

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
 - 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.
 - 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.
 - 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.
- 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
- 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.
- 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.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property adjoining the construction of this project a minimum of ten (10) days notice prior to start of construction.
- 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.
- 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.
- 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.

- 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.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- 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.
- 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.
- City maintenance of water mains ends at right-of-way or easement line.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.
- 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.
- 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.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.

EMERGENCY FIRE LINE REPAIRS

AS-BUILT PLANS WATER DISTRIBUTION SYSTEM

to serve
LakePoint Wichita
CITY OF WICHITA, KANSAS

1315 N West Street
Paul Gunzelman, P.E. City Engineer
2025-005894PPW
54030980

Utility Contractor: McDaniel Co., Inc. (Fire Protection Systems).
Inspection By: Baughman Company, P.A.
Inspectors: Beau Gibler & James Ralston
As-Built Plans By: Larry Powell
April 21, 2025

6" PVC Pipe = Sanderson Pipe.
6" DICL Pipe = McWane Steel

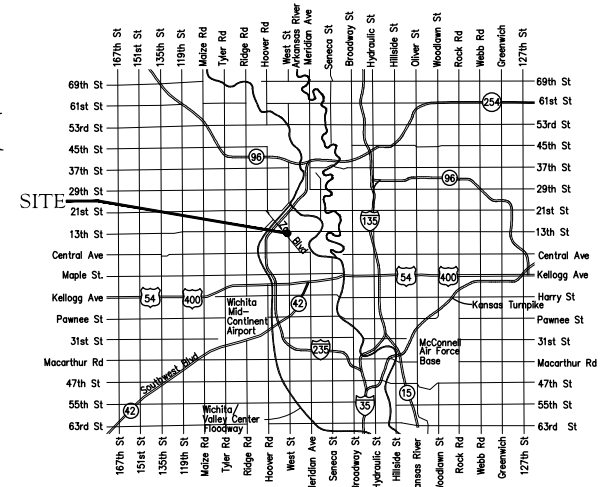
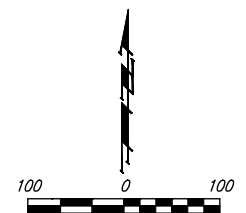
Benchmarks

BM #1: Square Chiseled on top of curb
Elevation=1315.31 (NAVD 88)

BM #2: Square Chiseled on top of curb
Elevation = 1314.43 (NAVD 88)

Control Points:
BM: SqCut Cross SWC Drop Inlet
Elev. = 1314.50
N = 1,693,266.61
E = 1,633,111.54

BM #214: SqCut Cross Top Curb
Elev. = 1315.42
N = 1,693,675.02
E = 1,633,062.44



Vicinity Map

Begin: January 14, 2025
End: February 10, 2025

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

Engineering approved by Shawn Mellies on 04/16/2025
Utilities approved by Greg Lolley on 04/16/2025
Fire Dept. approved by Jose Ocadiz on 04/16/2025

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.

Baughman Co. Job No.: 25-02-E036



April 16, 2025

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***Tapping Fee:**
Tapping of existing water main will be scheduled after contractor makes payment to the City for tapping fees. Prior to City Crew Tapping Water Main, Utility Contractor to expose existing utility lines, to verify depth and conflict with Top of Water Main.

****Riser Note:**
DICL riser pipe, CIMJ Bend, & DICL horizontal section exiting building foundation wall are to be mega-lugged together and riser is to be extended 12" above Building FFE. Riser location is approximate, building GC is required to locate Riser location per the foundation requirements. Utility Contractor to install blind flange with 2" tap for testing. Remove flange & tap upon acceptance.

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

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

Fire Line Repair - Remove and replace water line as needed to perform repair of this line.

City of Wichita replaced 6" V#11771 on 1-30-2025, WO 2025-001778. CStone 4-23-25. Valve was leaking through.

NOTE:
New 6" Gate Valve installed by City Forces since old Valve was Leaking.

Sta. 0+79.84, Line 1
1 - 6" CIMJ 45° Bend
N=1,693,226.67 E=1,633,040.07

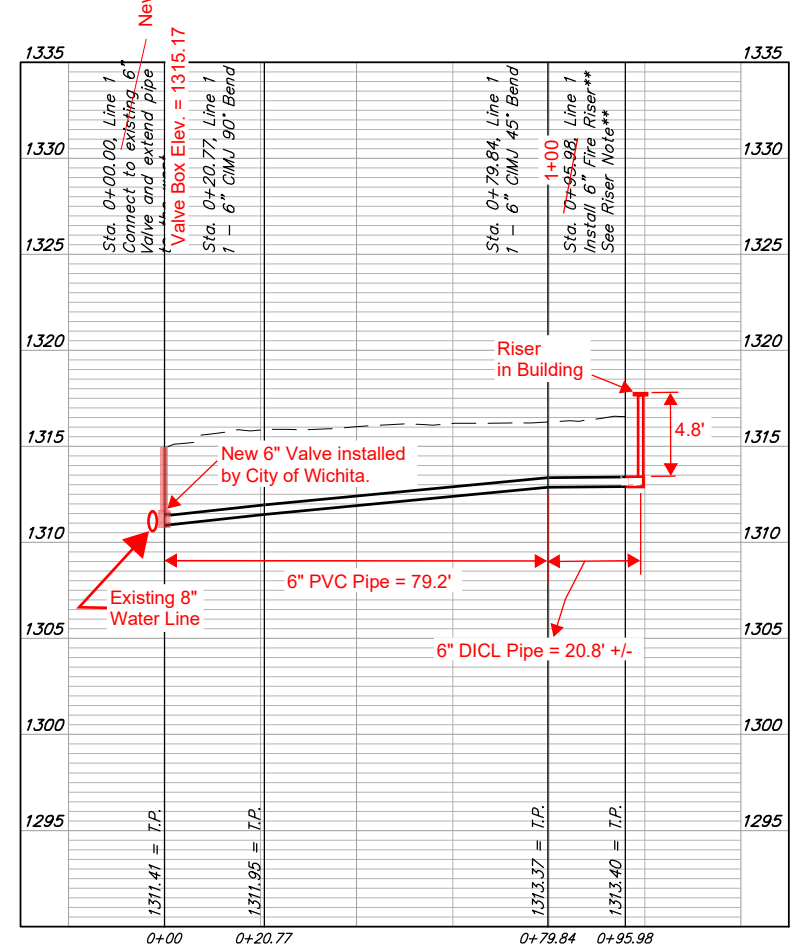
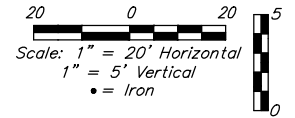
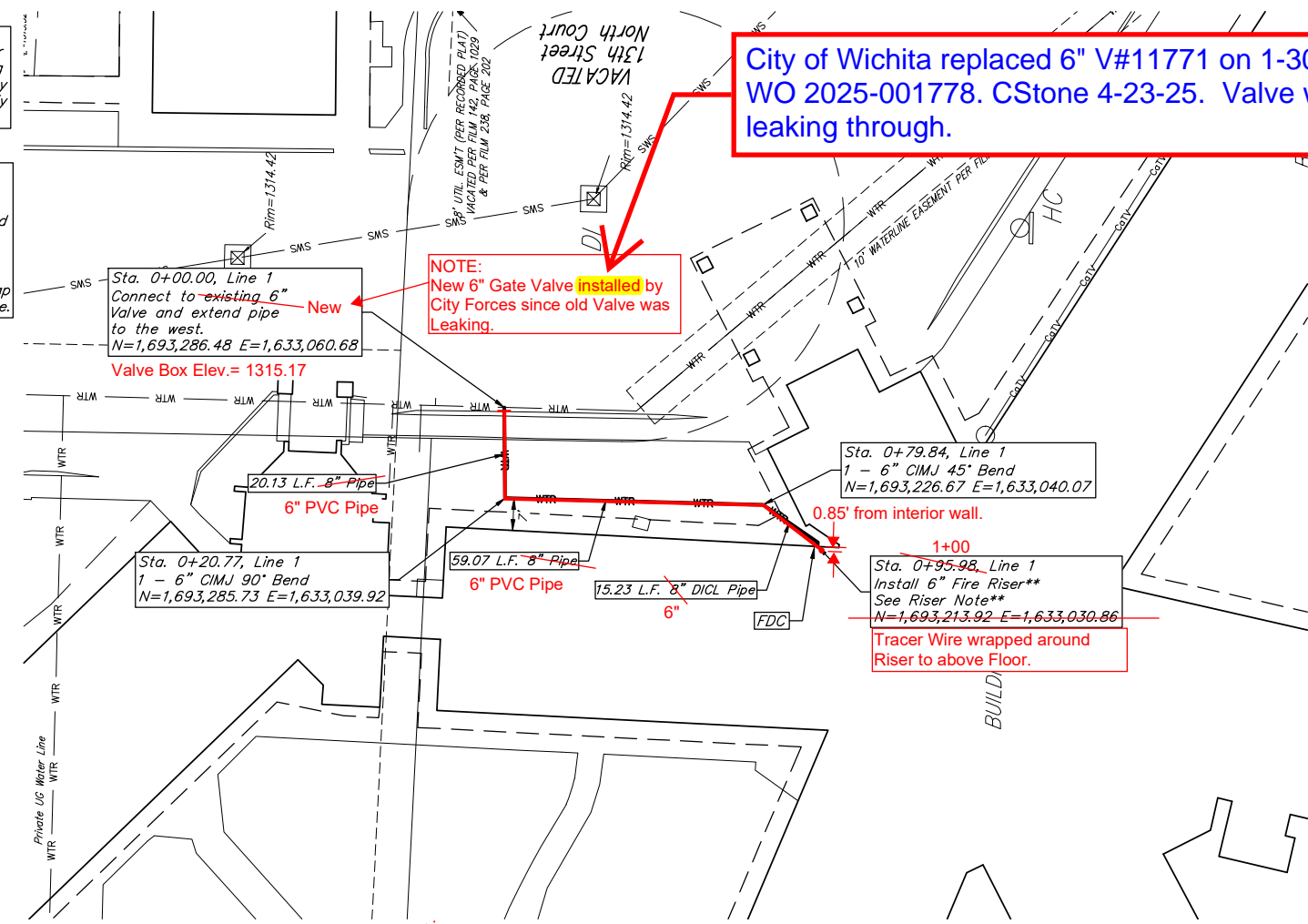
Sta. 0+95.98, Line 1
Install 6" Fire Riser**
See Riser Note**
N=1,693,213.92 E=1,633,030.86

Sta. 0+00.00, Line 1
Connect to existing 6" Valve and extend pipe to the west.
N=1,693,286.48 E=1,633,060.68
Valve Box Elev. = 1315.17

Sta. 0+20.77, Line 1
1 - 6" CIMJ 90° Bend
N=1,693,285.73 E=1,633,039.92

NOTES:
1) This was an Emergency Fire Line Repair. Final Plans were developed based on field measurements and field as-built survey work.
2) Fire Line NOT located in an Easement.

Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
Elevations: NAVD88 (Geoid 18).
As-Built GPS Survey Shots By: Baughman Company, P.A.



BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
BaughmanCo.com
 LakePoint Wichita
LINE 1
 WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: XXXX
 DESIGN: PDM DRAWN: TMS
 DATE: April 17, 2025
 SHEET **2** OF **11**

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BAUGHMAN COMPANY

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

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.

**FOR REFERENCE ONLY
NOT TO SCALE**

PROJECT TITLE
ADDRESS1
ADDRESS2

REVISION: DATE:

PROJECT NUMBER:

DESIGN: DRAWN:
DATE:

EROSION CONTROL TRAILS

C3.0



BAUGHMAN COMPANY

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

LakePoint Wichita

EROSION CONTROL PLAN

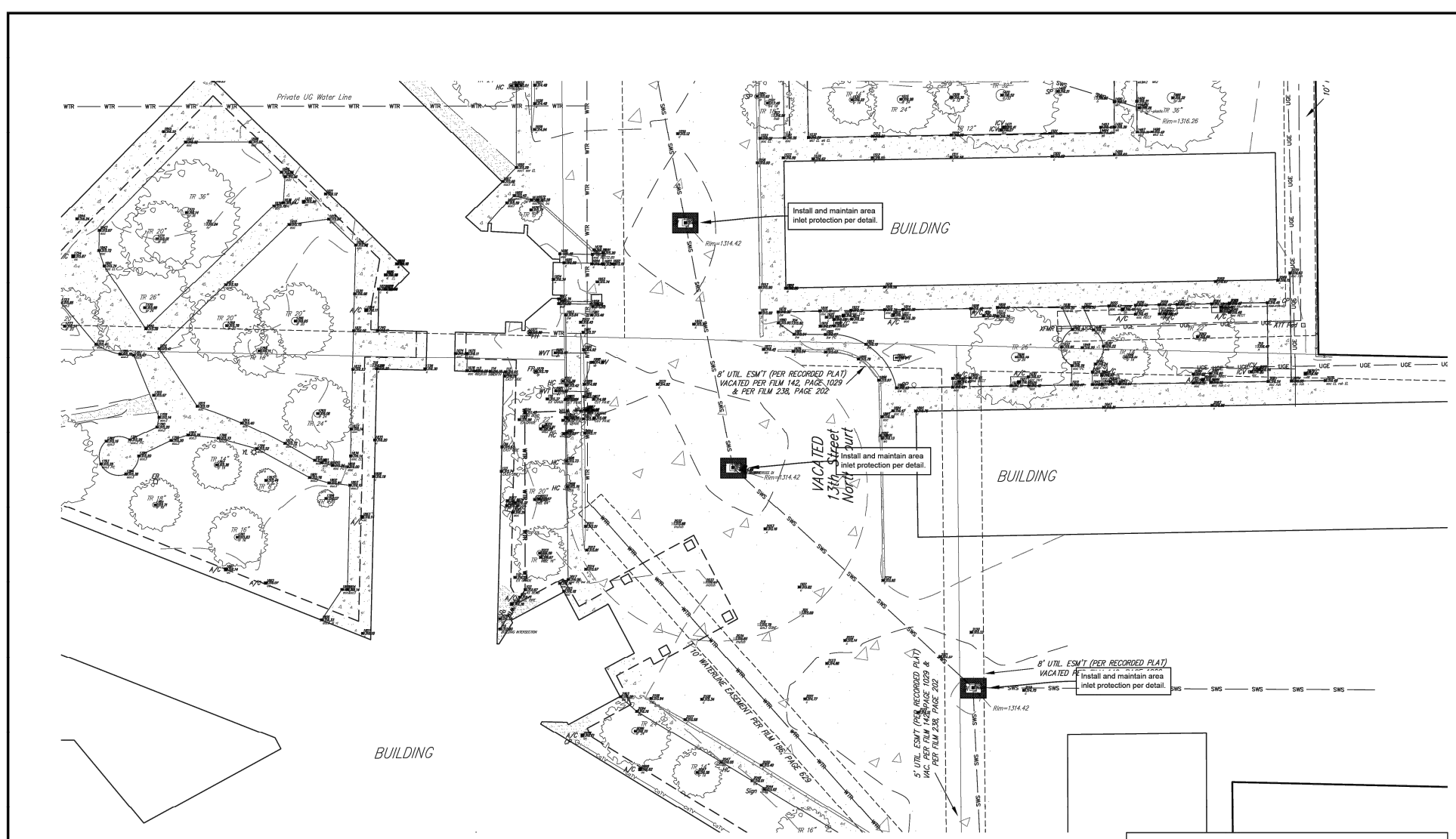
WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
XXXXX

DESIGN: DRAWN:
DATE: February 13, 2025

SHEET **3** OF **11**

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LEGAL DESCRIPTION

(insert legal description).

SITE INFORMATION

Total Area:
Disturbed Area:
Impervious Area, pre-constr:
Impervious Area, post-constr:

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of curb
Elevation = 9XX.XX (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of curb
Elevation = 9XX.XX (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

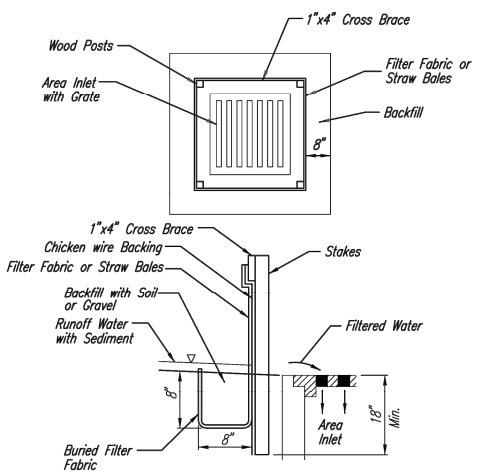
UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas).....1-888-482-4950
Black Hills Energy (Gas).....1-800-303-0357
Evergy (Electric).....383-8650
Cox Communications (Telecommunication).....262-4270
AT&T (Telecommunication).....268-2759
City of Wichita Water Dept. (Water).....268-4563
or 268-4908
City of Wichita Sewer Maint. (San. Sewer).....268-4024
or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
City of Wichita Traffic Maint. (Traf. Control).....268-4034
or 268-4203
Conoco Pipeline Co. (Petroleum).....1-800-231-2551
Williams Pipeline Co. (Petroleum).....529-6600
or 1-800-324-9696
Phillips Pipeline Co. (Petroleum).....1-800-766-8230

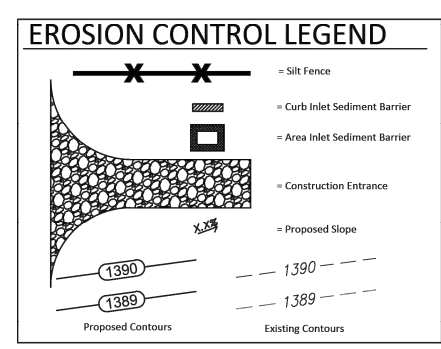


EROSION CONTROL NOTES

- 1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
- 2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
- 3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
- 4. Maintain erosion control measures after each rain and at least once a week.
- 5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- 6. Contractor shall comply with all state and local ordinances that apply.
- 7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- 8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- 9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- 10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- 11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- 12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- 13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

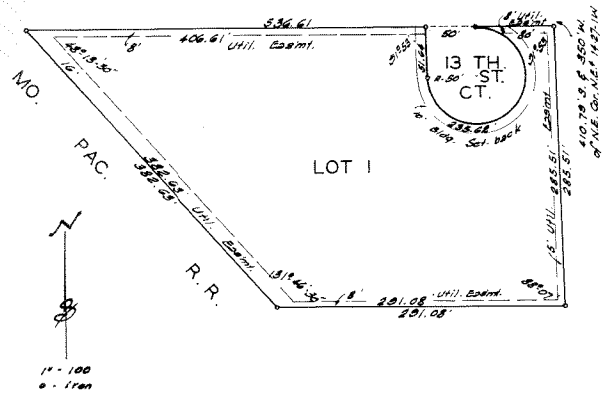


1 INLET PROTECTION FOR AREA INLETS
(INLET PROTECTION: SILT FENCE OR STRAW BALES)



KARDATZKE 2ND. ADDITION

TO WICHITA KANSAS



State of Kansas) SS We, Baughman Company, Surveyors in aforesaid Sedgwick County do hereby certify that we have surveyed and platted "KARDATZKE 2ND ADDITION" to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning 410.79 feet south and 350 feet west of the N. E. Corner of the NE $\frac{1}{4}$ of Sec. 14, Twp. 27-S, R-1-W; thence west parallel with the north line of said NE $\frac{1}{4}$, 536.61 feet, to the right of way of the Missouri Pacific Railroad; thence southeasterly along said right of way 382.63 feet to a point 696.3 feet south of the north line of said NE $\frac{1}{4}$; thence east 291.08 feet; thence north parallel with the east line of said NE $\frac{1}{4}$, 285.51 feet to the place of beginning.

Baughman Company
John J. Reeves Surveyor

FOR REFERENCE ONLY
NOT TO SCALE

Know all men by these presents that we E. E. Kardatzke and Vera L. Kardatzke, his wife, have caused the land described in the surveyors certificate to be platted into a lot and court to be known as "KARDATZKE 2ND ADDITION" to Wichita, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. The court is hereby dedicated to and for the use of the public.

E. E. Kardatzke *Vera L. Kardatzke*

We, Fourth National Bank and Trust Company, Wichita, Kansas, holders of a mortgage on the above described property do hereby consent to the plat of "KARDATZKE 2ND ADDITION" to Wichita, Kansas.

Fourth National Bank and Trust Company, Wichita, Kansas.
Samuel J. Hill
Vice President

State of Kansas) SS Be it remembered that on this 1st day of March 1966, before me a notary public in aforesaid county and state came E. E. Kardatzke and Vera L. Kardatzke, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Walter J. Peterson Notary Public
My Commission Expires 3-4-68

State of Kansas) SS Be it remembered that on this 1st day of March 1966, before me a notary public in aforesaid county and state came E. E. Kardatzke and Vera L. Kardatzke of Fourth National Bank and Trust Company, Wichita, Kansas, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Walter J. Peterson Notary Public
My Commission Expires 3-4-68

This plat of "KARDATZKE 2ND ADDITION" to Wichita, Kansas, has been approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed.

Dated this 17th day of February 1966.
Wichita-Sedgwick County Metropolitan Area Planning Commission
Walter J. Peterson Chairman
C. Billy Ford Secretary

Entered on Transfer record this 6th day of April 1966.
H. O. Williams County Clerk

Approved by the Board of City Commissioners this 22nd day of March 1966.
Walter J. Peterson Mayor
Ralph W. Ewing City Clerk

State of Kansas) SS This is to certify that this plat was filed for record in the office of the Register of Deeds this 6th day of April 1966, at 4:30 o'clock P.M. and is duly recorded.
Rufus E. Hleaving Register of Deeds
Bearl Gilbert Deputy

Approved by the Board of County Commissioners this 6th day of April 1966.
Tom Scott Chairman
Clayton Peters Commissioner
Frank Schumler Commissioner
H. O. Williams County Clerk



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

LakePoint Wichita

COPY OF PLAT

WATER DISTRIBUTION SYSTEM
PROJECT NUMBER: xxxxx
DESIGN: DRAWN:
DATE: February 13, 2025
SHEET **11** OF **11**