AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS

to serve

ExecU Stor III

330 N. GREENWICH RD.

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

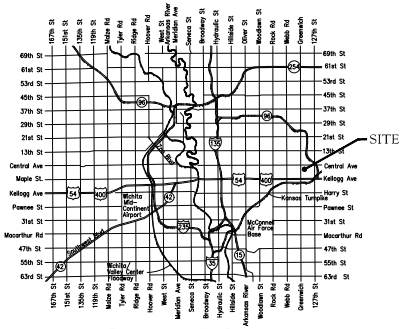
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53030982

Baughman Job # 26-05-E489

6247D

Basin: 4MC-MH



Vicinity Map

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.

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. 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 easement.

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 su existing utilities through construction as approved the utility owner and the Engineer at the contrac expense.

23. All areas disturbed during construction are to be s 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".

24. 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".

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

26. Contractor shall contact Engineer for availability and location of contractor borrow.

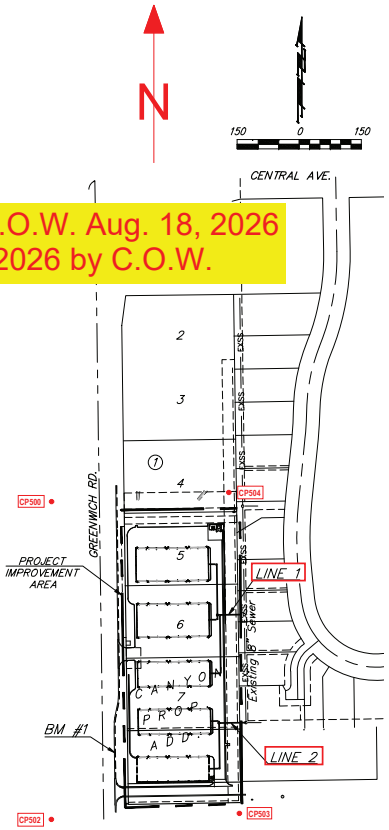
27. The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Benchmarks

BM #1: "□" cut in top of curb, east side of Greenwich Rd., 122' north and 31' west of the SW corner of Lot 7, Block 1, Canyon Properties Addition. Elevation = 1386.63 (NAVD88)

CONTROL POINTS USED FOR AS-BUILT GPS SURVEY:

CP501:
N=1,687,860.12 E=1,686,133.68 Elev=1385.01
CP502:
N=1,687,458.51 E=1,686,158.66 Elev=1387.04
CP503:
N=1,687,474.02 E=1,686,551.13 Elev=1380.76
CP504:
N=1,688,215.69 E=1,686,496.83 Elev=1376.34



Redlines rec'd by C.O.W. Aug. 18, 2026
Accepted Aug. 18, 2026 by C.O.W.

Utility Contractor: McCullough Excavation
Superintendent: Rob Gray
Inspection: Baughman Company
Staking: Baughman Company
Inspector: Jeff Priddle
As-Built Plans: Larry Powell & Jeff Priddle
August 17, 2026

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Erosion Control BMP Details	6-10
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Construction Started: 26 May 2026
Construction Ended: 4 June 2026

Structures: Wichita Concrete Pipe
8" SDR35 PVC Pipe: Sanderson Pipe
Rings + Covers: Deeter Foundry

Construction complete after Line 2 sag repair: 6-18-26

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Bethany Mally on 02.03.26

Utilities approved by Scott Macey on 02.03.26

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.

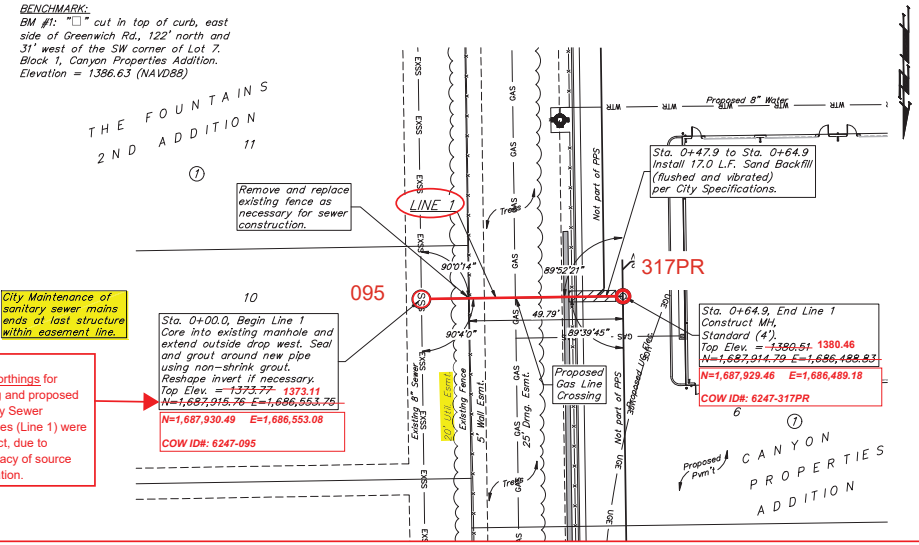
STEVEN JAMES WOOTEN LICENSED 21190 2-4-26 KANSAS PROFESSIONAL ENGINEER

February 4, 2026

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

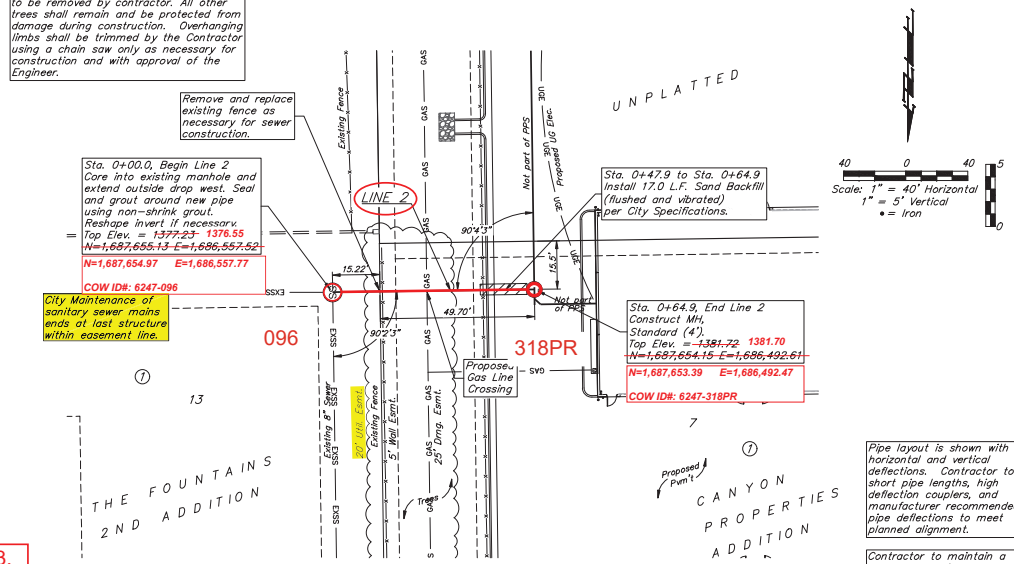
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BENCHMARK:
BM #1: "□" cut in top of curb, east side of Greenwich Rd., 122' north and 31' west of the SW corner of Lot 7, Block 1, Canyon Properties Addition. Elevation = 1386.63 (NAVD88)



NOTE:
Plan Northings for existing and proposed Sanitary Sewer Manholes (Line 1) were incorrect, due to inaccuracy of source information.

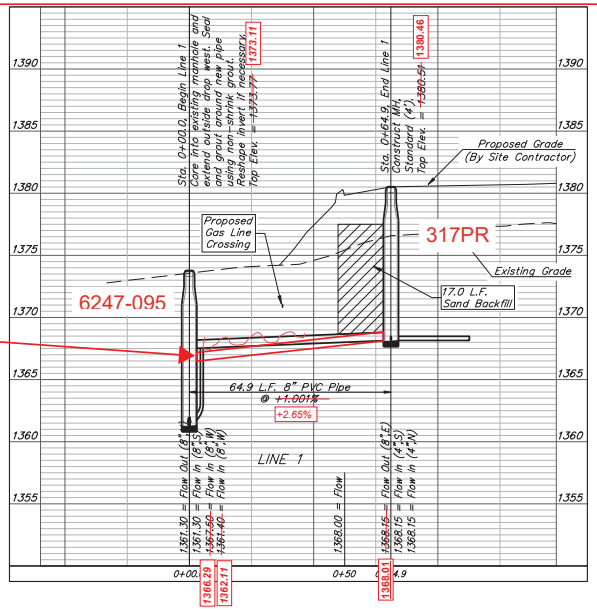
Trees in conflict with sewer construction to be removed by contractor. All other trees shall remain and be protected from damage during construction. Overhanging limbs shall be trimmed by the Contractor using a chain saw only as necessary for construction and with approval of the Engineer.



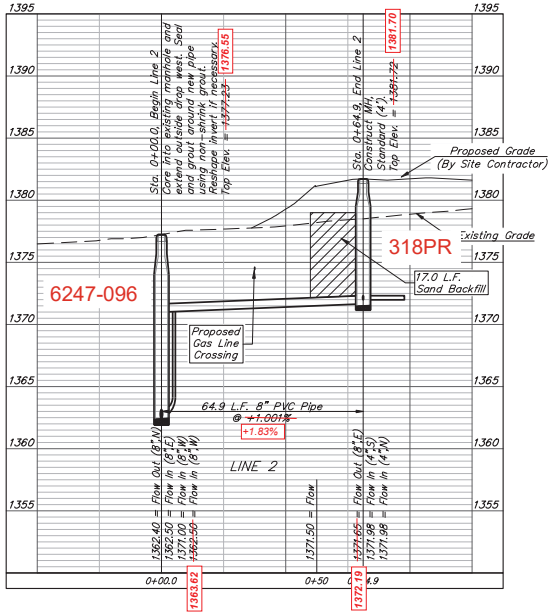
Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.

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

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.



NOTE:
SS Pipe installed approximately 12" +/- lower than plan elevation at Sta 0+00, to clear existing underground electric line.



Contractor shall verify elevation and alignment 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

ExecU Stor III

LINES 1 & 2

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 05-07-E171

DESIGN: JAB DRAWN: TMS

DATE: February 4, 2026

SHEET 2 OF 11

File: E:\Projects\CanyonCondos-25-07-E171\Engineering\PPS\PPS.dwg

PC 91-8

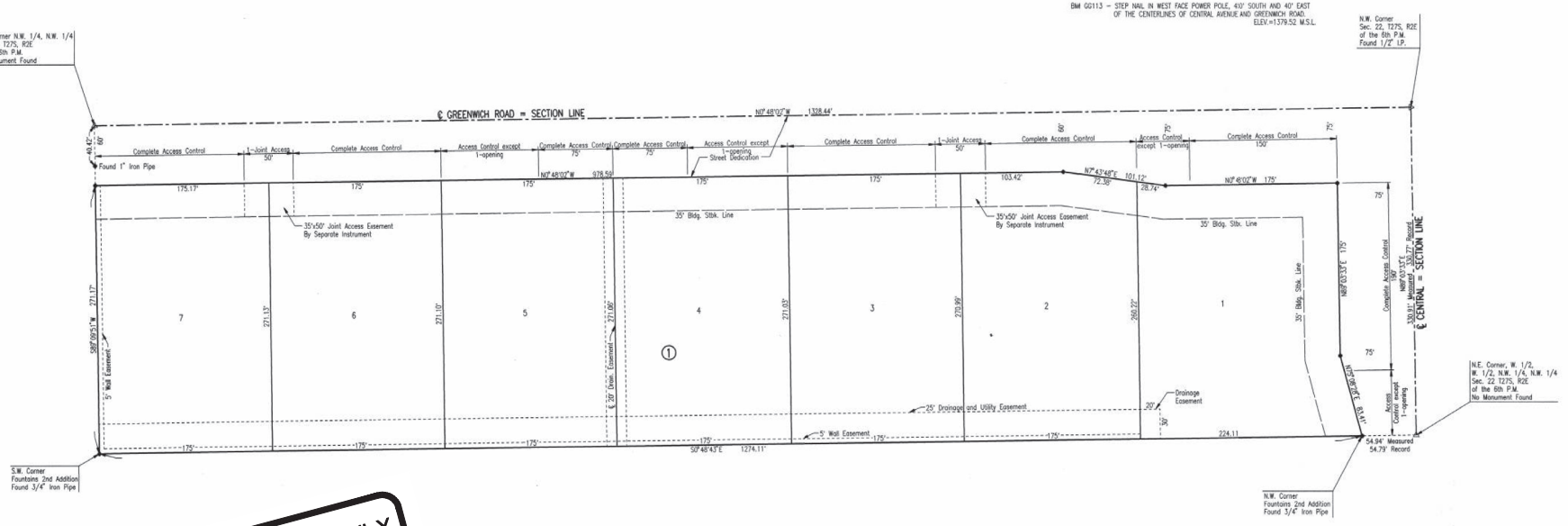
CANYON PROPERTIES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=50'

BM# GG112 – STEP NAIL IN NORTHWEST FACE POWER POLE AT SOUTHEAST CORNER CENTRAL AVENUE AND GREENWICH ROAD.
ELEV.=1378.40 M.S.L.

BM# GG113 – STEP NAIL IN WEST FACE POWER POLE, 410' SOUTH AND 40' EAST OF THE CENTERLINES OF CENTRAL AVENUE AND GREENWICH ROAD.
ELEV.=1379.52 M.S.L.



FOR REFERENCE ONLY
NOT TO SCALE

STAT.
COUN:

I, JAMES
DO HERE
TO BE SU
COUNTY, K
DESCRIBED AS:

ALL OF THE
NORTHWEST
PRINCIPAL ME
NORTHWEST QUARTER OF THE
SHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH
COUNTY, KANSAS.

RIGHT-OF-WAY ROAD EASEMENTS AS PER FILM 1722, PAGES 1379 AND 1381, AND MISC. BOOK 301, PAGE 437, AND MISC BOOK 606, PAGE 11, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

JAMES P. MOORE LS-829 KANSAS LAND SURVEYOR 7-21-98

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 STREETS THE SAME TO BE KNOWN AS CANYON PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE EAST LINE OF LOTS 2 THROUGH 7, AND THE SOUTH LINE OF LOT 7, BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM GREENWICH ROAD AND CENTRAL AVENUE OVER AND ACROSS THE NORTH AND WEST LINES OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO CENTRAL AVENUE AT (1) ONE LOCATION AND TO GREENWICH ROAD AT (1) ONE LOCATION; THAT LOTS 2, 3, 6 AND 7 SHALL HAVE A JOINT ACCESS OPENING TO GREENWICH ROAD, AS SHOWN, AND THAT LOTS 4 AND 5 SHALL HAVE ACCESS TO GREENWICH ROAD AT (1) ONE LOCATION EACH; SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES, SEE C.U.P. DP-229 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: CANYON PROPERTIES, INC.

BY: Jerry D. Jones
JERRY D. JONES, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 9th DAY OF July, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME JERRY D. JONES, ~~VICE~~-PRESIDENT OF CANYON PROPERTIES, INC., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
Gary L. Wiley

MY COMMISSION EXPIRES 1-15-2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-2001

WE, INTRUST BANK N.A., IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CANYON PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Roger G. Eastwood
ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 9th DAY OF July, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME ROGER G. EASTWOOD, SENIOR VICE-PRESIDENT, INTRUST BANK, N.A., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
Gary L. Wiley

MY COMMISSION EXPIRES 1-15-2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25th DAY OF June, 1998.

Richard Lopez, CHAIRMAN
RICHARD LOPEZ

Marvin S. Krout, SECRETARY
MARVIN S. KROUT

SEAL WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 25th DAY OF AUGUST, 1998.

Bob Knight, MAYOR
BOB KNIGHT

Pat Burnett, CITY CLERK
PAT BURNETT

CITY OF WICHITA KANSAS

ENTERED ON TRANSFER RECORD THIS 3rd DAY OF September, 1998.

James Alford, COUNTY CLERK
JAMES ALFORD

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:19 A.M., ON THIS 4th DAY OF September, 1998.

Bill Meek, REGISTER OF DEEDS
BILL MEEK

Linda Frigoletto, DEPUTY
LINDA FRIGOLETTO

1722853

PC 91-8

20.00

DWG: CANYON PROPERTIES ADDITION 1=50.00
DATE: 07-08-1998 10:04:26 am
FILE: E:\Projects\CanyonCondos-25-07-E171\Engineering\PPS\PPS.dwg

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

ExecU Stor III

COPY OF PLAT

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 05-07-E171

DESIGN: DRAWN:

DATE: January 8, 2026

SHEET 11 OF 11