

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
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 Dawnita Reinhardt at 316-650-0740 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 NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- City maintenance of storm sewer ends at 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 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 excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All of Kellogg Dr/ R/W shall be seeded and mulched as follows:
Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.
All other areas disturbed during construction (except building pads) 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".
An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- 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

BM #1: "□" Cut in top of curb on the north side of Kellogg Drive, ~350' west of Holland St. Elev. = 1325.50 NAVD 88

BM #2: "□" Cut in top of curb on the south side of Kellogg Drive, west side of Holland St. Elev. = 1325.82 NAVD 88

AS - BUILT PLANS

STORM SEWER IMPROVEMENTS

to serve

DON HATTAN USED CAR SALES

7800 W. KELLOGG STREET
CITY OF WICHITA, KANSAS

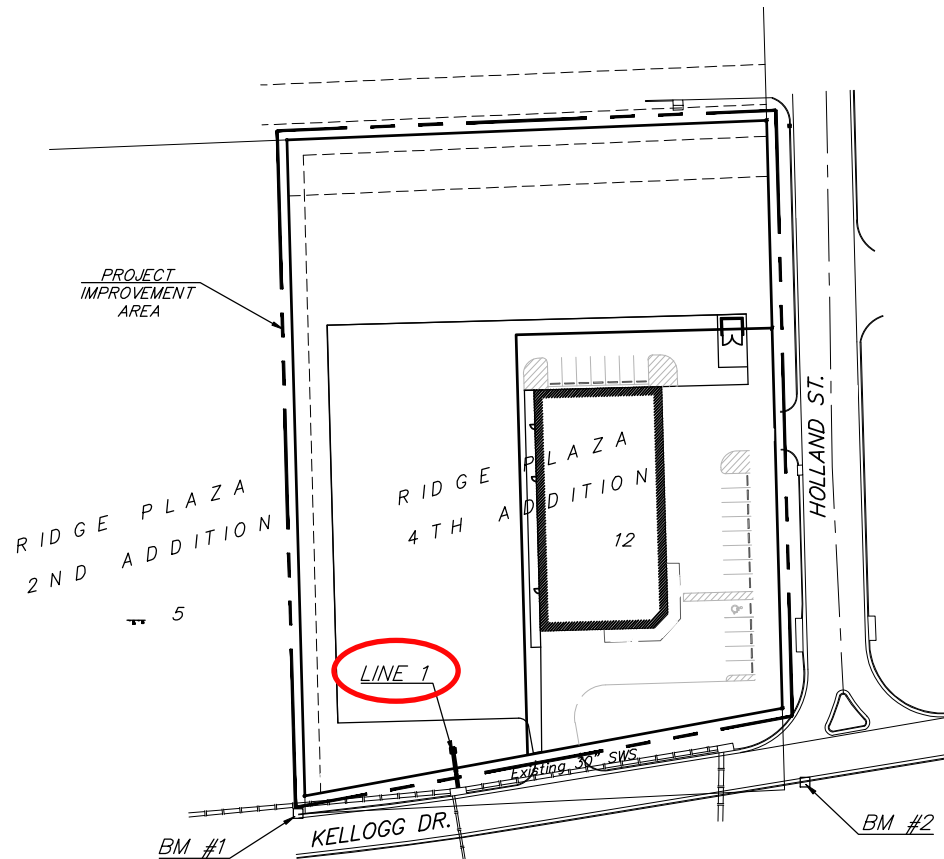
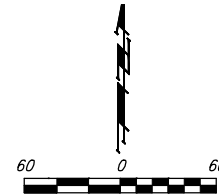
Gary Janzen, P.E. City Engineer
2022-000793PPD
56030970

UTILITY CONTRACTOR = McCULLOUGH EXCAVATION
INSPECTOR = LARRY POWELL, BAUGHMAN COMPANY, P.A.
AS-BUILTS BY: L. POWELL, 1-27-2023

BEGIN: DECEMBER 15, 2022
END: DECEMBER 19, 2022

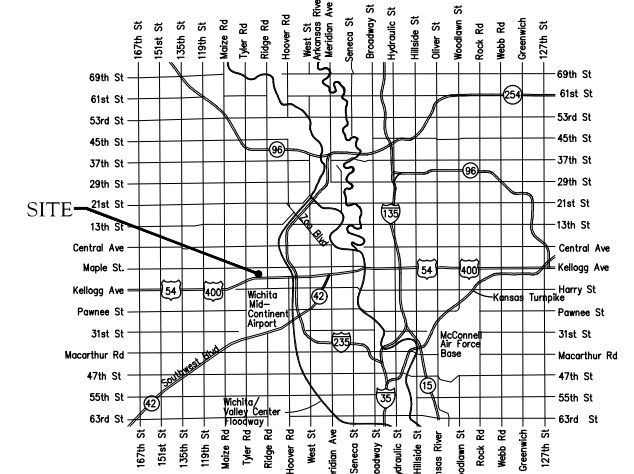
3 - 8' x 15" RCP = WICHITA CONCRETE PIPE.

1 - DOUBLE DROP INLET W/ GRATES =
WICHITA CONCRETE PIPE.



Sheet Index

Title Sheet	1
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Single/Double Drop Inlet Detail	4
Erosion Control BMP Details	5-9
Copy of Plat	10



Vicinity Map

Stormwater Certification:
 New Development or Redevelopment (Circle One)
 Stormwater Permit # _____
 NOI Permit # _____

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) = 2.68 Ac.
 Disturbed Area (Acres) = 0.97 Ac.
 Water Quality Treatment: NA
 Downstream Channel Protection: NA
 Detention: 10% Rule
 The BMP used for this development is NA

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 12.05.22

Stormwater approved by Joe Hickle on 12.05.22

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.

BAUGHMAN PROJECT #: 22-12-E388



December 5, 2022

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

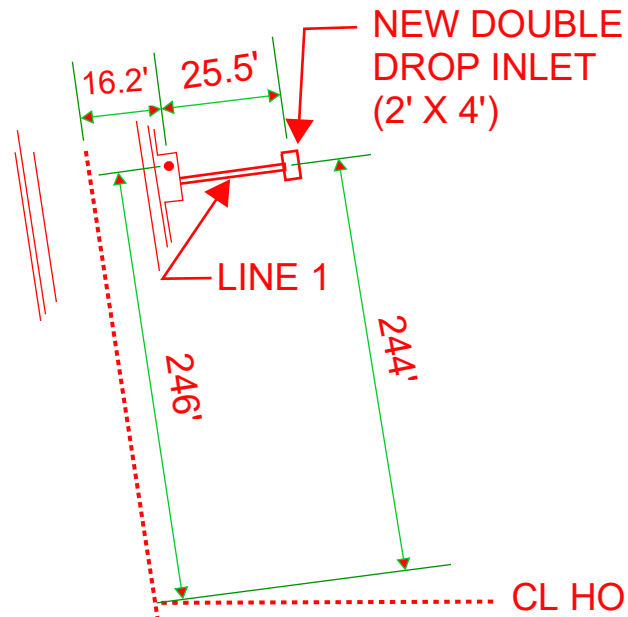
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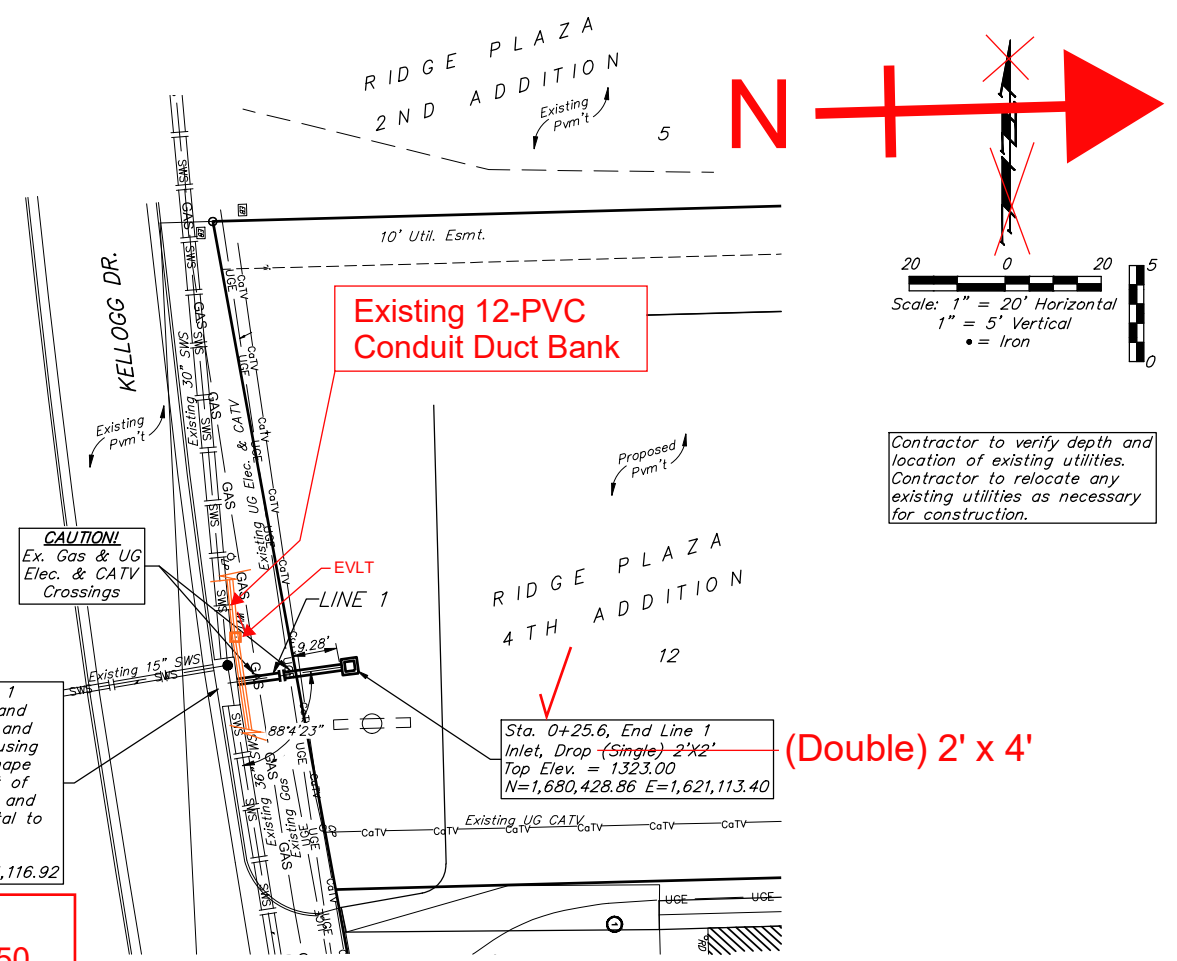
Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
Heide Bryan, Evergy, (316) 261-6354
Travis Taylor, Cox Comm., Travis.taylor@cox.com

City Maintenance of storm sewer mains ends at last structure within right-of-way line.



EX. CURB INLET = COW I.D. # 4946-0150

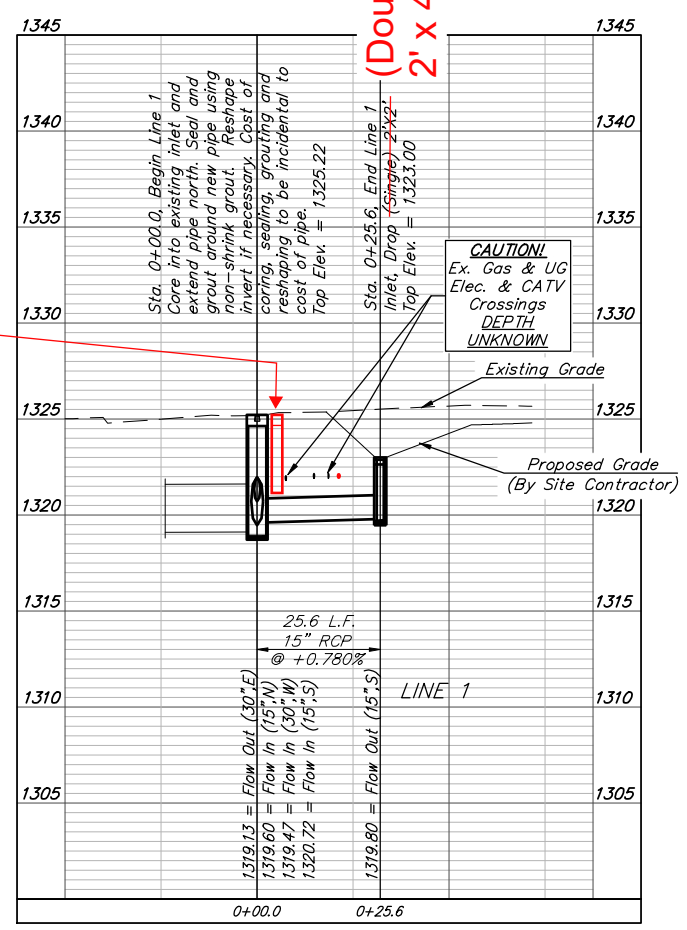
Existing 12 - PVC Conduit Duct Bank



Sta. 0+00.0, Begin Line 1
Core into existing inlet and extend pipe north. 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. = 1325.22
N=1,680,403.47 E=1,621,116.92

Sta. 0+25.6, End Line 1
Inlet, Drop (Single) 2'x2'
Top Elev. = 1323.00
N=1,680,428.86 E=1,621,113.40

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



REVOR JAMES WOOTEN
LICENSED PROFESSIONAL ENGINEER
21190
12-2-22
KANSAS

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

DON HATTAN
USED CAR SALES

LINE 1

STORM WATER SEWER IMPROVEMENTS

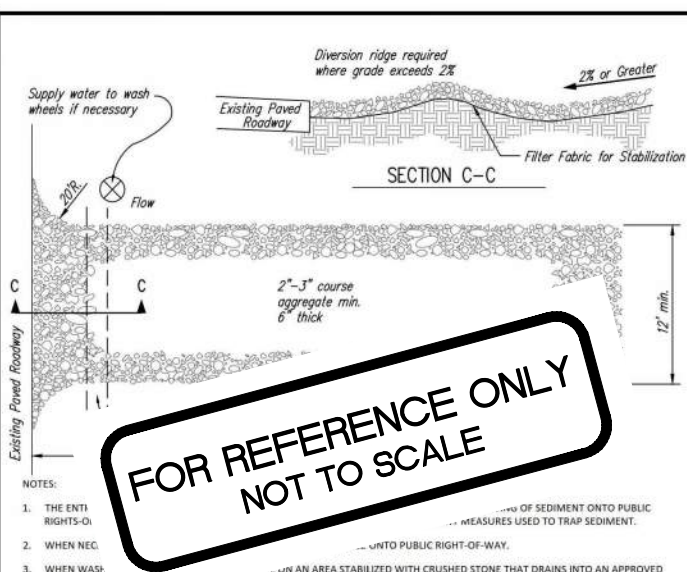
PROJECT NUMBER:
22-08-E264

DESIGN: KH DRAWN: TMS

DATE: December 2, 2022

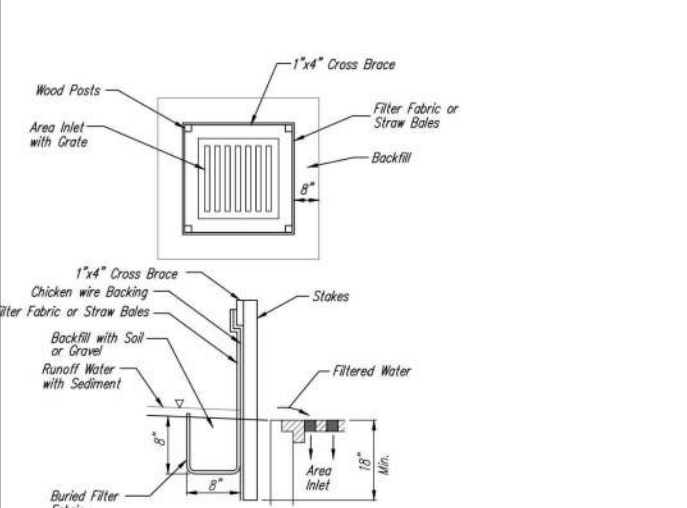
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2 10

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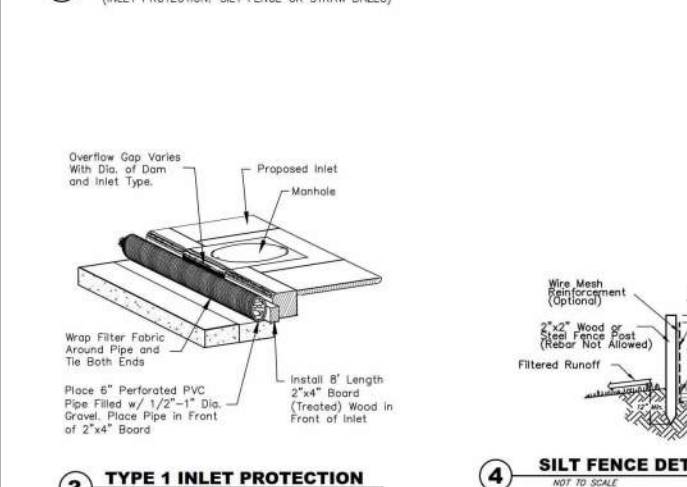


- NOTES:
1. THE ENTI RIGHTS-O MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NEC INTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASH- ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TR SHOWN ABOVE.
 4. DRIVE ENTRAN TO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, 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.

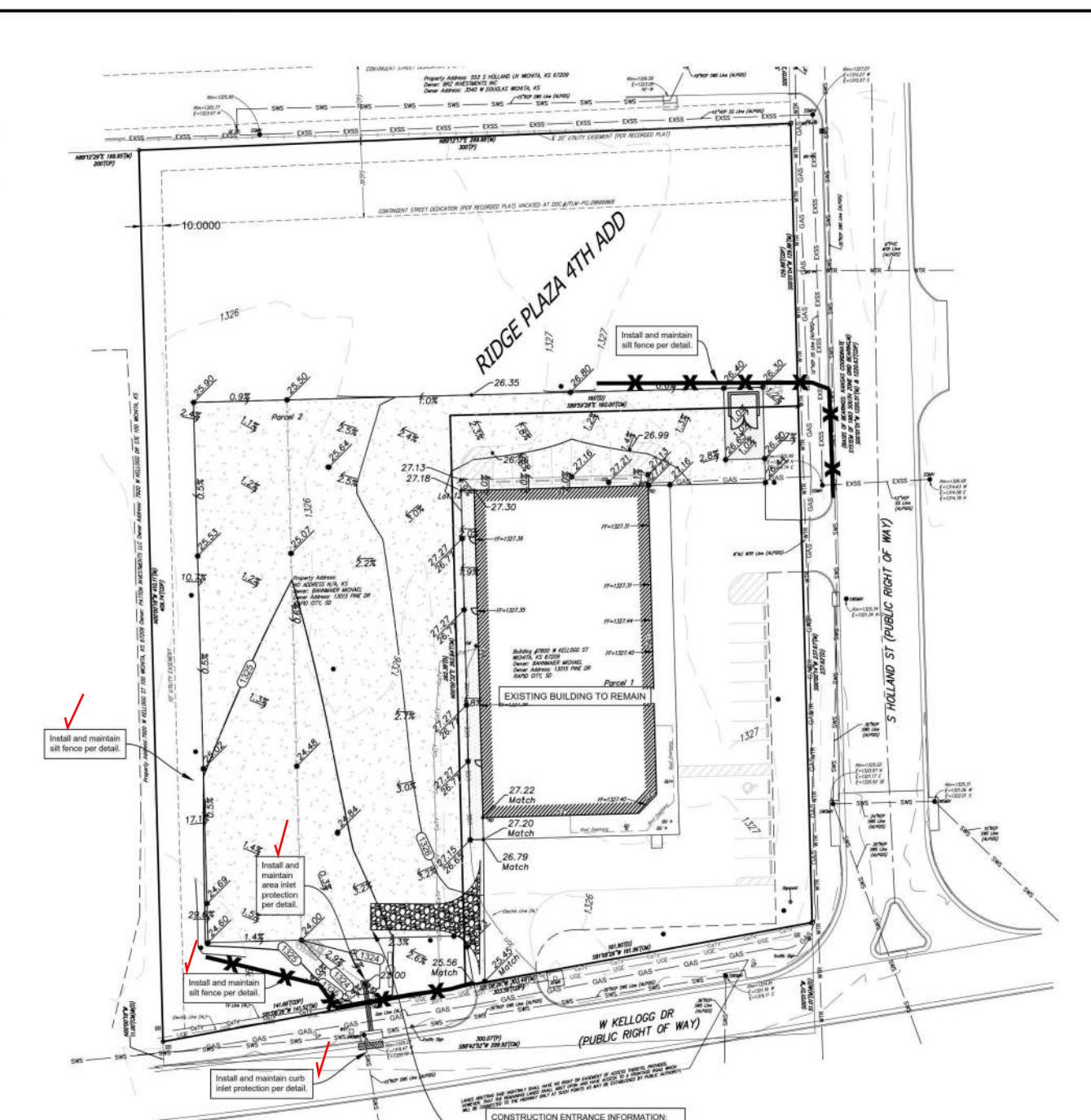
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



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



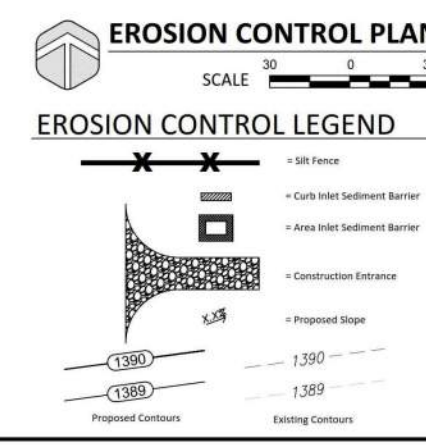
3 TYPE 1 INLET PROTECTION
NOT TO SCALE



NOTE:
SILT FENCE RE-INSTALLED ALONG R/W AFTER INLET INSTALLATION.



4 SILT FENCE DETAIL
NOT TO SCALE



LEGAL DESCRIPTION

Lot 12, Block 1, Ridge Plaza 4th Addition.

SITE INFORMATION

Total Area:	1116,608.6sq. ft. (2.68acres)
Disturbed Area:	142,211.8 sq. ft. (0.97 acres)
Impervious Area, pre-const:	129,506.0 sq. ft. (0.68 acres)
Impervious Area, post-const:	144,955.3 sq. ft. (1.51 acres)

BENCHMARKS

Site Benchmark -1
Square cut on top of curb, approx. 14.2' east and 4' South of the northeast corner of Lot12, Block 1, Ridge Plaza Addition, Wichita, Sedgwick County, Kansas
Elevation = 1326.30(NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

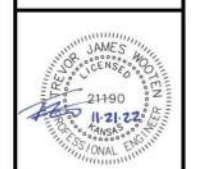
The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
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 or 268-4203
City of Wichita Traffic Maint.(Traf. Control)	268-4034
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

EROSION CONTROL NOTES

1. No land clearing or grading shall begin until all applicable erosion control measures are installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. See 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 upon site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received from governing authorities.
9. If installation of storm drainage system should be interrupted by weather or night ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious areas.
11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor shall be responsible for any needed changes, updates or maintenance to BMP's on site. All changes and updates need to be recorded and documented on the plan. This plan, due to changing site conditions and weather. Please inform Landscape Architect/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. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted, and a copy of this application must be kept at the job site for the duration of the construction process.

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



DON HATTAN USED CAR SALES
7800 W. KELLOGG STREET
WICHITA, KS 67209

REVISION: DATE:

PROJECT NUMBER:
22-08-E264

DESIGN: TJW DRAWN: KMH

DATE: 11-21-2022

EROSION CONTROL PLAN

C3.0

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

DON HATTAN USED CAR SALES

EROSION CONTROL PLAN

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-08-E264

DESIGN: DRAWN:

DATE: December 2, 2022

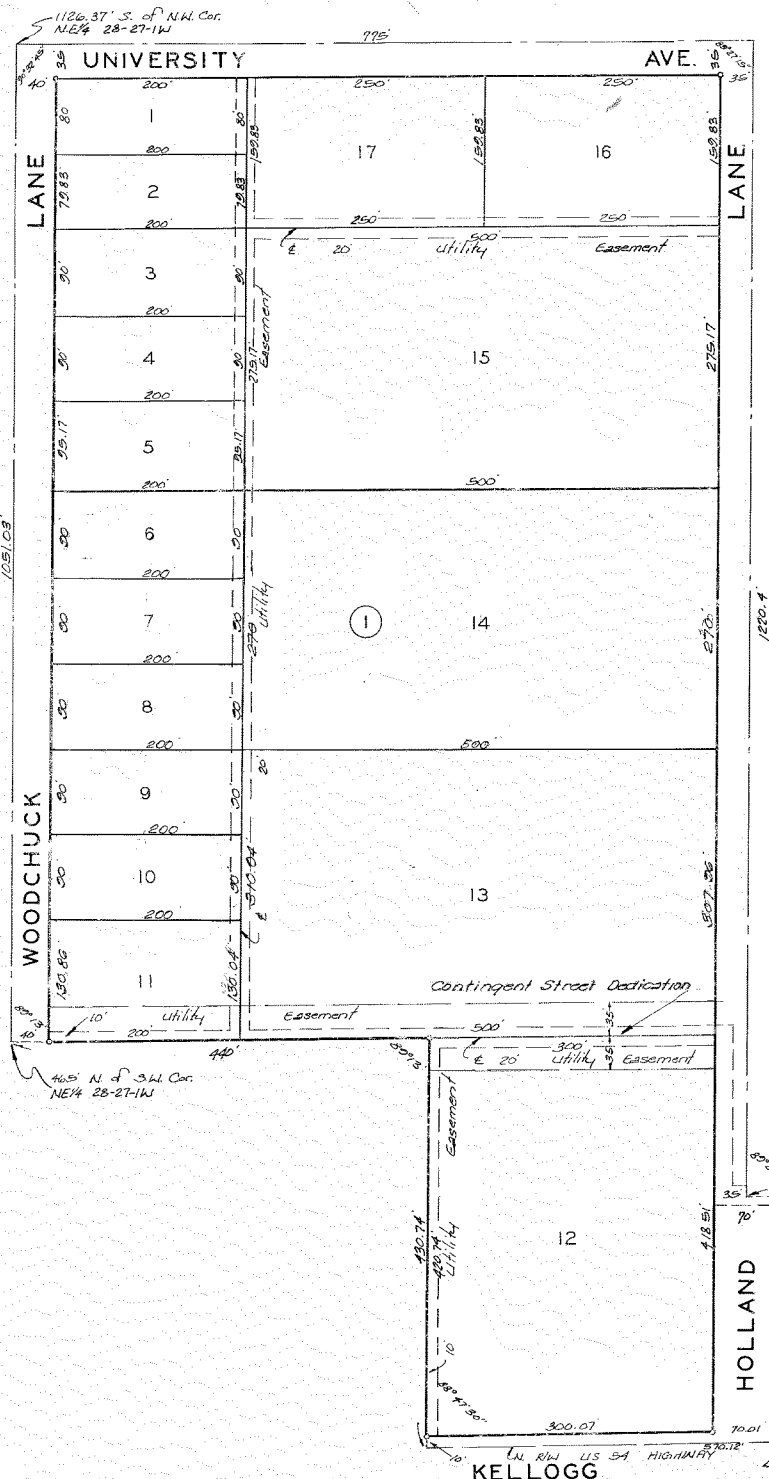
SHEET **3** OF **10**

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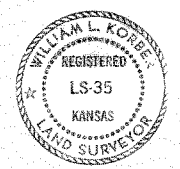
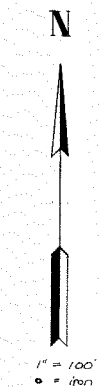
RIDGE PLAZA 4TH ADDITION

WICHITA, KANSAS

**FOR REFERENCE ONLY
NOT TO SCALE**



State of Kansas? ss. We, the Surveyors in aforesaid county hereby certify that we have platted "RIDGE PLAZA 4TH ADDITION" Wichita, Kansas, described NE 1/4 of Sec. 28, Twp 27-S, R-1-W, a point 1126.37 feet south of said NE 1/4; thence east parallel with the north line of said NE 1/4, 775 feet; thence south parallel with the west line of said NE 1/4, 1220.4 feet; thence east parallel with the north line of said NE 1/4, 235 feet; thence south parallel with the west line of said NE 1/4, 252.95 feet more or less to the north right-of-way line of US-54 Highway as condemned in Case A-38302; thence west along said Highway right-of-way, 570.12 feet more or less to a point 440 feet east of the west line of said NE 1/4, said point being the S.E. Corner of Ridge Plaza Second Addition, Wichita, Kansas; thence north parallel with the west line of said NE 1/4 and along the east line of said Addition, 430.74 feet to the N.E. Corner of said Addition; thence west along the north line of said Addition, 440 feet to the west line of said NE 1/4; thence north along the west line of said NE 1/4, 1051.03 feet to the place of beginning.



6/5/73 date William L. Korber Surveyor

Know all men by these presents that we, Terra Plaza Ltd, a corporation by Jay B. Samra, President and Fred H. Corner, Secretary, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "RIDGE PLAZA 4TH ADDITION" Wichita, Kansas. The easements are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

Terra Plaza Ltd, a corporation
Jay B. Samra President
Fred H. Corner Secretary

State of Kansas? ss. Be it remembered that on this 6th day of June 1973 before me a notary public in aforesaid county and state came Jay B. Samra, President and Fred H. Corner, Secretary of Terra Plaza Ltd, a corporation, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

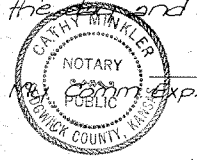
Robert E. Hammen Notary Public
My Comm. Exp. 2-25-75

Marie Warden county Clerk
Entered on transfer record this 20th day of July 1973.

We, Amarado Investment holders of a mortgage on the described property, hereby con- " to this plat of "RIDGE PLAZA 4TH ADDITION" Wichita, Kansas.

Amarado Investment Company, Inc.
David H. Brasted President
Kenneth P. Brasted Secretary

State of Kansas? ss. Be it remembered that on this 8th day of June 1973 before me a notary public in aforesaid county and state came David H. Brasted, President and Kenneth P. Brasted, Secretary of Amarado Investment Company, Inc., to me known to be the same persons who executed the foregoing instrument writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.



Cathy Minkler Notary Public
My Comm. Exp. 4-21-76

This plat of "RIDGE PLAZA 4TH ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 24th day of MAY 1973. Wichita-Sedgewick County Metropolitan Area Planning Commission

Clair J. Hennessy Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 3rd day of July 1973.

James M. Donnell Mayor
Ralph C. Eberly City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgewick County, Kansas, this 20th day of July 1973.

Earl E. Rush Chairman
Elmer Ebers Commissioner
Tom Scott Commissioner
Marie Warden 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 23rd day of July 1973, at 9:00 o'clock A.M. and is duly recorded.

John Hale Register of Deeds
Boete J. McCart Deputy



BAUGHMAN COMPANY

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

DON HATTAN
USED CAR SALES

COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-08-E264

DESIGN: DRAWN:
DATE: November 22, 2022

SHEET **10** OF **10**