

GENERAL NOTES:

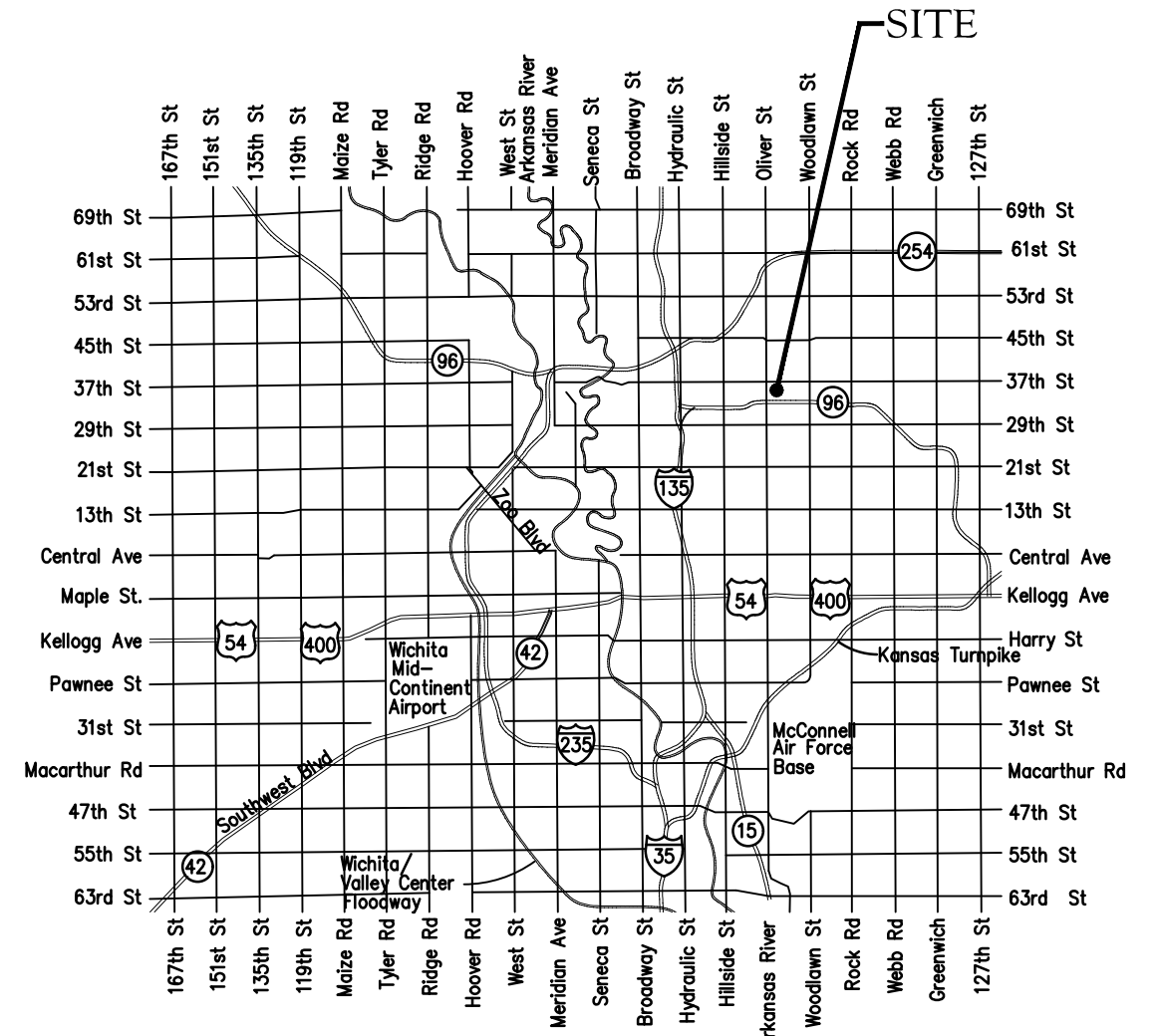
- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, 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
 Eergy 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 Dawnita Reinhardt at 316-650-0740 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 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 NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- 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 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.
- 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 excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- All of Oliver St. & 36th St. N. R/W disturbed during construction shall be seeded and mulched as follows:
 Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
 Annual Rye grass; 3 lbs./1000 Sq. Ft.
 Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
 Mulch -- 2 Tons Prairie Hay/Ac.
 All other areas disturbed during construction are to be seeded as follows:
 Seed -- Rye grass; 5 lbs./1000 Sq. Ft.
 All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
 An additional bid item for "Seeding, Temporary" has been included, and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- 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.

STORM SEWER IMPROVEMENTS to serve GREAT PLAINS VENTURES

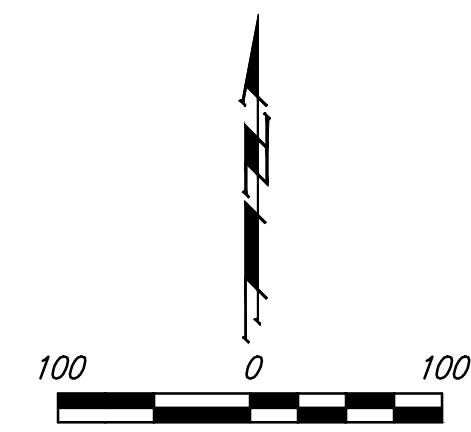
4858 E. 36TH ST. N.
 CITY OF WICHITA, KANSAS
 Paul Gunzelman, P.E. Interim City Engineer
 2023-000808PPD
 56030970

AS- BUILT PLANS
 Contractor = K & B Construction
 Inspector = Fred Smith
 Baughman Company
 As-Built Plans = FES

Construction Began = June 2023
 Construction End = July 2023



Vicinity Map



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Stormwater Certification:
 New Development or Redevelopment (Circle One)
 Stormwater Permit # SW02023-0018
 NOI Permit # S-AR94-1819 KSR121250

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.

Site Area (Acres) = 2.46 Ac.
 Disturbed Area (Acres) = 2.46 Ac.
 Water Quality Treatment: Offsite BMP
 Downstream Channel Protection: NA
 Detention: Existing Development Detention Pond
 The BMP used for this development is Offsite BMP

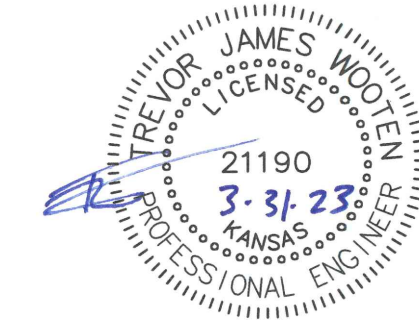
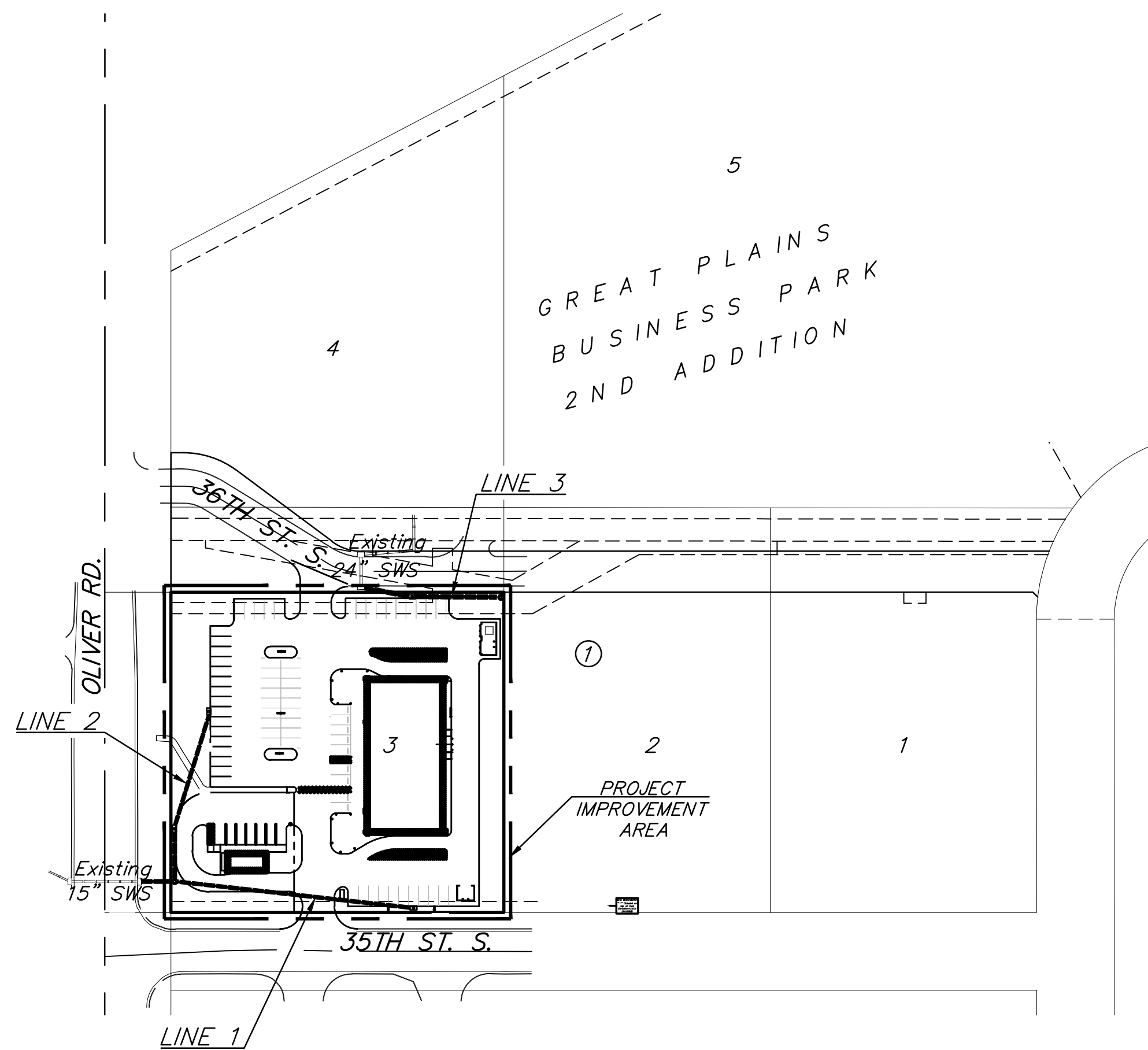
APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 03/31/23
 Stormwater approved by Joe Hickle on 03/31/23.

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.

Benchmarks

- BM #1: "□" cut in top of curb, north side of 35th St. N., ~300' east of Oliver Rd. Elev. = 1367.88 NAVD88
- BM #2: Cross cut in side of manhole, south side of 36th St. N., ~380' east of Oliver Rd. Elev. = 1368.99 NAVD88



APR 3, 2023

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

BENCHMARKS:

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Saw cut, remove and replace existing sidewalk in public R/W with temporary replacement as necessary for SWS construction in accordance with General Note #13, cover sheet.

Sta. 0+00.0, Begin Line 1
Core into existing inlet/manhole and extend pipe east. Seal and grout around new pipe using non-shrink grout. Reshape invert if necessary. Cost of coring, sealing, grouting and reshaping to be incidental to cost of pipe.
Top Elev. = 1362.10
N=5,027.73 E=9,971.56

Sta. 0+31.9, Line 1 = Sta. 0+00.0, Line 2
MH, Standard SWS (4')
Top Elev. = 1364.65
N=5,027.90 E=10,003.44

Sta. 2+48.3, End Line 1
Inlet, Curb (Type 1)
(L=5' W=3')
Top Elev. = 1366.59
N=5,003.86 E=10,218.53
Note: Inlet is located in easement, but is private and shall be maintained by the property owner

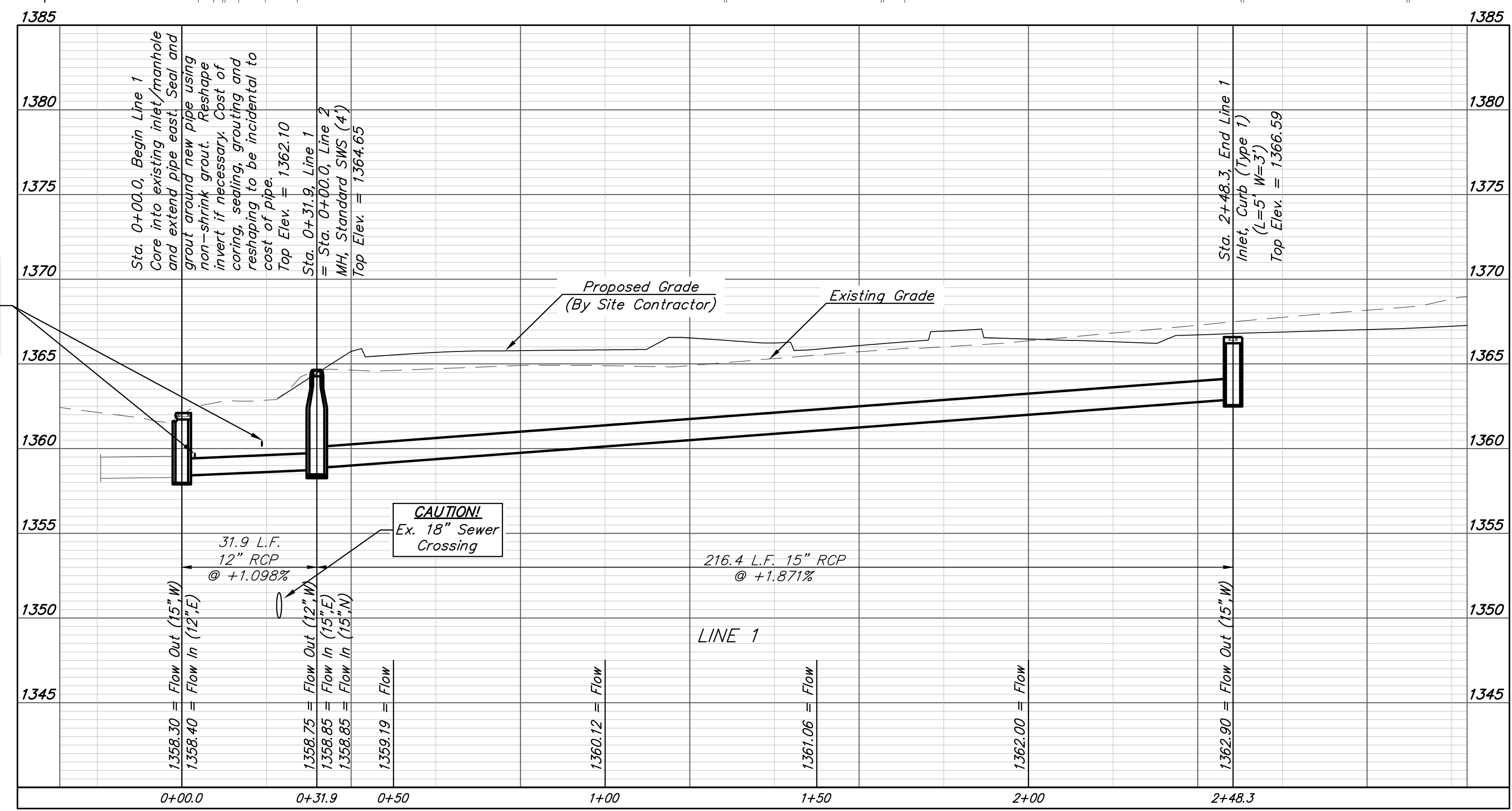
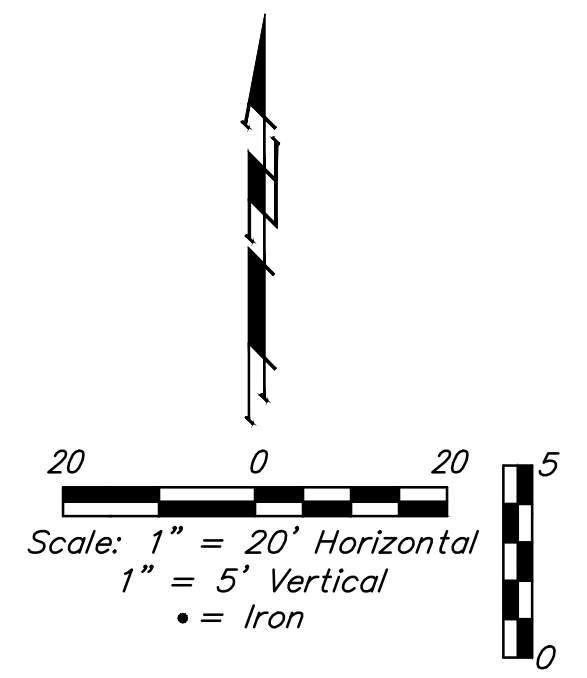
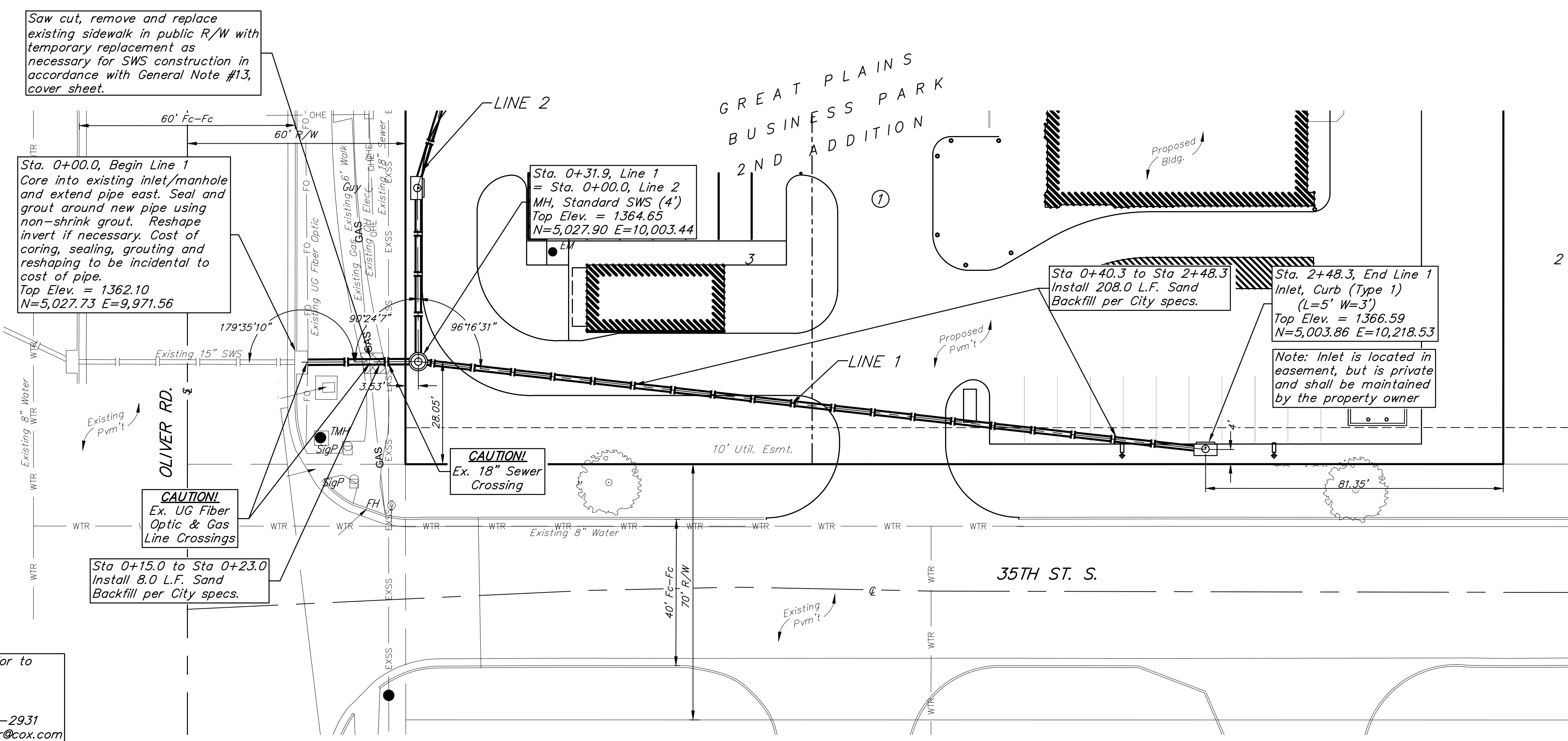
Sta 0+15.0 to Sta 0+23.0
Install 8.0 L.F. Sand Backfill per City specs.

Sta 0+40.3 to Sta 2+48.3
Install 208.0 L.F. Sand Backfill per City specs.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

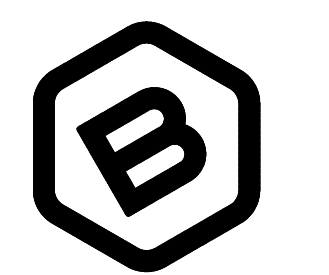
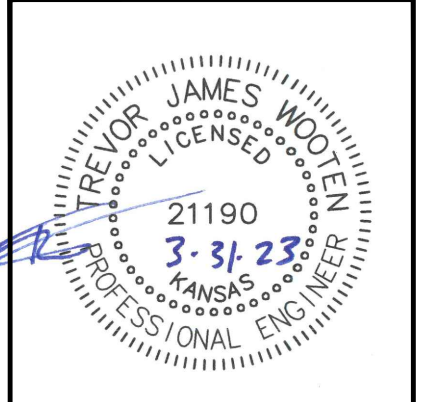
City Maintenance of storm sewer mains ends at last structure within right-of-way line. All pipe and structures from Sta. 0+28.4 to Sta. 2+48.3 Line 1 are private sws system.

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
Heide Bryan, Evergy, (316) 261-6354
Shannon Brinkmeyer, AT&T (316) 268-2931
Travis Taylor, Cox Comm., Travis.taylor@cox.com



CAUTION!
Ex. UG Fiber Optic & Gas Line Crossings
DEPTH UNKNOWN.

CAUTION!
Ex. 18" Sewer Crossing



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

GREAT PLAINS VENTURES
LINE 1
STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-11-E370

DESIGN: KH DRAWN: TMS
DATE: April 3, 2023

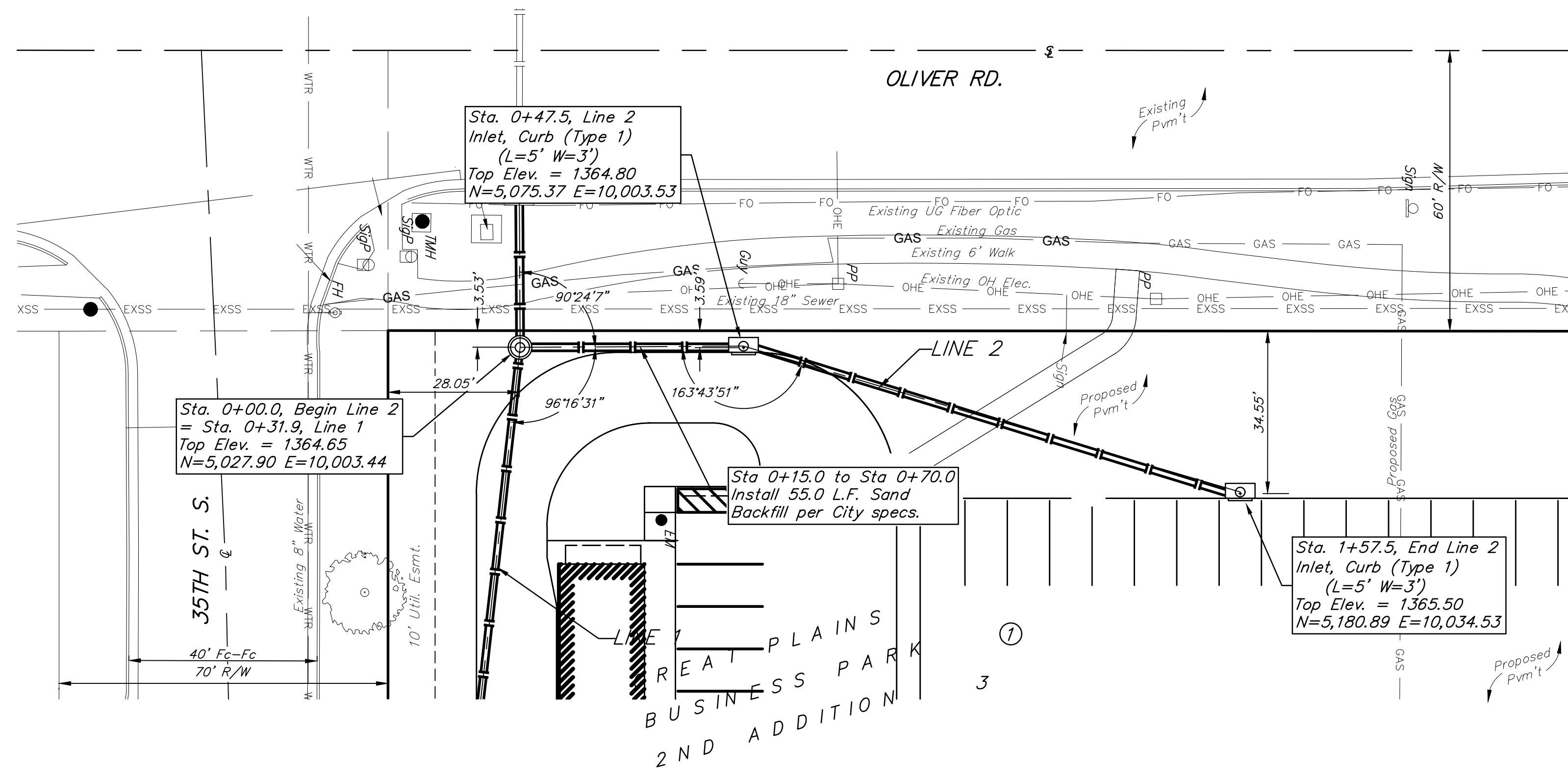
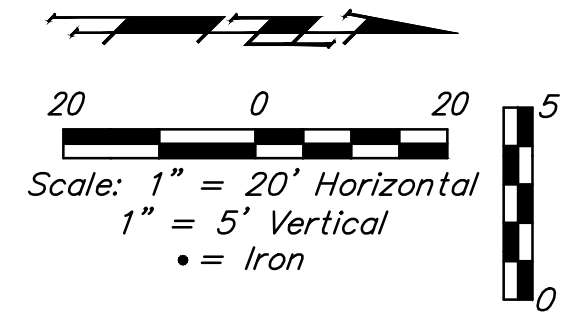
SHEET 2 OF 14

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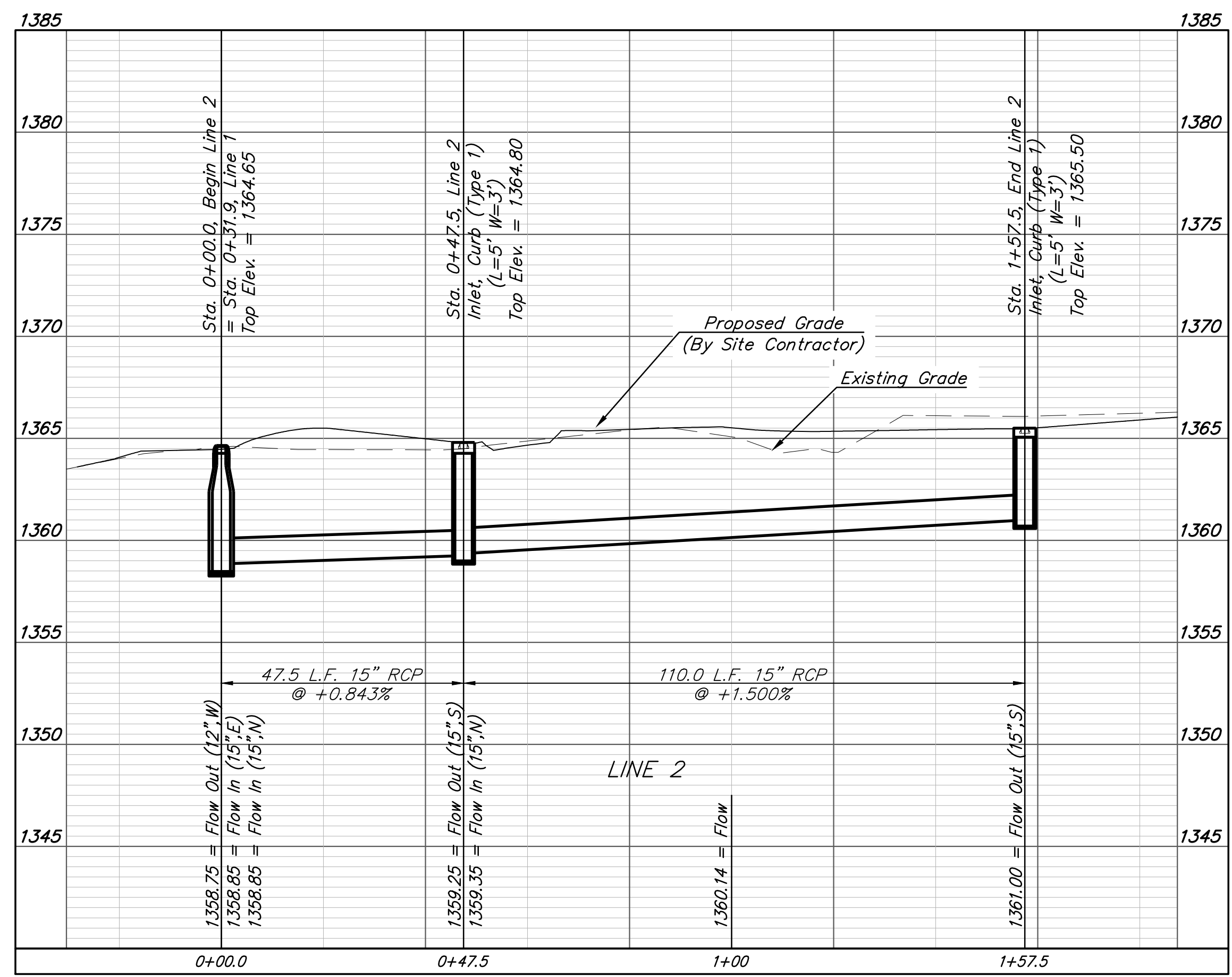
BENCHMARKS:

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BM #2: Cross cut in side of manhole, south side of 36th St. N., ~380' east of Oliver Rd. Elev. = 1368.99 NAVD88



Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



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

GREAT PLAINS VENTURES

LINES 2 & 3

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 22-11-E370

DESIGN: KH DRAWN: TMS

DATE: April 3, 2023

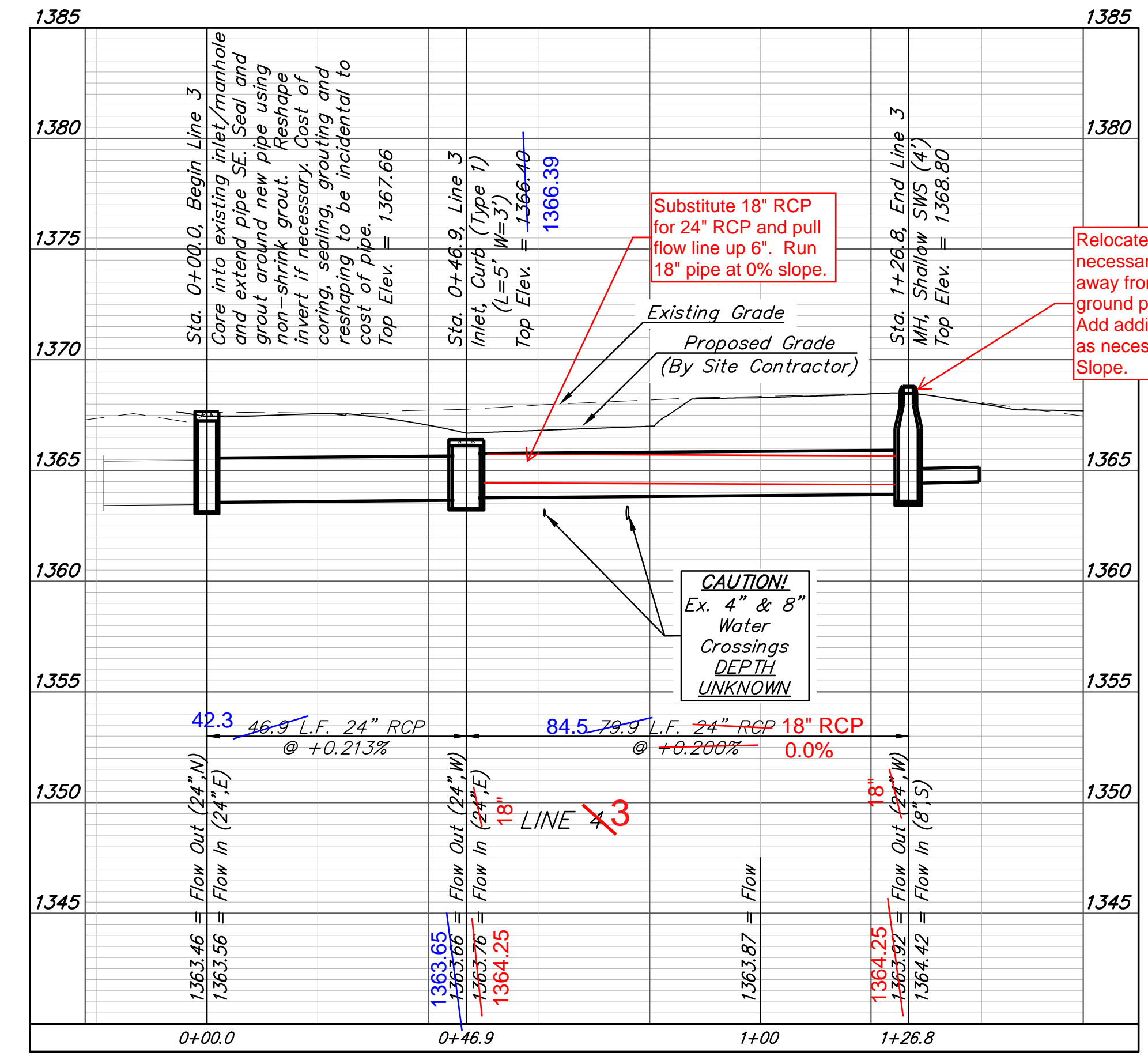
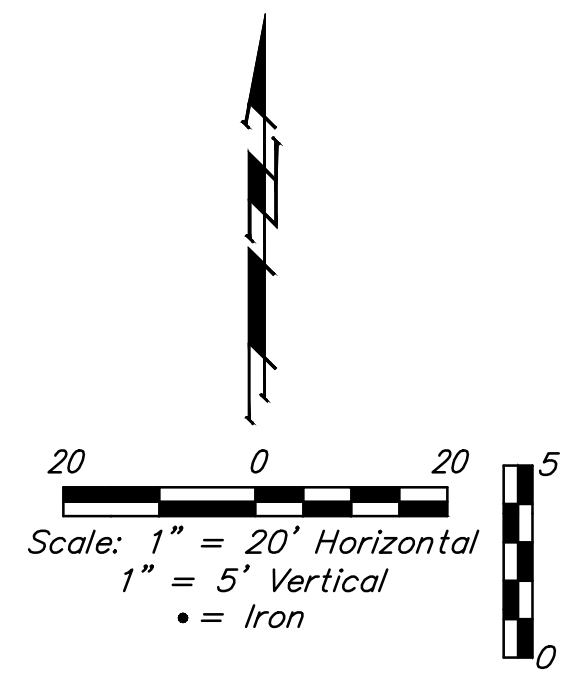
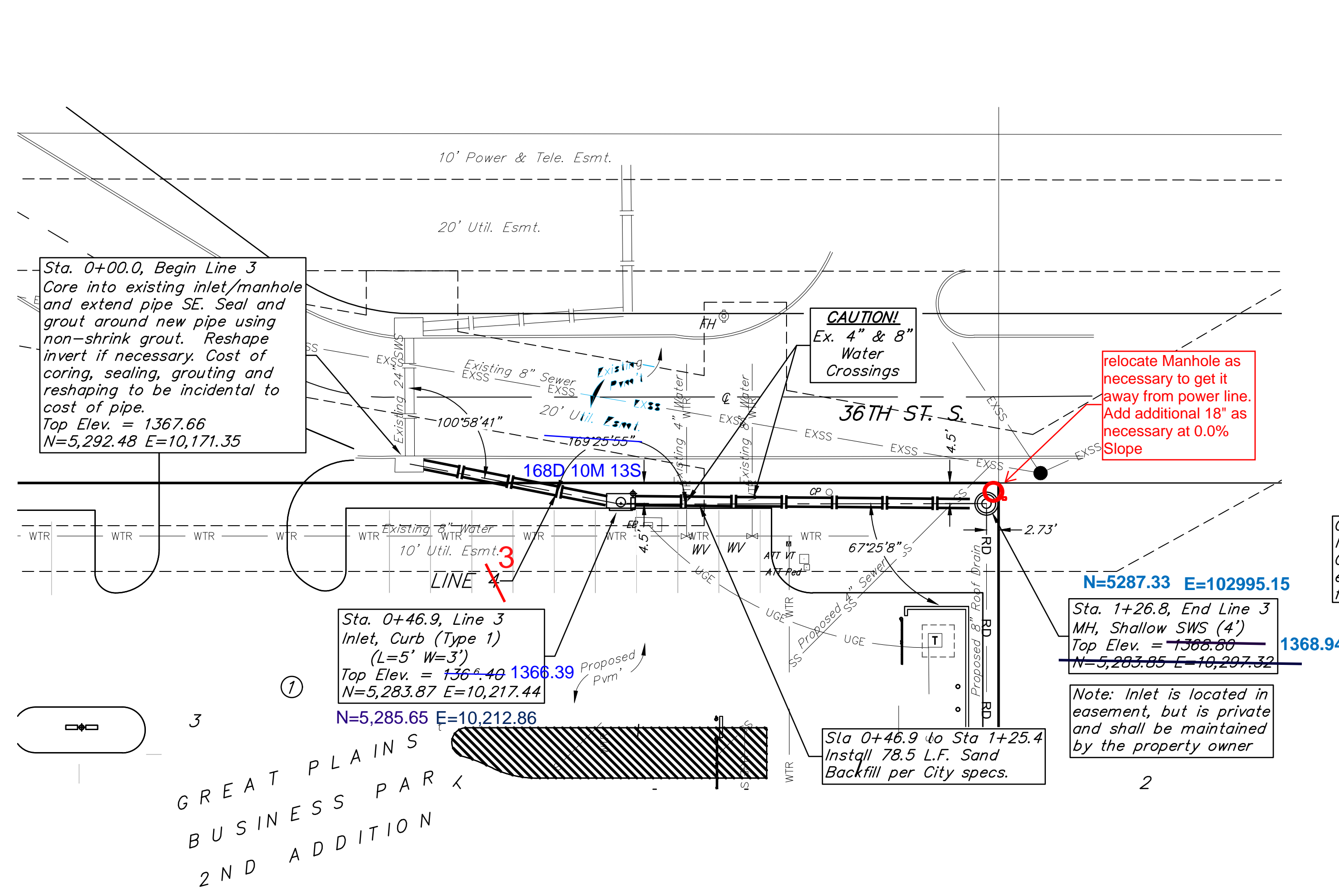
SHEET **3** OF **14**

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Comments in Red are new adjustments related to the conflict with underground electric lines.

Comments in Blue are previous adjustments related to adding an island around the electrical vault and regrading.

Professional Engineer Seal: TREVOR JAMES WOTEN, LICENSED PROFESSIONAL ENGINEER, 21190 3-31-23, KANSAS.

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

GREAT PLAINS VENTURES

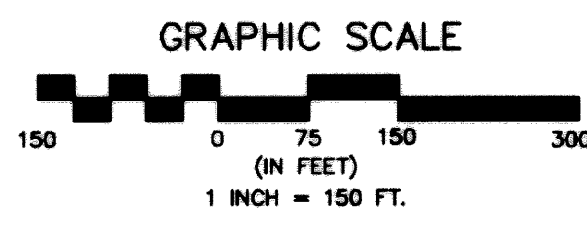
LINE 4-3

STORM WATER SEWER IMPROVEMENTS
 PROJECT NUMBER: 22-11-E370
 DESIGN: KH DRAWN: TMS
 DATE: April 3, 2023
 SHEET OF 4 14

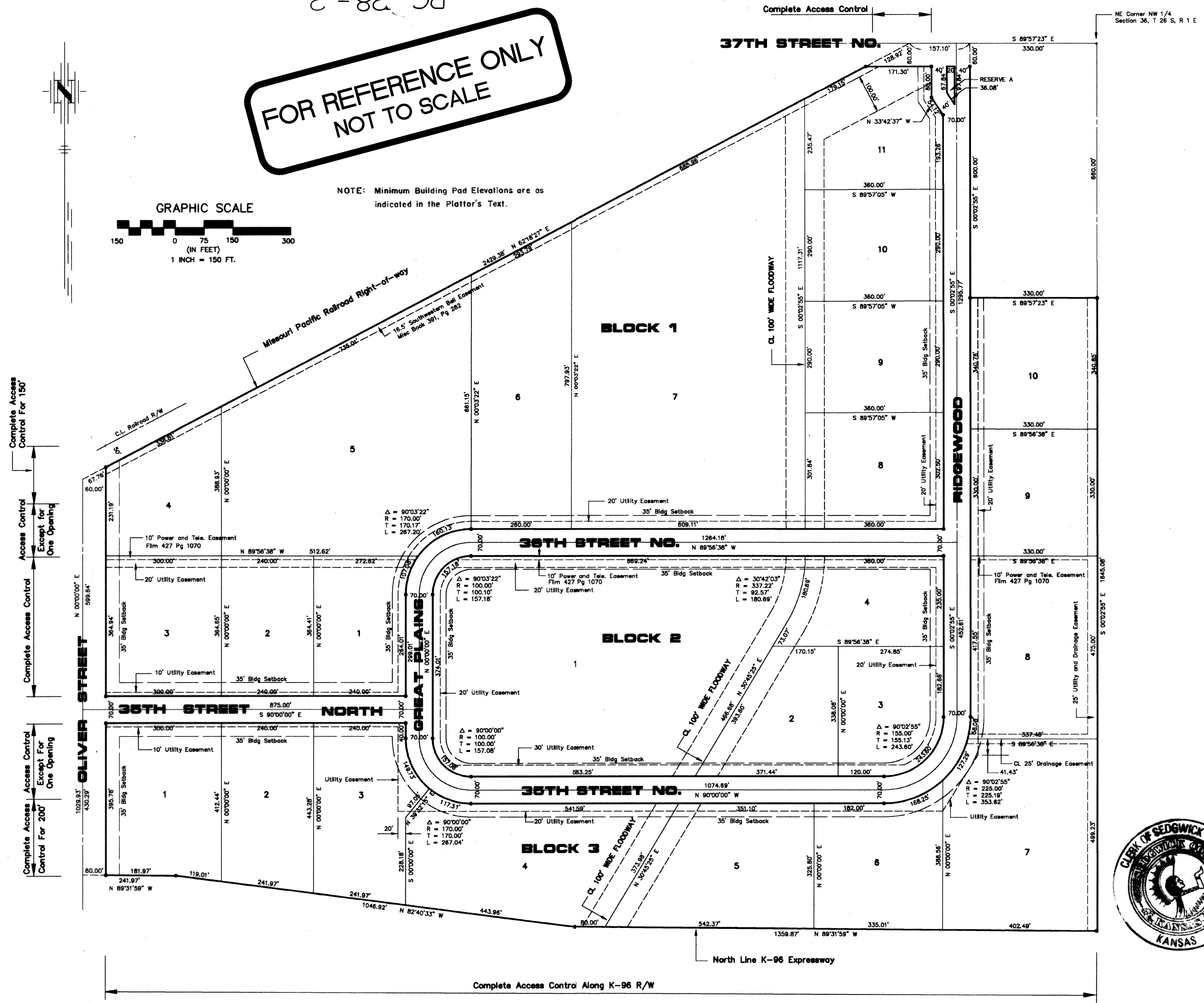
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PC 28-2

FOR REFERENCE ONLY
NOT TO SCALE



NOTE: Minimum Building Pad Elevations are as indicated in the Platter's Text.



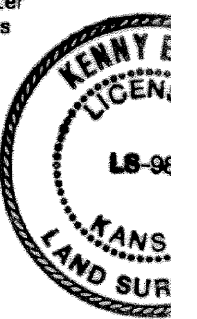
STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "GREAT PLAINS BUSINESS PARK 2ND ADDITION" to Wichita, Kansas, being described as follows: A replat of North Oliver Industrial Park Addition, an adjacent tract and Great Plains Business Park Addition being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of Section 36, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence N 89° 57' 23" W along the North line of said Northwest Quarter (NW 1/4) for a distance of 330.00 feet to the point of beginning; thence S 0° 02' 55" E for a distance of 660.00 feet to the Southwest corner of Town and Country Christian Church Addition; thence S 89° 57' 23" E for a distance of 330.00 feet to the Southeast corner of Town and Country Christian Church Addition; thence S 0° 02' 55" E for a distance of 1645.08 feet on the East line of the Northwest Quarter (NW 1/4) of said Section 36 to a point on the North line of the K-96 Expressway Right-of-way; thence N 89° 31' 59" W for a distance of 1359.87 feet on the North line of said Expressway; thence N 82° 40' 33" W for a distance of 1046.92 feet on the North line of said Expressway; thence N 89° 31' 59" W for a distance of 241.97 feet on the North line of said Expressway extended, to a point on the West line of the Northwest Quarter (NW 1/4) of said Section 36; thence N 0° 00' 00" E for a distance of 1029.93 feet; thence N 62° 18' 27" E along the South line of the Missouri Pacific Railroad Right-of-way for a distance of 2429.38 feet to a point on the North line of the Northwest Quarter (NW 1/4) of said Section 36; thence S 89° 57' 23" E for a distance of 157.10 feet to the point of beginning, containing 103.96 acres more or less. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KISA 12-512(b) as amended.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 21st day of JULY, 1991.

Kenny E. Hill
Kenny E. Hill, L.S.



KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and a reserve. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A is for landscaping, entry monuments and utilities. The reserve is to be owned and maintained by the owners of Lot 1, Block 2, Great Plains Business Park 2nd Addition. All abutters' rights of access to or from Oliver Street, 37th Street North and K-96 Expressway over and across the North line of Lot 11, Block 1, the South line of Lots 1 through 7, Block 3, the West line of Lot 1, Block 3, except for one opening in the North 195 feet, the West line of Lot 3 and 4, Block 1, except for one opening to Lot 4 being a minimum of 150.00 feet south of the centerline of the Missouri Pacific Railroad right-of-way are hereby granted to the appropriate governing body. The floodway shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Wichita-Valley Center Flood Control office or their successors of office. A minimum building pad elevation on City of Wichita Datum shall be maintained on the following lots, Lot 3, Block 1, elevation 176.0, Lots 4 and 5, Block 1, elevation 179.6, the North 1/2 of Lot 7 and all of Lot 10, Block 1, elevation 185.0, the South 1/2 of Lot 7 and all of Lots 8 and 9, Block 1, elevation 183.0, Lot 11, Block 1, elevation 187.0, Lots 1, 2 and 4, Block 2, elevation 179.0, Lots 4 and 5, Block 3, elevation 176.5. Minimum building pads are referencing floor elevations.

The City of Bel Aire, Kansas
Harold Smith, Mayor
Sherry L. Cutter, City Clerk

Great Plains Ventures, Inc.
Kenneth W. Rik, Vice-President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

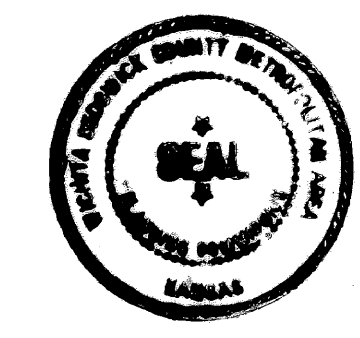
This instrument was acknowledged before me on this 3rd day of February, 1992, by Kenneth W. Rik, Harold Smith and Sherry L. Cutter.

Betty L. Martine
Notary Public
12-22-95
My Appointment Expires:

Betty L. Martine
Notary Public

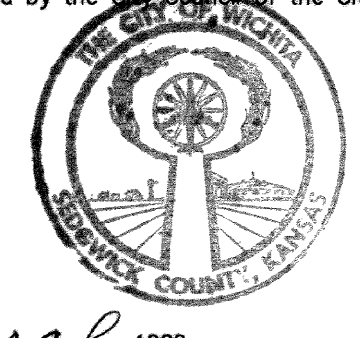
This plat of GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 18th day of July, 1991.



George D. Sherman, Chairman
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City of Wichita, Kansas, this 25th day of February, 1992.



Bob Knight, Mayor
Pat Burnett, Deputy City Clerk

Entered on transfer record this 31st day of March, 1992.

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 A.M. on the 31st day of March, 1992.

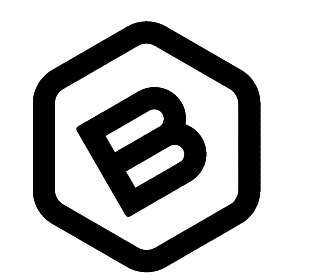
1198735

Pat Kettler, Register of Deeds
Ed Resor, Chief Deputy

GREAT PLAINS BUSINESS PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

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



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

GREAT PLAINS VENTURES

COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER: 22-11-E370

DESIGN: DRAWN: DATE: January 4, 2023

SHEET 14 OF 14

PC 28-2

File: E:\Projects\Great Plains Strip Center\VaPhase 1\PPDP\FD.dwg