

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 1-800-246-6464
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
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 316-268-4574 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, Mike Armour 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.
- 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.
- 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.
- 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.
- A geotechnical report is 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 "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
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 seeding operations shall conform to the City of Wichita Standard Specifications.
- 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.
- Structure location coordinates are to the center of structure and are to be located with a coordinate datum per the provided control points.

AS - BUILT PLANS

STORM SEWER IMPROVEMENTS

to serve

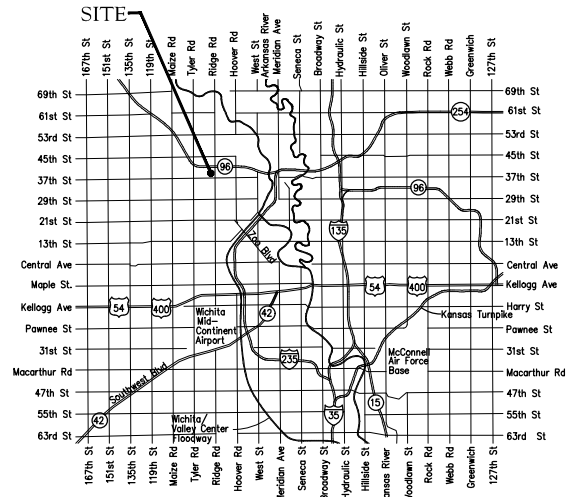
AVANTE APARTMENTS

7400 W 37th St N.
37TH ST. N. & N. RIDGE RD.
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
2022-000737PPD
56030970

Sheet Index

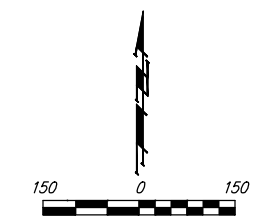
Title Sheet	1
Line 1	2-4
Line 2	5
Lines 3&4	6
Lines 5&6	7
Lines 7,8&9	8
Line 10	9-10
Lines 11,12&13	11
Line 14	12-13
Erosion Control Plan	14-18
Type 1 Inlet L=5' and 10' Detail	19
Single Drop Inlet Detail	20
Double Drop Inlet Detail	21
Inlet Beam Detail	22
Precast Concrete Manhole Detail	23
MH-Inlet Frame & Cover Detail	24
Miscellaneous Detail	25
Erosion Control BMP Details	26-30
Copy of Plat	31



Vicinity Map

Begin: April 2022
End: February 2024

Utility Contractor: Nowak Construction.
Staking: Baughman Company, P.A.
Inspected By: Baughman Company, P.A.
Inspector: Larry Powell
As-Builts By: Larry Powell
2-27-2024

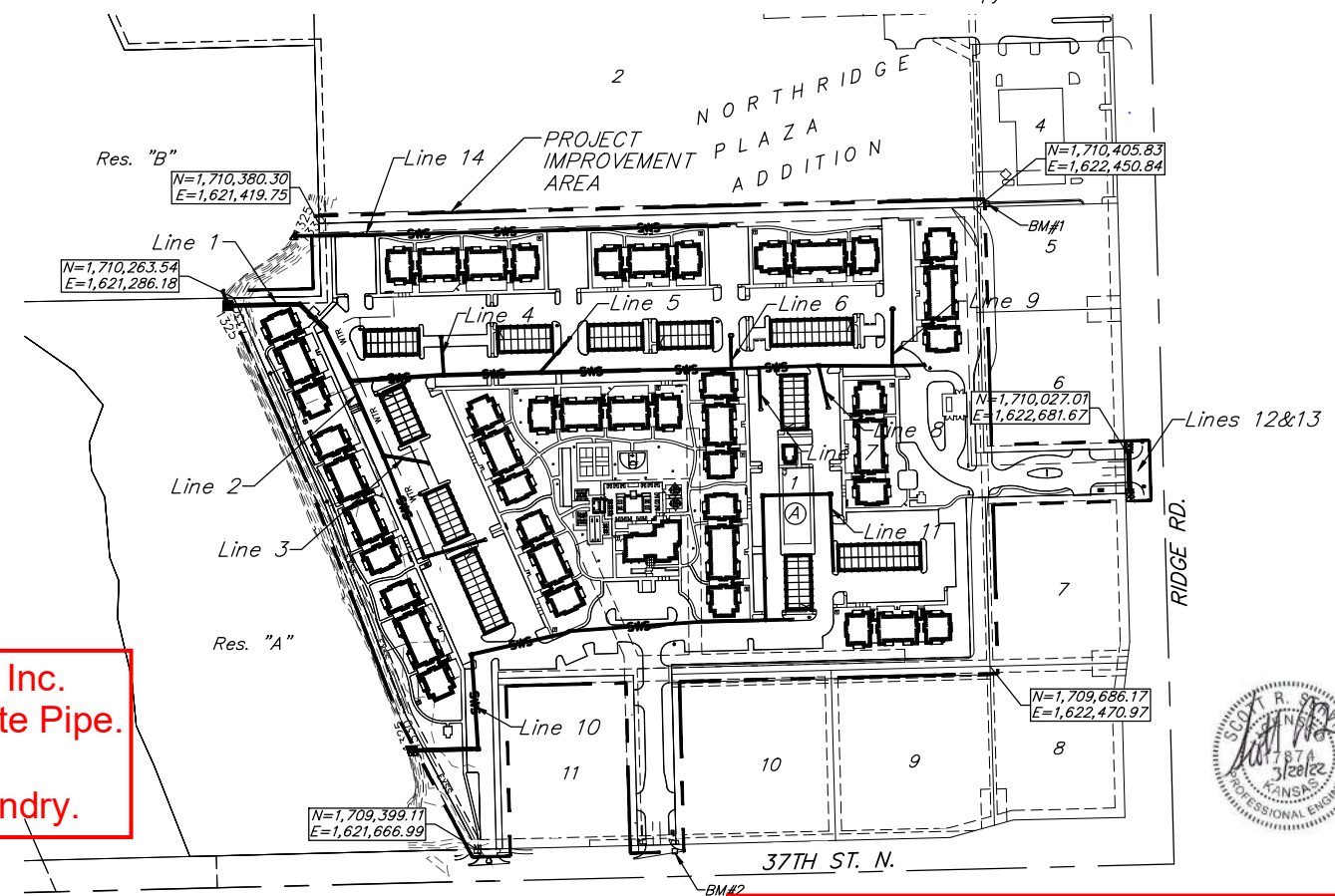


Benchmarks

BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add.
Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add.
Elev. = 1332.77 (NAVD 88)

6 - Snouts = Best Management Products, Inc.
Storm Water Structures = Wichita Concrete Pipe.
RCP = Wichita Concrete Pipe.
MH Frames / Lids / Grates = Neenah Foundry.



Stormwater Certification:
New Development or Redevelopment
Stormwater Permit # S-AR94-1717
NOI Permit # KSR120053

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) = 18.7 Ac.
Disturbed Area (Acres) = 18.7 Ac.
Water Quality Treatment: Offsite BMP Program
Downstream Channel Protection: N/A
Detention: Existing Pond
The BMP used for this development is Offsite BMP Program

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 02.08.22
Stormwater approved by Joe Hickie on 02.08.22

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.



Baughman Job Number: 22-04-E162

March 25, 2022
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

Contractor installed a "Double Wrap" of Mastic on first five (5) pipe joints west of MH at Sta. 1+08.3, as requested by Inspector.

First Two (2) Joints Restrained.
 Sta. 0+00.0 to Sta. 1+63.6:
 Restrained water-tight joints.

Sta. 0+00.0, Begin Line 1
 1 - Pipe, 36" End Section w/toewall.
 25.0 S.Y. Rip-Rap, Light Stone w/toewall.
 N=1,710,251.44 E=1,621,281.41

Sta. 1+08.3, Line 1
 Construct MH, Standard SWS (6") W/ sump and snout to outlet pipe.
 Top Elev. = 1334.00
 N=1,710,253.40 E=1,621,389.68

Sta. 1+63.6, Line 1
 Inlet, Curb (Type 1) (L=5' W=3') W/ sump and snout to outlet pipe.
 Top Elev. = 1333.06
 N=1,710,214.47 E=1,621,428.93

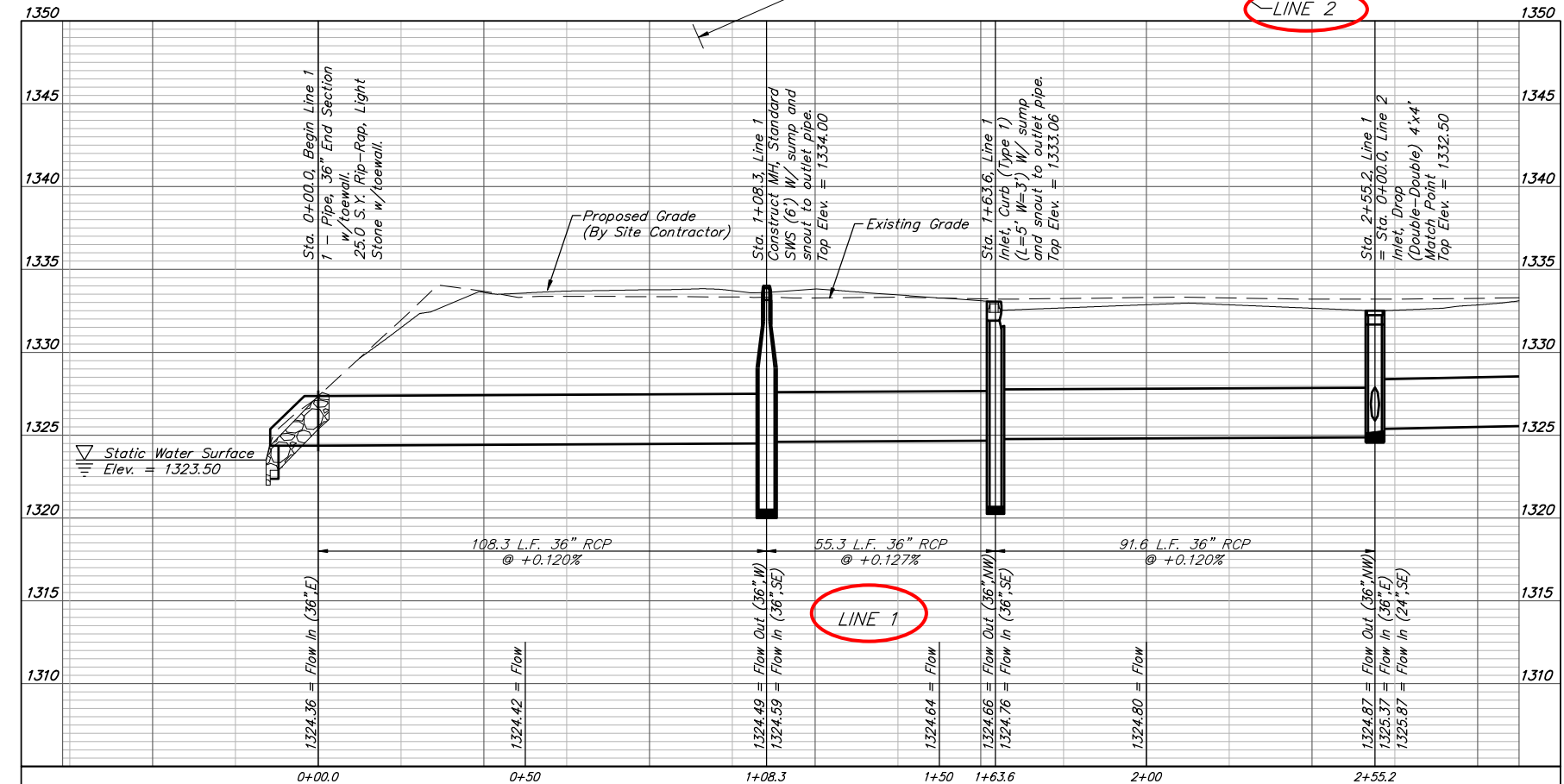
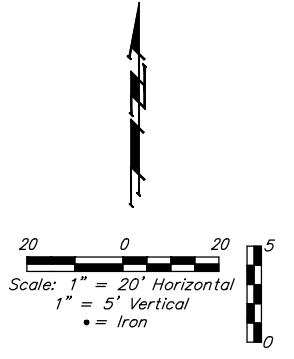
Sta. 1+63.6 to Sta. 2+55.2
 Install 91.6 L.F. Sand Backfill (flushed and vibrated) per City Specifications.

Sta. 2+55.2, Line 1 = Sta. 0+00.0, Line 2
 Inlet, Drop (Double-Double) 4'x4' Match Point
 Top Elev. = 1332.50
 N=1,710,132.19 E=1,621,469.24

SWS Line 1 was Installed on Plan Alignment and Stationing.

4-18-2023: Sta. 2+55.2 - Inlet Top lowered 0.80' to plan elevation.

NORTH RIDGE PLAZA ADDITION



Contractor to adjust proposed end section locations to match existing pond slopes.

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

AVANTE APARTMENTS

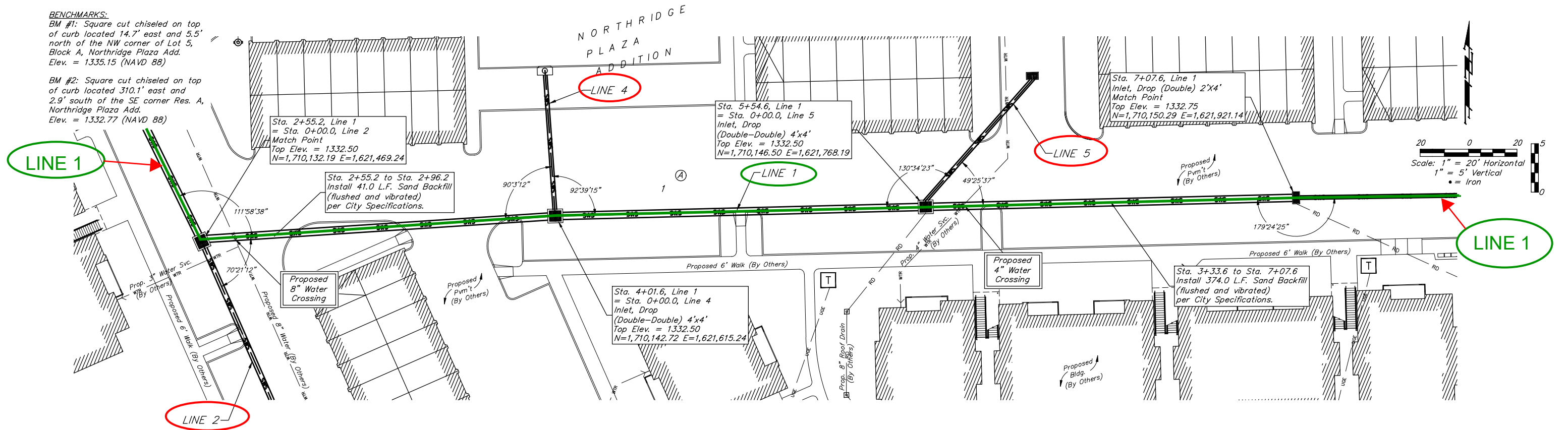
LINE 1

STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022
 SHEET OF 31

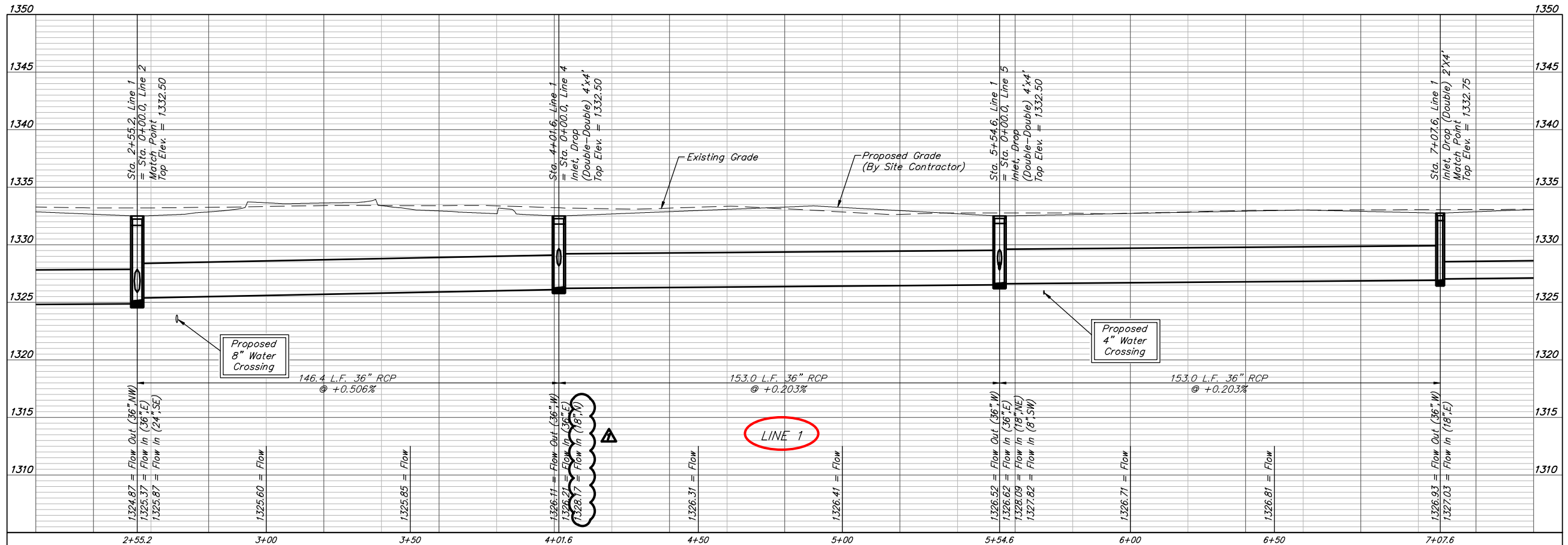
File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPD\PPD.dwg

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 1 was Installed on Plan Alignment and Stationing.



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

AVANTE APARTMENTS

LINE 1

STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022

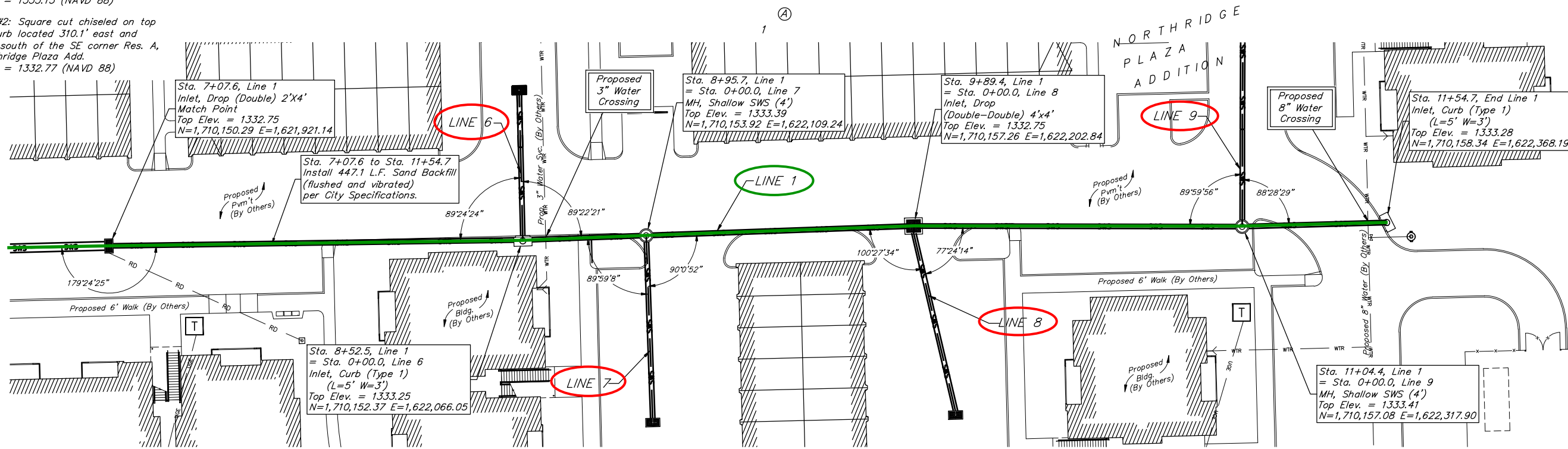
SHEET 3 OF 31

A 010122 Lowered Line 4 Flow

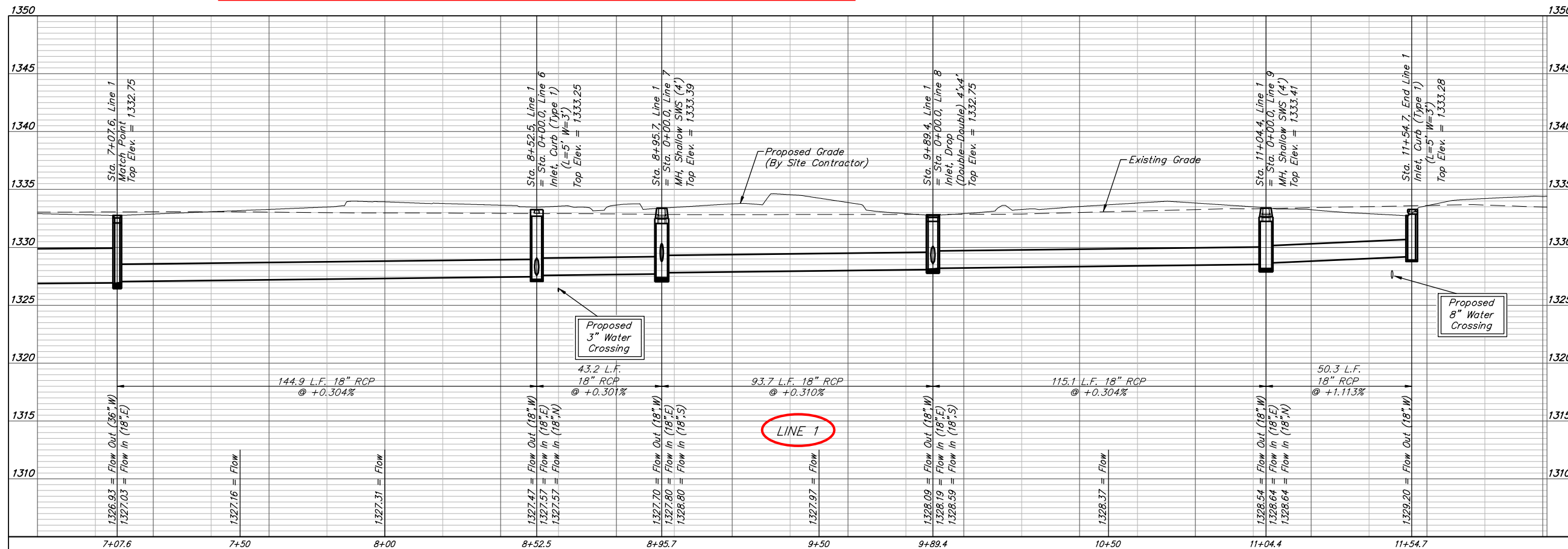
E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPD\PPD.dwg

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 1 was Installed on Plan Alignment and Stationing.





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

AVANTE APARTMENTS

LINE 1

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

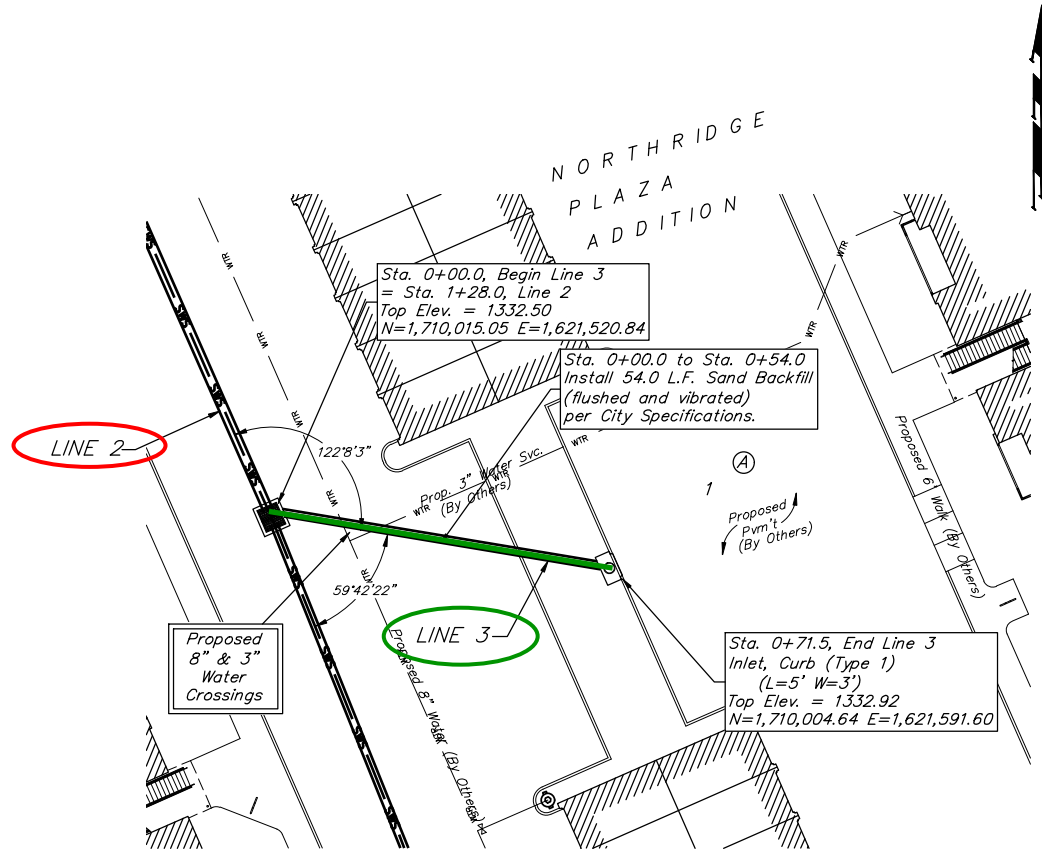
DATE: March 25, 2022

SHEET OF 4 31

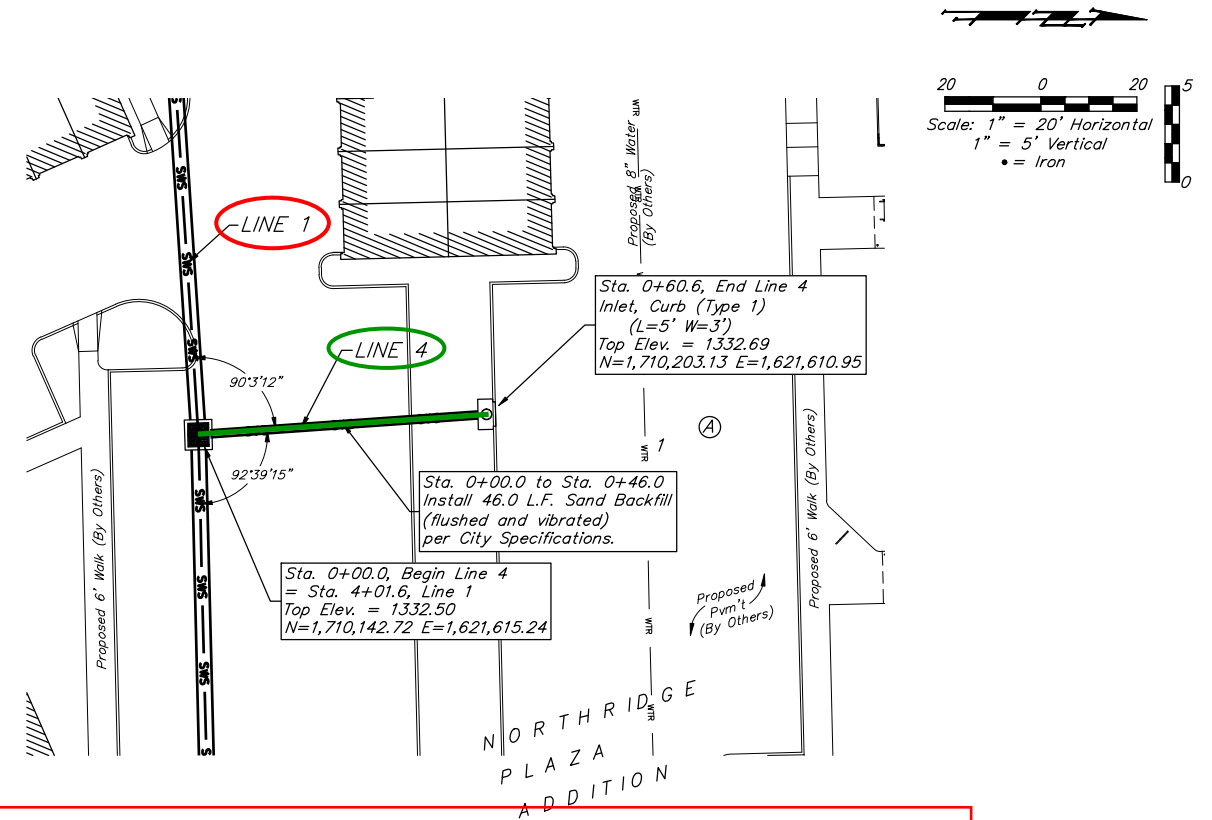
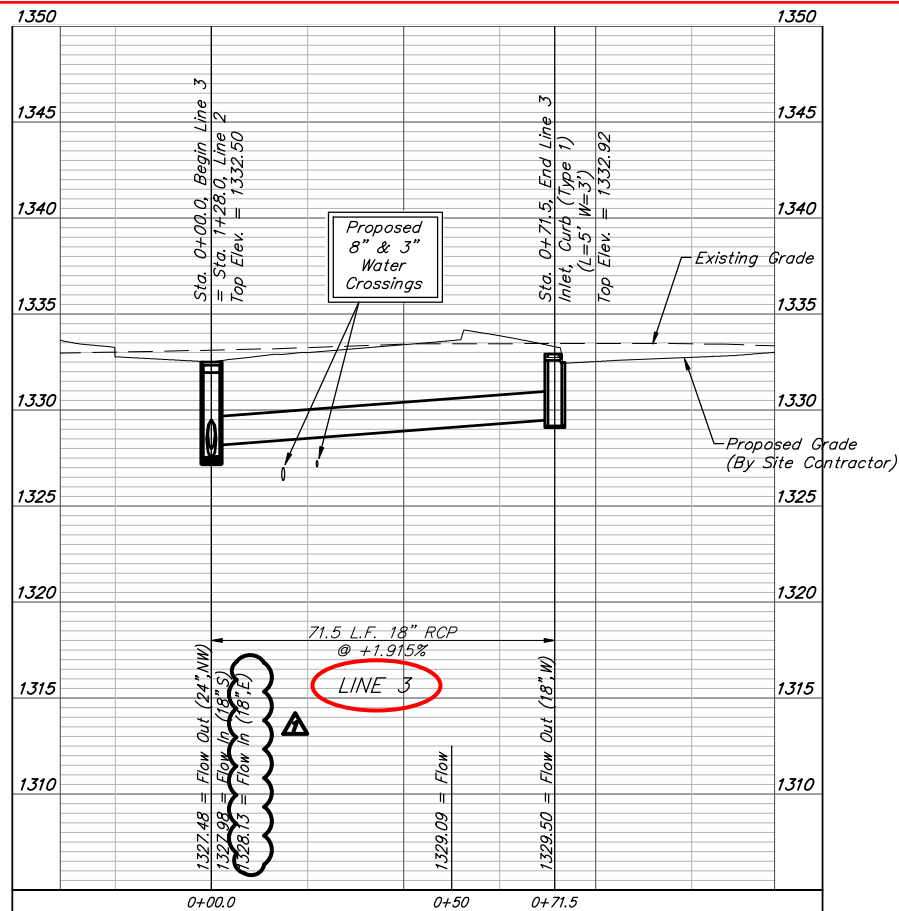
File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPD\PPD.dwg

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

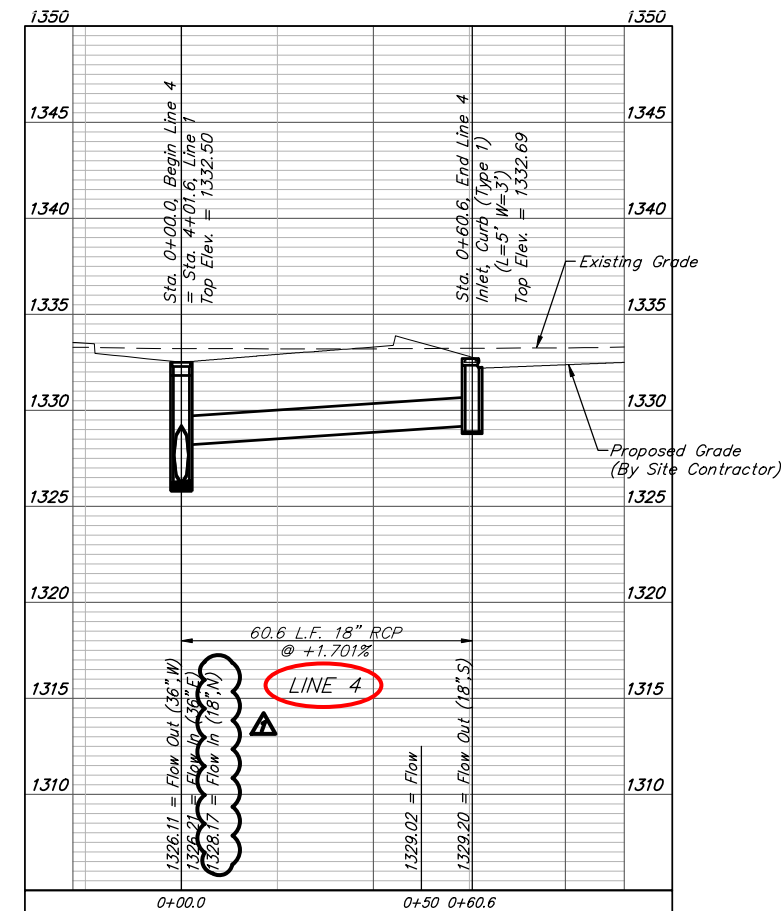
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 3 was Installed on Plan Alignment and Stationing.



SWS Line 4 was Installed on Plan Alignment and Stationing.



03.03.22 Lowered Lines 3&4 Flow
 File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-09-E016\PPD\PPD.dwg



BAUGHMAN COMPANY

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

AVANTE APARTMENTS

LINES 3&4

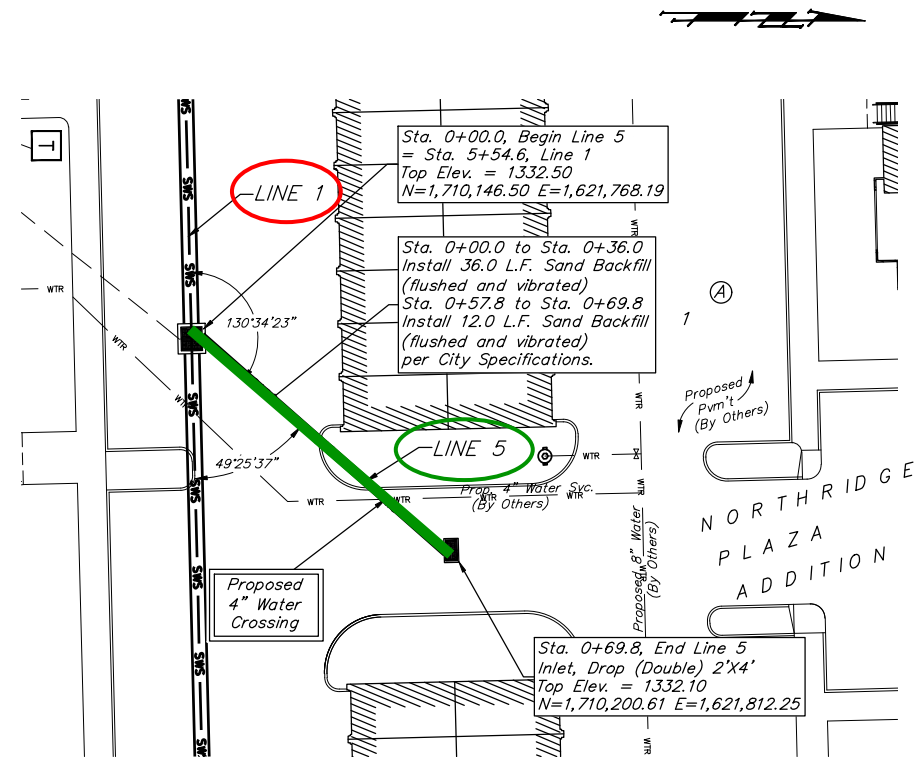
STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER:
 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022

SHEET OF
6 31

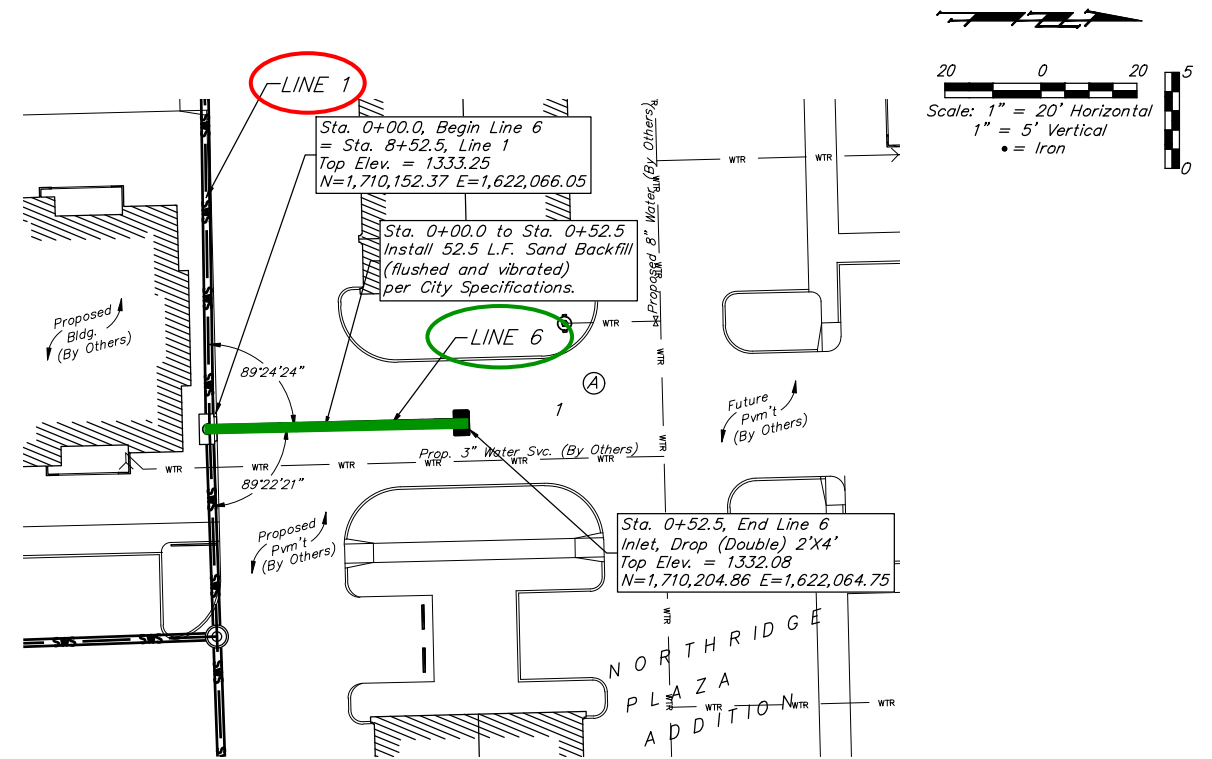
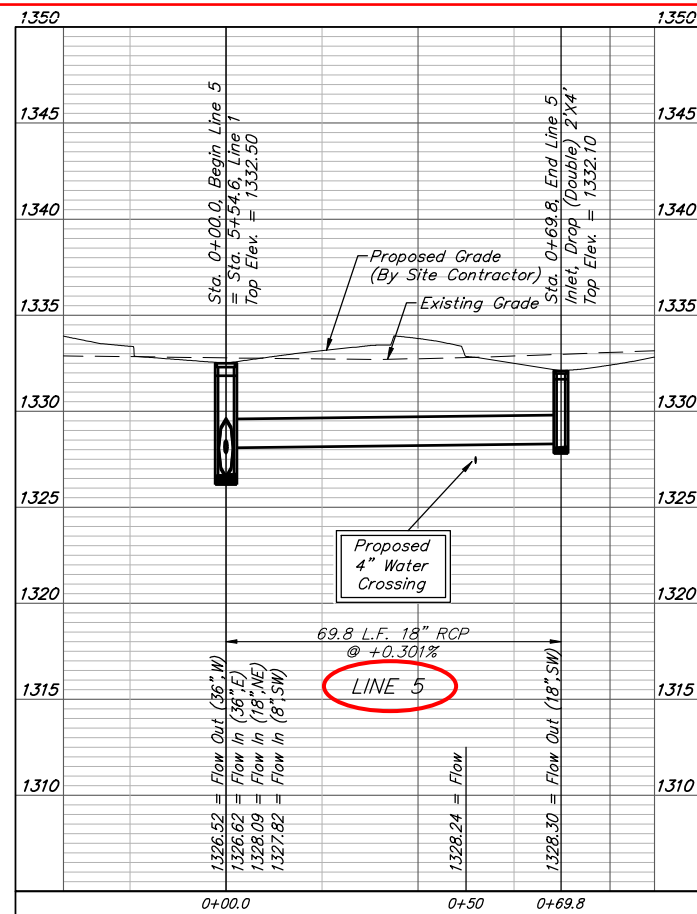
BENCHMARKS:

BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

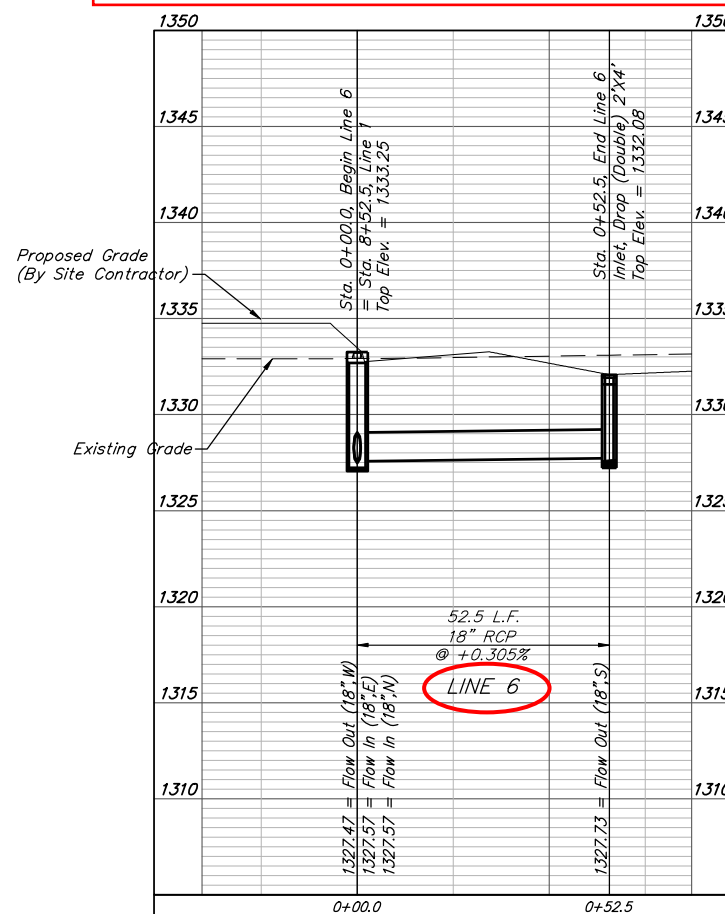
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 5 was Installed on Plan Alignment and Stationing.



SWS Line 6 was Installed on Plan Alignment and Stationing.



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

AVANTE APARTMENTS

LINES 5&6

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

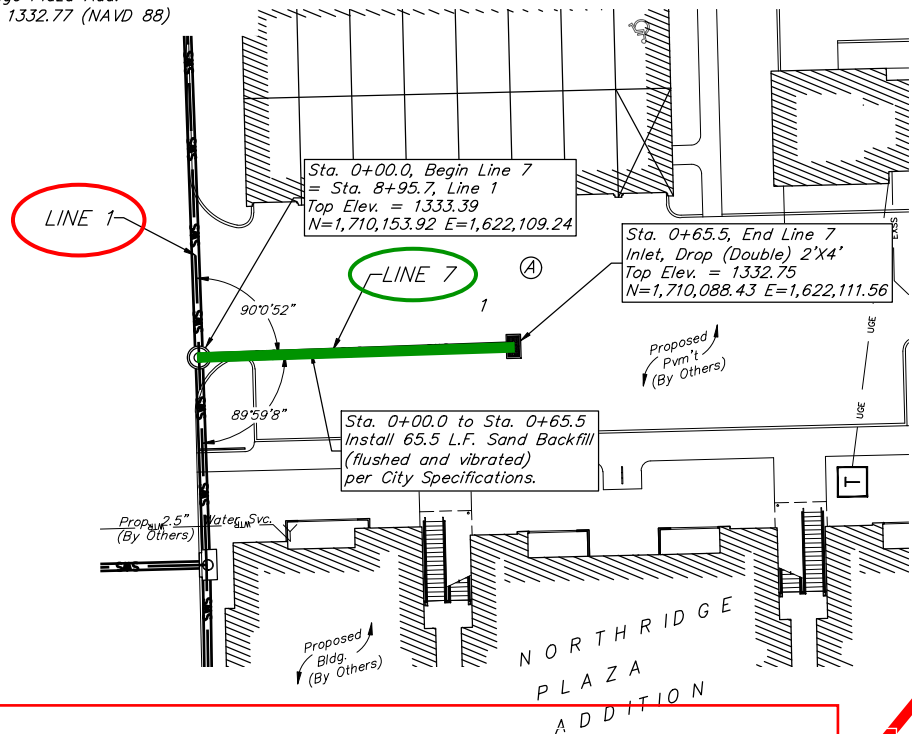
DATE: March 25, 2022

SHEET 7 OF 31

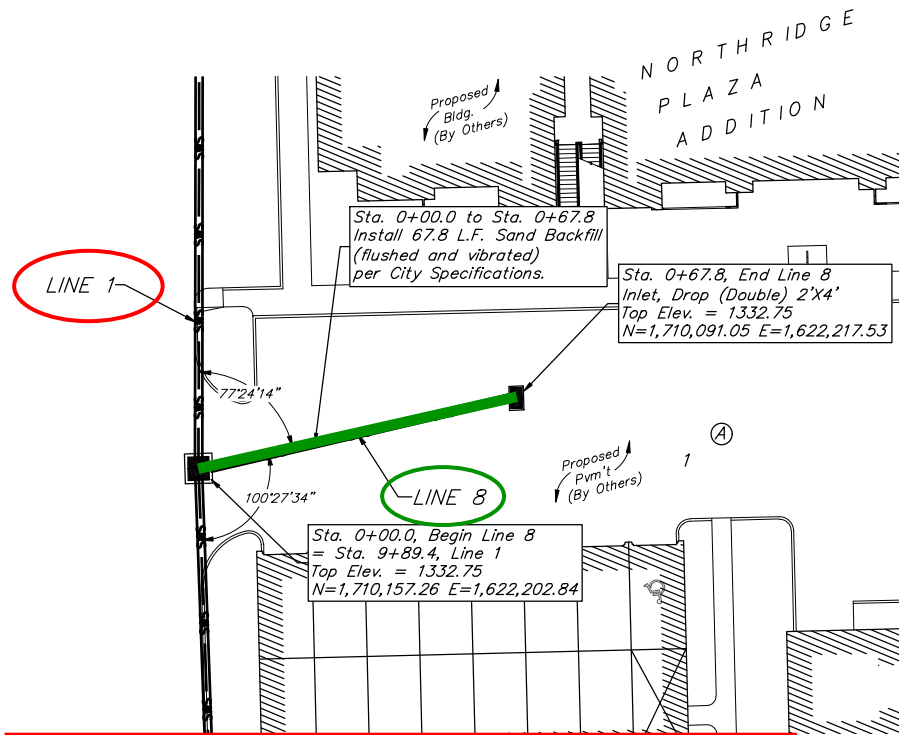
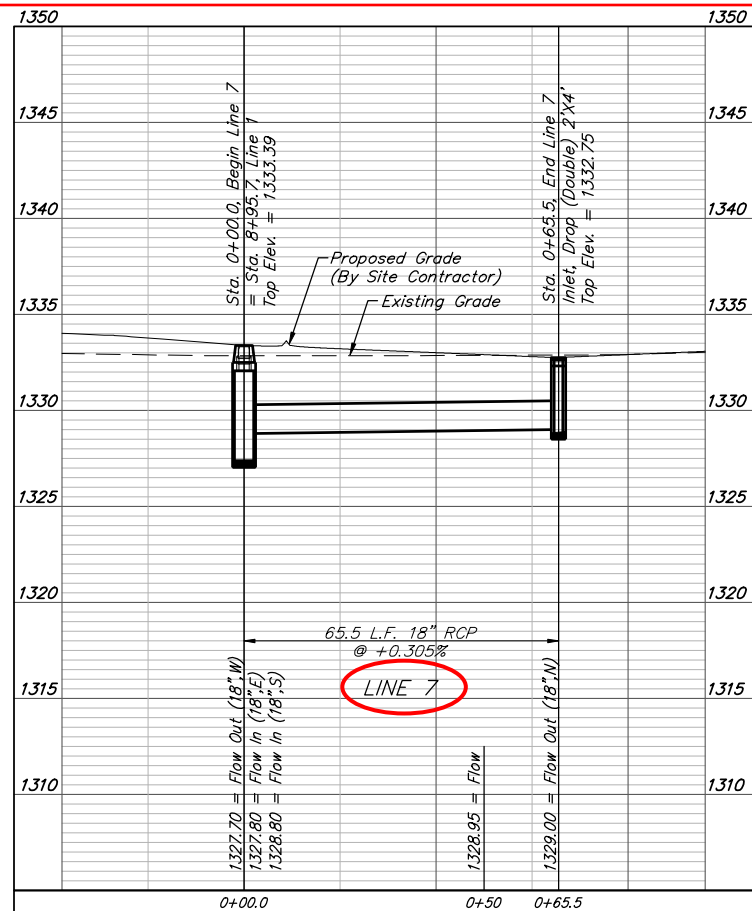
File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPD\PPD.dwg

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

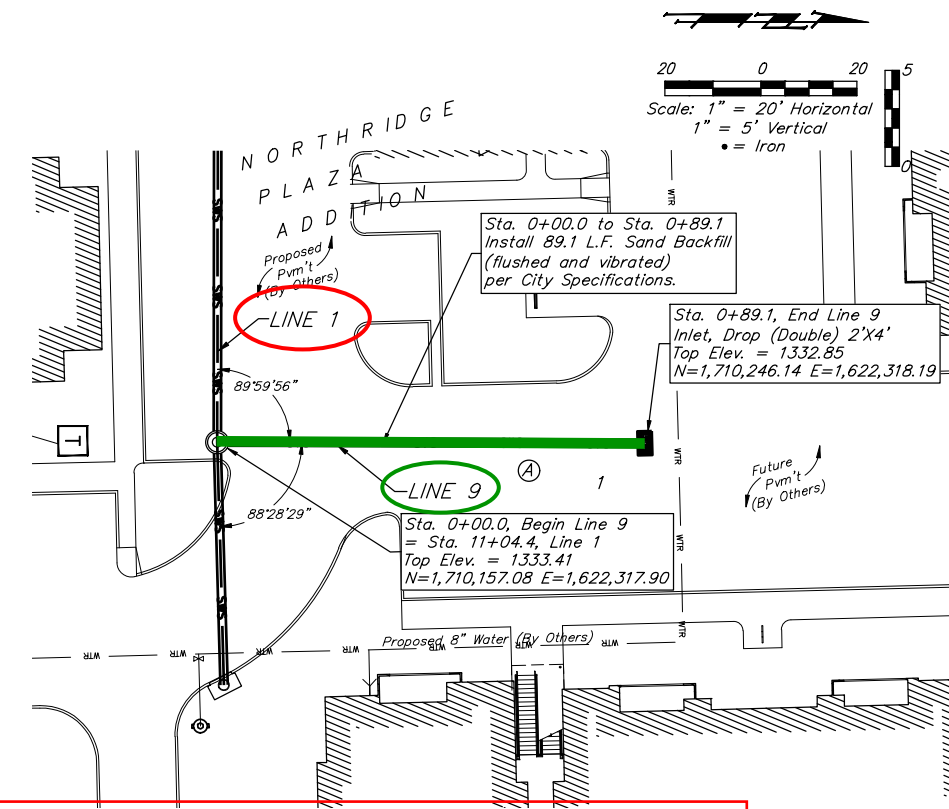
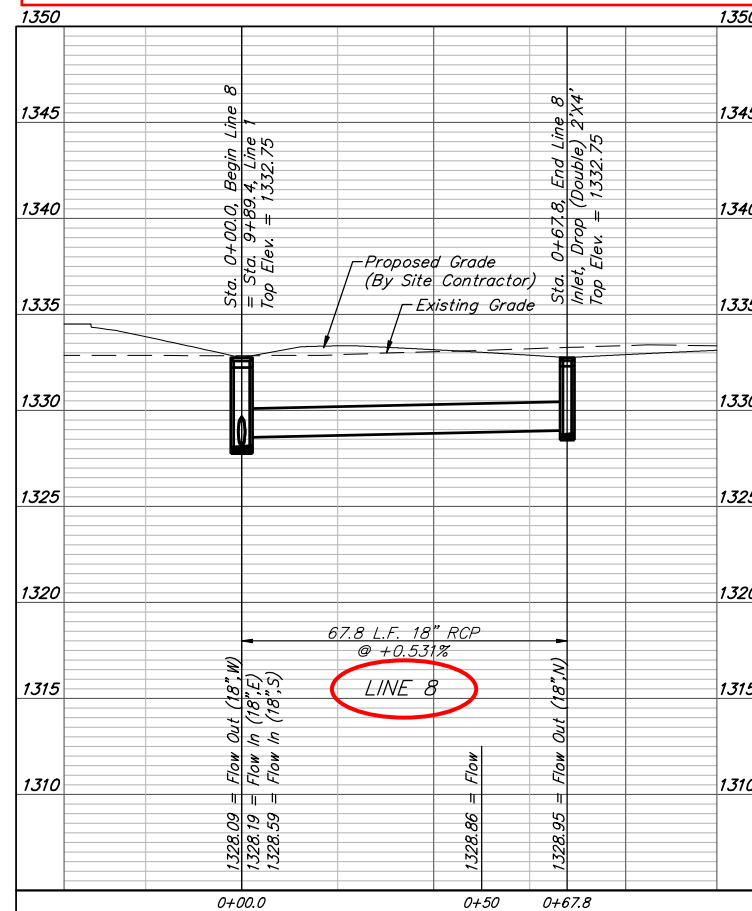
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



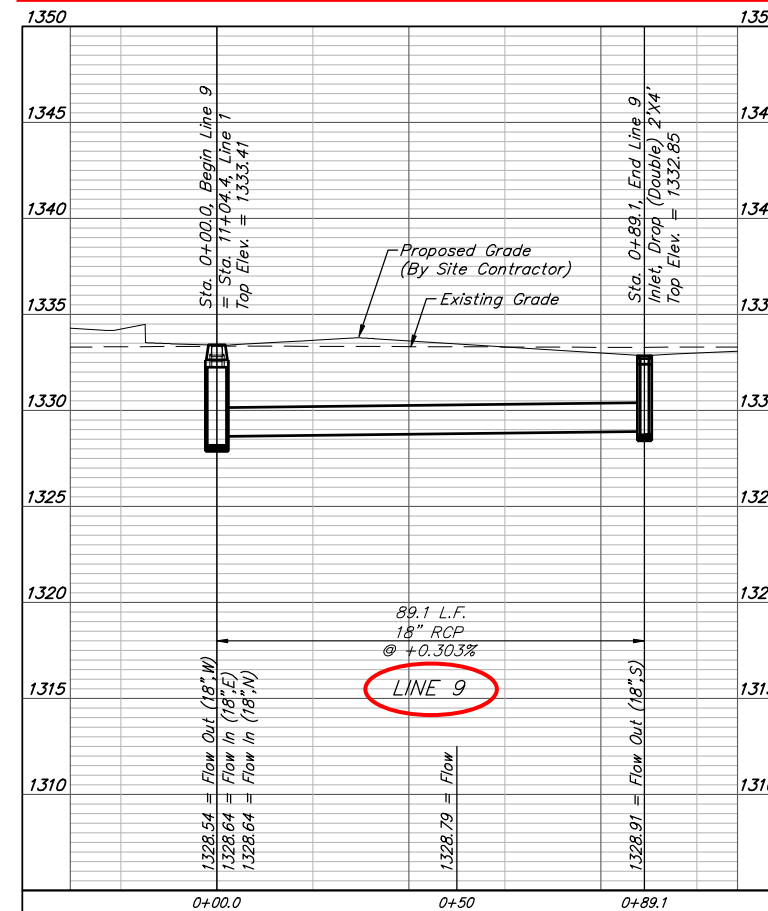
SWS Line 7 was Installed on Plan Alignment and Stationing.



SWS Line 8 was Installed on Plan Alignment and Stationing.



SWS Line 9 was Installed on Plan Alignment and Stationing.



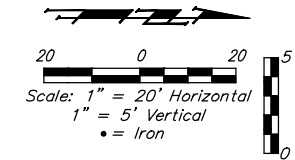
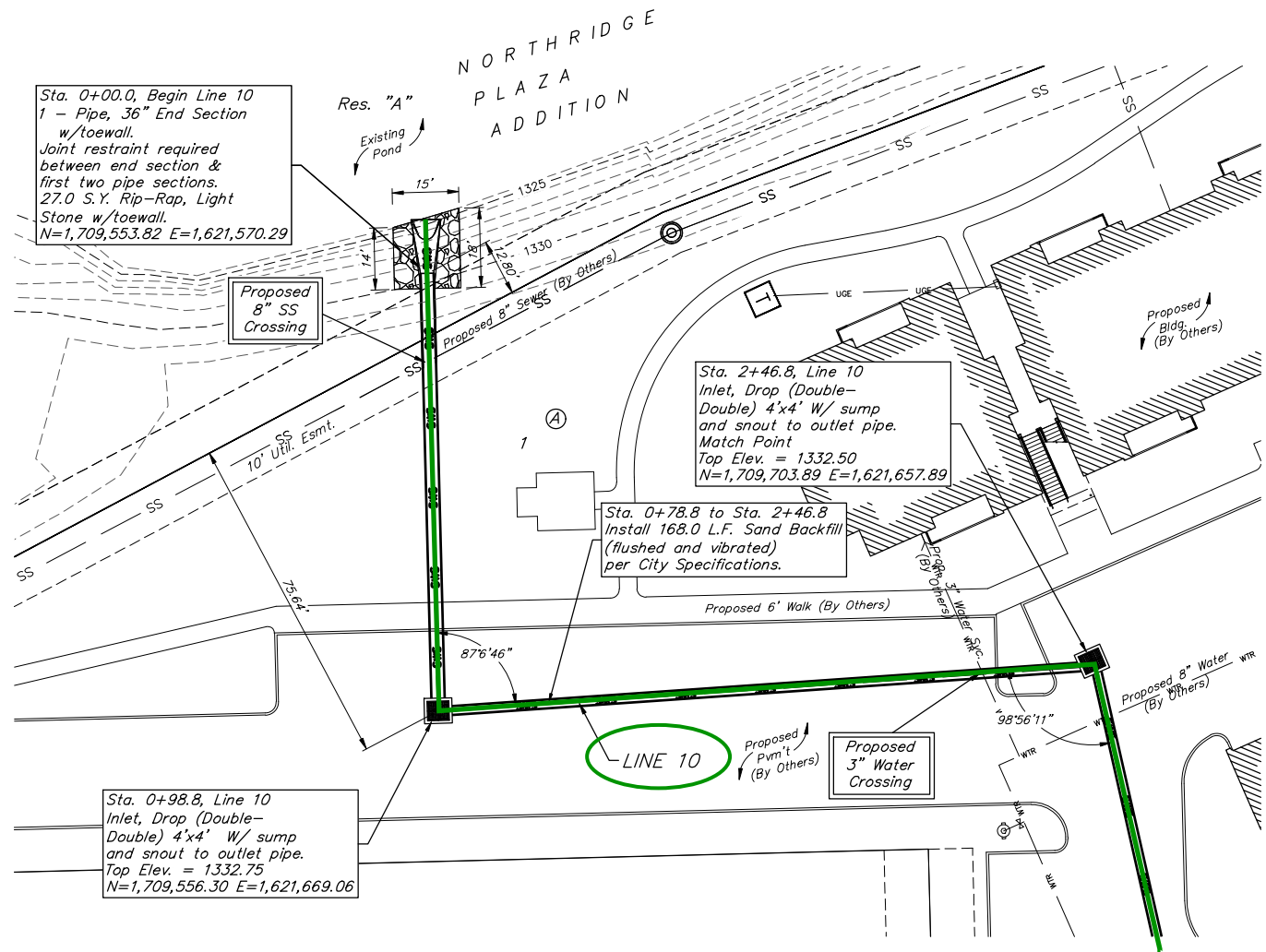
BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

AVANTE APARTMENTS
LINES 7,8&9
 STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022
 SHEET OF 31
8 31

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPDPDPPD.dwg

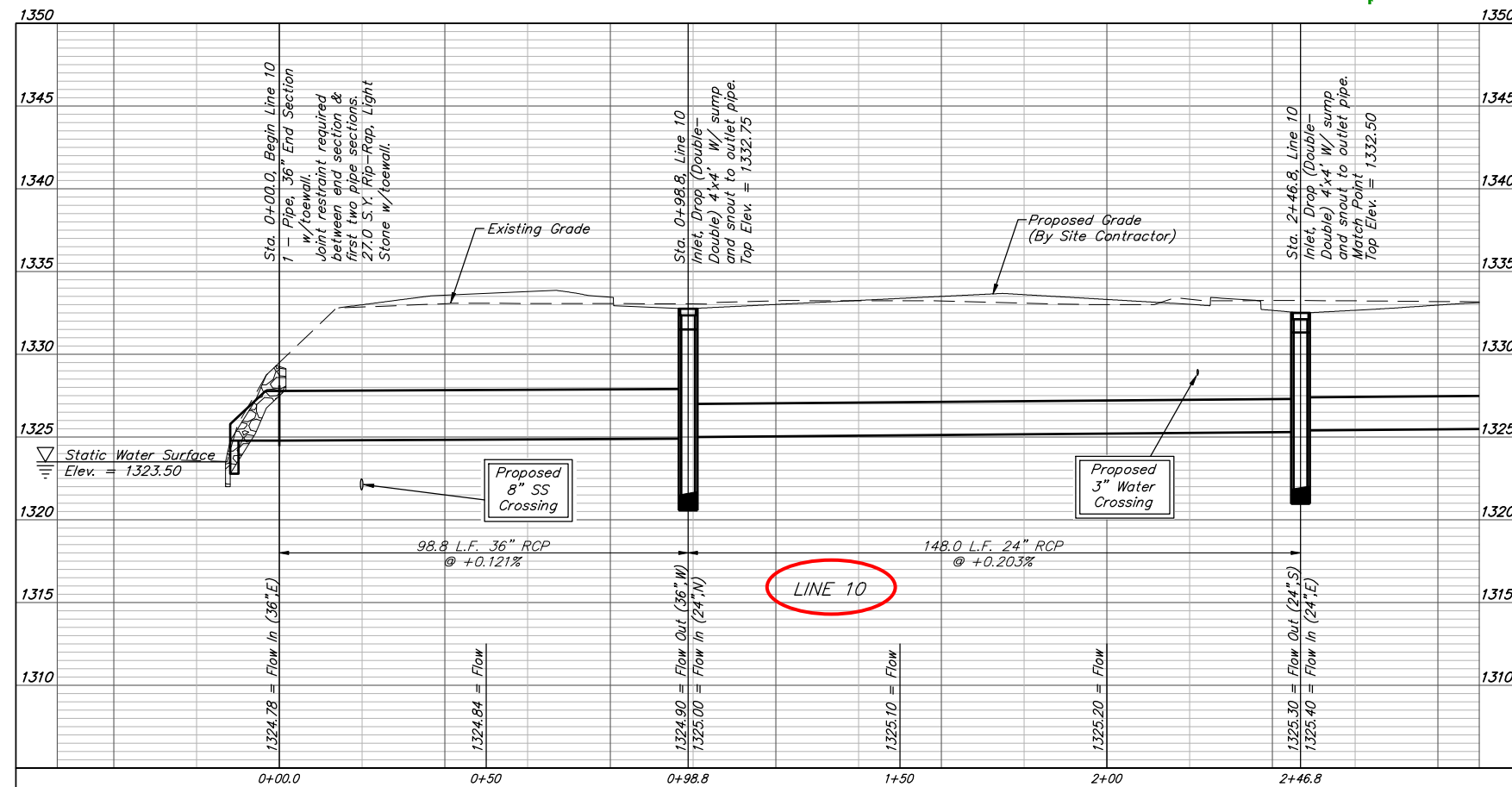
BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 10 was Installed on Plan Alignment and Stationing.

Contractor to adjust proposed end section locations to match existing pond slopes.



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

AVANTE APARTMENTS

LINE 10

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
21-06-E950

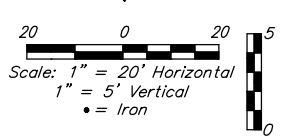
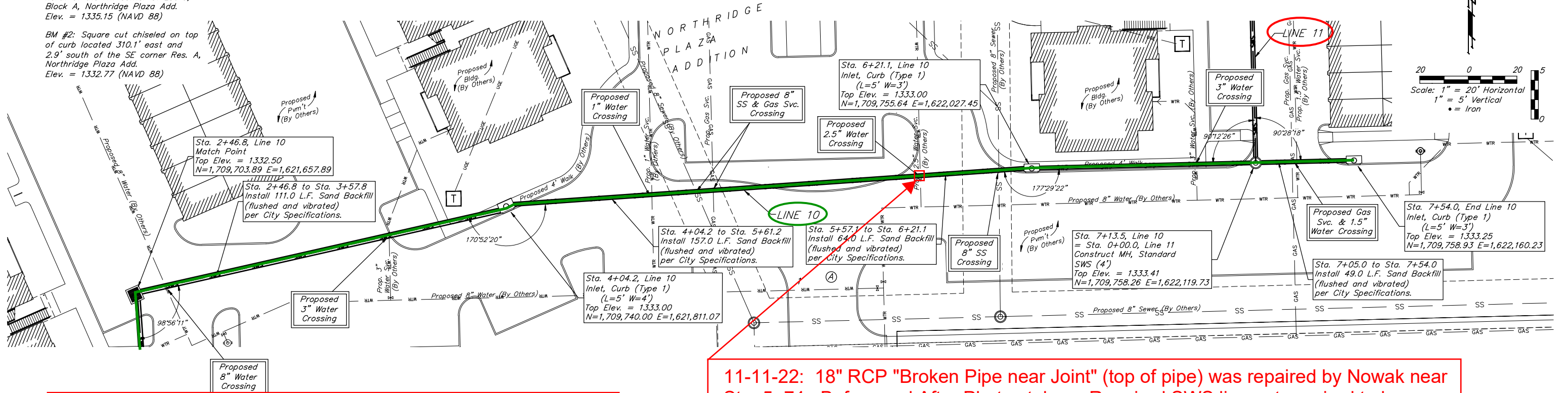
DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022

SHEET OF
9 31

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPDPDPPD.dwg

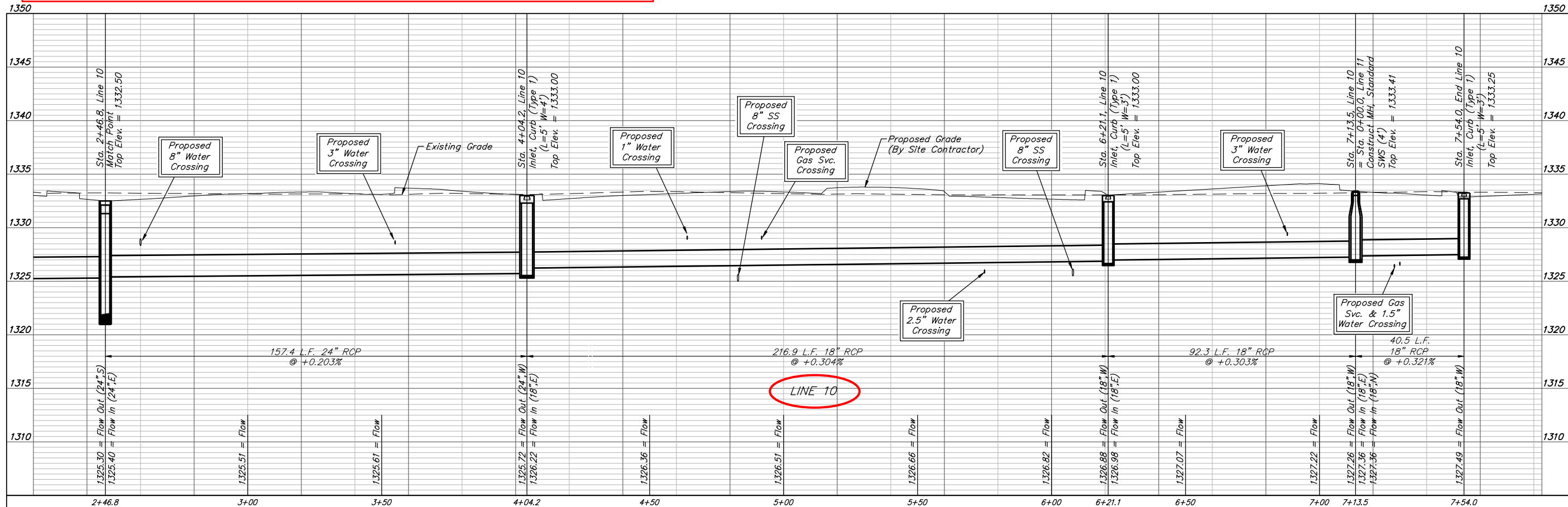
BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 10 was Installed on Plan Alignment and Stationing.

11-11-22: 18" RCP "Broken Pipe near Joint" (top of pipe) was repaired by Nowak near Sta. 5+74. Before and After Photos taken. Repaired SWS line not required to be re-TV'd per COW, if before and after photos are taken and submitted. PC Concrete pavement over SWS pipe already in-place and not disturbed.



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

AVANTE APARTMENTS

LINE 10

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

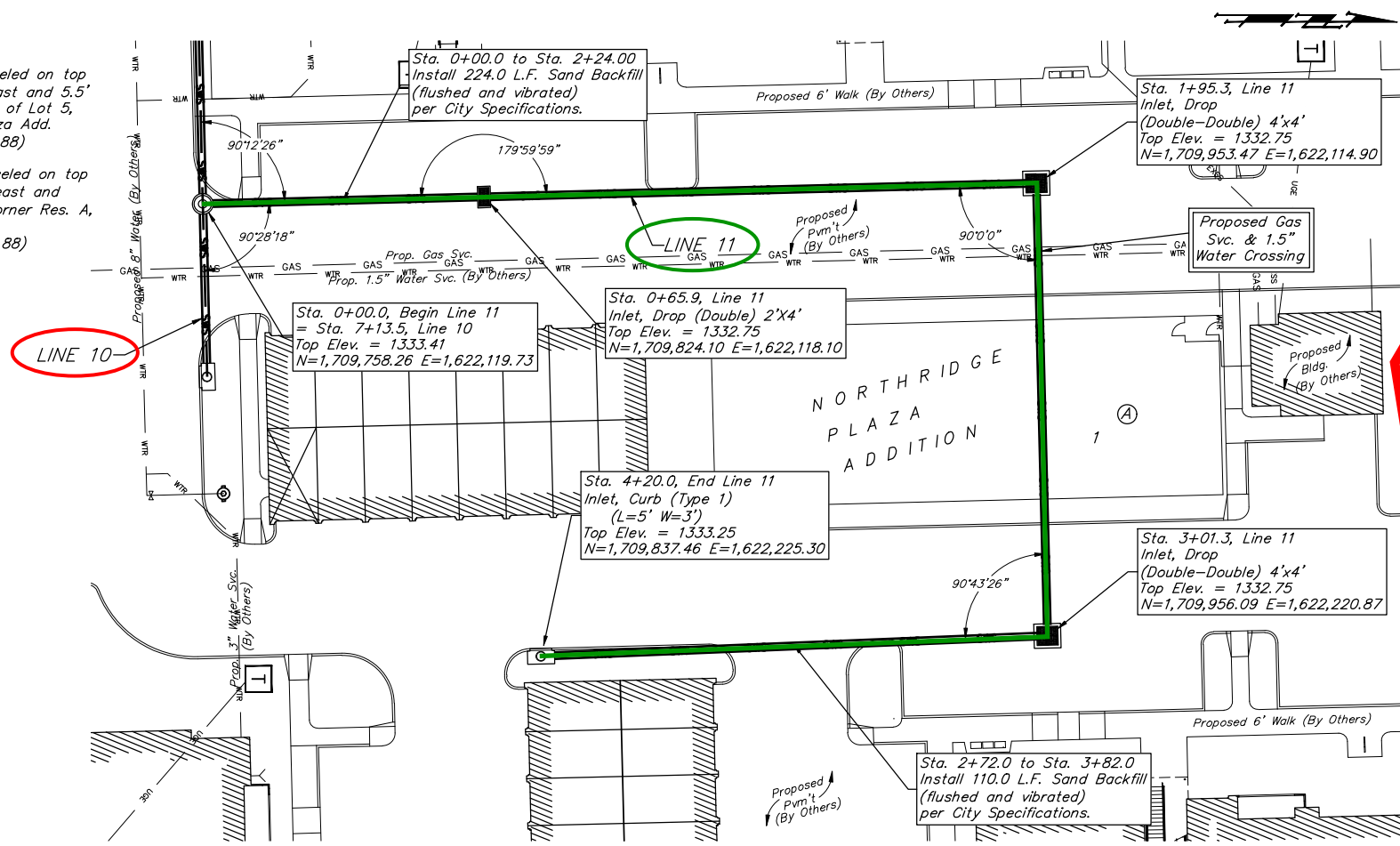
DATE: March 25, 2022

SHEET OF 10 31

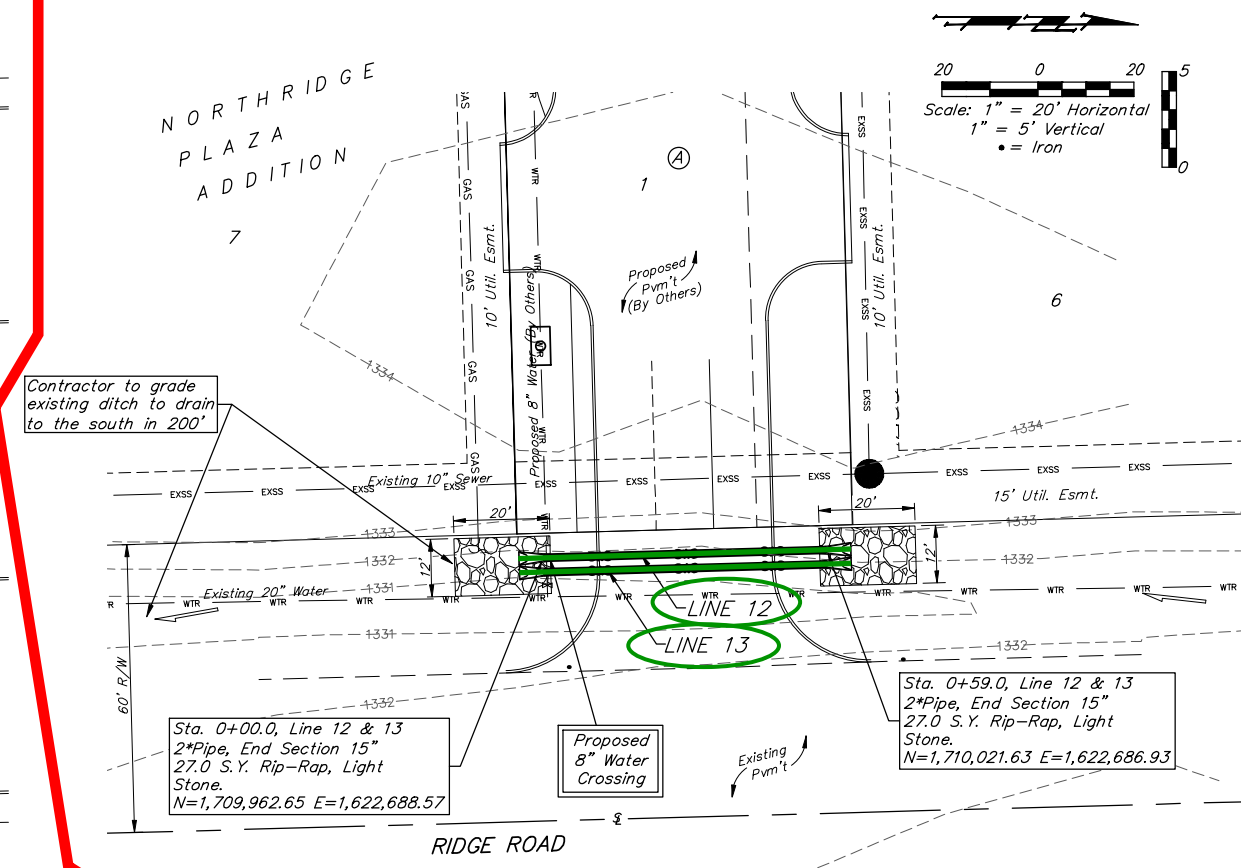
File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPDPDPPD.dwg

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

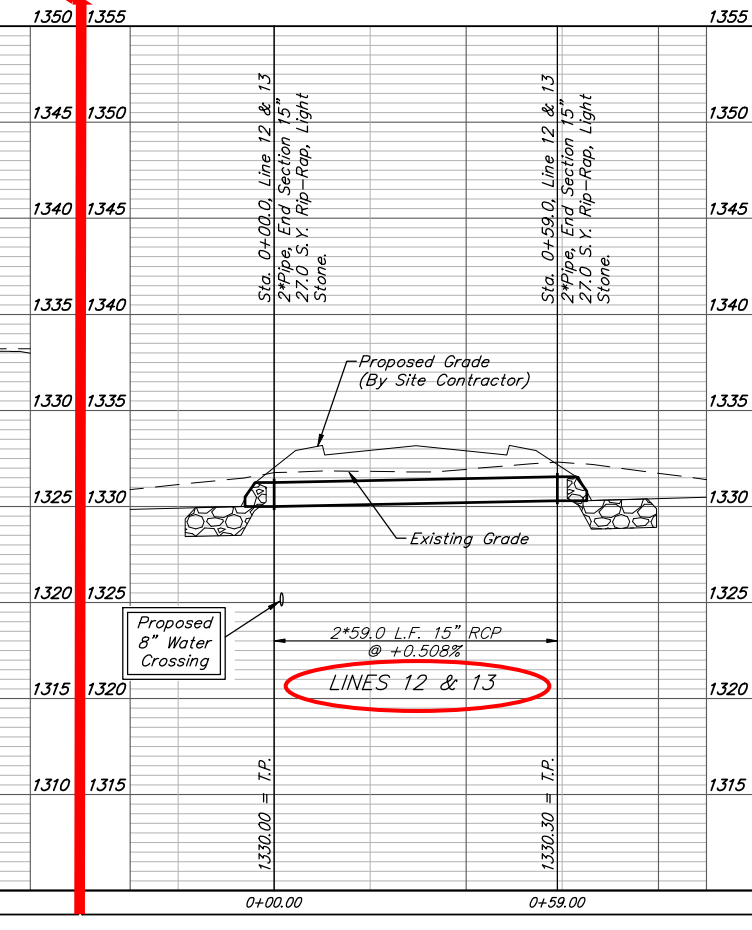
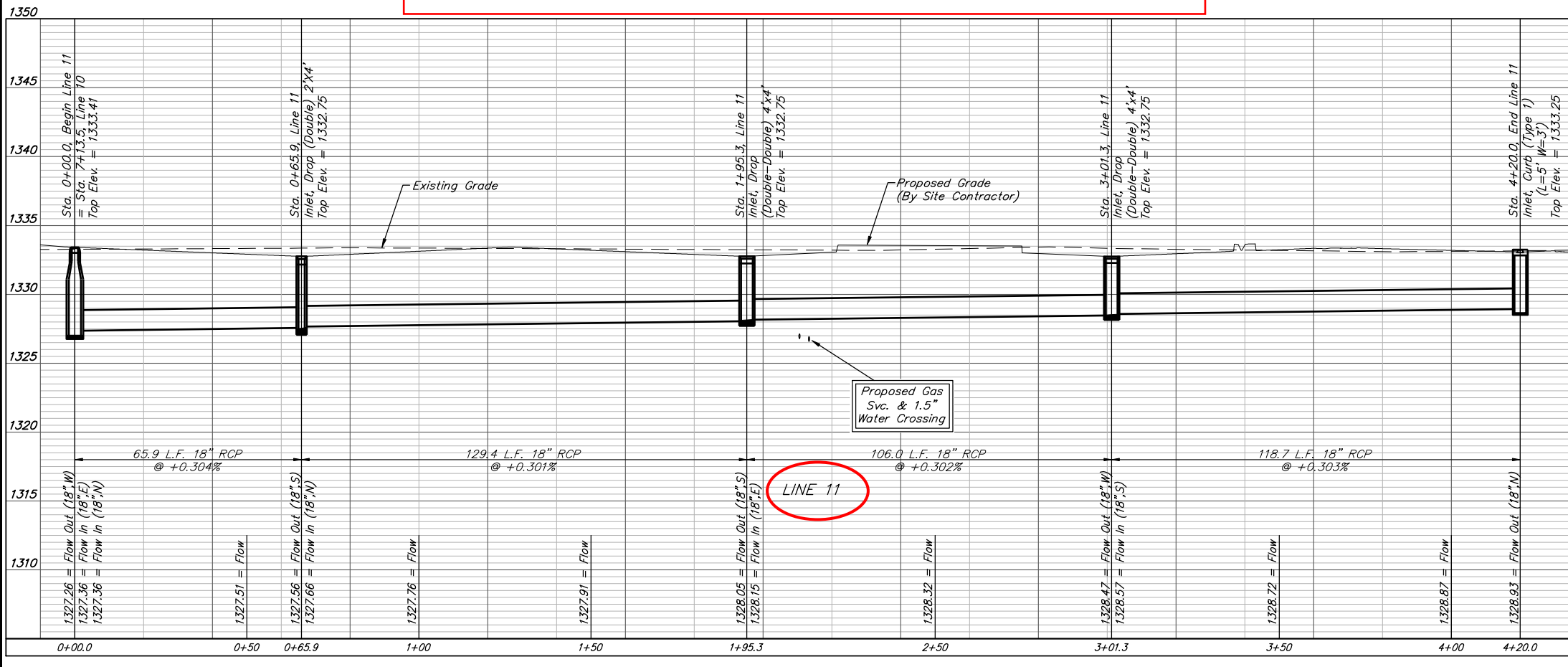
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 11 was Installed on Plan Alignment and Stationing.



SWS Lines 12 & 13 were Installed on Plan Alignment and Stationing.



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

AVANTE APARTMENTS

LINES 11, 12, 13

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: March 25, 2022

SHEET 11 OF 31

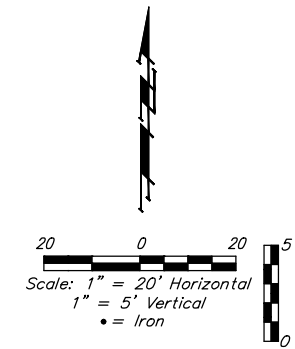
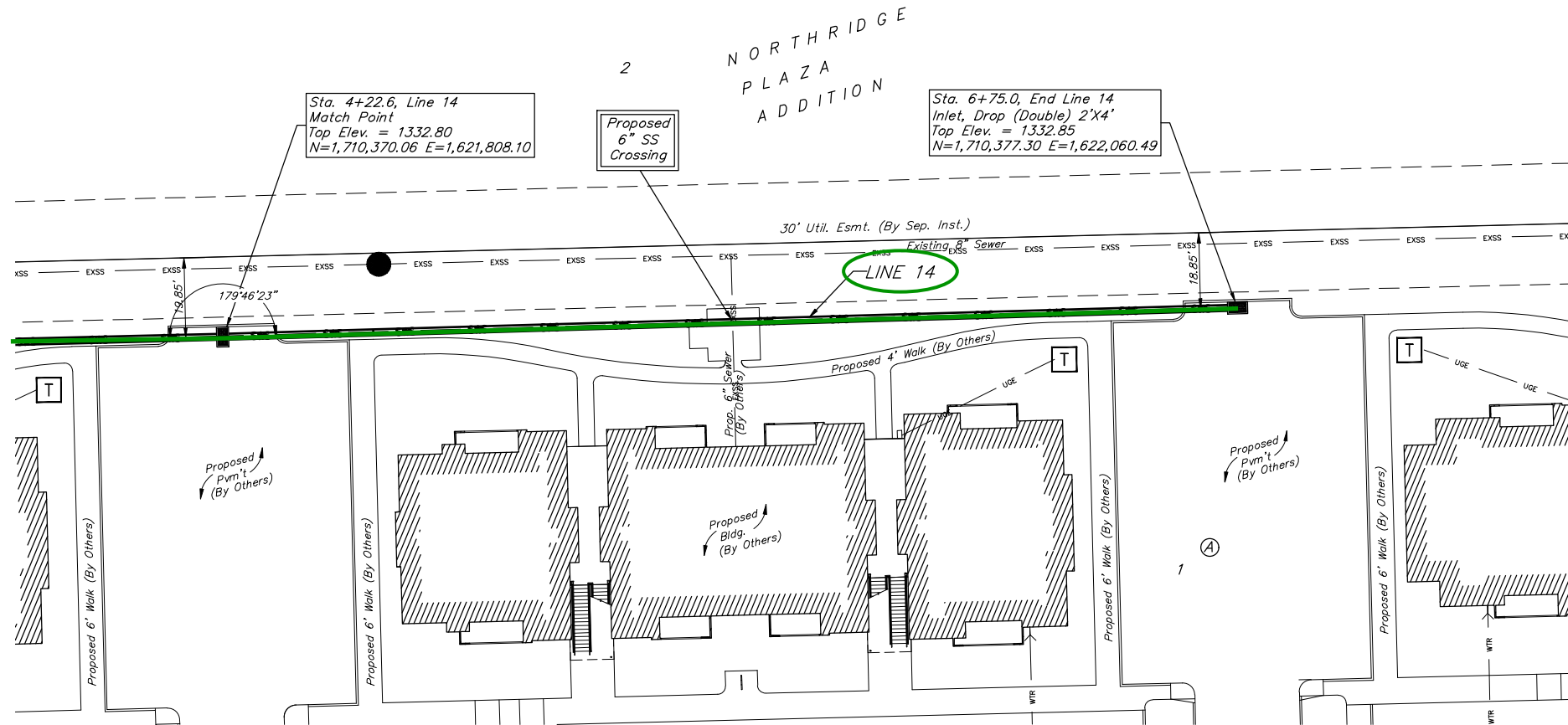


File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPD\PPD.dwg

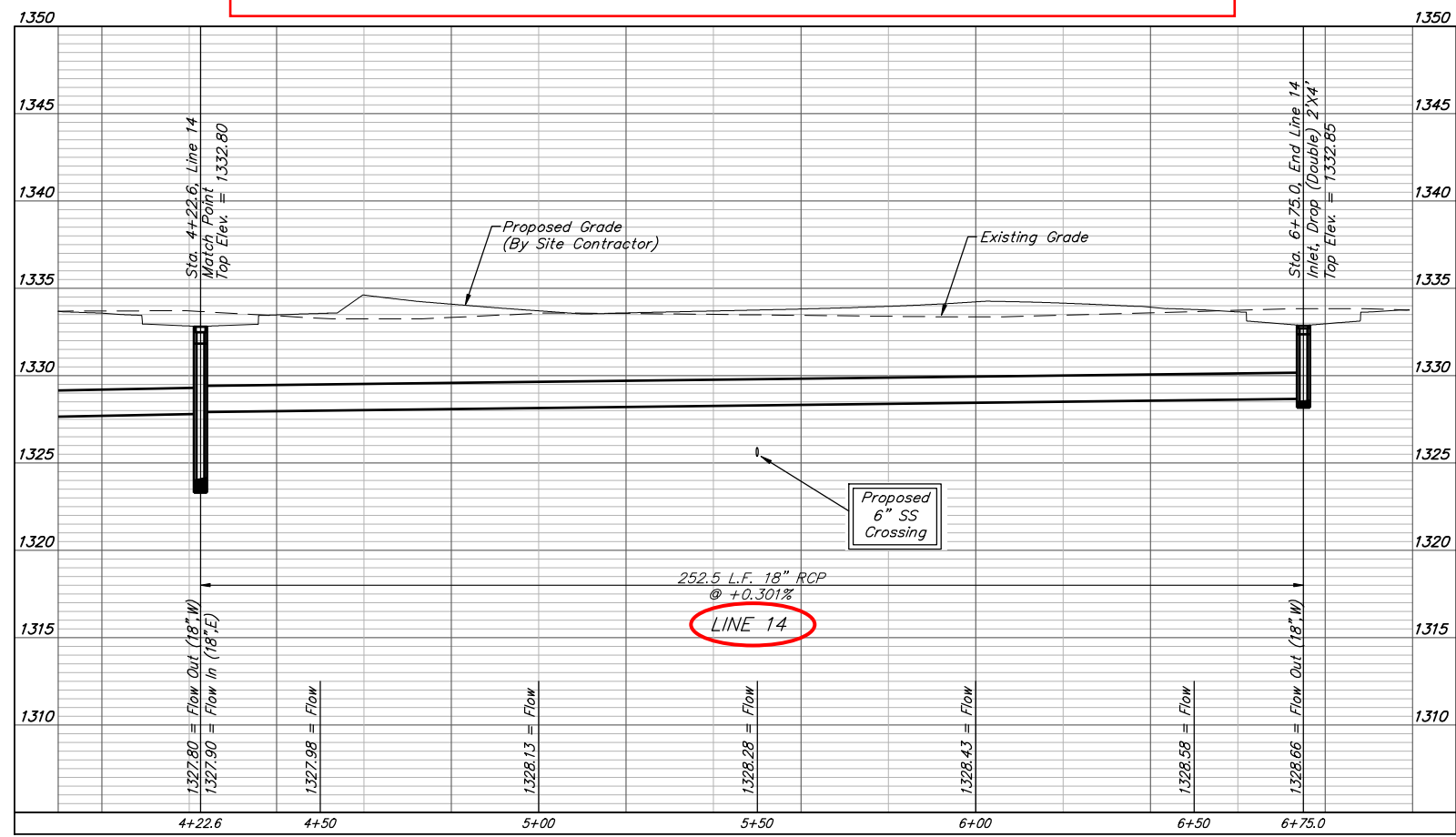
BENCHMARKS:

BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



SWS Line 14 was Installed on Plan Alignment and Stationing.



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

AVANTE APARTMENTS

LINE 14

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: March 25, 2022

SHEET OF
13 31

DATE DRAWN
05-10-2021

REVISIONS
04-03-2021
06-14-2021
07-19-2021

PRINTS ISSUED
05-17-2021 OWNER REVIEW
05-24-2021 OWNER REVIEW
06-03-2021 OWNER REVIEW
06-14-2021 OWNER REVIEW
07-19-2021 PRELIMINARY PRICING
10-22-2021 OWNER REVIEW
11-02-2021 MARCD REVIEW



DATE

THE AVANTE
37TH & NORTH RIDGE ROAD
WICHITA KANSAS



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

AVANTE APARTMENTS

EROSION CONTROL PLAN

STORM WATER SEWER IMPROVEMENTS

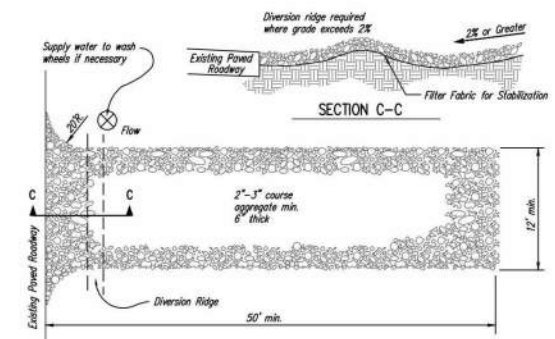
PROJECT NUMBER:
21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: February 16, 2022

SHEET 16 OF 31

**FOR REFERENCE ONLY
NOT TO SCALE**

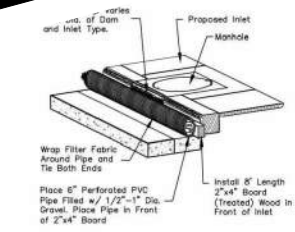


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. 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.
 4. 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.

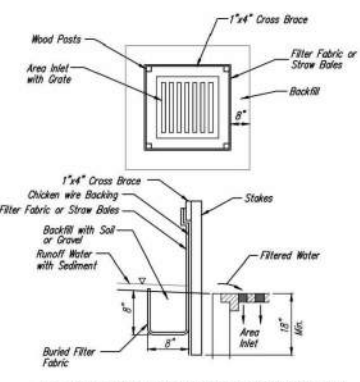
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

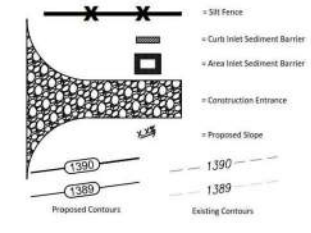


3 TYPE 1 INLET PROTECTION
NOT TO SCALE



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

EROSION CONTROL LEGEND

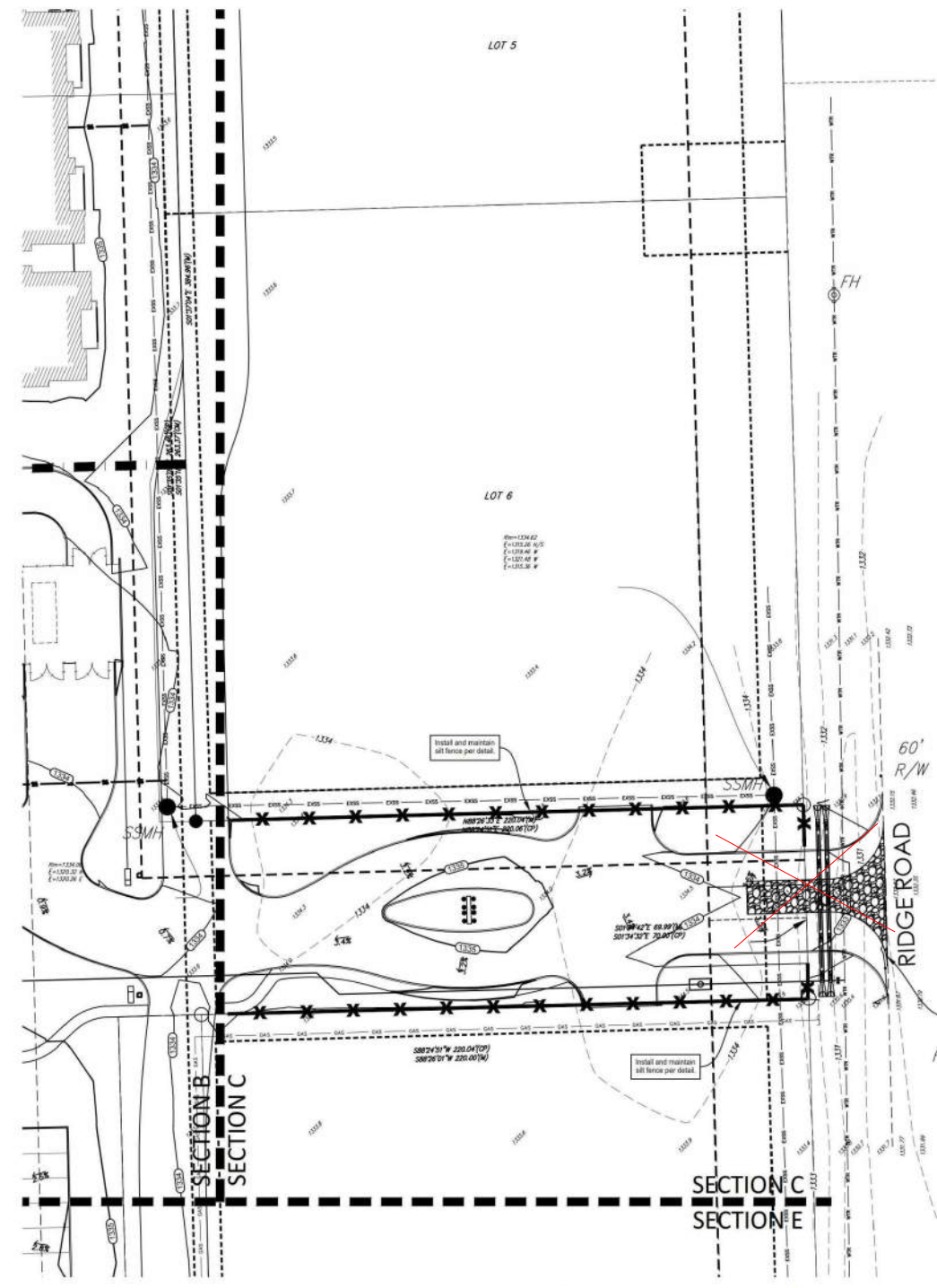


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

PROJECT NO.
21026

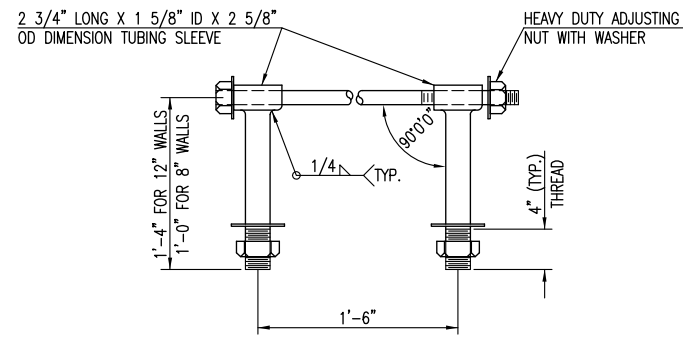
SHEET TITLE
**SECT. C
EC PLAN**

SHEET NO.
C3.2



CONSTRUCTION ENTRANCE INFORMATION
Contractor Shall Design and Maintain Approved Entrance as Shown on the Storm Water Pollution Prevention Plan Guidelines and Detail. The Street Entrance shall be a Minimum 24" Wide by 6' in Length with 2'-3" Dia. Stone at a Grade of 6'.

This Construction Entrance NOT utilized. However, a 2nd Construction Entrance was installed along 37th St. N.

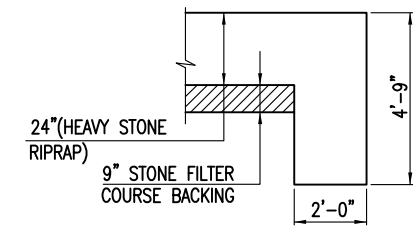


HEAVY DUTY (H.D.) COUPLER

NO SCALE

NOTES

1. BOLTS TO BE A-36 1 1/2" DIAMETER.
2. BOLTS, NUTS, WASHERS AND SLEEVES TO BE ZINC PLATED.
3. WASHERS TO BE 3 1/2" O.D. X 7 GAUGE.
4. SHIP WITH NUTS AND WASHERS PLACED ON BOLTS.



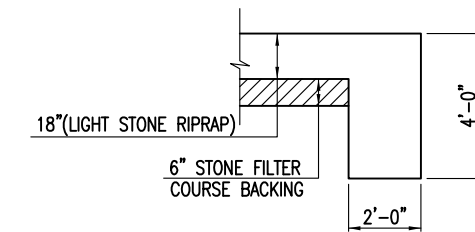
TYPICAL SECTION THRU TOEWALL

NO SCALE

NOTES

1. ALL RIPRAP FOR THIS PROJECT SHALL BE NATURAL STONE. NEITHER BROKEN CONCRETE, FABRIC ENVELOPE, NOR PREMIXED DRY PACKAGED CONCRETE BAG ALTERNATES WILL BE ALLOWED, UNLESS INDICATED OTHERWISE.
2. TOEWALLS SHALL BE INSTALLED ALONG ALL UNPROTECTED EDGES OF STONE RIPRAP.
3. GROUTING OF THE SURFACE OF THE RIPRAP SHALL NOT BE PERFORMED, UNLESS INDICATED OTHERWISE. GROUTING OF THE TOEWALLS SHALL BE PERFORMED PER CITY SPECIFICATIONS.

HEAVY STONE RIPRAP DETAILS



TYPICAL SECTION THRU TOEWALL

NO SCALE

NOTES

1. ALL RIPRAP FOR THIS PROJECT SHALL BE NATURAL STONE. NEITHER BROKEN CONCRETE, FABRIC ENVELOPE, NOR PREMIXED DRY PACKAGED CONCRETE BAG ALTERNATES WILL BE ALLOWED, UNLESS INDICATED OTHERWISE.
2. TOEWALLS SHALL BE INSTALLED ALONG ALL UNPROTECTED EDGES OF STONE RIPRAP.
3. GROUTING OF THE SURFACE OF THE RIPRAP SHALL NOT BE PERFORMED, UNLESS INDICATED OTHERWISE. GROUTING OF THE TOEWALLS SHALL BE PERFORMED PER CITY SPECIFICATIONS.

LIGHT STONE RIPRAP DETAILS



MISCELLANEOUS
DETAILS
(STORM SEWER)

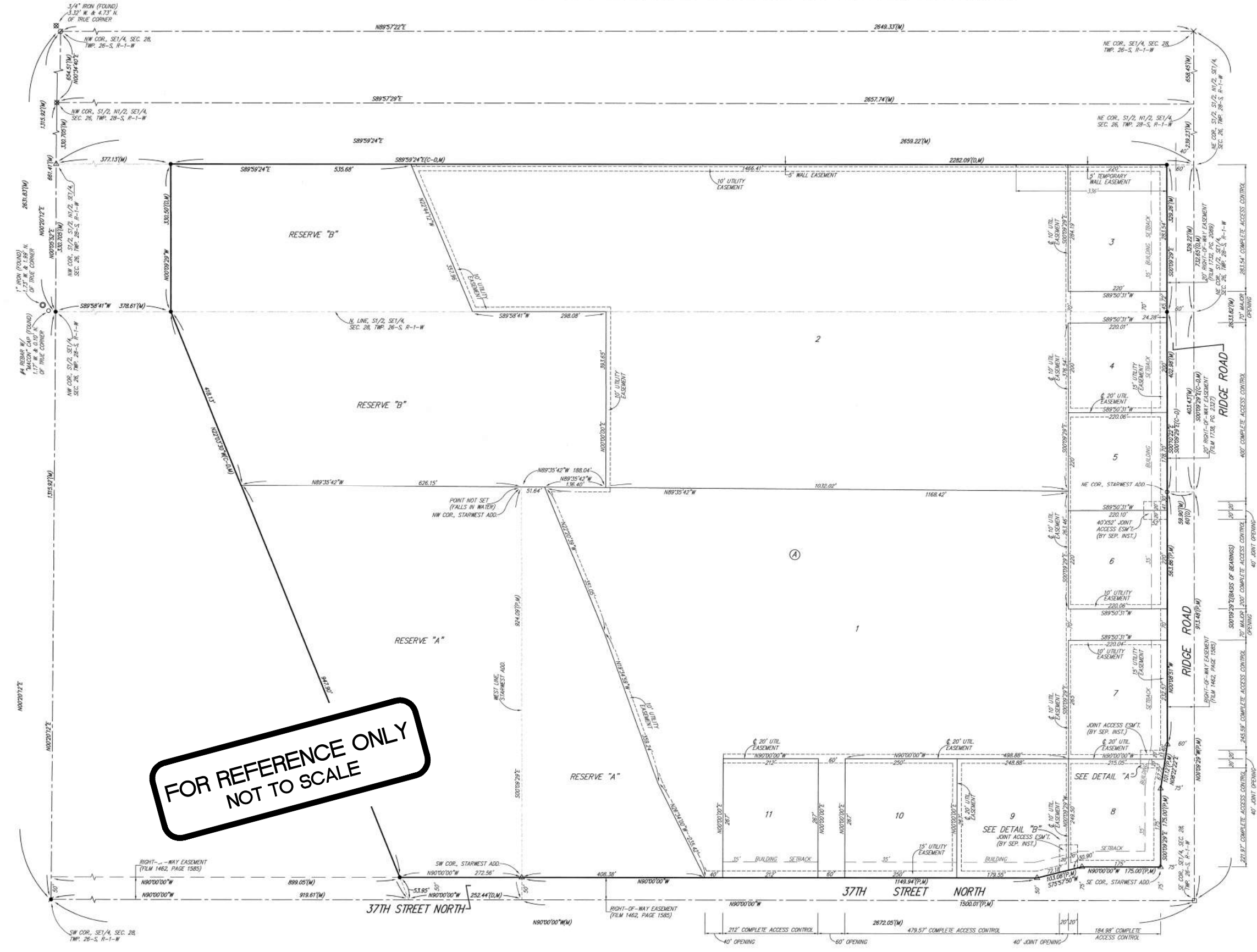
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE
		11/2010

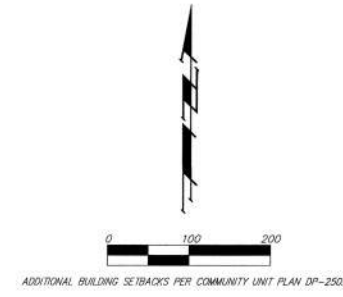
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
25 of 31

NORTHRIDGE PLAZA ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY
NOT TO SCALE**



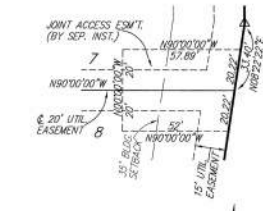
- (M) = MEASURED
 - (P) = PLATTED
 - (D) = DESCRIBED
 - (C) = CALCULATED
 - (C-D) = CALCULATED PER DESCRIBED INFO
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR W/ "MASON" CAP (FOUND)
 - = RAILROAD SPINE (FOUND)
 - ⊗ = CHEELED CROSS (FOUND)
 - ⊙ = 1" IRON (FOUND)
 - ⊙ = 3/4" IRON (FOUND)
 - ⊙ = #5 REBAR (FOUND)
 - ⊙ = #4 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT(S)	BLOCK	ELEVATION
1, 3-11	A	145.6 1,333.0
2	A	146.1 1,333.5

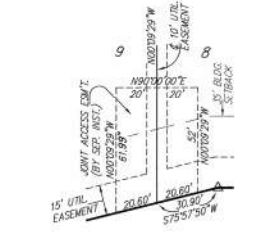
BENCHMARK:
 "1" ON HUBBARD OF R.C.B.C.
 75' W OF SE COR., SE 1/4, SEC. 28,
 TWP. 26-S, R-1-W
 ELEV. = 1331.52 M.S.L. (144.12 CITY DATUM)

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 LOWEST FLOOR CAN BE CONSTRUCTED AT 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 IMPEDER THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



DETAIL "A"
(NO SCALE)



DETAIL "B"
(NO SCALE)

PAGE 2 OF 2

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211
 7. PLAT NORTH RIDGE PLAZA (LW) (NORRIDGE PLAZA) DWG-403



BAUGHMAN COMPANY

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

AVANTE APARTMENTS

COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
21-06-E950

DESIGN: DRAWN:

DATE: November 22, 2021

SHEET 31 OF 31