

# 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  
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 an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the contractor.
- The Contractor shall notify the 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, Mike Armour at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

- Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence.
- City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe 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.
- Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.
- All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Fire Line inspections may be scheduled by calling 316-650-0740
- 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 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 edge-to-edge, at the closest point.

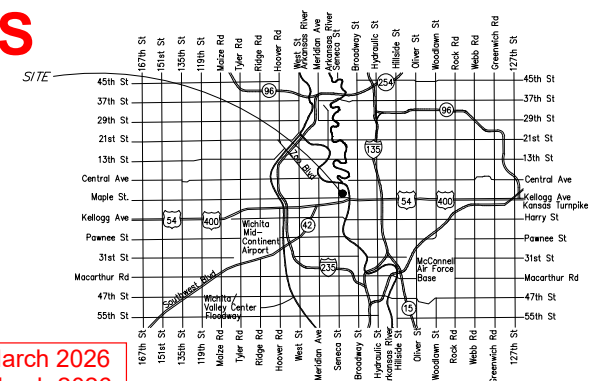
# FIRE LINE AS-BUILT PLANS to serve FLATLANDERS

623 W DOUGLAS AVE  
CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer  
2025-021687PPW (54030980)

Baughman Job # 26-02-E388

Construction Started: 4 March 2026  
Construction Ended: 12 March 2026

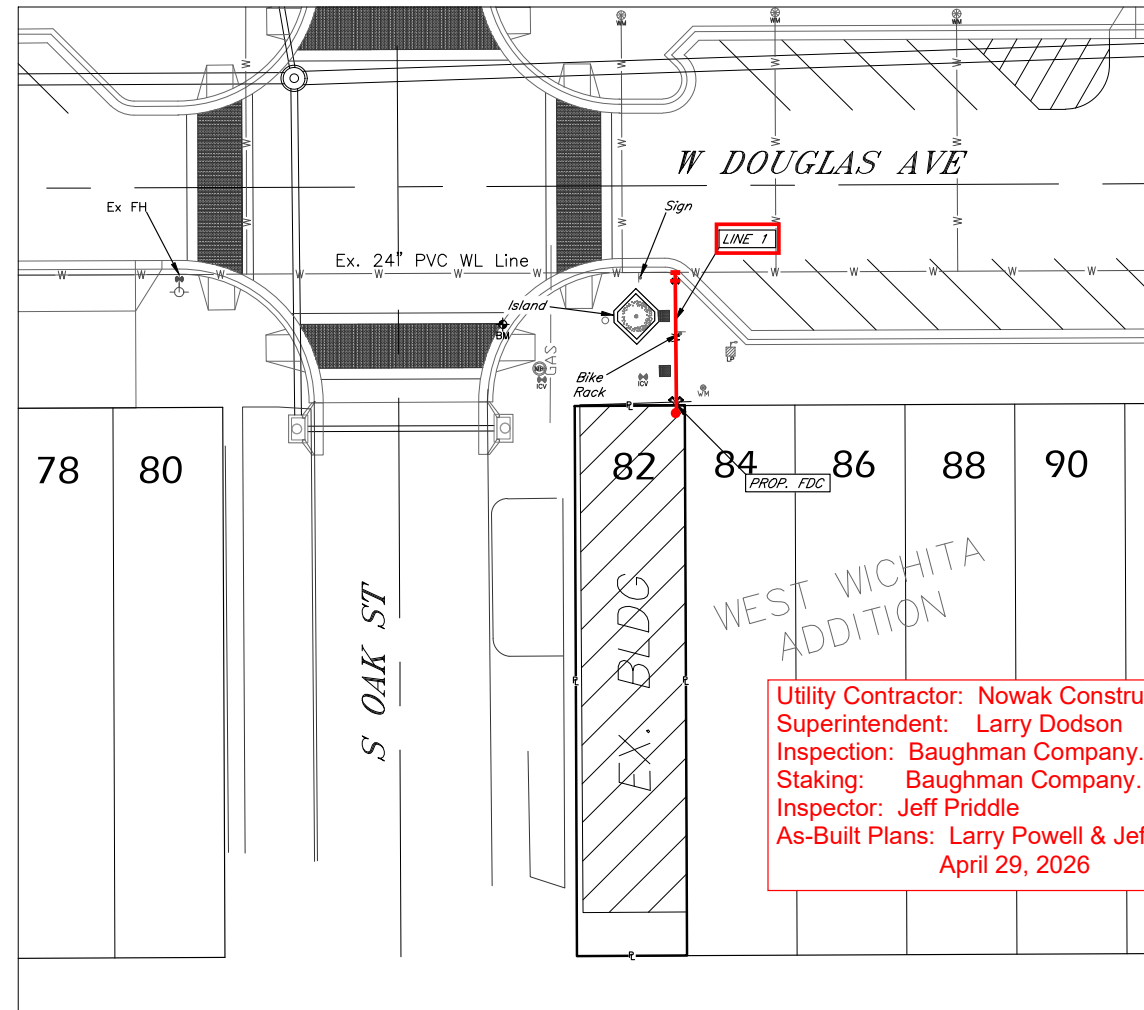


## Vicinity Map

## Sheet Index

|         |                         |
|---------|-------------------------|
| 1.0     | Title Sheet             |
| 2.1     | Std. Wtr. Ass'y Details |
| 2.2     | Misc. Wtr. Details      |
| 3.0     | Plan & Profile Line 1   |
| 4.1-4.5 | Erosion Control Details |
| 5.0     | Plat (Reference Only)   |

6" PVC Pipe (C900) = Westlake.  
6" DICL Pipe = US Pipe.  
6" Valve = American Flow Control.



Utility Contractor: Nowak Construction.  
Superintendent: Larry Dodson  
Inspection: Baughman Company.  
Staking: Baughman Company.  
Inspector: Jeff Priddle  
As-Built Plans: Larry Powell & Jeff Priddle  
April 29, 2026

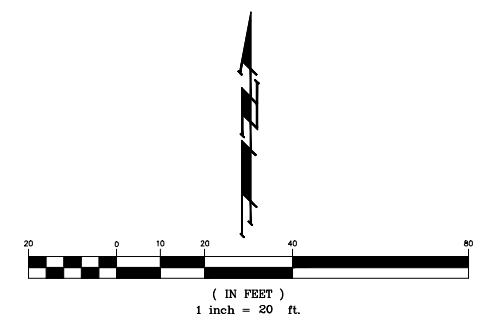
**Benchmarks**  
BM  
Mag Nail NW of existing building  
Elev: 1298.98 (NAVD88)  
N = 1,684,789.91  
E = 1,645,681.26

Control Point used for  
As-Built GPS Survey.  
State Plane Coordinates  
- Kansas Grid South.



THIS SHEET HAS BEEN  
SIGNED, SEALED AND  
DATED DIGITALLY

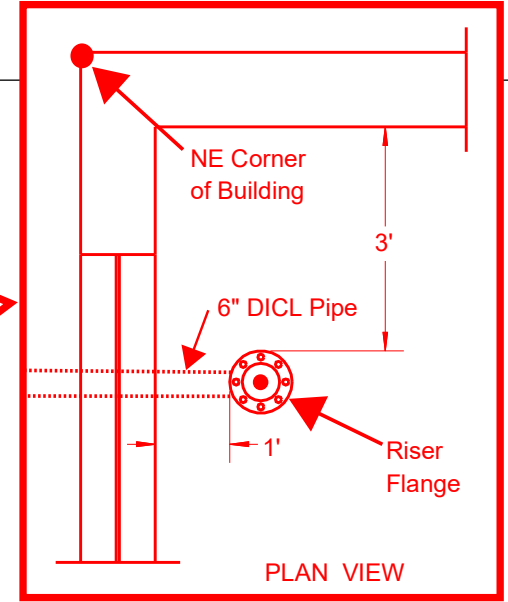
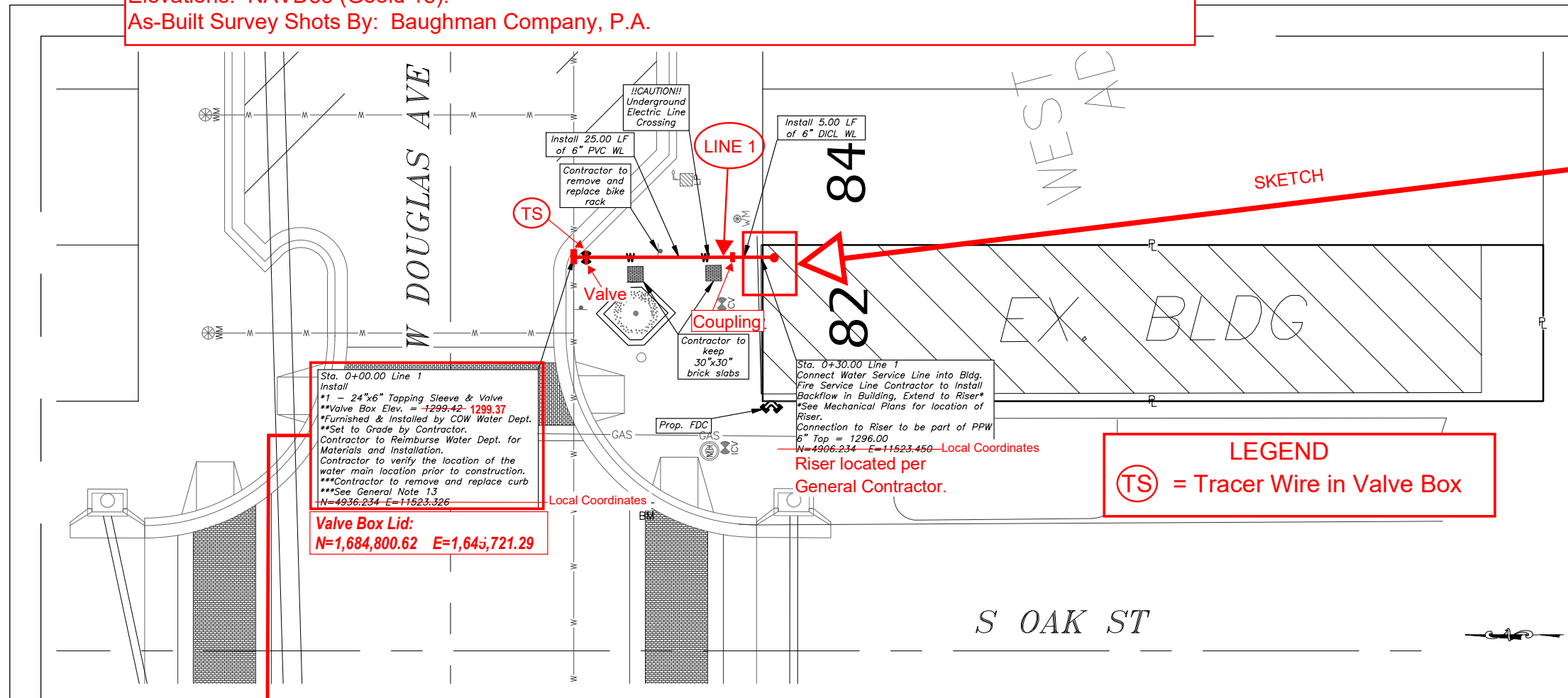
JULY 2025



APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS  
ENGINEERING DIVISION  
& BY WICHITA FIRE DEPARTMENT  
approved by Shawn Melles on this day  
the 14th of October, 2025  
Engineering approved by Greg Lolley on this day  
the 16th of October, 2025  
Utilities approved by Jose Ocaziz on this day  
the 16th of October, 2025  
Fire Dept.  
NOTE TO CONTRACTORS  
Public Property:  
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.  
Private Property:  
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.  
An approved copy of these plans signed by City staff are required on-site.

**KEMILLER**  
ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242

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.



Sta. 0+00.00 Line 1  
 Install  
 \*1 - 24"x6" Tapping Sleeve & Valve  
 \*\*Valve Box Elev. = -1299.42- 1299.37  
 \*Furnished & Installed by COW Water Dept.  
 \*\*Set to Grade by Contractor.  
 Contractor to Reimburse Water Dept. for Materials and Installation.  
 Contractor to verify the location of the water main location prior to construction.  
 \*\*\*Contractor to remove and replace curb  
 \*\*\*See General Note 13  
 N=4936.234 E=11523.326  
**Valve Box Lid:**  
**N=1,684,800.62 E=1,643,721.29**

Sta. 0+30.00 Line 1  
 Connect Water Service Line into Bldg.  
 Fire Service Line Contractor to Install Backflow in Building, Extend to Riser\*  
 \*See Mechanical Plans for location of Riser.  
 Connection to Riser to be part of PPW  
 6" Top = 1296.00  
 N=4906.234 E=11523.450 -Local Coordinates  
 Riser located per General Contractor.

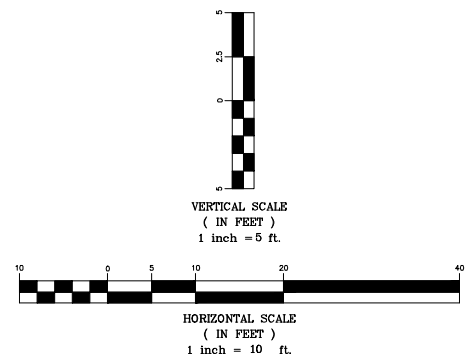
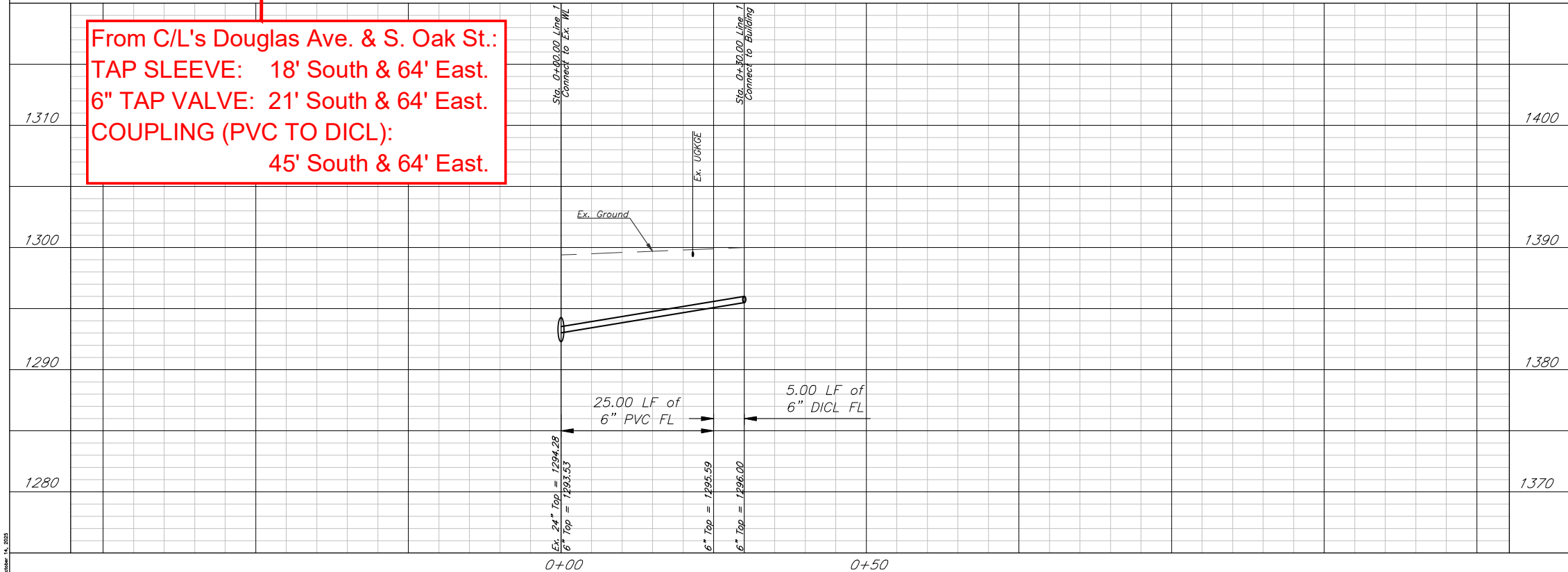
**LEGEND**  
 (TS) = Tracer Wire in Valve Box



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

FIRE RATED LINE STARTS 5' OUTSIDE THE BUILDING

From C/L's Douglas Ave. & S. Oak St.:  
 TAP SLEEVE: 18' South & 64' East.  
 6" TAP VALVE: 21' South & 64' East.  
 COUPLING (PVC TO DICL):  
 45' South & 64' East.



Flatlanders  
**WL Plan & Profile - Line 1**  
 Wichita, Kansas

|  |   |         |                |                     |
|--|---|---------|----------------|---------------------|
| <b>KEMILLER</b><br>ENGINEERING PA<br>117 E. Lewis, Wichita, KS 67202 (316)264-0242 | PROJECT NUMBER<br>2025-021687PPW (54030980) |         |                | SHEET<br><b>2.0</b> |
|  | KEM NO.<br>25110                            | FILE    | DATE<br>7/2025 |                     |
| DESIGN<br>KM   | DRAWN<br>PO                                 | REVISED |                |                     |

W-2 1-4

# MAP OF WEST WICHITA SEDGWICK COUNTY KANSAS.

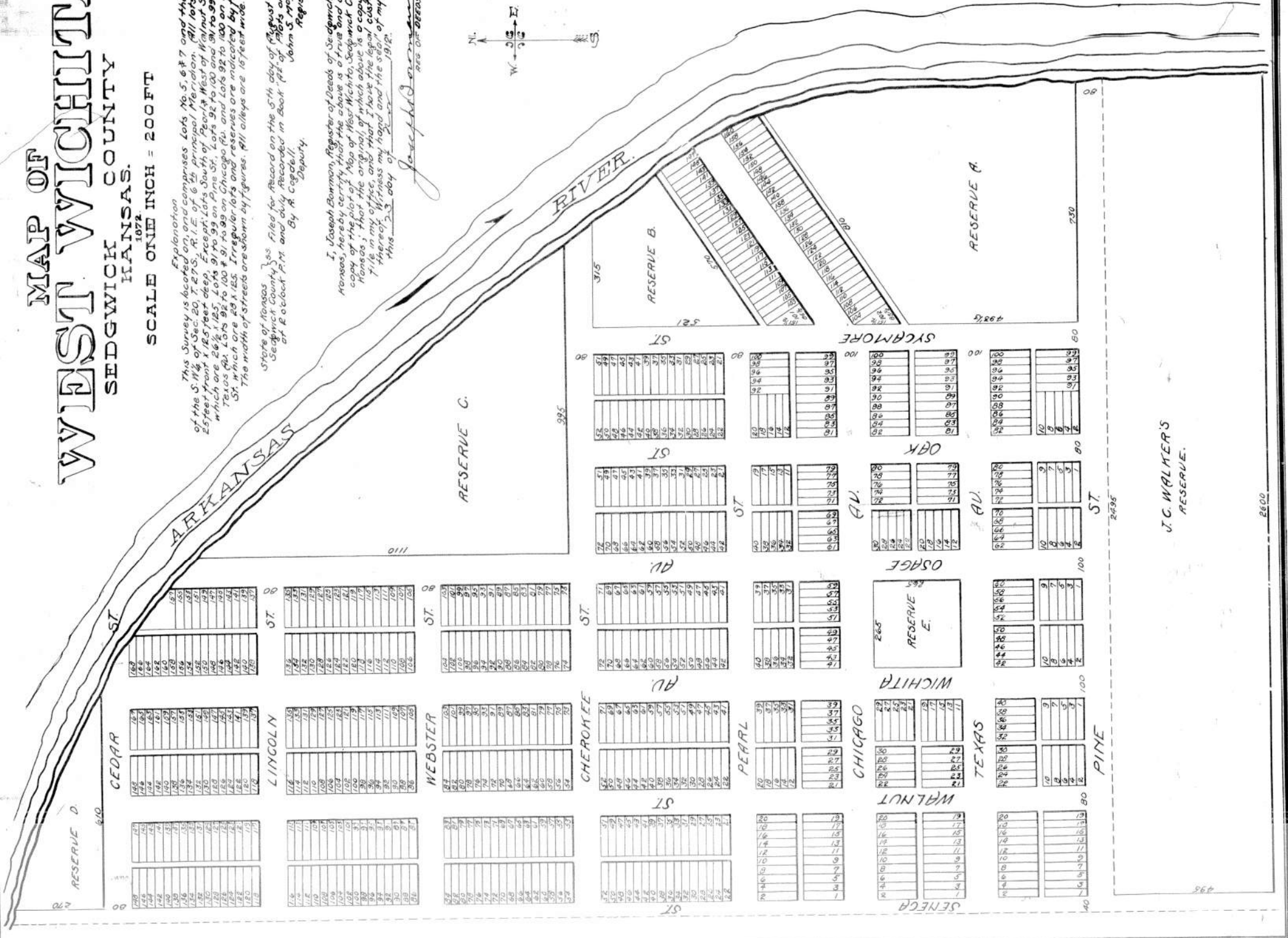
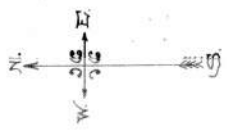
1074  
SCALE ONE INCH = 200 FT

*Explanation*  
This Survey is located on, and comprises Lots No. 5, 6 & 7 and the S.W. 1/4 of the S. 11 1/2 of Sec. 20, T. 27 S., R. 1 E. of 6th principal Meridian. All lots are 25 feet front x 125 feet deep. Except Lots South of Pearl West of Walnut St. which are 26 1/2 x 125, Lots 91 to 99 on Pine St., Lots 92 to 100 and Walnut St. Texas Co. Lots 92 to 100 & 91 to 99 on Chicago St. and Lots 92 to 100 on Pearl St. which are 28 x 125. Irregular lots and reserves are indicated by figures. The width of streets are shown by figures. All alleys are 10 feet wide.

State of Kansas  
Sedgwick County, ss  
at Record Room and duly recorded in Book 142 of Maps on Page 1.  
By R. Cogdell  
Deputy  
Register.

I, Joseph Bowman, Register of Deeds of Sedgwick County Kansas, hereby certify that the above is a true and correct copy of the plat of Map of West Wichita, Sedgwick County Kansas; that the original, of which above is a copy, is on file in my office, and that I have the legal custody thereof. Witness my hand and the seal of my office this 23rd day of ~~Dec~~ 1912.

*JOSEPH BOWMAN*  
REG. OF DEEDS



W2 1-4

Dec. of Restrictive Covenant F 735 1299 & 1222  
Vacation of City F 517 Rev. 3-71

VACATION ORDER F 724 R 1239



Inches

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

Bill Meek, Register of Deeds  
Digitized reproduction of original signature

FOR REFERENCE ONLY