

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
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 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 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.
- 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 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 and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All areas disturbed by construction 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".
- 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.
- All PVC storm sewers will be privately owned and maintained.

AS BUILTS

Contractor: Ewertz Excavation
Inspector: Matt Perez
Date: 5-5-2020

KEMILLER

ENGINEERING P.A.

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

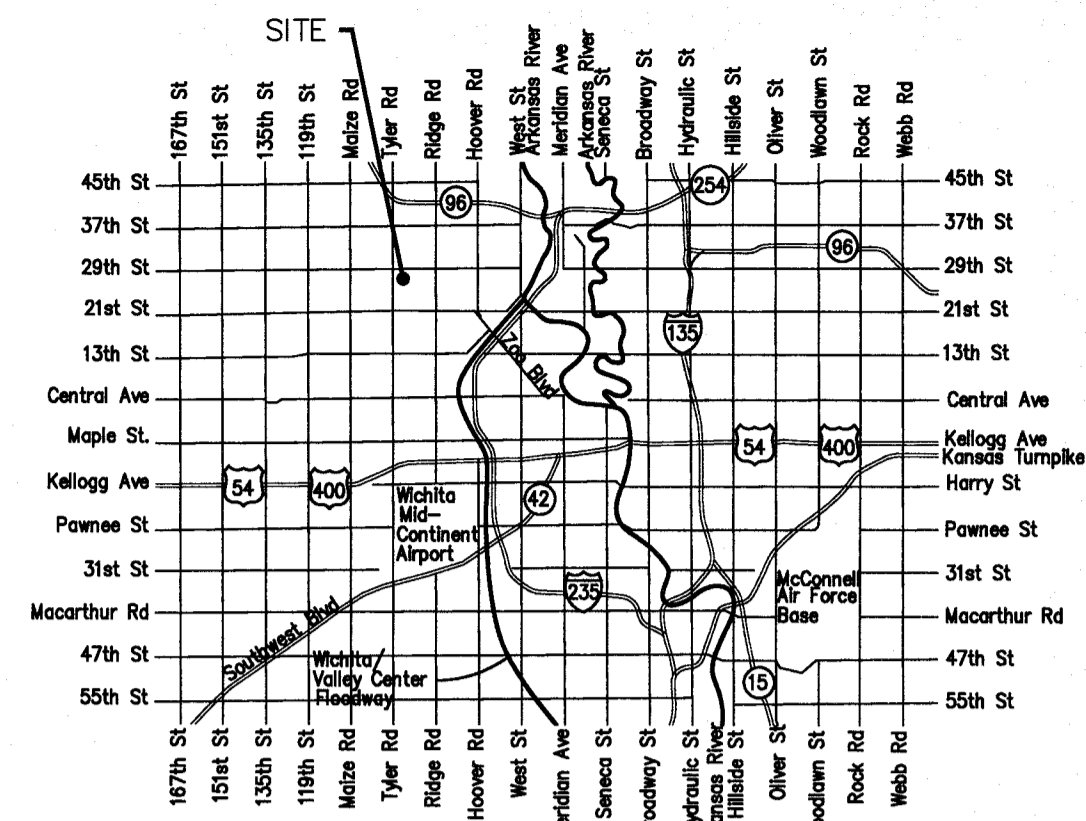
Benchmark:

- BM #1: "□" on curb on the south side of West 29th Street.
Elev. = 1362.99 (NAVD88)
- BM #2: Square cut on top of curb at the southwest corner of parking lot at the northeast corner of 29th and Tyler
Elev. = 1364.47 NAVD88
- BM #3: Chiseled "+" on sidewalk in the northwest corner Reserve "G", Fossil Rim Estates
Elev. = 1367.20 NAVD88

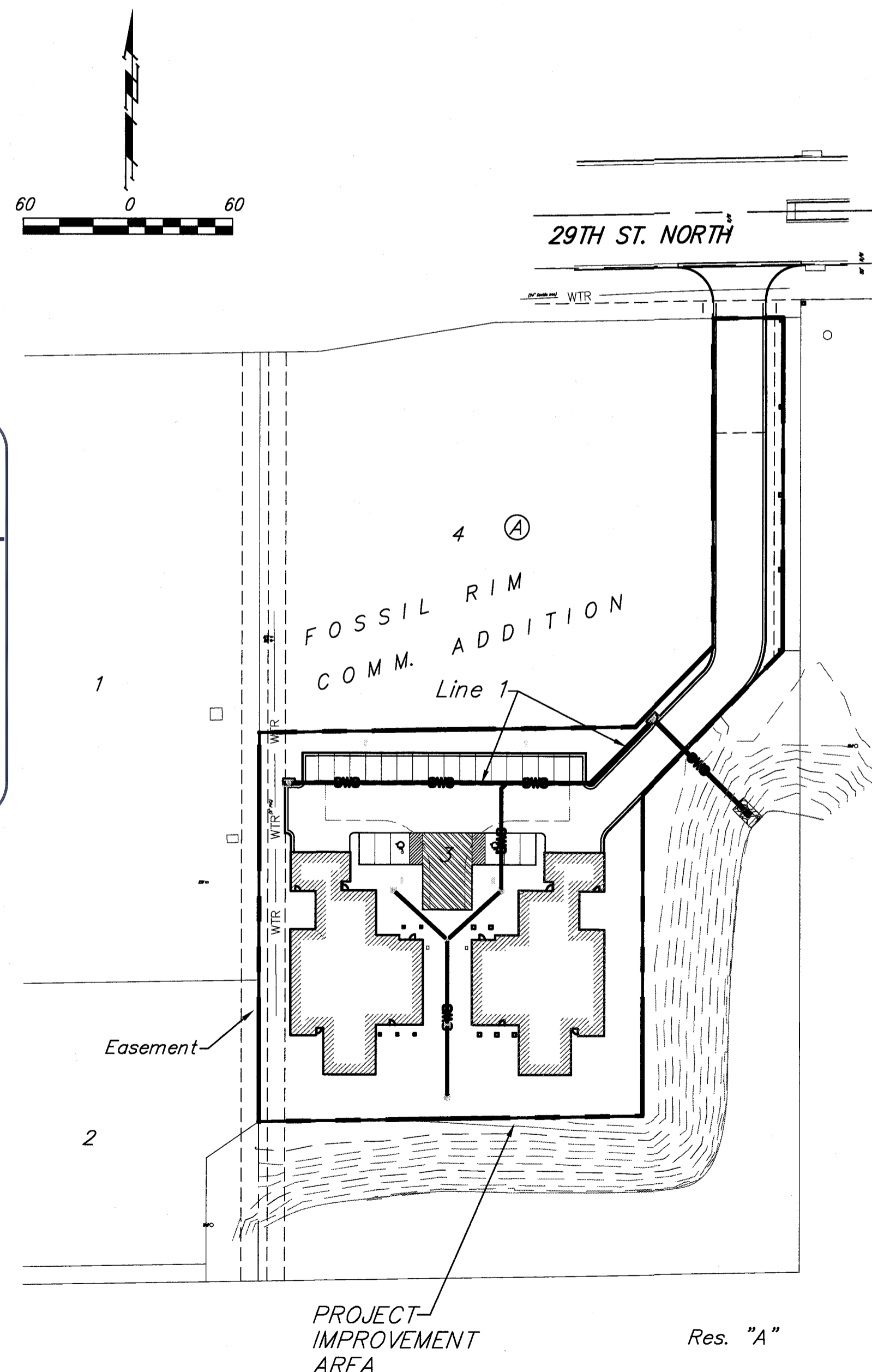
STORM SEWER IMPROVEMENTS to serve **COMFORT CARE HOMES**

29TH ST. NORTH
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
Project Number
PPD-2020-624



Vicinity Map



Sheet Index

Title Sheet	1
Line 1	2
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SWS Details SW-105, SW-401 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

Stormwater Certification:

New Development or Redevelopment (Circle One)

Stormwater Permit # SWO 2020-0008

NOI Permit # 3AR94-1607 KSR115302

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) = 1.34

Disturbed Area (Acres) = 1.34

Water Quality Treatment: Off-site bmp program

Downstream Channel Protection: N/A

Detention: Regional pond

The BMP used for this development is Drop inlet protection, construction entrance, and silt fence.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING
AND STORMWATER DIVISION

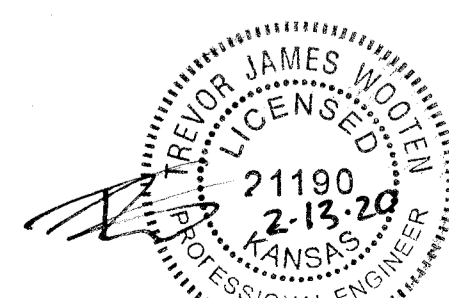
Engineering Walter P. Hinkle 2.21.2020

Stormwater Joe Hinkle 2.21.20

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.



February 2020

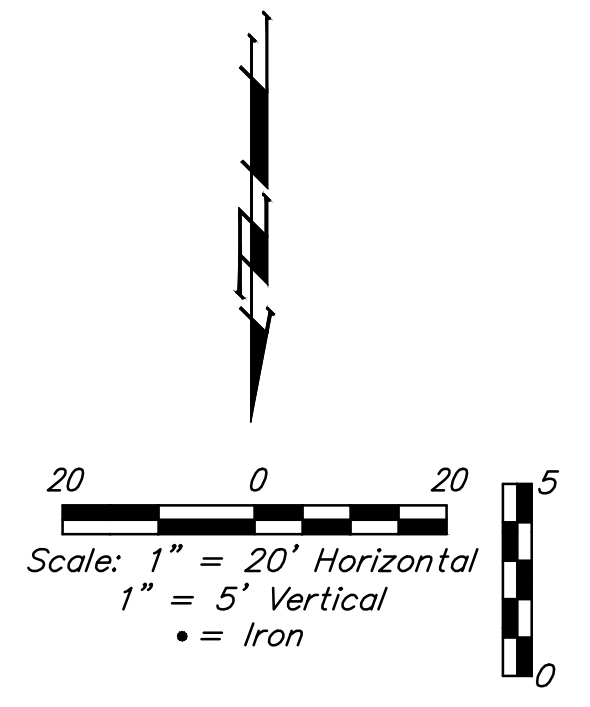
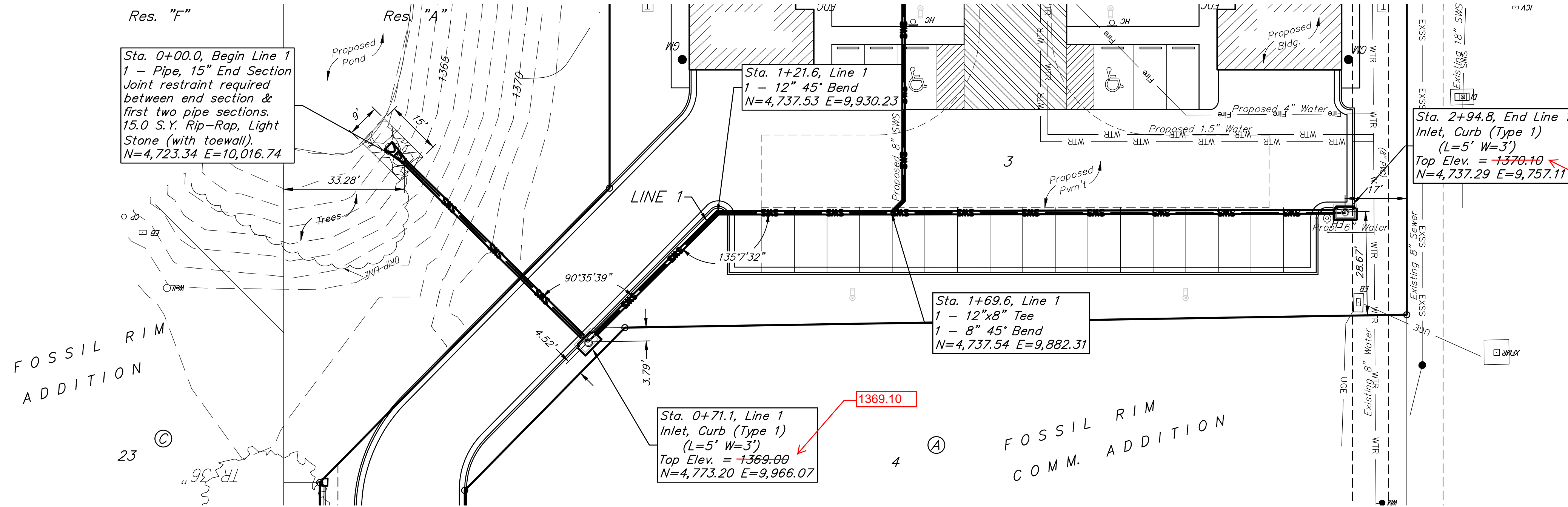
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BENCHMARK:
 BM #1: "□" on curb on the south side of West 29th Street. Elev. = 1362.99 (NAVD88)

BM #2: Square cut on top of curb at the southwest corner of parking lot at the northeast corner of 29th and Tyler Elev. = 1364.47 NAVD88

BM #3: Chiseled "+" on sidewalk in the northwest corner Reserve "G", Fossil Rim Estates Elev. = 1367.20 NAVD88

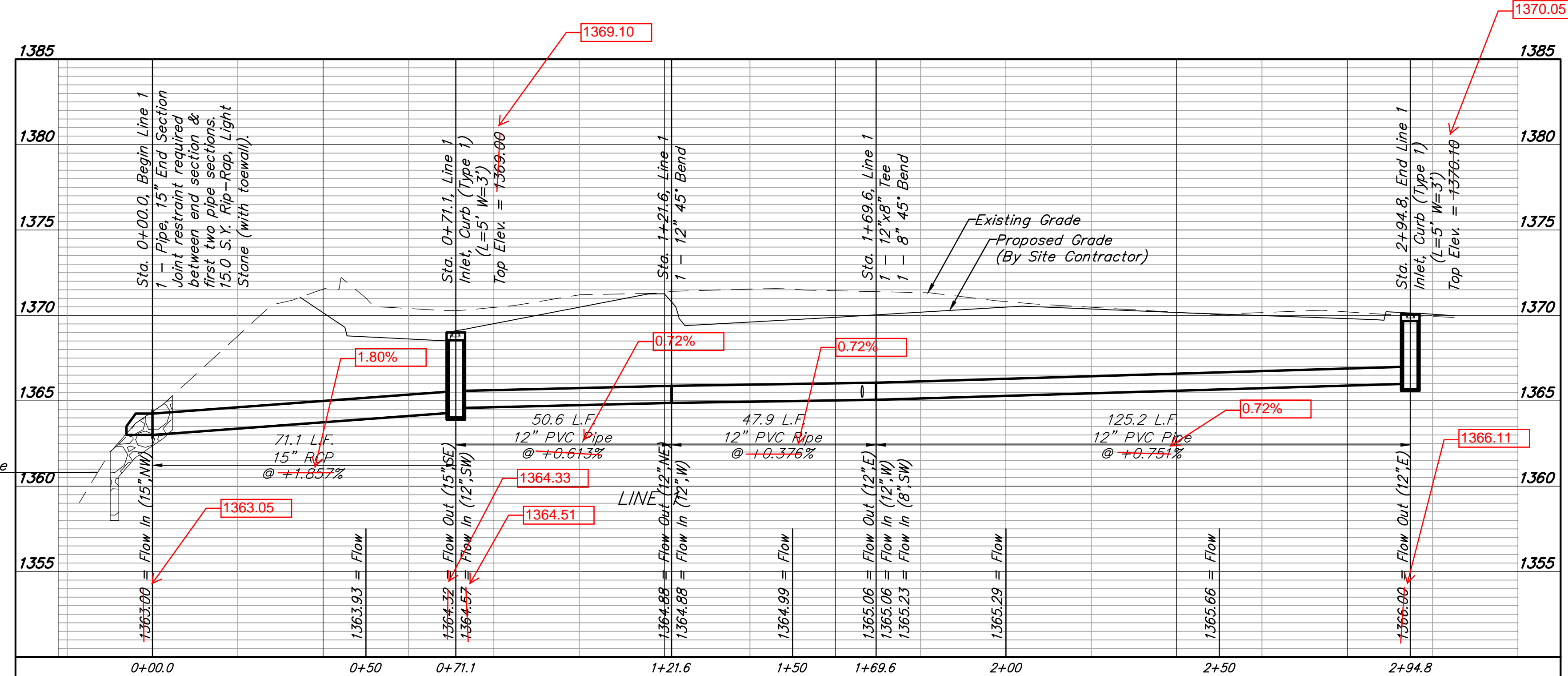
Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



All trench and inlet excavation areas from Sta. 0+45.0 to Sta. 0+71.1 & Sta. 1+21.6 to Sta. 2+94.8, Line 1 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling. All costs shall be paid for as L.F. "Fill, Sand (Flushed & Vibrated)".

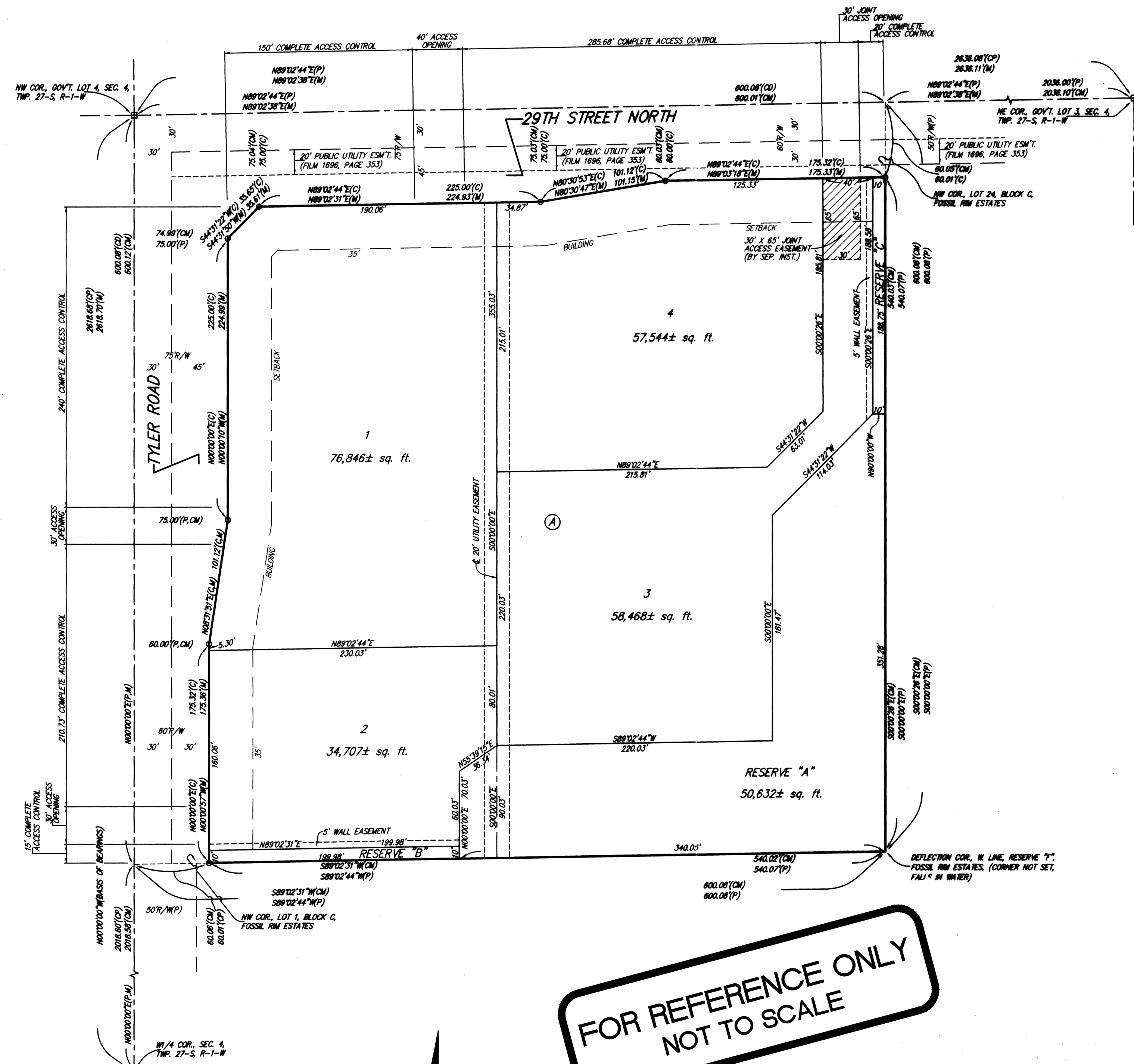
Contractor to adjust proposed end section locations to match existing pond slopes.

Static Water Surface Elev. = 1360.70



FOSSIL RIM COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



FOR REFERENCE ONLY
NOT TO SCALE

LOT	BLOCK	ELEVATION
2, 3	A	1,368.0

○ = #4 REBAR W/ "PHELPS" CAP (FOUND)
 □ = 1/2" IRON PIPE IN TRIMBLE (FOUND)

(M) = MEASURED
 (P) = PLATTED
 (C) = CALCULATED
 (CM) = CALCULATED PER MEASURED INFO.
 (CP) = CALCULATED PER PLATTED INFO.
 (CD) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:
 CHISELED SQUARE, NORTH 4° OF CATCH BASIN, 38.3' N. & 8.6' W. OF THE MOST NORTHERLY NW COR., BLOCK A, FOSSIL RIM COMMERCIAL ADDITION. ELEV. = 1,362.99 NAVD83
 CHISELED SQUARE, TOP OF CURB, 29.7' N. OF THE SW COR., RESERVE "B", FOSSIL RIM COMMERCIAL ADDITION. ELEV. = 1,365.87 NAVD83

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER COMMUNITY UNIT PLAN DP-340.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) and state do hereby certify that we have surveyed and platted "FOSSIL RIM COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 600.00 feet of the west 600.00 feet of Government Lot 4 in the Northwest Quarter of Section 4, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements, access controls, building setback lines, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended. All being situated in Government Lot 4 in the Northwest Quarter of Section 4, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Reserves and Streets, to be known as "FOSSIL RIM COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. 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. The streets are hereby dedicated to and for the use of the public. Reserve "A" is reserved for landscaping, lakes, open space, berms, sidewalks, drainage purposes and utilities as confined to easements. Reserves "B" and "C" are reserved for landscaping, open space, berms, drainage purposes and utilities. 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 Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Hawkins Marital Trust, Las Vegas, NV, under Trust Agreement dated July 14, 2008, as Amended

Craig A. Kreiser, Co-Trustee

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of August, 2016, by Craig A. Kreiser, Co-Trustee of the Hawkins Marital Trust, Las Vegas, NV, under Trust Agreement dated July 14, 2008, as Amended, on behalf of the trust.

Kelly A. Thomas, Notary Public
 My App't. Exp. 4-16-20

This plat of "FOSSIL RIM 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 4th day of August, 2016. Wichita-Sedgwick County Metropolitan Area Planning Commission

Carol Chapman Naugent, Chair
 Dale Miller, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 24th day of September, 2016.

Jeff Longwell, Mayor
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 16th day of August, 2016.

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

Entered on transfer record this 24th day of September, 2016.

Kelly B. Arnold, County Clerk

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 24th day of September, 2016 at 10:27 o'clock A.M. and is duly recorded.

Tonya Buckingham, Register of Deeds
 Judy J. Paget, Deputy

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67210 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 COMFORT CARE HOMES
 COPY OF PLAT
 STORM WATER SEWER IMPROVEMENTS
 SHEET 4 OF 4