

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
 - 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.
- Contractor will be required to provide notice to utility companies a minimum of seven-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	1-800-694-8889
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 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.
- 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.
- 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.
 - All elevations shown are NAVD88.
 - 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 work on this project can commence. Quotes can be obtained on fees by calling Chris Stone at 316-268-4641.
 - City maintenance of water mains ends at right-of-way.
 - 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.
 - 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 manufacturers 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.
 - 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 contractor's expense.
 - Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
 - Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.
 - All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
 - All areas disturbed during construction 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.

AS-BUILT PLANS

PRIVATE WATER DISTRIBUTION SYSTEM

to serve

FOX CREEK MULTIFAMILY

Private Street

West of 119th & S of 37th ST. N.

CITY OF MAIZE, KANSAS

Paul Gunzelman, P.E. City Engineer (City of Wichita)

2025-021676PPW

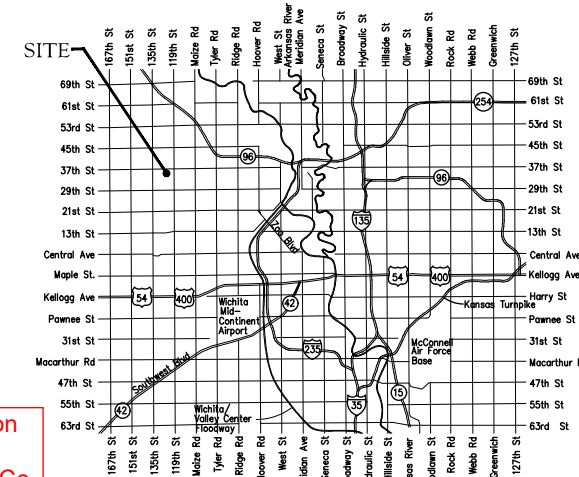
54030980

Baughman No.: 26-02-E406

8" PVC Pipe = Northern Pipe
6" DICL Pipe = American
Valves = Mueller
Fittings = Sip
Fire Hydrant = American Darling

Contractor: McCullough Excavation
Superintendent: Rob Gray
Construction Staking: Baughman Co.
Inspection: Baughman Co.
Inspector: James Ralston

As-Built By: J Ralston + Larry Powell
As-Built Date: May 7, 2026



Vicinity Map

Construction Began: 17MAR26
Construction Ended: 09APR26

Benchmarks

BM #1: RR Spike W Face Light Pole. 70' NW of NE Sec. Corner @ NW Corner of 37th St N & 119th St W
Elevation = 1361.80 (NAVD 88)

BM #2: RR Spike S Face of PP. 43' ENE of N 1/4 Corner @ N Side of 37th St N
Elevation = 1359.54 (NAVD 88)

Control Points (CP)		
CP 600 Cross N: 1,708,049.74 E: 1,604,584.14 Elev.: 1358.54	CP 601 R4TOPO N: 1,708,046.10 E: 1,604,281.43 Elev.: 1360.47	CP 602 Cross N: 1,708,474.14 E: 1,604,515.85 Elev.: 1358.61
CP 603 R4TOPO N: 1,708,858.57 E: 1,604,479.06 Elev.: 1357.82	CP 604 R4TOPO N: 1,708,844.48 E: 1,604,076.64 Elev.: 1360.41	

Sheet Index

Title Sheet	1
Lines 1 & 2	2
Water Service Table	3
Erosion Control Plan	4
Std. Water Assembly Detail	5
Std. Water Service Detail	6
Miscellaneous Water Details	7
Erosion Control BMP Details	8-12
Copy of Plat	13

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

Engineering Approved by Shawn Mellies, P.E. (01/13/2026)

Utilities Approved by Greg Lolley (01/13/2026)

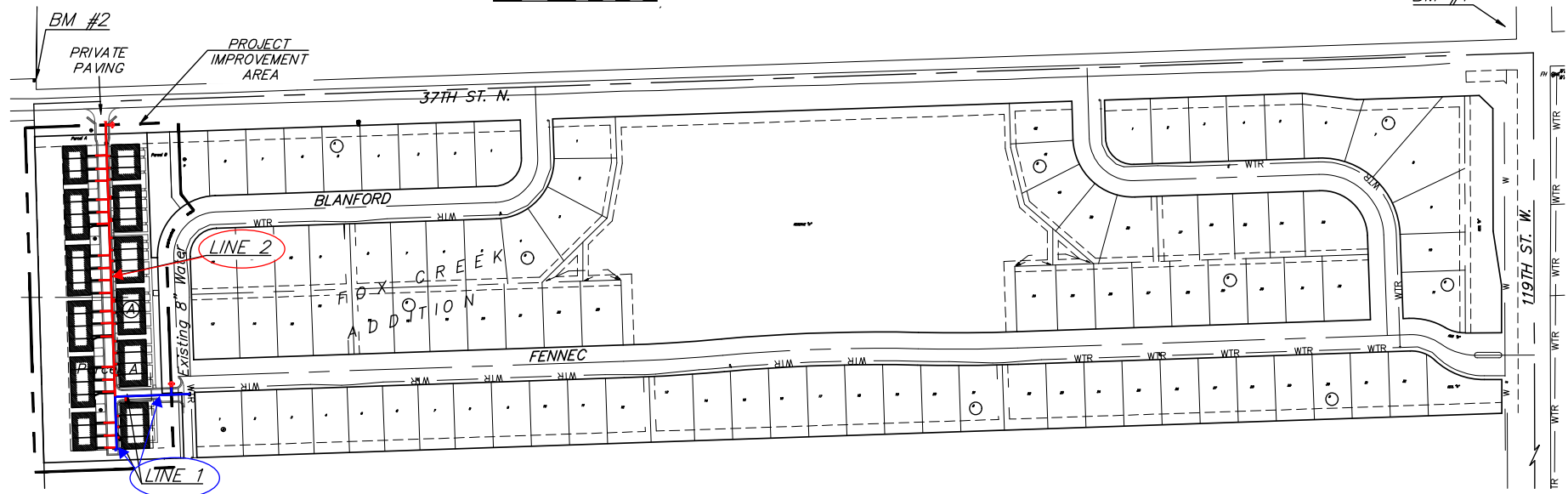
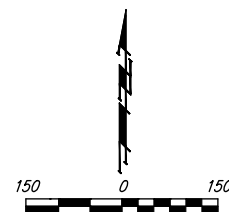
Fire Dept. Approved by Robert Timmons (01/13/2026)

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 of Wichita Specifications and Standards and Special Provisions (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.



January 14, 2026

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

29 LF 6" & 736 LF 8"

8" V# 53655

Blue addresses added by Dawnita Reinhardt, C.O.W.

BENCHMARKS:
 BM #1: RR Spike W Face Light Pole, 70' NW of NE Sec. Corner @ NW Corner of 37th St N & 119th St W
 Elevation = 1361.80 (NAVD 88)
 BM #2: RR Spike S Face of PP, 43' ENE of N 1/4 Corner @ N Side of 37th St N
 Elevation = 1359.54 (NAVD 88)

LEGEND
 N = Northing
 E = Easting
 CL = Centerline
 DICL = Ductile Iron Cement Lined
 CIMJ = Cast Iron Mechanical Joint
 VB = Valve Box
 TS = Test Station
 M = Meter Can

2" BO V# 53654

From CL's of Fenec & Blanford (Emergency Access):
 2" Blow-off Valve - Sta 2+36
 129' South & 134' West

From CL's of Fenec & Blanford (Emergency Access):
 TEE (8"x6" CIMJ) Sta 0+35
 33' South & 30' West.
 6" FH VALVE
 32' South & 30' West.
 FIRE HYDRANT
 15' South & 30' West.
 6" FH VALVE = 17.5' South of Fire Hydrant.
 Pumper Nozzle facing South.

FH 17483
 6" Anchor V# 53653

From CL's of Fenec & Blanford (Emergency Access):
 TAPPING SADDLE = Sta 0+00
 33' South & 5' East.
 TAP VALVE = Sta 0+01
 33' South & 4' East.

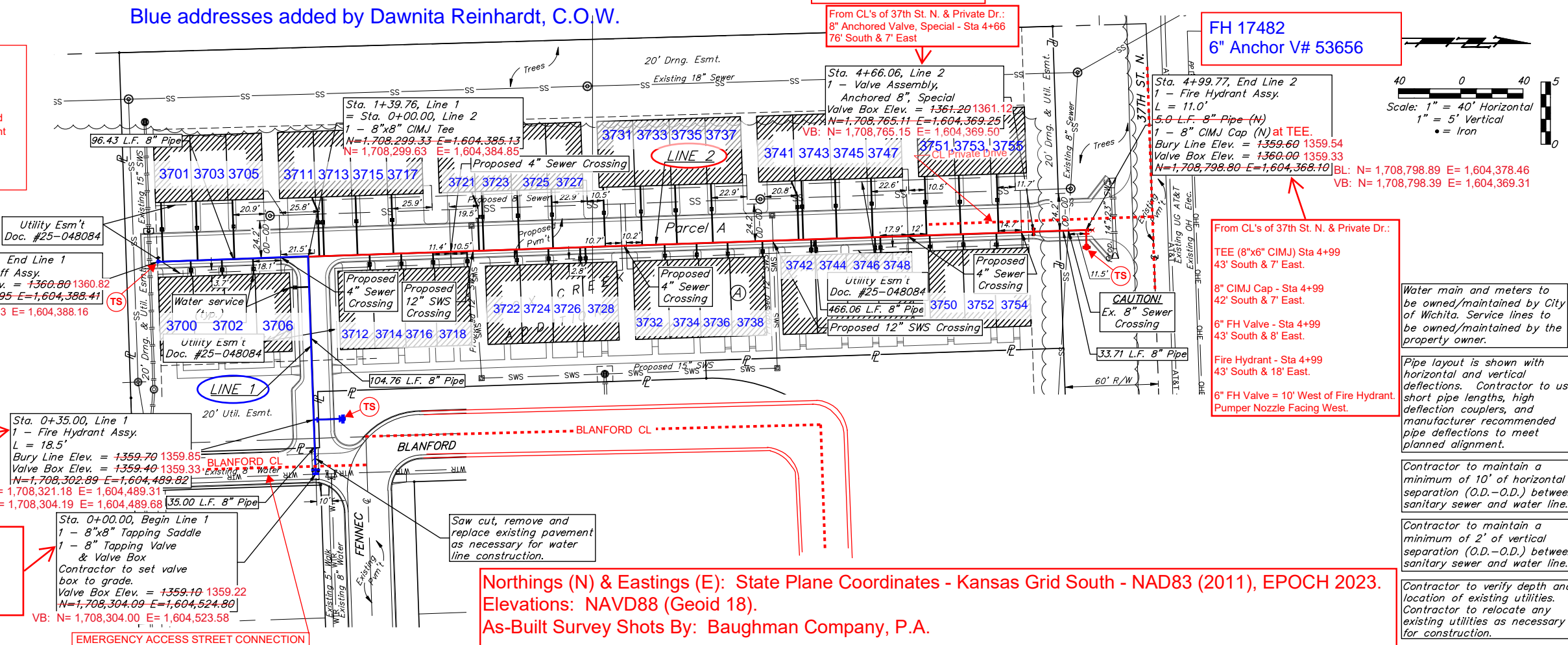
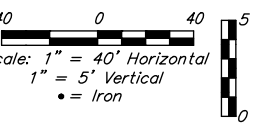
Sta. 0+00.00, Begin Line 1
 1 - 8"x8" Tapping Saddle
 1 - 8" Tapping Valve & Valve Box
 Contractor to set valve box to grade.
 Valve Box Elev. = 1359.10 1359.22
 N=1,708,304.09 E=1,604,524.80
 VB: N=1,708,304.00 E=1,604,523.58

EMERGENCY ACCESS STREET CONNECTION

From CL's of 37th St. N. & Private Dr.:
 8" Anchored Valve, Special - Sta 4+66
 76' South & 7' East

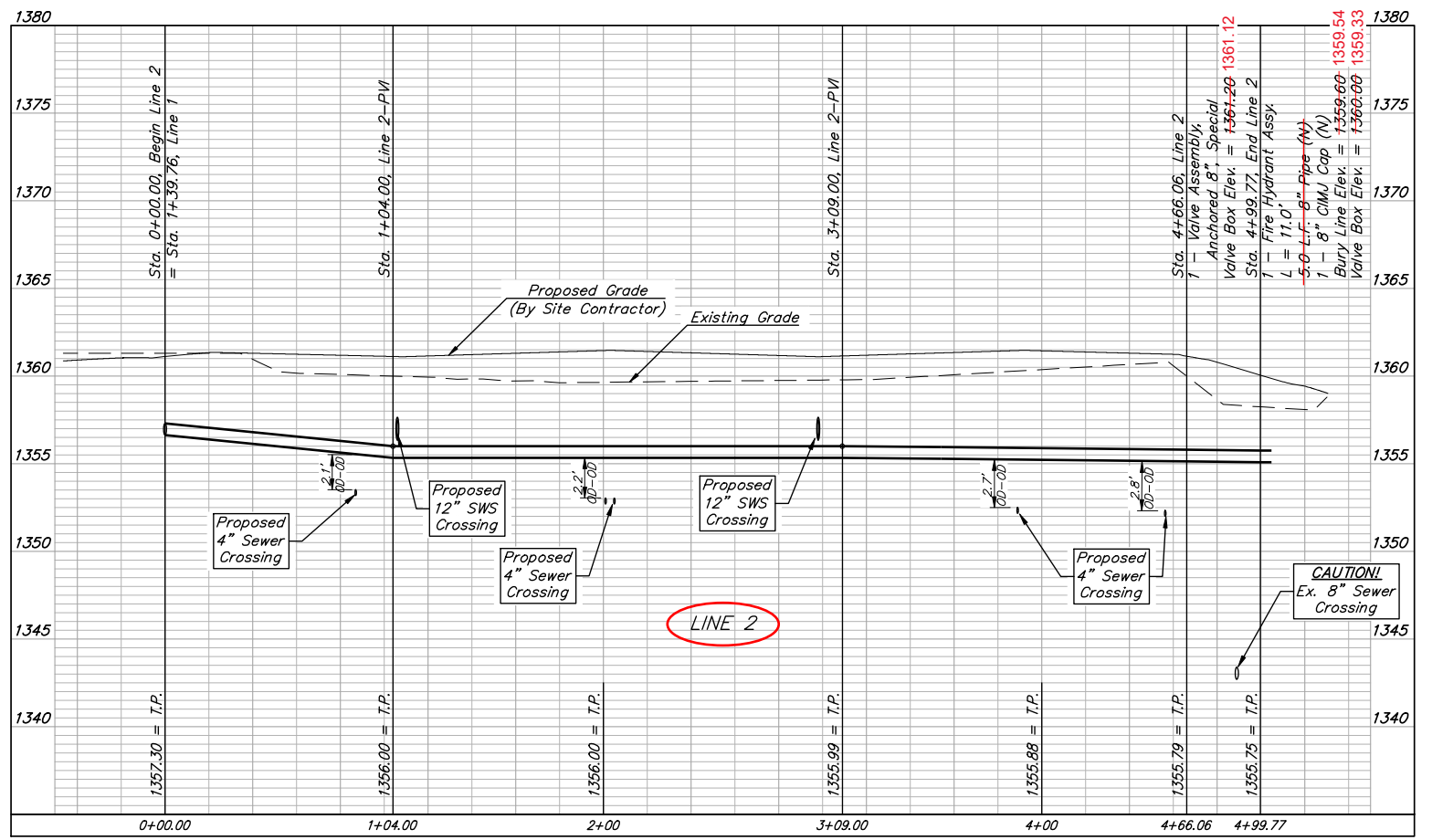
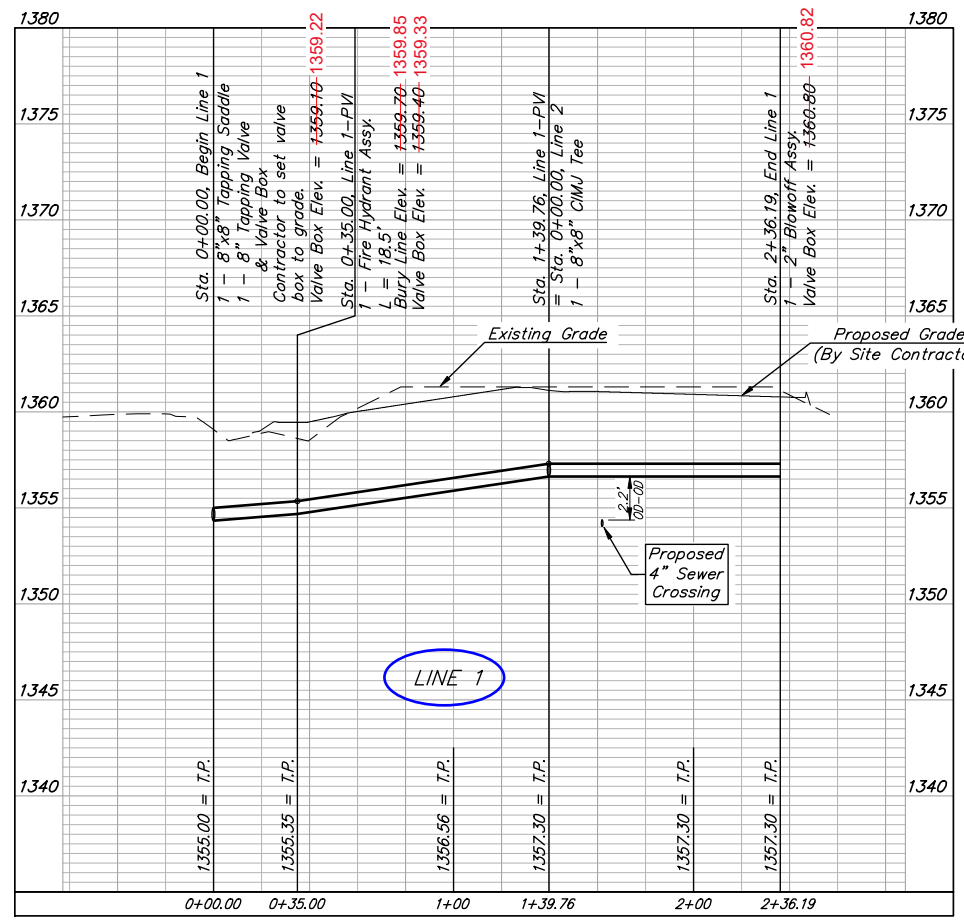
FH 17482
 6" Anchor V# 53656

From CL's of 37th St. N. & Private Dr.:
 TEE (8"x6" CIMJ) Sta 4+99
 43' South & 7' East.
 8" CIMJ Cap - Sta 4+99
 42' South & 7' East.
 6" FH Valve - Sta 4+99
 43' South & 8' East.
 Fire Hydrant - Sta 4+99
 43' South & 18' East.
 6" FH Valve = 10' West of Fire Hydrant.
 Pumper Nozzle Facing West.

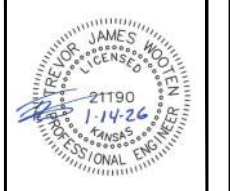


Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
 Elevations: NAVD88 (Geoid 18).
 As-Built Survey Shots By: Baughman Company, P.A.

Water main and meters to be owned/maintained by City of Wichita. Service lines to be owned/maintained by the property owner.
 Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.
 Contractor to maintain a minimum of 10' of horizontal separation (O.D.-O.D.) between sanitary sewer and water line.
 Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.
 Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



DEPTH UNKNOWN
 Contractor to Verify Depth & Location of Existing Water Line Prior to Construction.

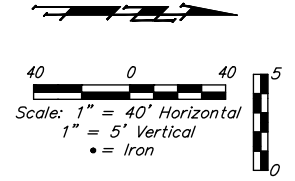


BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

FOX CREEK MULTIFAMILY
LINES 1 & 2
 WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: 24-12-E979
 DESIGN: AH DRAWN: TMS
 DATE: January 14, 2026
 SHEET 2 OF 13

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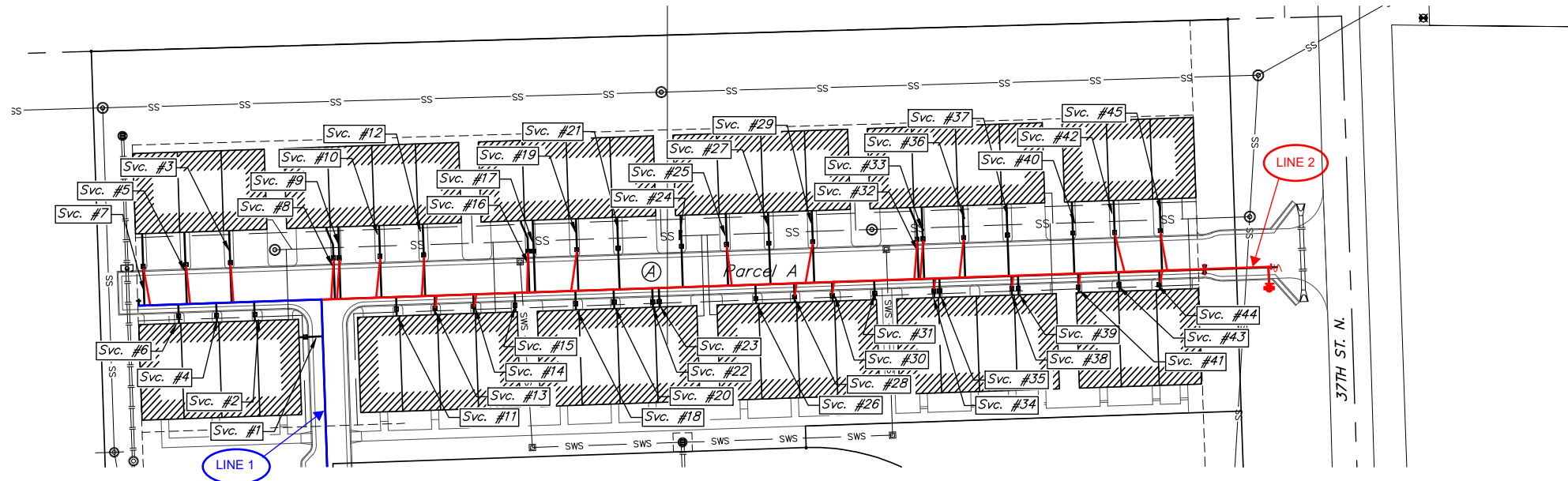
BENCHMARKS:
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 Elevation = 1361.80 (NAVD 88)
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 Elevation = 1359.54 (NAVD 88)



Water main and meters to be owned/maintained by City of Wichita. Service lines to be owned/maintained by the property owner.

Water service lines to be installed by water line contractor.

All water lines and services owned by the city must be approved by either: Kerry Gibson 316-219-2928, or Brad Goolsby 316-219-8929, or Andrew Huhta 316-838-9672, before project acceptance.



WATER SERVICE TABLE

SVC No.	Saddle Station (Field)	NUMBER	LOCATION			FOR INFORMATION ONLY	PLAN		AS-BUILT
			LOT NO.	BLOCK NO.	LINE NO.		STATION/DIRECTION	APPROXIMATE LENGTH OF PIPE	
1	1+19.44	1	11	A	1	1+20.30/Lt.	12.5'	+361.40-	1361.47
2	1+74.60	2	12	A	1	1+75.34/Lt.	10.0'	+361.40-	1361.36
3	1+86.15	3	12	A	1	1+87.28/Rt.	38.0'	+361.00-	1361.05
4	1+95.04	4	12	A	1	1+95.35/Lt.	10.0'	+361.30-	1361.42
5	2+08.69	5	12	A	1	2+10.85/Rt.	38.0'	+360.80-	1361.07
6	2+14.43	6	12	A	1	2+15.35/Lt.	10.0'	+361.30-	1361.39
7	2+29.72	7	12	A	1	2+33.19/Rt.	38.0'	+361.00-	1360.80
8	0+05.14	8	11	A	1	0+07.06/Lt.	38.0'	+361.20-	1361.18
9	0+08.26	9	11	A	2	0+10.06/Lt.	38.0'	+361.20-	1361.15
10	0+28.80	10	11	A	2	0+31.59/Lt.	38.0'	+361.00-	1361.06
11	0+39.42	11	11	A	2	0+39.34/Rt.	10.0'	+361.80-	1361.85
12	0+52.78	12	10	A	2	0+54.68/Lt.	38.0'	+361.90-	1360.97
13	0+62.41	13	10	A	2	0+59.61/Rt.	10.0'	+361.80-	1361.84
14	0+82.71	14	10	A	2	0+80.09/Rt.	10.0'	+361.70-	1361.81
15	1+02.54	15	10	A	2	1+01.95/Rt.	10.0'	+361.70-	1361.76
16	1+11.00	16	10	A	2	1+09.74/Lt.	38.0'	+360.70-	1360.56
17	1+13.46	17	10	A	2	1+12.74/Lt.	38.0'	+360.70-	1360.54
18	1+34.05	18	10	A	2	1+33.93/Rt.	10.0'	+361.80-	1361.85
19	1+31.71	19	10	A	2	1+35.50/Lt.	38.0'	+361.00-	1361.10
20	1+54.71	20	10	A	2	1+54.15/Rt.	10.0'	+361.70-	1361.71
21	1+57.83	21	10	A	2	1+57.33/Lt.	38.0'	+361.20-	1361.12
22	1+74.96	22	10	A	2	1+74.55/Rt.	10.0'	+361.80-	1361.37
23	1+77.96	23	10	A	2	1+77.99/Rt.	10.0'	+361.80-	1361.37

WATER SERVICE TABLE

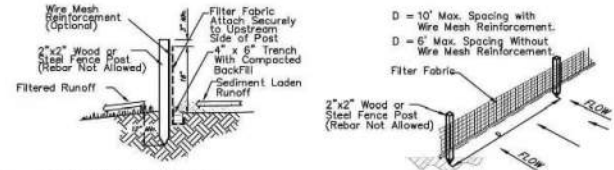
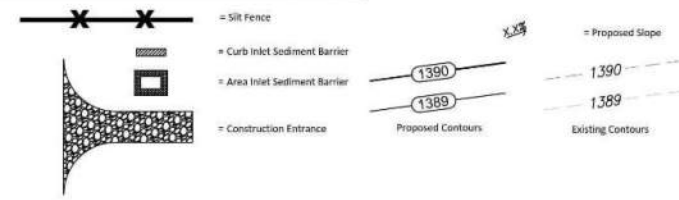
NUMBER	LOCATION			FOR INFORMATION ONLY	PLAN		AS-BUILT	SVC No.	Saddle Station (Field)
	LOT NO.	BLOCK NO.	LINE NO.		STATION/DIRECTION	APPROXIMATE LENGTH OF PIPE			
24	10	A	2	1+90.71/Lt.	38.0'	+361.50-	1361.54	24	1+90.46
25	10	A	2	2+14.57/Lt.	38.0'	+361.50-	1361.54	25	2+16.16
26	10	A	2	2+28.97/Rt.	10.0'	+361.80-	1361.47	26	2+29.52
27	10	A	2	2+36.89/Lt.	38.0'	+361.40-	1361.36	27	2+36.37
28	10	A	2	2+49.39/Rt.	10.0'	+361.80-	1361.78	28	2+50.88
29	10	A	2	2+59.98/Lt.	38.0'	+361.10-	1361.10	29	2+55.66
30	10	A	2	2+69.38/Rt.	10.0'	+361.70-	1361.82	30	2+71.18
31	10	A	2	2+91.71/Rt.	10.0'	+361.70-	1361.69	31	2+91.97
32	10	A	2	3+15.09/Lt.	38.0'	+361.00-	1360.92	32	3+13.30
33	10	A	2	3+18.09/Lt.	38.0'	+361.00-	1360.88	33	3+16.33
34	10	A	2	3+23.03/Rt.	10.0'	+361.70-	1361.77	34	3+24.18
35	10	A	2	3+26.03/Rt.	10.0'	+361.70-	1361.74	35	3+26.58
36	10	A	2	3+39.69/Lt.	38.0'	+361.20-	1361.27	36	3+36.40
37	10	A	2	3+62.77/Lt.	38.0'	+361.40-	1361.43	37	3+63.48
38	10	A	2	3+64.06/Rt.	10.0'	+361.80-	1361.80	38	3+65.90
39	10	A	2	3+67.06/Rt.	10.0'	+361.80-	1361.80	39	3+67.51
40	10	A	2	3+97.30/Lt.	38.0'	+361.60-	1361.67	40	3+96.74
41	10	A	2	3+99.30/Rt.	10.0'	+361.80-	1361.92	41	4+00.97
42	10	A	2	4+19.29/Lt.	38.0'	+361.50-	1361.58	42	4+24.27
43	10	A	2	4+20.70/Rt.	10.0'	+361.80-	1361.83	43	4+21.50
44	10	A	2	4+42.10/Rt.	10.0'	+361.70-	1361.84	44	4+43.17
45	10	A	2	4+43.60/Lt.	38.0'	+361.40-	1361.49	45	4+46.37

NOTE: Service Lines shall be paid for per each and shall include a tapping saddle, 1" corp stop, meter setter, ring, lid, PVC 21" box and 1" copper tubing. City of Maize will install water meter. Coordinate construction with City of Maize at (316)772-4854. See Detail, Sheet 6.

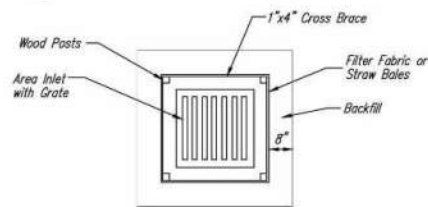
BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com
 FOX CREEK MULTIFAMILY
WATER SERVICE TABLE
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 PROJECT NUMBER:
 24-12-E979
 DESIGN: AH DRAWN: TMS
 DATE: January 14, 2026
 SHEET **3** OF **13**

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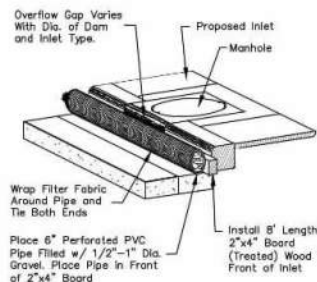
EROSION CONTROL LEGEND



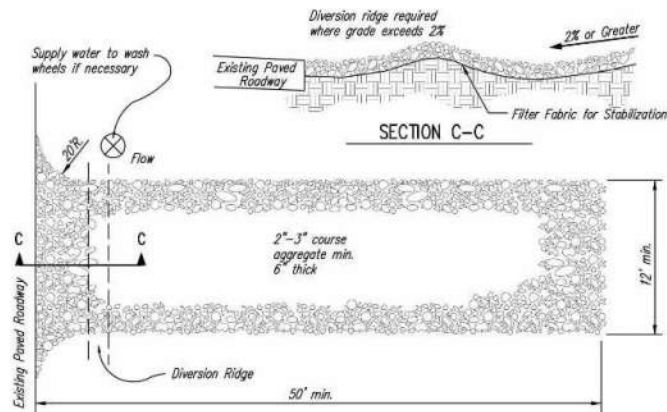
1 SILT FENCE DETAIL
NOT TO SCALE



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



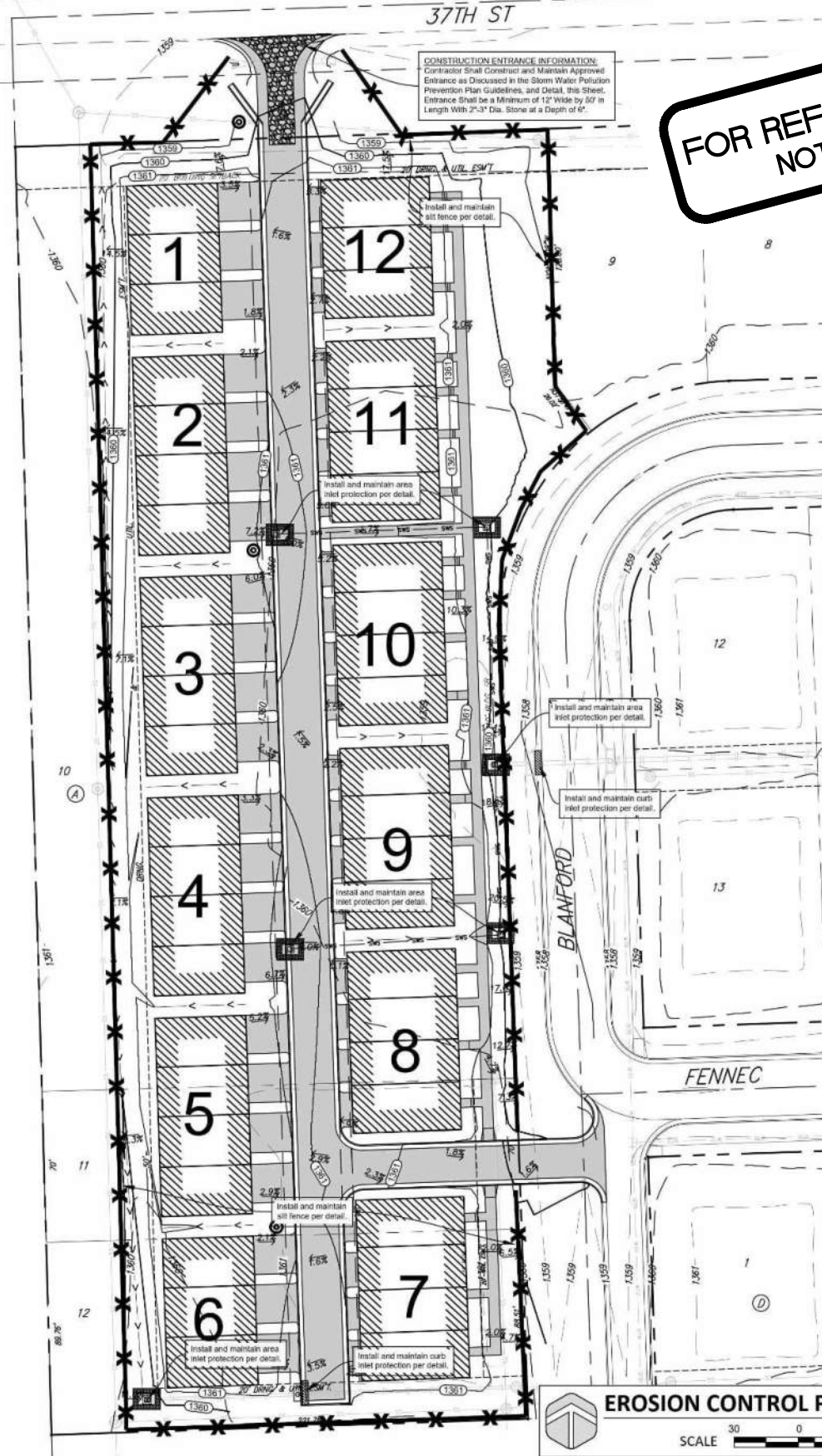
3 TYPE 1 INLET PROTECTION
NOT TO SCALE



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 CLEANOUT 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 DWELLING.

4 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



**FOR REFERENCE ONLY
NOT TO SCALE**



LEGAL DESCRIPTION

lots 10, 11, & 12, Block A, Fox Creek Addition, Maize, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±137,552.7 sq. ft. (3.15 acres)
Disturbed Area:	±138,022 sq. ft. (2.71 acres)
Impervious Area, pre-constr:	±0 sq. ft. (0.00 acres)
Impervious Area, post-constr:	±27,838 sq. ft. (0.64 acres)

BENCHMARKS

- Site Benchmark - 1
RR Spike W Face Light Pole, 70' NW of NE Sec. Corner @ NW Corner of 37th St N & 119th St W
Elevation = 1361.80 (NAVD 88)
- Site Benchmark - 2
RR Spike S Face of PP, 43' ENE of N 1/4 Corner @ N Side of 37th St N
Elevation = 1359.54 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

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

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024 or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Trif. Control)	268-4034 or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

EROSION CONTROL NOTES

1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual 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, crimped 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 sediment 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 on 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 nightfall, the pipe ends shall be covered with filter 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 BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses 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.

BAUGHMAN COMPANY
315 Ellis St.
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.

FOX CREEK MULTIFAMILY
South of 37th Street & west of Blanford Street, between 119th and 135th
MAIZE, KS, 67223

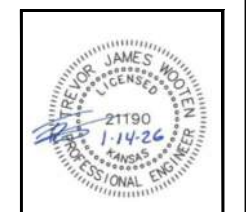
REVISION: DATE:

PROJECT NUMBER:
24-12-E979

DESIGN: DRAWN:
DATE: APRIL 2025

EROSION CONTROL PLAN

C3.0



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

FOX CREEK MULTIFAMILY

EROSION CONTROL PLAN

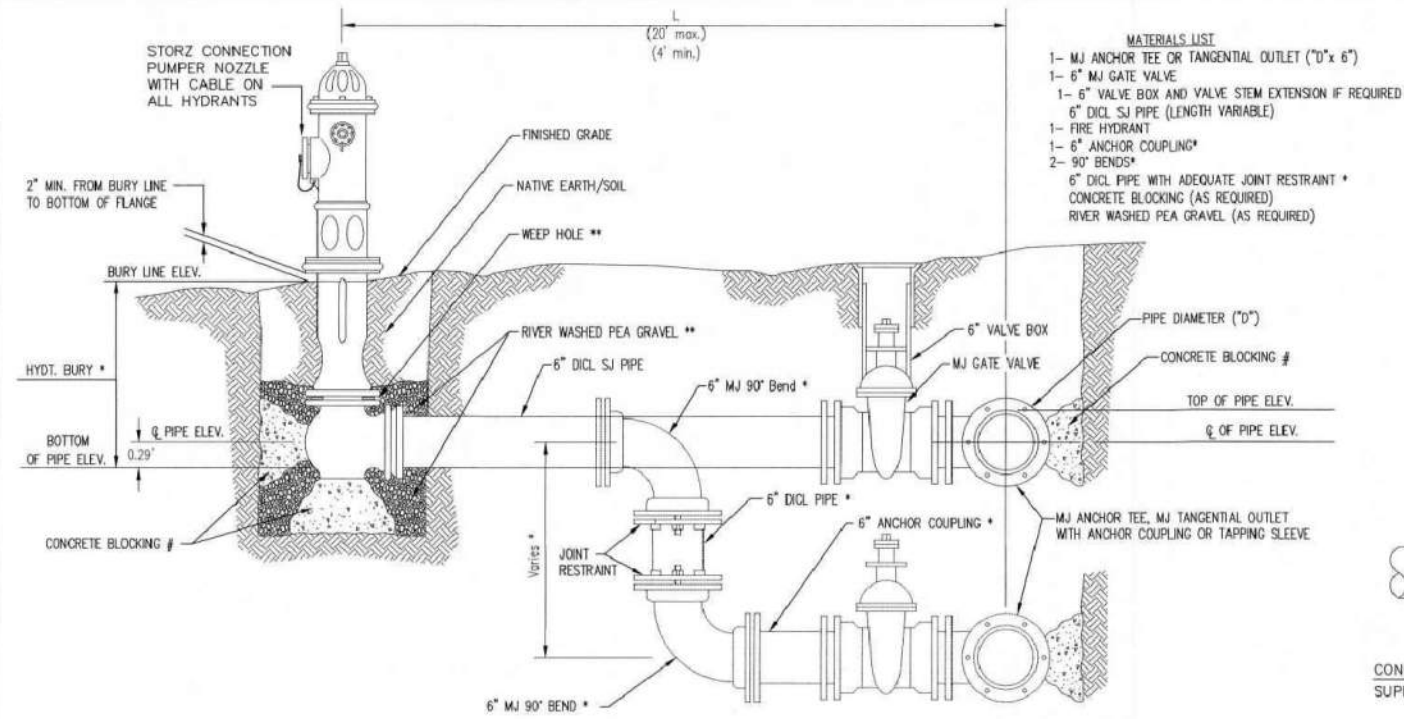
WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
24-12-E979

DESIGN: DRAWN:
DATE: January 14, 2026

SHEET **4** OF **13**

File: E:\Projects\Fox Creek Multifamily_24-12-E979\Engineering\Call Base.dwg



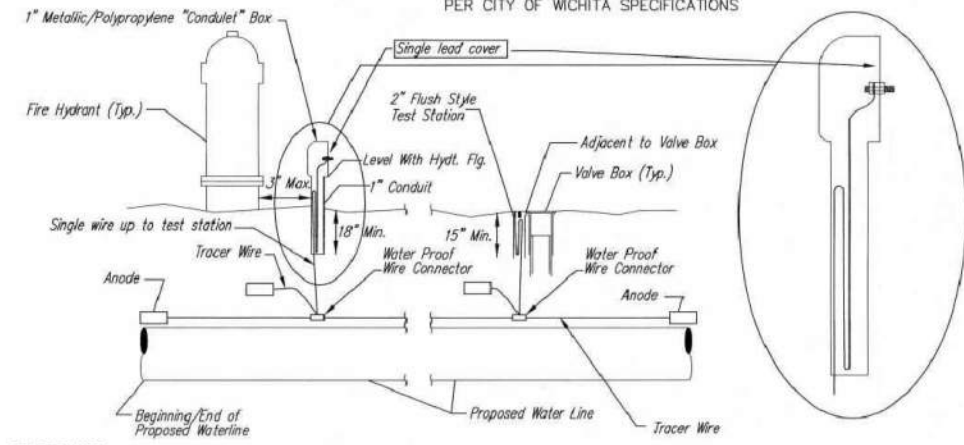
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - CONCRETE BLOCKING (AS REQUIRED)
 - RIVER WASHED PEA GRAVEL (AS REQUIRED)

* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.

** CAUTION: WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.

CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

FIRE HYDRANT ASSEMBLY
PER CITY OF WICHITA SPECIFICATIONS



TRACER WIRE
Conductive type pipe locator/tracer wire shall be installed 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.

WIRES
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.

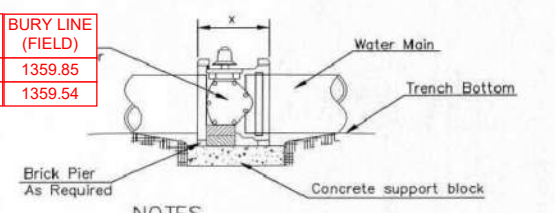
TEST STATIONS
The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized 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*TP 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 installed 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

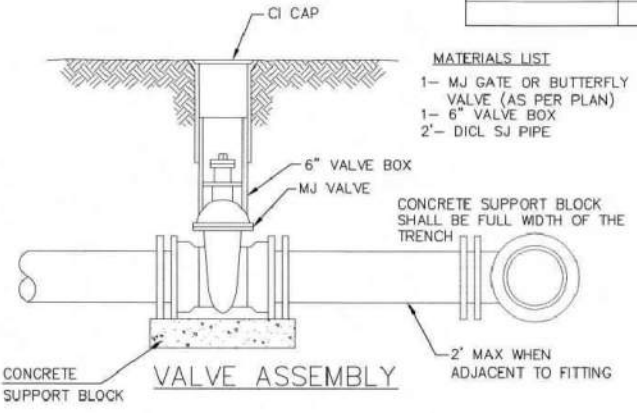
FIRE HYDRANTS REQUIRED					
LINE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
1	0+35.00	1359.70	1355.35	5.0'	NO-
2	4+99.70	1359.60	1355.75	4.5'	NO-

HYDRANT EXT. REQUIRED	BURY LINE (FIELD)
NO	1359.85
NO	1359.54

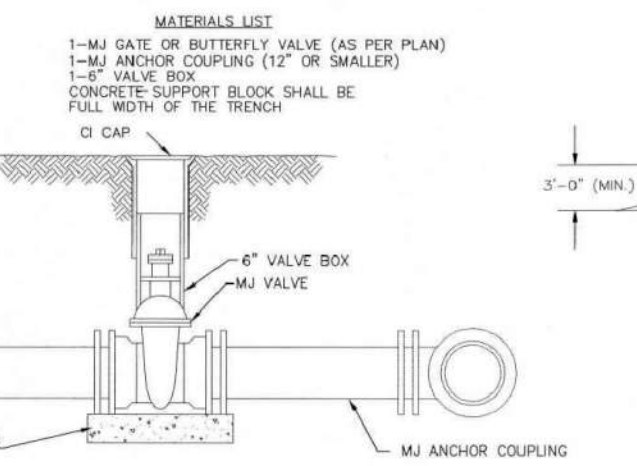


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

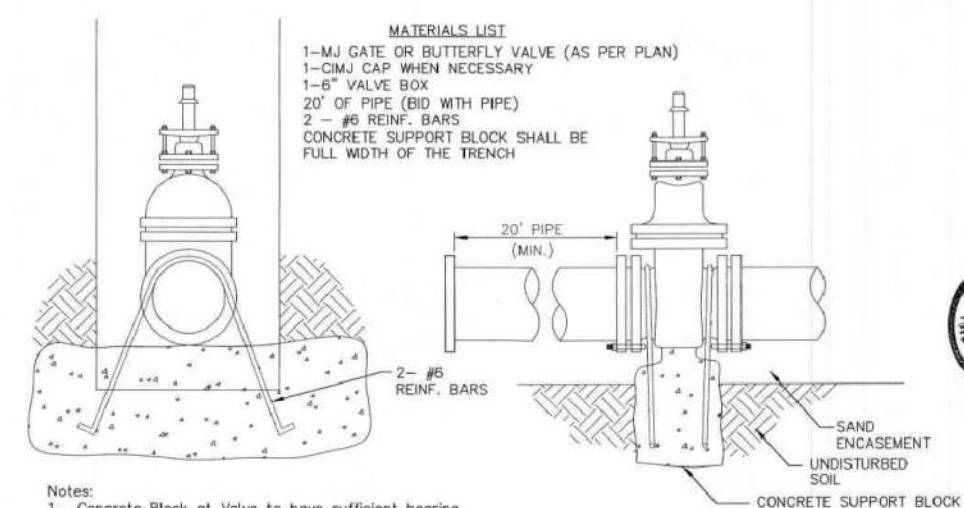
CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2"- DI CL SJ PIPE



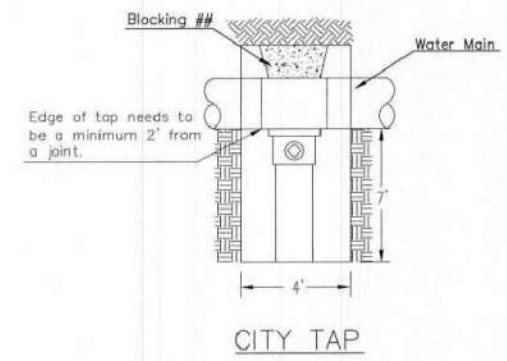
ANCHORED VALVE ASSEMBLY



- 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.

THRUST AT VALVES	
VALVE	THRUST AT 150 #/sq ft
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



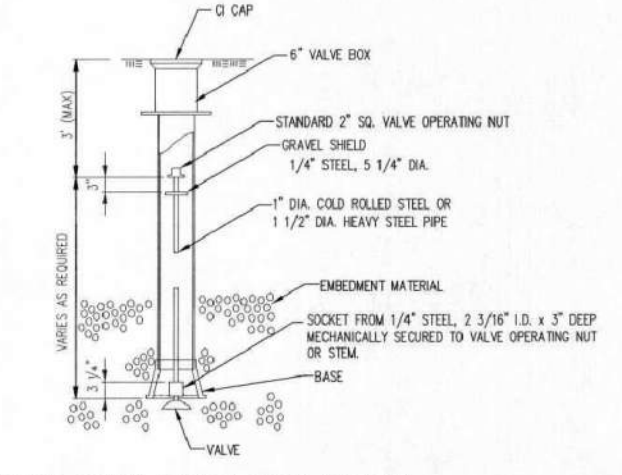
CITY TAP

When the City of Wichita makes tap, blocking is to be done by Contractor



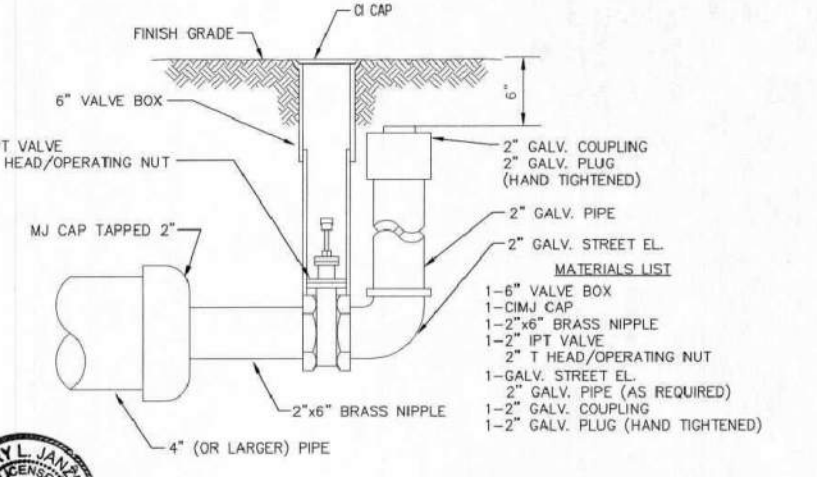
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'. (COST SUBSIDIARY TO PIPE INSTALLATION)



VALVE STEM EXTENSION DETAIL

NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



2" BLOWOFF ASSEMBLY



STANDARD WATER ASSEMBLY DETAIL

CITY ENGINEER
GARY JANZEN, P.E.

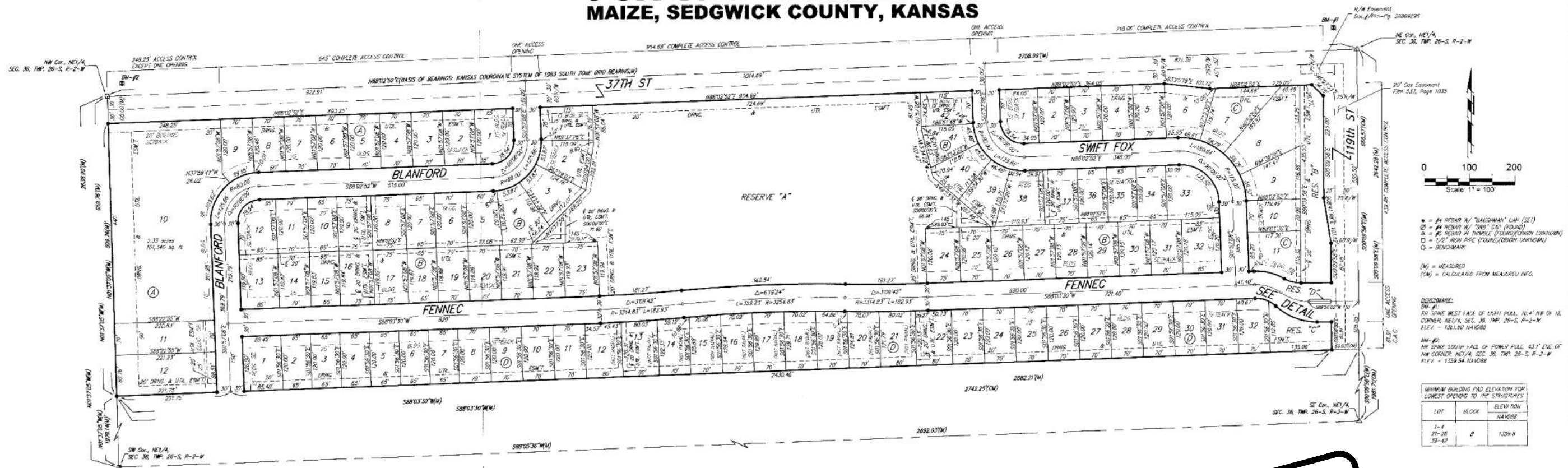
PROJECT NUMBER	OCA NUMBER	DATE
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CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET

REVISED: OCTOBER 2016

FOX CREEK ADDITION MAIZE, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "FOX CREEK ADDITION", Maize, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The North Half of the Northeast Quarter of Section 36, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

All being situated in the Northeast Quarter of Section 36, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

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

Jonathan C. Hubbell
Jonathan C. Hubbell, PLS #1680
9-19-22
Professional Engineer
KANSAS

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "FOX CREEK ADDITION", Maize, Sedgwick County, Kansas.
Union State Bank

CHRISTOPHER FRANCOIS SVP

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of September, 2022, by *CHRISTOPHER FRANCOIS*, SVP of Union State Bank, on behalf of the bank.

LINETTE A. SAUBER
LINETTE A. SAUBER
Notary Public
My Exp. 09-20-2024

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "FOX CREEK ADDITION", Maize, Sedgwick County, Kansas. The utility easement is hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, recreational areas, playgrounds, sidewalks, entry monuments, and utilities as confined to easements. Reserves "B" and "C" are hereby reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easements. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, entry monuments, streets, and utilities. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association and/or lot owners association for the addition and/or any successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Maize, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

HSS, LLC
a Kansas limited liability company

Michael Ray Strelow
Michael Ray Strelow, Chief Executive Manager

Alyx Ayn Strelow
Alyx Ayn Strelow, Chief Financial Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of September, 2022, by Michael Ray Strelow, Chief Executive Manager, and Alyx Ayn Strelow, Chief Financial Manager of HSS, LLC, a Kansas limited liability company, on behalf of the limited liability company.

LINETTE A. SAUBER
LINETTE A. SAUBER
Notary Public
My Exp. 09-20-2024

This plat of "FOX CREEK ADDITION", Maize, Sedgwick County, Kansas has been submitted to and approved by the Maize City Planning Commission, Maize, Kansas. Dated this 17th day of July, 2022. Maize City Planning Commission

Bryan Aubuchon
Bryan Aubuchon
Dennis Downes
Dennis Downes
Kim Edgington
Kim Edgington, Plann. Administrator

This plat approved and all dedications shown herein accepted by the City Council of the City of Maize, Kansas, this 16th day of July, 2022.

Pat Slivers
Pat Slivers, Mayor
Sue Villarreal
Sue Villarreal, City Clerk

**FOR REFERENCE ONLY
NOT TO SCALE**

is approved pursuant to the pro-
Tom Powell
Tom Powell, City Attorney

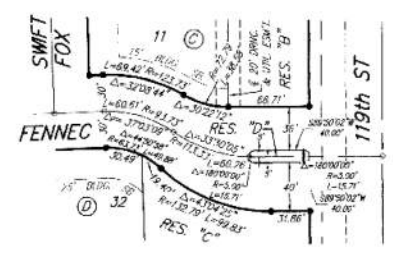
Reviewed in accordance with K.S.A. 58-2005 on this 20th day of September, 2022

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

Entered on transfer record this 1st day of December, 2022
Kelly B. Arnold
Kelly B. Arnold, County Clerk

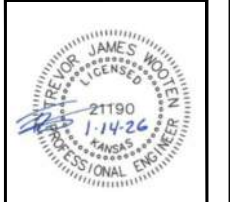
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5th day of December, 2022 at 10:53:30 clock A.M. and is duly recorded.

Tony Buckingham
Tony Buckingham, Register of Deeds
Kately Zehring
Kately Zehring, Deputy



Sealed Copy Bookkeeping
Doc # P18-Pg. 30208277
Date Recorded: 12/05/2022 10:55:13 AM

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



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

FOX CREEK MULTIFAMILY
COPY OF PLAT

WATER DISTRIBUTION SYSTEM
PROJECT NUMBER:
24-12-E979
DESIGN: DRAWN:
DATE: January 14, 2026
SHEET 13 OF 13