

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 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 Contractor's responsibility.
 - All elevations shown are NAVD88.
 - 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 316-268-4555.
 - City maintenance of water mains ends at right-of-way.
 - 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 backup 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.
 - 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".
 - All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
 - All of Rutan Avenue 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 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".
 - 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

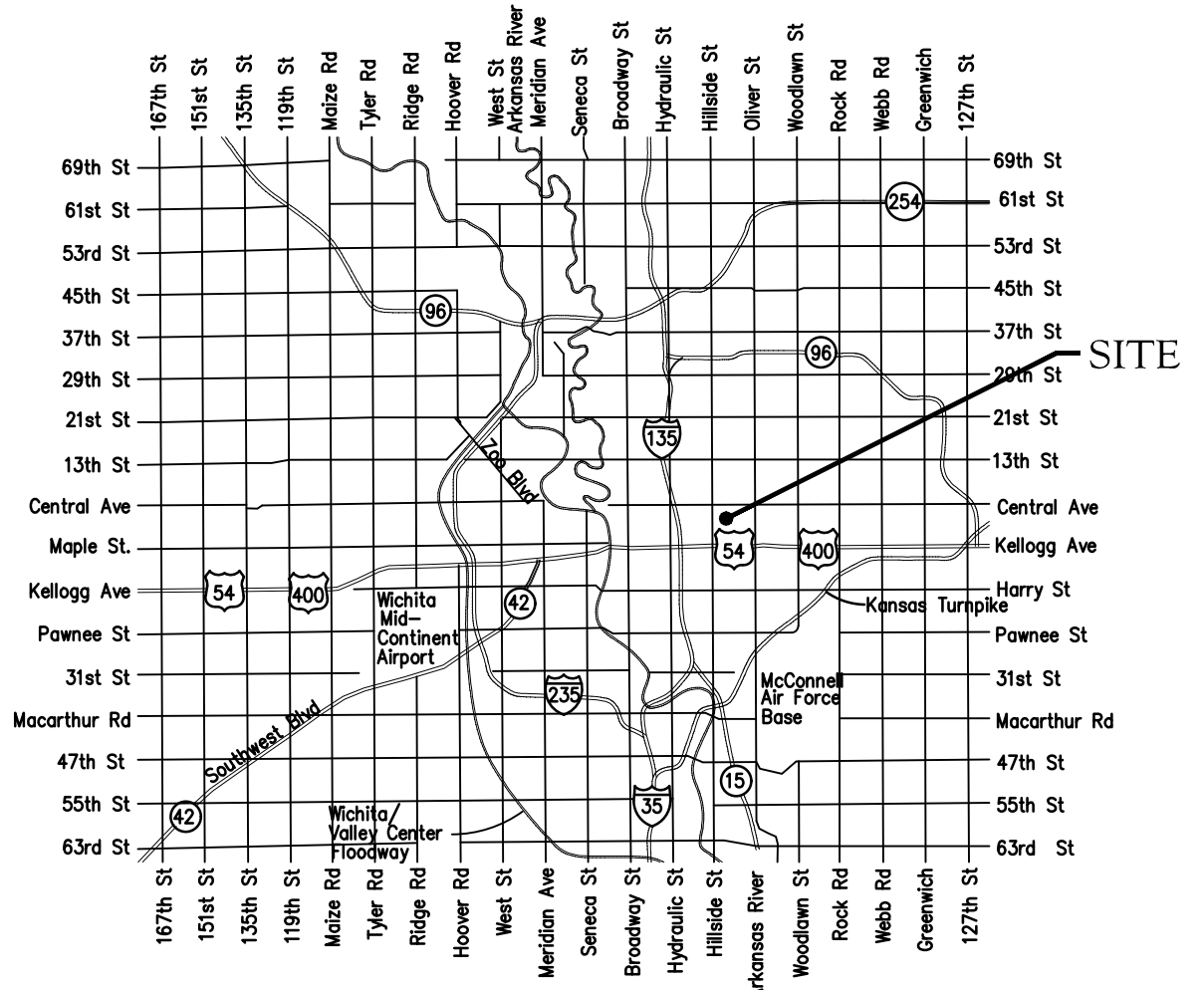
UPTOWN LANDING - Ph. II

143 N Rutan

CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer
 Project Number
 2021-013144 PPW
 54030980

**UTILITY CONTRACTOR =
 WILKS UNDERGROUND.
 INSPECTOR = LARRY POWELL.
 AS-BUILTS BY: L. POWELL,
 BAUGHMAN CO.
 MAY 1, 2023**



Vicinity Map

Benchmarks

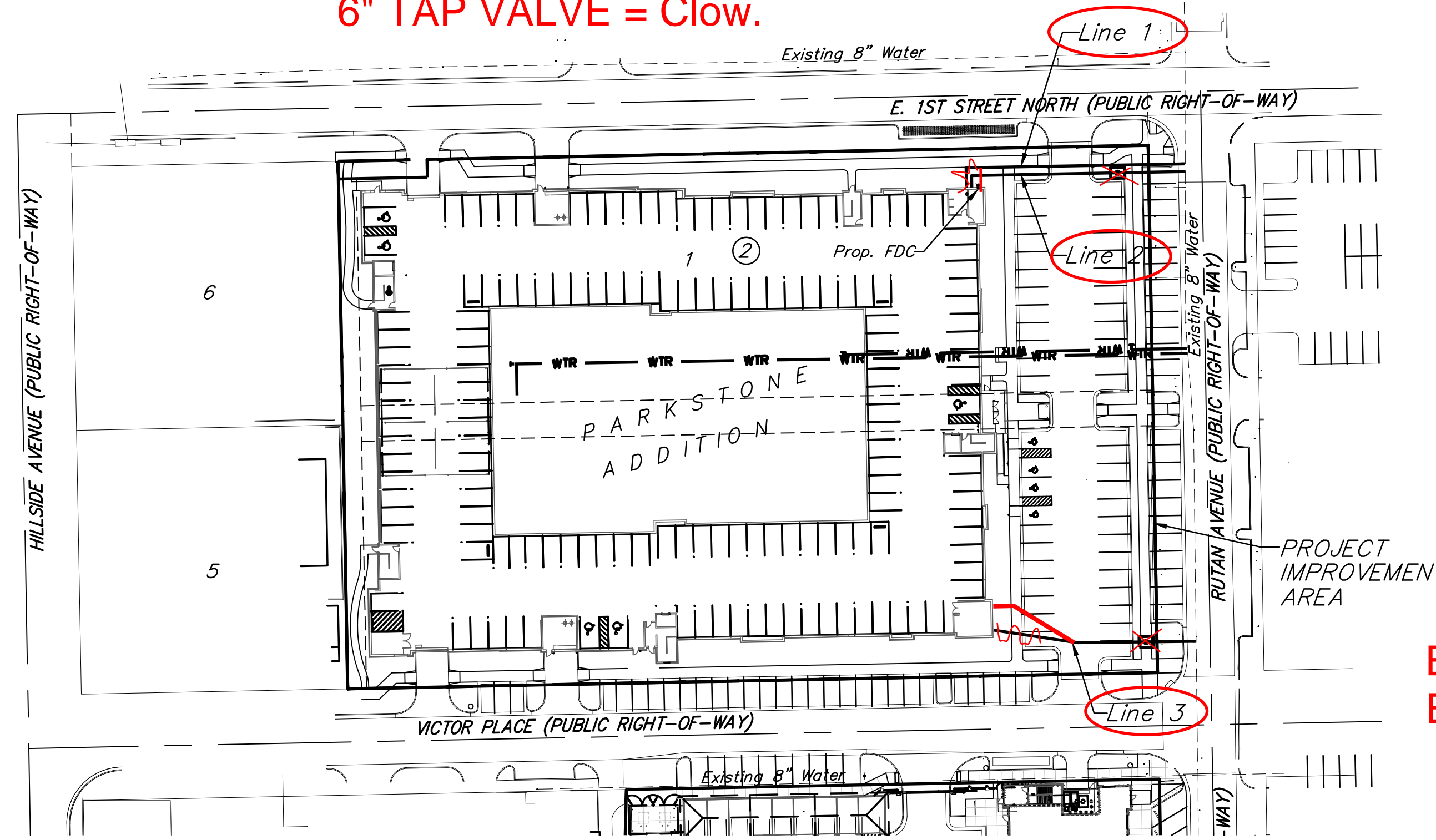
BM #1: "X" Chiseled on Top of Curb, approximately 50' east of the NE corner of Lot 1, Block 4, Parkstone Addition.
 Elev. = 1332.03 (NAVD88)

BM #2: "X" Chiseled on Top of Curb, approximately 169' west and 57.5' north of the NE corner of Lot 1, Block 4, Parkstone Addition.
 Elev. = 1327.76 (NAVD88)

- 4" DICL PIPE = American.
- 6" DICL PIPE = American.
- 4" PVC PIPE = Sanderson Pipe.
- 6" PVC PIPE = Sanderson Pipe.
- 6" TAP VALVE = Clow.

Sheet Index

Title Sheet	1
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Miscellaneous Water Details	7
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**2 - 2" CURB STOPS.
 2" BLUE POLY PIPE.**

**2" WATER METERS = OCTAVE - MASTER METER.
 WL-2: S/N: 221106982, 4-13-23 Reading = 7.617 Cu.Ft.
 WL-3: S/N: 221103303, 4-19-23 Reading = 0.000 Cu.Ft.**

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

Engineering Approved by Shawn Mellies on 10/11/2021
 Utilities Approved by Greg Lolley on 10/11/2021
 Fire Dept. Approved by Jose Ocadiz on 10/11/2021

NOTE TO CONTRACTORS

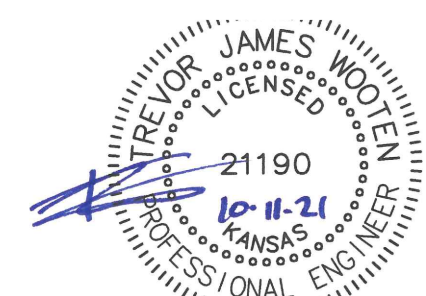
Public Property:
 Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said Inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer 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.

**BEGIN: February 2023
 END: April 2023**

**BAUGHMAN JOB:
 # 21-10-E032**



October 19, 2021

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

BENCHMARKS:
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 Elev. = 1327.76 (NAVD88)

City maintenance of water mains ends at right-of-way.

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.
 Kansas Gas Service 1-888-482-4950

2" WATER METER INSTALLED BY CITY OF WICHITA.

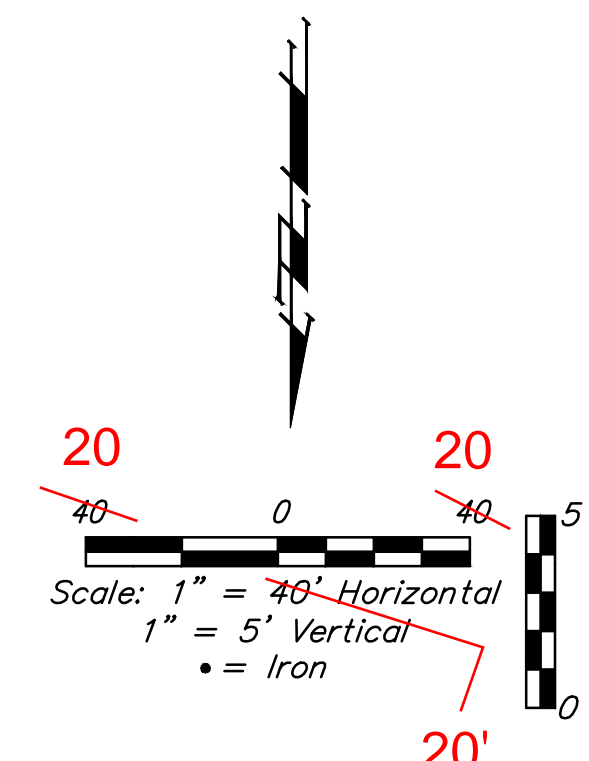
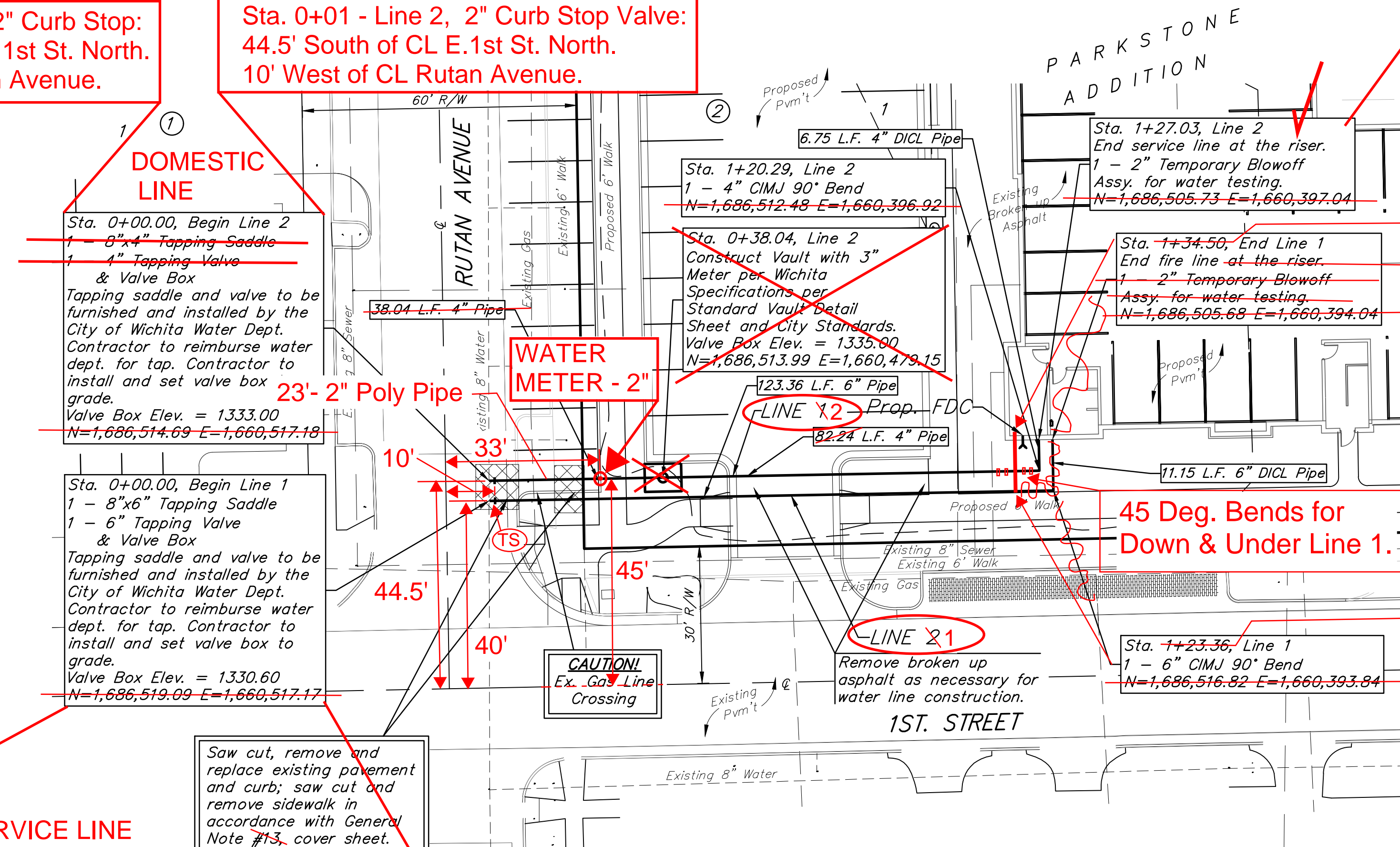
Developer switched from 3" Water Meter and Vault to a 2" Water Meter and No Vault.

For AS-BUILT SKETCH, See Sheet #14.

Sta. 0+00 - Line 2, 2" Curb Stop: 44.5' South of CL E. 1st St. North. 9' West of CL Rutan Avenue.

Sta. 0+01 - Line 2, 2" Curb Stop Valve: 44.5' South of CL E. 1st St. North. 10' West of CL Rutan Avenue.

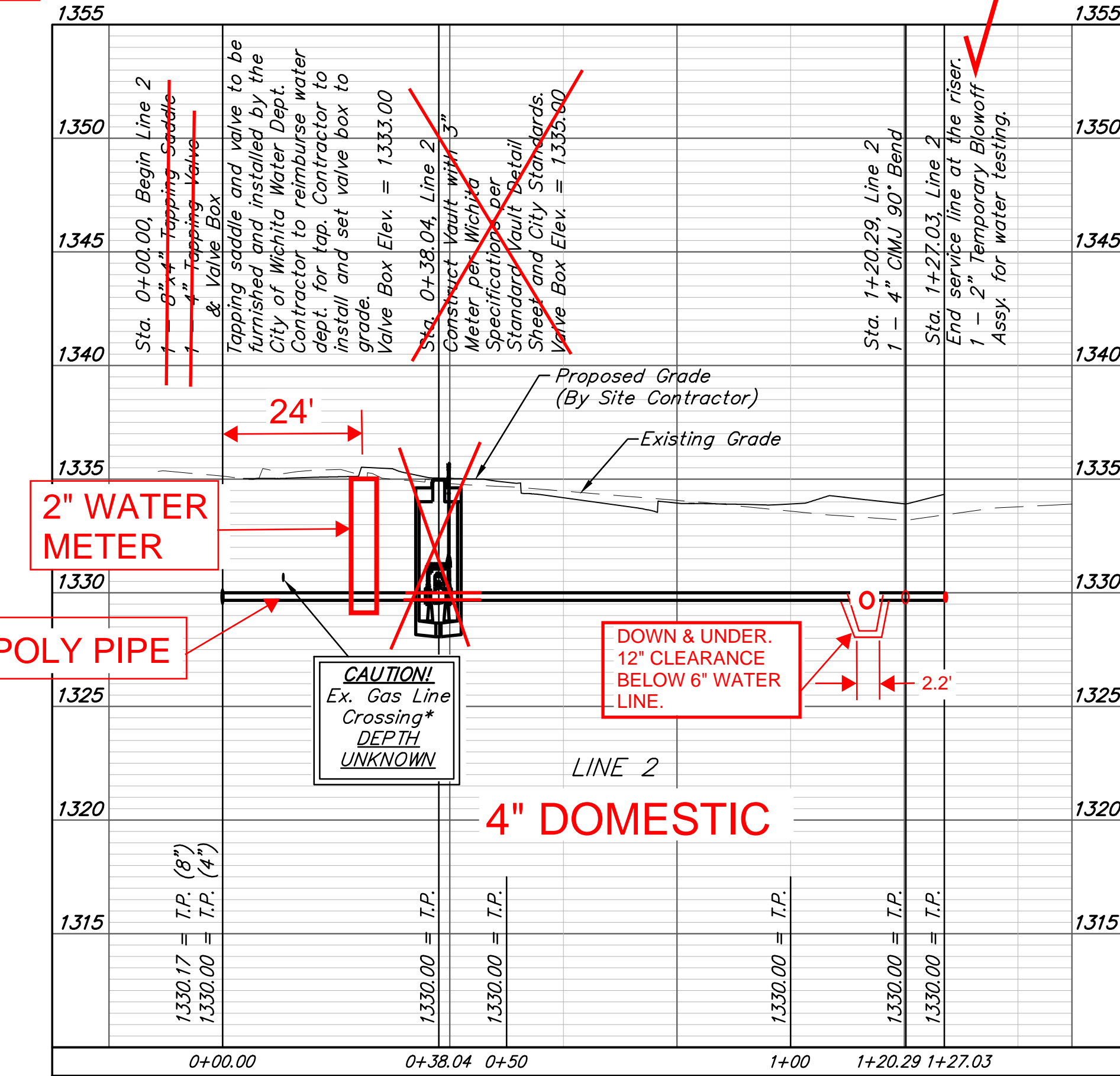
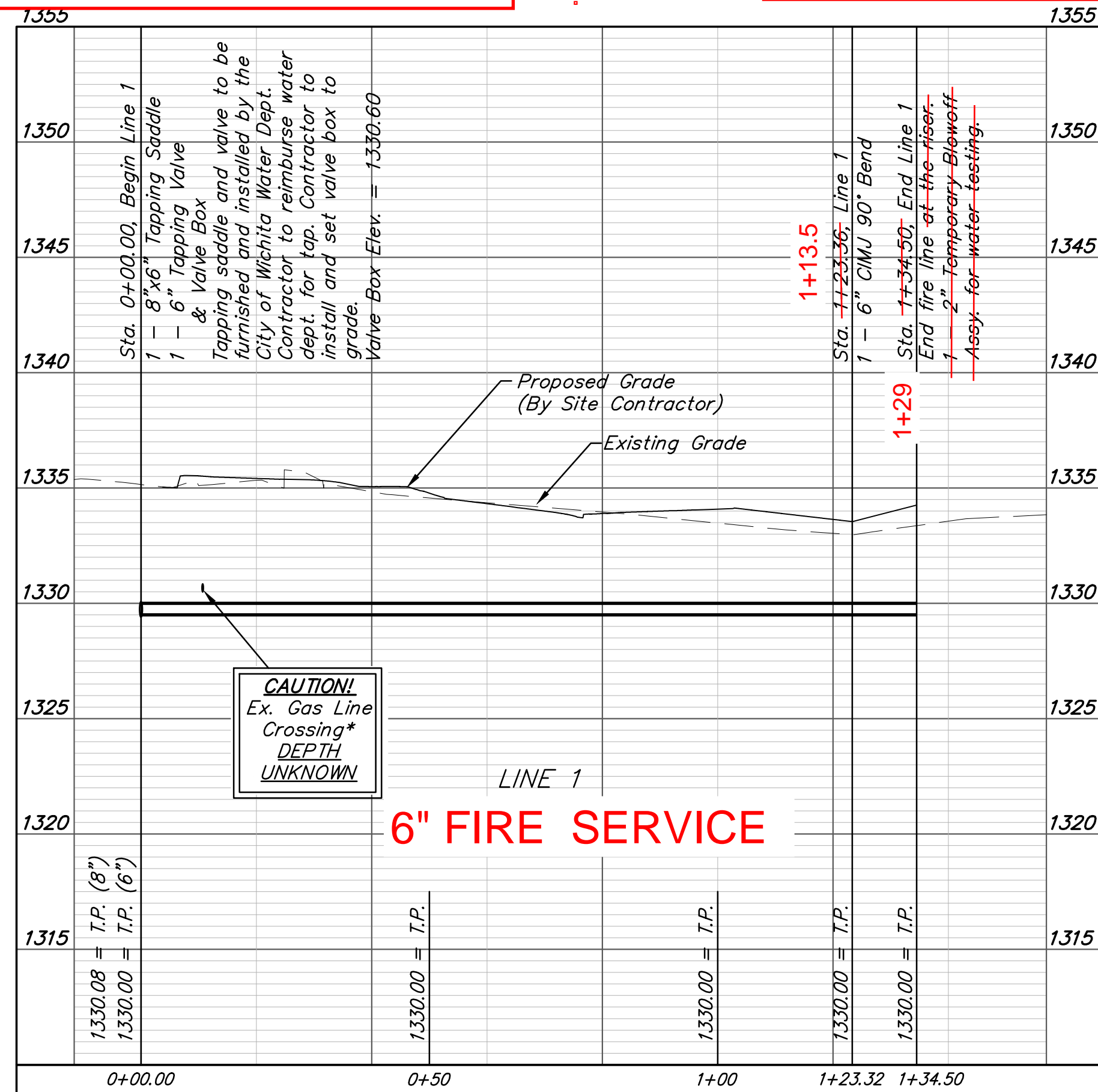
Eventually, 2" Temporary Blowoff Removed and a 3" Copper Pipe Run thru Building's Exterior Concrete Wall by Others.



LEGEND
 (TS) = TEST STATION

Sta. 0+00 - Line 1, 6" Saddle TAP: 40' South of CL E. 1st St. North. 9' West of CL Rutan Avenue.

Sta. 0+01.5 - Line 1, 6" TAP Valve: 40' South of CL E. 1st St. North. 10.5' West of CL Rutan Avenue.



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

CAUTION!
 Ex. Gas Line Crossing*
 DEPTH UNKNOWN

CAUTION!
 Ex. Gas Line Crossing*
 DEPTH UNKNOWN

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

UPTOWN LANDING Phase II

LINES 1&2

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: _____

DESIGN: KHT/JWA/TMS

DATE: October 19, 2021

SHEET 2 OF 13

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2" WATER METER INSTALLED BY CITY OF WICHITA.

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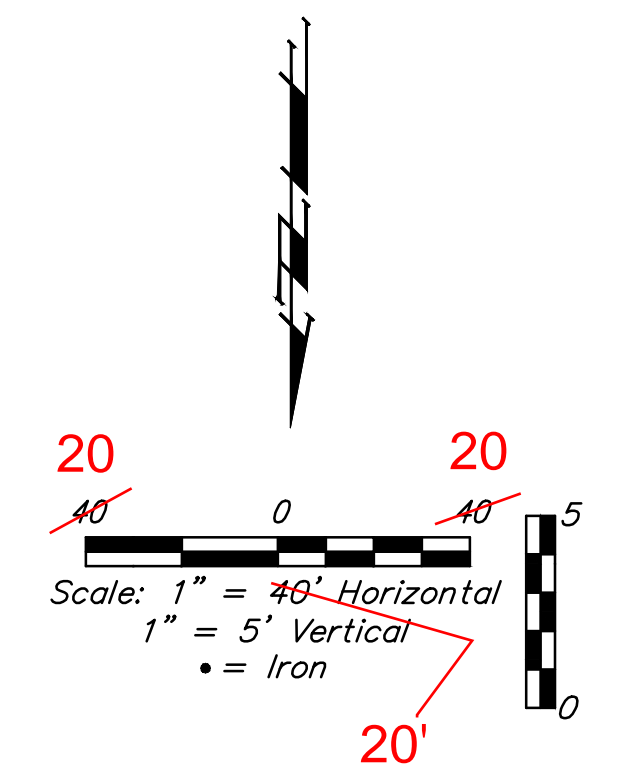
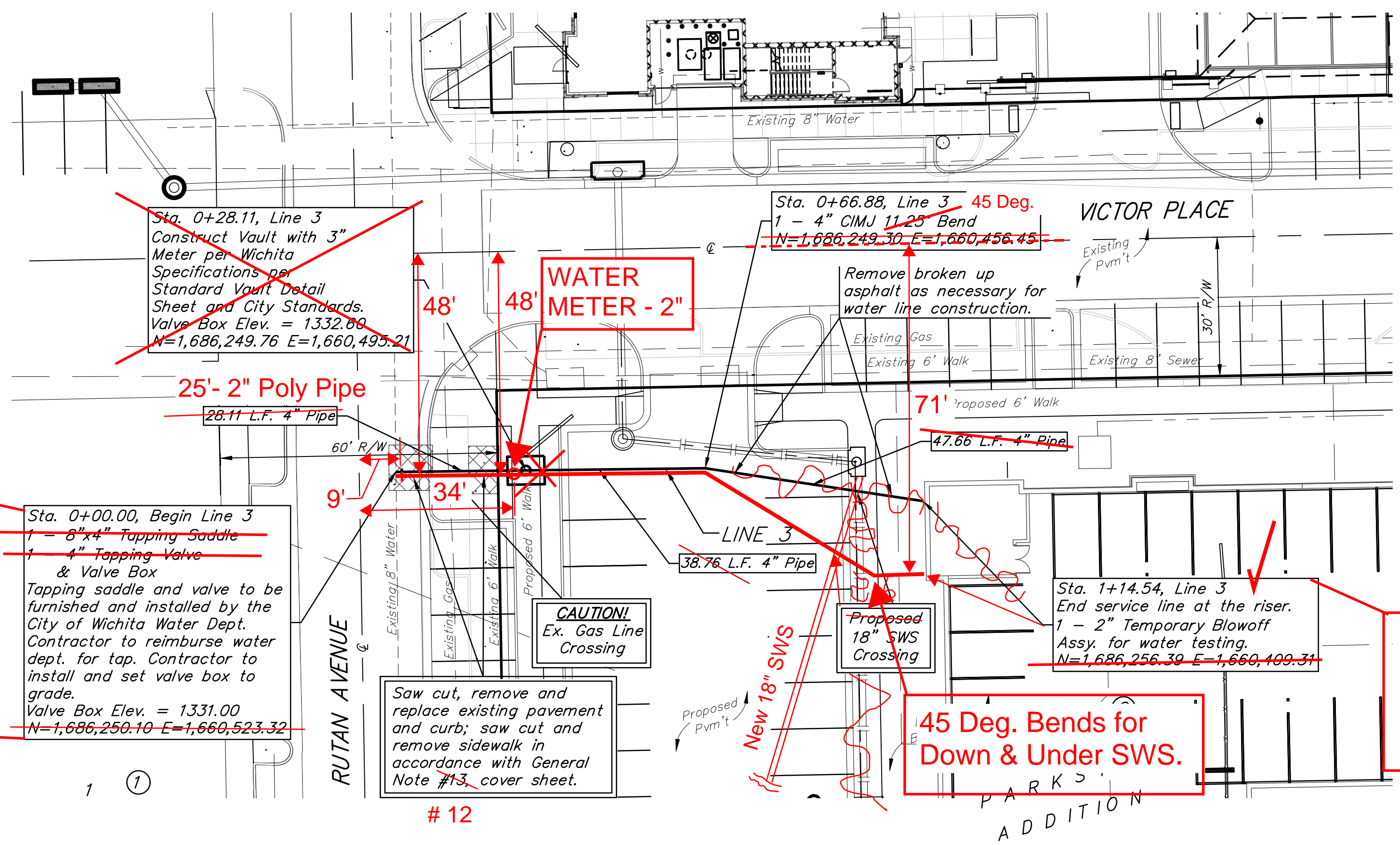
*Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement. Kansas Gas Service 1-888-482-4950

Sta. 0+00 - Line 3, 2" Curb Stop: 48' North of CL Victor Place. 8' West of CL Rutan Avenue.

When fire service and domestic water line installed in same trench, trench shall be compacted per detail, this sheet.

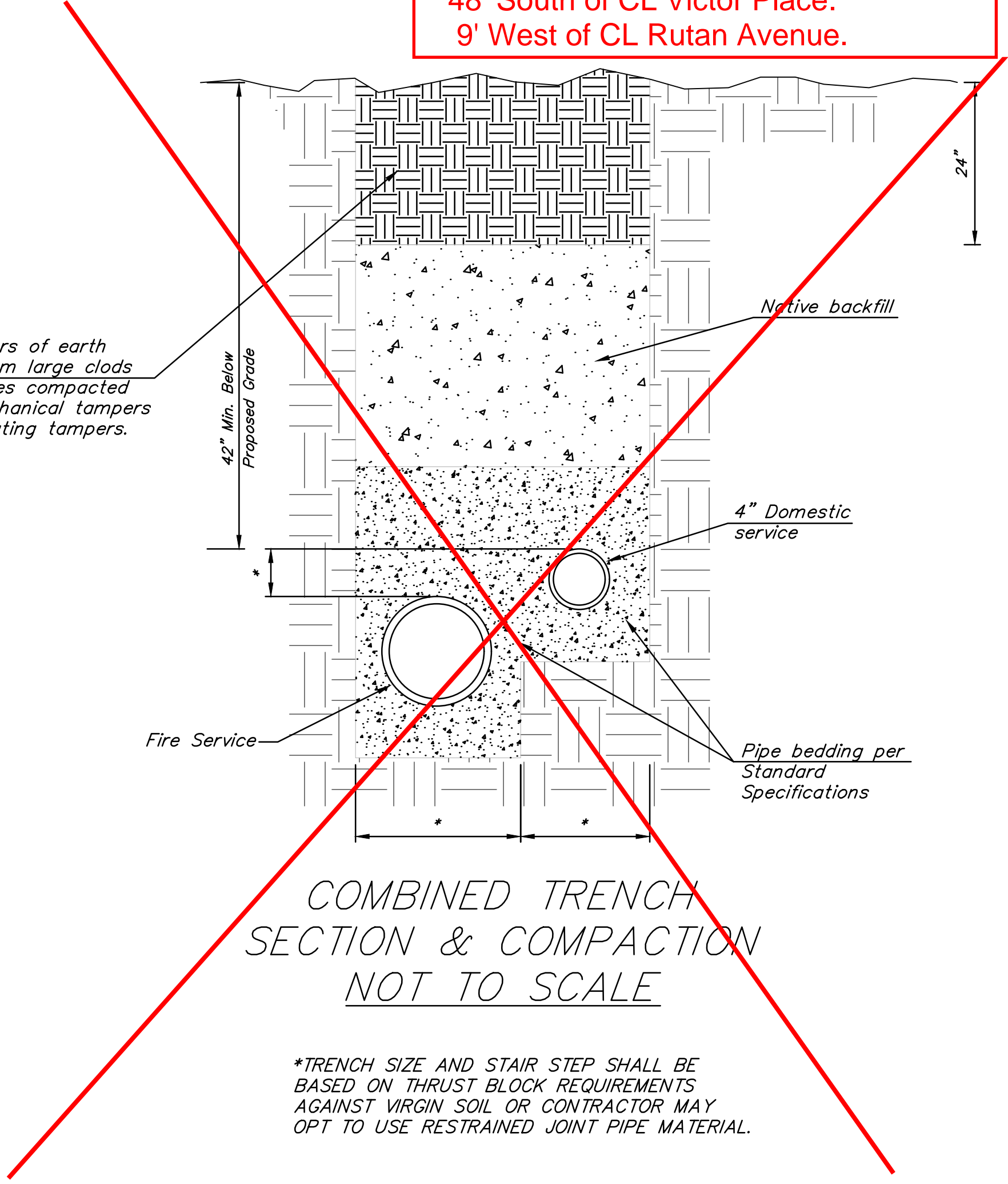
Sta. 0+01 - Line 2, 2" Curb Stop Valve: 48' South of CL Victor Place. 9' West of CL Rutan Avenue.

DOMESTIC LINE



WL-3 installed below Revised SWS Pipe location.

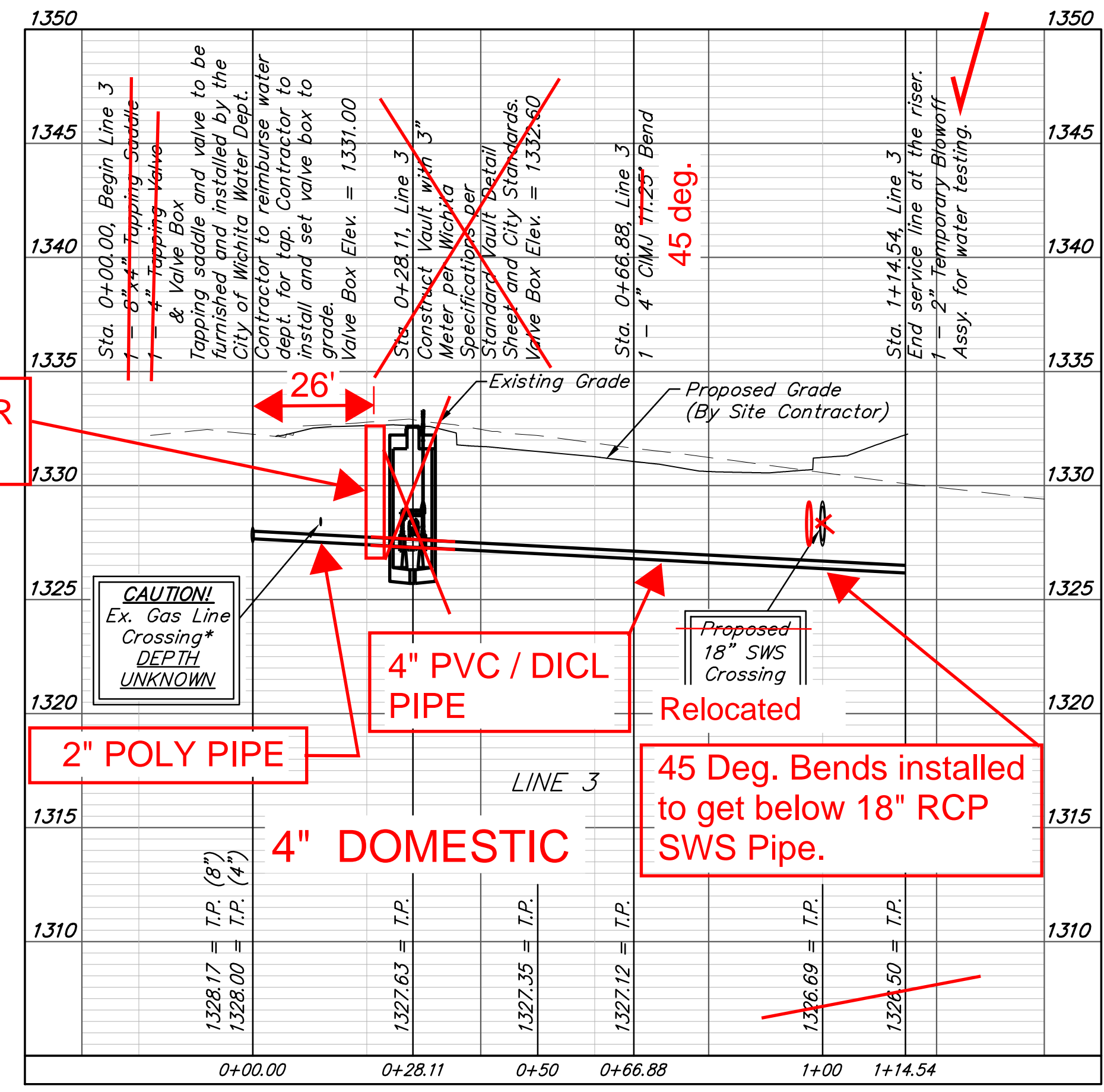
Eventually, 2" Temporary Blowoff Removed and a 3" Copper Pipe Run thru Building's Exterior Concrete Wall by Others.



COMBINED TRENCH SECTION & COMPACTION NOT TO SCALE

*TRENCH SIZE AND STAIR STEP SHALL BE BASED ON THRUST BLOCK REQUIREMENTS AGAINST VIRGIN SOIL OR CONTRACTOR MAY OPT TO USE RESTRAINED JOINT PIPE MATERIAL.

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



Professional Engineer Seal: JAMES W. GOWEN, License No. 21190, State of Kansas, Professional Engineer, dated 10-11-21.

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

UPTOWN LANDING Phase II

LINE 3

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:

DESIGN: KHT/JW/awm: TMS
 DATE: October 19, 2021

SHEET 3 OF 13

File: E:\Projects\Uptown Landing - SPT\Engineering\Phase 2\PPM\PPW.dwg

AS-BUILT SKETCH of WATER DISTRIBUTION SYSTEM for UPTOWN LANDING - PHASE 2

SW CORNER E. 1ST ST. N. & RUTAN AVE., WICHITA, KS

COW PROJECT # 2021-013144 PPW

UTILITY CONTRACTOR = WILKS UNDERGROUND

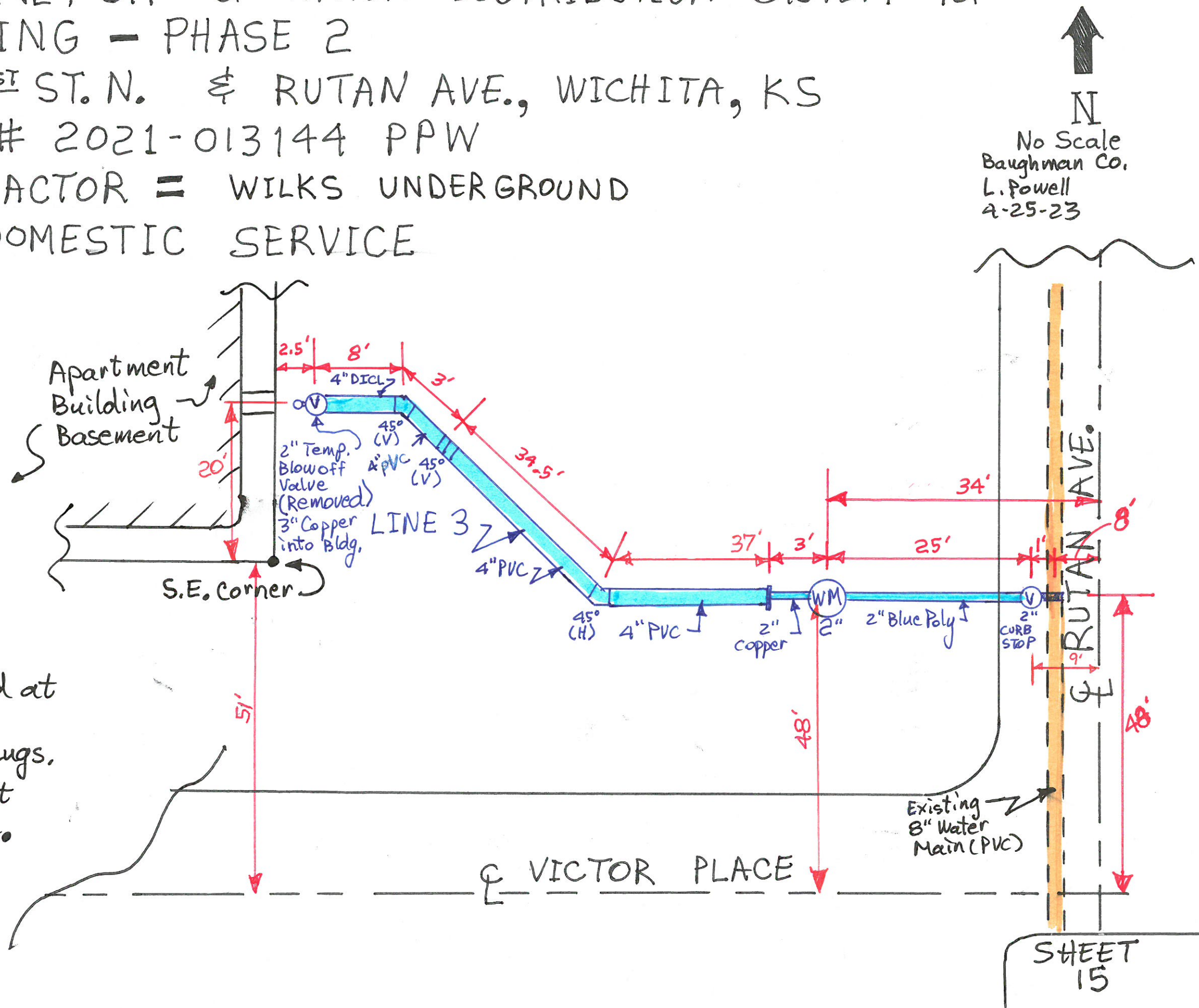
→ LINE 3 = DOMESTIC SERVICE

LEGEND

- Ⓧ = Valve
- Ⓜ = Water Meter 2" OCTAVE - Master Meter
- (V) = Vertical Bend
- (H) = Horizontal Bend

NOTES:

- 2" Water Meter S/N: 221103303
- Concrete Thrust Blocks placed at 45°(V) and 45°(H) Bends.
- All Fittings (4") received MegaLugs.
- Vertical Bends used to get below new 18" SWS Pipe.



↑
N
No Scale
Baughman Co.
L. Powell
4-25-23

State of Kansas
Sedgwick County) ss

I, the undersigned, registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 18, 2007 and the accompanying final plat was prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Lots 1-4, 7-13, EXCEPT the W 1/2 Lot 13, the East boundary of which is a concrete curb running North to South, AND All of Lot 20, The north 1 foot of the east 1 foot of Lot 19, I, R & R Subdivision of Block 1 in College Hill Addition to Wichita, Kansas, Except the north 10 feet of the west half of said Lot 4, and Except Beginning at a point 90 feet west of the southeast corner of said Lot 20, thence east to the southeast corner of Lot 20, thence north 5 feet, thence southwesterly to the point of beginning; Along with the west 100 feet of the north 140 feet, College Park, College Hill Addition to Wichita; AND Along with Lots 2, 4, 6, 8, 10 and 12, Roembach's Addition to Wichita, Kansas; AND Along with the west 50 feet of the south half of the east half of 1, Block 2, College Hill Addition to Wichita; AND Along with the north half of the west half of 1, Block 2, College Hill Addition to Wichita.

Existing public dedications, rights of way, and easements being vacated by virtue of K.S.A. 12-512(b).



William P. Fox, L.S. # 799
for Poe & Associates, Inc. Surveyor

State of Kansas
Sedgwick County) ss

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 and Blocks, to be known as "PARKSTONE ADDITION", to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for constructing, maintaining, operating, and repairing utilities. The temporary utility easements are granted until such time as the existing utilities within the easements are relocated. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets. A drainage plan has been developed for the plat. All drainage easements and/or rights of way shall remain at established grades or as modified with the approval of the applicable City of County Engineer, and unobstructed to allow for the conveyance of stormwater.

City of Wichita
Carl Brewer, Mayor

State of Kansas
Sedgwick County) ss

IF IT REMEMBERED that on this 28th day of March, 2008, before me, the undersigned, a notary public in and for the County of Sedgwick, State of Kansas, Carl Brewer, Mayor, City of Wichita, personally is down to me to be the same persons who executed this instrument and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

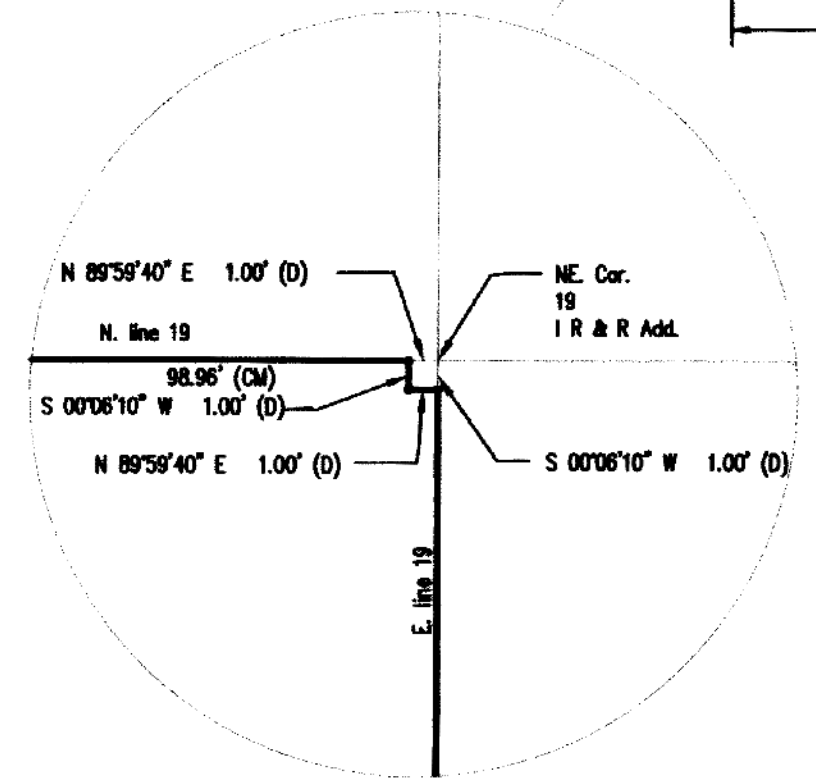
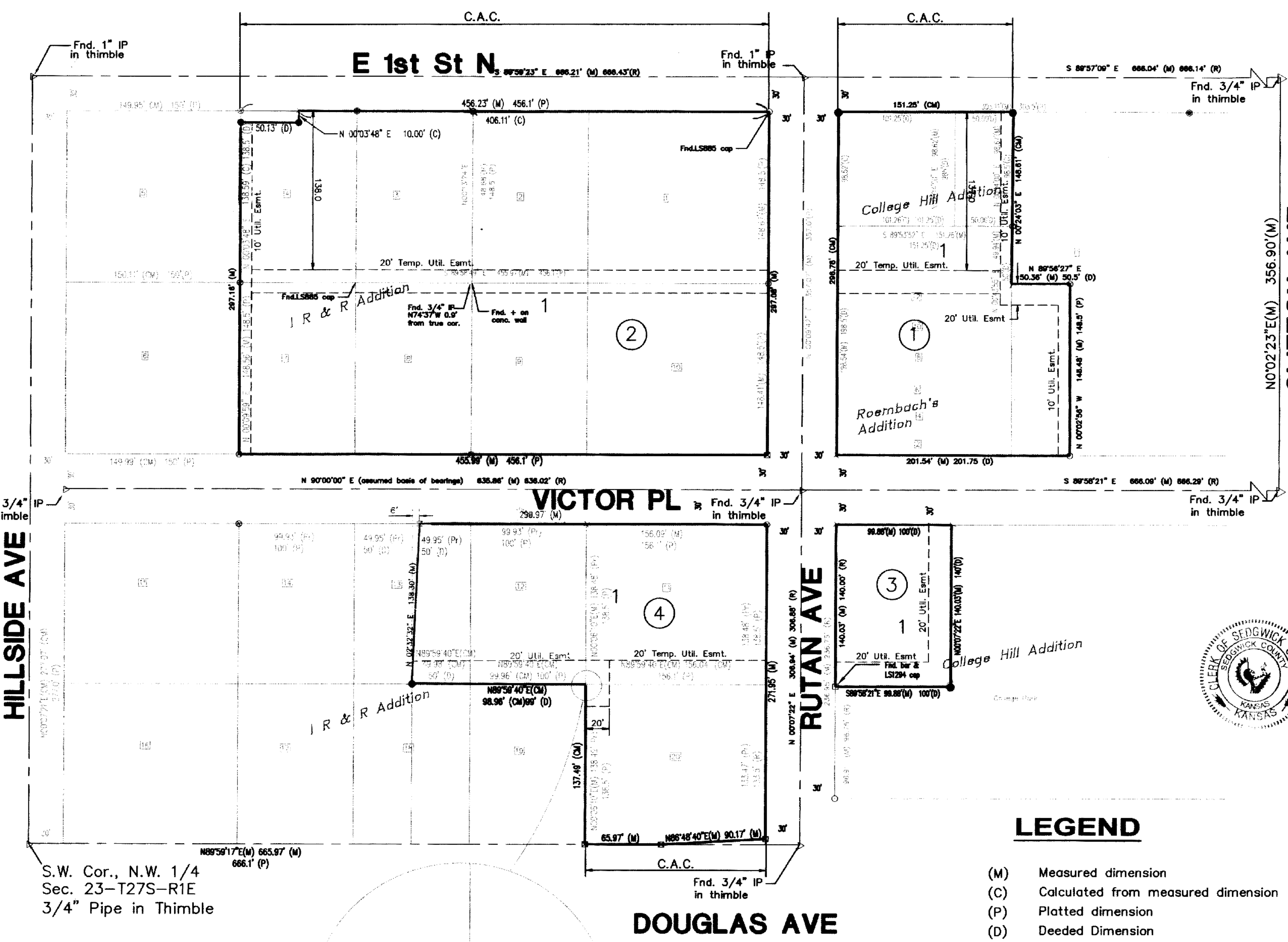
Notary Public: Deborah A. Tadlock

Name: Deborah A. Tadlock

My Appointment Expires: 7-15-08

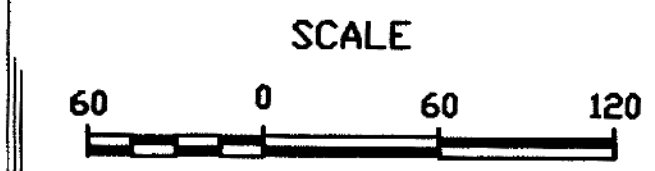
Notary Public State of Kansas
Deborah A. Tadlock
My Appt Exp. 7-15-08

**FOR REFERENCE ONLY
NOT TO SCALE**



Note:
This plat is subject to the Provisions of Parkstone Planned Unit Development, PUD-26 on file with the Metropolitan Area Planning Dept.

**FINAL PLAT OF
PARKSTONE ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS
LOCATED IN THE NW 1/4, SECTION 23, T27S, R1E OF THE 6 P.M.**
DATE OF PREPARATION 10/11/07



CLIFTON AVE
N 02°23' E (M) 356.90' (M)

RUTAN AVE
N 89°22' E 306.8' (M) 306.8' (P)

DOUGLAS AVE
N 89°58'40" E 1.00' (D)

HILLSIDE AVE
N 89°58'40" E 1.00' (D)

VICTOR PL
N 90°00'00" E (assumed base of bearings) 638.80' (M) 638.02' (P)

E 1st St N
S 89°58'23" E 696.21' (M) 686.43' (D)

LEGEND
(M) Measured dimension
(C) Calculated from measured dimension
(P) Platted dimension
(D) Deeded Dimension
● Point Set
⊕ "+" Cut Set
⊗ "x" Cut Found
○ 1/2" bar Found
▷ Pipe in Thimble Found
✱ PK Nail Found
• 3" Monument disk Found
∇ "V" Notch Found
⊙ 5/8" Bar Found
⊙ 1 1/2" Pipe Found
⊙ 3/4" Pipe Found
C.A.C. Complete Access Control
* Original Lot Number

State of Kansas
Sedgwick County) ss
This plat of "PARKSTONE ADDITION", to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of September, 2007.
Wichita/Sedgwick County Metropolitan Area Planning Commission

Donnell A. Downing, M.S. Mitchell, Chair
John L. Schlegel, Secretary

State of Kansas
City of Wichita) ss
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25th day of March, 2007. At the Direction of the City Council.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Entered on transfer record this 11th day of April, 2008.
Don Bruce, County Clerk

State of Kansas
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at 10:19:04 o'clock A. .m., on the 11th day of April, 2008, and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

State of Kansas
Sedgwick County) ss
Reviewed in accordance with K.S.A. 58-2005 on this 11th day of October, 2007.

Tricia L. Robello, L.S. # 1246
Deputy County Surveyor
Sedgwick County, Kansas

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
BaughmanCo.com

UPTOWN LANDING
Phasell

**COPY OF
PLAT**

WATER DISTRIBUTION
SYSTEM

PROJECT NUMBER:

DESIGN: DRAWN:
DATE: September 1, 2021
SHEET 13 OF 13