

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 1-800-694-8989
 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 1-888-482-4950
 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 wither 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.

Benchmarks

- BENCHMARK-1:**
 "Sq. Cut" TOP OF INLET SE OF SE CORNER LOT 2, RIDGE PORT NORTH 5TH ADD.
 ELEV.=1330.89 (NAVD88)
- BENCHMARK-2:**
 "Sq. Cut" TOP OF CURB SOUTH END OF SOUTH MEDIAN AT ENTRANCE ON 37TH ST. N.
 ELEV.=1333.39 (NAVD88)
- BENCHMARK-3:**
 "Sq. Cut" TOP OF CURB WEST END OF ENTRANCE TO RETIREMENT COMPLEX
 ELEV.=1331.62 (NAVD88)

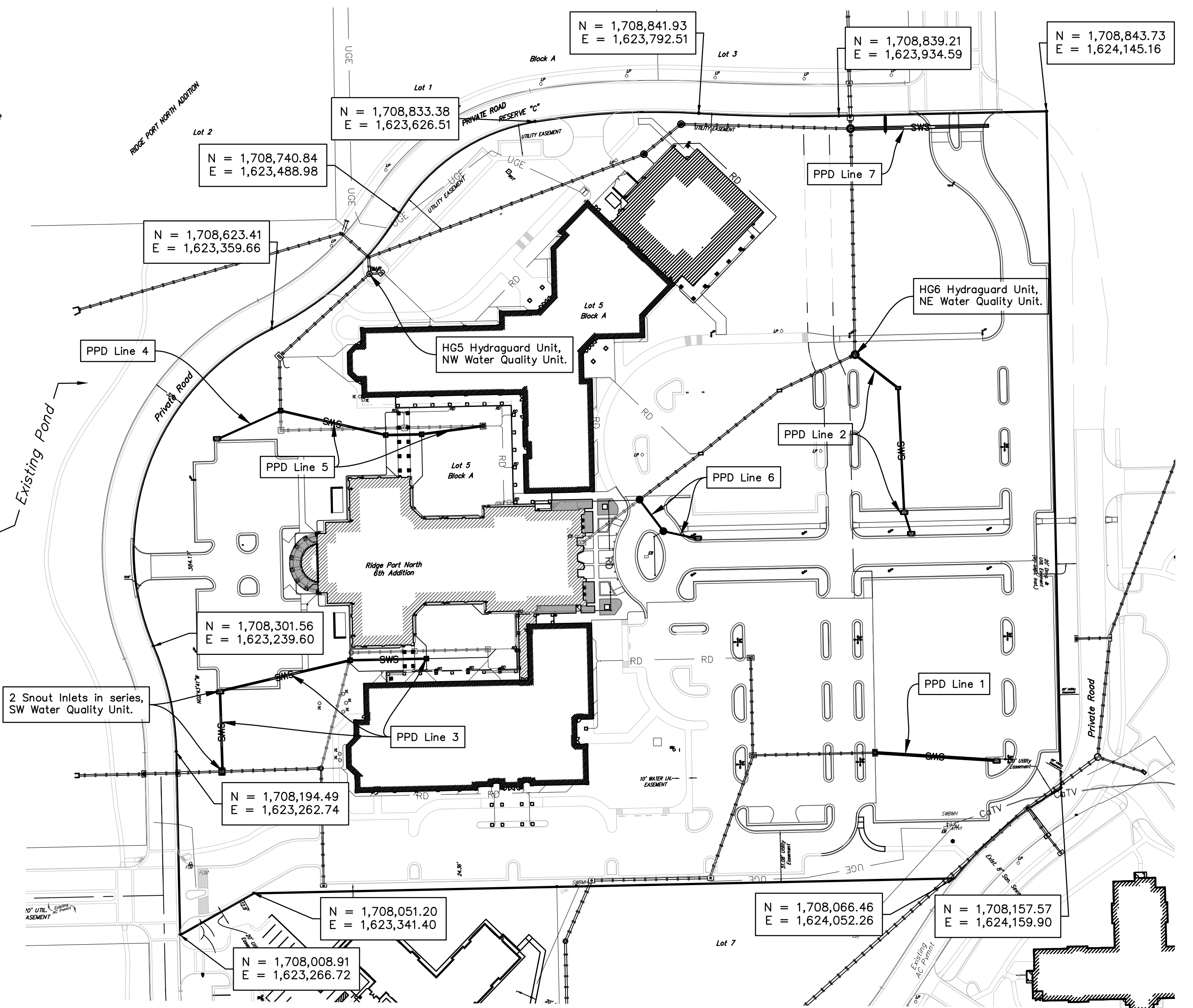
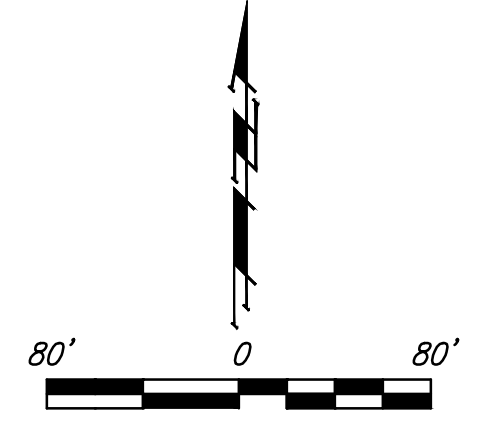
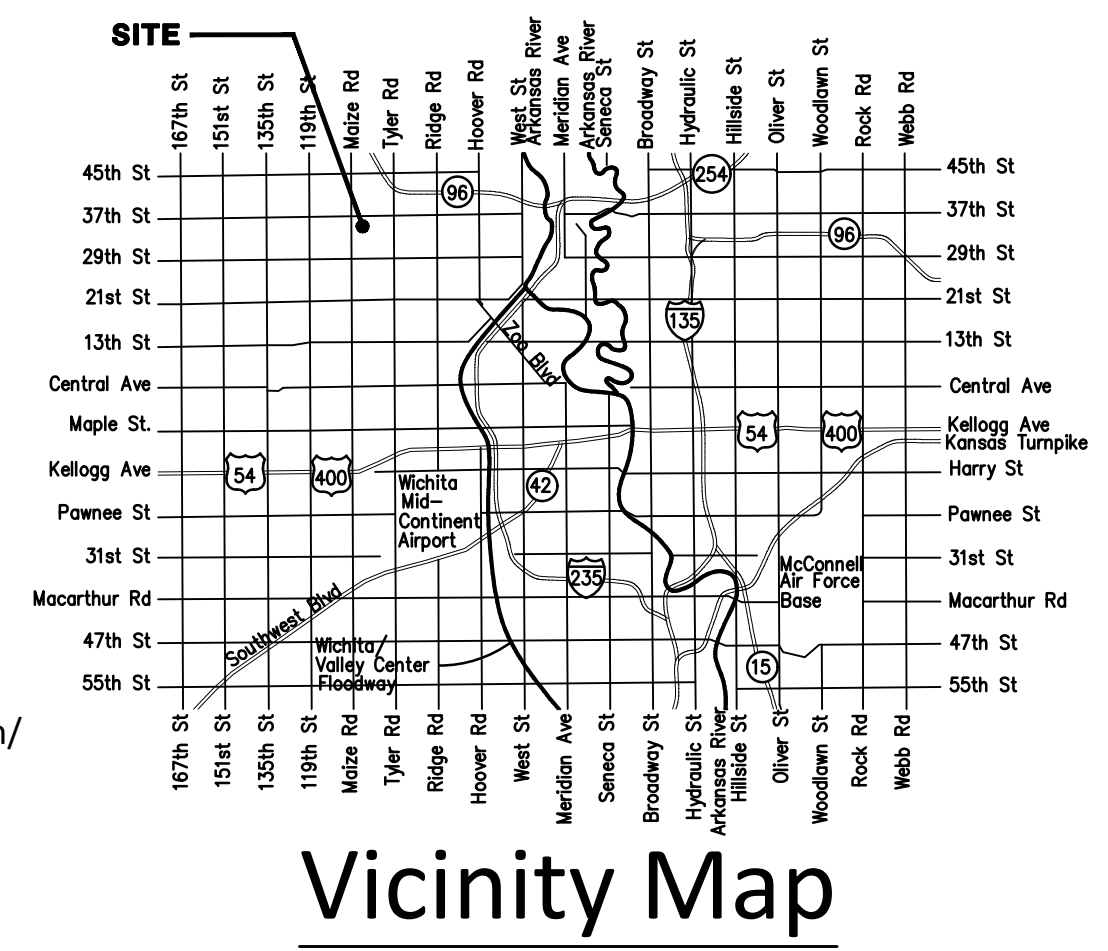
STORM SEWER IMPROVEMENTS to serve Lot 5, Block A, Ridge Port North 6th Addition 3642 N Ridge Rd., Wichita, Kansas 67205 Gary Janzen, P.E. City Engineer Project Number 552 PPD (133119)

AS BUILT PLANS
 Contractor: Mies Construction
 Inspector: David VanSickle, Baughman Co.
 As Builts by: KEK, 7/30/19

SHEET INDEX:

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| SWS Line 6 & Line 7 Plan/Profile | 5 |
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*Details are available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>



APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering John Hatcher 12-11-18
 Stormwater Joe Hinkle 12-13-18

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 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.

Stormwater Certification:

New Development or (Redevelopment) (Circle One)
 Stormwater Permit # SW2013-0012
 NOI Permit # TBD

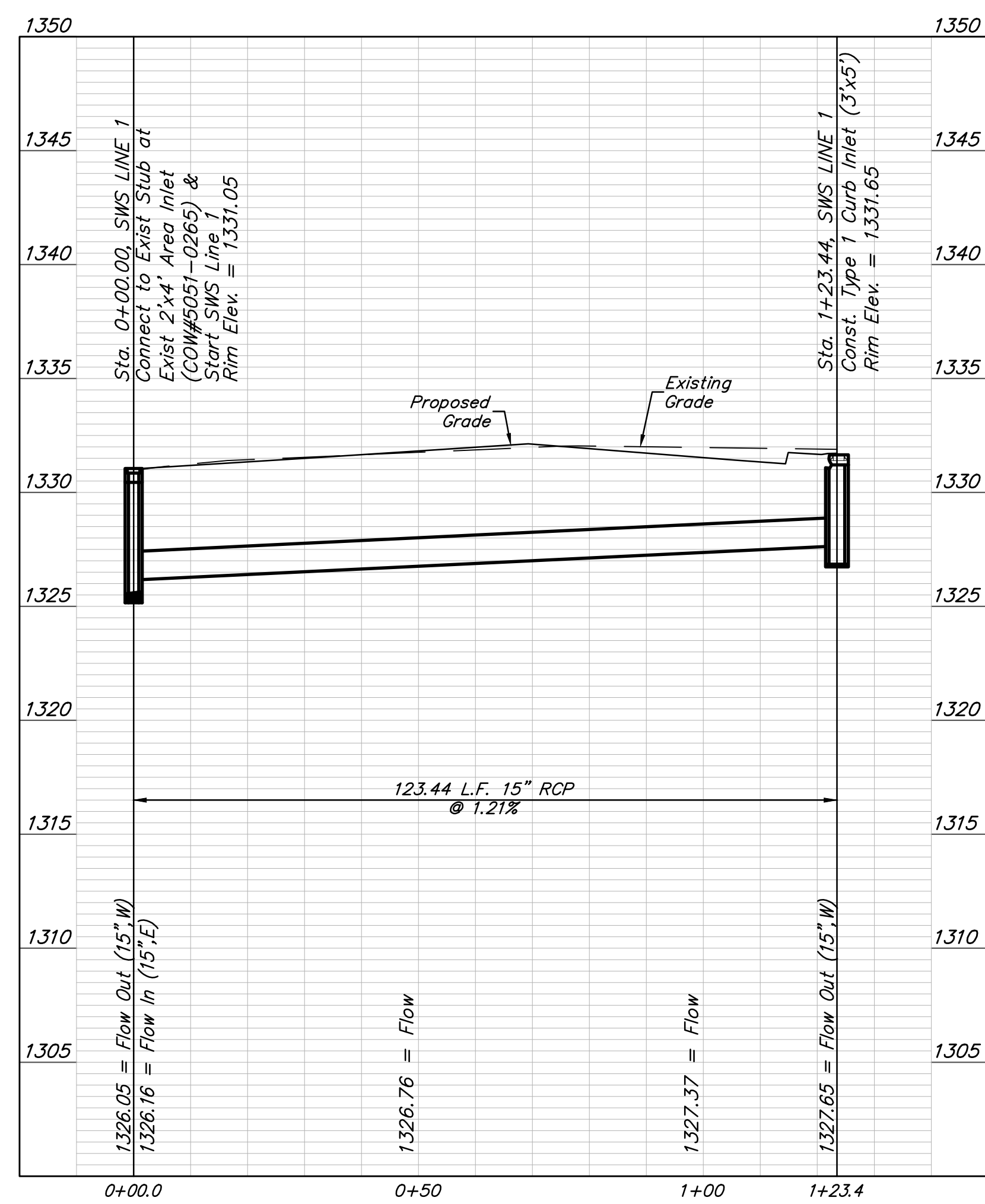
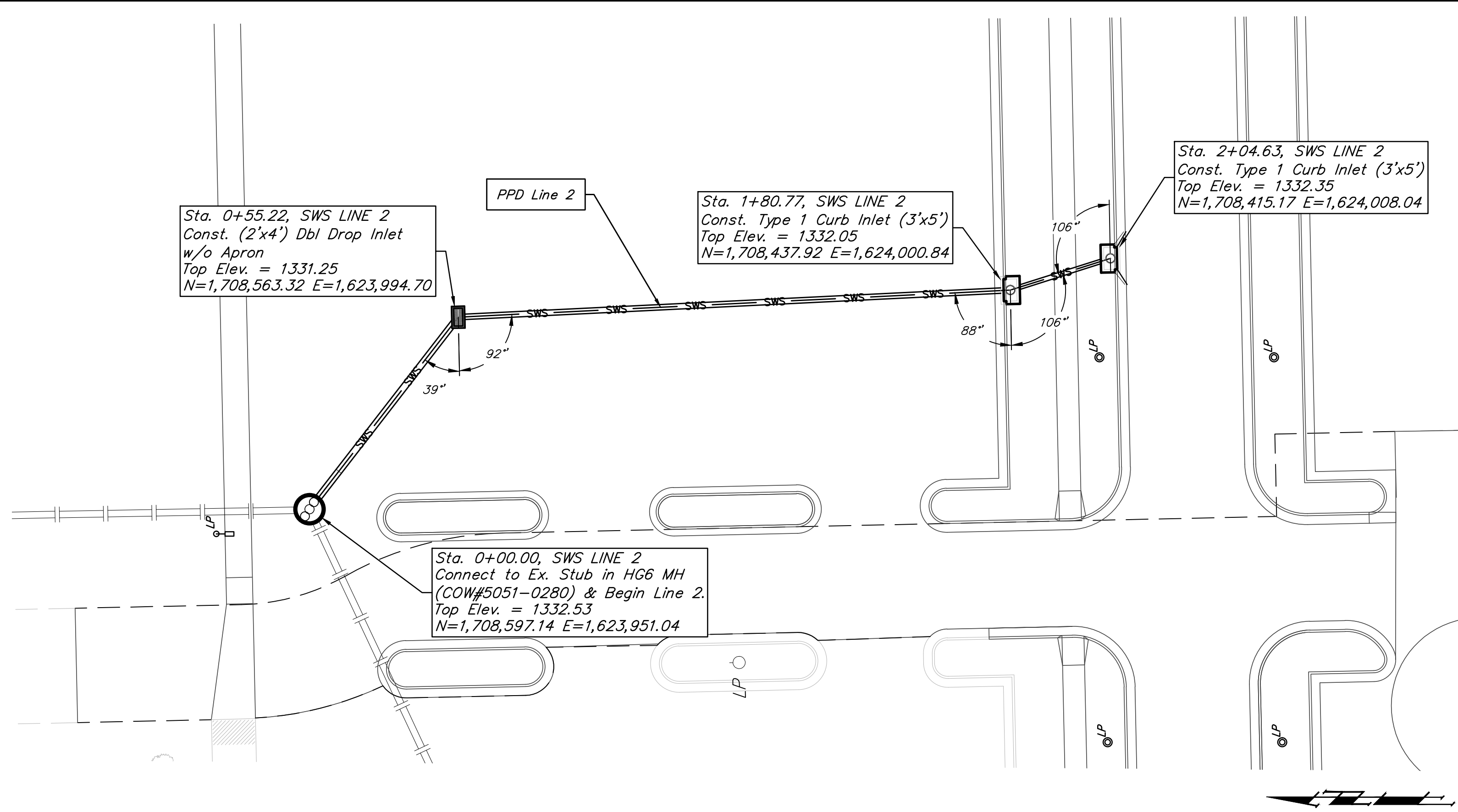
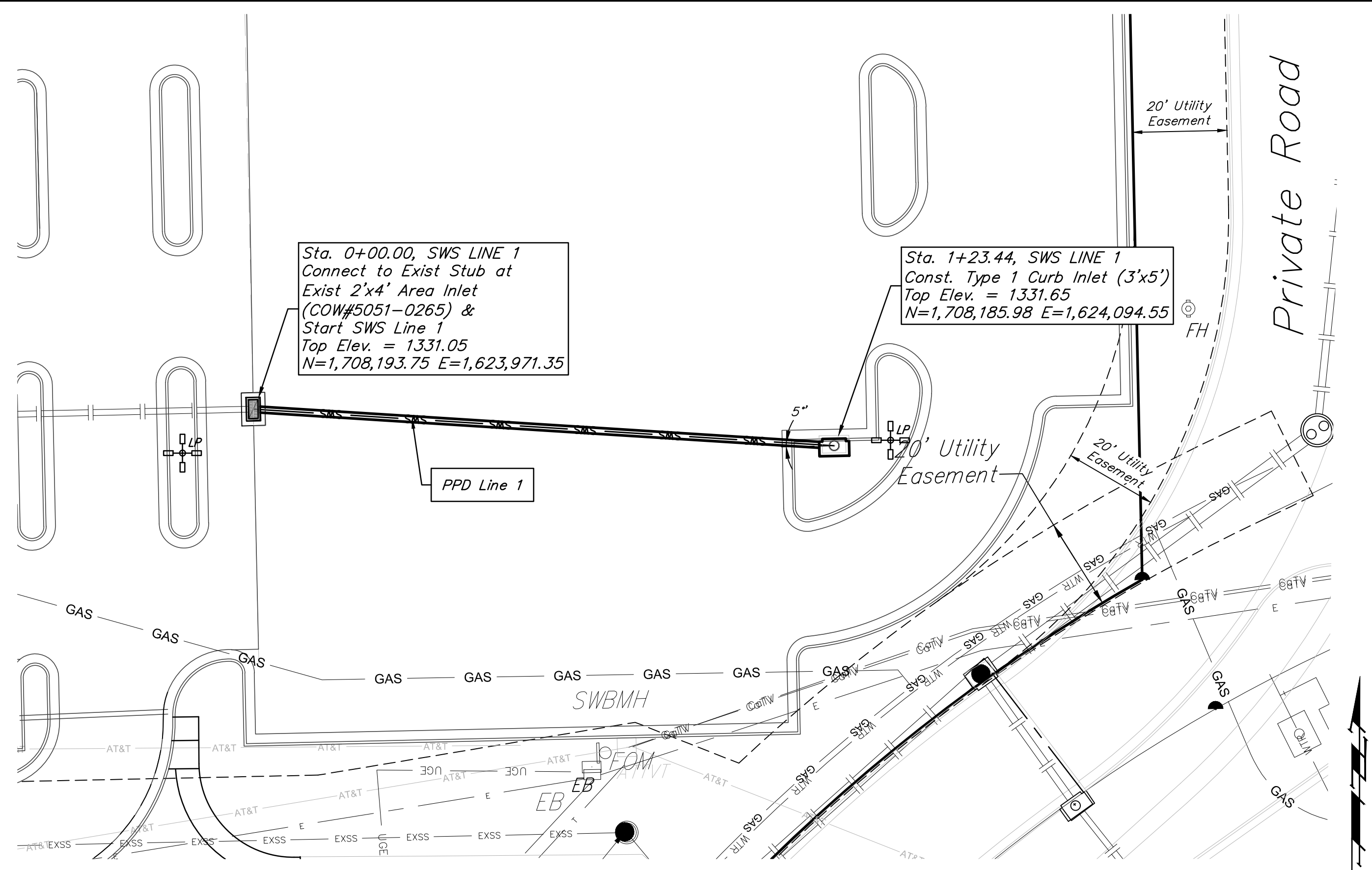
These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

Site Area (Acres) = 14.90 acres
 Disturbed Area (Acres) = 6.54 acres
 Water Quality Treatment: 3 Water Quality Structures
 Downstream Channel Protection: Detention: Ground Water Basin per 2009 previous drainage analysis
 The BMP used for this development is: 1. HG5, 2. HG6, 3. Pair Snout in Series



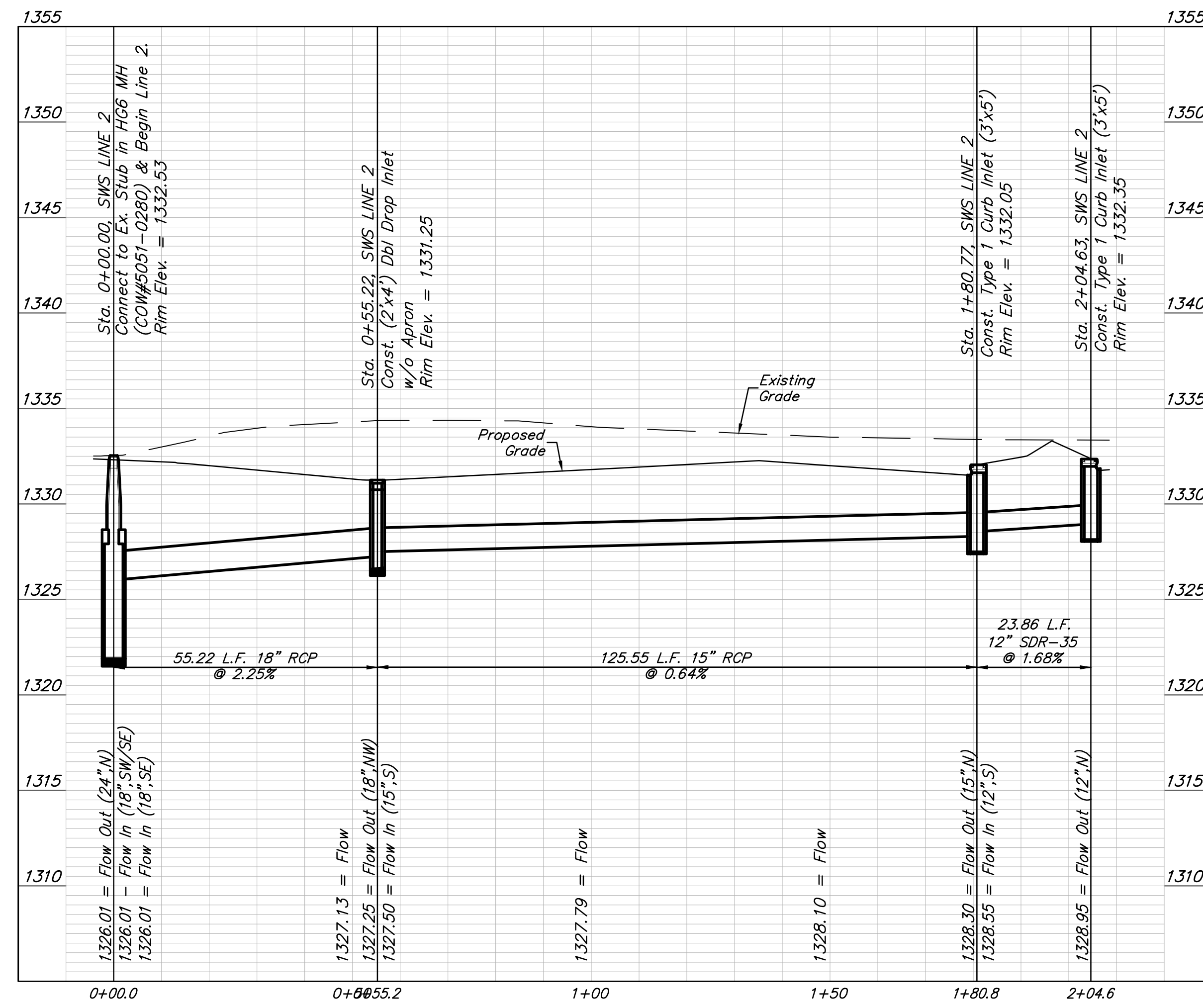
November 2018
BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

FILE: E:\PROJECTS\ST. CATHERINE PHASE 3 (18-03-EM)ENGINEERING\PRIVATE PROJECTS\PPD\ST. CATHERINE PH3 PPD-BASE.DWG



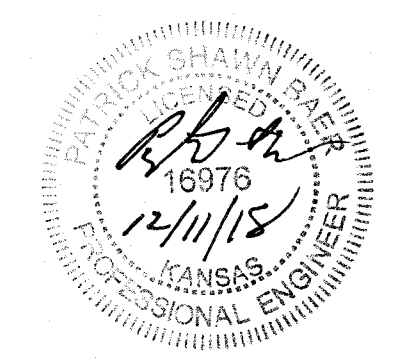
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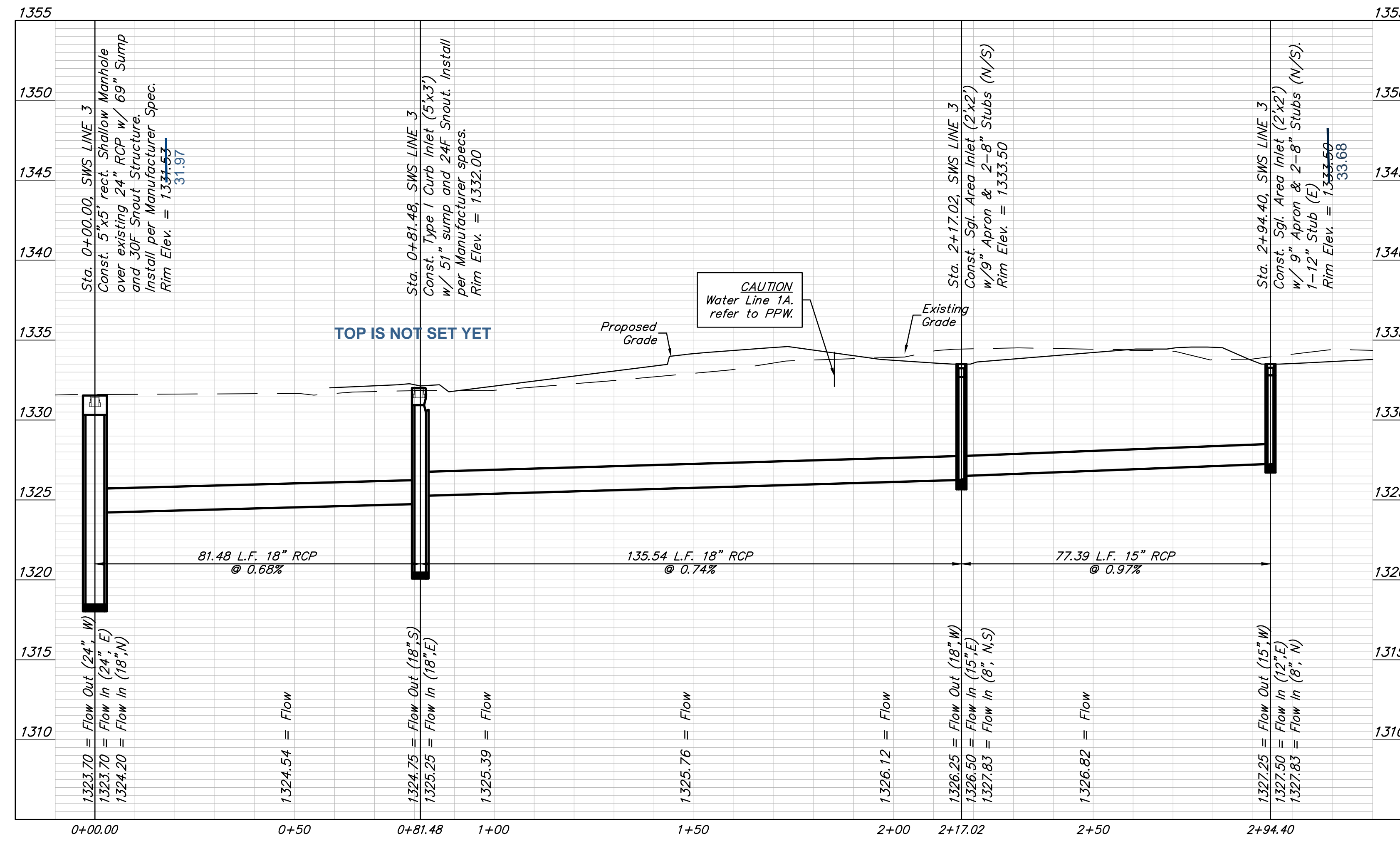
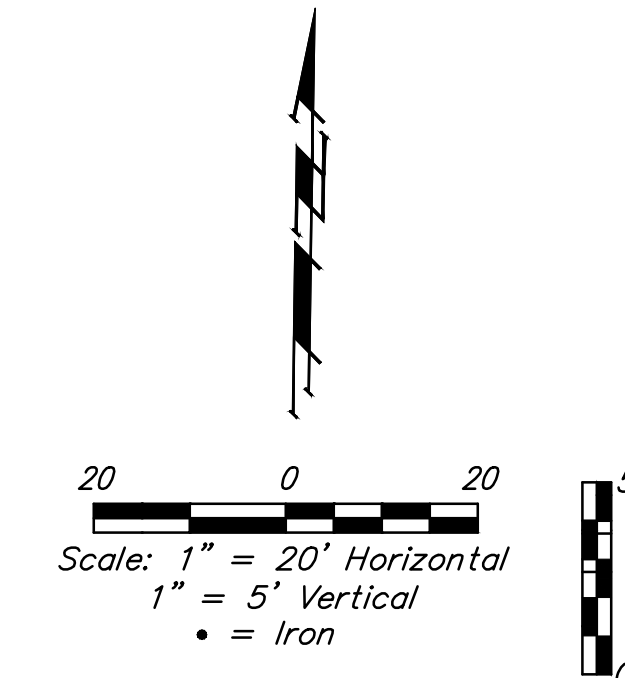
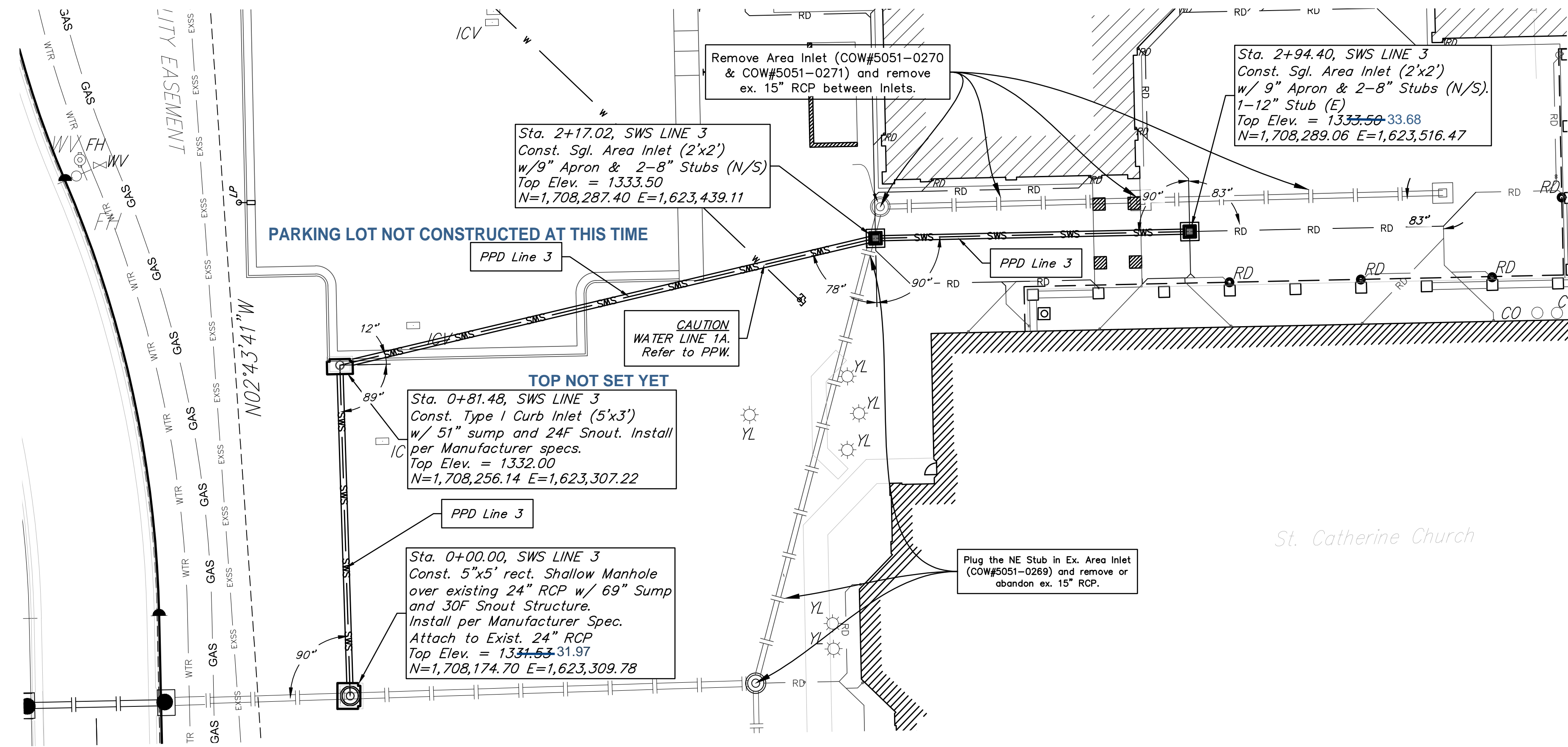
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1" = 5' Vertical
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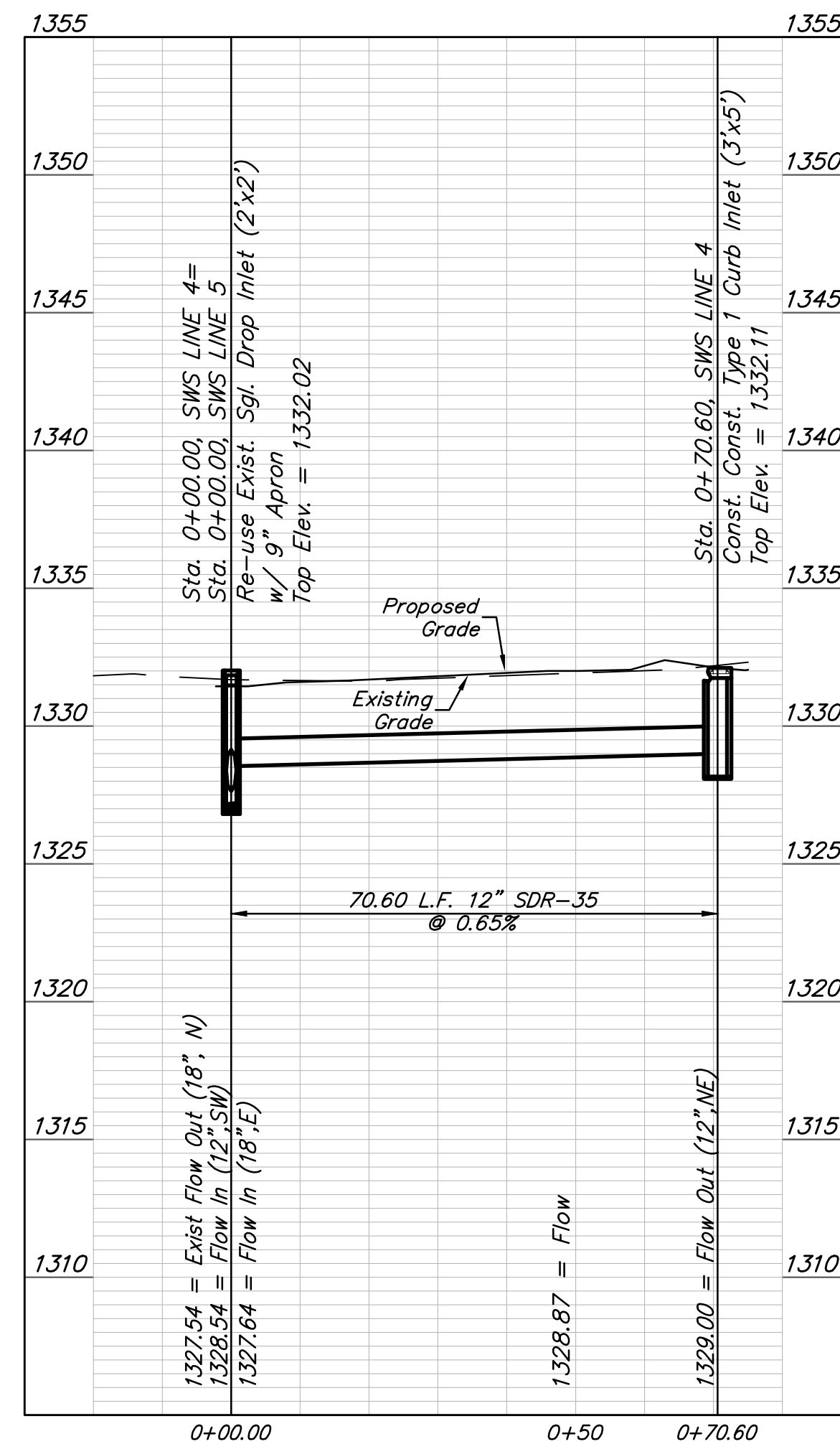
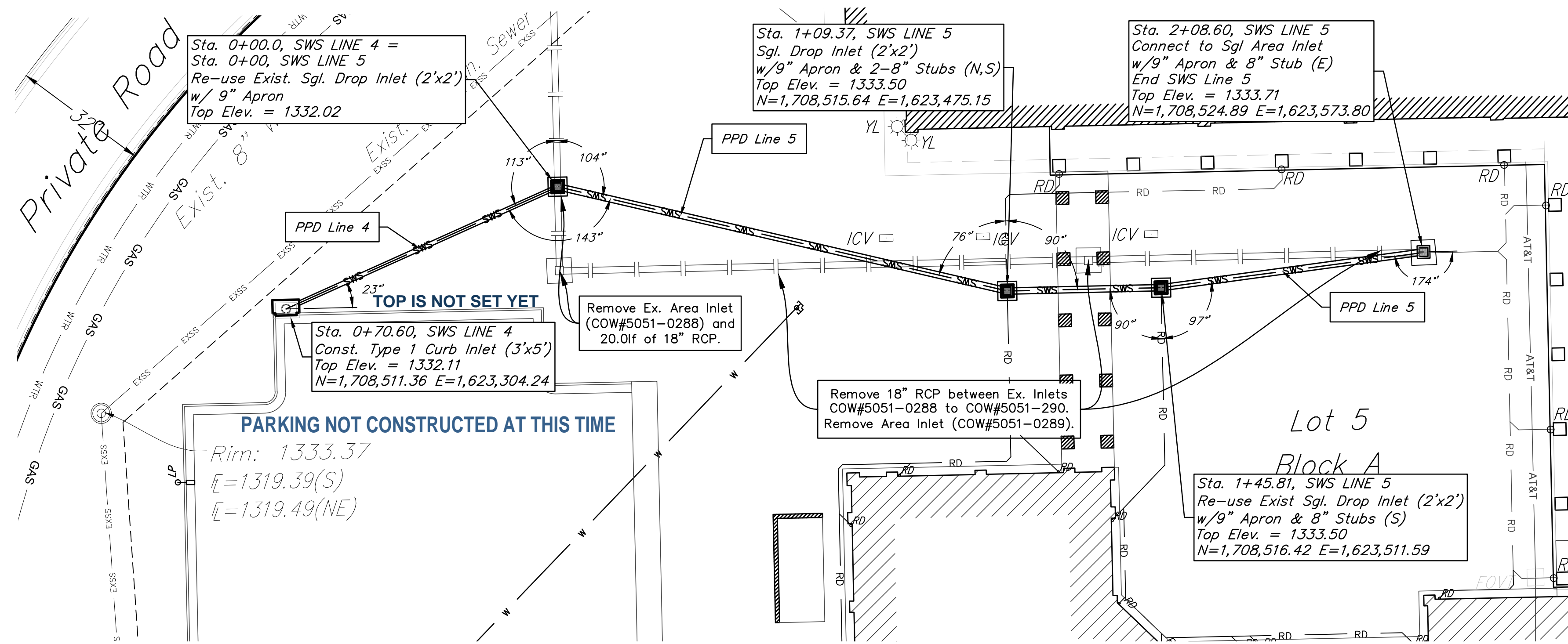
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1" = 5' Vertical
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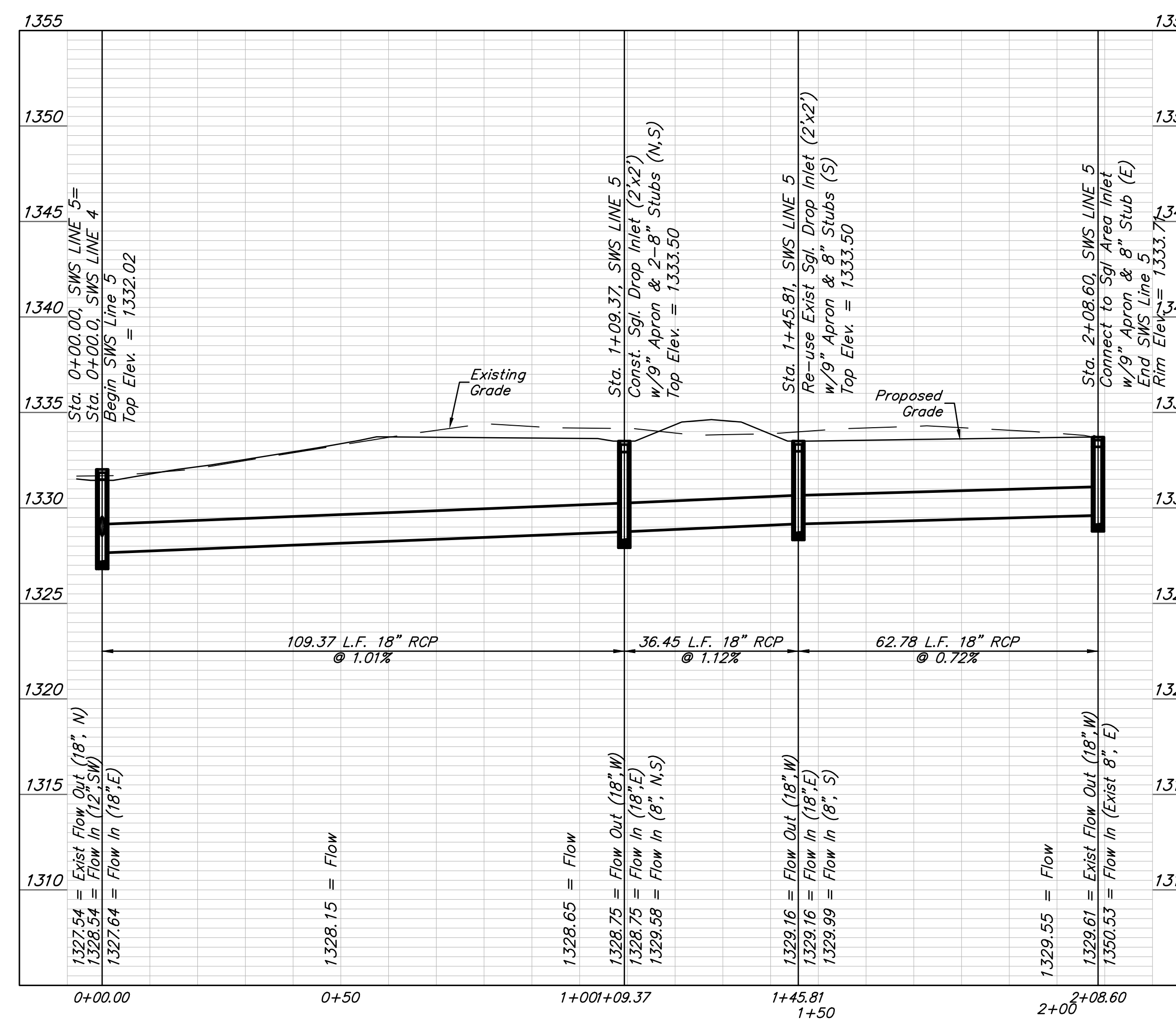


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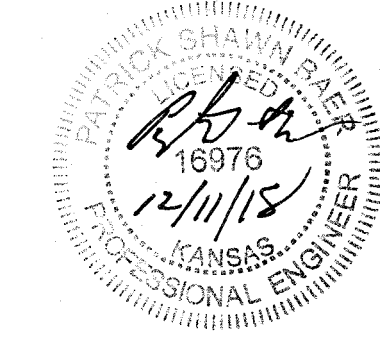


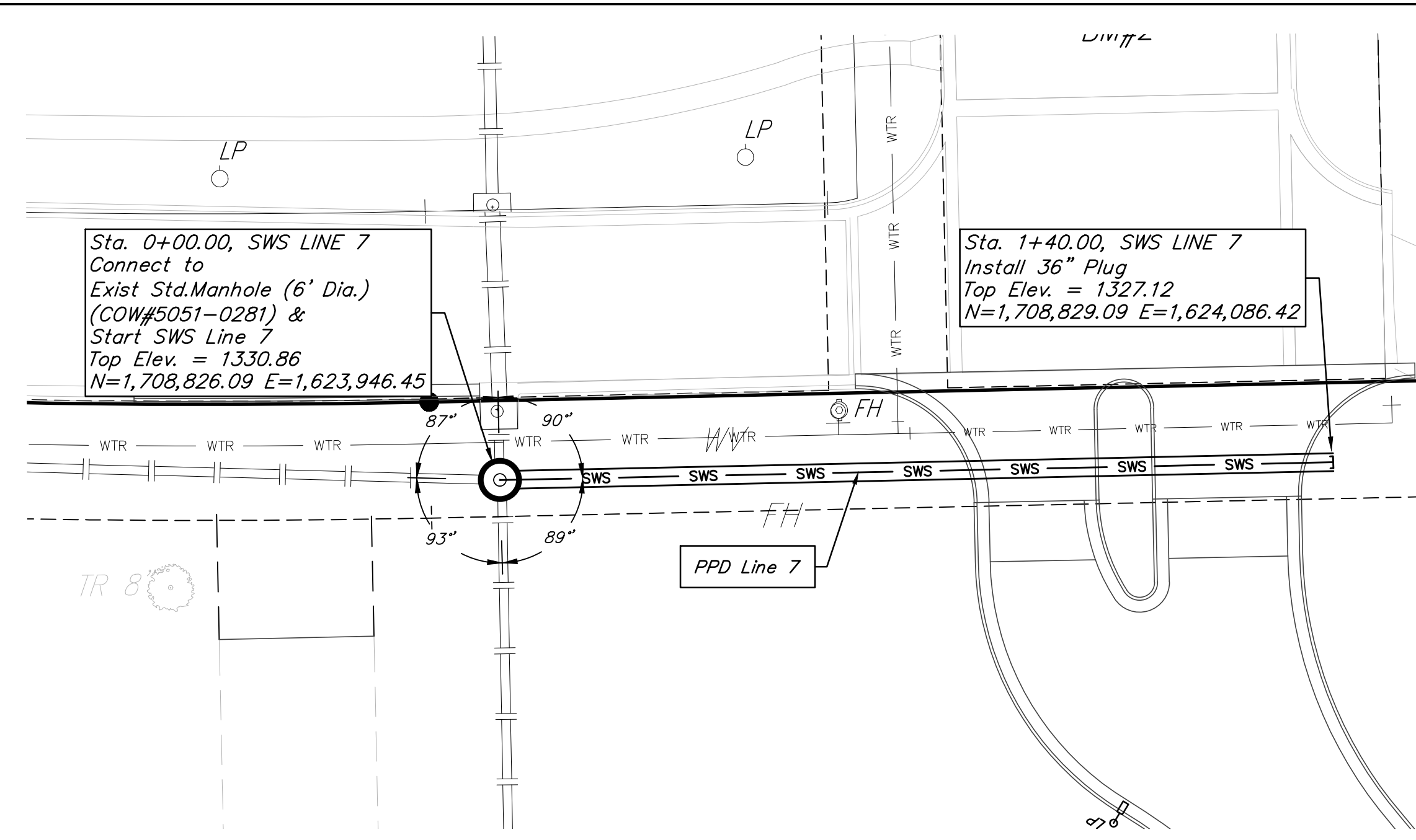
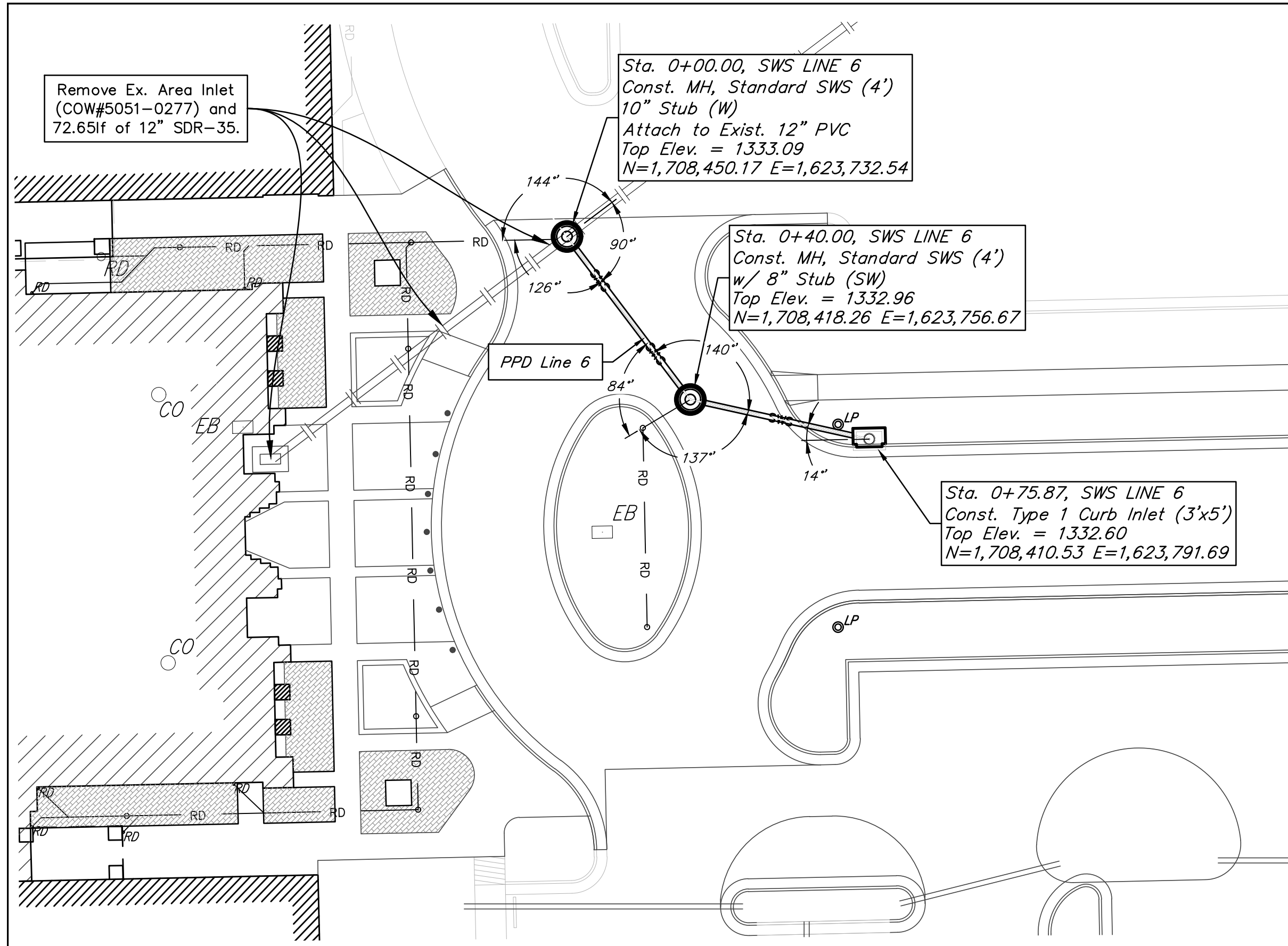


SWS LINE 4



SWS LINE 5





Water Quality Measures

Water quality measures have been calculated per the City of Wichita / Sedgwick County Storm Manual.

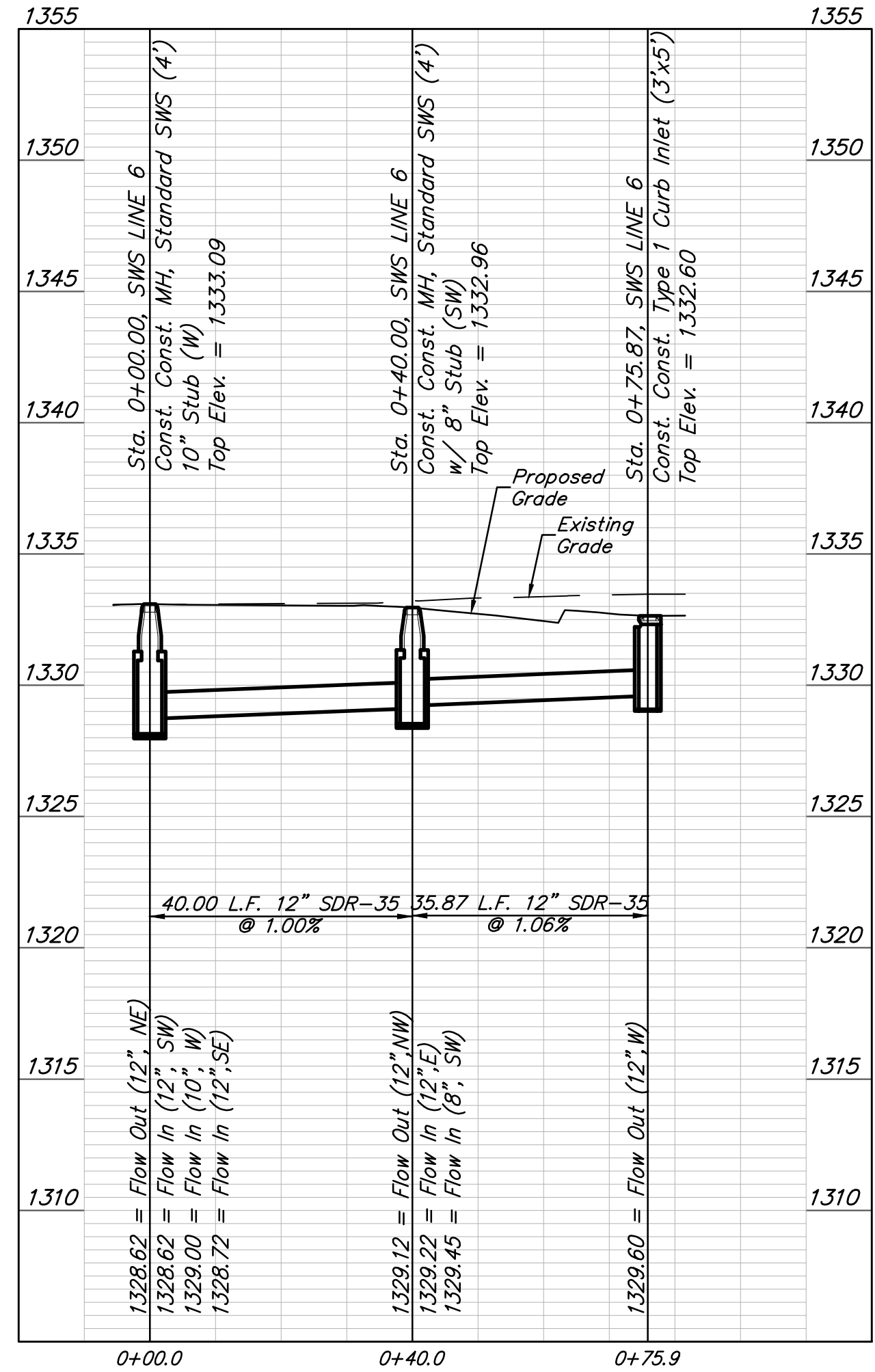
Water Quality requirements are to be accomplished with two Hydroworks Water Quality Structures and a pair of Snout structures (in series). These structures are the responsibility of the owner for all maintenance and records. The SE Area runoff is untreated, as the total impervious area does not exceed the ex. impervious area of 141,173 sq. ft. developed prior to the Water Quality Requirements. The Calculated impervious area, WQv, & Qp are noted below:

| | |
|--|---|
| NW Water Quality Unit (HG5) WQv = 9,591 cu.ft. WQq = 2.79 cfs SW Water Quality Unit Snouts WQv = 8,7291 cu.ft. WQq = 2.54 cfs | NE Water Quality Unit (HG6) WQv = 15,579 cu.ft. WQq = 4.69 cfs SE (Untreated Area) WQv = 9,591 cu.ft. WQq = 2.79 cfs |
|--|---|

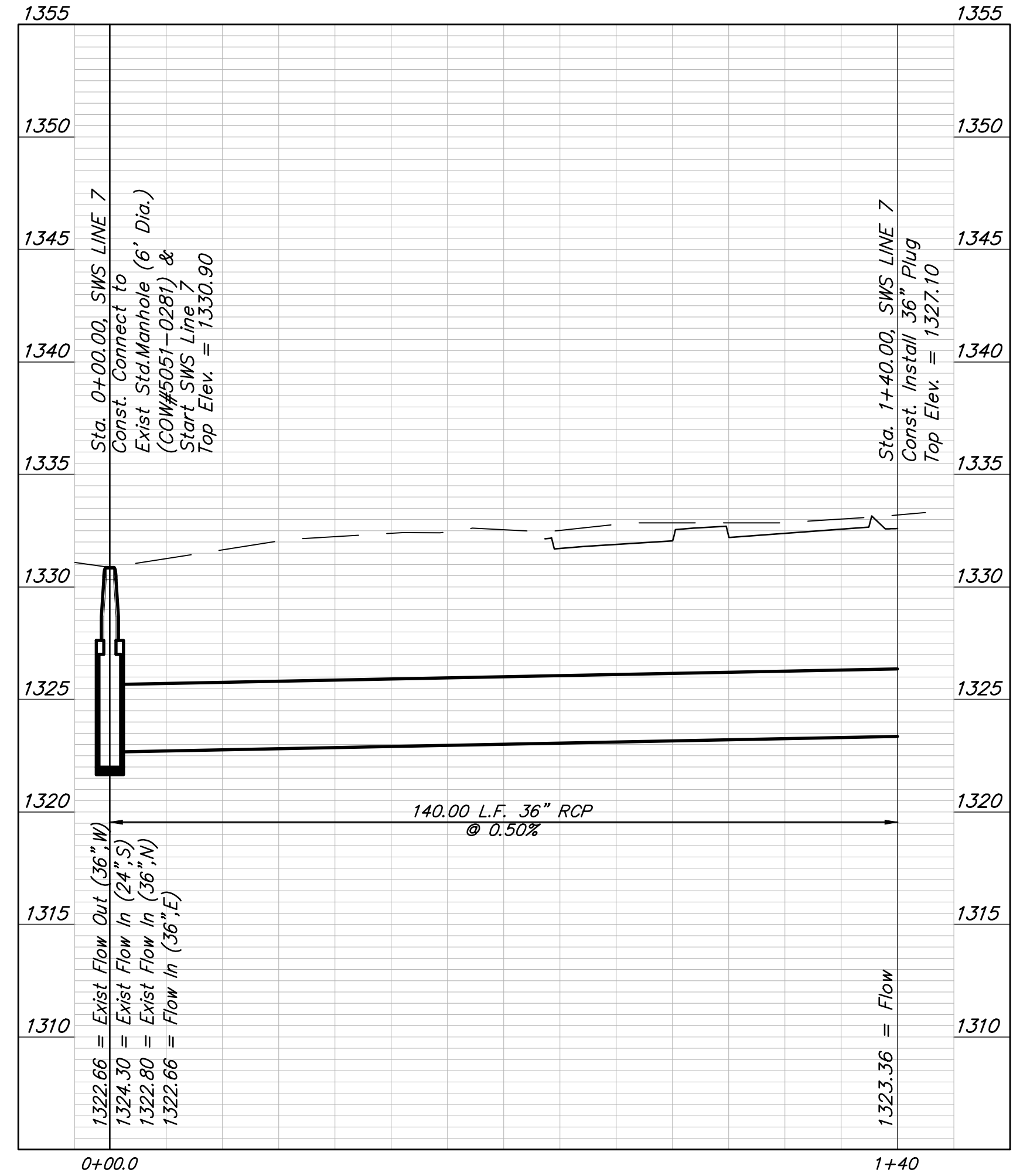
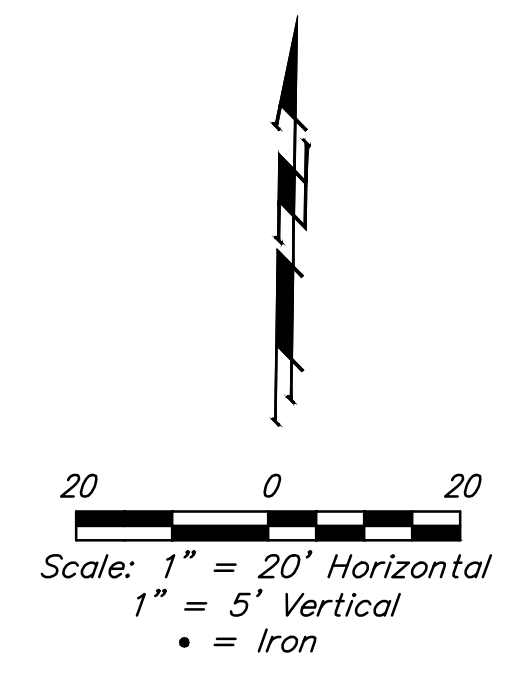
| Basin # | Weighted Volumetric Runoff Coef. (R _v) (eq. 4-24*) | | | | | | | | | | WQ, ft ³ eq. 4-25* |
|--------------|--|-----------------------|---------------------------|----------------------|----------------------------|-------|-------|------------|-------|------------------|-------------------------------|
| | Undist. ft ² | Dist. ft ² | Red. Imp. ft ² | Imp. ft ² | Total Area ft ² | U % | D % | Redev. I % | I % | R _v % | |
| NW HG5 | 0 | 48,828 | 0 | 90,682 | 139,510 | 0.000 | 0.070 | 0.000 | 0.618 | 0.6875 | 9,591 |
| NE HG6 | 0 | 79,312 | 0 | 147,293 | 226,605 | 0.000 | 0.070 | 0.000 | 0.617 | 0.6875 | 15,579 |
| SW Snouts | 0 | 44,438 | 0 | 82,527 | 126,965 | 0.000 | 0.070 | 0.000 | 0.617 | 0.6875 | 8,729 |
| SE Untreated | 0 | 55,520 | 0 | 101,250 | 156,770 | 0.000 | 0.071 | 0.000 | 0.614 | 0.6844 | 10,729 |

SITE ERU INFORMATION

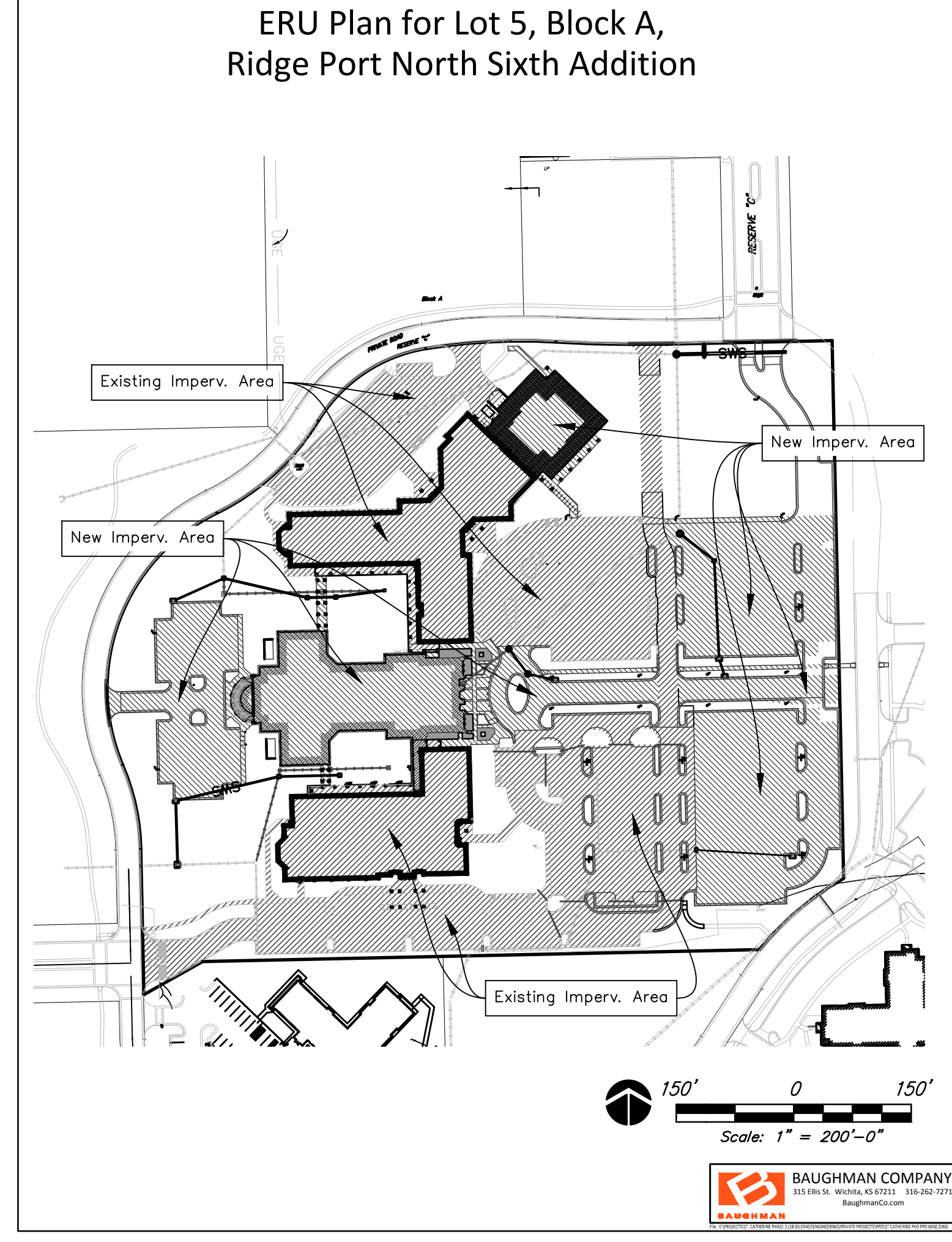
Total Area: 648,849 sq. ft. (14.90 acres)
 Existing Conditions:
 Impervious Area: 256,486 sq. ft. (5.89 acres)
 Building: 64,537 sq. ft.
 Improvements:
 Area Disturbed: 285,070 sq. ft. (6.54 acres)
 Redeveloped Imp. Area: 15,415 sq. ft.
 New Impervious Area: 150,959 sq. ft. (3.46 acres)
 New Building Area: 30,740 sq. ft.
 Total Conditions:
 Total Impervious Area: 422,860 sq. ft. (9.71 acres)
 Building: 95,277 sq. ft.



SWS LINE 6



SWS LINE 7

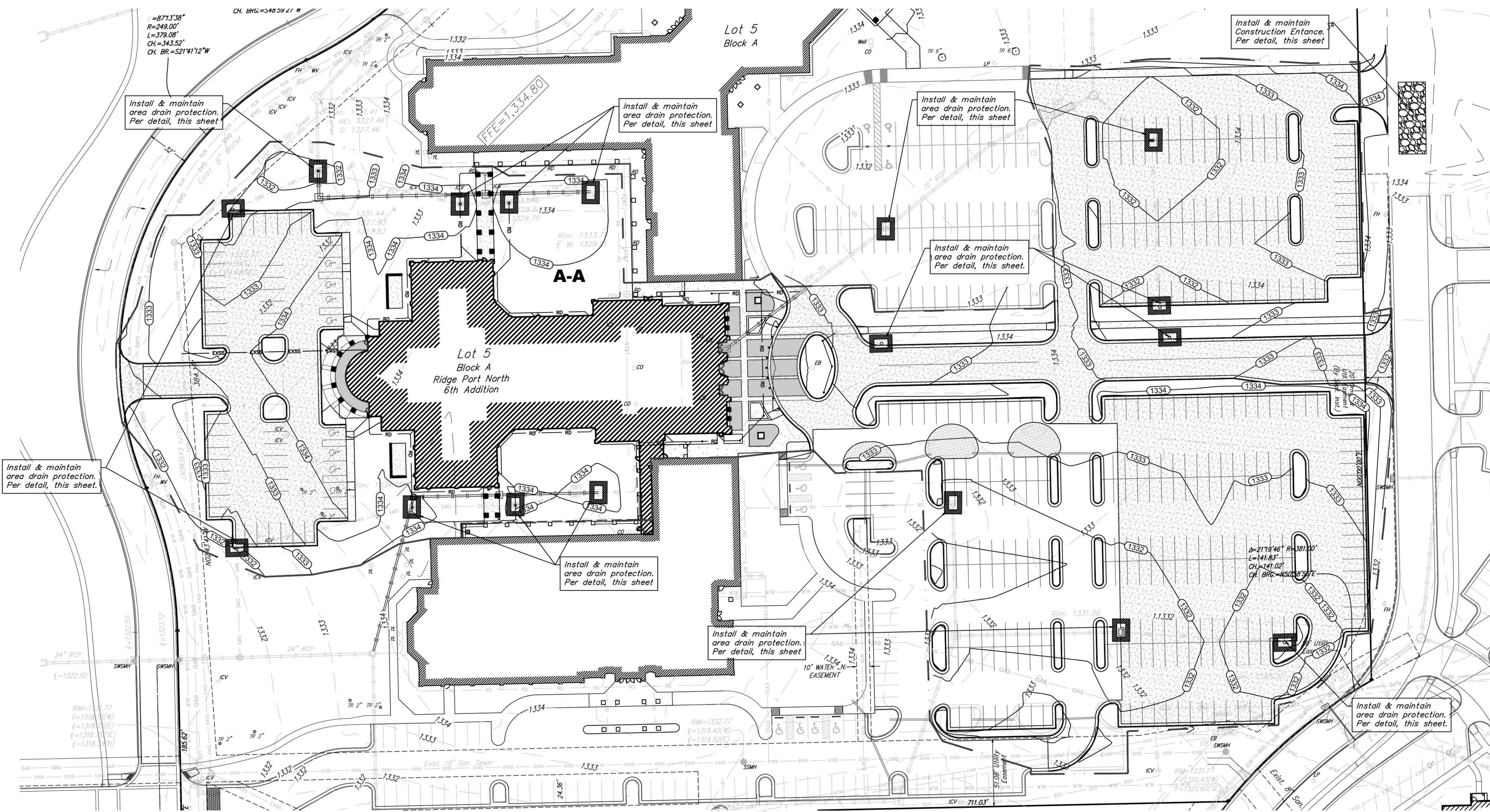


Scale: 1" = 200'-0"

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67202
 Phone: 316-262-7721
 Fax: 316-262-7721
 Email: baughmanco.com



Lot 5, Block A, Ridge Port North 6th Addition
SWS LINE 6
 STORM SEWER IMPROVEMENTS



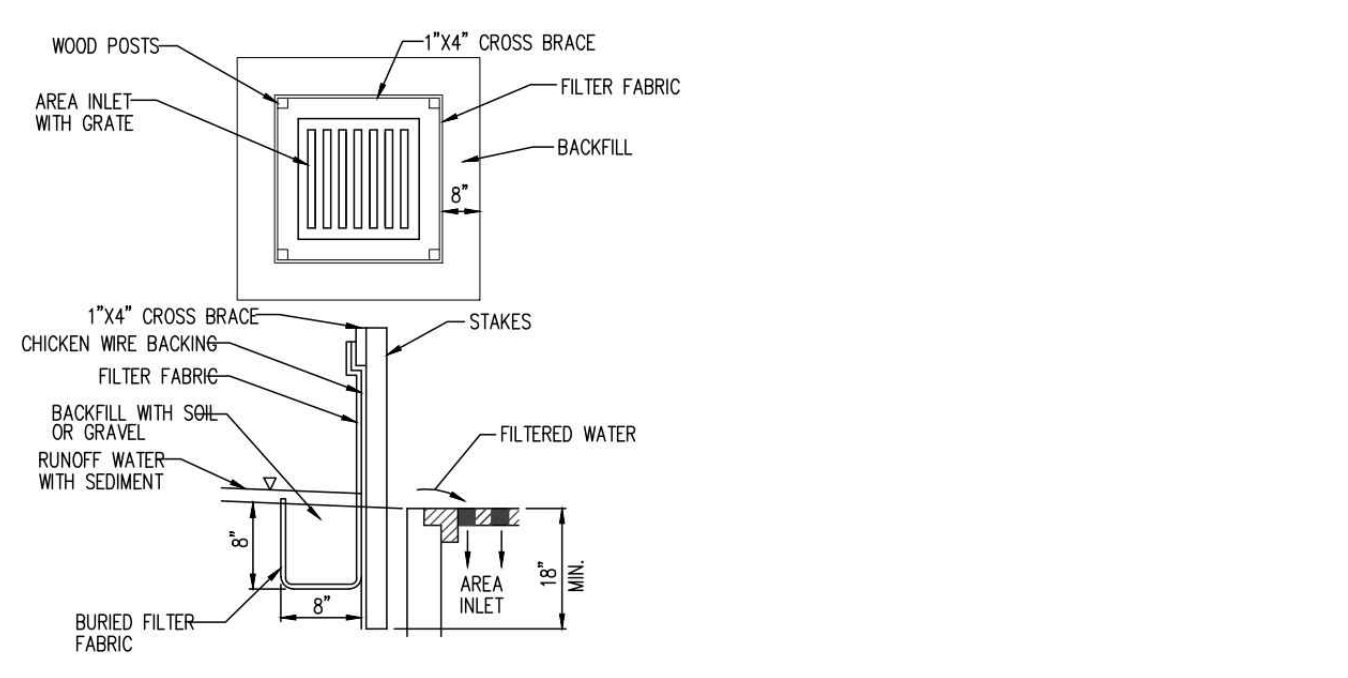
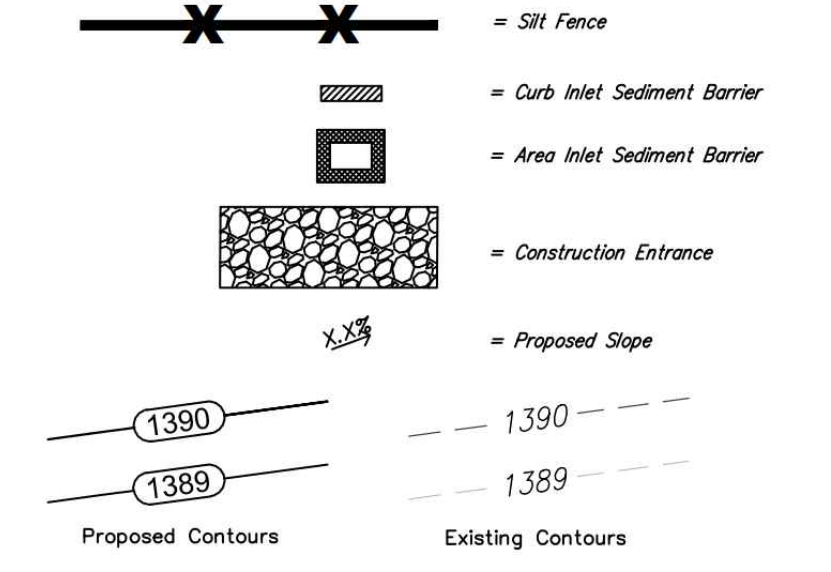
EROSION CONTROL NOTES

- 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 14 days of final GRADING. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- 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.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for this property. A copy of this application must be kept at the job site for the duration of the construction process.

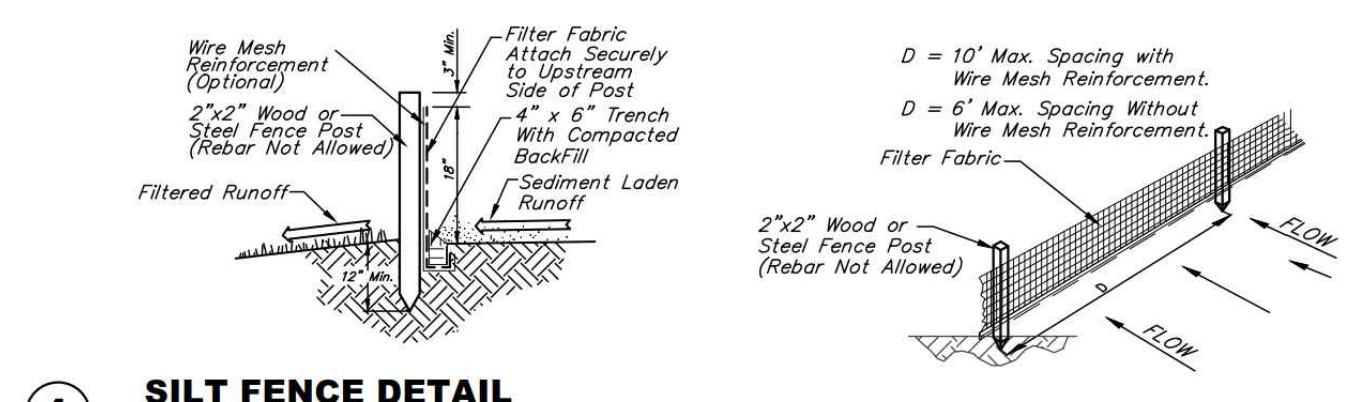
For Reference Only
Refer to Grading Plans
Not to Scale

EROSION CONTROL PLAN
Scale 1" = 40'-0"

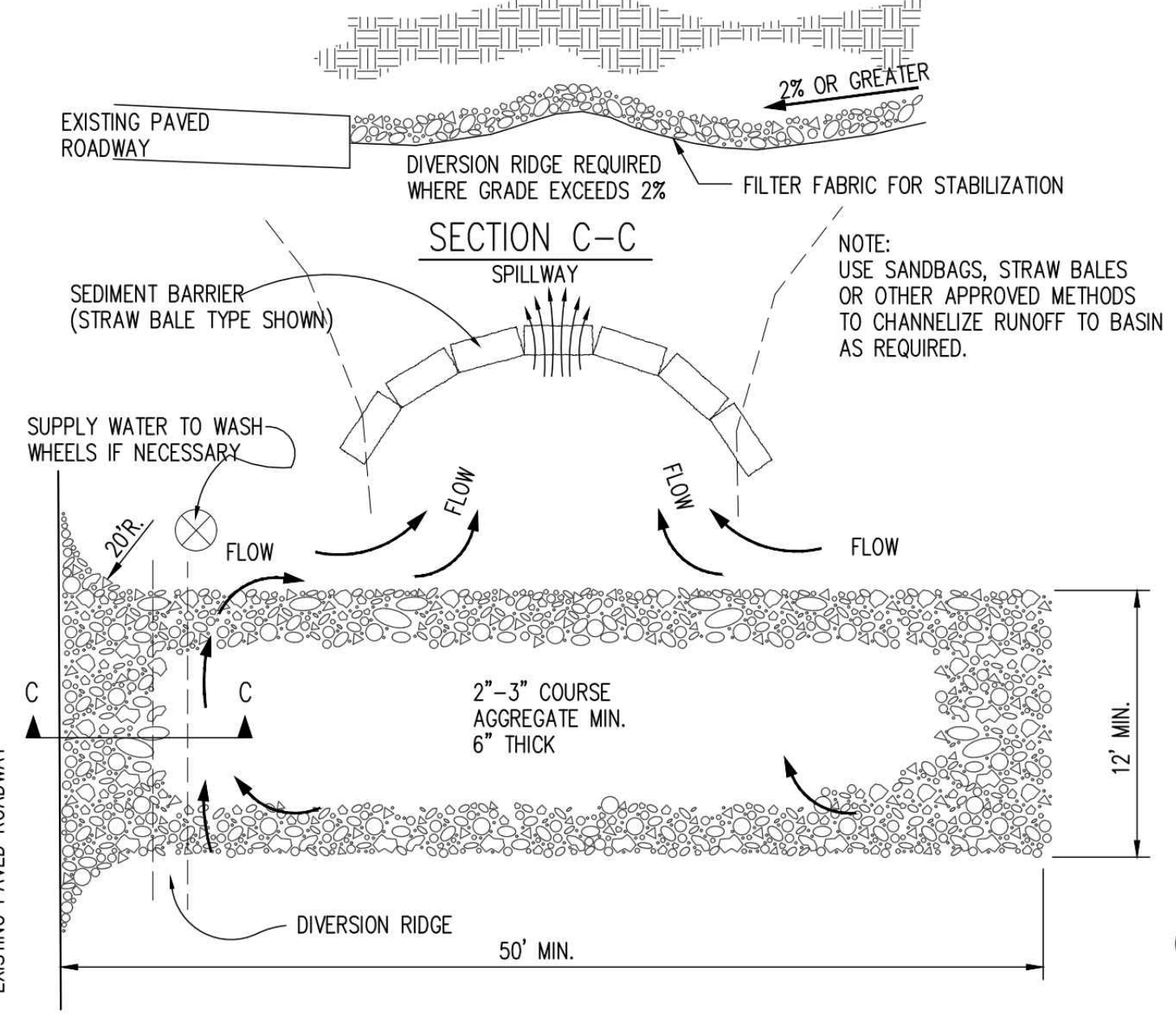
EROSION CONTROL LEGEND



2 AREA INLET PROTECTION
NOT TO SCALE



1 SILT FENCE DETAIL
NOT TO SCALE



3 CONSTRUCTION ENTRANCE
NOT TO SCALE

GENERAL 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.

SPANGENBERG PHILLIPS TICE ARCHITECTURE SPA
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.spaarchitecture.com

SAINT CATHERINE OF SIENA CATHOLIC CHURCH
3636 N RIDGE RD, WICHITA, KS 67205

95% PRICING SET
C3.0

BID SET 01 OCT. 18
PROGRESS 1 AUG 18
EROSION CONTROL PLAN

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315 Ellis St. Wichita, KS 67211 316-262-7271
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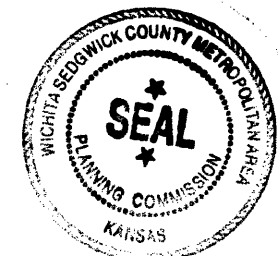


Lot 5, Block A, Ridge Port North 6th Addition
EROSION CONTROL
STORM SEWER IMPROVEMENTS

RIDGE PORT NORTH 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
plotted "RIDGE PORT NORTH 6TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of all of Lot 1,
together with all of Reserves "A" and "B", Ridge Port North 2nd
Addition, Wichita, Sedgwick County, Kansas.



Michael G. Conroy, Surveyor
Michael G. Conroy

This plat of "RIDGE PORT NORTH 6TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 27th day of December, 2009.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. Debra Van Fleet, Chairman
John Schiefel, Secretary

This plat approved and all dedications shown
hereof accepted by the City Council of the City of Wichita, Kansas,
this 24th day of March, 2010.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Entered on transfer record this 8th day
of March, 2010.

Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 10th day of March, 2010.

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

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 8th day
of March, 2010, at 12:30:22 PM, and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Date Recorded: 3/8/2010 12:30:22 PM

State of Kansas) SS The foregoing instrument acknowledged before
me, this 5th day of February, 2010, by Michael O. Jackels, President of
Catholic Diocese of Wichita, a Kansas not-for-profit corporation, on
behalf of the corporation.

Claudine H. Wald, Notary Public

My App'l. Exp. 3/18/2012

Katrina M. Buss, Notary Public
My App'l. Exp. 11/14/2013



Know all men by these presents that we,
the undersigned owners, have caused the land in the surveyors certificate
to be platted into Lots, a Block, and Reserves, to be known as "RIDGE
PORT NORTH 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
herby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The water line
easement is hereby granted as indicated for the construction and
maintenance of public water line systems and related appurtenances. 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. Reserves "A" and "B"
are hereby reserved for open space, landscaping, drainage purposes, lakes,
berms, gazebos, signage, entry monuments, screening walls, sidewalks, and
utilities as confined to easements. Reserve "C" is hereby reserved for
private drives, access purposes, signage, entry monuments, open space,
landscaping, drainage purposes, sidewalks, parking, and utilities as confined
to easements. Reserve "C" shall provide access to or from Lots 1
through 8, inclusive, Block A. 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 hereby
granted to the City of Wichita, Kansas. The permitted opening locations
shall be as determined by the City Engineer of the City of Wichita, Kansas.
The Minimum Building Pad Elevation for the lowest opening to the
structures shall be as indicated on the face of the plat.

Via Christi Property Services, Inc.,
a Kansas not-for-profit corporation

R. Allan Allford, President
R. Allan Allford

Comerstone Assisted Living, Inc.,
a Kansas not-for-profit corporation

Jerry Carley, President and CEO
Jerry Carley

Catholic Diocese of Wichita,
a Kansas not-for-profit corporation

Michael O. Jackels, President
Michael O. Jackels

State of Kansas) SS The foregoing instrument acknowledged before
me, this 8th day of February, 2010, by R. Allan Allford, President of
Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on
behalf of the corporation.

Janis Marean, Notary Public
JANIS MAREAN

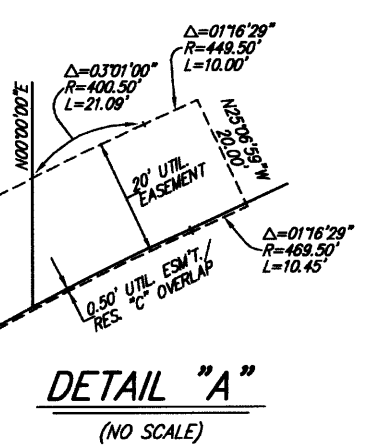
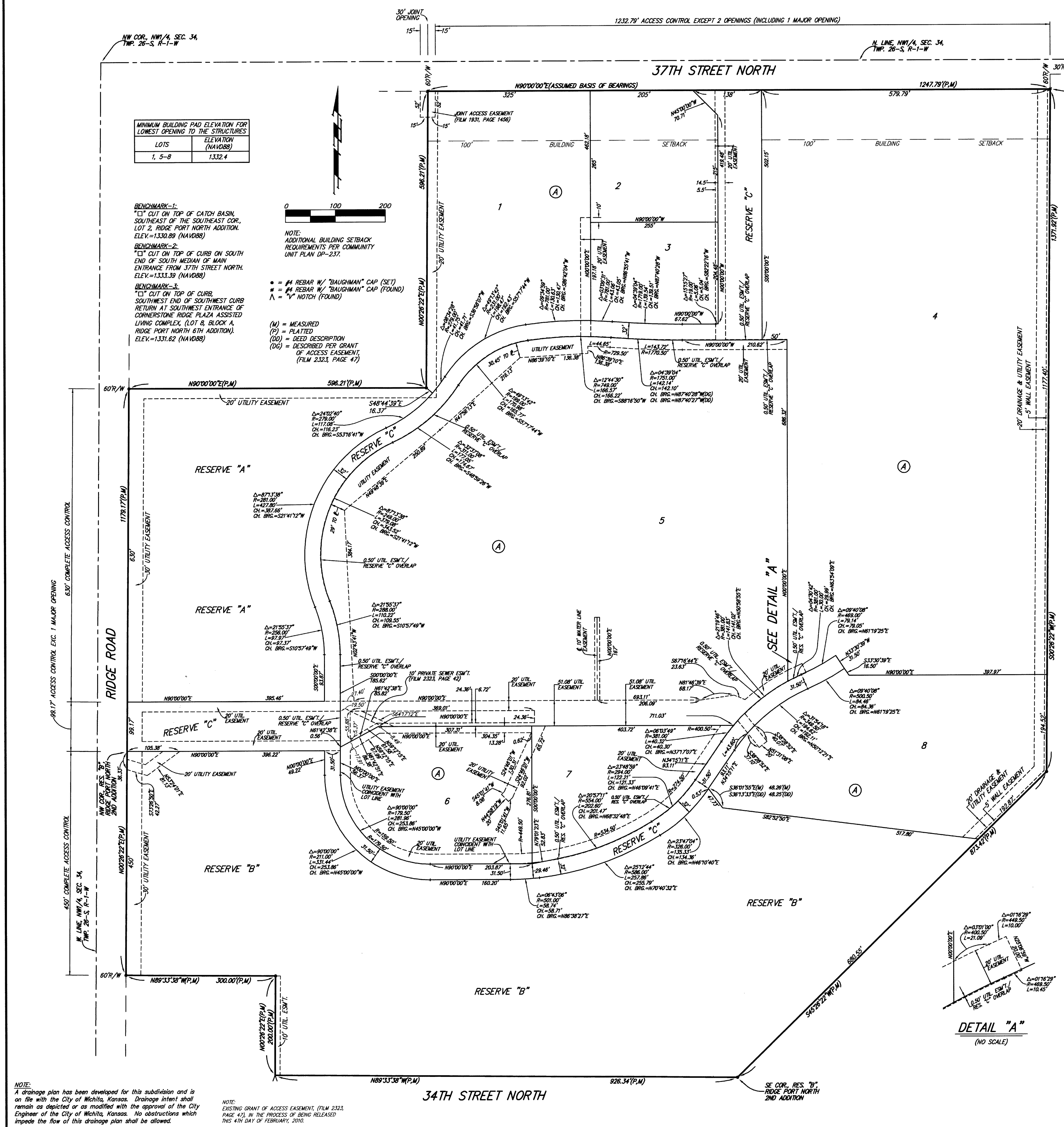
My App'l. Exp. 11-28-10

State of Kansas) SS The foregoing instrument acknowledged before
me, this 5th day of February, 2010, by Jerry Carley, President and
CEO of Comerstone Assisted Living, Inc., a Kansas not-for-profit
corporation, on behalf of the corporation.

Claudine H. Wald, Notary Public

My App'l. Exp. 11/14/2013

Katrina M. Buss, Notary Public
My App'l. Exp. 11/14/2013



| LOTS | ELEVATION (NAVD88) |
|--------|--------------------|
| 1, 5-8 | 1332.4 |

MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING TO THE STRUCTURES

BENCHMARK-1:
CUT ON TOP OF CATCH BASIN,
SOUTHEAST COR. OF THE SOUTHWEST COR.,
LOT 2, RIDGE PORT NORTH ADDITION.
ELEV. = 1330.89 (NAVD88)

BENCHMARK-2:
CUT ON TOP OF CURB ON SOUTH
END OF SOUTH MEDIAN OF MAIN
ENTRANCE FROM 37TH STREET NORTH.
ELEV. = 1333.39 (NAVD88)

BENCHMARK-3:
CUT ON TOP OF CURB
SOUTHWEST END OF SOUTHWEST CURB
RETURN AT SOUTHWEST ENTRANCE OF
COMERSTONE RIDGE PLAZA ASSISTED
LIVING COMPLEX, (LOT 8, BLOCK A,
RIDGE PORT NORTH 6TH ADDITION).
ELEV. = 1331.62 (NAVD88)

NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAN OP-237.

■ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
▲ = "Y" NOTCH (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DEED DESCRIPTION
(O) = DESCRIBED PER GRANT
OF ACCESS EASEMENT,
(PLM 2333, PAGE 47)

NOTE:
A drainage plan has been developed for this subdivision and is
on file with the City of Wichita, Kansas. Drainage intent shall
remain as depicted or as modified with the approval of the City
Engineer of the City of Wichita, Kansas. No obstructions which
impede the flow of this drainage plan shall be allowed.

NOTE:
EXISTING GRANT OF ACCESS EASEMENT, (PLM 2333,
PAGE 47), IN THE PROCESS OF BEING RELEASED
THIS 4TH DAY OF FEBRUARY, 2010.

FOR REFERENCE ONLY
NOT TO SCALE