

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
Evergy	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 Shawn Mellies at 316-268-4632 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 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 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.
- 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.
- All disturbed areas are to be seeded as follows:

Seed -- Rye grass; 5 lbs./1000 Sq. Ft.

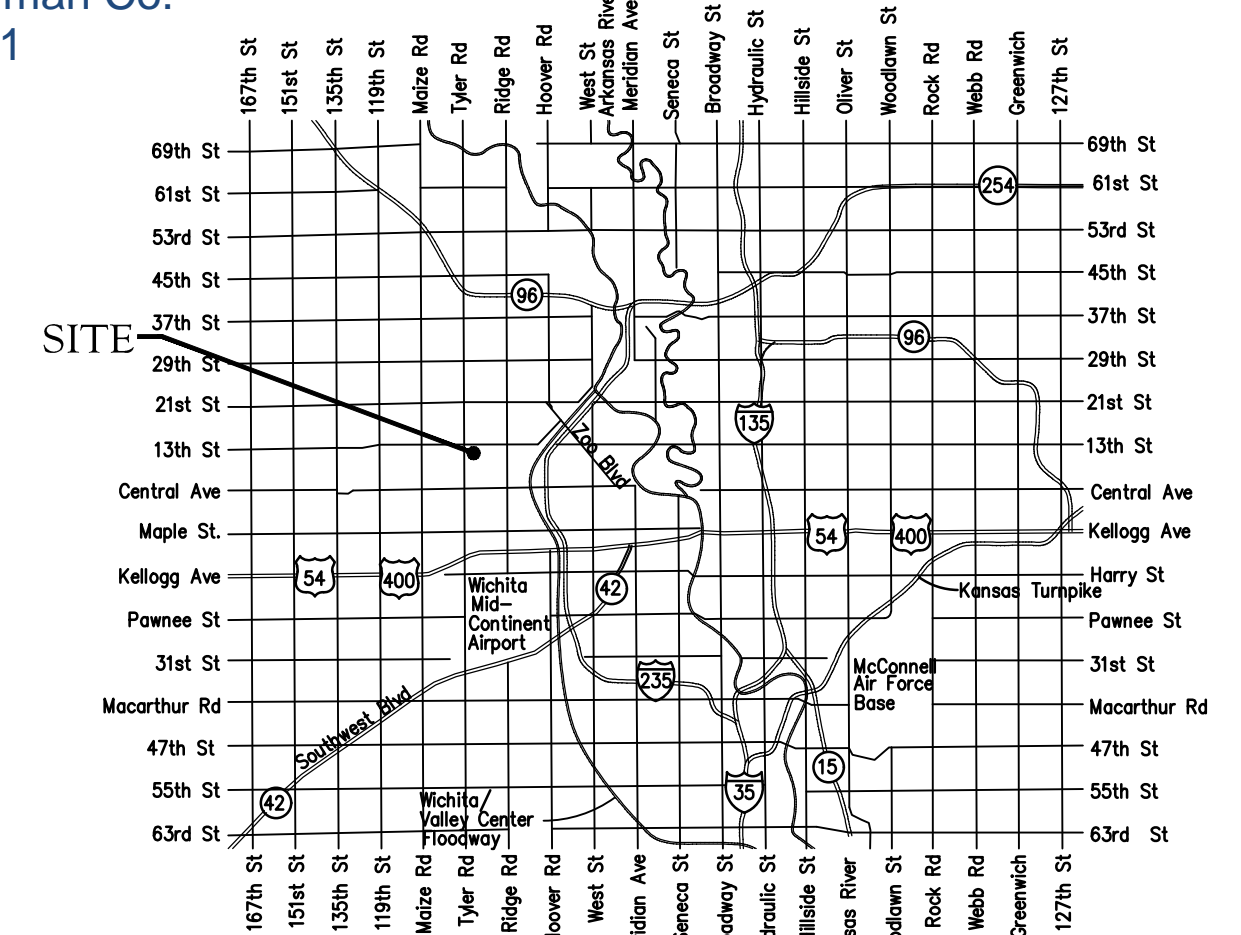
All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Used 15" RCP in place of the approved 12" RCP

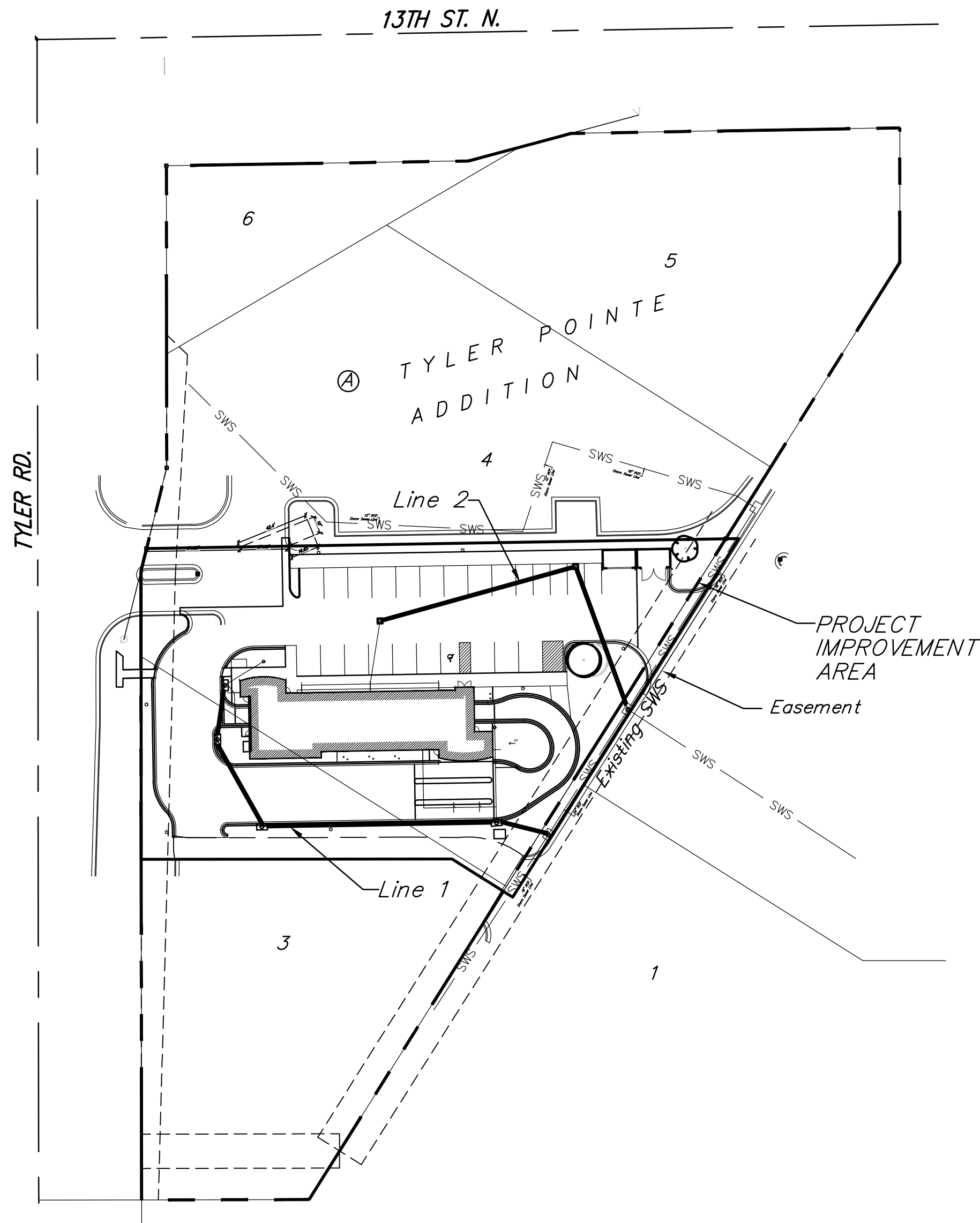
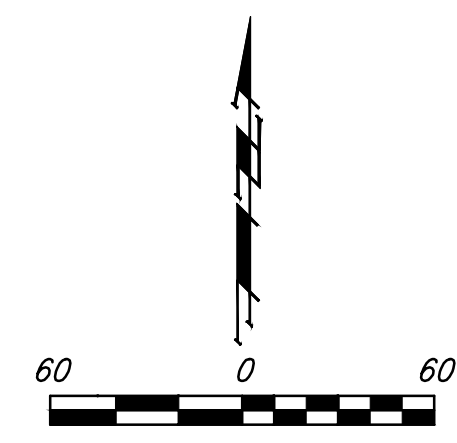
AS BUILT PLANS
 Contractor: Wilks Underground
 Inspector: Larry Powell, Baughman Co.
 As BUILTs by: KEK, 5/7/21

STORM SEWER IMPROVEMENTS to serve **TOMMY'S CAR WASH**

1320 N. Tyler
CITY OF WICHITA, KANSAS
 Gary Janzen, P.E. City Engineer
 Project Number
 PPD-2020-662 (133119)



Vicinity Map



Sheet Index

Title Sheet	1
Line 1	2
Line 2	3
Erosion Control/Grading Plan	4
Copy of Plat	5

SWS Details SW-101, SW-201 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

Benchmarks

- BM #1:** Square cut on top of curb, approx 29.7' east and 15.3' south of the northwest corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1357.94 (NAVD 88)
- BM #2:** Square cut on top of curb, approx 24.2' east and 12.5' south of the northeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1350.25 (NAVD 88)
- BM #3:** Square cut on top of curb, approx 42' northeast along property line and 3.6' north west of property line from southeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1352.17 (NAVD 88)

Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit # _____

NOI Permit # S-AR94-1665 KSR 115994

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) = 1.23 Ac.

Disturbed Area (Acres) = 1.08 Ac.

Water Quality Treatment: Offsite BMP Program

Downstream Channel Protection: N/A

Detention: N/A

The BMP used for this development is Construction entrance, silt fence, curb inlet protection drop inlet protection & Offsite BMP program.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

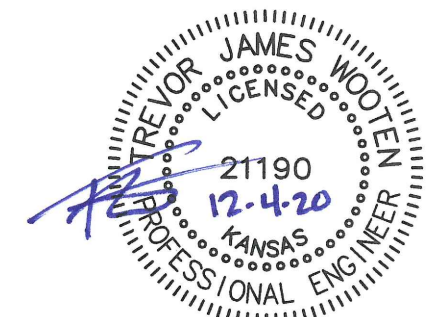
Engineering approved by Seth Gotchey on 12/04/2020

Stormwater approved by Joe Hickle on 12/04/2020

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.



November 2020

Baughman
 Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

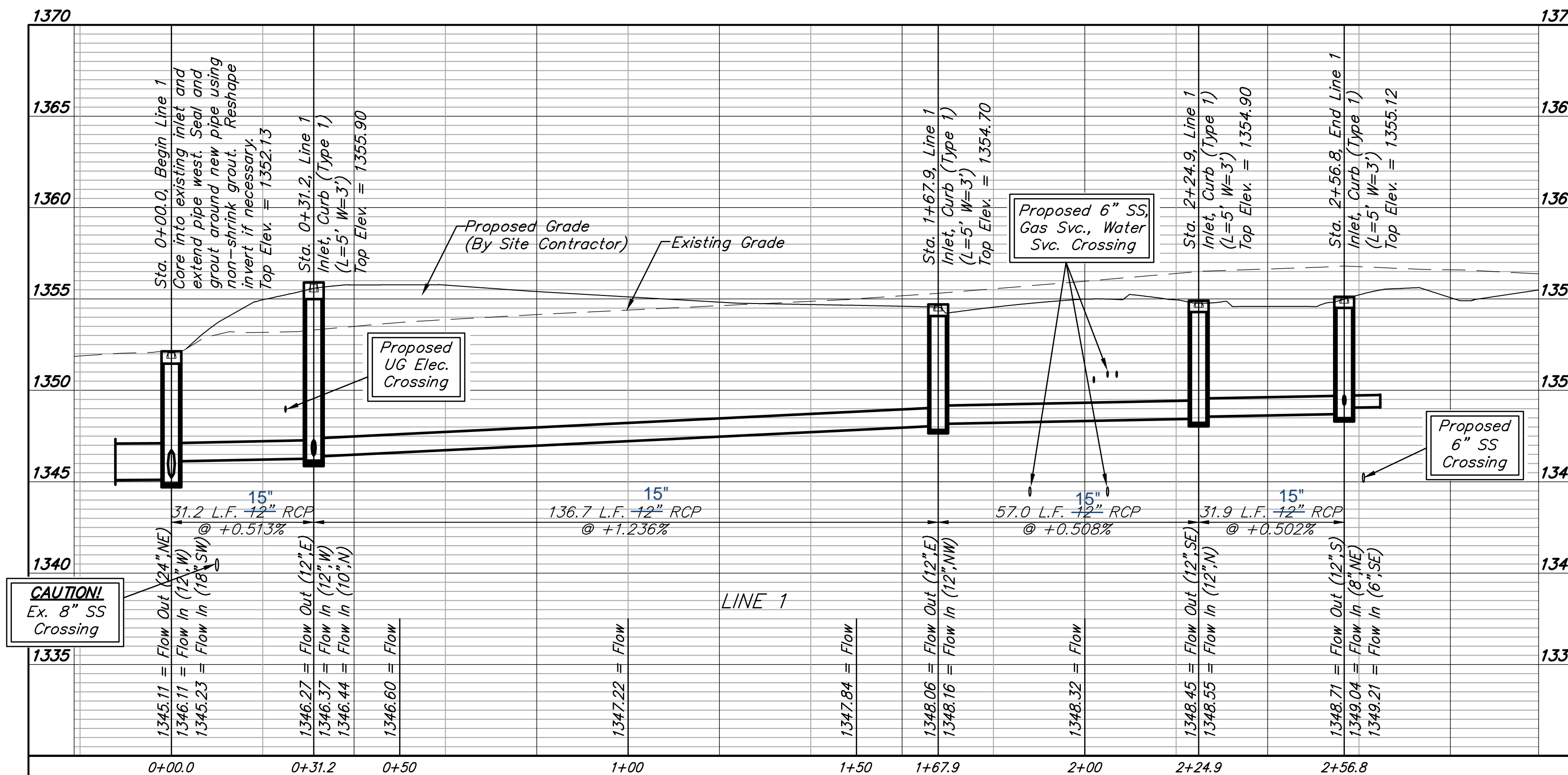
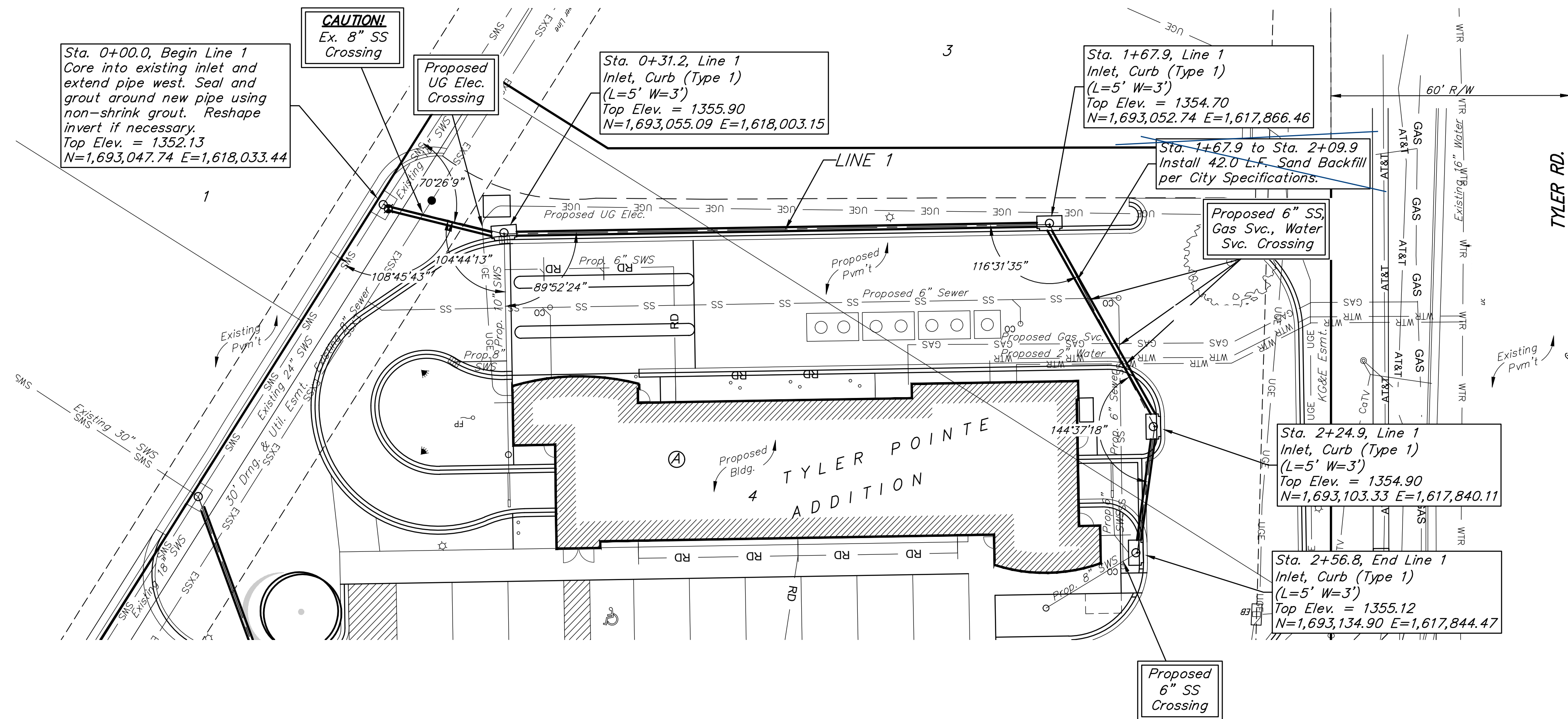
BENCHMARKS:

BM #1: Square cut on top of curb, approx 29.7' east and 15.3' south of the northwest corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1357.94 (NAVD 88)

BM #2: Square cut on top of curb, approx 24.2' east and 12.5' south of the northeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1350.25 (NAVD 88)

BM #3: Square cut on top of curb, approx 42' northeast along property line and 3.6' north west of property line from southeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1352.17 (NAVD 88)

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



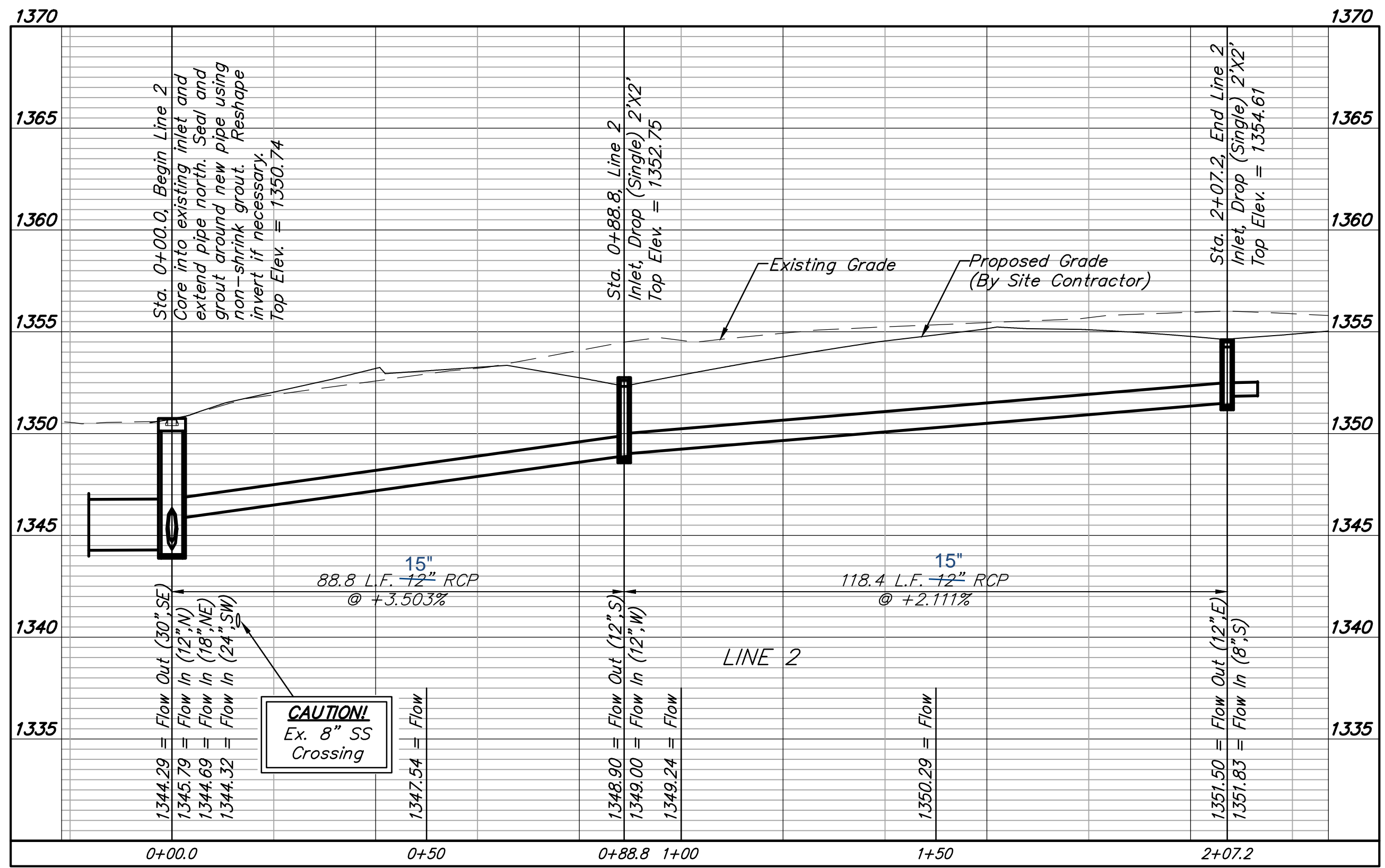
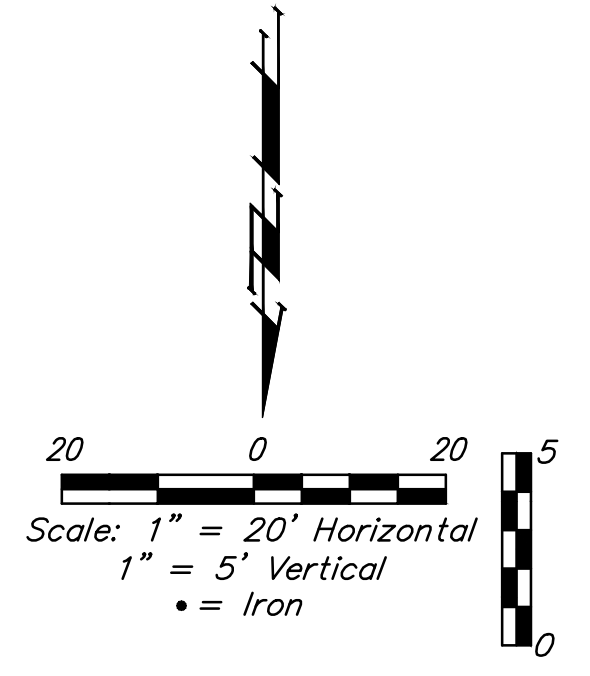
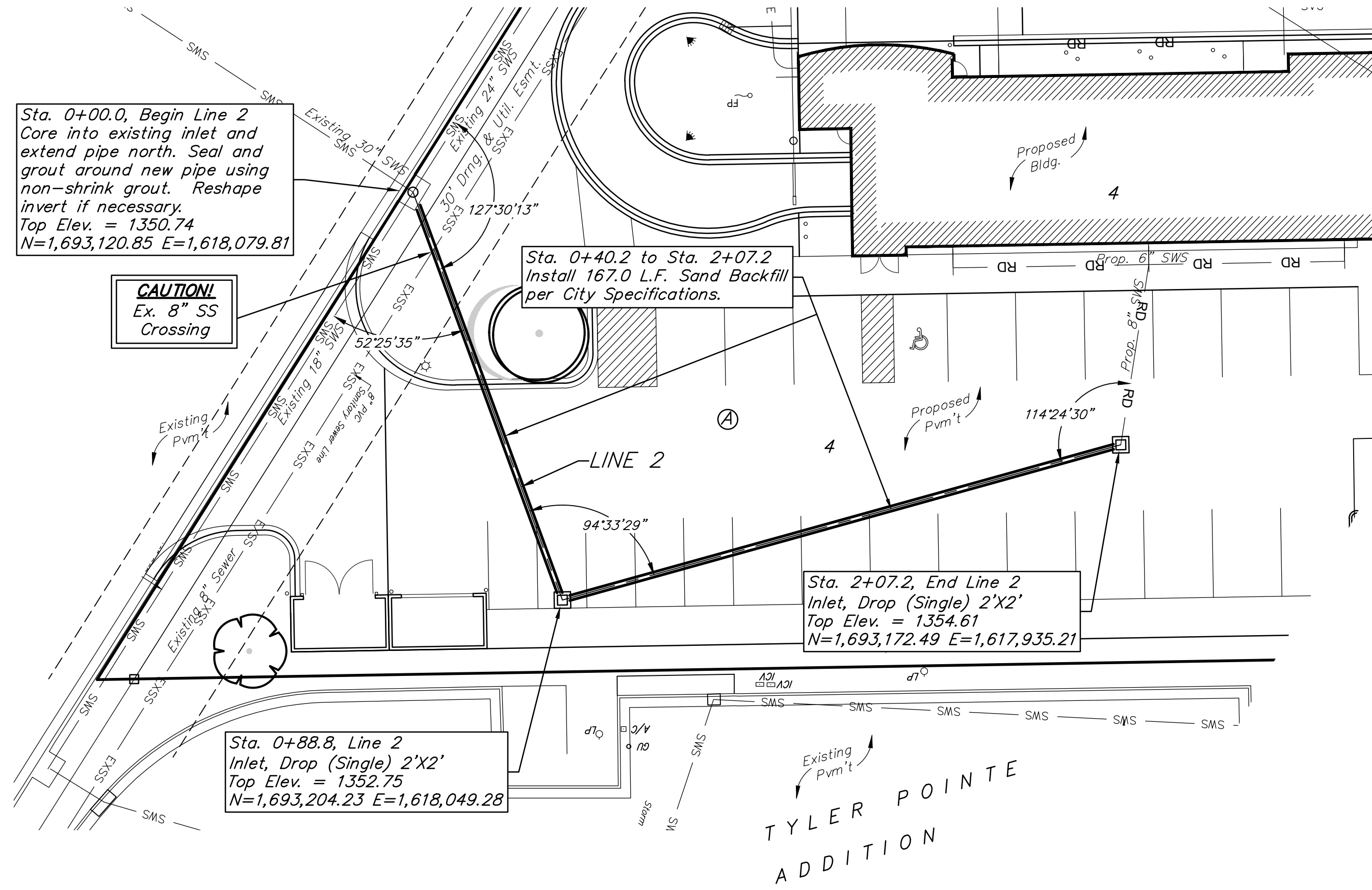
BENCHMARKS:

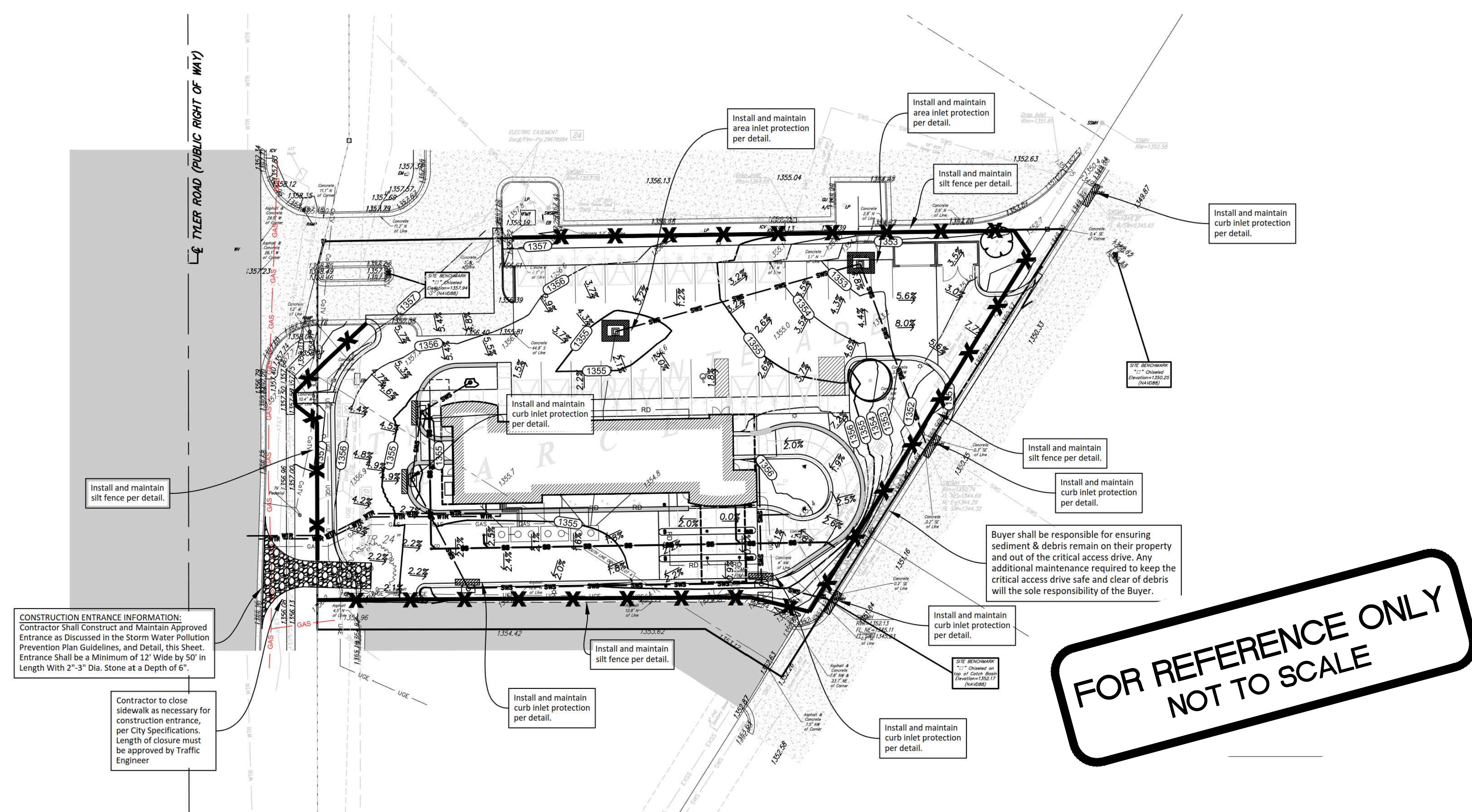
BM #1: Square cut on top of curb, approx 29.7' east and 15.3' south of the northwest corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1357.94 (NAVD 88)

BM #2: Square cut on top of curb, approx 24.2' east and 12.5' south of the northeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1350.25 (NAVD 88)

BM #3: Square cut on top of curb, approx 42' northeast along property line and 3.6' north west of property line from southeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS. Elevation = 1352.17 (NAVD 88)

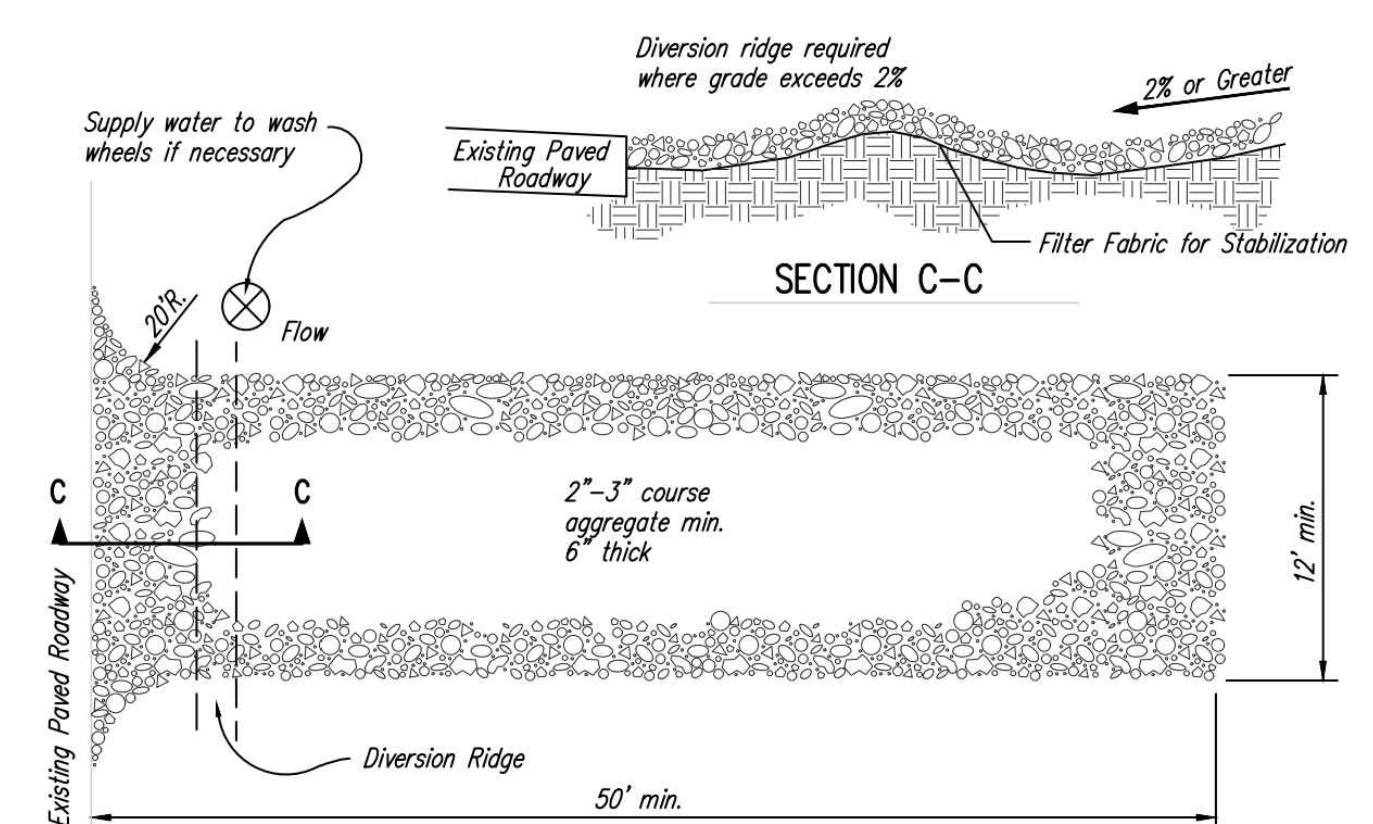
Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.





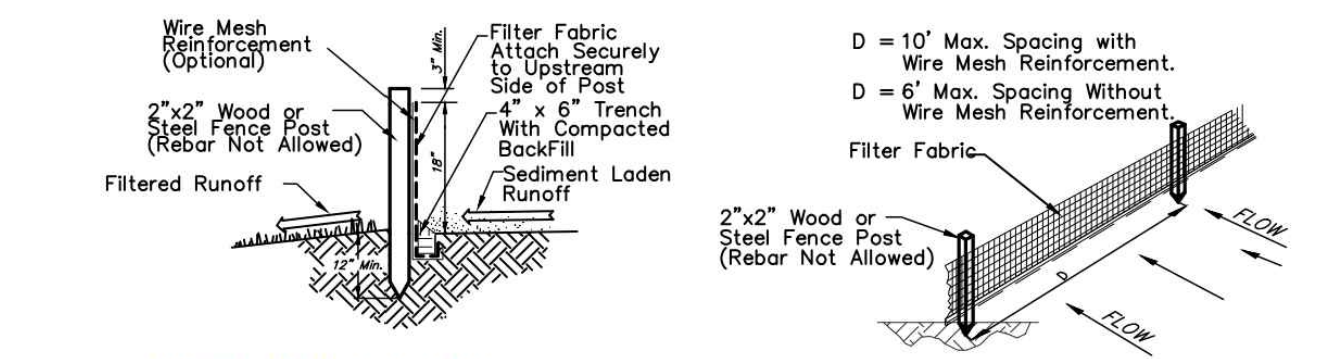
CONSTRUCTION ENTRANCE INFORMATION:
Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".

Contractor to close sidewalk as necessary for construction entrance, per City Specifications. Length of closure must be approved by Traffic Engineer.

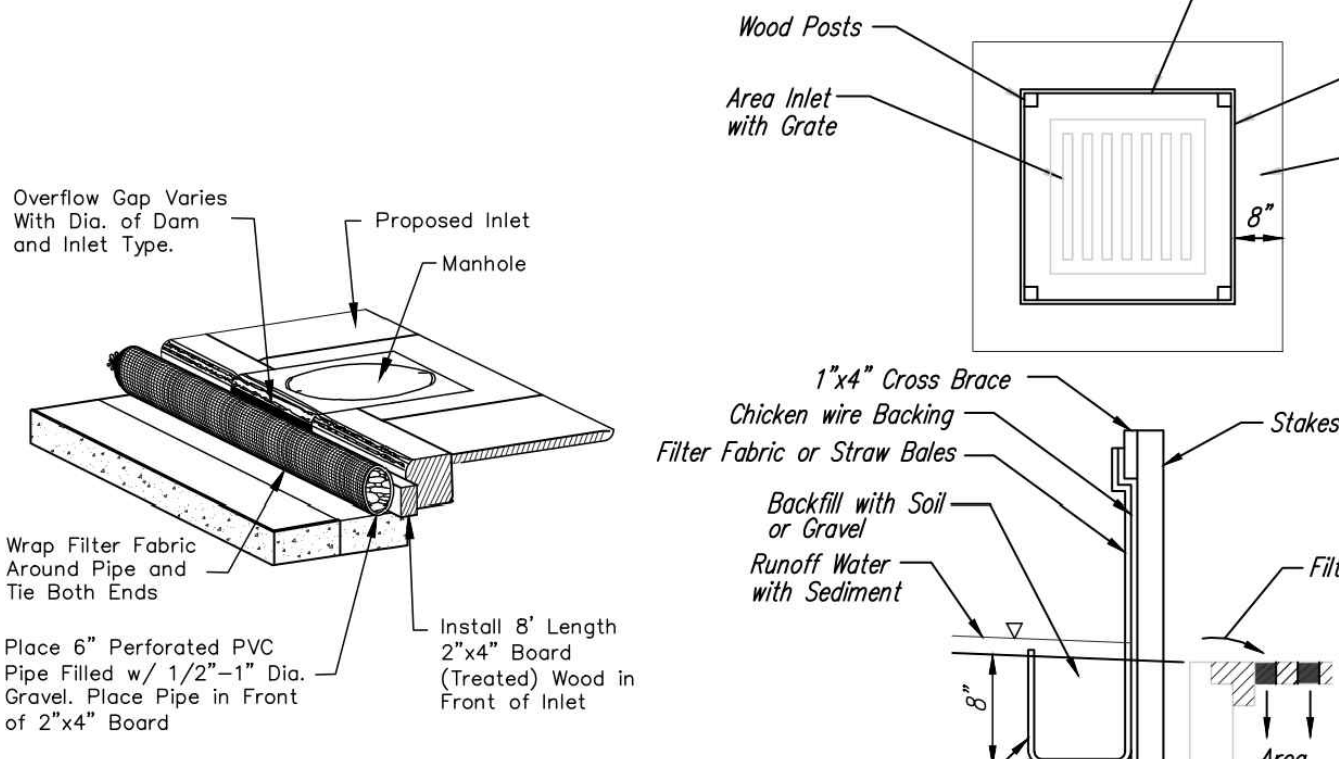


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC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

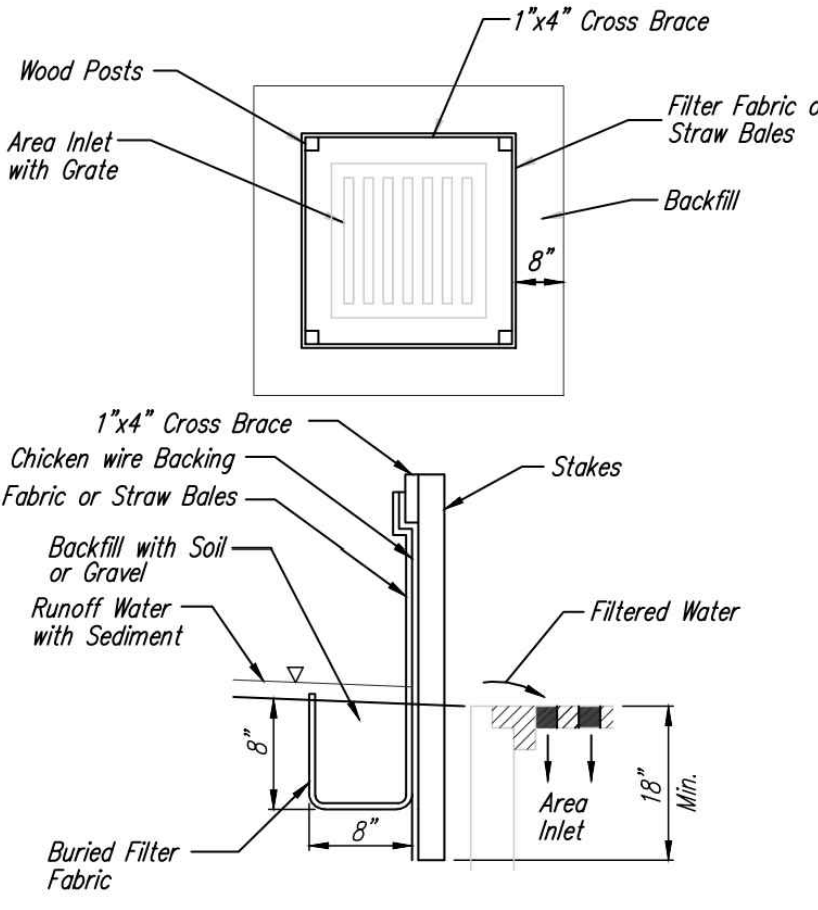
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

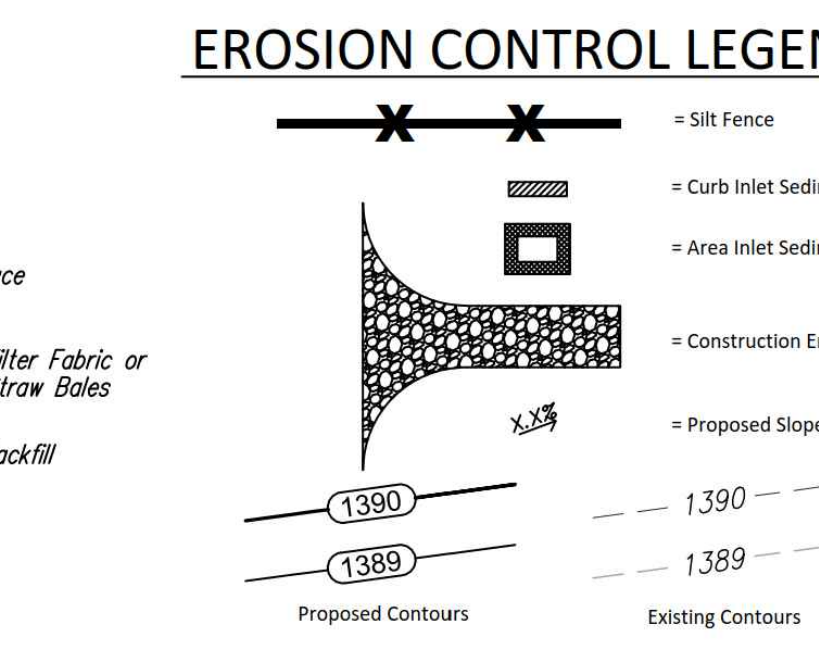


3 TYPE 1 INLET PROTECTION
NOT TO SCALE



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

EROSION CONTROL PLAN



LEGAL DESCRIPTION

Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS.

SITE INFORMATION

Total Area:	±53,652.1 sq. ft. (1.23acres)
Disturbed Area:	±47,062.4 sq. ft. (1.08 acres)
Impervious Area, pre-const:	±6,604.1 sq. ft. (0.15 acres)
Impervious Area, post-const:	±43,773.9 sq. ft. (1.00 acres)

BENCHMARKS

- Site Benchmark - 1
Square cut on top of curb, approx 29.7' east and 15.3' south of the northwest corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS.
Elevation = 1357.94 (NAVD 88)
- Site Benchmark - 2
Square cut on top of curb, approx 24.2' east and 12.5' south of the northeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS.
Elevation = 1350.25 (NAVD 88)
- Site Benchmark - 3
Square cut on top of curb, approx 42' northeast along property line and 3.6' north west of property line from southeast corner of Lots 6, 5, & part of lot 4, Block A, Tyler Pointe Addition, City of Wichita, Sedgwick County, KS.
Elevation = 1352.17 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-5AFE

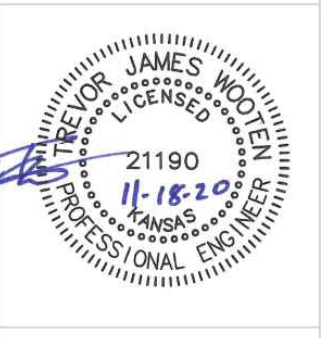
UTILITY CONTACTS

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
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
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
City of Wichita Traffic Maint. (Traf. Control)	268-4034 or 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

EROSION CONTROL NOTES

1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.



TOMMY'S CAR WASH
8723 13TH STREET
WICHITA, KS 67212

REVISION: DATE:

PROJECT NUMBER:

DESIGN: DRAWN:

DATE:

EROSION CONTROL PLAN

C3.0

Tommy's Car Wash
EROSION CONTROL PLAN
STORM WATER SEWER IMPROVEMENTS

Baughman Company, P.A.
Baughman

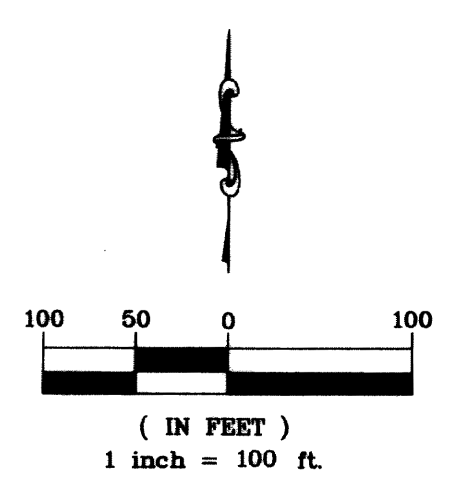
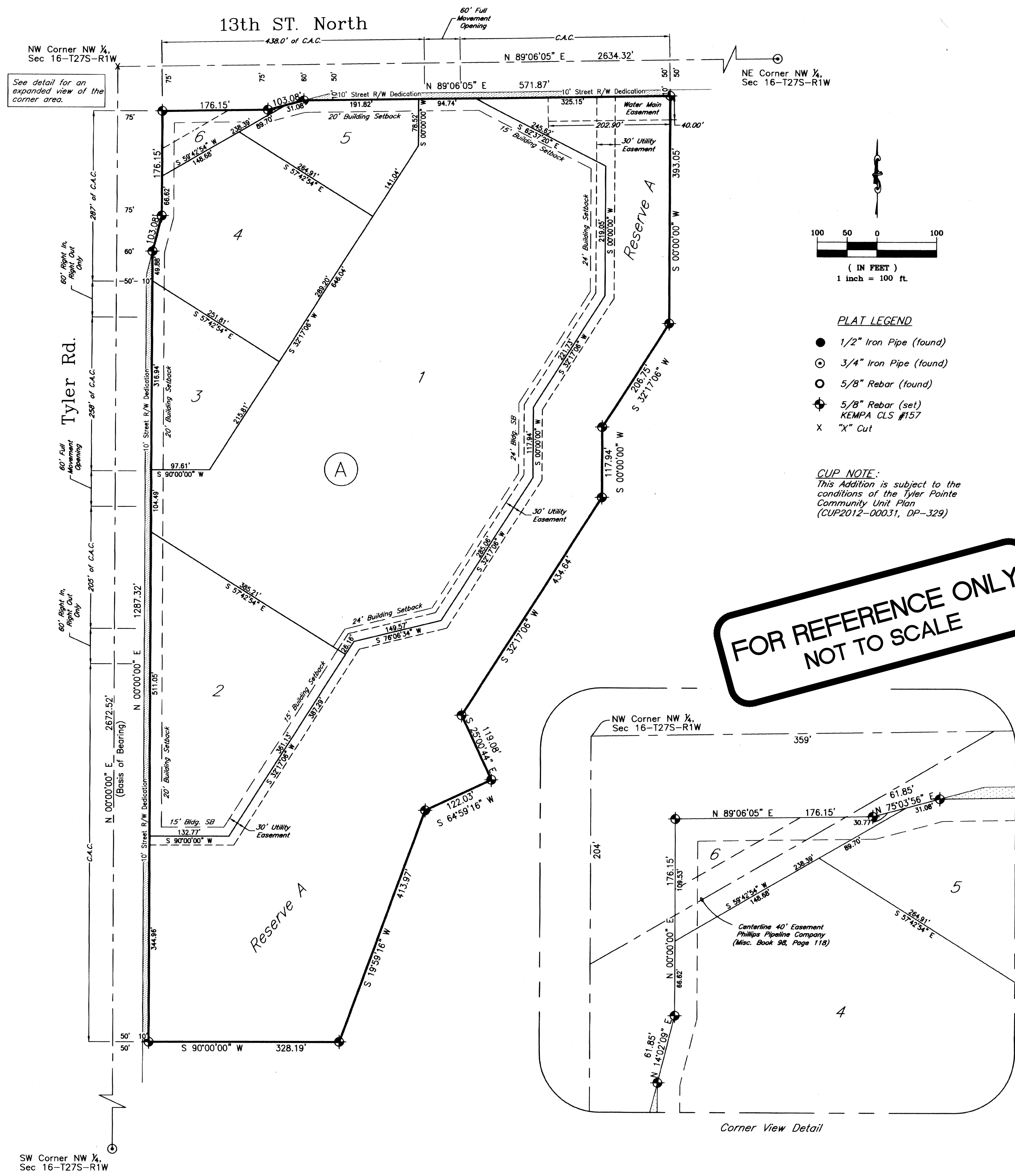
FILE: 11-20-20

SHEET 4 OF 5

Tyler Pointe Addition

Replat of a portion of Lot 1 Northwest High School Addition Wichita, Sedgwick County, Kansas

Part of the NW 1/4, Section 16, Township 27 South, Range 1 West of the 6th. P.M.



- PLAT LEGEND**
- 1/2" Iron Pipe (found)
 - 3/4" Iron Pipe (found)
 - 5/8" Rebar (found)
 - ⊕ 5/8" Rebar (set)
KEMPA CLS #157
 - X "X" Cut

CUP NOTE:
This Addition is subject to the conditions of the Tyler Pointe Community Unit Plan (CUP2012-00031, DP-329)

FOR REFERENCE ONLY
NOT TO SCALE

State of Kansas } SS
County of Sedgwick }

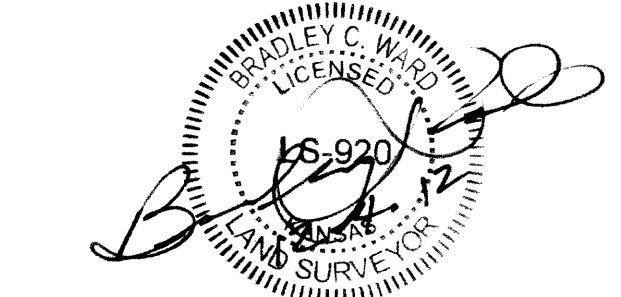
I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 22nd day of October, 2012 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

A tract of land generally located in the Northwest 1/4 of the Section 16, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, and being a replat of part of Lot 1, Northwest High School Addition, being more particularly described as:

Beginning at a point 75 feet South and 75 feet East of the Northwest corner of said Northwest 1/4, said point being the northwest corner of the Northwest High School Addition; thence, on an assumed bearing of N 89°06'05" E, parallel with the North line of said Northwest 1/4, a distance of 176.15 feet; thence N 75°03'56" E, a distance of 103.08 feet, to a point 50 feet South of the North line of said Northwest 1/4, thence N 89°06'05" E, parallel with the North line, a distance of 571.87 feet; thence S 0°00'00" W, a distance of 393.05 feet; thence S 32°17'06" W, a distance of 206.75 feet; thence S 0°00'00" W, a distance of 117.94 feet; thence S 32°17'06" W, a distance of 434.64 feet; thence S 25°00'44" E, a distance of 119.08 feet; thence S 64°59'16" W, a distance of 122.03 feet; thence S 19°59'16" W, a distance of 413.97 feet; thence S 90°00'00" W, a distance of 328.19 feet, to a point 50 feet East of the West line of said Northwest 1/4; thence N 0°00'00" E, parallel with the West line of said Northwest 1/4, a distance of 1287.32 feet; thence N 14°02'09" E, a distance of 103.08 feet, to a point 75 feet East of the West line of said Northwest 1/4; thence N 0°00'00" E, a distance of 176.15 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.



Bradley C. Ward, L.S. #920
State of Kansas } SS
County of Sedgwick }

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Block, and Reserve to be known as Tyler Pointe Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve A is platted for stormwater detention, landscaping, irrigation and beautification. Reserve A shall be owned by the owners of Lot 1, Northwest High School Addition and maintained by the owners of Lots 1 & 2, Block A, Tyler Pointe Addition. A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Lynn Rogers 12/6/12 Date
Lynn Rogers, President
Unified School District #259

State of Kansas } SS
County of Sedgwick }

This instrument was acknowledged before me on this 6th day of December, 2012, by Lynn Rogers, President, Unified School District #259.

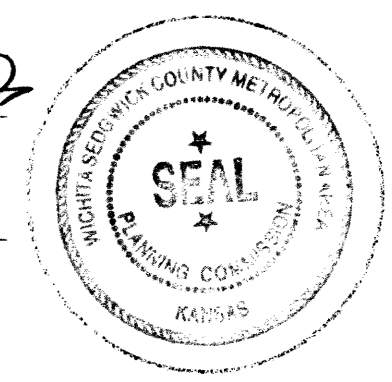
Mike Williams
Notary Public
My Commission Expires: 6/9/15



State of Kansas } SS
City of Wichita }

This plat of Tyler Pointe Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, Dated this 14th day of December, 2012.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Dennis
David Dennis, Chair
John L. Schlegel
John L. Schlegel, Secretary



State of Kansas } SS
City of Wichita }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 27th day of January, 2013.

At the Direction of the City Council
Carl Brewer, Mayor
Karen Sublett, M.M.C.
Karen Sublett, City Clerk

Entered on transfer record this 22nd day of January, 2013.
Kelly B. Arnold
Kelly B. Arnold, County Clerk



State of Kansas } SS
County of Sedgwick }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 22nd day of January, 2013, at 9:32:21 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 22nd day of January, 2012.



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

Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 29347753
Record # 1814910
Page Recorded: 3
Casher Initials: JP
Authorized By: [Signature]

Date Recorded: 1/22/2013 9:32:21 AM



516 S. Market, Wichita, KS 67202 (316)264-0242

SW Corner NW 1/4, Sec 16-T27S-R1W

Baughman Company, P.A.
Professional Engineer
1515 S. WILSON ST. WICHITA, KS 67202
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Baughman

TOMMY'S CAR WASH
COPY OF PLAT
STORM WATER SEWER IMPROVEMENTS

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