

PRIVATE PROJECTS WATER (PPW)  
**CHEDDARS SCRATCH KITCHEN**  
 W. KELLOGG DRIVE AND S. RIDGE ROAD  
 SEC. 28, T27S, R1W  
 WICHITA, SEDGWICK COUNTY, KANSAS  
 2159 PPW (183021)  
**535 S. Ridge Rd**

**AS BUILTS**

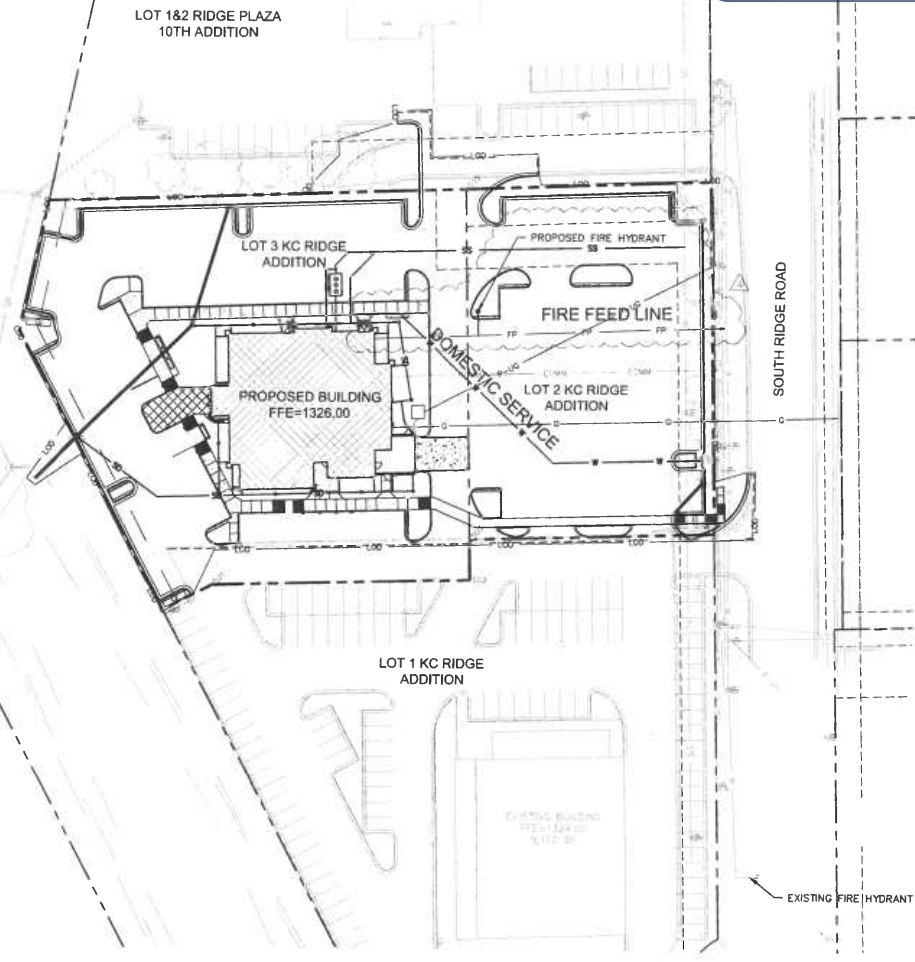
Contractor:  
**R&J Excavating**  
 1/03/2019

Project Inspector:  
 Larry Gann

**KEMILLER**  
 ENGINEERING PA  
 117 E. Lewis, Wichita, KS 67202 (316)264-0242

**GENERAL NOTES**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND FOLLOW THE CITY OF WICHITA'S STANDARDS USED IN THIS PROJECT. A LIST OF STANDARDS HAS BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR; HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL CITY OF WICHITA STANDARDS AND SPECIAL PROVISIONS WHICH ARE APPLICABLE TO THIS PROJECT UNLESS OTHERWISE MODIFIED BY THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PRESERVE ALL SURVEY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY MONUMENTS. ANY PROPERTY MONUMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY THAT ALL IMPACTED GOVERNMENT AGENCIES HAVE GRANTED ALL APPLICABLE PERMISSION TO PROCEED WITH CONSTRUCTION PRIOR TO MOBILIZATION. FURTHERMORE, 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY APPROPRIATE PARTIES THAT WORK WILL BE PROCEEDING WITHIN EACH IMPACTED GOVERNMENT AGENCY JURISDICTIONAL BOUNDARY.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGGER'S HOTLINE OF KANSAS @ 1-800-DIG-SAFE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ALSO HAVE ALL "PRIVATE UTILITIES" (INCLUDING IRRIGATION SYSTEMS) LOCATED BEFORE STARTING ANY CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE OR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR RELOCATION OF ALL UNFORESEEN EXISTING UTILITIES CONFLICTING WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. THE CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- ANY EXISTING UTILITY LINES AND STRUCTURES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND KEPT FREE OF DAMAGE BY THE CONTRACTOR'S OPERATIONS. IF SUCH UTILITY OR STRUCTURE IS DAMAGED, IT SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE. IF ANY UTILITY LINES OR STRUCTURES ARE DAMAGED DURING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTIONS.
- ALL SPILL MATERIAL FROM THE PROJECT SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN A LAWFUL MANNER. CONSULT WITH GEOTECHNICAL ENGINEER AND OWNER PRIOR TO ANY EARTHWORK OR EXCAVATION REGARDING CONTAMINATED AND/OR UNSUITABLE SOILS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB (UNLESS OTHERWISE NOTED). DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR RELOCATION AND/OR DEMOLITION AND DISPOSAL IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED AND/OR RELOCATED SHALL BE UNDERCUT TO SUITABLE GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PLANS/SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRAFFIC CONTROL NECESSARY DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL NOT DISTURB BEYOND THE PROJECT LIMITS OF CONSTRUCTION WITHOUT APPROVAL FROM THE PROJECT ENGINEER/OWNER.
- ALL CONSTRUCTION INSPECTION AND MATERIAL TESTING SHALL BE PROVIDED TO THE ACCEPTANCE OF THE CITY OF WICHITA.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, BUILDING SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND FOLLOW THE CITY OF WICHITA STANDARDS USED IN THIS PROJECT. A LIST OF STANDARDS HAS BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR; HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL CITY OF WICHITA STANDARDS WHICH ARE APPLICABLE TO THIS PROJECT UNLESS OTHERWISE MODIFIED BY THE CONTRACT DOCUMENTS.
- THE WATER MAIN CONSTRUCTION AND PIPE MATERIALS FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF WICHITA STANDARDS. ALL STANDARDS AND SPECIFICATIONS AND ADDENDA SHALL APPLY.
- PRIOR TO FINAL ACCEPTANCE, ALL WATER MAIN SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY OF WICHITA REQUIREMENTS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNER.
- THE CONTRACTOR SHALL PAY ALL METER COSTS (NEW OR TEMPORARY), TAPPING FEES, AND OTHER INCIDENTAL COSTS REQUIRED BY THE CITY OF WICHITA.
- ALL FITTINGS (HORIZONTAL AND VERTICAL), VALVES, AND HYDRANTS SHALL BE SECURELY RESTRAINED USING CONCRETE THRUST BLOCKS TO WITHSTAND TESTING AND OPERATING PRESSURES.
- TRACER WIRE SHALL BE INSTALLED ON ALL PIPE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND SHALL BE INCIDENTAL TO THE PIPE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES SHALL BE 10 FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER STRUCTURES IS 24 INCHES.
- WATER MAIN TAPS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE INCLUDING ALL NECESSARY EXCAVATION NEEDED TO LOCATE WATER MAIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF WICHITA AS NEEDED TO TIE INTO THE CITY OF WICHITA WATER SYSTEM.
- ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND FINAL GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS. FIRE HYDRANTS SHALL BE INSTALLED WITH PUMPER CONNECTION FACING THE ROAD UNLESS OTHERWISE DIRECTED IN THE CONTRACT DOCUMENTS.
- ALL WATER MAIN CONSTRUCTION SHALL BE DONE UNDER A PLUMBING PERMIT AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
- ALL WATER METERS, PUMPS, AND BACKFLOW PREVENTERS ARE LOCATED INSIDE THE BUILDING. REFERENCE ARCHITECTURAL/M.E.P. PLANS FOR DESIGN AND LOCATIONS.
- REFERENCE ARCHITECTURAL/M.E.P. PLANS FOR WATER SERVICE TIE-INS WITH BUILDING.
- WATER PIPE SHALL HAVE A 42" AND 48" MINIMUM BURY DEPTH AS MEASURED FROM FINISHED GROUND TO TOP OF PIPE FOR 8" AND LESS AND 12" DIAMETER PIPE, RESPECTIVELY.
- SITE SHALL BE TO FINISHED GRADE PRIOR TO INSTALLATION OF WATER PIPING.
- ALL FITTINGS SHALL BE MECHANICAL OR PUSH ON JOINTS.
- ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. TESTING AGENCY SHALL PROVIDE COMPACTION TESTING FOR ALL WATER TRENCHING.
- PIPE MATERIALS SHALL BE AS INDICATED IN SPECIFICATIONS AND THE CITY OF WICHITA STANDARD REQUIREMENTS.
- CITY MAINTENANCE ENDS AT ROW LINE FOR ALL WATER, FIRE AND UTILITY SERVICES.



**PLAN LEGEND**

- PROPERTY LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING FIBER UNDER
- EXISTING UNDERGROUND POWER
- EXISTING STORM PIPE
- EXISTING UTILITY EASEMENT
- PROPOSED CURB
- PROPOSED DRY CURB
- EASEMENT
- PROPOSED LIGHTPOLE
- HANDICAPPED ACCESSIBLE PARKING STALL
- PROPOSED UNDERGROUND COMMUNICATION LINES
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN AND SERVICE
- PROPOSED WATER MAIN
- PROPOSED FIRE SERVICE
- PROPOSED ELECTRIC PRIMARY AND SECONDARY SERVICES

**SHEET INDEX**

SHEET #	SHEET TITLE
PPW1	PPW TITLE SHEET
PPW2	PPW ALTA SURVEY (BY OTHERS)
PPW3	DOMESTIC WATER SERVICE PLAN & PROFILE
PPW4	WATER STANDARD DETAILS

**American Darling  
 (storz)  
 Northern Pipe  
 Products  
 Pro-trace wire  
 Star fittings**

From center of TAFT and  
 Ridge Road 448.4' South  
 and 32' West

APPROVED AS NOTED  
 BY CITY ENGINEER OF WICHITA,  
 BY WICHITA WATER UTILITIES,  
 & BY WICHITA FIRE DEPARTMENT

Water Mains (Public Works) *J. Sullivan 10/23/18*  
 Water Mains (Water Utilities) *J. Sullivan 9-26-18*  
 Fire Prot. Line (Fire Dept.) *J. Sullivan 10/30/18*

**NOTE TO CONTRACTORS**

**PUBLIC PROPERTY:**  
 Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer licensed in the State of Kansas. No work shall be performed in dedicated easements or public right-of-way 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 City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

**PRIVATE PROPERTY:**  
 Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All materials and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department.  
 Inspection of the fire protection line is to be provided by the City of Wichita Fire Department and by a licensed Consulting Engineering Firm under contract with the Owner/Developer.  
 The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

CALL BEFORE YOU DIG

1-800-344-7233  
 STATEWIDE (DIG SAFE)

**811**

KANSAS ONE-CALL SYSTEM INC.

KANSAS CALL BEFORE YOU DIG:  
 1-800-DIG-SAFE (1-800-344-7233)

**Legal Description**

Tract I:  
 Lots 2 and 3, Block 1, KC Ridge Addition, an Addition to Wichita, Sedgwick County, Kansas.

Tract II:  
 A non-exclusive easement for the benefit of Tract 1, as created by Easement and Maintenance Agreement recorded on Film 955 Page 153, for ingress and egress over and across the land described therein.

ARCHITECT:  
**DAVID SCOTT WINDLE, AIA**  
 1431 GREENWAY RD, SUITE 510  
 IRVING, TEXAS 75038  
 TEL: 972.878.1296  
 WWW.KSTUDIO4.COM  
 E-MAIL: scottw@studio4.com  
 PROJECT NUMBER:  
 DCH18003

OWNER:  
**DARDEN RESTAURANTS, INC.**  
 1000 DARDEN CENTER DR.  
 ORLANDO, FL 32837  
 PHONE: 407.245.6564  
 www.darden.com

**MOLSSON ASSOCIATES**  
 7301 West 133rd Street, Suite 200  
 Overland Park, KS 66213-4750  
 TEL: 913.381.1170  
 FAX: 913.381.1174  
 www.molssonllp.com

OA PROJECT # 018-1714

**ROBBY STEFFENS**  
 LICENSED PROFESSIONAL ENGINEER  
 26013  
 1917 L  
 KANSAS

**Cheddar's SCRATCH KITCHEN**

Issue Date: **07.09.18**

**REVISION INFORMATION**

2018.08.11	OWNER CHANGES / DESIGN CLARIFICATIONS
2018.09.20	CITY COMMENTS
2018.10.12	OWNER CHANGES / DESIGN CLARIFICATIONS

Restaurant #: **18K0020**

**CHEDDAR'S SCRATCH KITCHEN**  
 PROTO 13.0 SL  
 KELLOGG & RIDGE RD  
 WICHITA, KS 67209

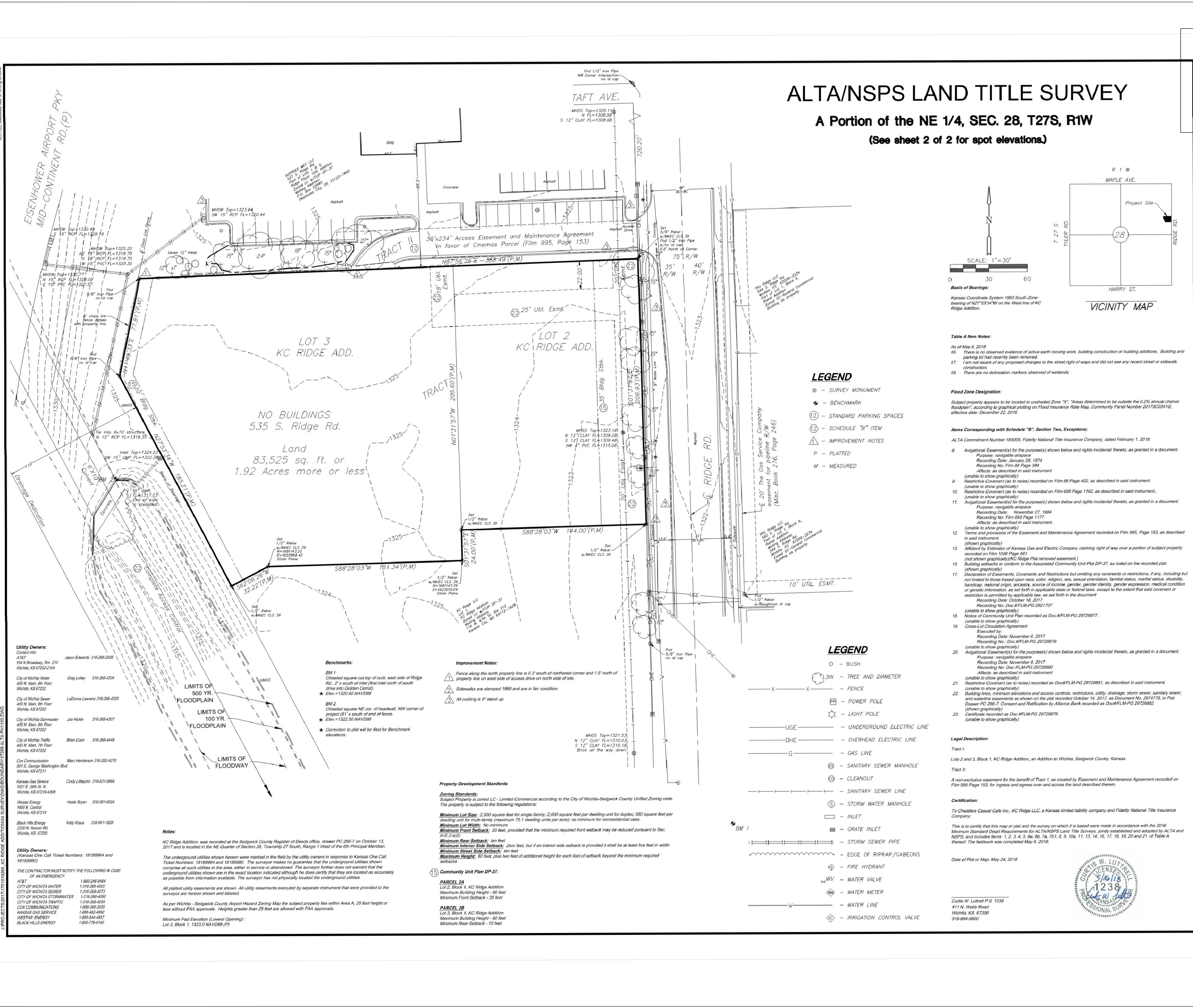
**WICHITA, KS**

**PPW TITLE SHEET**

PPW1

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USER: rsteffens  
PROJECT: ALTA/NSPS LAND TITLE SURVEY  
DRAWN: C. WILSON  
CHECKED: M. HENDERSON  
DATE: 5/16/18  
SCALE: 1" = 30'



# ALTA/NSPS LAND TITLE SURVEY

## A Portion of the NE 1/4, SEC. 28, T27S, R1W

(See sheet 2 of 2 for spot elevations.)



**DARDEN RESTAURANTS, INC**

# ALTA/NSPS LAND TITLE SURVEY

535 S. RIDGE RD. WICHITA, SEDGWICK COUNTY, KANSAS

PROJECT NO. 1701010269  
PHASE NO. 1100  
DATE 5/24/18  
SCALE 1" = 30'

NO.	REVISION	DATE
1	ALTA PRIOR TO SITE DEMOLITION	05/01/17
NO.	PREVIOUS WORK	DATE

SHEET NO. 1 OF 2

ARCHITECT:  
**DAVID SCOTT WINDLE, AIA**  
1431 GREENWAY RD. SUITE 510  
IRVING, TEXAS 75038  
TEL: 972.870.1288  
WWW.BESTUDIOS.COM  
E-MAIL: scottw@dstudio4.com  
PROJECT NUMBER: DCH18003

CLIENT:  
DARDEN RESTAURANTS, INC.  
1000 DARDEN CENTER DR.  
ORLANDO, FL 32837  
PHONE: 407.245.4564  
www.darden.com

**MOLSSON ASSOCIATES**  
7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL: 913.381.1170  
FAX: 913.381.1174  
www.molssonllc.com  
OA PROJECT # 018-1714

**ROBERT L. STEFFENS**  
28013  
P/13/18  
KANSAS  
PROFESSIONAL ENGINEER

# Cheddar's SCRATCH KITCHEN

Issue Date: 07.09.18

REVISION INFORMATION

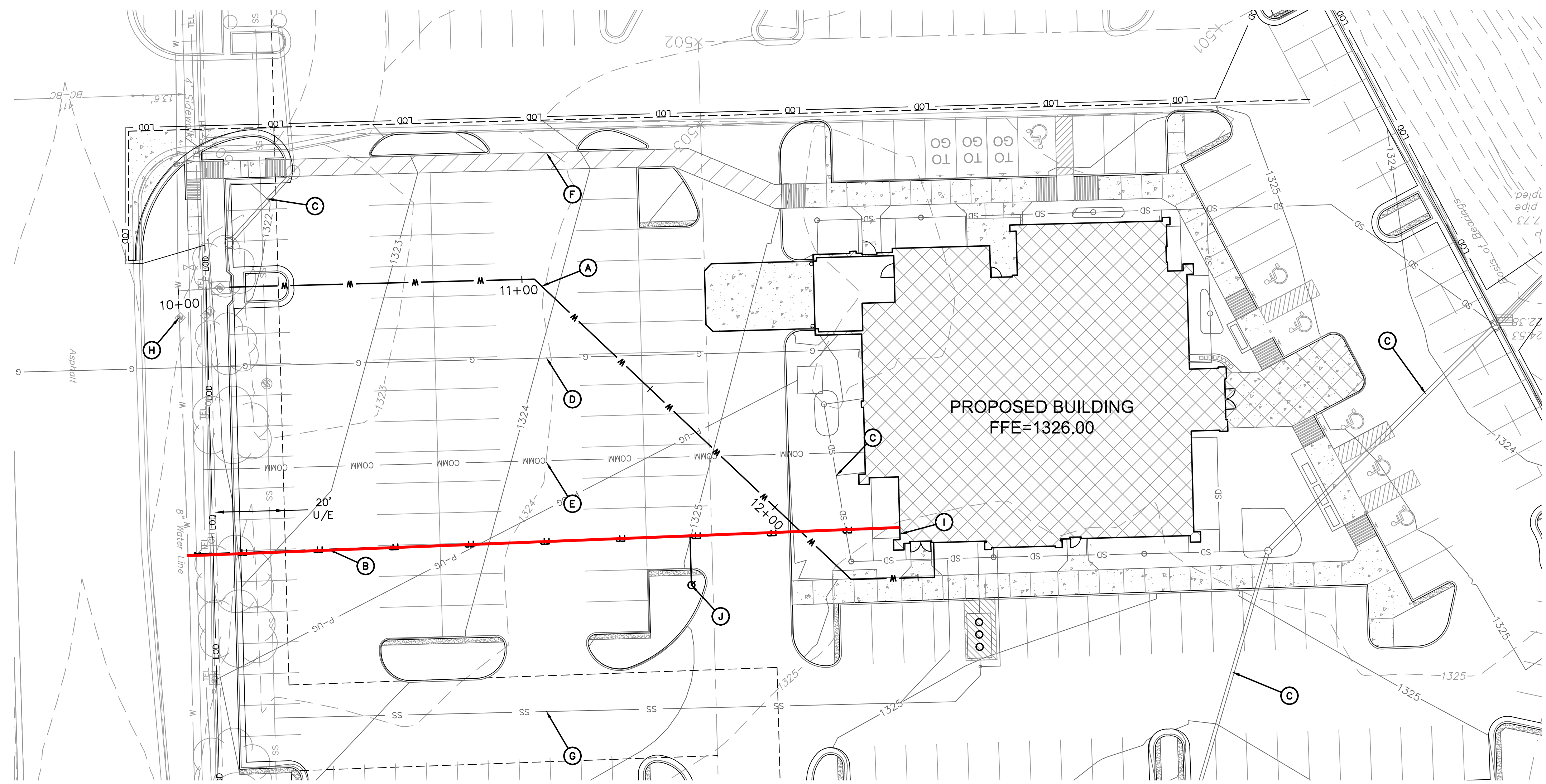
Restaurant #: 18K020

**CHEDDAR'S SCRATCH KITCHEN**  
PROTO 13.0 IJL  
KELLOGG & RIDGE RD  
WICHITA, KS 67209

WICHITA, KS

PPW ALTA SURVEY (BY OTHERS)

PPW2



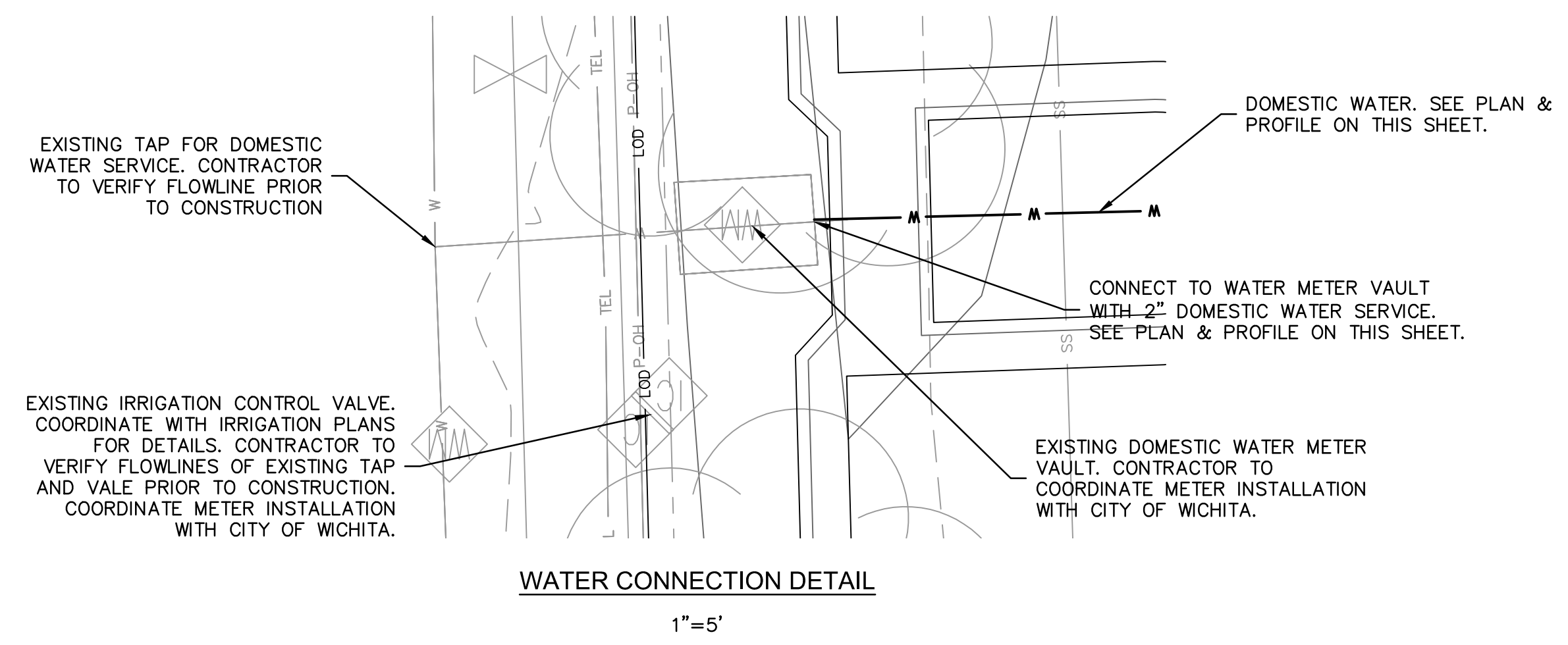
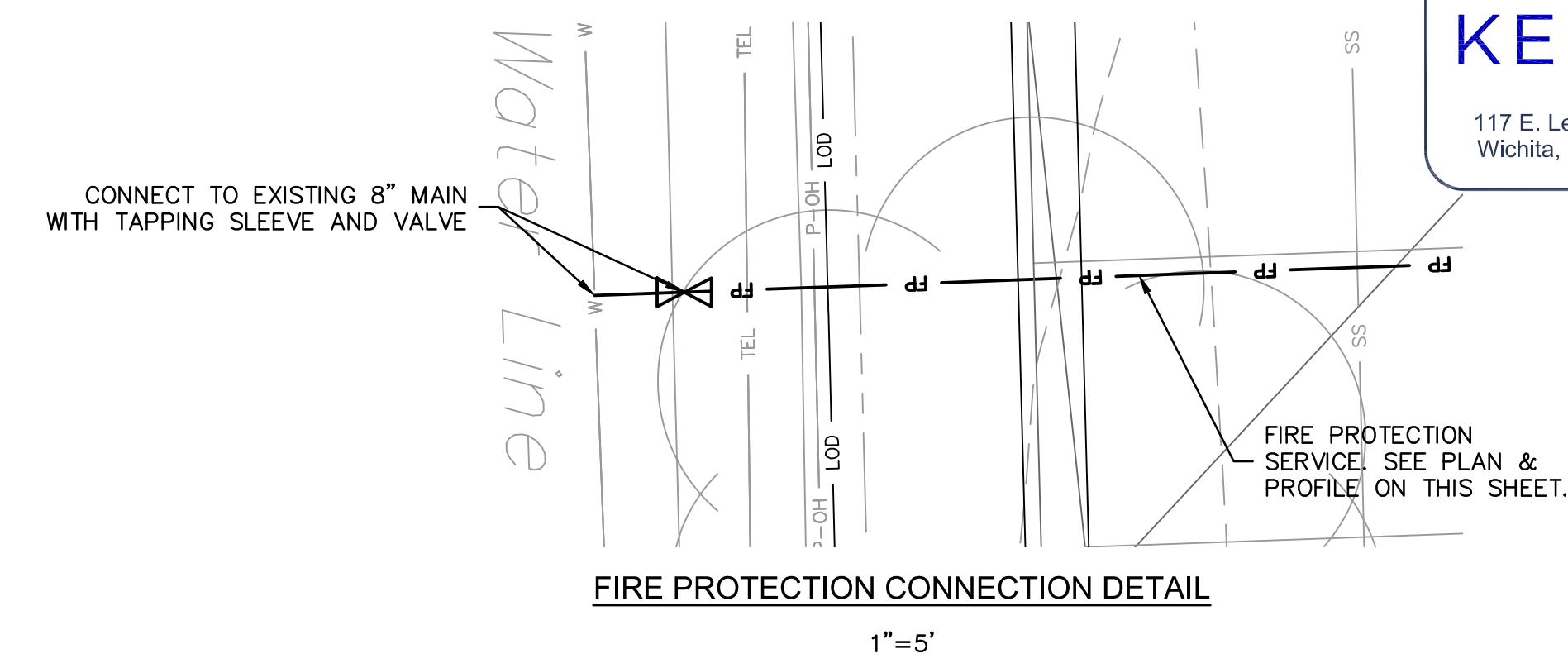
**LEGEND NOTES:**

- (A) PROPOSED DOMESTIC WATER SERVICE
- (B) PROPOSED FIRE PROTECTION
- (C) PROPOSED STORM SEWER
- (D) PROPOSED GAS SERVICE
- (E) PROPOSED COMMUNICATION LINE
- (F) PROPOSED ELECTRIC SERVICE
- (G) PROPOSED SANITARY SERVICE
- (H) EXISTING IRRIGATION TAP LOCATION
- (I) INSTALL FIRE DEPARTMENT CONNECTION WITH STORZ ASSEMBLY

**AS BUILTS**

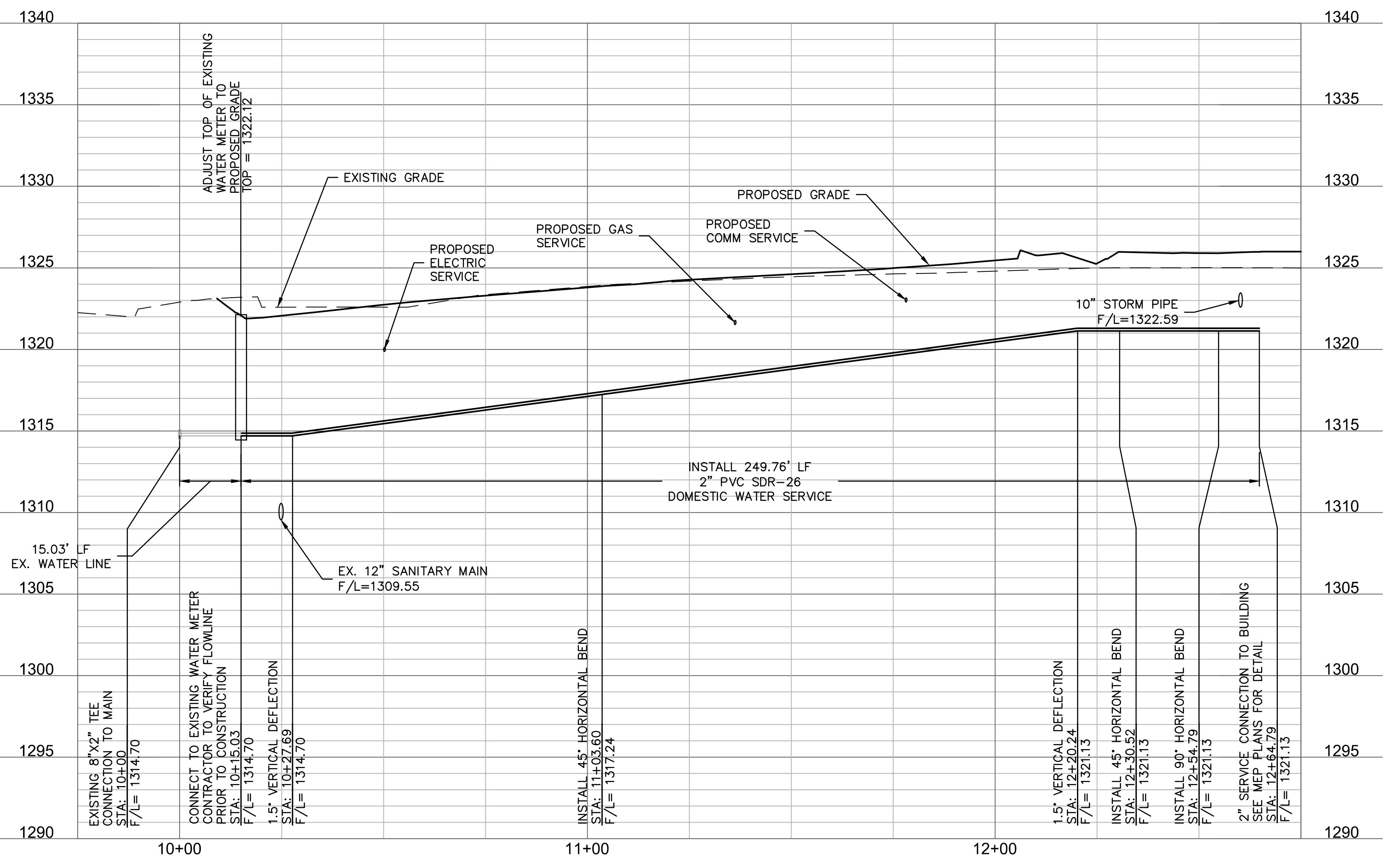
**KEMILLER ENGINEERING PA**

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

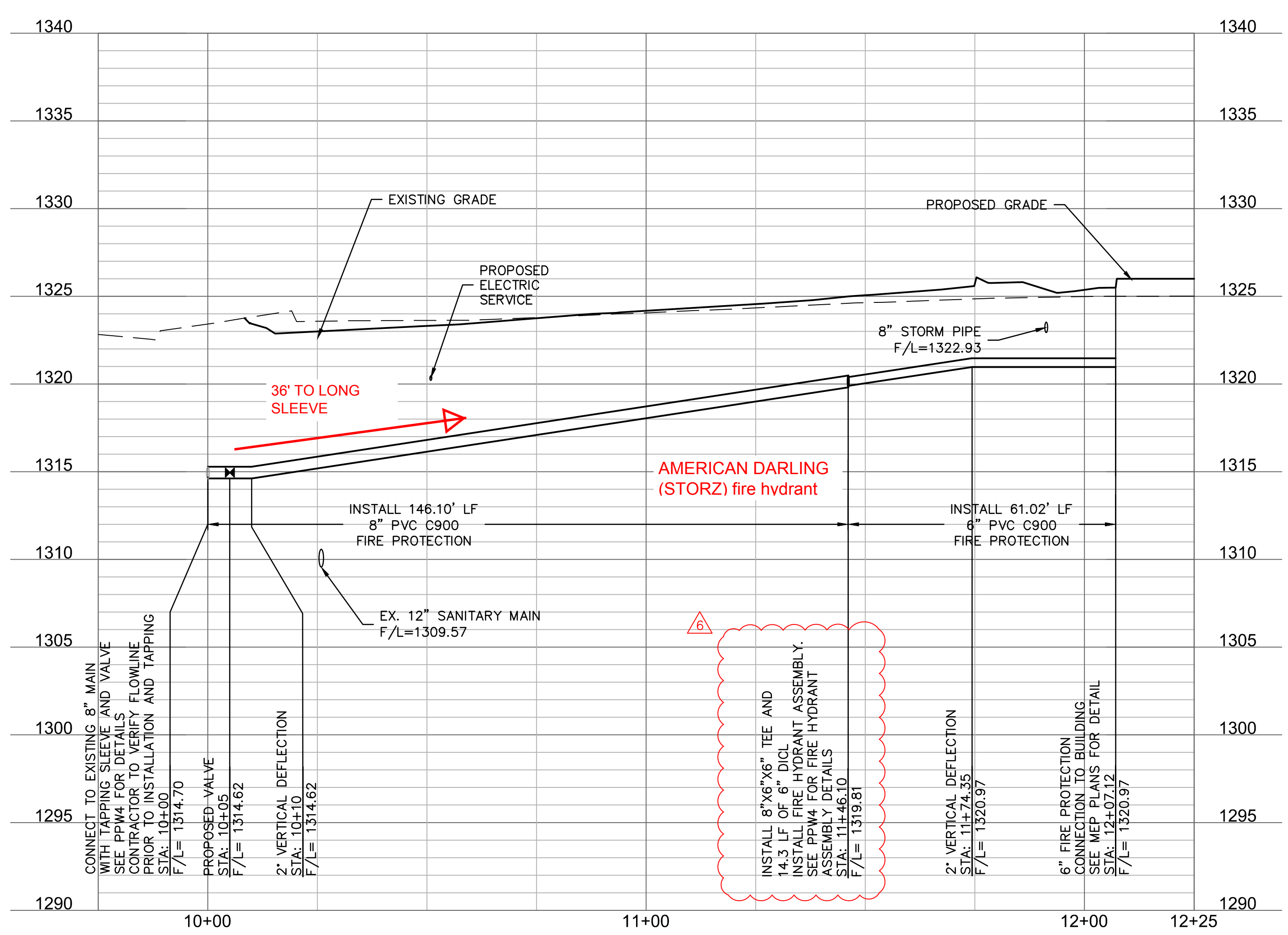


**DIDN'T DO INSPECTION**

**DOMESTIC WATER SERVICE**



**FIRE PROTECTION**



- NOTES:**
- REFER TO WICHITA CITY STANDARDS FOR INSTALLATION GUIDELINES AND REQUIREMENTS
  - BACKFLOW PREVENTION TO BE PROVIDED INSIDE OF BUILDING. SEE MEP PLANS FOR DETAILS
  - 8" TAPPING SLEEVE AND VALVE WILL BE FURNISHED AND INSTALLED BY THE CITY OF WICHITA. CONTRACTOR TO REIMBURSE CITY FOR THE TAP AND SET VALVE BOX TO GRADE.

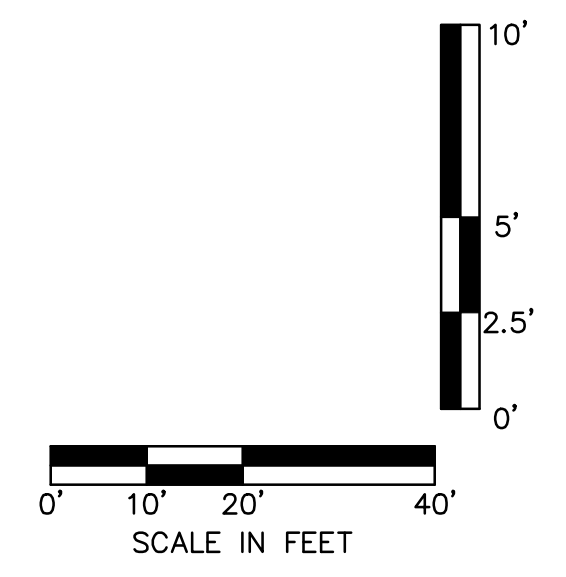
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1972 S. 11th  
WICHITA, KANSAS

Issue Date: **07.09.18**

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2018.09.20	CITY COMMENTS
2018.10.12	OWNER CHANGES/DESIGN CLARIFICATIONS
2018.10.26	CITY COMMENTS

Restaurant #: 18K0020

**CHEDDAR'S SCRATCH KITCHEN**

PROTO 13.0 SL

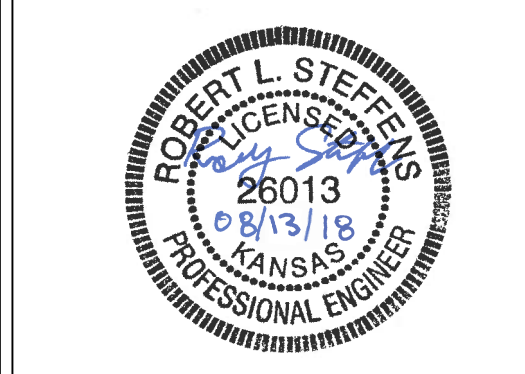
KELLOGG & RIDGE RD  
WICHITA, KS 67209

WICHITA, KS

DOMESTIC WATER SERVICE PLAN & PROFILE

PPW3

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**Cheddar's SCRATCH KITCHEN**

Issue Date: **07.09.18**

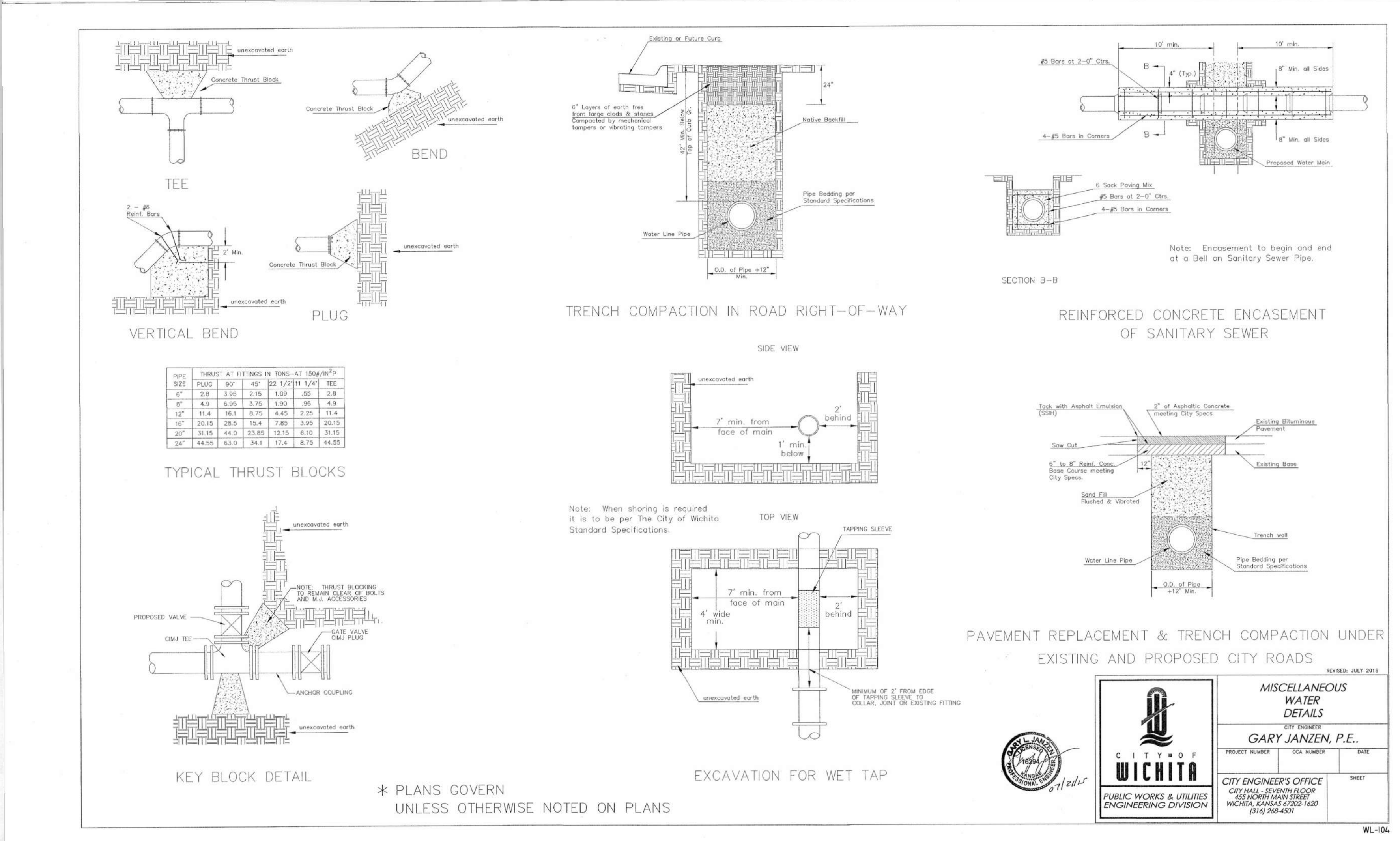
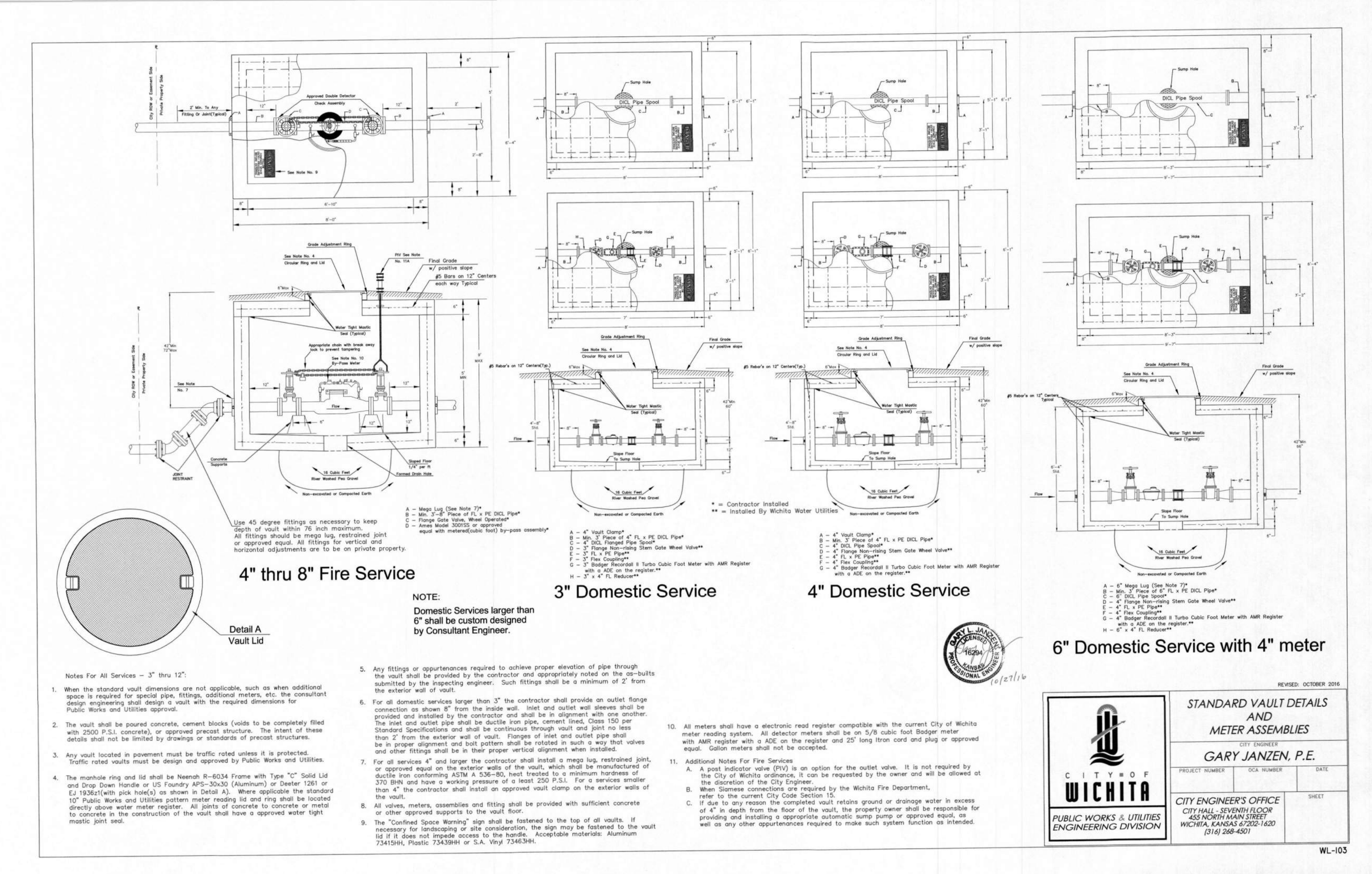
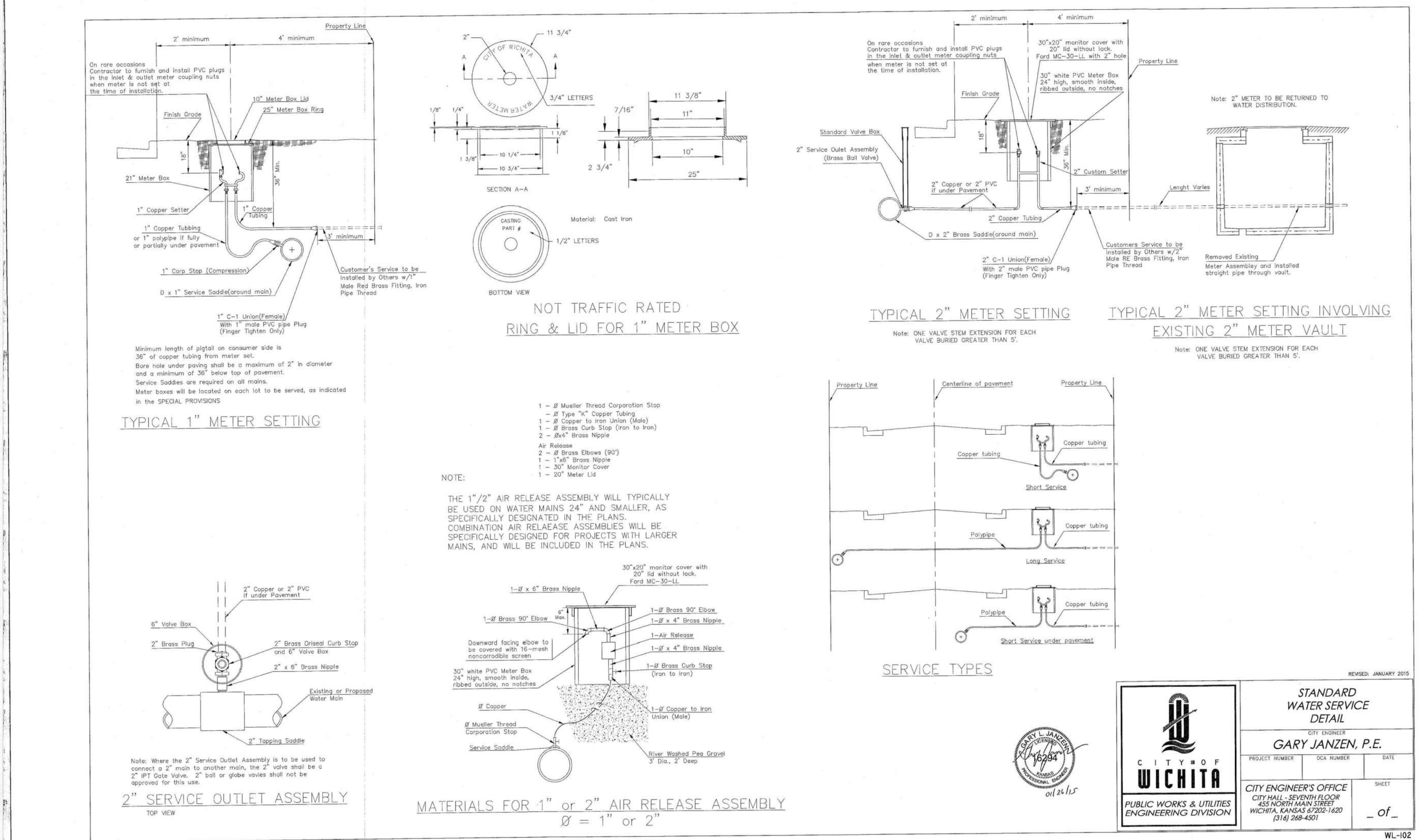
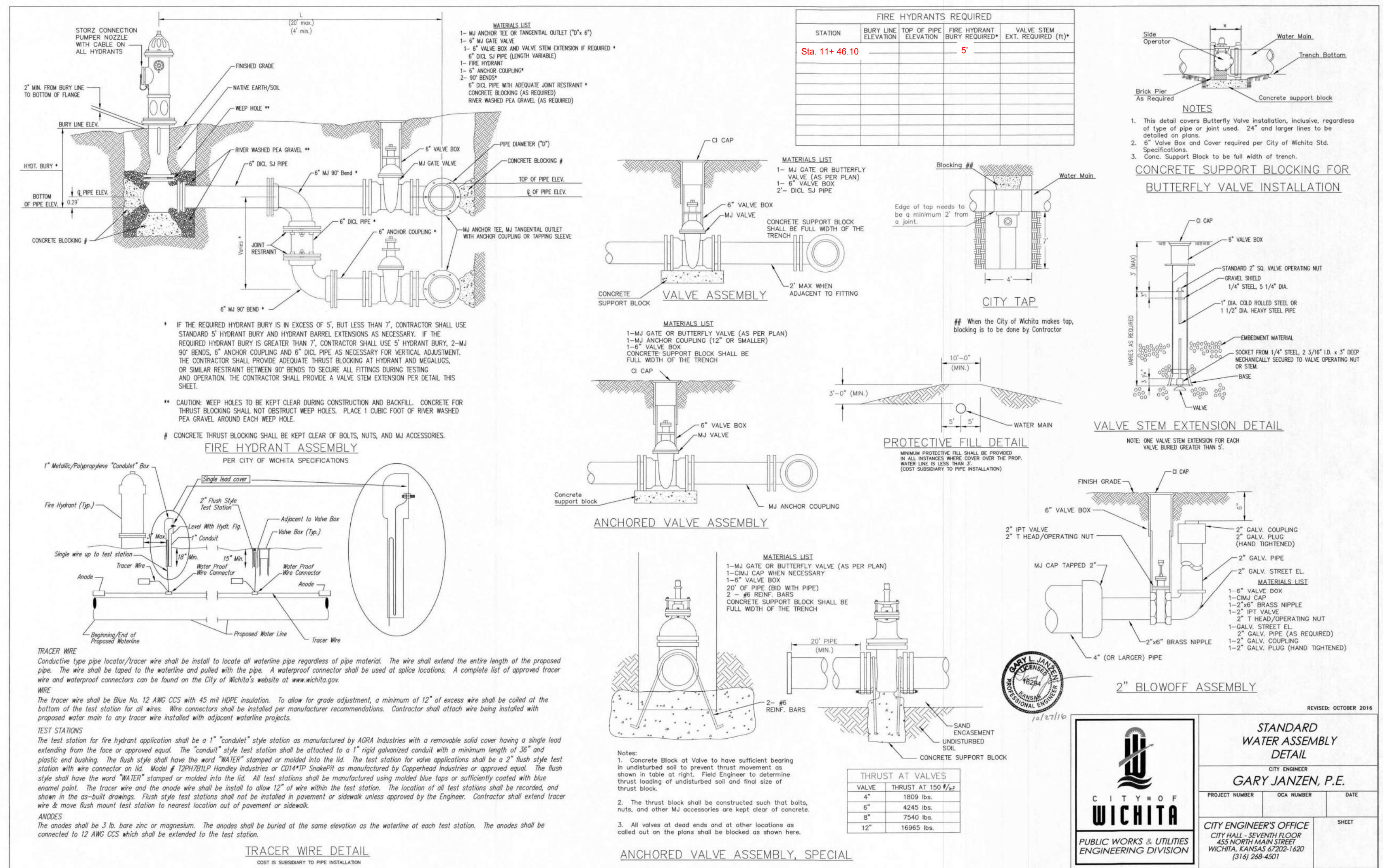
REVISION INFORMATION

Restaurant #: **18K0020**

**CHEDDAR'S SCRATCH KITCHEN**  
 PROTO 13.0 SL  
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 WICHITA, KS 67209

**WICHITA, KS**

**WATER STANDARD DETAILS**  
 PPW4



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