

# 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
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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	1-888-432-4950
Westar 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 Tom Mason 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, Brian Coon at [traffic@wichita.gov](mailto: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 NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- 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.
- City maintenance of storm sewer ends at last structure in the easement or right-of-way.
- 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.
- Geotechnical report available upon request.
- 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 "Site Restoration".
- 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.

**AS BUILT PLANS**  
 Contractor: McCullough Const.  
 Inspector: Fred Smith, Baughman Co.  
 As BUILTs by: KEK, 11/27/17

# STORM SEWER IMPROVEMENTS to serve **FOX POINTE ADDITION**

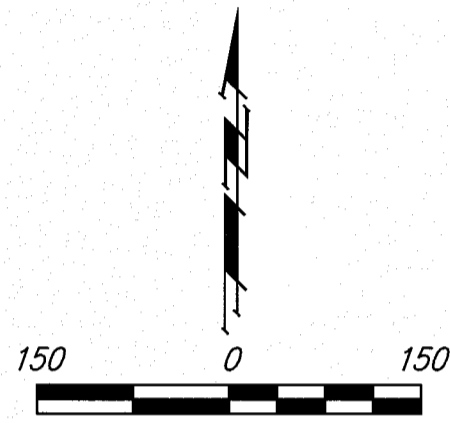
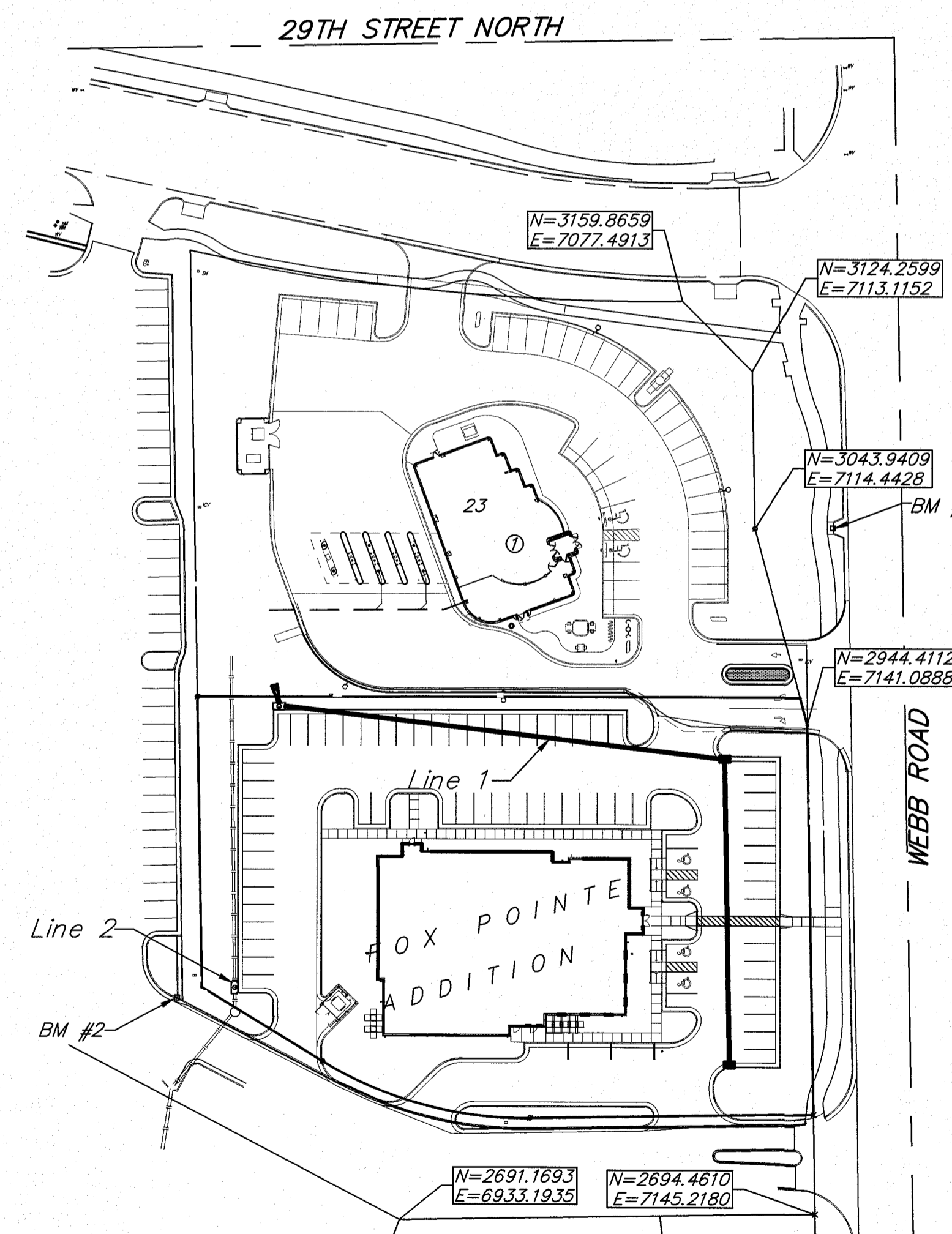
2981 N. WEBB ROAD  
 CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 Project Number  
 0437 PPD (607861)

## Benchmarks

BM #1: "□" Chiseled on Top of Curb at east curb inlet in Webb Road, approximately 87' north and 15' east of the NE corner of Parcel 1. Elev. = 1409.49 (NAVD 88)

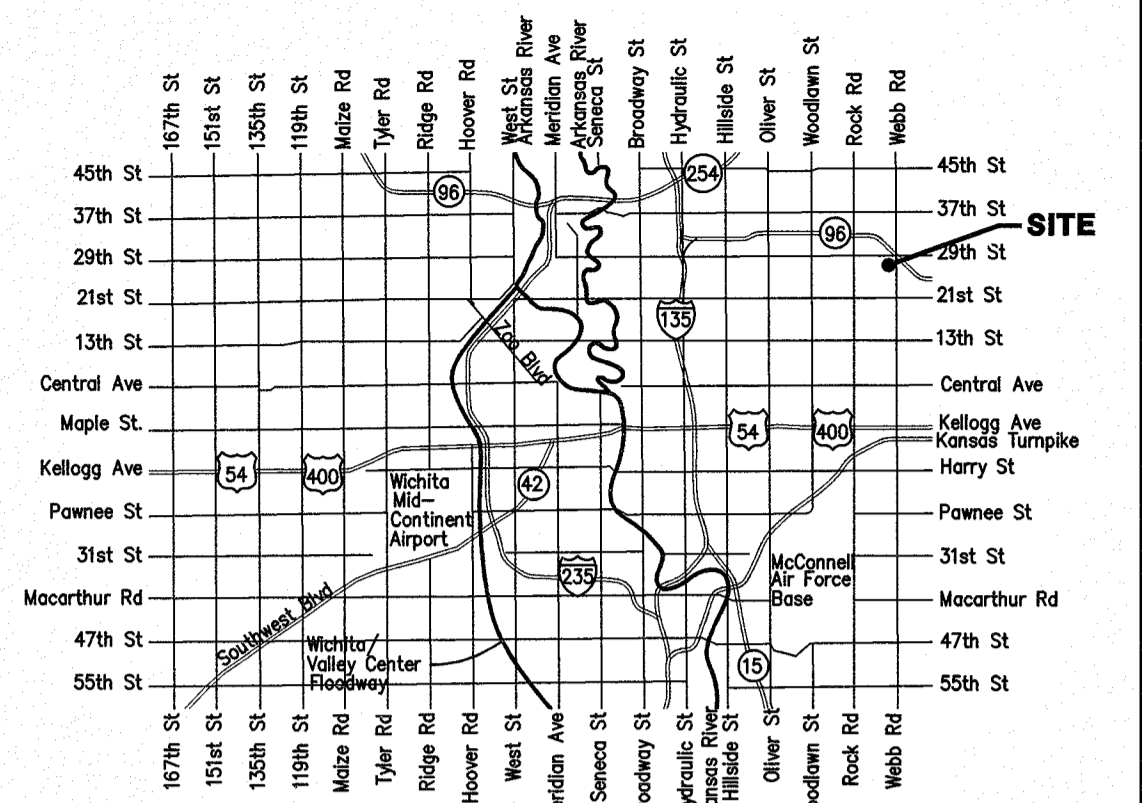
BM #2: "□" Chiseled on Top of Curb, approximately 5' south and 13' west of the SE corner of Parcel 1. Elev. = 1407.27 (NAVD 88)



## Sheet Index

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

SWS Details SW-101, SW-111, SW-201, SW-401 and  
 Erosion Control Details available at City of Wichita web site at  
<http://www.wichita.gov/Government/Departments/PWU/Pages/Regulations.aspx>



Vicinity Map

**Stormwater Certification:**  
 New Development

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.

Disturbed Area = 1.4 ac.  
 Water Quality Treatment: Offsite BMP Program.  
 Downstream Channel Protection: Not required  
 Detention: Modified existing dry pond  
 Post-construction BMP used for this development is: Offsite BMP Program

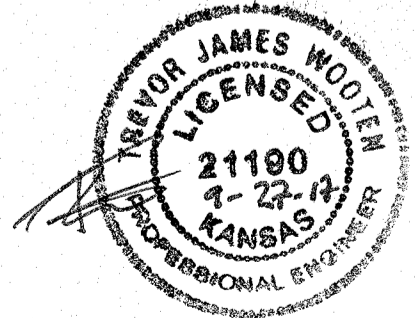
APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

Engineering *Rebeem Dief* 9/28/17  
 Stormwater *Joe Hubble PE* 9/28/17

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).

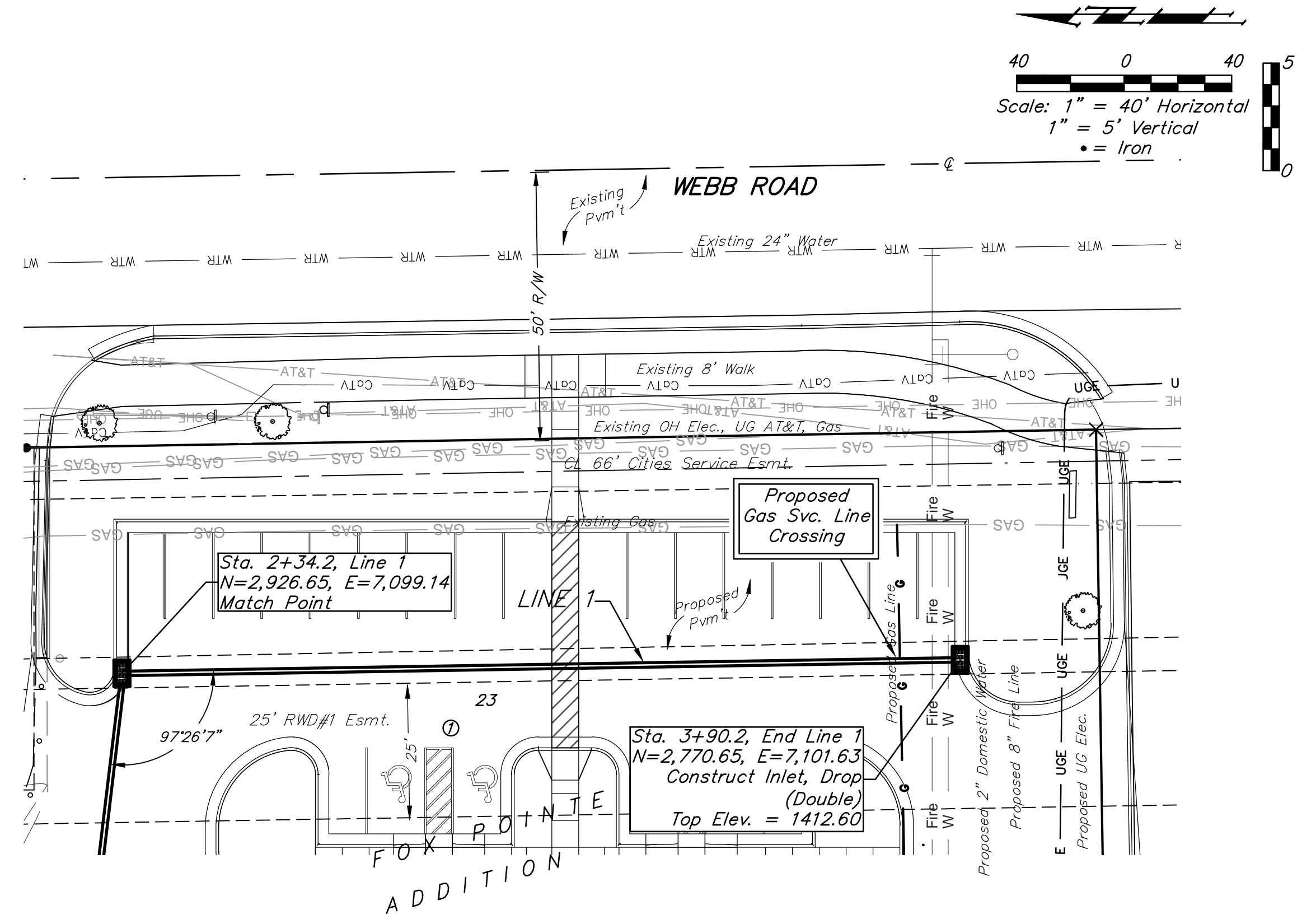
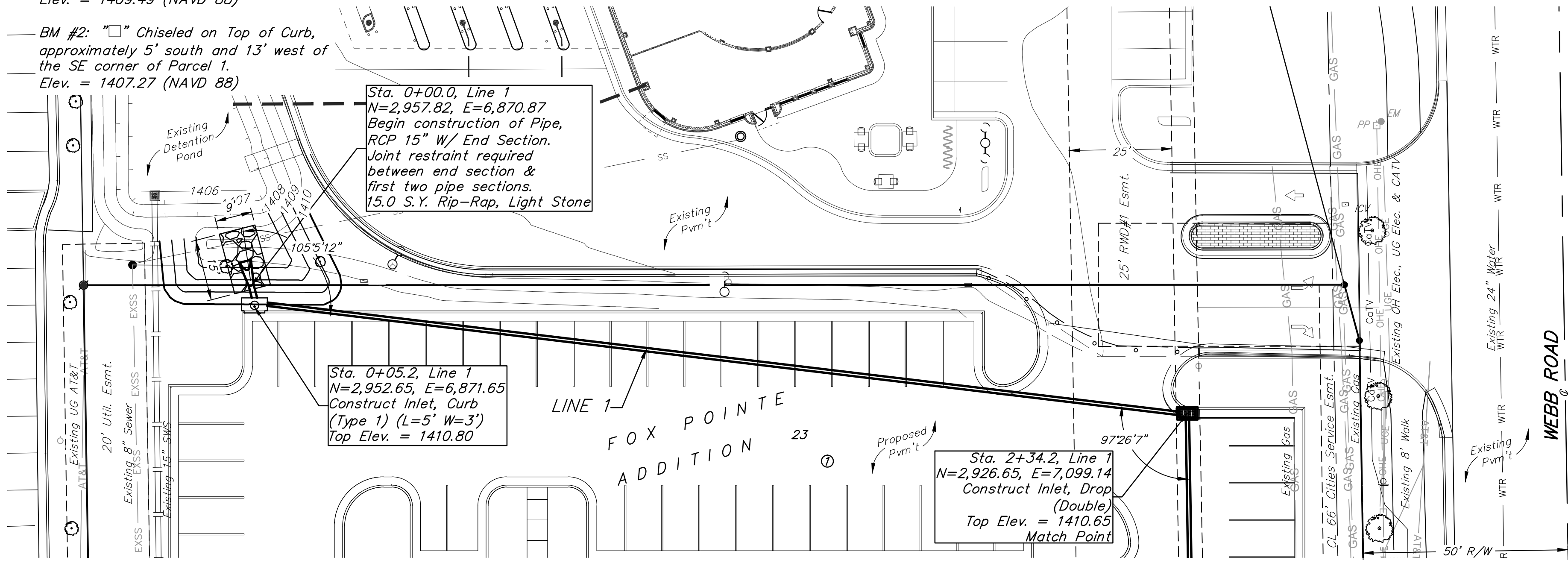
An approved copy of these plans signed by City staff are required on-site.



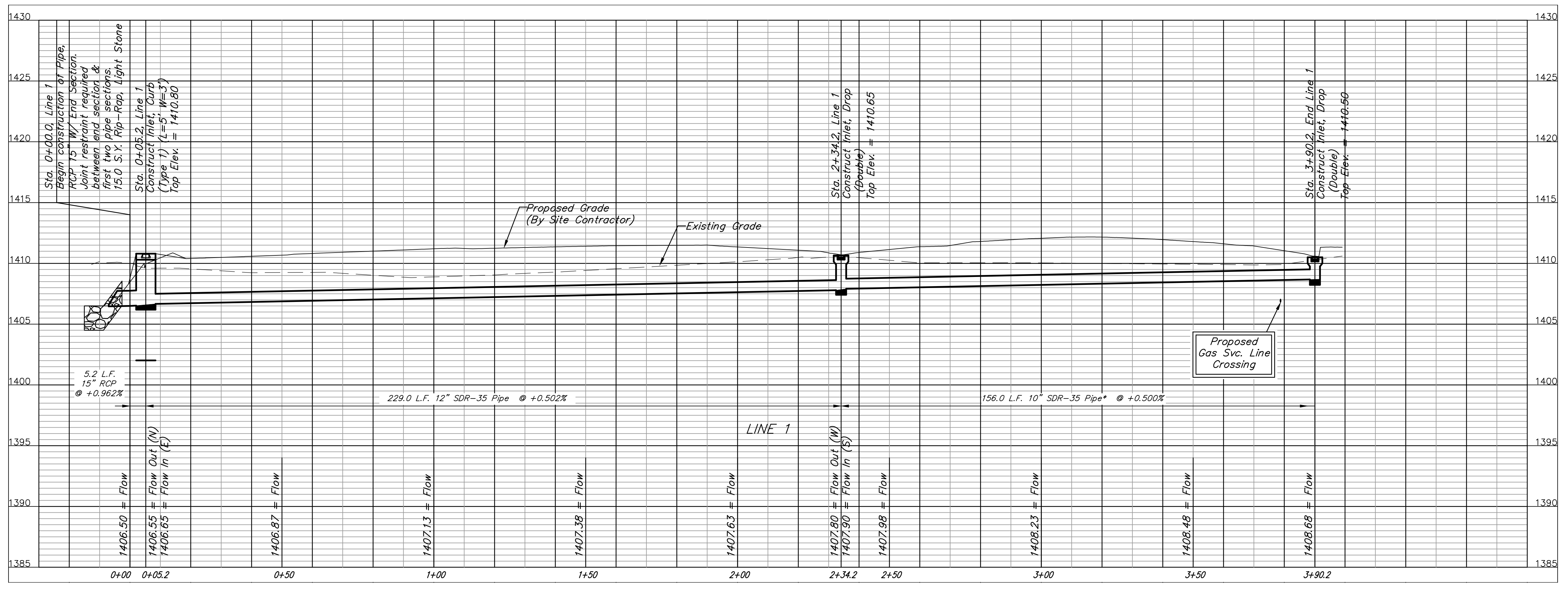
**BENCHMARKS:**

BM #1: "□" Chiseled on Top of Curb at east curb inlet in Webb Road, approximately 87' north and 15' east of the NE corner of Parcel 1. Elev. = 1409.49 (NAVD 88)

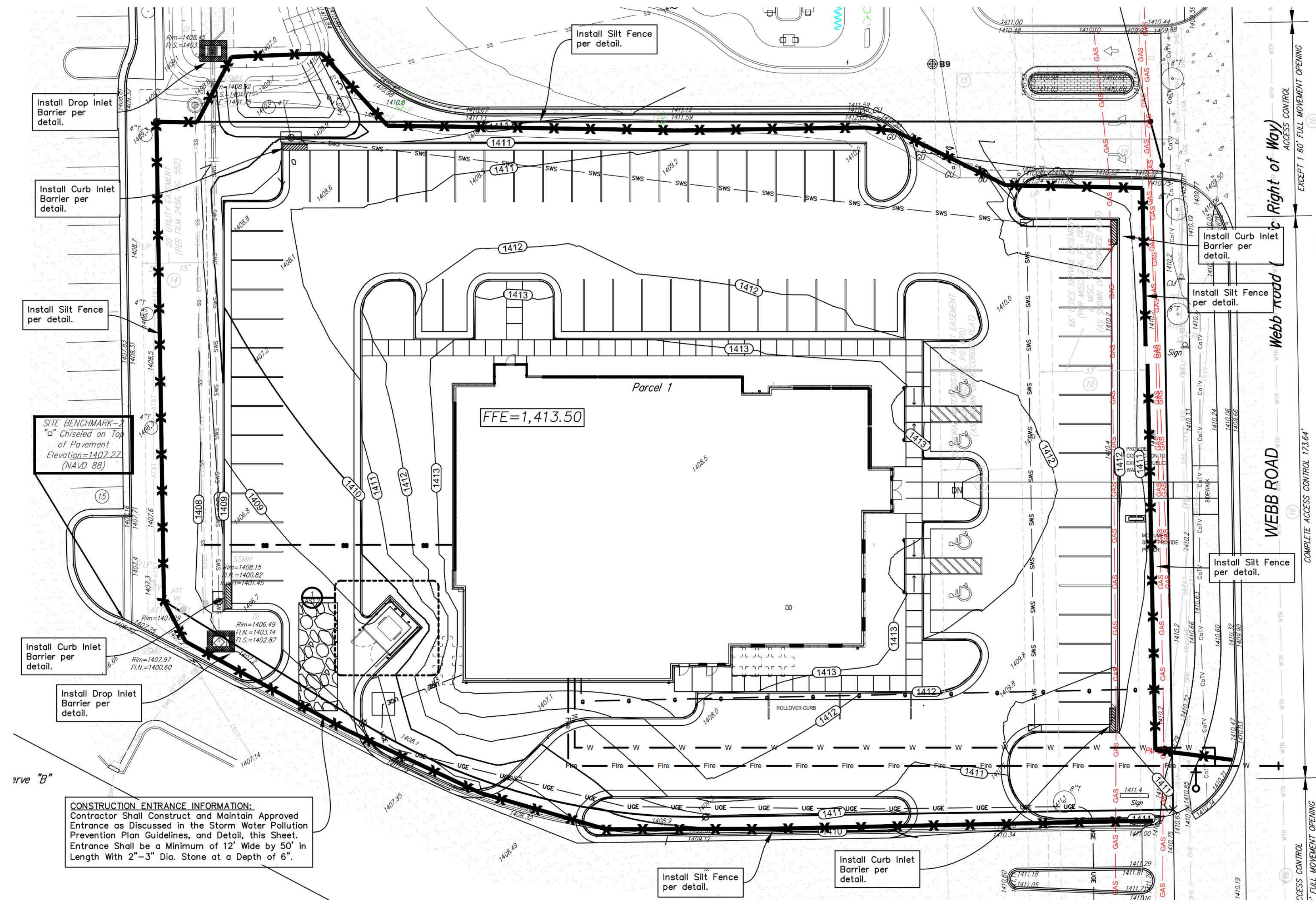
BM #2: "□" Chiseled on Top of Curb, approximately 5' south and 13' west of the SE corner of Parcel 1. Elev. = 1407.27 (NAVD 88)



\*To be reviewed, approved, and inspected by MABCD. Nothing but structures the 10" line are included for inspection with this PPD.







**BENCHMARK**

**SITE BENCHMARK-1**  
 \* Chiseled on Top of Curb at east curb inlet in Webb Road, approximately 87' north and 15' east of the NE corner of Parcel 1. Elevation=1409.49, (NAVD 88)

**SITE BENCHMARK-2**  
 \* Chiseled on Top of Curb, approximately 5' south and 13' west of the SE corner of Parcel 1. Elevation=1407.27, (NAVD 88)

**LEGAL DESCRIPTION**

**Parcel 1:**  
 A tract of land lying within a portion of Lot 23, Block 1, Fox Pointe Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:  
 Commencing at the Northwest corner of said Lot 23; thence on a platted bearing of North 89°06'38" East, 30.40 feet along the North line of said Lot 23; thence continuing along said North line South 76°23'22" East, 196.71 feet to a point on a curve to the left, thence along said curve 19.03 feet, said curve having a central angle of 0°00'50", a radius of 1075.24 feet, and a long chord of 19.03 feet, bearing South 76°53'47" East; thence parallel with the West line of said Lot 23, South 00°54'07" East, 227.68 feet to the POINT OF BEGINNING, thence North 90°00'00" East, 307.55 feet to a point on the East line of said Lot 23; thence along said East line South 14°58'59" East, 14.08 feet; thence continuing along the East line of said Lot 23, South 00°56'49" East, 199.03 feet to a point 51.00 feet North of the Southeast corner of said Lot 23; thence parallel with the most Southeastery line of said Lot 23, South 89°06'38" West, 144.73 feet; thence along a tangent curve to the right 111.35 feet, said curve having a central angle of 32°27'06", a radius of 196.60 feet and a long chord of 109.87 feet, bearing North 74°39'49" West; thence North 58°27'19" West, 72.14 feet; thence parallel with the West line of said Lot 23, North 00°54'07" West, 148.07 feet to the POINT OF BEGINNING.

**SITE INFORMATION**

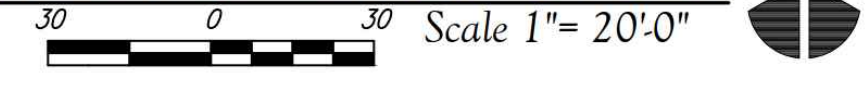
Total Area: ±62,755.4 sq. ft. (1.44 acres)  
 Disturbed Area: ±62,755.4 sq. ft. (1.44 acres)  
 Pre Construction Impervious Area: ±1,058.0 sq. ft. (0.02 acres)  
 Post Construction Impervious Area: ±45,088.9 sq. ft. (1.04 acres)

**EROSION CONTROL NOTES**

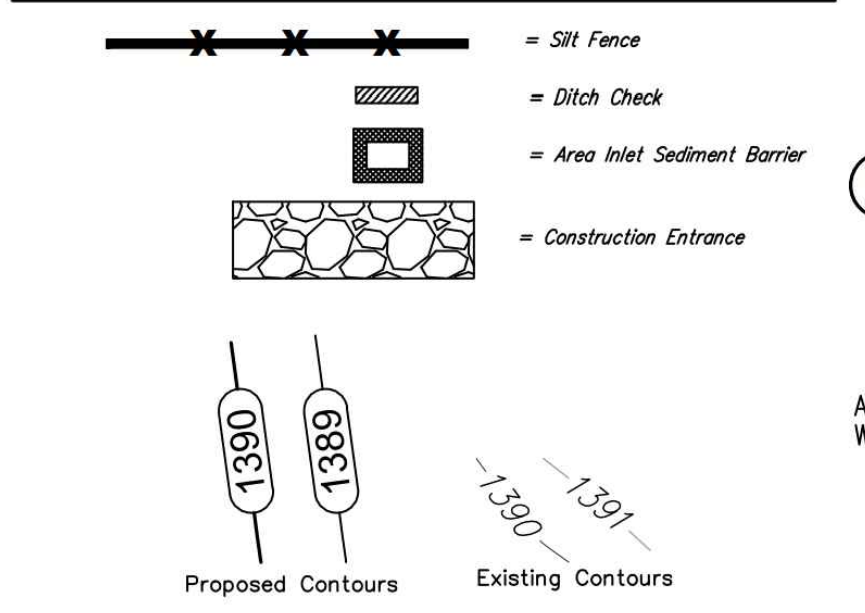
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #11).
- All exposed areas shall be seeded as specified within 21 days of final GRADING. Seeding is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be maintained to prevent soil erosion. Erosion control measures shall be maintained after each storm event.
- This plan shall not be construed to limit the Contractor's liability for erosion control measures. The Contractor shall be responsible for all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall maintain all erosion control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any changes.
- The site has an approved NOI/SWPPP that shall be kept on site during construction.

**FOR REFERENCE ONLY NOT TO SCALE**

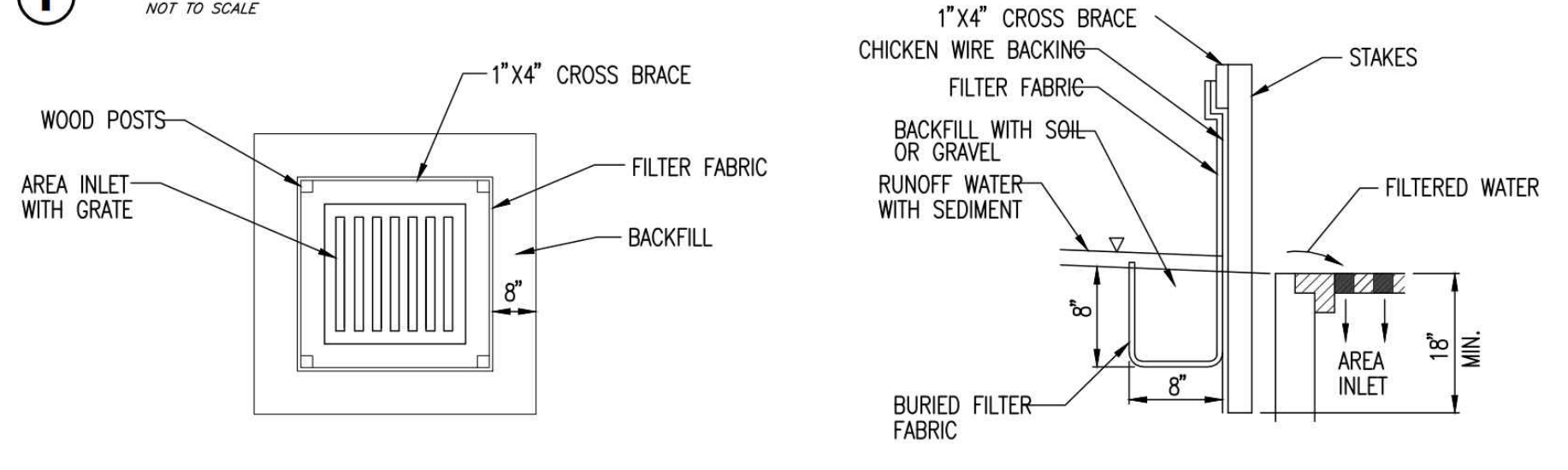
**SITE EROSION CONTROL PLAN**



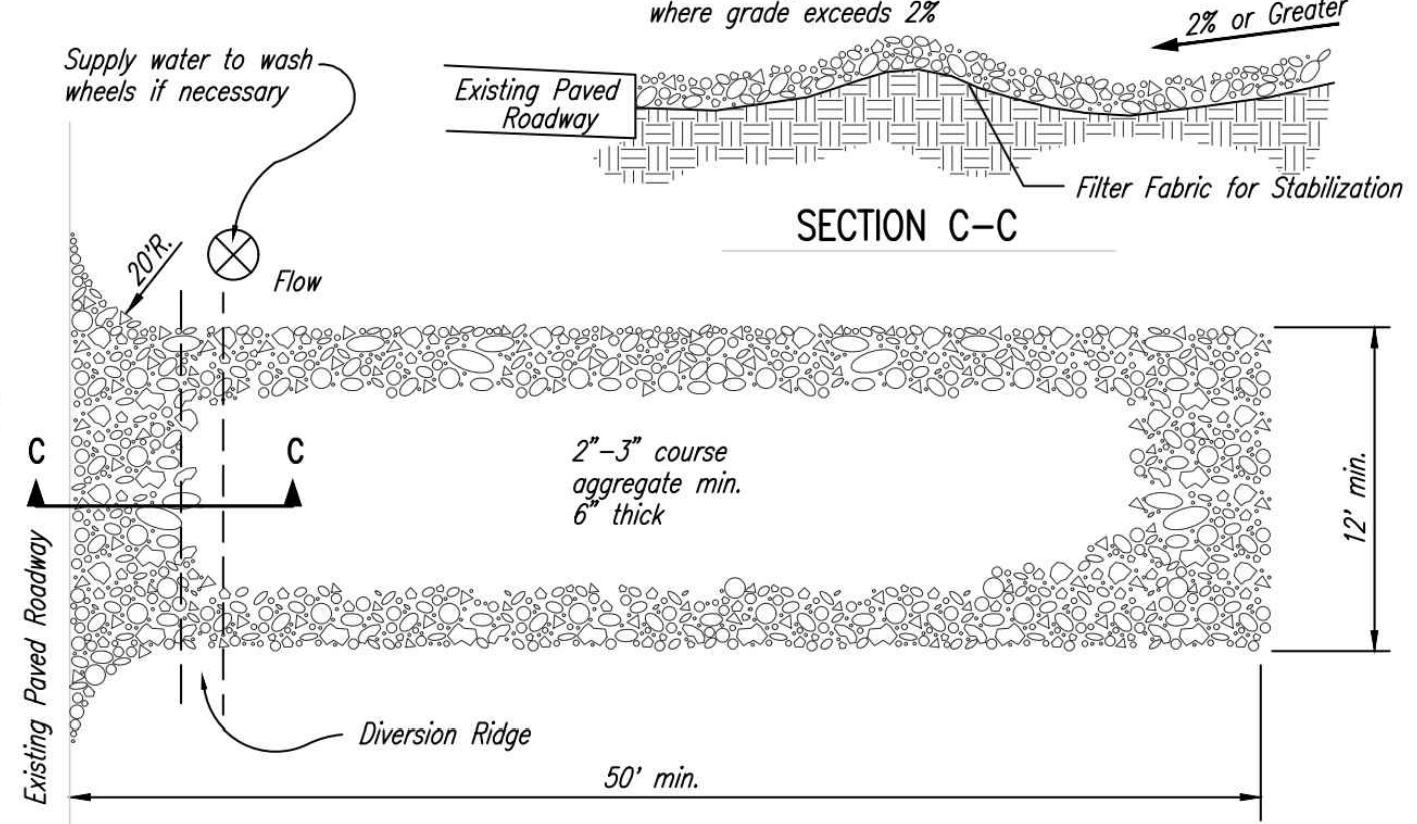
**EROSION CONTROL LEGEND**



**1 SILT FENCE DETAIL**  
NOT TO SCALE



**2 SILT FENCE BARRIER FOR AREA INLETS**  
NOT TO SCALE



- NOTES:**
- 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.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - 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.
  - 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.

**4 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**SPANGENBERG PHILLIPS TICE ARCHITECTURE SPT**  
 121 N Mead Ste 201 Wichita KS 67202  
 T 316.267.4002 F 316.267.1509  
 www.sptarchitecture.com

**DR. JASON WAGLE, DDS**  
**WEBB ROAD AND K-96**  
 WICHITA, KS

PERMIT  
 28 JUL 2017  
 PROGRESS  
 28 APR 2017

**C3.0**

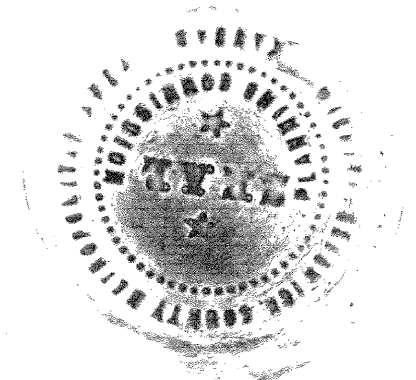
**FOX POINTE ADDITION**  
**EROSION CONTROL PLAN**  
 Baughman Company, P.A.  
 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 www.baughmanco.com

29TH STREET NORTH

FINAL PLAT OF

FOX POINTE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



By: *Juanita E. Hatrup*  
JUANITA E. HATRUP

STATE OF KANSAS  
SS:  
SEDGWICK COUNTY

Be it remembered that on this 29 day of August, 1988, before me a Notary Public in and for said State and County, came Juanita E. Hatrup, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Mary Ann Tate*, Notary Public  
Mary Ann Tate  
My Appointment Expires: 8-9-92

We, the Mid Kansas Federal Savings & Loan Association, Mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE."

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION

By: *Max L. Herzot*  
Max L. Herzot, Senior Vice-President

STATE OF KANSAS  
SS:  
SEDGWICK COUNTY

Be it remembered that on this 30 day of August, 1988, before me a Notary Public in and for said State and County, came the Mid Kansas Federal Savings & Loan Association, Wichita, Kansas, by Max L. Herzot, Senior Vice-President to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Karen L. Meyer*, Notary Public  
Karen L. Meyer  
My Appointment Expires: 9/8/90

This plat of "FOX POINTE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 18<sup>th</sup> day of August, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

*Edton Parsons*, Chairman  
Edton Parsons  
*Marvin S. Kroust*, Secretary  
Marvin S. Kroust

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 27 day of SEPT, 1988.

*Sheldon Kamen*, Mayor  
Sheldon Kamen  
*Dale E. Rea*, Deputy City Clerk  
Dale E. Rea

Entered on transfer record this 6 day of October, 1988.  
*Don Wright*, County Clerk  
Don Wright

STATE OF KANSAS  
SS:  
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 6<sup>TH</sup> day of OCTOBER, 1988, at 2:30 P.M.

*Pat Kettler*, Register of Deeds  
Pat Kettler  
*Ed Resa*, Deputy  
Ed Resa

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOX POINTE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Block, Streets, and Reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in Government Lot 1, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, University Congregational Church Addition, an addition to Wichita, Sedgwick County, Kansas, thence N 89° 06' 38" E, 366.66 feet to the North line of said Government Lot 1; thence S 76° 23' 22" E, 196.71 feet on a curve to have a radius of 1075.24 feet and a central angle of 14° 29' 58"; thence S 83° 38' 21" E, 272.11 feet; thence S 83° 38' 21" E, 272.11 feet; thence S 83° 38' 21" E, 272.11 feet to the East line of University Congregational Church Addition; thence N 00° 54' 07" W, 400.00 feet along said East line of University Congregational Church Addition to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30 day of August, 1988.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, Kansas 67226



FOR REFERENCE ONLY  
NOT TO SCALE

Scale: 1" = 100'

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
16-20	1	217.0	1404.4
21-23	1	219.2	1406.6
24	1	218.0	1405.4

B.M. 1 Top Of Steel Fence Post 4.5' West Of The S.E. Corner Of Lot 24 Block 1.  
Elev. = 222.33

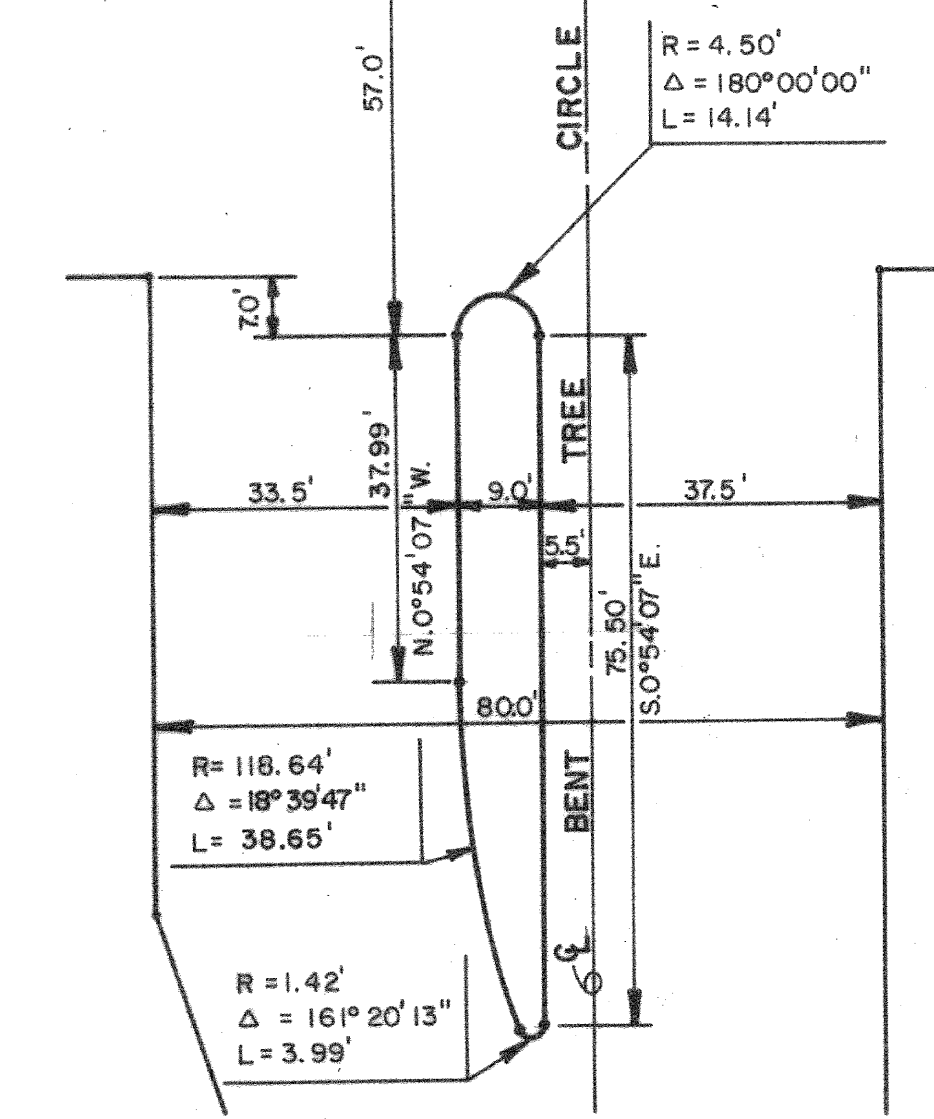
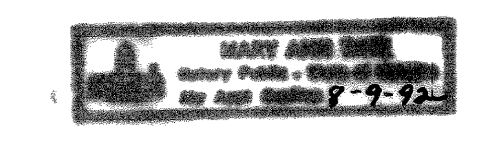
B.M. 2 " " Cut On Top Of South Curb Of 29th Street No. At The C. Of Cypress (N.W. Cor. Of University Congregational Church Add.  
Elev. = 222.94

By: *Richard J. Hatrup* #973717  
Richard J. Hatrup

STATE OF KANSAS  
SS:  
SEDGWICK COUNTY

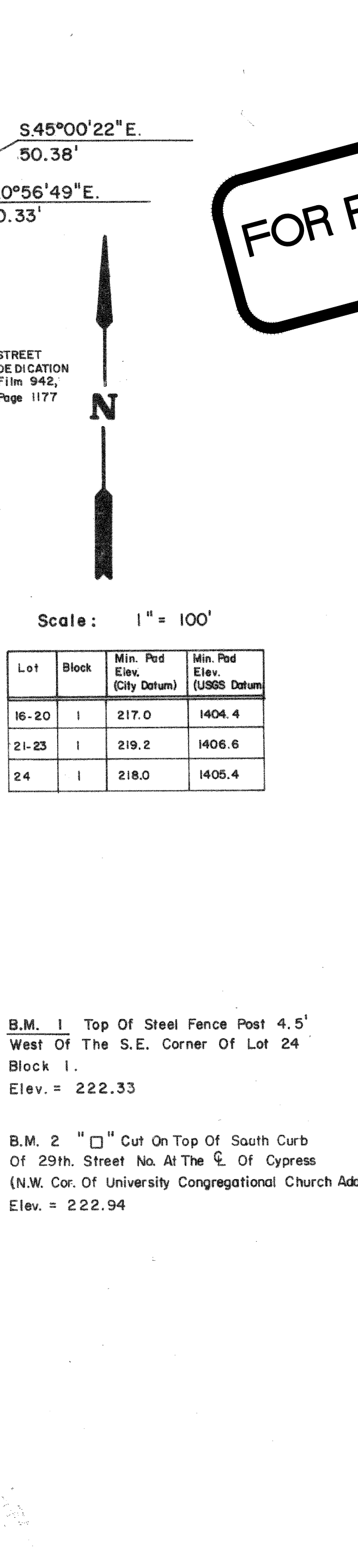
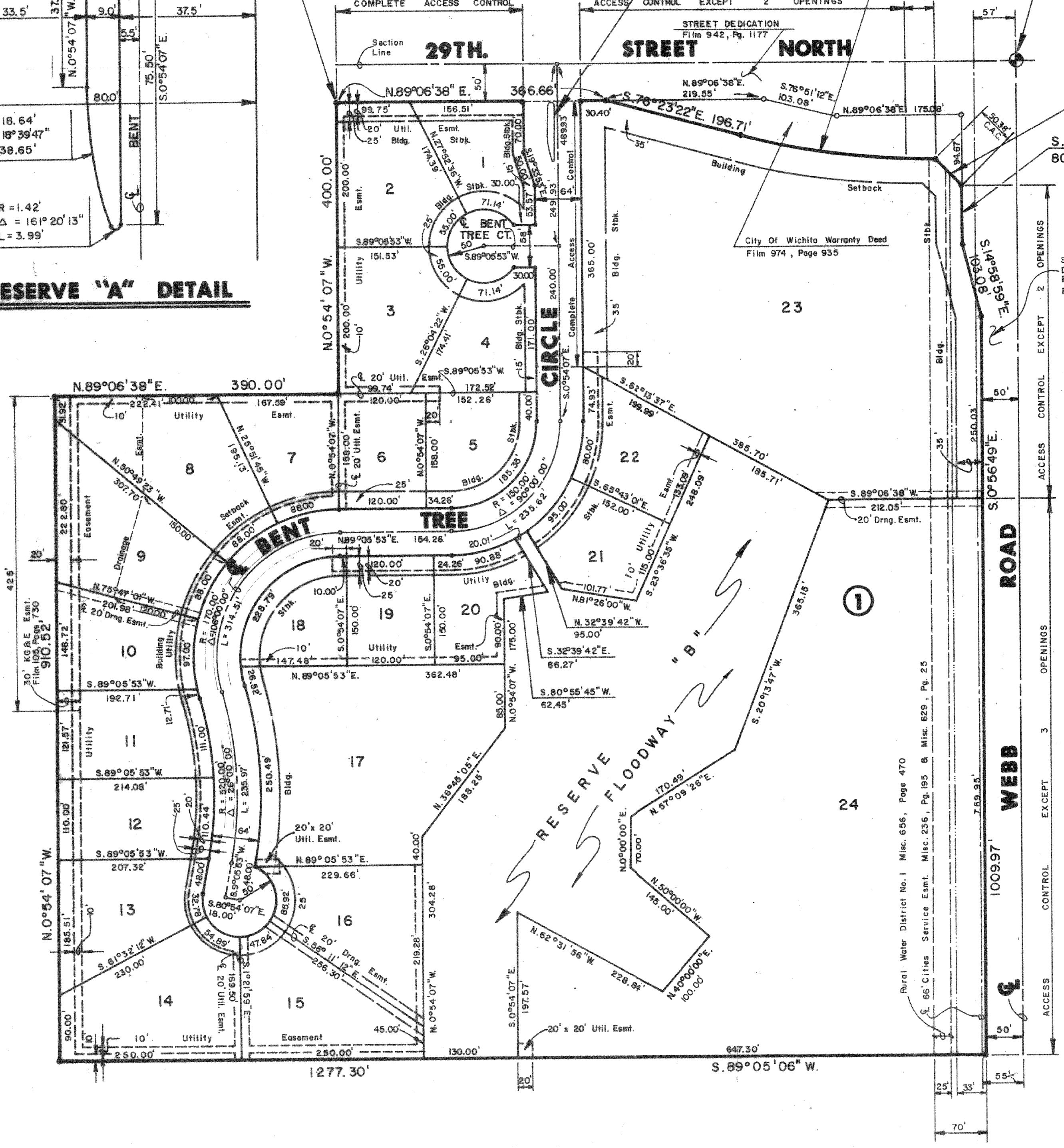
Be it remembered that on this 29 day of August, 1988, before me a Notary Public in and for said State and County, came Richard J. Hatrup, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Mary Ann Tate*, Notary Public  
Mary Ann Tate  
My Appointment Expires: 8-9-92



RESERVE "A" DETAIL

P.O.B. = N.E. Corner Lot 1, University Congregational Church Addition  
RESERVE "A" SEE DETAIL  
N.E. Cor. Sec. 5, T.27 S. R.2 E, 6th P.M.  
40' COMPLETE ACCESS CONTROL



2000 dk

affidavit Filed 10/31/88  
Page 347

affidavit  
10/27/88

Baughman Company, P.A.  
1518 E. Main, Wichita, KS 67211 P 366-2271 F 366-2649  
ARCHITECTS ENGINEERS PLANNERS LANDSCAPE ARCHITECTS  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
REGISTERED PROFESSIONAL EROSION CONTROL ENGINEERS  
REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEERS  
REGISTERED PROFESSIONAL WATER RESOURCES ENGINEERS  
REGISTERED PROFESSIONAL CIVIL ENGINEERS  
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS  
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS  
REGISTERED PROFESSIONAL CHEMICAL ENGINEERS  
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEERS  
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS  
REGISTERED PROFESSIONAL NUCLEAR ENGINEERS  
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS  
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEERS  
REGISTERED PROFESSIONAL FOOD ENGINEERS  
REGISTERED PROFESSIONAL TEXTILE ENGINEERS  
REGISTERED PROFESSIONAL PAPER ENGINEERS  
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEERS  
REGISTERED PROFESSIONAL SAFETY ENGINEERS  
REGISTERED PROFESSIONAL TRANSPORTATION ENGINEERS  
REGISTERED PROFESSIONAL MARINE ENGINEERS  
REGISTERED PROFESSIONAL POLYMER ENGINEERS  
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REGISTERED PROFESSIONAL PETROLEUM ENGINEERS  
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FOX POINTE ADDITION  
Copy of PLAT