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–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

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. City maintenance of water mains ends at right–of–way.

16. 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.

17. 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 Wt.–101, cost is subsidiary to pipe installation.

18. 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.

19. 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.

20. 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.

21. 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.

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

23. Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.

24. 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.

25. 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.

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

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

28. 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".

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

30. All of Osage St. R/W 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".

31. 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

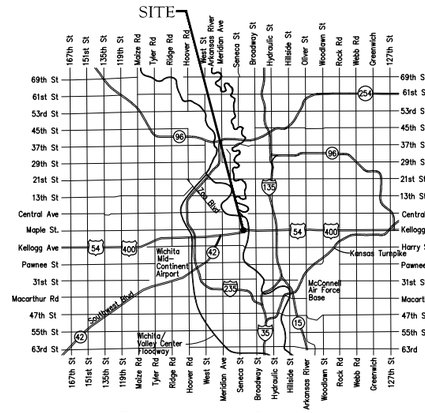
MAPLE ST. APTS

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer
2025-013466PPW
54030980

Baughman Co. Job # 26-04-E483

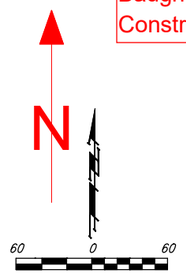
NOTE:
Baughman Company, Inc. provided Post-Construction Inspection on these Waterlines.



Vicinity Map

Sheet Index

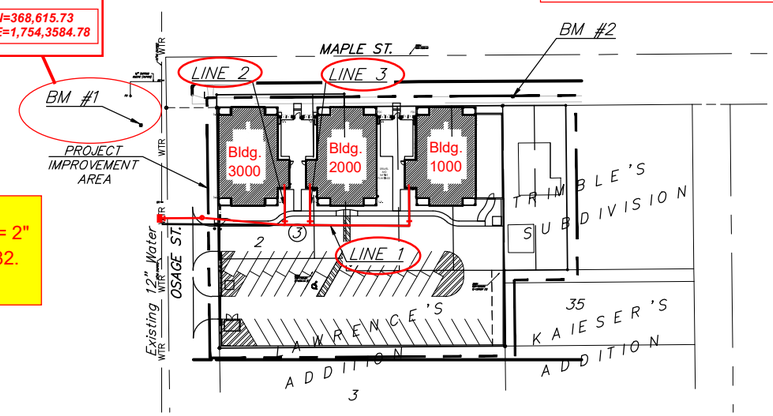
Title Sheet	1
Line 1	2
Erosion Control Plan	3
Std. Water Assembly Detail	4
Miscellaneous Water Details	5
Erosion Control BMP Details	6–10
Copy of Plat	11



Benchmarks

BM #1: "□" Square Cut
Chiseled on top of curb, and drive way end of return.
Elevation=1299.40 (NAVD88)
N=368,615.73
E=1,754,3584.78

BM #2: "□" Square Cut
Chiseled on top of curb.
Elevation=1299.32 (NAVD88)



Domestic
WATER METER:
Water Meter = Octave - Size = 2"
Water Meter Serial # 25006982.
ERT Serial # 773.10366

2" and 3" Sch. 80 CPVC Pipe = IPEX by Aliaxis.
2" CPVC FlameGuard Pipe = Spears.
TAP Valve = Installed by COW.
3 - 2" Valves = Unknown at this time.

Construction Started: August 2025
Construction Ended: 13 May 2026

Utility Contractor: Carr Plumbing
Superintendent: Lee Roush
Inspection: Baughman Company
Inspector: Jeff Priddle + Larry Powell + Beau G.
As-Built Plans: Jeff Priddle + Larry Powell Priddle
May 14, 2026

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

Engineering approved by Shawn Mellies on 7–18–2025
Utilities approved by Greg Lolley on 7–18–2025
Fire Dept. approved by Jose Ocadiz on 7–18–2025

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.



July 21, 2025

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

E:\Projects\Lawrence's Addition - Maple Apartments - Hutton\Engineering\Phase 1\PPW\PPW.dwg

Northings (N) & Eastings (E): State Plane Coordinates - Kansas Regional Coordinate System, Wichita / Zone 17 (KRCS,Wichita).
Elevations: NAVD88 (Geoid 18).
As-Built Survey Shots By: Baughman Company, P.A.

BENCHMARKS:
BM #1: "□" Square Cut Chiseled on top of curb, and drive way end of return. Elevation=1299.40 (NAVD88)

BM #2: "□" Square Cut Chiseled on top of curb. Elevation=1299.32 (NAVD88)

* Riser Note:
Contractor to install CPVC pipe and CPVC bends. Riser is to be extended 18"–24" above Building FFE. Riser location is approximate, building GC is required to locate Riser location per the foundation requirements. Contractor to install fittings as required for pressure testing and water quality sampling. CPVC pipe and CPVC fittings shall be from BlazeMaster Fire Protection Systems or approved equal, meeting NFPA 13 or 13R.

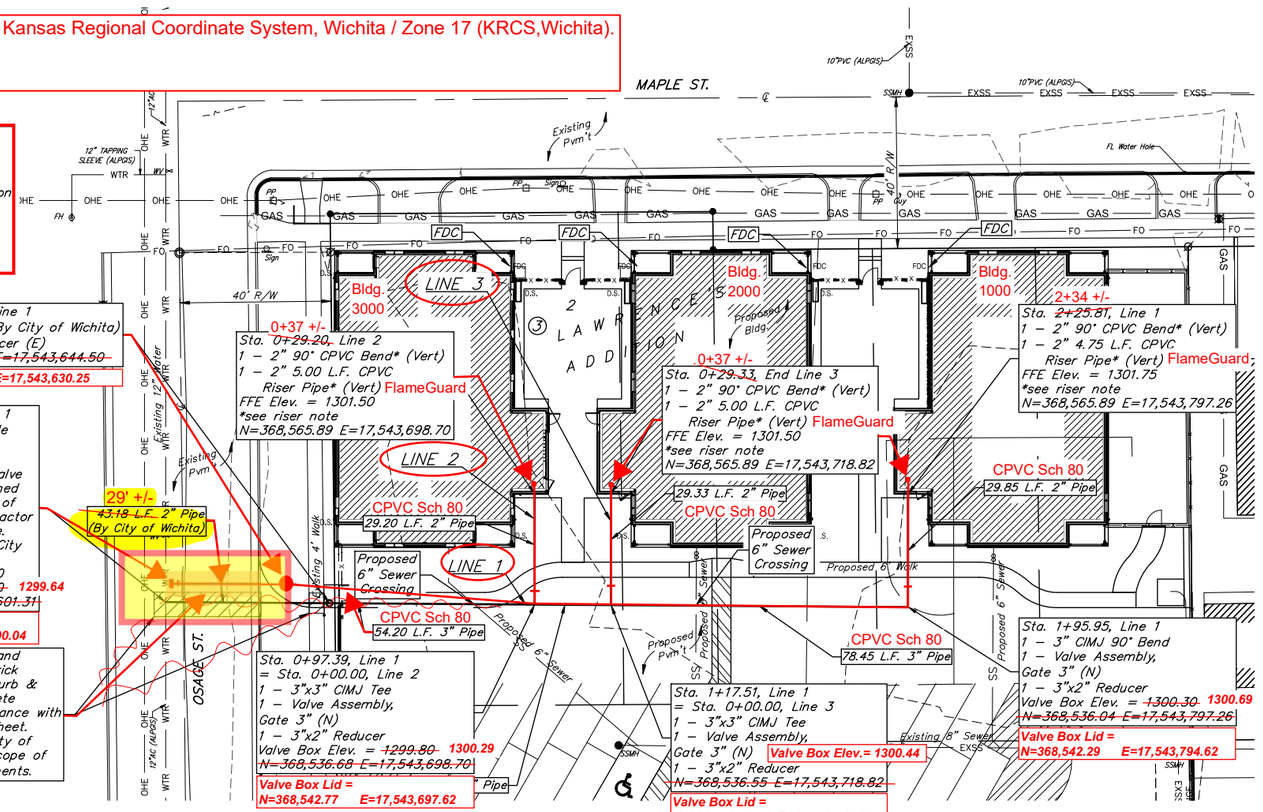
From CL's W. Maple St. & Osage St.:
WATER METER = 128' South & 28' East

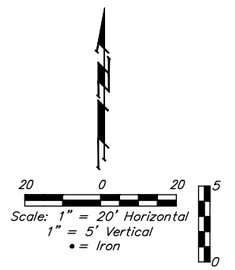
From CL's W. Maple St. & Osage St.:
TAP SADDLE = 128' South & 2' West.
TAP VALVE = 128' South & 1' West.

NOTE:
1. Tracer Wire was run from Water Meter Can to all Riser Pipes in Apartment Buildings. No Test Stations installed.

2. Riser Pipes = 2" CPVC Spears FlameGuard Pipe installed up from 90° Vertical Bend.

3. Baughman Company, Inc. provided Post-Construction Inspection on these Waterlines.



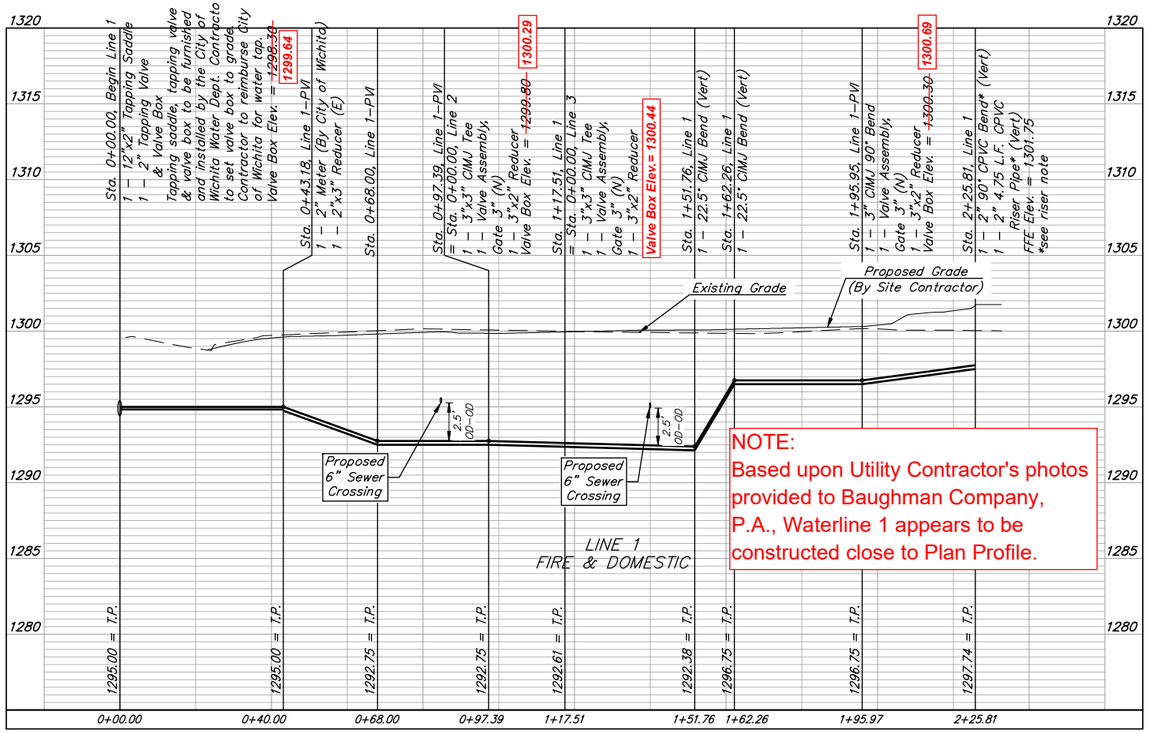


No fence is allowed to obstruct access to FDCs

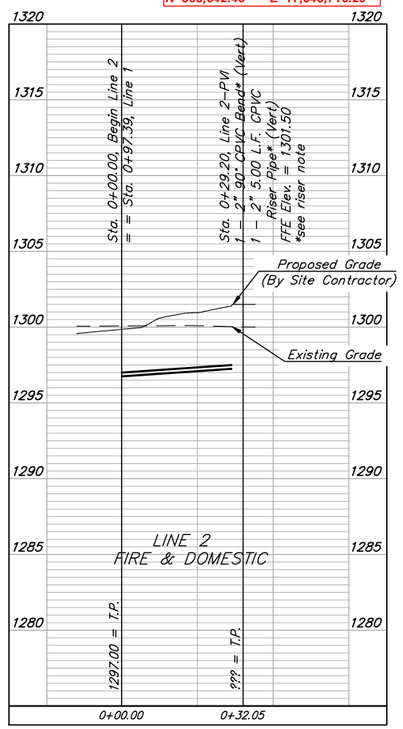
Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.

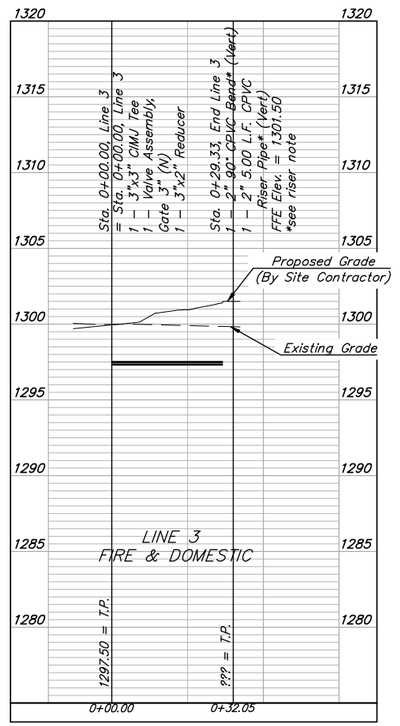
Contractor to maintain a minimum of 2' of vertical separation (O.D.–O.D.) between sanitary sewer and water line.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.



NOTE:
Based upon Utility Contractor's photos provided to Baughman Company, P.A., Waterline 1 appears to be constructed close to Plan Profile.





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

JAMES MOTEN LICENSED 21190 7-18-25 KANSAS PROFESSIONAL ENGINEER

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

MAPLE ST. APARTMENTS

LINES 1, 2, 3

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 25-03-E058

DESIGN: DRAWN:

DATE: July 21, 2025

SHEET 2 OF 11

File: E:\Projects\Lawrence's Addition - Maple Apartments - Hutton\Engineering\Phase 1\PPW\PPW.dwg

LAWRENCE'S ADDITION

TO WEST WICHITA.



L-3-5

FOR REFERENCE ONLY
NOT TO SCALE

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized rendition of original signature

TREVOR JAMES WOOTEN
LICENSED
21190
7-18-25
KANSAS
PROFESSIONAL ENGINEER

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

MAPLE ST. APARTMENTS

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 25-03-E058

DESIGN: DRAWN:

DATE: July 21, 2025

SHEET 11 OF 11

File: E:\Projects\Lawrence's Addition - Maple Apartments - Hutton\Engineering\Phase 1\PPW\PPW.dwg