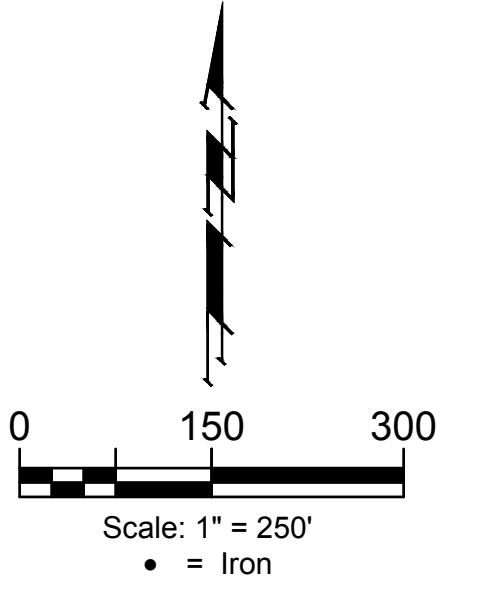


Sanitary Sewer
to serve

CORNEJO INDUSTRIAL DISTRICT

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number: 468-2021-017265
Org Code Number: 47265021
Munis Number: E1105



GENERAL NOTES:

- 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:
 - Cox Communications 262-4270
 - Kansas Gas Service 1-888-482-4950
 - Westar Energy 383-8650
 - Aquila Energy 1-800-303-0357
 - AT&T 268-2245
 - City of Wichita Water Dept. 268-4563
 - City of Wichita Sewer Maint. 268-4024
 - City of Wichita Storm Sewer Maint. 268-4090
 - City of Wichita Traffic Maint. 268-4034
 - Conoco Phillips Pipeline Co. 1-877-267-2290
 - Southern Star Pipeline Co. 529-6600
 - Kinder-Morgan Pipeline Co. 1-888-844-5658
 - NuStar Energy 721-7037
- 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.
- 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 BMP's."
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- All areas disturbed during construction shall be seeded as follows (Temporary Seeding):

Seed: Rye grass (PLS)--5 lbs./1000 Sq. Ft.

All costs associated with seeding shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.
- Trees and shrubs in the work area which are in direct conflict with proposed new construction shall be removed by the Contractor ONLY with the Developer or Baughman Company approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage. If trimming is necessary, a chainsaw shall be used. Breaking limbs with equipment will not be allowed. An on-site pre-construction meeting will occur prior to any construction to discuss tree removal, tree protection, and tree trimming.

Baugman - Contractor
G. Baalman - City of Wichita, Field Project Engineer
T. Dvorak - City of Wichita, Inspector
As-built
Release Date (for connection purposes only): 6/23/2022
Completion Date:
pdf: apr 6/24/2022
- Special Site-Specific Notes:

The Developer for this project is R.R.M. Properties, L.L.C., 800 E. 21st St. N., Wichita, KS 67214. Contact Tom Smith at (316) 619-0697 or tom@cornejoindustrial.com.

Since 1981, various petroleum hydrocarbon remediation systems (recovery wells, product and seep interceptor trenches, multi-phase extraction) have been in operation to recover petroleum products and dissolved-phase petroleum-impacted groundwater. Currently, the Site is undergoing interim remedial measures (i.e., LNAPL removal and dissolved-phase groundwater extraction/treatment) in accordance with the Final Corrective Action Decision (KDHE BER, 2017) in anticipation of future site remediation and development. The site has been excavated to remove abandoned conduits and foundations. Any additional pipes or conduits found by the contractor shall be cut, plugged, and abandoned by the Contractor. Cost to be subsidiary to Pipe Removed and Replaced. Any concrete footings or slabs, in excess of 30" will be removed by onsite development contractor.

It is anticipated that the contractor may encounter impacted soil, steel piping, concrete structures, pads, footings, and foundations remaining from the refinery operations on the property (the Material). Contractors are to maintain at least one (1) Site Supervisor with minimum 40 hours of OSHA HAZWOPER Training, during all phases of construction. Health and safety protocols will be implemented to protect site workers from potential exposure to soil constituents of concern. It is the contractor's responsibility to determine and designate all appropriate personal protective equipment (PPE) to be worn by its employees and subcontractors.

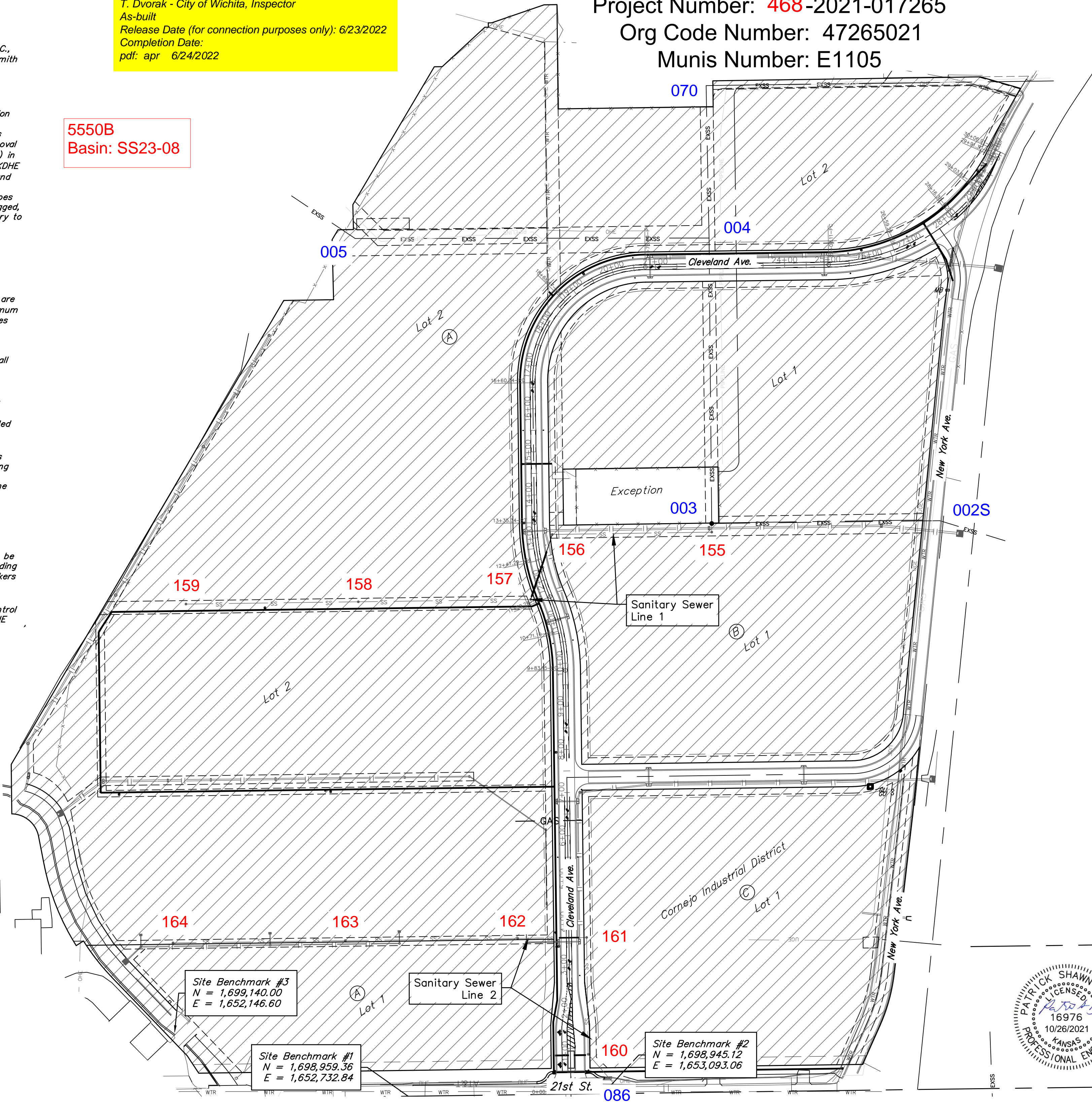
Per KDHE requirements, the Material and all excavated Material shall remain on site. Excess or undesired excavated soil shall be segregated, hauled and stockpiled at locations designated by Developer.

The contractor is to coordinate with all utility providers prior to construction adjacent or crossing noted existing utilities. Coordination with utility providers to relocate, remove utilizes prior to construction are ongoing by the Utility Provider, Design Engineer and Developer.

Special Provision:
A pre-bid meeting will be held to address proper operating procedures and monitoring for any work and scheduling performed on this site. The contractor will be responsible for conveying all relevant information regarding excavation/grading and/or utility work to the Site workers who will be involved with these activities.

A copy of the active KDHE Kansas Water Pollution Control Permit # 1-AR94-P078 with the Progress Report: KDHE #B6-E145A are provided for information.

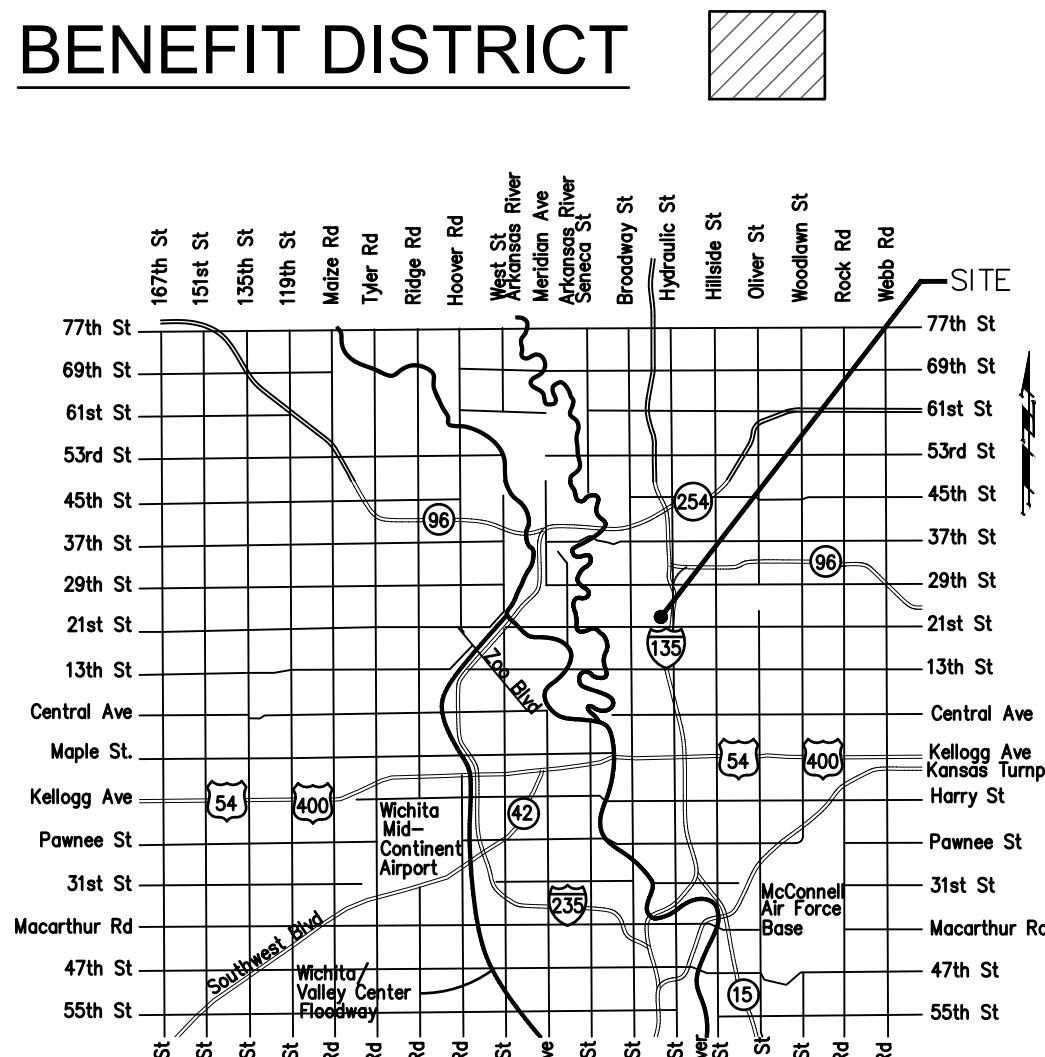
5550B
Basin: SS23-08



Sheet Index

Title Sheet	1
Line 1	2-4
Line 2	5-7
Manhole Detail	8
Manhole Lid Detail	9
Erosion Details	10-12
Erosion Control Plan	13
Coordinate Plan	14
Copy of Plat	15-16

- ### BENCHMARKS
- BM #1:
Square cut on top of South curb of 21st St. N. 334± West and 32± South of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1307.56(NAVD88)
- BM #2:
Square cut on top of South concrete pad of monitoring well 26± East and 51± South of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1308.70(NAVD88)
- BM #3:
C.O.W BM Disc on top of South concrete wall 918± West and 147± North of the intersection of 21st St. N. and Cleveland Ave.
Elev. = 1312.58(NAVD88)



Vicinity Map

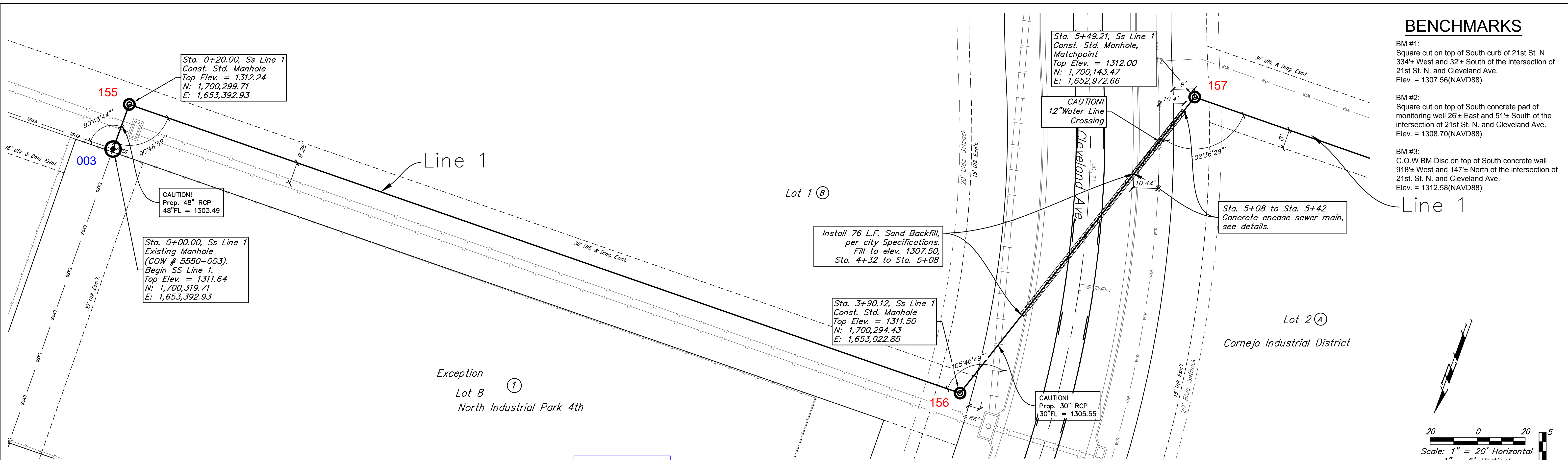
Oct. 26, 2021

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

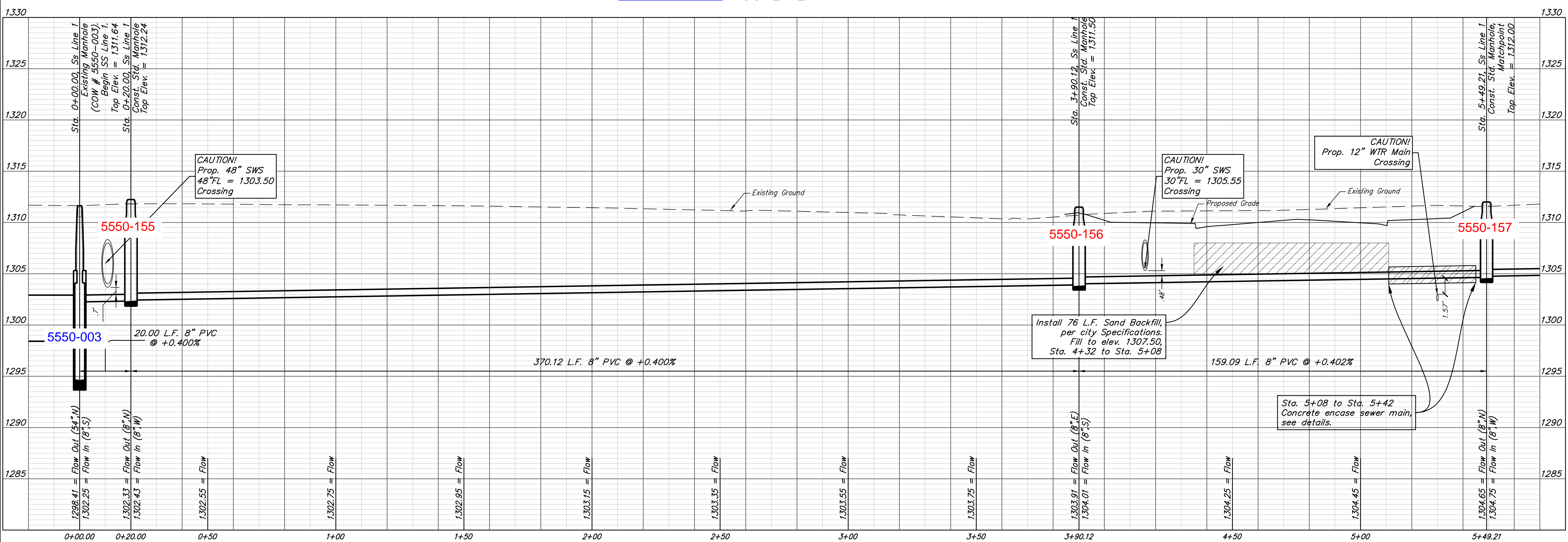


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Built per plan
SS LINE 1



1330

1325

1320

1315

1310

1305

1300

1295

1290

1285

Sta. 0+00.00, Ss Line 1 Existing Manhole (COW # 5550-003) Top Elev. = 1311.64 Begin SS Line 1.

Sta. 0+20.00, Ss Line 1 Const. Std. Manhole Top Elev. = 1312.24

Sta. 3+90.12, Ss Line 1 Const. Std. Manhole Top Elev. = 1311.50

Sta. 5+49.21, Ss Line 1 Const. Std. Manhole Matchpoint Top Elev. = 1312.00

CAUTION! Prop. 48" SWS 48" FL = 1303.50 Crossing

CAUTION! Prop. 30" SWS 30" FL = 1305.55 Crossing

CAUTION! Prop. 12" WTR Main Crossing

Install 76 L.F. Sand Backfill, per city Specifications. Fill to elev. 1307.50, Sta. 4+32 to Sta. 5+08

Sta. 5+08 to Sta. 5+42 Concrete encase sewer main, see details.

20.00 L.F. 8" PVC @ +0.400%

370.12 L.F. 8" PVC @ +0.400%

159.09 L.F. 8" PVC @ +0.402%

1288.41 = Flow Out (34" I)
1302.25 = Flow In (8" S)

1302.33 = Flow Out (8" N)
1302.43 = Flow In (8" W)

1302.55 = Flow

1302.75 = Flow

1302.95 = Flow

1303.15 = Flow

1303.35 = Flow

1303.55 = Flow

1303.75 = Flow

1303.91 = Flow Out (8" E)
1304.01 = Flow In (8" S)

1304.25 = Flow

1304.45 = Flow

1304.65 = Flow Out (8" N)
1304.75 = Flow In (8" W)

Professional Engineer Seal: TRICK SHAWN BAUGHMAN, LICENSED PROFESSIONAL ENGINEER, KANSAS, 16976, 10/26/2021

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Cornejo Industrial District

SS Line 1
Sta. 0+00 to Sta. 5+49

Sanitary Sewer Improvements

PROJECT NUMBER: 468-2021-017265
DESIGN: PSB DRAWN: JA
DATE: Oct. 26, 2021

SHEET 2 OF 16

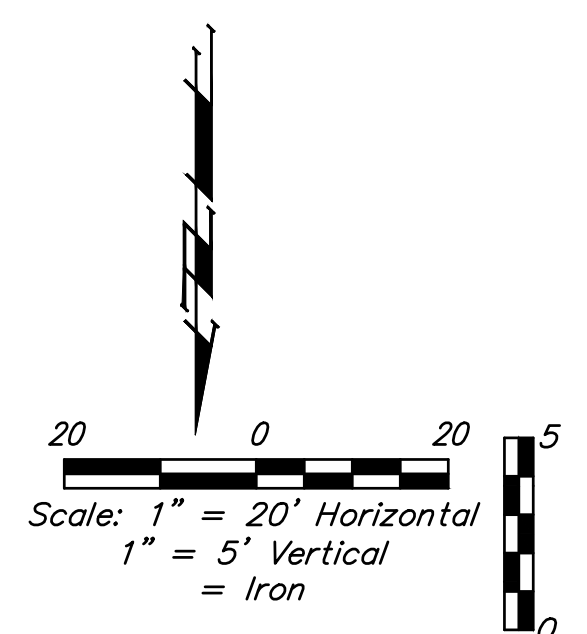
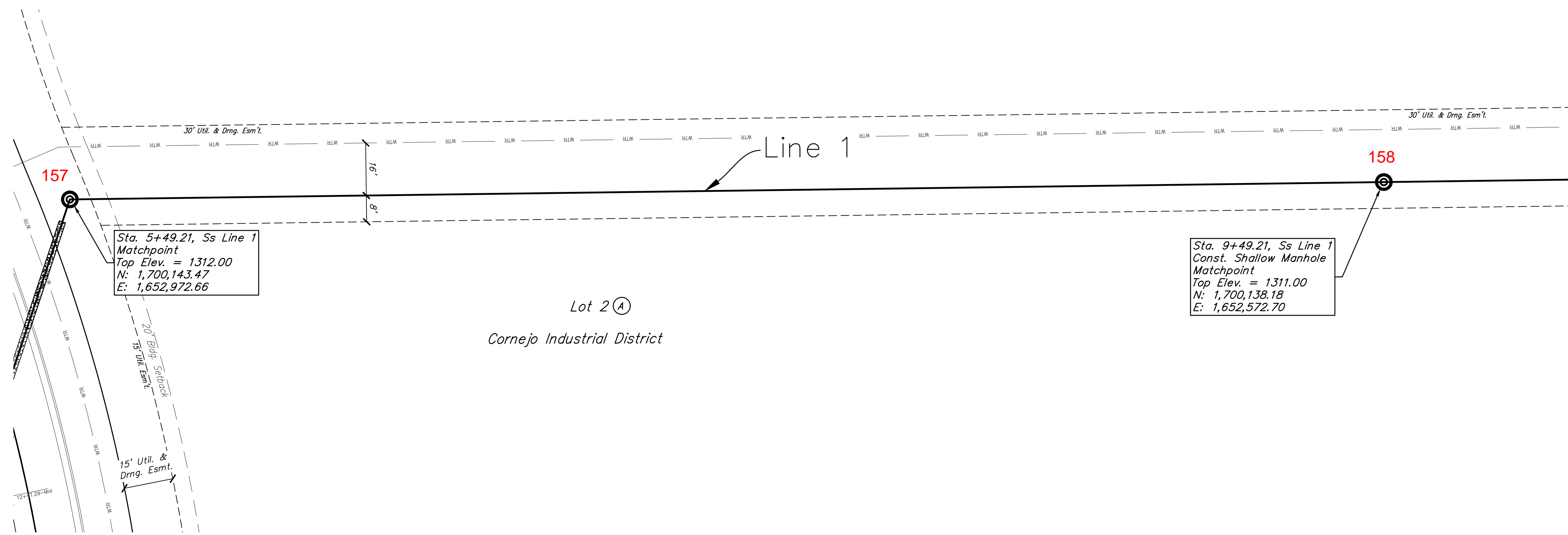
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BENCHMARKS

BM #1:
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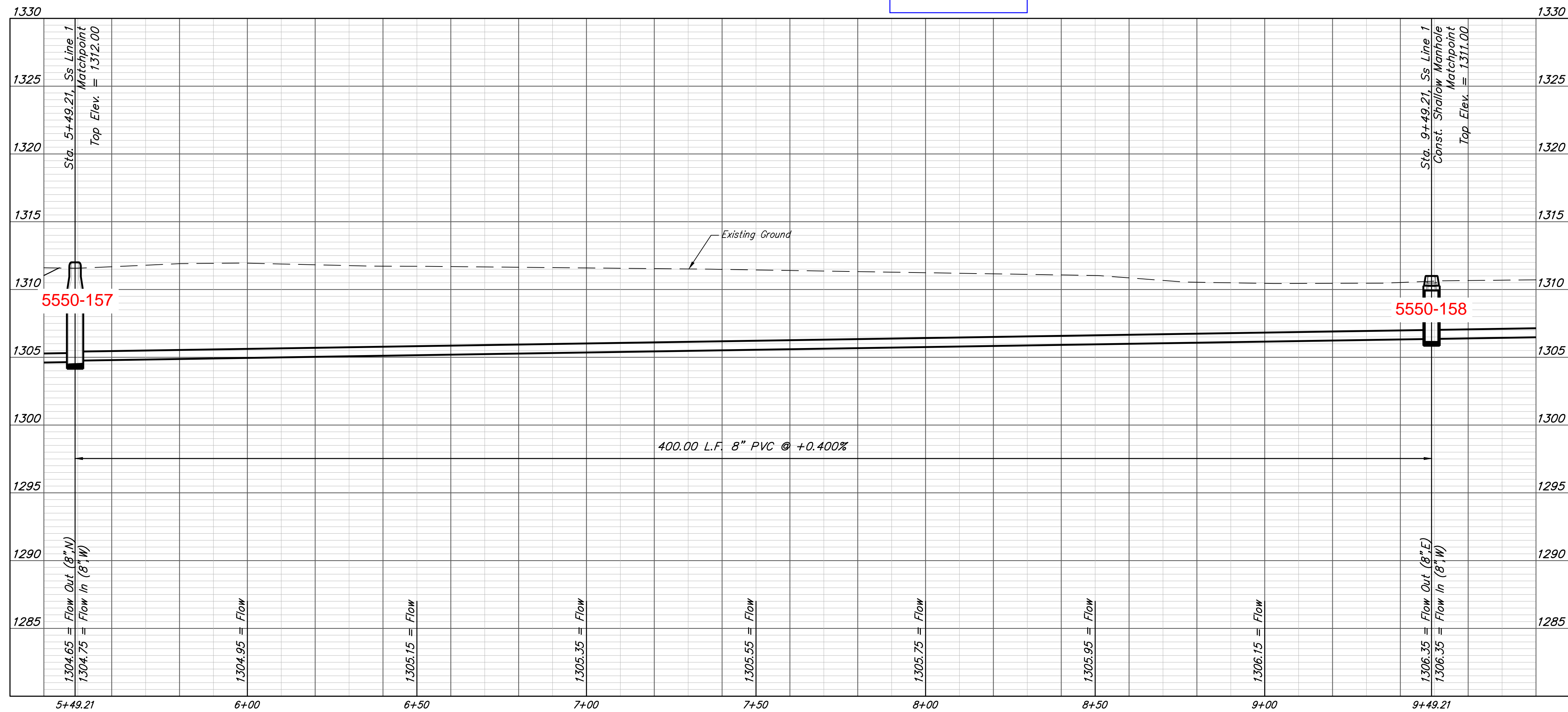
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BM #3:
C.O.W BM Disc on top of South concrete wall
918'± West and 147'± North of the intersection of
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Elev. = 1312.58(NAVD88)



SS LINE 1

Built per plan



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Cornejo Industrial District

SS Line 1
Sta. 5+49
to
Sta. 9+49

Sanitary Sewer Improvements

PROJECT NUMBER:
468-2021-017265

DESIGN: PSB DRAWN: JA

DATE: Oct. 26, 2021

SHEET **3** OF **16**

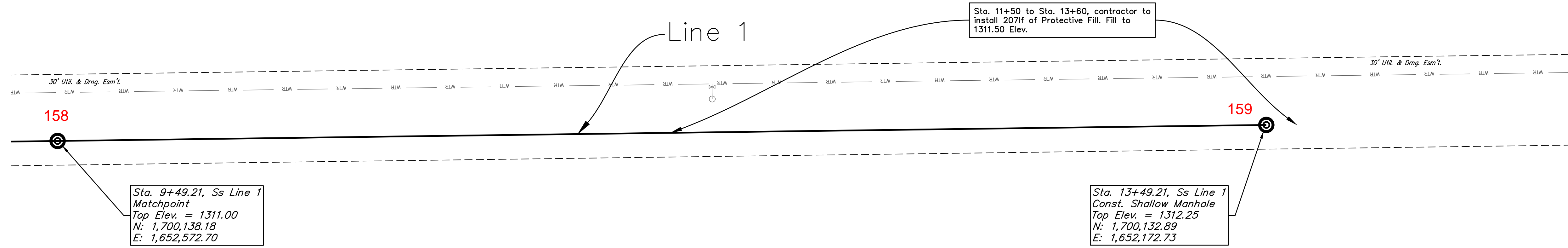
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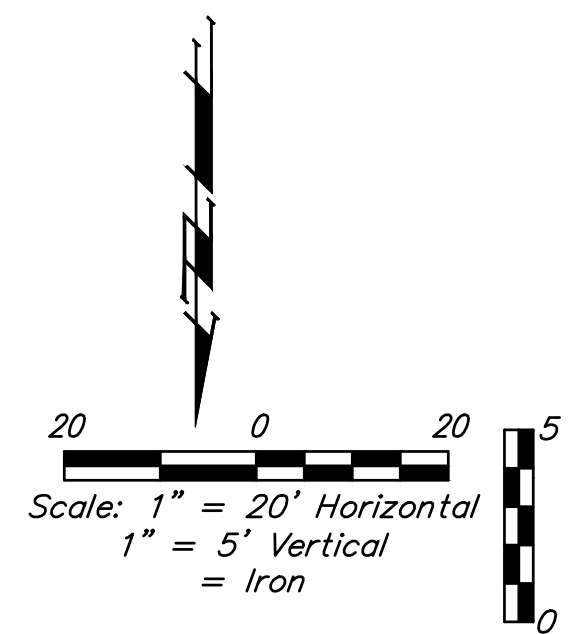
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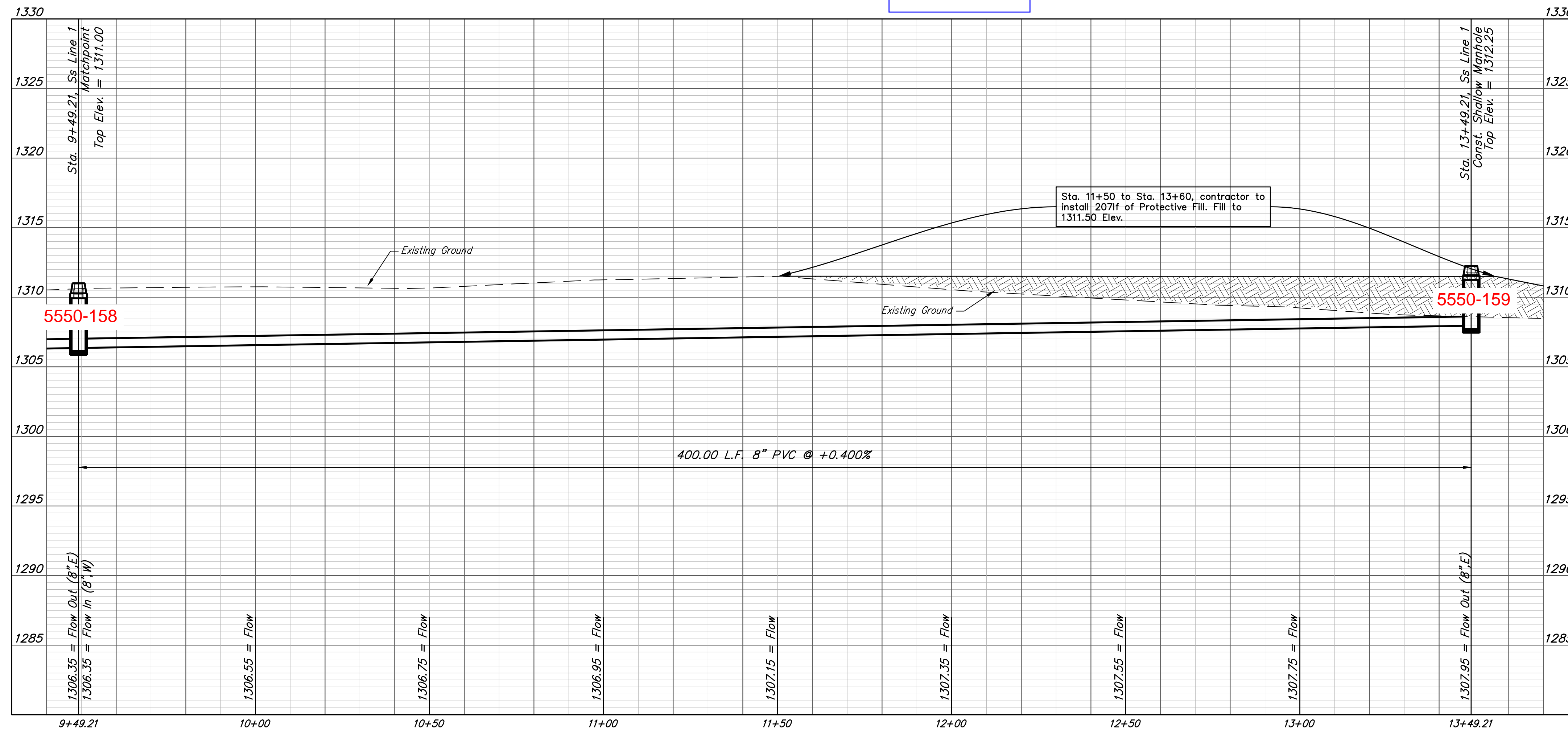
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Lot 2 (A)
Cornejo Industrial District



SS LINE 1 Built per plan

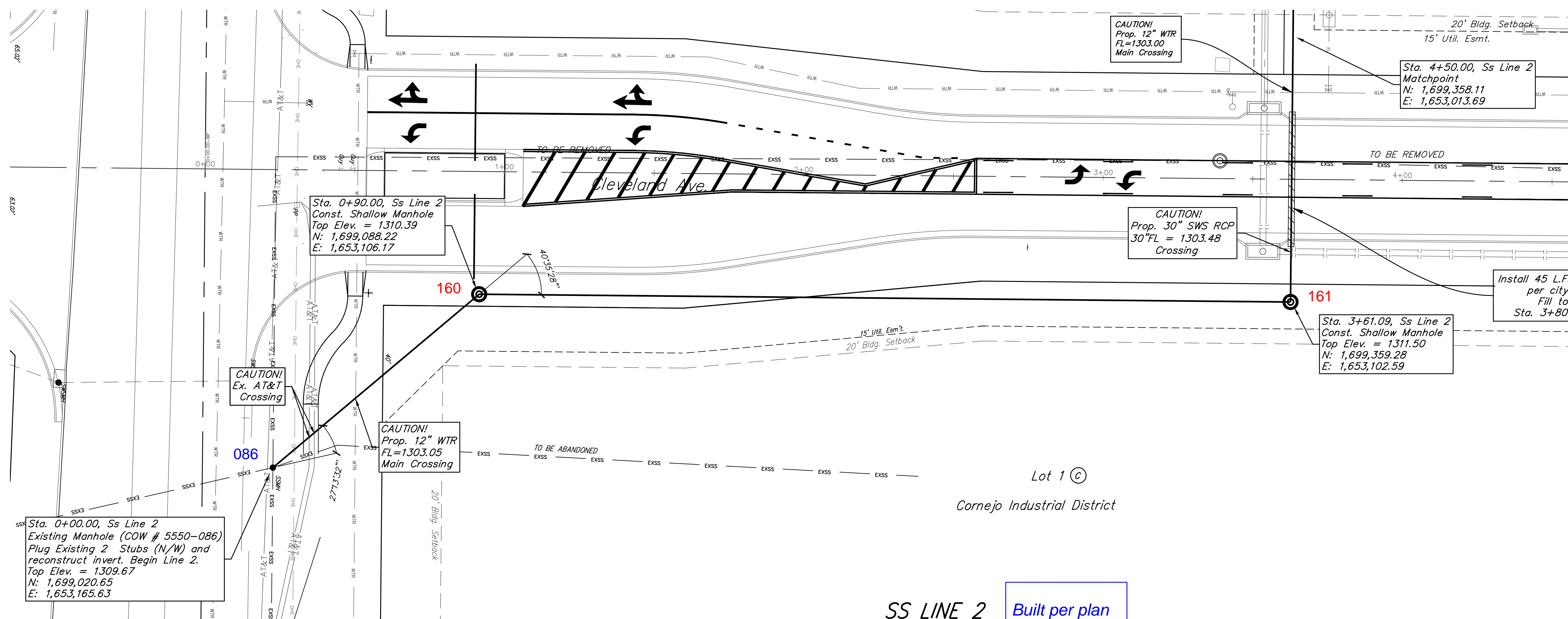


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Cornejo Industrial District
**SS Line 1
Sta. 9+49
to
Sta. 13+49**
Sanitary Sewer
Improvements

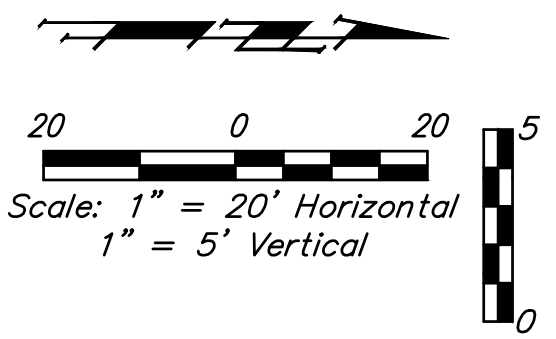
PROJECT NUMBER:
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SHEET OF
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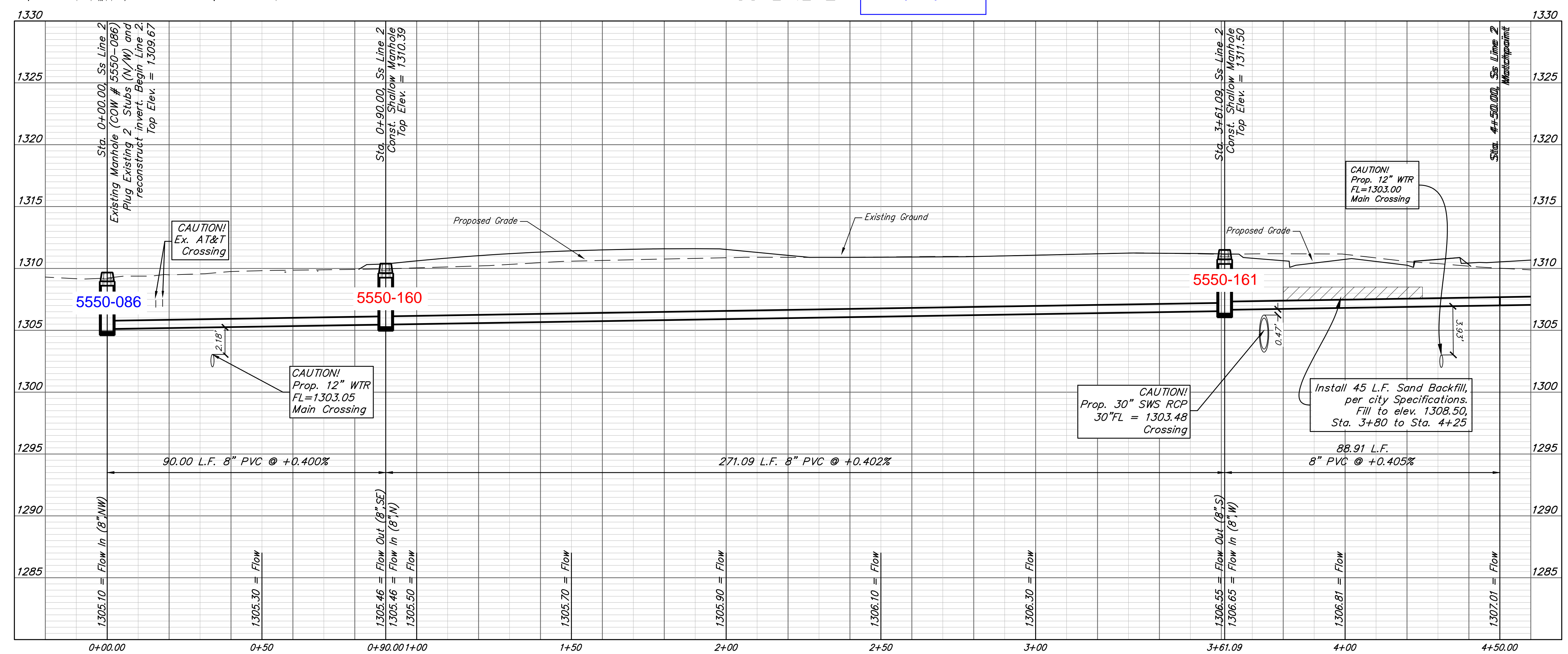
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Lot 1 (C)
Cornejo Industrial District

SS LINE 2 Built per plan



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Cornejo Industrial District

**SS Line 2
 Sta. 0+00
 to
 Sta. 4+50**

Sanitary Sewer Improvements

PROJECT NUMBER:
468-2021-017265

DESIGN: PSB DRAWN: JA

DATE: Oct. 26, 2021

SHEET **5** OF **16**

File: E:\Projects\Cornejo Industrial District_20-11-P603\Engineering\Phase 1 (only if Multiple Phases)\PPS\CID PPS Petition.dwg

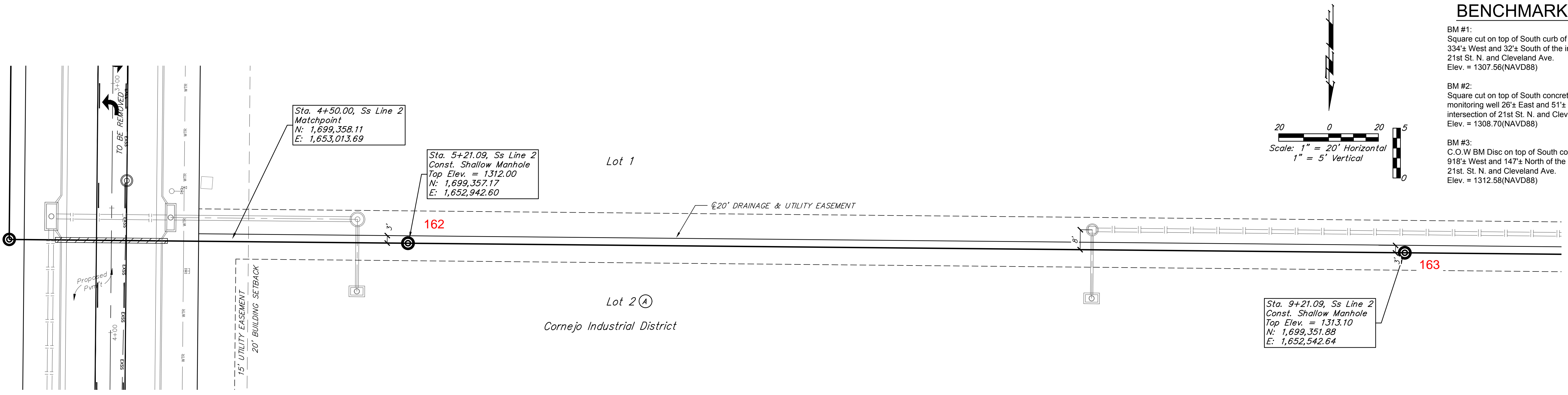
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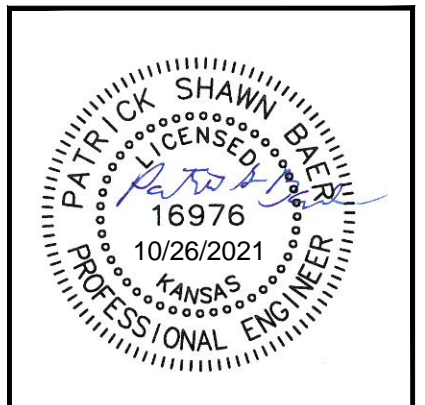
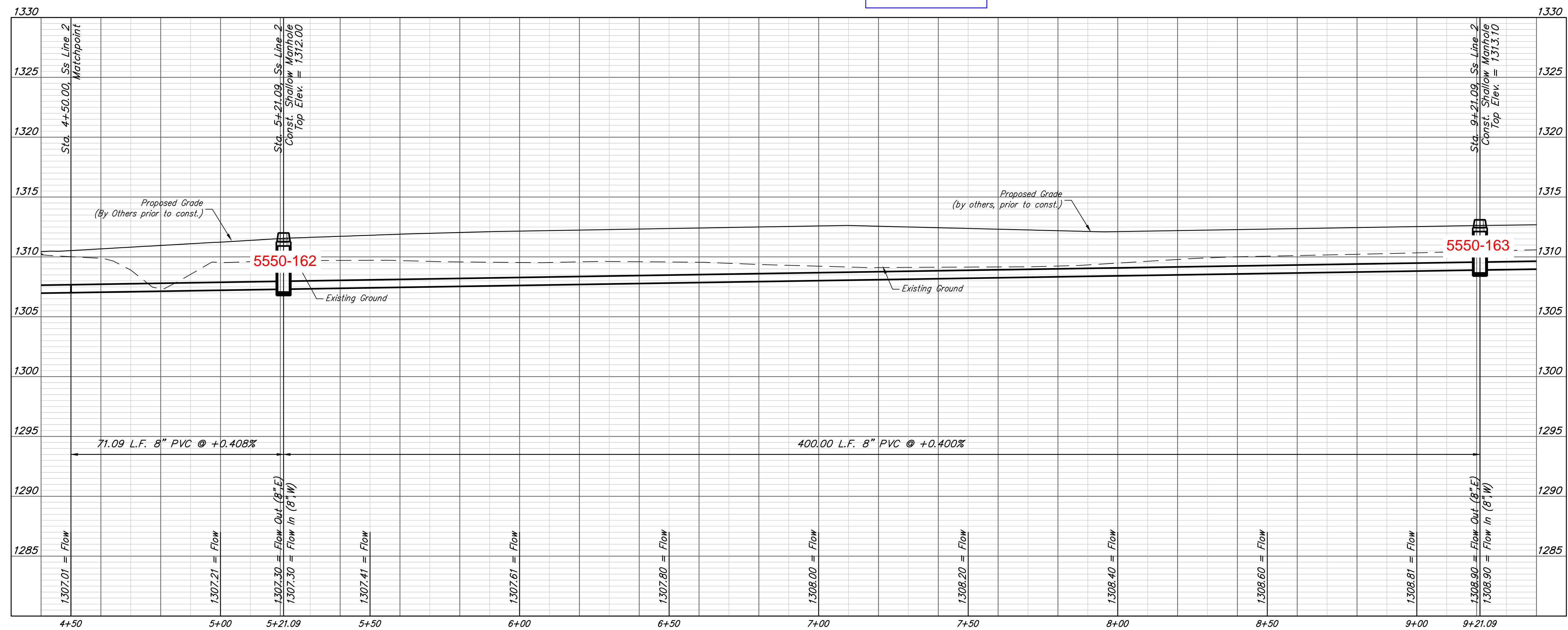
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Elev. = 1312.58(NAVD88)

Scale: 1" = 20' Horizontal
1" = 5' Vertical



SS LINE 2 Built per plan



**BAUGHMAN
COMPANY**

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316-262-7271
BaughmanCo.com

Cornejo Industrial District

**SS Line 2
Sta. 4+50
to
Sta. 9+21**

Sanitary Sewer
Improvements

PROJECT NUMBER:
468-2021-017265

DESIGN: PSB DRAWN: JA

DATE: Oct. 26, 2021

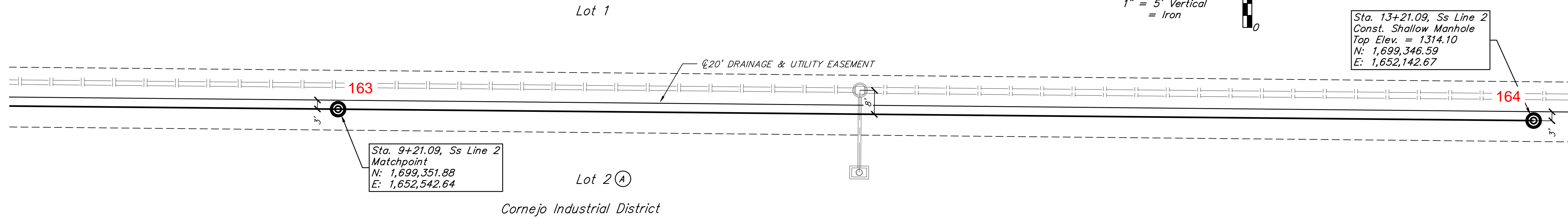
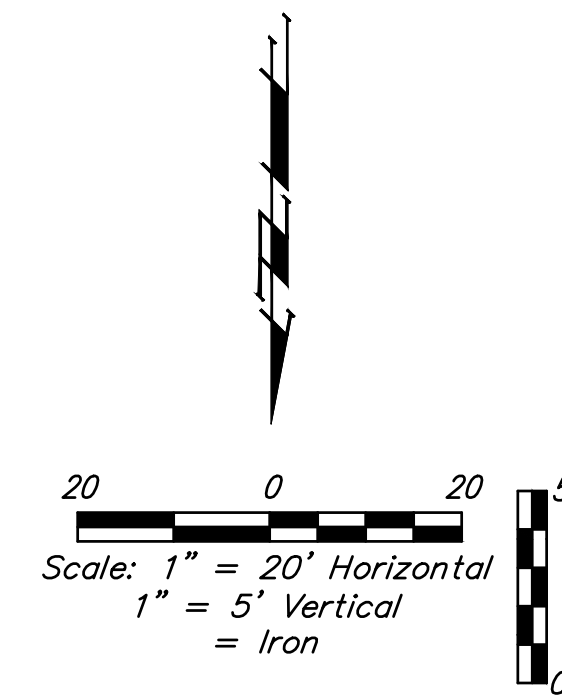
SHEET **6** OF **16**

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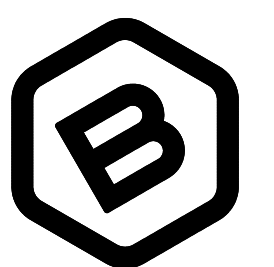
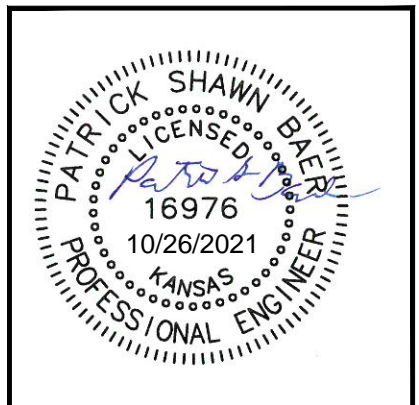
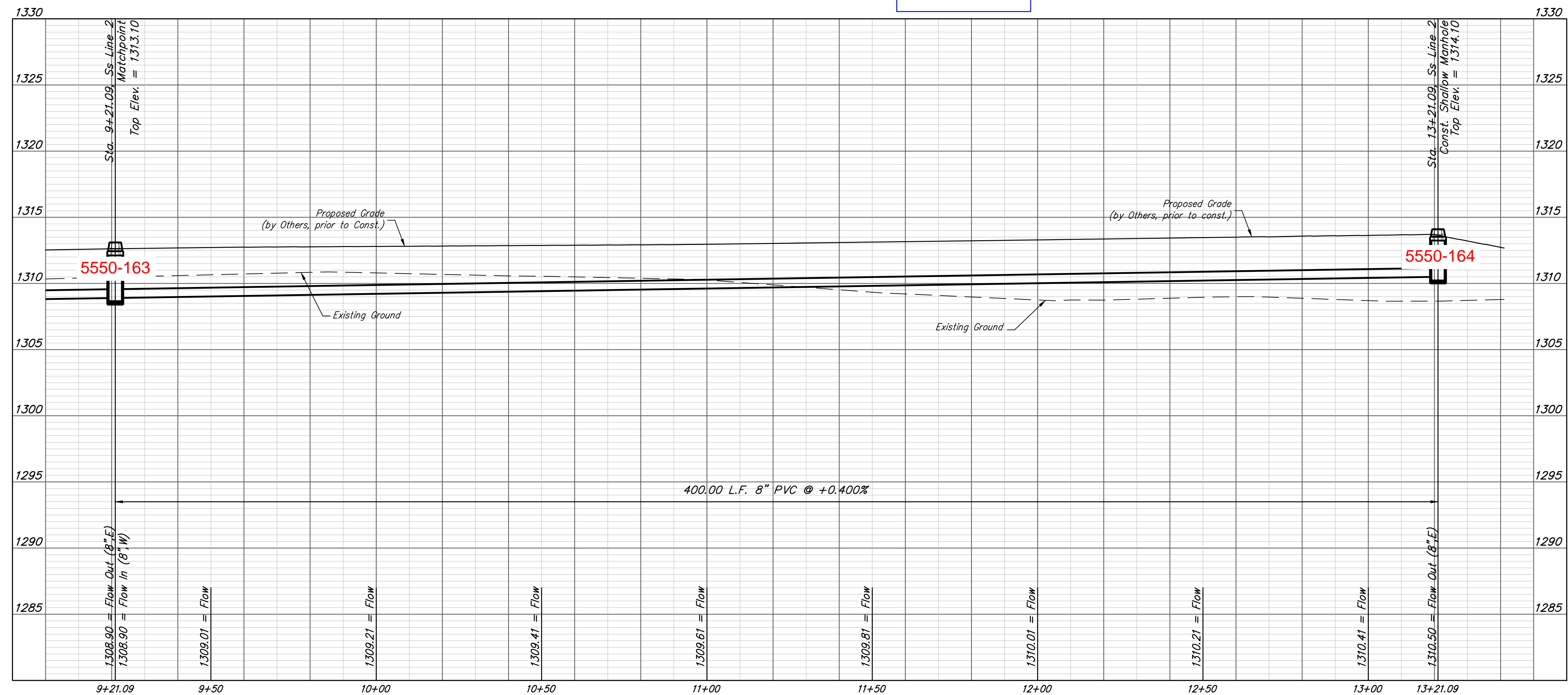
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SS LINE 2

Built per plan



**BAUGHMAN
COMPANY**

315 Ellis St.
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BaughmanCo.com

Cornejo Industrial District

**SS Line 2
Sta. 9+17
to
Sta. 13+21**

Sanitary Sewer
Improvements

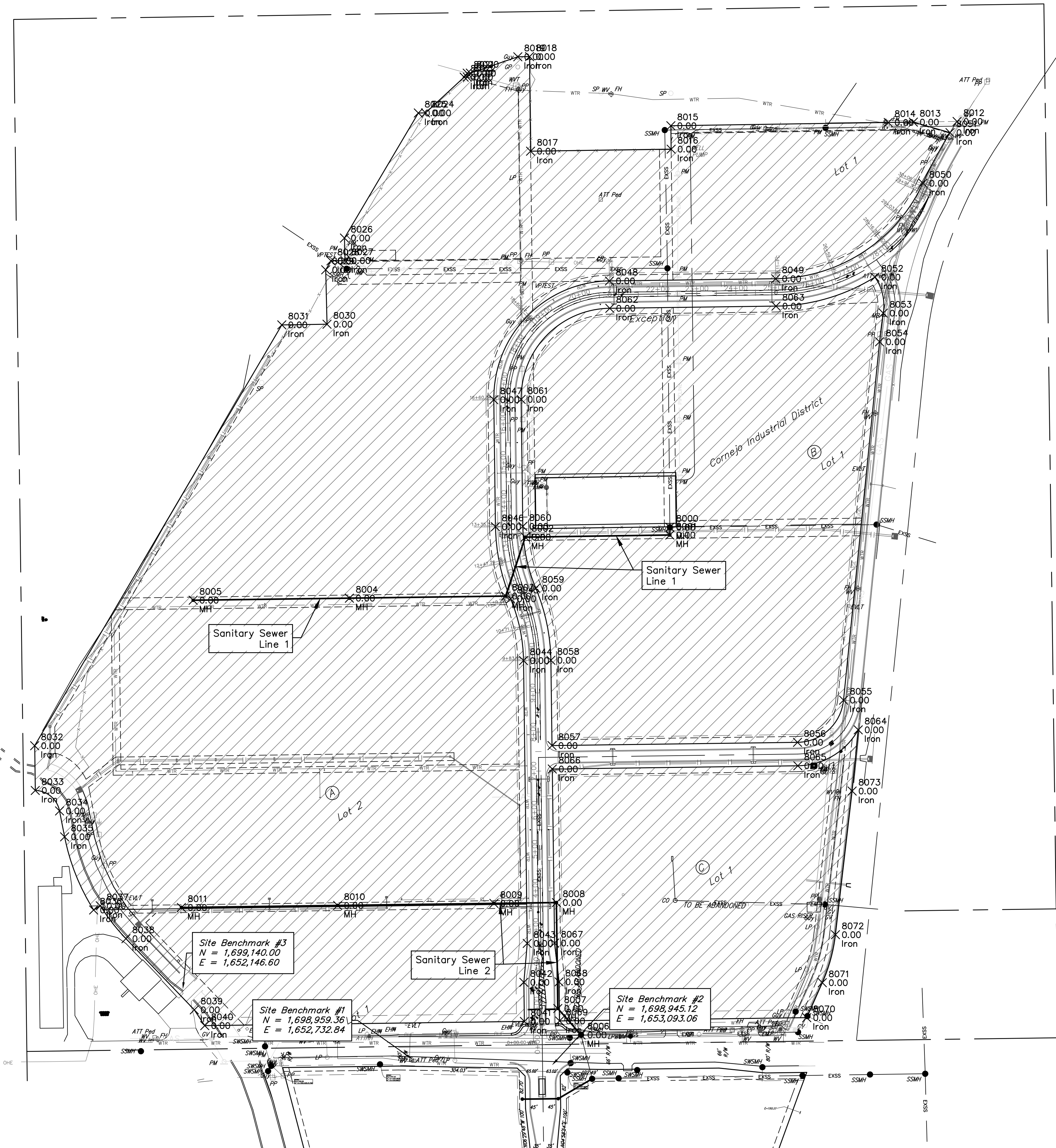
PROJECT NUMBER:
468-2021-017265

DESIGN: PSB DRAWN: JA

DATE: Oct. 26, 2021

SHEET **7** OF **16**

Lot 2

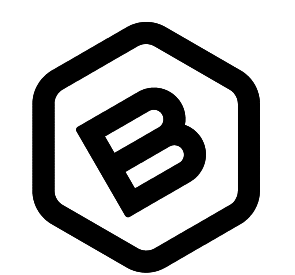


Point #	Northing	Easting	Description
8000	1700319.71	1653392.93	MH
8001	1700299.71	1653392.93	MH
8002	1700294.43	1653022.85	MH
8003	1700143.47	1652972.66	MH
8004	1700138.18	1652572.70	MH
8005	1700132.89	1652172.73	MH
8006	1699020.65	1653165.63	MH
8007	1699088.22	1653106.17	MH
8008	1699359.28	1653102.59	MH
8009	1699357.17	1652942.60	MH
8010	1699351.88	1652542.64	MH
8011	1699346.59	1652142.67	MH
8012	1701357.93	1654128.25	Iron
8013	1701356.28	1654016.30	Iron
8014	1701355.34	1653952.00	Iron
8015	1701347.06	1653395.55	Iron
8016	1701287.09	1653396.30	Iron
8017	1701281.88	1653036.46	Iron
8018	1701523.91	1653033.81	Iron
8019	1701523.45	1653003.81	Iron

Point #	Northing	Easting	Description
8020	1701481.62	1652882.33	Iron
8021	1701481.50	1652874.33	Iron
8022	1701471.44	1652874.69	Iron
8023	1701471.39	1652866.46	Iron
8024	1701379.87	1652767.61	Iron
8025	1701379.59	1652749.12	Iron
8026	1701059.68	1652560.06	Iron
8027	1701001.89	1652561.45	Iron
8028	1701001.35	1652525.59	Iron
8029	1700978.38	1652512.01	Iron
8030	1700839.18	1652515.37	Iron
8031	1700837.44	1652399.67	Iron
8032	1699760.66	1651767.05	Iron
8033	1699646.10	1651768.52	Iron
8034	1699593.73	1651830.72	Iron
8035	1699527.48	1651843.68	Iron
8036	1699340.32	1651917.98	Iron
8037	1699350.99	1651934.90	Iron
8038	1699266.85	1652000.73	Iron
8039	1699084.71	1652175.65	Iron

Point #	Northing	Easting	Description
8040	1699044.35	1652202.43	Iron
8041	1699055.17	1653020.60	Iron
8042	1699155.16	1653019.28	Iron
8043	1699254.78	1653027.96	Iron
8044	1699978.37	1653018.40	Iron
8045	1700136.48	1652985.25	Iron
8046	1700320.92	1652946.58	Iron
8047	1700645.89	1652942.29	Iron
8048	1700949.83	1653238.29	Iron
8049	1700955.46	1653663.77	Iron
8050	1701199.81	1654040.77	Iron
8051	1701329.36	1654110.20	Iron
8052	1700959.57	1653917.83	Iron
8053	1700867.47	1653939.34	Iron
8054	1700794.16	1653929.81	Iron
8055	1699877.27	1653837.61	Iron
8056	1699769.29	1653719.80	Iron
8057	1699760.98	1653091.28	Iron
8058	1699979.29	1653088.39	Iron
8059	1700163.74	1653049.72	Iron

Point #	Northing	Easting	Description
8060	1700321.85	1653016.58	Iron
8061	1700646.82	1653012.28	Iron
8062	1700879.84	1653239.22	Iron
8063	1700885.47	1653664.69	Iron
8064	1699801.21	1653875.19	Iron
8065	1699709.30	1653720.59	Iron
8066	1699700.99	1653092.07	Iron
8067	1699255.71	1653097.96	Iron
8068	1699156.35	1653109.27	Iron
8069	1699056.36	1653110.59	Iron
8070	1699064.73	1653743.39	Iron
8071	1699154.26	1653783.24	Iron
8072	1699277.08	1653816.86	Iron
8073	1699644.66	1653859.53	Iron



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

Cornejo Industrial District
Coordinate Plan

Sanitary Sewer Improvements
 PROJECT NUMBER:
 468-2021-017265
 DESIGN: PSB DRAWN: JA
 DATE: Oct. 26, 2021
 SHEET **14** OF **16**

File: E:\Projects\Cornejo Industrial District_20-11-P603\Engineering\Phase 1 (only if Multiple Phases)\PPS\CID PPS Petition.dwg