

REMARKS:
 1. Proposed alignment to be shown on plan view and 2.5' north of the NW corner of Lot 5, Northridge Plaza Addition.
 Elev. = 1335.15 (MAD 85)

BM #2: Square cut channel on top of curb located 310.7' west of Northridge Plaza Addition corner Ref. A.
 Elev. = 1332.77 (MAD 85)

Sta. 0+00.0: Begin Line 1 and proceed south. 25.0' L.F. Flammable Fiberglass Invert is necessary to provide adequate cover to existing manhole top.
 Adjust Manhole Top Elev. = 1333.70
 Elev. = 1333.70
 Man. = 1729.398.52 E = 1.671.677.03

Notes:
 1. Manholes shall be installed as necessary for sewer continuation.

CONFORMANCE:
 All sanitary sewer mains shall conform with Department of Public Works Specifications.

Sta. 2+48.2: Line 1
 Standard (4') = 1331.40
 Man. = 1729.844.19 E = 1.671.432.30

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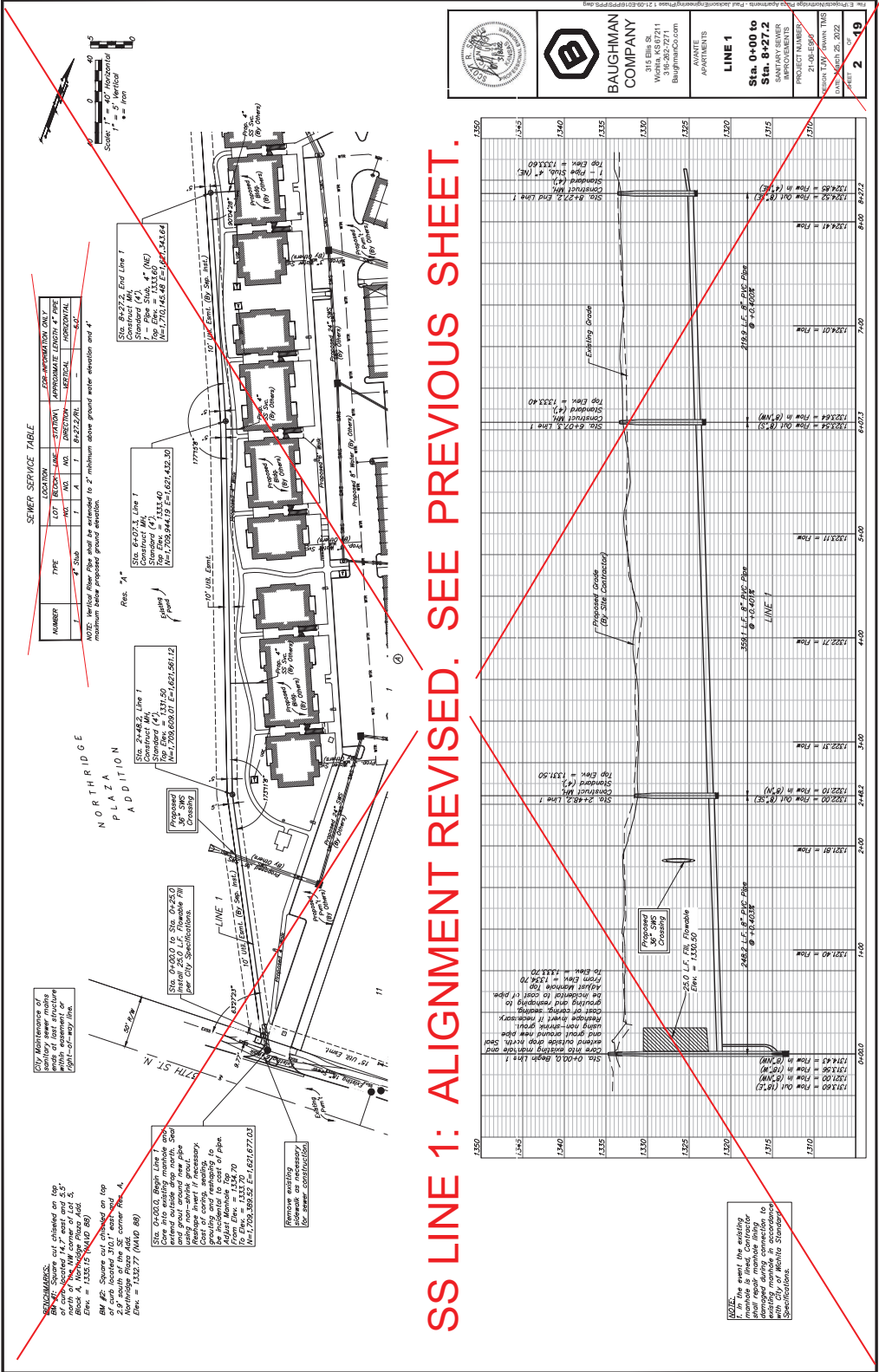
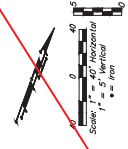
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 Standard (4') = 1331.40
 Man. = 1729.844.19 E = 1.671.432.30



SEWER SERVICE TABLE

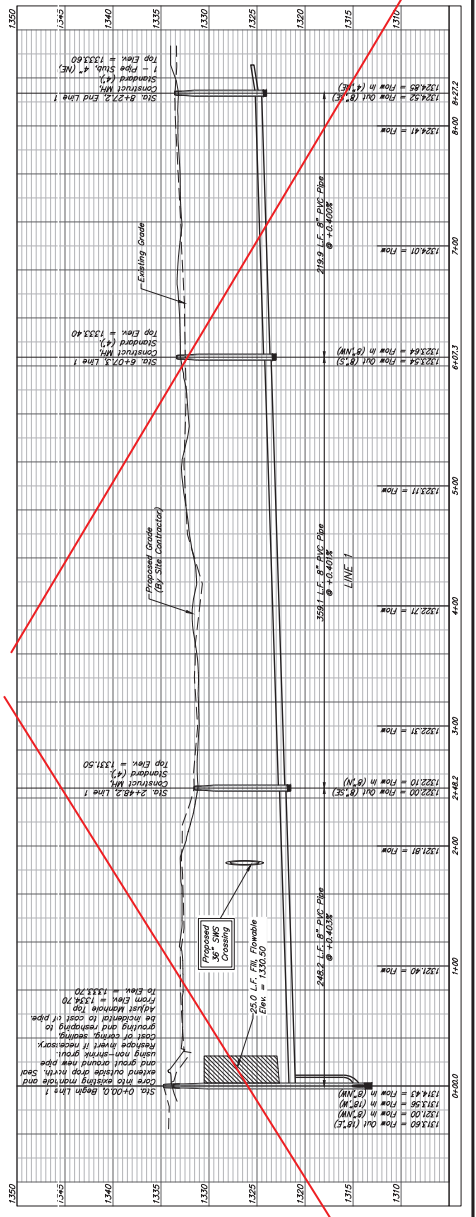
NUMBER	TYPE	LOCATION	STATION	APPROXIMATE LENGTH	PIPE
1	4" S.W.	11	8+22.2 (A)	10.0	12" Ø

NOTE: Vertical flow pipe shall be extended to 2' minimum above ground water elevation and 4' minimum below proposed ground elevation.



SS LINE 1: ALIGNMENT REVISED. SEE PREVIOUS SHEET.



BAUGHMAN COMPANY
 APARTMENTS
LINE 1
Sta. 0+00 to Sta. 8+27.2
 SANITARY SEWER
 PROJECT NUMBER: 21-08-15049
 DATE: 12/28/2022
 SHEET: 2 OF 19



NOTES:
 1. In the event the existing sewer main is damaged during construction, the contractor shall repair the main to meet the City of Wichita Specifications.

BENCHMARKS:
 1. Benchmark established on the NW corner of Lot 5, 25' north of the NW corner of Lot 6, 25' west of the NW corner of Lot 5. Etn. = 1335.15 (MAD 85)
 2. Benchmark established on the NW corner of Lot 5, 25' north of the NW corner of Lot 6, 25' west of the NW corner of Lot 5. Etn. = 1335.15 (MAD 85)
 BM #2: Square set chained on top of curb located 310.7' west and 100.0' north of the NW corner of Lot 5. Etn. = 1335.77 (MAD 85)

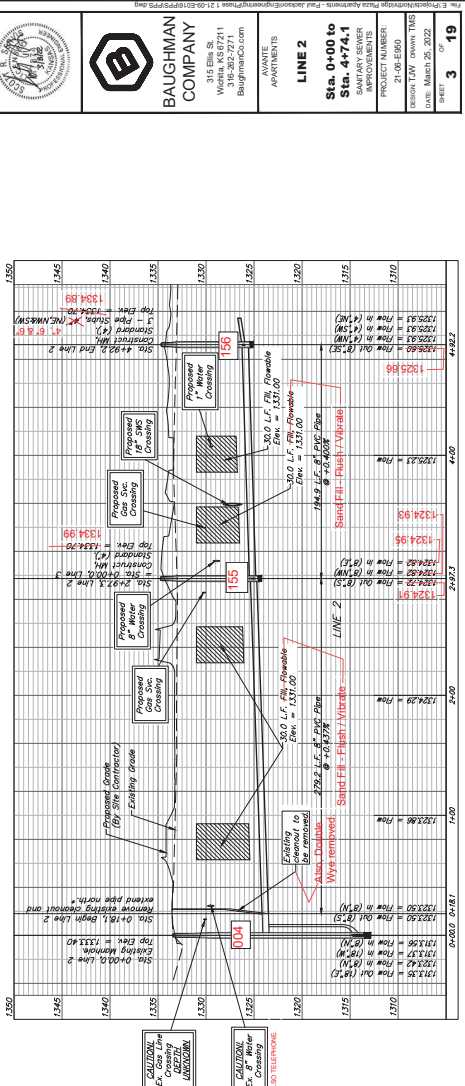
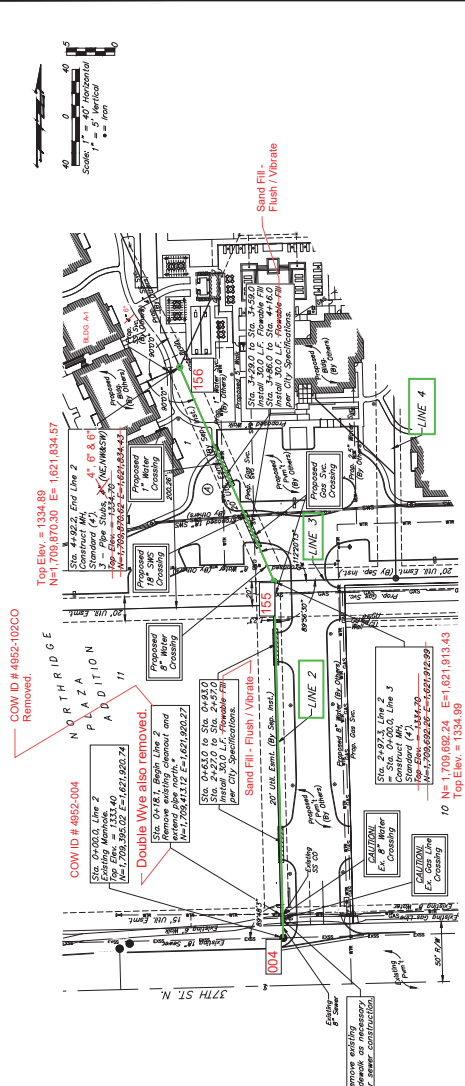
4-4-2022:
 All Sanitary Sewer locations specifying Flowable Fill was switched to "Sand Fill - Flush / Vibrate", with Baughman's approval. LDP

Existing pipe was in good condition. Not removed.
 For existing pipe between ends of last structure and first structure, pipe will be removed and replaced as part of this project.
 City Maintenance of ends of last structure and first structure to coordinate construction.
 Contact gas company and water utility to coordinate construction.

SEWER SERVICE TABLE

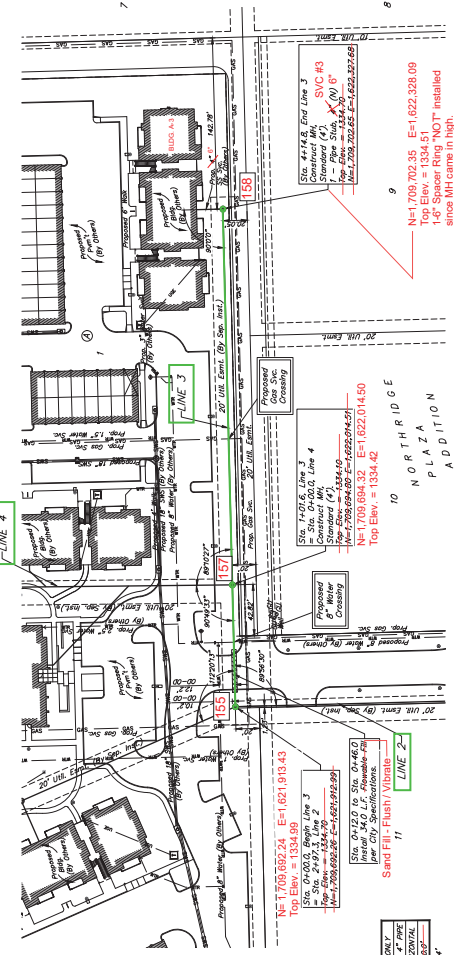
NUMBER	TYPE	LOCATION	LOT	RECORD	LINE NOS.	STATION NOS.	DIRECTION	APPROXIMATE LENGTH	# OF PIPE
1	2	3	4	5	6	7	8	9	10
1	Sanitary Sewer	37th St. N.			155	155	North	150.0	1
2	Sanitary Sewer	37th St. N.			155	155	North	150.0	1

NOTE: Vertical clearances shall be extended to 2' minimum above ground water elevation and 4' minimum below proposed ground elevation.
NE STUB = 4"
NW STUB = 6"
SW STUB = 6"




BAUGHMAN COMPANY
 APARTMENTS
LINE 2
Sta. 0+00 to Sta. 4+74.1
 SANITARY SEWER
 PROJECT NUMBER: 21-08-E800
 DESIGN TEAM: JAW, JAW, JAW
 DATE: March 28, 2022
 SHEET: **3** OF **19**

BENCHMARKS:
 All elevations are relative to the datum of the National Mean Sea Level, which is the NAD 83 datum. The north of the NW corner of Lot 5, Block 10, is a benchmark with an elevation of 1335.15 (NAD 83).
 BM #2: Spore out enhanced on top of curb located 310.7' west and north of the Plaza Addition. Elevation = 1335.77 (NAD 83)

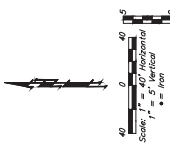
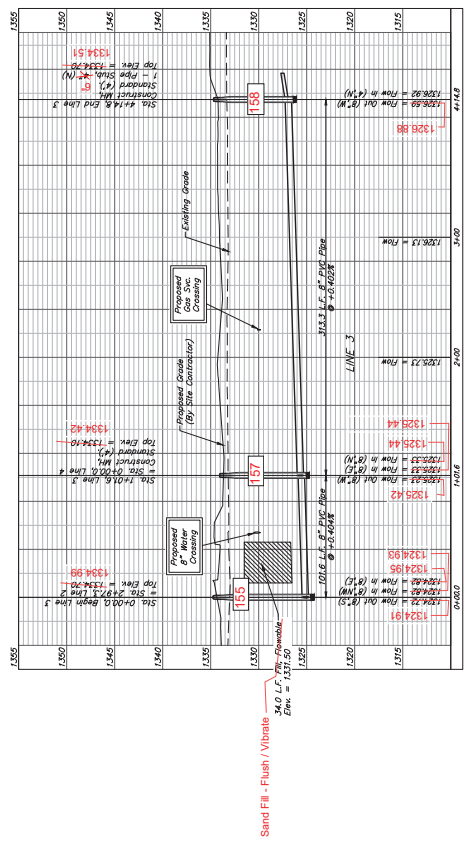


SEWER SERVICE TABLE

NUMBER	TYPE	LOT	SECTION	LINE	STATION	VERTICAL		HORIZONTAL	
						NO.	NO.	NO.	NO.
3	36" Dia	1	A	3	4118.21	-	-	-	103'

NOTE: Vertical Pipe Size shall be determined to 2' minimum above ground water elevation and 4' minimum above Proposed Plaza Addition.

N STUB = 6"




BAUGHMAN COMPANY
 111 E. 10th St.
 Wichita, KS 67211
 316-267-2711
 BaughmanCo.com

PROJECT NAME: AVANTE APARTMENTS
 LINE 3
 Sta. 0+00 to Sta. 4+14.8
 SANITARY SEWER
 DRAWING NUMBER: 21-08-8600
 DESIGN DATE: March 28, 2022
 DATE: March 28, 2022
 SHEET: 4 OF 19

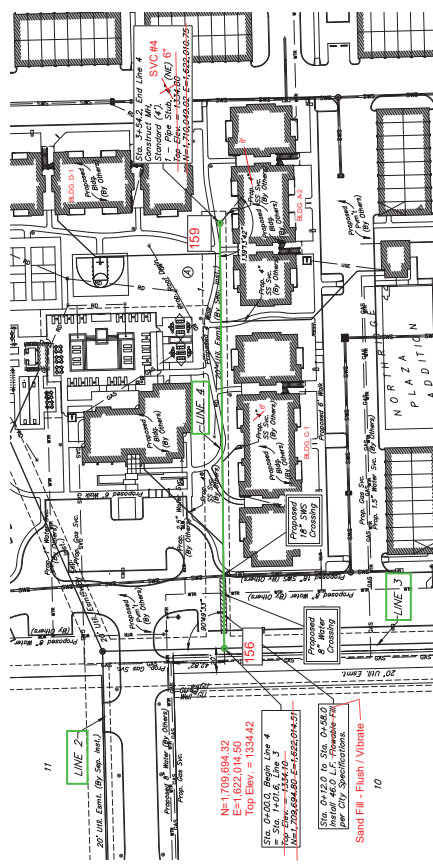
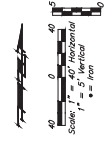
BENCHMARKS:
 Benchmarks obtained on the site from the corner of 14.2' north of the NW corner of Lot 5, 20' West of the NW corner of Lot 5, Elev. = 1335.15 (MAD 85)
 BM #2: Square cut obtained on top of curb located 310.7' west and 10.0' north of the NW corner of Northridge Plaza Add. corner Sta. A, Elev. = 1332.77 (MAD 85)

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION	FOR INFORMATION ONLY	
			SECTION	LENGTH
1	4" SWS	14.2' NORTH OF NW CORNER OF LOT 5	14.2'	14.2'
2	4" SWS	20' WEST OF NW CORNER OF LOT 5	20'	20'
3	4" SWS	10.0' NORTH OF NW CORNER OF LOT 5	10.0'	10.0'
4	4" SWS	10.0' NORTH OF NW CORNER OF LOT 5	10.0'	10.0'

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

NE STUB = 6"



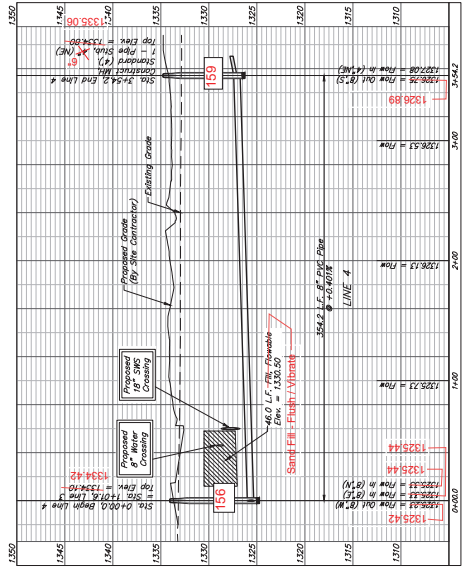
N=1710.049.21 E=1.622.010.95
 Top Elev. = 1335.06

N=1709.694.32
 Top Elev. = 1334.42

Sta. 0+20.0 Begin Line 4
 = Sta. 14+0.6 Line 3
 = Sta. 14+0.6 Line 2
 Elev. 1328.694.82 = 1.622.010.95

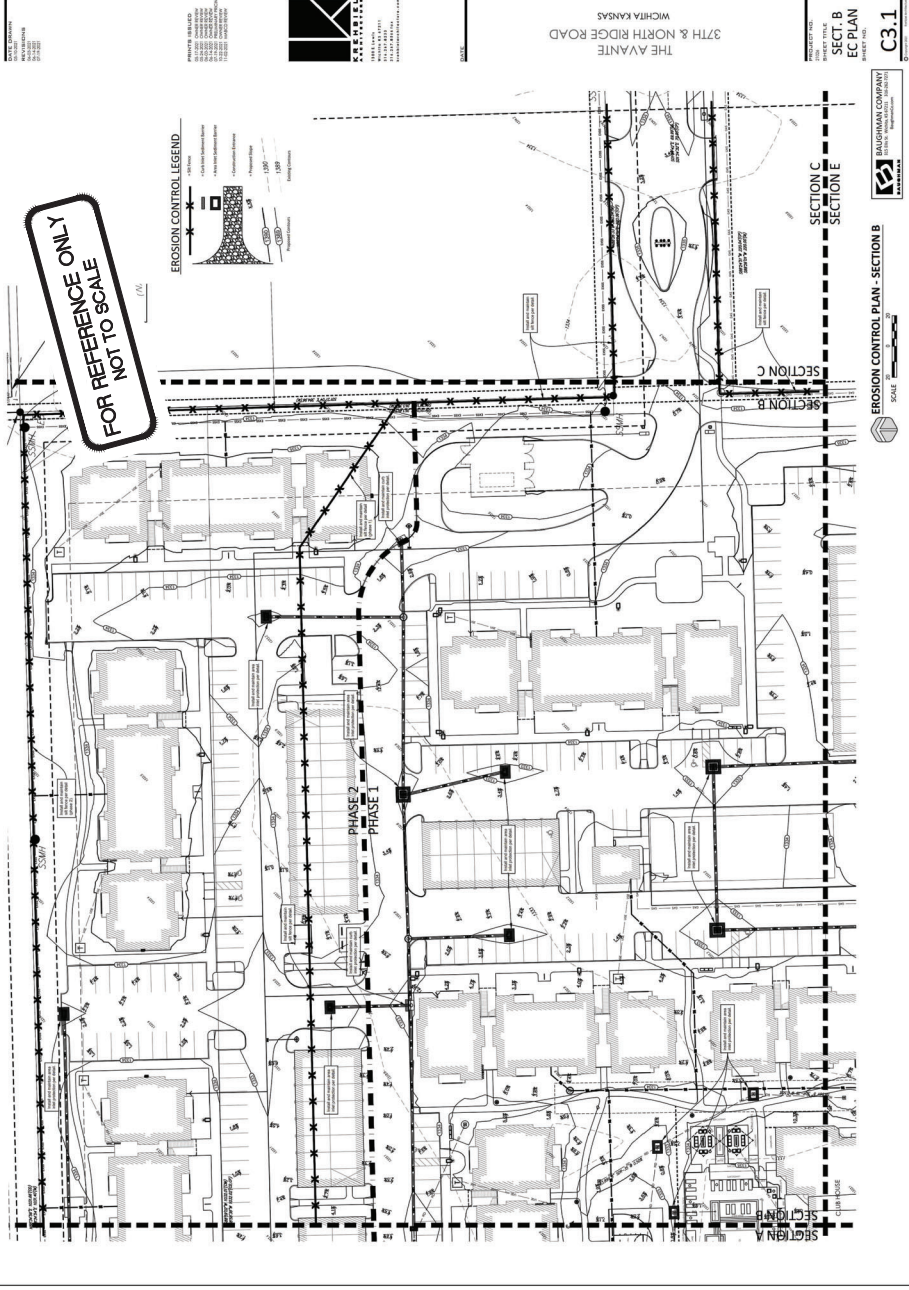
Sta. 0+12.0 to Sta. 0+50.0
 6" Interior Coating
 per CIP Specifications

Sand Fill - Flush / Vibrato




BAUGHMAN COMPANY
 APARTMENTS
 LINE 4
 Sta. 0+00 to Sta. 3+54.2
 SANITARY SEWER
 PROJECT NUMBER: 21-08-E800
 DESIGN: T.O.W. DRAWN: T.W.S.
 DATE: March 28, 2022
 SHEET 5 OF 19

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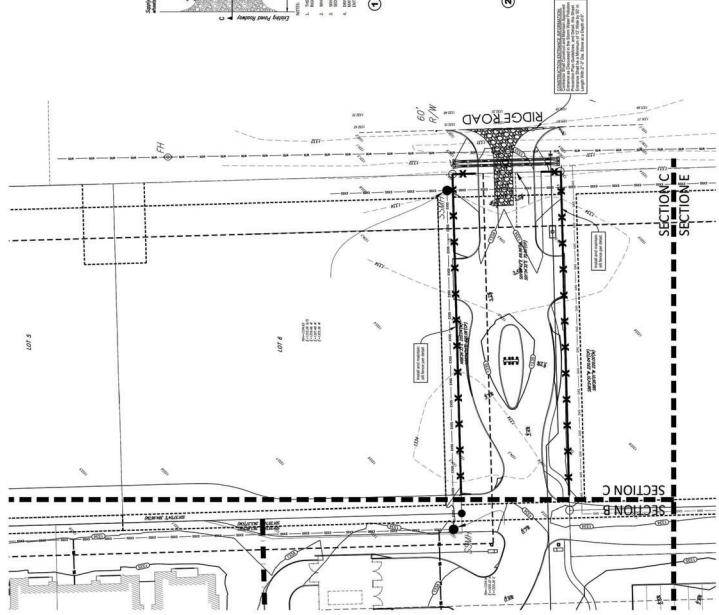


BAUGHMAN COMPANY
 141 E. 10th St.
 Wichita, KS 67211
 316-262-7271
 baughmanco.com

APARTMENTS
EROSION CONTROL PLAN
 SANITARY SEWER
 PROJECT NUMBER: 21-08-E600
 RESIDENT TOWN: AVANTE TOWN
 DATE: FEBRUARY 16, 2022

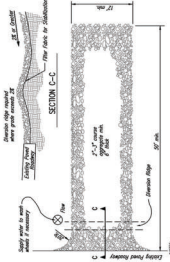
SHEET **7** OF **19**

C3.1
 EROSION CONTROL PLAN - SECTION B
 BAUGHMAN COMPANY
 141 E. 10th St.
 WICHITA, KS 67211
 316-262-7271
 baughmanco.com



EROSION CONTROL PLAN - SECTION C
SCALE: 1" = 40'

**FOR REFERENCE ONLY
NOT TO SCALE**



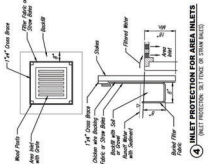
1. STABILIZED CONSTRUCTION ENTRANCE: This entrance shall be constructed with a 12' wide concrete curb, 18" high, and a 12' wide stabilized area. The stabilized area shall be constructed with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade. The stabilized area shall be finished with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade. The stabilized area shall be finished with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade.



2. SILT FENCE DETAIL: This silt fence shall be constructed with a 6' wide base, 18" high, and a 12' wide stabilized area. The stabilized area shall be constructed with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade. The stabilized area shall be finished with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade.



3. TYPE I INLET PROTECTION: This inlet protection shall be constructed with a 12' wide base, 18" high, and a 12' wide stabilized area. The stabilized area shall be constructed with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade. The stabilized area shall be finished with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade.



4. INLET PROTECTION FOR AREA INLETS: This inlet protection shall be constructed with a 12' wide base, 18" high, and a 12' wide stabilized area. The stabilized area shall be constructed with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade. The stabilized area shall be finished with a minimum of 12" of compacted aggregate base over a 4" compacted subgrade.

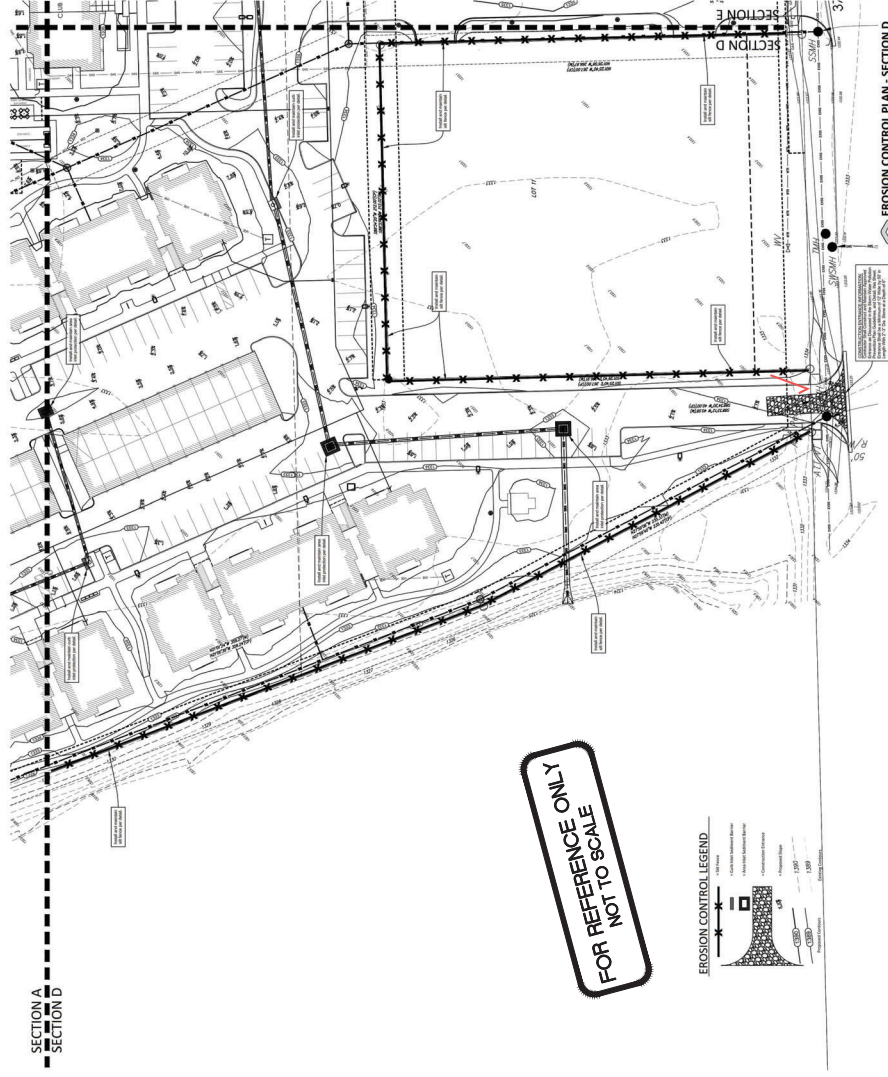
PROJECT NO. **C3.2**
 PROJECT TITLE **SECT. C EC PLAN**
 PROJECT NUMBER **21-08-8900**
 DESIGN TEAM **BAUGHMAN COMPANY**
 DATE **February 16, 2022**

EROSION CONTROL PLAN
 APARTMENTS
 SANITARY SEWER
 PRELIMINARY

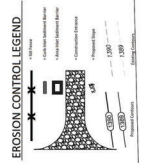
THE AVANTE
 37TH & NORTH RIDGE ROAD
 WICHITA, KANSAS

BAUGHMAN COMPANY
 111 E. 15th St.
 Wichita, KS 67211
 316-262-7271
 baughmanco.com

SHEET **8** OF **19**



FOR REFERENCE ONLY
NOT TO SCALE



DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

37TH & NORTH RIDGE ROAD
 THE AVANTE
 WICHITA KANSAS

PROJECT NUMBER:
 21-08-8900
 PROJECT NAME:
 THE AVANTE
 ADDRESS:
 37TH & NORTH RIDGE ROAD
 WICHITA, KS 67211
 CLIENT:
 BAUGHMAN COMPANY

DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

37TH & NORTH RIDGE ROAD
 THE AVANTE
 WICHITA KANSAS

DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

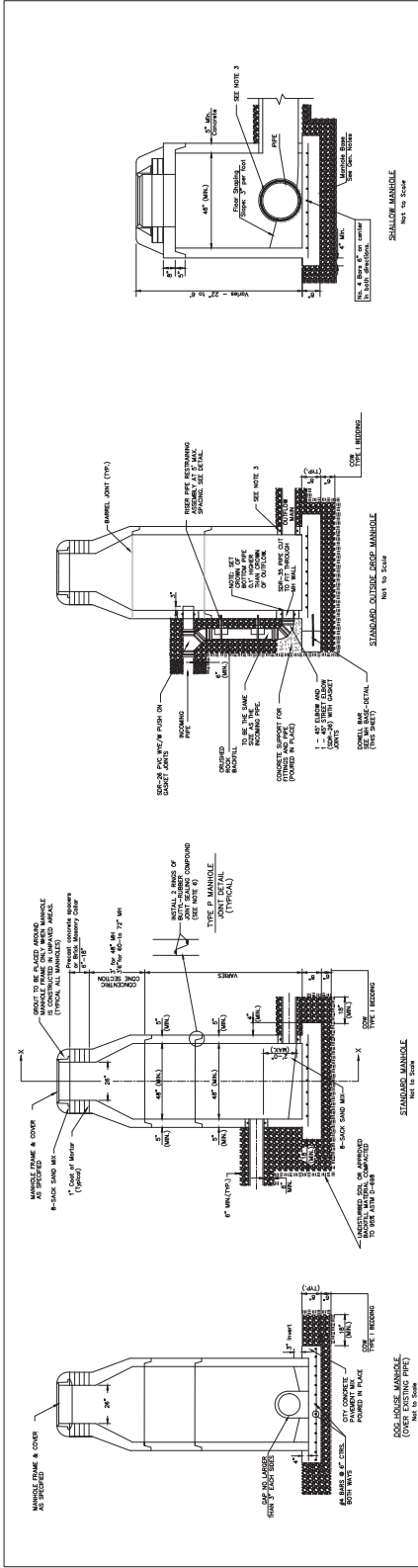
DATE: 02/16/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 21-08-8900

EROSION CONTROL PLAN - SECTION D

SECT. D
 ECG PLAN
 SHEET NO. C3.3

9 OF 19

BAUGHMAN COMPANY
 1000 N. WILSON ST., SUITE 100
 WICHITA, KS 67211
 WWW.BAUGHMANCO.COM



= CONCRETE
 = STEEL
 = UNDISTURBED SOIL

DIAMETER	DEPTH	PIPE SIZE
4'	0'-15"	8" - 18"
5'	2'-5" - 20"	21" - 30"
6'	> 20'	36" - 42"

PRECAST MANHOLE GENERAL NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C-209.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. MANHOLE WALL AND TO THE FIRST JOINT FOR Voids SHALL BE EXPOSED TO ZERO Voids SHALL BE COATED PER SECTION B-A OF STANDARD SPECIFICATIONS.
4. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
5. EXTERIOR MANHOLE WALLS SHALL BE COATED PER SECTION B-A OF STANDARD SPECIFICATIONS.
6. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE FOR TO AVOID SUFFICIENTLY MINIMUM THICKNESS OF SHAVED INVERT.
7. LIFTING RINGS SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS PER SECTION B-A OF STANDARD SPECIFICATIONS.
8. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
9. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
10. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
11. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
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13. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
14. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
15. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
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17. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
18. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
19. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.
20. JOINT SEALING COMPOUND SHALL BE PER S-MA 4 OF STANDARD SPECIFICATIONS.

REVISION NOVEMBER 2018 | RISE PIPE EXHAUSTION ASSEMBLY REVISED ON MANHOLE DRAWING

CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

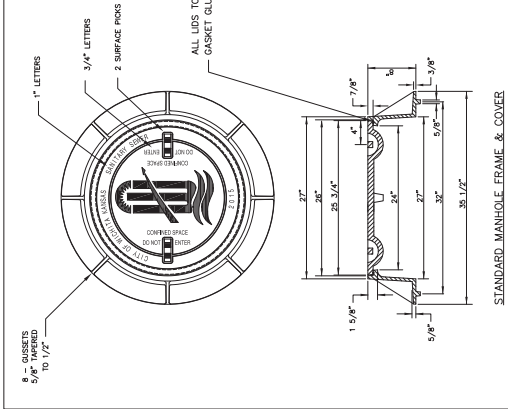
PRECAST
SANITARY SEWER
MANHOLE

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER DCA NUMBER DATE

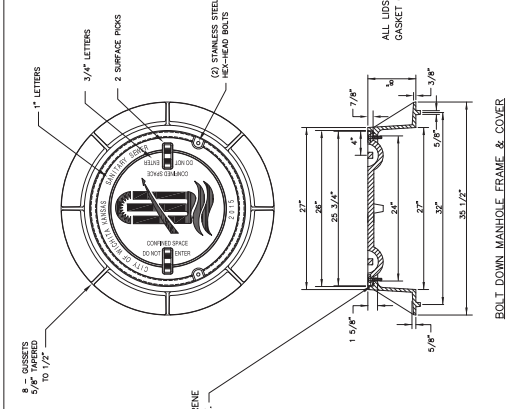
CITY ENGINEER'S OFFICE
 CITY HALL - 1ST FLOOR
 WICHITA, KANSAS 67202-1600
 (316) 268-6001

SHEET
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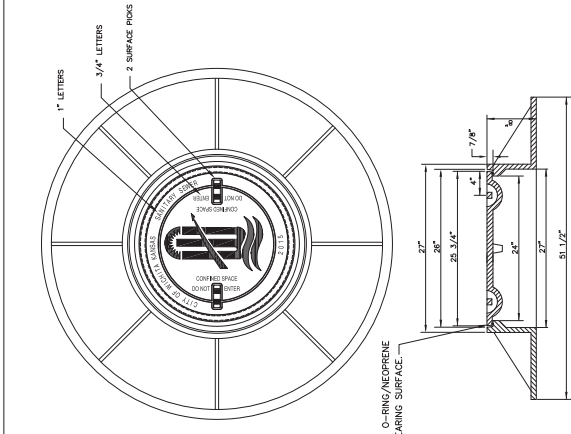
STANDARD MANHOLE FRAME & COVER
DEETER #1261 OR E.I.W. #19.36-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



BOLT DOWN MANHOLE FRAME & COVER
DEETER #1261 OR E.I.W. #19.36-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.




WIDE FLANGED FRAME & COVER
DEETER #1261A

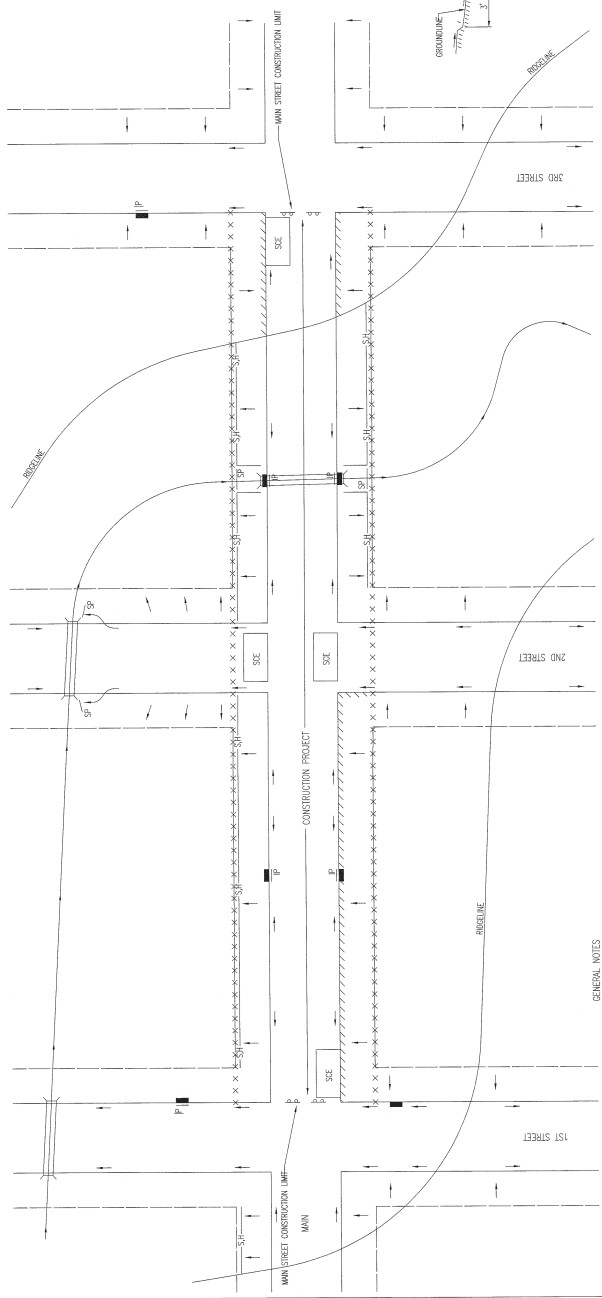
NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.

GENERAL NOTES

- MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 20 CASTING SPECIFICATIONS. ALL DIMENSIONS ON UNFINISHED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BURSTING, POROSITY, HANG SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
- MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE MANUFACTURER WILL FIT AND LOCK WITH ANY OTHER MANUFACTURED COVER. THE COVER AND FRAME SHALL MEET ALLOWABLE CLEARANCES AND NON-HOOKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
- THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE COVER WILL FIT AND LOCK WITH ANY OTHER MANUFACTURED COVER. THE INSIDE CIRCUMFERENCE OF THE COVER AND THE OUTSIDE CIRCUMFERENCE OF THE FRAME SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
- THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER, THE DATE OF MANUFACTURE AND THE IDENTIFICATION NUMBER. THE IDENTIFICATION NUMBER SHALL BE IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1/4\"/>

 CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION		MANHOLE FRAME AND COVER (SANITARY SEWER)		REVISION: JANUARY 2014
		PROJECT NUMBER GARY JANZEN, P.E.	DCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY OF WICHITA 1000 NORTH MAIN STREET WICHITA, KANSAS 67202-1600 (316) 268-6401		SHEET 12 of 19		SS-102

- GENERAL NOTES**
- THIS SHEET IS INTENDED TO PROVIDE GUIDELINES AS TO WHAT TYPES OF EROSION CONTROL DEVICES SHOULD BE USED FOR THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO BID PROJECTS ACCORDINGLY.
 - EROSION CONTROL DEVICES MUST BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL THE DISTURBED EARTH IS RESTABILIZED.
 - IF THE PROJECT WILL DISTURB 1 ACRE OR MORE, A FEDERAL/STATE/INVEST. STORMWATER PERMIT IS REQUIRED. A DETAILED STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE AS PART OF THE PERMIT APPLICATION. THE STORMWATER CONTROL DEVICES SHOWN ON THIS SHEET ARE CONSIDERED TO BE THE MINIMUM TO BE SHOWN IN THE POLLUTION PREVENTION PLAN.
 - FOR PROJECTS DISTURBING LESS THAN 1 ACRE, CONTRACTORS ARE ADVISED TO USE THE CITY ENGINEER'S OFFICE'S POLLUTION PREVENTION PLAN FOR CONSTRUCTION. EROSION CONTROL DEVICES MUST BE USED ON ALL PROJECTS.
 - FAILURE TO USE AND MAINTAIN EROSION CONTROL DEVICES IS A VIOLATION OF SECTION 16.12 OF THE CITY CODE AND WILL SUBJECT THE CONTRACTOR TO THE PENALTIES OF THE CITY CODE.
 - THE CITY ENGINEER'S OFFICE RESERVES THE RIGHT TO MAKE CHANGES TO THE EROSION CONTROL DEVICES SHOWN ON THIS SHEET WILL APPEAL THAT MAY REQUIRE A DETAILED STORMWATER MANAGEMENT PLAN. ANY CHANGES TO THE EROSION CONTROL DEVICES SHOWN ON THIS SHEET SHALL BE APPROVED BY THE CITY ENGINEER'S OFFICE AS LONG AS THEY ARE EFFECTIVE AND MAINTAINED.



GENERAL NOTES

- THE INTENT OF ALL EROSION CONTROL DEVICES IS TO KEEP ALL SEDIMENT OFF OF THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING SIDEWALKS, DRIVEWAYS, ALLEYS, AND OTHER TRAVEL FACILITIES, AND OFF OF STREETS.
- WITHIN THE LIMITS OF CONSTRUCTION.
- EROSION CONTROL DEVICES WILL BE REQUIRED AT ALL POINTS ALONG THE PROJECT WHERE DISTURBED EARTH CAN DRAIN ONTO PRIVATE PROPERTY.
- INLET PROTECTION DEVICES WILL BE REQUIRED WHERE WATER CAN ENTER THE PROJECT SITE AND AN INLET, INCLUDING ANY SIDE STREET INLETS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AT CREEK CROSSINGS SO AS TO PREVENT SEDIMENT FROM ENTERING THEREIN.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AS INDICATED ON THIS SHEET AND MAINTAINED THROUGHOUT THE CONSTRUCTION AND ON STREETS WITHIN THE PROJECT LIMITS IF TRAFFIC IS BEING MAINTAINED THROUGH THE PROJECT.

LEGEND

- R-O-W LIMITS
- DRAINAGE FLOW PATH
- X x x x x R-O-W LIMIT WITHIN CONSTRUCTION LIMIT
- STORM WATER INLETS
- INLET PROTECTION
- SALT FENCE OR HWY BALE BARRIER
- STREAM PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- BACK OF CURB PROTECTION

7. ANY WAD TRACKED ONTO STREETS MUST BE REMOVED AT THE END OF EACH WORK DAY.

8. THE CONTRACTOR WILL BE REQUIRED TO PLACE EROSION CONTROL DEVICES BACK OF CURB, WHETHER WAD OR NOT, TO KEEP EROSION CONTROL DEVICES FROM BEING IN THE PUBLIC RIGHTS-OF-WAY.

- THE DEVICES REQUIRED WILL BE APPROVED EROSION CONTROL MAT, LINED OR UNLINED, PENETRALE, AS SPECIFIED IN THE PROJECT SPECIFICATIONS. (SEE SOIL EROSION PREVENTION PLAN FOR MORE INFORMATION.)
- EROSION CONTROL DEVICES SHALL BE INSTALLED MAINTAINED WITHIN THE CURB IS BACKFILLED TO WITHIN 3" OF THE TOP OF CURB. (SEE CURB BACKFILL DETAIL) FOR MORE INFORMATION.)
- EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN 3" OF THE TOP OF CURB. (SEE CURB BACKFILL DETAIL) FOR MORE INFORMATION.)
- EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN 3" OF THE TOP OF CURB. (SEE CURB BACKFILL DETAIL) FOR MORE INFORMATION.)

STREET IMPROVEMENT PROJECTS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER: 11/2015
 DATE: 11/2015

CITY ENGINEER'S OFFICE
 600 SOUTH MAIN STREET
 WICHITA, KS 67202
 (316) 268-4207

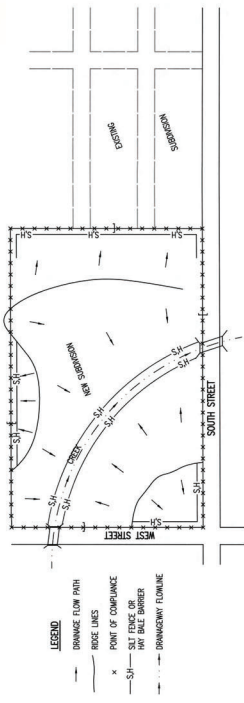
WICHITA
 PUBLIC WORKS & UTILITIES
 ENGINEERING DIVISION

REVISION: JUNE 2016

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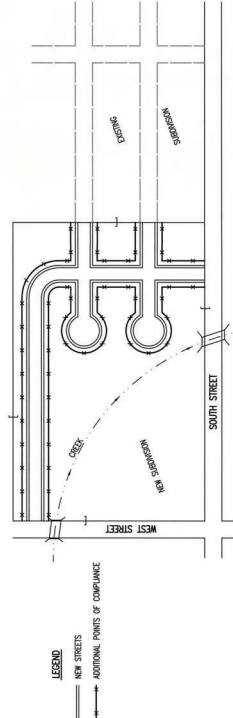


PHASE 1 – INITIAL EARTHWORK AND UTILITIES (EXCEPT STORM SEWER).



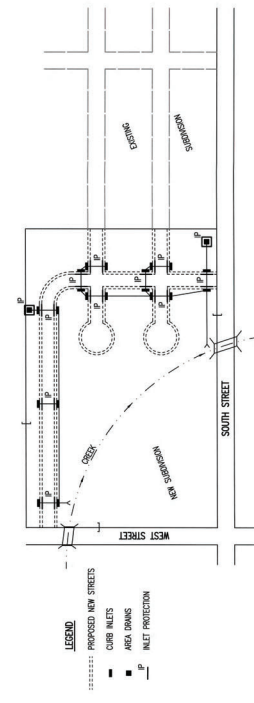
1. DURING THIS PHASE OF SUBSEQUENT CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERMITS BARRIERS AND ANY DRAINAGE INLETS OR STORM SEWERS LOCATED AT THE POINT OF COMPLIANCE. THE SUBSTATION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.
2. ANY BAYS OR SILT TRAPS MUST BE CONSIDERED AS PART OF THE POINTS OF COMPLIANCE. THEY WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH OR LAKE THAT DISCHARGES TO THE SUBSTATION TO PREVENT THIS. EROSION CONTROL DEVICES WILL BE PLACED WITHIN 14 DAYS OF COMPLETION OF EARTHWORK ACTIVITIES IN ANY OPEN AREA THAT AREA SHALL BE TEMPORARILY OR PERMANENTLY SEEDED AND MULCHED.
3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR STREETS ON THE ADJACENT SIDEWALKS, THE SUBSTATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE DEVICES.
4. ANY WAYS TRACKED OVER ADJACENT STREETS WILL BE REPAVED WITHIN 48 HOURS OR BY FRIDAY AT 6:00 PM, WHICHEVER IS EARLIER.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL EROSION CONTROL DEVICES AS LONG AS THOSE SPECIFIED ABOVE ARE IN PLACE. CONTRACTORS ARE ADVISED THAT IF ANY EROSION CONTROL DEVICES ARE REQUIRED TO BE INSTALLED DURING PHASE 1 AND 2 MUST STILL BE IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.
6. DURING THIS PHASE OF CONSTRUCTION, EROSION CONTROL DEVICES AT ENTRANCE AND EXIT OND ANY DRIVEWAY SHALL BE MAINTAINED.
7. IF THE INITIAL EARTH WORK AND UTILITIES ARE DONE AS PART OF A PUBLIC IMPROVEMENT PROJECT, THESE EROSION CONTROL DEVICES WILL BE INSTALLED BY THE CONTRACTOR AS PART OF THE PROJECT. IF THE EROSION CONTROL DEVICES ARE NOT INSTALLED BY THE CONTRACTOR AS PART OF THE PROJECT, THE SUBSTATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE DEVICES.
8. WITHIN 14 DAYS OF COMPLETION OF EARTHWORK ACTIVITIES IN ANY OPEN AREA THAT AREA SHALL BE TEMPORARILY OR PERMANENTLY SEEDED AND MULCHED.

PHASE 3 – STREET CONSTRUCTION



1. DURING THIS PHASE OF SUBSEQUENT CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL EROSION CONTROL DEVICES INSTALLED DURING PHASE 1 AND 2 MUST STILL BE IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.
2. CURB LAPPING MALT PROTECTION SHALL BE PROVIDED WHEN STREET SURBERGEMENT IS REQUIRED. A. SWAP BEGINS WITH MALT PROTECTION SHALL BE PROVIDED WHEN STREET SURBERGEMENT IS REQUIRED. B. NON-SWAP LOCATIONS – PROVIDE MALT PROTECTION AS SOON AS BRIDGE COURSE APPOINT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.
3. THE SUBSTATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROTECTION THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO USE EROSION CONTROL DEVICES AT THEIR WORK LOCATIONS, AS NEEDED.
4. CURB LAPPING MALT PROTECTION SHALL BE PROVIDED WHEN STREET SURBERGEMENT IS REQUIRED. A. SWAP BEGINS WITH MALT PROTECTION SHALL BE PROVIDED WHEN STREET SURBERGEMENT IS REQUIRED. B. NON-SWAP LOCATIONS – PROVIDE MALT PROTECTION AS SOON AS BRIDGE COURSE APPOINT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.
5. THE DEVELOPMENT OF ANY SUBSTATION THAT DISTURBS 7 FEET OR MORE WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED. EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.
6. FOR SUBSTATIONS SMALLER THAN 1 ACRE, SOIL EROSION DEVICES ARE NOT REQUIRED. ALSO, DEVELOPERS AND CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS FOR EACH PROJECT PRIOR TO CONSTRUCTION.
7. FAILURE TO USE AND MAINTAIN SOIL EROSION DEVICES IS A VIOLATION OF SECTION 16.02 OF THE CITY CODE AND WILL SUBJECT THE SUBSTATION DEVELOPER AND CONTRACTORS TO THE PENALTIES PROVIDED THEREIN.
8. IF THE SUBSTATION DEVELOPER OR CONTRACTOR IS NOT SURE THAT THE SITUATION WILL ARISE THAT MAY REQUIRE DEVICES OTHER THAN THAT SHOWN, EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.
9. A STABILIZED EARTH SURFACE IS DEFINED AS ONE THAT IS HARD SURFACED AND NOT SUBJECT TO EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.

PHASE 2 – INSTALLATION OF STORM SEWER

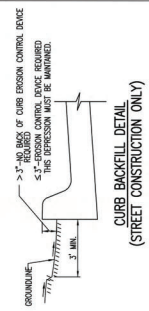


1. DURING THIS PHASE OF SUBSEQUENT DEVELOPMENT, ALL EROSION CONTROL DEVICES REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS WITH INLETS ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROVIDED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. SILT FENCE PROTECTION WILL BE INSTALLED AROUND THESE DRAINAGE, WAY DRAVE OR CURB DRAINAGE INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINAGE, MALT PROTECTION DEVICES MUST BE INSTALLED, IF WATER CANNOT FLOW INTO CURB DRAINAGE, MALT PROTECTION DEVICES WILL NOT BE INSTALLED. CONTRACTOR WILL INSTALL MALT PROTECTION. SEE PHASE 3 – STREET CONSTRUCTION.
4. CURB DRAINAGE INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINAGE, MALT PROTECTION DEVICES MUST BE INSTALLED, IF WATER CANNOT FLOW INTO CURB DRAINAGE, MALT PROTECTION DEVICES WILL NOT BE INSTALLED. CONTRACTOR WILL INSTALL MALT PROTECTION. SEE PHASE 3 – STREET CONSTRUCTION.
5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE DEVICES.
6. THE SUBSTATION DEVELOPER WILL MAINTAIN THESE EROSION CONTROL DEVICES ONCE INSTALLED.
7. ALL DISTURBED GRASSLAND WILL BE FINAL GRADED AND TEMPORARILY OR PERMANENTLY SEEDED WITHIN 14 DAYS OF COMPLETION OF WORK IN ANY OPEN PART OF THE SUBSTATION.
8. MALT PROTECTION DEVICES SHALL BE INSTALLED AROUND THESE DRAINAGE, WAY DRAVE OR CURB DRAINAGE INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINAGE, MALT PROTECTION DEVICES MUST BE INSTALLED, IF WATER CANNOT FLOW INTO CURB DRAINAGE, MALT PROTECTION DEVICES WILL NOT BE INSTALLED. CONTRACTOR WILL INSTALL MALT PROTECTION. SEE PHASE 3 – STREET CONSTRUCTION.

GENERAL NOTES

1. THE MAINT OF ALL EROSION CONTROL DEVICES IS TO PREVENT ERODED SOIL FROM ENTERING DITCHES, SWAMP SEWERS, LAKES, STREETS OR ANY OTHER OTHER DRAINAGE FEATURES.
2. THE MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL BE AS INDICATED ON SOIL EROSION BAY'S SEAL SHEETS.
3. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO MAINTAIN THESE DEVICES THROUGHOUT THE CONSTRUCTION PROCESS.
4. PERSONS DESTROYING EROSION CONTROL DEVICES SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING THEM OR INSTALLING SUITABLE REPLACEMENT DEVICES.
5. THE DEVELOPMENT OF ANY SUBSTATION THAT DISTURBS 7 FEET OR MORE WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED. EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.
6. FOR SUBSTATIONS SMALLER THAN 1 ACRE, SOIL EROSION DEVICES ARE NOT REQUIRED. ALSO, DEVELOPERS AND CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS FOR EACH PROJECT PRIOR TO CONSTRUCTION.
7. FAILURE TO USE AND MAINTAIN SOIL EROSION DEVICES IS A VIOLATION OF SECTION 16.02 OF THE CITY CODE AND WILL SUBJECT THE SUBSTATION DEVELOPER AND CONTRACTORS TO THE PENALTIES PROVIDED THEREIN.
8. IF THE SUBSTATION DEVELOPER OR CONTRACTOR IS NOT SURE THAT THE SITUATION WILL ARISE THAT MAY REQUIRE DEVICES OTHER THAN THAT SHOWN, EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.
9. A STABILIZED EARTH SURFACE IS DEFINED AS ONE THAT IS HARD SURFACED AND NOT SUBJECT TO EROSION. CONTRACTORS ARE ENCOURAGED TO USE MANTLE SOIL PROTECTION PRODUCTS TO PREVENT EROSION.

SEE DETAIL SHEET FOR BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL (STREET CONSTRUCTION ONLY)

THE 5.1 TYPED AREA MEASURE ONLY, WHEN APPROVED BY THE PROJECT ENGINEER, THE DIRT GRADE BEHIND THE CURB SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. EROSION CONTROL AND PERMANENT VEGETATION PLANTING SHALL BE INSTALLED PRIOR TO THE COMPLETION OF ALL PROJECTS. REVISION DATE: MAY 2013

WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

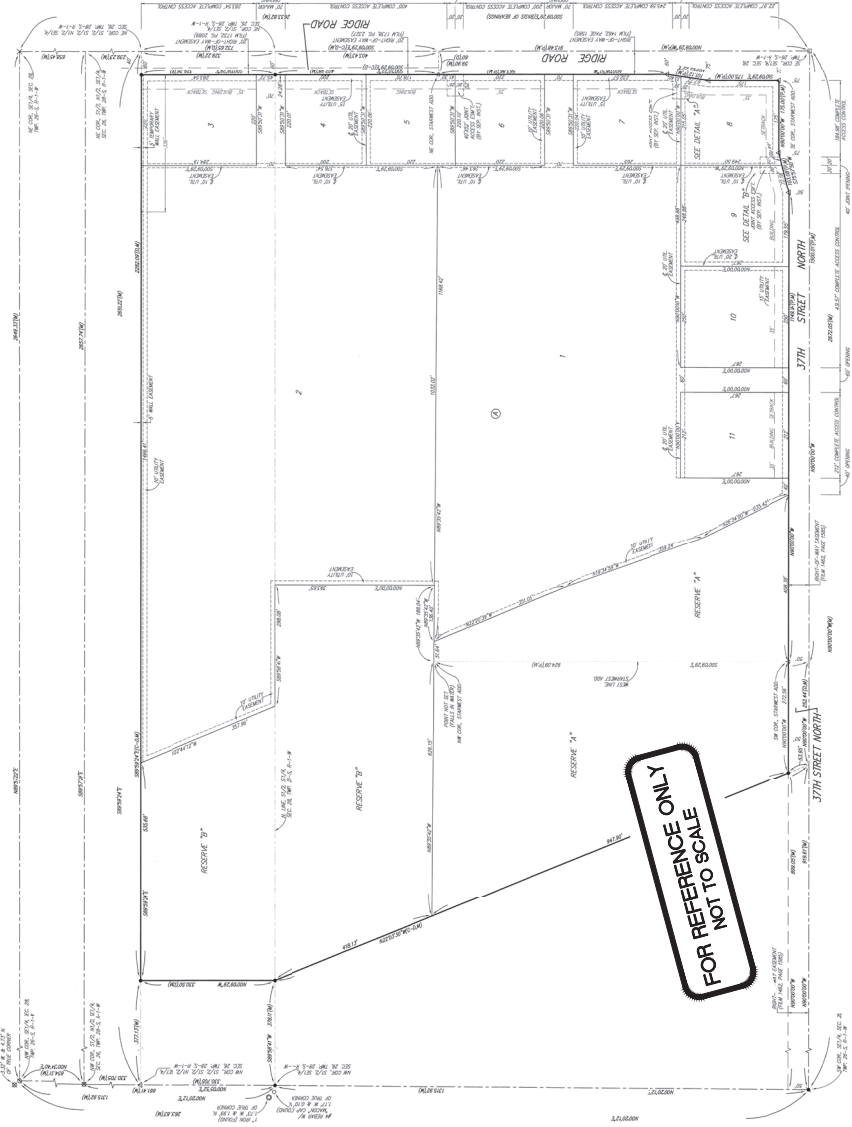
PROJECT NUMBER: 15000000000000000000
DATE: 5/2013
DESIGNED BY: GARY JANZEN, P.E.
PROJECT TITLE: SUBDIVISION DEVELOPMENT PROCESS

CITY ENGINEER'S OFFICE
445 SOUTH MAIN STREET
WICHITA, KS 67202
(316) 268-4501

SHEET 18 of 19



NORTHRIDGE PLAZA ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

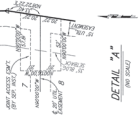


ADDITIONAL BEARING OR DISTANCE TO CORNER MAY BE FOUND ON THE ORIGINAL RECORD PLAT.

- 1" = 1' PLANNED
- 2" = 2' PLANNED
- 3" = 3' PLANNED
- 4" = 4' PLANNED
- 5" = 5' PLANNED
- 6" = 6' PLANNED
- 7" = 7' PLANNED
- 8" = 8' PLANNED
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- 44" = 44' PLANNED
- 45" = 45' PLANNED
- 46" = 46' PLANNED
- 47" = 47' PLANNED
- 48" = 48' PLANNED
- 49" = 49' PLANNED
- 50" = 50' PLANNED

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,000	111.11
2	10,000	111.11
3	10,000	111.11
4	10,000	111.11
5	10,000	111.11
6	10,000	111.11
7	10,000	111.11
8	10,000	111.11
9	10,000	111.11
10	10,000	111.11
11	10,000	111.11

NOTES: THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SUBDIVISION AND TO BE USED TO INTERPRET THE SAME. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED.



BAUGHMAN COMPANY P.A.
ENGINEERING SURVEYING & PLANNING



WICHITA, KANSAS
316-267-2771
BaughmanCo.com



**BAUGHMAN
COMPANY**

APARTMENTS
**COPY OF
PLAT**

SANITARY SEWER
PROJECT NUMBER
21-08-8900
ISSUE DATE
01-08-2021

DATE: 01-08-2021
BY: [Signature]
19 OF 19