

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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."

8. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

9. 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.

10. All areas disturbed during construction shall be seeded as follows (Temporary Seeding):

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

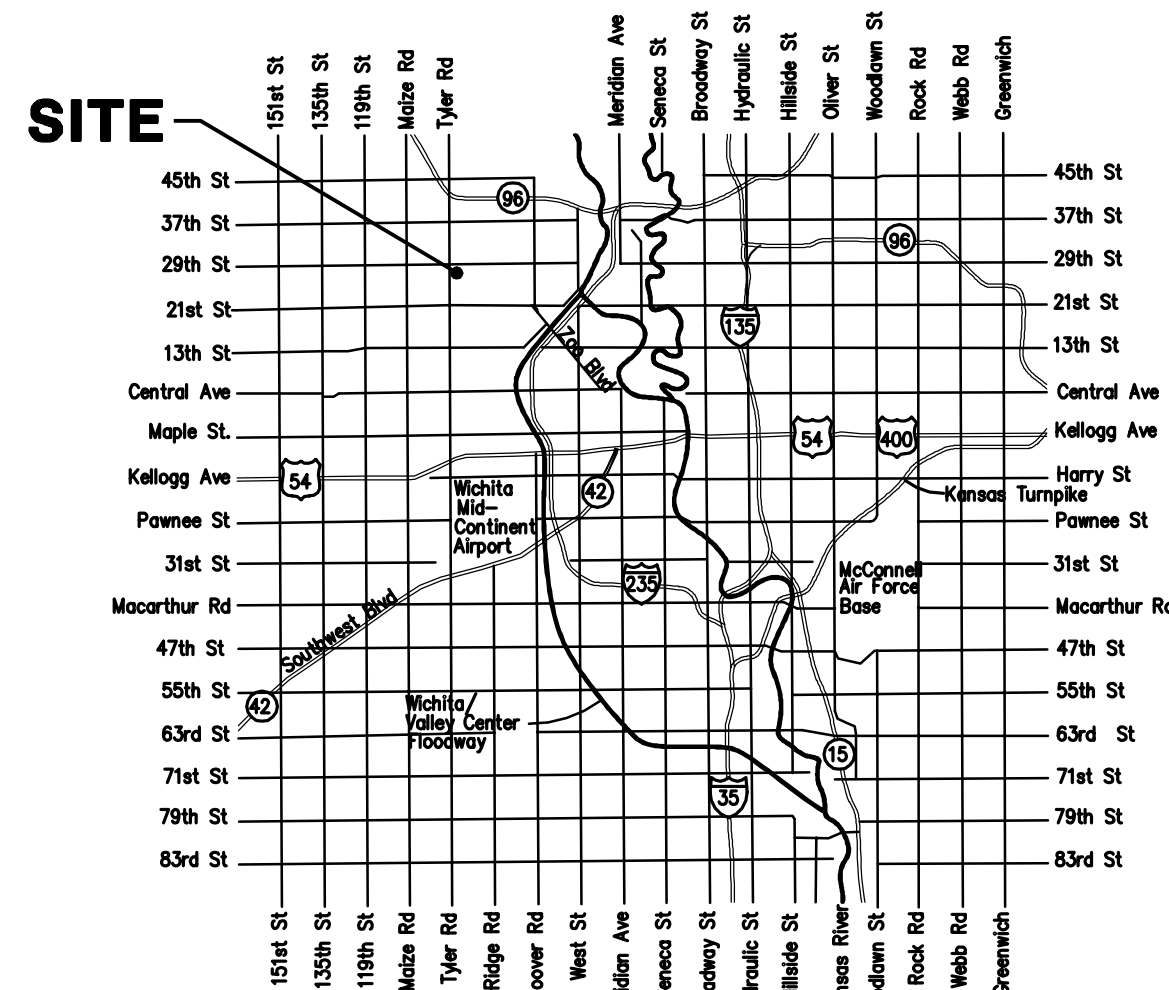
All costs associated with seeding shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.

11. The Developer for this project is Hawkins Marital Trust.

BENCHMARKS

Square cut on top of curb at the southwest corner of parking lot at the northeast corner of 29th and Tyler
ELEV. = 1364.47 NAVD88

Chiseled "+" on sidewalk in the northwest corner Reserve "C", Fossil Rim Estates
Elev. = 1367.20 NAVD88



SHEET INDEX

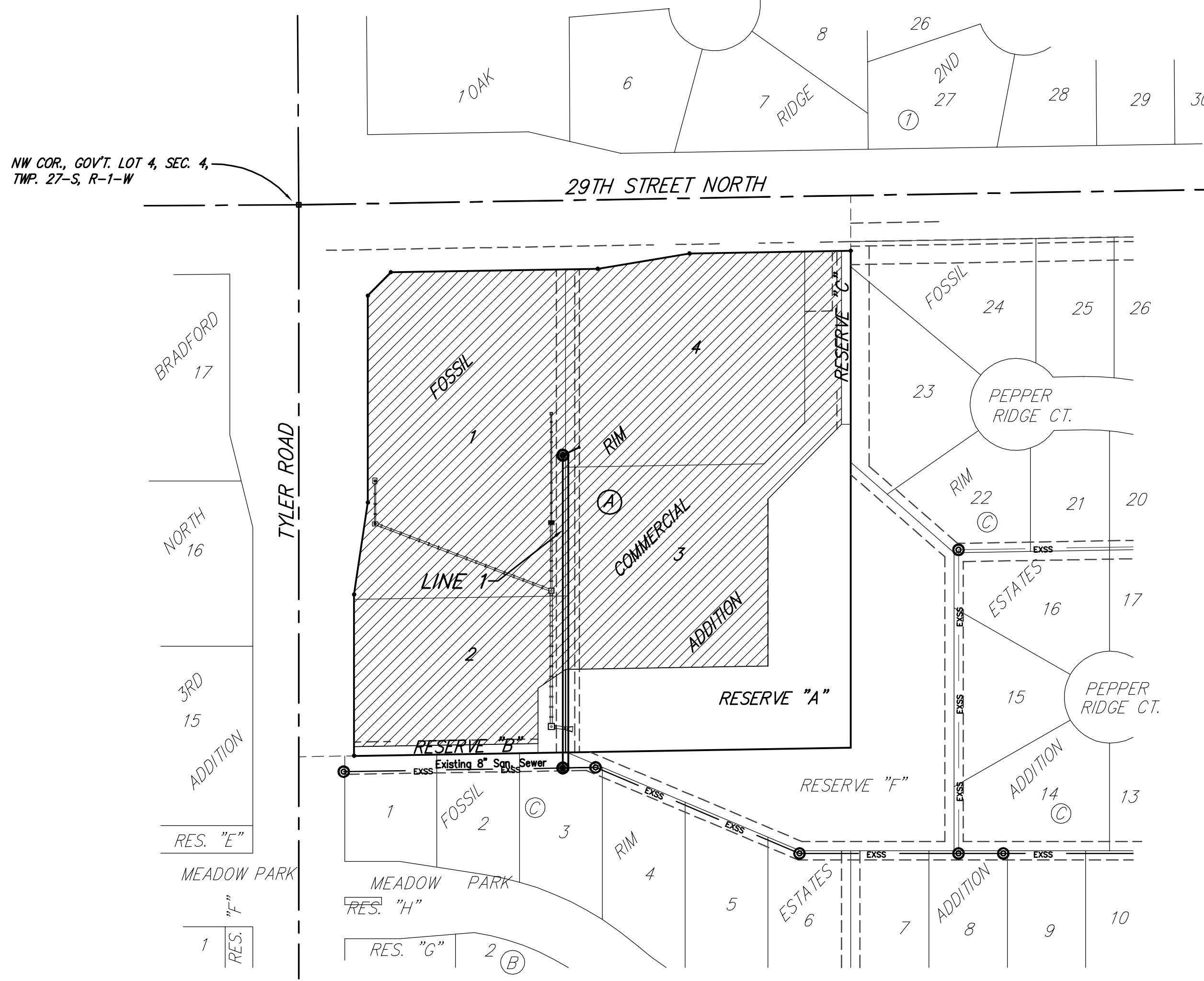
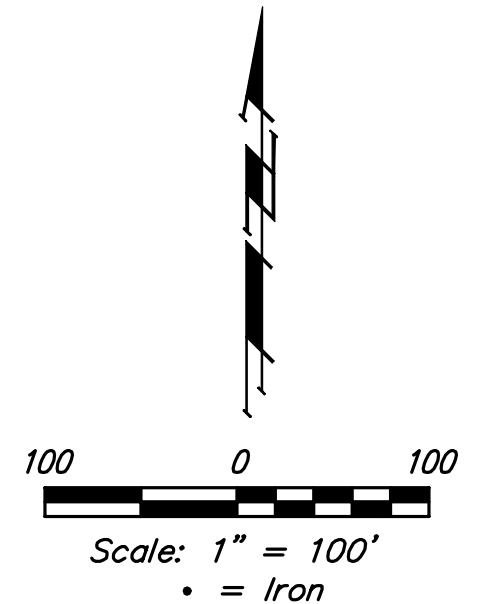
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Lateral 554, SWI SANITARY SEWER IMPROVEMENTS to serve

FOSSIL RIM COMMERCIAL ADDITION CITY OF WICHITA, KANSAS

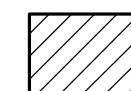
Gary Janzen, P.E. City Engineer
Project Number
468 - 85145
OCA Number
744428

Dutton Construction - Contractor
J. Brand - City of Wichita, Field Project Engineer
T. Dvorak - City of Wichita, Inspector
Stub
As-built
Final Acceptance Date: 5/8/2017
Completion Date: 2/22/2018
pdf: 7/7/2017



Vicinity Map

BENEFIT DISTRICT



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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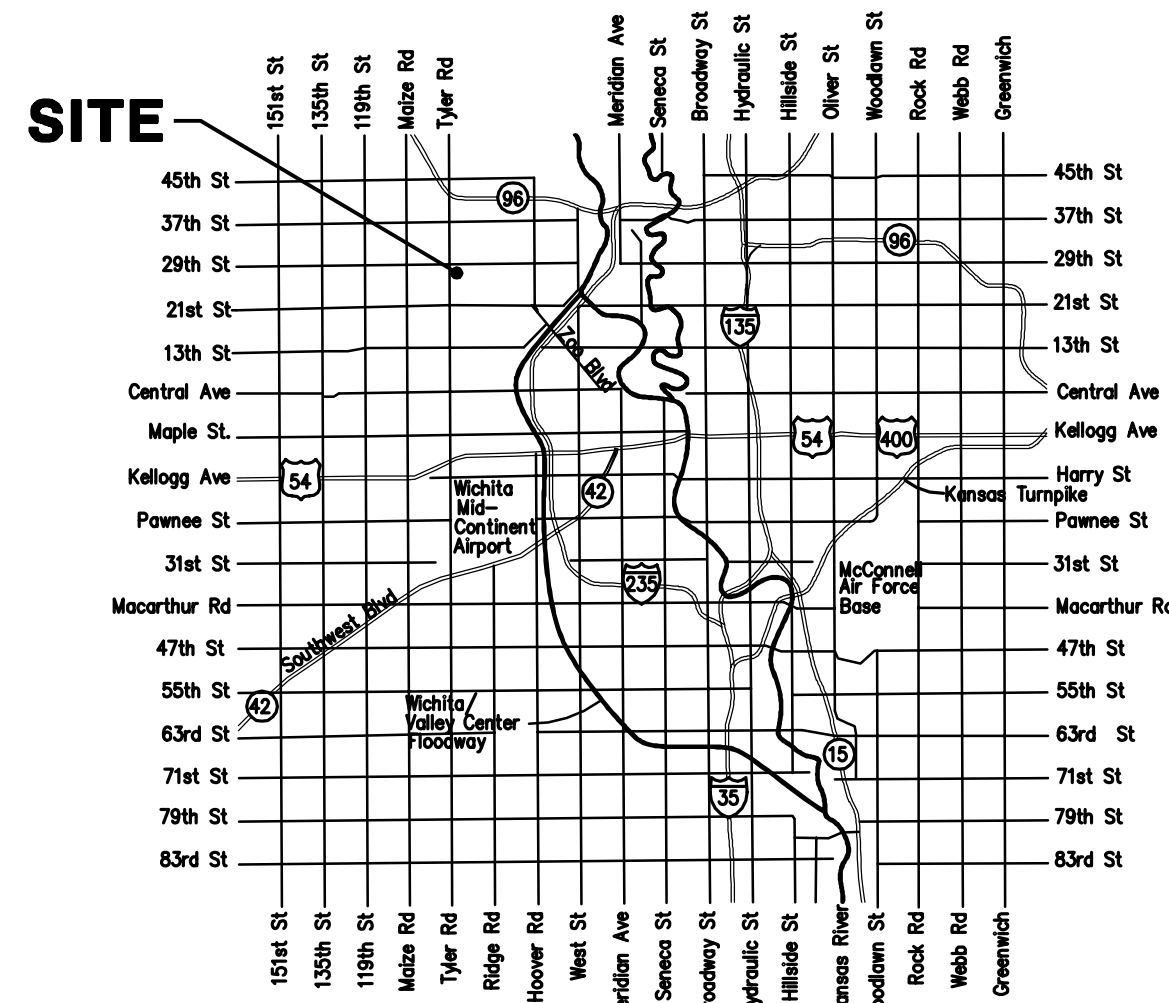
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Vicinity Map

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Lateral 554, SWI SANITARY SEWER IMPROVEMENTS to serve FOSSIL RIM COMMERCIAL ADDITION CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

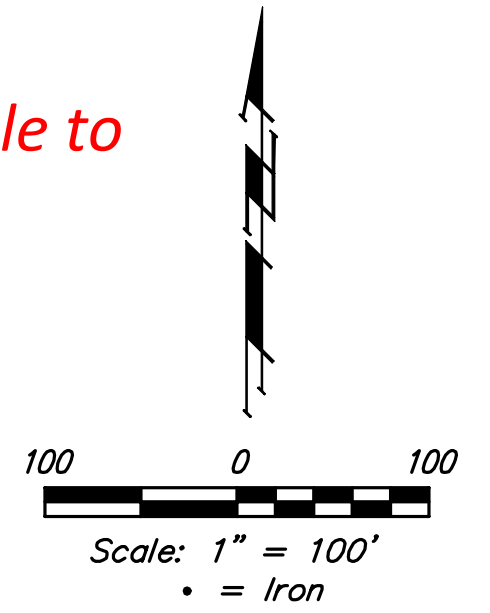
Project Number

468 - 85145

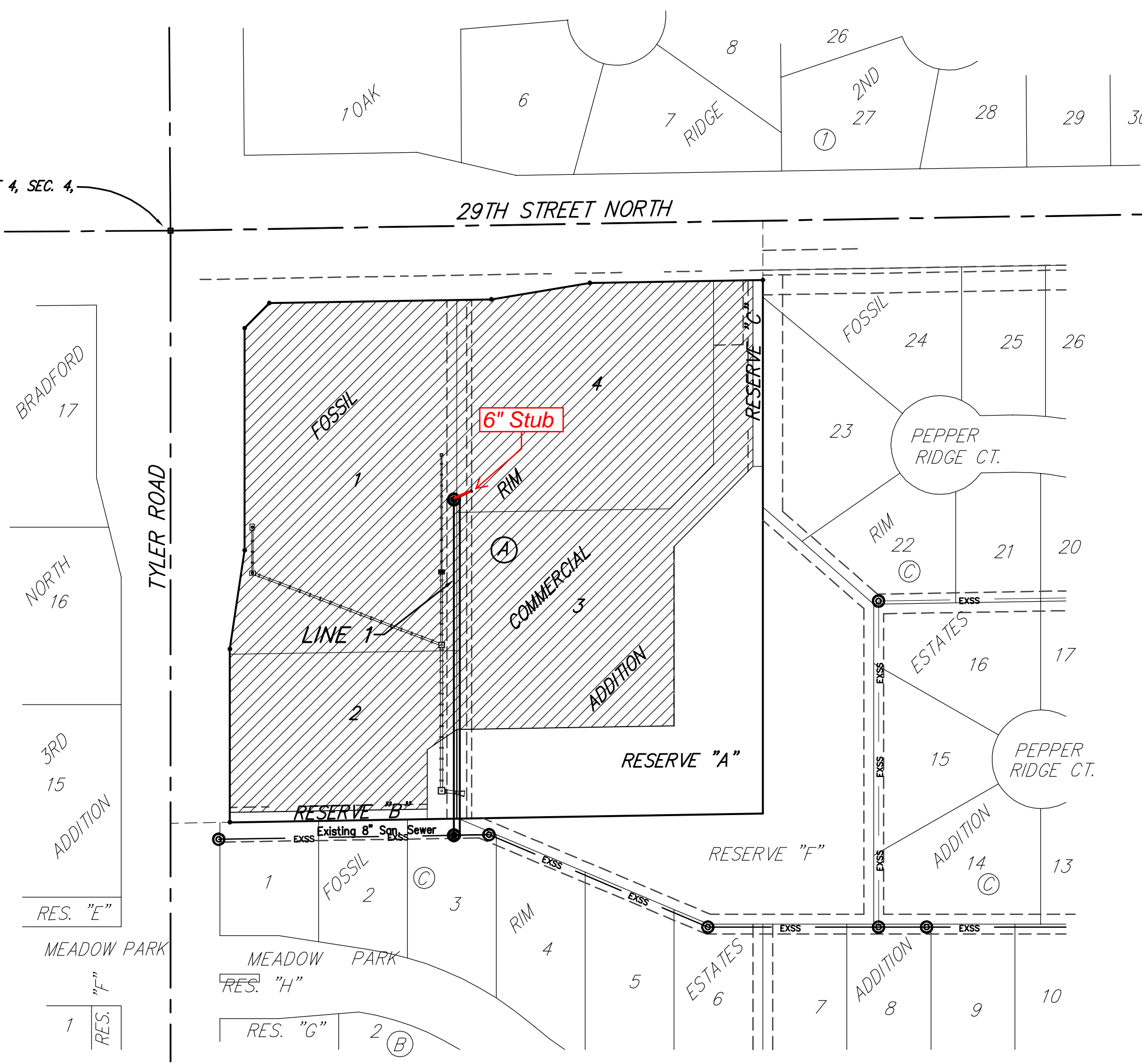
OCA Number

744428

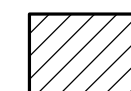
NOTE (To MABCD): No completion date available to date. As-built plan released for connection purposes only. (7/7/2017)



NW COR., GOVT. LOT 4, SEC. 4,
TWP. 27-S, R-1-W



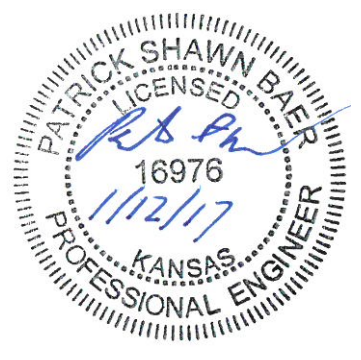
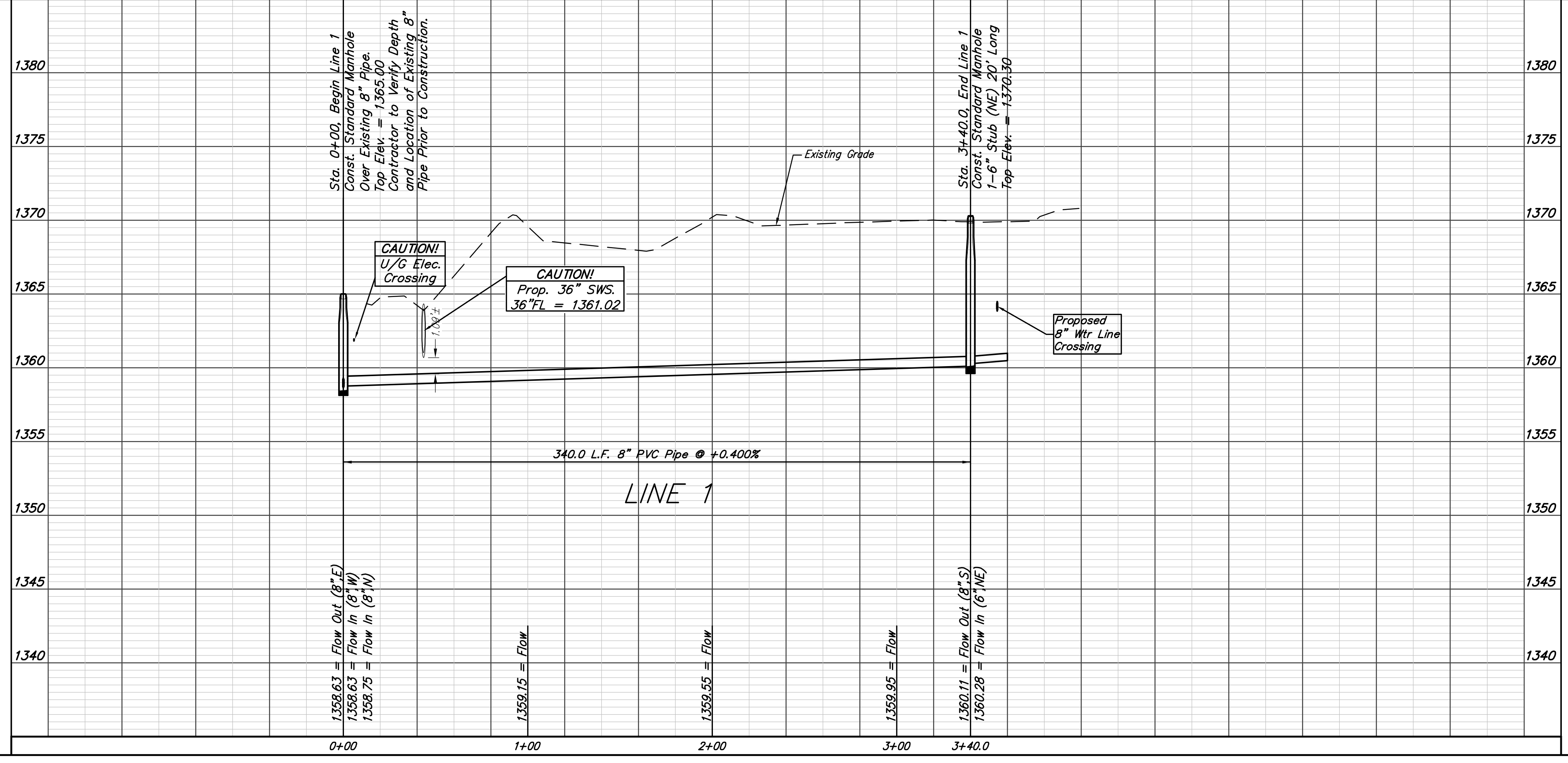
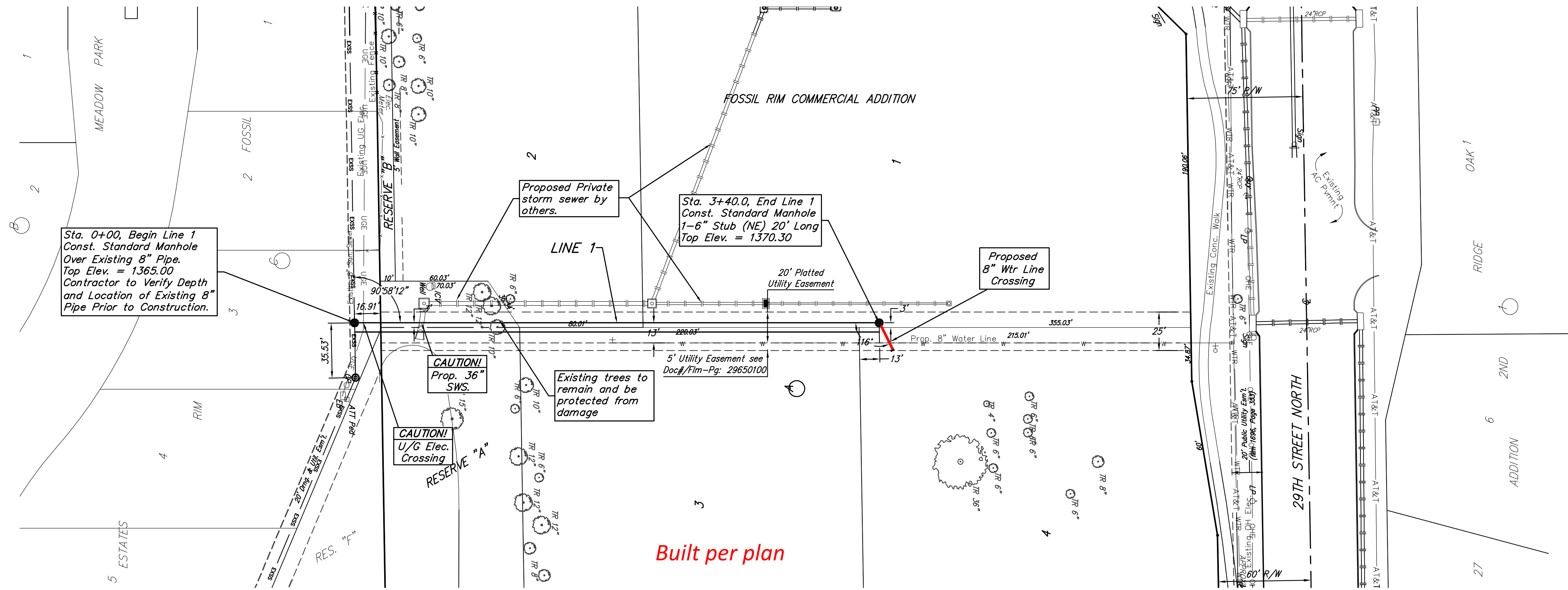
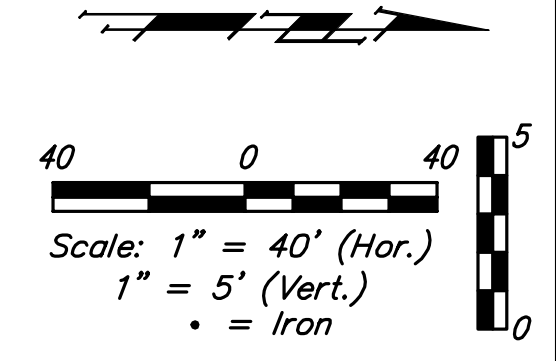
BENEFIT DISTRICT



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BENCHMARKS:
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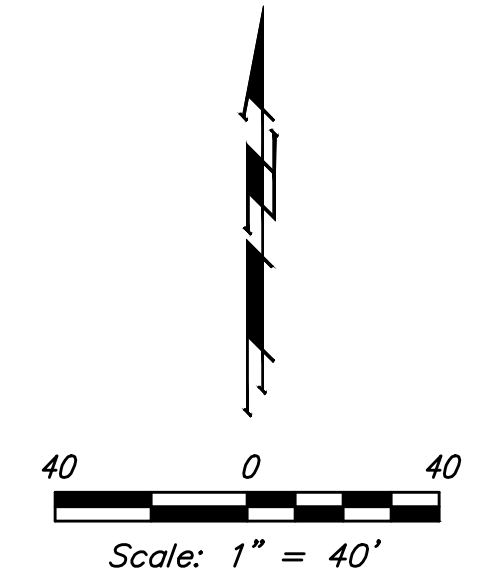
		Fossil Rim Commercial Addition	
		LINE 1	
Sanitary Sewer Improvements		Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149	
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE		PROJECT NUMBER 468-85145	
DESIGN PAT	DRAWN JAK	APPROVED	DATE 11/21/16
REVISIONS:		SCALE Noted	SHEET
		2 OF 12	


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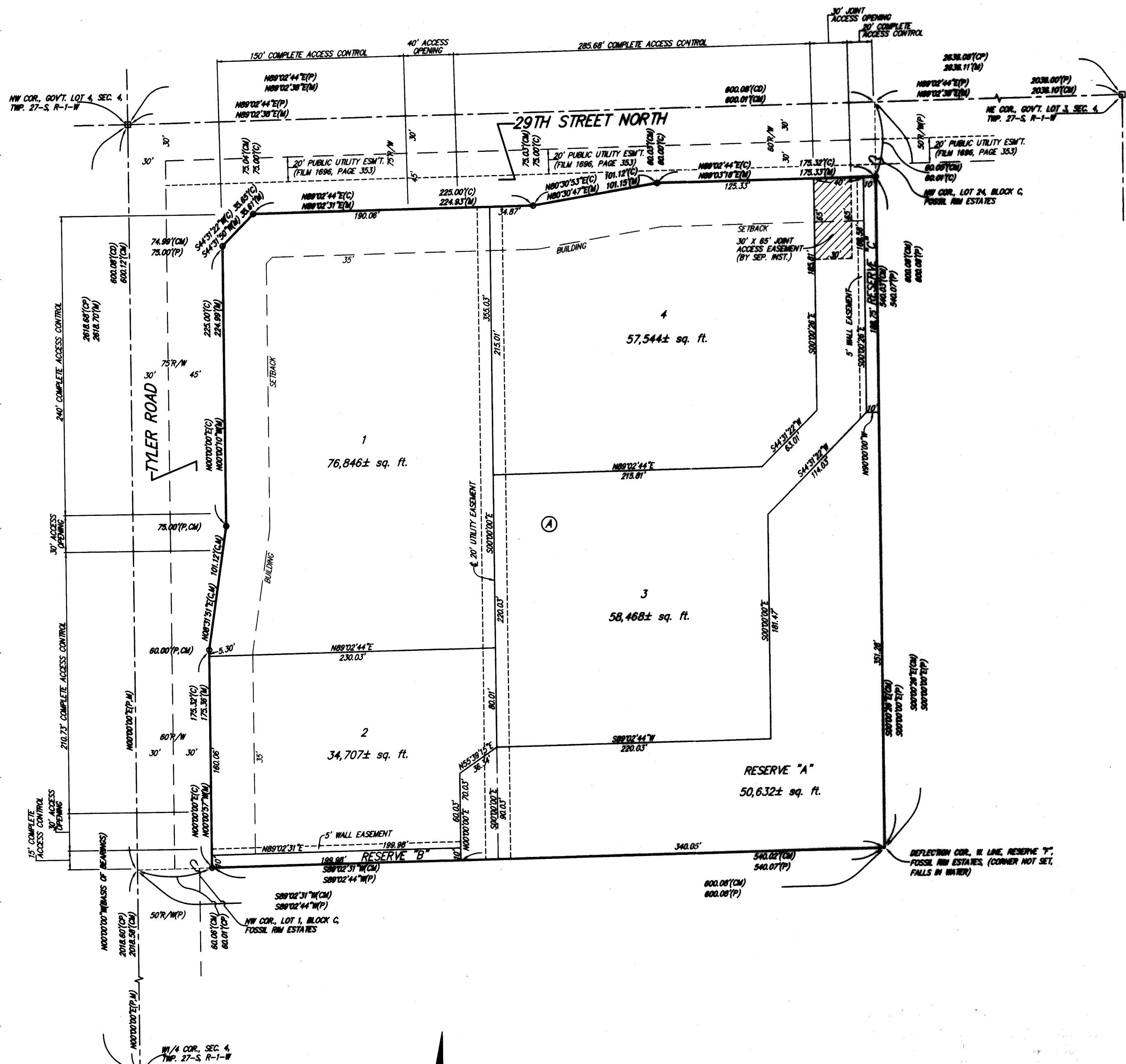
CONTROL POINTS			
Point #	Northing	Easting	Description
1	1,703,368.79	1,617,623.92	IRON
2	1,703,383.59	1,618,163.75	IRON
3	1,703,923.59	1,618,157.91	IRON
4	1,703,918.83	1,617,982.65	IRON
5	1,703,901.09	1,617,883.07	IRON
6	1,703,894.93	1,617,658.22	IRON
7	1,703,869.28	1,617,633.52	IRON
8	1,703,644.29	1,617,635.93	IRON
9	1,703,544.14	1,617,622.00	IRON

SS POINTS			
Point #	Northing	Easting	Description
8000	1,703,358.11	1,617,851.00	MH
8001	1,703,698.09	1,617,847.37	MH
8002	1,703,707.00	1,617,865.28	STUB



	Fossil Rim Commercial Addition COORDINATES Sanitary Sewer Improvements	
	<small>Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
PROJECT NUMBER 468-85145	DESIGN PAT	DRAWN JAK
REVISIONS:	APPROVED 	DATE 11/21/16
	SCALE Noted	SHEET 11 OF 12

FOSSIL RIM COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
plotted "FOSSIL RIM COMMERCIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as the north 600.00 feet of the west
600.00 feet of Government Lot 4 in the Northwest Quarter of Section 4,
Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick
County, Kansas.

Existing public easements, access controls, building
setback lines, and dedications, if any, being
vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in Government Lot 4 in the Northwest
Quarter of Section 4, Township 27 South, Range 1 West
of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conroy, Surveyor
11-2016
Michael G. Conroy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, Reserves and Streets, to be known as "FOSSIL
RIM COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility
easement is hereby granted as indicated for the construction and
maintenance of all public utilities. No signs, light poles, private drainage
systems, masonry trash enclosures or other structures shall be located
within public utility easements. The wall easements are hereby granted as
indicated for the construction and maintenance of private screening walls
and utility main lines and service lines shall be allowed to cross these
easements. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is reserved for landscaping, lakes, open space, berms,
sidewalks, drainage purposes and utilities as confined to easements.
Reserves "B" and "C" are reserved for landscaping, open space, berms,
drainage purposes and utilities. Reserves "A", "B", and "C" shall be
owned and maintained by the Lot Owners association for the addition.
Access controls shall be as depicted on the face of the plat and are
heraby granted to the City of Wichita, Kansas. The Minimum Building Pad
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat.

Hawkins Marital Trust, Las Vegas, NV, under
Trust Agreement dated July 14, 2008, as Amended

Craig A. Kreiser, Co-Trustee
Craig A. Kreiser

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 11th day of August, 2016, by Craig A. Kreiser, Co-Trustee
of the Hawkins Marital Trust, Las Vegas, NV, under Trust Agreement dated
July 14, 2008, as Amended, on behalf of the trust.

Kerry A. Thomas, Notary Public
Kerry A. Thomas
My App'l. Exp. 11-16-20

This plat of "FOSSIL RIM COMMERCIAL
ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 4th day of August, 2016.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Carl Chapman August, Chair
Carl Chapman August
Dale Miller, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 14th day of September, 2016.

Jeff Longwell, Mayor
Jeff Longwell
Karen Sublett, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005
on this 14th day of September, 2016.

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

Entered on transfer record this 14th day
of September, 2016.
Kelly B. Arnold, County Clerk
Kelly B. Arnold

Sedgwick County
Register of Deeds - Tanya Buckingham
Doc #/Fil#-Pg: 26635804
Book # 1589437 Page Recorded: 1
Clerk's number Authorized
Date Recorded: 09/08/2016 10:39:16 AM

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 8th day
of September, 2016 at 10:39 o'clock A.M. and is duly recorded.

Tanya Buckingham, Register of Deeds
Tanya Buckingham
Judy J. Paget, Deputy
Judy J. Paget

NOTE:
A drainage plan has been developed for the plot and 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.

NOTE:
ADDITIONAL BUILDING SETBACKS AND
OTHER REQUIREMENTS PER COMMUNITY
UNIT PLAN DP-340.

MINIMUM BUILDING PAD ELEVATIONS FOR
LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
2, 3	A	1,980.0

BENCHMARK:
CHISELED SQUARE, NORTH 6' OF CATCH BASIN, 38.3' N.
& 8.4' W. OF THE MOST NORTHERLY NW COR., LOT 1,
BLOCK A, FOSSIL RIM COMMERCIAL ADDITION.
ELEV. = 1,982.89 NAVD83

CHISELED SQUARE, TOP OF CURB, 28.7' N. OF THE SW
COR., RESERVE "B", FOSSIL RIM COMMERCIAL ADDITION.
ELEV. = 1,985.87 NAVD83

○ = #4 REBAR W/ "THELPS" CAP (FOUND)
□ = 1/2" IRON PIPE IN TIMBER (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CC) = CALCULATED PER DESCRIBED INFO.

FOR REFERENCE ONLY
NOT TO SCALE

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211
F 316-262-0149
F 316-262-0149
E 316-262-0149
L 316-262-0149

Baughman Fossil Rim Commercial Addition
PLAT
Sanitary Sewer Improvements

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 448-90751
DESIGN: PAT
DRAWN: JAK
APPROVED: DATE: 10/12/16
SCALE: Noted
SHEET: 12 OF 12