

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standards 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 1-800-246-9464
Black Hills Energy 1-800-634-8889
City of Wichita Water & Sewer 1-316-219-6921
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. 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 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.

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 Dorinda 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@cityofwichita.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.

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 --- Ryegrass, 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, silt barriers, and cost, 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 & 19th 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 W
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

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

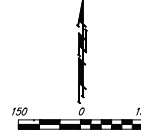
Cross TC
N: 1,708,049.748
E: 1,604,584.144
Elev.: 1358.545

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

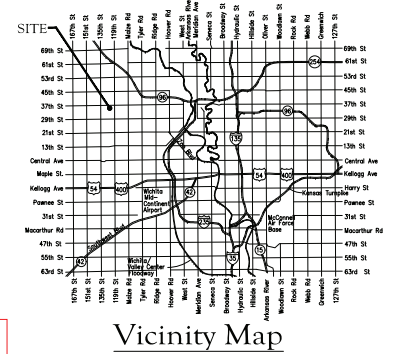
CP Rebar Yellow Cap
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E: 1,604,479.065
Elev.: 1357.821

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



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Erosion Control BMP Details	6-10
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Vicinity Map

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

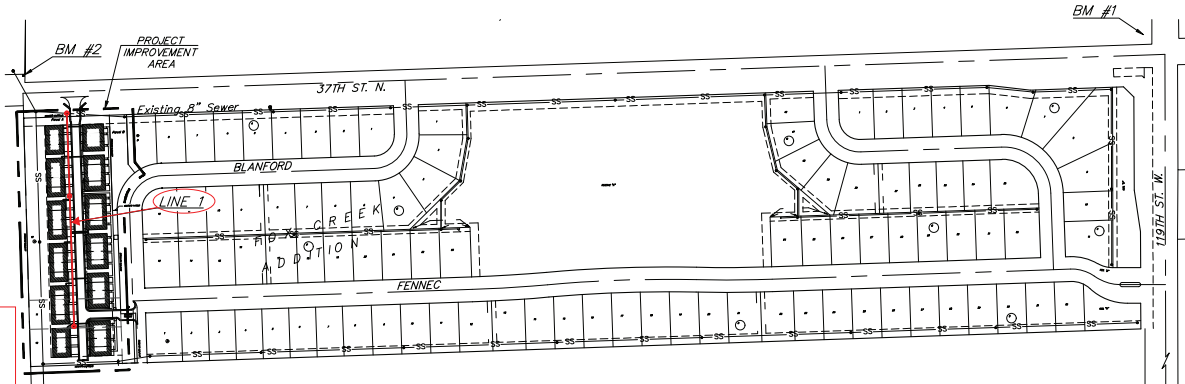
Engineering Approved by Shawn Melles, P.E. (01/13/2026)

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.



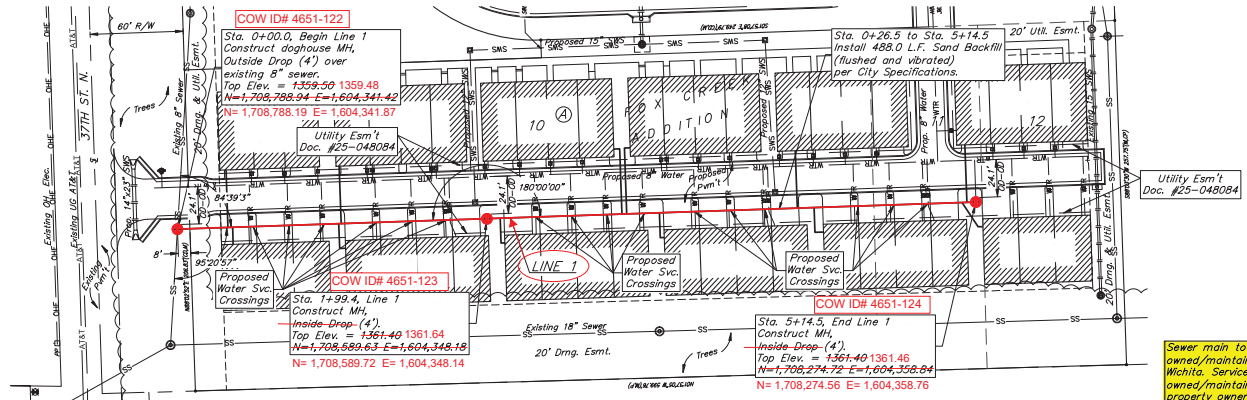
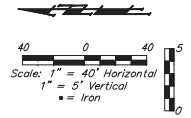
January 14, 2026



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

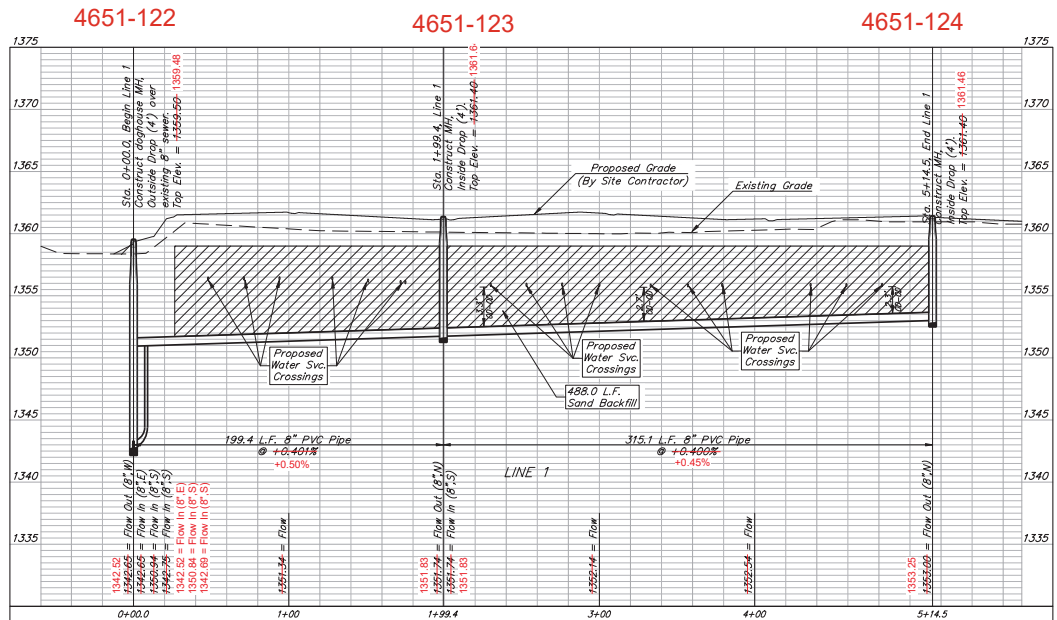
BENCHMARKS:
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 Elevation = 1361.80 (NAVD 88)
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Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
Elevations: NAVD88 (Geoid 18).
As-Built Survey Shots 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

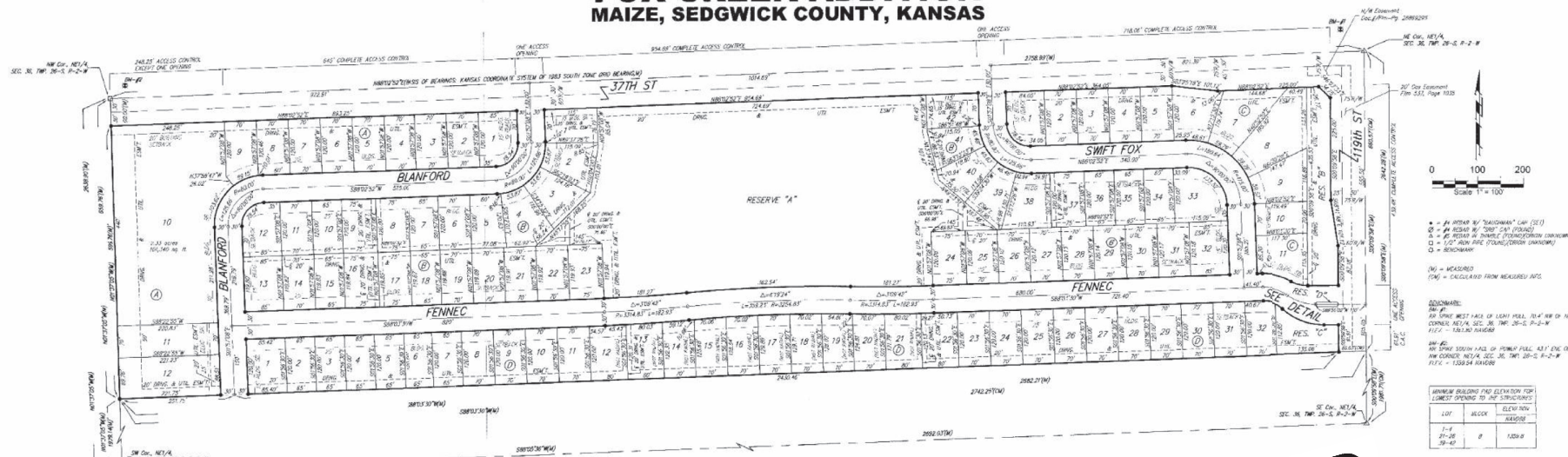
SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 24-12-E979

DATE: January 14, 2026

SHEET 2 OF 11

FOX CREEK ADDITION MAIZE, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors
Sedgwick County) in and for said county and state do hereby certify that we have surveyed
and plotted 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, are amended.

Baughman Company, P.A.

Jonathan C. Hubbell, PLS #1880
9-19-22
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

CHRISTOPHERA FRANCOIS
SVP

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 21st day of September, 2022, by CHRISTOPHERA FRANCOIS,
SVP of Union State Bank, on behalf of the bank.

LUNETTE A. SAUER, Notary Public
LUNETTE A. SAUER

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 plotted 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 Roy Strow, Chief Executive Manager

Alyx Ann Strow, Chief Financial Manager

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 21st day of September, 2022, by Michael Roy Strow,
Chief Executive Manager, and Alyx Ann Strow, Chief Financial Manager
of HSS, LLC, a Kansas limited liability company, on behalf of the limited
liability company.

LUNETTE A. SAUER, Notary Public
LUNETTE A. SAUER

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 14th day of July, 2022.

Maize City Planning Commission

Bryan Aubuchon
Dennis Dumas
Kim Edgington
Planning Administrator

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Maize,
Kansas, this 14th day of July, 2022.

Paul Stivers, Mayor
Sue Villarreal, City Clerk



DETAIL
(NOT SCALE)

FOR REFERENCE ONLY
NOT TO SCALE

is approved pursuant to the pro-

well, City Attorney

on this 20th day of September, 2022

PS-1248

Travis L. Robble, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record, this 20th day
of December, 2022

Kerry B. Arnold, County Clerk

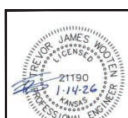
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 21st day
of December, 2022, at 10:53:30 a.m., and is duly recorded.

Tony Buckingham, Register of Deeds

Leah Zepher, 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
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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