

AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS
to serve
PADDOCK INDUSTRIAL ADDITION
CITY OF WICHITA, KANSAS

Paul Gunzelman P.E. - City Engineer

Project Number
2025 - 023586PPS
53030982

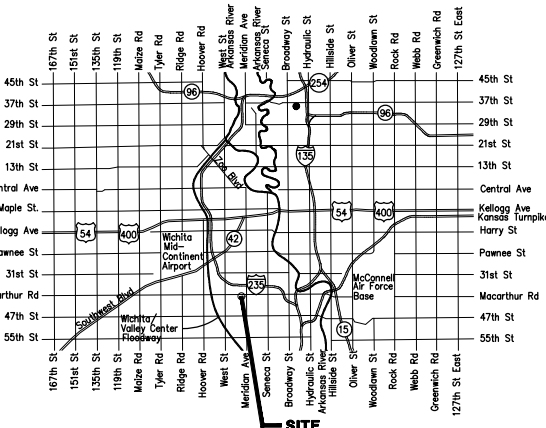
Accepted & released Apr. 1, 2026

Utility Contractor: Fremar Corp.
Superintendent: Billy Budd
Staking: Baughman Co.
Inspection: Baughman Co.
Inspector: James Ralston

As-Built By: James Ralston +
Larry Powell
As-Built Date: April 27, 2026

Baughman No.: 26-02-E380

2611 W
Macarthur Rd

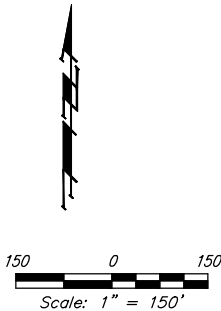


VICINITY MAP

Construction Started: 16FEB26
Construction Ended: 01APR26

Sheet Index

Title Sheet	1
Line 1	2-4
Manhole Detail	5
Manhole Lid Detail	6
Erosion Details	7-11
Copy of Plat	12



APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering Approved by Bethany Mally PE on 11/10/2025

Utilities Approved by Scott Macey PE on 11/10/2025

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.

11/11/2025

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

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
Phillips 66 1-928-925-9970
- 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.
- 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.
- 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.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- 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.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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".
- 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.
- Contractor to complete and permit a Sedgwick County Public Works Utility Permit Agreement, Use of Public Road Right-of-Way prior to Construction.
- Contractor to contact the following Pipelines prior to construction:
Jordan Robl with KGS (316) 295-9363
Robert McKenzie with Phillip 66 Office (316) 821-2260
Mobile: (405) 213-4027

BENCHMARKS

Site Benchmark - 1
City Disk 33' South & 4' East to N ¼ corner
Sect. 13, TWP 28-S, R-1-W.
Elev. = 1284.76 (NAVD88)

Site Benchmark - 2
CP R4 Iron 30' North & 51' West of NE corner
of NW ¼ of NE ¼ of Sect. 13, TWP 28-S, R-1-W.
Elev. = 1286.44 (NAVD88)

Site Benchmark - 3
CP R4 IP 60' South & 560' West of NE corner
of Sect. 13, TWP 28-S, R-1-W.
Elev. = 1286.44 (NAVD88)

CP 600-R4TOPO
N: 1,660,720.869
E: 1,637,333.462
Elev.: 1283.087

CP 601 CROSS
N: 1,662,340.577
E: 1,637,391.233
Elev.: 1286.955

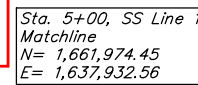
CP 602 R4TOPO
N: 1,662,321.399
E: 1,638,824.825
Elev.: 1285.982

CP 603 CROSS-PLAT-BM
N: 1,661,039.990
E: 1,639,428.903
Elev.: 1283.670

8" PVC Pipe = Sanderson Pipe.
8" RJPVC Pipe = Westlake.
Structures = McPherson Concrete.
Frames & Grates = Deeter.

CONTROL POINTS USED
FOR AS-BUILT GPS SURVEY

As-Built Survey Shots By: Baughman Company, P.A.



20' Sanitary Sewer
Esmt., see Doc.
#2025-043187.

Contact Pipeline prior to Construction:
Contractor to contact the following
Pipelines prior to construction:
Jordan Robl with KGS
Office (316) 295-9363
Robert McKenzie with Phillip 66
Office (316) 821-2260
Mobile: (405) 213-4027

20' Sanitary Sewer
Esmt., see Doc.
#2025-043187.

County ROW Requirements:
Contractor to complete and permit a Sedgwick County Public Works Utility Permit Agreement, Use of Public Road Right-of-Way prior to Construction.

COW ID# 5242-255

Sta. 3+54.23, SS Line 1
Const. MH, Std. SS (4')
w/ 8" Stub (W)
Extend Stub L= 8' @ 0.4%
Top Elev. = 1,284.40 - 1284.6
N= ~~1,661,972.44~~
E= ~~1,637,786.80~~
N= 1,661,972.30
E= 1,637,786.78

Site Benchmark – 1

City Disk 33° South & 4° East to N $\frac{1}{2}$
corner Sect. 13, TWP 28-S, R-1-W.
Elev. = 1284.76 (NAVD88)

Site Benchmark - 2
CB B4, Jan. 30' North

CP R4 Iron 30' North & 51' West of
NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sect. 13,
TWP 28-S, R-1-W.
Elev. = 1286.44 (NAVD88)

Site Benchmark – 3

Site Benchmark - 3
CP R4 IP 60' South & 560' West of
NE corner of Sect. 13, TWP 28-S,
R-1-W.
Elev. = 1286.44 (NAVD88)



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

**SANITARY
SEWER
LINE 1**

PADDOCK IND. ADD.
SEWER IMPROVEMENT

PROJECT NUMBER:

DESIGN: ENG DRAWN: PSE

DATE: Sept. 18, 2025

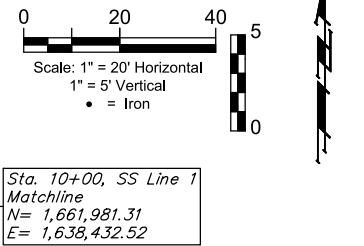
SHEET 2 OF 12

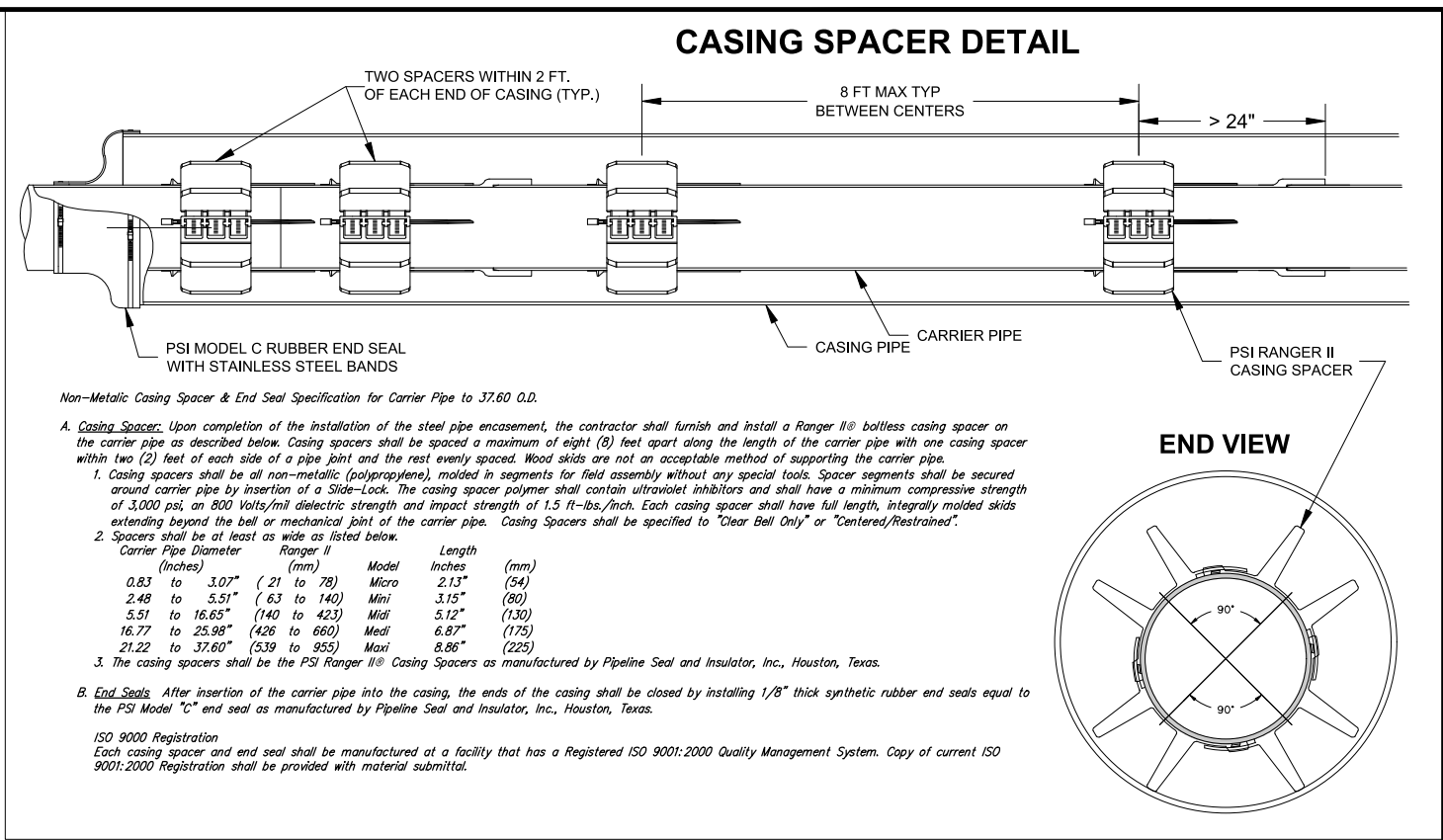
3
File: E:\Projects\Padlock Industrial Addition 17-02-P262\Engineering\PPS.dwg

Site Benchmark - 1
City Disk 33' South & 4' East to N $\frac{1}{4}$
corner Sect. 13, TWP 28-S, R-1-W.
Elev. = 1284.76 (NAVD88)

Site Benchmark - 2
CP R4 Iron 30' North & 51' West of
NE corner of NW₄ of NE₄ of Sect. 13,
TWP 28-S, R-1-W.
Elev. = 1286.44 (NAVD88)

Site Benchmark - 3
CP R4 IP 60' South & 560' West of
NE corner of Sect. 13, TWP 28-S,
R-1-W.
Elev. = 1286.44 (NAVD88)



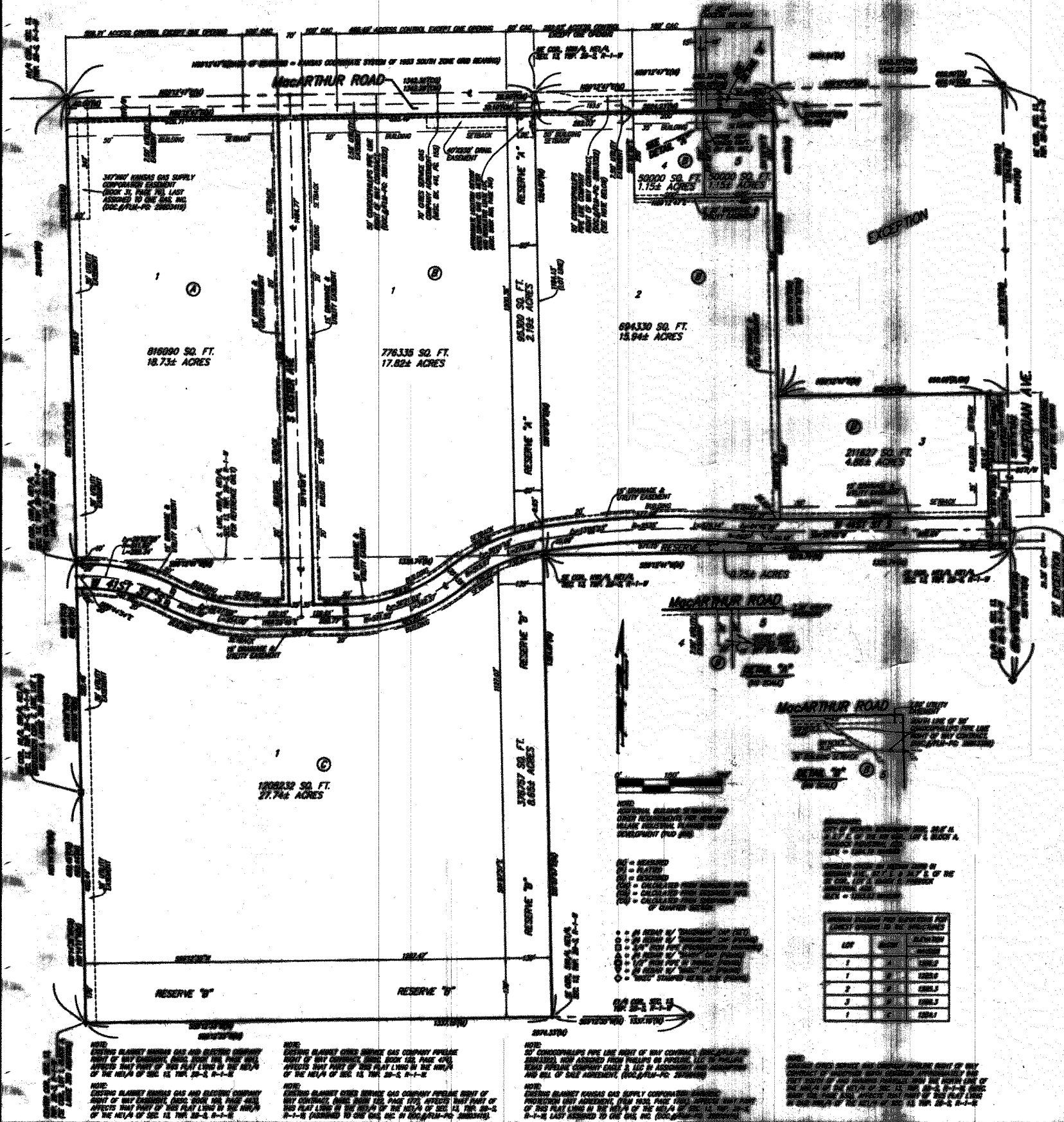


Site Benchmark - 1
City Disk 33' South & 4' East to N $\frac{1}{2}$
corner Sect. 13, TWP 28-S, R-1-W.
Elev. = 1284.76 (NAVD88)

Site Benchmark - 2
CP R4 Iron 30' North & 51' West of
NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sect. 13,
TWP 28-S, R-1-W.
Elev. = 1286.44 (NAVD88)

Site Benchmark - 3
CP R4 IP 60' South & 560' West of
NE corner of Sect. 13, TWP 28-S,
R-1-W.
Elev. = 1286.44 (NAVD88)

PADDOCK INDUSTRIAL ADDITION WICHITA, 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 plotted "PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the West Half of the Northeast
Quarter of Section 13, Township 28 South, Range 1 West of the Sixth
Principal Meridian, Sedgwick County, Kansas, TOGETHER with the
Northeast Quarter of said Northeast Quarter, EXCEPT that part
described as follows: Beginning at the northeast corner of said
Northeast Quarter; thence south along the east line of said Northeast
Quarter, 880 feet; thence west, 880 feet; thence north 880 feet to a
point on the north line of said Northeast Quarter; thence east along
the north line of said Northeast Quarter, 880 feet to the point of
beginning, and EXCEPT that part donated to the City of Wichita in
Warranty Deed filed as DOC. #/FLM-PG: 28865880, all of the above
being subject to road rights-of-way of record.

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

Michael G. Cantrell, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
plotted into Lots, Blocks, Streets, and Reserves, to be known as
"PADDOCK INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage easement is
hereby granted as indicated for drainage purposes. The drainage and
utility easements are hereby granted as indicated for drainage purposes
and for the construction and maintenance of all public utilities. No
signs, light poles, private drainage systems, masonry fences, masonry
fresh enclosures or other structures shall be located within public utility
easements unless a Use of Easement Permit is obtained from the City
of Wichita Public Works & Utilities Department. The streets are hereby
dedicated to and for the use of the public. The property is within a
zone identified by the City Engineer's Office as likely to have
groundwater at some or all times within ten feet of the ground surface
elevation. Building with specially engineered foundations or with the
lowest floor opening above groundwater is recommended and owners
seeking building permits on this property will be similarly advised. More
detailed information on recorded groundwater elevations in the vicinity of
this property is available in the City Engineer's Office. Reserve "A" is
hereby reserved for open space, landscaping, drainage purposes, berms,
and utilities as confined to easements. Reserve "B" is hereby reserved
for open space, landscaping, drainage purposes, berms, screening walls,
and utilities as confined to easements. Reserve "C" is hereby reserved
for open space, landscaping, drainage purposes, berms, screening walls,
signage/entry monuments, and utilities. Reserves "A", "B", and "C"
shall be owned and maintained by the lot owners association for the
addition. Access controls shall be as indicated on the face of the plat.
The permitted access opening locations shall be as determined by the
firefighter for the appropriate governing body. The Minimum Building Foot
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat.

TCRS, LLC, a Kansas limited liability company

Jeff M. Lange, Managing Member
Southborough Partners, a Kansas general partnership

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 10th day of February, 2020, by Jeff M. Lange, Managing
Member of TCRS, LLC, a Kansas limited liability company, on behalf of the
company.

My App'l. Exp. 09-10-2022

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 10th day of February, 2020, by Jeff M. Lange, Managing
Partner of Southborough Partners, a Kansas general partnership, on behalf
of the partnership.

My App'l. Exp. 09-10-2022

This plat of "PADDOCK INDUSTRIAL ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 20th day of June, 2019.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Charles A. Warren, Chair
Scott Knebel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 15th day of March, 2020.

Mayor, City of W.
Karen Subler, Mayor

Reviewed on this 24th day of April, 2020



Entered on transfer record this 16th day
of April, 2020.
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 10th day
of April, 2020 at 10:10 a.m. and is duly recorded.

Tonya Buckingham, Register of Deeds
Kathy Zehring, Deputy

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "PADDOCK
INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.
High Plains Farm Credit, FLCA

Loan Officer

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 11th day of February, 2020, by Vincent R. Minter,
President of High Plains Farm Credit, FLCA, on behalf of the
Federal land credit association.

Kaylee R. Schiffler, Notary Public

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "PADDOCK
INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.
Community National Bank and Trust

Vincent R. Minter, President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 11th day of February, 2020, by Vincent R. Minter,
President of Community National Bank and Trust, on behalf of
the bank and trust.

Notary Public

My App'l. Exp. 5-1-2022

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0140
BAUGHMAN COMPANY

10/20/2025



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

COPY OF
PLAT

PADDOCK IND. ADD.
SEWER IMPROVEMENT
PROJECT NUMBER:
2025-023586PPS
DESIGN: ENG DRAWN: PSB
DATE: Sept. 18, 2025
SHEET 12 OF 12