

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 1-316-219-8521
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-888-249-4034
Cox Communications 1-888-249-3530
Kansas Gas Service 1-888-482-4950
Eergy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Engineering Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion.
- 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 Contractor's 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.
- 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 316-268-4555.
- 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.
- 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.
- 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.
- 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 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.
- 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.
- The Engineer shall provide all staking and inspection. Contractor shall not begin construction until a Construction Inspector has been assigned to the project and is present on site.
- 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 by construction in Trinity Point 2nd Addition shall be seeded and mulched as follows:
Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.
All other disturbed areas 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.

8" PVC Pipe = Northern Pipe Products.
8" DICL Pipe = McWane Ductile.
6" DICL Pipe = McWane Ductile.

WATER DISTRIBUTION SYSTEM

to serve

TRINITY POINT 2ND ADDITION

PHASE I

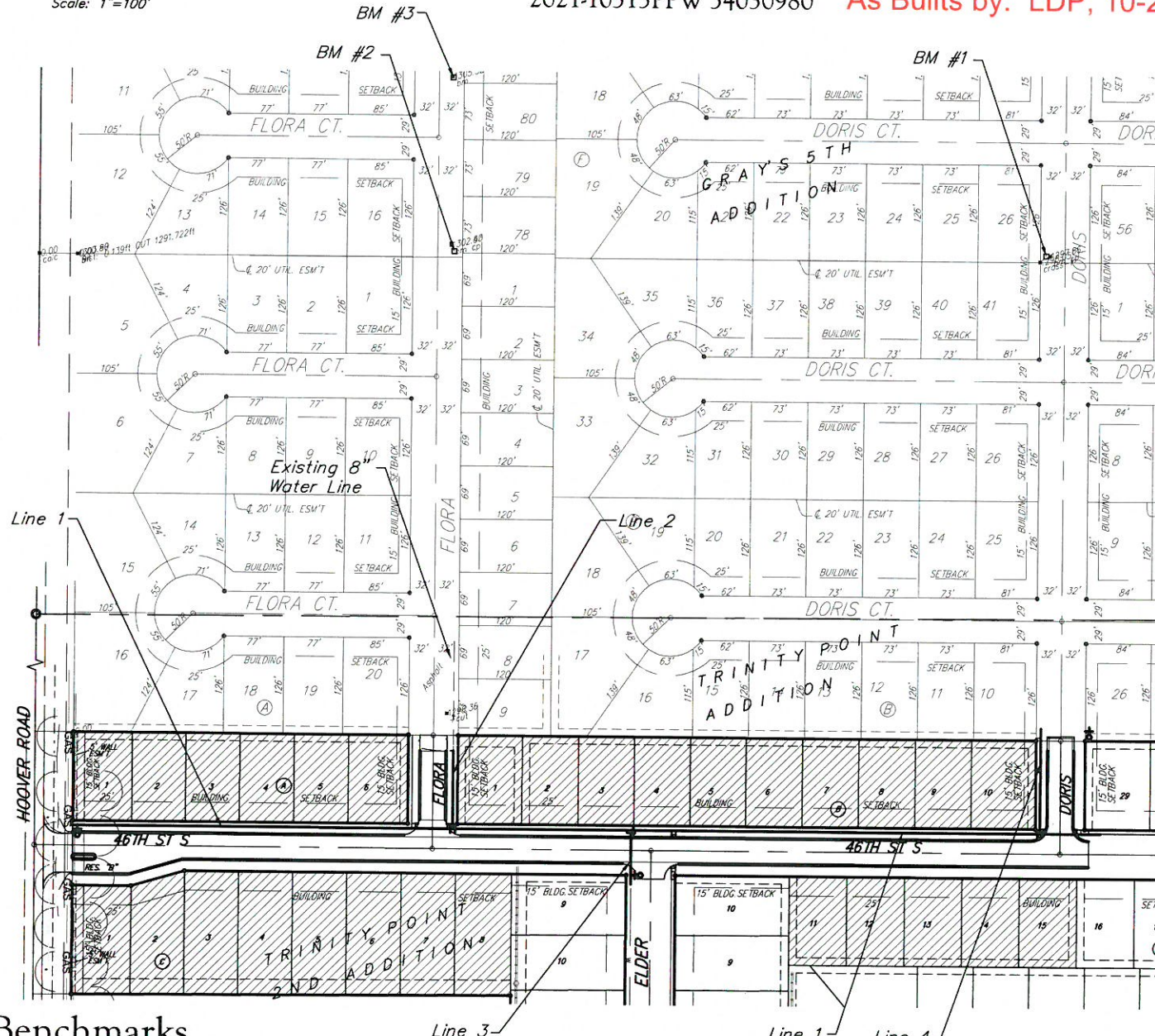
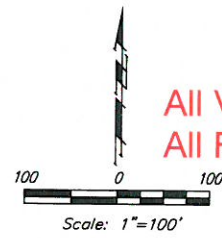
CITY OF WICHITA, KANSAS

All Valves = CLOW.
All Fire Hydrants = CLOW.

Gary Janzen, P.E. City Engineer
Project Number
2021-10515PPW 54030980

Inspector: Larry Powell,
Baughman Co.

Contractor:
Duling Construction Co.
As Builts by: LDP, 10-27-21



Benchmarks

- BM #1: "□" Cut in face of curb inlet near SE corner of Lot 30, Block C, Gray's 5th Add. Elev. = 1297.86 NAVD88
- BM #2: "□" Cut in top of curb on east side of Flora, ±10' north of south property line of Gray's 5th Add. Elev. = 1302.40 NAVD88
- BM #3: "□" Cut in top of curb on east side of Flora, adjacent to common lot line of Lots 3&4, Block C, Gray's 5th Add. Elev. = 1305.32 NAVD88

REVISED 6-14-2021
PLANS: 6-22-2021
8-04-2021

DEVELOPER:
Michael Brand
Brand Investments, LLC
2418 S. Hoover Rd
Wichita, KS 67215
(316)945-3527

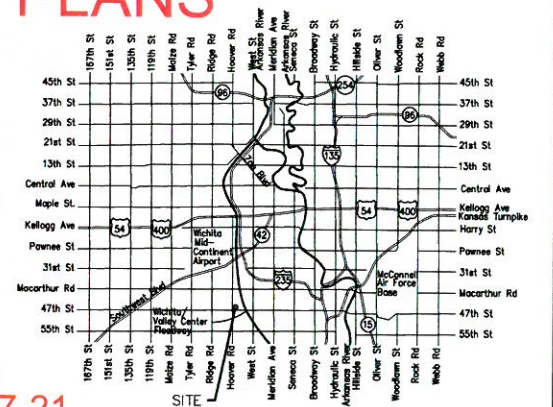
May 2021



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0143
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

E:\Projects\Trinity Point 2nd\Engineering\Phase 1\WTR\WTR-REV.dwg

AS BUILT PLANS



Vicinity Map

Sheet Index

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Miscellaneous Water Details	7
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Begin Construction: 7-6-2021
End Construction: 8-4-2021

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

Engineering Shawn Mellies 5/7/21
Utilities Greg Lolly 5/7/21
Fire Dept. Jose Ocadiz 5/7/21

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 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.

BENCHMARKS:
 BM #1: Cut in face of curb inlet near SE corner of Lot 30, Block C, Gray's 5th Add. Elev. = 1297.86 NAVD88

BM #2: Cut in top of curb on east side of Flora, ±10' north of south property line of Gray's 5th Add. Elev. = 1302.40 NAVD88

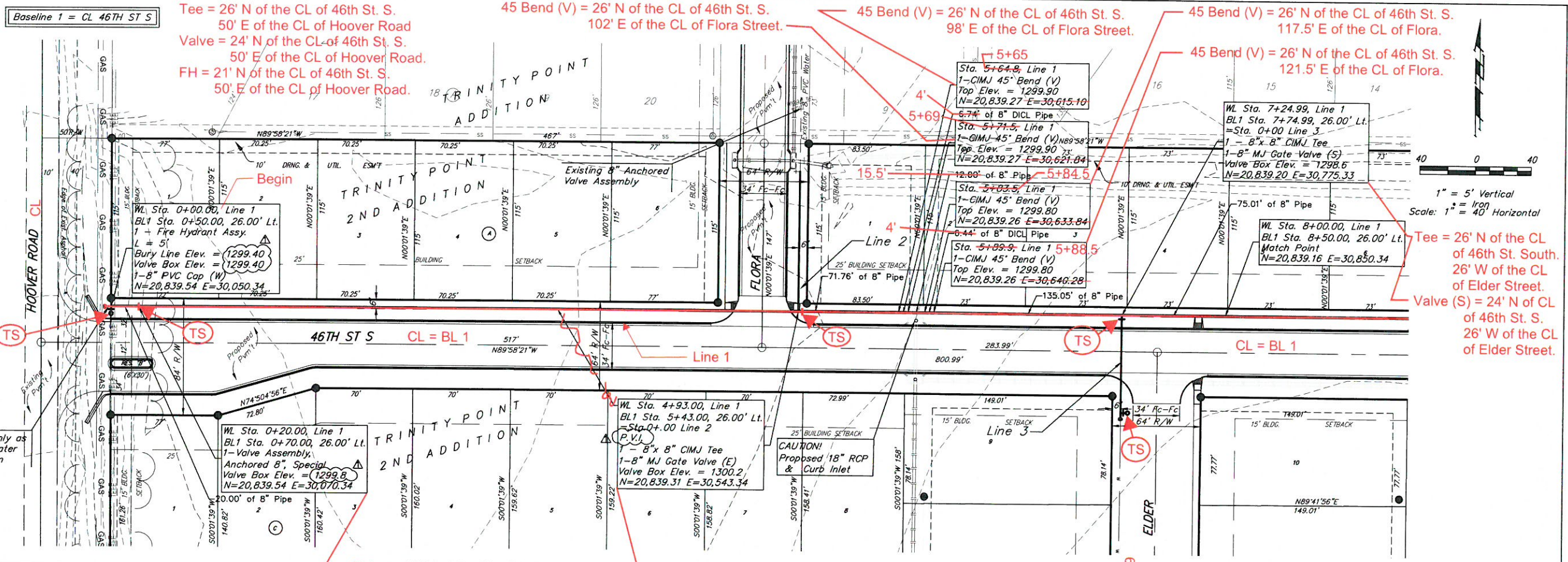
BM #3: Cut in top of curb on east side of Flora, adjacent to common lot line of Lots 3&4, Block C, Gray's 5th Add. Elev. = 1305.32 NAVD88

LEGEND

= Test Station.

CL = Centerline.

BL = Baseline.



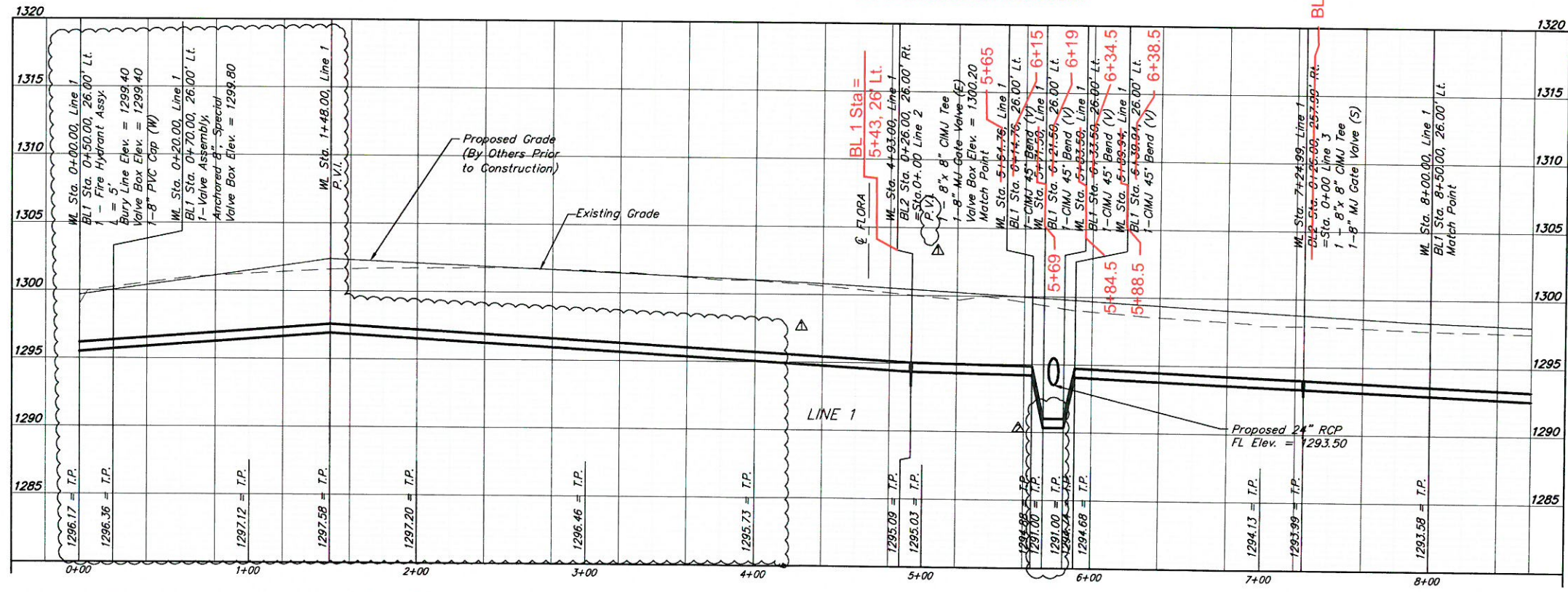
NOTES:

WL-1 Installed per Plan Alignment.

Remove trees only as necessary for Water Line Construction

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

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

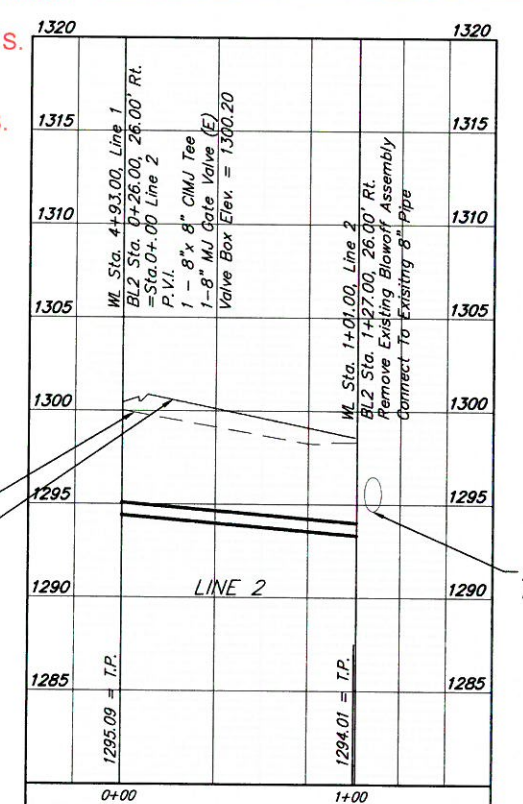
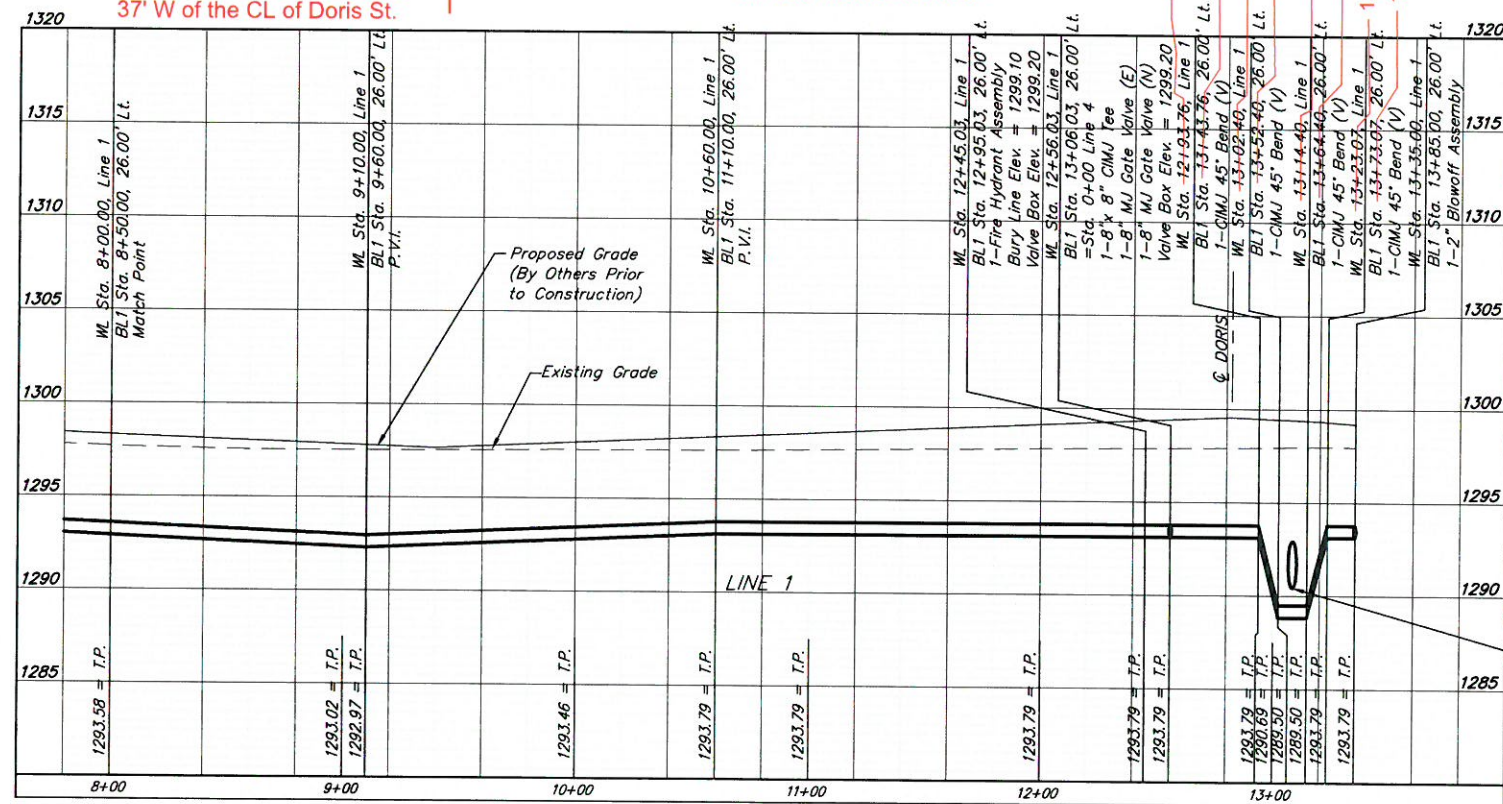
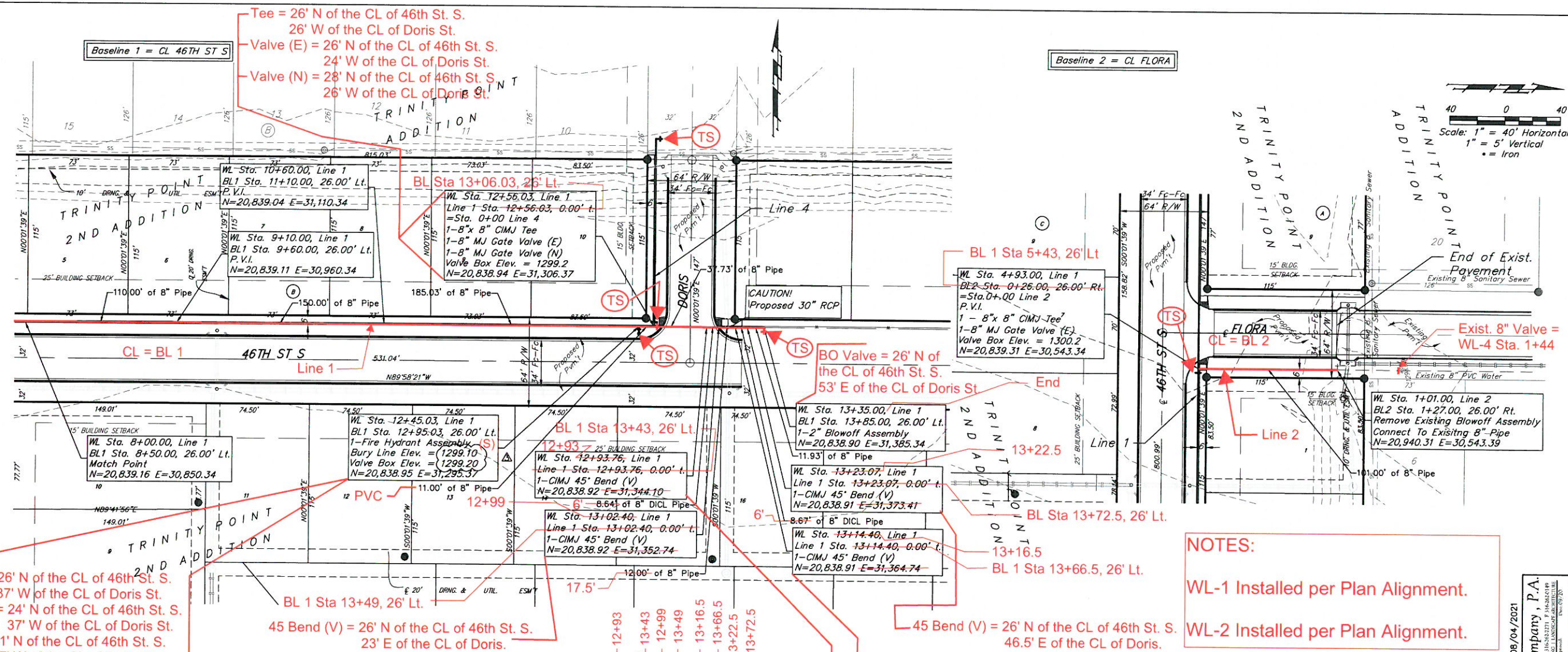


BENCHMARKS:
 BM #1: "□" Cut in face of curb inlet near SE corner of Lot 30, Block C, Gray's 5th Add.
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 BM #3: "□" Cut in top of curb on east side of Flora, adjacent to common lot line of Lots 3&4, Block C, Gray's 5th Add.
 Elev. = 1305.32 NAVD88

LEGEND
 TS = Test Station.
 CL = Centerline.
 BL = Baseline.

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

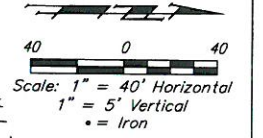
DEPTH UNKNOWN
 Contractor to Verify Depth & Location of Existing Water Line Prior to Construction.



NOTES:
 WL-1 Installed per Plan Alignment.
 WL-2 Installed per Plan Alignment.

Baseline 2 = CL FLORA

Baseline 1 = CL 46TH ST S



BENCHMARKS:

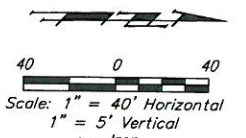
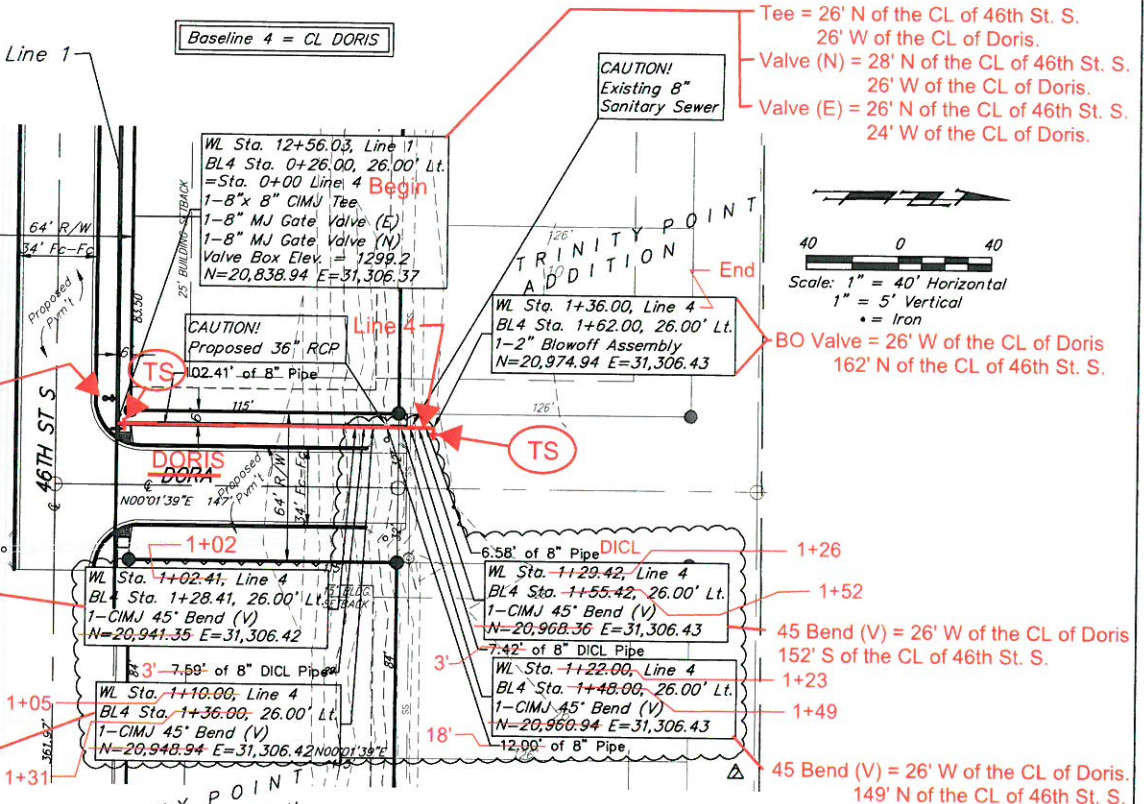
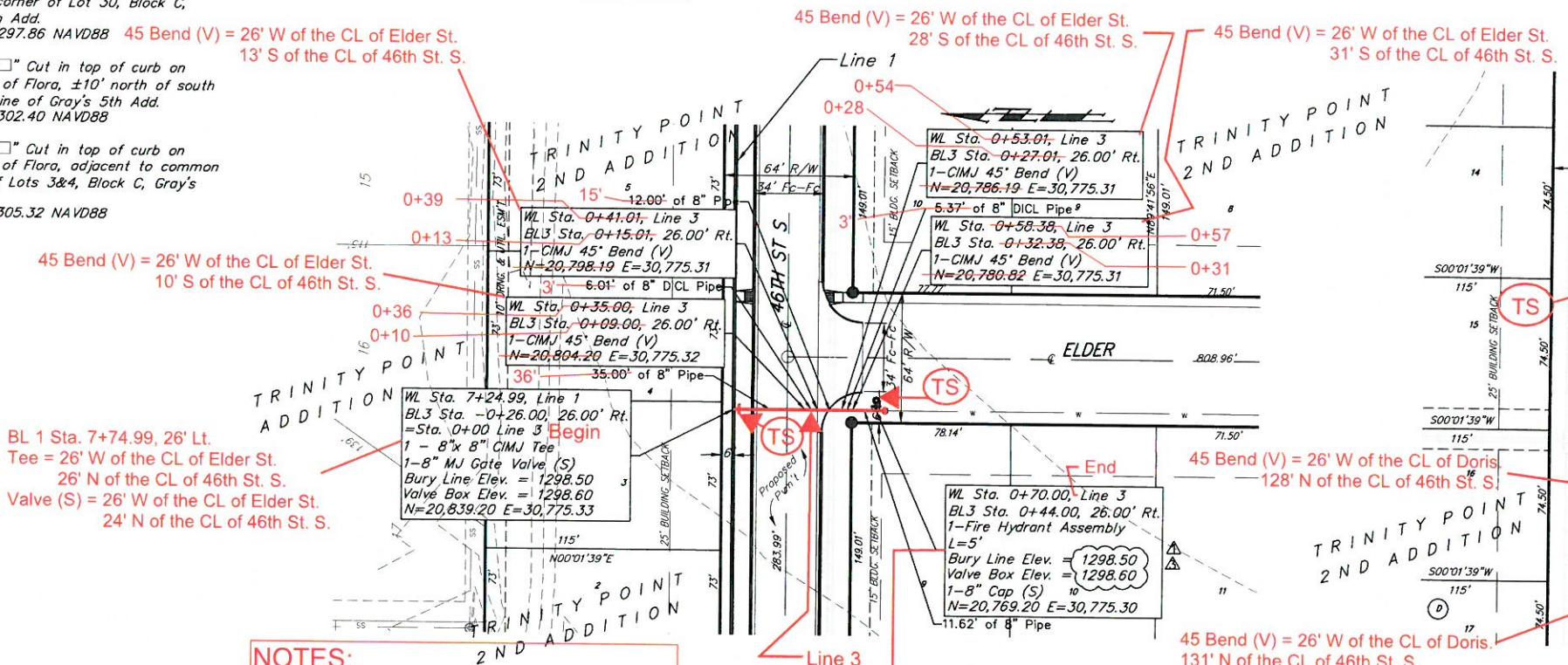
BM #1: "□" Cut in face of curb inlet near SE corner of Lot 30, Block C, Gray's 5th Add. Elev. = 1297.86 NAVD88
 45 Bend (V) = 26' W of the CL of Elder St. 13' S of the CL of 46th St. S.

BM #2: "□" Cut in top of curb on east side of Flora, ±10' north of south property line of Gray's 5th Add. Elev. = 1302.40 NAVD88

BM #3: "□" Cut in top of curb on east side of Flora, adjacent to common lot line of Lots 3&4, Block C, Gray's 5th Add. Elev. = 1305.32 NAVD88

Baseline 3 = CL ELDER

Baseline 4 = CL DORIS



NOTES:
 WL-3 Installed per Plan Alignment.
 WL-4 Installed per Plan Alignment.

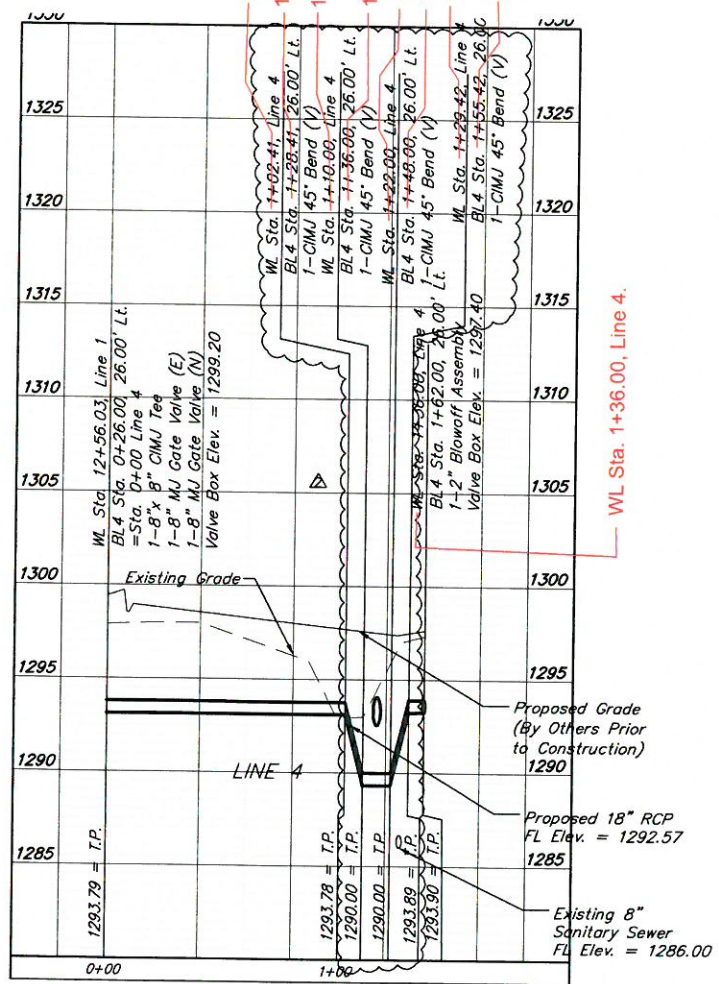
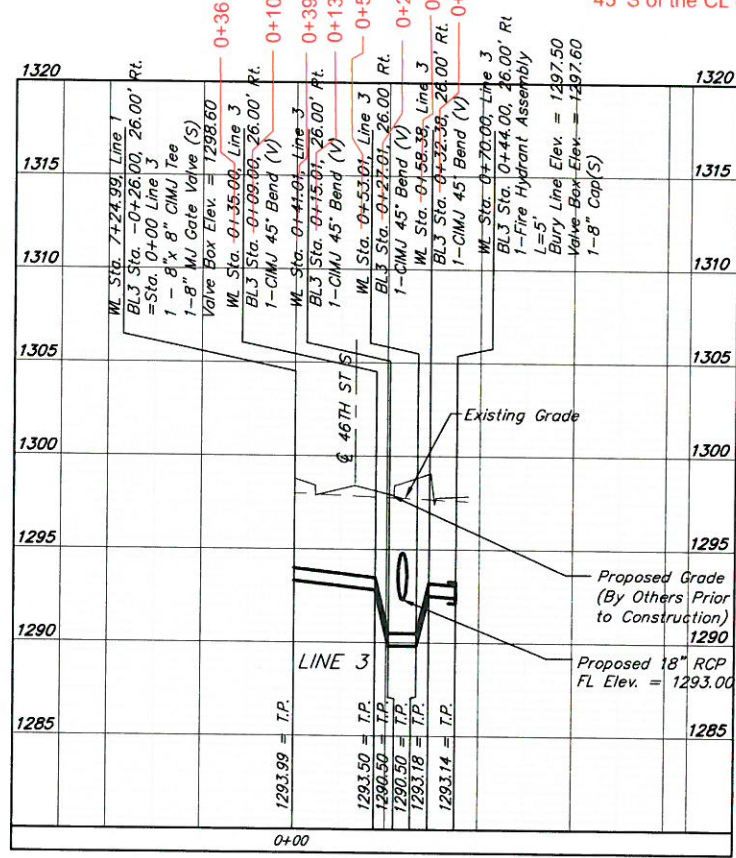
LEGEND

- TS = Test Station.
- CL = Centerline.
- BL = Baseline.

- Tee = 26' W of the CL of Elder. 44' S of the CL of 46th St. S.
- Valve = 24' W of the CL of Elder. 44' S of the CL of 46th St. S.
- FH = 21' W of the CL of Elder. 44' S of the CL of 46th St. S.
- Cap = 26' W of the CL of Elder. 45' S of the CL of 46th St. S.

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.









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

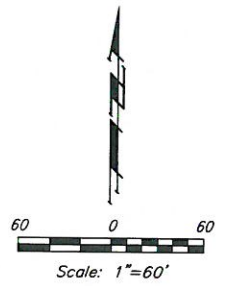


08/04/2021-Adjusted bury line and bury line req'd. 08/04/2021
 06/22/2021-Adjusted top of pipe elev. and vertical alignment on Line 4
 06/14/2021-Adjusted bury line and top of pipe elev on line 3

**EROSION CONTROL PLAN
LEGEND**

(Installation Details Found in the SMP2 Plan)

-  - DROP INLET PROTECTION
 -  - CURB INLET PROTECTION
 -  - DITCH CHECKS
 -  - SILT FENCING
 -  - EROSION CONTROL BERM
 -  - BACK OF CURB PROTECTION
 -  - EROSION CONTROL MAT
 -  - TEMPORARY DITCH
- NO SCALE



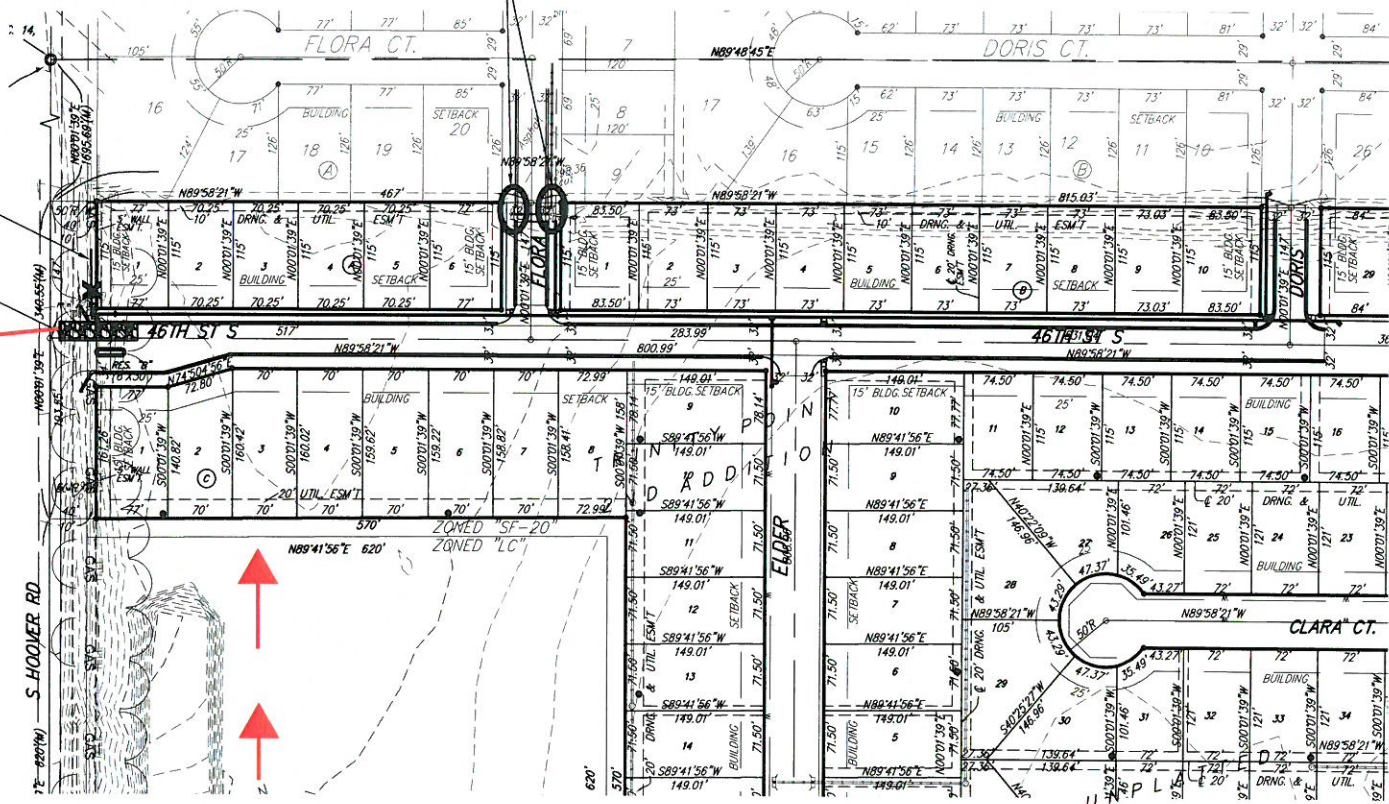
Silt Fence NOT installed since good vegetation growth existed along East ditch.

Install curb inlet sediment barriers per detail, sheet 8.

Install 20 L.F. silt fence per detail, sheet 9.

Install 50'x12' gravel construction entrance per detail, sheet 8.

Gravel Entrance NOT installed since 46th St. S. was not graded for access to Hoover Road.



Access to project.

CL 47th St. South

EROSION CONTROL MEASURE	INSTALL	MAINTAIN	REMOVE
BACK OF CURB PROTECTION (LF)	0	0	0
CONSTRUCTION ENTRANCE (EA)	1	0	0
CURB INLET BARRIER (EA)	2	0	0
DITCH CHECK (EA)	0	0	0
DROP INLET PROTECTION (EA)	0	0	0
EROSION CONTROL (LS)	0	0	0
EROSION CONTROL BERM (LF)	0	0	0
SILT FENCE (LF)	20	0	0
EROSION CONTROL MAT (SY)	0	0	0

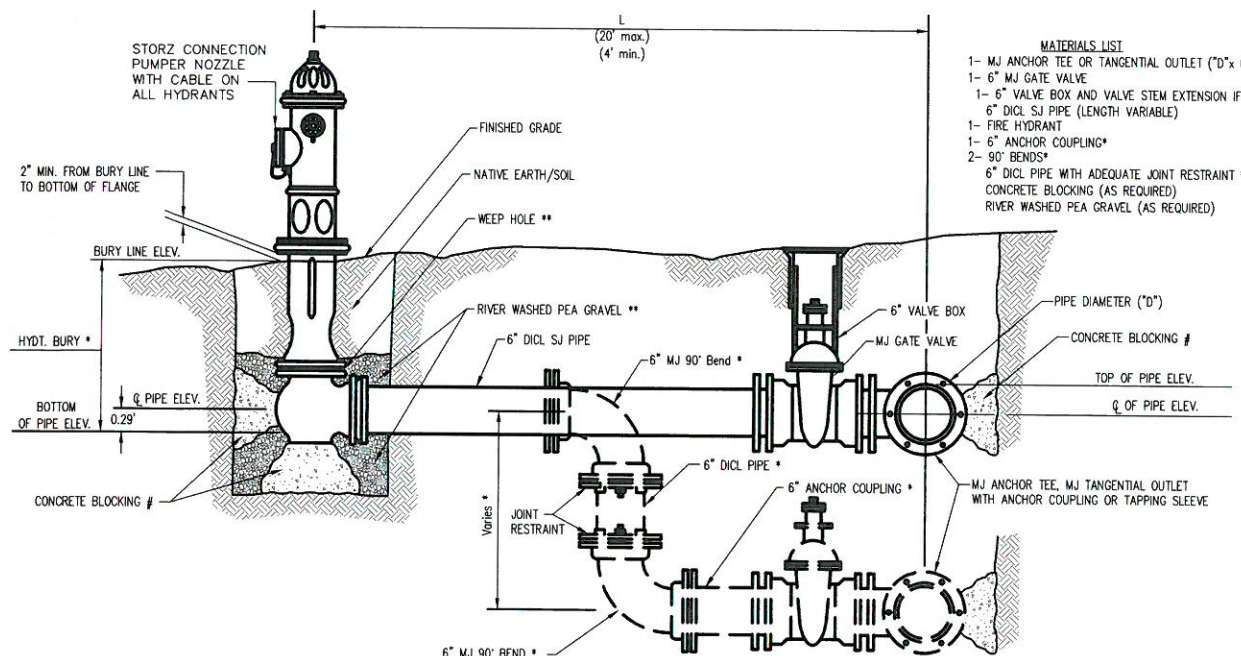
QUANTITIES ARE FOR INFORMATION ONLY! CONTRACTOR SHALL VERIFY QUANTITIES PER FINAL BID QUANTITY SHEET.

* ALL EXISTING BMPs INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT BARRIERS, SILT FENCE, EROSION CONTROL BERM, AND EROSION CONTROL MAT SHALL BE MAINTAINED AND REPAIRED IF NECESSARY. REPLACEMENT OR REMOVAL OF EROSION CONTROL MEASURES TO BE PAID FOR BY L.S. BID ITEM "MAINTAIN EXISTING BMPs"

---1345--- Existing Grade

Baughman Company, P.A.
 415 Elm St., Williamstown, NJ 07981
 Tel: 908.528.1234
 Fax: 908.528.1235
 www.baughman.com

EROSION CONTROL PLAN
 WATER DISTRIBUTION SYSTEM



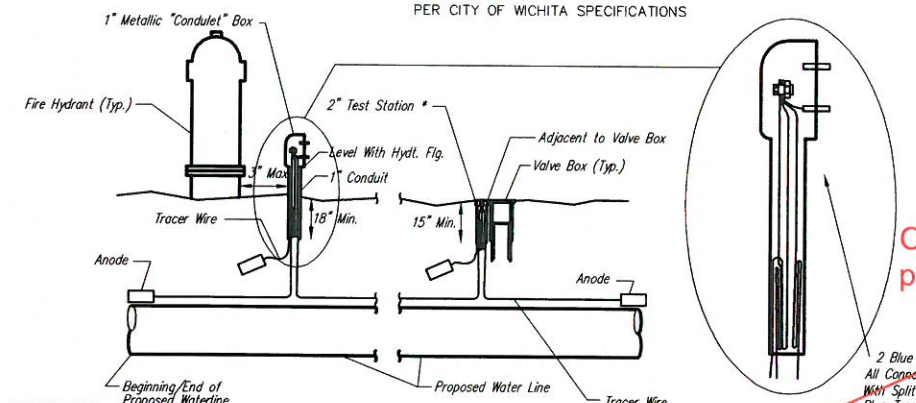
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - 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. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of waterlines. Any exception to the location shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 3 lb. Zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

WIRE
The tracer wire shall be Blue No. 12 AWG CCS with 3045 mil HDPE insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. 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. The insulation sheathing shall be removed such that 1" bare copper wire at all points of connection. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

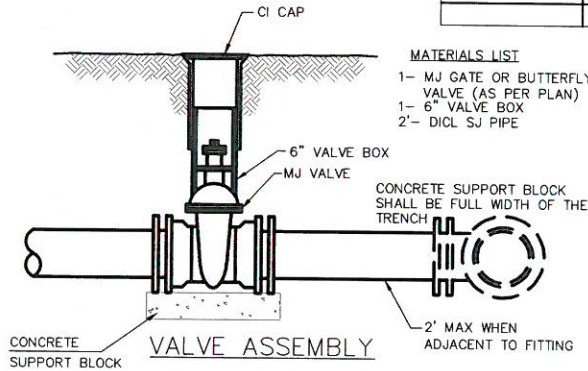
TEST STATIONS
A complete list of approved Tracer Wire can be found on City of Wichita's website at www.wichita.gov. The test station for fire hydrant applications shall be a 1 inch galvanized "conduit" style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The "conduit" style test station shall be attached to a 1 inch 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. 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 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

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.

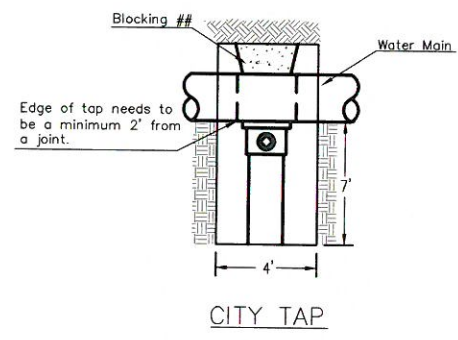
TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION

FIRE HYDRANTS REQUIRED

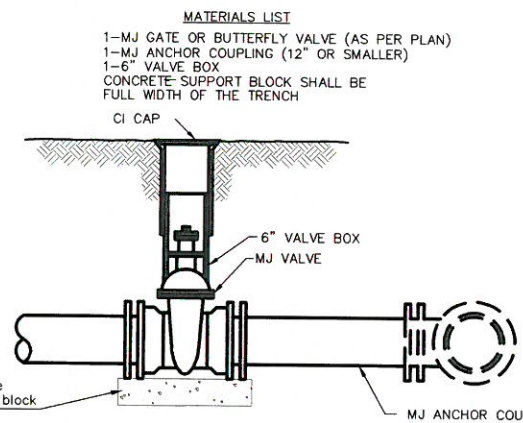
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
LINE 1				
0+00.00	1299.40	1296.17	4.5'	No.
12+45.03	1299.10	1293.79	6.5'	No.
LINE 3				
0+70.00	1298.50	1293.14	6.5'	No.



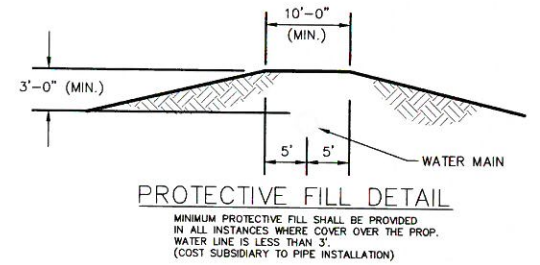
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2- DI CL SJ PIPE



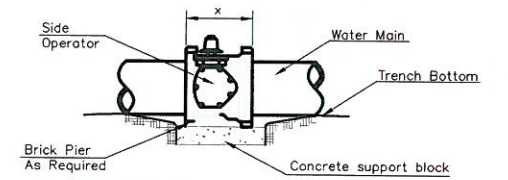
When the City of Wichita makes tap, blocking is to be done by Contractor



- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1- 6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



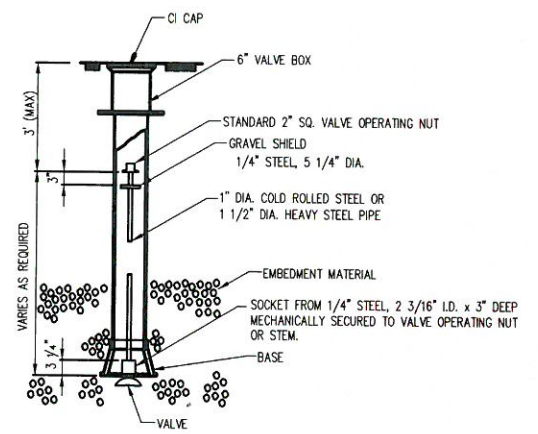
PROTECTIVE FILL DETAIL
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3' (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTES

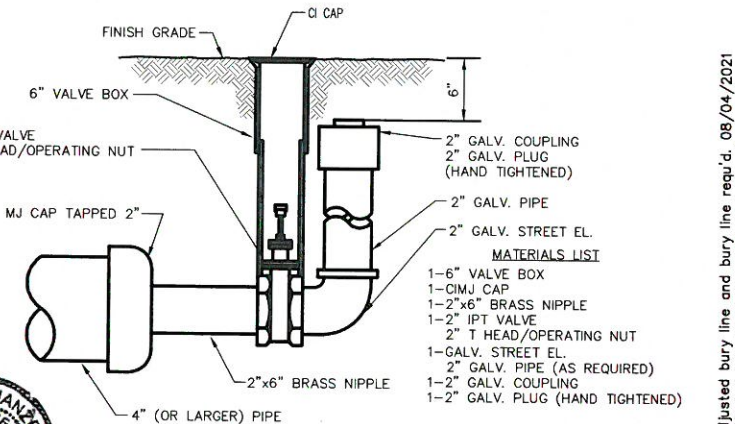
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



VALVE STEM EXTENSION DETAIL

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



2" BLOWOFF ASSEMBLY

THRUST AT VALVES

VALVE	THRUST AT 150 #/sq.2
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

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.

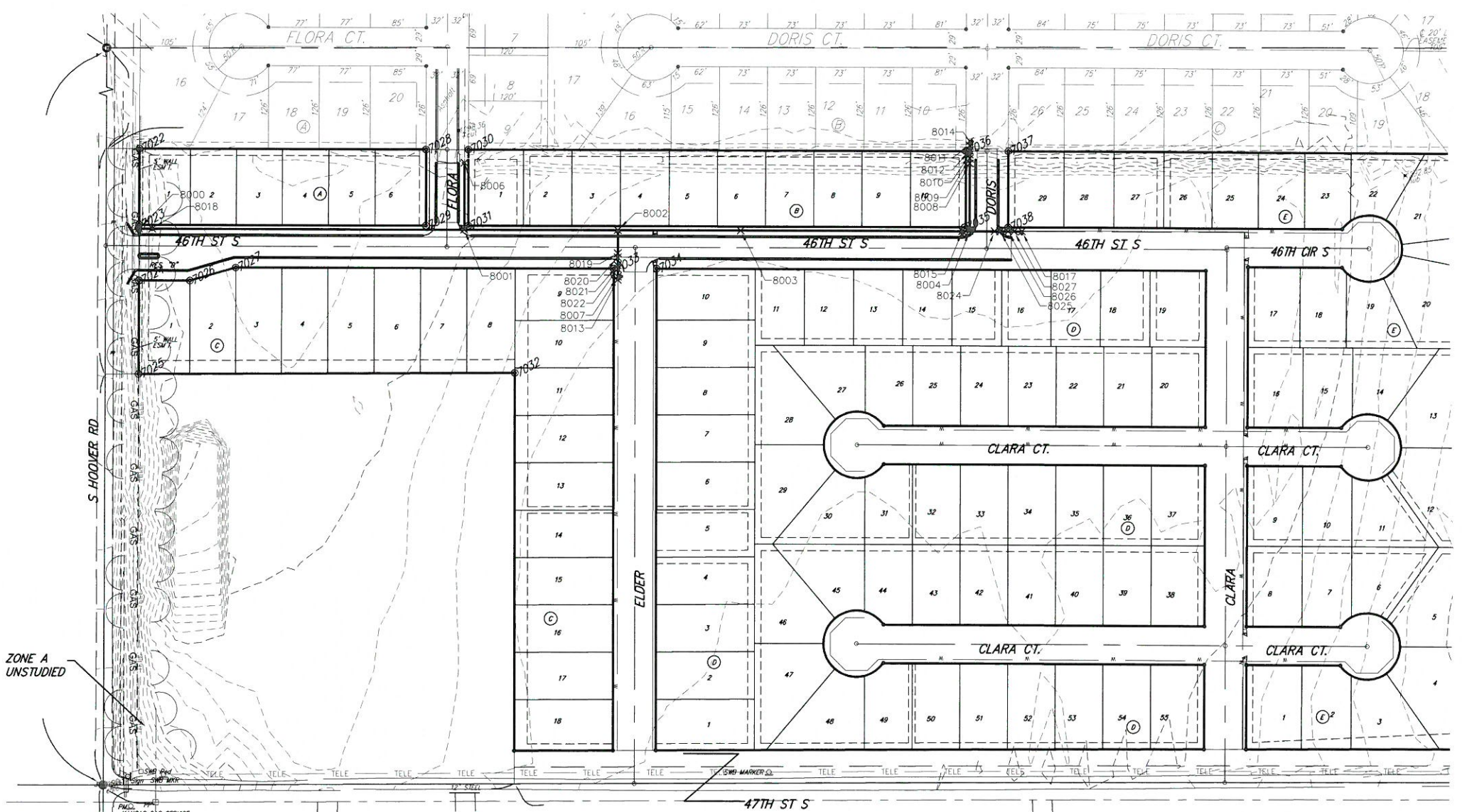
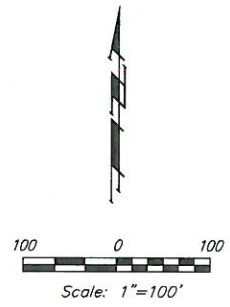
ANCHORED VALVE ASSEMBLY, SPECIAL



STANDARD WATER ASSEMBLY DETAIL

GARY JANZEN, P.E.

TRINITY POINT 2ND ADDITION
STD. WATER DETAILS
WATER DISTRIBUTION SYSTEM
Baughman Company, P.A.
Baughman
Approved by: [Signature]
Date: 08/04/2021
Adjusted bury line and bury line req'd. 08/04/2021
Adjusted valve box, bury line and top of pipe elev.



Gas line location per ONE Gas Map, NOT field ver

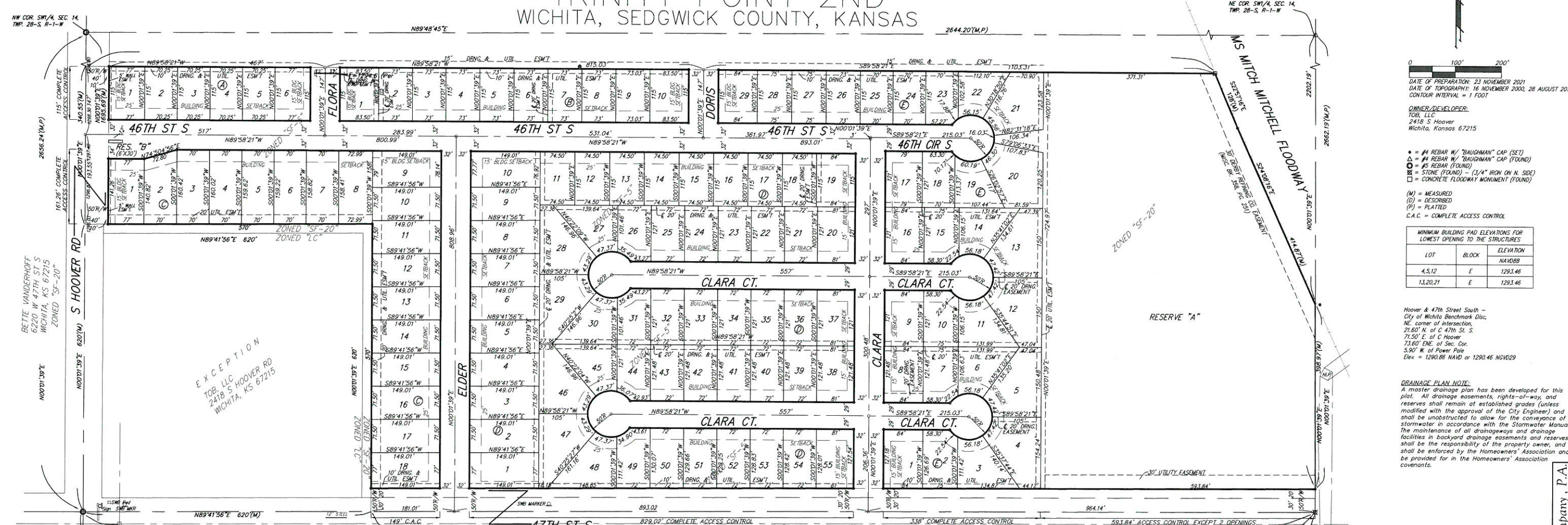
PROPERTY IRONS

Point #	Northing	Easting	Raw Description
7022	20960.54	30050.40	PROP_IRON
7023	20845.54	30050.34	PROP_IRON
7024	20761.54	30050.30	PROP_IRON
7025	20620.28	30050.23	PROP_IRON
7026	20761.51	30127.30	PROP_IRON
7027	20781.47	30197.31	PROP_IRON
7028	20960.34	30485.40	PROP_IRON
7029	20845.34	30485.34	PROP_IRON
7030	20960.31	30549.40	PROP_IRON
7031	20845.31	30549.34	PROP_IRON
7032	20623.28	30620.22	PROP_IRON
7033	20781.20	30769.31	PROP_IRON
7034	20781.17	30833.31	PROP_IRON
7035	20844.94	31298.87	PROP_IRON
7036	20959.94	31300.43	PROP_IRON
7037	20959.91	31364.43	PROP_IRON
7038	20844.91	31364.37	PROP_IRON

WATER DISTRIBUTION SYSTEM

Point #	Northing	Easting	Raw Description
8000	20839.54	30050.34	Sta 0+00 Line 1-Hydrant
8001	20839.31	30543.34	Sta. 4+93 Line 1-8"x8" Tee
8002	20839.20	30775.33	Sta. 7+24.99 Line 1-8"x8" Tee
8003	20839.11	30960.34	Sta. 9+10 Line 1-PVI
8004	20838.94	31306.37	Sta. 12+56.03 Line 1-8"x8" Tee
8006	20940.31	30543.39	Sta. 1+01 Line 2-Connect To Exist. Pipe
8007	20769.20	30775.30	Sta. 0+58 Line 3-Hydrant
8008	20941.35	31306.42	Sta. 0+85.61 Line 4-45' Bend
8009	20948.94	31306.42	Sta. 0+94 Line 4-45' Bend
8010	20954.94	31306.42	Sta. 1+25.96 Line 4-45' Bend
8011	20968.36	31306.43	Sta. 1+20.94 Line 4-45' Bend
8012	20960.94	31306.43	Sta. 1+14 Line 4-Blowoff
8013	20764.20	30775.30	Sta. 0+78 Line 3-PVC Cap
8014	20974.94	31306.43	Sta. 1+45.03 Line 4-Blowoff
8015	20838.95	31295.37	Sta. 12+45.03 Line 1-Hydrant
8017	20838.90	31385.34	Sta. 13+59.80 Line 1-Blowoff
8018	20839.54	30070.34	Sta. 0+20 Line 1-Valve
8019	20804.20	30775.32	Sta. 0+35, Line 3-45% Bend
8020	20798.19	30775.31	Sta. 0+41.01, Line 3-45% Bend
8021	20786.19	30775.31	Sta. 0+53.01, Line 3-45% Bend
8022	20780.82	30775.31	Sta. 0+58.38, Line 3-45% Bend
8024	20838.92	31344.10	Sta. 12+93.76, Line 1-45% Bend
8025	20838.92	31352.74	Sta. 13+02.4, Line 1-45% Bend
8026	20838.91	31364.74	Sta. 13+14.4, Line 1-45% Bend
8027	20838.91	31373.41	Sta. 13+23.07, Line 1-45% Bend

TRINITY POINT 2ND WICHITA, SEDGWICK COUNTY, KANSAS



DATE OF PREPARATION: 23 NOVEMBER 2021
 DATE OF TOPOGRAPHY: 16 NOVEMBER 2000, 28 AUGUST 2017
 CONTOUR INTERVAL = 1 FOOT

OWNER/DEVELOPER:
 TOB, LLC
 2418 S Hoover
 Wichita, Kansas 67215

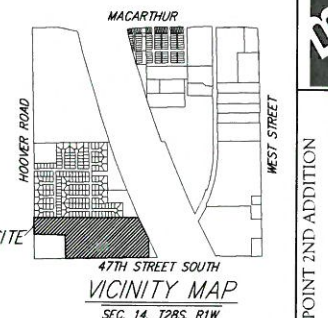
- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊗ #5 REBAR (FOUND)
- ⊗ #6 REBAR (FOUND)
- ⊗ #7 REBAR (FOUND)
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- ⊗ #63 REBAR (FOUND)
- ⊗ #64 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	
LOT	ELEVATION
4.5,12	1293.46
13,20,21	1293.46

Hoover & 47th Street South -
 City of Wichita Benchmark Disc.
 NE corner of intersection,
 71.60' N of C 47th St. S,
 71.50' E of C Hoover
 73.60' E of Sec. Cor.
 5.90' W of Power Pole
 Elev. = 1290.08 MAND or 1290.46 NVD29

DRAINAGE PLAN NOTE:
 A master drainage plan has been developed for this plot. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainages and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and provided for in the Homeowners' Association covenants.

NOTE:
 ALL LOTS WITHIN TRINITY POINT 2ND SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEYARD SETBACK.



SW COR. SW 1/4, SEC. 14,
 TWP. 28-S, R-1-W

ROBERT & DEBORAH COOK
 4800 S HOOPER RD
 WICHITA, KS 67215
 ZONED "SF-20"

Know all men by these presents that we, N89°41'56"E the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets, to be known as "TRINITY POINT 2ND", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. 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. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, landscaping, berms, open space, sidewalks, utilities as confined to easements, pipelines as confined to easement, public park and park related uses. Reserve "A" shall be deemed to the City of Wichita, Kansas to be used as a public park. Reserve "B" is hereby reserved for drainage purposes, landscaping, berms, open space, entry monuments, streets and utilities. Reserve "B" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Dated this _____ day of _____, 2021.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat of "TRINITY POINT 2ND", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2021.

_____, Chair
 Michael C. Greene

_____, Secretary
 Scott A. Wadle

_____, City Clerk
 Brandon J. Whipple

_____, Mayor,
 City of Wichita
 Brandon J. Whipple

_____, City Clerk
 Karen Sublett

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

_____, County Clerk
 Kelly B. Arnold

_____, Register of Deeds
 Tonya Buckingham

_____, Deputy
 Kenly Zehring

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TRINITY POINT 2ND", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The Southwest Quarter of Section 14, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the south 620.00 feet of the west 620.00 feet thereof, and EXCEPT that part condemned for the Wichita and Valley Center Big Slough-Cowskin Floodway designated as Tract No. 3 in Condemnation Case No. A-30410, and EXCEPT that part platted as Hope Community Baptist Church Addition, Sedgwick County, Kansas, and EXCEPT that part platted as Gray's 5th Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part of Hoover Road lying north of and abutting the westerly prolongation of the south line of said Trinity Point, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

_____, Member
 TOB, LLC
 a Kansas Limited Liability Company

_____, Member
 State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2021, by _____, Member of TOB, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

_____, Surveyor
 Michael G. Conrey, P.S. #971

**FOR REFERENCE ONLY
 NOT TO SCALE**

Baughman Company, P.A.
 1111 W. 17th St., Suite 100
 Wichita, KS 67203
 (316) 261-1111
 www.baughmanpa.com

COPY OF PLAT
 WATER DISTRIBUTION SYSTEM

TRINITY POINT 2ND ADDITION

SHEET 14 OF 14