

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
 Evergy 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 valves 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 final grades by the contractor.
- The Contractor shall notify the inspecting engineer and Dawnita Reinhardt 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, Mike Armour 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.
- 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.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.
- All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.
- The Contractor shall protect from damage and support existing utilities through construction 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.
- City of Wichita inspections may be scheduled by calling Dawnita at 316-268-4574.
- Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge at the closest point.
- Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.
- Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge at the closest point.

UTILITY CONTRACTOR: NOWAK CONSTRUCTION.
STAKING BY: BAUGHMAN COMPANY, P.A.
INSPECTION BY: BAUGHMAN COMPANY, P.A.
INSPECTOR: L. POWELL & JIM RALSTON
AS-BUILTS BY: LARRY POWELL & J. RALSTON
8-15-2024

WATER DISTRIBUTION SYSTEM to serve

AS-BUILT PLANS

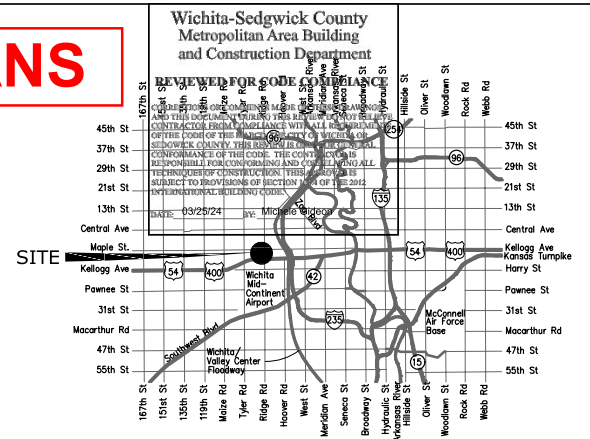
LOWE'S ADDITION

325
333 SOUTH RIDGE ROAD

CITY OF WICHITA, KANSAS

Paul Gunzelman P.E. City Engineer
 Project Number
 2023-031911 PPW (54030980)

BAUGHMAN JOB #: 24-07-E839



VICINITY MAP

WORK BEGAN: AUGUST 5, 2024
WORK ENDED: AUGUST 14, 2024

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS
 ENGINEERING DIVISION
 & BY WICHITA FIRE DEPARTMENT

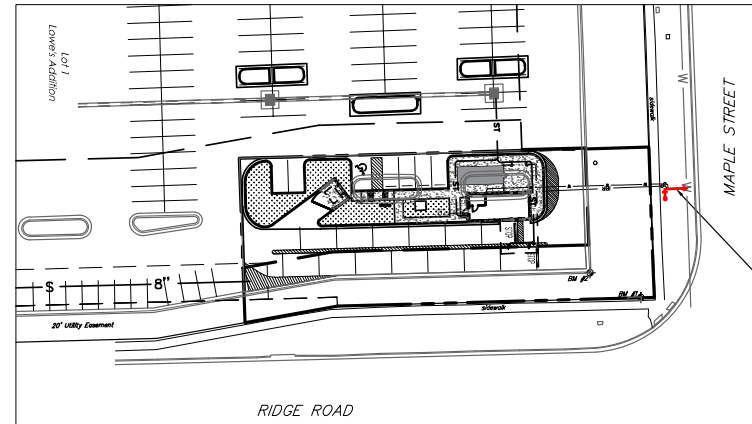
Engineering Shawn Mellies 12/22/2023
 Utilities Greg Lolley 12/22/2023
 Fire Dept. Jose Ocadiz 12/22/2023

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 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 City Engineering. All Construction and Materials shall comply with the City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

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 material 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 a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. 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.

An approved copy of these plans signed by City staff are required on-site.



FIRE HYDRANT = American Darling.
8" PVC PIPE = Northern Pipe Products.
6" DICL PIPE = American.
TAP VALVE = Clow.
6" FH VALVE = Mueller.

CONTROL

BM #1 - Datum BM:
 Chiseled " " at the Southwest Corner of the intersection of Ridge Rd. and Maple, on the NE corner of a concrete box for a junction box.
 Elev. = 1329.57 NAVD 88

BM #2 - Site BM:
 Chiseled Square on the Back of Curb at the Northeast Corner of the Lowe's Parking Lot where the Curb 90'.
 Elev. = 1329.35 NAVD 88

Horizontal Control:
 Kansas State Plane Coordinate System-South Zone Coordinates.

LEGAL DESCRIPTION

A portion of Lot 1, LOWE'S ADDITION, Wichita, Sedgwick County, Kansas, according to the plat thereof recorded in Plat Drawer PC80-1, described as beginning at the Northeast corner of said Lot 1; thence South 00 Degrees 31 Minutes 00 Seconds West along the East line of said Lot 1, a distance of 175.00 Feet; thence continuing along the East line of said Lot 1 South 08 Degrees 01 Minutes 30 Seconds East, a distance of 51.50 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds West, a distance of 90.65 Feet; thence North 00 Degrees 31 Minutes 00 Seconds East; a distance of 226.00 Feet to a point on the North line of said Lot 1; Thence North 90 Degrees 00 Minutes 00 Seconds East along the North line of said Lot 1, a distance of 83.00 Feet to the Point of Beginning. Said parcel contains 18,952.30 square feet.

OCTOBER 2023

PREPARED BY

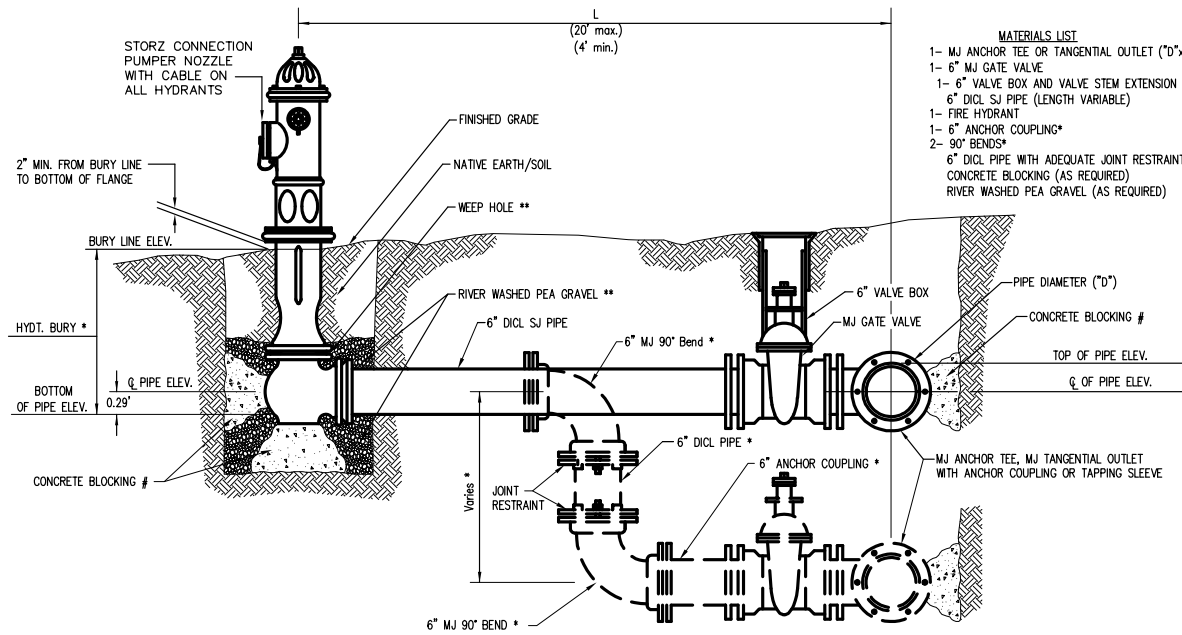


CIVIL ENGINEERS | LAND SURVEYORS | LANDSCAPE ARCHITECTS
 800 EAST 1st ST., STE 240 | WICHITA, KANSAS | P. 316.722.4472
 SE Project No: 22.W027



SHEET INDEX

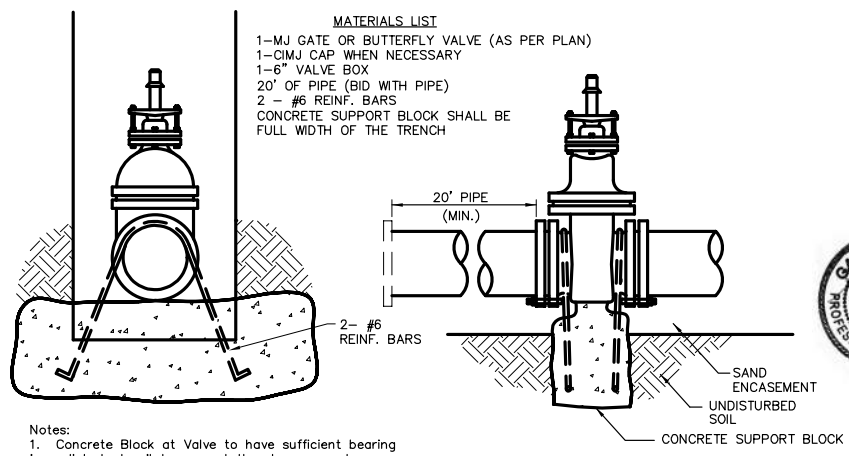
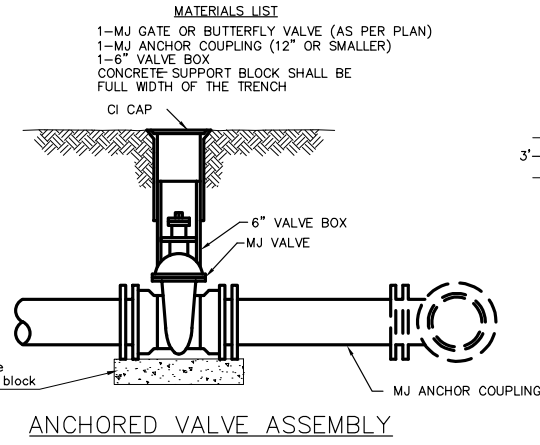
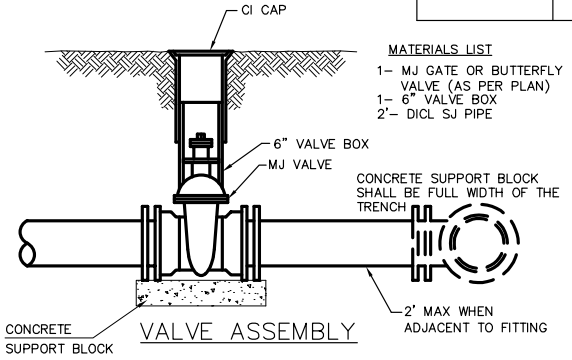
- 1 | TITLE SHEET
- 2 | SITE/GRADING PLAN
- 2A | STANDARD WATER ASSEMBLY DETAIL
- 3 | PLAN & PROFILE
- 4 | EROSION CONTROL PLAN
- 5 | COPY OF PLAT / LOT SPLIT
- 6-10 | EROSION CONTROL (DETAILS/SPEC/available on the City's Website)



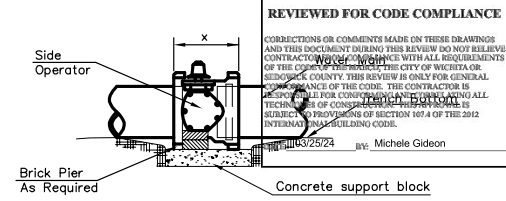
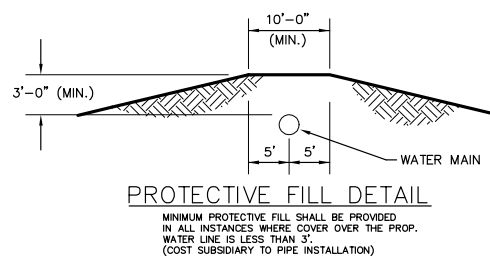
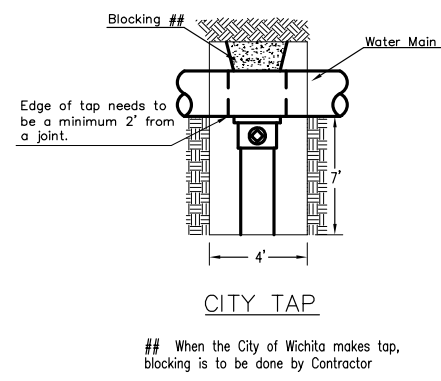
FIRE HYDRANTS REQUIRED

STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+09.5	0+12, Line 1	1330.80	1324.65	6.77'
		1330.57	7'	

2' Fire Hydrant Barrel Extension installed.



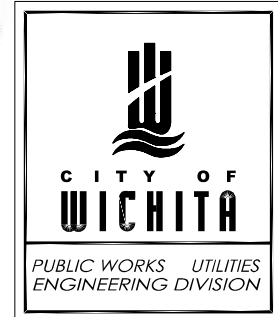
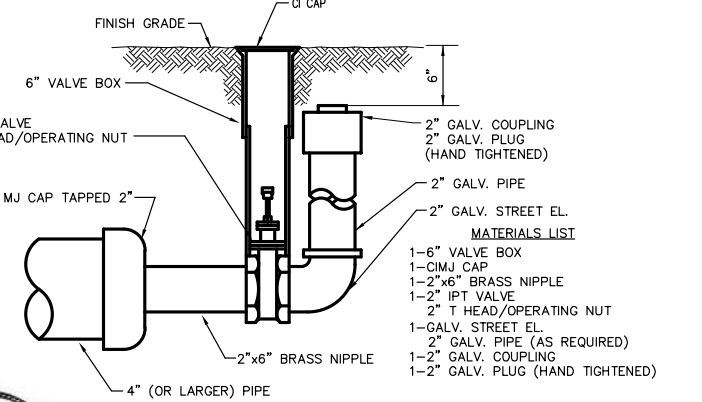
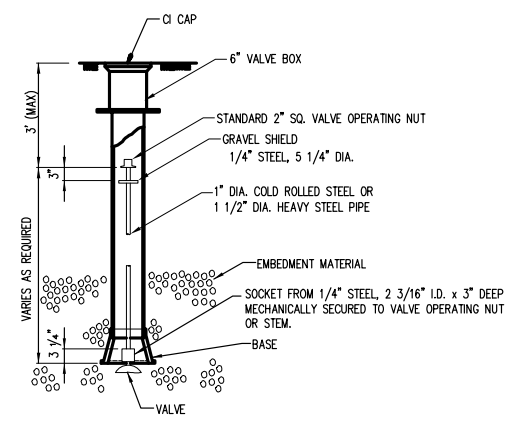
- Notes:
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
 - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.



NOTES

- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



REVISED: OCTOBER 2016

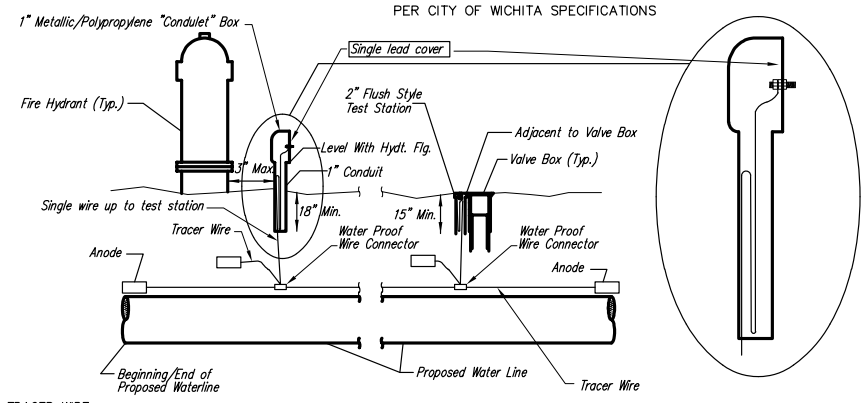
STANDARD WATER ASSEMBLY DETAIL

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET



TRACER WIRE

Conductive type pipe locator/tracer wire shall be install to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. A waterproof connector shall be used at splice locations. A complete list of approved tracer wire and waterproof connectors can be found on the City of Wichita's website at www.wichita.gov.

WIRE

The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

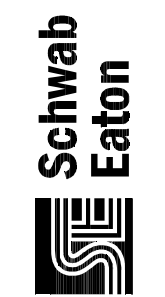
TEST STATIONS

The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14*1P SnakePit as manufactured by Copperhead Industries or approved equal. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be install to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

ANODES

The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION



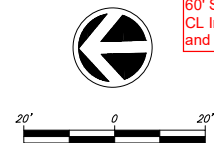
WATER DISTRIBUTION SYSTEM
to serve
LOWE'S ADDITION
2023-031911 PPW (54030980)

Revisions:

Date:	October 2023
SE Project No:	22.W027
Drawn By:	MWS
Checked By:	MWS

Sheet Name:
Standard Water Assembly Detail

Sheet No:
02A



Site Work Development
Refer to Sheet 02 in PPW Plan Set for reference to all site work.

WL Line 1 Sta. 0+09.5
8"x6" CIMJ Tee
60' South / 136' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+09.5
6" Gate Valve
60' South / 135' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+09.5
Fire Hydrant
60' South / 131' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+09.5
8" x 6" CIMJ Tee
Top of Tee Elev. = 1325.07
N: 1,682,993.68
E: 1,623,013.89

WL Line 1 Sta. 0+09.5
6" Gate Valve
Valve Box Elev. = 1330.81
N: 1,682,993.94
E: 1,623,015.27

WL Line 1 Sta. 0+09.5
Fire Hydrant
Bury Line Elev. = 1330.57
N: 1,682,993.69
E: 1,623,019.14

WL Line 1 Sta. 0+12, End Line 1
Install 1 - Fire Hydrant Ass'y.
Plug south side of Fire Hydrant tee.
N: 1682992.60, E: 1623014.39
L = 5'
Bury Line elev. = -1330.80 (Match) 1330.57
Valve Box elev. = -1330.80 (Match) 1330.81

WL Line 1 Sta. 0+00
20"x8" Tapping Sleeve
51' South / 136' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+00
20"x8" Tapping Sleeve
Top of Sleeve Elev. = 1325.90
N: 1,683,002.22
E: 1,623,013.64

WL Line 1 Sta. 0+00, Begin Line 1
Tap existing 20" AC waterline.
N: 1683004.87, E: 1623013.98
*Install 1 - 20" x 8" Tapping Sleeve
*Install 1 - 8" Tapping Valve
Valve Box elev. = -1329.85 (Match)
(*City of Wichita will make the tap
after all fees are paid).

WL Line 1 Sta. 0+02.5
8" Tapping Valve
53' South / 136' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+02.5
8" Tapping Valve
Valve Box Elev. = 1330.73
N: 1,683,000.36
E: 1,623,013.48

WL Line 1 Sta. 0+04
1" Tapping Saddle
55' South / 136' West
CL Intersection of Ridge Rd.
and Maple St.

WL Line 1 Sta. 0+04
1" Tapping Saddle
Top of Saddle Elev. = 1325.19
N: 1,682,998.45
E: 1,623,013.66

WL Line 1 Sta. 0+06
1" Tapping Saddle
Top of Saddle Elev. = 1325.19
N: 1,682,996.69
E: 1,623,013.73

WL Line 1 Sta. 0+06
1" Tapping Saddle
57' South / 136' West
CL Intersection of Ridge Rd.
and Maple St.

CONTROL

BM #1 - Datum BM:
Chiseled " " at the Southwest Corner of the intersection
of Ridge Rd. and Maple, on the NE corner of a concrete
box for a junction box.
Elev. = 1329.57 NAVD 88

BM #2 - Site BM:
Chiseled Square on the Back of Curb at the Northeast
Corner of the Lowe's Parking Lot where the Curb 90'.
Elev. = 1329.35 NAVD 88

Horizontal Control:
Kansas State Plane Coordinate System-South Zone
Coordinates.

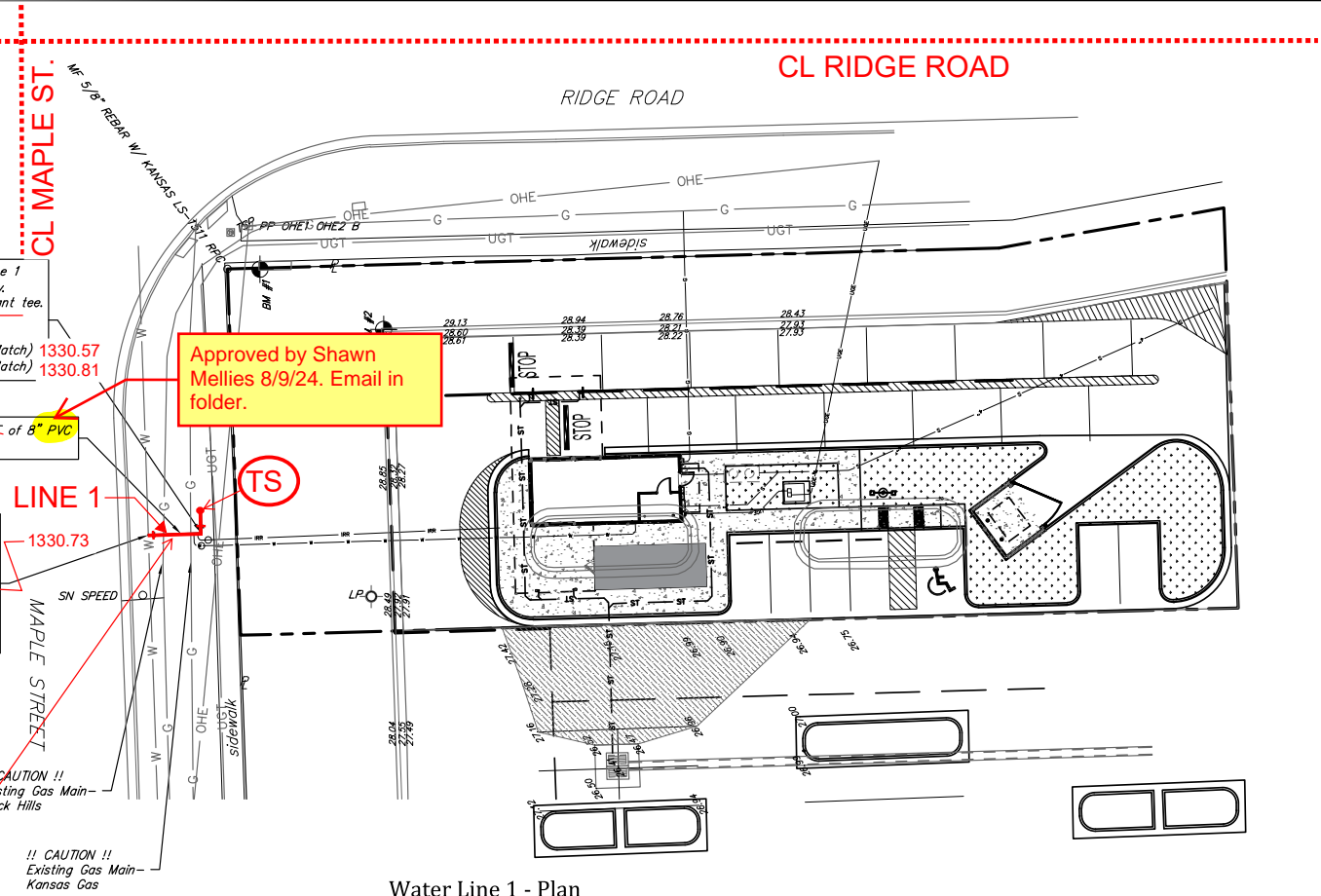
NOTE: DOMESTIC AND IRRIGATION SERVICE 1" TAPS ARE NOT PART OF THIS PPW.

NOTES:

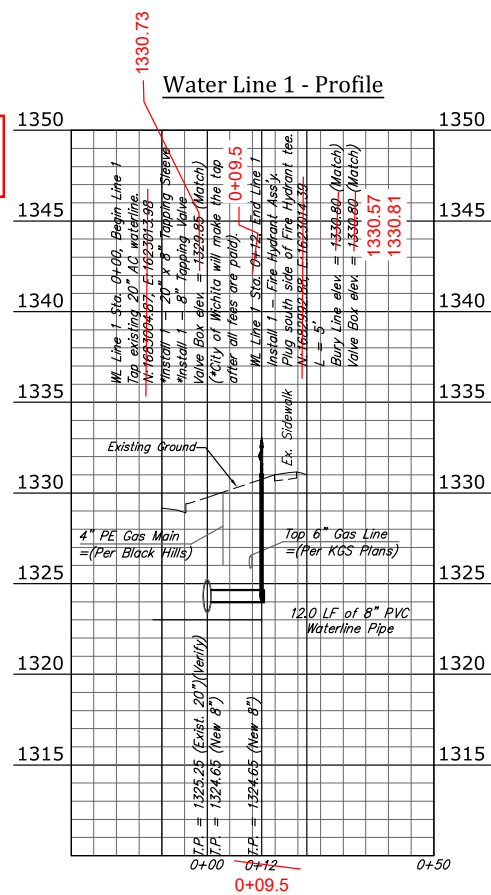
**NORTHINGS AND EASTINGS:
STATE PLANE COORDINATES - KANSAS GRID SOUTH - NAD83.**

ELEVATIONS: NAVD88.

**GPS SURVEY SHOTS BY:
JAMES RALSTON - BAUGHMAN COMPANY, P.A.**



Water Line 1 - Plan



Water Line 1 - Profile

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+12, Line 1	-1330.80	1324.65	6.77'	3.0'
				INSTALLED

1330.57

0+09.5

2' Fire Hydrant Barrel Extension installed.

7'

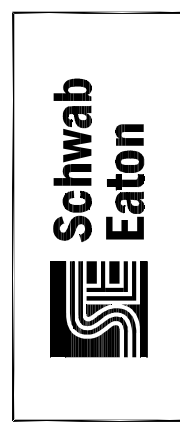
NOTE: EXISTING 20" WATER MAIN WAS LOCATED APPROXIMATELY 2.5' TO 3' FURTHER SOUTH THAN SHOWN IN THESE PLANS.

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS AND THIS DOCUMENT DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE JURISDICTION. THE CITY OF WICHITA OR SEDGWICK COUNTY, THIS REVIEW IS ONLY FOR GENERAL COMPLIANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRECTING ALL TECHNICALS OF CONSTRUCTION. THIS APPROVAL IS SUBJECT TO PROVISIONS OF SECTION 10.4 OF THE 2012 INTERNATIONAL BUILDING CODE.

DATE: 03/25/24 BY: Michele Gideon



SANITARY SEWER IMPROVEMENT
to serve
LOWE'S ADDITION
2023-031911 PPW (54030980)

Revisions:

Date:
October 2023

SE Project No:
22.W027

Drawn By:
MWS

Checked By:
MWS

Sheet Name:
SS Plan / Profiles

Sheet No:
03

9/22/24 W:\Projects\22.W027\Brew_333 S. Ridge Road\CAD Files\22.W027\Lowes_Alt Existing Bldg.dwg

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

DATE: 03/25/24 BY: Michele Gideon



GENERAL NOTES

- The contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions in bid document.
- Contractor will be required to contact the Kansas One-Call system a minimum of seventy-two (72) hours prior to any excavation to request local utility companies to locate any existing utilities within the project area.

Kansas One-Call 811
- The buried utilities as located on the plans are approximate locations only. It should be noted that other buried lines may exist which are not shown on these plans. The contractor shall have all buried lines located and flagged in the field prior to commencing work. The Contractor shall exercise extreme caution during trenching operations to avoid damaging these lines. Any lines damaged shall be replaced or repaired immediately as directed by the engineer at the contractor's expense.
- Existing utilities and their locations, 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.
- The Contractor shall avoid removal or trimming of any trees or shrubs where possible. Where the removal or trimming appears to be unavoidable, the Contractor shall coordinate such work with the Owner. Costs for tree/shrub removal and trimming regardless of size shall be considered subsidiary to the project.
- 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 the construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws. Prior to start of construction the Contractor shall flag and reference all property corners that may be disturbed by construction operations, and verify these in the field in the presence of the engineer and the contractor's surveyor. After construction and before the final inspection, a letter signed and sealed by the licensed land surveyor certifying replacement of all disturbed property corners shall be submitted to the engineer.
- At a minimum, one lane traffic shall be maintained at all times in the immediate area of construction. Immediate area of construction is defined as the block in which construction activities are occurring. Traffic is to be maintained using flagging operations as necessary. The Contractor shall utilize barricades, signs, guards, and flagmen in accordance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD). Subsidiary to project.
- The Contractor shall contain construction operations to permit local and emergency traffic through and across construction at all times. The Contractor shall erect warning signs, flashing lights, and/or barricades in compliance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) to ensure safety as directed in the general conditions. The Contractor shall limit the extent of trench to remain open overnight and weekends to less than fifty (50) feet.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- All grassed areas disturbed by construction of the proposed improvements shall be replanted with grass and fertilized in accordance with the project specifications. Existing grassed areas disturbed by construction shall be replanted with the same type of grass as was removed. All costs for seeding and fertilizing shall be considered subsidiary to project.
- The Contractor shall seed all areas disturbed by construction activities with temporary rye grass. Rye grass seed shall be planted at a minimum rate of six (6) pounds per one thousand (1,000) square feet. This temporary seeding may be omitted only if other seeding is required. Temporary seeding or permanent seeding/soiling shall be applied within 14 days after the area has been disturbed. All costs for temporary rye grass seeding shall be considered subsidiary to "Site Clearing and Restoration."
- The Contractor shall restore all ditches, swales, road shoulders, and banks to their original slopes and grades. Where existing entrance pipe, drainage pipe, signs, fences, etc. conflict with the proposed work herein, they shall be removed and replaced or reset unless otherwise noted on the plans. The replacement of all the aforementioned items, including seeding, fertilizer, and mulching shall be considered subsidiary to project.
- The Contractor shall not start work on the project until the project inspector is assigned and is present on the site. Any work done without inspection will be required to be uncovered for inspection at the Contractor's expense.
- The Contractor is responsible for providing erosion control as needed regardless of what the construction documents show. The Contractor shall meet the City of Wichita erosion and sediment control BMP requirements.
- The Contractor shall obtain all necessary permits prior to beginning construction on the project.
- Excess material generated by the re-grading of the site shall be used for site fills and wasted as approved by the Owner. Borrow, if required, shall be from an approved off-site source.
- All open excavations shall be protected with safety fence.
- The Contractor shall apply necessary moisture to the construction area and temporary haul roads to prevent the spread of dust.

BMP NOTES

- BMPs shall be maintained by the Contractor during construction. The Contractor will be responsible for maintaining records of the required inspections and maintenance.
- Erosion control measures shall be maintained regularly. Inspections shall be made of least bi-weekly and within 24 hours of a 1/2" or greater storm event. Any damage to the erosion control measures shall be repaired by the contractor within 7 days.
- Deposits of silt shall be removed as necessary to maintain the proper function of the erosion control measures.
- Silt fence locations shown on this sheet are recommendations. Typically, silt fence shall be placed down-slope from areas of soil disturbance to intercept soil loss from the disturbed area. Also, silt fence shall be placed down-slope from stockpiled excavated material.
- Contractor shall install silt fence, or other approved measures around all inlets.
- Contractor is to install and maintain BMPs as necessary to prevent erosion.
- Upon completion of construction, the Contractor shall remove all construction debris and restore the project area to a condition comparable to existing. Disturbed areas outside pavements shall be seeded to Owner's Specifications. Seeding to include top soil preparation, seeding and mulching.
- All areas disturbed by construction activities shall be restored by seeding and mulching, using Owner Approved Seed. Street Right-of-Way shall be restored with City Approved seed or sod.

CONTROL

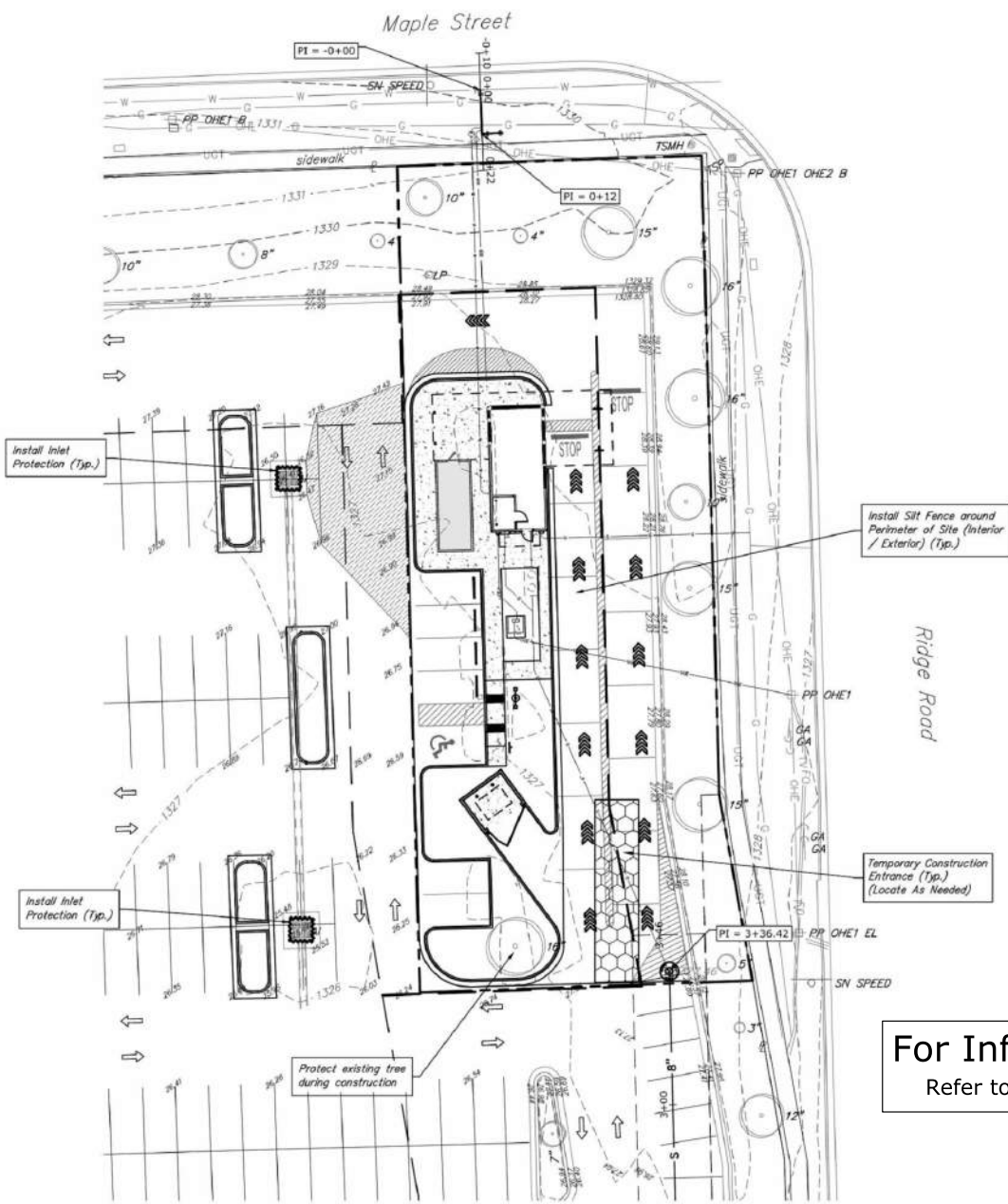
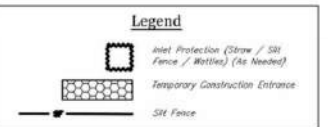
Horizontal Control
Kansas State Plane Coordinate System—South Zone Coordinates.

Vertical Control
Datum: BM
Chiseled "C" at the Southwest Corner of the intersection of Ridge Rd. and Maple, on the NE corner of a concrete box for a junction box.
Elev. = 1,329.57 (NAVD 88)

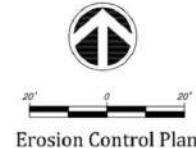
UTILITY & EMERGENCY CONTACT INFORMATION

Electric	Every	383-8650
Water	City of Wichita Water Department	268-4563
	or	268-4908
Sanitary Sewer	City of Wichita Sewer Maintenance	268-4024
	or	268-5000
Storm Sewer	City of Wichita Storm Sewer Maint.	268-4090
Traffic	City of Wichita Traffic Maintenance	268-4034
	or	268-4203
Gas	Kansas Gas Service	1-888-482-4950
	Black Hills Energy	1-800-303-0357
Communications	AT&T	268-2759
	Cox Communications	262-4270
Emergency	Police Department	911
	Fire Department	911
	Ambulance	911

Refer to Sheet C4.0 for Needed Details:
Stabilized Construction Entrance, Silt Fence Barriers & Wattle Slope Protection



For Information Only
Refer to Approved Site Plans



WATER DISTRIBUTION SYSTEM
to serve
LOWE'S ADDITION
2023-031911 PPW (54030980)

Revisions:

Date:
October 2023

SE Project No:
22.W027

Drawn By:
MWS

Checked By:
MWS

Sheet Name:
Site Erosion Control Plan
(Information Only)

Sheet No:
04

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

DATE: 03/25/24 BY: Michele Gideon



LOWE'S ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "LOWE'S ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows:

Lot 1, Ridge Plaza 7th Addition TOGETHER with a tract in the
Northeast Quarter of Section 28, Township 27 South, Range 1 West
of the Sixth Principal Meridian, Sedgwick County, Kansas
described as beginning at a point on the North line of said
Northeast Quarter, 1097 feet West of the Northeast corner
of said Northeast Quarter; thence Southerly, along the
East line of the Drainage Dedication recorded on film 88,
page 994 and parallel with the East line of said
Northeast Quarter, 138.61 feet to the point of curvature of
a curve to the left having a radius of 1228.04 feet and a
central angle of 26 degrees, 19 minutes, 15 seconds; thence
Southeasterly along said curve 564.14 feet to the point of
tangency of said curve; thence Southeasterly, tangent to
said curve, 125.33 feet; thence Easterly, with a deflection
angle to the left of 84 degrees, 42 minutes, 67.45 feet to
the point of curvature of a curve to the right having a radius
of 240 feet and a central angle of 84 degrees, 42 minutes;
thence Southeasterly, along said curve 354.79 feet to the
point of tangency of said curve; thence Southeasterly,
tangent to said curve, 94.31 feet to the point of curvature
of a curve to the left having a radius of 447.88 feet and
a central angle of 30 degrees, 29 minutes, 30 seconds;
thence Southeasterly, along said curve, 238.35 feet to the
West line of Ridge Road as dedicated on film 185, page 1248;

thence Northeasterly, along said West line of said Ridge Road,
with a deflection angle to the left from the tangent of
said curve of 87 degrees, 40 minutes, 11 seconds, 168.81 feet;
thence continuing along said West line of said Ridge Road
on a curve to the left having a radius of 1218.24 feet and a
central angle of 20 degrees, 36 minutes, 04 seconds, 438.03 feet
to the Southeast corner of said Ridge Plaza 7th Addition;
thence Westerly, along said South line of said Ridge Plaza 7th
Addition; thence Northerly, along the West line of said Ridge
Plaza 7th Addition to a point on the North line of said
Northeast Quarter, 619.83 feet West of the Northeast corner of
said Northeast Quarter; thence West along said North line,
477.17 feet to the point of beginning.

Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns, Surveyor
KANSAS LAND SURVEYOR
No. 12241

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot and Streets to be known as "LOWE'S ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The streets are
hereby dedicated to and for the use of the public. All abutters rights
of access to or from Maple Street, Ridge Road, Mid-Continent Road, and
Taft shall be as indicated on the face of the plat. The Minimum Building
Pad Elevation for the lowest opening to the structures shall be as
shown on the face of the plat.

The Trustees under the Will and of the
Estate of James Campbell, deceased

C.D. Pratt, Jr., Trustee
P.R. Cassidy, Trustee
C.R. Churchill, Trustee
D.A. Heenan, Trustee

This plat of "LOWE'S ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 17 day of July, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Fife, Chairman
Marah S. Krout, Secretary



This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this 19 day of August, 1997.



Bob Knight, Mayor
Pat Burnett, City Clerk

* 1 State of Hawaii) SS
City and County of Honolulu)
Be it remembered, that on this 25th day of
July, 1997, before me, the undersigned, a Notary Public, in and
for the County and State aforesaid, came C.D. Pratt, Jr., Trustee under
the Will and of The Estate of James Campbell, deceased, who is personally
known to me to be the same person who executed the within instrument of writing
and such person duly acknowledged the execution of the same.
In testimony whereof, I have hereunto set my
hand and affixed my official seal the day and year above written.

My App'l. Exp. Feb. 11, 2000
Lydia L. Hammann, Notary Public

Entered on transfer record this 24th day
of September, 1997.
James Aford, County Clerk



State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 24 day
of September, 1997, at 12:30 o'clock P.M. and is duly recorded.



Larry Consover, Register of Deeds
Michael D. Hurtt, Deputy

* 2 State of Hawaii) SS
City and County of Honolulu)
Be it remembered, that on this 25th day of
July, 1997, before me, the undersigned, a Notary Public, in and
for the County and State aforesaid, came P.R. Cassidy, Trustee under the
Will and of The Estate of James Campbell, deceased, who is personally known
to me to be the same person who executed the within instrument of writing
and such person duly acknowledged the execution of the same.
In testimony whereof, I have hereunto set my
hand and affixed my official seal the day and year above written.

My App'l. Exp. Feb. 11, 2000
Lydia L. Hammann, Notary Public

1634709

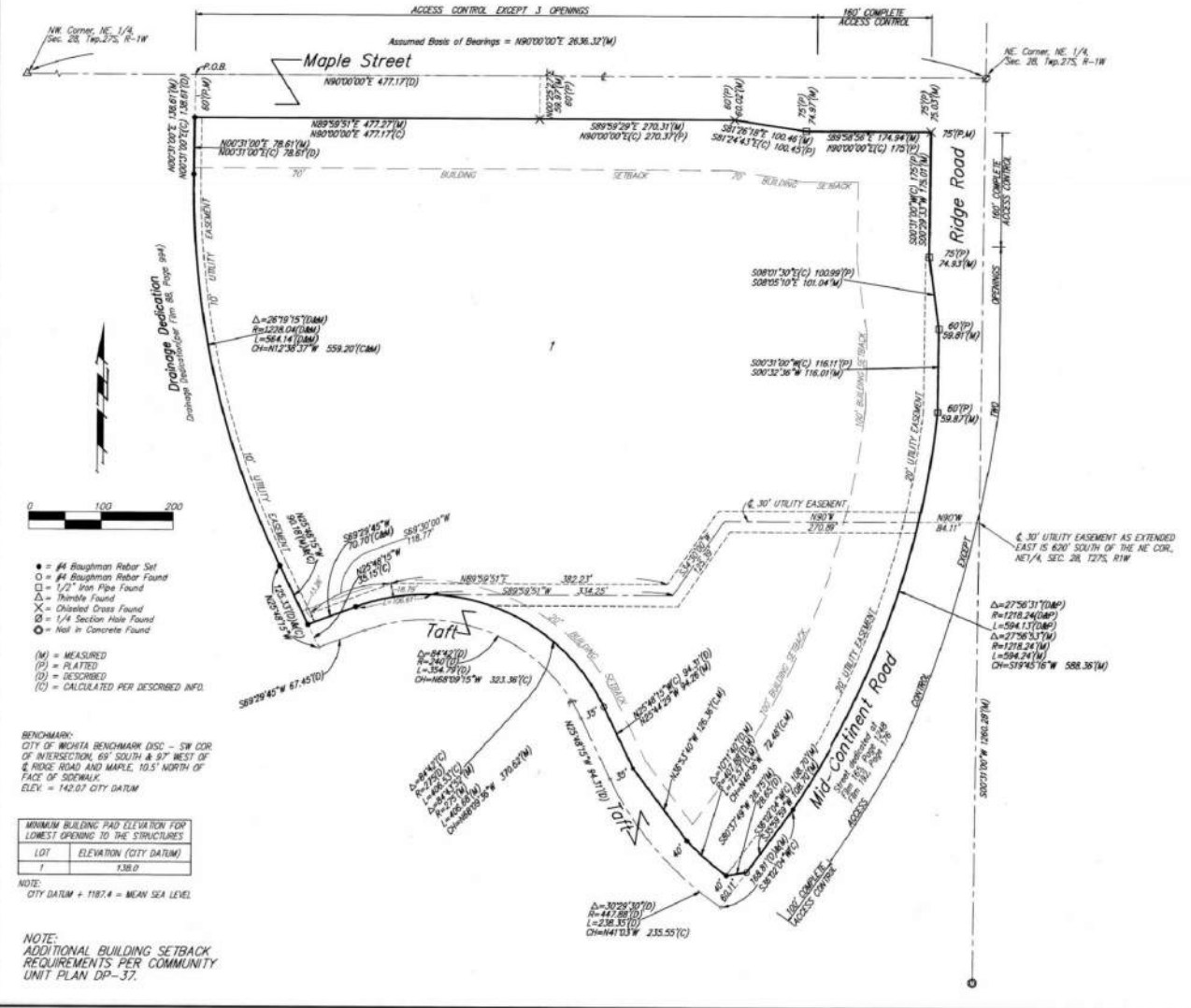
* 3 State of Hawaii) SS
City and County of Honolulu)
Be it remembered, that on this 25th day of
July, 1997, before me, the undersigned, a Notary Public, in and
for the County and State aforesaid, came C.R. Churchill, Trustee under the
Will and of The Estate of James Campbell, deceased, who is personally known
to me to be the same person who executed the within instrument of writing
and such person duly acknowledged the execution of the same.
In testimony whereof, I have hereunto set my
hand and affixed my official seal the day and year above written.

My App'l. Exp. Feb. 11, 2000
Lydia L. Hammann, Notary Public

* 4 State of Hawaii) SS
City and County of Honolulu)
Be it remembered, that on this 25th day of
July, 1997, before me, the undersigned, a Notary Public, in and
for the County and State aforesaid, came D.A. Heenan, Trustee under the
Will and of The Estate of James Campbell, deceased, who is personally known
to me to be the same person who executed the within instrument of writing
and such person duly acknowledged the execution of the same.
In testimony whereof, I have hereunto set my
hand and affixed my official seal the day and year above written.

My App'l. Exp. Feb. 11, 2000
Lydia L. Hammann, Notary Public

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING



Schwab
Eaton

WATER DISTRIBUTION SYSTEM
to serve
LOWE'S ADDITION
2023-031911 PPW (54030980)

Revisions:

Date:
October 2023

SE Project No:
22.W027

Drawn By:
MWS

Checked By:
MWS

Sheet Name:
Copy of Plat
(Information Only)

Sheet No:
05