

# 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 1-888-432-4950  
 Energy 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 valves 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 final 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, Mike Armour at [traffice@wichita.gov](mailto:traffice@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 the 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 NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. 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.

14. All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence.

15. City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.

16. 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.

17. 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.

18. 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.

19. 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 preformed during non-peak hours.

20. 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.

21. Deflections at pipe joint or couplings shall not exceed the pipe manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.

22. Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.

23. Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.

24. 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.

25. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

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

27. Wichita Fire Department inspections may be scheduled by calling 316-268-4574.

28. Contractor shall 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 closest point.

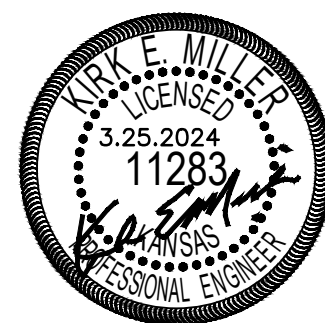
29. Contractor shall maintain a minimum of 2-foot vertical separation between all water lines (mains, services, and fire hydrants) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at closest point.

30. Contractor shall maintain a minimum of 2-foot vertical separation between all water lines (mains, services, and fire hydrants) and all pressurized sanitary sewer lines (force main 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 closest point.

## Benchmarks

BM#1: Squarecut on top of curb approx. 15' from SW corner of Lot  
 Elev. = 1273.27 NAVD88

BM#2: Square cut on top of curb approx. 84' from SW corner of Lot  
 Elev. = 1273.71 NAVD88



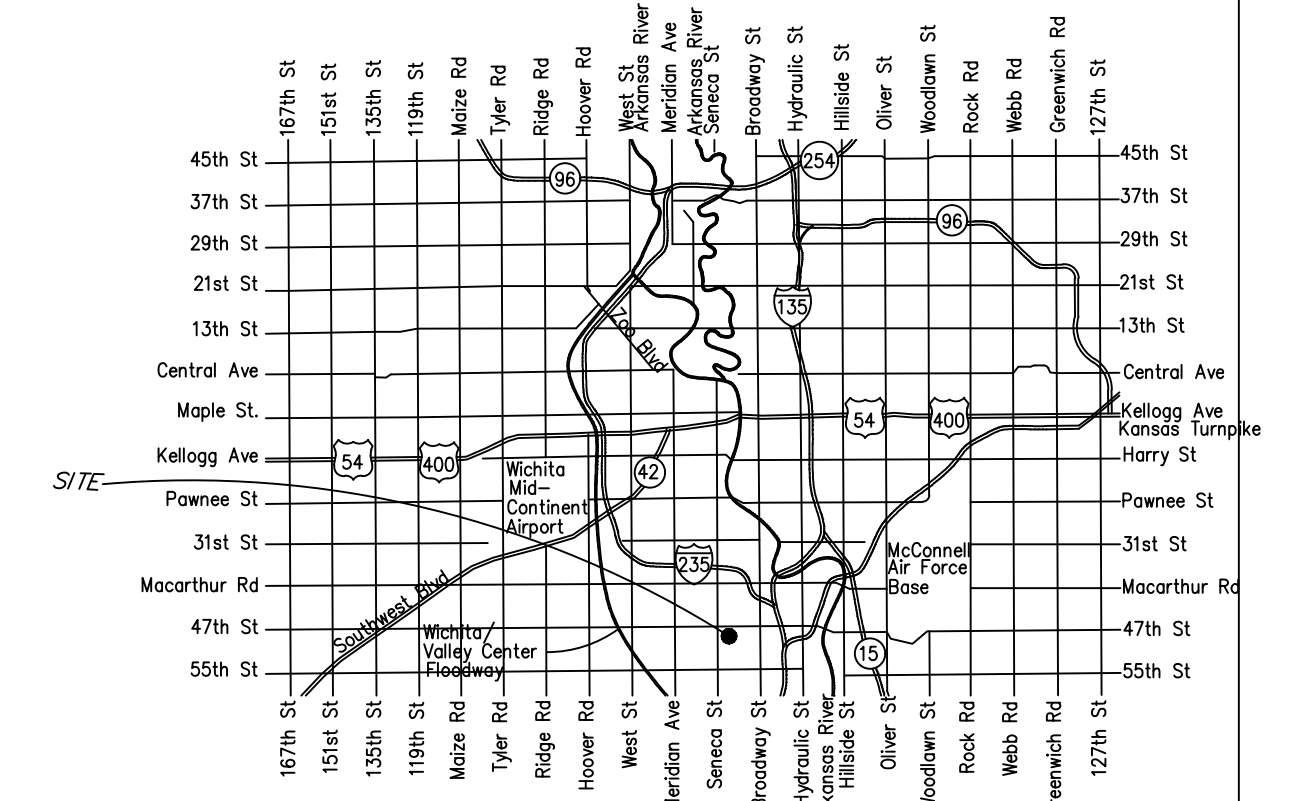
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

# Fire Line to serve Lot 37 Block 1 Sycamore Pond Addition 742 W 50th St South CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

Project Number

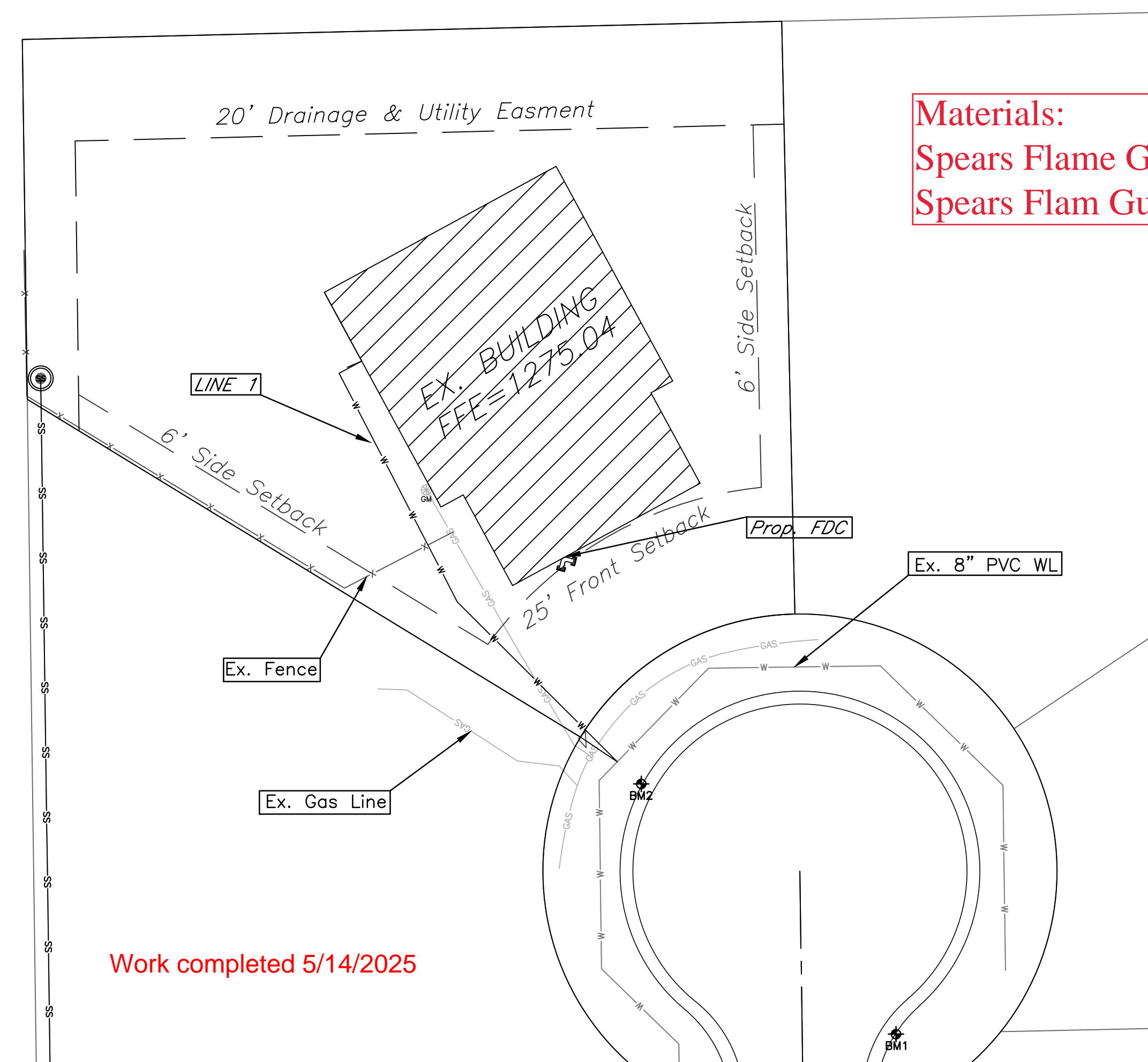
2024 - 008813 PPW (54030980)



## Vicinity Map

## Sheet Index

- 1.0 Title Sheet
- 2.0 Plan & Profile Line 1
- 3.0 Misc. Wtr. Details
- 4.1-4.5 Erosion Control Details
- 5.0 Plat



**Materials:**  
 Spears Flame Guard 2" CPVC  
 Spears Flam Guard 2" Fittings

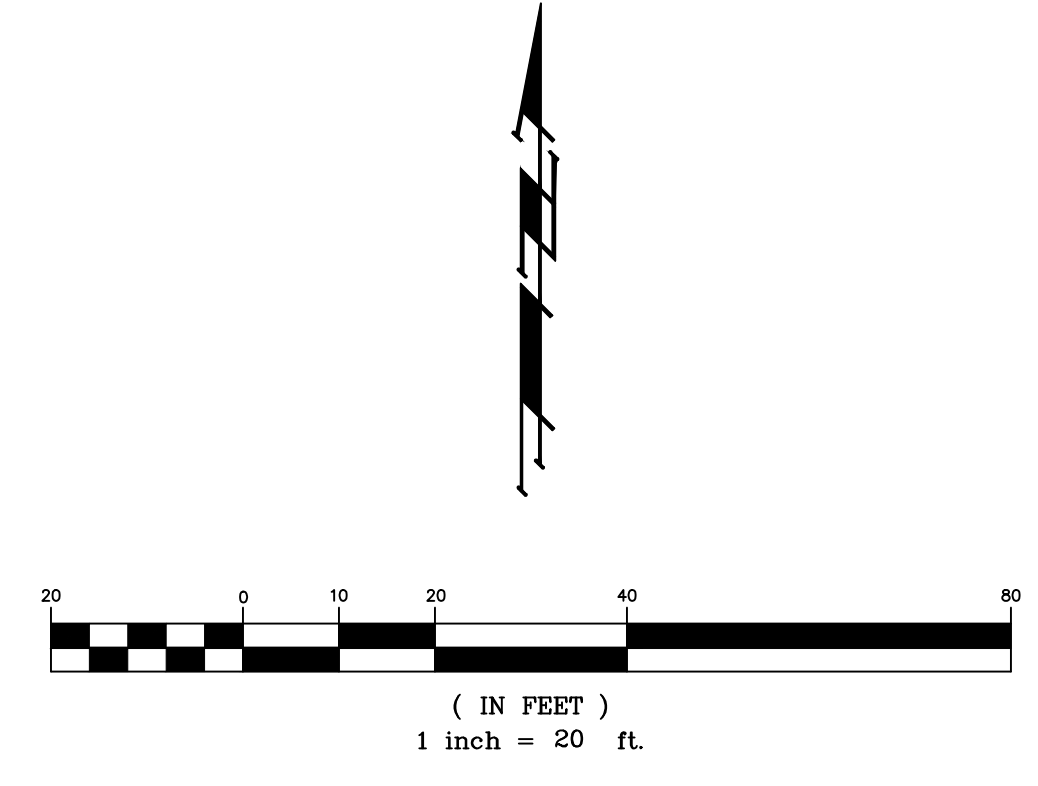
Work completed 5/14/2025

**AS-BUILTS**

Contractor: Wilks Underground Utilities	Project Inspector: Pablo Oden
Date: 5/13/2024	

117 E. Lewis, Wichita, KS 67202 (316)264-0242

## March 2024



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

Engineering	approved by Shawn Mellies on this day the 29th of March, 2024
Utilities	approved by Greg Lolley on this day the 29th of March, 2024
Fire Dept.	approved by Jose Ocajiz on this day the 29th of March, 2024

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 or Wichita Specifications and Standards and Special Provision (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.

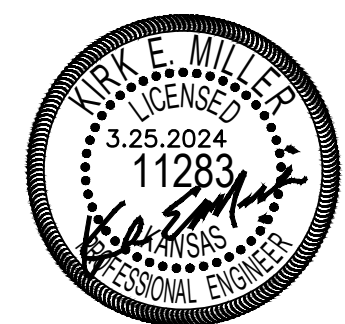
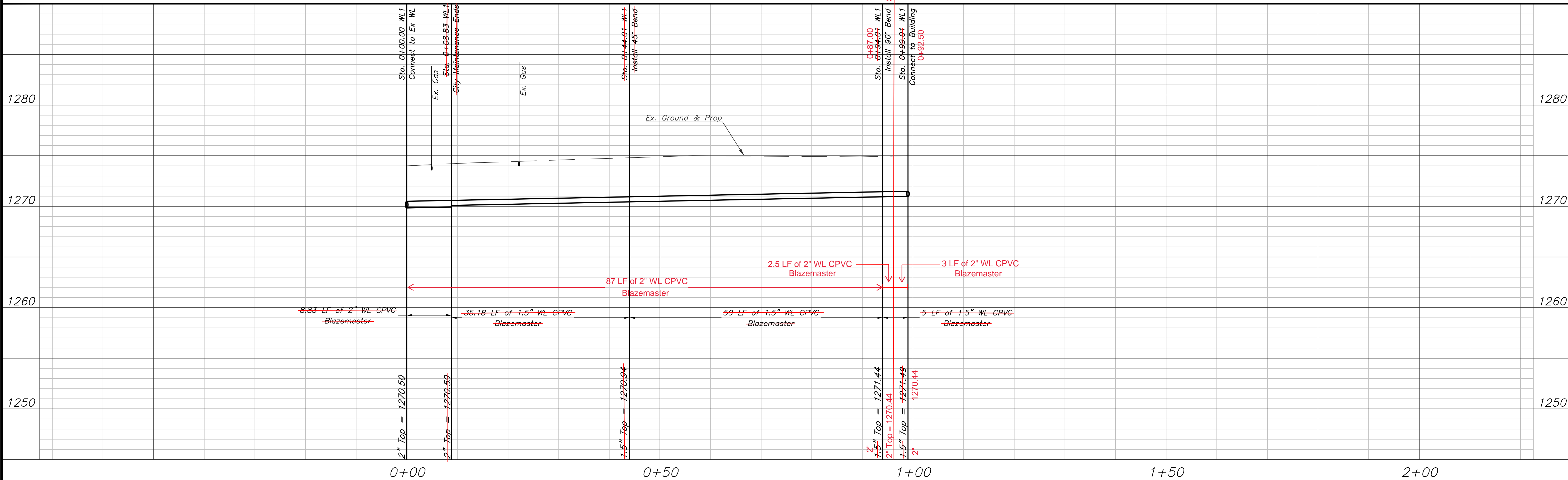
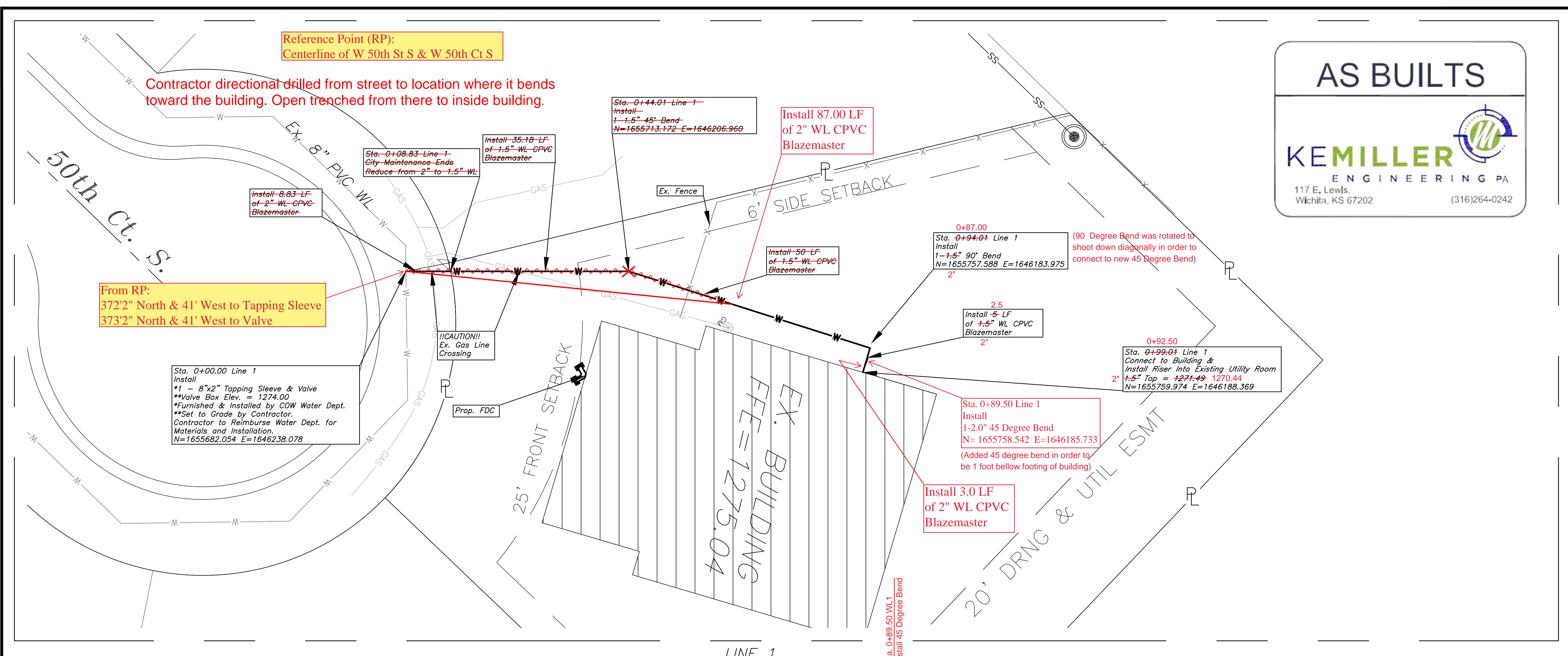
An approved copy of these plans signed by City staff are required on-site.

**KEMILLER**  
 ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242

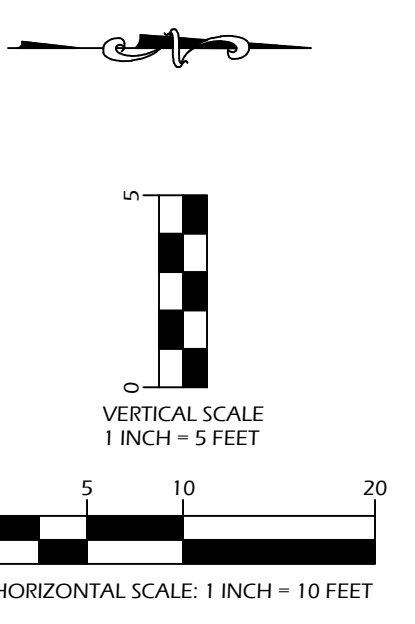
**AS BUILTS**



117 E. Lewis,  
Wichita, KS 67202 (316)264-0242



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY



Lot 37 Block 1 Sycamore Pond Addition  
**Plan & Profile**  
WICHITA, KANSAS



117 E. Lewis, Wichita, KS 67202 (316)264-0242

KEM PROJ 24035	DATE 3/07/2024	SHEET
DESIGN KM	DRAWN PO	<b>2.0</b>

State of Kansas) SS  
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SYCAMORE POND", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of Angel Acres 2nd Addition to Wichita, Sedgwick County, Kansas, EXCEPT Block 3, AND EXCEPT Gold lying south of the north right-of-way line of 50th Street South, together with the N1/2, N1/2, S1/2, NW1/4, Section 20, T28S, R1E of the 6th P.M., Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512(a).

Ruggles & Bohm, P.A.

*James D. Hestermann*  
Land Surveyor  
James D. Hestermann

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, Blocks, a Reserve and Streets to be known as "SYCAMORE POND", Wichita, Sedgwick County, Kansas. Access Controls as indicated are hereby granted to the appropriate governing body. The streets are hereby dedicated to and for the use of the public. Utility Easements are hereby granted for the construction and maintenance of all public utilities. Drainage Easements are hereby granted to the public as indicated for drainage purposes. Reserve "A" is hereby reserved for irrigation, walls, signage, gazebos, playground, structures, picnic areas/ tables with canopies, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. The Reserve shall be owned and maintained by the Home Owners Association for the addition. A drainage plan has been developed for this plat; the property shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

Castlewood Homes, Inc.

*W. Douglas Long*  
President

# SYCAMORE POND

## An Addition to Wichita, Sedgwick County, Kansas

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 20<sup>th</sup> day of April, 2006, by Daug Long, President, on behalf of Castlewood Homes, Inc.

*Mildred E. Franz*  
Notary Public  
Mildred E. Franz  
My appointment expires 02-13-2007

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SYCAMORE POND" Wichita, Sedgwick County, Kansas.

*Richard Clemmy*  
First National Bank of Anthony  
Richard Clemmy

BLOCK	LOT NO.	ELEVATION (N.G. VEL.)
1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	1289.9

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me this 24<sup>th</sup> day of April, 2006, by Richard Clemmy, President of First National Bank of Anthony, on behalf of the Bank.

*Muriel K. Crossman*  
Notary Public  
Muriel K. Crossman  
My appointment expires 4/24/2010

This plat of "SYCAMORE POND", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 6<sup>th</sup> day of April, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Harold A. Warner, Jr.*  
Chair  
*John L. Schlegel*  
Secretary



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 9<sup>th</sup> day of June 2006.

*Carlos Mayorga*  
Mayor  
*Karen Sublett*  
City Clerk

Reviewed in accordance with Ordinance 58-2005 on this 9<sup>th</sup> day of May, 2006.

*Tricia L. Habel*  
Deputy County Surveyor  
Sedgwick County Kansas

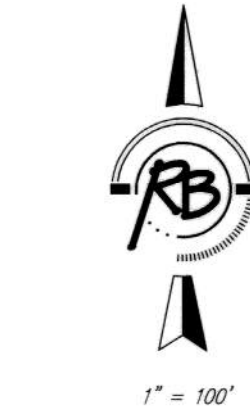
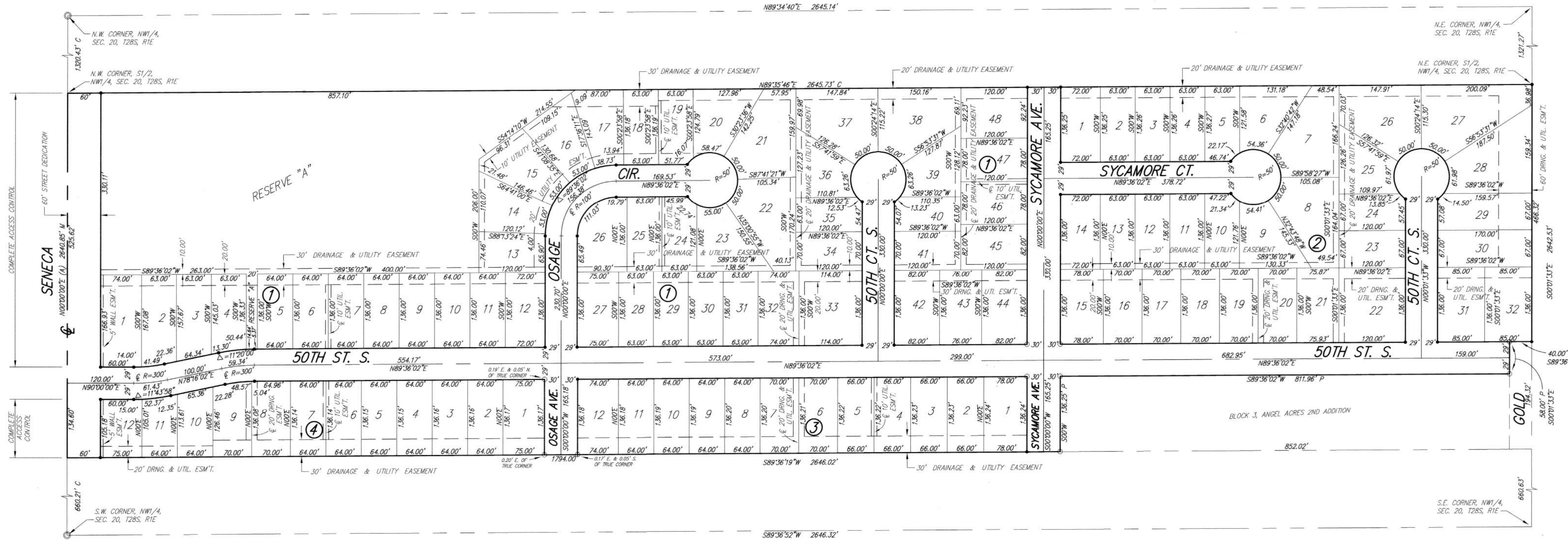
Entered on transfer record this 6<sup>th</sup> day of July, 2006.

*Don Brace*  
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 6<sup>th</sup> day of July, 2006, at 11:16 o'clock A.M. and is duly recorded.

*Bill Meek*  
Register of Deeds  
*Tonya Buckingham*  
Deputy



SETBACK LINES PER ZONING REGULATIONS  
P = Platted (Angel Acres 2nd Addition)  
M = Measured  
C = Calculated  
A = Assumed

SURVEY MARKER LEGEND  
○ : 3/4" IRON PIPE IN THIMBLE (FOUND)  
○ : 3/4" IRON PIPE W/PEC CAP (FOUND)  
● : 5/8" REBAR W/RUGGLES & BOHM CAP (SET)

BENCH MARK: BALDWIN SPIKE IN WEST FACE OF POWER POLE, 30'3" EAST OF E. OF SENECA AND 170'1" NORTH OF SUNRISE ELEV=1272.19 (NGVD)

**Ruggles & Bohm, P.A.**  
Engineering, Surveying, Land Planning  
924 North Main  
Wichita, Kansas 67203  
www.rbkansas.com  
(316) 264-8008  
(316) 264-4621 fax  
E-mail: info@rbkansas.com

This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

*Bill Meek*  
Register of Deeds  
Digitized rendition of original signature