

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 either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Engineering Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Brian Coon at traffic@wichita.gov 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 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.

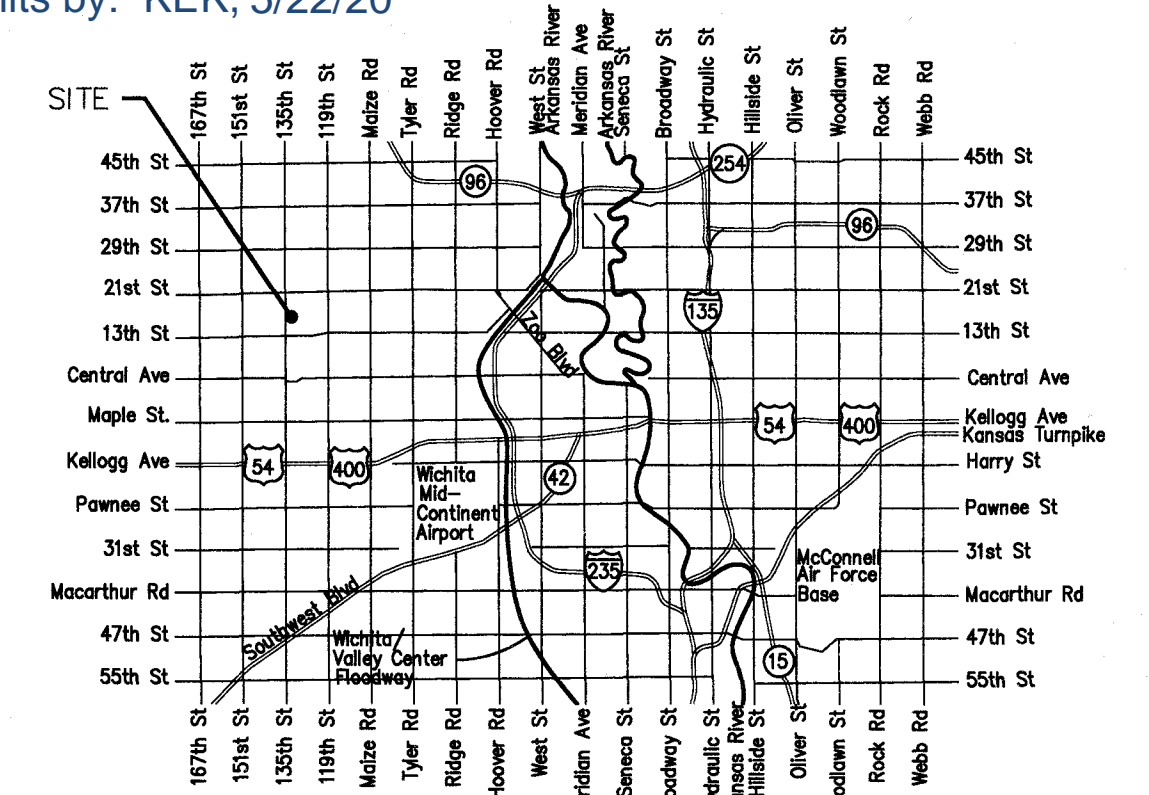
- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- City Maintenance of sanitary sewer mains ends at last structure within easement.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.
- Connecting to Existing Manholes:
 Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.
- Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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 disturbed areas are to be seeded as follows:
 Seed --- Rye grass; 5 lbs./1000 Sq. Ft.
 All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
- 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 "Maintain Existing BMPs".
- 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.

SANITARY SEWER IMPROVEMENTS
 to serve
MAX SECURE STORAGE
R.D. WOOD COMM. ADD.

N. 135th St. W.
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number
 2377 PPS (184011)

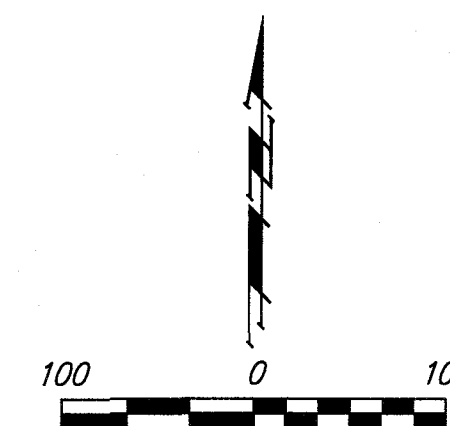


Vicinity Map

Benchmarks

BM #1: CHISELED CROSS ON FACE OF WALK, 12.2' N. & 15.8' W. OF THE NW COR., LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION.
 Elev. = 1357.30 NAVD88

BM #2: CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.
 Elev. = 1353.98 NAVD88

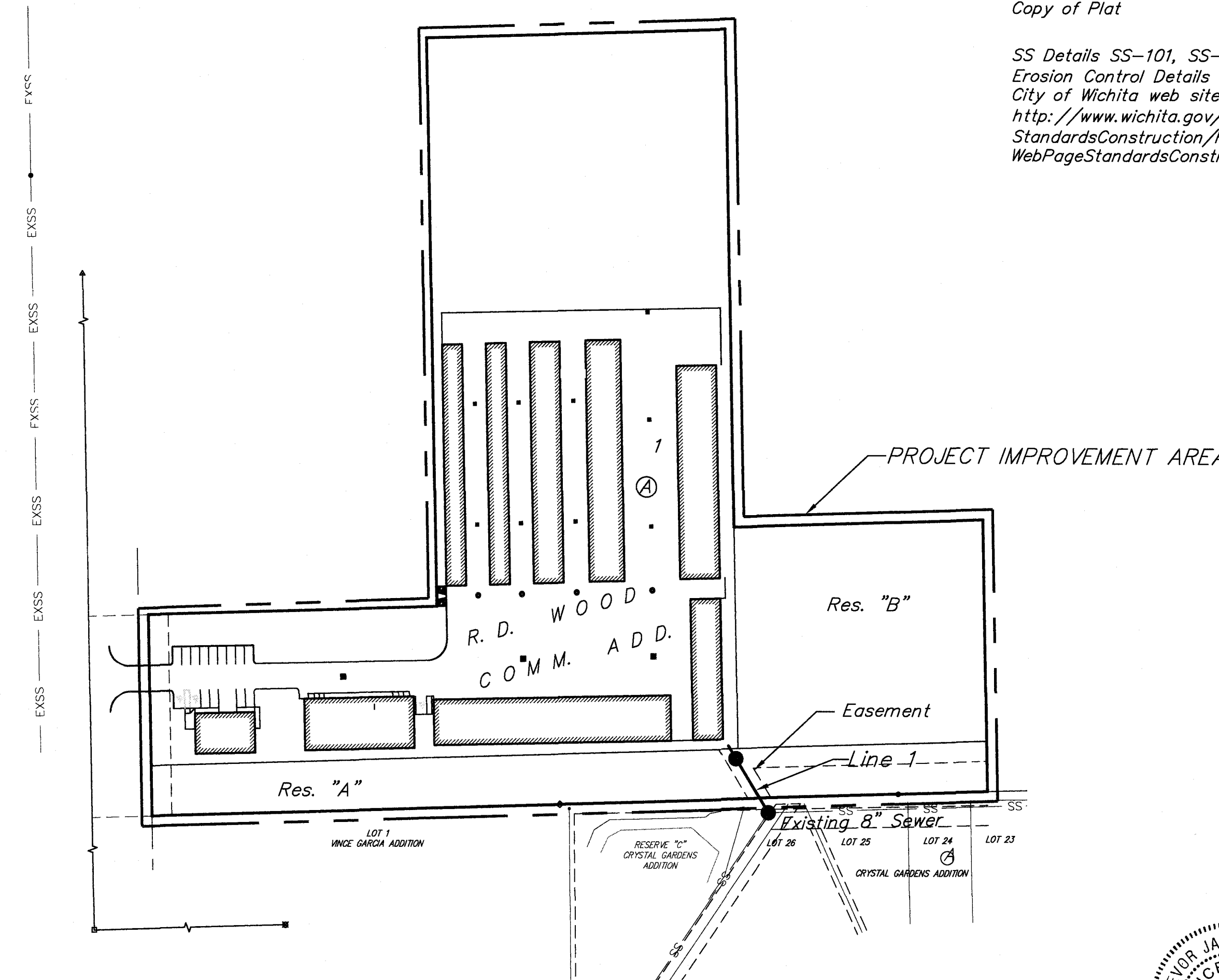


T. Mason - City of Wichita, Inspector
 Date Released: 5/28/2020
 : aprosas 5/29/2020

Sheet Index

| | |
|------------------------------|---|
| Title Sheet | 1 |
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| Copy of Plat | 4 |

SS Details SS-101, SS-102 and Erosion Control Details 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 DIVISION

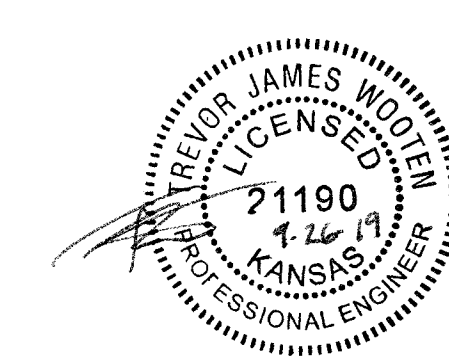
Engineering [Signature] 10-8-19

Utilities [Signature] 10-8-19

NOTE TO CONTRACTORS

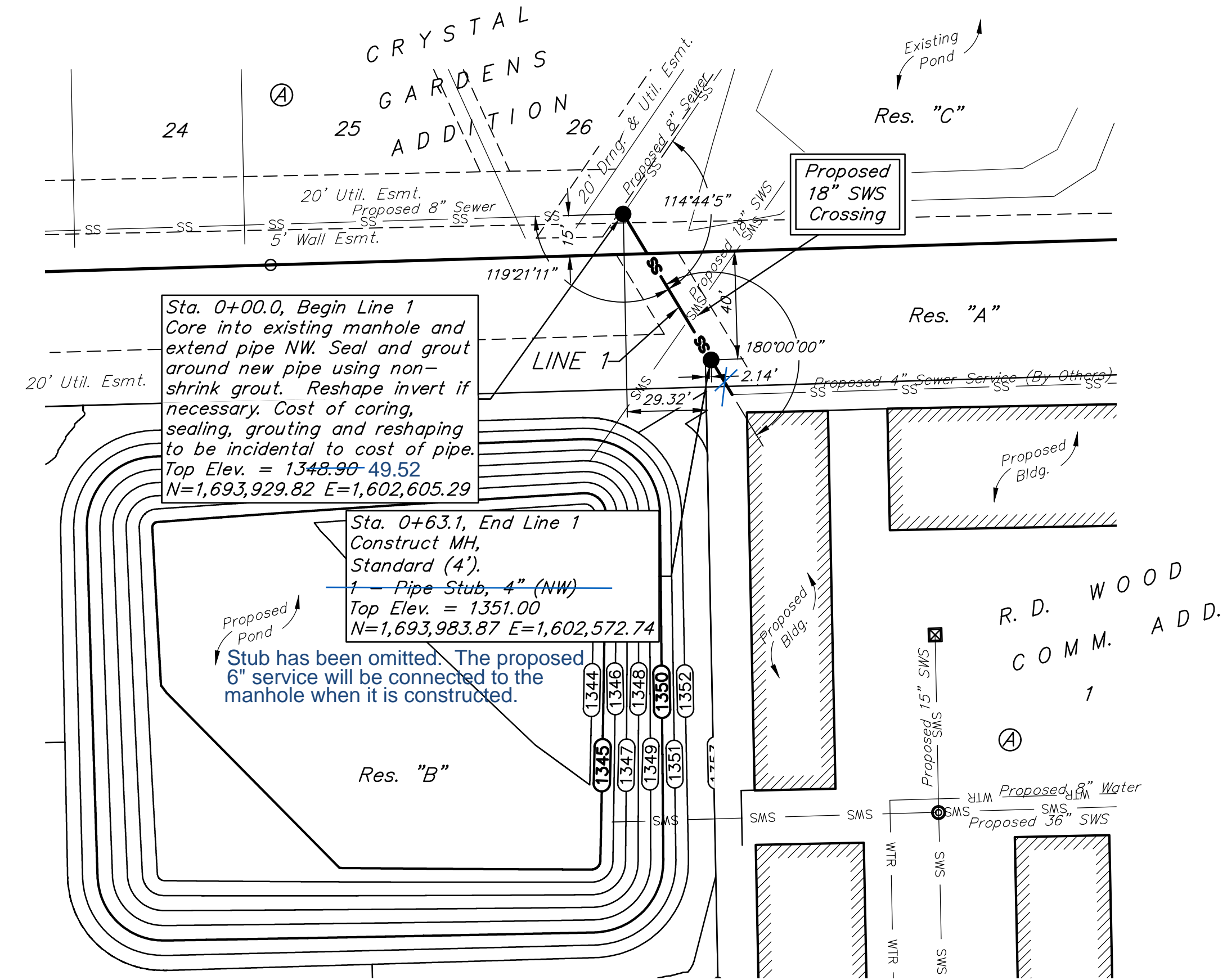
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said Inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions (on file and available at Wichita.gov).

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



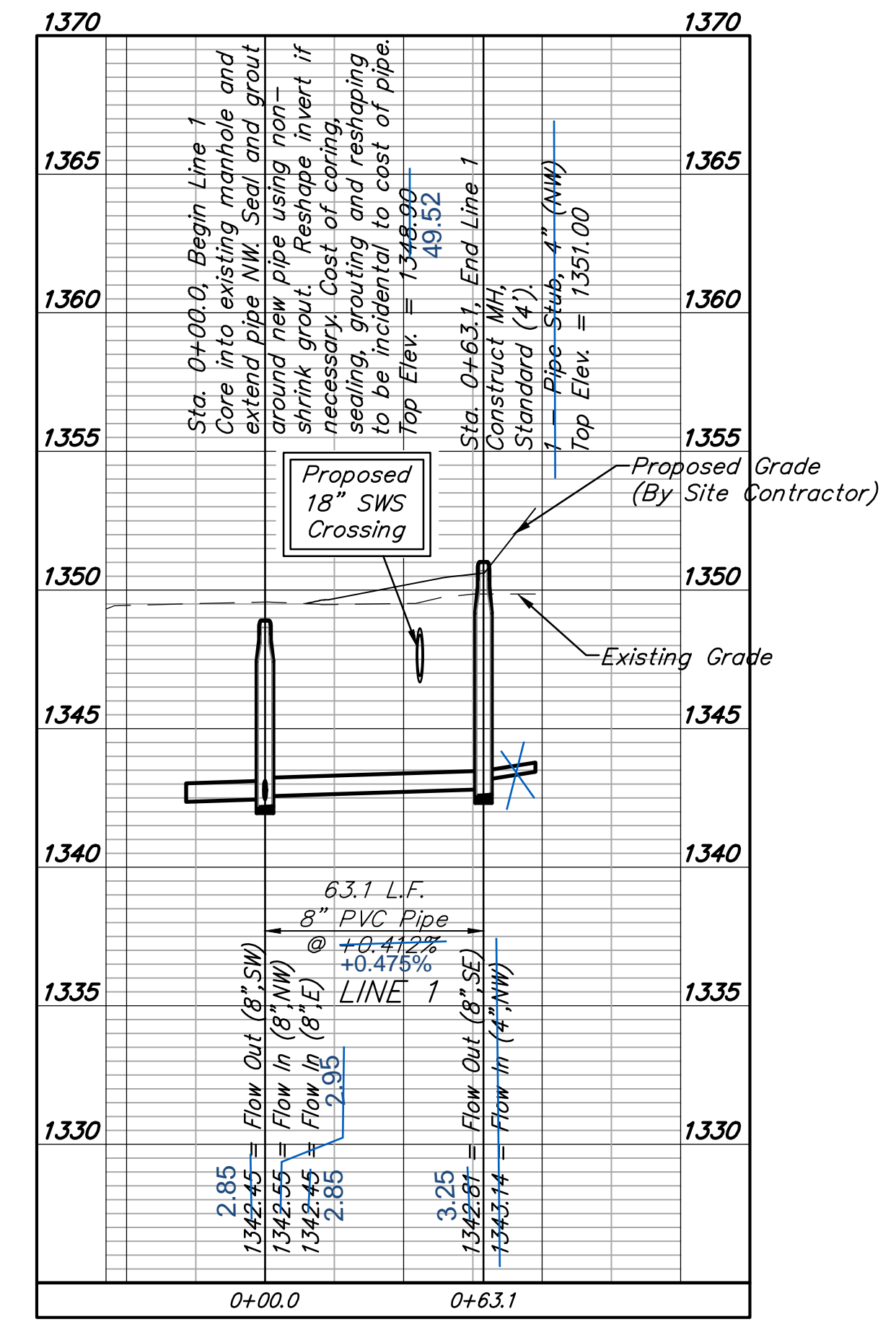
BENCHMARKS:
 BM #1: CHISELED CROSS ON FACE OF WALK, 12.2' N. & 15.8' W. OF THE NW COR., LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION.
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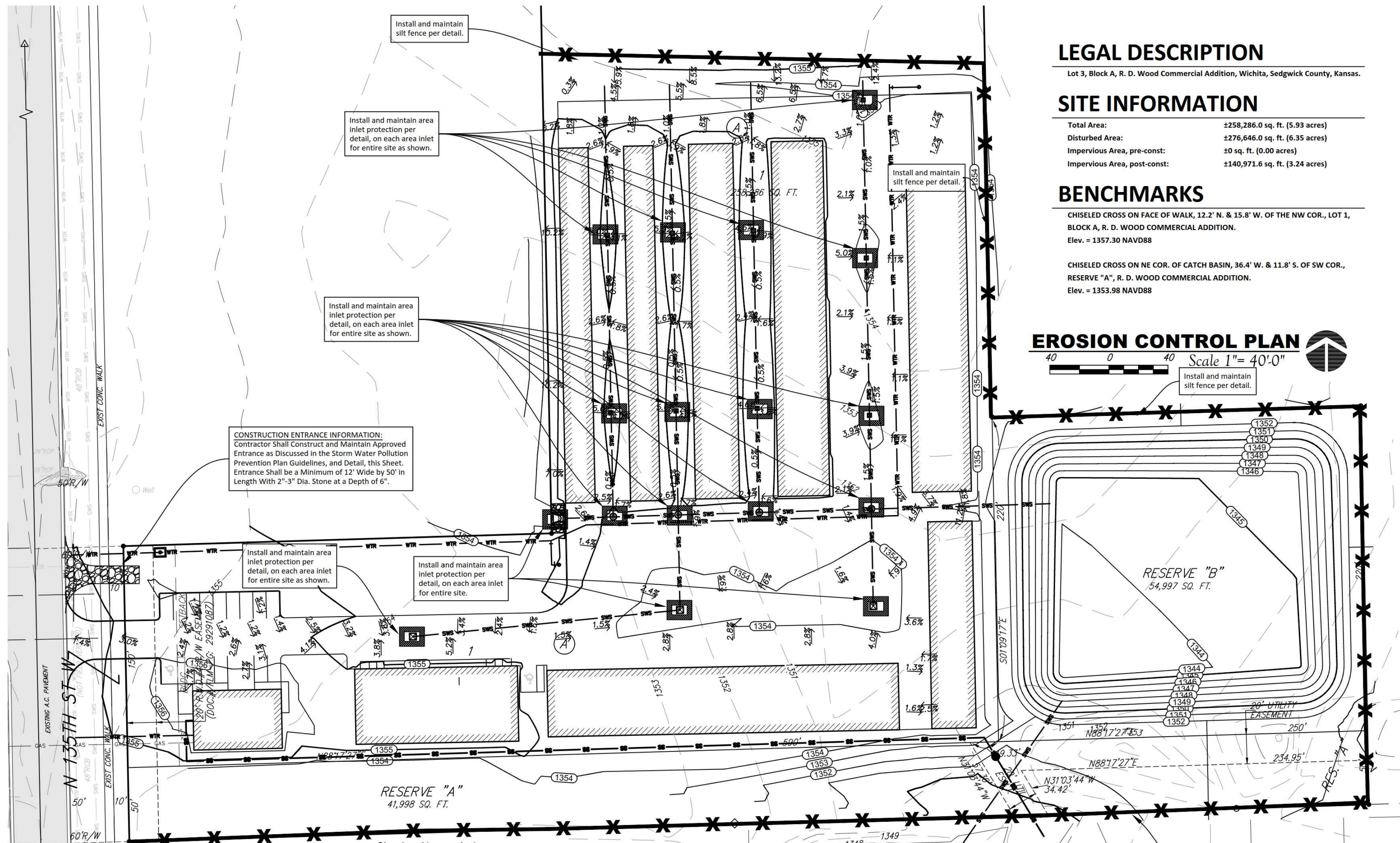


Sta. 0+00.0, Begin Line 1
 Core into existing manhole and extend pipe NW. Seal and grout around new pipe using non-shrink grout. Reshape invert if necessary. Cost of coring, sealing, grouting and reshaping to be incidental to cost of pipe.
 Top Elev. = 1348.90-49.52
 N=1,693,929.82 E=1,602,605.29

Sta. 0+63.1, End Line 1
 Construct MH, Standard (4').
 1" Pipe Stub, 4" (NW)
 Top Elev. = 1351.00
 N=1,693,983.87 E=1,602,572.74
 Stub has been omitted. The proposed 6" service will be connected to the manhole when it is constructed.



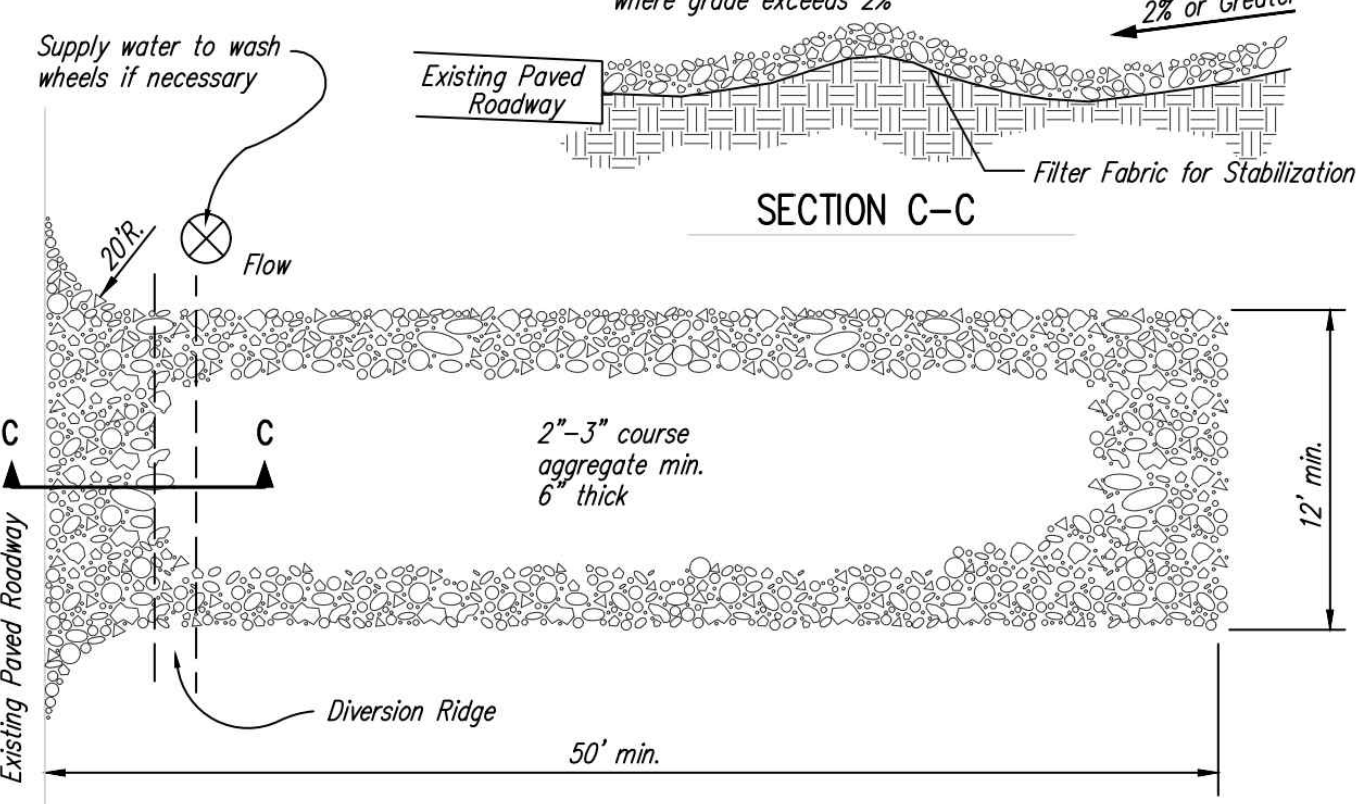
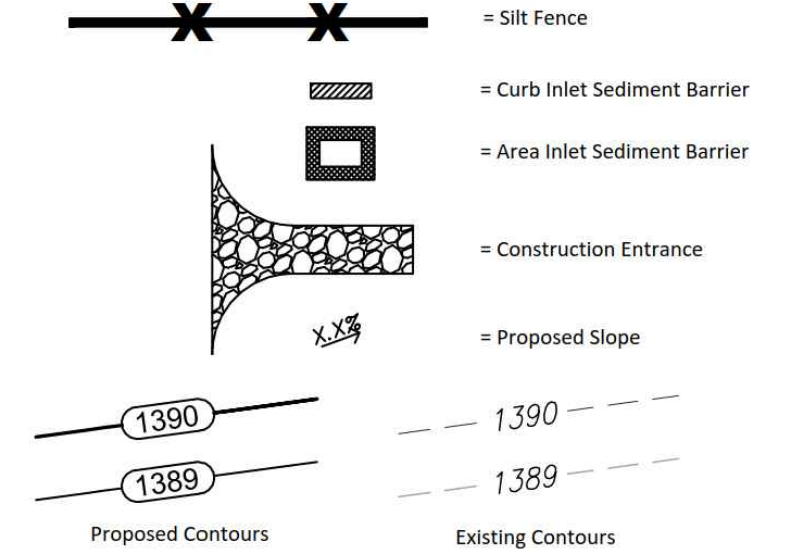
Contractor shall verify elevation and alignment of existing 8" pipe prior to construction and notify Engineer of any discrepancy.



EROSION CONTROL NOTES

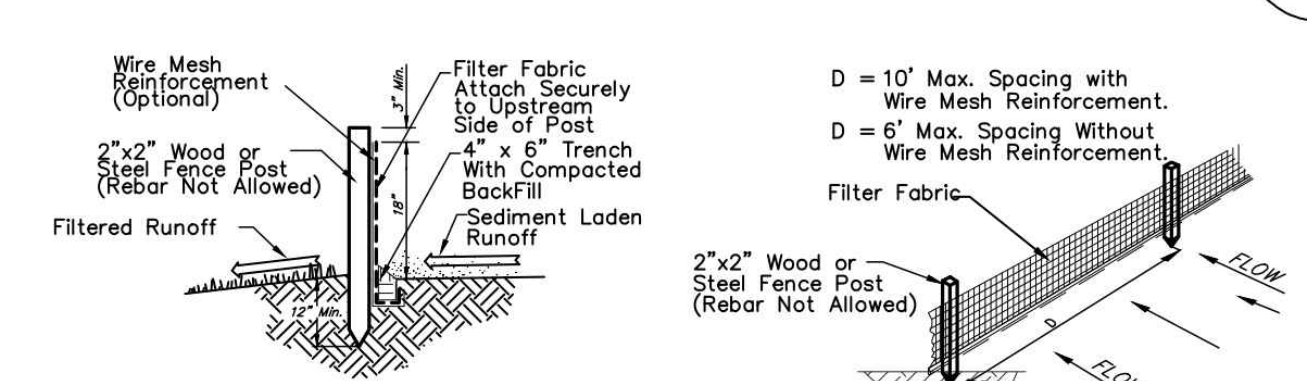
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and City specs (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.

EROSION CONTROL LEGEND

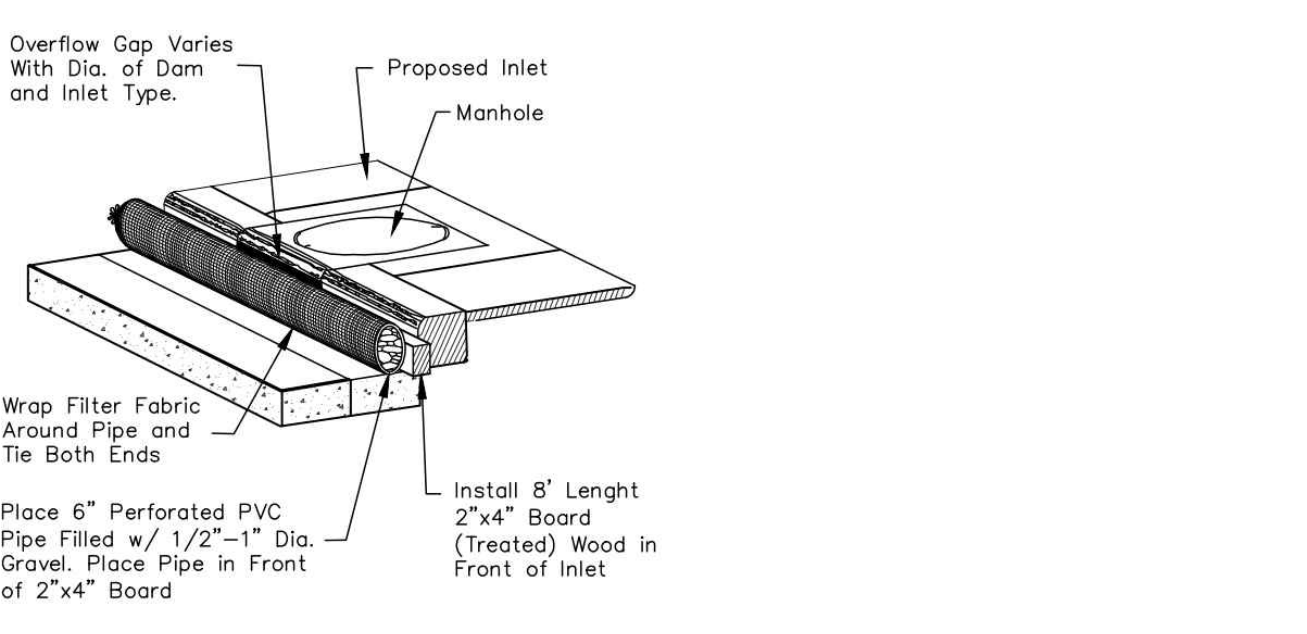


- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

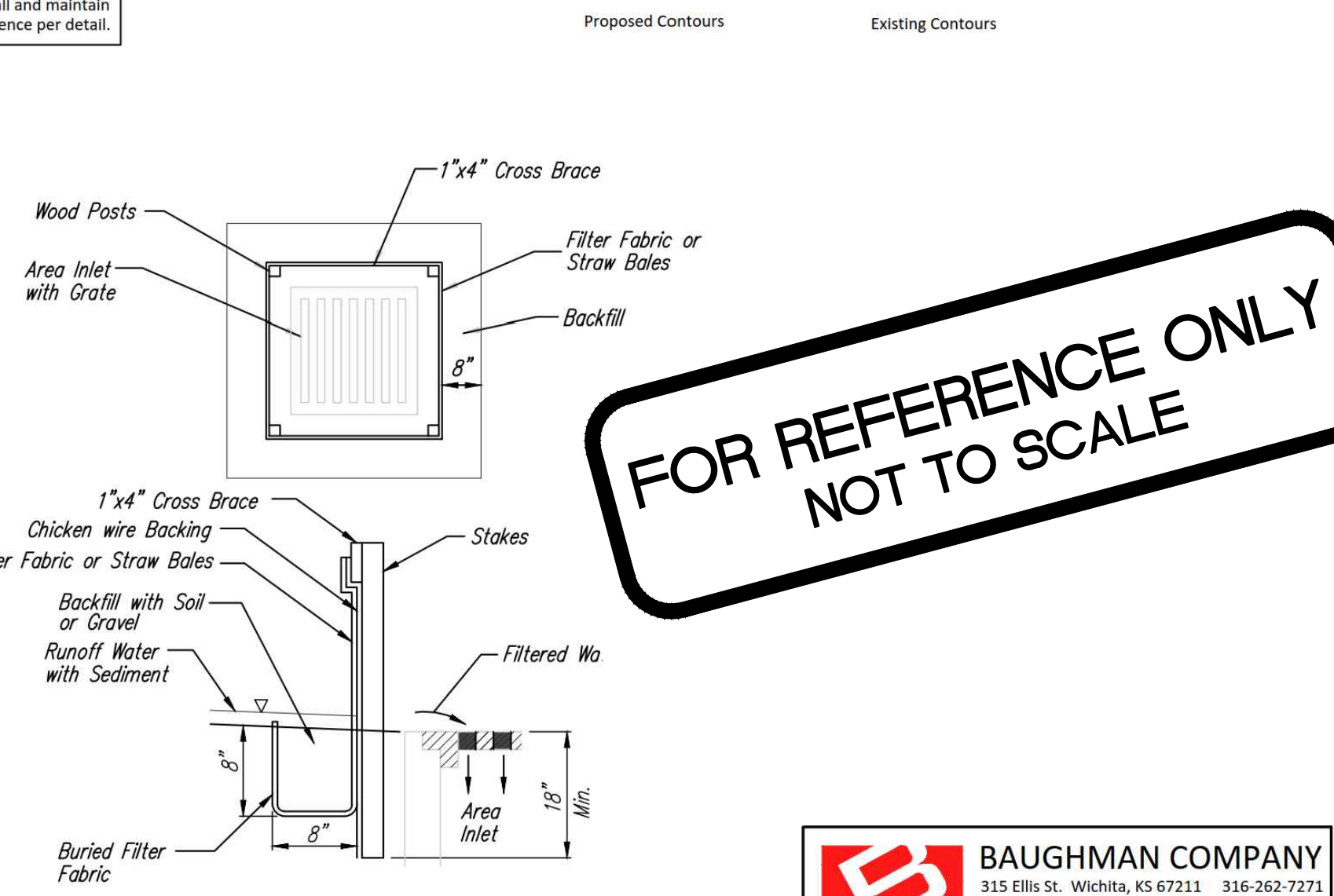
1 STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



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**

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

C3.0

STUDIUM
 151 N. Rock Island, Suite 1B
 Wichita, Kansas 67202
 studiumwichita.com 316.295.4563



Max Secure Storage
 135th West & 13th St. North, Wichita, Kansas

R. D. WOOD COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in and said county and state do hereby certify that we have surveyed and platted "R. D. WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Commencing at the southwest corner of said Southwest Quarter; thence north along the west line of said Southwest Quarter, 990.00 feet to the intersection with the westerly extension of the north line of Lot 1, Vince Garcia Addition, an Addition to Sedgwick County, Kansas, and for a point of beginning; thence continuing north along the west line of said Southwest Quarter, 200.00 feet; thence east parallel with the south line of said Southwest Quarter, 350.00 feet; thence north parallel with the west line of said Southwest Quarter, 566.00 feet; thence east parallel with the south line of said Southwest Quarter, 300.00 feet; thence south parallel with the west line of said Southwest Quarter, 496.00 feet; thence parallel with the south line of said Southwest Quarter, 250.00 feet; south parallel with the west line of said Southwest Quarter, 270.00 feet to a point on the north line of Crystal Gardens Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of said Crystal Gardens Addition, 900.00 feet to the point of beginning, all being subject to the public easements, building setbacks, setbacks, and dedications, if any, being in force by virtue of K.S.A. 12-512b, as amended.

This plat of "R. D. WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Cindy Miles

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2019.

_____, Mayor
Jeff Longwell

_____, City Clerk
Karen Sublett

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, a Street, and Reserves to be known as "R. D. WOOD COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, waterlines and related appurtenances as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, and utilities as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. 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. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2019.

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

Entered on transfer record this _____ day of _____, 2019.

_____, County Clerk
Kelly B. Arnold

R. D. Wood Betty Jo Wood

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2019, by R. D. Wood and Betty Jo Wood, husband and wife.

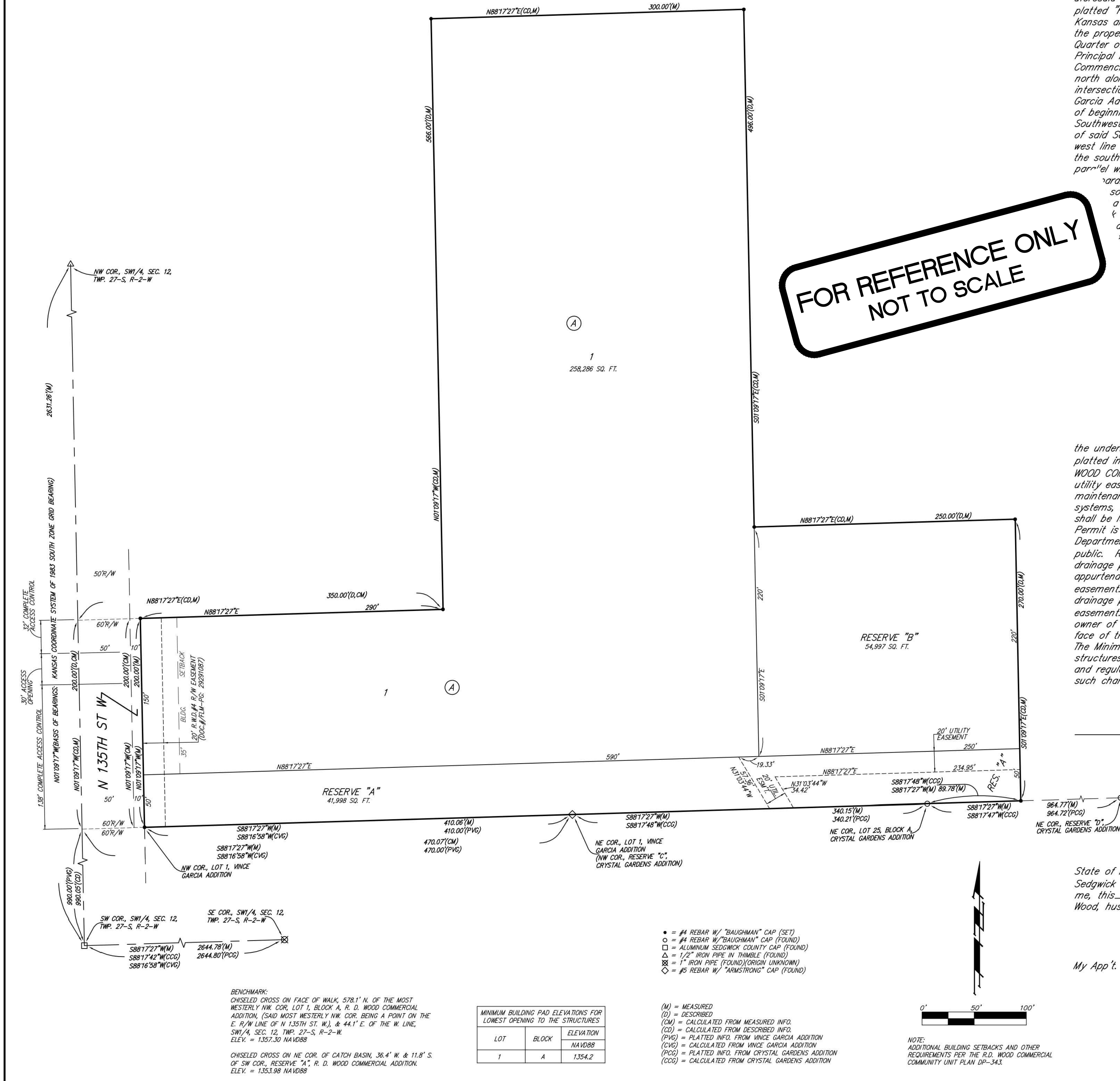
_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

_____, Notary Public

My App't. Exp. _____

**FOR REFERENCE ONLY
NOT TO SCALE**



**FOR REFERENCE ONLY
NOT TO SCALE**

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2019, by R. D. Wood and Betty Jo Wood, husband and wife.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

_____, Notary Public

My App't. Exp. _____

**FOR REFERENCE ONLY
NOT TO SCALE**

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = ALUMINUM SEDGWICK COUNTY CAP (FOUND)
 - △ = 1/2" IRON PIPE IN THIMBLE (FOUND)
 - ⊗ = 1" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
 - ◇ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CD) = CALCULATED FROM DESCRIBED INFO.
(PVG) = PLATTED INFO. FROM VINCE GARCIA ADDITION
(CVG) = CALCULATED FROM VINCE GARCIA ADDITION
(PCG) = PLATTED INFO. FROM CRYSTAL GARDENS ADDITION
(CCG) = CALCULATED FROM CRYSTAL GARDENS ADDITION

| LOT | BLOCK | ELEVATION |
|-----|-------|-----------|
| 1 | A | 1,354.2 |

BENCHMARK:
CHISELED CROSS ON FACE OF WALK, 578.1' N. OF THE MOST WESTERLY NW COR. LOT 1, BLOCK A, R. D. WOOD COMMERCIAL ADDITION. (SAID MOST WESTERLY NW COR. BEING A POINT ON THE E. R/W LINE OF N 135TH ST. W.), & 44.1' E. OF THE W. LINE, SW 1/4, SEC. 12, TWP. 27-S, R-2-W.
ELEV. = 1357.30 NAVD88

CHISELED CROSS ON NE COR. OF CATCH BASIN, 36.4' W. & 11.8' S. OF SW COR., RESERVE "A", R. D. WOOD COMMERCIAL ADDITION.
ELEV. = 1353.98 NAVD88

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

MAY SECURE STORAGE
COPY OF PLAT
 SANITARY SEWER IMPROVEMENTS
 Baughman Company, P.A.
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 SHEET 4 OF 4