE ONLY
NOT TO SCALE



1/2

Approved: 11/15/2017, Project: Fox Ridge Plaza Addition, File: Reg-Plat-Fox Ridge Plaza Addition 11/15/2017.dwg, Date: 11/15/2017, 01:44:58 PM CST
 For: Fox Ridge Plaza Addition, Sedgwick County, Kansas, Project No. 2011-00060

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 Wichita, KS 67202
 Phone: 316-262-7271
 Fax: 316-262-7272
 Email: info@baughmanco.com
 www.baughmanco.com

Fox Ridge Plaza Addition
COPY OF PLAT
 Storm Drain Improvement

SHEET
 OF
 5
 5

PC 244-4A