

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

AT&T	1-800-246-6464
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	1-888-462-4950
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 and 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 would 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 adjoining 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 field 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 project engineer 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 Contractor's 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.
- City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers. Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Connecting to Existing Manholes:  
 Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation, grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connecting to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost to connecting to existing manholes is incidental to the project.

- Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D656.
- The Contractor shall prevent from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- Contractor shall grade around exposed manholes at a 1:1 slope. Manholes set lower than existing grade shall have a 9" berm constructed around manhole to prevent infiltration into sanitary sewer system. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole.
- All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):  
 Seed: Kansas Premium Fescue Blend 8 lbs/1000 sq. ft  
 Mulch: Prairie Hay: 2 tons/acre  
 Fertilizer: 12-24-12 850 lbs/acre  
 All costs associated with seeding, mulching, and fertilizing shall be included in bid item "Seeding". All seeding operations shall conform to City of Wichita Standard 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.
- All existing and proposed erosion control measures including silt fences, 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 "Site Restoration"
- See the City of Wichita Construction Specifications for construction, installation requirements for this project.

## BENCHMARKS

- BM #1:  
 Square cut on top of South curb of 21st St. N.  
 334'± West and 32'± South of the intersection of  
 21st St. N. and Cleveland Ave.  
 Elev. = 1307.56(NAVD88)
- BM #2:  
 Square cut on top of South concrete pad of  
 monitoring well 26'± East and 51'± South of the  
 intersection of 21st St. N. and Cleveland Ave.  
 Elev. = 1308.70(NAVD88)
- BM #3:  
 C.O.W BM Disc on top of South concrete wall  
 918'± West and 147'± North of the intersection of  
 21st St. N. and Cleveland Ave.  
 Elev. = 1312.58(NAVD88)

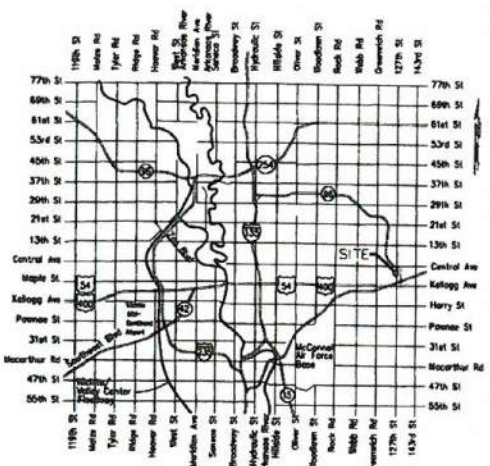
**AS- BUILT PLANS**  
 Contractor = Wilks Underground  
 Inspector = Fred Smith  
 Baughman Company  
 As-Built Plans = FES

Construction Began = October 2022  
 Construction End = November 2022

# Sanitary Sewer to serve **Lot 1, Blk A** **Life Church Addition** CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 PPS-2022-009793

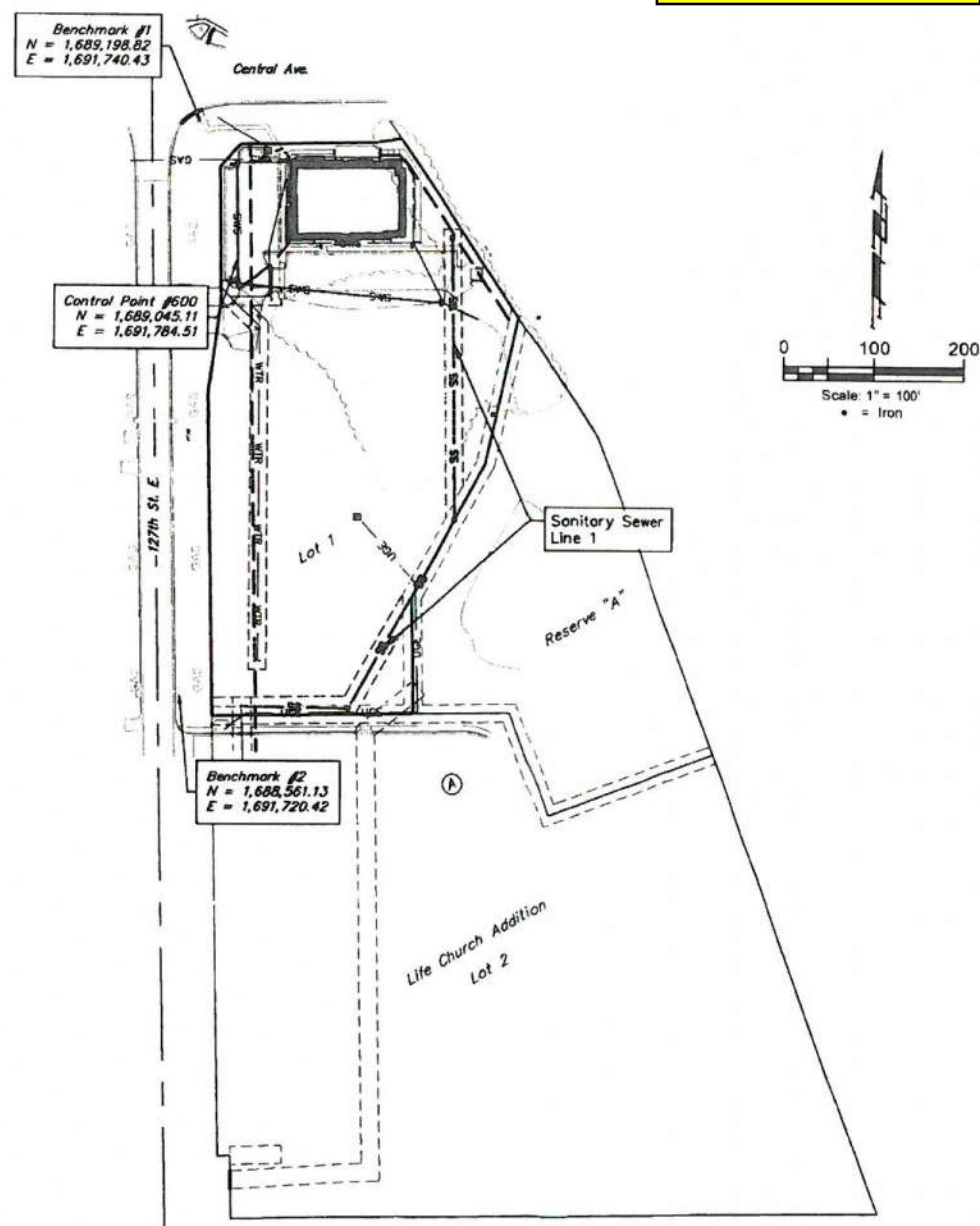
Accepted 1-19-2023



Vicinity Map

## Sheet Index

Title Sheet	1
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**APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS  
 ENGINEERING DIVISION**

Engineering approved by Shawn Mellies on 07.29.22

Utilities approved by Debra Ary on 07.29.22

**NOTE TO CONTRACTORS**  
 Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions (on file and available at Wichita.gov).  
 An approved copy of these plans signed by City staff are required on-site.

Baughman Project # = 22-10-E339



Apr. 20, 2022

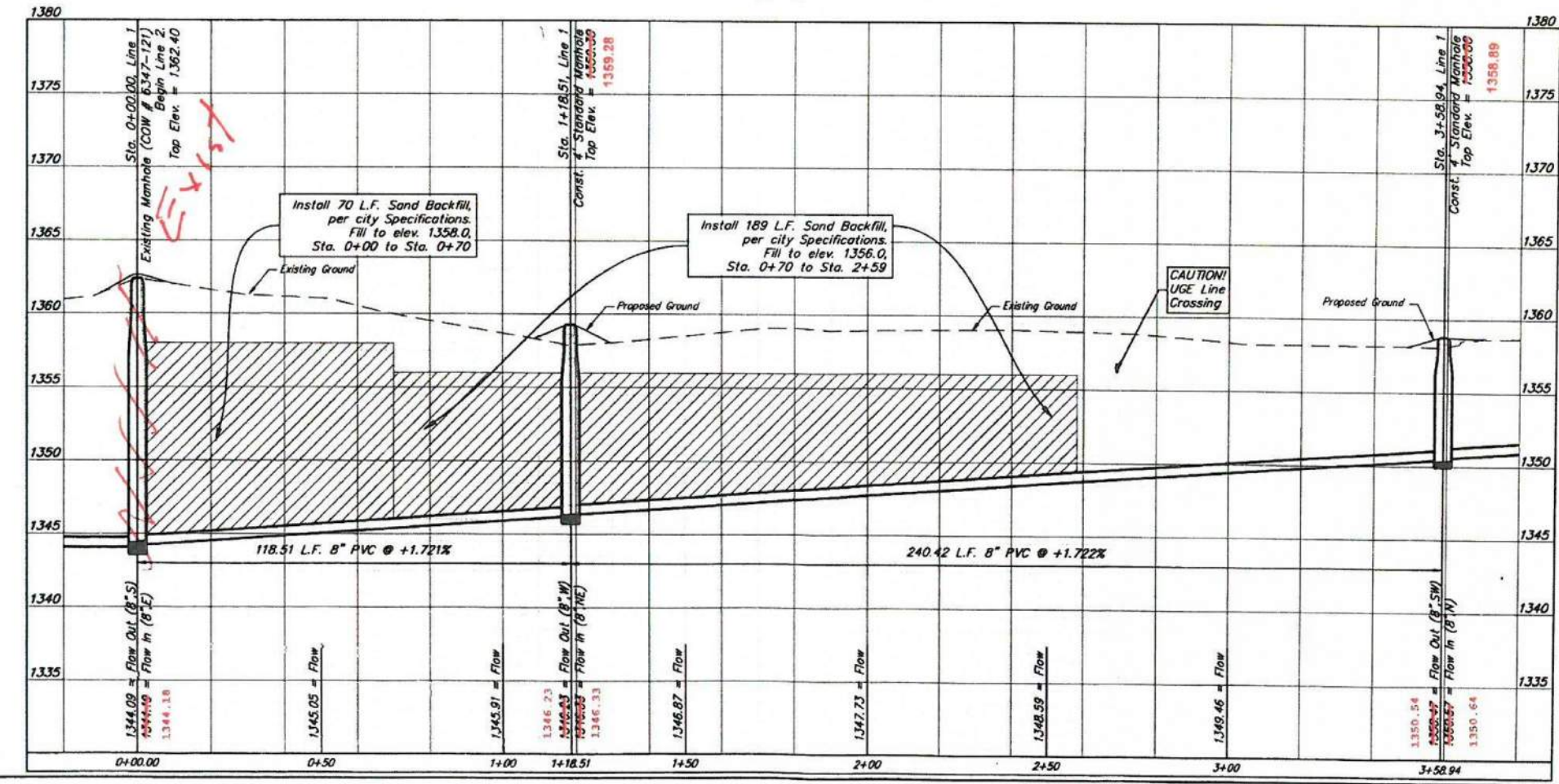
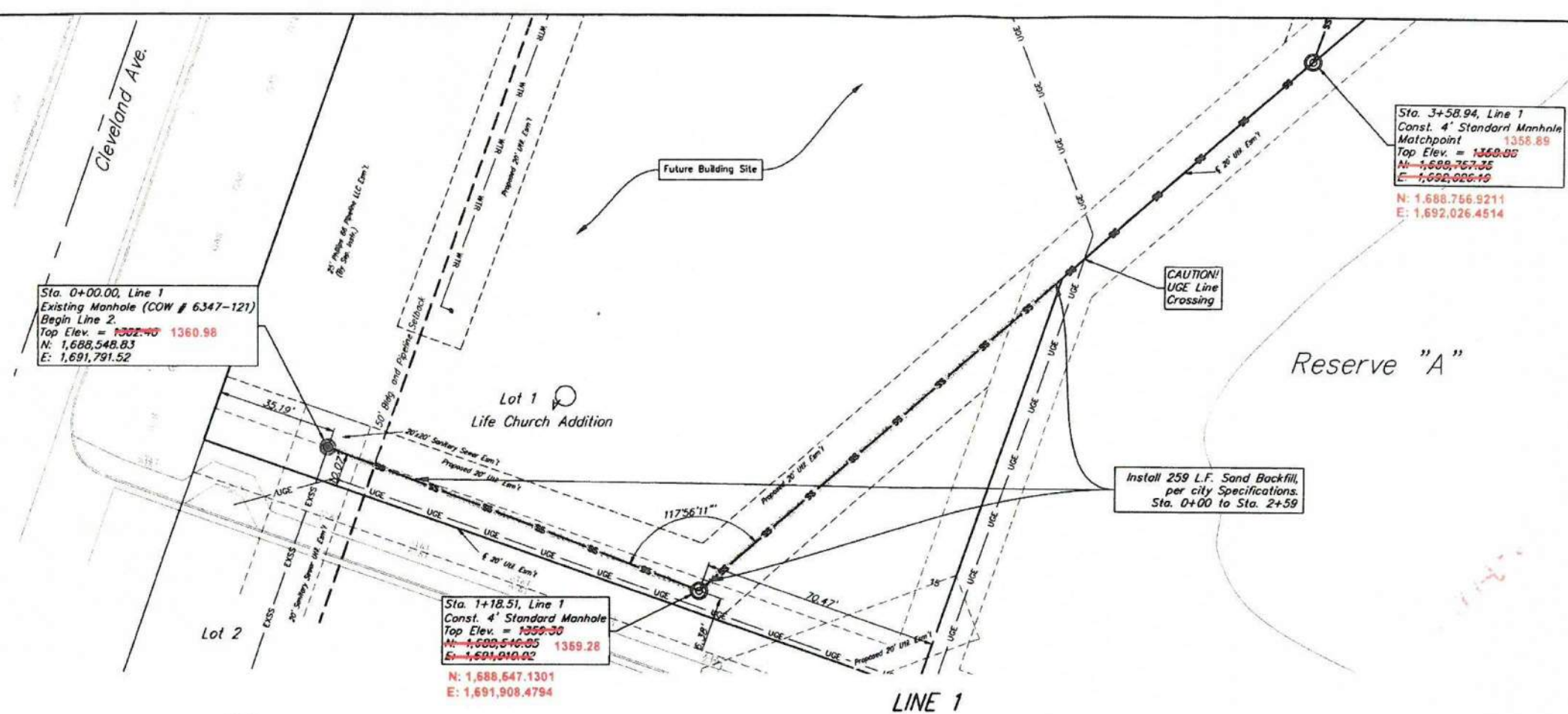
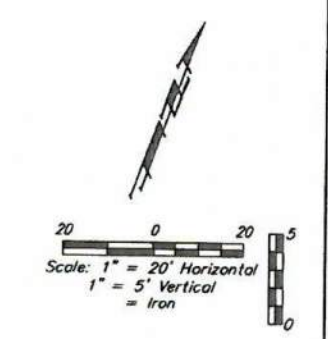
**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com

**BENCHMARKS**

SITE BENCHMARK #1  
Chiseled on East side of Traffic Signal Pole  
Elevation=1366.90  
(NAVD88)

SITE BENCHMARK #2  
Chiseled on SE Cor of CB  
Elevation=1362.39  
(NAVD88)

CONTROL POINT #600  
#4 Rebar with Baughman Cap  
Elevation=1367.43  
(NAVD88)

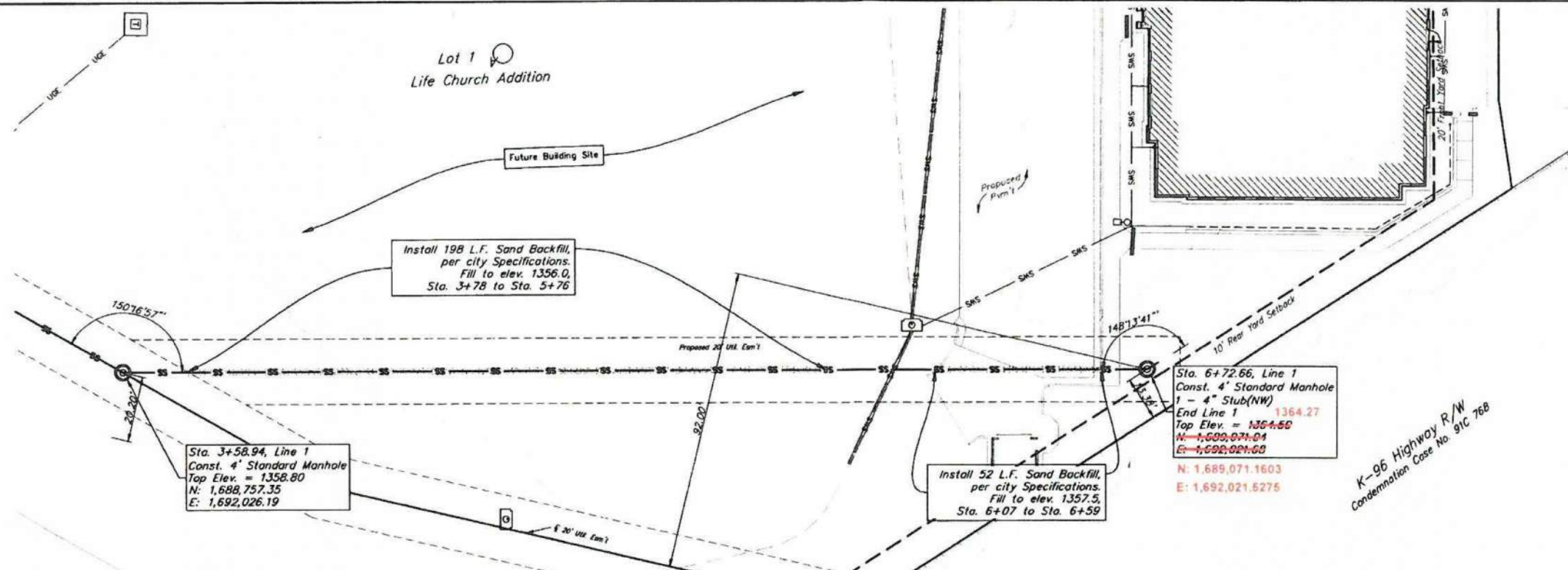


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316-262-7271  
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Life Church Addition  
**SS Line 1**  
**Sta. 0+00.00**  
**to**  
**Sta. 3+58.94**

Sanitary Sewer Improvements  
PROJECT NUMBER:  
DESIGN TJW DRAWN JA  
DATE Apr. 20, 2022  
SHEET 2 OF 12

File: E:\Projects\0127-Life Church (Crest Point) Site Plans 21-08-EP23-Engineering\Phase 1\PPS\CP PPS.dwg

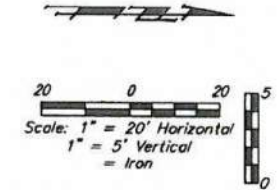


**BENCHMARKS**

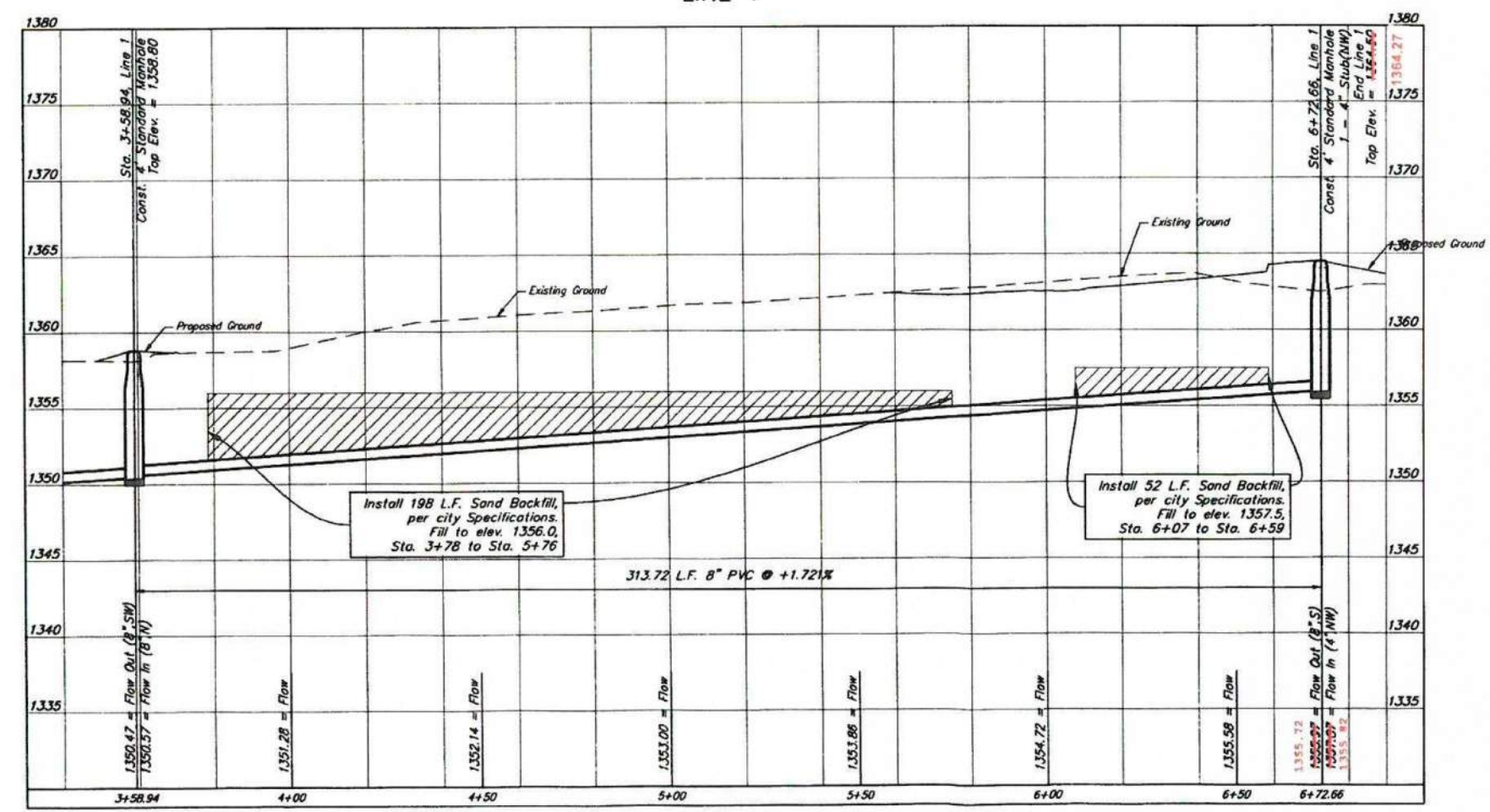
SITE BENCHMARK #1  
Chiseled on East side of Traffic Signal Pole  
Elevation=1368.90  
(NAVD88)

SITE BENCHMARK #2  
Chiseled on SE Cor. of CB  
Elevation=1362.39  
(NAVD88)

CONTROL POINT #600  
#4 Rebar with Baughman Cap  
Elevation=1367.43  
(NAVD88)



LINE 1



**BAUGHMAN COMPANY**

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Wichita, KS 67211  
316-262-7271  
BaughmanCo.com

Life Church Addition

**SS Line 1**  
Sta. 3+58.94 to Sta. 6+72.66

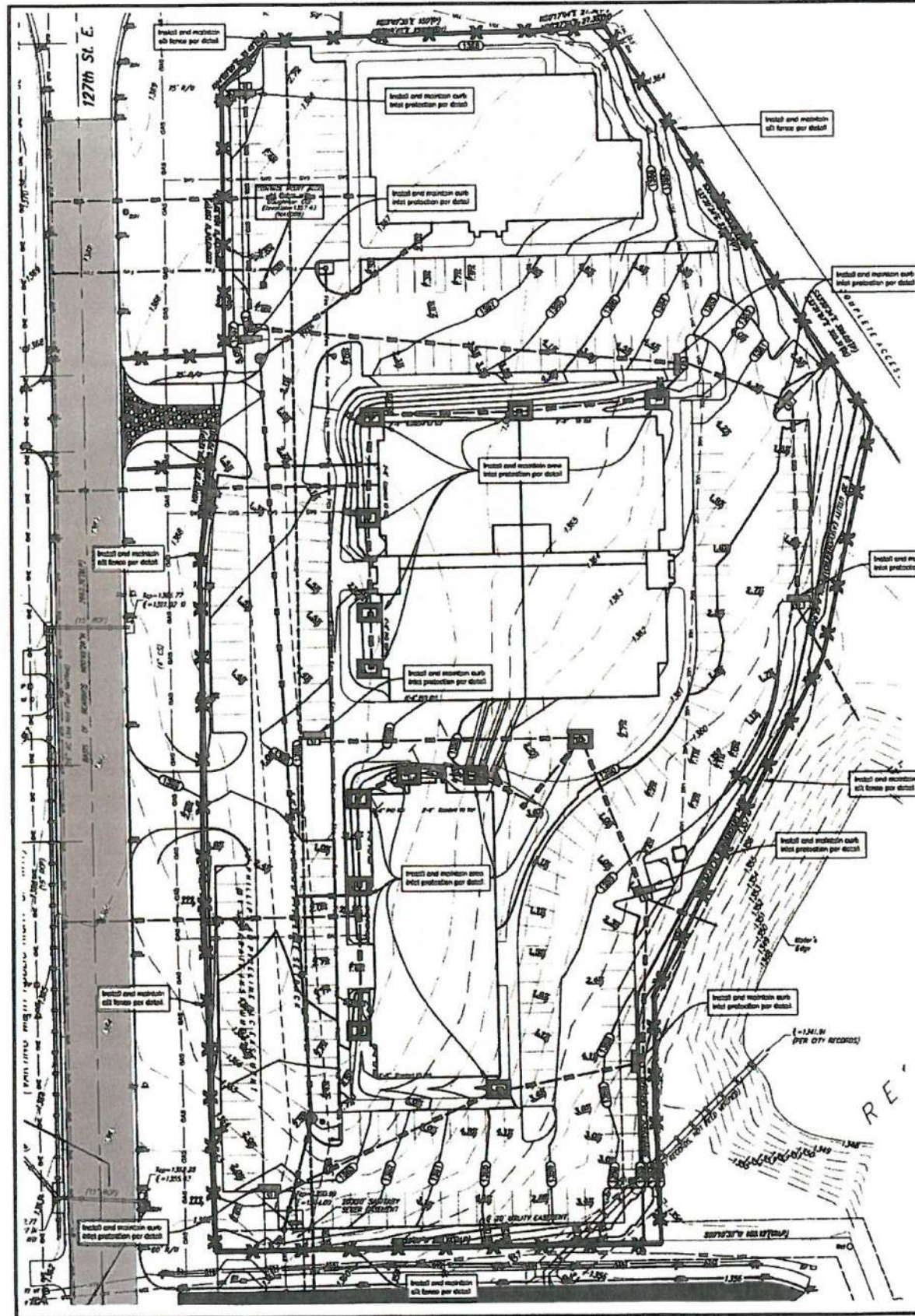
Sanitary Sewer Improvements

PROJECT NUMBER

DESIGN TJW DRAWN JA  
DATE Apr. 20, 2022

SHEET 3 OF 12

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### EROSION CONTROL NOTES

1. Do not clearing or grading until all applicable erosion control measures have been installed. This project is subject to this STUFF Plan, if applicable. The Contractor shall comply with any amended requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, except in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil erosion from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by the site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or other factors, the pipe ends shall be covered with Elbow fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. This Erosion Control 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 this plan 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.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any work on site.
13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

### LEGAL DESCRIPTION

Lot 1, Block A Life Church Addition, Sedgwick County, KS

### SITE INFORMATION

Total Area:	4178,456.8 sq. ft. (95.03 acres)
Disturbed Area:	4178,456.8 sq. ft. (95.03 acres)
Impervious Area, pre-exist:	49 sq. ft. (0.00 acres)
Impervious Area, post-exist:	137,692.7 sq. ft. (3.14 acres)

### BENCHMARKS

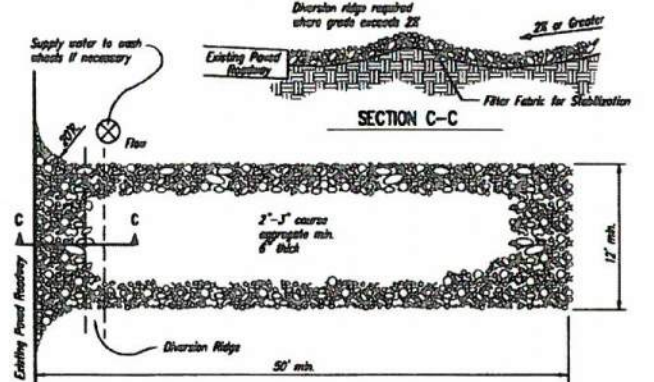
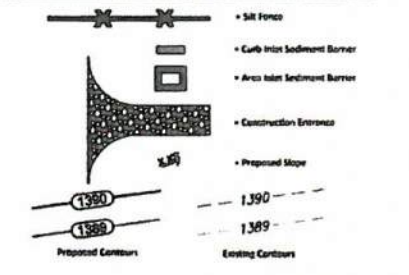
Square set on east side of traffic signal pole, approx. 23.6' west and 63.7' north of the southeast corner of Lot 1, Block A Life Church Addition, Sedgwick County, KS  
Elevation = 1202.00 (NAVD 03)

Site Benchmark - 2  
Square set on southeast corner of catch basin, approx. 85.2' west and 24.0' south of the southeast corner of Lot 1, Block A Life Church Addition, Sedgwick County, KS  
Elevation = 1202.00 (NAVD 03)

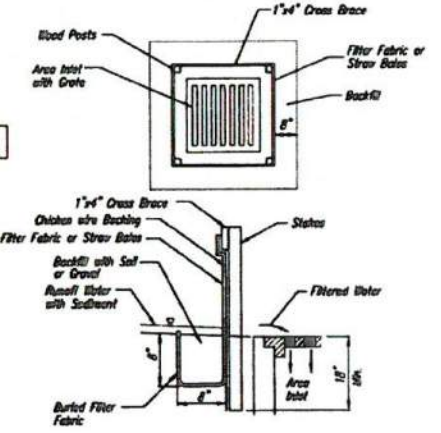
### KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 207-3470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-615-SAFE

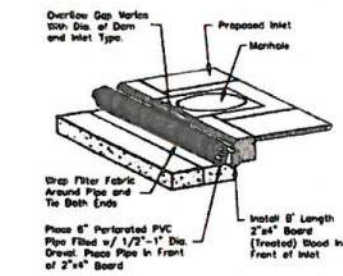
### EROSION CONTROL LEGEND



- NOTES
1. 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 CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. 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.
  4. 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 ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELING.



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



2 TYPE 1 INLET PROTECTION NOT TO SCALE



3 STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



4 SILT FENCE DETAIL NOT TO SCALE

FOR REFERENCE ONLY  
NOT TO SCALE

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Wichita, KS 67211  
316-262-7271  
BaughmanCo.com

**PRELIMINARY PLAN. NOT FOR CONSTRUCTION.**  
This document is preliminary in nature and is not a final, signed and sealed document.

**CREST POINT**  
Lot 1, Block A, Life Church Addition  
Wichita, Sedgwick Co., KS

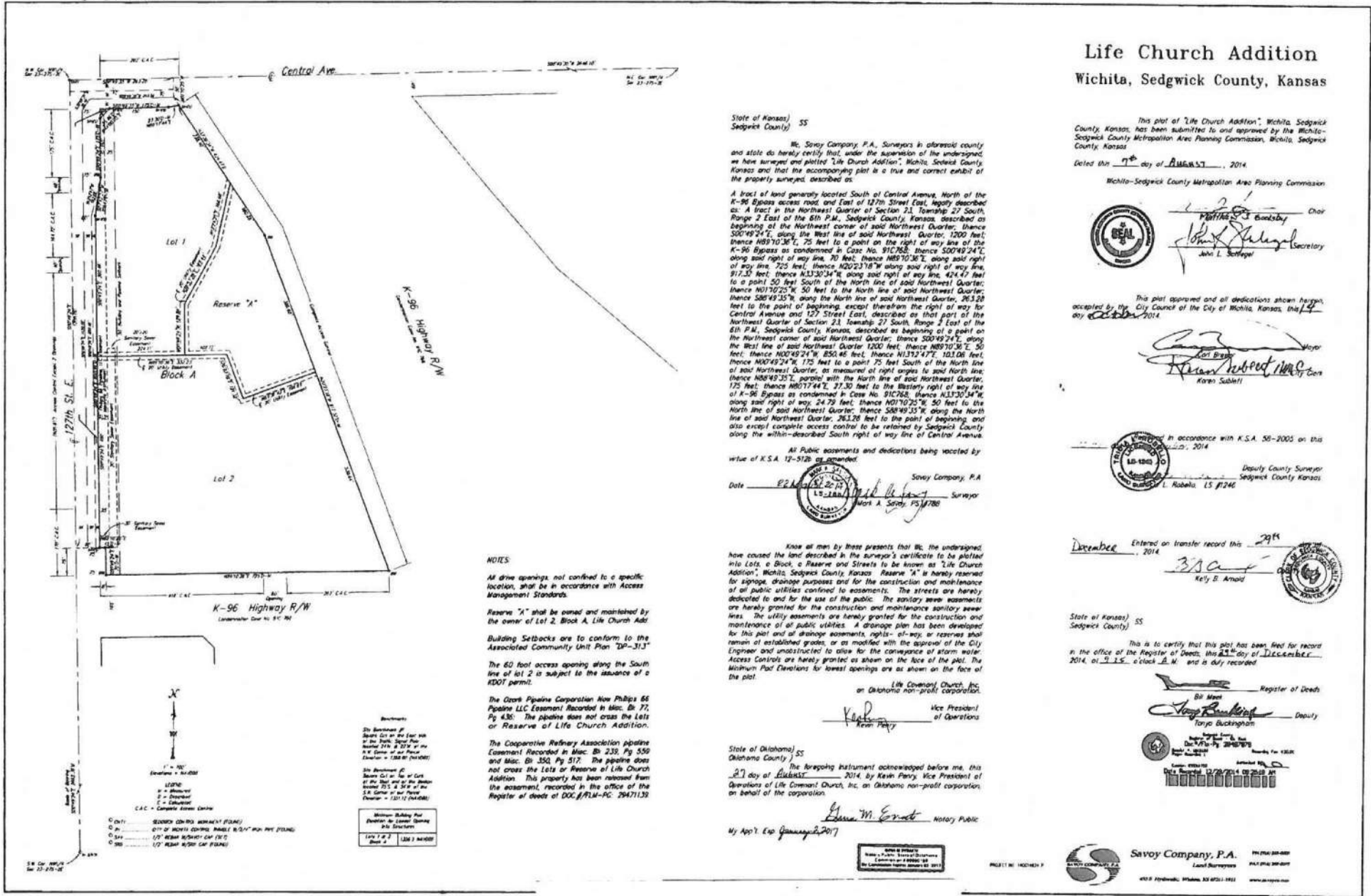
**BAUGHMAN COMPANY**  
315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com

Life Church Addition  
**Erosion Control Plan**

Sanitary Sewer Improvements  
PROJECT NUMBER:  
DESIGN TJW DRAWN JA  
DATE: Apr. 20, 2022  
SHEET 11 OF 12

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PC249-2



**Life Church Addition**  
Wichita, Sedgewick County, Kansas

This plat of "Life Church Addition", Wichita, Sedgewick County, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Sedgewick County, Kansas.

Dated the 7<sup>th</sup> day of August, 2014.

Wichita-Sedgewick County Metropolitan Area Planning Commission  
 Chair: Mark A. Sorey  
 Secretary: John L. Saffner

This plat approved and all dedications shown herein, accepted by the City Council of the City of Wichita, Kansas, the 14<sup>th</sup> day of October, 2014.

Deputy County Surveyor  
Karen Salsler

In accordance with K.S.A. 58-2005 on this 10<sup>th</sup> day of October, 2014.

Deputy County Surveyor  
L. Robels LS #1246

Entered on transfer record this 29<sup>th</sup> day of December, 2014.  
Kelly B. Arnold

State of Kansas) SS  
 Sedgewick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, the 23<sup>rd</sup> day of December, 2014, at 3:15 o'clock P.M. and is duly recorded.

Register of Deeds  
Steve M. Grant  
 Deputy  
Torja Buckingham

Savoy Company, P.A.  
 Land Surveyors  
 4813 Hydebrook, Wichita, KS 67211-1911

**NOTES**

All drive openings, not confined to a specific location, shall be in accordance with Access Management Standards.

Reserve "X" shall be owned and maintained by the owner of Lot 2, Block A, Life Church Addition.

Building Setbacks are to conform to the Associated Community Unit Plan "AP-313"

The 60 foot access opening along the South line of lot 2 is subject to the issuance of a RDOT permit.

The Clark Pipeline Corporation New Phillips 66 Pipeline LLC Easement Recorded in Misc. Bk 239, Pg 550 and Misc. Bk 350, Pg 517. The pipeline does not cross the Lots or Reserve of Life Church Addition.

The Cooperative Refinery Association pipeline Easement Recorded in Misc. Bk 239, Pg 550 and Misc. Bk 350, Pg 517. The pipeline does not cross the Lots or Reserve of Life Church Addition. This property has been released from the easement, recorded in the office of the Register of Deeds of DOC #RLM-PC 2947139.

**Remarks**

1. The boundaries of Block A are as shown on the plat and are subject to the provisions of the plat.

2. The boundaries of Lot 1 and Lot 2 are as shown on the plat and are subject to the provisions of the plat.

3. The boundaries of Reserve "X" are as shown on the plat and are subject to the provisions of the plat.

4. The boundaries of Block A are as shown on the plat and are subject to the provisions of the plat.

5. The boundaries of Lot 1 and Lot 2 are as shown on the plat and are subject to the provisions of the plat.

6. The boundaries of Reserve "X" are as shown on the plat and are subject to the provisions of the plat.

FOR REFERENCE ONLY  
NOT TO SCALE

This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meers by Sedgewick County Geographic Information Systems.

Bill Meers, Register of Deeds  
 Deputy Registrar of Deeds

**BAUGHMAN COMPANY**

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 Wichita, KS 67211  
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Life Church Addition

**Plat Page 2**

Sanitary Sewer Improvements

PROJECT NUMBER

DESIGN TJW DRAWN JA

DATE Apr. 20, 2022

SHEET OF

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