

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 AT&T 1-800-246-8464
 Black Hills Energy 1-800-694-8981
 City of Wichita Water & Sewer 1-316-219-8921
 City of Wichita Stormwater 1-316-268-4090
 City of Wichita Traffic 1-316-268-4034
 Cox Communications 1-888-249-3530
 Kansas Gas Service 1-888-482-4950
 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 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 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 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 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 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 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 the 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.
- 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 contractors 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".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):
 Seed: Kansas Premium Fescue Blend: 8 lbs./1000 sq. ft.
 Mulch: Prairie Hay: 2 tons/acre
 Fertilizer: 12-24-12: 850 lbs./acre
 All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.
- 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.

STORM SEWER IMPROVEMENTS to serve Lot 1, Block 1 Fox Ridge Plaza Addition 3420 N. Maize Rd. Wichita, Kansas 67205 Gary Janzen, P.E. City Engineer Project Number 538 PPD (133119)

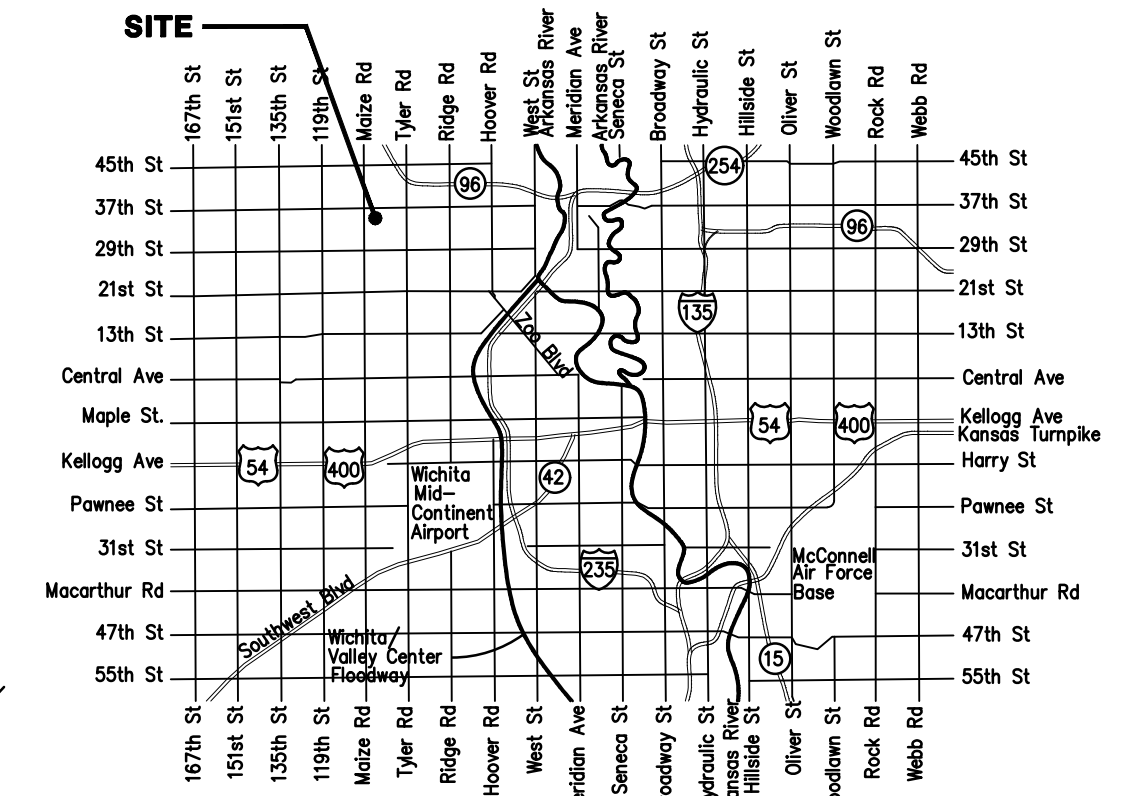
AS BUILT PLANS

Contractor: Wilks Underground
 Inspector: David VanSickle, Baughman Co.
 As Built By: KEK, 12/20/18

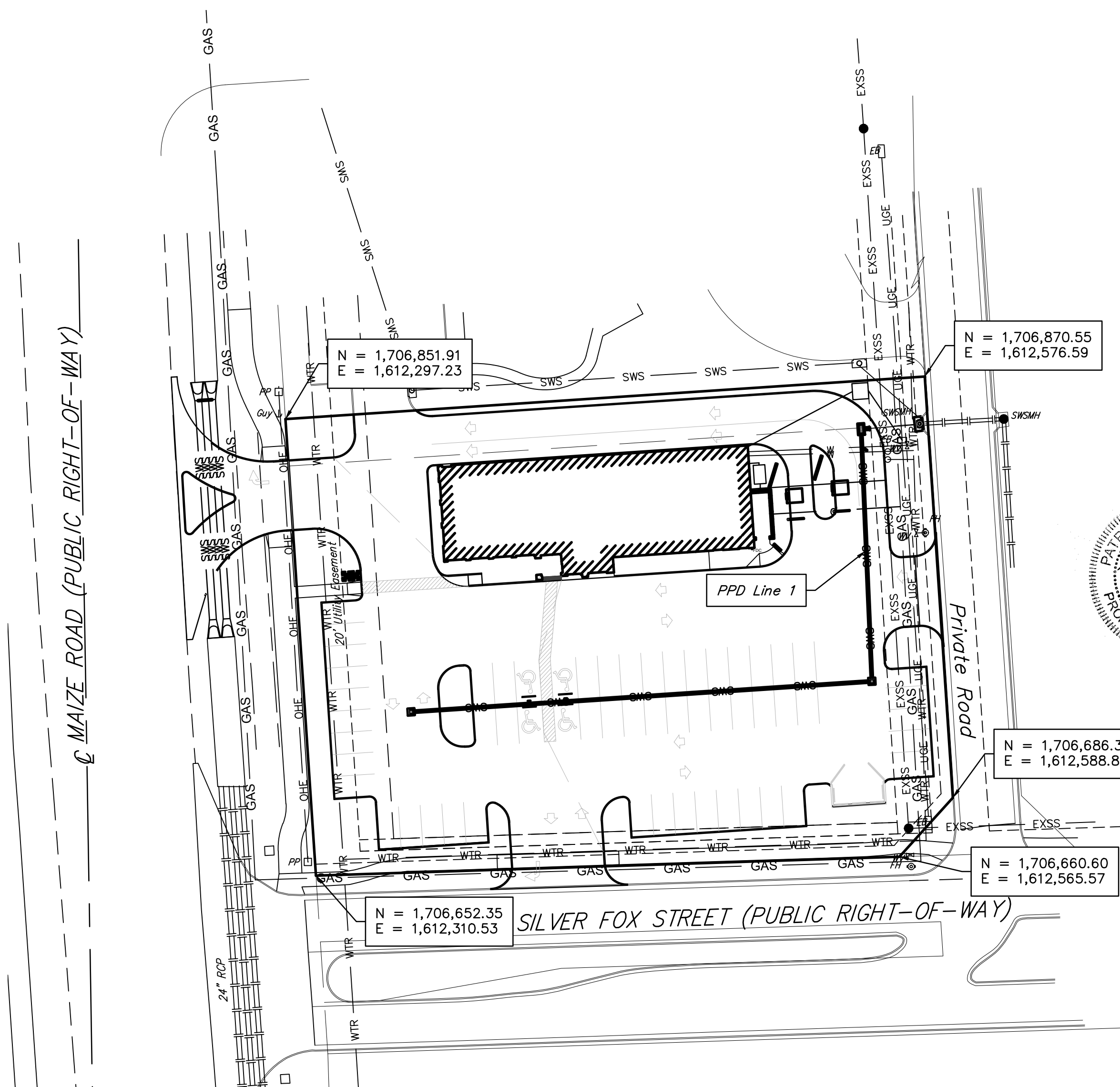
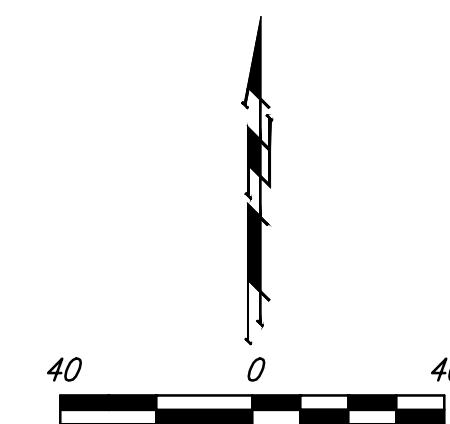
SHEET INDEX:

Title Sheet	1
SWS Line 1 Plan/Profile	2
Ref. Erosion Control Plan	3
Ref. Grading Plan	4
Copy of Plat	5

*Details are available at City of Wichitaweb site at
<http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



Vicinity Map



Stormwater Narrative & Certification

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.

Water Quality Treatment: Addressed with offsite Wet Detention Basin, see approved Fox Ridge Plaza Addition Drainage Plan.
 WQv = 3,227 ft³ (eq. 4-24)

ERU Plan:	Redev.	Imperv.	Imperv.	(ft ² .)
Area	Imperv.	Imperv.		
(ft ² .)	(ft ² .)			
11,890	0	45,140		

Detention & Downstream Channel Protection: Addressed with approved Fox Ridge Plaza Addition Drainage Plan.

BMPs used for this development are: Offsite Wet Detention Basin.

Water Quality Treatment

Dist. ft ²	Red. Imp. ft ²	New Imp. ft ²	Total Area ft ²	Weighted Volumetric Runoff Coef. (R _v) (eq. 4-24*)			WQ _v ft ³	
				D	Redev. I	I		
11,890	0	45,140	57,030	0.008	0.000	0.752	0.7603	4,336



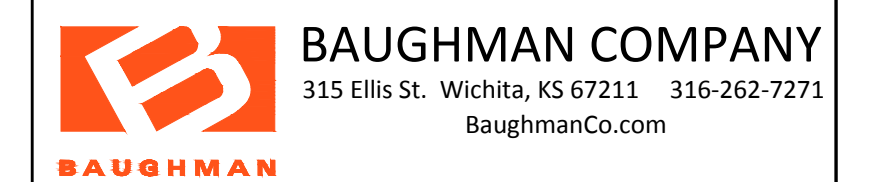
APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION
 Engineering *Julianne Kellman* 8-17-18
 Stormwater *Joe Hinkle PE* 9-11-18

NOTE TO CONTRACTORS

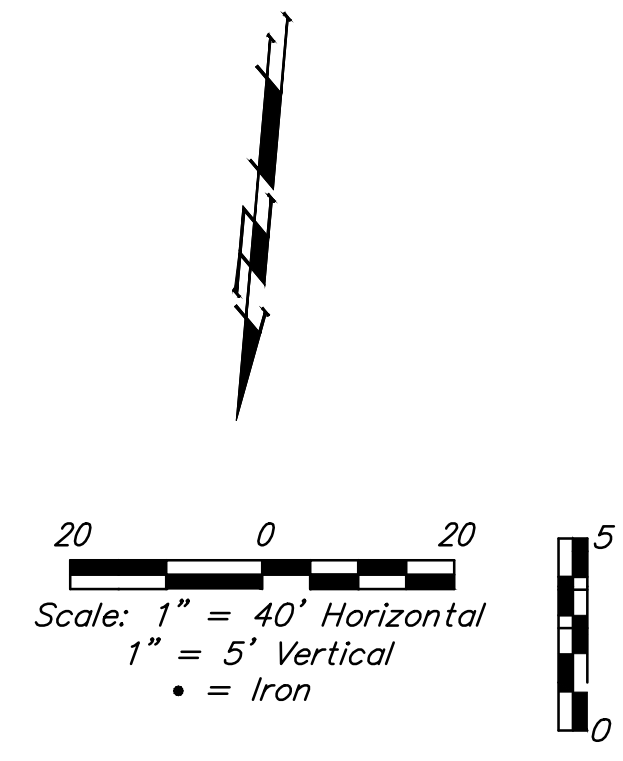
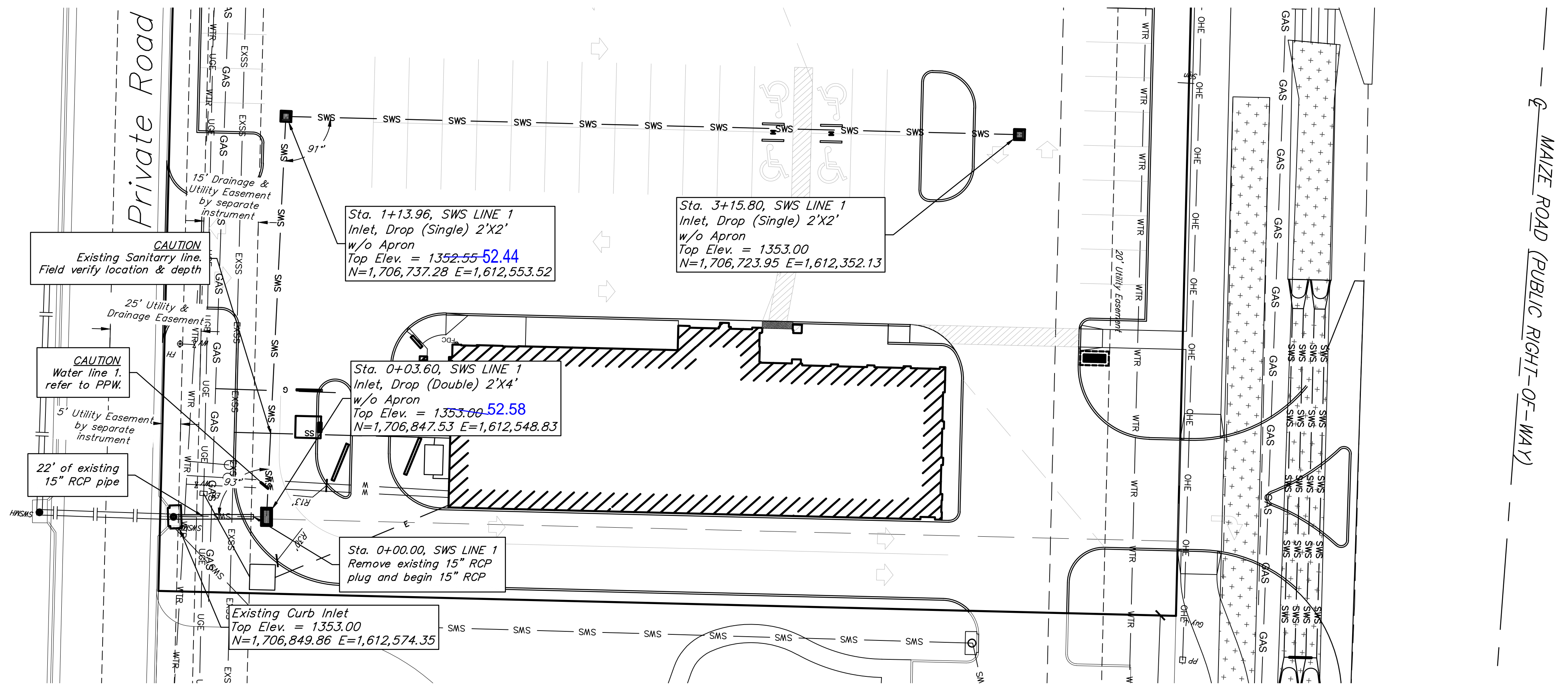
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. 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.

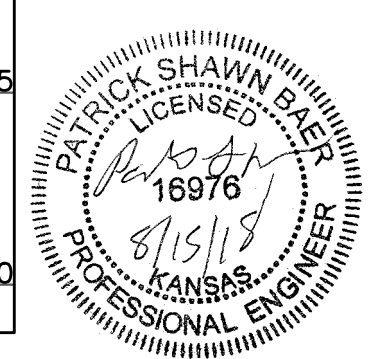
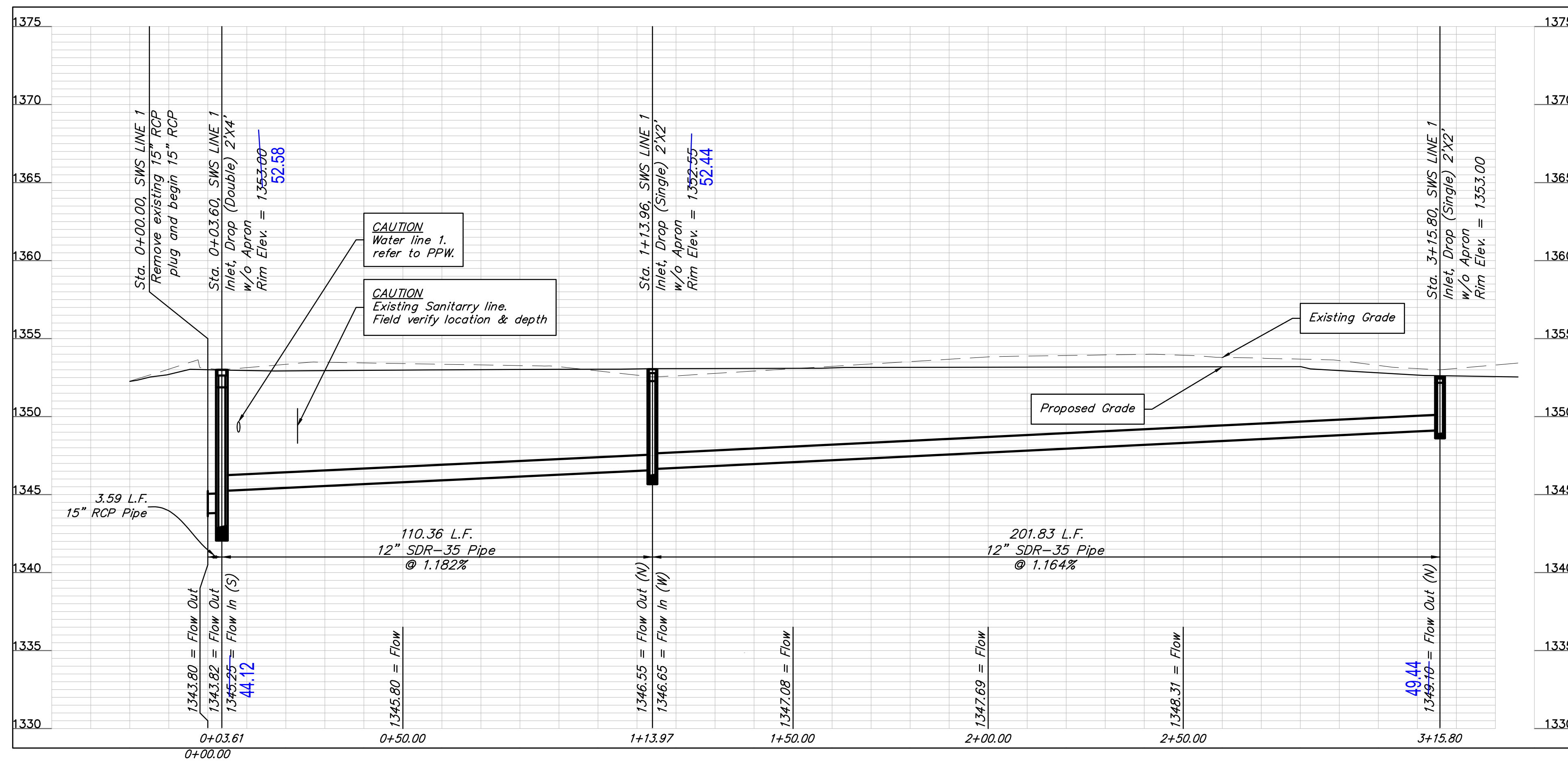
July 2018



FILE: E:\PROJECTS\BAUMANS FOX RIDGE 16-06-6488\ENGINEERING\PPD\538 PPD\133119.DWG



Profile View of SWS LINE 1



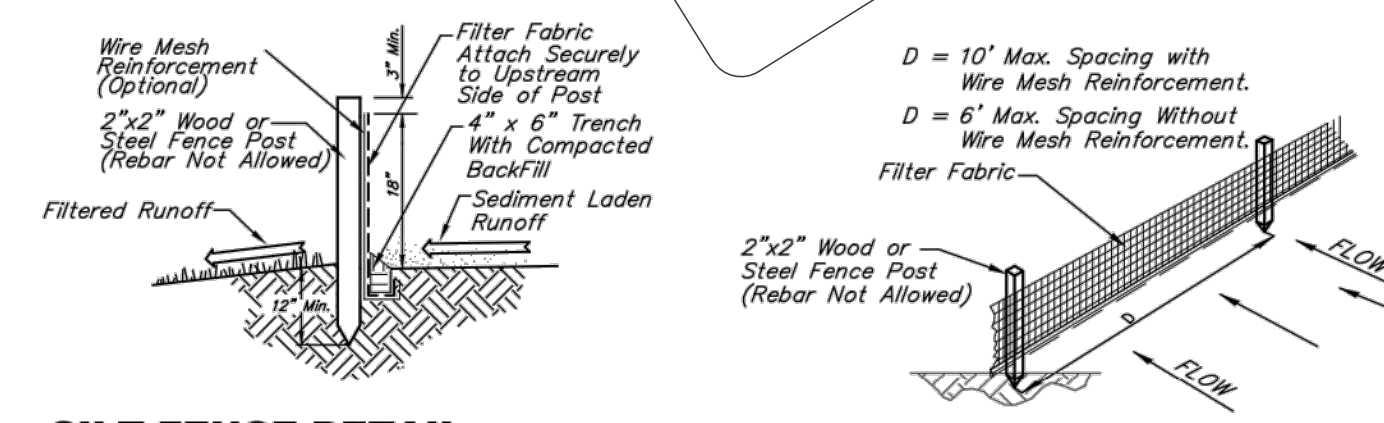
ERU Plan for Braums @ Fox Ridge Plaza

ERU Plan:	Redev. Imperv.	New Imperv.	Total Imperv.
Area Disturbed (ft ²)	(ft ²)	(ft ²)	(ft ²)
11,890	-	45,140	57,030

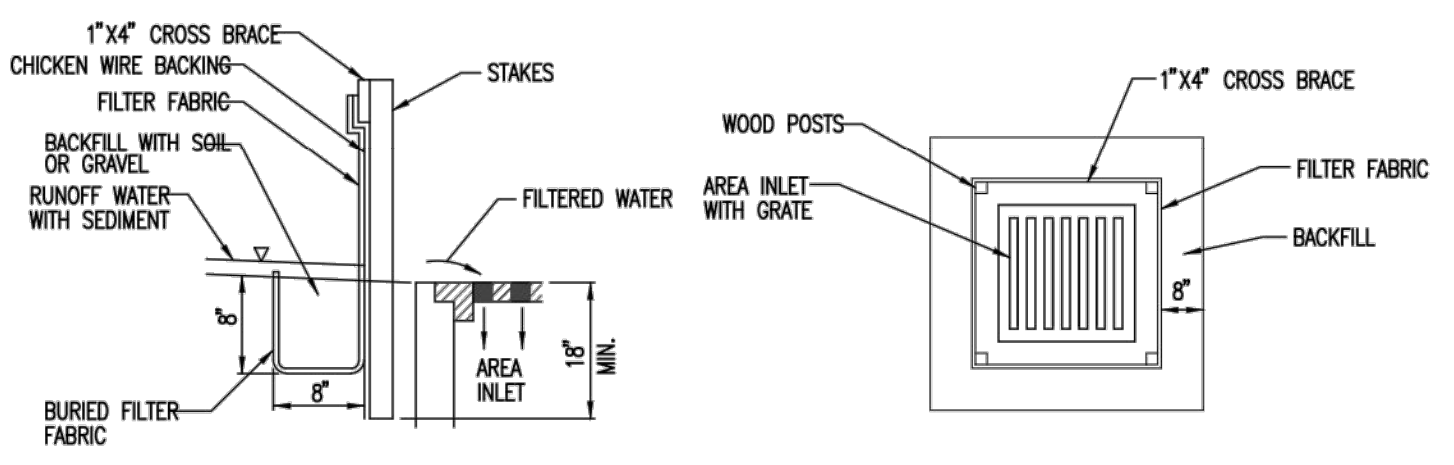
Area: 69,696 ft² ≈ 1.6 Acres
 Area Disturbed: 11,890 ≈ .27 Acres
 Redeveloped Imp. 0 ft²
 New Imp./ Area: 45,140 ft²
 Total Imp. Area 57,030 ft²

ERU PLAN
 Scale: 1" = 80'-0"

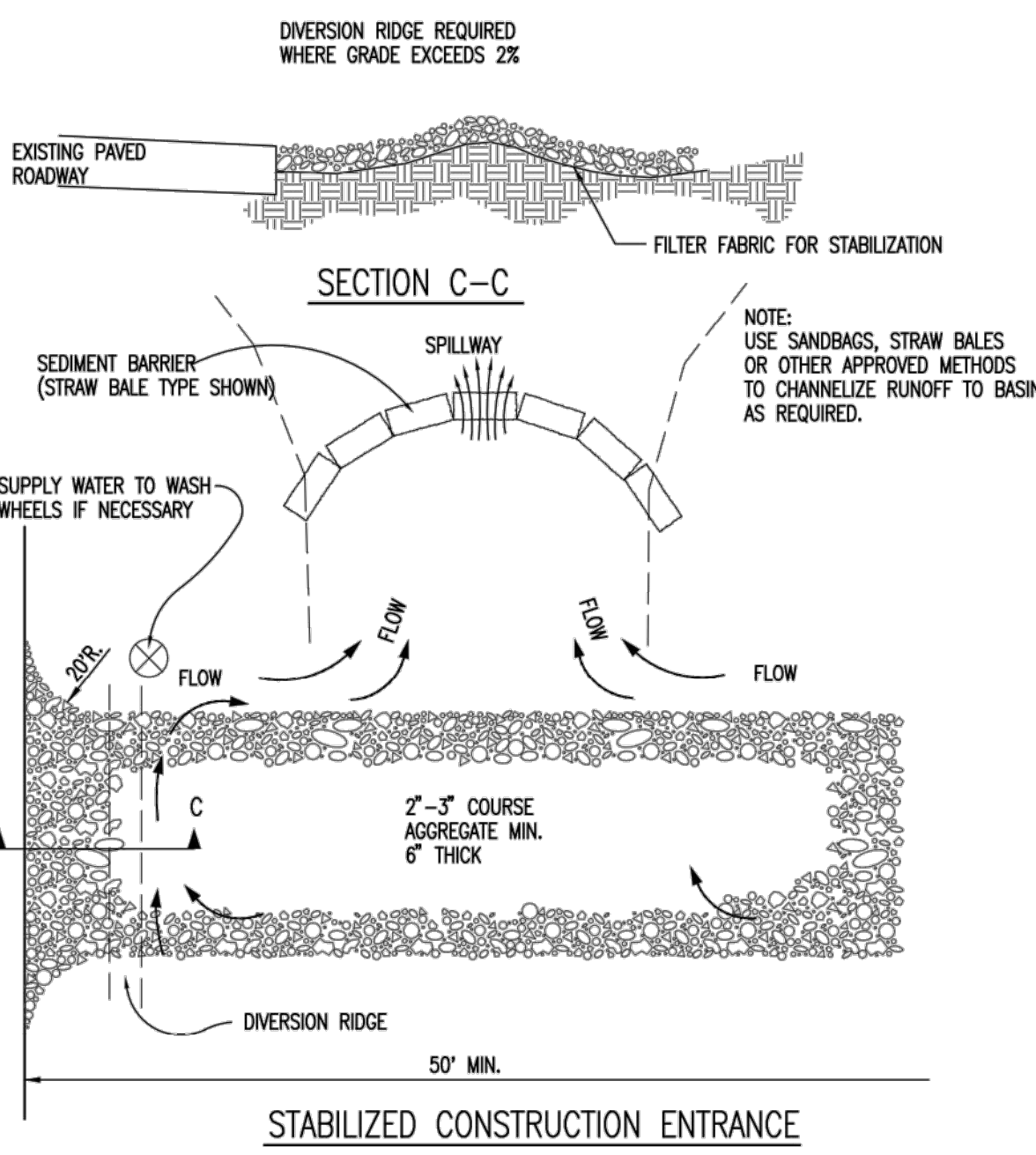
**For Reference Only
Refer to Grading Plans
Not to Scale**



2 SILT FENCE DETAIL
NOT TO SCALE

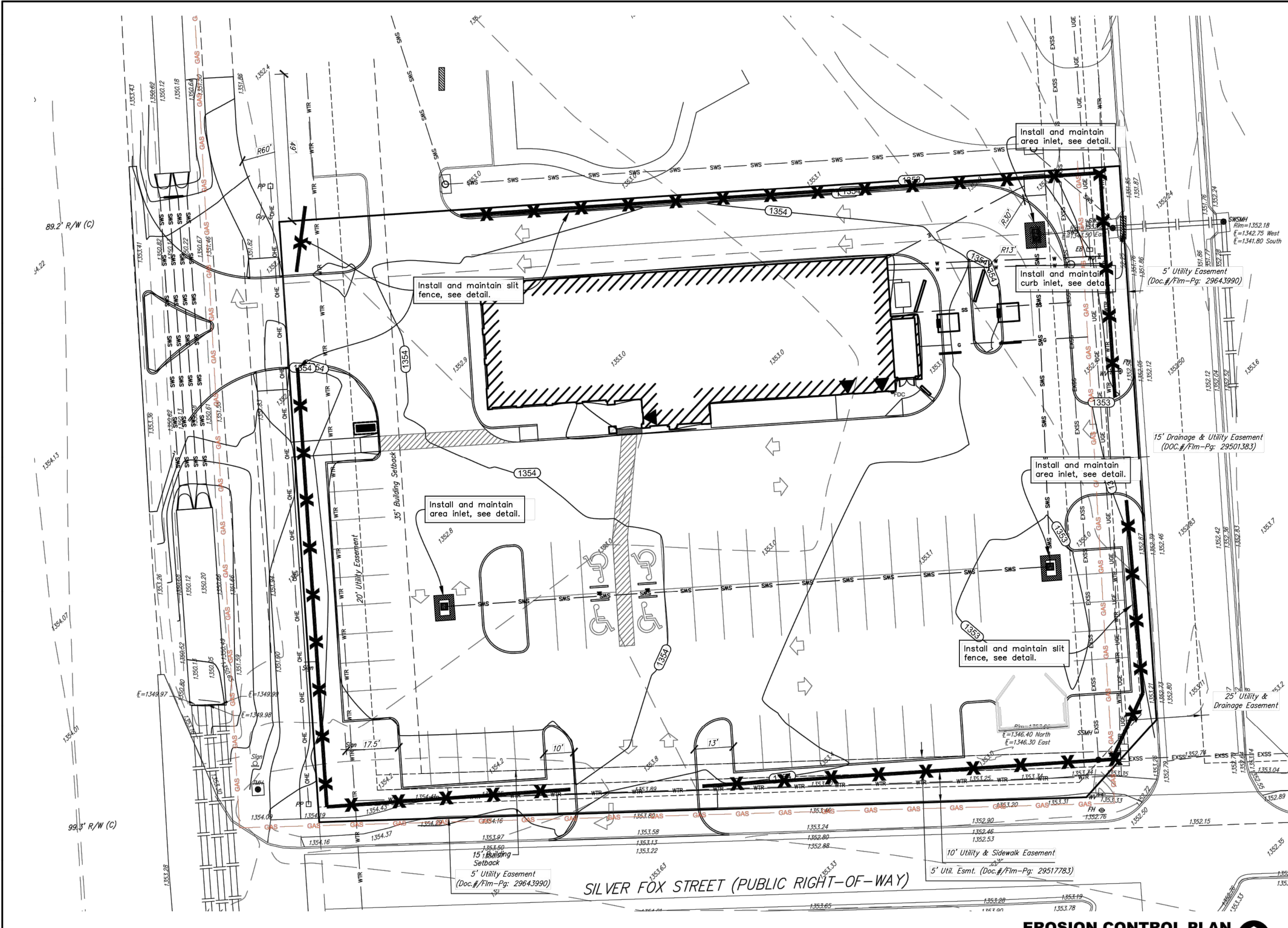


3 SILT FENCE BARRIERS FOR AREA INLETS
NOT TO SCALE

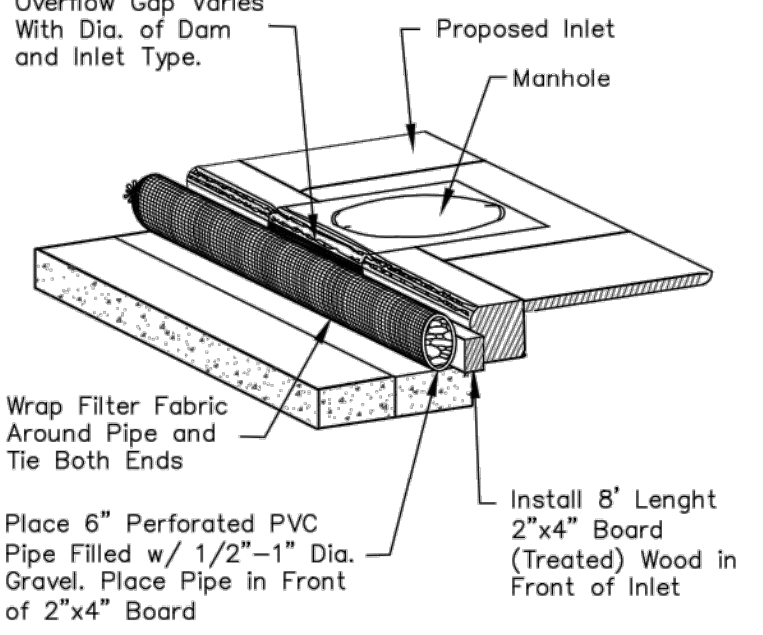


- GENERAL NOTES**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. 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.
 4. 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 CONSTRUCTION ENTRANCE
NOT TO SCALE



EROSION CONTROL PLAN
Scale 1" = 20.0'



1 TYPE 1 INLET PROTECTION
NOT TO SCALE

EROSION CONTROL LEGEND

- = Silt Fence
- = Curb Inlet Sediment Barrier
- = Area Inlet Sediment Barrier
- = Area Inlet Sediment Barrier
- = Construction Entrance

EROSION CONTROL NOTES

1. 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).
2. All exposed areas shall be seeded as specified within 21 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. All disturbed R/W areas not intended for pavement or sidewalk construction shall be hydroseeded with a Bermuda / Perennial Rye Grass Seed Mix.
11. This SWPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. An NPDES Permit Application will not be submitted for this property.
14. Contractor is responsible to maintain existing temporary and permanent erosion control measure during construction. If the existing channels have evidence of erosion, contractor is to restore channel to proposed grades and install curlex type I TRM to maintain channel until permanent vegetation is establish.
15. All areas disturbed shall be permanently seeded and fertilized as follows: K-31 Fescue Seed @ # PLS/1,000 sq. ft. & Fertilizer 12-24-12 @ #/1,000 sq. ft. Seeding areas shall be prepared per industry standards.

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



34xx N. Maize Road, Wichita KS
Dimension Plan
New Braum's Ice Cream and Dairy Store

REVISIONS
SHEET
OF **C1.0**

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

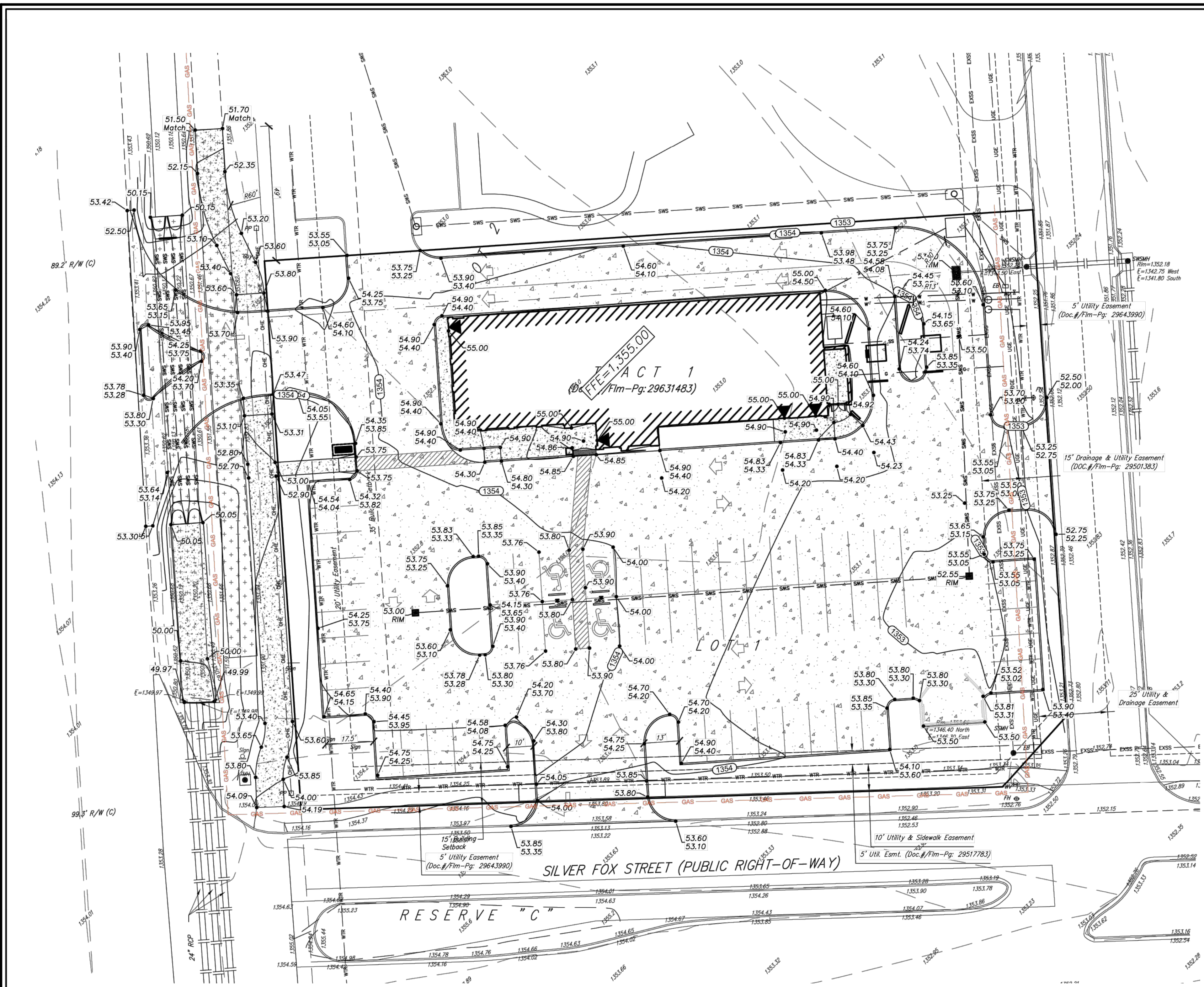


ADDITION
EROSION CONTROL
STORM SEWER IMPROVEMENTS

REVISIONS
SHEET
OF **3**
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GRADING NOTES

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 - Kansas Gas Service (Gas).....1-888-482-4950
 - Black Hills Energy (Gas).....1-800-303-0357
 - Westar Energy (Electric).....383-8650
 - Cox Communications (Telecommunication).....282-4270
 - AT&T (Telecommunication).....268-2759
 - City of Wichita Water Dept. (Water).....268-4563 or 268-4908
 - City of Wichita Sewer Maint.(San. Sewer).....268-4024 or 262-6000
 - City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
 - City of Wichita Traffic Maint.(Traf. Control).....268-4034 or 268-4203
 - Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 - Williams Pipeline Co. (Petroleum).....529-6800 or 1-800-324-9896
 - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for Treatment of All Disturbed Areas.
- Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project." The storm sewer system shall be designed separately, and undergo Local City review and approval. The installation of the storm sewer is required to be done by a bonded contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.
- Landscape Areas adjacent to Building shall be set 4" Below FFE, unless otherwise noted. At areas adjacent to the building and Sidewalk, landscape shall be graded to match the sidewalk section and drain away from the building. Transition landscape to match sidewalk to 4" below with a slope not exceeding 1/12.



**For Reference Only
Refer to Grading Plans
Not to Scale**

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com
 Designer: DJ
 Drafter: DJ
 Date: May 2018

BAUGHMAN
 34xx N. Maize Road, Wichita KS
Grading Plan
 New Braum's Ice Cream and Dairy Store

REVISIONS:
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C3.0
 OF

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com
 Designer: TGO
 Drafter: TGO
 Date:

BAUGHMAN
 ADDITION
GRADING PLAN
 STORM SEWER IMPROVEMENTS

REVISIONS:
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