

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
Evergy 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 lines. The Contractor will be required to re-establish any property lines which are damaged or destroyed by his construction operations. Such lines 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 Contractor's responsibility.

- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be related to match existing conditions per City specifications.
- All applicable fees (top, 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 connection 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 Sedgewick 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 Robi 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)

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

AS-BUILT PLANS SANITARY SEWER IMPROVEMENTS

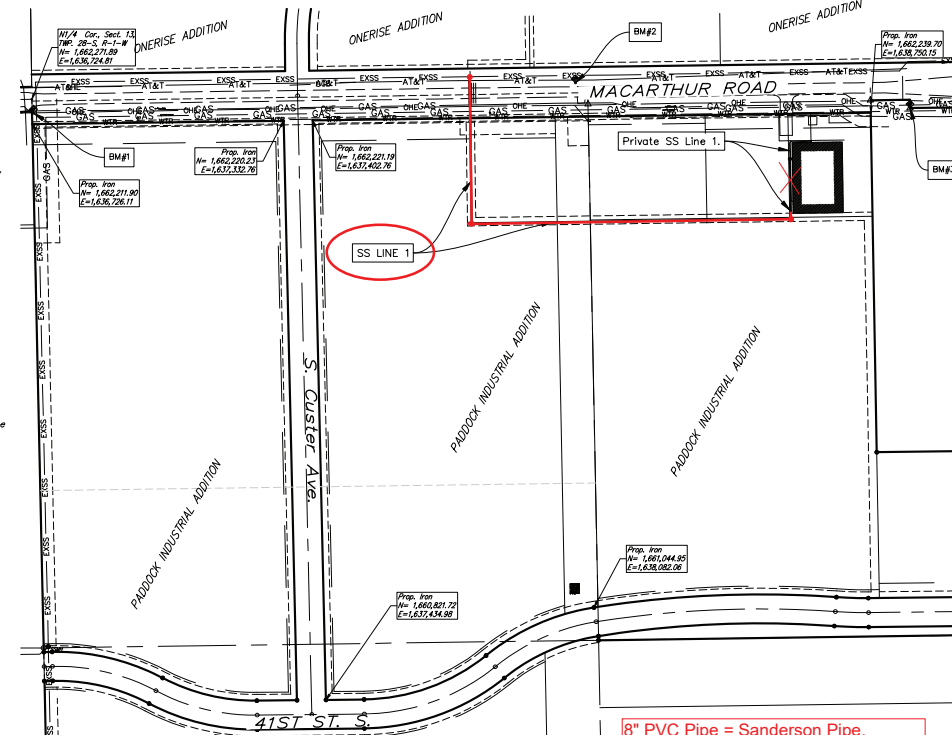
to serve

PADDOCK INDUSTRIAL ADDITION CITY OF WICHITA, KANSAS

Paul Gunzelman P.E. - City Engineer
Project Number
2025 - 023586PPS
53030982

5242A
SWI-03

Baughman No.: 26-02-E380



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

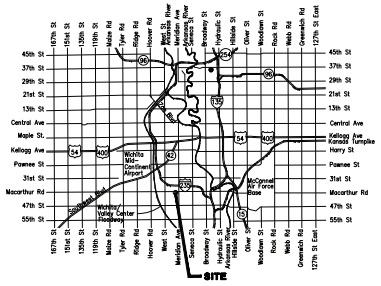
CP 601 CROSS
N: 1,662,340.577
E: 1,637,391.233
Elev.: 1286.955

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

CONTROL POINTS USED
FOR AS-BUILT GPS SURVEY

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



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

Scale: 1" = 150'

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).

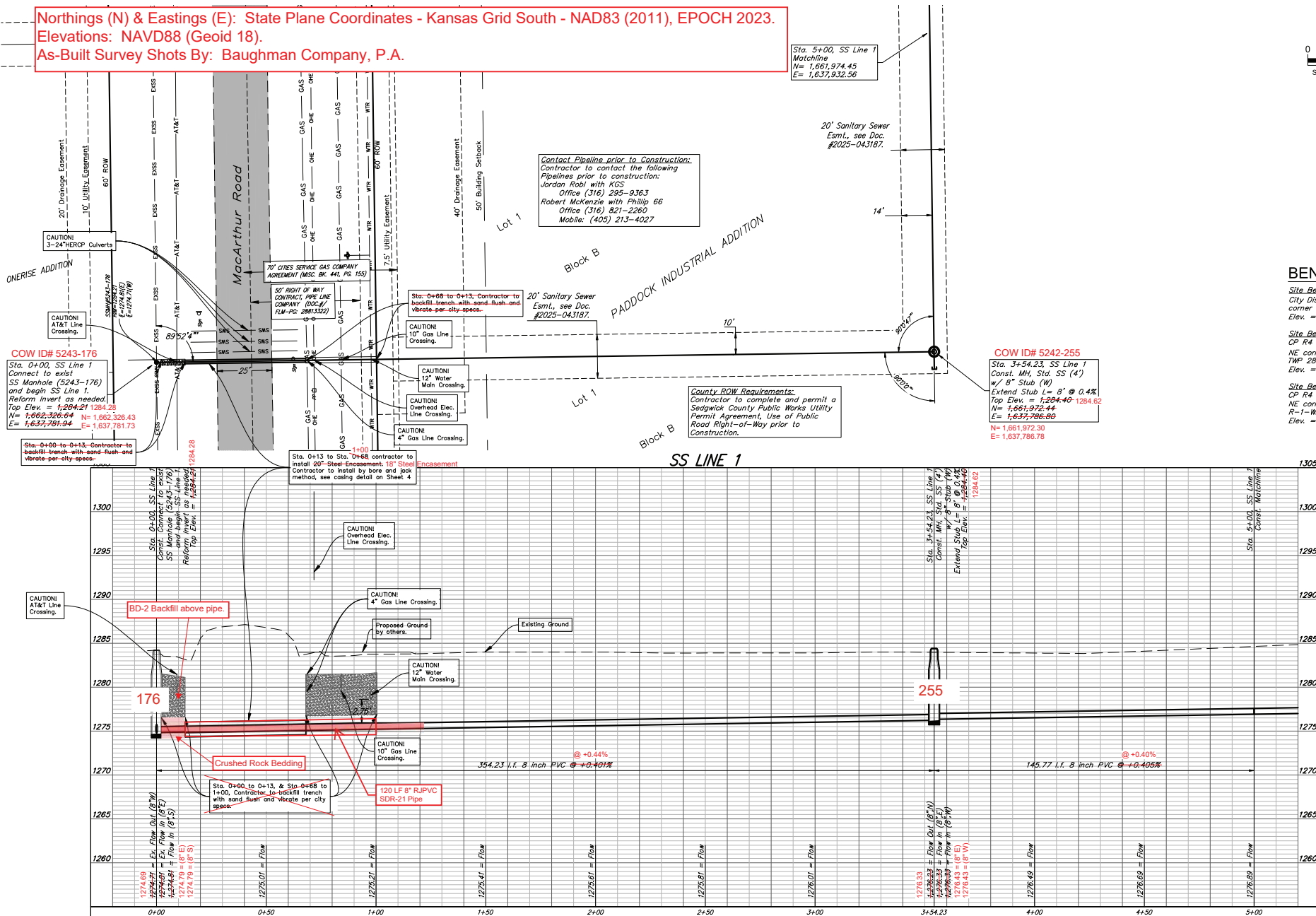
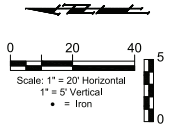
An approved copy of these plans signed by City staff are required on-site.

11/11/2025

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

11/11/2025

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.



BENCHMARKS

- Site Benchmark - 1**
City Disk 33' South & 4' East to N 1/4 corner Sect. 13, TWP 28-S, R-1-W.
Elev. = 1284.76 (NAVD88)
- Site Benchmark - 2**
CP R4 Iron 50' North & 51' West of NE corner of NW 1/4 of NE 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)

10/20/2025



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
BaughmanCo.com

**SANITARY
SEWER
LINE 1**

PADDOCK IND. ADD.
SEWER IMPROVEMENT

PROJECT NUMBER:
2025-023586PPS

DESIGN: ENG DRAWN: PSB

DATE: Sept. 18, 2025

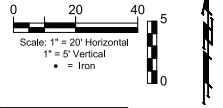
SHEET 2 OF 12

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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)

BAUGHMAN
COMPANY

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

**SANITARY
SEWER
LINE 1**

Paddock Ind. Add.
sewer improvement

PROJECT NUMBER:

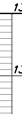
SIGN: ENG DRAWN: PSB

DATE: Sept. 18, 2025

SHEET OF

E:\Project

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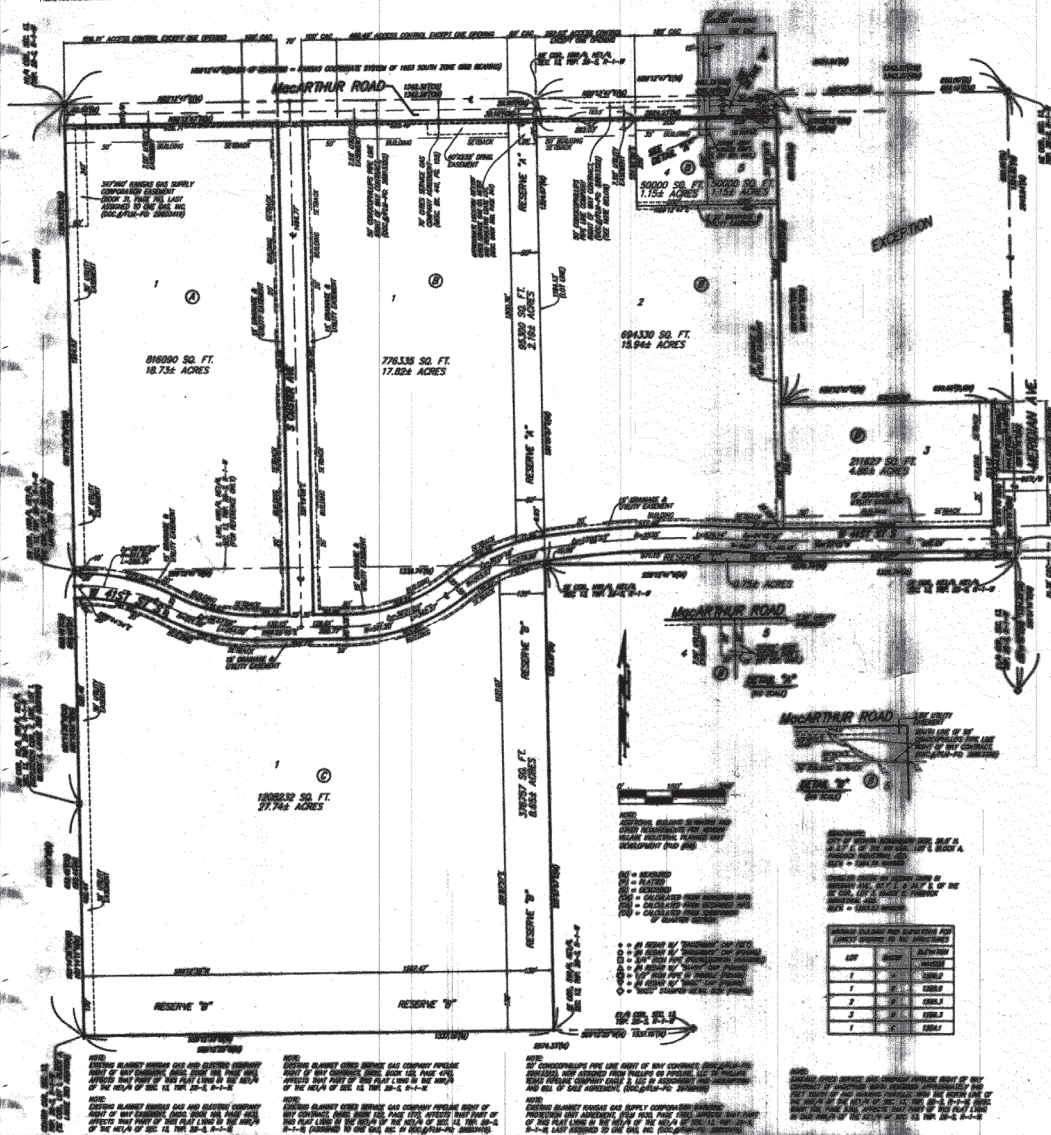


10/20/2025



Register of Deeds
Doc/Fm/Pg: 2695/2/2
Book 12, 120851
Page Record 1
Authorized by: *Seal*
Date Recorded: 04/10/2020 03:23:18 PM

PADDOCK INDUSTRIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors
Sedgwick County) 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, 680 feet; thence west, 680 feet; thence north 680 feet to a point on the north line of said Northeast Quarter; thence east along the north line of said Northeast Quarter, 680 feet to the point of beginning, and EXCEPT that part donated to the City of Wichita in Warranty Deed filed as DOC/FM/PD: 26805588, all of the above being subject to road right-of-way of record.

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

Baughman Company, P.A.

Michael G. Cooney, 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 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 public utilities. No signs, light poles, private drainage systems, masonry fences, masonry trash 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 shall obtain 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, signage/fence monuments, and utilities. Reserve "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 Engineer 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.

TORS, LLC, a Kansas limited liability company
Jeff M. Lange, Managing Member
Southborough Partners, a Kansas general partnership
Jeff M. Lange, Managing Partner

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

My App't. Exp. 01-30-2022
LIMETTE A. SAUNDERS, Notary Public

State of Kansas) SS 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't. Exp. 01-30-2022
LIMETTE A. SAUNDERS, Notary Public

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 Wichita
Kara Suber

on this 24th day of July, 2020

County Clerk
Holly A. Amato

Entered on transfer record this 15th day of July, 2020.

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 15th day of July, 2020 at 10:05 AM, and is duly recorded.

Tanya Buckshagen, Register of Deeds
Kerly 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, FLOA
Loan Officer

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of February, 2020, by Jason L. Lange, Loan Officer of High Plains Farm Credit, FLOA, on behalf of the federal land credit association.

My App't. Exp. 1-31-2021
Kerly A. Schellhiser, 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
Vickie R. Minter, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of February, 2020, by Vickie R. Minter, President of Community National Bank and Trust, on behalf of the bank and trust.

My App't. Exp. 5-1-2022
Kerly A. Schellhiser, Notary Public

Baughman Company, P.A.
10100 W. 15th St., Suite 100, Overland Park, KS 66204
316-262-7271
www.baughmanpa.com

PROJECT NUMBER: 2025-023586PPS
DESIGN: ENG DRAWN: PSB
DATE: Sept. 18, 2025
SHEET 12 OF 12

FOR REFERENCE ONLY
NOT TO SCALE

10/20/2025

BAUGHMAN COMPANY

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