

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

a. 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.

b. 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.

c. 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.

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-Call687-2470

The Contractor must notify the following in case of an emergency:

AT&T1-800-246-8464

Black Hills Energy1-800-694-8989

City of Wichita Water & Sewer1-316-219-8921

City of Wichita Stormwater1-316-268-4090

City of Wichita Traffic1-316-268-4034

Cox Communications1-888-249-3530

Kansas Gas Service1-888-482-4950

Energy1-800-544-4857

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 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.

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 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

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 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.

10. 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.

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. Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. 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 Chris Stone at 316-268-4641.

15. 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.

16. 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.

17. 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.

18. 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.

19. The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.

20. 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.

21. Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.

22. 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.

23. 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.

24. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

25. Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.

26. 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".

27. All excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.

28. All of Res. "A" disturbed during construction 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 areas disturbed during construction 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".

An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".

29. 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.
- AS-BUILT PLANS
WATER DISTRIBUTION SYSTEM
- to serve
**CADILLAC LAKE
2ND ADDITION**
- 2824 N. MAIZE RD.
CITY OF WICHITA, KANSAS
- Paul Gunzelman, P.E. City Engineer
2025-029081PPW
54030980
- BEGAN: 3-9-2026
ENDED: 4-29-2026
- SITE
- Vicinity Map
- Benchmarks
- BM #1: "□" Chiseled on top of curb, east end of median in Res. "A", Cadillac Lake 2nd Addition. Elevation=1351.41 (NAVD88)
- BM #2: "□" Chiseled on curb inlet, south side Res. "B", Cadillac Lake 2nd Addition, ~210 east of Maize Rd. Elevation=1350.99 (NAVD88)
- Control Point used for As-Built Survey:
BM #1 = CP506:
N=1,702,947.03 E=1,612,469.39 Elev.=1351.41
-
- Sheet Index
- | | |
|-----------------------------|------|
| Title Sheet | 1 |
| Line 1 | 2 |
| Lines 2 & 3 | 3 |
| Lines 4 & 5 | 4 |
| Erosion Control Plan | 5 |
| Std. Water Assembly Detail | 6 |
| Miscellaneous Water Details | 7 |
| Erosion Control BMP Details | 8-12 |
| Copy of Plat | 13 |
| Extra Waterline Work | 4A |
-
- 8" PVC Pipe = National Pipe.
 - 8" RJPVC Pipe = Westlake.
 - 6" PVC Pipe = Sanderson.
 - 6" DICL Pipe = McWayne Ductile.
 - 2 - Fire Hydrants = Clow.
 - 1 - 8" Valve = Clow.
 - 2 - 6" Valves = Clow.
 - 1 - 8" Tap Valve = American Flow.
 - 2 - 2" Blowoff Valves = Clow.
- Utility Contractor: K&B Dirtworks and Apex Excavating, LLC.
Superintendent = Scott Bratcher (K&B Dirtworks)
Superintendent = Edgardo Flores
Inspection: Baughman Co, PA
Staking: Baughman Co, PA
Inspector: Beau Gibler
As-Built Plans by: B.Gibler + Larry Powell
May 27, 2026
As-Built Plans Revised: July 13, 2026 (Title Sheet)
- APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION
& BY WICHITA FIRE DEPARTMENT

Engineering approved by Bethany Mally on 02.26.26
Utilities approved by Scott Macey on 02.26.26
Fire Dept. approved by Jose Ocadz on 02.26.26

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 Provisions (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.
-
- BAUGHMAN COMPANY**
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com
- Baughman Job# 26-02-E403
- February 26, 2026
- E:\Projects\Cadillac Lake-26-02-E-142\Engineering\Phase 1\PPW\PPW.dwg

BENCHMARKS:

BM #1: "□" Chiseled on top of curb, east end of median in Res. "A", Cadillac Lake 2nd Addition. Elevation=1351.41 (NAVD88)

BM #2: "□" Chiseled on curb inlet, south side Res. "B", Cadillac Lake 2nd Addition, ~210 east of Maize Rd. Elevation=1350.99 (NAVD88)

TAP SADDLE Sta 0+00
East 80°
North 27°

TAP Valve Sta 0+02
East 82°
North 27°

8" Tapping
Valve 53812

Valve Box Line 1, Sta. 0+02
N=1,702,975.22 E=1,612,392.65
Valve Box Elev.=1,350.71

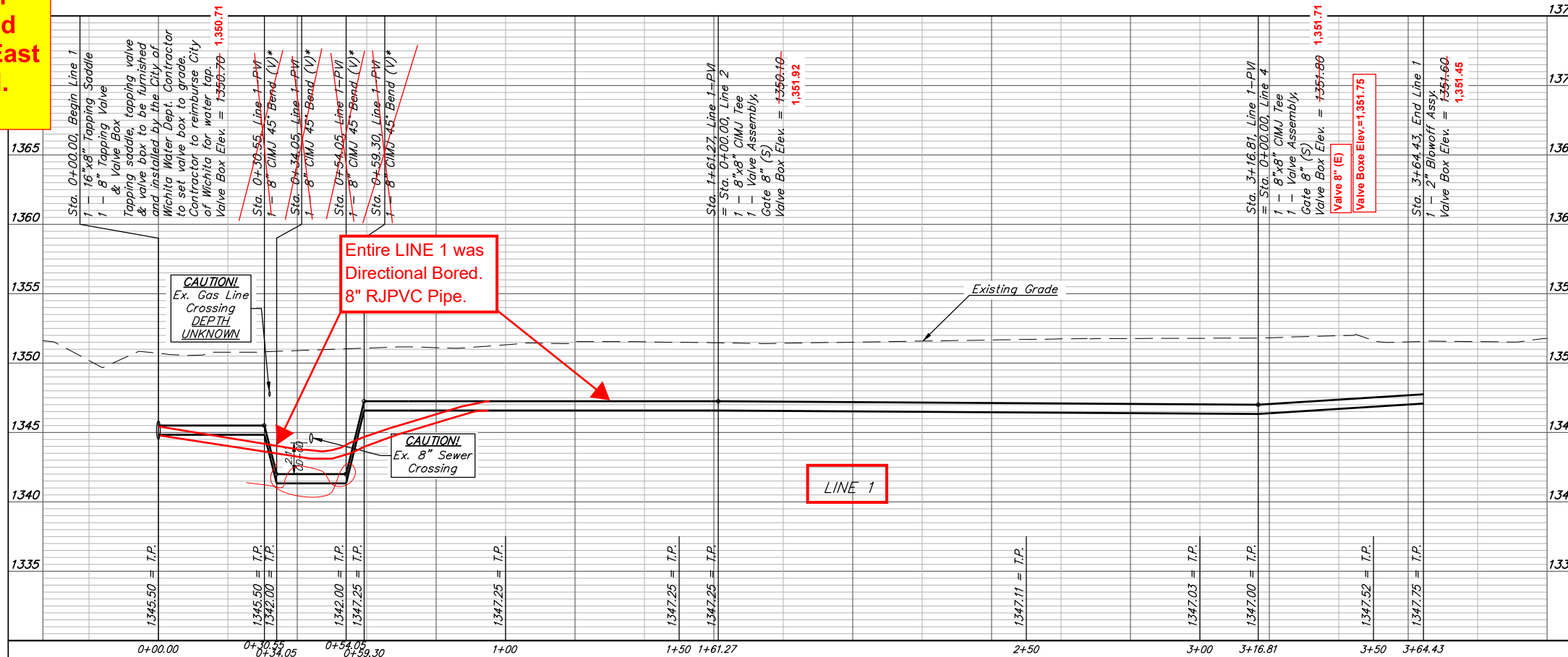
NOTE:
All reference ties are from
Centerline Maize Road and
Centerline Private Road East
Between 2860 and 2824 N.
Maize Road.

LEGEND

TS = Test Station

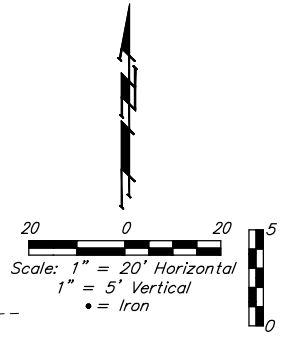
* Note: All vertical bends are to be restrained (Megalugged)

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



Entire LINE 1 was
Directional Bored.
8" RJPVC Pipe.

LINE 1



Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.

Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.

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

BAUGHMAN COMPANY

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

CADILLAC LAKE
2ND ADDITION

LINE 1

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:
25-06-E142

DESIGN: KH DRAWN: TMS

DATE: February 26, 2026

SHEET OF
2 13

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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.

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Saw cut, remove and replace existing pavement and curb & gutter on private property with permanent replacement as necessary for water line construction.

Valve Box Line 2, Sta 0+02
N=1,702,974.79
E=1,612,552.84
Valve Box Elev.=1,351.92

Sta. 0+00.00, Begin Line 2
= Sta. 1+61.27, Line 1
N=1,702,974.70 E=1,612,552.58

Tee, Line 2 Sta 0+00
East 243'
North 28'

Contractor shall not close both entrances to the shop located on Lot 3, Block 1 at the same time. Public access shall be maintained at all times.

Saw cut, remove and replace existing sidewalk on private property with permanent replacement as necessary for water line construction.

NOTE:
All reference ties are from Centerline Maize Road and Centerline Private Road East Between 2860 and 2824 N. Maize Road.

FIRE PROTECTION LINE 3
FIRE RISER INTO BUILDING
PROFILE VIEW
NOT DRAWN TO SCALE
(Looking South)

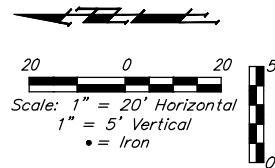
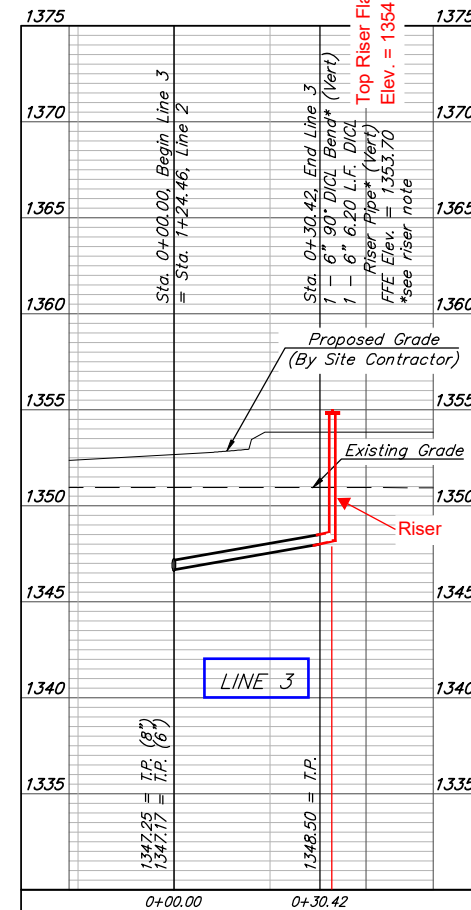
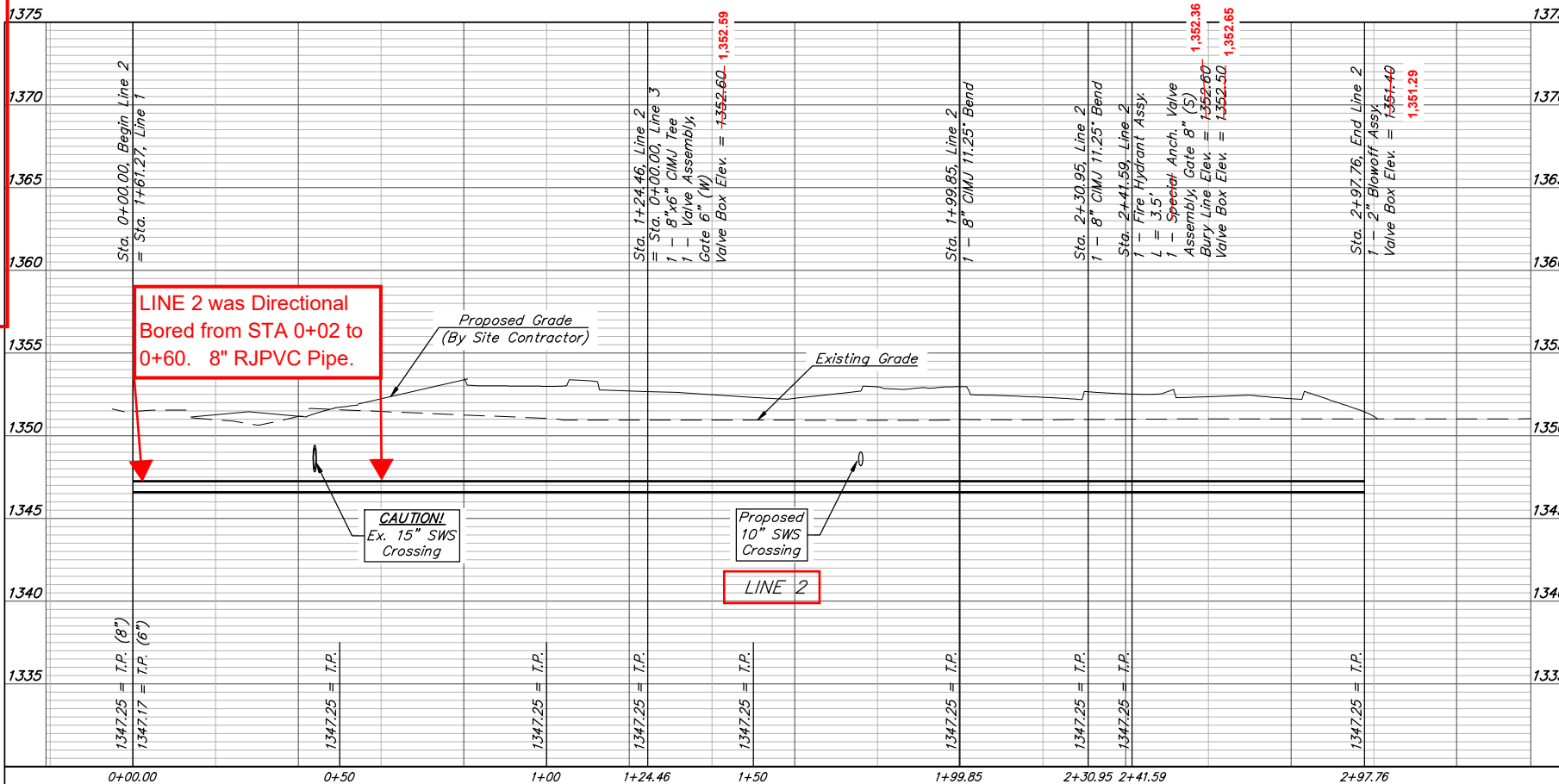
Riser Flange Top
Elev.=1,354.78

33' From the
Northeast
Corner of
Building

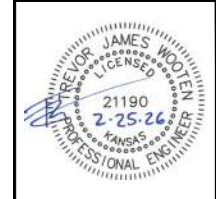
8" (H)
6" DICL

= Mega-Lug

6" 90°
Bend (V)



Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.



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

CADILLAC LAKE
2ND ADDITION

**LINES
2 & 3**

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:
25-06-E142

DESIGN: KH DRAWN: TMS

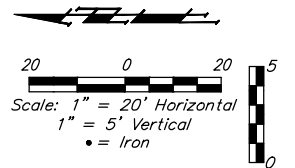
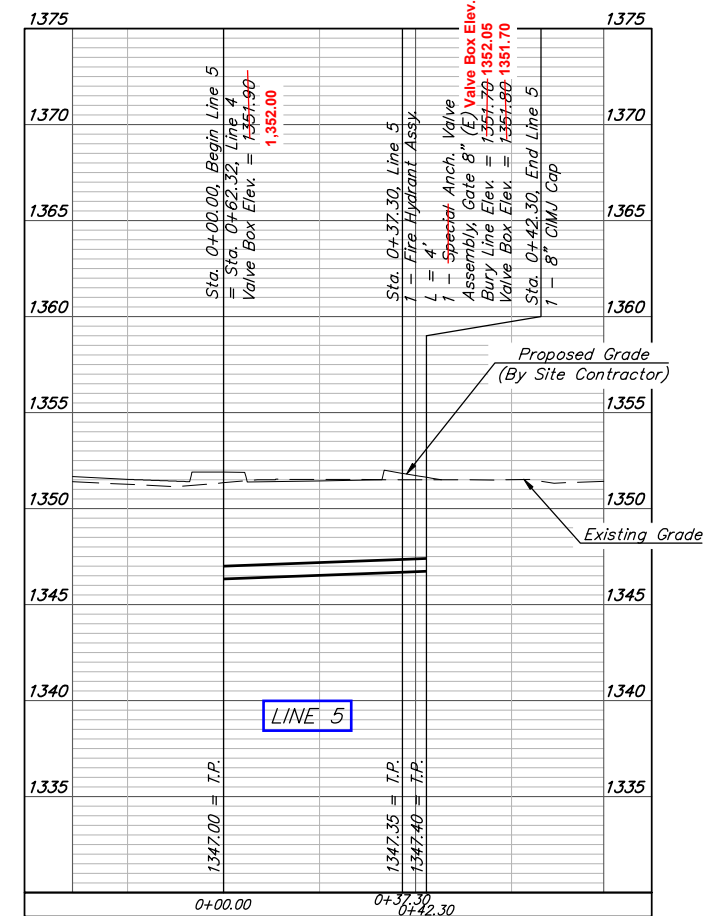
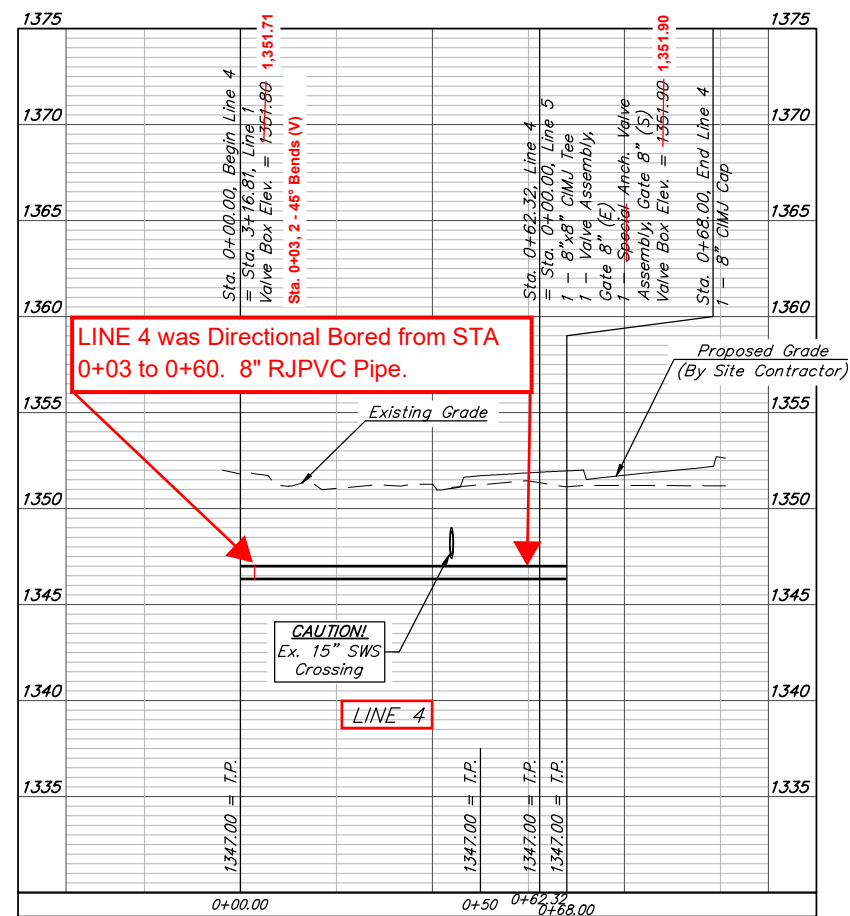
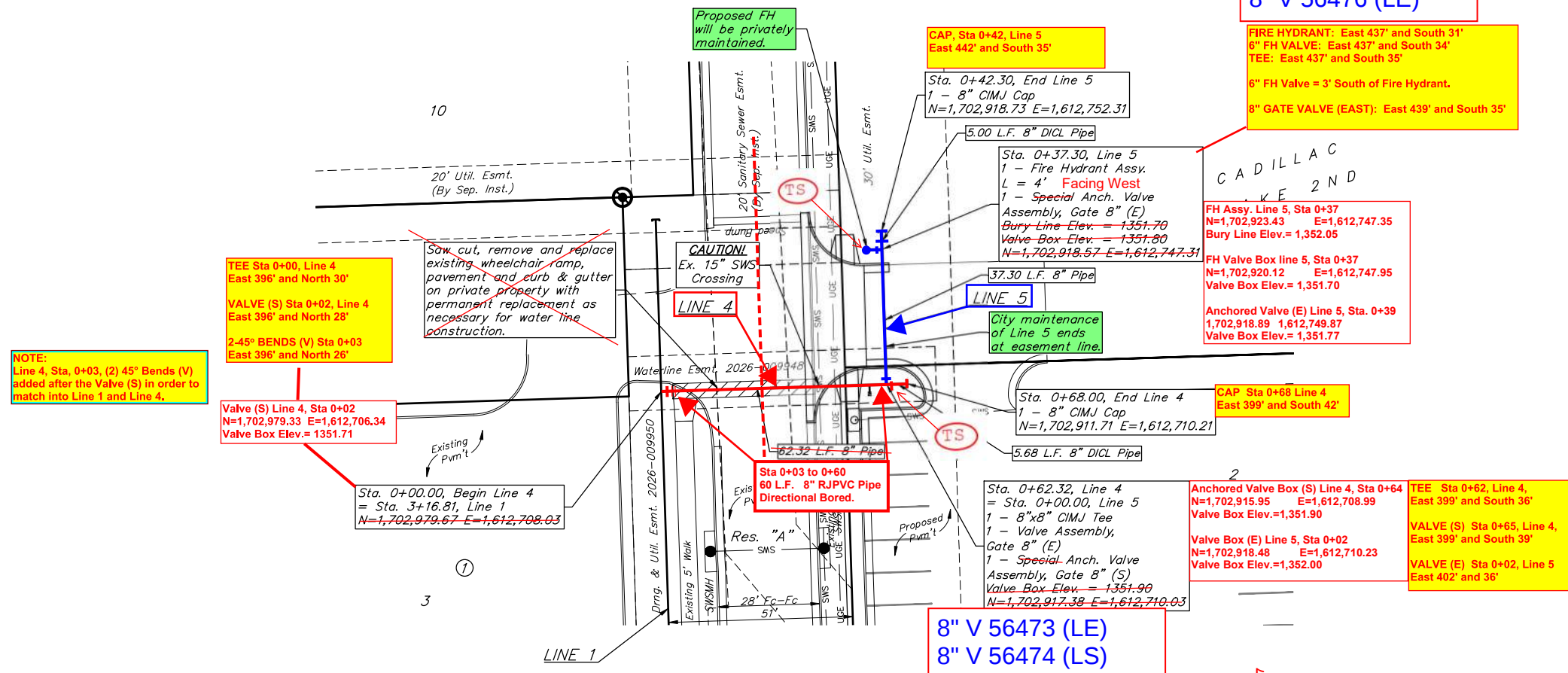
DATE: February 26, 2026

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3 13

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BM #2: "□" Chiseled on curb
inlet, south side Res. "B", Cadillac
Lake 2nd Addition, ~210 east of
Maize Rd.
Elevation=1350.99 (NAVD88)

BAUGHMAN
COMPANY

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

CADILLAC LAKE
2ND ADDITION

LINES
4 & 5

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
25-06-E142

DESIGN: KH DRAWN: TMS

DATE: February 26, 2026

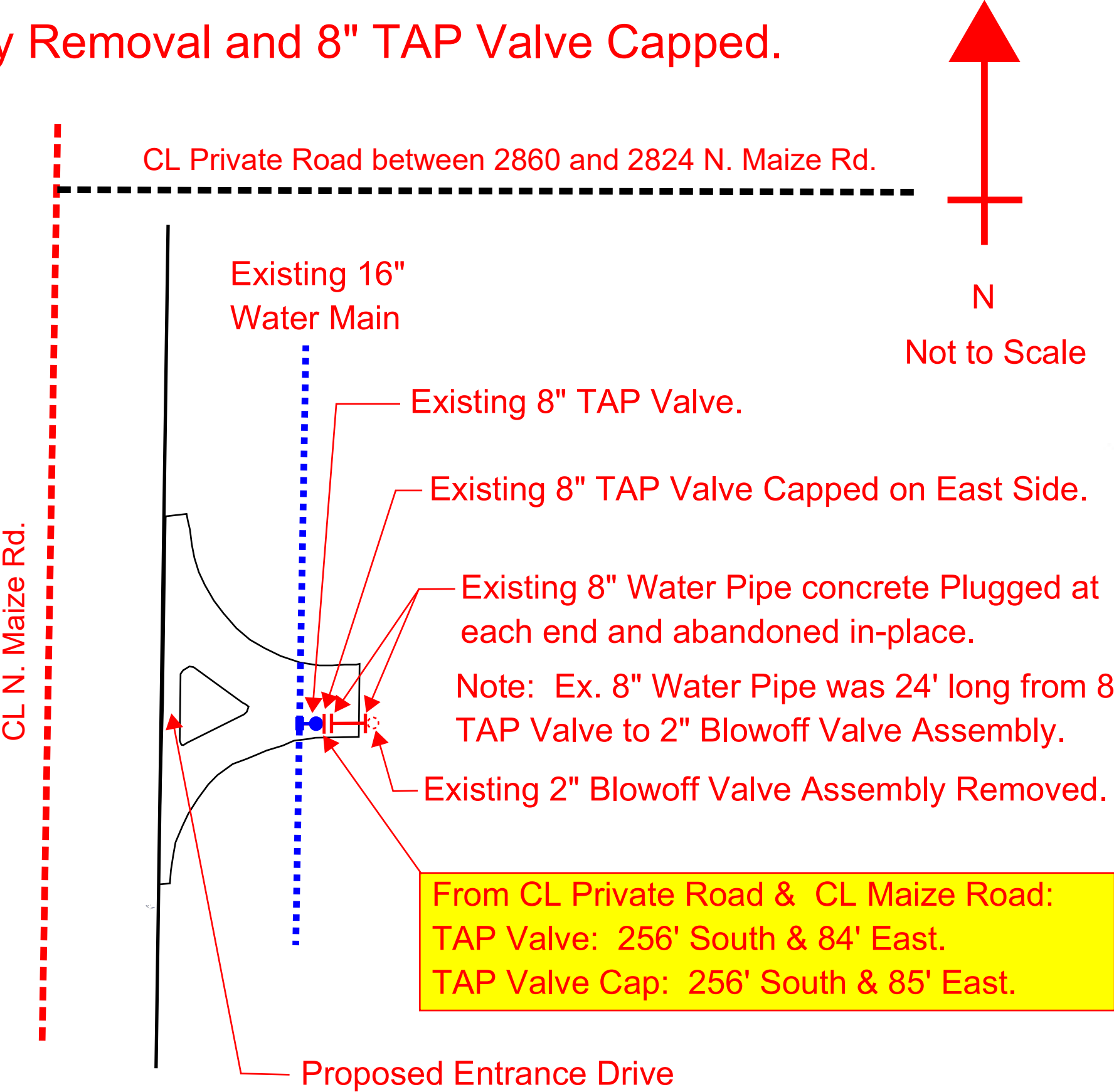
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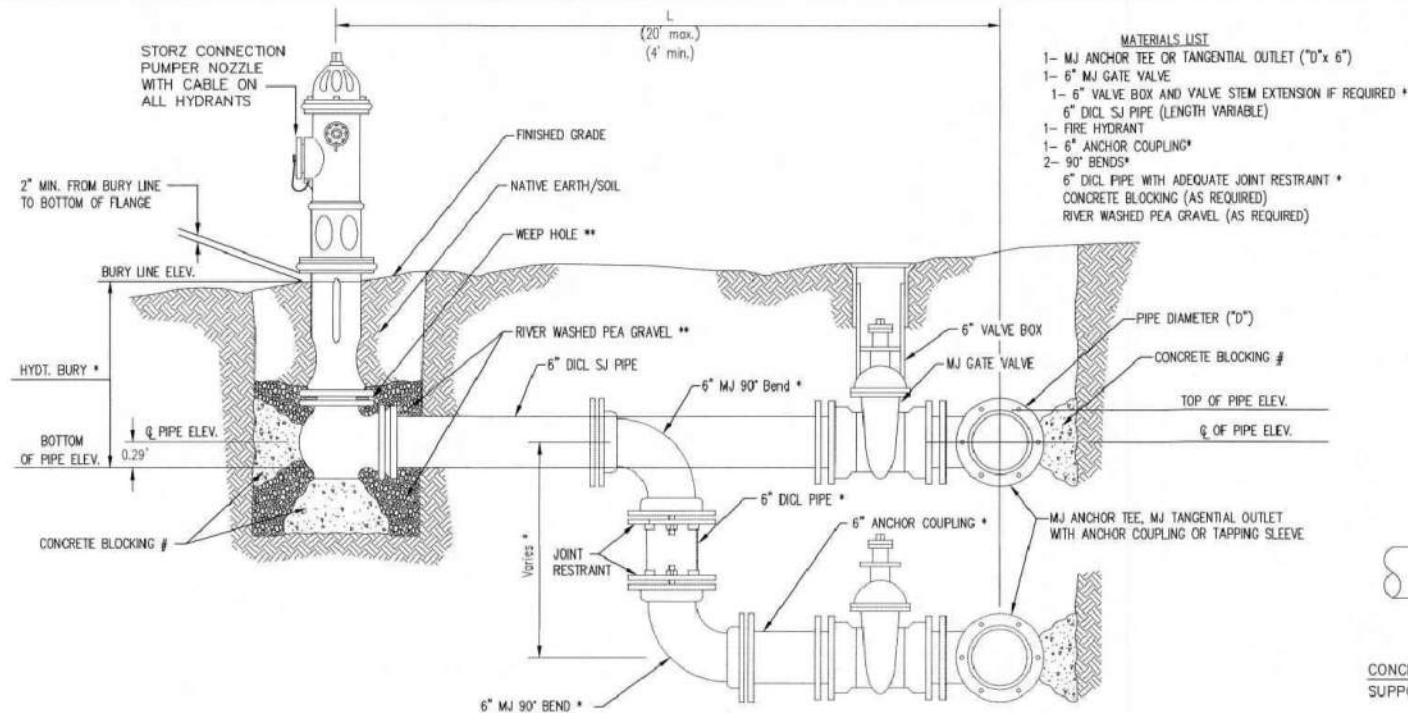
4 OF **13**

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EXTRA WATERLINE WORK PERFORMED ON-SITE.
Blow-Off Valve Assembly Removal and 8" TAP Valve Capped.

* Extra Work Approved by
Trevor Wooten - Baughman
Company, P.A.
* Work conducted by Apex
Excavating LLC.



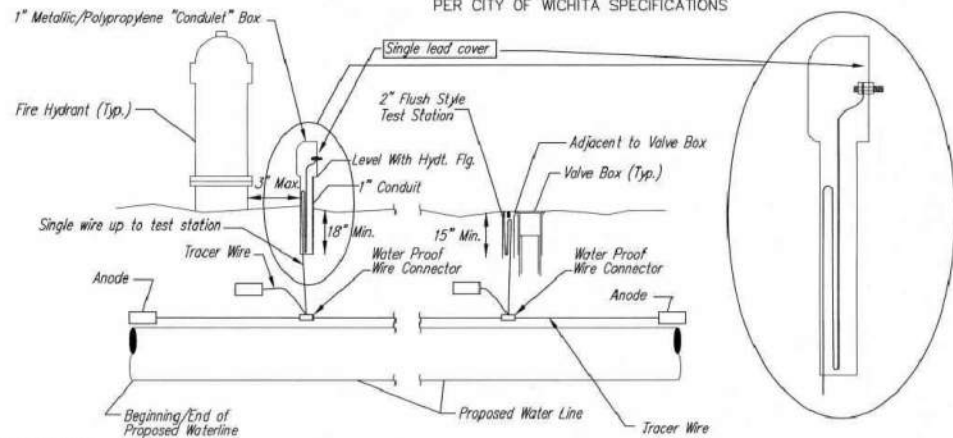


* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL PIPE AS 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 install 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. A complete list of approved tracer wire and waterproof connectors can be found on the City of Wichita's website at www.wichita.gov.

WIRE

The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. 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. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

TEST STATIONS

The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" 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. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14*TP SnakePit as manufactured by Copperhead Industries or approved equal. 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 install to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

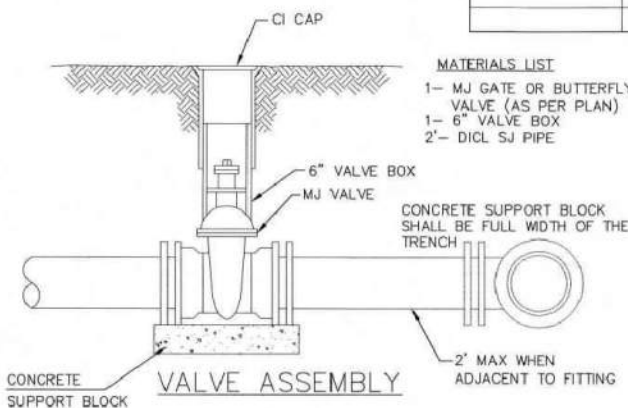
ANODES

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.

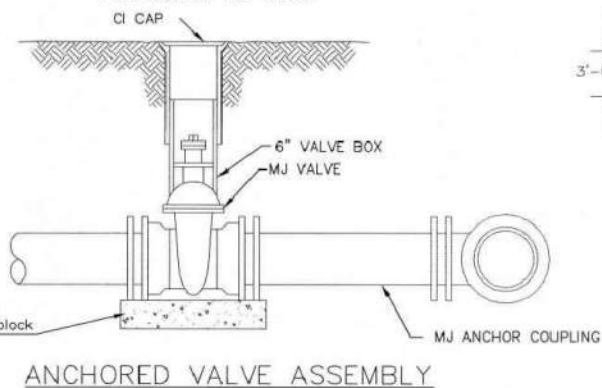
TRACER WIRE DETAIL

COST IS SUBSIDIARY TO PIPE INSTALLATION

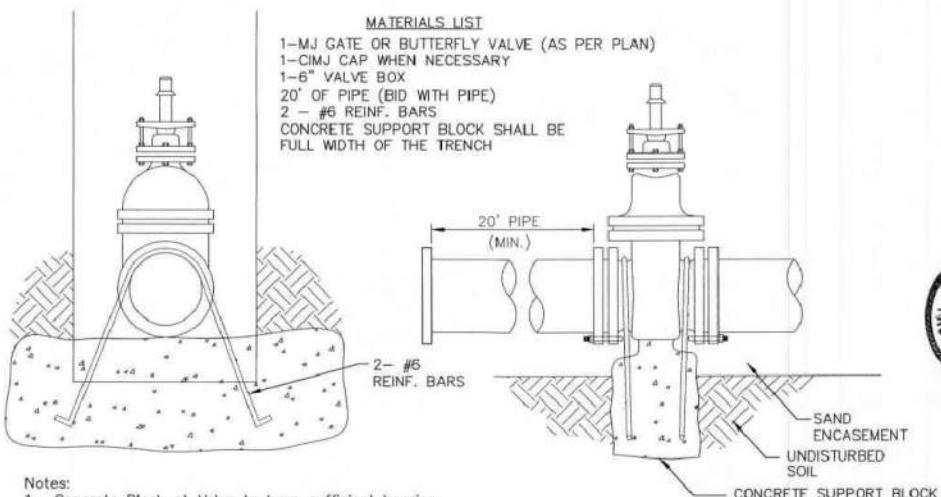
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
 - CONCRETE BLOCKING (AS REQUIRED)
 - RIVER WASHED PEA GRAVEL (AS REQUIRED)



- 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



- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-CIMJ CAP WHEN NECESSARY
 - 1-6" VALVE BOX
 - 20' OF PIPE (BID WITH PIPE)
 - 2 - #6 REINF. BARS
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

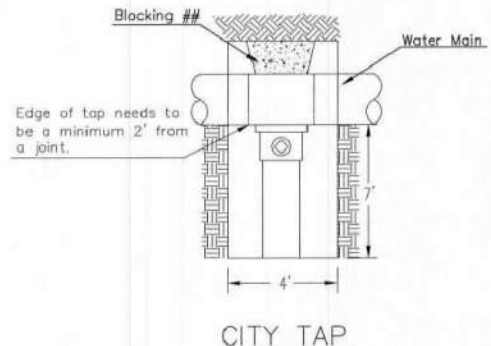


Notes:

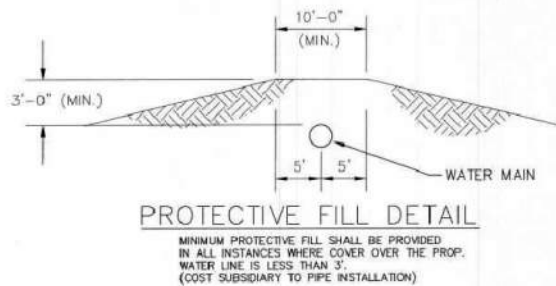
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
- The thrust block shall be constructed such that bolts, nuts, and other MJ accessories 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.

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

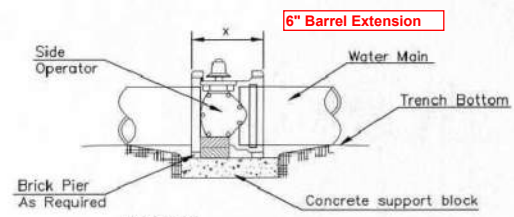
FIRE HYDRANTS REQUIRED						
LINE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*	BARREL EXTENSION
2	2+41.59	1352.60	1347.25	6.0'	NO	6"
5	0+37.30	1351.70	1347.35	5.0'	NO	NO
2		1352.36				
5		1352.05				



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



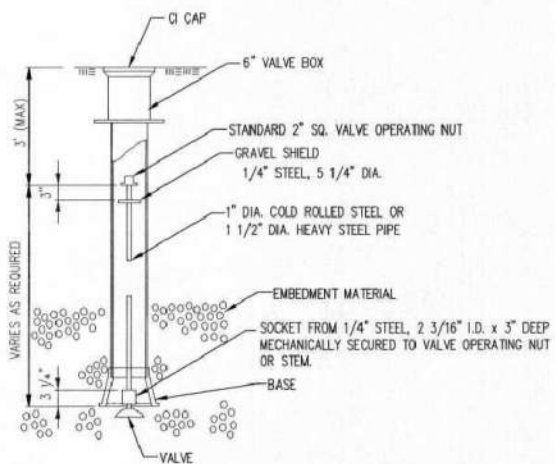
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'. (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTES

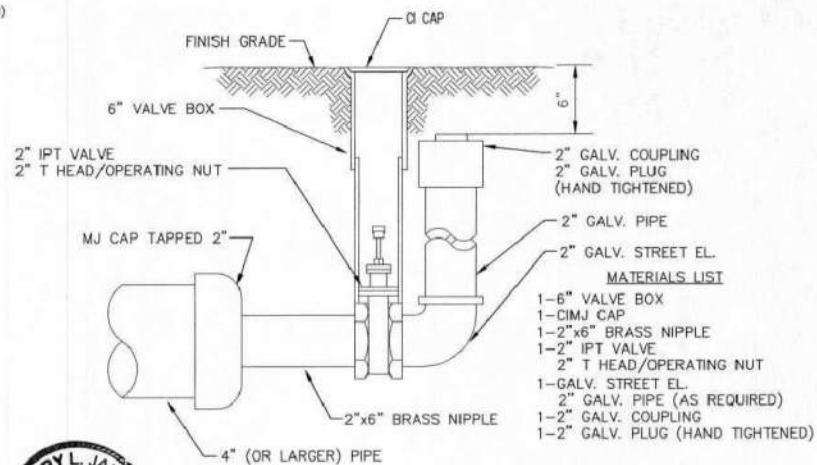
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

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



STANDARD WATER ASSEMBLY DETAIL		
CITY ENGINEER GARY JANZEN, P.E.		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 6 of 13

REVISED: OCTOBER 2016

CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS FINAL PLAT

FOUND 1/2" IRON PIPE IN THIMBLE
NW COR.
SEC 5, T27S, R1W
(NW CORNER OF GOVERNMENT LOT 4)

FOUND 1/2" IRON PIPE IN THIMBLE
NE COR. NW 1/4,
SEC 5, T27S, R1W
(NE CORNER OF GOVERNMENT LOT 3)

SCALE: 1" = 100'
0 100 200

- LEGEND
- SET 1/2" REBAR, 24" LONG, W/PEC CAP
 - FOUND 1/2" REBAR W/PEC CAP
 - △ SUBMERGED IN WATER
 - △ SECTION CORNER
 - M MEASURED
 - CM CALCULATED FROM MEASURED
 - P PLATTED MEASUREMENT FROM CADILLAC LAKE ADDITION
 - C.A.C. COMPLETE ACCESS CONTROL

BENCHMARK LIST

- BM #1 - CHISELED SQUARE ON TOP OF CURB, SOUTH SIDE OF DRIVE ENTRANCE TO NORTHEAST CORNER OF TARGET PARKING LOT AND SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC 5-27-1W. ELEV.=1352.44 (NAD83)
- BM #2 - CHISELED SQUARE AT SOUTHEAST CORNER OF SOUTH HEADWALL FOR ROBC UNDER 29TH STREET, WEST OF MAZE ROAD (NOT THE CHISELED + AT THE SOUTHWEST CORNER OF SAME HEADWALL). ELEV.=1353.32 (NAD83)
- BM #3 - CHISELED SQUARE ON TOP OF RETAINING WALL AT SOUTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER #10105 ON SOUTH SIDE OF 29TH STREET AND 800 FEET EAST OF BIKE PATH ON EAST SIDE OF MAZE ROAD. ELEV.=1352.01 (NAD83)

THIS PLAT OF CADILLAC LAKE 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 5th DAY OF MARCH, 2017.

DAVID W. FOSTER, CHAIRMAN
DALE MILLER, SECRETARY



REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 15th DAY OF JUNE, 2017.

TRICIA L. KOBELT, DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 18th DAY OF JULY, 2017.

JEFF LONGWELL, MAYOR
KAREN SURETT, CITY CLERK

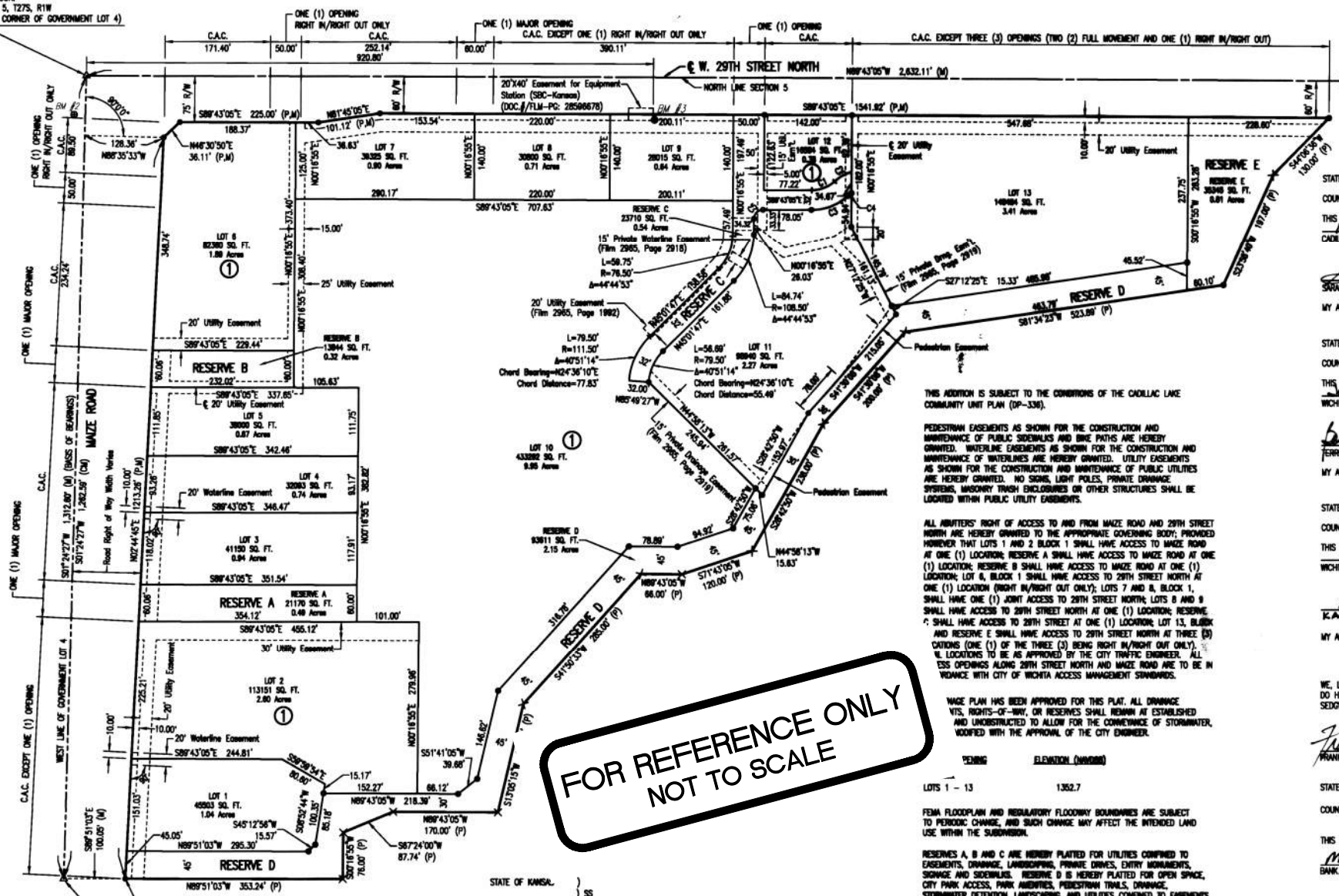
ENTERED ON TRANSFER RECORD August 2017
KELLY ARNOLD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THE 2nd DAY OF AUGUST, 2017.

TONYA BUCKINGHAM, REGISTER OF DEEDS
JUDY J. PAGE, DEPUTY

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec.com

PC 265-1



FOR REFERENCE ONLY
NOT TO SCALE

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE CADILLAC LAKE COMMUNITY UNIT PLAN (OP-338).

PEDESTRIAN EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALKS AND BIKE PATHS ARE HEREBY GRANTED. WATERLINE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES ARE HEREBY GRANTED. UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, WOODEN TRAIL ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM MAZE ROAD AND 29TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOTS 1 AND 2 BLOCK 1 SHALL HAVE ACCESS TO MAZE ROAD AT ONE (1) LOCATION; RESERVE A SHALL HAVE ACCESS TO MAZE ROAD AT ONE (1) LOCATION; RESERVE B SHALL HAVE ACCESS TO MAZE ROAD AT ONE (1) LOCATION; LOT 6, BLOCK 1 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION (RIGHT IN/RIGHT OUT ONLY); LOTS 7 AND 8, BLOCK 1, SHALL HAVE ONE (1) JOINT ACCESS TO 29TH STREET NORTH; LOTS 8 AND 9 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; RESERVE C SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE (1) LOCATION; LOT 13, BLOCK AND RESERVE E SHALL HAVE ACCESS TO 29TH STREET NORTH AT THREE (3) LOCATIONS (ONE (1) OF THE THREE (3) BEING RIGHT IN/RIGHT OUT ONLY). ALL LOCATIONS TO BE AS APPROVED BY THE CITY TRAFFIC ENGINEER. ALL ESS OPENINGS ALONG 29TH STREET NORTH AND MAZE ROAD ARE TO BE IN VOYANCE WITH CITY OF WICHITA ACCESS MANAGEMENT STANDARDS.

WAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE VES. RIGHTS-OF-WAY OR RESERVES SHALL REMAIN AS ESTABLISHED AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, WORKED WITH THE APPROVAL OF THE CITY ENGINEER.

PERMITS ELEVATION (NAD83)

LOTS 1 - 13 1352.7

FEMA FLOODPLAIN AND REGULATORY FLOODING BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES A, B AND C ARE HEREBY PLATTED FOR UTILITIES CONFINED TO EASEMENTS, DRAINAGE, LANDSCAPING, PRIVATE DRIVES, ENTRY MONUMENTS, SIGNAGE AND SIDEWALKS. RESERVE D IS HEREBY PLATTED FOR OPEN SPACE, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVE E IS HEREBY PLATTED FOR OPEN SPACE, PARKING, CITY PARK ACCESS, PARK AMENITIES, PEDESTRIAN TRAILS, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS. RESERVES A THROUGH D SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CADILLAC LAKE 2ND ADDITION, THEIR SUCCESSORS OR ASSIGNS. RESERVE E SHALL BE OWNED AND MAINTAINED BY THE CITY OF WICHITA.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CADILLAC LAKE, LLC

STUART M. KOWALSKI, VICE PRESIDENT

OWNER: NEW WICHITA HOTEL, LLC

DAVID E. HOFFMAN, MANAGER

OWNER: CITY OF WICHITA, KANSAS, A MUNICIPAL CORPORATION

JEFF LONGWELL, MAYOR

STATE OF KANSAS }
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 11th DAY OF MAY, 2017, THAT WE HAVE SURVEYED AND PLATTED CADILLAC LAKE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: LOTS 1 THROUGH 9, BLOCK 1, CADILLAC LAKE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-5126, AS AMENDED; EXCEPT THE 20' UTILITY EASEMENT ON FILM 2965, PAGE 1982, AS SHOWN.



ERNEST CANTU JR., P.E. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.71'	54.50'	42°48'00"	N88°52'55"E	38.77'
C2	32.18'	88.50'	26°32'00"	N80°44'36"E	31.90'
C3	64.97'	88.50'	43°01'57"	N88°50'51"E	63.45'
C4	7.54'	37.50'	11°31'38"	N53°14'42"E	7.53'
C5	22.78'	14.50'	90°00'00"	N45°18'55"E	20.51'



BAUGHMAN
COMPANY

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

CADILLAC LAKE
2ND ADDITION

COPY OF
PLAT

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:
25-06-E142

DESIGN: DRAWN:

DATE: February 26, 2026

SHEET 13 OF 13