

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. 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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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

8. 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.

9. 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.

10. 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.

11. All elevations shown are NAVD88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.

13. All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.

14. City Maintenance of sanitary sewer mains ends at last structure within right-of-way line.

15. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

16. Connecting to Existing Manholes:
Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.

17. Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.

18. Contractor shall provide positive drainage away from all manhole covers.

19. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

20. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

21. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

22. 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.

23. 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".

24. 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".

25. 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: 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)

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: June 22, 2026

AS-BUILT PLANS
PRIVATE SANITARY SEWER IMPROVEMENTS
to serve
FOX CREEK MULTIFAMILY

4651A
NW-05A

Released: July 1, 2026
Accepted: June 17, 2026

37th ST. N.

CITY OF MAIZE, KANSAS

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

2025-021683PPS

53030982

Baughman No.: 26-02-E406

Construction Began: 04MAR26

Construction Ended: 18MAR26

Control Points Used for As-Built Survey

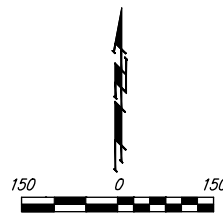
Cross TC
N: 1,708,049.748
E: 1,604,584.144
Elev.: 1358.545

CP Rebar Yellow Cap
N: 1,708,046.109
E: 1,604,281.437
Elev.: 1360.470

Cross on Inlet
N: 1,708,474.145
E: 1,604,515.853
Elev.: 1358.611

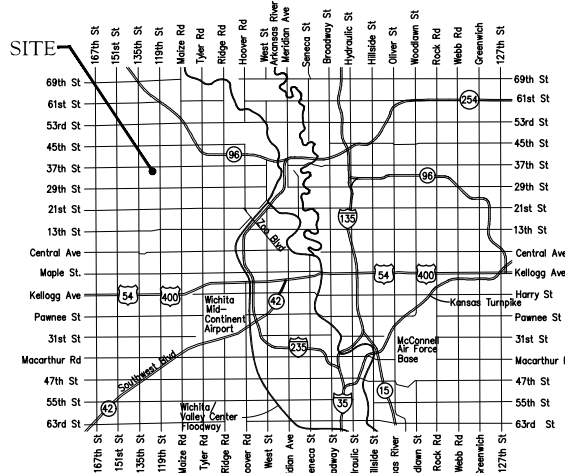
CP Rebar Yellow Cap
N: 1,708,858.573
E: 1,604,479.065
Elev.: 1357.821

CP Rebar Yellow Cap
N: 1,708,844.486
E: 1,604,076.646
Elev.: 1360.411



Sheet Index

Title Sheet	1
Line 1	2
Erosion Control Plan	3
Precast SS Manhole Detail	4
Manhole Frame & Cover Detail	5
Erosion Control BMP Details	6-10
Copy of Plat	11



Vicinity Map

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

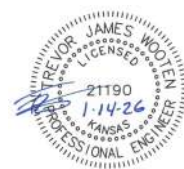
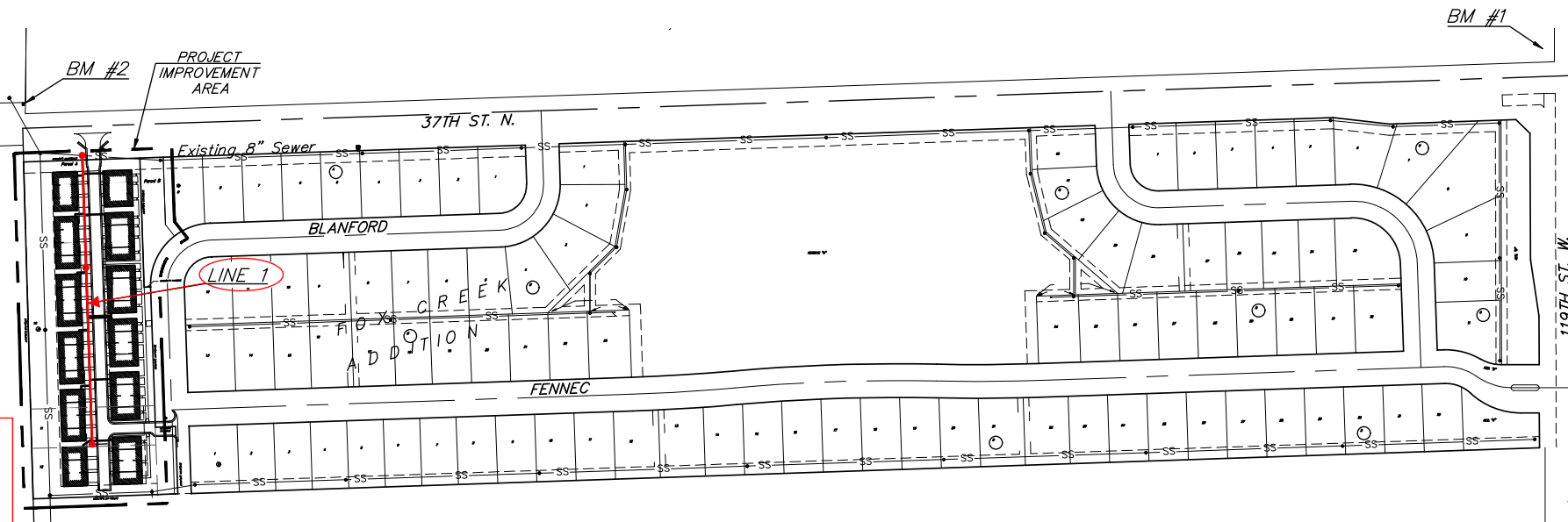
Engineering Approved by Shawn Mellies, P.E. (01/13/2026)

Utilities Approved by Scott Macey, (01/13/2026)

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.



January 14, 2026

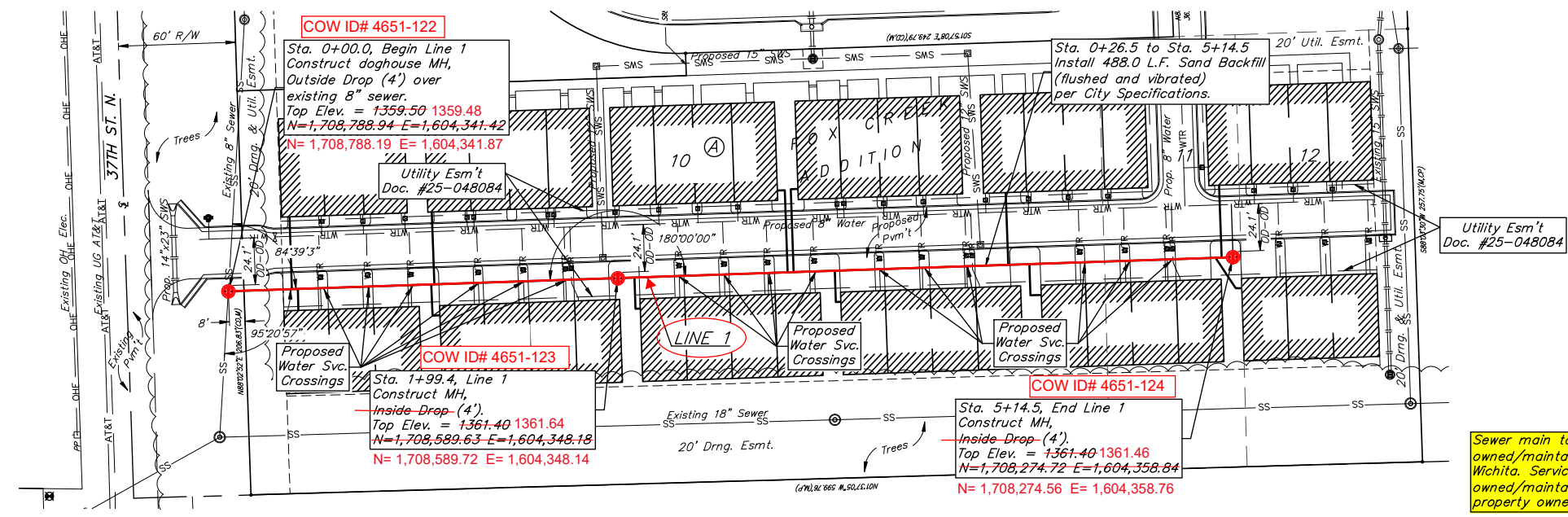
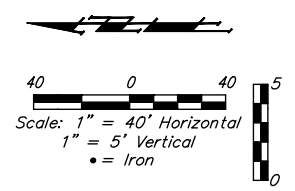


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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)

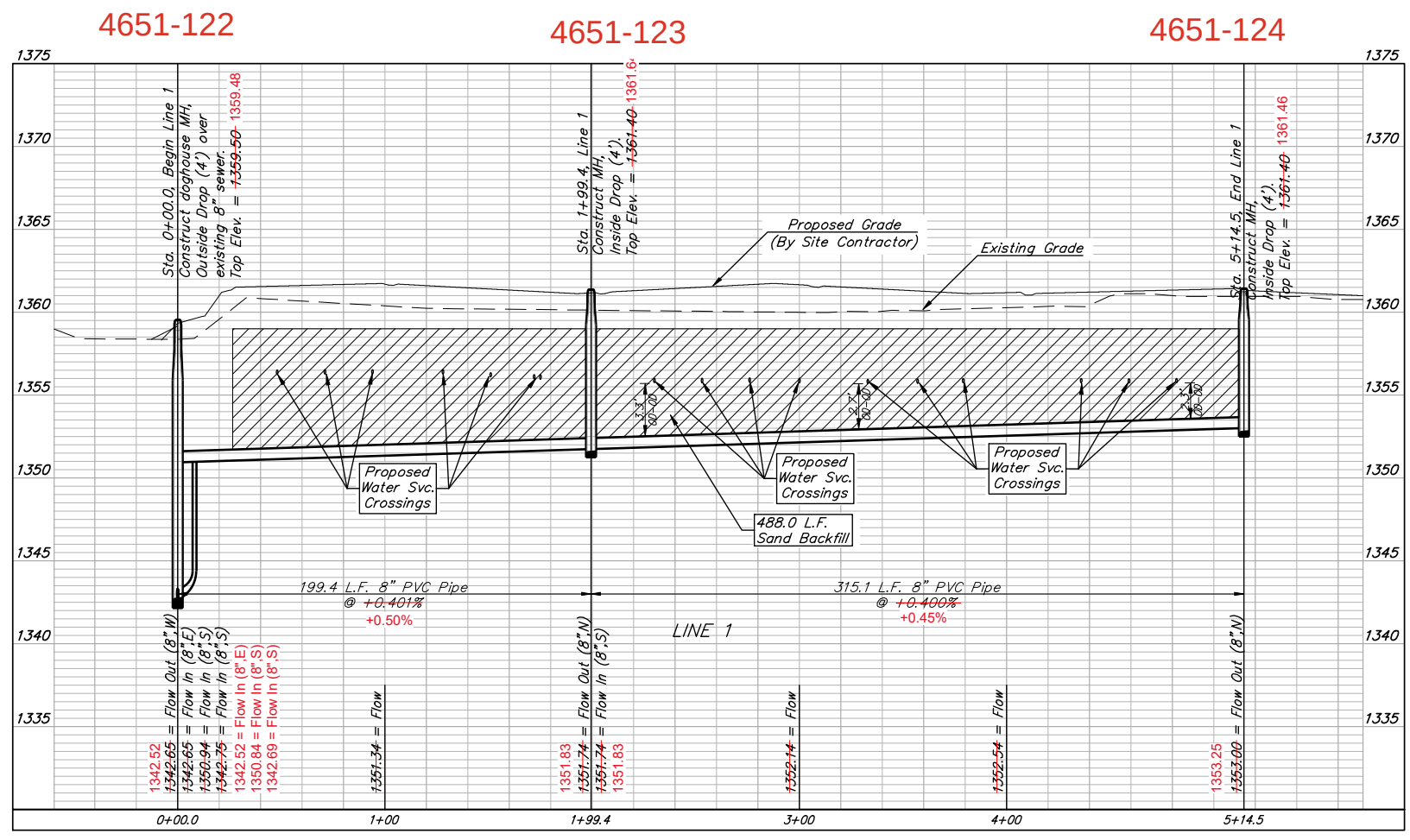
BM #2: RR Spike S Face of PP, 43' ENE of N 1/4 Corner @ N Side of 37th St N
Elevation = 1359.54 (NAVD 88)

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.

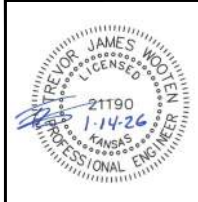


Sewer main to be owned/maintained by City of Wichita. Service lines to be owned/maintained by the property owner.

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



Contractor shall verify elevation and location of existing manhole prior to construction and notify Engineer of any discrepancy.



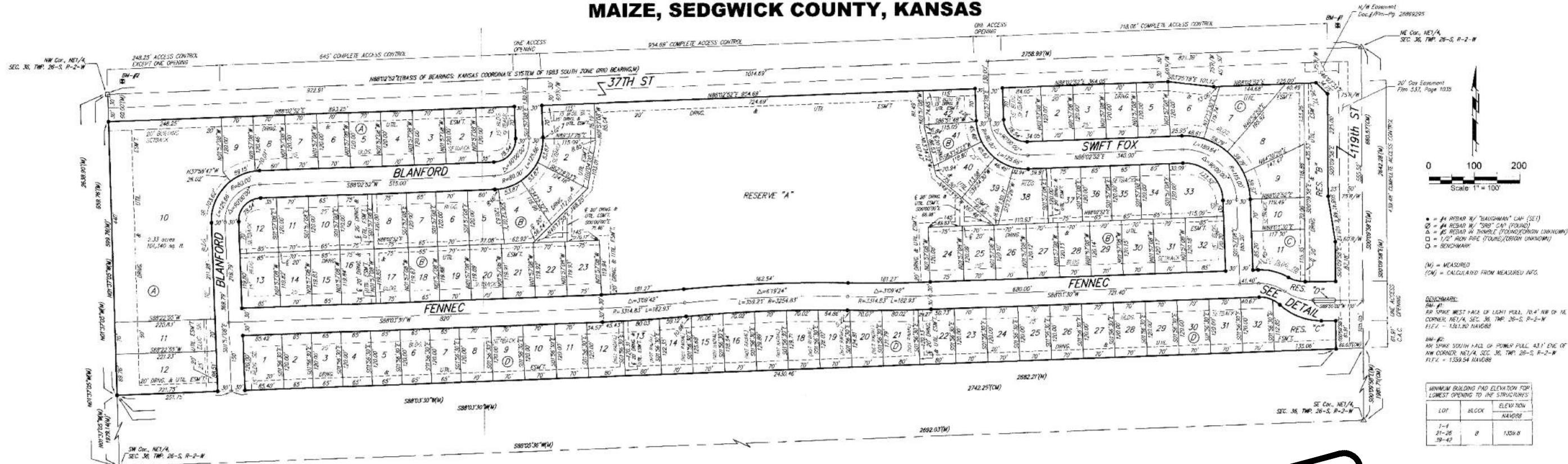
BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

FOX CREEK MULTIFAMILY

LINE 1

SANITARY SEWER IMPROVEMENTS
PROJECT NUMBER: 24-12-E979
DATE: January 14, 2026
SHEET 2 OF 11

FOX CREEK ADDITION MAIZE, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) 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 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, PLS #1680, Surveyor

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

State of Kansas) SS
Sedgwick County) 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.

My App't. 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, Chief Executive Manager

Alyx Ayn Strelow, Chief Financial Manager

State of Kansas) SS
Sedgwick County) 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.

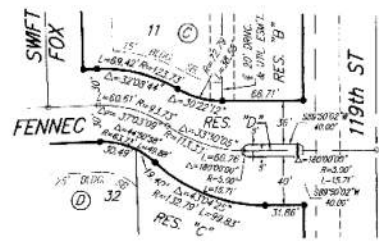
My App't. Exp. 09-20-2024

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Maize, Kansas, this 17th day of July, 2022.

Pat Stivers, Mayor
Sue Villarreal, City Clerk



DETAIL
(NO SCALE)

FOR REFERENCE ONLY
NOT TO SCALE

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

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

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

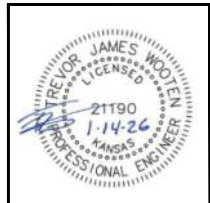
Entered on transfer record this 1st day of December, 2022
Kelly B. Arnold, County Clerk

State of Kansas) SS
Sedgwick County) 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 a.m. and is duly recorded.

Register of Deeds
Deputy

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

SANITARY SEWER
IMPROVEMENTS
PROJECT NUMBER:
24-12-E979
DESIGN: DRAWN:
DATE: January 14, 2026
SHEET 11 OF 11