

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 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.
- City maintenance of storm sewer ends at last structure in the easement or 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.
- Geotechnical report available upon request.
- 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 areas disturbed during construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.
- 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.

REVISED STORM SEWER IMPROVEMENTS to serve COMOTARA IND. PARK 4TH ADD.

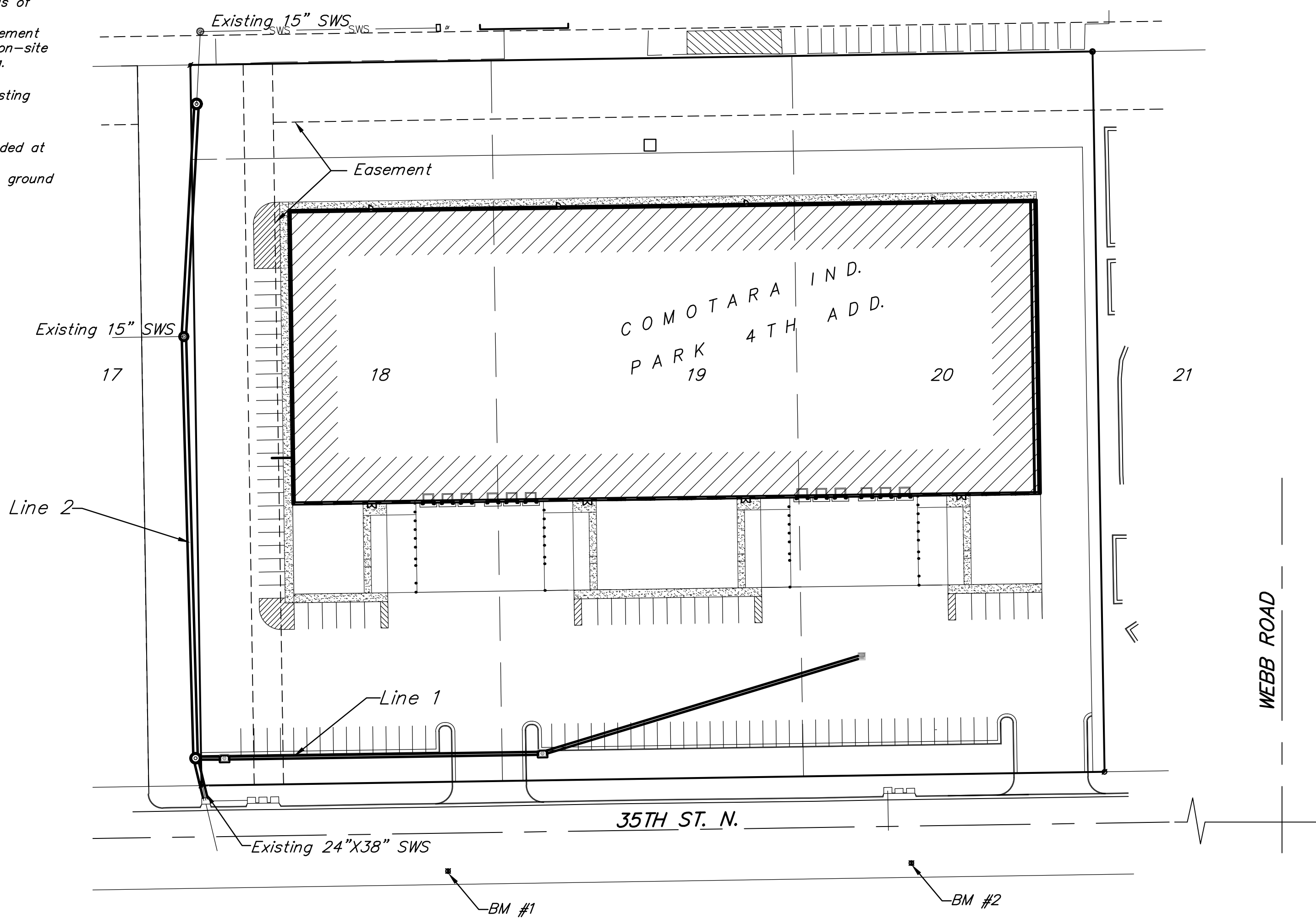
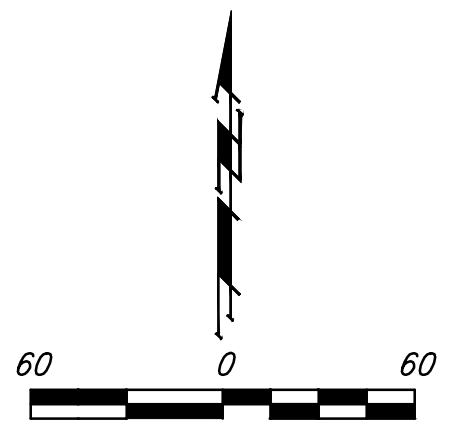
9180 E. 35TH ST. N.
 CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
 Project Number 0525 PPD (133119)

Benchmarks

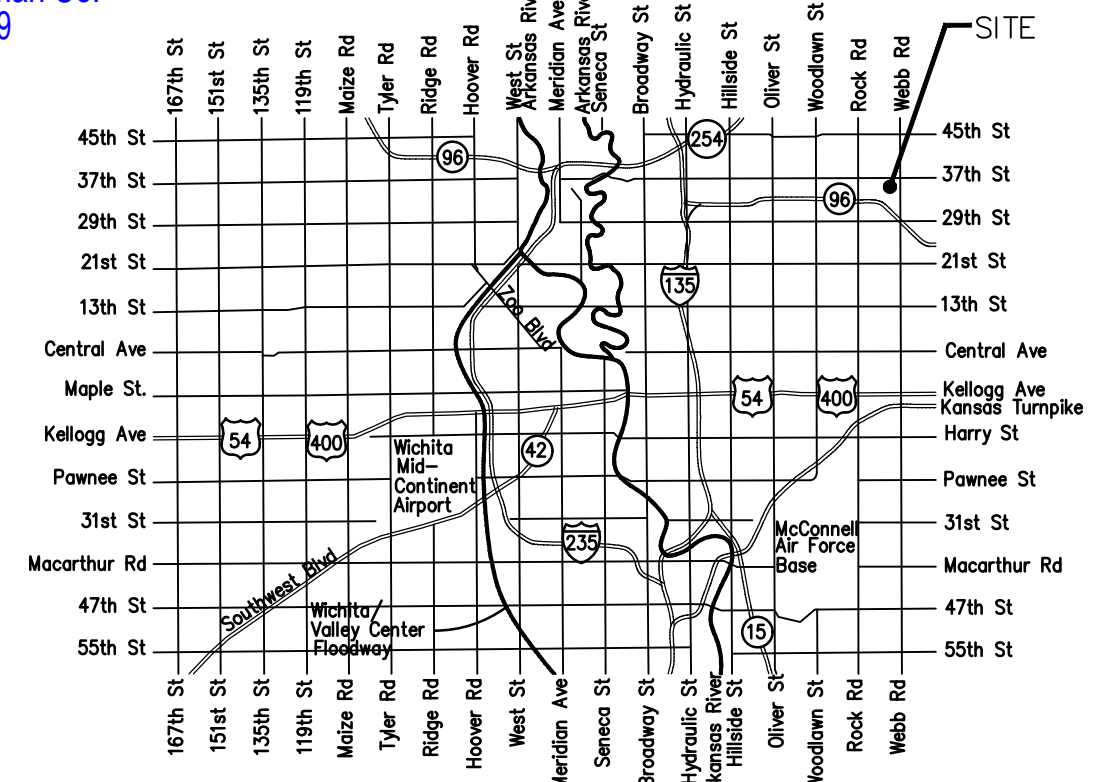
BM #1: "X" Chiseled on Top of Curb, south side of 35th St. N., ~1,500' west of Webb Road. Elev. = 1419.96 (NAVD 88)

BM #2: "X" Chiseled on Top of Curb, south side of 35th St. N., ~1,185' west of Webb Road. Elev. = 1425.37 (NAVD 88)



AS BUILT PLANS

Contractor: McCullough Excavating
 Inspector: Fred Smith, Baughman Co.
 2nd As Builts by: KEK, 1/28/19



Sheet Index

Title Sheet	1
Line 1	2
Line 2	3
Erosion Control/Grading Plan	4
Copy of Plat	5

SWS Details SW-101, SW-202, SW-301, SW-401 and Erosion Control Details available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

Vicinity Map

Stormwater Certification:
 New Development

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.

Disturbed Area = 6.9 ac.
 Water Quality Treatment:
 Downstream Channel Protection: N/A
 Detention: Regional Pond
 The BMP used for this development is curb inlet sediment barrier, drop inlet sediment barrier, silt fence and construction entrance.

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

Engineering _____
 Stormwater _____

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.

December 2018



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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ADDED MORE LINES TO THIS PROJECT SEE OTHER COVER SHEET.

STORM SEWER IMPROVEMENTS to serve COMOTARA IND. PARK 4TH ADD.

9180 E. 35TH ST. N.
CITY OF WICHITA, KANSAS

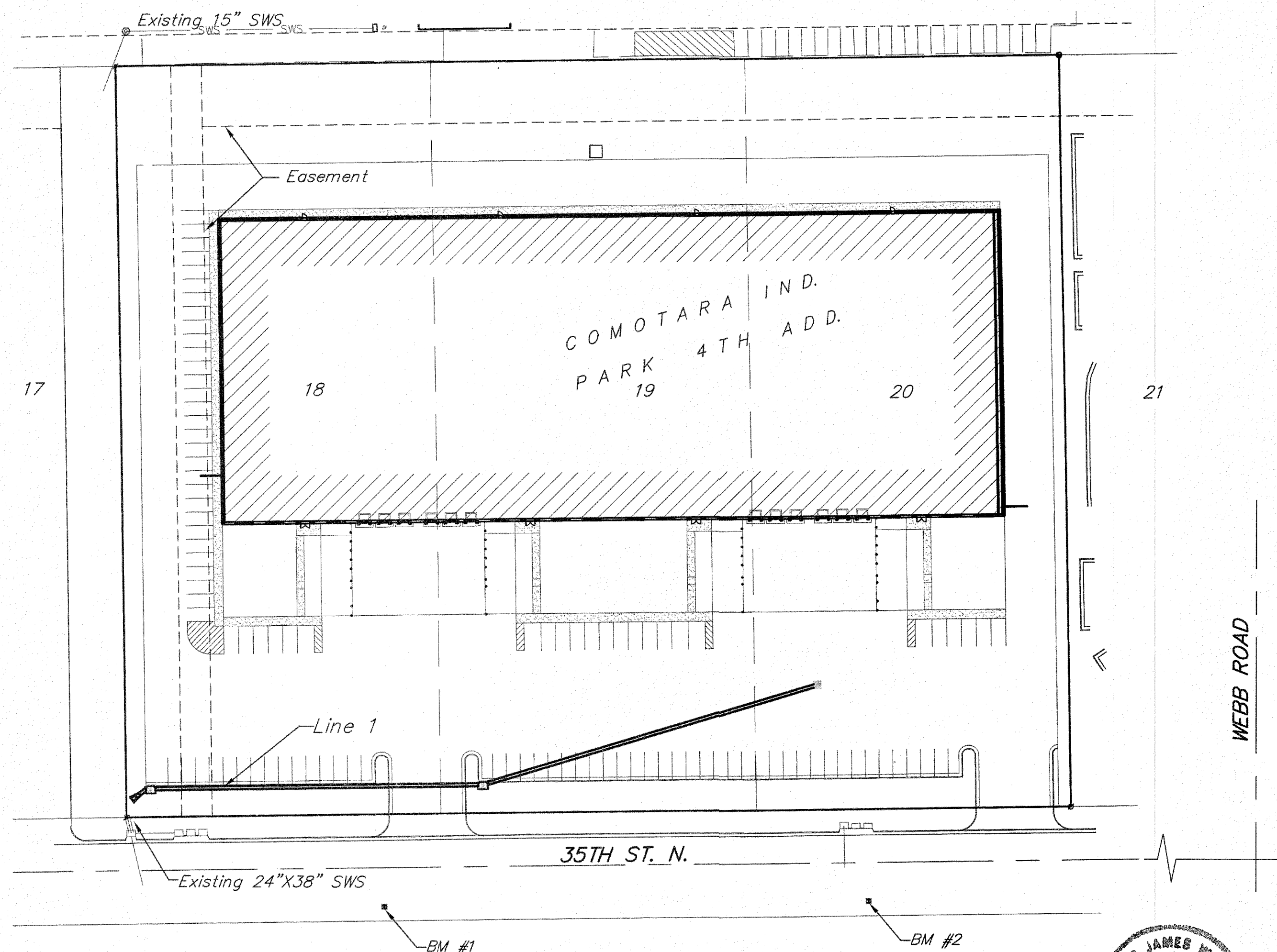
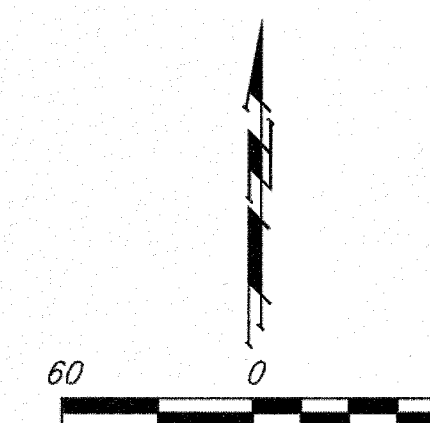
Gary Janzen, P.E. City Engineer

Project Number
0525 PPD (133119)

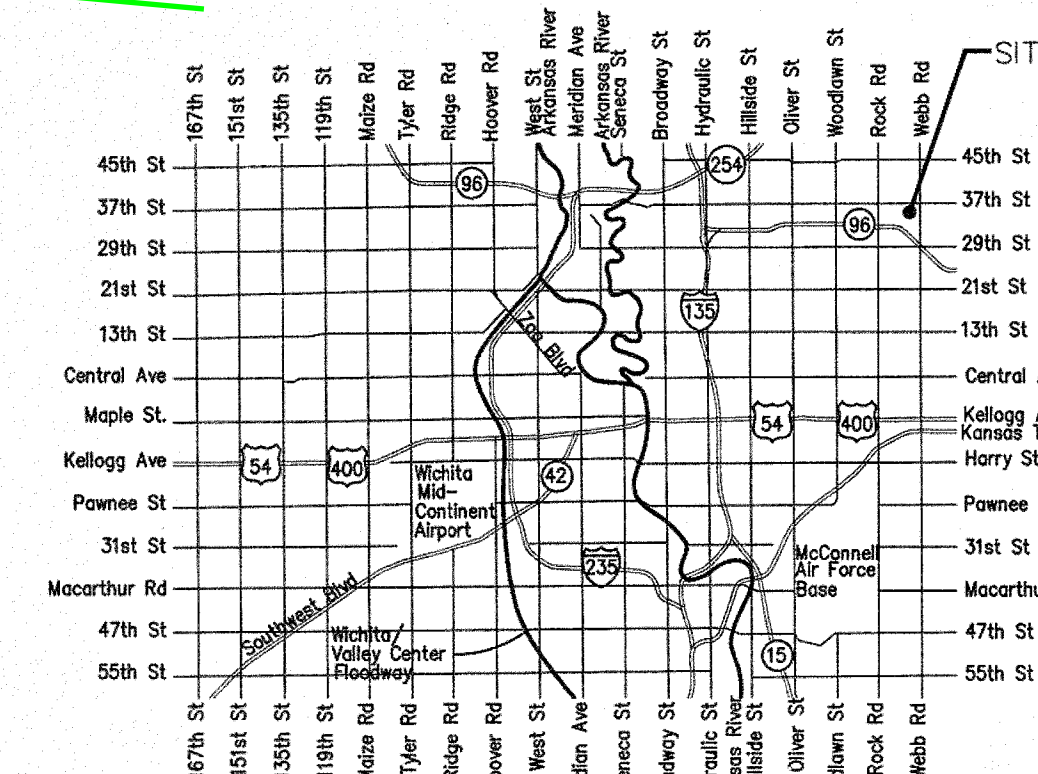
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AS BUILT PLANS
Contractor: McCullough Const.
Inspector: Wayne Korber, Baughman Co.
As Built by: KEK, 8/17/18



Vicinity Map

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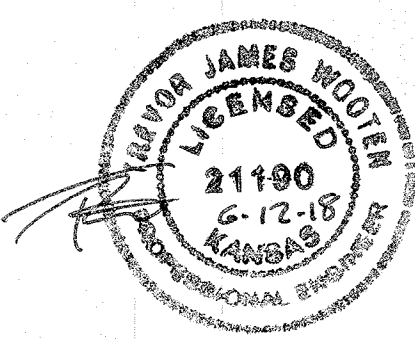
APPROVED AS NOTED
BY WICHITA PUBLIC WORKS ENGINEERING AND STORMWATER DIVISION

Engineering *Julianne Kellman* 6-14-18
Stormwater *Joe Hedke PE* 6/15/18

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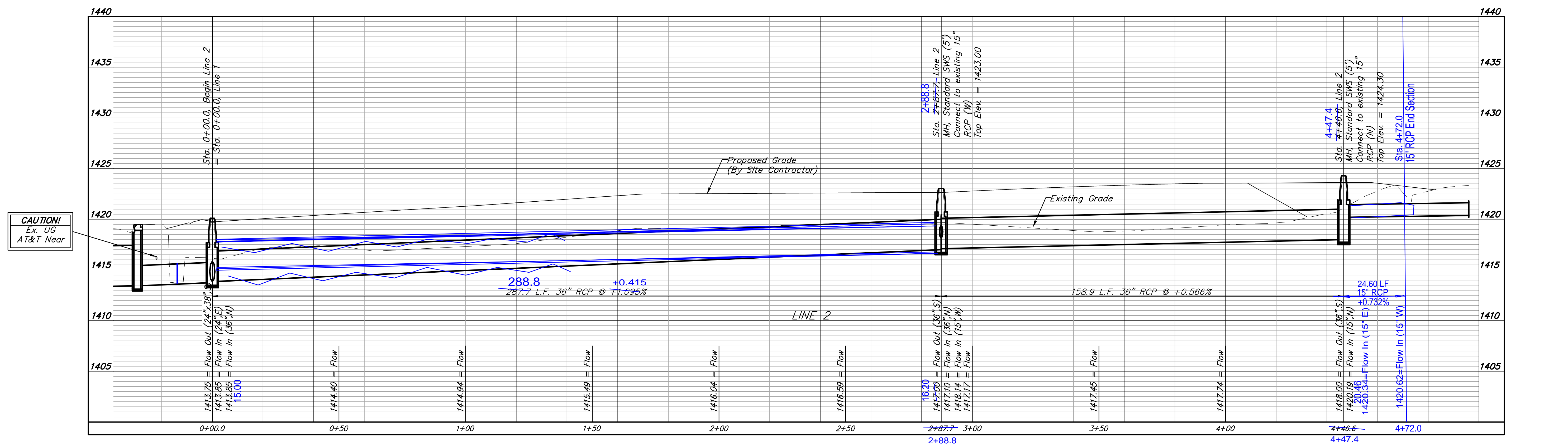
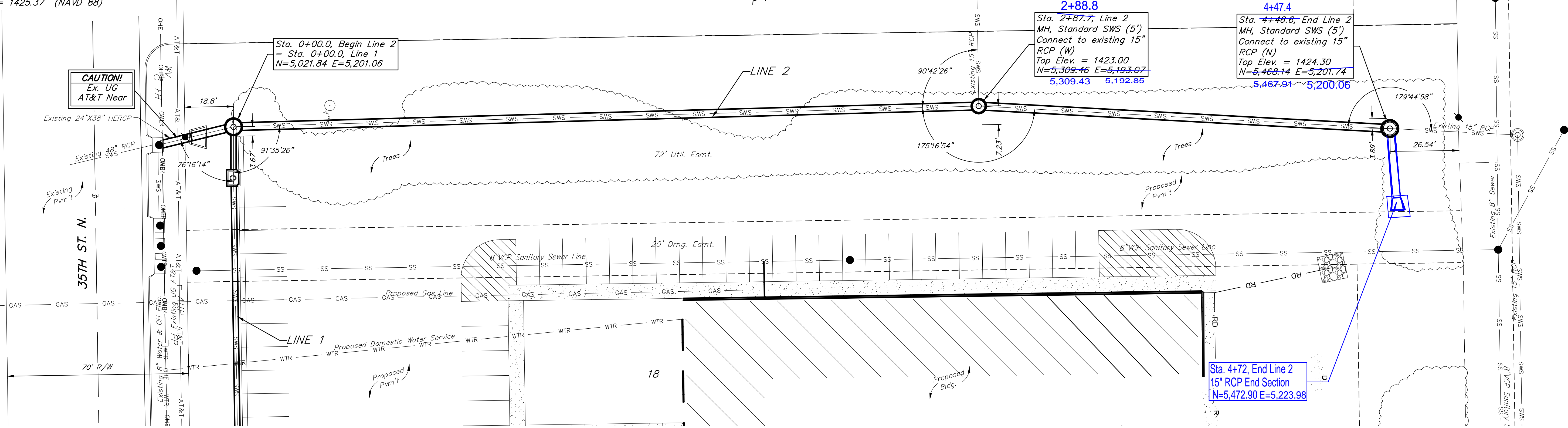
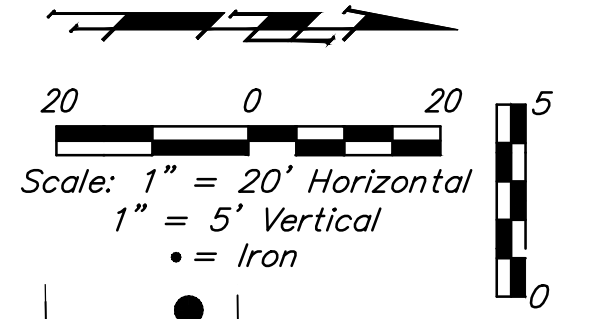


BENCHMARKS:
 BM #1: "X" Chiseled on Top of Curb, south side of 35th St. N., ~1,500' west of Webb Road. Elev. = 1419.96 (NAVD 88)

BM #2: "X" Chiseled on Top of Curb, south side of 35th St. N., ~1,185' west of Webb Road. Elev. = 1425.37 (NAVD 88)

Any trees in conflict with sws construction shall be removed by the Contractor only as necessary for construction and with approval of the Engineer.

COMOTARA IND. PARK 4TH ADD.



CAUTION!
 Ex. UG
 AT&T Near

LEGAL DESCRIPTION

Lots 18, 19, 20, Comotara Industrial Park Fourth Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

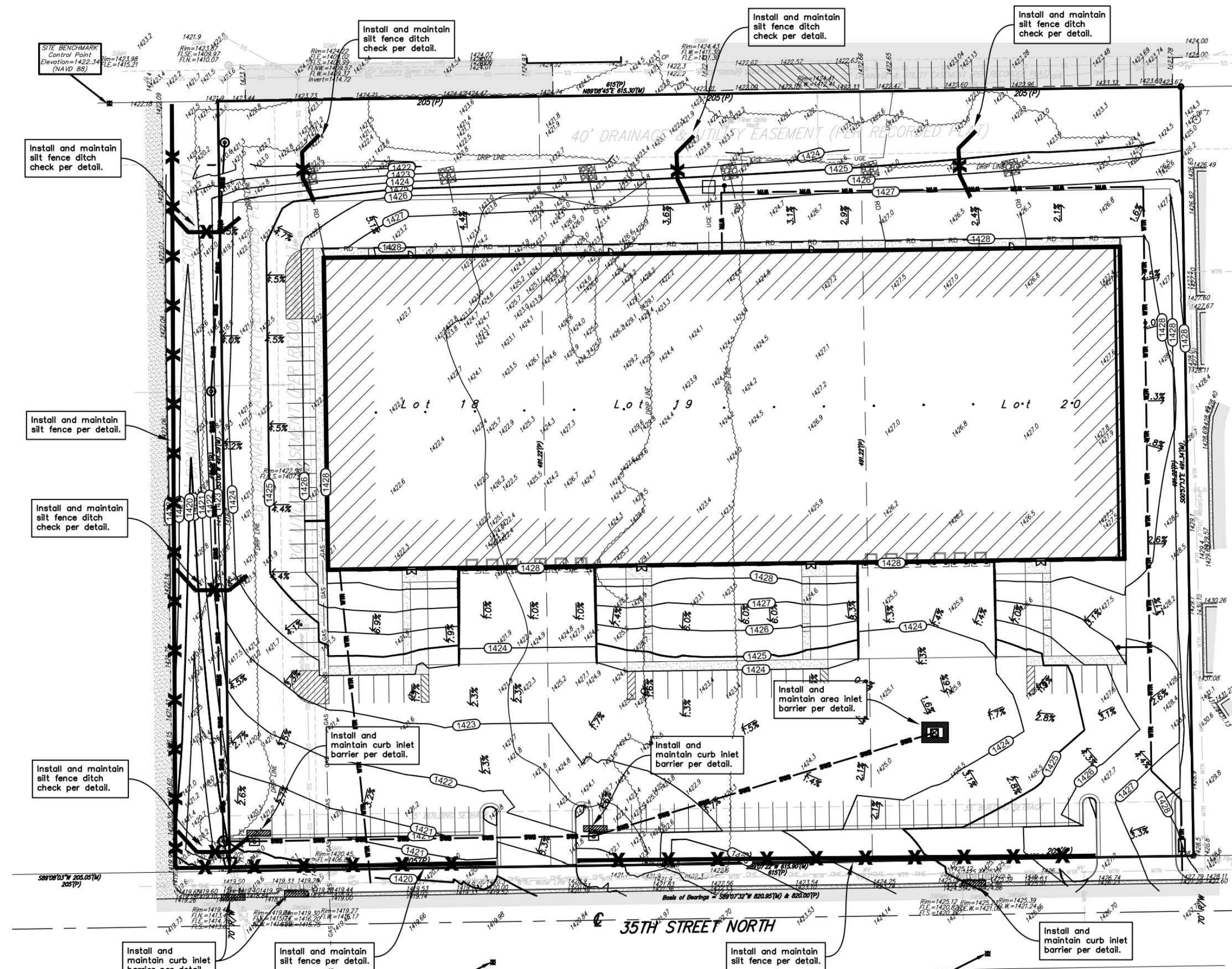
Total Area: 2392,544.0 sq. ft. (5.48 acres)
 Disturbed Area: 1279,867.2 sq. ft. (2.92 acres)
 Impervious Area, pre-constr: 10.0 sq. ft. (0.00 acres)
 Impervious Area, post-constr: 2229,770.0 sq. ft. (5.17 acres)

BENCHMARKS

SITE BENCHMARK 1
 "A" Chiselled on Top of Curb. Elevation=1419.36 (NAVD 88)
 SITE BENCHMARK 2
 "C" Chiselled on Top of Curb. Elevation=1425.37 (NAVD 88)

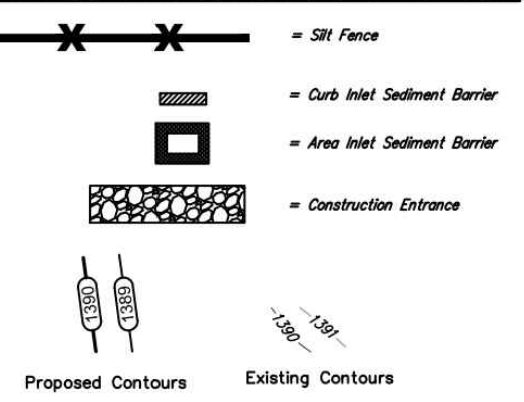
EROSION CONTROL NOTES

- 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 #1).
- 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.

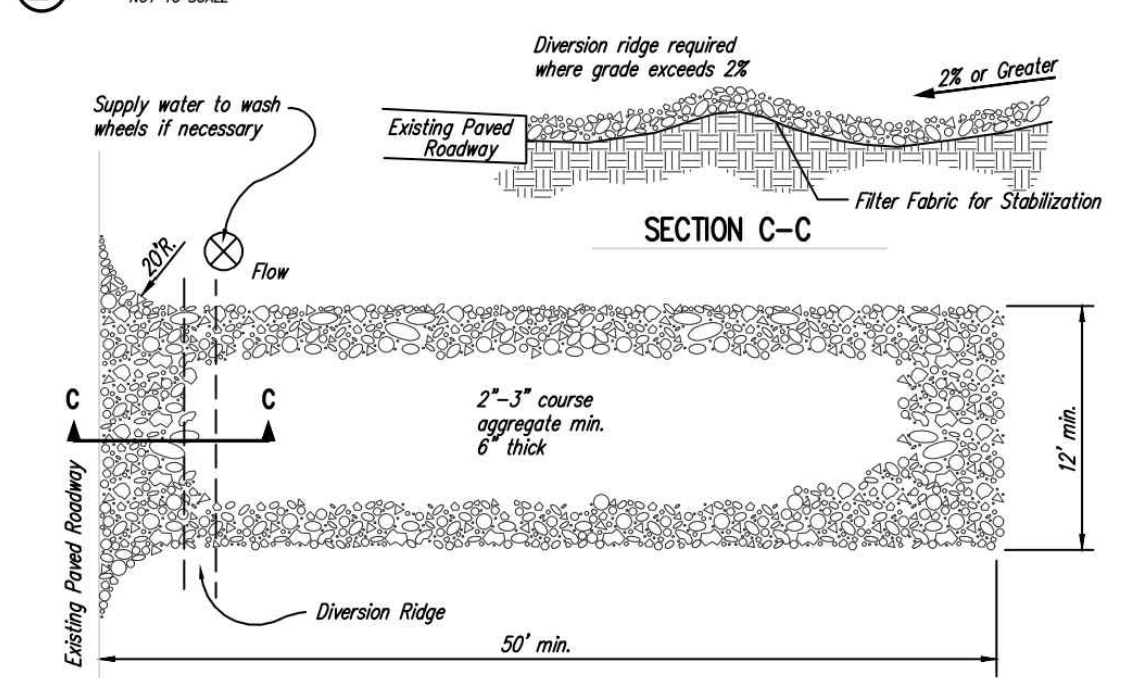
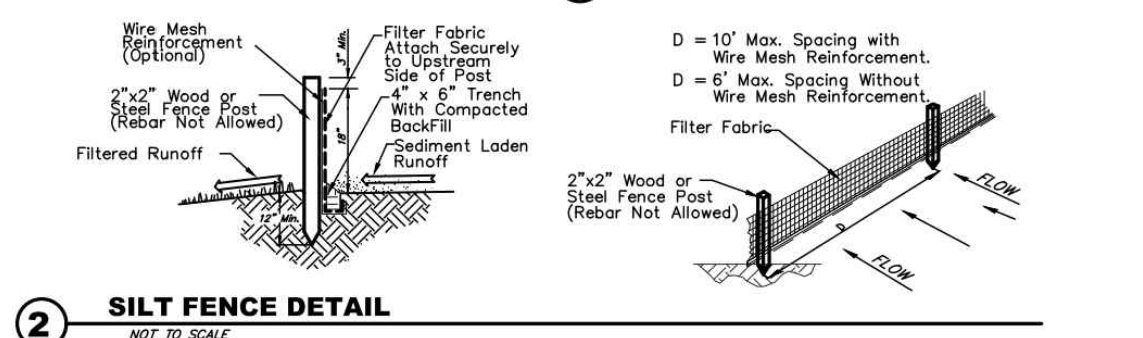
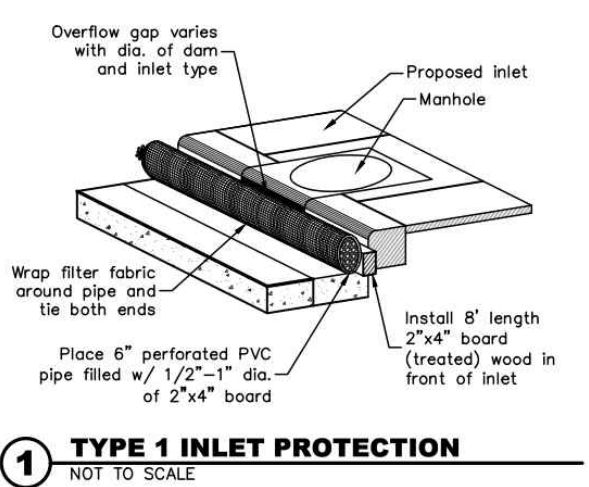


EROSION CONTROL PLAN
 Scale 1" = 40' 0"

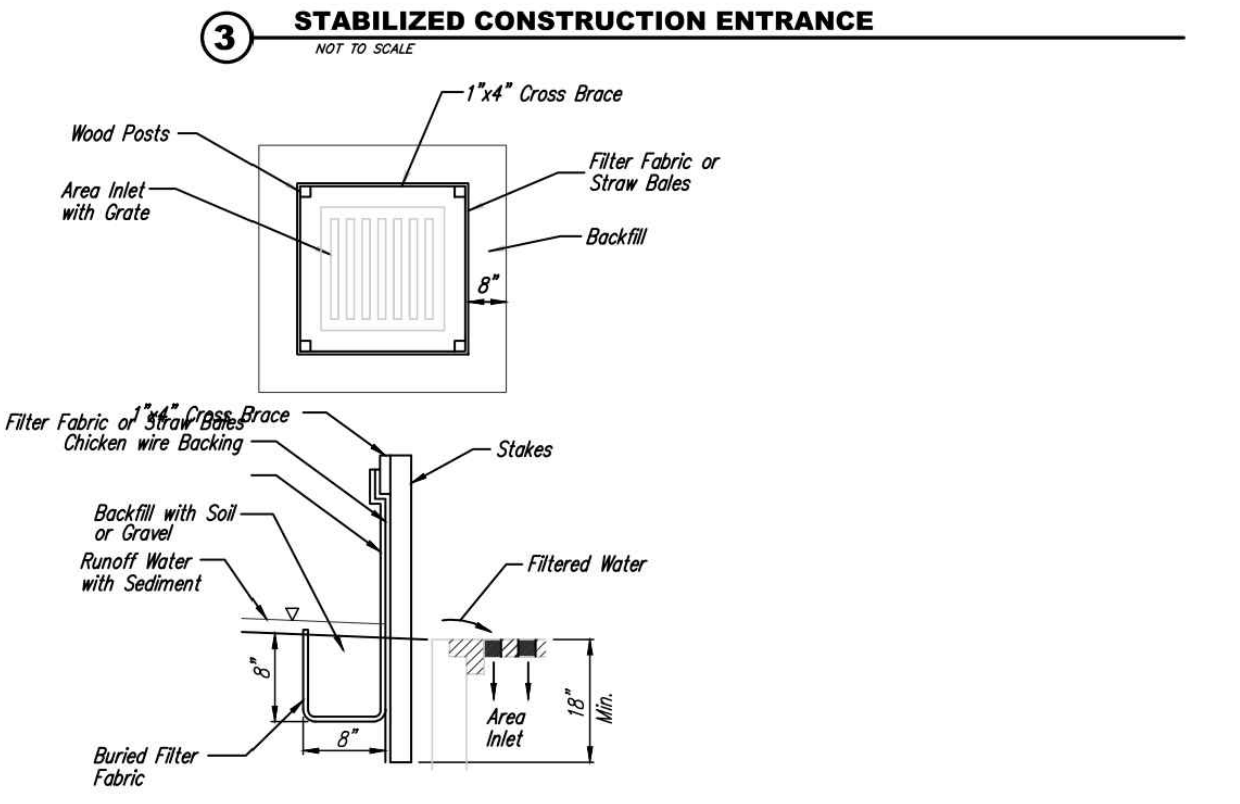
EROSION CONTROL LEGEND



**FOR REFERENCE ONLY
 NOT TO SCALE**



- 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 ON ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.



Folger and Associates, Inc.
 architects
 1100 QUAIL CREEK DERBY, KANSAS 316-706-9040

WAM INVESTMENTS #6, L.L.C.
 NEW SHELL WAREHOUSE
 35TH STREET NORTH
 WICHITA KANSAS

- 6-22-17 PRELIMINARY
- 7-18-17 REVISED PRELIM.
- 7-25-17 REVISED DESIGN
- 9-26-17 SITE MTC
- 1-8-18 REVISED DESIGN
- 2-11-18 50% CD SET
- 4-20-18 REVISED TILT-UP
- 5-4-18 PLAN REVIEW

C3.0



Baughman Company, P.A.
 115 W. WILSON, SUITE 2111, P.O. BOX 2111, WICHITA, KS 67201
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
 Design: TWP, Drawn: TMS, Approved: [Signature] Date: 12/18/18

EROSION CONTROL PLAN
 STORM WATER SEWER IMPROVEMENTS

COMOTARA IND. PARK 4TH ADD.

FINAL PLAT OF COMOTARA INDUSTRIAL PARK FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Steven E. Anderson a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas, into lots and a street, the same being accurately set forth in the accompanying plat and described as follows:

A replat of part of Blocks 3 and 4, Comotara Business Park Addition to Wichita Sedgwick County, Kansas described as follows:

Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northwest corner of said quarter; thence east along the south line of 37th Street North bearing N 89° 07' 32" E, 2435.41 feet; thence S 1° 05' 53" E, 158.00 feet; thence N 89° 07' 32" E, 149.00 feet to the west line of Webb Road; thence south along said west line bearing S 1° 05' 53" E, 1427.00 feet; thence S 89° 07' 32" W, 2588.56 feet to the east line of Comotara Industrial Park Second Addition; thence north along said east line bearing N 0° 56' 53" W, 1585.00 feet to the point of beginning. Containing 95.57 acres, more or less.

35th Street, as dedicated in plat of Comotara Business Park Addition, is hereby vacated by virtue of K.S.A. 12-512-B.

I hereby certify that the details of the plat are as follows:
 By: Steven E. Anderson
 Steven E. Anderson
 Van Doren-Hazard-Stallings
 Architects-Engineers
 260 North Rock Road
 Wichita, Kansas



FOR REFERENCE ONLY
NOT TO SCALE

that we the undersigned property owners of the Surveyor's Certificate, have caused the same to be replatted, the same to be known as "Comotara Industrial Park Fourth Addition", Wichita, Sedgwick County, Kansas. The street is for the use of the public. Easements for drainage, maintenance of public utilities, as indicated on the plat, are hereby granted. All abutter's rights of access across the line of 37th Street North and across the west line of Rock Road are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to 37th Street North at one location per lot and shall have access to Webb Road at one location per lot.

Wichita Development Company
 By: Robert R. Fox
 Robert R. Fox
 Attorney in Fact for Wichita Development Company

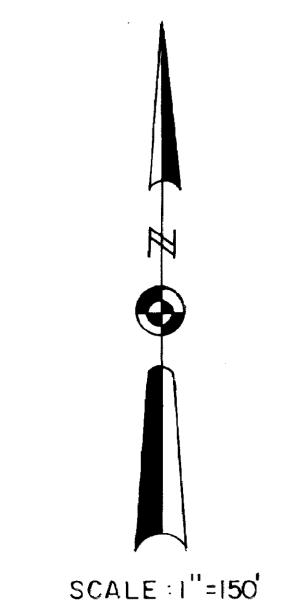
State of Kansas, County of Sedgwick, SS:
 Be it remembered that on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, Attorney in Fact for Wichita Development Company, to me personally known to be the same person 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.

Carolyn R. Owen, Notary Public
 Carolyn Owen
 My Commission Expires May 17, 1981
 We, the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Comotara Industrial Park Fourth Addition".
 The Citibank, N.A., New York, New York.

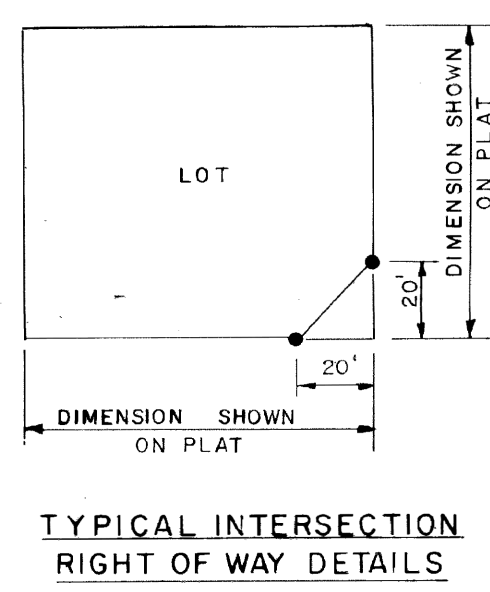
By: Robert R. Fox
 Robert R. Fox
 Attorney in Fact for Citibank, N.A.
 Be it remembered that on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in Fact for Citibank, N.A., to me personally known to be the same person 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.

Carolyn R. Owen, Notary Public
 Carolyn R. Owen
 My Commission Expires May 17, 1981

Pat Kettler
 Pat Kettler
 Deputy
 Restrictive Covenant F-334 pg. 1428



REFILE
415151



TYPICAL INTERSECTION
RIGHT OF WAY DETAILS

STATE OF KANSAS
 SEDGWICK COUNTY SS:
 This is to certify that this plat was refiled for record in the office of the Register of Deeds this 27th day of NOVEMBER, 1978 to change the legal description in the Surveyor's Certificate from "Beginning at the northwest corner of Lot 2, Block 3 of Comotara Business Park Addition" to "Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northwest corner of said quarter".
Steven E. Anderson
 Steven E. Anderson
 VAN DOREN-HAZARD-STALLINGS

Bette F. McCart
 Bette F. McCart
 Register of Deeds
Pat Kettler
 Pat Kettler
 Deputy

This plat of "Comotara Industrial Park Fourth Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 22nd day of June, 1978.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Jerry Graider, Vice-Chairman
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 10th day of OCTOBER, 1978.

Connie A. Peters, Mayor
Donald C. Gisick, City Clerk

Entered on transfer record this 16th day of October, 1978.

Stephen D. Wright, County Clerk
 Stephen D. Wright, Ass't.

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 16th day of OCTOBER, 1978.

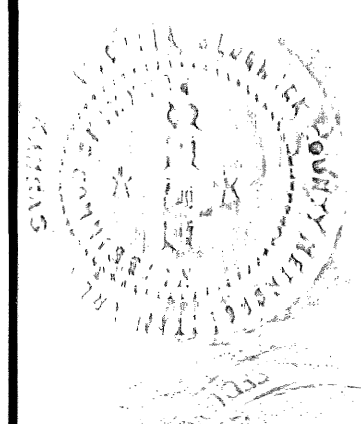
Everett S. Patrick, Chairman
Tom Scott, Commissioner
John Hale, Commissioner

Attest: Stephen D. Wright, County Clerk
 Stephen D. Wright, Ass't.

State of Kansas, County of Sedgwick, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 P.M. on the 16th day of OCTOBER, 1978.

Bette F. McCart, Register of Deeds
Pat Kettler, Deputy



REFILE
20.00

20.00

Baughman Company, P.A.
 ENGINEERING, SURVEYING, PLANNING, LANDSCAPE ARCHITECTURE
 1501 W. 21st St., Wichita, Kansas 67202
 Baughman

COMOTARA IND. PARK 4TH ADD.
 Copy of PLAT
 STORM WATER SEWER IMPROVEMENTS

SHEET
OF
5
5