

GENERAL NOTES:

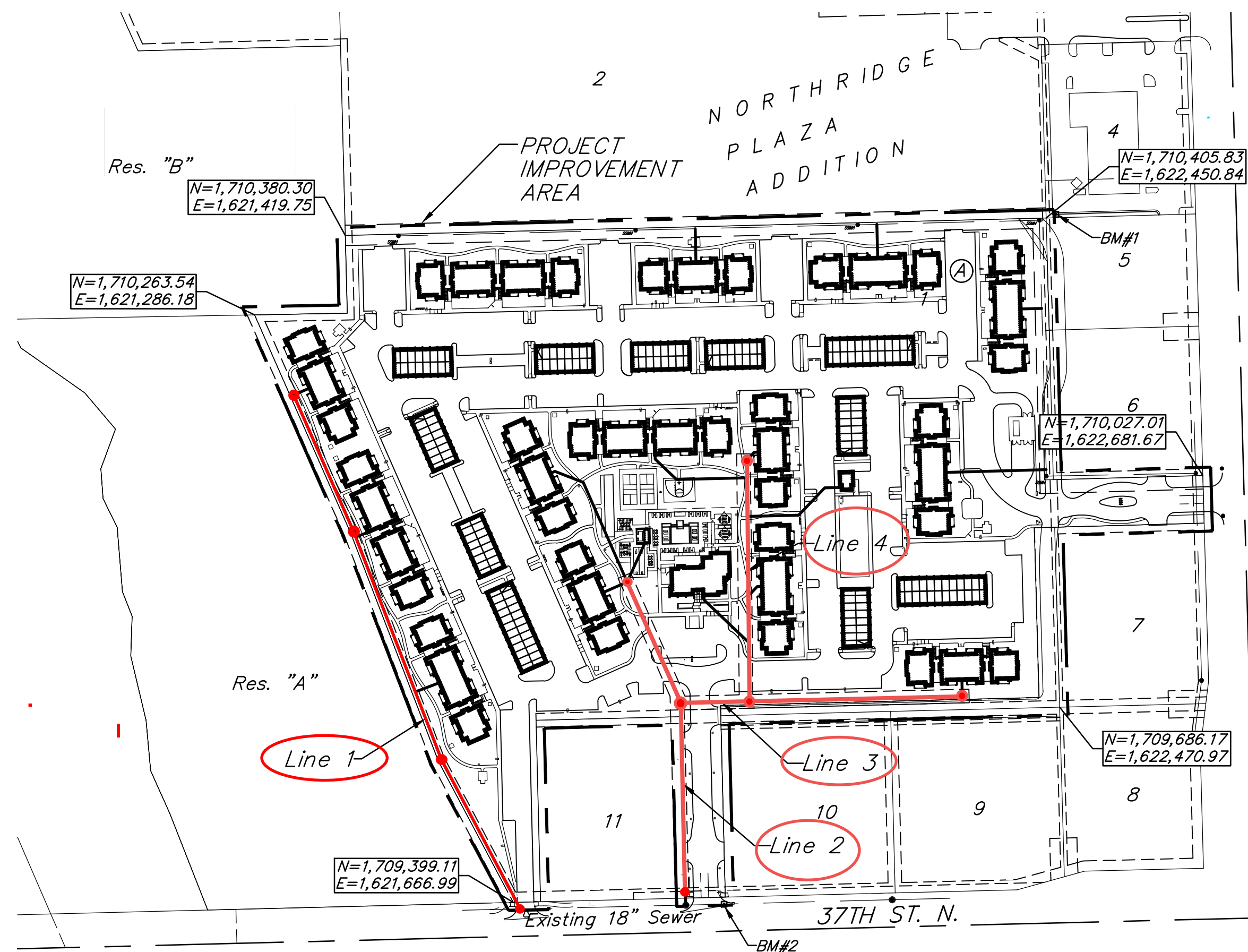
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, 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 Downita 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, curb, 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.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- City Maintenance of sanitary sewer mains in structure within easement or right-of-way is the Contractor's responsibility.
- All stubs and capped pipes shall be located plastic tape in the same manner as risers.
- Connecting to Existing Manholes:
Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.
- Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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 excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- Contractor shall grade around exposed manholes at a 1:1 slope. Manholes set lower than existing grade shall have a 9" berm constructed around manhole to prevent infiltration into sanitary sewer system. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole.
- All of 37th St. N. R/W disturbed during construction shall be seeded and mulched as follows:
Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.
All other areas disturbed during construction 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". All seeding operations shall conform to the City of Wichita Standard Specifications.
- 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".
- 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.

D. Reinhardt - City of Wichita, Inspector Stubs
Release Date: 5/2/2023
:apr 5/3/2023

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)

8" PVC Pipe = Northern Pipe Products.
Structures = Wichita Concrete Pipe.
Frames / Lids = Neenah.



NOTE: Sanitary Sewer Service Line Pipe Installations NOT Inspected by Baughman Company.

NOTE: SANITARY SEWER LINE 1 is considered by City of Wichita to be privately owned and maintained, as discussed by Trevor Wooten and Shawn Mellies.

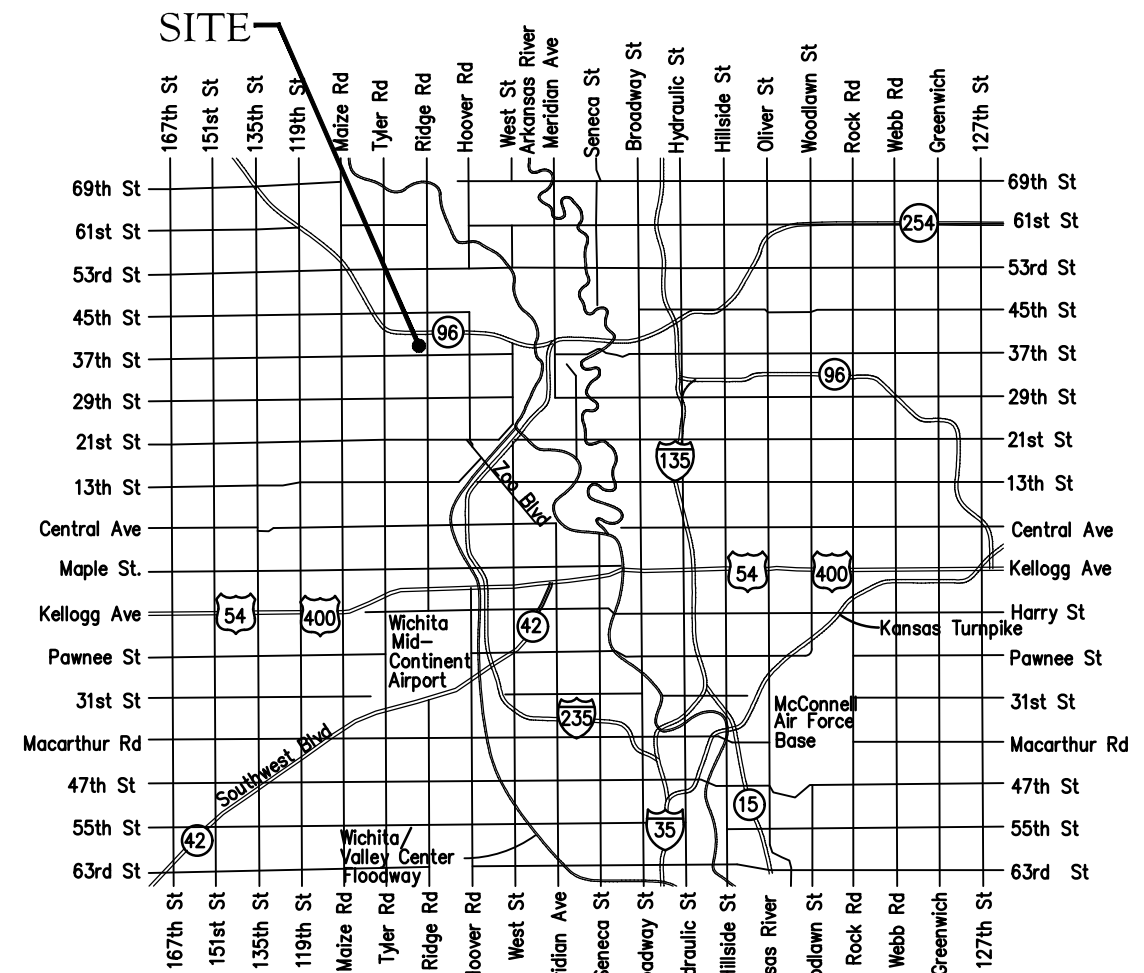
AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS to serve AVANTE APARTMENTS

37TH ST. N. & N. RIDGE RD.
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
2022-003183PPS (53030982)

Utility Contractor: Nowak Construction
Inspector: Larry Powell, Baughman Company, P.A.
As-Built By: L Powell, 11-29-2022, 2-23-2023.



Vicinity Map
Begin: 4-1-2022
End: Nov. 2022

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APPROVED AS NOTED BY WICHITA PUBLIC WORKS ENGINEERING DIVISION
Engineering approved by Ben Ferguson on 03.08.22
Utilities approved by Deb Ary on 03.08.22
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 # 22-04-E162



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

March 8, 2022

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)

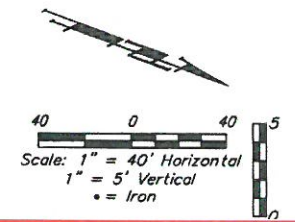
City Maintenance of sanitary sewer mains ends at last structure within easement or right-of-way line.

4-4-2022:
 All Sanitary Sewer locations specifying Flowable Fill were switched to "Sand Fill - Flush / Vibrate", with Baughman's approval.
 LDP

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH - 4" PIPE
1	6" NE Stub	1	A	1	8+27.2/RT.	5.0'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



Sta. 0+00.0, Begin Line 1
 Core into existing manhole and extend outside drop north. Seal and grout around new pipe using non-shrink grout. Reshape invert if necessary. Cost of coring, sealing, grouting and reshaping to be incidental to cost of pipe.
 Adjust Manhole Top From Elev. = 1334.70 To Elev. = 1333.70
 N=1,709,389.52 E=1,621,677.03

Sta. 0+00.0 to Sta. 0+25.0
 Install 25.0 L.F. Flowable Fill per City Specifications.

Sta. 2+48.2, Line 1
 Construct MH, Standard (4')
 Top Elev. = 1331.50
 N=1,709,589.01 E=1,621,561.12

Sta. 5+07.3, Line 1
 Construct MH, Standard (4')
 Top Elev. = 1333.19
 N=1,709,944.19 E=1,621,432.30

Sta. 8+27.2, End Line 1
 Construct MH, Standard (4')
 Top Elev. = 1333.00
 N=1,710,145.48 E=1,621,343.64

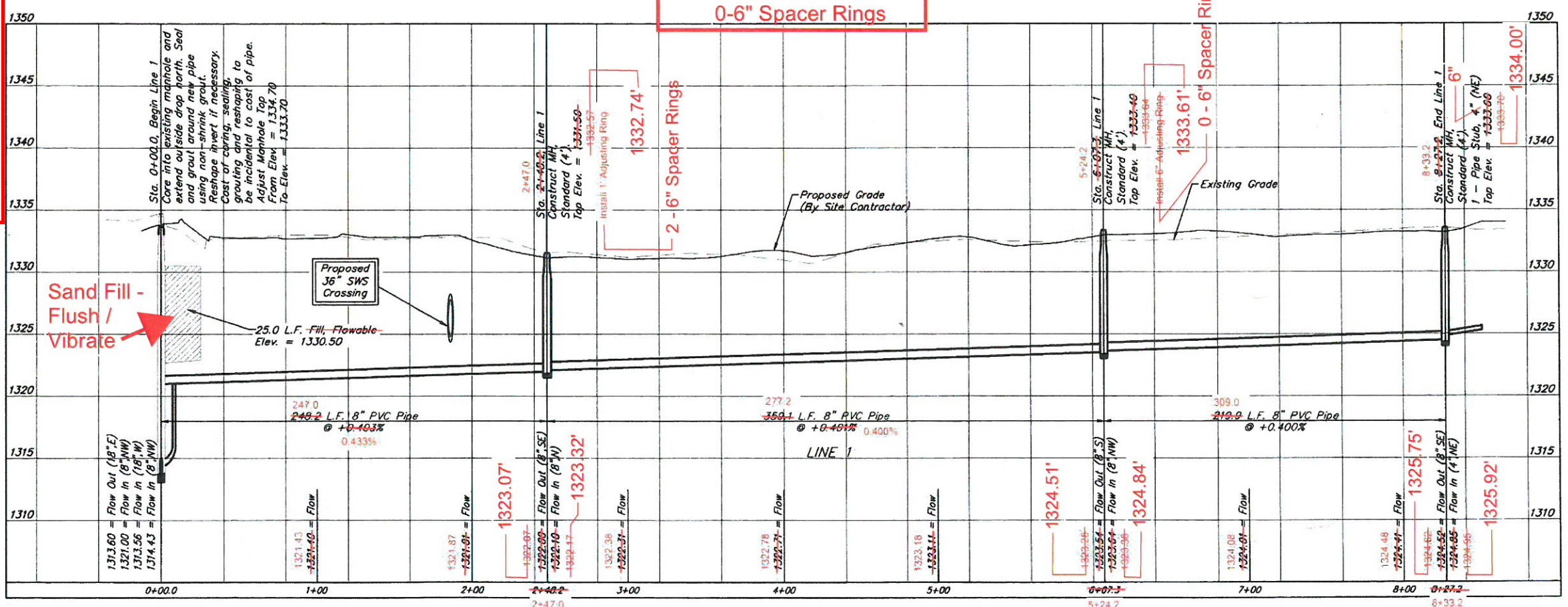
STA 8+33.2
 Top Elev. = 1334.00
 N=1,710,146.83
 E=1,621,349.00
 0-6" Spacer Rings

SS MH COW ID# 4952-005 with 1 - 6" Spacer Ring

STA 2+47.0
 Top Elev. = 1332.74
 N=1,709,611.82
 E=1,621,569.99
 2-6" Spacer Rings Installed

STA 5+24.2
 Top Elev. = 1333.61
 N=1,709,869.45
 E=1,621,471.72
 0-6" Spacer Rings

NOTE:
 SANITARY SEWER LINE 1 is considered by City of Wichita to be privately owned and maintained.



NOTE:
 1. In the event the existing manhole is lined, Contractor shall repair manhole lining damaged during connection to existing manhole in accordance with City of Wichita Standard Specifications.

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 315 Ellis St.
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 316-262-7271
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AVANTE APARTMENTS

LINE 1

Sta. 0+00 to Sta. 8+27.2
 SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
 21-06-E950

DESIGN: TJW DRAWN: TMS
 DATE: April 25, 2022
 SHEET OF
2A 19

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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)

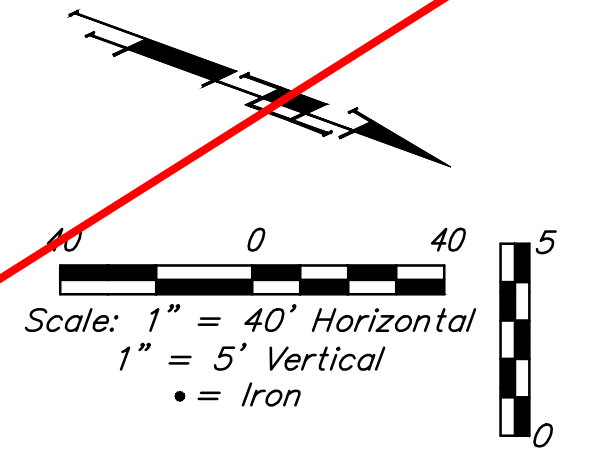
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

City Maintenance of sanitary sewer mains ends at last structure within easement or right-of-way line.

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY		
		LOT NO.	BLOCK NO.	LINE NO.	STATION	APPROXIMATE LENGTH 4" PIPE	
					DIRECTION	VERTICAL	HORIZONTAL
1	4" Stub	1	A	1	8+27.2/Rt.	-	5.0'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



Sta. 0+00.0, Begin Line 1
 Core into existing manhole and extend outside drop north. Seal and grout around new pipe using non-shrink grout. Reshape invert if necessary. Cost of coring, sealing, grouting and reshaping to be incidental to cost of pipe. Adjust Manhole Top From Elev. = 1334.70 To Elev. = 1333.70 N=1,709,389.52 E=1,621,677.03

Remove existing sidewalk as necessary for sewer construction.

Sta. 0+00.0 to Sta. 0+25.0
 Install 25.0 L.F. Flowable Fill per City Specifications.

Proposed 36" SWS Crossing

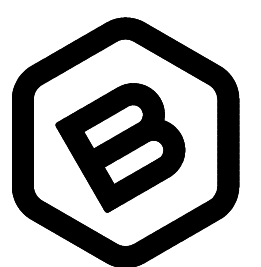
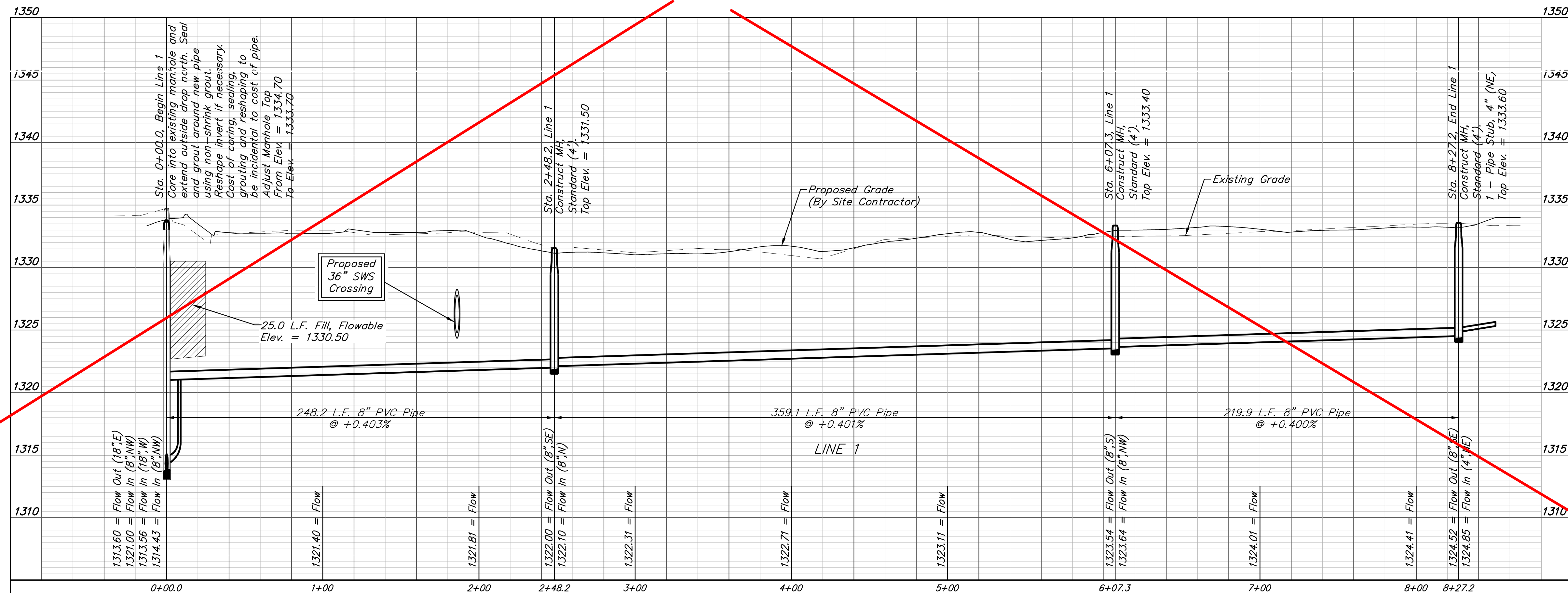
Sta. 2+48.2, Line 1
 Construct MH, Standard (4')
 Top Elev. = 1331.50
 N=1,709,609.01 E=1,621,561.12

Res. "A"

Sta. 6+07.3, Line 1
 Construct MH, Standard (4')
 Top Elev. = 1333.40
 N=1,709,944.19 E=1,621,432.30

Sta. 8+27.2, End Line 1
 Construct MH, Standard (4')
 1 - Pipe Stub, 4" (NE)
 Top Elev. = 1333.60
 N=1,710,145.48 E=1,621,343.64

SS LINE 1: ALIGNMENT REVISED. SEE PREVIOUS SHEET.



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 Wichita, KS 67211
 316-262-7271
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AVANTE APARTMENTS

LINE 1

Sta. 0+00 to Sta. 8+27.2
 SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
 21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: March 25, 2022

SHEET OF
2 19

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)

4-4-2022:
 All Sanitary Sewer locations specifying Flowable Fill was switched to "Sand Fill - Flush / Vibrate", with Baughman's approval. LDP

Existing pipe was in good condition. Not removed.

*If existing pipe between existing manhole on 18" sewer and the cleanout is in unsuitable condition, this pipe shall be removed and replaced as part of this project.

City Maintenance of sanitary sewer mains ends at last structure within easement or right-of-way line.

Contact gas company 3 weeks prior to construction to coordinate construction.

Remove existing sidewalk as necessary for sewer construction.

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION \ DIRECTION	APPROXIMATE LENGTH 4" PIPE
2	3*4" Stub	1	A	2	4+92.2/Lt.	VERTICAL - HORIZONTAL 10.0'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

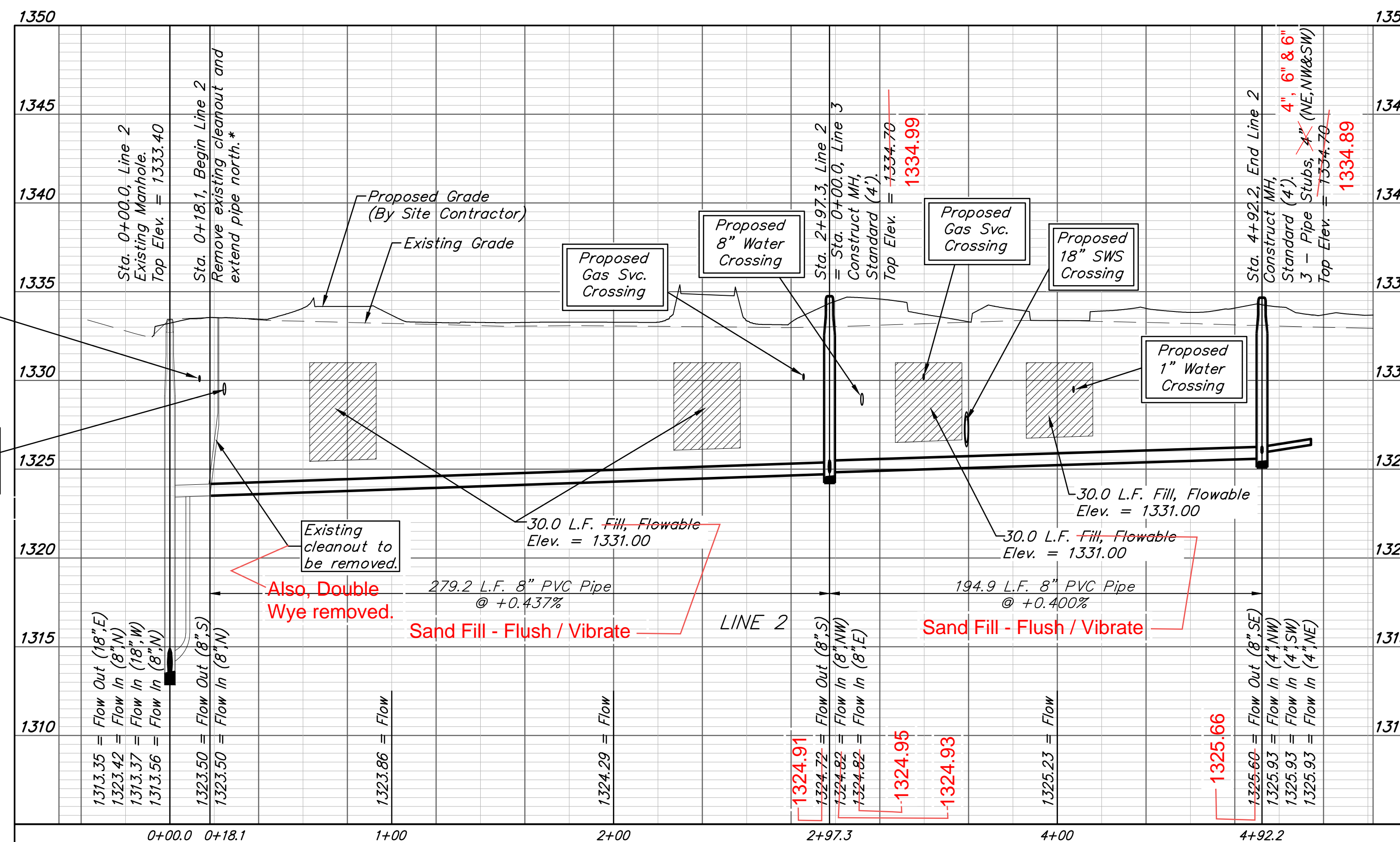
NE STUB = 4"
NW STUB = 6"
SW STUB = 6"

Also Telephone Line.

NOTE:
 1. In the event the existing manhole is lined, Contractor shall repair manhole lining damaged during connection to existing manhole in accordance with City of Wichita Standard Specifications.

CAUTION!
 Ex. Gas Line Crossing
 DEPTH UNKNOWN

CAUTION!
 Ex. 8" Water Crossing
 ALSO TELEPHONE.



COW ID # 4952-102CO Removed.

COW ID # 4952-004

Sta. 0+00.0, Line 2 Existing Manhole. Top Elev. = 1333.40 N=1,709,395.02 E=1,621,920.74

Double Wye also removed.

Sta. 0+18.1, Begin Line 2 Remove existing cleanout and extend pipe north.* N=1,709,413.12 E=1,621,920.27

Sta. 0+63.0 to Sta. 0+93.0 Sta. 2+27.0 to Sta. 2+57.0 Install 30.0 L.F. Flowable-Fill per City Specifications.

Sand Fill - Flush / Vibrate

CAUTION!
 Ex. 8" Water Crossing

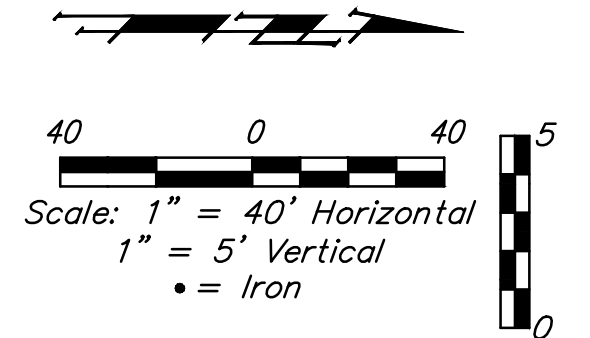
CAUTION!
 Ex. Gas Line Crossing

Sta. 2+97.3, Line 2 = Sta. 0+00.0, Line 3 Construct MH, Standard (4'). Top Elev. = 1334.70 N=1,709,692.26 E=1,621,912.99

10 N=1,709,692.24 E=1,621,913.43 Top Elev. = 1334.99

Top Elev. = 1334.89 N=1,709,870.30 E=1,621,834.57

Sta. 4+92.2, End Line 2 Construct MH, Standard (4'). 3 - Pipe Stubs, 4" (NE,NW&SW) Top Elev. = 1334.70 N=1,709,870.62 E=1,621,834.43



Sand Fill - Flush / Vibrate

Professional Engineer Seal: SCOTT R. SAMPSON, KANSAS PROFESSIONAL ENGINEER, No. 31812

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 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
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AVANTE APARTMENTS

LINE 2

Sta. 0+00 to Sta. 4+74.1
 SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
 21-06-E950

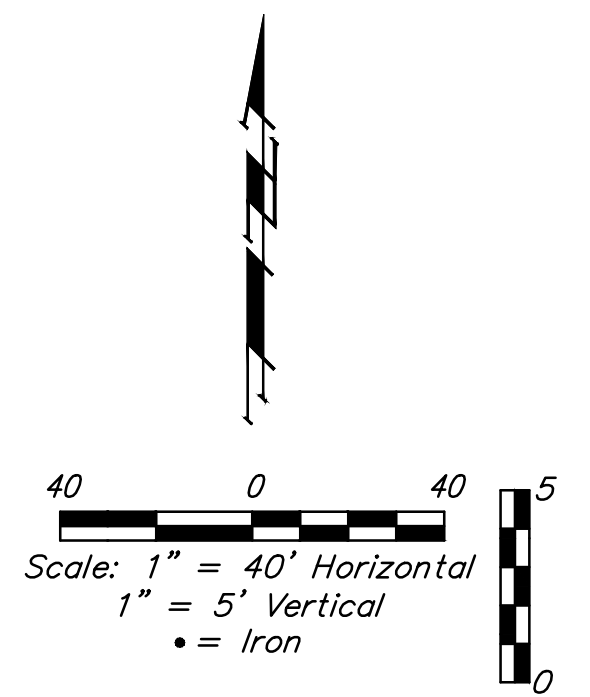
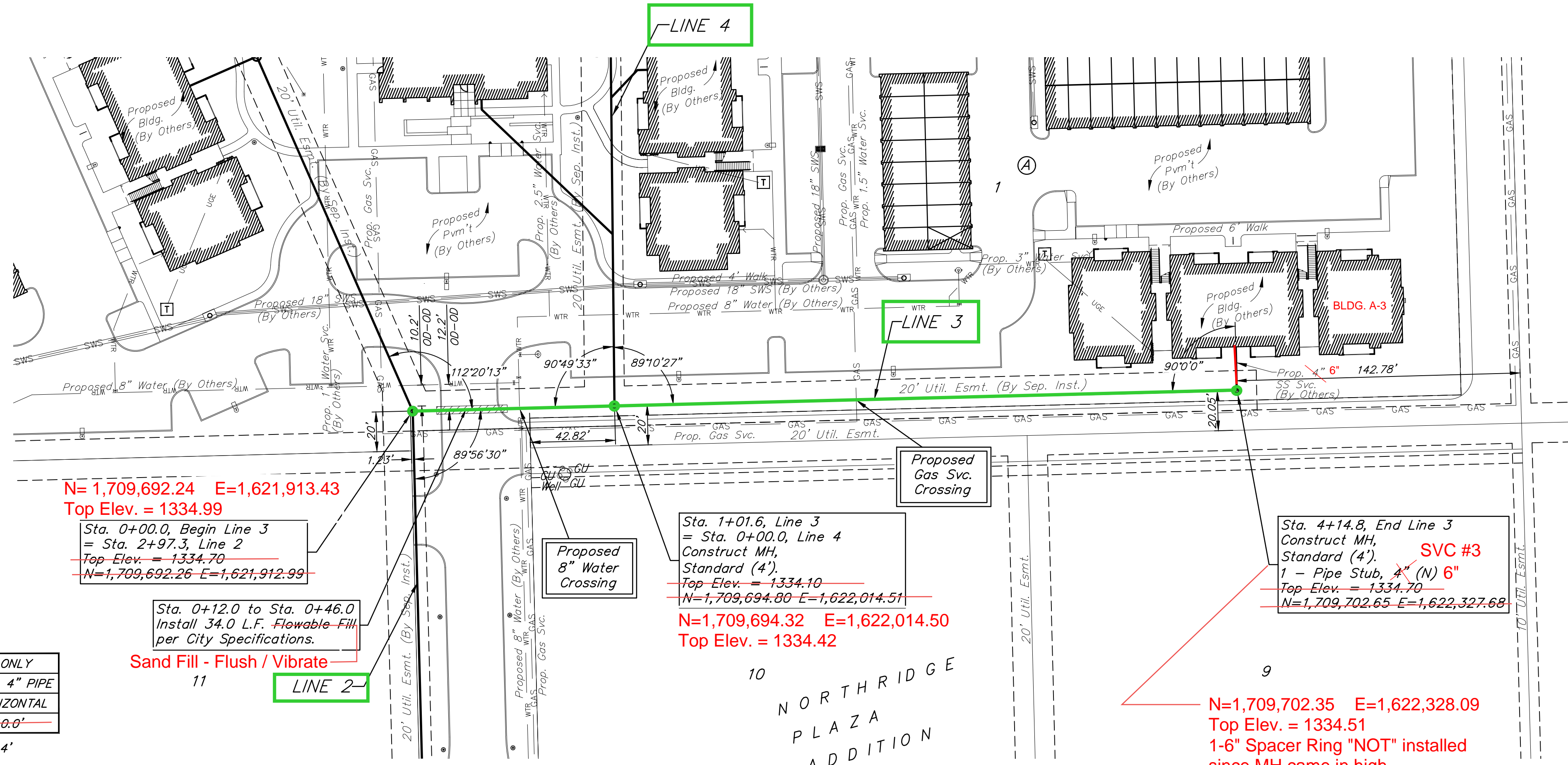
DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022

SHEET OF
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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)



N=1,709,692.24 E=1,621,913.43
 Top Elev. = 1334.99

Sta. 0+00.0, Begin Line 3
 = Sta. 2+97.3, Line 2
 Top Elev. = 1334.70
 N=1,709,692.26 E=1,621,912.99

Sta. 0+12.0 to Sta. 0+46.0
 Install 34.0 L.F. Flowable-Fill
 per City Specifications.

Sand Fill - Flush / Vibrate
 11

Sta. 1+01.6, Line 3
 = Sta. 0+00.0, Line 4
 Construct MH,
 Standard (4').
 Top Elev. = 1334.10
 N=1,709,694.80 E=1,622,014.51
 N=1,709,694.32 E=1,622,014.50
 Top Elev. = 1334.42

Sta. 4+14.8, End Line 3
 Construct MH,
 Standard (4'). SVC #3
 1 - Pipe Stub, 4" (N) 6"
 Top Elev. = 1334.70
 N=1,709,702.65 E=1,622,327.69

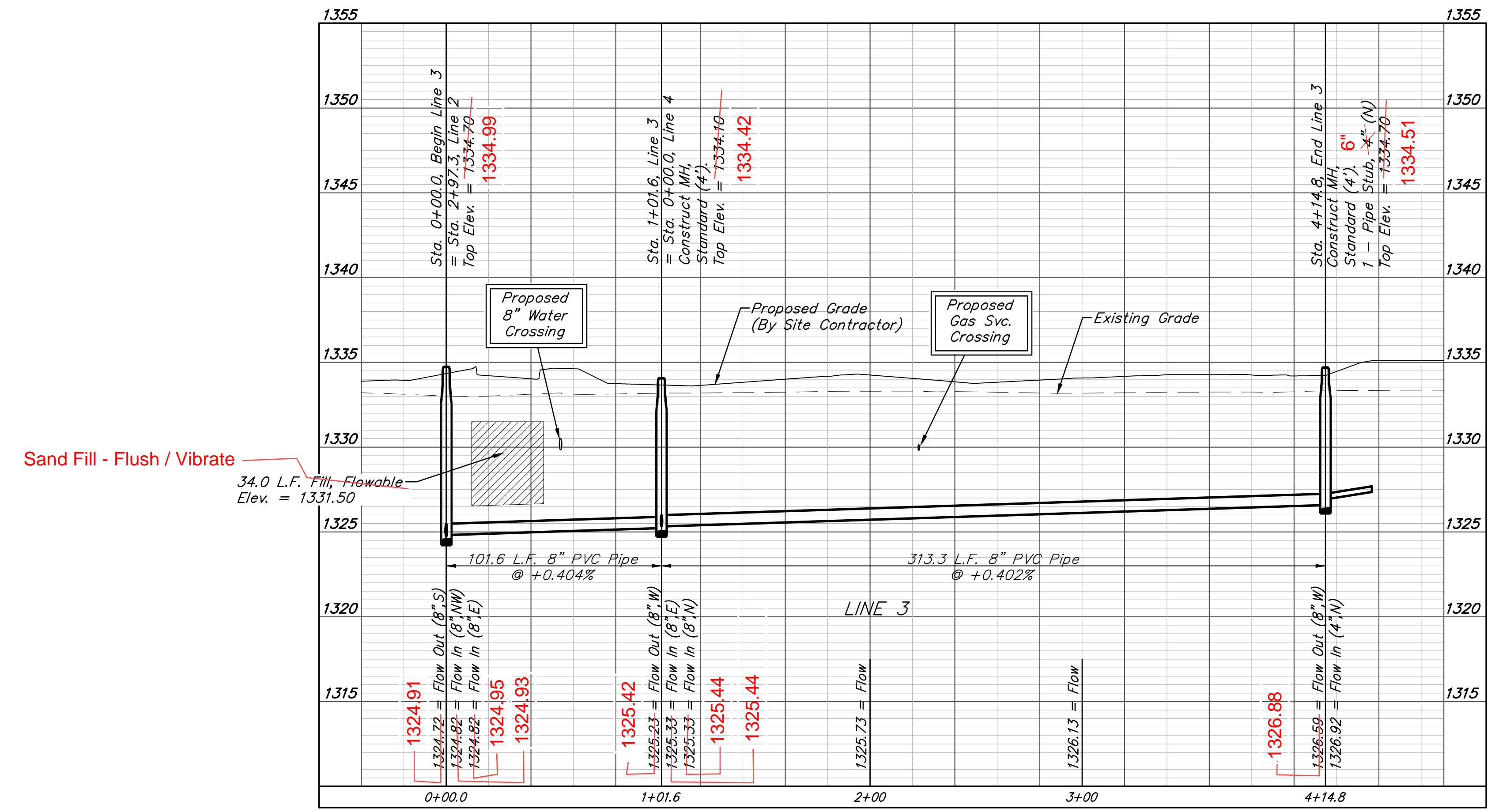
N=1,709,702.35 E=1,622,328.09
 Top Elev. = 1334.51
 1-6" Spacer Ring "NOT" installed
 since MH came in high.

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			STATION \ DIRECTION	FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.		APPROXIMATE LENGTH 4" PIPE	VERTICAL
3	4" Stub	1	A	3	4+14.8/Lt.	-	10.0'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

N STUB = 6"



Sand Fill - Flush / Vibrate
 34.0 L.F. Fill - Flowable
 Elev. = 1331.50

SCOTT R. SAMPSON
 LICENSED PROFESSIONAL ENGINEER
 KANSAS
 31822

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

AVANTE APARTMENTS

LINE 3
 Sta. 0+00 to Sta. 4+14.8
 SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
 21-06-E950

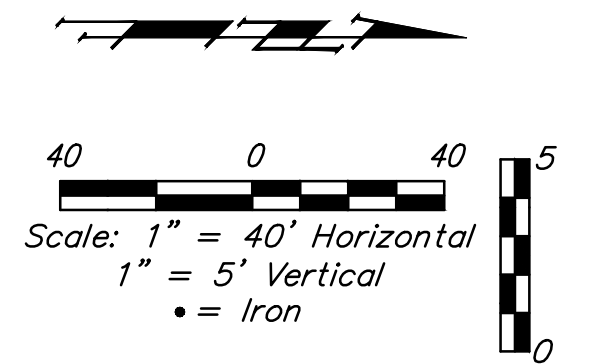
DESIGN: TJW DRAWN: TMS
 DATE: March 25, 2022

SHEET OF
4 19

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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)

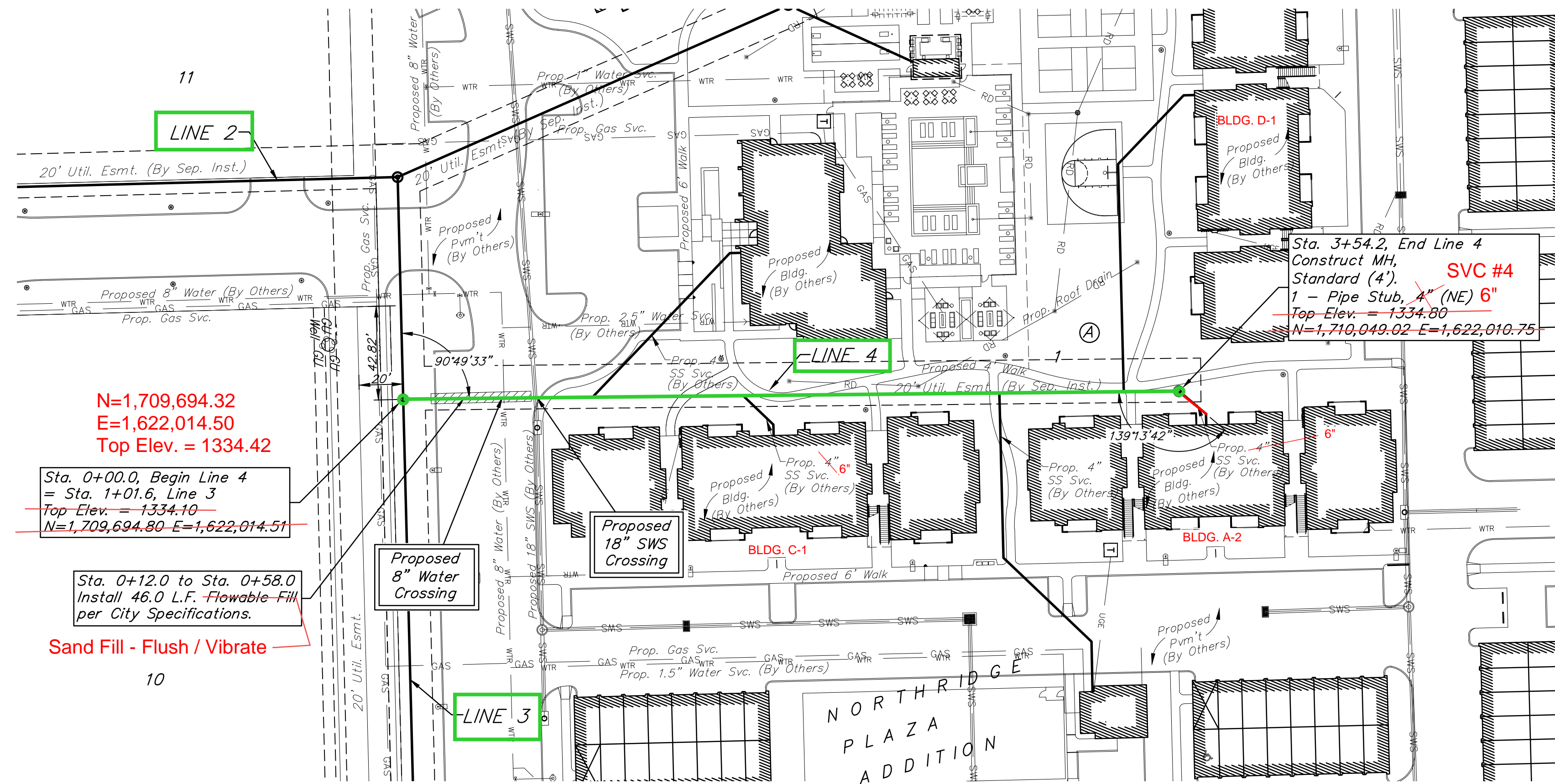


SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION \ DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
4	4" Stub	1	A	4	3+54.2/Rt.	8.0'	8.0'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

NE STUB = 6"



N=1,709,694.32
 E=1,622,014.50
 Top Elev. = 1334.42

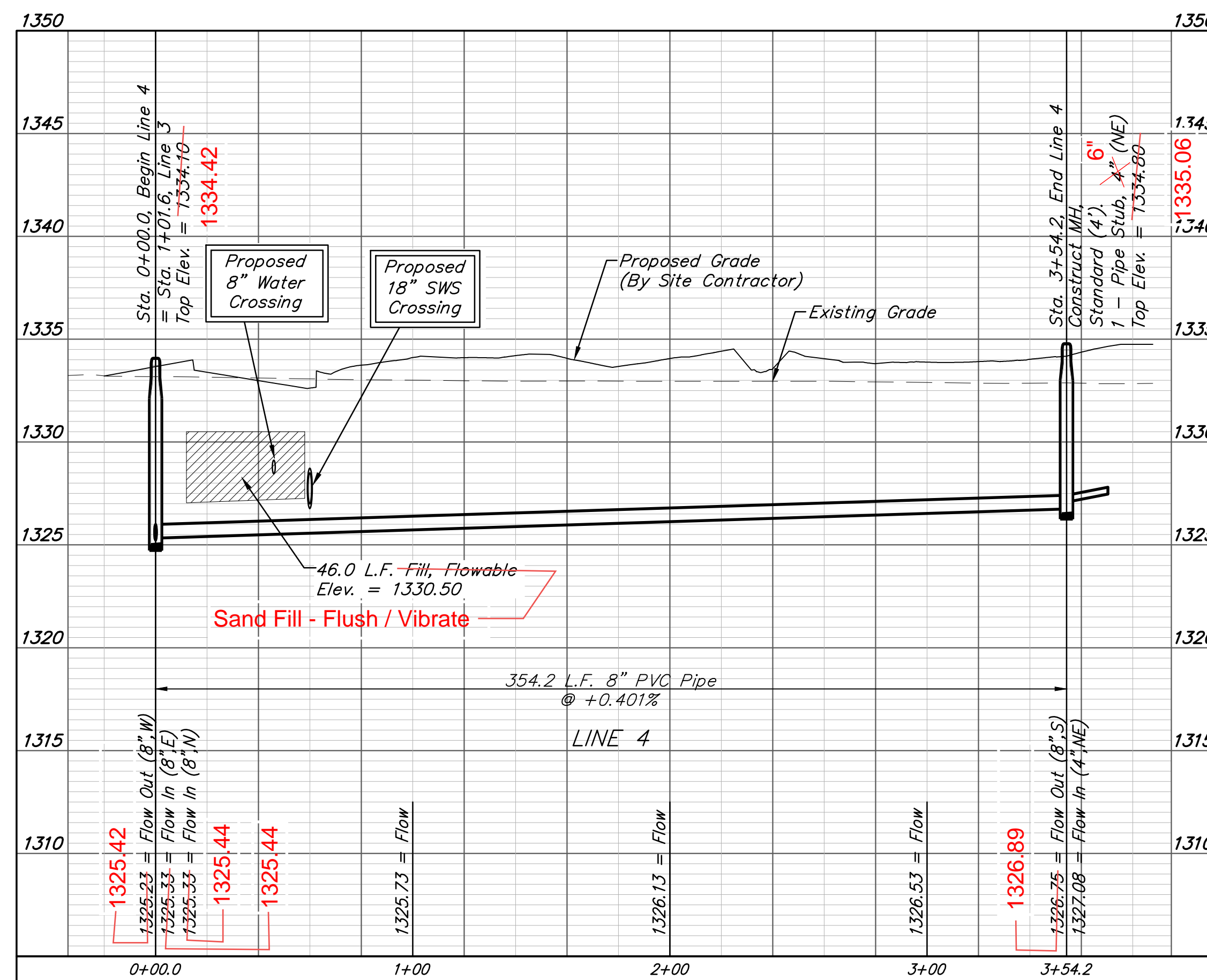
Sta. 0+00.0, Begin Line 4 = Sta. 1+01.6, Line 3
 Top Elev. = 1334.10
 N=1,709,694.80 E=1,622,014.51

Sta. 0+12.0 to Sta. 0+58.0
 Install 46.0 L.F. Flowable-Fill per City Specifications.

Sand Fill - Flush / Vibrate

Sta. 3+54.2, End Line 4
 Construct MH, Standard (4'),
 1 - Pipe Stub, 4" (NE) 6"
 Top Elev. = 1334.80
 N=1,710,049.02 E=1,622,010.75

N=1,710,049.21 E=1,622,010.95
 Top Elev. = 1335.06



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AVANTE APARTMENTS

LINE 4

Sta. 0+00 to Sta. 3+54.2
 SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
21-06-E950

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

SHEET OF
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