As Built Plans received by C.O.W. Sept. 23, 2026

AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS

to serve

HOOVER INDUSTRIAL PARK 2ND ADD. NEK

N. HOOVER CT.

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

2025-021670PPS

(53030982)

5152C

F-W-02

Video Approved by Jeff Crosby, C.O.W. Sept. 29, 2026

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 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. 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

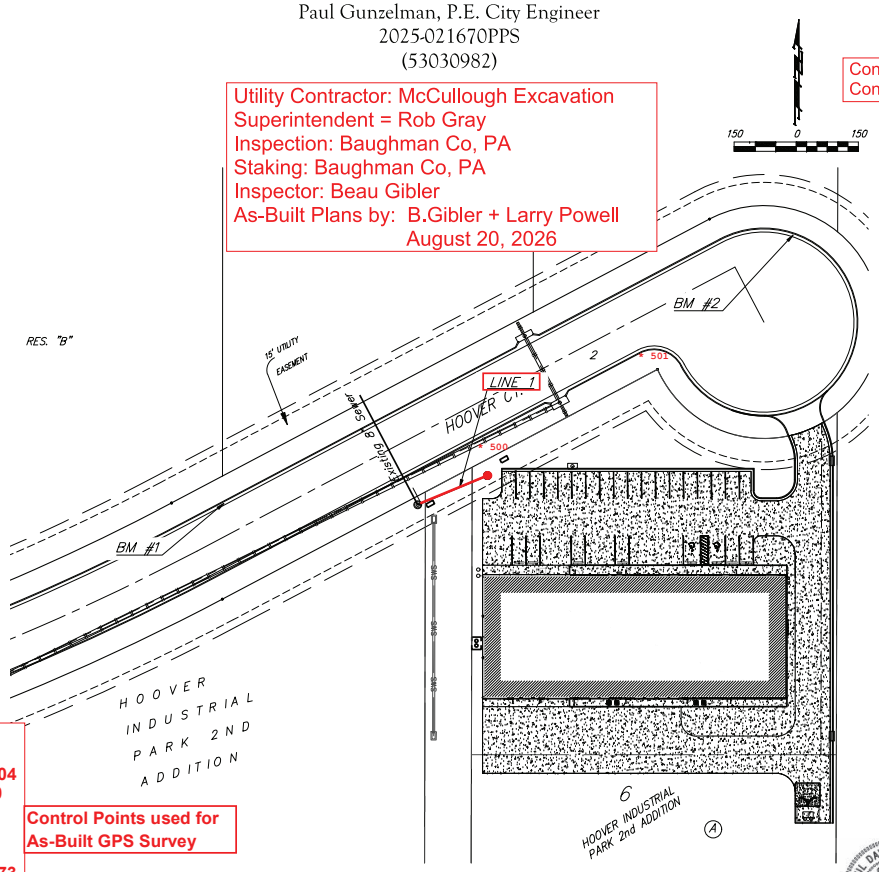
BM #1: "X" chiseled on top of curb on north side of cul-de-sac. Elevation = 1333.45 (NAVD 88)

BM #2: "X" chiseled on top of curb on north side of Hoover Ct. Elevation = 1333.68 (NAVD 88)

CP 500
N = 396,766.75
E = 17,527,845.04
Elev. = 1,332.50

501
N = 396,819.92
E = 17,527,953.73
Elev. = 1,333.07

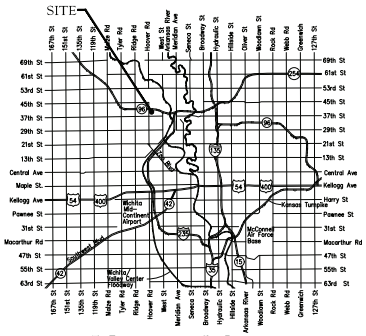
Control Points used for As-Built GPS Survey



Utility Contractor: McCullough Excavation
Superintendent = Rob Gray
Inspection: Baughman Co, PA
Staking: Baughman Co, PA
Inspector: Beau Gibler
As-Built Plans by: B.Gibler + Larry Powell
August 20, 2026

Construction Began: 7-16-2026
Construction + TV Video Ended: 7-30-2026

8" PVC Pipe = Sanderson Pipe.
Structure = Wichita Concrete Pipe.
Ring + Cover = Deeter.



Vicinity Map

Sheet Index

Title Sheet	1
Line 1	2
Erosion Control Plan	3
Precast SS Manhole Detail	4
Manhole Frame & Cover Detail	5
Erosion Control BMP Details	6-10
Copy of Plat	11

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering Bethany Mally approved 2/10/2026

Utilities Scott Macey approved 2/10/2026

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.

PAUL DAVID MACDONALD
LICENSED
29830
02/10/2026
KANSAS
PROFESSIONAL ENGINEER

February 10, 2026

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

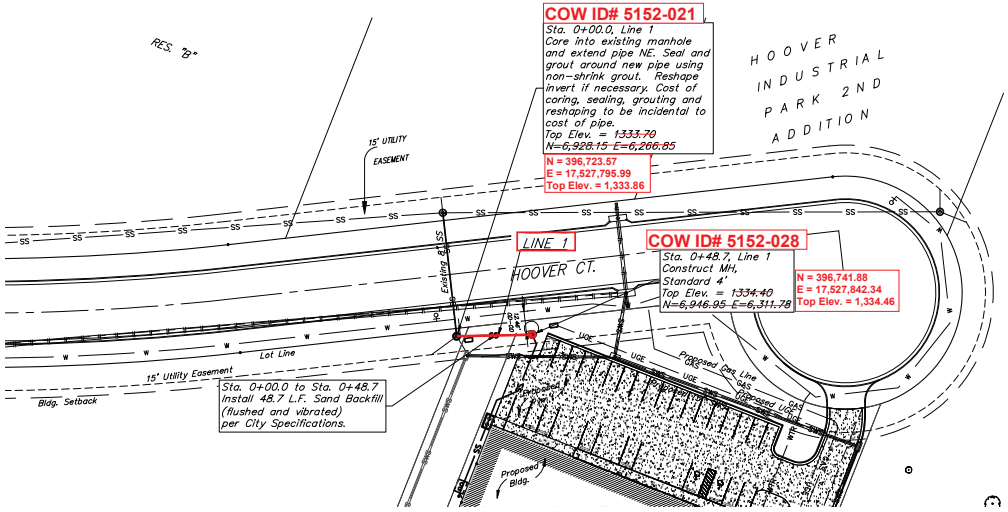
Baughman # 26-07-E542

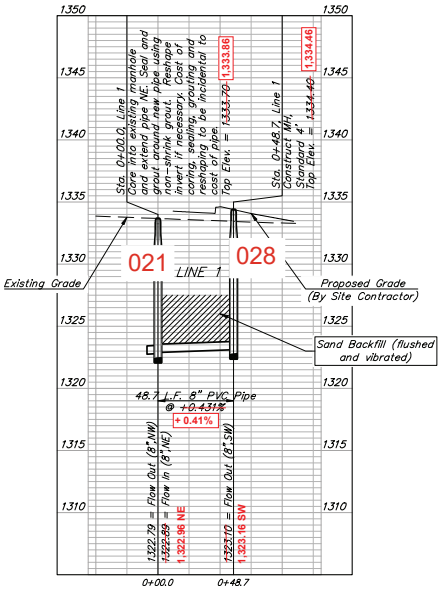
E:\Projects\Hoover Industrial 2nd Ad - NEK\Phase 1\PDP\PRSHT.dwg

BENCHMARKS:
BM #1: "X" chiseled on top of curb on north side of cul-de-sac. Elevation = 1333.45 (NAVD 88)

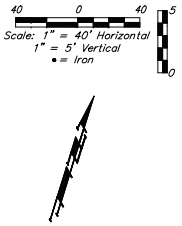
BM #2: "X" chiseled on top of curb on north side of Hoover Ct. Elevation = 1333.68 (NAVD 88)

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.





Contractor shall verify elevation and alignment of existing 8" pipe prior to construction and notify Engineer of any discrepancy.



Built on Plan Alignment

City Maintenance of sanitary sewer mains ends at last structure within easement.

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

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
Heide Bryan, Evergy, (316) 261-6354
Shannon Brinkmeyer, AT&T (316) 268-2931
Travis Taylor, Cox Comm., Travis.taylor@cox.com

PAUL DAVID McDONALD LICENSED 29830 02/10/2026 KANSAS PROFESSIONAL ENGINEER

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

HOOVER IND. PARK 2ND ADDITION NEK

LINE 1

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 25-05-E124

DESIGN: TJW DRAWN: RDV

DATE: February 10, 2026

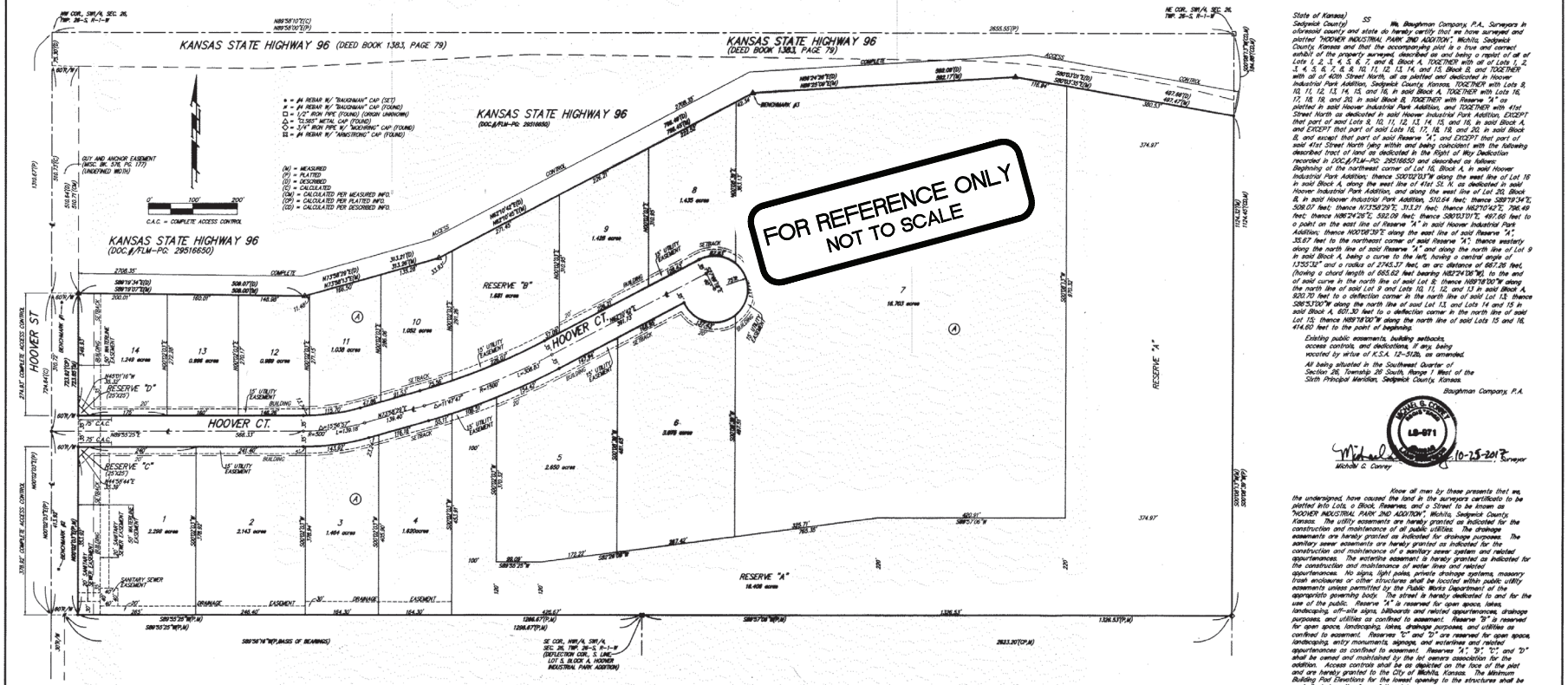
SHEET 2 OF 11

File: E:\Projects\Hoover Industrial 2nd Lot 6 - NEK\Phase 1\PDF\PSS\PPS.dwg

PC 267-7

HOOVER INDUSTRIAL PARK 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
4-7, 9, 10	A	1331.8

BENCHMARK:
BENCHMARK #1 – CHISELED SQUARE ON TOP OF CURB – SOUTHEAST CORNER OF INTERSECTION OF K-96 MONTHLY ON-RAMP AND HOOVER ST., 21.0' S. & 37.2' E. OF NORTHWEST CORNER OF LOT 14, BLOCK A. ELEV. = 1334.65 NAVD88

BENCHMARK #2 – P-K NAIL IN EAST FOG LINE OF HOOVER ST. PAVEMENT, 102.8' N. & 43.6' W. OF SOUTHWEST CORNER OF LOT 1, BLOCK A. ELEV. = 1333.65 NAVD88

BENCHMARK #3 – TOP OF "S.365" METAL CAP MONUMENTING WESTERLY DEFLECTION CORNER IN THE NORTH LINE OF LOT 7, BLOCK A, SAID DEFLECTION CORNER BEING N62°10'45"E, 42.34' FROM THE NORTHWEST CORNER OF SAID LOT 7. ELEV. = 1331.43 NAVD88

NOTE:
A drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves 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 stormwater.

NOTE:
Existing perpetual joint access easement, (undefined width and location), affecting Lots 1 and 2, Block A, Hoover Industrial Park Addition recorded in DOC.#/FLM-PG: 29700008.

This plat of "HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this 1st day of SEPTEMBER 2017.

Wichita–Sedgwick County Metropolitan Area Planning Commission

SEAL

Joseph A. Johnson, Chairman

Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 31st day of October 2017.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 31st day of October 2017.

PATRICIA L. ROBELLO PS-1246 LICENSED LAND SURVEYOR

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

Entered on transfer record this 21st day of December 2017.

Kelly Arnold, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 26th day of December 2017 at 10:43 o'clock A.M. and is duly recorded in Book 63 Page

Tonya Buckingham, Register of Deeds

Judy A. Paget, Deputy

Tonya Buckingham
Register of Deeds, Sedgwick County, Kansas
Receipt #: 20490873
Pages Recorded: 1
Recording Fee: $28.00
Authorized Signature

Cashier: CYENATOR
Date Recorded: 12/26/2017 10:43:53 AM

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block A, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block B, and TOGETHER with all of 40th Street North, all as platted and dedicated in Hoover Industrial Park Addition, Sedgwick County, Kansas, TOGETHER with Lots 9, 10, 11, 12, 13, 14, 15, and 16, in said Block A, TOGETHER with Lots 16, 17, 18, 19, and 20, in said Block B, TOGETHER with Reserve "A" as platted in said Hoover Industrial Park Addition, and TOGETHER with 41st Street North as dedicated in said Hoover Industrial Park Addition, EXCEPT that part of said Lots 8, 10, 11, 12, 13, 14, 15, and 16, in said Block A, and EXCEPT that part of said Lots 16, 17, 18, 19, and 20, in said Block B, and except that part of said Reserve "A", and EXCEPT that part of said 41st Street North lying within and being coincident with the following described tract of land as dedicated in the Right of Way Dedication recorded in DOC.#/FLM–PG: 29516650 and described as follows:
Beginning at the northeast corner of Lot 16, Block A, in said Hoover Industrial Park Addition; thence S00°03'03"W along the east line of Lot 16 in said Block A, along the west line of 41st St. N. as dedicated in said Hoover Industrial Park Addition, and along the west line of Lot 20, Block B, in said Hoover Industrial Park Addition, 510.64 feet; thence S89°19'34"E, 508.07 feet; thence N13°56'29"E, 313.21 feet; thence N62°10'45"E, 796.49 feet; thence N86°24'28"E, 593.09 feet; thence S80°03'01"E, 497.66 feet to a point on the east line of Reserve "A" in said Hoover Industrial Park Addition; thence N00°08'39"E along the east line of said Reserve "A", 35.67 feet to the northeast corner of said Reserve "A"; thence westerly along the north line of said Reserve "A" and along the north line of Lot 9 in said Block A, being a curve to the left, having a central angle of 17°51'52" and a radius of 2745.37 feet, an arc distance of 857.26 feet, (having a chord length of 665.62 feet bearing N82°24'06"W), to the end of said curve in the north line of said Lot 9; thence N89°18'00"W along the north line of said Lot 9 and Lots 10, 11, 12, and 13 in said Block A, 920.70 feet to a deflection corner in the north line of said Lot 13; thence S86°53'00"W along the north line of said Lot 13, and Lots 14 and 15 in said Block A, 607.30 feet to a deflection corner in the north line of said Lot 15; thence N89°18'00"W along the north line of said Lots 15 and 16, 414.60 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southeast Quarter of Section 26, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

LICENSED LAND SURVEYOR LS-971

Michael G. Conrey, Surveyor — 10-25-2017

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Reserves, and a Street to be known as "HOOVER INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of a sanitary sewer system and related appurtenances. The waterline easement is hereby granted as indicated for the construction and maintenance of water lines and related appurtenances. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is reserved for open space, lakes, landscaping, off-site signs, billboards and related appurtenances, drainage purposes, and utilities as confined to easement. Reserve "B" is reserved for open space, landscaping, lakes, drainage purposes, and utilities as confined to easement. Reserves "C" and "D" are reserved for open space, landscaping, entry monuments, signage, and waterlines and related appurtenances as confined to easement. Reserved "A", "B", "C", and "D" shall be owned and maintained by the lot owners association for the addition. Access controls shall be depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Big Bang Real Estate LLC, a Kansas limited liability company, f/k/a Big Bang Money, L.L.C., a Kansas limited liability company.

Jeff Hammelgarn, Sole Member/Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 30th day of October 2017, by Joseph J. Hammelgarn, Sole Member/Manager of Big Bang Real Estate LLC a Kansas limited liability company, f/k/a Big Bang Money, L.L.C. a Kansas limited liability company, on behalf of the limited liability company.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-17

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-17

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-263-7211 F 316-263-0149

E:\PROJECTS\HOOVER INDUSTRIAL PARK 2ND ADDITION_15-11-9155\PLAT\DRAWINGS\HOOVER INDUSTRIAL PARK 2ND_F.DWG-MOC

PC 267-7

PAUL DAVID McDONALD — 29830 — 02/10/2026 — KANSAS — PROFESSIONAL ENGINEER

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

HOOVER IND. PARK 2ND ADDITION NEK

COPY OF PLAT

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 25-05-E124

DESIGN: TJW DRAWN: RDV

DATE: June 17, 2025

SHEET 11 OF 11

File: E:\Projects\Hoover Industrial 2nd Lot 6 - NEK\PPS\PPS.dwg