

## 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:

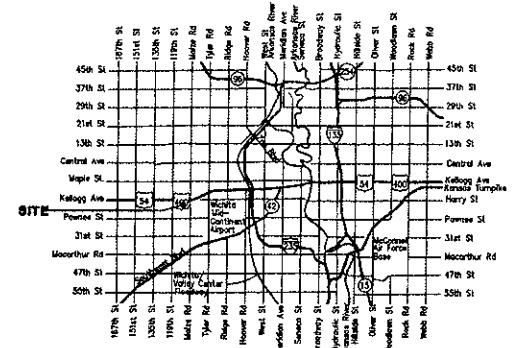
AT&T	1-800-246-8464
Block Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-402-4950
Wester Energy	1-800-544-4857
- Utility service lines, 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 valves 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 final grades by the contractor.
- The Contractor shall notify the inspecting 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 316-268-4574 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 the 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 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, 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 water mains ends at right-of-way or easement line or within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet M.-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be preformed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe manufacturer's recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.
- All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.
- 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.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Wichita Fire Department inspections may be scheduled by calling 316-268-4441.

Northern C-900  
Pro-trace wire  
SIP and Star fittings

# WATER DISTRIBUTION SYSTEM to serve **CRACKER BARREL** 619 SOUTH RIDGE ROAD CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
Project Number  
2109 PPW (183021)



Vicinity Map

## Sheet Index

Title Sheet  
C-1 Site Plan  
C-4 Utility Plan  
C-4.1 Fire Line Pipe Profile  
SD-1 - SD-4 Details/Specific/Erosion Control  
Copy of Survey  
Plot

APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS  
ENGINEERING DIVISION  
& BY WICHITA FIRE DEPARTMENT

Engineering Johanna Kollman 1-24-18  
Utilities Don Jolly 1-25-18  
Fire Dept. John P. ... 2-6-18

NOTE TO CONTRACTORS

Public Property:  
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way 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 City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

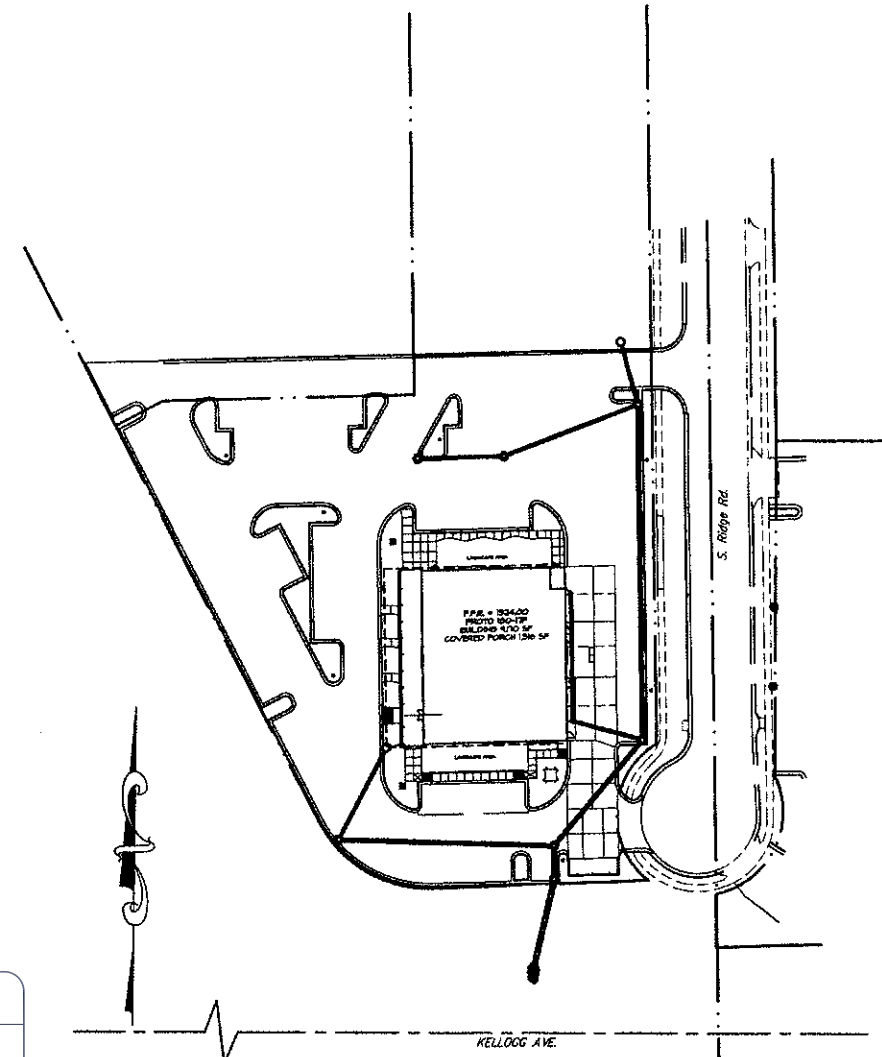
Private Property:  
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

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

11/20/17  
REV. DATE 1/5/18

## AS BUILTS

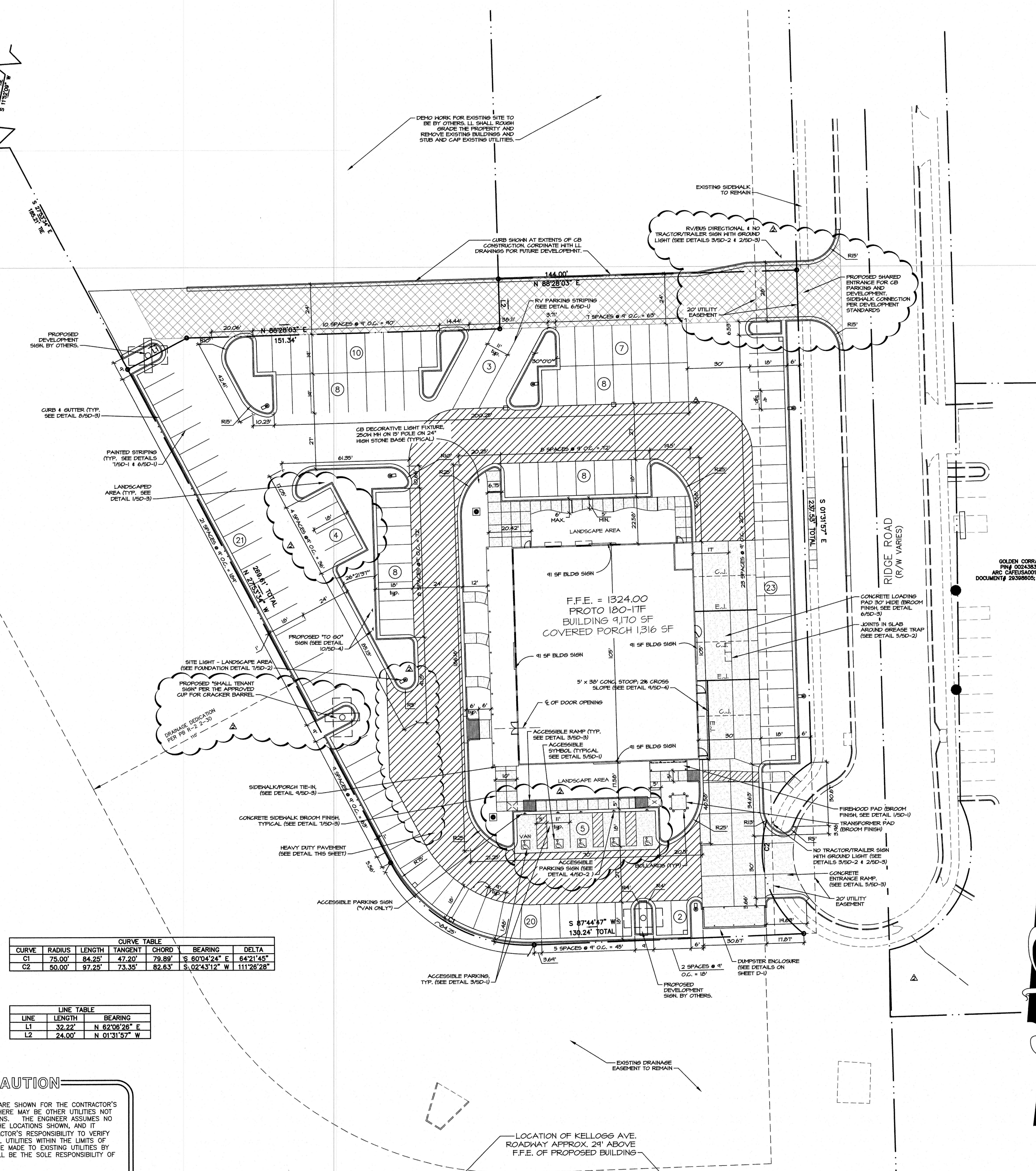
Contractor: <b>Sooter Exc.</b> 9/05/201	Project Inspector: Larry Gann <b>KEMILLER</b> ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242
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DESIGN and ENGINEERING  
ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle  
Brentwood, TN 37027  
615-370-1779  
fax: 370-9108  
www.dandinc.us

JAMES A. CHAMBERLAIN  
LICENSED PROFESSIONAL ENGINEER  
1/15/18



**LEGEND**

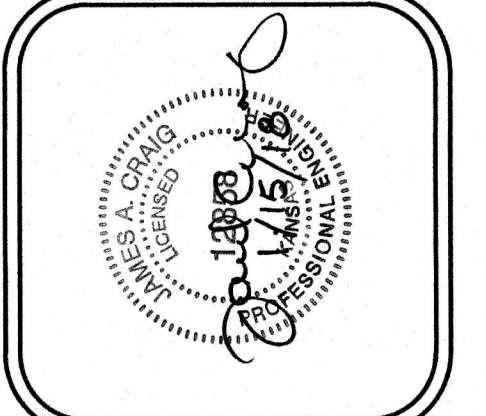
EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT EL.	SPOT EL.
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
CLEAN OUT	CLEAN OUT
WATER LINE	WATER LINE
OVERHEAD WIRES	OVERHEAD ELEC.
UNDERGROUND ELEC.	UNDERGROUND GAS
CATCH BASIN/JUNCTION	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
PARKING COUNT	PARKING COUNT

SPOT ELEVATION ABBREVIATIONS:  
 TC - TOP OF CURB  
 BC - BOTTOM OF CURB  
 TR - TOP OF RAMP  
 BR - BOTTOM OF RAMP  
 LIP - TOP OF CONCRETE LIP  
 SLAB - BOTTOM OF CONCRETE LIP

CRACKER BARREL PROJECT NUMBER: CBB787WCHITA KS-04  
**CRACKER BARREL**  
**OLD COUNTRY STORE, INC**  
**610 SOUTH RIDGE ROAD**  
**WICHITA, KANSAS 67209**

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**Cracker Barrel**  
 P.O. Box 787  
 Hartmann Drive, Lebanon, Tn. 37087



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 615-370-1779  
 615-370-9108  
 www.dandridgeinc.com

**DESIGN and ENGINEERING**  
**ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS**

DATE: 11/21/17  
 PROJECT NO.: 11-16-00

REVISIONS	DATE	BY	CHKD
1	11/21/17		
2	11/21/17		
3	11/21/17		

**Cracker Barrel**  
 Old Country Store

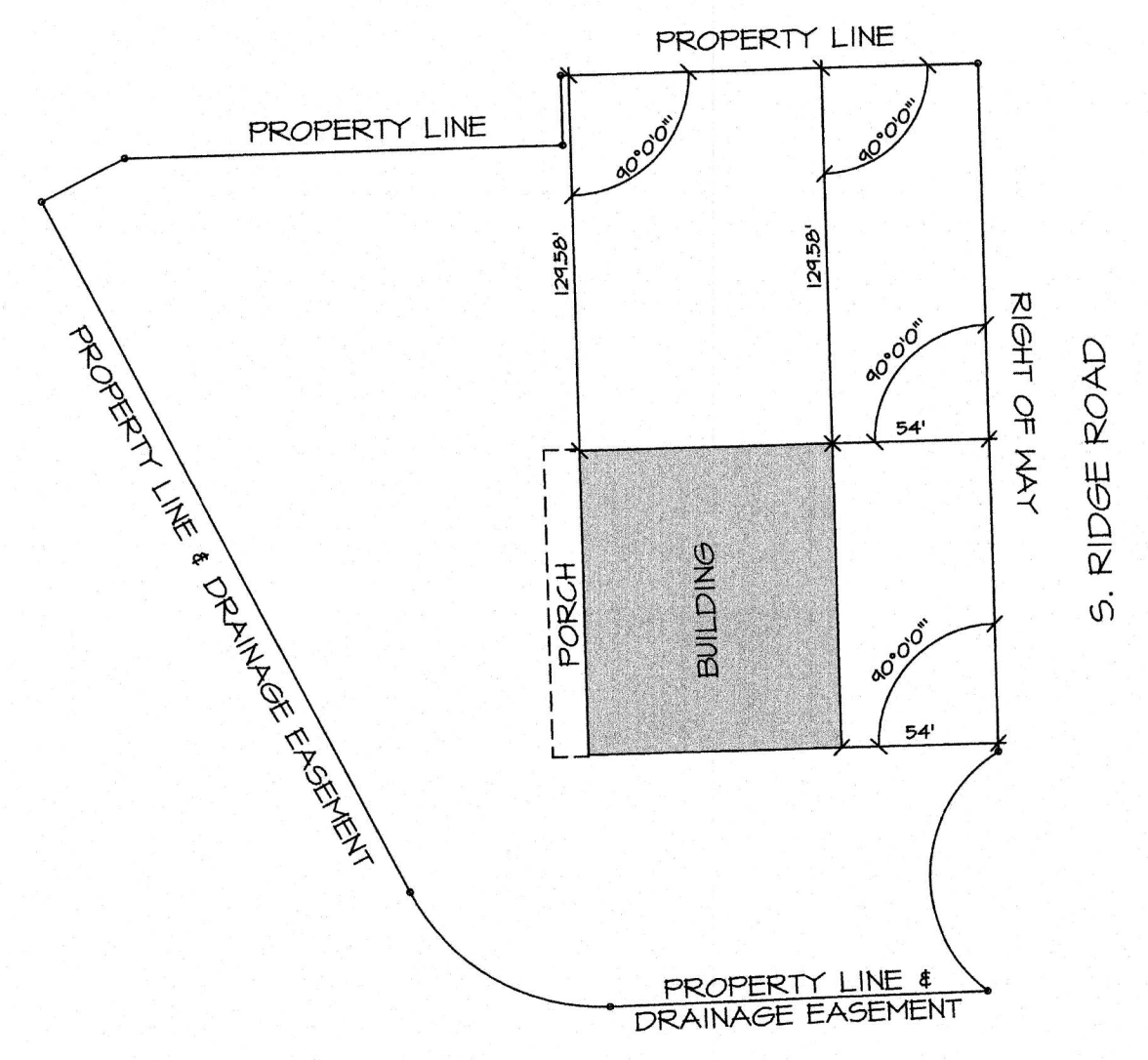
**SITE LAYOUT PLAN**

**C-1**  
 PROTO 180-ITF

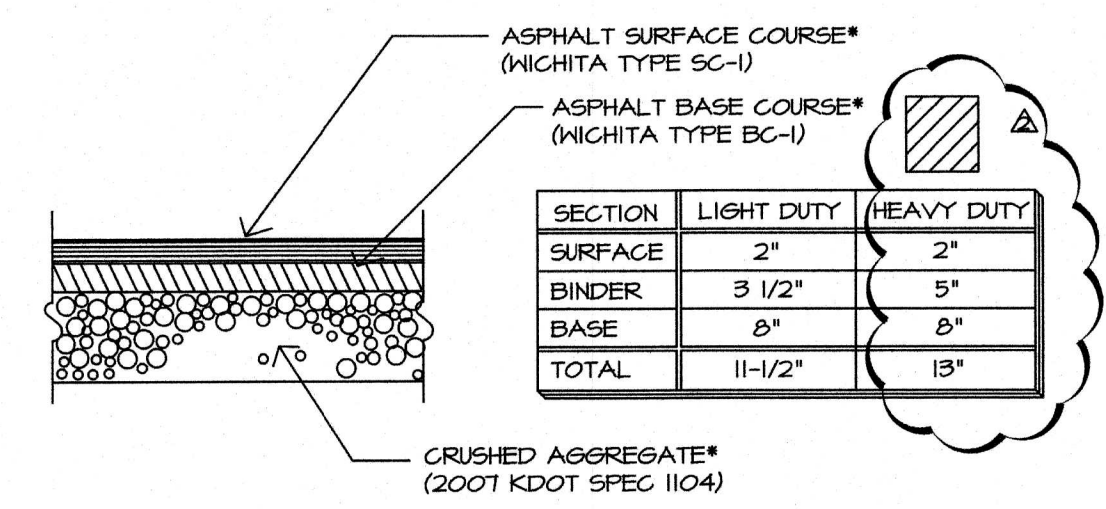
GC TO PROVIDE SEPARATE COST FOR CONSTRUCTION OF SHARED DRIVE AISLE AND ENTRANCE. PAVEMENT IN HATCHED AREA SHALL BE HEAVY DUTY PAVEMENT AS SHOWN DETAILED ON THIS SHEET.

GC TO PROVIDE AN ALTERNATE BID TO USE POST CURB AS OPPOSED TO CURB AND GUTTER THROUGHOUT THE SITE. SEE DETAIL 4/5D-4.

**PARKING SUMMARY:**  
 118 PARKING SPACES FOR CARS  
 5 ACCESSIBLE PARKING SPACES  
 3 RV/BUS PARKING SPACES  
 127 TOTAL PARKING SPACES



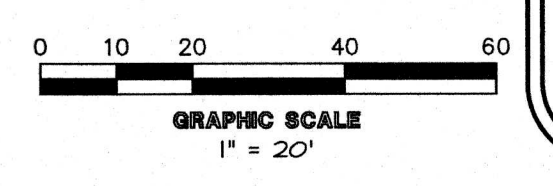
**BUILDING STAKEOUT PLAN**  
 NO SCALE



**PAVING DETAIL**  
 SCALE: NONE

**SITE SUMMARY**

USE	EXISTING ACRES	% SITE	PROPOSED ACRES	% SITE
SITE AREA	1.71	100	1.71	100
BUILDING AREA	0.24	13.4	0.24	13.4
IMPERVIOUS AREA	1.33	74.3	1.33	74.3
LANDSCAPE AREA	0.22	12.3	0.22	12.3



**CURVE TABLE**

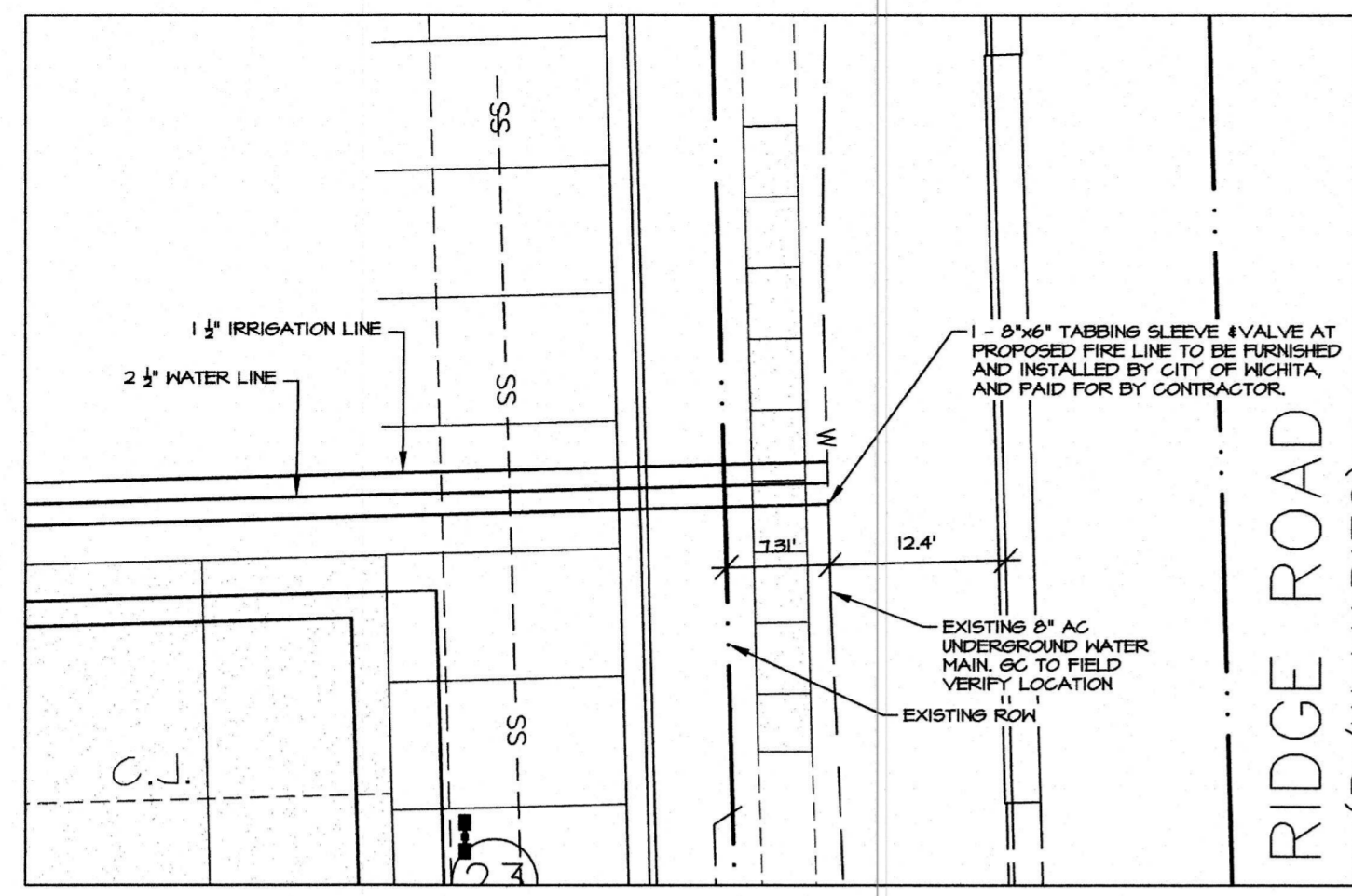
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	84.25'	47.20'	79.89'	S 60°04'24" E	84°21'45"
C2	50.00'	97.25'	73.35'	82.63'	S 02°43'12" W	111°26'28"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	32.72'	N 82°06'28" E
L2	24.00'	N 01°31'57" W

**CAUTION**

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FIRE TAP LOCATION  
SCALE: 1" = 10'

TAP IS 34' W OF CENTER LINE OF RIDGE RD & 101' S OF NORTH EDGE OF SWS INLET (SWS INLET NORTH OF CUL-DE-SAC)  
T. MASON

**AS BUILTS**

**KEMILLER ENGINEERING PA**

117 E. Lewis, Wichita, KS 67202 (316)264-0242

**LEGEND**

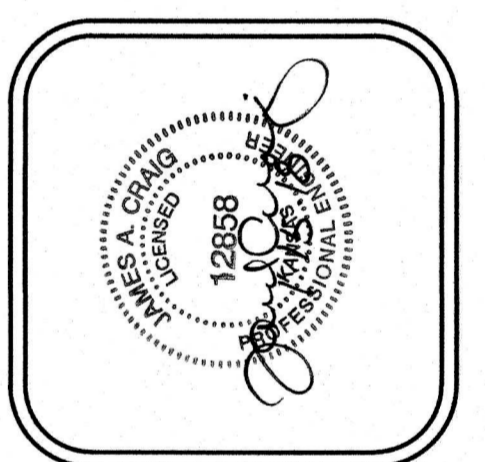
EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT EL.*	SPOT EL.*
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
MANHOLE	N/A
CLEAN OUT	CO.
WATER LINE	WATER LINE
OVERHEAD WIRES	N/A
UNDERGROUND ELEC.	UNDERGROUND ELEC.
UNDERGROUND GAS	UNDERGROUND GAS
CATCH BASIN/JUNCTION	CATCH BASIN/JUNCTION
GATE VALVE	GATE VALVE
FIRE HYDRANT	N/A
UTILITY POLE	N/A
LIGHT POLE	LIGHT POLE
N/A	PARKING COUNT

\* SPOT ELEVATION ABBREVIATIONS:  
TC - TOP OF CURB  
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LIP - TOP OF CONCRETE LIP  
SLAB - BOTTOM OF CONCRETE LIP

CRACKER BARREL PROJECT NUMBER: CEBWICHITA, KS-04  
**CRACKER BARREL**  
OLD COUNTRY STORE, INC.  
619 SOUTH RIDGE ROAD  
WICHITA, KANSAS 67208

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www.dareinc.com

DATE: 11/8/17  
PROJECT NO.: 11-1686

REVISIONS
11/2/17
1/5/18

**Cracker Barrel**  
Old Country Store

**SITE UTILITY PLAN**

**C-4**  
PROTO 180-ITF

**NOTES**

- LIGHT CIRCUIT TO "LO" PANEL (PHOTO CELL CONTROLLED) USING THREE CIRCUITS. MINIMUM 1" SCH. 40, P.V.C. CONDUIT. MINIMUM #10 AWG CONDUCTORS.
- CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADES (SEE SHEET C-2).
- TELEPHONE REQUIREMENTS:  
1. ONE VOICE GRADE 1 FB "DIAL UP" BUSINESS LINE ON 4"x4"x3/4" PLYWOOD.
- ELECTRICAL REQUIREMENTS:  
1. 120/208 VOLT - 3 PHASE, 4 WIRE, 1200 AMP  
2. 574.63 KVA CONNECTED LOAD, 574.63 KVA DEMAND  
3. LIGHT CIRCUIT TO "LO" PANEL (PHOTO CELL CONTROLLED) USING THREE CIRCUITS.  
4. MINIMUM 1" SCH. 40, P.V.C. CONDUIT. MINIMUM #10 AWG CONDUCTORS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS.
- PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- GAS LOAD:  
BUILDING HEATING - ROOFTOP UNITS: 1168 MBH.  
MAKE UP AIR UNITS: 448 MBH.  
WATER HEATERS - 2 @ 199,999 MSH EA 400 MBH.  
KITCHEN EQUIPMENT 315 MBH.  
LOG LIGHTER 60 MBH.  
TOTAL: 2,391 MBH.
- WATER:  
1 - 2 1/2" DOMESTIC LINE: 6,000 GAL/24 HRS  
74 GPM PEAK DEMAND FLOW RATE  
125 C.M. FIXTURE UNITS, 25 H.M. FIXTURE UNITS  
400 PSI STATIC NEEDED (MINIMUM) DOWNSTREAM OF BACKFLOW PREVENTER  
1 - 1/2" IRRIGATION LINE @ 1" METER 42 GPM
- FIRE PROTECTION:  
DINING AREA - LIGHT HAZARD OCCUPANCY  
RESTAURANT SERVICE AREA - ORDINARY HAZARD GROUP 1  
RETAIL AREA - ORDINARY HAZARD - GROUP 2  
N.F.P.A. - 13 HYDRAULICALLY CALCULATED SYSTEM  
1 - 6" FIRE LINE @ MINIMUM 750 GPM MIN. 40 PSI @ BASE OF RISER
- SEWER:  
6" LINE: 6,000 GALLONS PER 24 HOUR PERIOD.  
S.M. FIXTURE UNITS = 114
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID, ADJUSTING ANY AND ALL EXISTING FRAMES AND CASTINGS, (MANHOLES, VALVE BOXES, STORM INLETS, ETC.), TO MATCH FINISH GRADES, SEE GRADING PLAN FOR FINISH GRADES.
- THE IRRIGATION LINE AND BACK FLOW MAY BE INSTALLED IN THE MECHANICAL ROOM. VERIFY WITH THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
- SEE SHEET C-2 FOR UTILITY CROSSING INFORMATION.

From NorthEast corner of building 65' East and 5' North to tapping valve

6' Fire Line  
5' of DI CL out of building North long sleeve  
18" DI CL  
90 deg. bend (horz.)  
57' of 6" pvc East long sleeve  
8' DI CL valve tapping sleeve

6" Dry Fire Line to FDC  
5' of DI CL out of building East  
30' of 6" pvc  
90 deg. bend (horz.)  
111' of 6" pvc  
8' of 6" DI CL  
90 deg. bend with drip valve  
riser with FDC connection

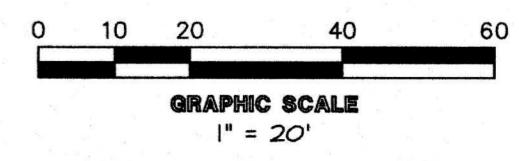
**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER & CATALOG NO.	LAMPS	REMARKS
2 EA	BASULITE INT2041 WITH AMERLUX KIT AW-SY-4H 4" SQ. x 15" SECURITY SSSP15H	60W LED	DECORATIVE POST TOP W AMERLUX KIT
2 EA	KICHLER S16201 AZT27 - SPECIAL FACTORY INSTALLED 2700K LENS 15601AZT - TEXTURED BRONZE FINISH	12.5W 2700K LED 35" SPREAD	SEE GROUND MOUNT LIGHT DETAIL FLANGE FOR SURFACE MOUNTING
3 EA	EATON XTOR2A-N XTORFLD-KNC	18W 3500K LED	FLOOD LIGHT MOUNTING KIT
1 EA	LITHONIA LIGHTING - DSX1 LED 60C 1000 40K T3M MVOLT/PRH4V DDBXD LITHONIA LIGHTING - SSS 25 4C DM18AS DDB	1000mA 4000K LED 25" ABOVE GRADE - DARK BRONZE	LUMINAIRE - DARK BRONZE W SENSOR AND STEP DIMMING

LIGHTING VENDOR TO ENSURE THAT THE POLE SUPPLIED IS ADEQUATE FOR THE FIXTURE EPA AND THE DESIGN WIND SPEED NOTED ON S-2

**CAUTION**

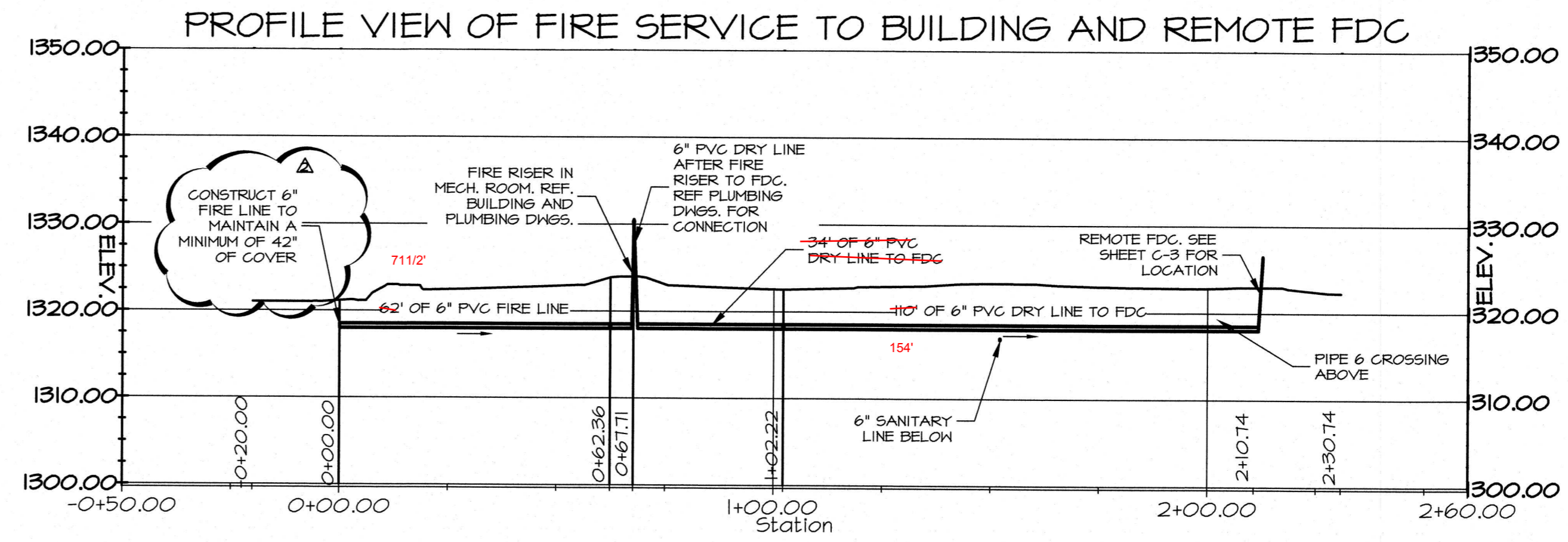
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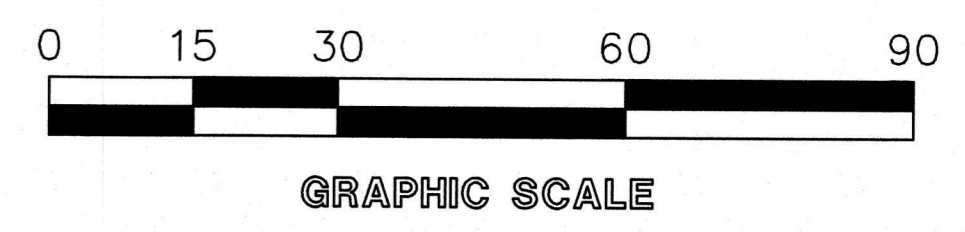
AS BUILTS



117 E. Lewis,  
Wichita, KS 67202 (316)264-0242

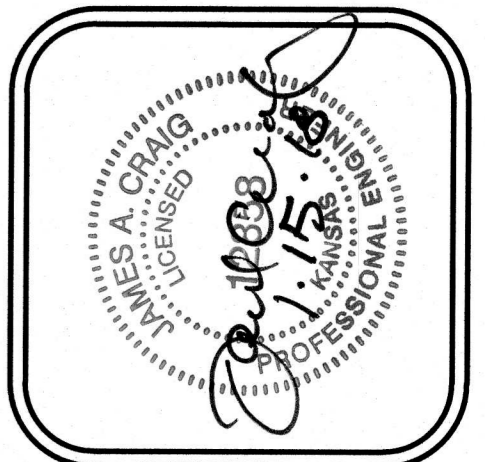


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CRACKER BARREL PROJECT NUMBER: CBT6/WICHITA, KS-04  
**CRACKER BARREL**  
**OLD COUNTRY STORE, INC**  
619 S. RIDGE RD  
WICHITA, KS 67207  
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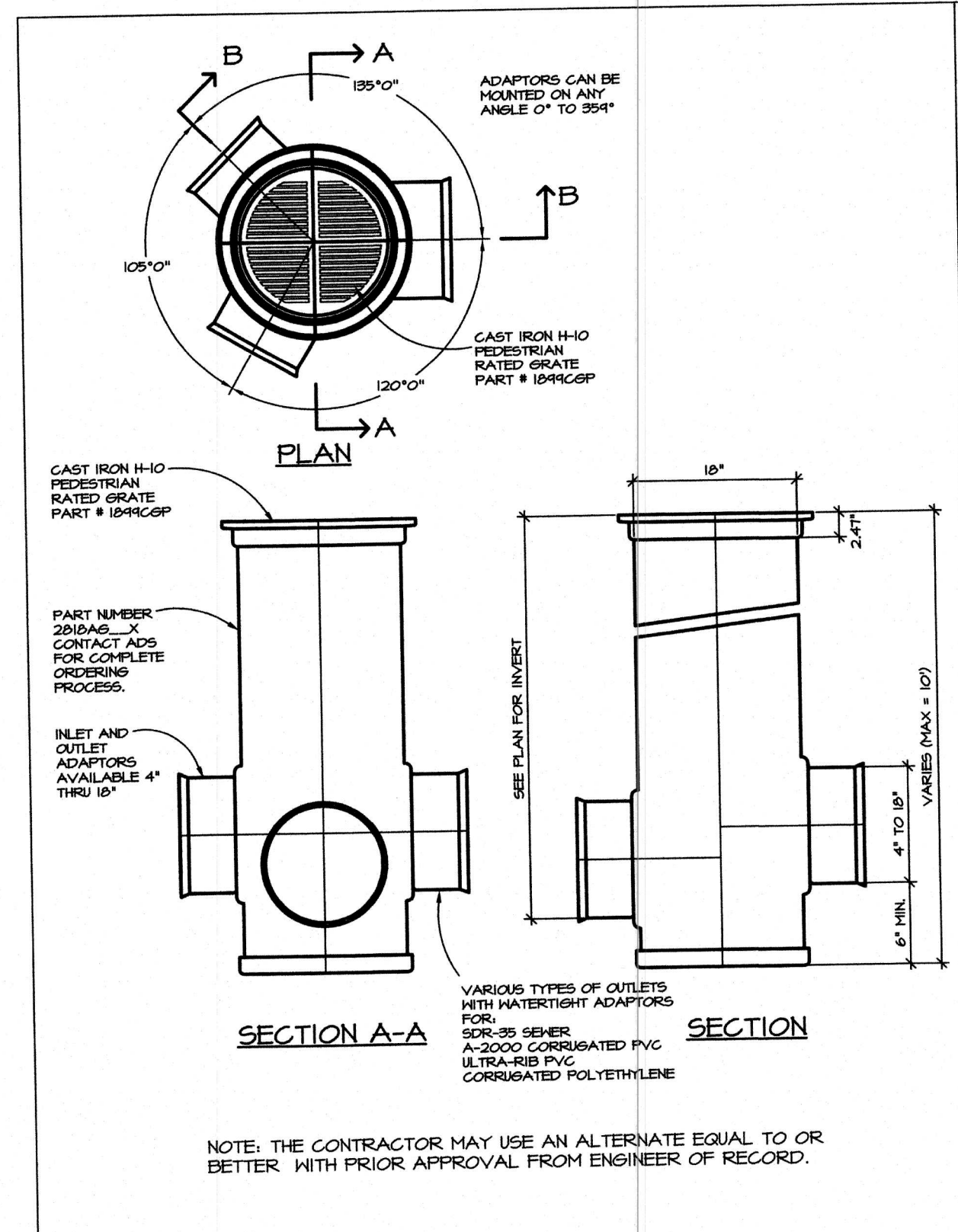
DATE	REVISIONS
11/2/17	Δ
1/5/18	Δ
	Δ
	Δ



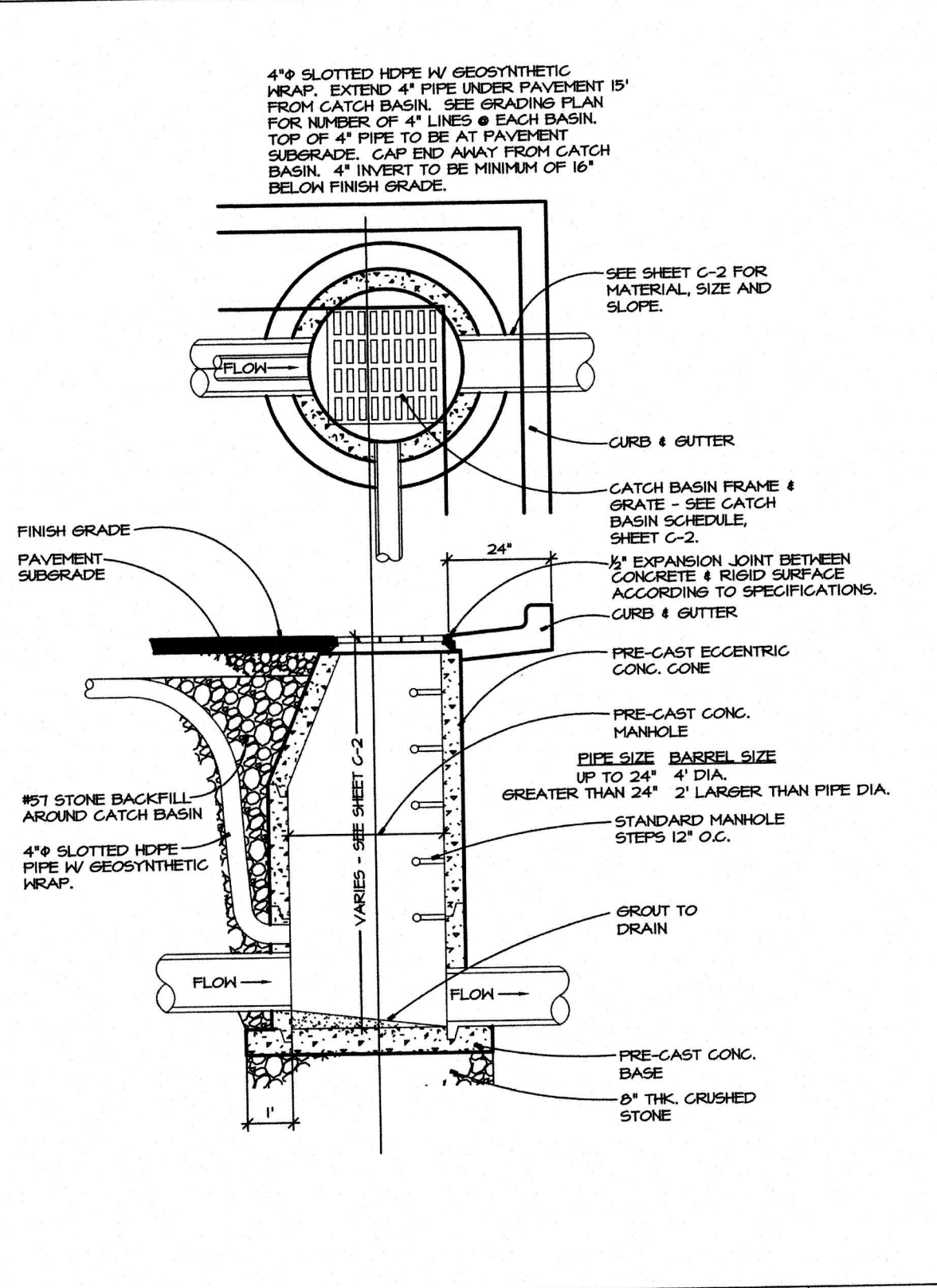
PIPE PROFILES

**C-4.1**  
PROTO 120-17F

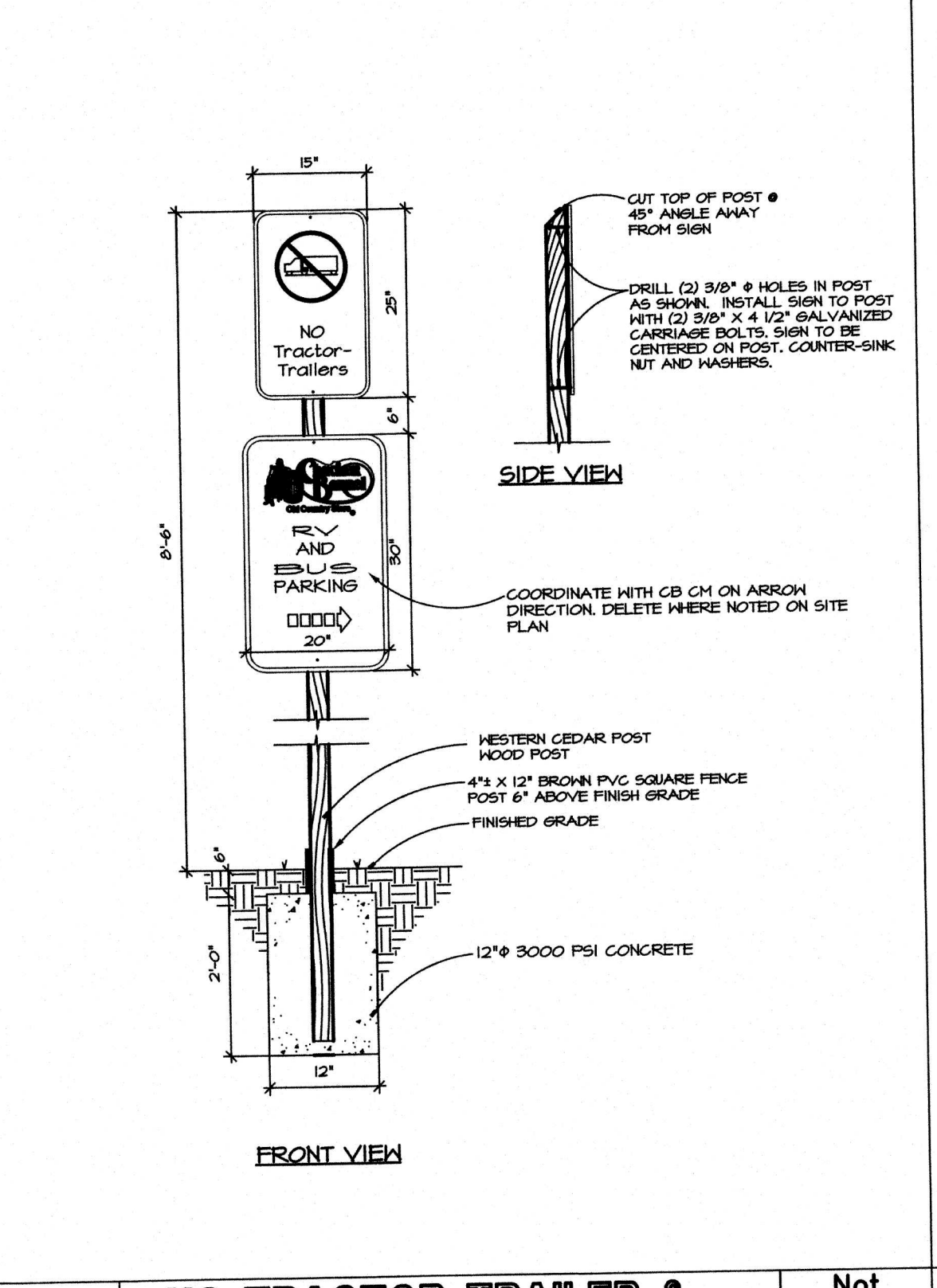




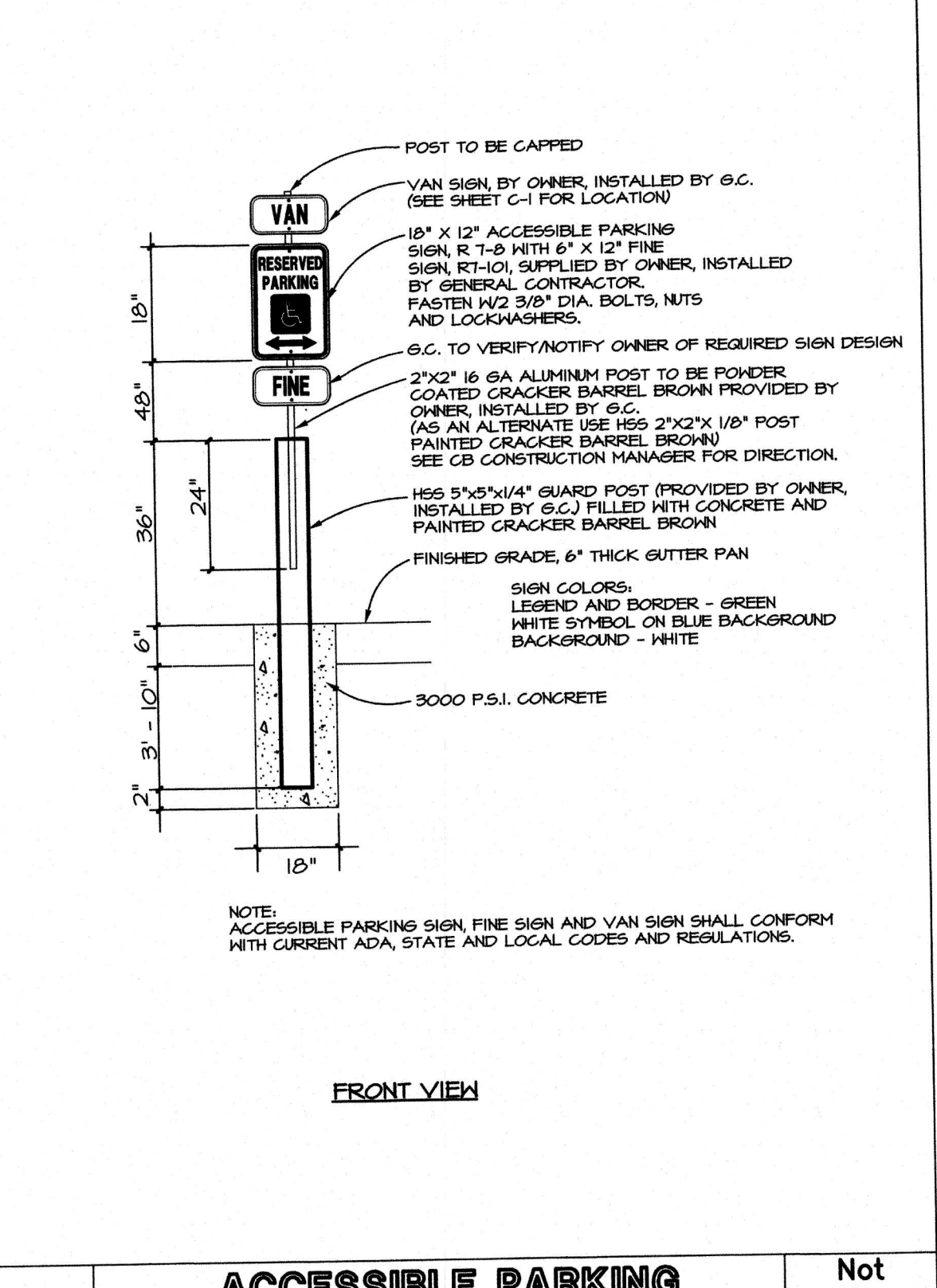
1 18" ADS LANDSCAPE DRAIN BASIN DETAIL Not to Scale



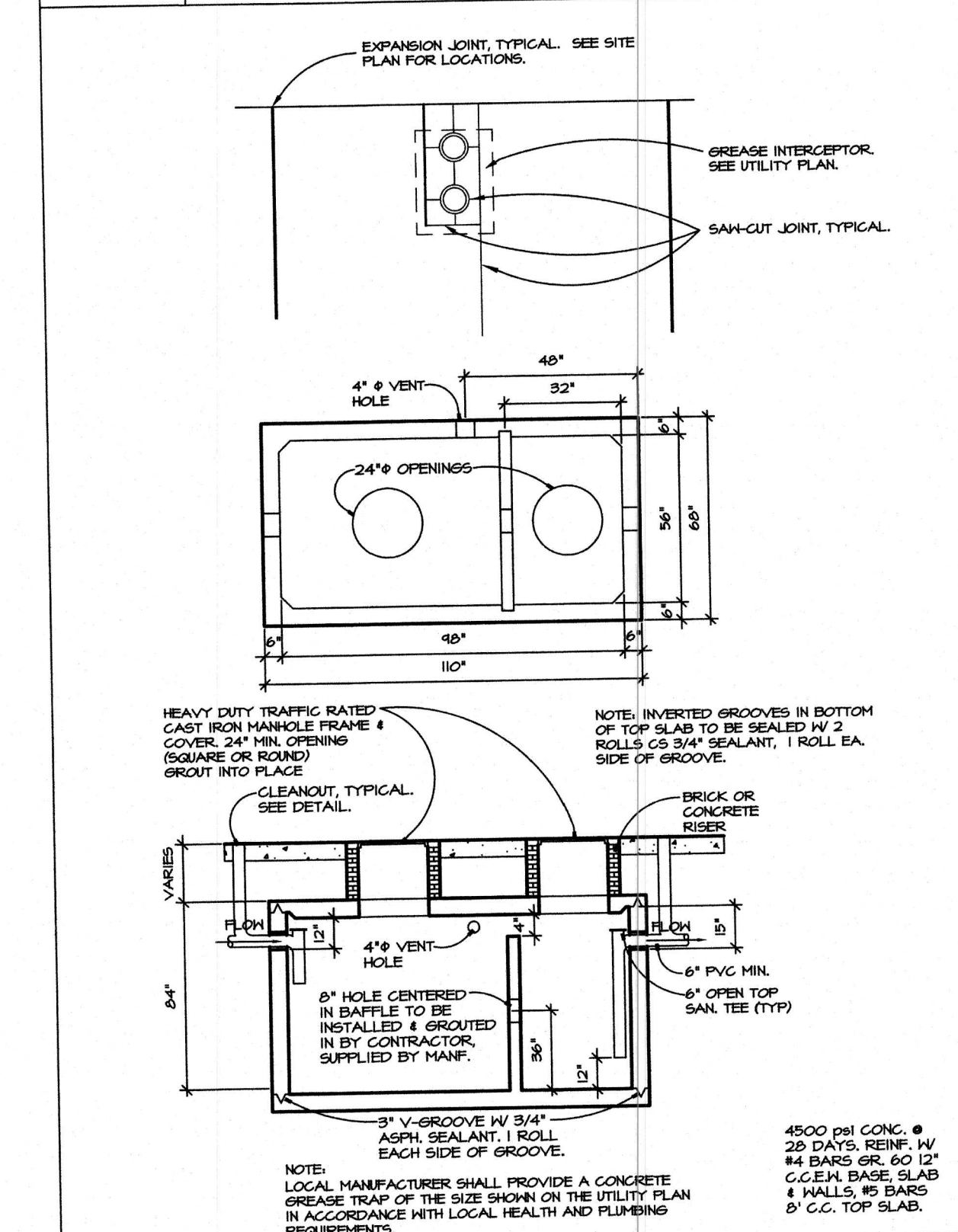
2 CATCH BASIN DETAIL Not to Scale



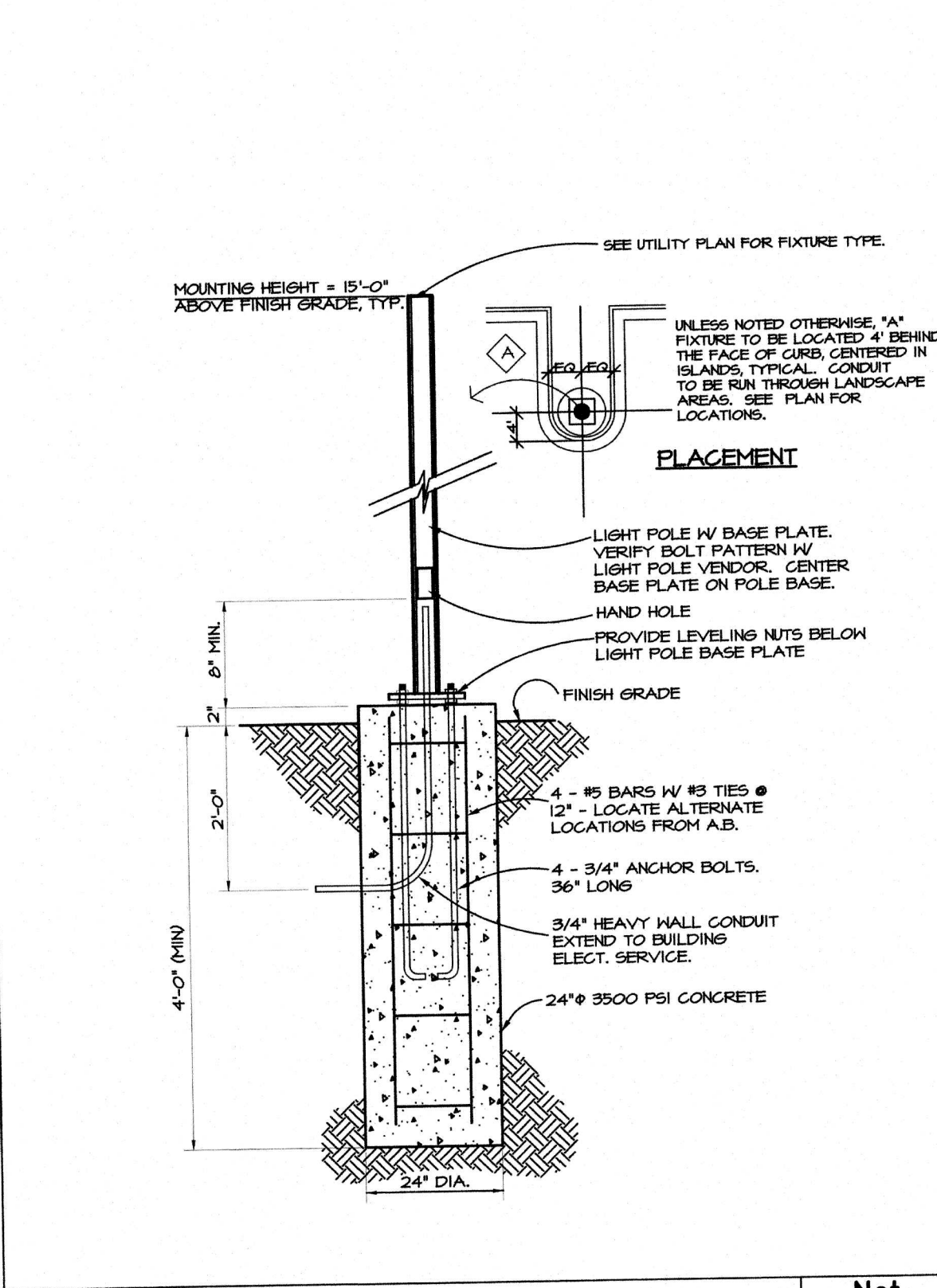
3 NO TRACTOR TRAILER & RV/BUS DIRECTIONAL SIGN Not to Scale



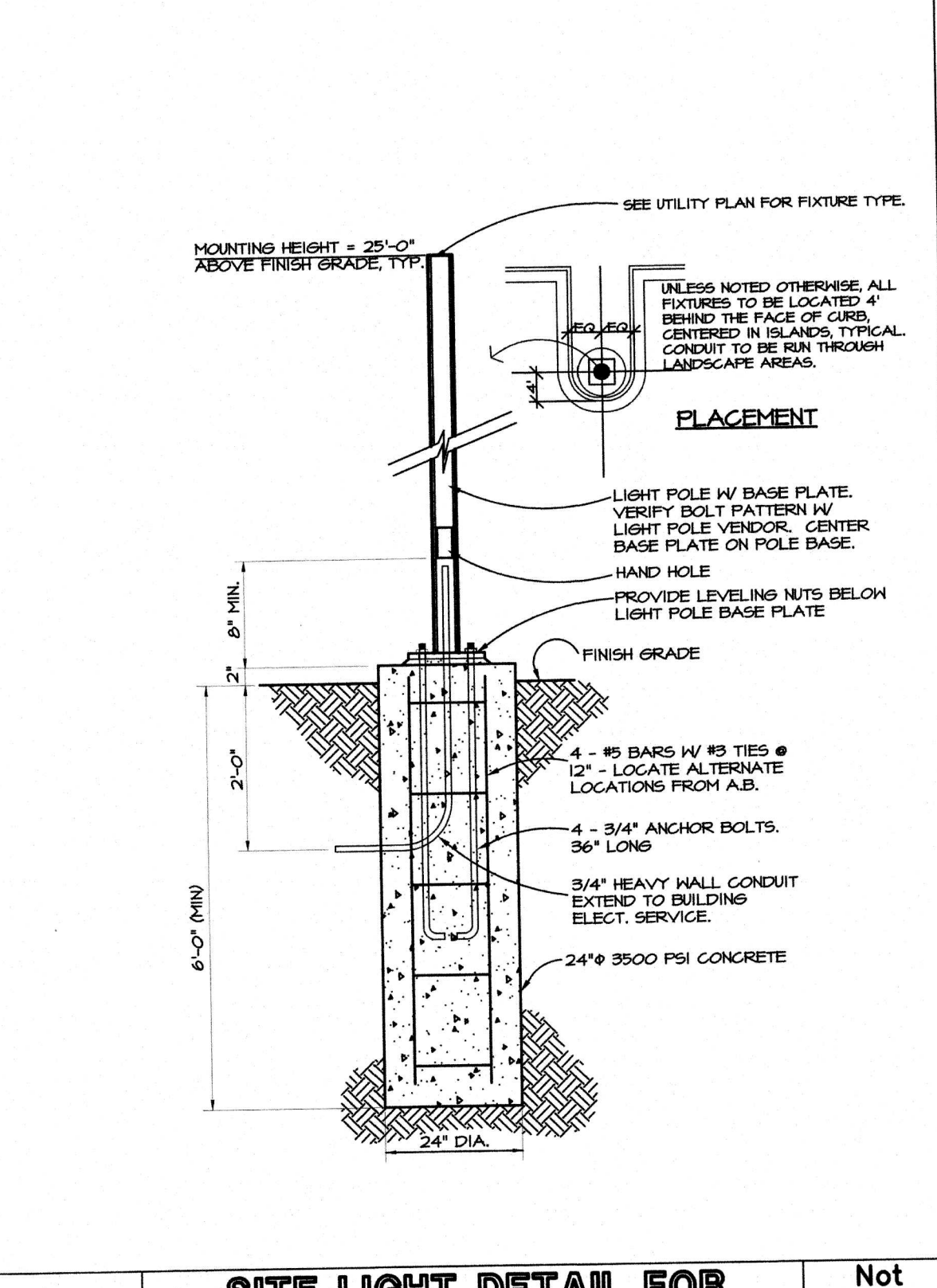
4 ACCESSIBLE PARKING SIGNS DETAIL Not to Scale



5 1,500 GALLON GREASE TRAP DETAIL Not to Scale



6 DECORATIVE LIGHT DETAIL Not to Scale



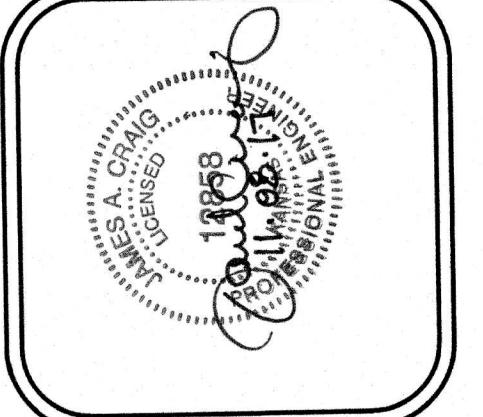
7 SITE LIGHT DETAIL FOR LANDSCAPE AREA Not to Scale



8 NOT USED Not to Scale

CRACKER BARREL PROJECT NUMBER: CEB75/NC/HTA, KS-04  
**CRACKER BARREL**  
**OLD COUNTRY STORE, INC**  
 619 S. RIDGE RD.  
 WICHITA, KS 67209  
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**Cracker Barrel**  
 P.O. Box 787  
 Hartmann Drive, Lebanon, Tn. 37087



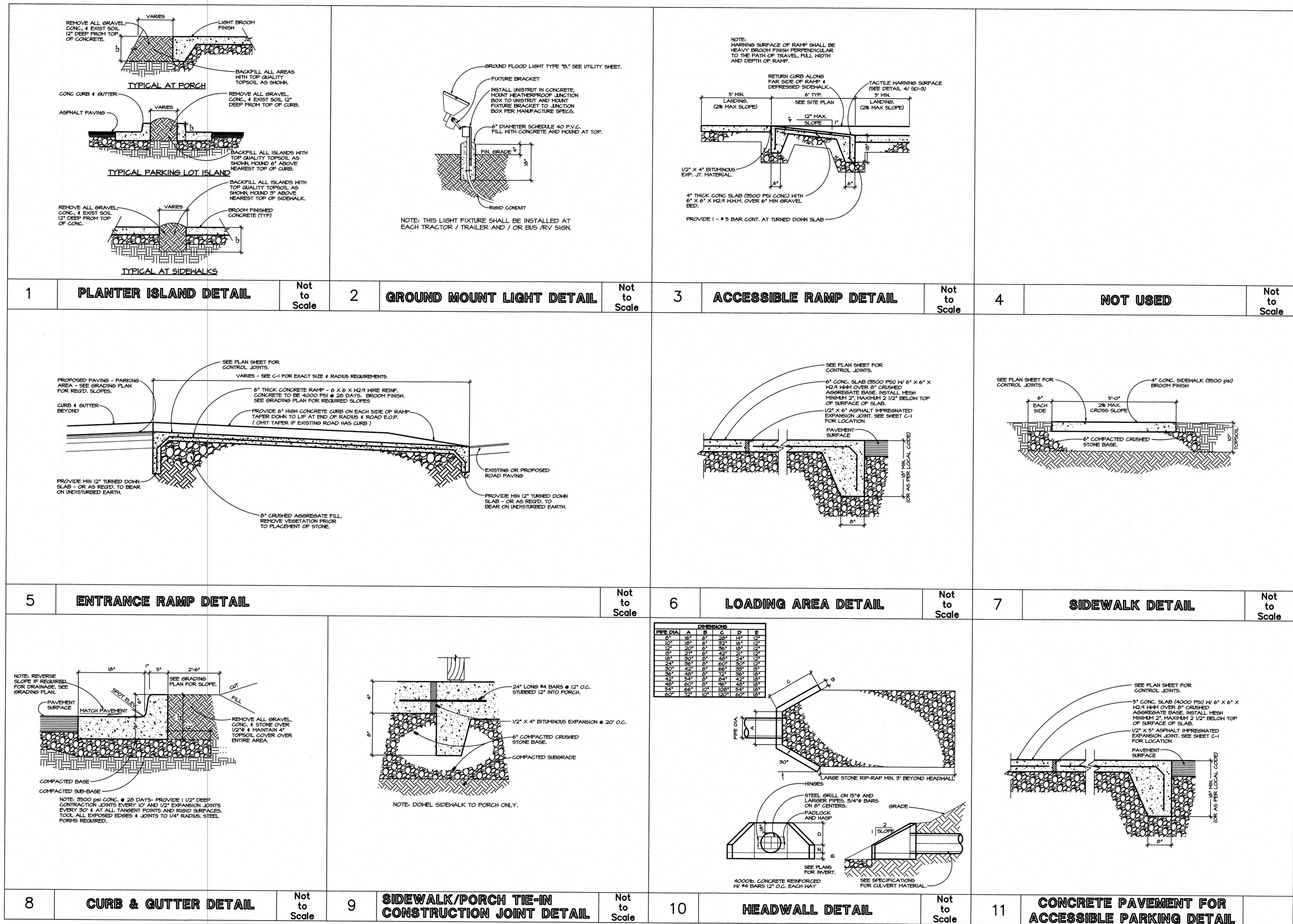
**DESIGN and ENGINEERING**  
 ARCHITECT, STRUCTURAL AND CIVIL ENGINEERS  
 1645 Westgate Circle  
 Brentwood, TN 37027  
 615-370-1779  
 fax: 370-9108  
 www.dandengr.us

DATE: 11/5/17  
 PROJECT NO: 11-168D

NO.	REVISIONS



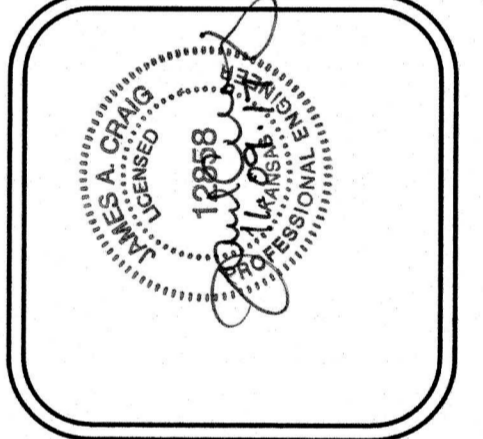
SITE DETAILS  
**SD-2**  
 PROTO 180-11F



CRACKER BARREL PROJECT NUMBER: 02/18/2017A, 15-04  
**CRACKER BARREL**  
**OLD COUNTRY STORE, INC**  
 610 S. RIDGE RD.  
 WICHITA, KS 67209

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**Cracker Barrel**  
 P.O. Box 767  
 Hartmann Drive, Lebanon, Tn. 37087



**DESIGN and ENGINEERING**  
 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle  
 Brentwood, TN 37027  
 615-370-1779  
 fax: 370-9108  
 www.danddinc.us

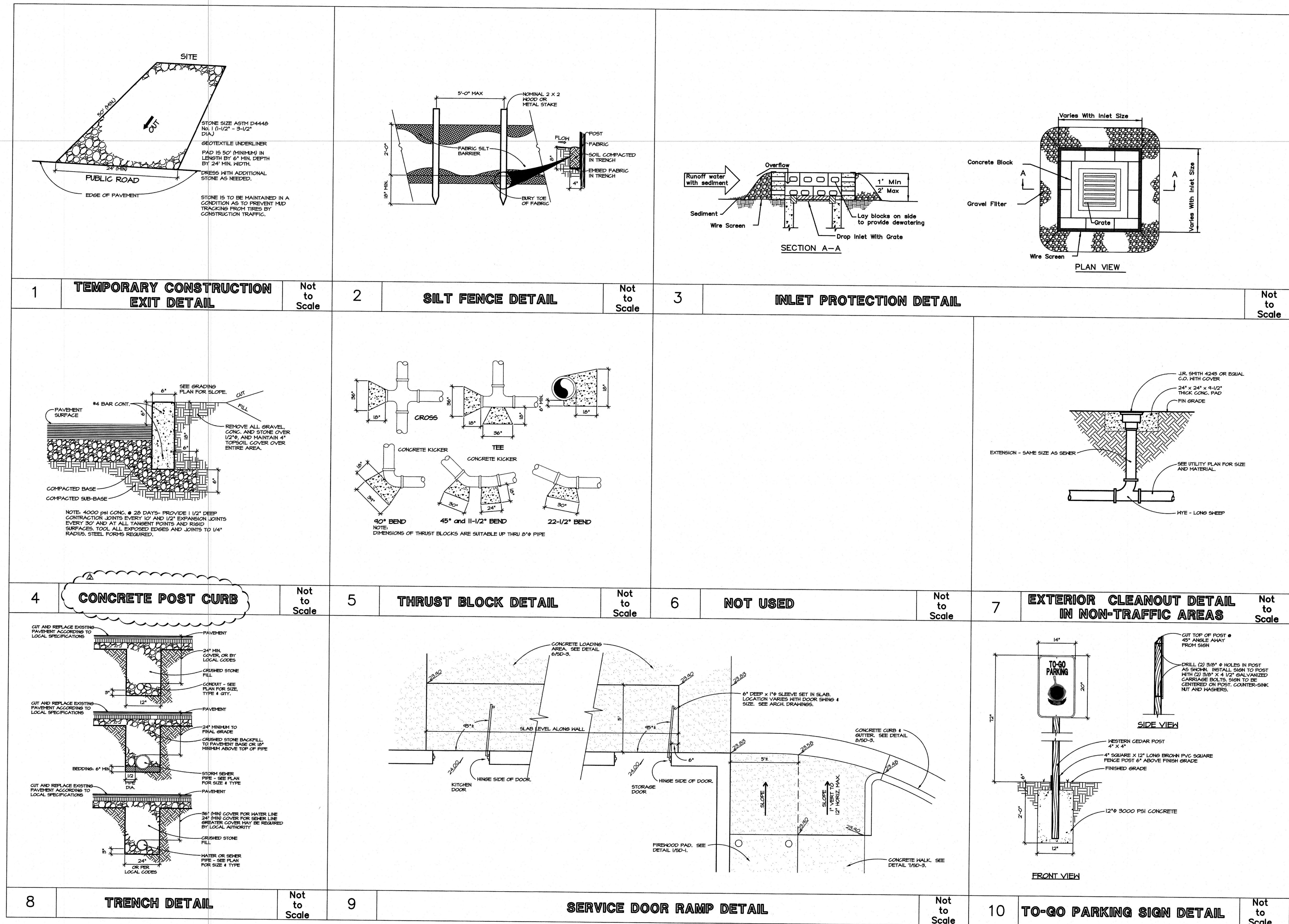
DATE: 11/21/17  
 PROJECT NO.: 11-1600

REVISIONS

**Cracker Barrel**  
 Old Country Store®

**SITE DETAILS**

**SD-3**  
 PROTO 180-17F



1	<b>TEMPORARY CONSTRUCTION EXIT DETAIL</b>	Not to Scale	2	<b>SILT FENCE DETAIL</b>	Not to Scale	3	<b>INLET PROTECTION DETAIL</b>	Not to Scale
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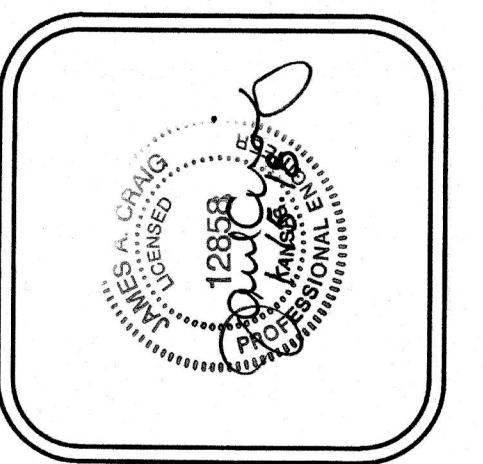
4	<b>CONCRETE POST CURB</b>	Not to Scale	5	<b>THRUST BLOCK DETAIL</b>	Not to Scale	6	<b>NOT USED</b>	Not to Scale	7	<b>EXTERIOR CLEANOUT DETAIL IN NON-TRAFFIC AREAS</b>	Not to Scale
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8	<b>TRENCH DETAIL</b>	Not to Scale	9	<b>SERVICE DOOR RAMP DETAIL</b>	Not to Scale	10	<b>TO-GO PARKING SIGN DETAIL</b>	Not to Scale
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CRACKER BARREL PROJECT NUMBER: CEB7000017A, KS-04  
**CRACKER BARREL**  
**OLD COUNTRY STORE, INC**  
 619 S. RIDGE RD.  
 WICHITA, KS 67209

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**Cracker Barrel**  
 P.O. Box 787  
 Hartmann Drive, Lebanon, Tn. 37087



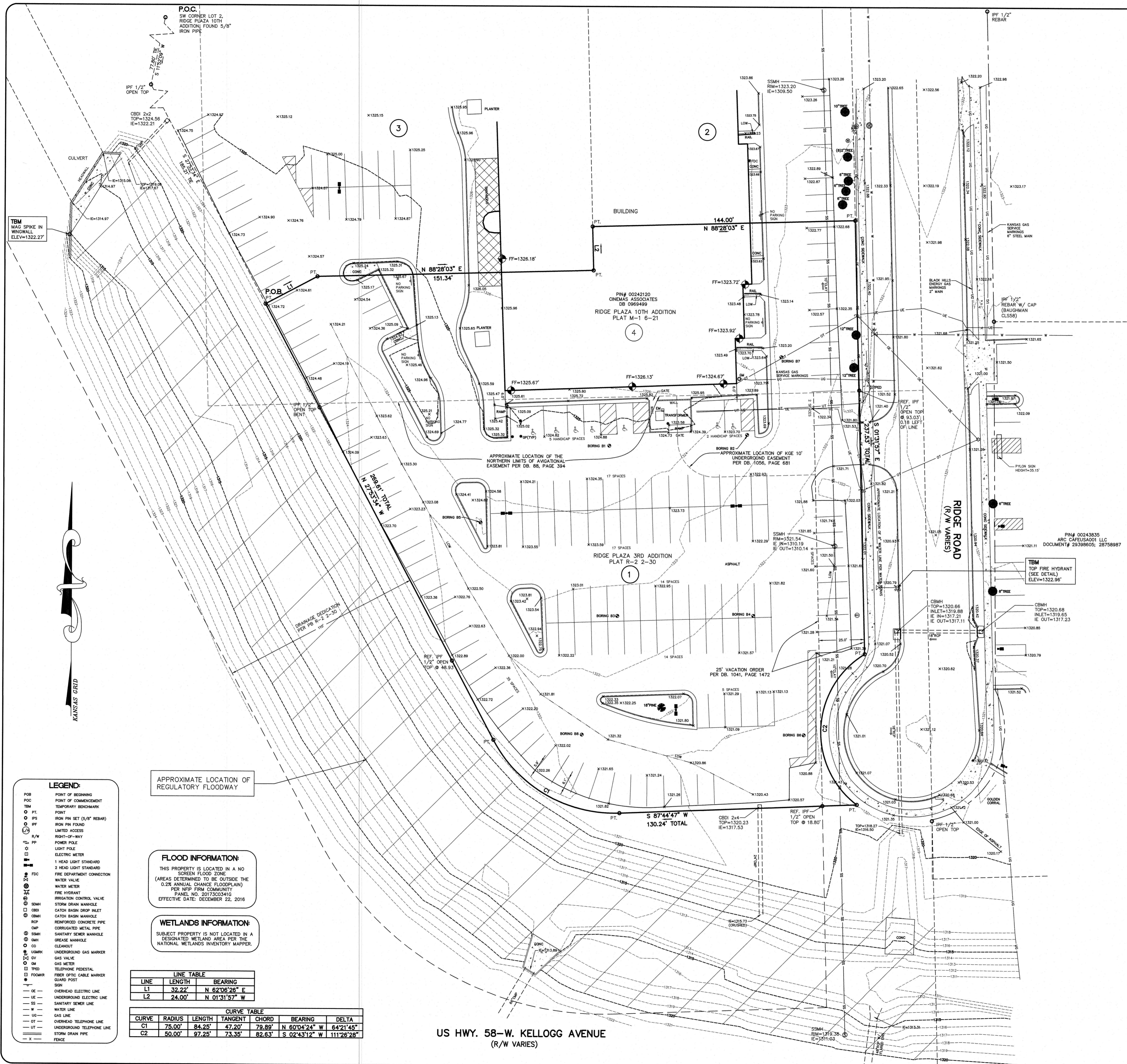
DESIGN and ENGINEERING  
 ARCHITECTS, STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle  
 Brentwood, TN 37027  
 615-376-1779  
 fax: 376-9108  
 www.dandridge.com

DATE:	11/5/11
PROJECT NO.:	11-1660
REVISIONS:	
Δ	11/21/11
Δ	1/5/12
Δ	
Δ	

**SITE DETAILS**

**SD-4**  
 PROTO 180-11F



**TITLE EXCEPTIONS:**

Exceptions to Schedule B, Section 1 Chicago Title Insurance Company File No: L20173673 Effective Date: May 12, 2017

14. Avigational Easement for "navigable airspace" recorded on Film 88 Page 394. Approximate location of northern limits shown hereon, affects subject property.

15. Restrictive Covenant (as to noise) recorded on Film 88 Page 402. Affects subject property, no survey matters to address.

16. Restrictive Covenant (as to noise) recorded on Film 695 Page 1162. Affects subject property, no survey matters to address.

17. Avigational Easement for "navigable airspace" recorded on Film 695 Page 1177. Affects subject property, no survey matters to address.

18. Affidavit by Exterminator of Kansas Gas and Electric Company claiming right of way over a portion of subject property recorded on Film 1056 Page 681. Affects subject property as shown hereon.

19. Declaration of Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on Film 2074 Page 1230. Affects subject property, no survey matters to address.

20. Building setbacks to conform to the Associated Community Unit Plan DP-37, as noted on the recorded plat.

21. Matters including but not limited to assessments, building set-back lines, minimum elevations and access controls, if any, established by the recorded plat of Ridge Plaza 10th Addition, filed November 27, 1984, as Document No. 179250, in Plat Drawer R-2 2-30, as affected by Vacation Order recorded on Film 1041 Page 1472.

22. Matters including but not limited to assessments, building set-back lines, minimum elevations and access controls, if any, established by the recorded plat of Ridge Plaza 3rd Addition, filed November 27, 1984, as Document No. 179250, in Plat Drawer R-2 2-30, as affected by Vacation Order recorded on Film 1041 Page 1472.

All applicable matters shown hereon. 25' right-of-way vacation order shown hereon.

**UTILITY CONTACTS:**

**ZONING:** CITY OF WICHITA CITY HALL 7TH FLOOR 455 N. MAIN ST. WICHITA, KS 67202 PHONE: (316) 268-2256 CONTACT: CUSTOMER SERVICE

**ELECTRIC:** BLACK HILLS ENERGY 625 NINTH STREET WICHITA, KS 67202 PHONE: (888) 890-5554 CONTACT: BRYAN SMITH

**KANSAS GAS SERVICE:** 1021 E. 28TH WICHITA, KS 67221 PHONE: (800) 794-4780 CONTACT: CUSTOMER SERVICE

**WATER AND SEWER:** CITY OF WICHITA CITY HALL 7TH FLOOR 455 N. MAIN ST. WICHITA, KS 67202 PHONE: (316) 268-4555 CONTACT: BRYAN SMITH

**INTERNET:** FOXUS COMMUNICATIONS, LLC 301 N. ST. JAMES ST. WICHITA, KS 67202 PHONE: (316) 219-8500 CONTACT: CUSTOMER SERVICE

**PARCEL DESCRIPTION:**

All that piece, parcel or tract of land, lying and being located in Section 26, Township 27 S, Range 11 W, Sedgwick County, State of Kansas, being all of Lot 4 Ridge Plaza 3rd Addition, Plat Book R-2 2-30 and a bearing and distance of portion of Lot 4 Ridge Plaza 10th Addition, Plat Book M-1 6-21, and being more particularly described as follows:

Commencing at the Southwest corner of Lot 2, Ridge Plaza 10th Addition; thence S 11°20'09" W for 77.80 feet to an iron pin; thence S 27°53'34" E for 165.21 feet to the Point of Beginning; thence N 62°06'26" E for 32.22 feet to a point; thence N 89°28'03" E for 151.34 feet to a point; thence N 01°31'57" W for 24.00 feet to a point; thence N 89°28'03" E for 144.00 feet to a point located on the western right-of-way of Ridge Road; thence along said right-of-way, S 01°31'57" E for 237.53 feet to a point; thence along a curve concave to the east having a radius of 50.00 feet, an arc length of 97.25 feet and a bearing and distance of S 02°43'12" W for 82.63 feet to a point; thence leaving said right-of-way along the northern right-of-way of US Hwy 58 (W Kellogg Avenue - variable right-of-way) S 87°44'47" W for 130.24 feet to a point; thence along a curve concave to the northeast having a radius of 78.00 feet, an arc length of 84.25 feet and a bearing and distance of N 60°42'24" W for 79.89 feet to a point; thence N 27°53'34" W for 269.61 feet to the Point of Beginning. Said tract contains 1.787 acres (77,843 sq. ft.), more or less.

**PARKING INFORMATION:**

REGULAR SPACES 113  
HANDICAP SPACES 7  
SPACES TOTAL 120

**ZONING INFORMATION:**

ZONED: LC (LIMITED COMMERCIAL)

SETBACK LINE: FRONT: 20'. PROVIDED THAT THE MINIMUM REQUIRED FRONT SETBACK MAY BE REDUCED PURSUANT TO SEC III-E-2a(5) (SEE ZONING DISTRICT STANDARDS OF WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE).

SIDE: 0', BUT IF AN INTERIOR SIDE SETBACK IS PROVIDED IT SHALL BE AT LEAST 5' IN WIDTH.

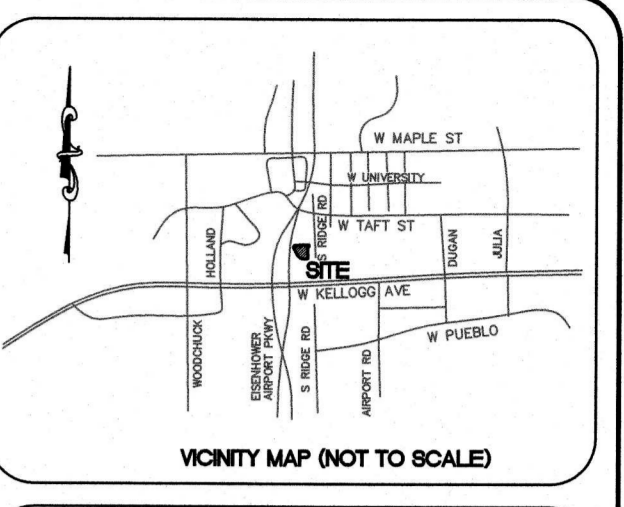
REAR: 10'

MAXIMUM BUILDING HEIGHT - 80', PLUS 2' OF ADDITIONAL HEIGHT FOR EACH FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED SETBACKS.

NO.	DATE	DESCRIPTION	BY
3	10/19/17	Added Title Statement	MVA
2	10/3/17	Revised Boundary	MVA/AD
1	10/2/17	Revised Gas and Water Size	MVA

**STATE OF KANSAS SEDGWICK COUNTY SEC 28-T27S-R1W**

**ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY FOR CRACKER BARREL OLD COUNTRY STORE, INC. RIDGE PLAZA 3RD. ADDITION PART LOT 4**



**SURVEYOR'S NOTES:**

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS PIPES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

5) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

**CURRENT OWNER OF RECORD:**

CINEMAS ASSOCIATES  
PO BOX 782560  
WICHITA, KS 67278

**SITE ADDRESS:**

RIDGE ROAD  
WICHITA, KS 67209

**POSSIBLE ENCROACHMENTS:**

ASPHALT OVER SOUTHWESTERN PROPERTY LINE

**LAND AREA:**

77,843 SQ.FT.  
1.787 ACRES

**BASIS OF BEARINGS AND BENCHMARK:**

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENT "KELLOGG"

NAD 83 - NAVD 88

**ALTA/NSPS CERTIFICATE:**

TO: CRACKER BARREL OLD COUNTRY STORE, INC. AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 27, 2017.

DATE OF PLAT OR MAP: MAY 4, 2017.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (File No: L20173673).

JAMES R. FREELAND, PLS  
REGISTRATION/LICENSE NUMBER: LS-1511

**FREELAND SURVEYORS & ENGINEERS**

FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29606  
TEL: (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN: JD PARTY CHIEF: WD CHECKED: MVA

REF. PLAT BOOK: R-2 2-30

REF. DEED BOOK: 0989499

TAX MAP: 00231115

DATE OF SURVEY: 4-27-17

DATE DRAWN: 5-4-17

DRAWING NO: 68262

DATE OF LAST REVISION: 10-19-17

SCALE: 1" = 20'

**THIS DRAWING REPRESENTS A COMPLETED SURVEY AND PLAT WITH THE EXCEPTION OF CLIENT'S FINAL REVIEW AND RECEIPT OF TITLE REPORT**

PLS: JAMES R. FREELAND  
NO: LS-1511

- LEGEND:**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - TM TEMPORARY BENCHMARK
  - PT POINT
  - IPS IRON PIN SET (S/B REBAR)
  - IPB IRON PIN BOUND
  - LA LIMITED ACCESS
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - EL ELECTRIC METER
  - 1 HEAD LIGHT STANDARD
  - 2 HEAD LIGHT STANDARD
  - FDC FIRE DEPARTMENT CONNECTION
  - WV WATER VALVE
  - WM WATER METER
  - FI FIRE HYDRANT
  - ICV IRRIGATION CONTROL VALVE
  - SDM STORM DRAIN MANHOLE
  - CBM CATCH BASIN MANHOLE
  - CBM CATCH BASIN MANHOLE
  - RCP REINFORCED CONCRETE PIPE
  - CMR CORRUGATED METAL PIPE
  - SSM SANITARY SEWER MANHOLE
  - GM GREASE MANHOLE
  - UD UNDERGROUND
  - UMK UNDERGROUND GAS MARKER
  - GV GAS VALVE
  - GM GAS METER
  - TRD TELEPHONE PEDESTAL
  - FOGMR FIBER OPTIC CABLE MARKER
  - SGN SIGN
  - OE OVERHEAD ELECTRIC LINE
  - UE UNDERGROUND ELECTRIC LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - UG GAS LINE
  - OT OVERHEAD TELEPHONE LINE
  - UT UNDERGROUND TELEPHONE LINE
  - SDR STORM DRAIN PIPE
  - FENCE

APPROXIMATE LOCATION OF REGULATORY FLOODWAY

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN A NO SCREEN FLOOD ZONE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NFIP FIRM COMMUNITY PLAN, NO. 2017300341G EFFECTIVE DATE: DECEMBER 22, 2016

**WETLANDS INFORMATION:**

SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY MAPPER.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	32.22'	N 62°06'26" E
L2	24.00'	N 01°31'57" W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	84.25'	47.20'	79.89'	N 60°42'24" W	64°21'45"
C2	50.00'	97.25'	73.35'	82.63'	S 02°43'12" W	111°28'28"

US HWY. 58-W. KELLOGG AVENUE (R/W VARIES)

