

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:
 Cox Communications 260-7204
 Kansas Gas Service 1-888-482-4950
 Phillips 66 Pipeline 1-918-661-5535
 Westar 383-8600
 AT&T 1-800-286-8313
 City of Wichita Water Department 262-6000
 City of Wichita Sewer Maintenance 262-6000
- 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 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.
- 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.
- The Contractor shall protect from damage and support existing utilities through constructions as approved by the utility owner and the Engineer at the contractors expense.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- 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.
- Easement grading shall only be performed on Lots 2-11, Block 2. Other easement grading will be completed with the storm water drain project.

LATERAL 11, MAIN 18 FOUR MILE CREEK SEWER

to serve

The Steppes at Ark Valley

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

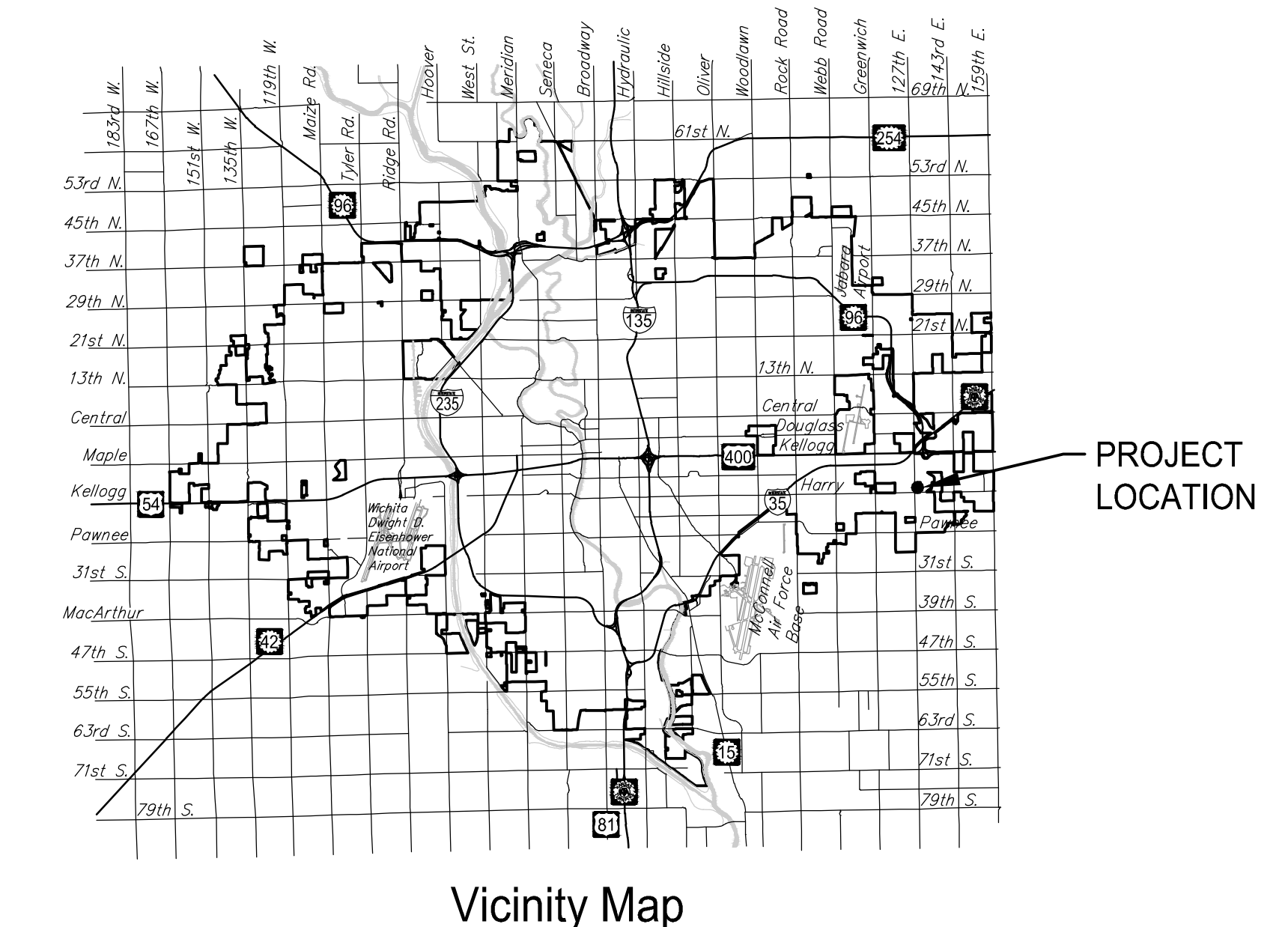
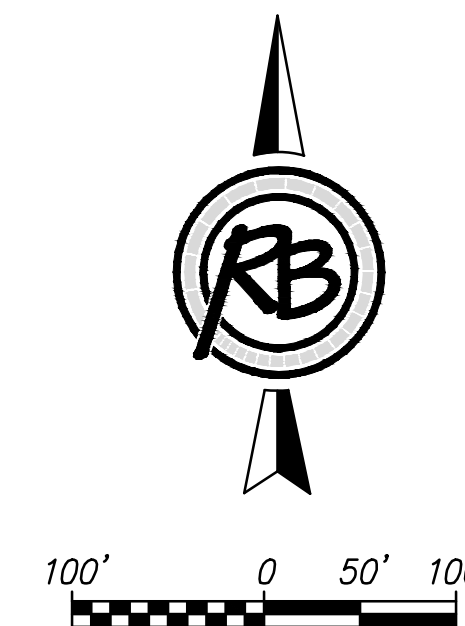
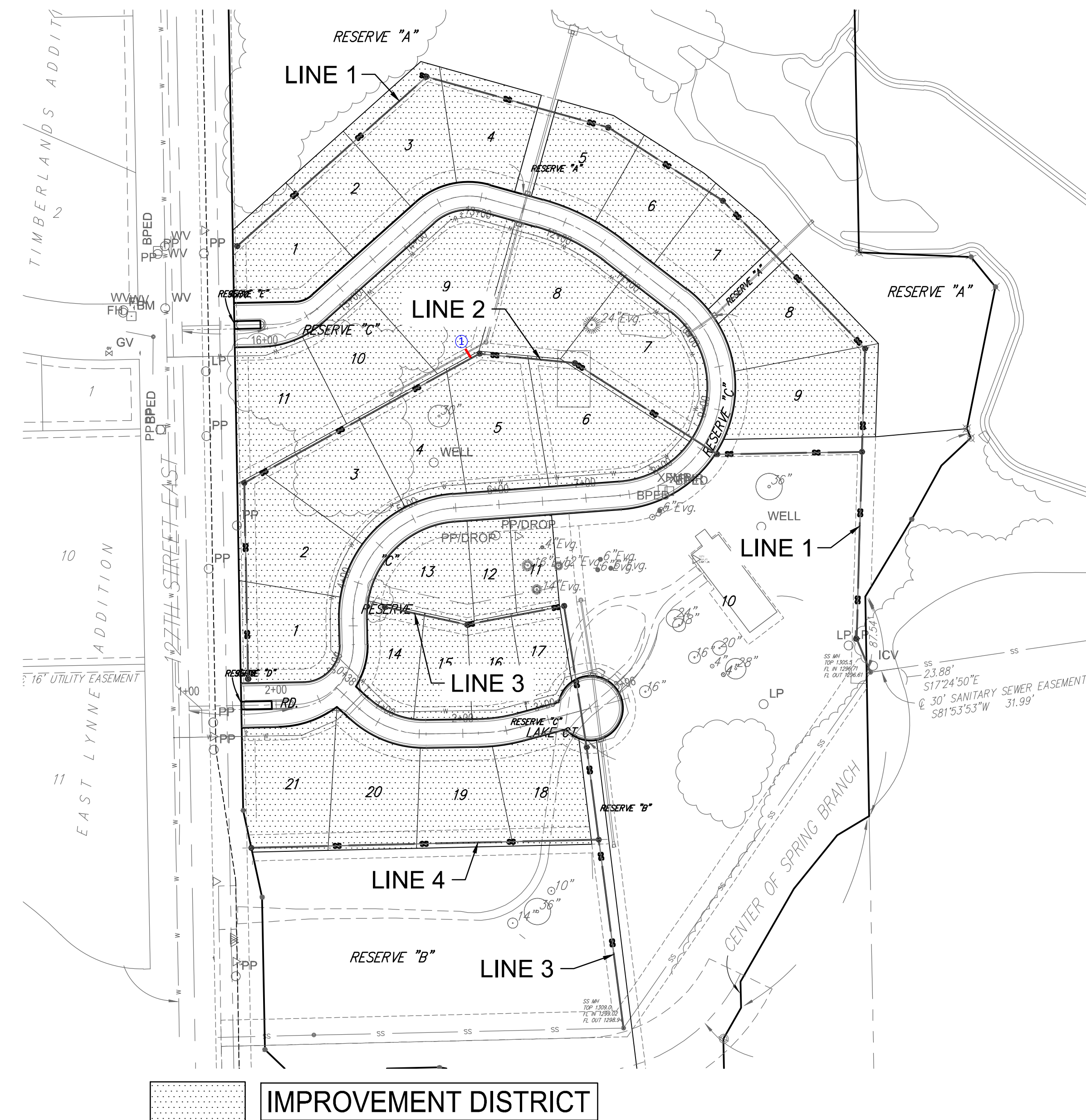
Project Number 468-84979

O.C.A. NO. 744377

McCullough Excavation - Contractor
 J. Wagner - City of Wichita, Field Project Engineer
 K. Yale - City of Wichita, Inspector
 As-built
 Riser
 Release Date: 7/15/2015
 pdf: APRosas 2/8/2016

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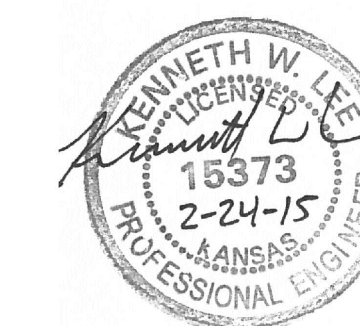
- TITLE SHEET
- PLAN & PROFILES
- PRECAST MH DETAILS
- MH FRAME & COVER DETAILS
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- SS COORDINATE MAP
- ADDITION BUBBLE MAP
- PLAT

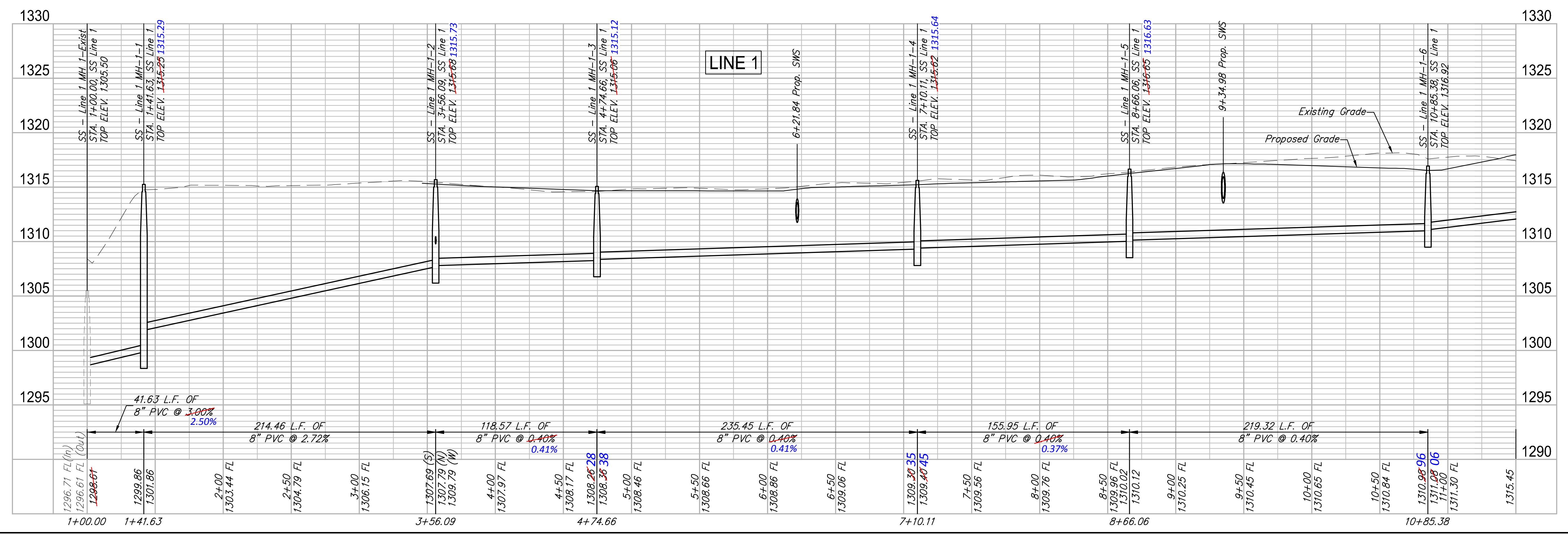
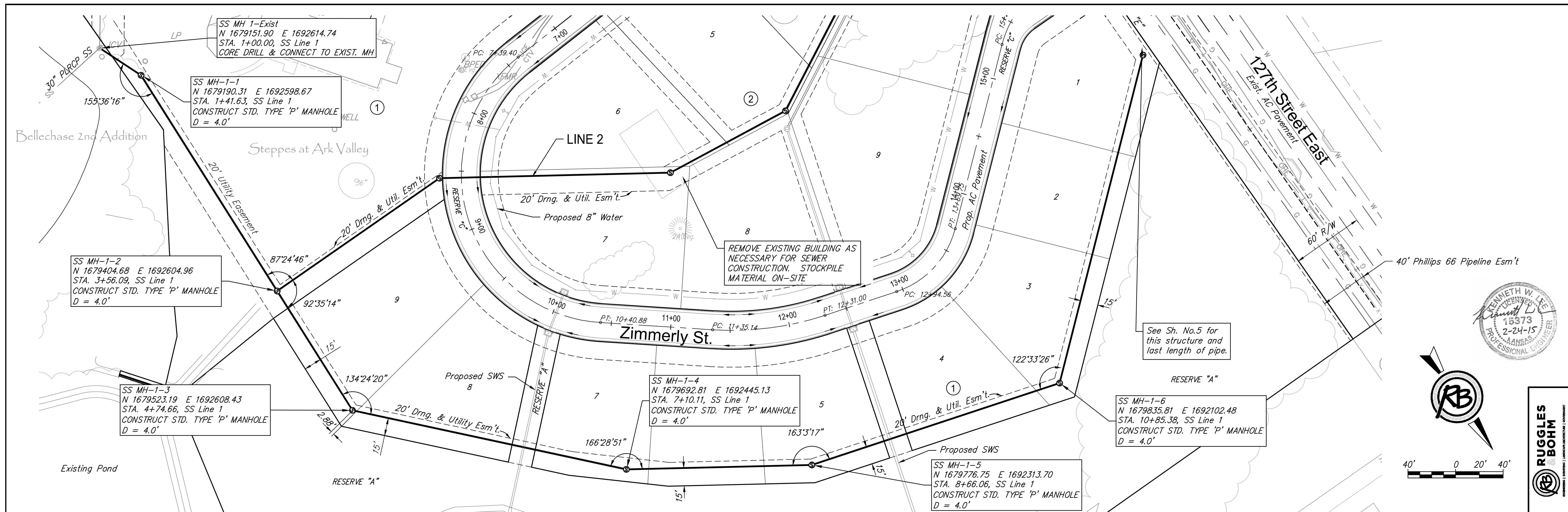


Benchmarks

BENCHMARK: CHISELED SQUARE ON THE TOP OF CURB ON THE NORTH SIDE OF ZIMMERLY STREET, WEST OF 127TH STREET EAST, ELEVATION = 1329.39 (NAVD88)

February 2015





RUGGLES BOHM
 ENGINEERING & SURVEYING
 4372E Engineering Base

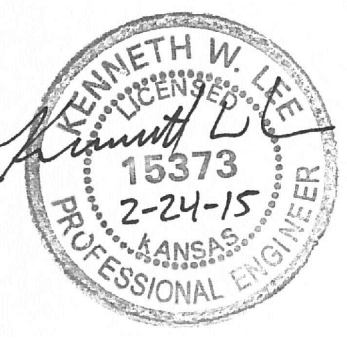
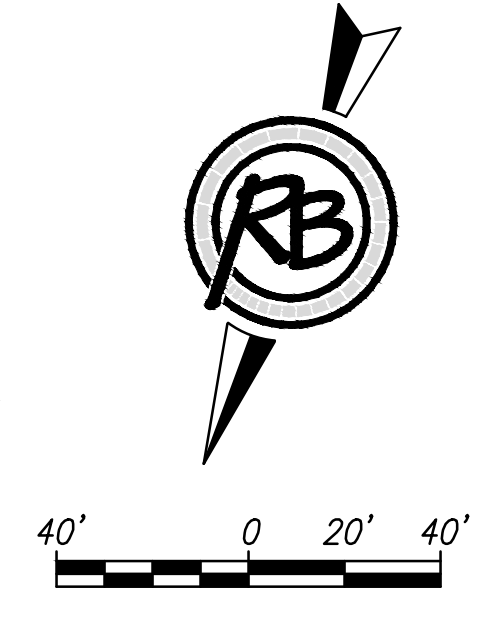
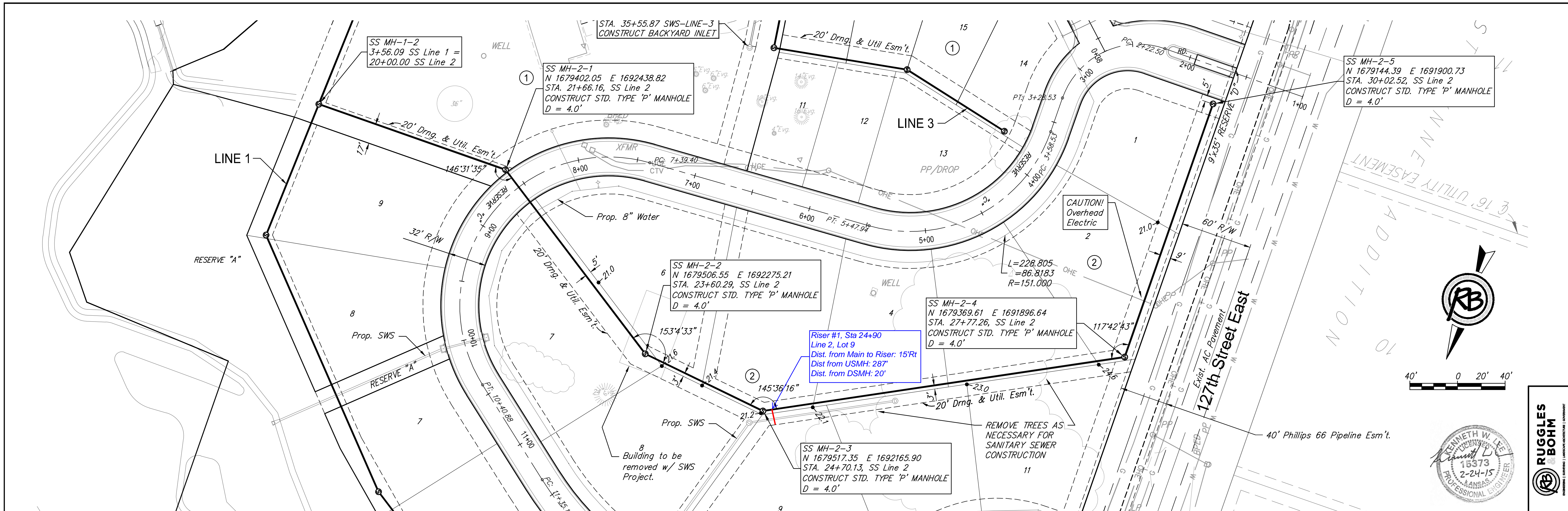
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 DRAWING FILE: 4372E Engineering Base

DESIGN: KWL
 DRAWN: DRS

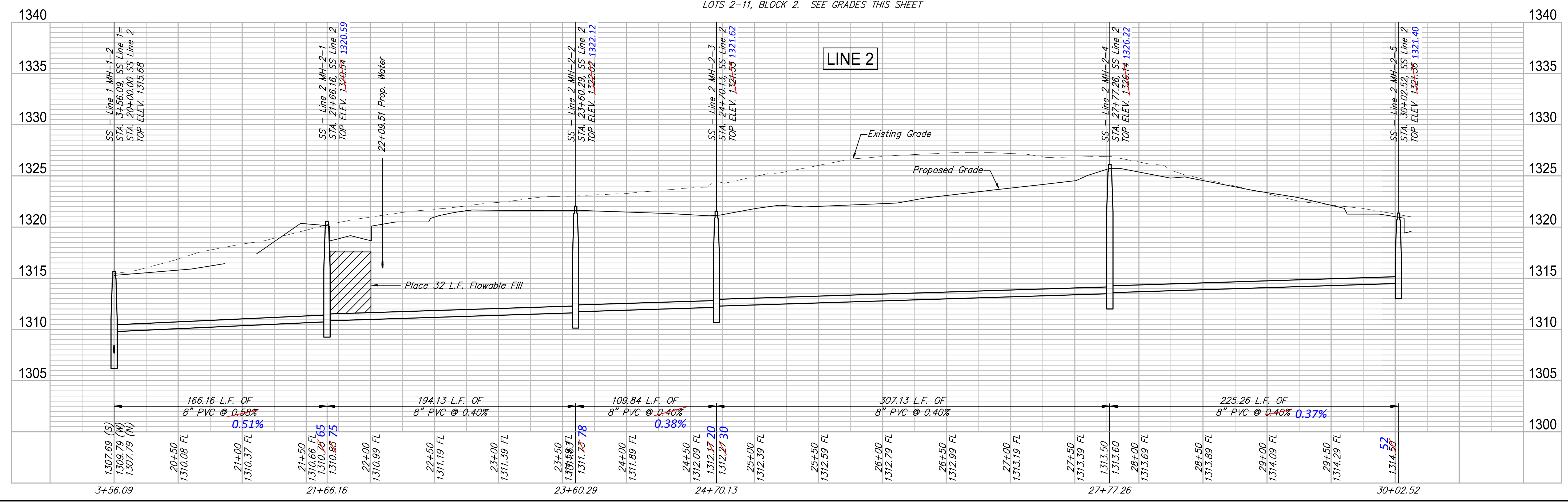
REVIEW: 2/14/2015
 DATE: 2/24/2015

The Steppes at Ark Valley
SS Line 1
 Wichita, Kansas

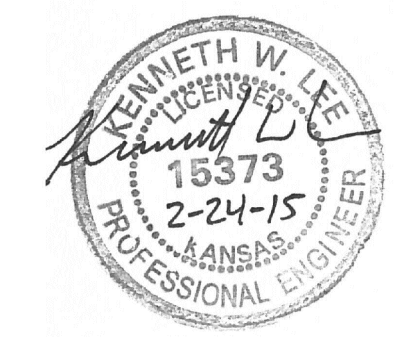
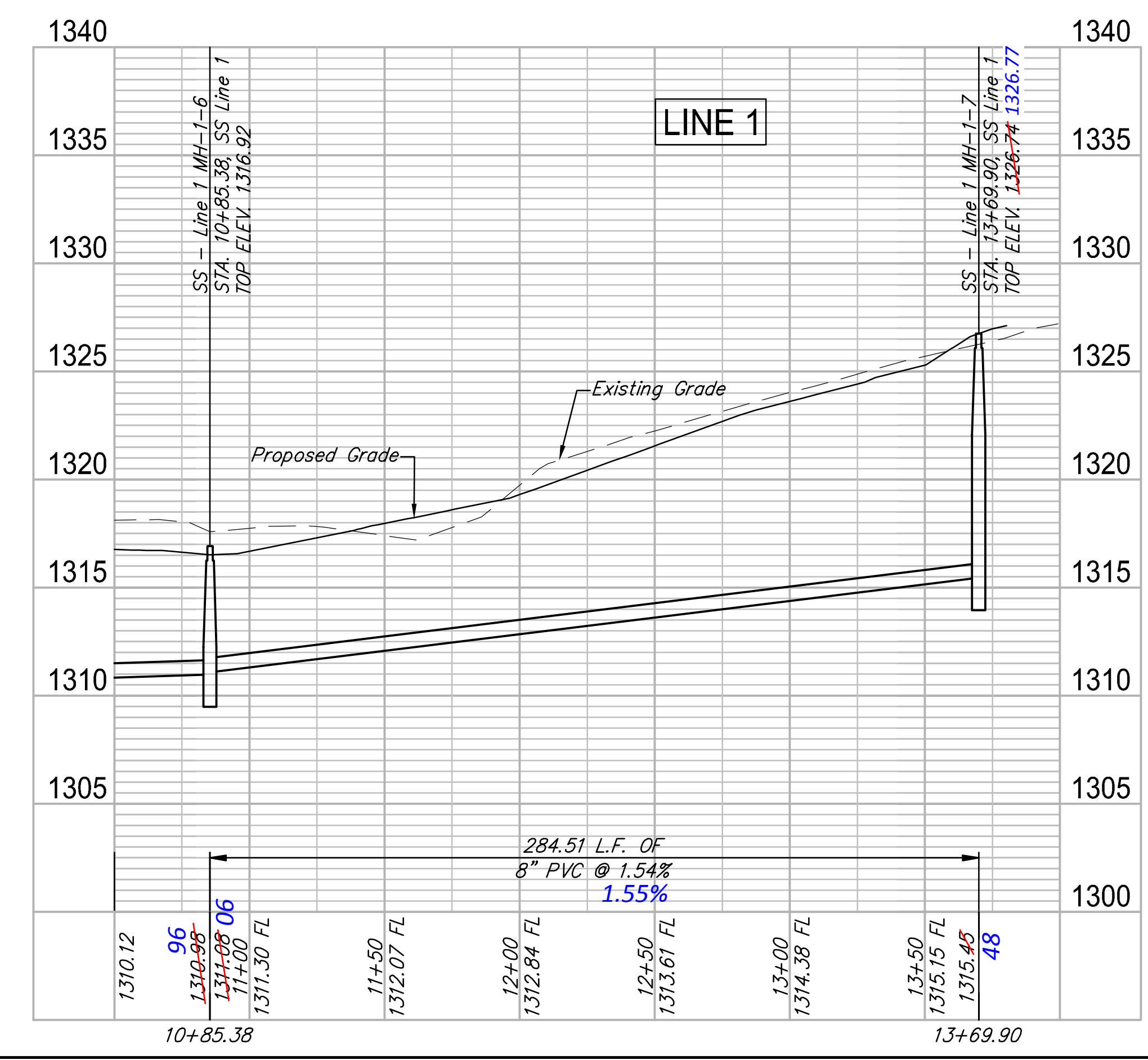
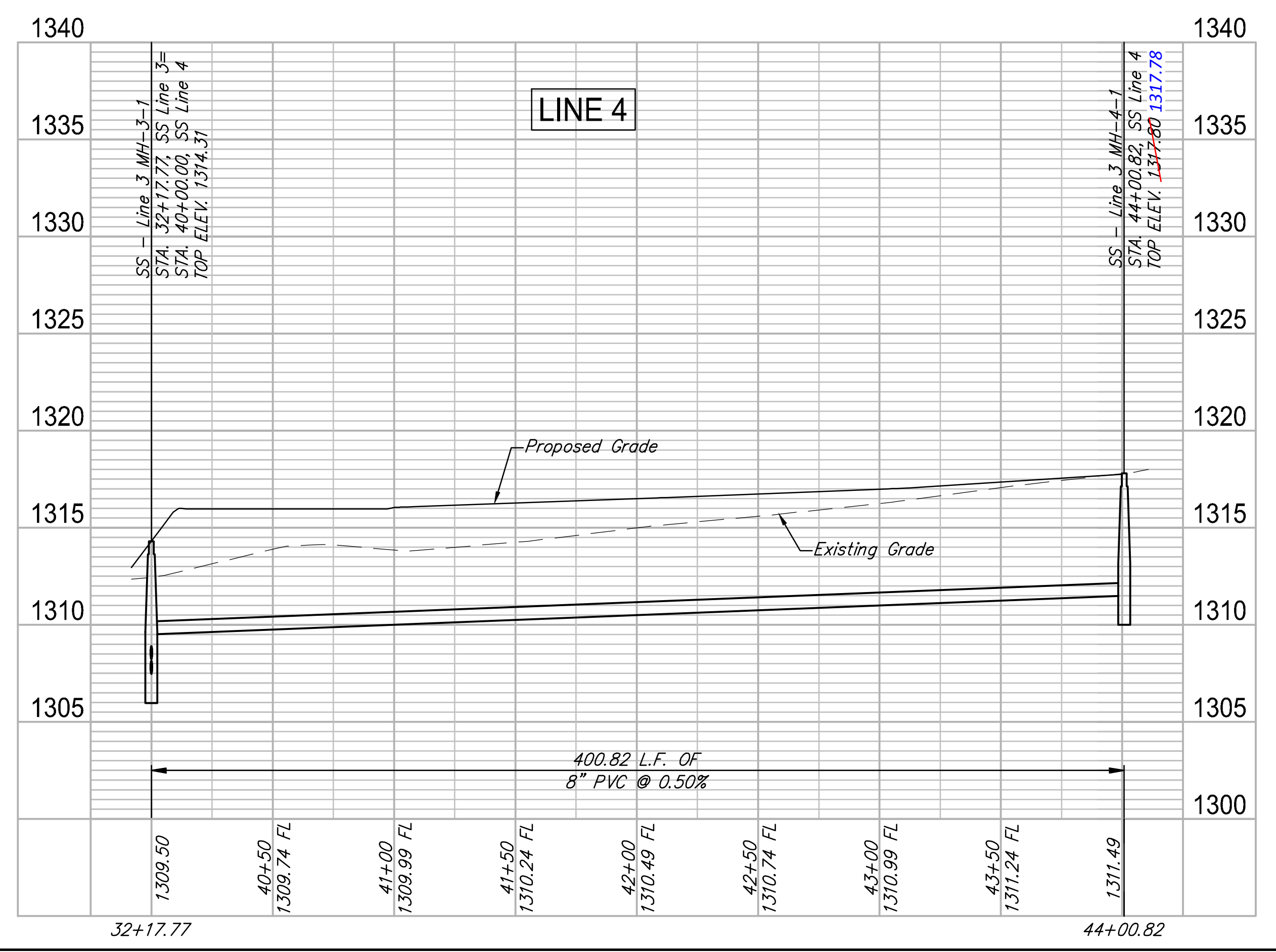
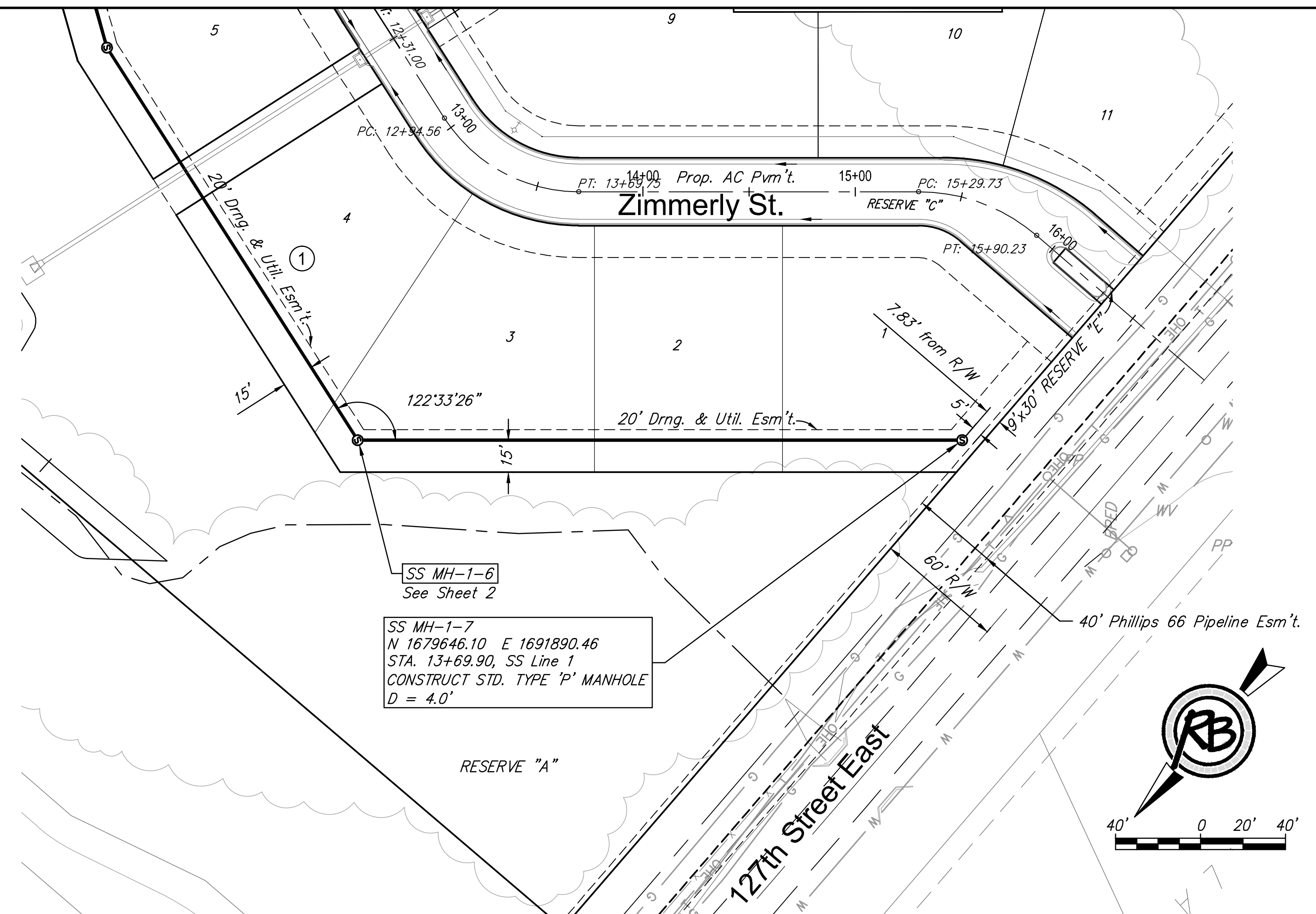
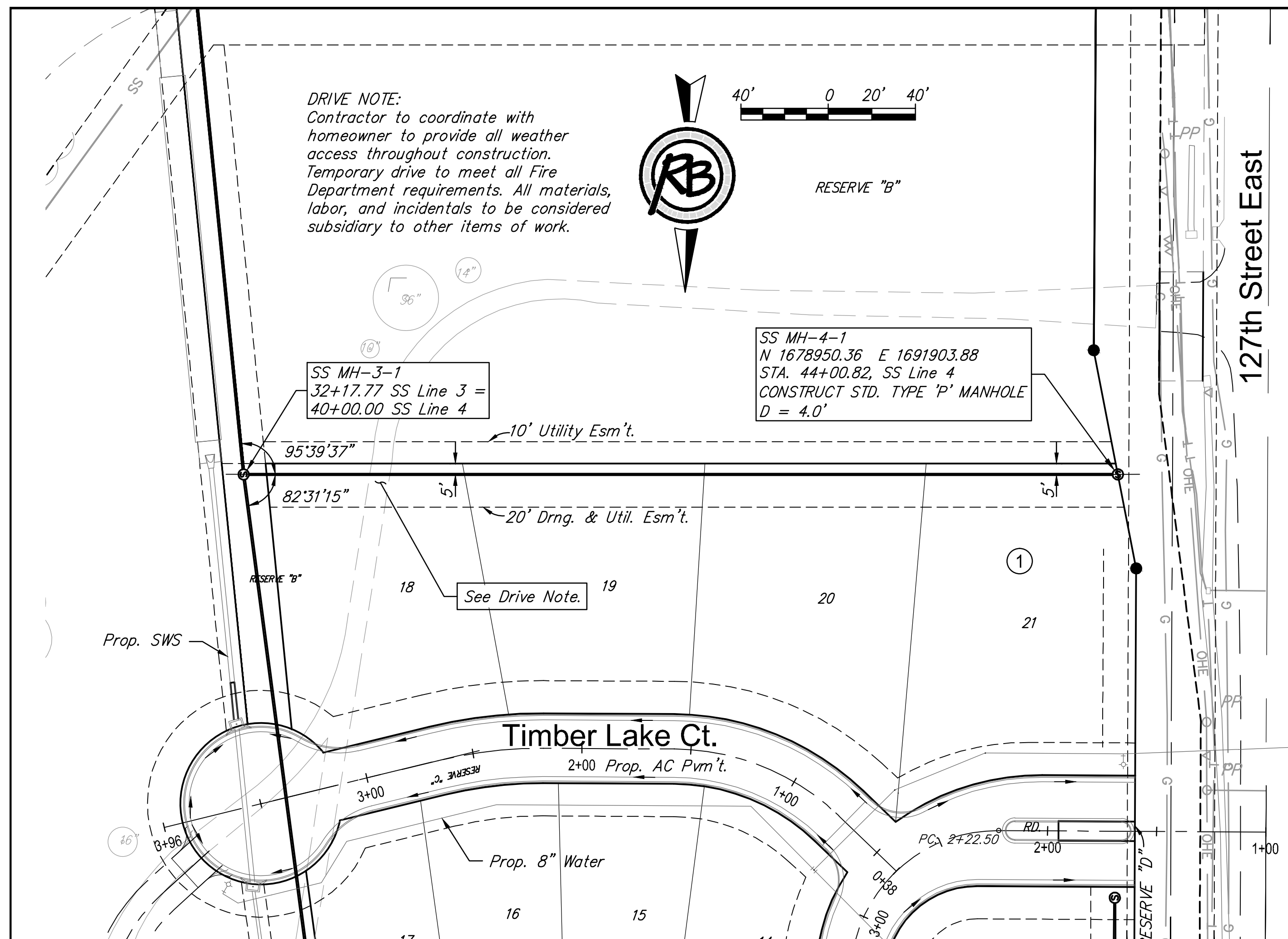
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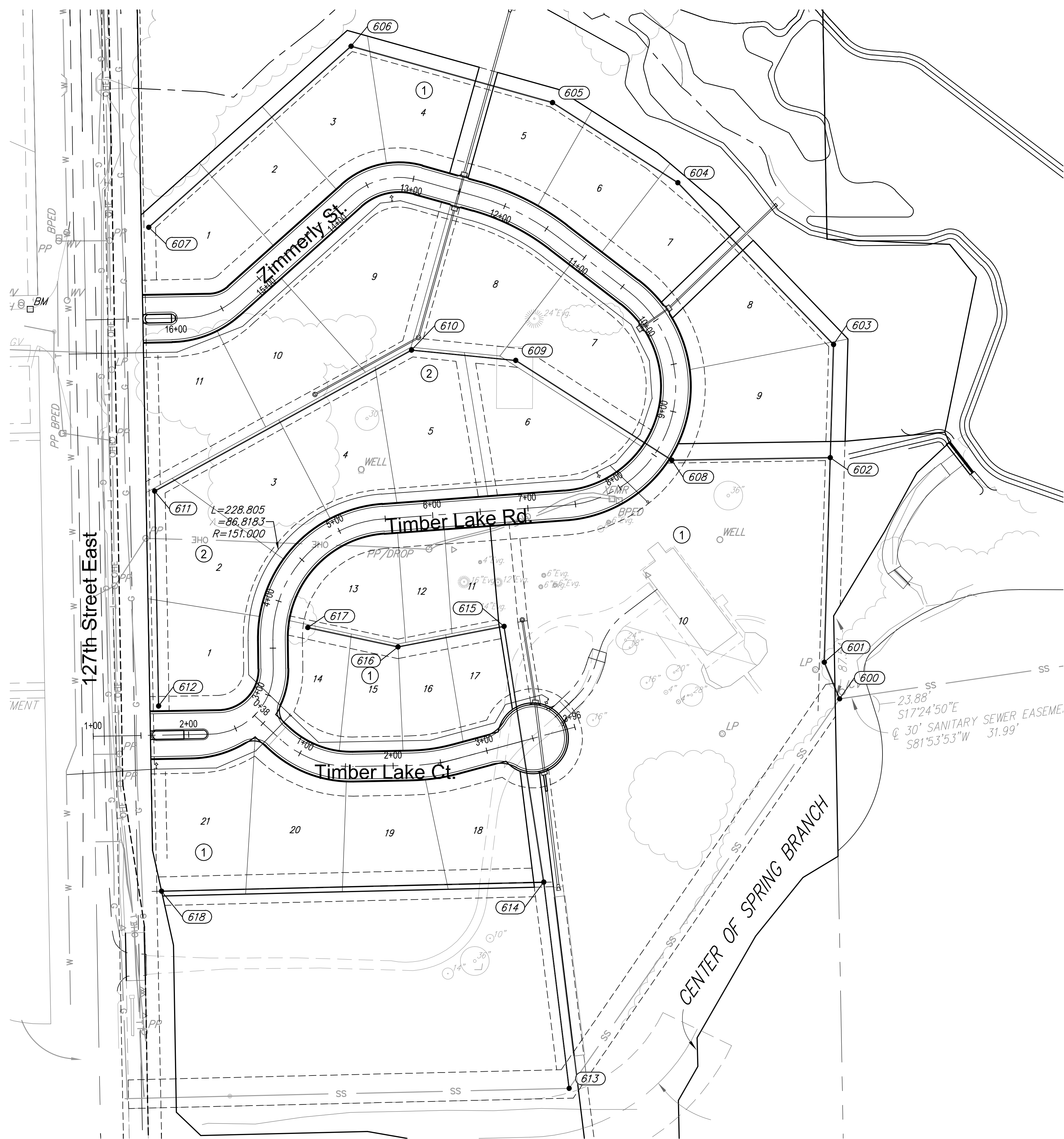
EASEMENT GRADING SHALL BE PERFORMED ON LOTS 2-11, BLOCK 2. SEE GRADES THIS SHEET



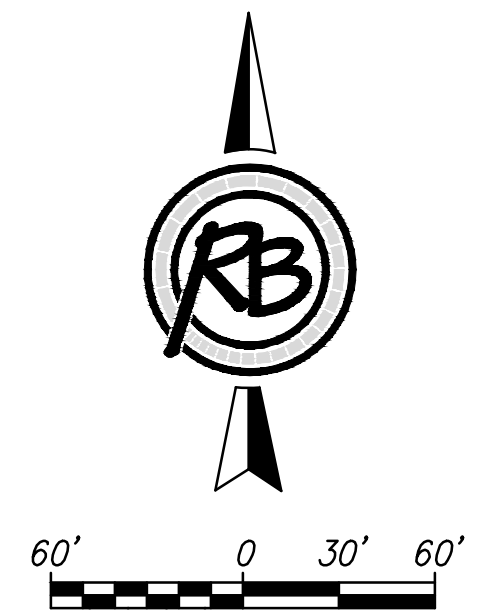
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 DRAWING FILE: 4372E Engineering Base (SS-Line-2)
 The Steppes at Ark Valley
 SS-Line-2
 Wichita, Kansas
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REVISION	2/14/2015
DATE	2/24/2015
DESIGN	KWL
DRAWN	DPS
PROJECT NUMBER	468-84979
DRAWING FILE	4372E Engineering Base
PROJECT	The Steppes at Ark Valley
SS Line 4 & LINE 1	Wichita, Kansas
SHEET	5
OF	16

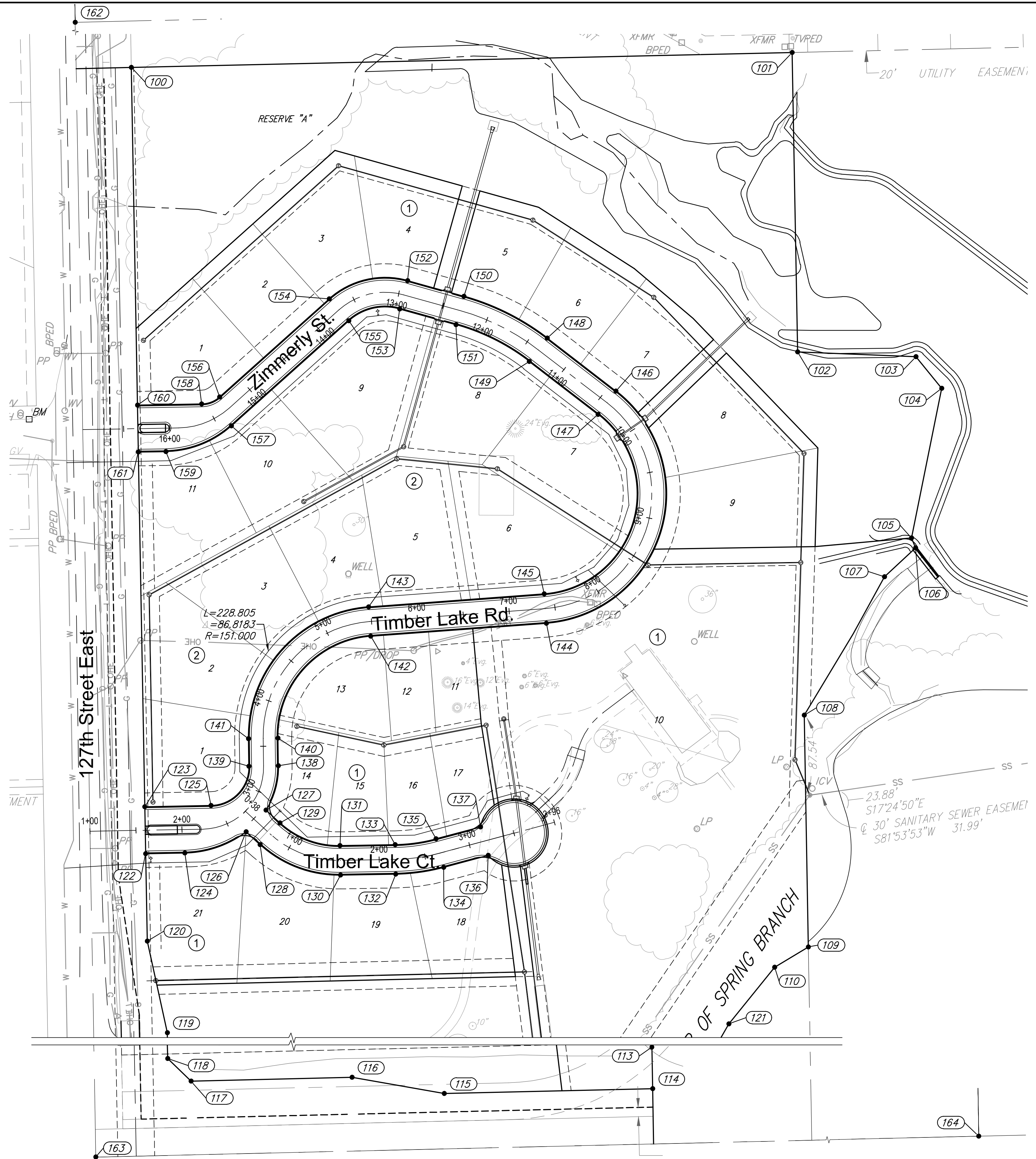


Point Table			
Point #	Northing	Easting	Description
600	1679151.90	1692614.74	MH 1-EXIST
601	1679190.31	1692598.67	MH 1-1
602	1679404.68	1692604.96	MH 1-2
603	1679523.19	1692608.43	MH 1-3
604	1679692.81	1692445.13	MH 1-4
605	1679776.75	1692313.70	MH 1-5
606	1679835.81	1692102.48	MH 1-6
607	1679646.10	1691890.46	MH 1-7
608	1679402.05	1692438.82	MH 2-1
609	1679506.55	1692275.21	MH 2-2
610	1679517.35	1692165.90	MH 2-3
611	1679369.61	1691896.64	MH 2-4
612	1679144.39	1691900.73	MH 2-5
613	1678743.66	1692331.15	MH 3-EXIST
614	1678959.79	1692304.58	MH 3-1
615	1679227.87	1692262.95	MH 3-2
616	1679206.35	1692151.69	MH 3-3
617	1679226.61	1692057.13	MH 3-4
618	1678950.36	1691903.88	MH 4-1



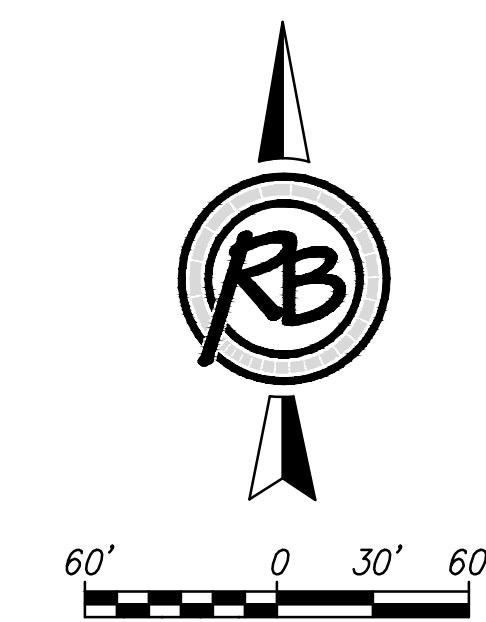
The Steppes at Ark Valley
SS COORDINATE MAP

	RUGGLES & BOHM	ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE GOVERNMENT	DATE ####	
	924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RB-KANSAS.COM	PROJECT NUMBER 468-84979	DWG. SCALE 4372E	DESIGN KWL
	DRAWING FILE 4372E Engineering Base [SS COORDINATE MAP]	REVIEW DRS	SHEET 14	
	(c) Copyright 2015, Ruggles & Bohm, P.A.	OF 16		



Point Table			
Point #	Northing	Easting	Description
100	1679942.68	1691877.23	ADD CNR
101	1679958.92	1692595.56	ADD CNR
102	1679633.57	1692601.47	ADD CNR
103	1679628.24	1692730.13	ADD CNR
104	1679593.89	1692758.20	ADD CNR
105	1679431.39	1692725.25	ADD CNR
106	1679420.54	1692729.68	ADD CNR
107	1679389.11	1692695.95	ADD CNR
108	1679238.81	1692608.64	ADD CNR
109	1678986.91	1692613.21	ADD CNR
110	1678964.78	1692576.45	ADD CNR
111	1678796.78	1692465.37	ADD CNR
112	1678766.79	1692466.09	ADD CNR
113	1678731.15	1692445.82	ADD CNR
114	1678686.16	1692446.64	ADD CNR
115	1678680.83	1692220.21	ADD CNR
116	1678698.47	1692119.87	ADD CNR
117	1678694.36	1691944.91	ADD CNR
118	1678718.76	1691919.47	ADD CNR
119	1678893.74	1691916.29	ADD CNR
120	1678993.25	1691894.48	ADD CNR
121	1678903.35	1692526.78	ADD CNR
122	1679088.23	1691892.75	RES COR
123	1679139.22	1691891.83	RES COR
124	1679089.00	1691935.34	RES PC
125	1679140.53	1691963.81	RES PC
126	1679111.99	1692002.01	RES PI
127	1679135.57	1692023.64	RES PI
128	1679098.09	1692017.16	RES PC
129	1679121.67	1692038.79	RES PC
130	1679064.97	1692104.63	RES PT
131	1679096.96	1692104.05	RES PT
132	1679066.06	1692164.62	RES PC
133	1679098.06	1692164.04	RES PC
134	1679073.43	1692216.74	RES PT
135	1679104.33	1692208.43	RES PT
136	1679086.42	1692265.09	RES PI
137	1679117.33	1692256.79	RES PI
138	1679183.87	1692037.04	RES PT
139	1679183.29	1692005.04	RES PT

Point Table			
Point #	Northing	Easting	Description
140	1679213.86	1692036.49	RES PC
141	1679213.28	1692004.50	RES PC
142	1679324.55	1692137.45	RES PT
143	1679356.46	1692135.10	RES PT
144	1679338.64	1692328.40	RES PC
145	1679370.56	1692326.04	RES PC
146	1679590.99	1692404.03	RES PT
147	1679565.63	1692384.51	RES PT
148	1679648.49	1692329.34	RES PC
149	1679623.13	1692309.82	RES PC
150	1679693.89	1692238.70	RES PT
151	1679663.07	1692230.09	RES PT
152	1679711.01	1692177.49	RES PC
153	1679680.19	1692168.88	RES PC
154	1679691.18	1692092.31	RES PT
155	1679667.34	1692113.65	RES PT
156	1679584.54	1691973.13	RES PC
157	1679553.14	1691986.02	RES PC
158	1679576.91	1691953.67	RES PT
159	1679525.19	1691914.82	RES PT
160	1679575.64	1691883.90	RES COR
161	1679524.65	1691884.83	RES COR
162	1681270.74	1691793.10	W 1/4 COR
163	1678612.01	1691841.34	SECTION COR
164	1678673.81	1694471.91	S 1/4 COR



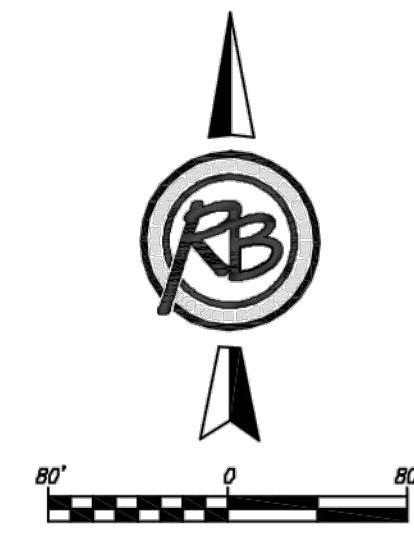
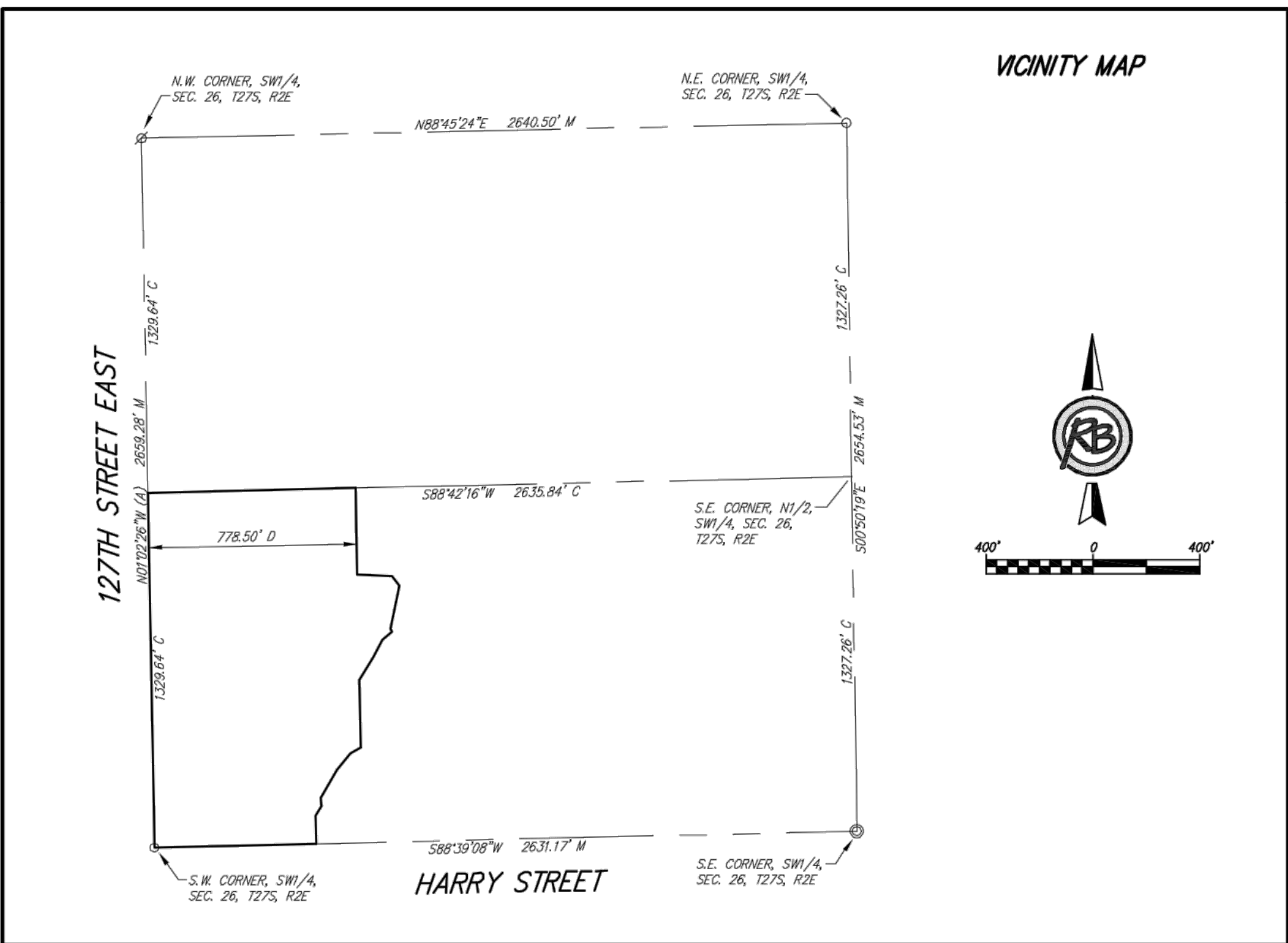
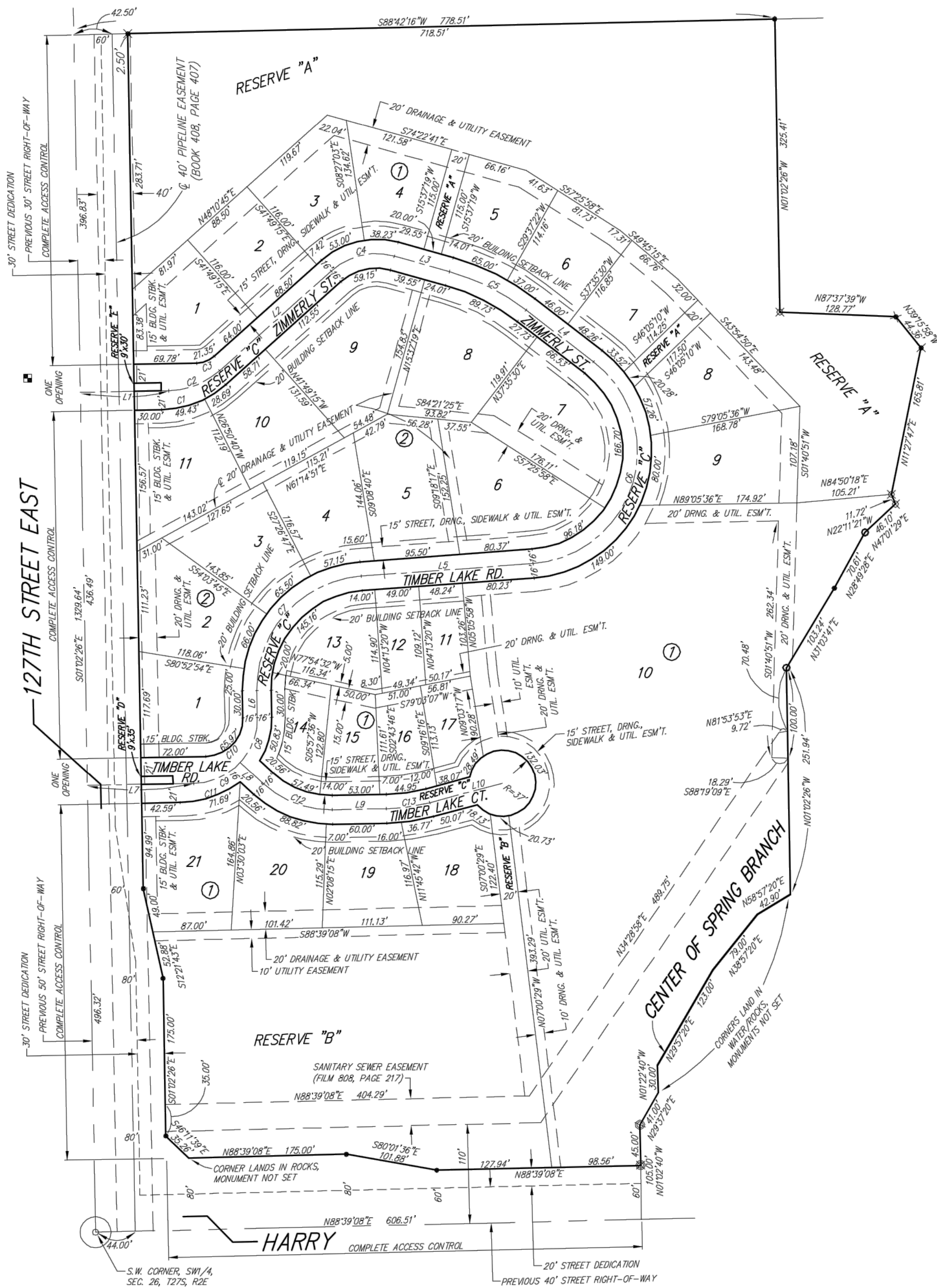
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The Steppes at Ark Valley
ADDITION BUBBLE MAP

			DATE ###
	ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE GOVERNMENT 924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621 WWW.RUGGLESANDBOHM.COM		DESIGN KWL
PROJECT NUMBER 468-84979	REV. NO. 4372E	DWG. SCALE ...	REVIEW DRS
DRAWING FILE 4372E Engineering Base [ADDITION BUBBLE MAP]			SHEET 15 OF 16

THE STEPPES AT ARK VALLEY

an Addition to Wichita, Sedgwick County, Kansas



(A) = Assumed Basis of Bearing
 M = Measured
 C = Calculated
 D = Described

- SURVEY MARKER LEGEND**
- 1/2" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - 3/4" IRON PIPE (FOUND - ORIGIN UNKNOWN)
 - 1/2" REBAR W/CAP (FOUND - ORIGIN UNKNOWN)
 - ⊗ 5/8" REBAR W/ARMSTRONG CAP (FOUND)
 - ⊗ 1/2" REBAR W/BENCHMARK CAP (FOUND - ORIGIN UNKNOWN)
 - ⊗ 1/2" REBAR W/BENCHMARK CAP (FOUND)
 - ⊗ 1/2" REBAR W/TLS CAP (FOUND)
 - ⊗ 1/2" REBAR W/RUGGLES & BOHM CAP (FOUND)
 - ⊗ 1/2" REBAR W/RUGGLES & BOHM CAP (SET)
 - BENCHMARK

BENCHMARK: CHEELED SQUARE ON THE TOP OF CURB ON THE NORTH SIDE OF ZIMMERLY STREET, WEST OF 127TH STREET EAST, ELEVATION = 1329.39 (NAVD88)

LINE	LENGTH	BEARING
L1	98.07'	N88°57'34"E
L2	165.88'	N48°10'45"E
L3	63.56'	S74°22'41"E
L4	94.26'	S52°24'30"E
L5	191.47'	S85°46'40"W
L6	30.00'	S01°02'26"E
L7	118.00'	S88°57'34"W
L8	35.10'	S47°28'24"E
L9	60.00'	N88°57'15"E
L10	83.43'	N74°57'28"E

CURVE	LENGTH	DELTA ANGLE	RADIUS
C1	78.12'	40°46'49"	109.76'
C2	62.36'	40°46'49"	87.64'
C3	21.35'	40°46'49"	30.00'
C4	75.19'	57°26'34"	75.00'
C5	95.86'	21°58'12"	250.00'
C6	301.48'	138°11'00"	125.00'
C7	189.41'	86°49'06"	125.00'
C8	54.75'	43°34'02"	72.00'
C9	58.35'	46°23'58"	72.00'
C10	65.97'	90°00'00"	42.00'
C11	71.69'	35°57'25"	114.24'
C12	83.65'	43°34'21"	110.00'
C13	48.86'	13°59'47"	200.00'

PARCEL	SQ. FT.	PARCEL	SQ. FT.
LOT 1, BLOCK 1	12472.99	LOT 19, BLOCK 1	11138.26
LOT 2, BLOCK 1	10266.00	LOT 20, BLOCK 1	13178.39
LOT 3, BLOCK 1	12336.79	LOT 21, BLOCK 1	14823.88
LOT 4, BLOCK 1	11138.13	LOT 1, BLOCK 2	11892.75
LOT 5, BLOCK 1	10803.13	LOT 2, BLOCK 2	13520.29
LOT 6, BLOCK 1	10491.45	LOT 3, BLOCK 2	11817.37
LOT 7, BLOCK 1	10372.16	LOT 4, BLOCK 2	11694.97
LOT 8, BLOCK 1	13072.37	LOT 5, BLOCK 2	14744.74
LOT 9, BLOCK 1	15330.56	LOT 6, BLOCK 2	16494.05
LOT 10, BLOCK 1	193059.21	LOT 7, BLOCK 2	17144.66
LOT 11, BLOCK 1	5208.64	LOT 8, BLOCK 2	16219.29
LOT 12, BLOCK 1	5488.61	LOT 9, BLOCK 2	19319.04
LOT 13, BLOCK 1	9799.56	LOT 10, BLOCK 2	12201.69
LOT 14, BLOCK 1	7519.25	LOT 11, BLOCK 2	14097.76
LOT 15, BLOCK 1	6815.14	RESERVE "A"	17644.88
LOT 16, BLOCK 1	6522.65	RESERVE "B"	109859.05
LOT 17, BLOCK 1	6061.02	RESERVE "C"	62,304.07
LOT 18, BLOCK 1	11753.59	RESERVE "D"	315.00
		RESERVE "E"	270.00

BLOCK	LOT NO.	ELEVATION (NAVD88)
1	1, 2, 3, 4, 5	1317.0
1	7, 8, 9	1316.5
1	16, 17	1319.0
1	18	1320.0
1	19	1321.0

Notes:
 1. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
 2. No walls or permanent structures will be permitted within the 40' Pipeline Easement granted in Book 40B, Page 407. Removable fences will be allowed in the easement (outside of street right of way) but it shall be the responsibility of the property owner to repair or replace any fence damaged during maintenance of the pipeline.

FOR REFERENCE ONLY

