

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. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

15. 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.

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

17. Contractor shall provide positive drainage away from all manhole covers.

18. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

19. 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.

20. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

21. 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.

22. 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".

23. 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".

24. 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
Elevation = 1360.43 (NAVD 88)

BM #2: "X" chiseled on top of concrete
Elevation = 1360.00 (NAVD 88)

BM #3: Disc on headwall
Elevation = 1363.01 (NAVD 88)

AS-BUILT PLANS
SANITARY SEWER IMPROVEMENTS
to serve

ZERO POINT DEVELOPMENT
CORPORATE LAKES ADD.

CENTRAL & WEBB
CITY OF WICHITA, KANSAS

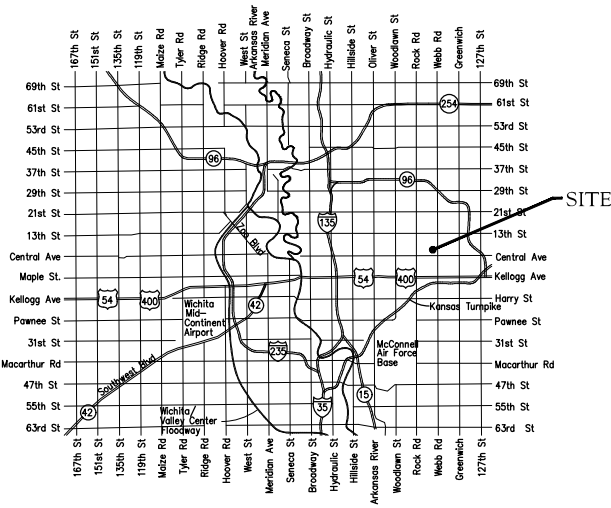
Paul Gunzelman, P.E. City Engineer

2024-023300PPS

(53030982)

Work Performed By: City of Wichita
Inspection By: Not Baughman Company.
As-Built Plans By: Larry Powell - Baughman Company.
As-Built Plans Date: July 8, 2025

Work Performed: Spring 2025



Vicinity Map

Sheet Index

Title Sheet	1
SS MH Adjustments	2
Erosion Control/Grading 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 approved by Shawn Mellies on 12.19.24

Utilities approved by Scott Macey on 12.19.24

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 Company Job Number: 25-06-E146



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

December 19, 2024

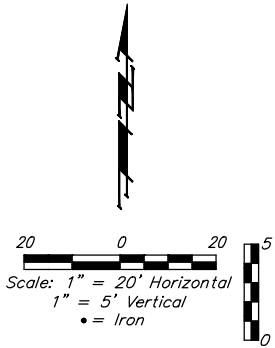
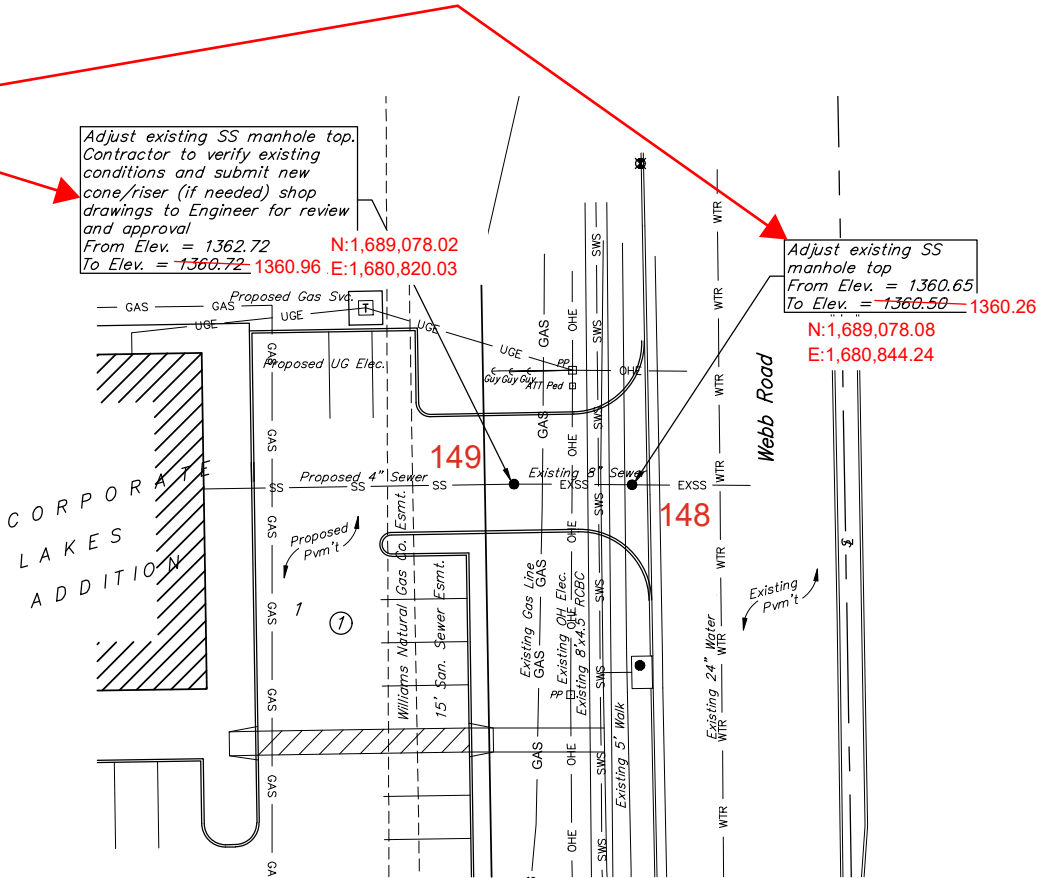
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NOTES:

- 1) Existing Sanitary Sewer Manholes are constructed of red brick.
- 2) Red Brick used to make adjustments to SS Manholes.
- 3) Adjustment of SS Manhole Tops were performed by City of Wichita Forces, as reported to Baughman Company by JACO General Contractors.
- 4) New PC Concrete SS MH Cones were NOT used to adjust MH's.
- 5) Field Photos of each SS manhole were obtained by Baughman Company after the work was completed.
- 6) As-Built GPS Survey Shots performed by Baughman Company.



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

BAUGHMAN COMPANY

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

ZERO POINT DEV.
CORPORATE LAKES ADD.

SS MANHOLE ADJUSTMENTS

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER:
24-04-E754

DESIGN: PM DRAWN: TMS
DATE: December 19, 2024

SHEET **2** OF **11**

File: E:\Projects\Corporate Lakes Add L1_B1\Engineering\Phase 1\PPSPPS.dwg

CORPORATE LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

FOR REFERENCE ONLY
NOT TO SCALE



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 23rd DAY OF May, 1989, I HAVE CAUSED TO BE SURVEYED AND PLATTED CORPORATE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A RESERVE; THE SAME BEING A REPEAT OF LOTS 1 & 2, BLOCK 1, REGENCY POINTE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Charles S. Brown
CHARLES S. BROWN, P.E., LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 A RESERVE THE SAME TO BE KNOWN AS CORPORATE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE, PARKING AND PRIVATE DRIVES. THE PRIVATE DRIVES WITHIN RESERVE "A" ARE TO PROVIDE ACCESS TO LOTS 2 THROUGH 48 INCLUSIVE, BLOCK 1.

RESERVE "A" IS TO BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CORPORATE LAKES.

ALL ADJUTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD AND CENTRAL AVENUE OVER AND ACROSS THE EAST AND SOUTH LINES OF LOT 1 AND RESERVE "A" ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION AND TO CENTRAL AVENUE AT ONE (1) LOCATION AND THAT RESERVE "A" SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION AND TO CENTRAL AVENUE AT THREE (3) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

ALL PORTIONS OF LOTS 1 AND 2 IN BLOCK 1, REGENCY POINTE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TEMPORARY DRAINAGE EASEMENT (FILM 1040, PAGE 403) AND TEMPORARY SANITARY SEWER EASEMENT (FILM 1040, PAGE 404) ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-190 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

MINIMUM PAD ELEVATION AS FOLLOWS:

	CITY DATUM	MSL
LOT 1	172.0	1359.4
LOTS 2 THROUGH 18 AND 39 THROUGH 48	168.0	1355.4
LOTS 19 THROUGH 38	165.0	1352.4

OWNER: WBFH WICHITA ONE, INC., A TEXAS CORPORATION

Stewart A. Feldman, PRESIDENT
STEWART A. FELDMAN

STATE OF TEXAS }
COUNTY OF HARRIS } SS

BE IT REMEMBERED THAT ON THIS 5th DAY OF May, 1989, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME STEWART A. FELDMAN, PRESIDENT OF WBFH WICHITA ONE, INC., A TEXAS CORPORATION, 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 AND AS THE VOLUNTARY AND SOLE DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Tanya Kelly, NOTARY PUBLIC
TANYA KELLY
MY APPOINTMENT EXPIRES: 8-20-91

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 11th DAY OF May, 1989.

Sue L. Crockett, CHAIRMAN
SUE L. CROCKETT
Marvin S. Kroat, SECRETARY
MARVIN S. KROAT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 23rd DAY OF May, 1989.

John Knight, MAYOR
JOHN KNIGHT
John Mow, CITY CLERK
JOHN MOW

ENTERED ON TRANSFER RECORD THIS 30 DAY OF May, 1989.

Don Wright, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THIS 31st DAY OF May, 1989.

Pat Kettler, REGISTER OF DEEDS
PAT KETTLER
Ed Resa, DEPUTY
ED RESA



BAUGHMAN
COMPANY

315 Ellis St.
Wichita, KS 67211
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ZERO POINT DEV.
CORPORATE LAKES ADD.

COPY OF
PLAT

SANITARY SEWER
IMPROVEMENTS

PROJECT NUMBER:
24-04-E754

DESIGN: DRAWN:
DATE: August 9, 2024

SHEET
11 OF 11