

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 1-800-246-6464
 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, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.

- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

- 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 field grades by the contractor.

- The Contractor shall notify the inspecting engineer and Tom Mason with the City at 316-268-4574 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 is 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 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 U.S.G.S. Datum (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 extend of trench open 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. 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.

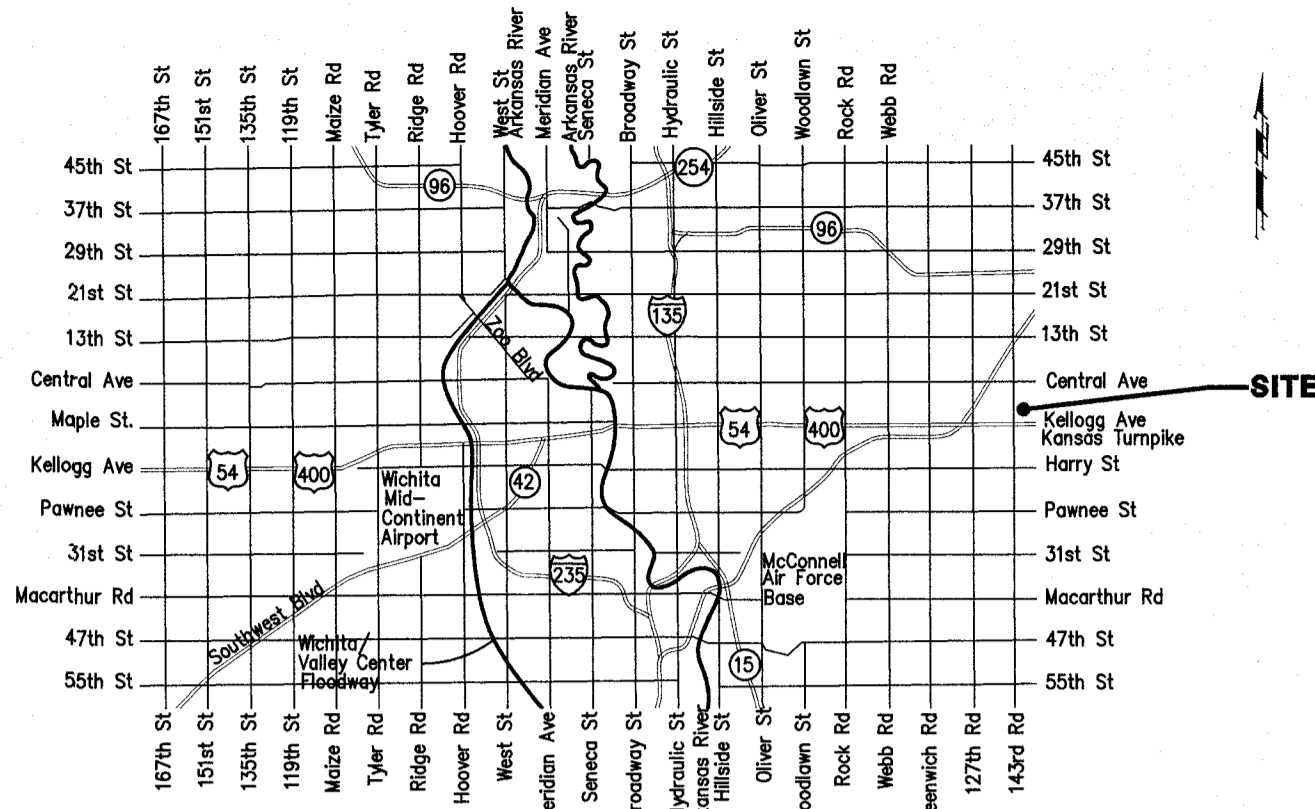
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

STORM SEWER IMPROVEMENTS to serve LOTS 1, 2, 3, 5 & 6 PRAIRIE POND PLAZA 2ND ADDITION Wichita, KS 67230 Gary Janzen, P.E. City Engineer Project Number 594PPD (133119)

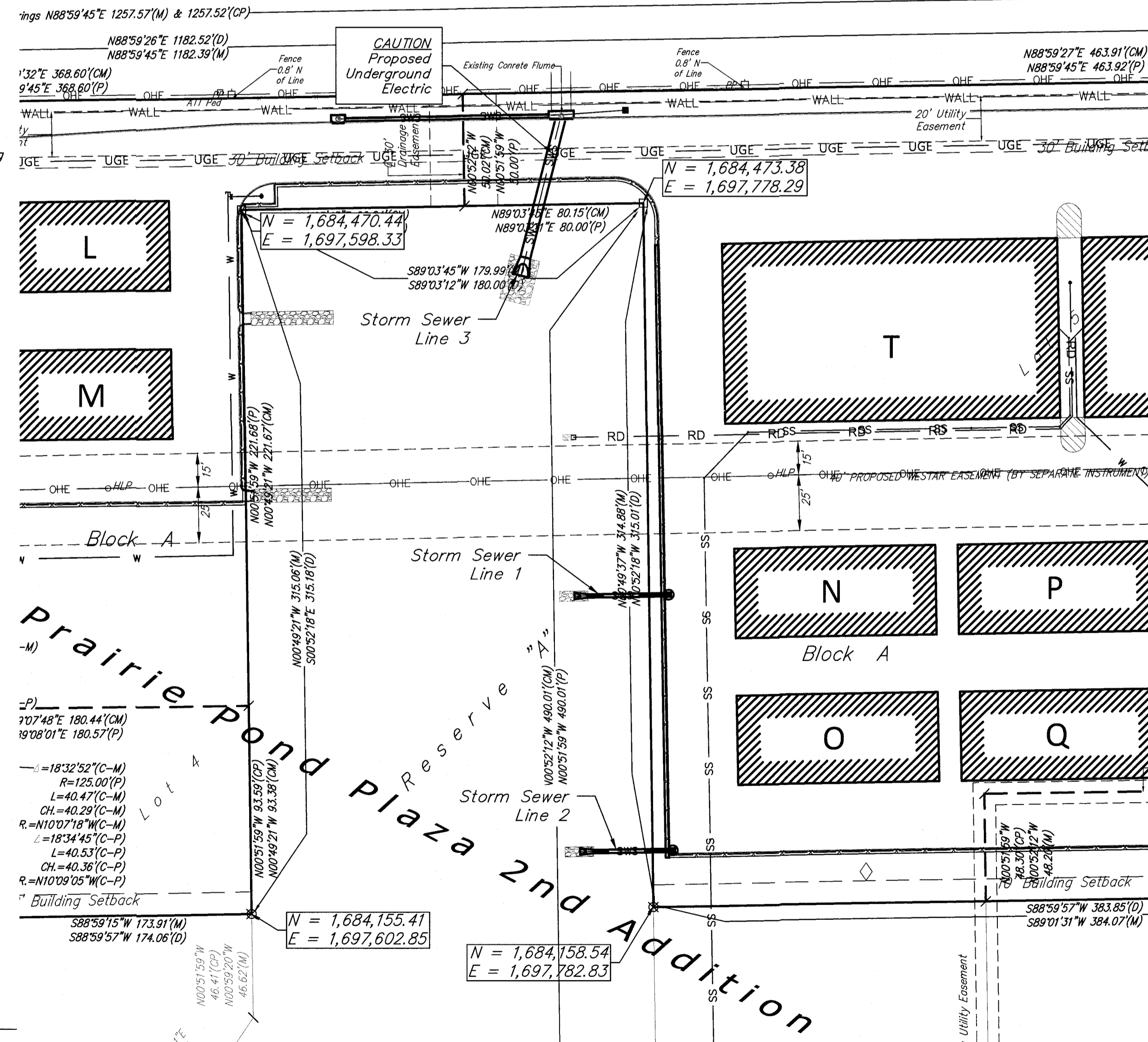
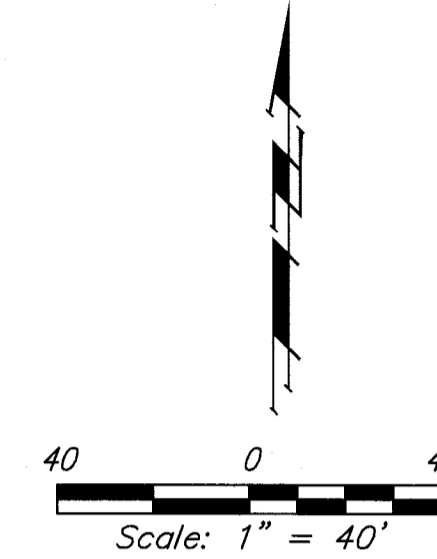
SHEET INDEX:

Title Sheet	1
SWS Line 1, 2 & 3 Plan/Profile	2-3
Grading Plan	4
Erosion Control Plan	5-6
Copy of Plat	7

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



Vicinity Map



BENCHMARKS

Site Benchmark - 1
 Chiseled square on the SW corner of the ATT vault located 24.9' west and 2.7' north of the SW corner of Lot 6.
 Elevation = 1329.11 (NGVD 29)

Site Benchmark - 2
 Chiseled square on the top of curb located 3.5' west of the exist fire hydrant near the west line of Lot 4.
 Elevation = 1326.85 (NGVD 29)

Stormwater Certification:
 (New Development) or Redevelopment (Circle One)
 Stormwater Permit # SW02019-0045
 NOI Permit # S-1A20-0112

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) = 6.85 acres
 Disturbed Area (Acres) = 6.85 acres
 Water Quality Treatment: Offsite BMP Program
 Downstream Channel Protection: Detention: Regional Detention Basin
 The BMP used for this development is: Silt Fence and Offsite BMP Program

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

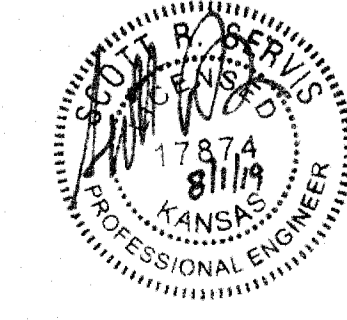
Engineering Litha Gotsch 8.2.19
 Stormwater Joe Heible 8.6.19

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).

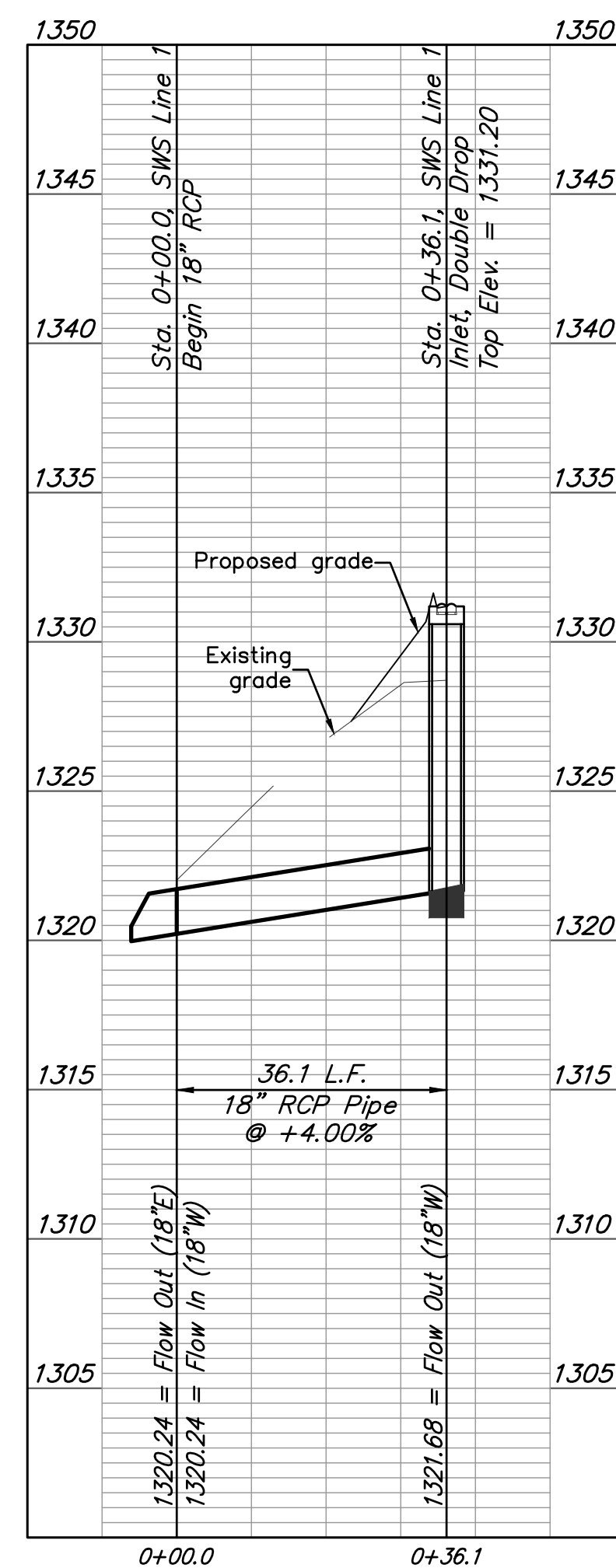
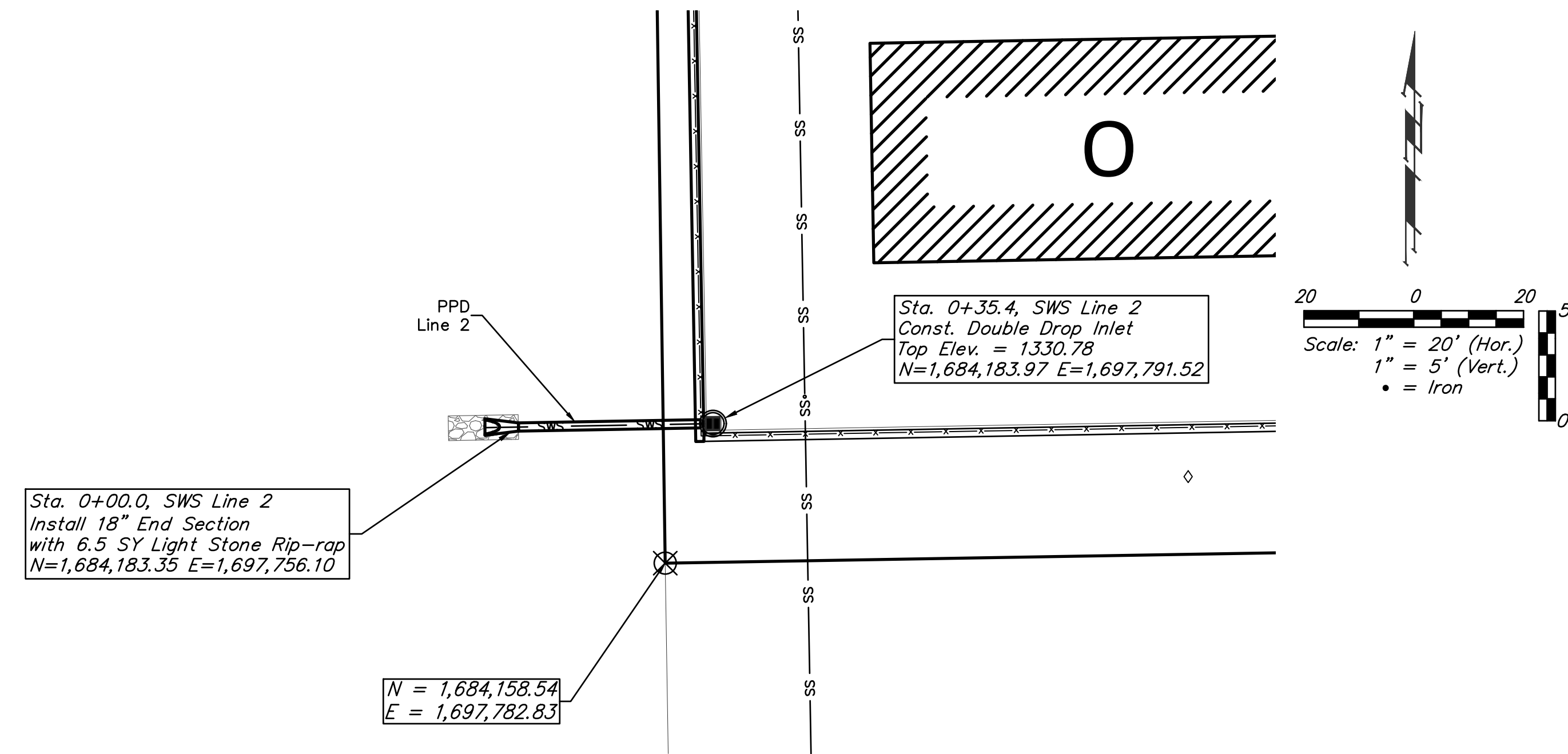
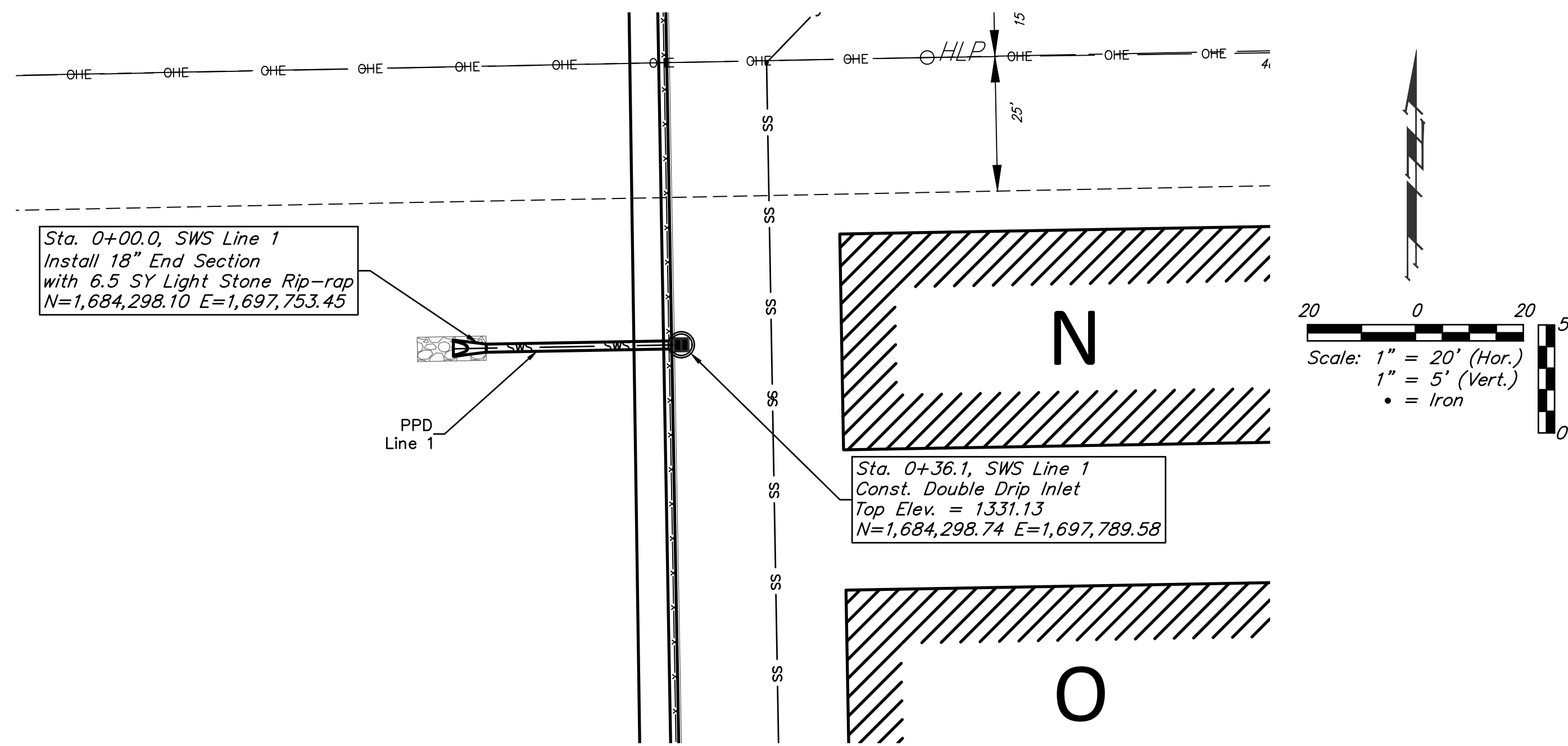
An approved copy of these plans signed by City staff are required on-site.

AS BUILT PLANS
 CONTRACTOR: Mies Construction
 SUPERINTENDENT: Albert Williams
 FOREMAN: Dallas Mies
 CLIENT: City of Wichita
 INSPECTOR: Eric Strecker,
 INSPECTION FIRM: Schwab-Eaton, PA
 PDF BY: ELS, 03-13-2020

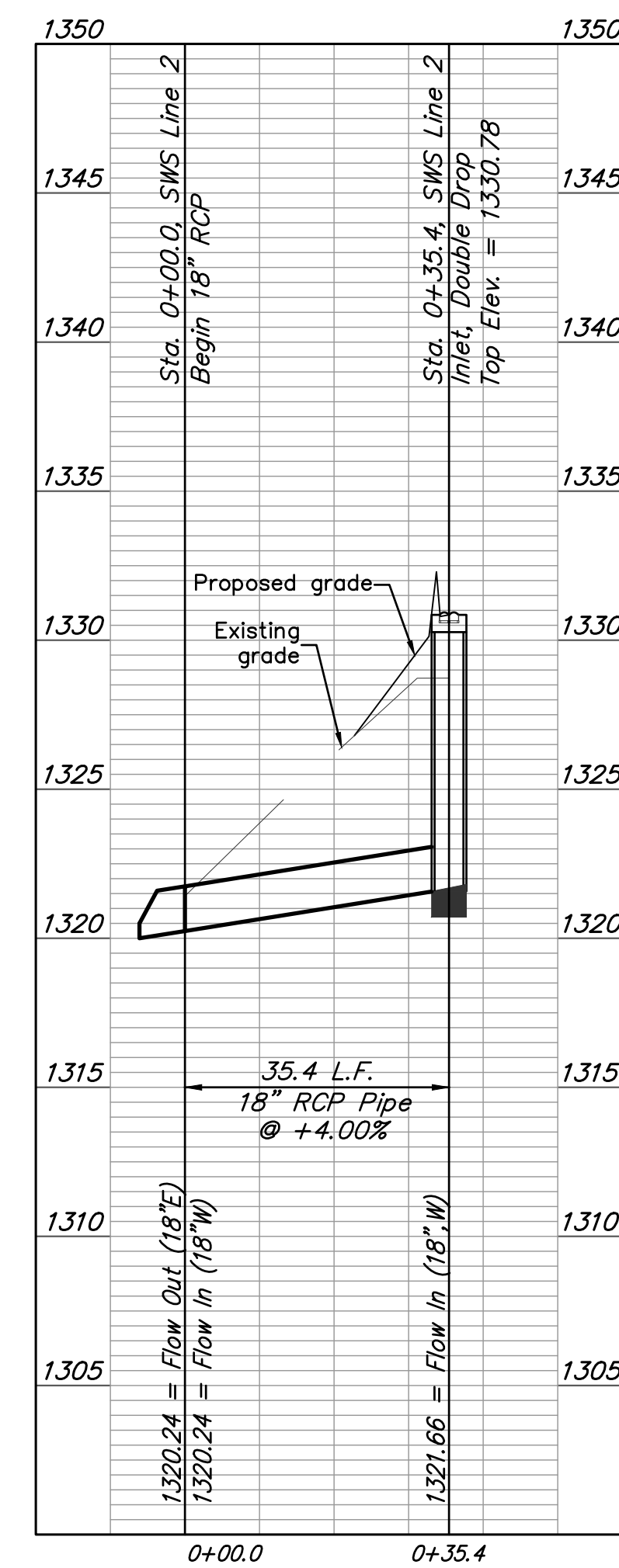


July 2019

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

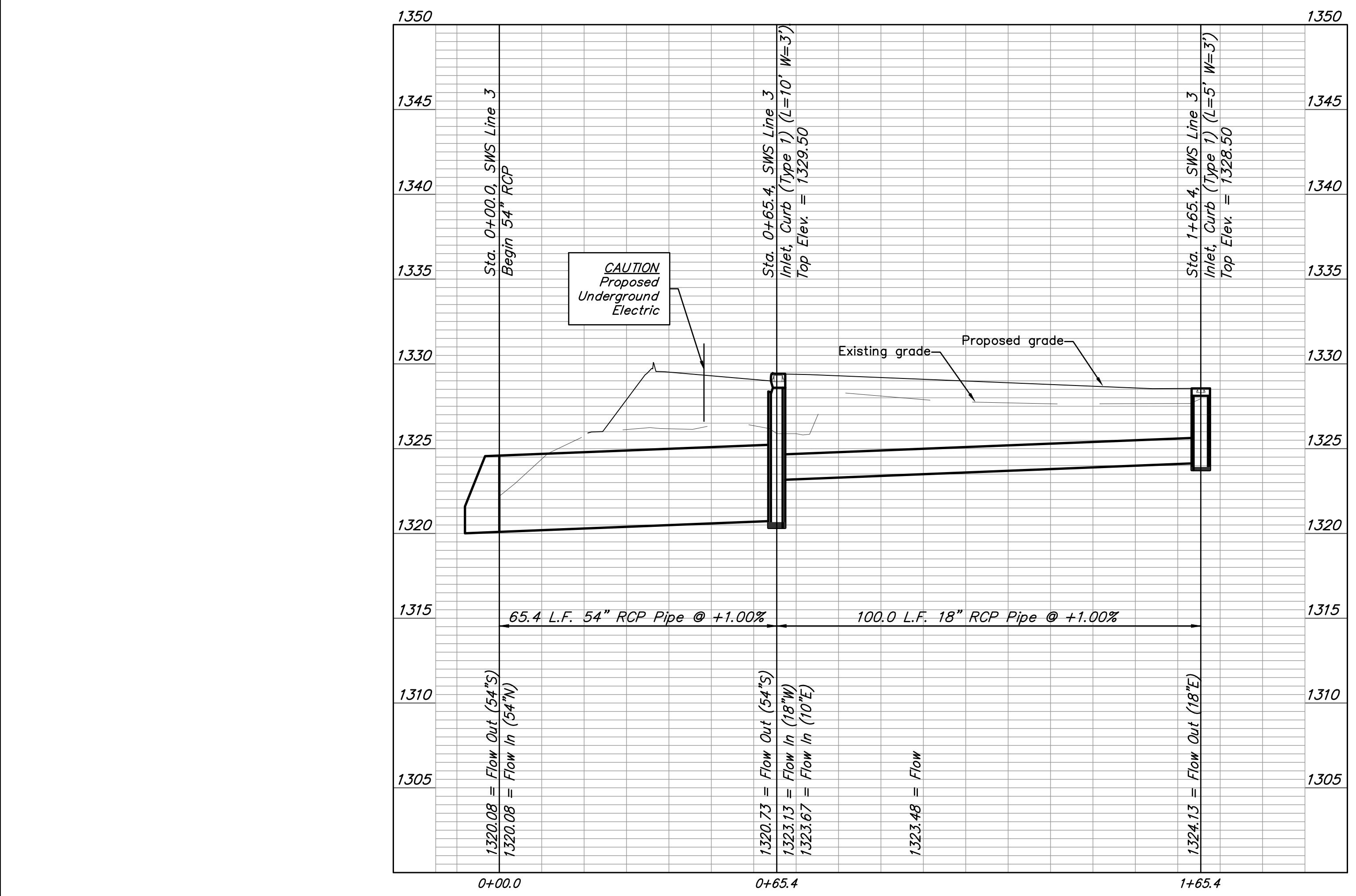
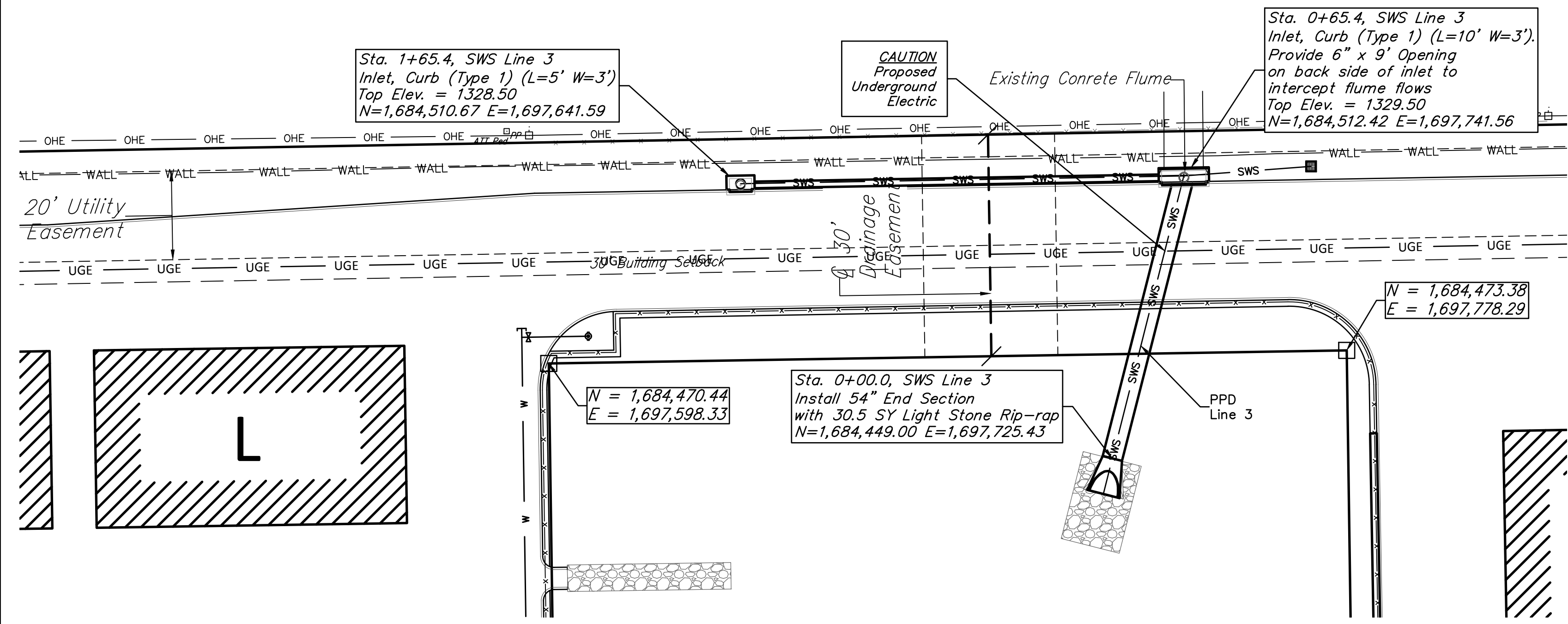


BUILT TO PLAN
SWS LINE 1



BUILT TO PLAN
SWS LINE 2

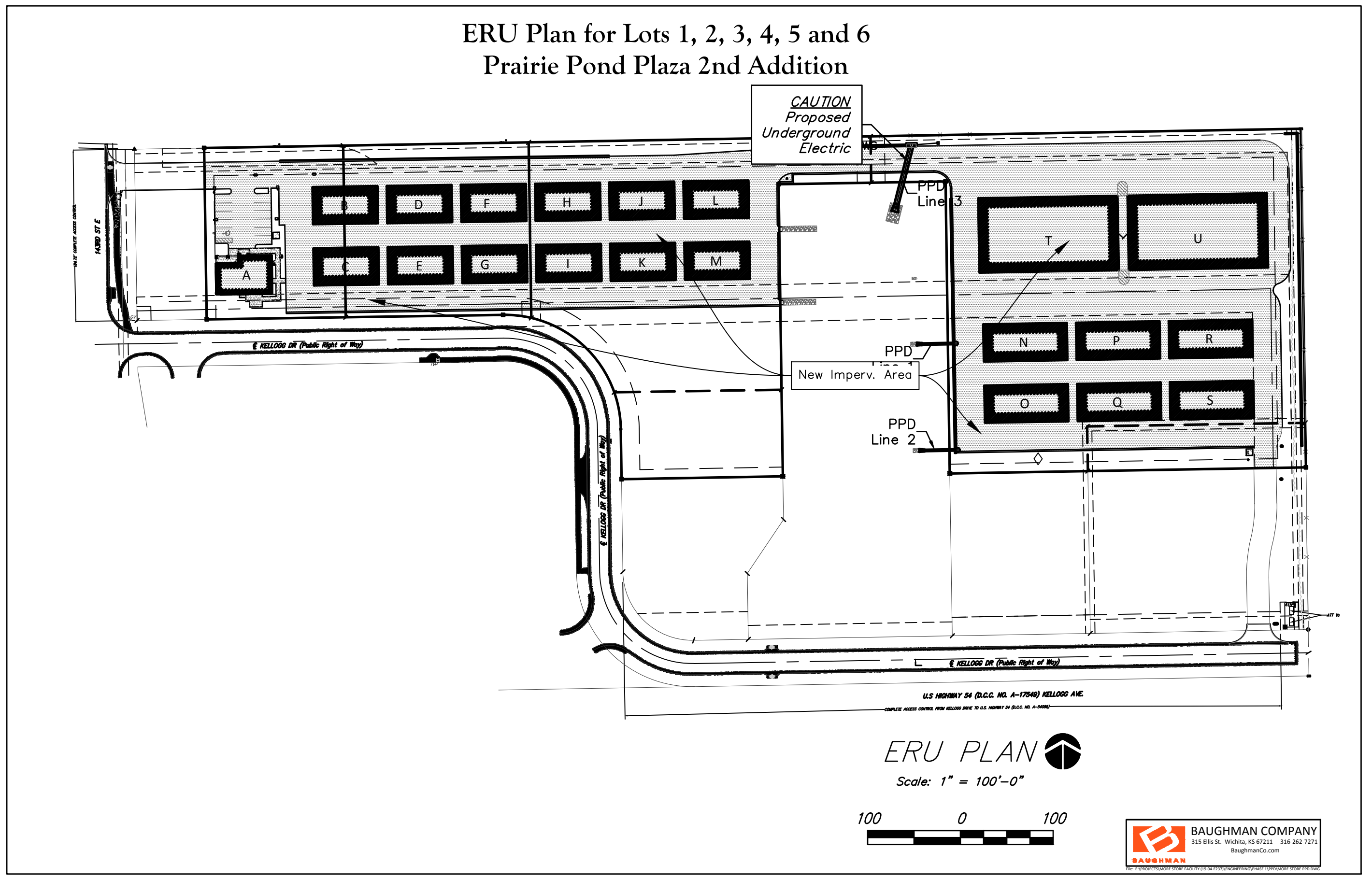




**SWS LINE 3
BUILT TO PLAN**

SITE ERU INFORMATION

Total Area:	±298,398.6 sq. ft. (6.85 acres)
Disturbed Area:	±298,398.6 sq. ft. (6.85 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±223,445.4 sq. ft. (5.13 acres)



ERU PLAN
Scale: 1" = 100'-0"

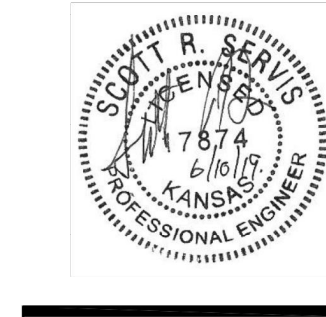
DATE DRAWN
03-15-19
REVISIONS

PRINTS ISSUED



**KREHBIEL
ARCHITECTURE**

1300 E. Lewis
Wichita KS 67211
316.267.8233
316.267.8566 fax
krehbielarchitecture.com



SCOTT R. SERVIS
17874
KANSAS
PROFESSIONAL ENGINEER

MORE STOR
143rd St. E. & Kellogg Rd.
Wichita, Kansas

PROJECT NO.
19017
SHEET TITLE
**GRADING
PLAN B**
SHEET NO.
C2.1

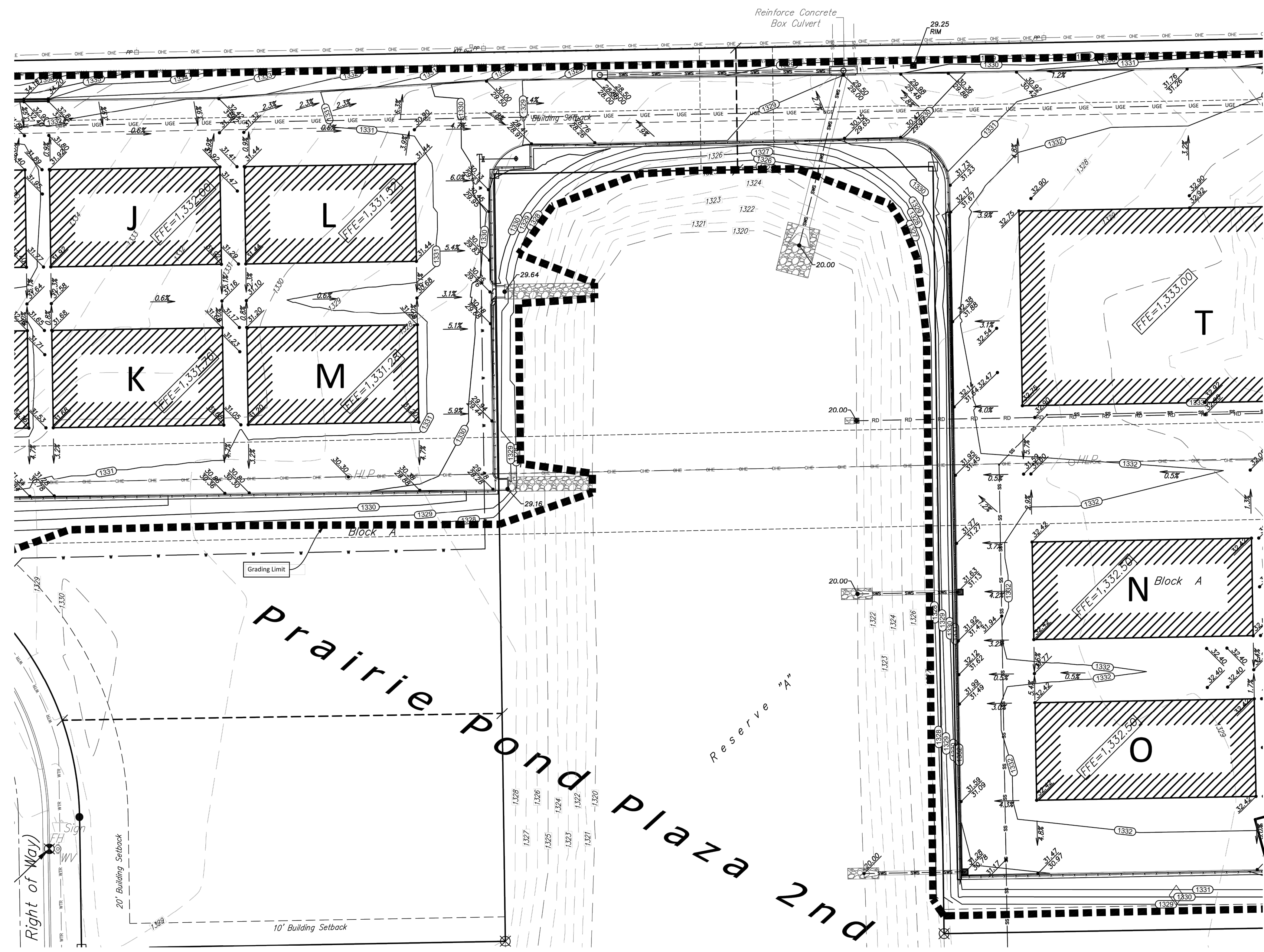
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17874
KANSAS
PROFESSIONAL ENGINEER

**FOR REFERENCE ONLY
NOT TO SCALE**

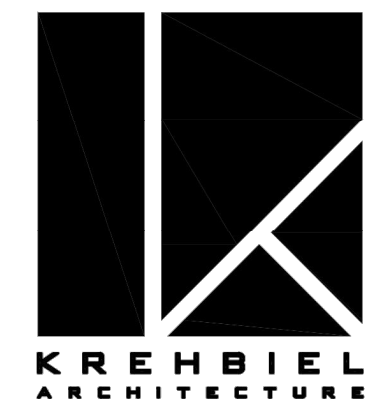
SITE GRADING PLAN B
Scale 1" = 20' 0"



Baughman Company, P.A.
1515 S. Wichita St. Suite 1000
Wichita, Kansas 67211
316.267.8233
316.267.8566 fax
baughman.com

CNL Medical North Ridge Village Addition
GRADING PLAN
Stormwater Sewer Improvements

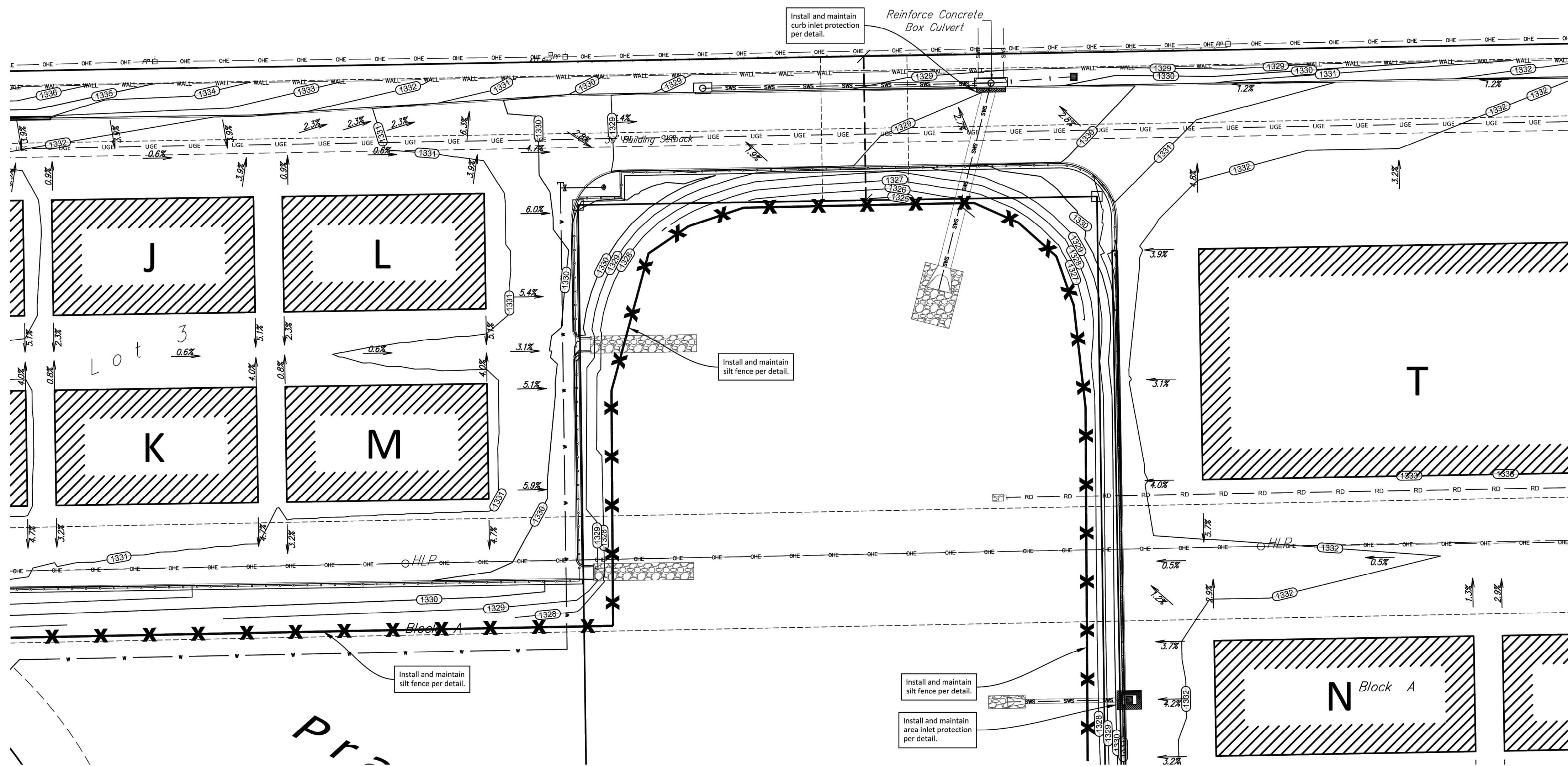
REVISIONS
SHEET
OF
**4
7**



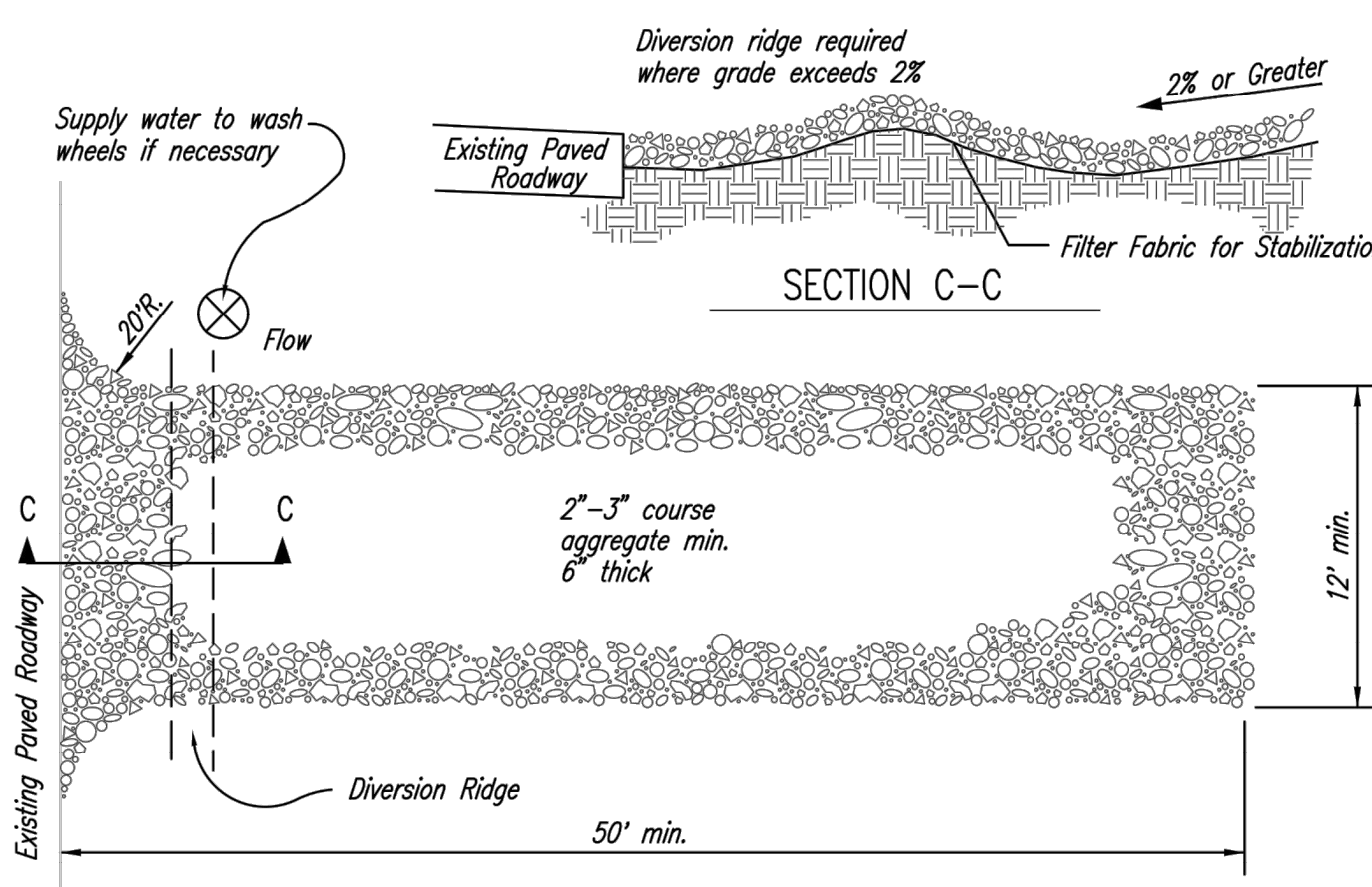
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MORE STOR
143rd St. E. & Kellogg Rd.
Wichita, Kansas

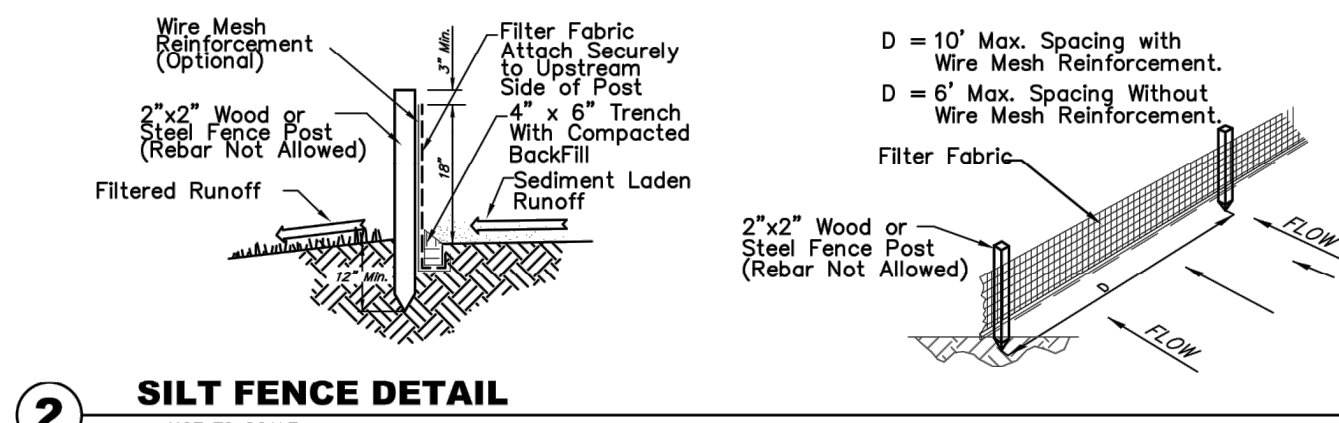
PROJECT NO.
19017
SHEET TITLE
**EROSION
PLAN B**
SHEET NO.
C3.1



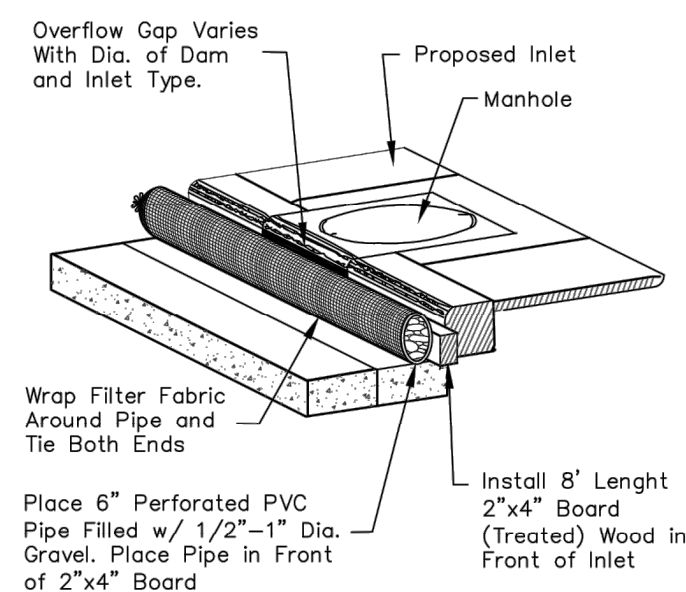
SITE EROSION CONTROL PLAN B
Scale 1" = 20'-0"



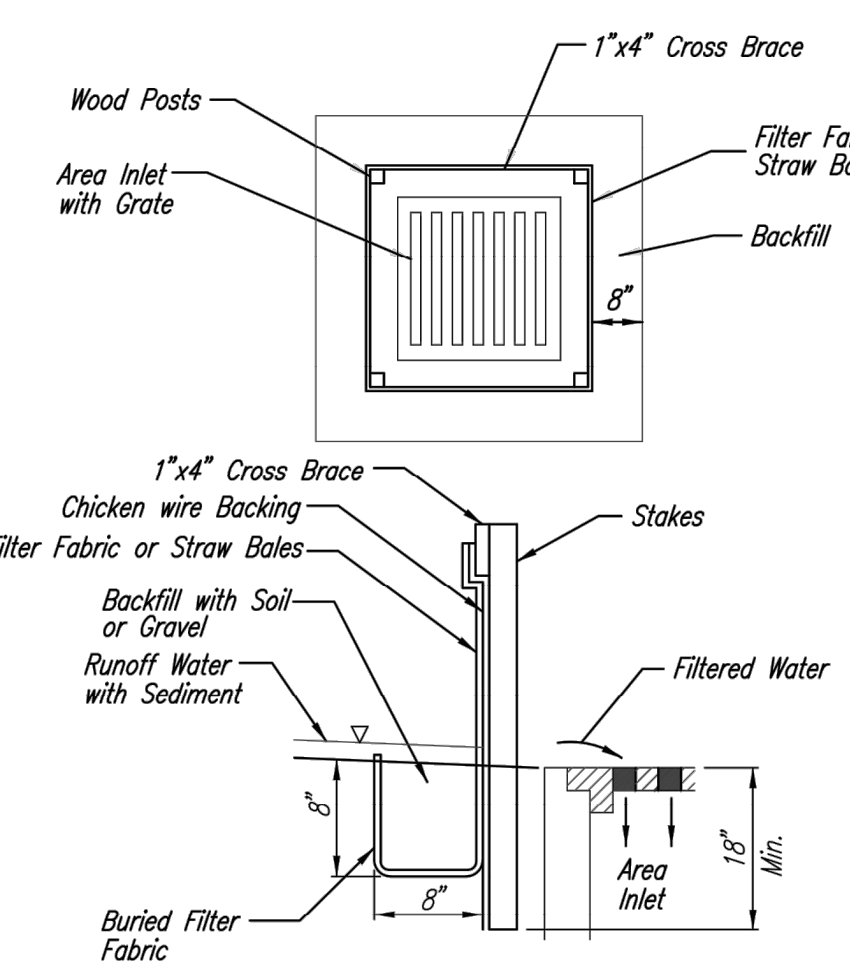
- 1 STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL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



2 SILT FENCE DETAIL
NOT TO SCALE



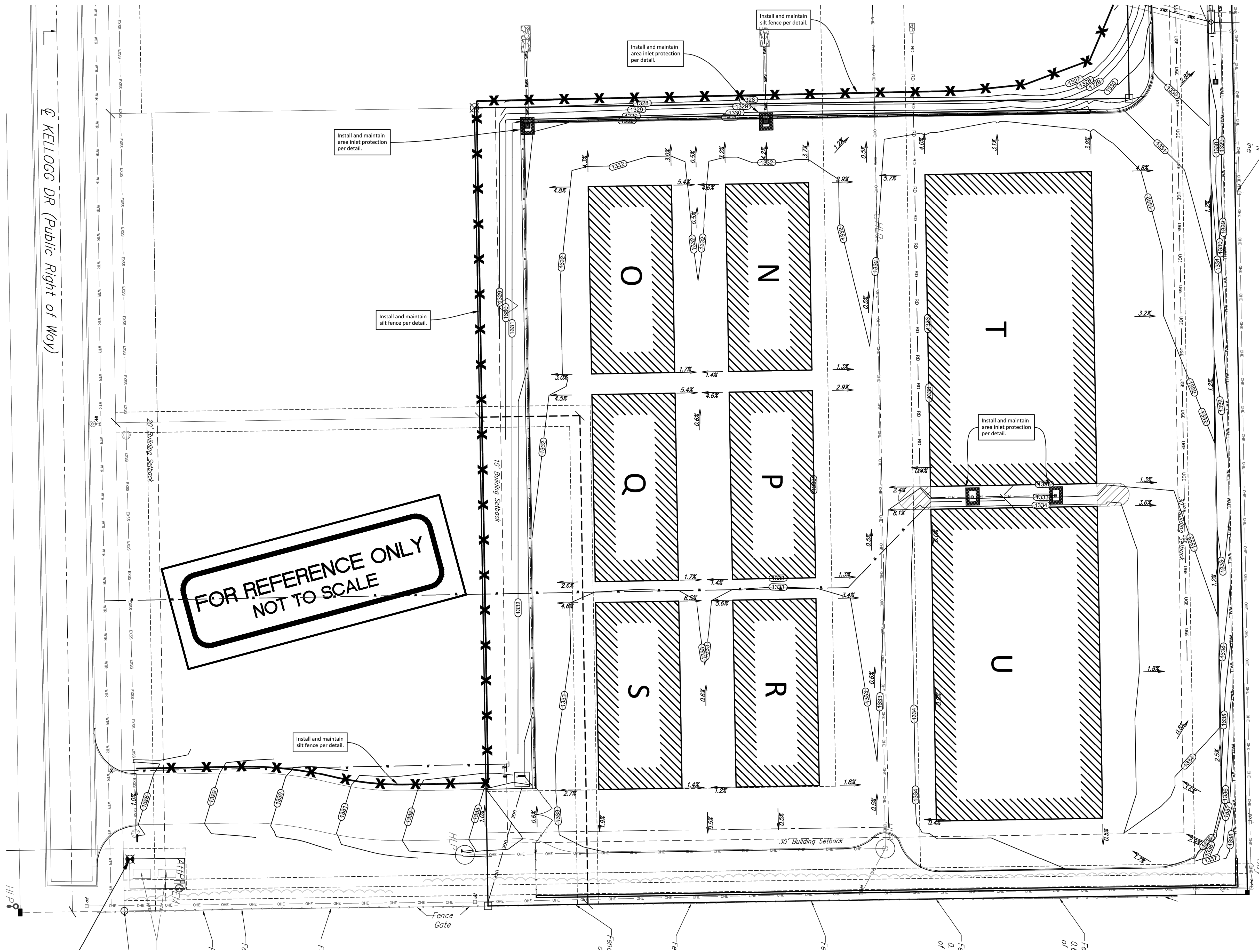
3 TYPE 1 INLET PROTECTION
NOT TO SCALE



4 INLET PROTECTION FOR AREA INLETS
(INLET PROTECTION: SILT FENCE OR STRAW BALES)

**FOR REFERENCE ONLY
NOT TO SCALE**





SITE EROSION CONTROL PLAN C
Scale 1" = 20'-0"

DATE DRAWN
03-15-19
REVISIONS

PRINTS ISSUED

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Wichita, Kansas

PROJECT NO.
19017
SHEET TITLE
**EROSION
PLAN C**
SHEET NO.
C3.2
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ENGINEERING, PLANNING, ARCHITECTURE
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CNL Medical North Ridge Village Addition
EROSION PLAN
Stormwater Sewer Improvements

PRAIRIE POND PLAZA 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "PRAIRIE POND PLAZA 2ND 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 Lots 1, 2, 3, and 4, Block A, Prairie Pond Plaza Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 1 and 2, Block B, in said Prairie Pond Plaza Addition, together with all of Reserve "A", as platted in said Prairie Pond Plaza Addition, together with all of Kellogg Drive, as dedicated in said Prairie Pond Plaza Addition.

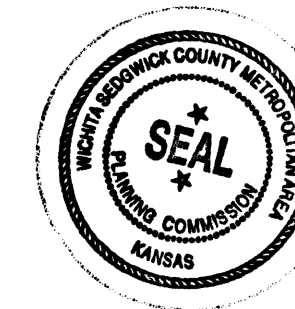
Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

This plat of "PRAIRIE POND PLAZA 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 7th day of June, 2008.

Wichita-Sedgwick County Metropolitan Area Planning Commission



M. S. Mitchell, Chair
M. S. Mitchell

John L. Schlegel, Secretary
John L. Schlegel

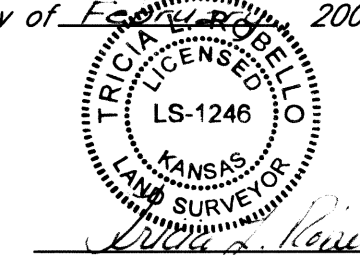
Michael A. Conroy 1-24-2008, Surveyor
Michael G. Conroy

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 26 day of February, 2008.

Carl Brewer, Mayor
Carl Brewer

Karen Sublett, CMC, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 5th day of February, 2008.



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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and a Reserve to be known as "PRAIRIE POND PLAZA 2ND 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 hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, drainage purposes, lakes, and utilities as confined to easements. Reserve "A" 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Taylor Enterprises, Inc., a Kansas corporation

Daniel J. Taylor, President
Daniel J. Taylor

Prairie Pond Plaza Owners' Association, a Kansas non-profit corporation

Daniel J. Taylor, Jr., President
Daniel J. Taylor, Jr.

Entered on transfer record this 5th day of MARCH, 2008.

Don Brace, County Clerk
Don Brace



State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of January, 2008, by Daniel J. Taylor, President of Taylor Enterprises, Inc., a Kansas corporation, on behalf of the corporation.

Brenda J. Butler, Notary Public
BRENDA J. BUTLER

My App't. Exp. 2-28-2011

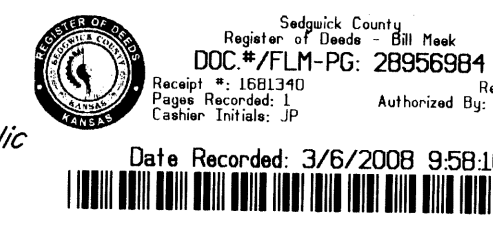
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 6th day of MARCH, 2008 at 9:58:10 o'clock A.M. and is duly recorded.

Tonya Buckingham, Deputy
Tonya Buckingham

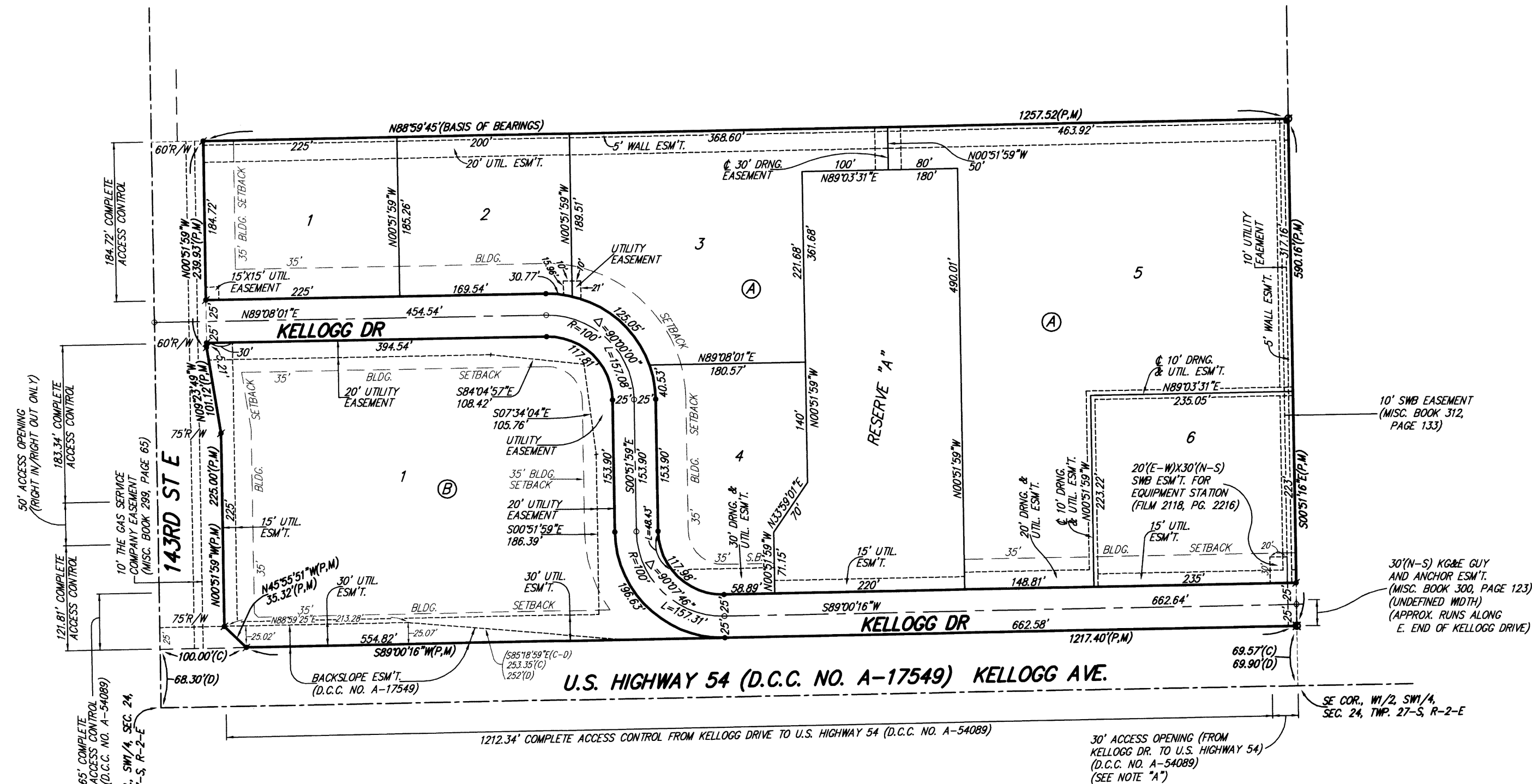
State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of January, 2008, by Daniel J. Taylor, Jr., President of Prairie Pond Plaza Owners' Association, a Kansas non-profit corporation, on behalf of the corporation.

Brenda J. Butler, Notary Public
BRENDA J. BUTLER

My App't. Exp. 2-28-2011



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



NOTE: THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. HIGHWAY 54 AT THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 AT SUCH TIME AS THEY DEEM NECESSARY.

NOTE "A": AT SUCH TIME AS THE PROPOSED KELLOGG DRIVE IS CONSTRUCTED FROM 143RD STREET EAST TO 150TH STREET EAST, THE KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE 30 FOOT ACCESS OPENING, (PER D.C.C. NO. A-54089), ALONG THE EAST LINE OF COMMUNITY UNIT PLAN DP-273 FROM U.S. HIGHWAY 54.

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: KIRGE GUY AND ANCHOR EASEMENT IN THE SW 1/4 OF SEC. 24, TWP. 27-S, R-2-E FOR MULTIPLE SUPPORTS OF AN E-W TRANSMISSION LINE LOCATED IN U.S. HIGHWAY 54 RIGHT-OF-WAY (UNDEFINED WIDTHS AND LOCATIONS) (MISC. BOOK 93, PAGE 419).

NOTE: KIRGE TREE TRIMMING PERMIT ALLOWING ACCESS TO LAND ADJUTING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54 FOR THE PURPOSE OF TRIMMING TREES AND HEDGES AS NECESSARY TO PREVENT CONTACT WITH AN E-W TRANSMISSION LINE LOCATED IN SAID U.S. HIGHWAY 54 RIGHT-OF-WAY. (TRIMMING AREA OF UNDEFINED WIDTH) (MISC. BOOK 93, PAGE 62).

NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-273.

LOTS	BLOCK	ELEVATION
3, 4, 5	A	1328.40

BENCHMARK: "T" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD ST. E. ELEV. = 1318.81 NGVD29 (131.21 CITY DATUM)

"T" CUT, TOP OF MEIR AT W. END OF HEADWALL, 7304.4' E. OF E. 143RD ST. E. & 112' N. OF THE S. LINE OF THE SW 1/4 OF SEC. 24, TWP. 27-S, R-2-E. ELEV. = 1326.74 NGVD29 (139.34 CITY DATUM)

- * = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - * = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - o = 1/2" FINCHED IRON (FOUND)
 - x = 3/4" IRON (FOUND)
- (M) = MEASURED
 - (C) = CALCULATED
 - (D) = DESCRIBED
 - (P) = PLATTED
 - (C-D) = CALCULATED PER DESCRIBED INFO.

