

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
 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 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.
- 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 areas disturbed during construction (except building pads) 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".
- 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.

Benchmarks

BM #1: "□" chiseled on top of curb, approx. 7.9' north & 15.8' east of the northeast property corner, Lot 5, Block A, Maize and 29th Commercial Addition, Wichita, Sedgwick County, Kansas
 Elevation = 1356.93 (NAVD 88)

BM #2: "□" chiseled on top of curb, approx. 432.0' south & 253.1' east of the southeast property corner, Lot 5, Block A, Maize and 29th Commercial Addition, Wichita, Sedgwick County, Kansas
 Elevation = 1352.63 (NAVD 88)

SWS LINE 2 & 3 ARE NOT PART OF THIS PPD.

AS-BUILT PLANS

STORM SEWER IMPROVEMENTS

to serve

29TH & MAIZE RD. STRIP MALL

3080 N. MAIZE RD.
 CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E Interim City Engineer
 2023-000814PPD
 56030970

BEGAN CONSTRUCTION: 9/25/2023
 END CONSTRUCTION: 12/19/2023

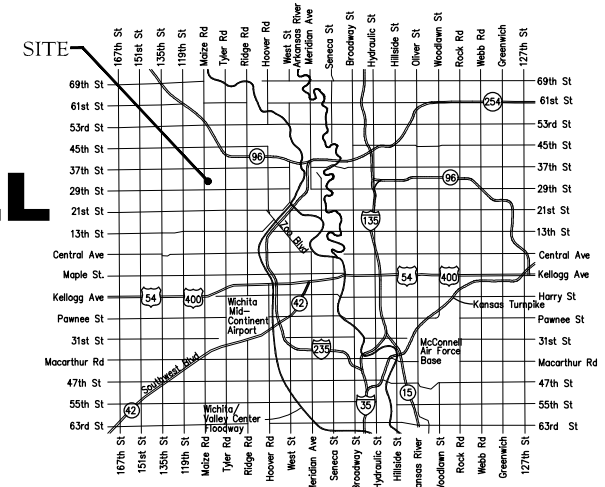
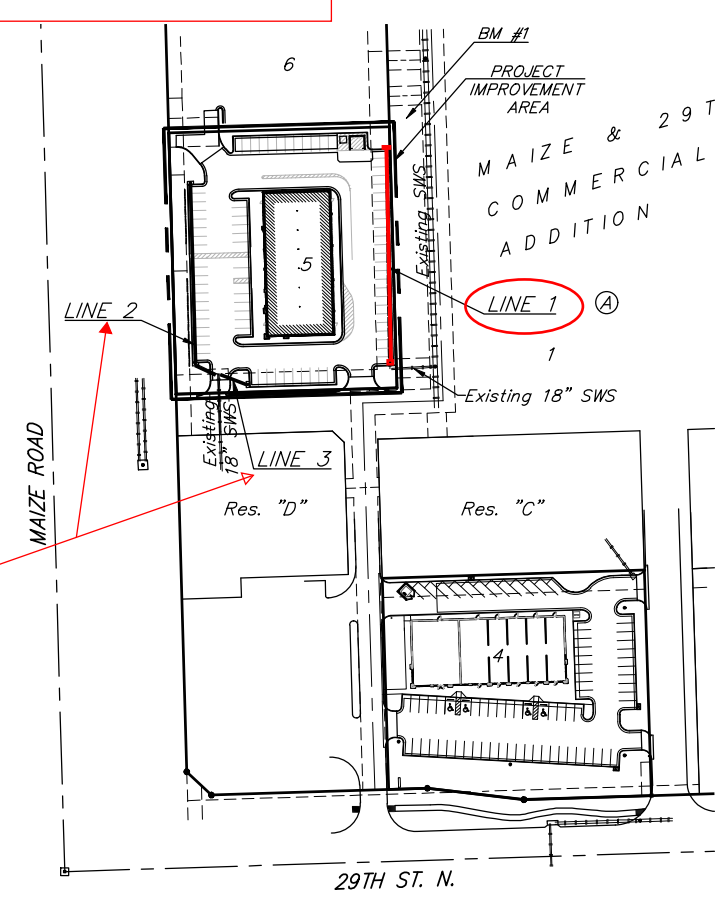
UTILITY CONTRACTOR: DUTTON CONSTRUCTION
 GENERAL CONTRACTOR: ACCEL CONSTRUCTION

INSPECTORS: Beau Gibler and Larry Powell.
 AS-BUILTS BY: Beau Gibler and Larry Powell.
 2-14-2024

Structure = Wichita Concrete Pipe.
 Manhole Cover / Frame = Deeter.
 12" RCP = Wichita Concrete Pipe = 230 LF

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Vicinity Map

Stormwater Certification:
 New Development Redevelopment (Circle One)
 Stormwater Permit # SWO2023-0035
 NOI Permit # S-AR94-1826 KSR121358

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) = 1.44 Ac.
 Disturbed Area (Acres) = 1.44 Ac.
 Water Quality Treatment: Offsite BMP Program
 Downstream Channel Protection: N/A
 Detention: N/A
 The BMP used for this development is Offsite BMP Program

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS ENGINEERING
 AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 07.06.23
 Stormwater approved by Joe Hickie on 07.06.23.

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.

BAUGHMAN JOB # 23-09-E610



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

BENCHMARKS:

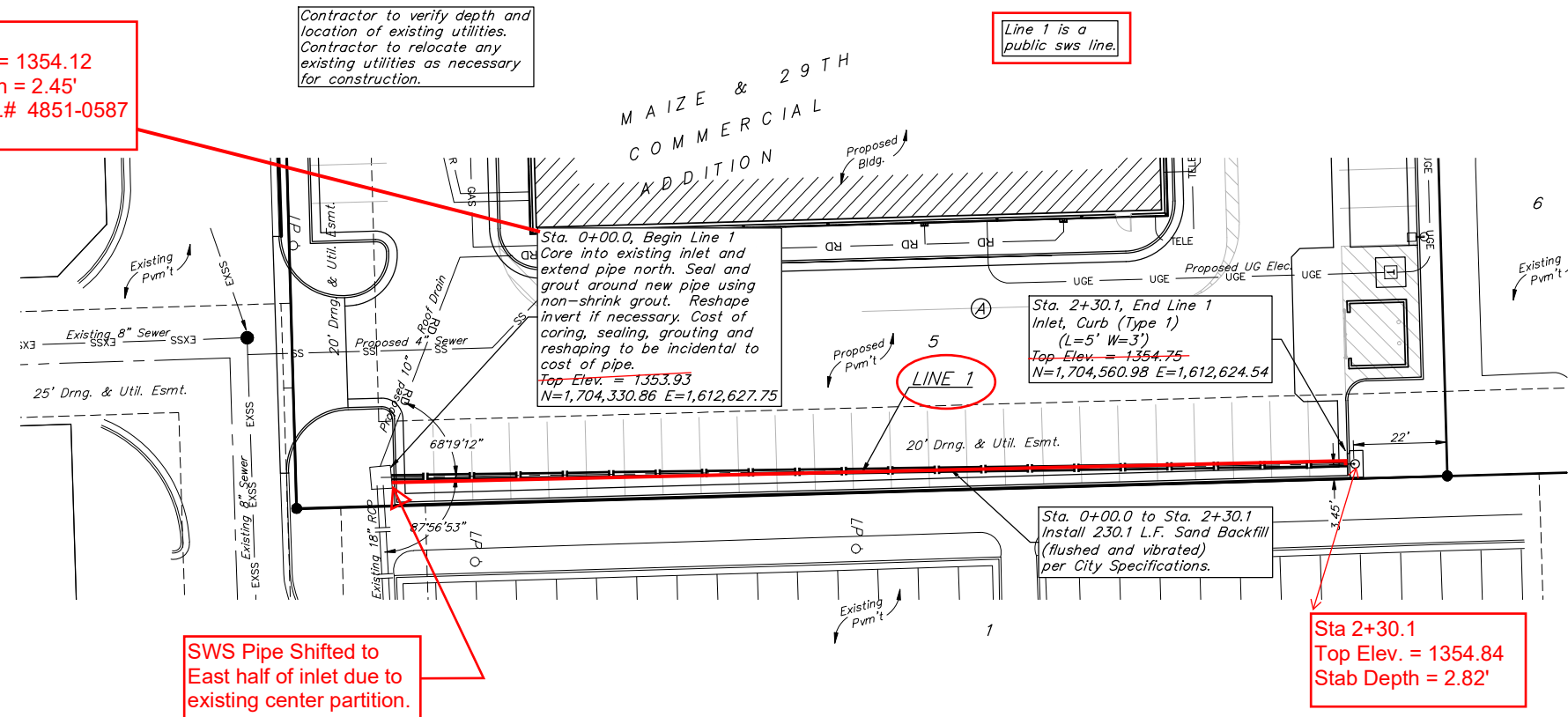
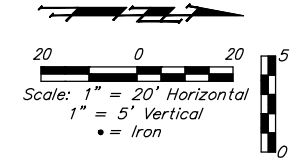
BM #1: "□" chiseled on top of curb, approx. 7.9' north & 15.8' east of the northeast property corner, Lot 5, Block A, Maize and 29th Commercial Addition, Wichita, Sedgwick County, Kansas
Elevation = 1356.93 (NAVD 88)

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Elevation = 1352.63 (NAVD 88)

Sta. 0+00
Top Elev. = 1354.12
Stab Depth = 2.45'
C.O.W. ID.# 4851-0587

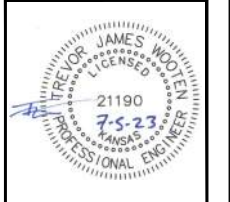
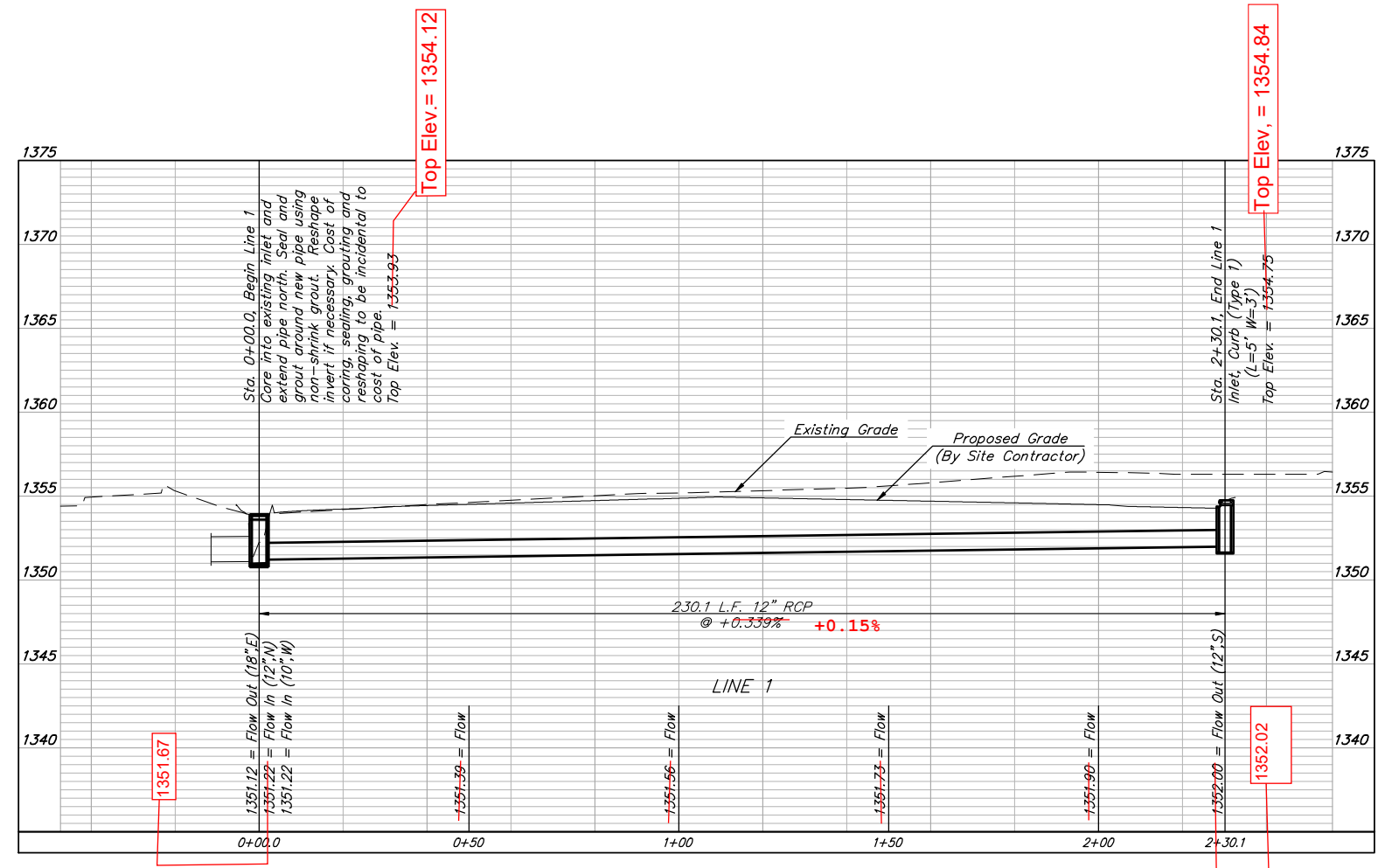
Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

Line 1 is a public sws line.



SWS Pipe Shifted to East half of inlet due to existing center partition.

Sta 2+30.1
Top Elev. = 1354.84
Stab Depth = 2.82'



BAUGHMAN COMPANY

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

29TH & MAIZE RD.
STRIP MALL

LINE 1

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-11-E369

DESIGN: KH DRAWN: TMS
DATE: July 6, 2023

SHEET OF
2 11

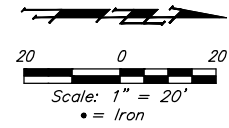
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BENCHMARKS:

BM #1: "□" chiseled on top of curb, approx. 7.9' north & 15.8' east of the northeast property corner, Lot 5, Block A, Maize and 29th Commercial Addition, Wichita, Sedgwick County, Kansas
Elevation = 1356.93 (NAVD 88)

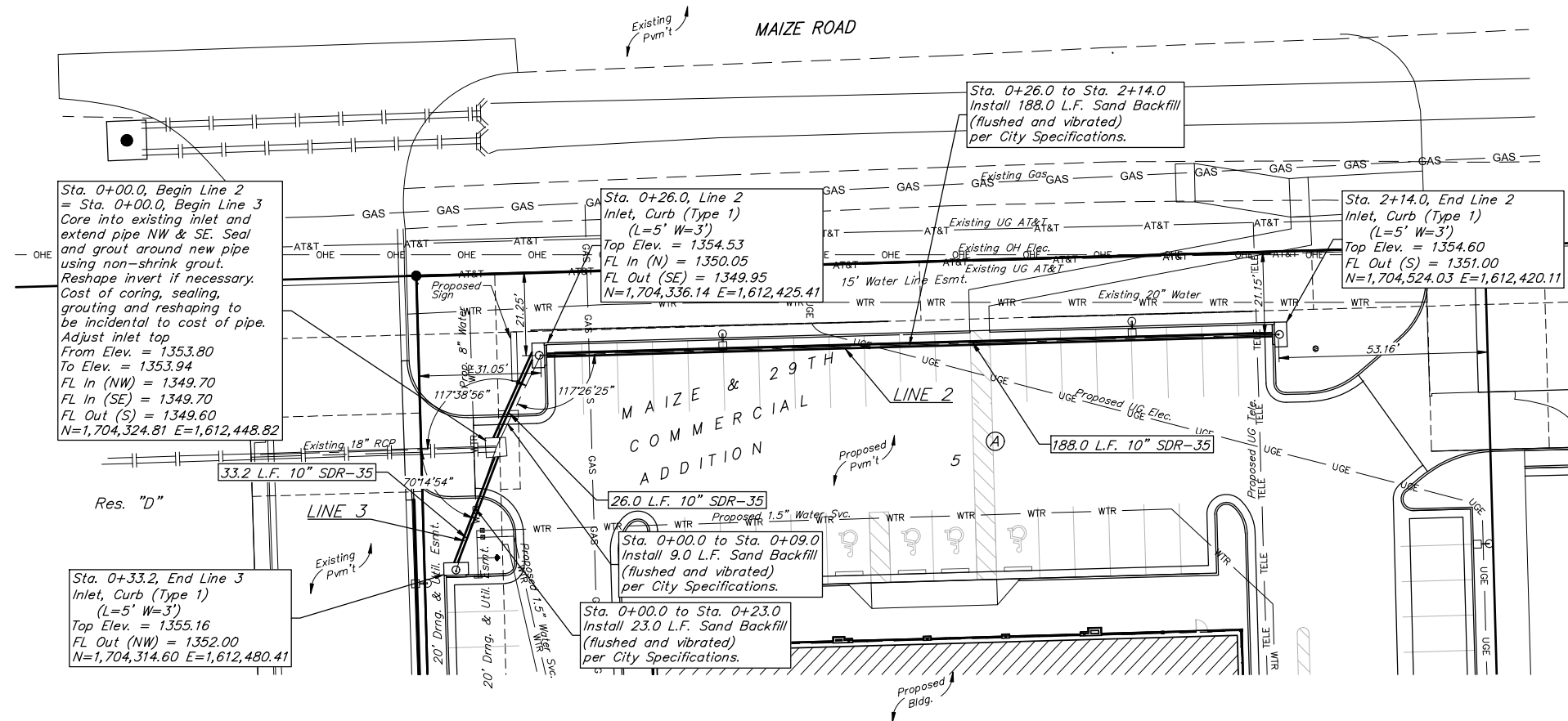
BM #2: "□" chiseled on top of curb, approx. 432.0' south & 253.1' east of the southeast property corner, Lot 5, Block A, Maize and 29th Commercial Addition, Wichita, Sedgwick County, Kansas
Elevation = 1352.63 (NAVD 88)

NOTE: SWS Lines 2 & 3 were NOT Inspected by Baughman Company.



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

All lines under 12" in diameter including Lines 2 & 3 are private and not part of the PPD



Sta. 0+00.0, Begin Line 2 = Sta. 0+00.0, Begin Line 3
Core into existing inlet and extend pipe NW & SE. 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. Adjust inlet top
From Elev. = 1353.80
To Elev. = 1353.94
FL In (NW) = 1349.70
FL In (SE) = 1349.70
FL Out (S) = 1349.60
N=1,704,324.81 E=1,612,448.82

Sta. 0+33.2, End Line 3
Inlet, Curb (Type 1)
(L=5' W=3')
Top Elev. = 1355.16
FL Out (NW) = 1352.00
N=1,704,314.60 E=1,612,480.41

Sta. 0+26.0, Line 2
Inlet, Curb (Type 1)
(L=5' W=3')
Top Elev. = 1354.53
FL In (N) = 1350.05
FL Out (SE) = 1349.95
N=1,704,336.14 E=1,612,425.41

Sta. 0+00.0 to Sta. 0+09.0
Install 9.0 L.F. Sand Backfill
(flushed and vibrated)
per City Specifications.

Sta. 0+00.0 to Sta. 0+23.0
Install 23.0 L.F. Sand Backfill
(flushed and vibrated)
per City Specifications.

Sta. 0+26.0 to Sta. 2+14.0
Install 188.0 L.F. Sand Backfill
(flushed and vibrated)
per City Specifications.

Sta. 2+14.0, End Line 2
Inlet, Curb (Type 1)
(L=5' W=3')
Top Elev. = 1354.60
FL Out (S) = 1351.00
N=1,704,524.03 E=1,612,420.11

Professional Engineer Seal: JAMES WOOLLEY, No. 21190, License No. 7-5-23, State of Kansas.

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

29TH & MAIZE RD.
STRIP MALL

LINES 2 & 3

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:
22-11-E369

DESIGN: KH DRAWN: TMS
DATE: July 6, 2023

SHEET **3** OF **11**

File: E:\Projects\Maize & 29th Addition Lot 5 In Site Strip Center 2\Engineering\PPD\PPD.dwg

MAIZE & 29TH COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

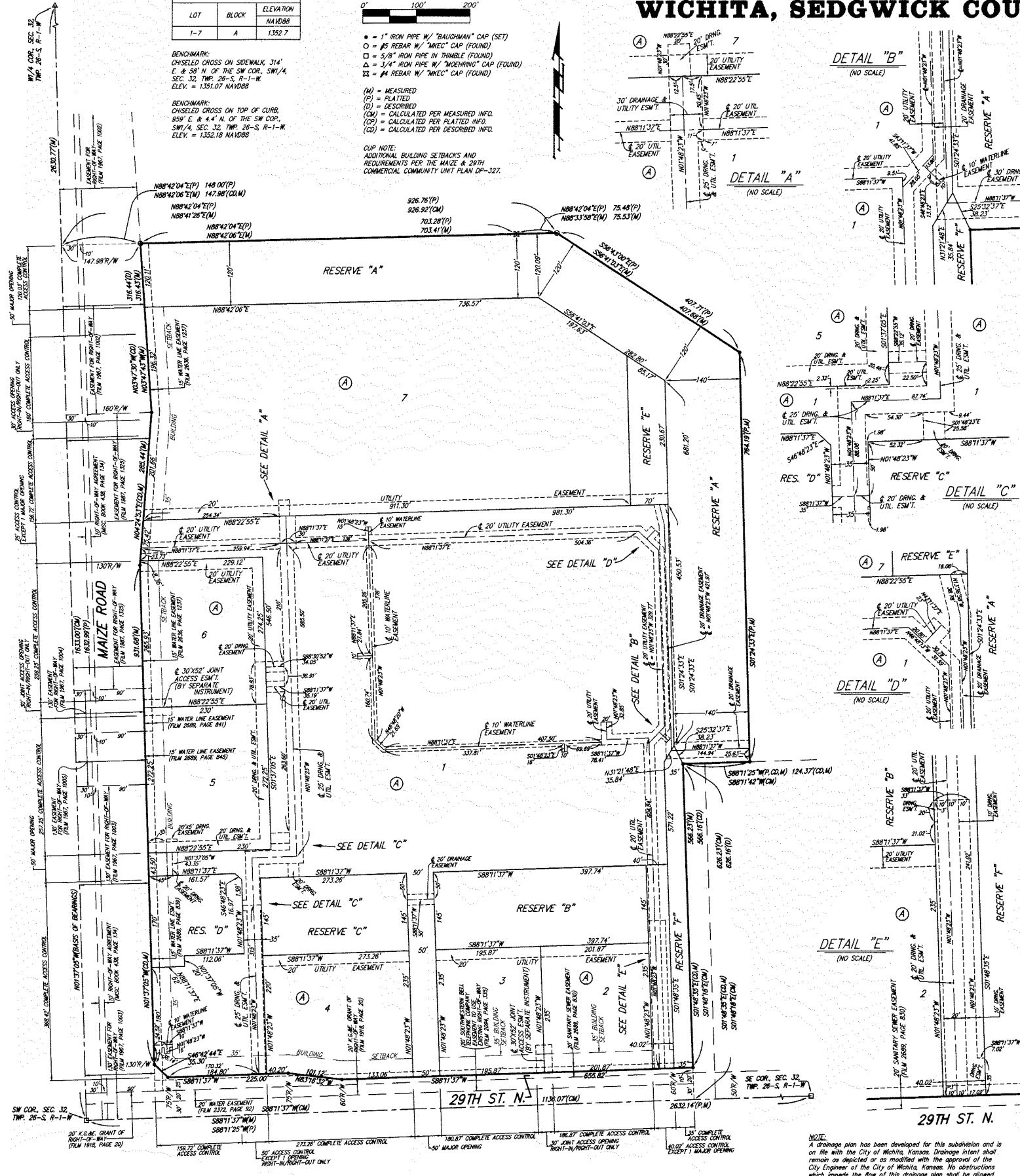
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-7	A	1352.7

BENCHMARK:
CHISELED CROSS ON SIDEWALK 314' E & 58' N. OF THE SW COR. SW1/4, SEC. 32, TWP. 26-S, R-1-W. ELEV. = 1351.07 NAVD83

BENCHMARK:
CHISELED CROSS ON TOP OF CURB, 855' E & 4.4' N. OF THE SW COR. SW1/4, SEC. 32, TWP. 26-S, R-1-W. ELEV. = 1352.18 NAVD83

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.

CIP NOTE:
ADDITIONAL BUILDING SETBACKS AND REQUIREMENTS PER THE MAIZE & 29TH COMMERCIAL COMMUNITY UNIT PLAN DP-327.



**FOR REFERENCE ONLY
NOT TO SCALE**

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MAIZE & 29TH COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the Southwest Quarter of Section 32, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as commencing at the southwest corner of the East Half of the South Half of said Southwest Quarter, 140.00 feet; thence N00°00'00"E, 626.16 feet; thence S90°00'00"E, 626.16 feet; thence S00°00'00"W, 626.16 feet; thence N90°00'00"W, 486.16 feet to the point of beginning, and EXCEPT a tract described as commencing at the southwest corner of the East Half of the South Half of said Southwest Quarter, 140.00 feet to the point of beginning, being the southwest corner of a tract of land recorded in the Register of Deeds Office on Warranty Deed in Film 1207, Page 248; thence along the south line of said Section, N90°00'00"W, 40 feet; thence N00°00'00"E, 626.16 feet; thence N90°00'00"E, 40 feet to the northwest corner of said Deed; thence S00°00'00"W, 626.16 feet along the west line of said Deed to the point of beginning, and EXCEPT that portion of said Southwest Quarter platted as Fox Ridge Addition, an Addition to Wichita, Sedgwick County, Kansas and Fox Ridge Second Addition, an Addition to Wichita, Sedgwick County, Kansas, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended
Baughman Company, P.A.

Michael G. Conroy, Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Reserves, and Streets, to be known as "MAIZE & 29TH COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. Utility easements are hereby granted as indicated for the maintenance of all public utilities. The easements are hereby granted as indicated for the maintenance of all public utilities. The easements are hereby granted as indicated for the maintenance of all public utilities.

Reserves "B", "C", "D" and "F" shall be reserved for open space, landscaping, berms, lakes, and drainage purposes. Reserve "D" shall be reserved for open space, landscaping, berms, lakes, drainage purposes, a driveway appurtenant to the corresponding major access opening, and waterlines and related appurtenances as confined to easement. Reserve "E" shall be reserved for open space, landscaping, berms, lakes, drainage purposes, and utilities as confined to easements. Reserve "F" is hereby reserved for landscaping, screening walls, fencing, berms, site lighting, open space, drainage purposes, and sanitary sewer systems as confined to easements. Site lighting shall be installed within the westerly 10 feet of Reserve "F". Reserves "B", "C", "D" and "F" shall be owned and maintained by the owner of Lot 1, Block A. Reserve "E" shall be owned and maintained by the owner of Lot 7, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Leo Marvin Rink Revocable Trust
Leo Marvin Rink, Trustee
Vivian L. Rink, Trustee
Vivian L. Rink Revocable Trust
Vivian L. Rink, Trustee
Leo Marvin Rink, Trustee
Curtis W. Rink, Trustee
Karen S. Rink, Trustee

This plat of "MAIZE & 29TH COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 21st day of FEBRUARY, 2013.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Paul Danner, Chair
David Dennis, Secretary
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of May, 2013.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 21st day of May, 2013.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 29th day of May, 2013.
Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 29th day of May, 2013 at 2:30 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds
Deputy

JUDITH M. TERHUNE, Notary Public
My App. Expires 11-7-13

JUDITH M. TERHUNE, Notary Public
My App. Expires 11-7-13

NOTE: Existing blanket Right-of-Way Agreement in favor of Hope Engineering & Supply Co. recorded in Misc. Book 32, Page 227 and Affidavit claiming "continued occupation, possession and use" recorded in Misc. Book 552, Page 144. Last assigned in favor of Black Hills Kansas Gas Utility Company, LLC, a Delaware limited liability company, by Assignment of Easements recorded as DOC #PLM-PC-28112748. Right-of-Way Contract in favor of Aquila Inc. recorded on Film 2718, Page 3577 confines pipeline(s) and appurtenances to a permanent 50 foot wide easement, (said permanent 50 foot wide easement does NOT affect subject property and is NOT shown on the face of this plat), however, said Right-of-Way Contract (Film 2718, Page 3577), does not specifically release the blanket Right-of-Way Agreement in favor of Hope Engineering & Supply Co. recorded in Misc. Book 32, Page 227. The document entitled Partial Release of Right-of-Way recorded on Film 2725, Page 2393 may release said blanket Right-of-Way Agreement in favor of Hope Engineering & Supply Co. as it applies to this plat, but the description of the tract of land to be released is vague and open to interpretation.

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



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

29TH & MAIZE RD.
STRIP MALL
COPY OF PLAT

STORM WATER SEWER IMPROVEMENTS
PROJECT NUMBER:
22-11-E369
DESIGN: DRAWN:
DATE: July 6, 2023
SHEET OF 11 11