AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS

to serve

STONEY POINTE 6TH ADD.

11616 E 27th St N

~~N. BOULDER DRIVE~~

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

2026-007888PPS

53030982

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 or 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 –– 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. 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

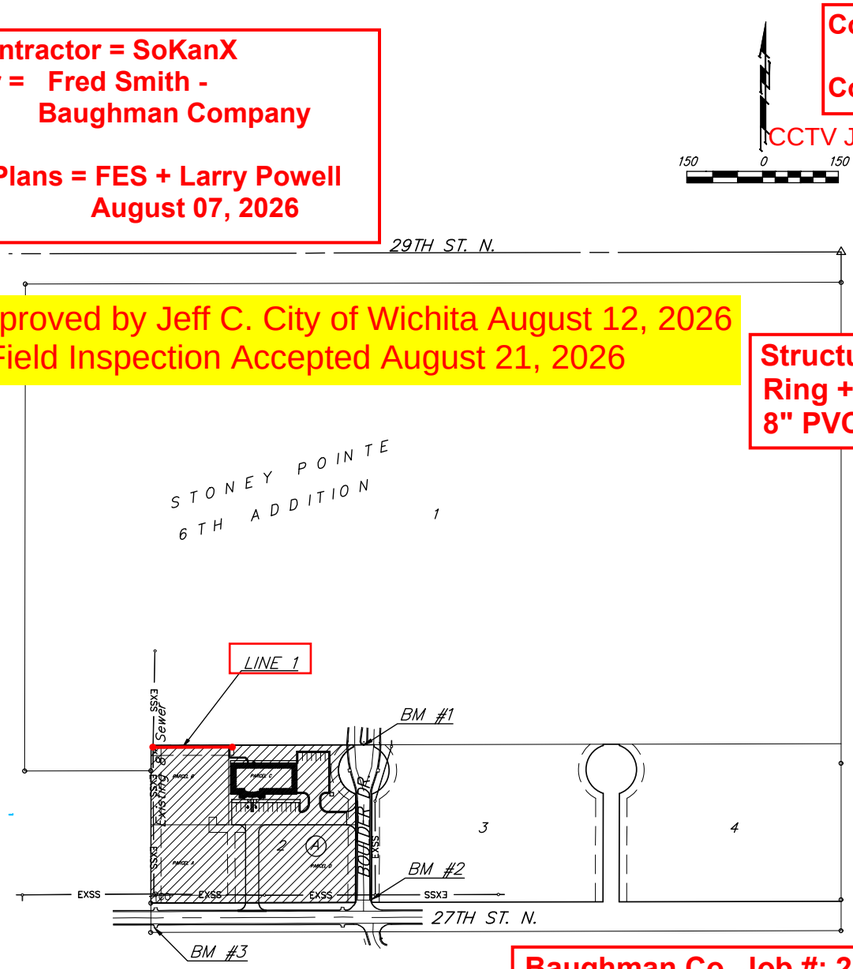
BM #1: "□" on the south end of the median in N. Boulder Drive.
Elevation = 1396.66 (NAVD 88)

BM #2: "□" on top of curb at the north end curb return in the east side of N. Boulder Drive and north of E. 27th Street N.
Elevation = 1396.95 (NAVD 88)

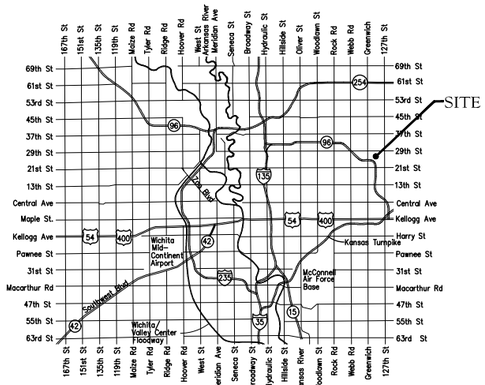
BM #3: "□" on the southwest corner of the storm sewer curb inlet lid on the south side of E. 27th Street N. and north of the DSW store.
Elevation = 1387.51 (NAVD 88)

Utility Contractor = SoKanX
Inspector = Fred Smith - Baughman Company

As-Built Plans = FES + Larry Powell August 07, 2026



Video approved by Jeff C. City of Wichita August 12, 2026
C.O.W. Field Inspection Accepted August 21, 2026



Construction Began = July 2026 July 9, 2026

Construction End = July 2026 July 13, 2026

CCTV July 21, 2026 & Approved by Baughman July 28, 2026

150 0 150

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Erosion Control Plan	3
Precast SS Manhole Detail	4
Manhole Frame & Cover Detail	5
Erosion Control BMP Details	6–10
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Structures = McPherson Concrete Companies
Ring + Lid = Neenah Foundry
8" PVC Pipe = Sanderson Pipe

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering Approved by Bethany Mally (04/24/2026)

Utilities Approved by Scott Macey (04/24/2026)

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.



Baughman Co. Job #: 26-05-E500

Benefit District

April 27, 2026

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

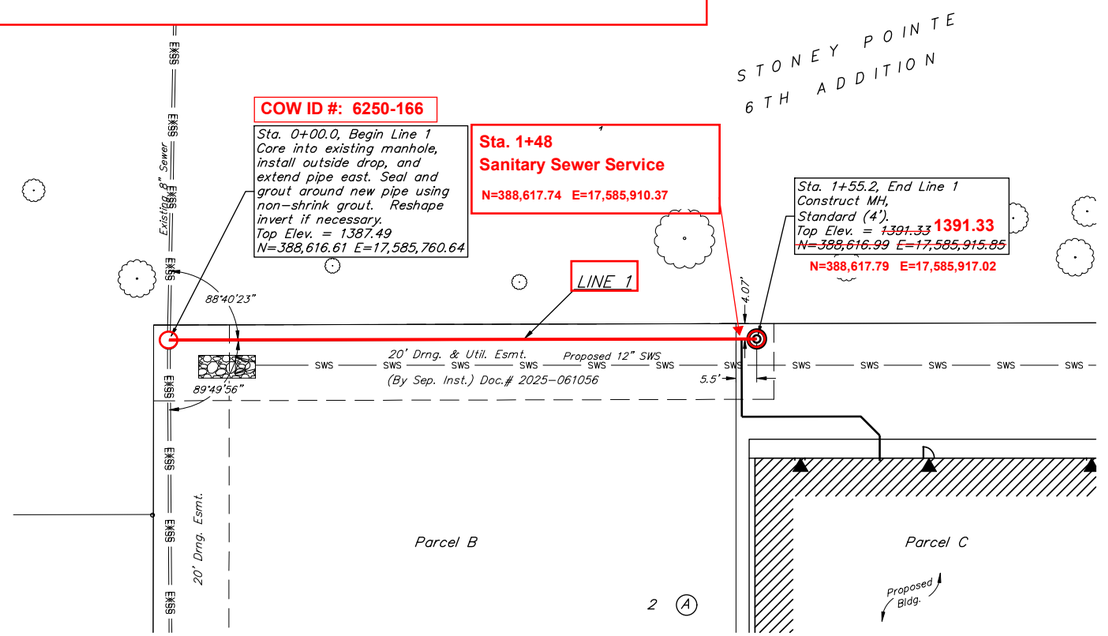
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BENCHMARKS:
BM #1: "□" on the south end of the median in N. Boulder Drive.
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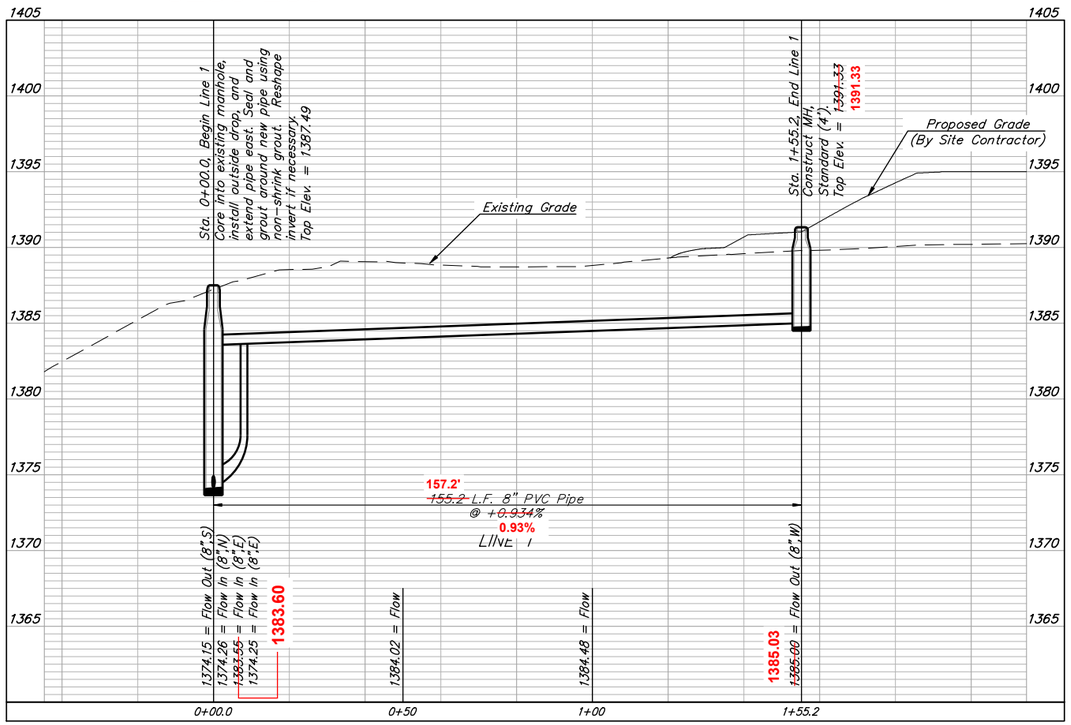
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Elevation = 1387.51 (NAVD 88)

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.



6250-166 6250-343



Contractor shall verify elevation and location of existing manhole prior to construction and notify Engineer of any discrepancy.

TREVOR JAMES WOOTEN LICENSED 21190 4.27.26 KANSAS PROFESSIONAL ENGINEER

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

STONEY POINTE 6TH ADD.

LINE 1

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 25-06-E159

DESIGN: AH DRAWN: TMS

DATE: April 27, 2026

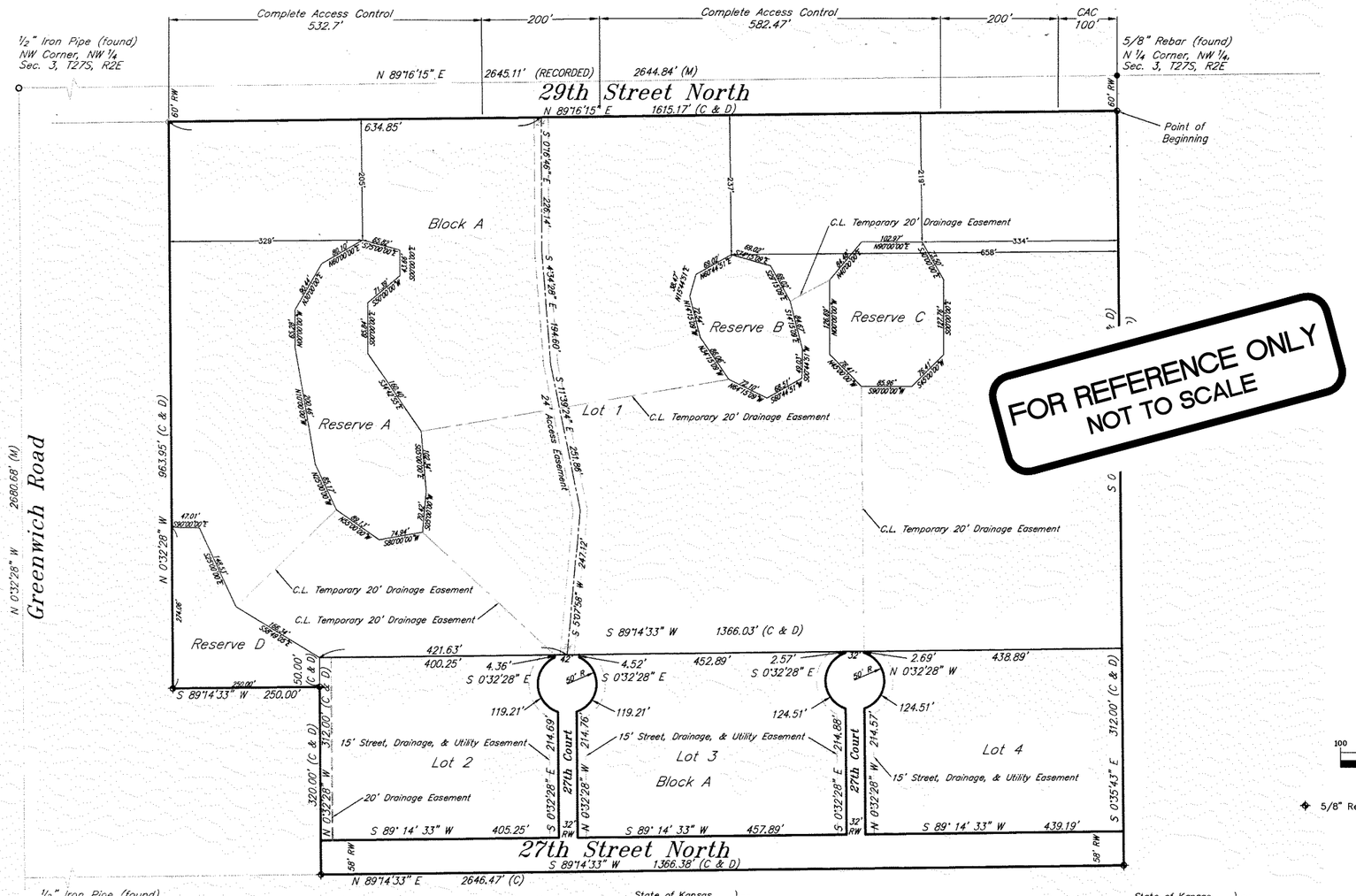
SHEET 2 OF 11

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PC 226-4

Stoney Pointe Addition
Wichita, Sedgwick County, Kansas

Part of the NW 1/4, Section 3
Township 27 South, Range 2 East, of the 6th. P.M.



(IN FEET)
1 inch = 100 ft.

◆ 5/8" Rebar (set) KEMPA CLS #157

½" Iron Pipe (found)
W ¼ Corner, NW ¼
Sec. 3, T27S, R2E

State of Kansas
County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and a Block, reserves and streets to be known as Stoney Pointe Addition, Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The streets, drainage and utility easements are hereby granted as indicated for street and drainage purposes and for the construction and maintenance of all public utilities. Temporary drainage easements are hereby granted for the conveyance of storm water and shall automatically vacate at such time as the conveyance of storm water is confined to permanent 20' drainage easements, to be accepted by the City and recorded by separate instrument with the Sedgwick County Register of Deeds. The access easement is hereby dedicated for the benefit of the adjoining properties. Reserves A, B, C, and D are dedicated for storm water detention, landscaping, irrigation and beautification. A drainage plan has been developed for the plat and all drainage easements, rights-of-way, and reserves A, B, C, and D shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water. Minimum pad elevations for Lot 1 are detailed on the master grading plan. Reserves A, B, C and D shall be owned and maintained by the owner of Lot 1, for the use as a drainage reserve and utility easement. Complete access control except for 2 openings shall be as shown on the plat. And further, that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: NORTH GREENWICH / 29TH LLC, a Kansas limited liability company

3/7/2011
Kevin Mullen, President, Ritchie Investment Company, Inc., Manager of NORTH GREENWICH/ 29TH, LLC, a Kansas limited liability company — Date

State of Kansas
County of Sedgwick } SS

This instrument was acknowledged before me on this 7th day of March 2011, by Kevin Mullen, President, Ritchie Investment Company, Inc., Manager of North Greenwich/29th LLC, a Kansas limited liability company
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day last above written.

Angie M. Sizemore
Notary Public
My Commission Expires: 7/25/11

ANGIE M. SIZEMORE
Notary Public - State of Kansas
My Appt. Expires 7/25/11

State of Kansas
County of Sedgwick } SS

Intrust Bank, N.A. holders of a mortgage on the above decribed property, does hereby consent to the plat at Stoney Pointe Addition.

Intrust Bank, N.A.
Gary Schmitt, Executive Vice President

State of Kansas
County of Sedgwick } SS

This instrument was acknowledged before me on this 7th day of March 2011, by Gary D. Schmitt, Executive Vice President of Intrust Bank, N.A.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day last above written.

Susan K. Cook
Notary Public
My Commission Expires: 11/3/12

SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/12

State of Kansas
County of Sedgwick } SS

I, Bradley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 12th day of October, 2010, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

A tract of land lying within a portion of Greenwich Business Center Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being described as, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and portions of Lots 7 and 18, Block 1, TOGETHER with, Lots 1 and 2, Block 2, TOGETHER with, Lots 16 and 17, Block 3, TOGETHER with, 27th Street Court, Essex Street, 28th Street North and part of 27th Street North rights-of-way being vacated, TOGETHER with, Reserves D and E, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 2, said addition; thence along the East line of Lots 1 and 2, Block 2, and extended along the East lines of Lots 16 and 17, Block 3, along a platted bearing of S 0°35'43" E, a distance of 1283.14 feet to the Southeast corner of said Lot 17, Block 3; thence along the Southerly line of said addition, S 89°14'33" W, a distance of 1,366.38 feet; thence parallel with the West line of said Lot 18, N 0°32'28" W, a distance of 320.00 feet; thence parallel with the Southerly line of said addition S 89°14'33" W, a distance of 250.00 feet, to said West line of Lot 18; thence along the West line of Lots 18, 17 and 16, Block 1 and extended to the North line of said Lot 7, N 0°32'28" W, a distance of 963.95 feet; thence along the North line of Lots 7, 8, 9 and Reserve D, Block 1 and extended along the North line of Reserve E and Lot 1, Block 2, on a platted bearing of N 89°16'15" E, a distance of 1615.17 feet the Point of Beginning.

Said tract contains 45.77 acres ±.

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A 12-512(b) amended.

BRADLEY C. WARD LICENSED LAND SURVEYOR LS-920 KANSAS

Bradley C. Ward, L.S. #920 — Date
Not original unless signed in blue ink

Benchmark:
Brass disc on top of curb in front of fire hydrant, Lot 1, Block 1, Regency Park Addition to Wichita, Sedgwick County , Kansas
Elevation=1378.96 (NGVD 29) (191.56 City of Wichita datum)

Notes:
1. This Addition is subject to conditions of Protective Overlay No. 74.
2. Developer shall provide and record with the appropriate governing body permanent drainage and access easements at the time of construction to allow access to the reserves through and from public and or private streets and easements.

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 29212156
Receipt #: 1773309 Recording Fee: $20.00
Pages Recorded: 1
Cashier Initials: JP Authorized By:
Date Recorded: 4/12/2011 9:24:37 AM

State of Kansas
City of Wichita } SS

This plat of Stoney Pointe Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 23rd day of December 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Debra Miller Stevens, Chair
John L. Schlegel, Secretary

WICHITA PLANNING COUNTY KANSAS

SEAL WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

State of Kansas
City of Wichita } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5th day of April 2011.

At the Direction of the City Council

Carl Brewer, Mayor

Karen Sublett, City Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

Entered on transfer record this 12 day of April, 2011.

Kelly B. Arnold, County Clerk

State of Kansas
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 12th day of April, 2011, at 9:24:37 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 12th day of April, 2011.

RICHARD D. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Filename: 10089\Stoney Pointe Final Plat.dwg Prepared: 2-3-11

TREVOR JAMES WOOLTEN LICENSED 21190 4.27.26 KANSAS PROFESSIONAL ENGINEER

kemiller engineering
516 S. Market, Wichita, KS 67202 316/264-0242

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

STONEY POINTE 6TH ADD.

COPY OF PLAT

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 25-06-E159

DESIGN: DRAWN:
DATE: April 27, 2026

SHEET 11 OF 11

File: E:\Projects\Stoney Pointe Lot2Blk A Gray\Engineering\Phase 1\Sewer\Sewer.dwg

PC 226-5