

- KANSAS ONE-CALL 687-2470
- THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	800-246-8464
BLACK HILLS ENERGY (GAS)	800-694-8989
CITY OF WICHITA WATER & SEWER	316-219-8921
CITY OF WICHITA STORMWATER	316-268-4090
CITY OF WICHITA TRAFFIC	316-268-4034
COX COMMUNICATIONS (CABLE)	888-249-3530
EVERGY	800-544-4857
KANSAS GAS SERVICE (GAS)	888-482-4950

32. DEVELOPER FOR THIS PROJECT IS:
BRADLEY FAIR OP PROPERTIES LLC
c/o WS Asset Management, Inc.
33 Boylston Street, Suite 3000
Chestnut Hill, MA 02467
Hayden Murphy
857-229-9155

TO SERVE

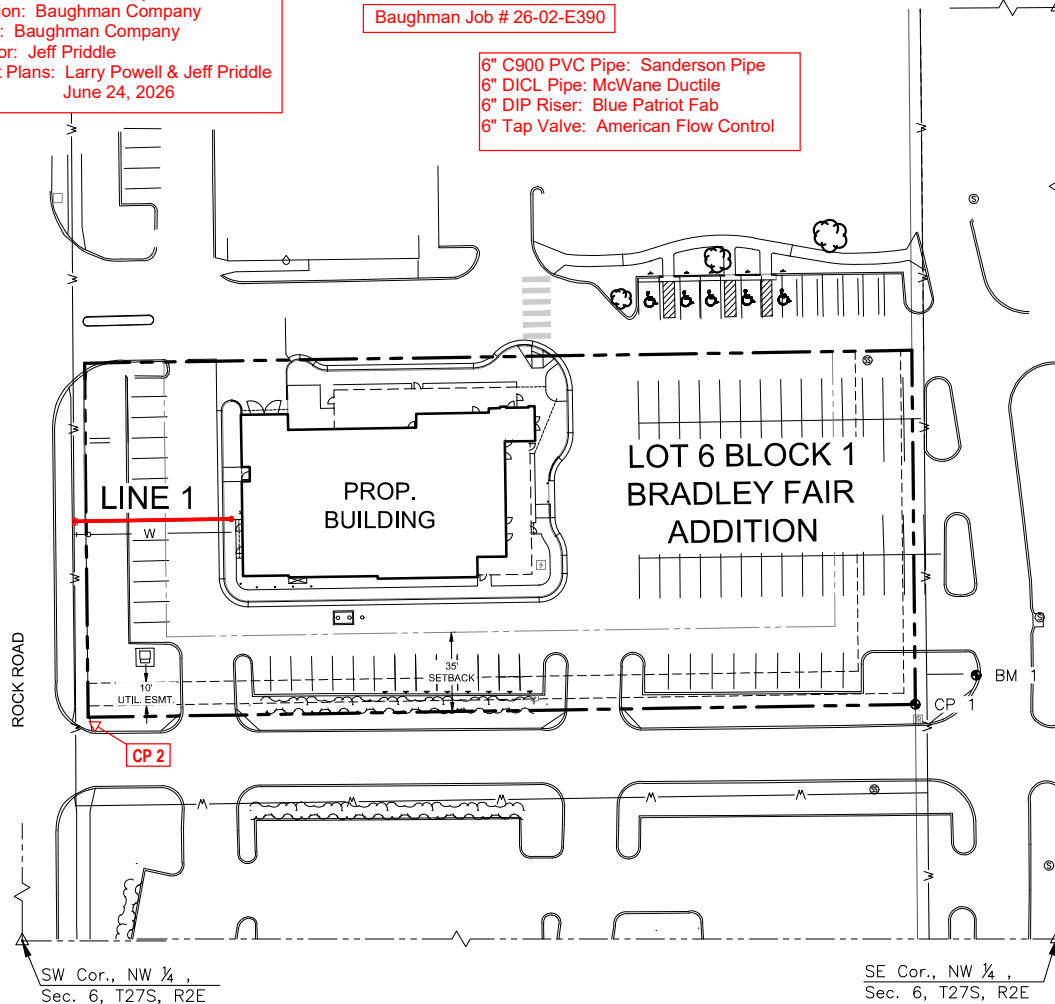
AS-BUILT PLANS

2020 N ROCK RD. WICHITA, KS 67206
THE CITY OF WICHITA, KANSAS
PAUL GUNZELMAN, P.E. - CITY ENGINEER

ORG CODE 54030980

Utility Contractor: McCullough Excavation
Superintendent: Rob Gray
Inspection: Baughman Company
Staking: Baughman Company
Inspector: Jeff Priddle
As-Built Plans: Larry Powell & Jeff Priddle
June 24, 2026

6" C900 PVC Pipe: Sanderson Pipe
6" DICL Pipe: McWane Ductile
6" DIP Riser: Blue Patriot Fab
6" Tap Valve: American Flow Control



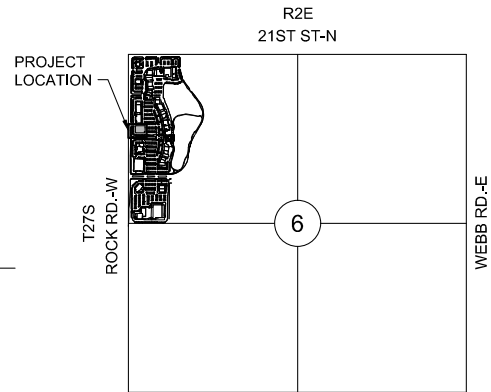
CP2
N = 1,698,344.52 E = 1,675,694.08
ELEV = 1402.06
Description = X-CUT

LOT 6 BLOCK 1 BRADLEY FAIR ADDITION

CONTROL POINTS:
CP1
N: 1698350.248 E: 1676059.009 EL: 1397.73
DESCRIPTION OF CONTROL POINT: ¾ PIPE WITH MOEHRING CAP

BENCHMARKS:
BM1
N: 1698363.099 E: 1676085.886 EL: 1397.295 (88)
DESCRIPTION OF BENCHMARK: SQUARE CUT TOP OF CURB IN
FRONT OF FIRE HYDRANT.

NOTE:
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED
USING STANDARD SURVEYING PROCEDURES AND CAN BE USED
AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT
AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT
CROSS-CHECKS BE MADE TO OTHER CONTROL POINTS OR
BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.



SCALE: NTS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
01	TITLE SHEET
02	LINE 1
03	WTR DETAILS
04	EROSION CONTROL PLAN
05 - 09	BMP DETAILS

—W— EXISTING WATER
 — PROPOSED WATER

Engineering	<u>approved by Bethany Mally on 12/09/25</u>
Utilities	<u>approved by Greg Lolley on 12/09/25</u>
Fire Department	<u>approved by Jose Ocadiz on 12/09/25</u>

NOTE TO CONTRACTORS

Public Property:

Inspection and testing for the water line 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 rights-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. 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 is required on-site.

NOTE: ALL LINES TO BE INSTALLED BY OTHERS ARE SUBJECT TO MABCD REVIEW.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



PRIVATE WATER DISTRIBUTION PLANS FOR

THE CHEESECAKE FACTORY

2020 N ROCK RD. WICHITA, KS 67206

TITLE SHEET

PROJECT NO. _____

SCALE $1" = 40'$

DRAWN	DESIGNED	CHECKED
CNA	SPE	SPE

NO.	REVISION	DATE
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SHEET NO.
C-001-W01
01 OF 09

U:\PROJECTS\2025\202501010079_CHEESECAKE FACTORY - BRADLEY FAIRWAY CAD\SHOTS\05 CIVIL\WTR200679_C-101-W01.DWG
J:\PROJECTS\2025\202501010079_CHEESECAKE FACTORY - BRADLEY FAIRWAY CAD\SHOTS\05 CIVIL\WTR200679_C-101-W01.DWG
PLOTED: Wednesday, December 10, 2025 @ 10:58AM

6" V 53781

From C/L's Bradley Fair Parkway & Rock Rd:
TAP SLEEVE = 710' North & 54' East.
TAP VALVE = 710' North & 56' East.

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.

WATER POINTS			
Point #	Northing	Eastng	Desc.
1	-1698430.92	1675687.90	TAP
2	1698432.02	1675757.14	BLDG.

TAP Valve Box Lid Elev. = 1402.52
N=1,698,432.05 E=1,675,689.55

REMOVE AND REPLACE EX. SIDEWALK IN LIKE KIND AS NECESSARY FOR FIRE PROTECTION LINE INSTALLATION. (SEE 13, SHEET C-001-W01)

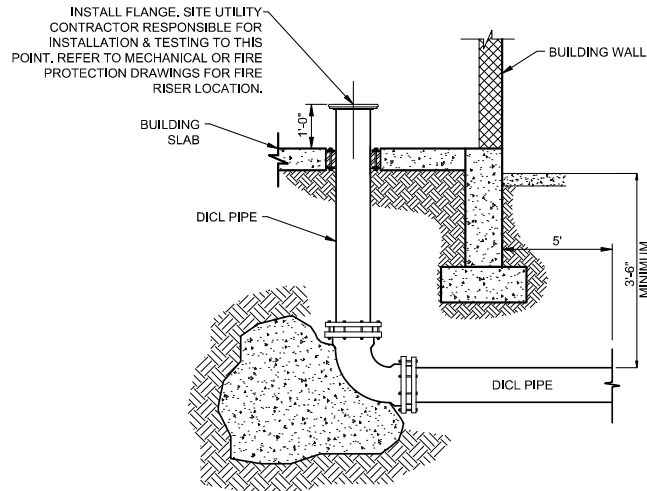
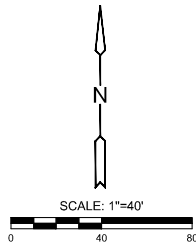
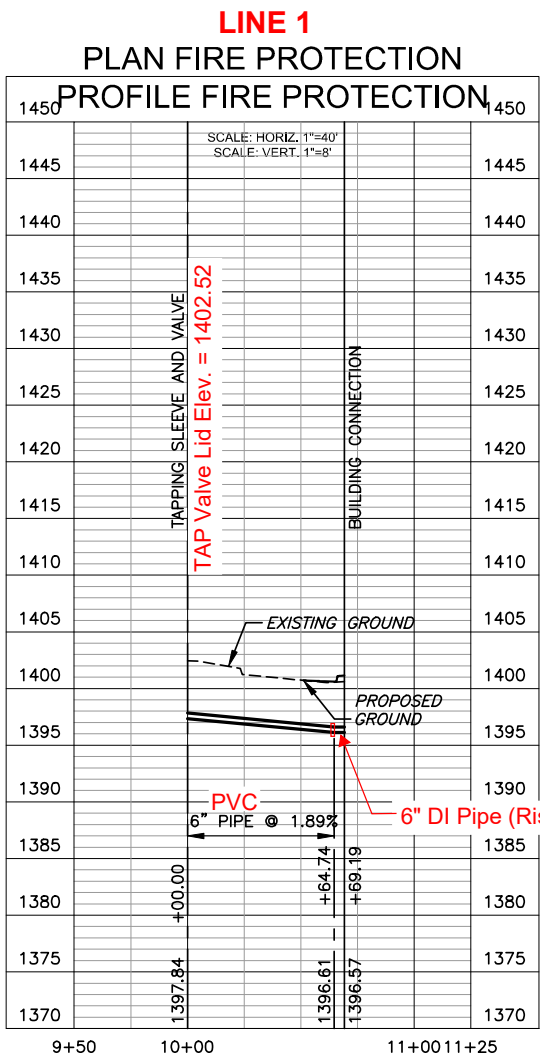
REMOVE AND REPLACE EX. PAVEMENT IN LIKE KIND AS NECESSARY FOR FIRE PROTECTION LINE INSTALLATION. PROVIDE FULL DEPTH, STRAIGHT SAW CUT LINES FOR PAVEMENT REMOVAL. (SEE DETAIL 2, THIS SHEET)

NOTE:
1. CONTRACTOR TO VERIFY LOCATION, PIPE TYPE, AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
2. DOMESTIC LINE AND FIRE PROTECTION LINE MUST BE INSTALLED IN SEPARATE TRENCHES PER KDHE REQUIREMENTS.

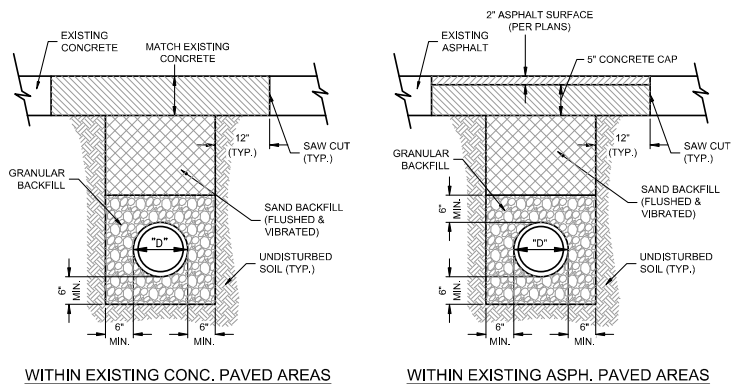
LEGEND

— W — EXISTING WATER
— — — PROPOSED WATER

TS = Test Station



1 FIRE PROTECTION AT BUILDING (TYP.)
SCALE: NTS



2 TRENCHING DETAILS
SCALE: NTS

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
- GRANULAR FILL SHALL BE 1/2" CLEAN ROCK, PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
- FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, AND COMPACTED.
- BACKFILL TO BE COMPACTED TO 90% OF STANDARD DENSITY OUTSIDE OF PAVED AREAS.



PRIVATE WATER DISTRIBUTION PLANS FOR

THE CHEESECAKE FACTORY

2020 N ROCK RD. WICHITA, KS 67206

FIRE PROTECTION LINE

PROJECT NO.

2025-031899PPW

SCALE

1" = 40'

DRAWN DESIGNED CHECKED

CNA SPE SPE

NO. REVISION DATE

SHEET NO.

C-101-W01

02 OF 09