

# 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 abutting 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](mailto: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 Contractor's 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 tapping valve.
- 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.
- 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.
- Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.
- 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".
- 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.

# AS - BUILT PLANS

## WATER DISTRIBUTION SYSTEM

to serve

# 5525 W Central Avenue

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer  
2025-031603PPW  
54030980

Baughman Job # 25-09-E256

### Benchmark

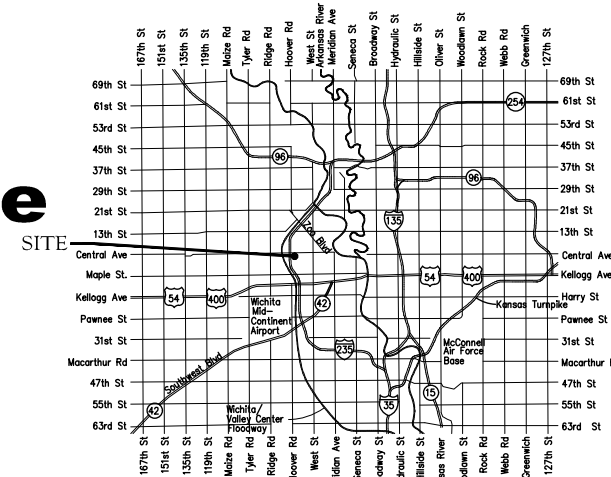
BM #1: Cross cut into curb at north west corner of the parking lot.  
Elevation = 1311.32 (NAVD88)  
N: 1,688,402.24 E: 1,628,419.84

Benchmark used for As-Built GPS Survey.

Utility Contractor: Midwest Fire Protection  
Superintendent: Randy  
Inspection: Baughman Company  
Staking: Baughman Company  
Inspector: Jeff Priddle  
As-Built Plans: Larry Powell & Jeff Priddle  
January 27, 2026

4" PVC Pipe = Sanderson Pipe.  
4" DICL Pipe = McWane Ductile.  
4" Valve = Mueller.

Construction Started: 6 January 2026  
Construction Ended: 15 January 2026



### Vicinity Map

### Sheet Index

Title Sheet	1
Line 1	2
Erosion Control Plan	3
Std. Water Assembly Detail	4
Miscellaneous Water Details	5
Erosion Control BMP Details	6-10
Copy of Plat	11

### Fire Service Line As-Built Sketch 2-A

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

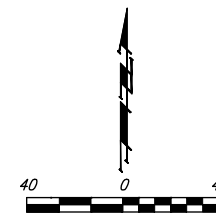
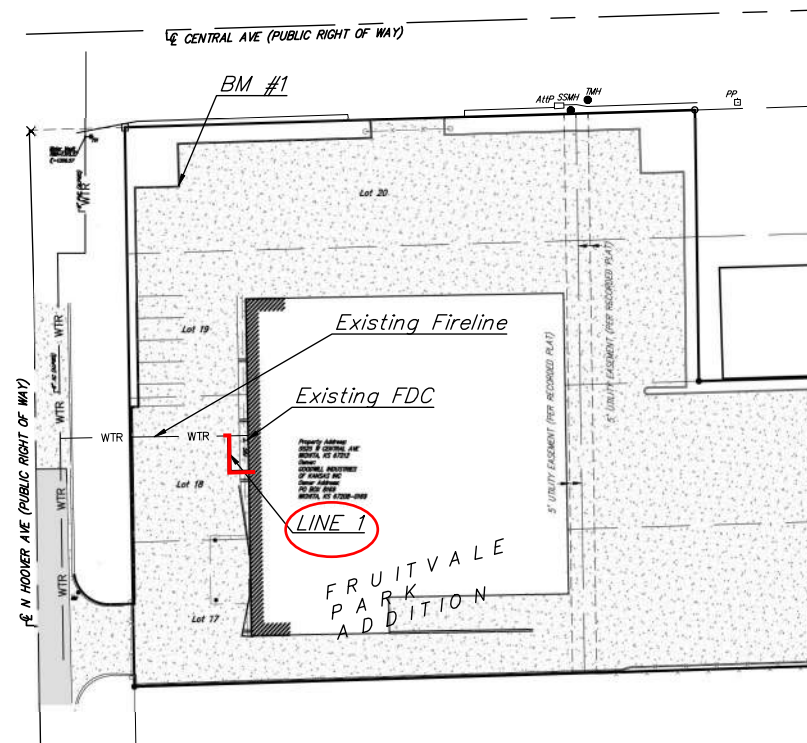
Engineering approved by Bethany Mally on 11/19/25  
Utilities approved by Greg Lolley on 11/19/25  
Fire Dept. approved by Jose Ocadiz on 11/19/25

#### 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.



November 24, 2025

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

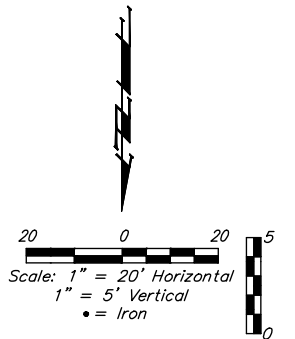
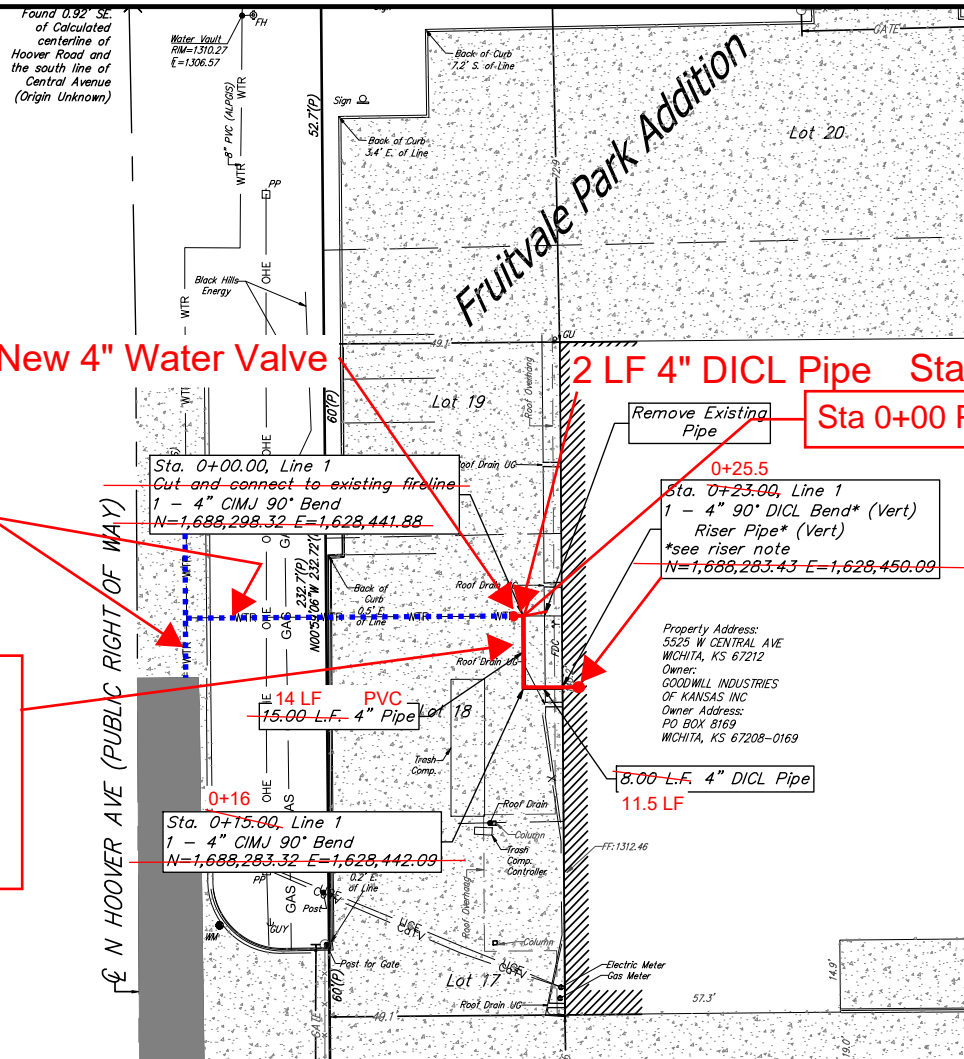
BENCHMARK:  
 BM #1: Cross cut into curb at north  
 west corner of the parking lot.  
 Elevation = 1311.32 (NAVD88)

**From Centerline of Central & Hoover:  
 169' S. & 79' E to new 4" valve on  
 private property.**

Connect to existing pipe at Sta (-0+02) with New 4" Water Valve

Existing Water Lines

**NOTE:  
 See Sheet 2-A for  
 Fire Service Line  
 As-Built Sketch.**



**\* Riser Note:**  
 Contractor to install DICL pipe a minimum 5' outside Building. 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. Contractor to install blind flange with 2" tap for testing. Remove flange & tap upon acceptance.

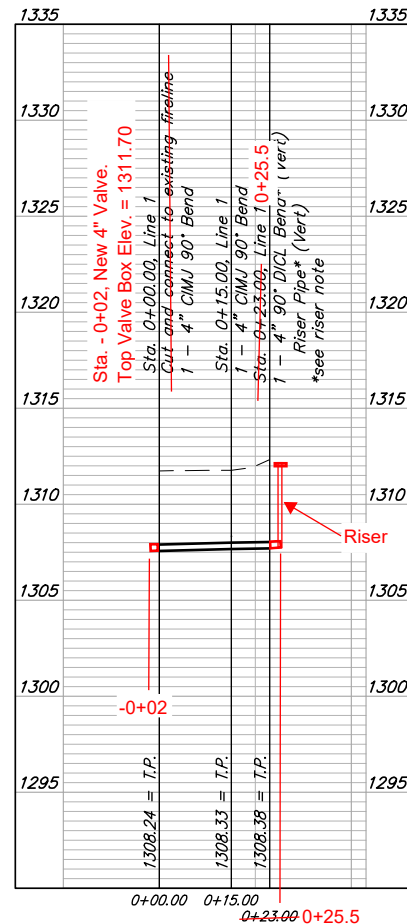
Contractor to verify backflow prevention is up to current code.

If the existing business is to remain open during construction, contractor to provide all necessary fire watch protections while fire line is under construction.

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

**DEPTH UNKNOWN**  
 Contractor to Verify  
 Depth & Location of  
 Existing Water Line  
 Prior to Construction.



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

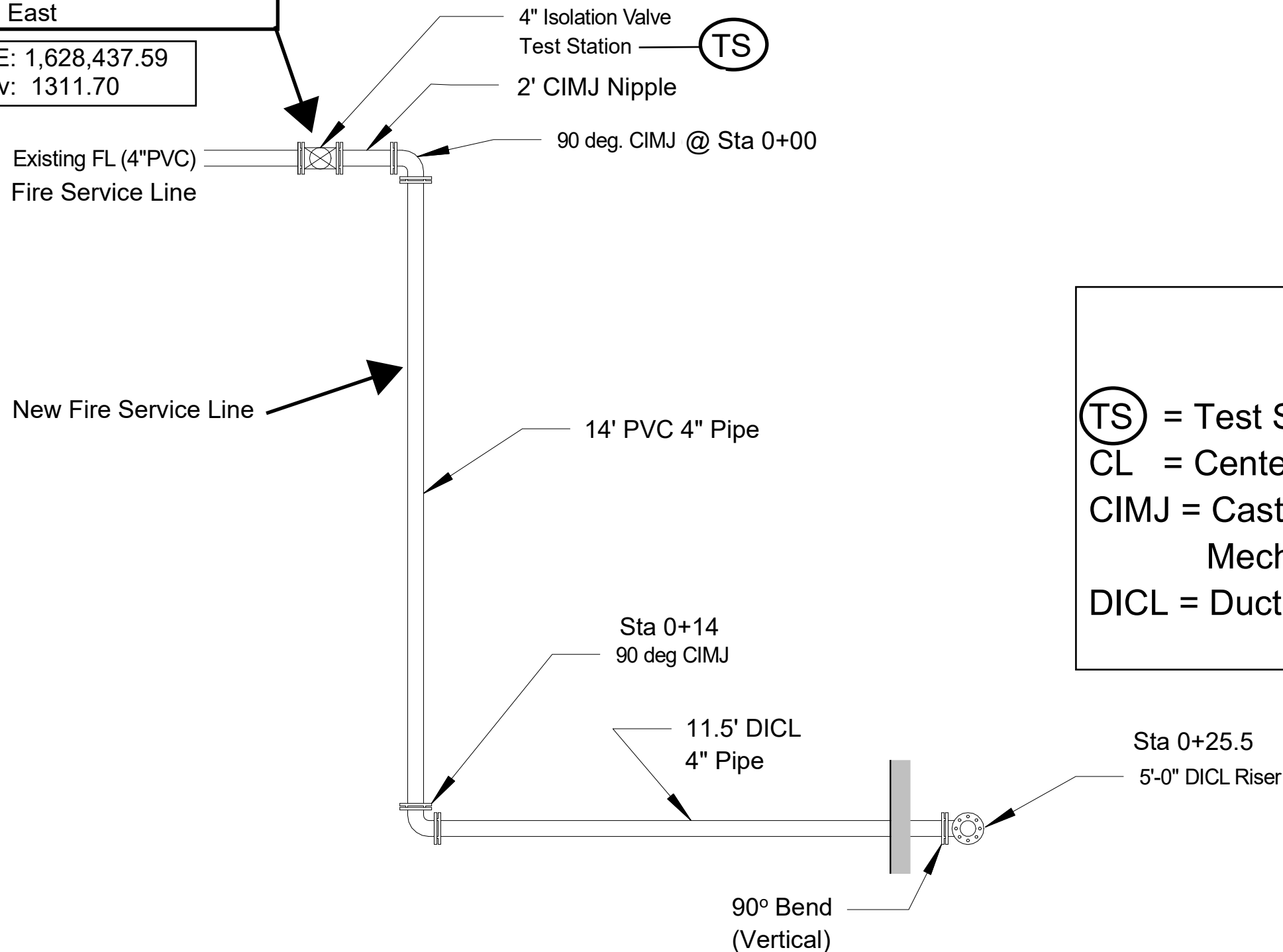
5525 W Central Ave  
**LINE 1**  
 WATER DISTRIBUTION  
 SYSTEM  
 PROJECT NUMBER:  
 25-09-E255  
 DESIGN: PDM DRAWN: PDM  
 DATE: November 24, 2025  
 SHEET **2** OF **11**

File: E:\Projects\Goodwill W Central PPW\Engineering\Phase 1\PPW.dwg

# FIRE SERVICE LINE AS-BUILT SKETCH

From CL of Central Ave. & Hoover Road:  
 New 4" Valve: Sta - 0+02  
 169' South & 79' East

N: 1,688,298.40 E: 1,628,437.59  
 Valve Box Lid Elev: 1311.70



Not To Scale  
 1-27-2026

## LEGEND

(TS) = Test Station.  
 CL = Centerline.  
 CIMJ = Cast Iron  
 Mechanical Joint.  
 DICL = Ductile Iron Cement Lined.

# PLAN VIEW

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

Goodwill Industries  
 5525 W Central Ave  
 2025-031603 PPW

SHEET 2-A

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

# FRUITVALE PARK.

SEDCWICK COUNTY, KANSAS.

FOR REFERENCE ONLY  
NOT TO SCALE

State of Kansas } s.s.  
County of Sedgwick }  
I, T. P. Alford, a civil engineer in Arkansas City  
Kansas, do hereby certify that I have surveyed and  
platted Fruitvale Park, Sedgwick County, Kansas,  
and that the accompanying is a true and correct exhibit  
of the property described as follows: the West 1/2  
and the Southeast 1/4 of the N.W. 1/4 of Sec. 23 T27S  
R1W of the 6th P.M.

J. O. Alford,  
Civil Engineer.

Know all men by these presents that we, Edwin G.  
Hoover and Julia E. Hoover, husband and wife, have  
caused the land, described in the surveyors certificate  
to be platted into blocks, lots, streets and avenues  
to be known as Fruitvale Park, Sedgwick County,  
Kansas. An easement of five feet on the rear of  
all lots is hereby granted for the construction and  
maintenance of all public utilities. The streets and  
avenues are hereby dedicated to and for the  
use of the public.

Edwin G. Hoover  
Julia E. Hoover

State of Kansas }  
County of Sedgwick }  
Be it remembered that on this 5<sup>th</sup> day of Oct.,  
1929, before me a Notary Public in and for said  
County and State came Edwin G. Hoover and  
Julia E. Hoover, his wife, to me personally known  
to be the same persons who executed the foregoing  
instrument of writing, and duly acknowledged  
the same as their voluntary act and deed.

Mad M. Flamma  
Notary Public.

My commission expires Jan. 28 1932.

This plat of Fruitvale Park has been submitted  
to and considered by the City Planning Commission  
of the City of Wichita, Kansas, and is hereby trans-  
mitted to the Board of Commissioners of the City of  
Wichita, Kansas, with the recommendation that such  
plat be approved as proposed.

Dated this 11<sup>th</sup> day of October 1929  
The City Planning Commission of the  
City of Wichita, Kansas.  
By A. S. Bluskey, president.  
Attest: P. W. Bushman, secretary.

Approved by the Board of City Commissioners  
this 21<sup>st</sup> day of October, 1929

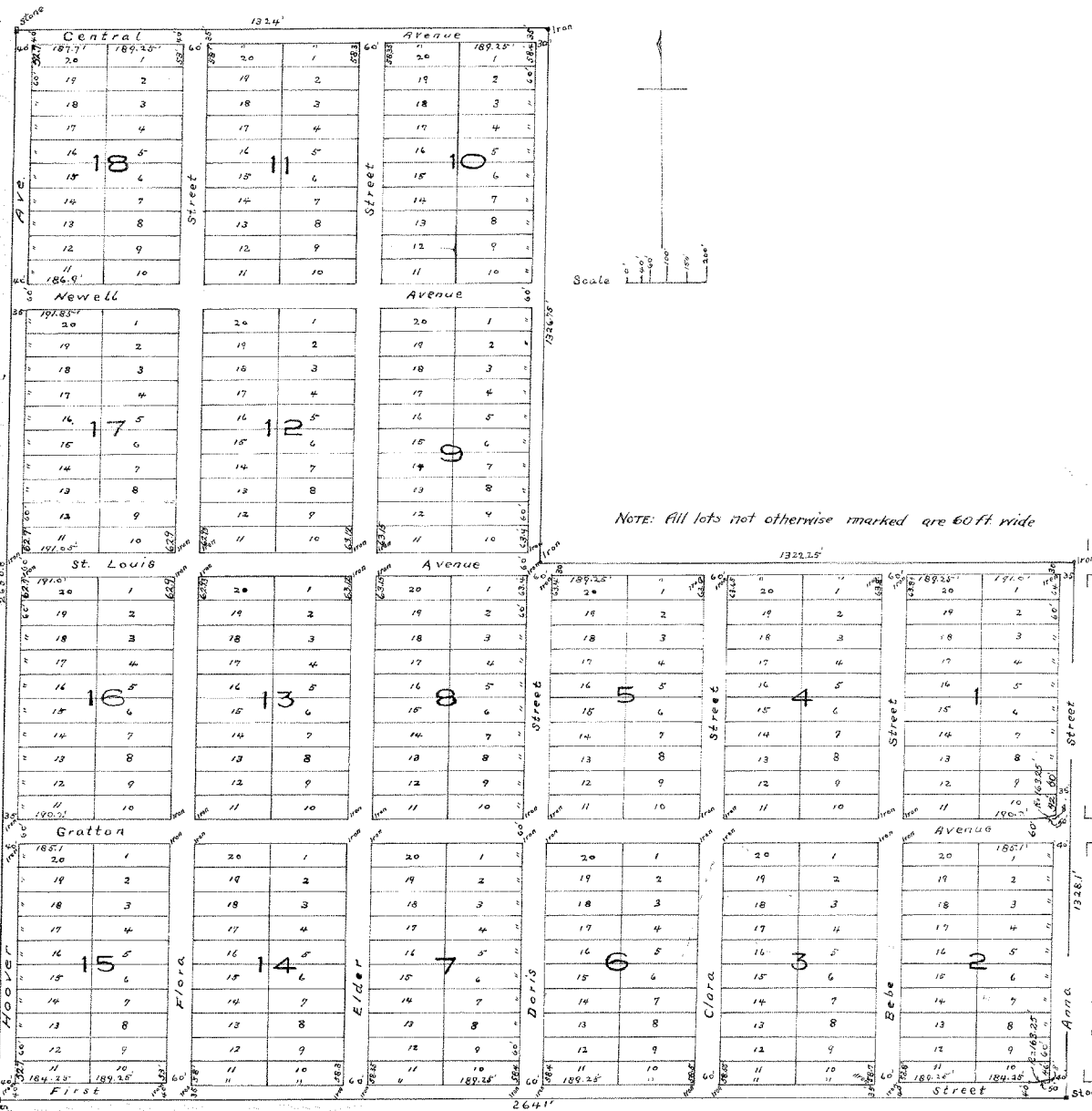
Approved by the County Plat Board this 30<sup>th</sup> day of  
October, 1929  
City Clerk,  
County Clerk,  
County Treasurer,  
County Surveyor.

Entered on transfer record this 30<sup>th</sup> day of Oct., 1929  
County Clerk.

State of Kansas }  
County of Sedgwick }  
This is to certify that this instrument was filed  
for record in the Register of Deeds office on the 30<sup>th</sup>  
day of Oct., 1929, at 3 o'clock P.M., and is duly  
recorded.  
Register of Deeds,  
Deputy.

Approved by the Board of County  
Commissioners this 30<sup>th</sup> day of Oct. 1929

County Clerk.



NOTE: All lots not otherwise marked are 60 ft wide

Easement M432 p.s. 98, 102

EMENTS M450 P 347-350  
M 451 P 592  
M 452 P 1, 3, 4, 5, 6, 7



BAUGHMAN  
COMPANY

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

5525 W Central Ave

COPY OF  
PLAT

WATER DISTRIBUTION  
SYSTEM

PROJECT NUMBER:  
25-09-E255

DESIGN: DRAWN:  
DATE: November 3, 2025

SHEET  
11 OF 11