

# GENERAL NOTES:

- 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  
 Westar Energy 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
- All elevations shown are NAVD 88.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.
- 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 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.

- All of Res. "A" & "C" Castlegate Add. and Res. "C" & "F" Castlegate 3rd Add. disturbed during construction shall be seeded and mulched as follows:  
 Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.  
 Annual Rye grass; 3 lbs./1000 Sq. Ft.  
 Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.  
 Mulch -- 2 Tons Prairie Hay/Ac.  
 All other disturbed areas 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".  
 An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- 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 developer for this project is Castlegate Development LLC, Rodney Ketzner, Manager.

# WATER DISTRIBUTION SYSTEM to serve CASTLEGATE 3RD ADD. - PH. I

## CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer

Project Number

448-2019-017403

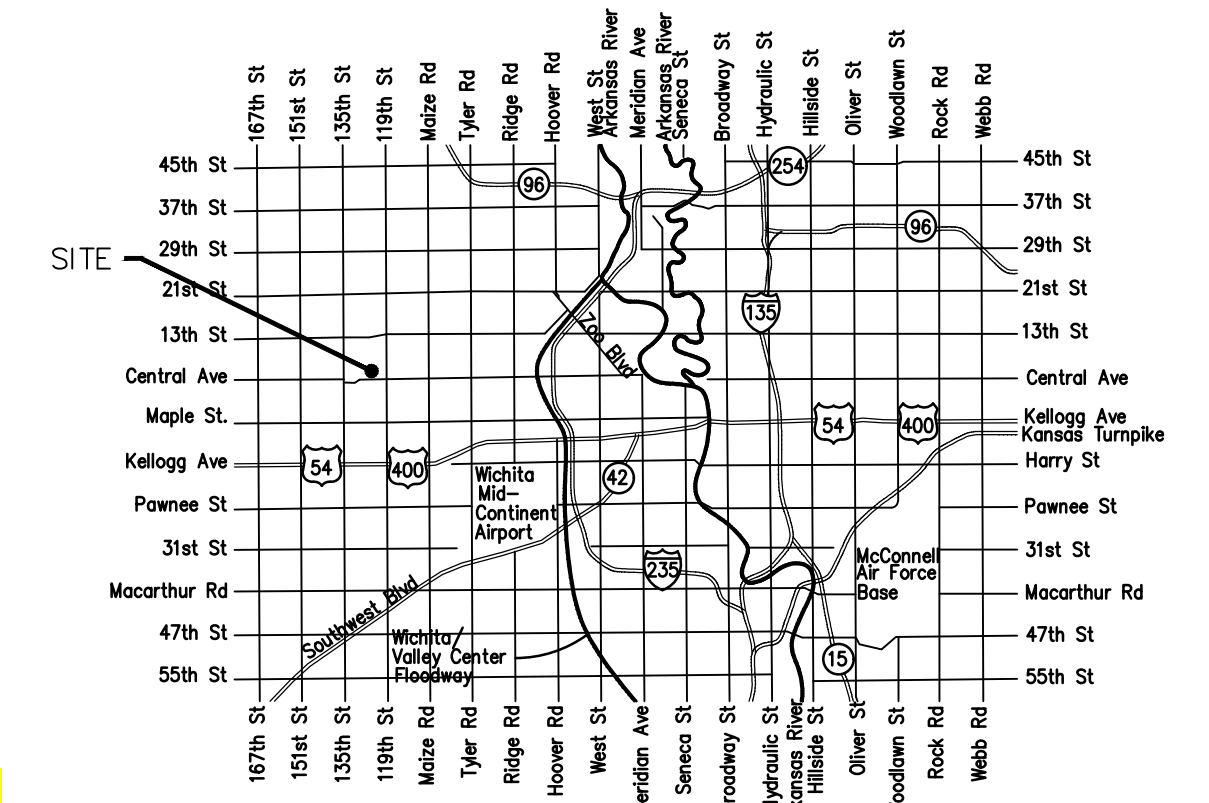
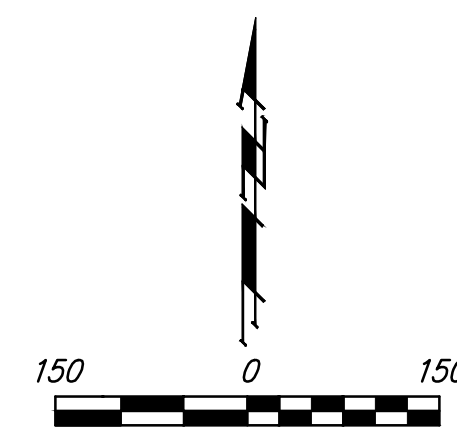
O.C.A. Number

735653

### Benchmarks

BM #1: CHISELED CROSS CUT ON TOP OF CATCH BASIN, NORTH SIDE OF CENTRAL, 25.4' SOUTH & 95.7' WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION.  
ELEV. = 1341.99 (NAVD88)

BM #2: CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9' EAST OF THE SOUTHEAST CORNER OF RESERVE "E", CASTLEGATE ADDITION.  
ELEV. = 1342.39 (NAVD88)



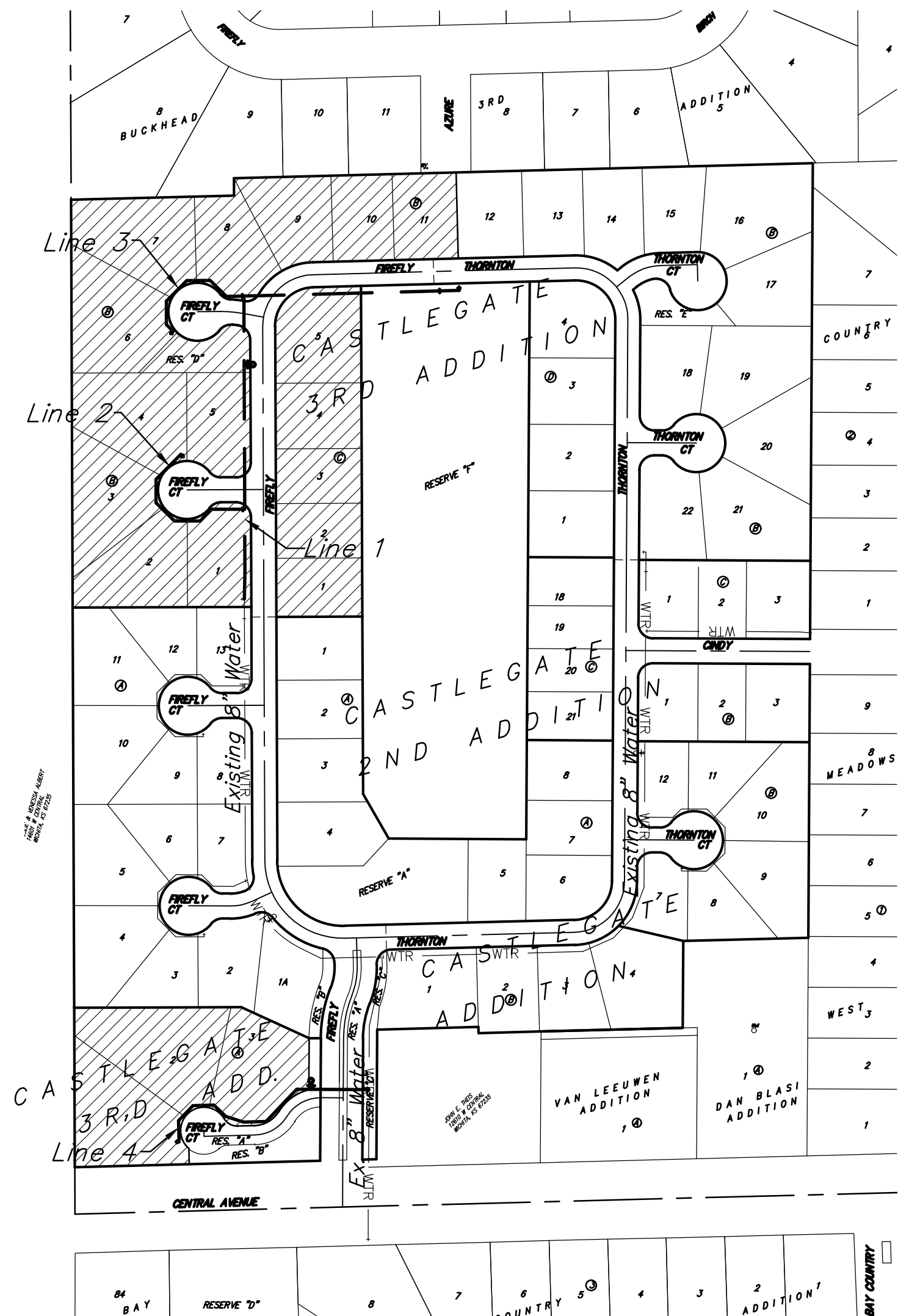
Vicinity Map

Mies Construction - Contractor  
 B. Woods - City of Wichita, Field Project Engineer  
 L. Powell - Baughman, Inspector  
 As-built  
 Release Date: 5/4/2020  
 Completion Date:  
 pdf: 6/4/2020 apr

8" Gate Valve Assembly, Anchored, Special - Clow  
 4" Gate Valve Assembly, Anchored, Special - Clow  
 6" Fire Hydrant Assembly - Clow  
 2" Blow off Assembly - Clow

### Sheet Index

Title Sheet	1
Line 1	2
Lines 2 & 3	3
Line 4	4
Erosion Control Plan	5
Std. Water Assembly Detail	6
Miscellaneous Water Details	7
Erosion Control BMP Details	8-12
Coordinate Sheet	13
Copy of Plat	14



Benefit District

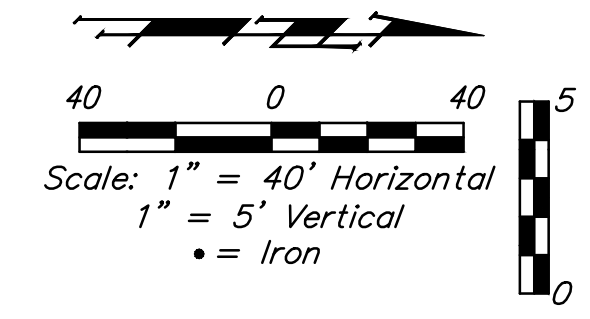
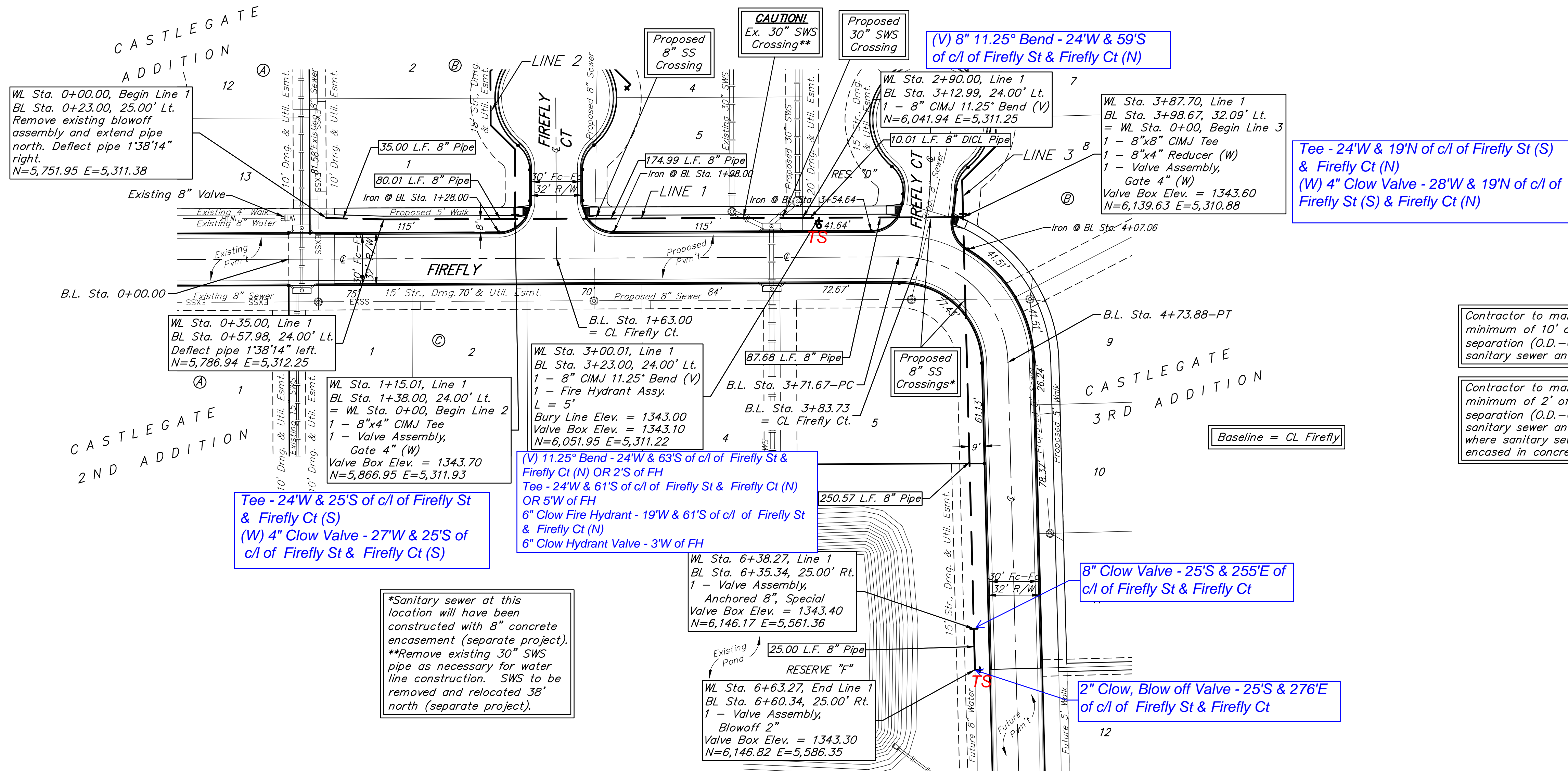


November 2019



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

**BENCHMARKS:**  
 BM #1: CHISELED CROSS CUT ON TOP OF CATCH BASIN, NORTH SIDE OF CENTRAL, 25.4' SOUTH & 95.7' WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION.  
 ELEV. = 1341.99 (NAVD88)  
 BM #2: CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9' EAST OF THE SOUTHEAST CORNER OF RESERVE "E", CASTLEGATE ADDITION.  
 ELEV. = 1342.39 (NAVD88)



Station	Description	Station	Description
0+00.00	WL Sta. 0+00.00, Begin Line 1 BL Sta. 0+23.00, 25.00' Lt. Remove existing blowoff assembly and extend pipe north. Deflect pipe 1'38'14" right.	3+87.70	WL Sta. 3+87.70, Line 1 BL Sta. 3+98.67, 32.09' Lt. = WL Sta. 0+00, Begin Line 3 1 - 8"x8" CIMJ Tee 1 - 8"x4" Reducer (W) 1 - Valve Assembly, Gate 4" (W) Valve Box Elev. = 1343.60 N=6,139.63 E=5,310.88
0+35.00	WL Sta. 0+35.00, Line 1 BL Sta. 0+57.98, 24.00' Lt. Deflect pipe 1'38'14" left. N=5,786.94 E=5,312.25	3+98.67	WL Sta. 3+98.67, Line 1 BL Sta. 3+12.99, 24.00' Lt. 1 - 8" CIMJ 11.25° Bend (V) N=6,041.94 E=5,311.25
1+15.01	WL Sta. 1+15.01, Line 1 BL Sta. 1+38.00, 24.00' Lt. = WL Sta. 0+00, Begin Line 2 1 - 8"x4" CIMJ Tee 1 - Valve Assembly, Gate 4" (W) Valve Box Elev. = 1343.70 N=5,866.95 E=5,311.93	4+07.06	WL Sta. 4+07.06, Line 1 BL Sta. 4+73.88-PT
1+63.00	WL Sta. 1+63.00, Line 1 BL Sta. 1+87.99, 24.00' Lt. CL Firefly Ct.	4+73.88	WL Sta. 4+73.88, Line 1 BL Sta. 4+98.67, 32.09' Lt. = WL Sta. 0+00, Begin Line 3 1 - 8"x8" CIMJ Tee 1 - 8"x4" Reducer (W) 1 - Valve Assembly, Gate 4" (W) Valve Box Elev. = 1343.60 N=6,139.63 E=5,310.88
2+00.00	WL Sta. 2+00.00, Line 1 BL Sta. 2+40.00, 24.00' Lt. PW	5+00.00	WL Sta. 5+00.00, Line 1 BL Sta. 5+63.27, 25.00' Rt. 1 - Valve Assembly, Anchored 8", Special Valve Box Elev. = 1343.40 N=6,146.17 E=5,561.36
2+40.00	WL Sta. 2+40.00, Line 1 BL Sta. 2+62.99, 24.00' Lt. PW	6+00.00	WL Sta. 6+00.00, Line 1 BL Sta. 6+35.34, 25.00' Rt. 1 - Valve Assembly, Anchored 8", Special Valve Box Elev. = 1343.40 N=6,146.17 E=5,561.36
2+90.00	WL Sta. 2+90.00, Line 1 BL Sta. 3+12.99, 24.00' Lt. 1 - 8" CIMJ 11.25° Bend (V)	6+35.34	WL Sta. 6+35.34, Line 1 BL Sta. 6+60.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30 N=6,146.82 E=5,586.35
3+00.00	WL Sta. 3+00.00, Line 1 BL Sta. 3+23.00, 24.00' Lt. PW	6+60.34	WL Sta. 6+60.34, Line 1 BL Sta. 6+85.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30
3+23.00	WL Sta. 3+23.00, Line 1 BL Sta. 3+42.00, 24.00' Lt. PW	6+85.34	WL Sta. 6+85.34, Line 1 BL Sta. 6+60.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30
3+42.00	WL Sta. 3+42.00, Line 1 BL Sta. 3+64.98, 24.00' Lt. CL Firefly Ct.	6+85.34	WL Sta. 6+85.34, Line 1 BL Sta. 6+60.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30
3+87.70	WL Sta. 3+87.70, Line 1 BL Sta. 3+98.67, 32.09' Lt. = WL Sta. 0+00, Begin Line 3 1 - 8"x8" CIMJ Tee 1 - 8"x4" Reducer (W) 1 - Valve Assembly, Gate 4" (W) Valve Box Elev. = 1343.60 N=6,139.63 E=5,310.88	6+85.34	WL Sta. 6+85.34, Line 1 BL Sta. 6+60.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30
5+00.00	WL Sta. 5+00.00, Line 1 BL Sta. 5+63.27, 25.00' Rt. 1 - Valve Assembly, Anchored 8", Special Valve Box Elev. = 1343.40 N=6,146.17 E=5,561.36	6+63.27	WL Sta. 6+63.27, Line 1 BL Sta. 6+85.34, 25.00' Rt. 1 - Valve Assembly, Blowoff 2" Valve Box Elev. = 1343.30

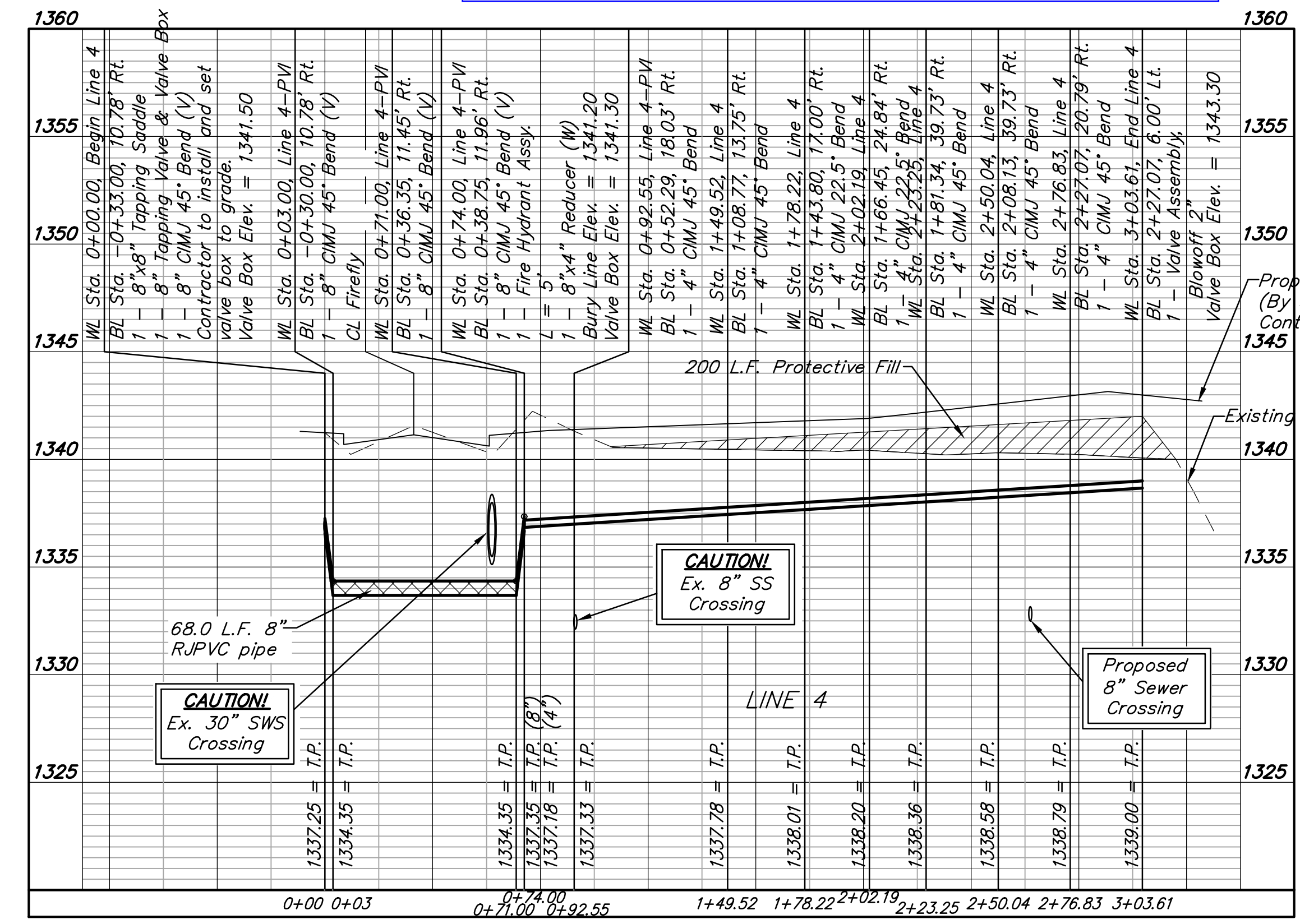
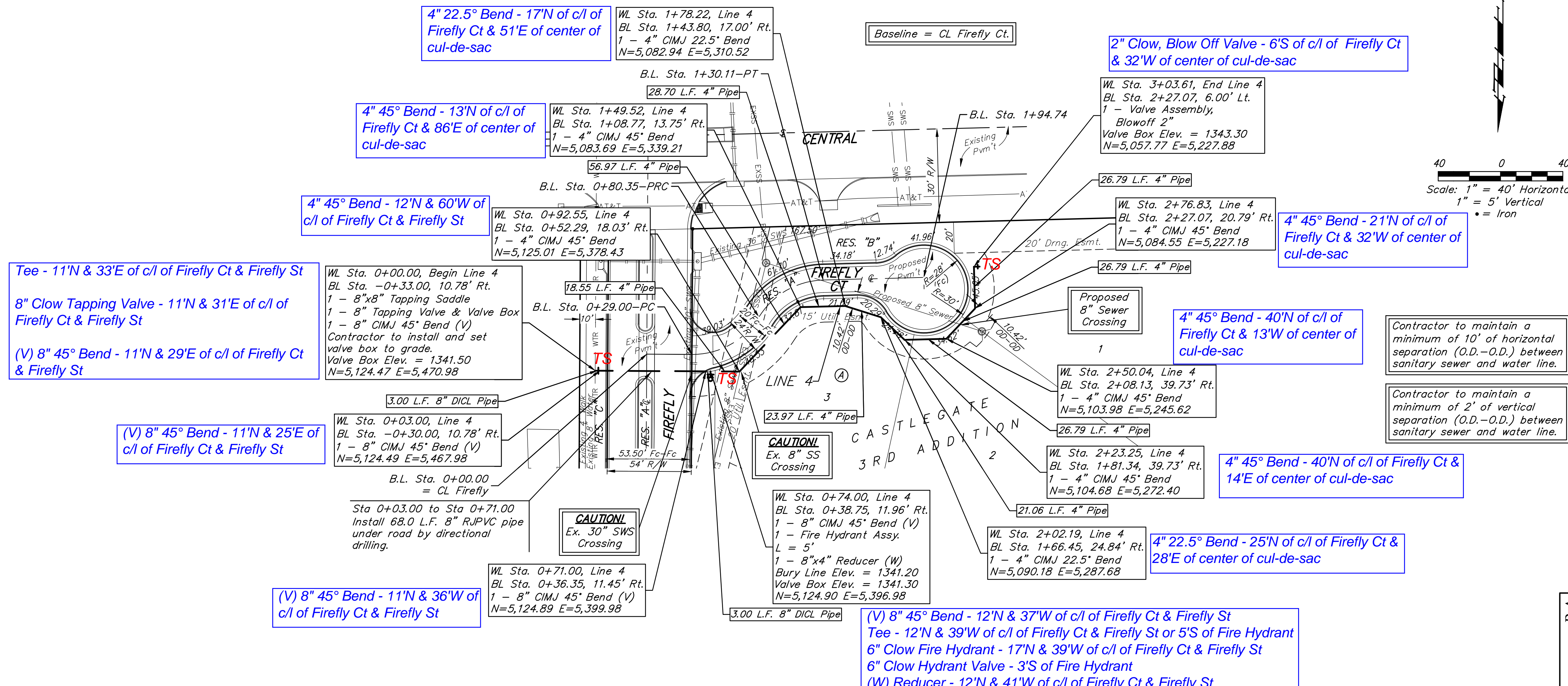
Contractor shall verify elevation and alignment of existing 8" pipe prior to construction and notify Engineer of any discrepancy.





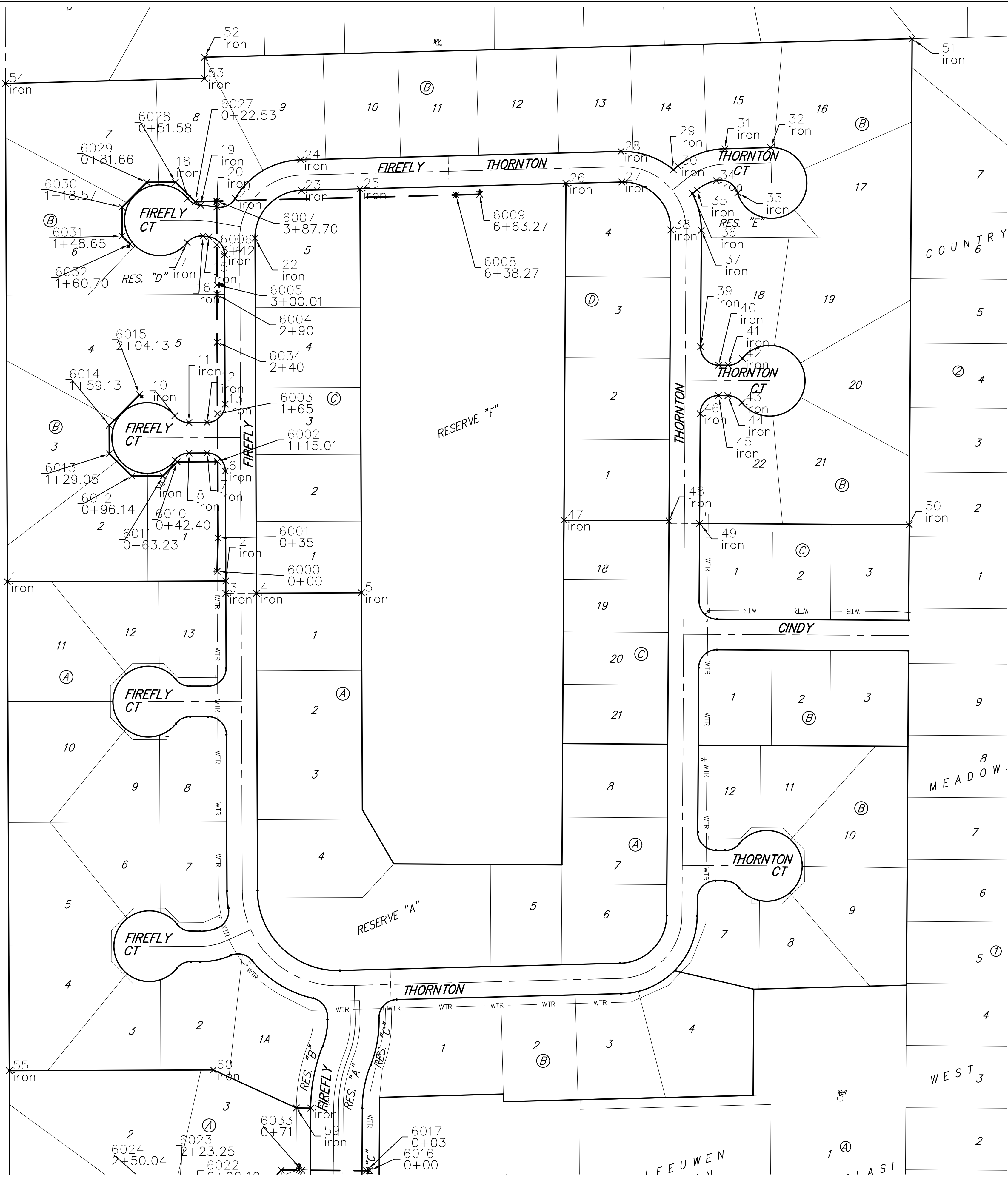
**BENCHMARKS:**  
 BM #1: CHISELED CROSS CUT ON TOP OF CATCH BASIN, NORTH SIDE OF CENTRAL, 25.4' SOUTH & 95.7' WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CASTLEGATE ADDITION.  
 ELEV. = 1341.99 (NAVD88)

BM #2: CHISELED PLUS CUT INSIDE OF CHISELED SQUARE CUT, TOP OF CURB ON NORTH SIDE OF CINDY, 2.1' SOUTH & 14.9' EAST OF THE SOUTHEAST CORNER OF RESERVE "E", CASTLEGATE ADDITION.  
 ELEV. = 1342.39 (NAVD88)



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





COORDS IRON

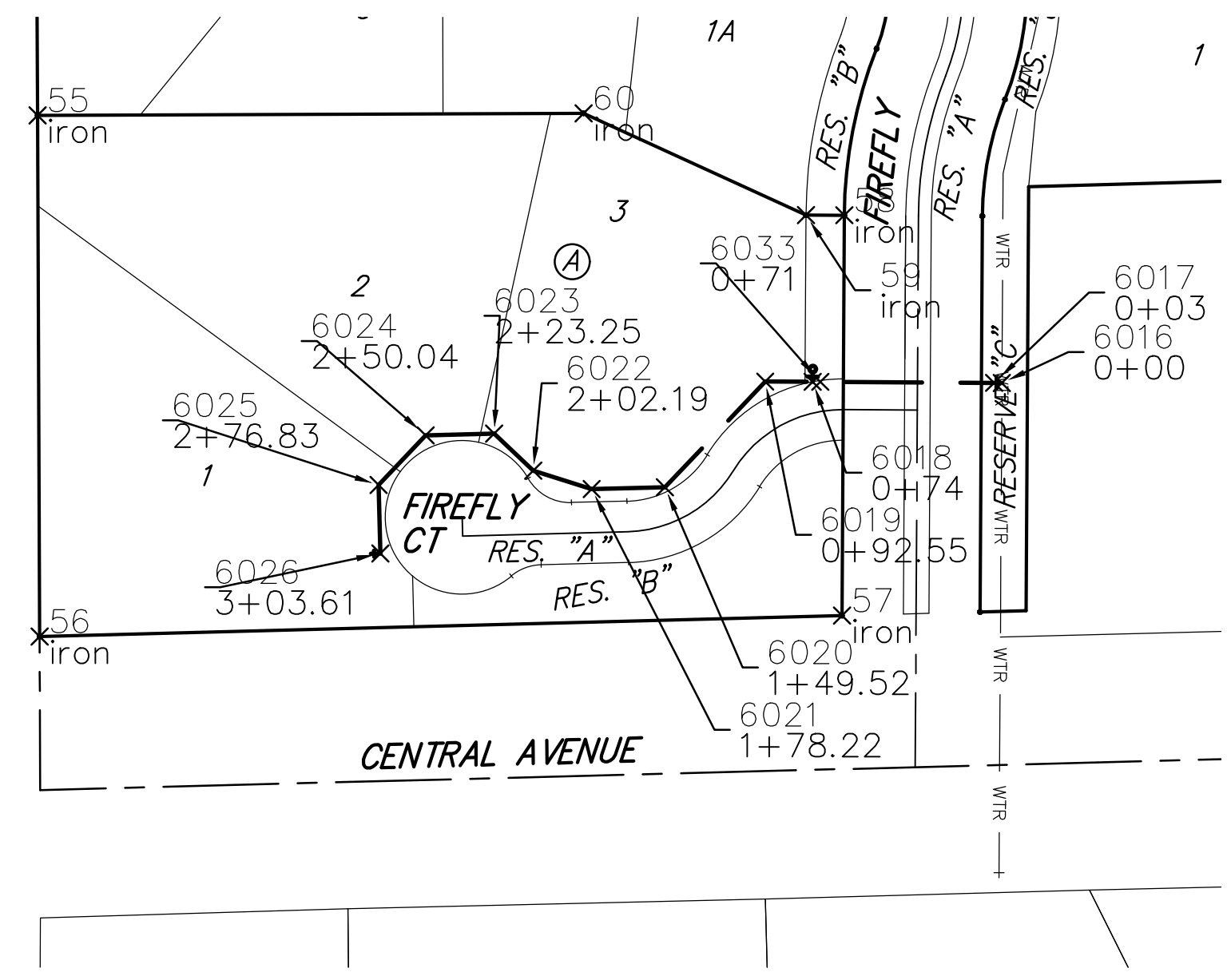
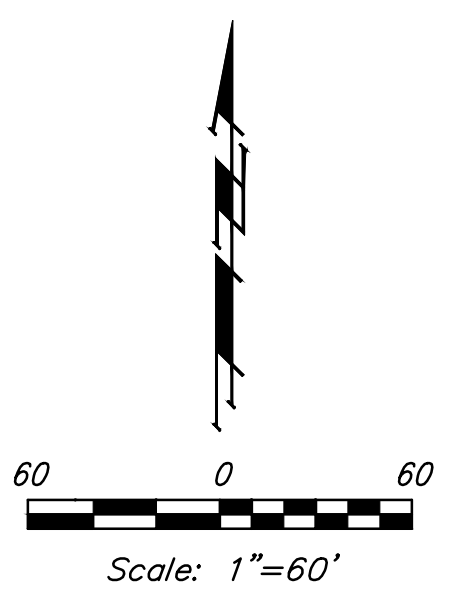
Point #	Northing	Easting	Raw Description
1	5741.09	5091.81	iron
2	5741.98	5320.42	iron
3	5728.98	5320.47	iron
4	5729.11	5352.47	iron
5	5729.53	5462.47	iron
6	5856.98	5319.97	iron
7	5875.91	5300.90	iron
8	5875.83	5282.03	iron
9	5868.65	5267.23	iron
10	5914.90	5267.05	iron
11	5907.83	5281.91	iron
12	5907.91	5300.78	iron
13	5926.98	5319.70	iron
14	6083.62	5319.09	iron
15	6102.36	5302.75	iron
16	6103.10	5296.60	iron
17	6096.24	5280.03	iron
18	6142.61	5280.50	iron
19	6135.41	5294.13	iron
20	6133.48	5310.95	iron
21	6142.59	5330.37	iron
22	6100.78	5351.03	iron
23	6150.95	5399.72	iron
24	6182.94	5398.89	iron
25	6152.55	5460.83	iron
26	6158.18	5676.57	iron
27	6159.70	5734.98	iron
28	6191.69	5734.14	iron
29	6172.59	5788.92	iron
30	6176.46	5793.73	iron
31	6194.53	5842.98	iron
32	6195.78	5890.79	iron
33	6148.20	5856.31	iron
34	6161.26	5833.80	iron
35	6151.53	5813.79	iron
36	6147.66	5808.98	iron
37	6109.23	5818.28	iron
38	6109.42	5786.28	iron
39	5987.10	5817.55	iron
40	5967.98	5836.43	iron

Point #	Northing	Easting	Raw Description
41	5967.92	5846.23	iron
42	5974.96	5861.10	iron
43	5928.71	5860.83	iron
44	5935.92	5846.04	iron
45	5935.98	5836.24	iron
46	5917.10	5817.13	iron
47	5805.67	5674.46	iron
48	5805.01	5784.46	iron
49	5802.10	5816.44	iron
50	5800.79	6035.90	iron
51	6309.69	6038.90	iron
52	6290.35	5298.19	iron
53	6268.16	5298.13	iron
54	6262.87	5089.76	iron
55	5229.10	5093.82	iron
56	5025.29	5094.62	iron
57	5033.48	5408.44	iron
58	5190.06	5409.37	iron
59	5190.15	5394.37	iron
60	5229.93	5307.41	iron

COORDS WATER DISTRIBUTION SYSTEM

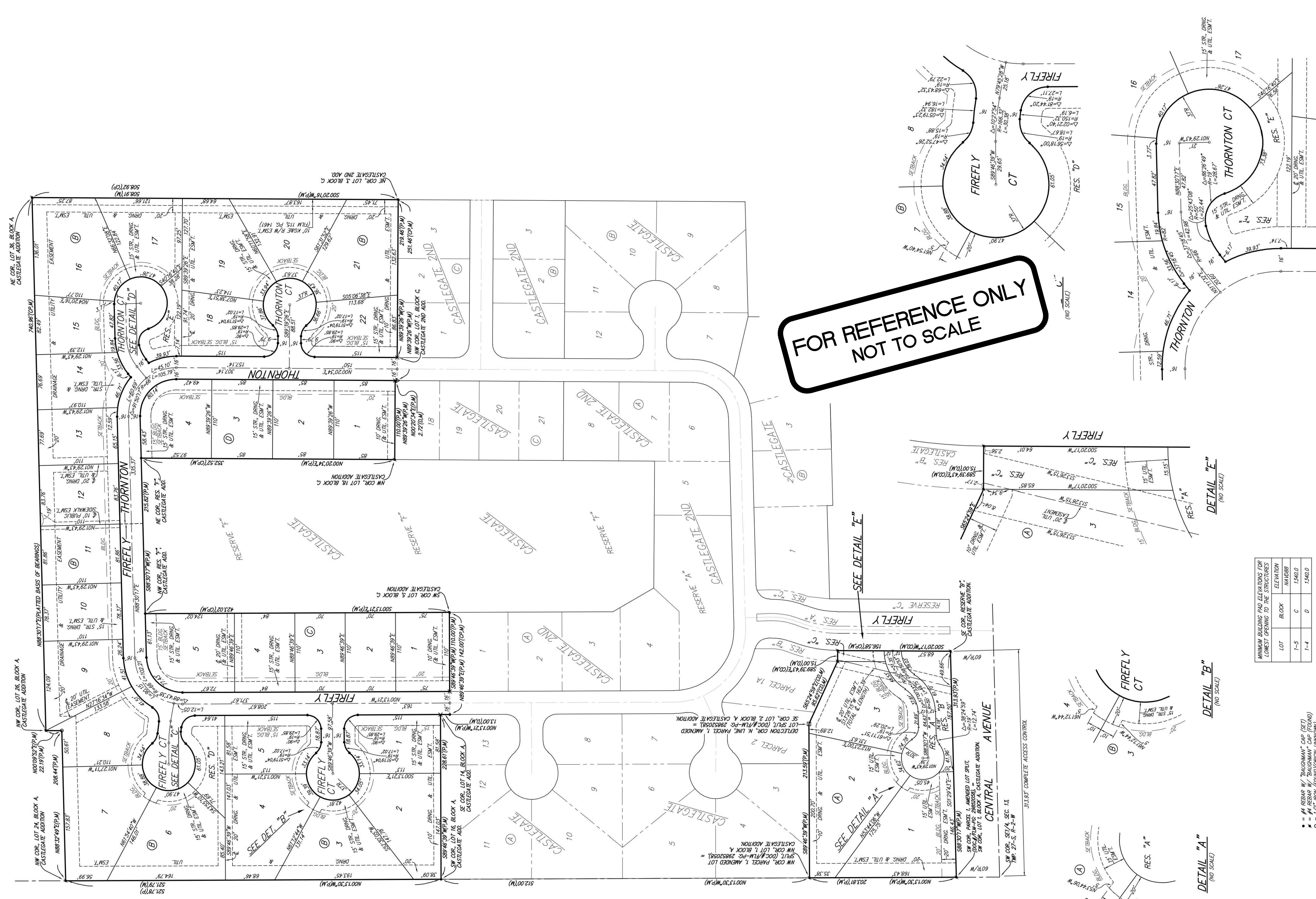
Point #	Northing	Easting	Raw Description
6000	5751.95	5311.38	0+00
6001	5786.94	5312.25	0+35
6002	5866.95	5311.93	1+15.01
6003	5916.94	5311.74	1+65
6004	6041.94	5311.25	2+90
6005	6051.95	5311.22	3+00.01
6006	6093.93	5311.05	3+42
6007	6139.63	5310.88	3+87.70
6008	6146.17	5561.36	6+38.27
6009	6146.82	5586.35	6+63.27
6010	5866.78	5269.53	0+42.40
6011	5852.00	5254.86	0+63.23
6012	5851.87	5221.95	0+96.14
6013	5875.05	5198.59	1+29.05
6014	5905.14	5198.48	1+59.13
6015	5937.08	5230.17	2+04.13
6016	5124.47	5470.98	0+00
6017	5124.49	5467.98	0+03

Point #	Northing	Easting	Raw Description
6018	5124.90	5396.98	0+74
6019	5125.01	5378.43	0+92.55
6020	5083.69	5339.21	1+49.52
6021	5082.94	5310.52	1+78.22
6022	5090.18	5287.68	2+02.19
6023	5104.68	5272.40	2+23.25
6024	5103.98	5245.62	2+50.04
6025	5084.55	5227.18	2+76.83
6026	5057.77	5227.88	3+03.61
6027	6139.04	5288.36	0+22.53
6028	6159.51	5267.73	0+51.58
6029	6159.39	5237.65	0+81.66
6030	6133.19	5211.65	1+18.57
6031	6103.11	5211.77	1+48.65
6032	6094.62	5220.32	1+60.70
6033	5124.89	5399.98	0+71
6034	5991.94	5311.45	2+40



\*COPY TO: HANNA ALBERT  
1001 N. CENTRAL  
WICHITA, KS 67205

# CASTLEGATE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**MINIMUM BUILDING FINISH ELEVATIONS FOR LOWEST DRIVING TO THE STRUCTURES**

LOT	BLOCK	ELEVATION (MAD08)
1-5	C	1,340.0
1-4	D	1,340.0

- #4 REBAR W/ BAUGHMAN\* CAP (SET) (RD)
- #4 REBAR W/ BAUGHMAN\* CAP (SET) (ND)
- #4 REBAR W/ ARMS/STRONG\* CAP (FOUND)
- #4 REBAR W/ ARMS/STRONG\* CAP (FOUND)
- CHISELED CROSS (SET)

NOTE:  
ALL LOTS WITHIN CASTLEGATE 3RD ADDITION SHALL HAVE A 5 FOOT INTERIOR SIGHTLARD SETBACK.

**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain of record with this plat. The master drainage plan shall be the responsibility of the Engineer and shall be constructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The responsibility of the property owner and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and its successors.

**FOR REFERENCE ONLY  
NOT TO SCALE**

DETAIL "D"  
(NO SCALE)

DETAIL "E"  
(NO SCALE)

DETAIL "B"  
(NO SCALE)

DETAIL "A"  
(NO SCALE)