

**GENERAL NOTES**

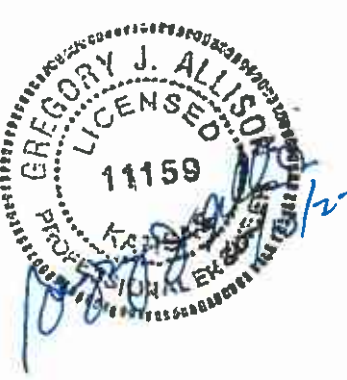
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, 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 (GAS) 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 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 FIELD GRADES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND DAWNITA REINHARDT AT 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 THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE U.S. DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL ELEVATIONS SHOWN ARE NAVD 88.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
- ANY SIDEWALK, DRIVE APPROACH, CURB, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY 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 CONNECTIONS CAN BE MADE ON THIS PROJECT. QUOTES CAN BE OBTAINED ON FEES BY CALLING 316-268-4555.
- CITY MAINTENANCE OF WATER MAINS ENDS AT RIGHT-OF-WAY OR EASEMENT LINE OR WITHIN TWO FEET OF VAULT.
- 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 SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- OPENING AND CLOSING OF WATER VALVES SHALL BE DONE SLOWLY TO PREVENT DAMAGE TO THE WATER DISTRIBUTIONS 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 CIJM LONG SLEEVE OR MULTIPLE JOINTS.
- ANY EXISTING JOINT EXPOSED DURING EXCAVATION SHALL BE REPLACED IF WITHIN FOUR FEET OF PROPOSED JOINT.
- 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.
- ALL WET TAPS SHALL BE INSTALLED BY THE CITY OF WICHITA. THE CONTRACTOR WILL REIMBURSE THE CITY FOR TAPPING FEES.
- 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.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACTOR". THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS, AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
- DEVELOPER FOR THIS PROJECT IS:  
LINEAR PROPERTIES, LLC  
8080 E. CENTRAL AVE, SUITE 110  
WICHITA, KS 67206  
TYLER LELAND  
(316) 690-9723

**AS BUILTS**

Contractor: **Apex**  
Project Inspector: **Larry Gann**

**3/27/2023**

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



**PRIVATE WATER DISTRIBUTION SYSTEM IMPROVEMENTS**

**HPD LINEAR PROPERTIES PHASE 4**

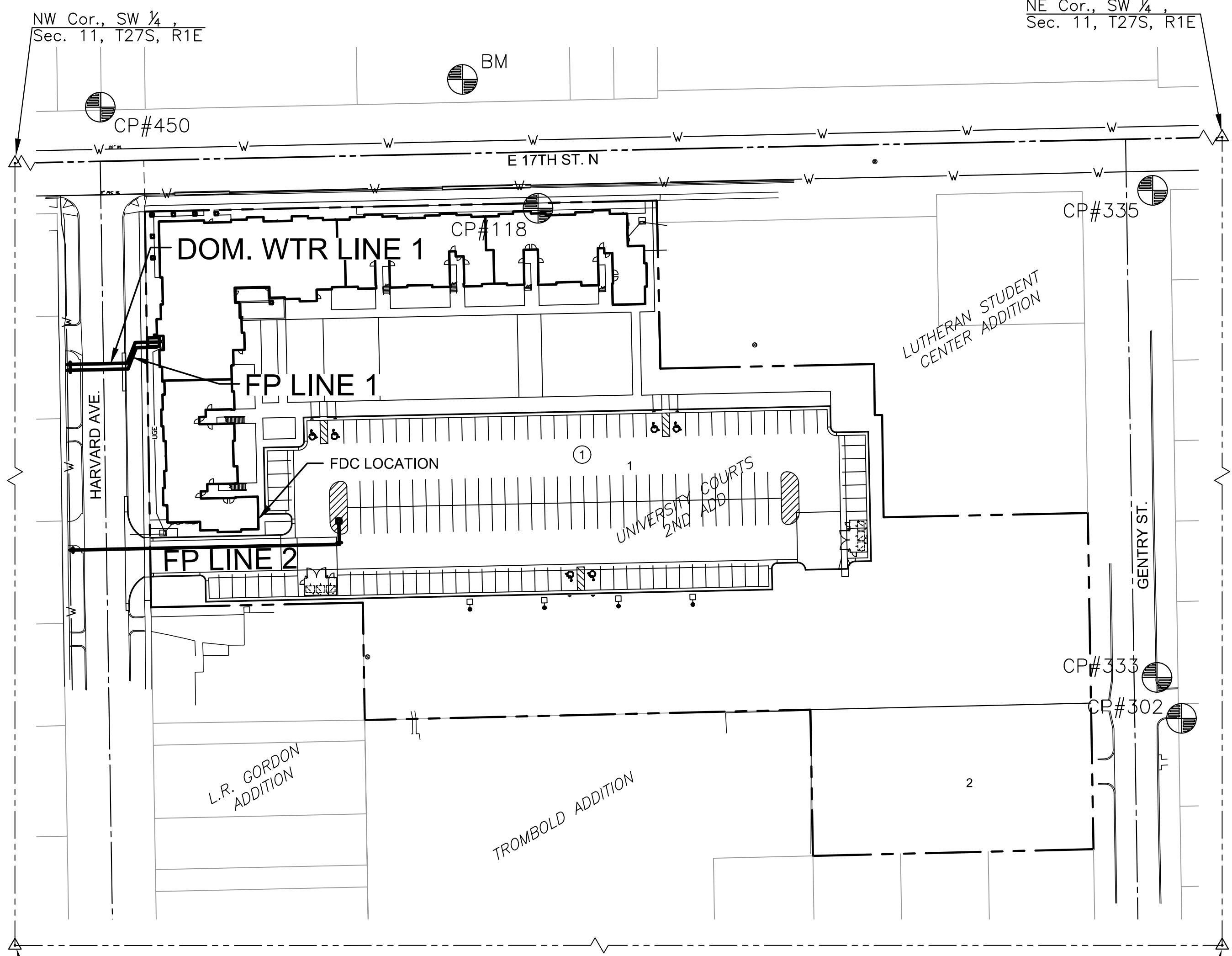
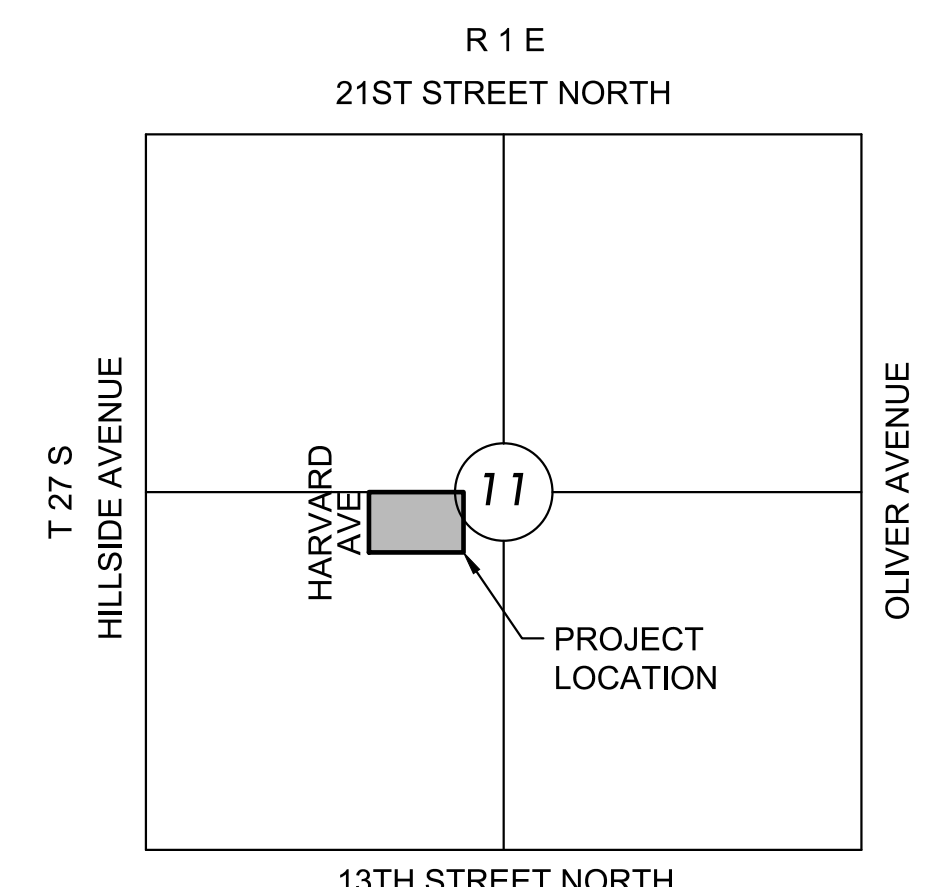
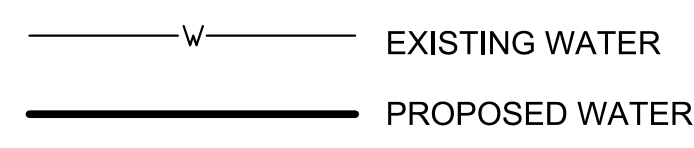
TO SERVE  
LOT 1, BLOCK 1  
UNIVERSITY COURTS 2ND ADDITION

PROJECT NO. 2022-027544 PPW

THE CITY OF WICHITA, KANSAS  
GARY JANZEN, P.E. - CITY ENGINEER

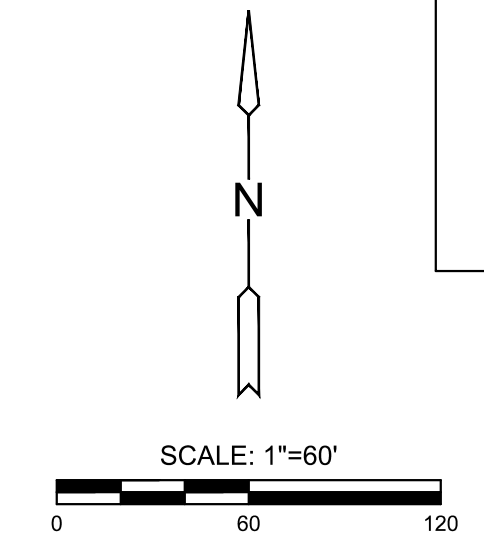
ORG CODE 54030980

**LEGEND**



**SURVEY**

CONTROL POINTS:			BENCHMARKS:		
CP 117 N: 1696768.835 E: 1662522.252 EL: 1393.055 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	CP 450 N: 1696757.098 E: 1661695.253 EL: 1387.835 +CUT	CP 118 N: 1696687.919 E: 1661994.730 EL: 1392.870 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	CP 451 N: 1696048.757 E: 1661718.432 EL: 1376.875 +CUT	BM N: 1696776 E: 1661943 EL: 1394.71 SQ CUT TOP OF SOUTH SIDE LIGHT POLE BASE. 1ST/ LIGHT POLE W OF SE CORNER WSU PARKING LOT. NORTH SIDE OF 17TH AND WEST OF 17TH & ROOSEVELT CIR INTERSECTION.	
CP 119 N: 1696745.901 E: 1661296.584 EL: 1385.545 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	CP 302 N: 1696339.148 E: 1662434.910 EL: 1386.124 +CUT	CP 121 N: 1696031.670 E: 1661351.321 EL: 1375.920 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	CP 333 N: 1696367.115 E: 1662418.173 EL: 1384.990 +CUT		



**NOTE:**  
WATER LINE VALVES TO BE OPERATED BY CONTRACTOR ONLY IF WATER INSPECTOR IS ON SITE.

**INDEX TO DRAWINGS**

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02-04	DETAILS
05	DOM. WTR LINE 1
06	FP LINES 1 & 2
07-11	BMP DETAILS

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

Engineering approved by Shawn Mellies on this day the 13th of October, 2022  
Utilities approved by Greg Lolley on this day the 13th of October, 2022  
Fire Department approved by Jose Ocaidiz on this day the 13th of October, 2022  
NOTE TO CONTRACTORS

Public Property:  
Inspection and testing for the water line 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 Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public rights-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of 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 is required on-site.

**NOTE: ALL LINES TO BE INSTALLED BY OTHERS ARE SUBJECT TO MABCD REVIEW.**

**NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.**



PRIVATE WATER DISTRIBUTION PLANS FOR  
**HPD LINEAR PROPERTIES PHASE 4**  
LOT 1, BLOCK 1, UNIVERSITY COURTS 2ND ADDITION

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**PPW TITLE SHEET**

PROJECT NO.	2022-027544 PPW	
DATE	10/13/2022	
SCALE	1"=60'	
DESIGNED	MKB	
DRAWN	CJL	
CHECKED	GJA	
NO.	REVISION	DATE
SHEET NO.	01 OF 11	

J:\PROJECTS\2022\201010086\_LINEAR PROPERTIES PHASE 4\00 220068 CAD\SHOTS\05 CIVIL\WTRPPW\22068 PPW.DWG  
 PLOTTED: Tuesday, October 18, 2022 @ 04:49PM

Reference Point:  
Center of 17th St N & Harvard

138.7' S & 27' W to Tap  
138.7' S & 26' W to valve

STA. 10+00.00, DOM. WTR LINE 1  
1-8"X4" TAPPING SLEEVE & VALVE  
TO BE FURNISHED AND INSTALLED  
BY C.O.W. WATER DEPT. UPON FULL  
PAYMENT BY CONTRACTOR.  
SET VALVE BOX FLUSH WITH GRADE.  
N=1696581.15, E=1661672.64

STA. 10+68.70, DOM. WTR LINE 1  
1-3" VAULT & METER ASSEMBLY  
N=1696596.39, E=1661731.69

122.2' S & 36' E to  
Center of Vault

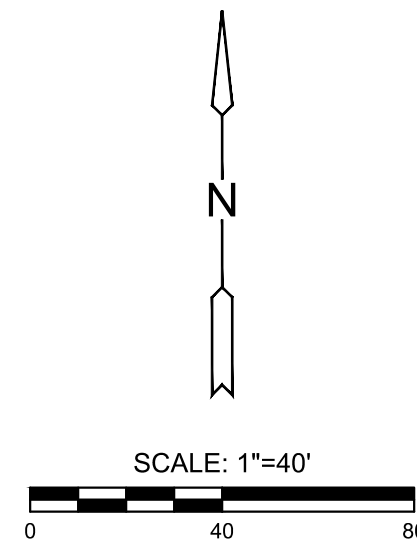
STA. 10+73.19, DOM. WTR LINE 1  
BUILDING CONNECTION  
N=1696596.49, E=1661736.19

138.7' S & 18' E to 2  
45 deg bends

STA. 10+41.00, DOM. WTR LINE 1  
1-4" DIMJ 45° BEND  
1-4" DIMJ 22.5° BEND 45 deg  
N=1696582.03, E=1661713.64

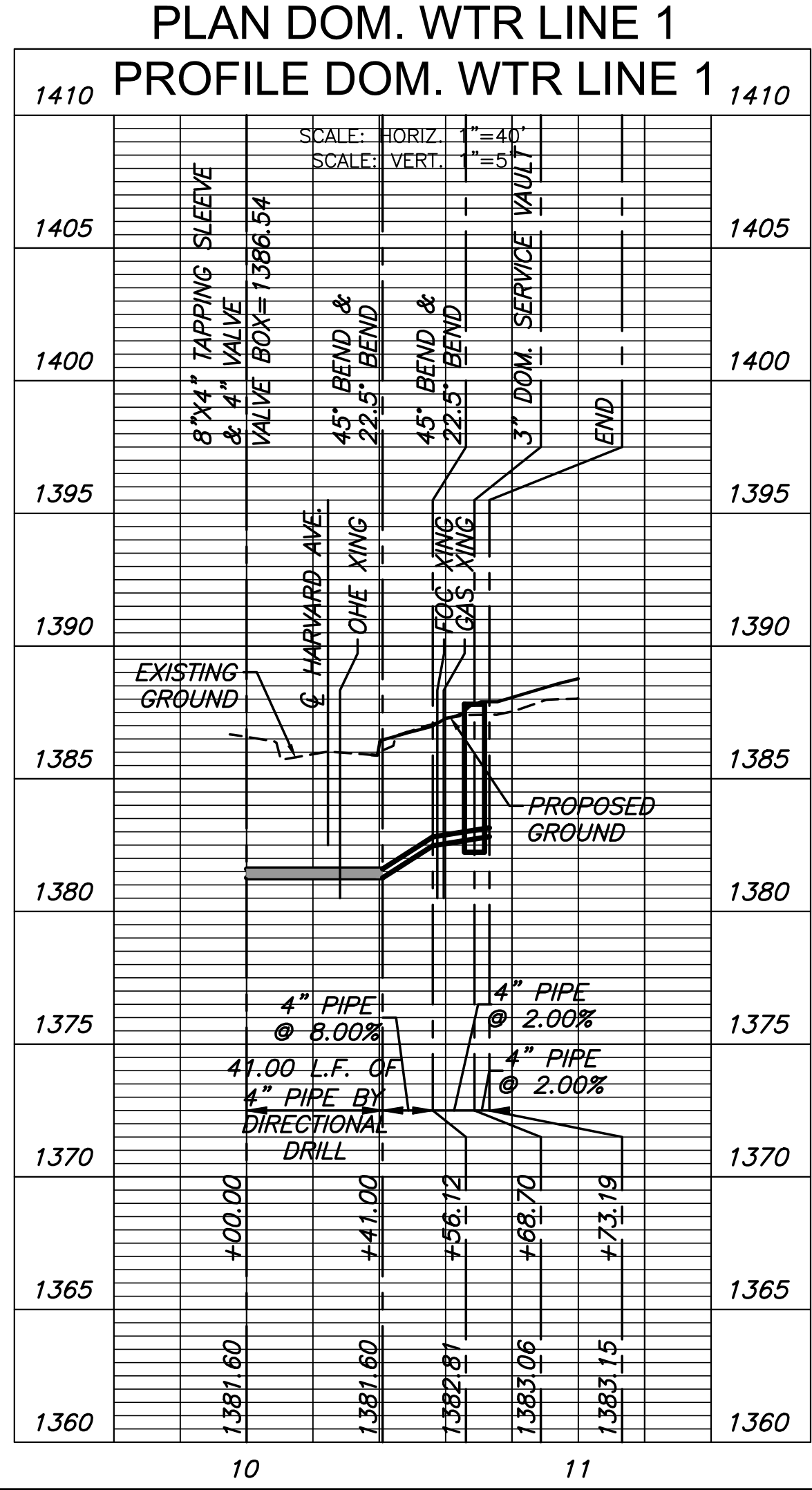
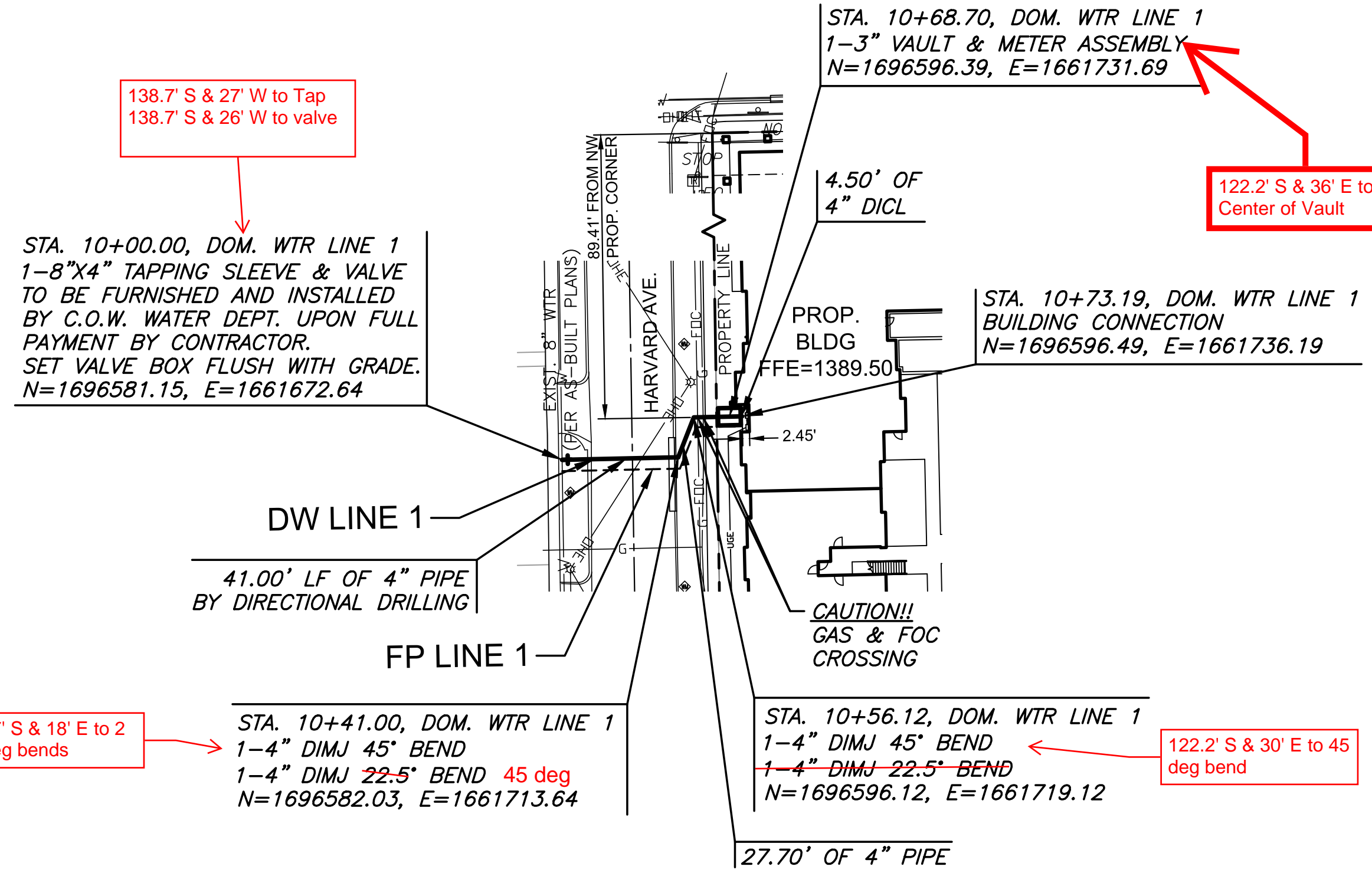
STA. 10+56.12, DOM. WTR LINE 1  
1-4" DIMJ 45° BEND  
1-4" DIMJ 22.5° BEND  
N=1696596.12, E=1661719.12

122.2' S & 30' E to 45  
deg bend



NAPCOC-900  
Pro- trace wire  
MUELLER (storz) fire hyd.  
SIP fittings and gland packs

NOTE:  
1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.  
2. ALL FITTINGS CONNECTED TO PIPE BY DIRECTIONAL DRILL MUST BE RESTRAINED JOINT.



**AS BUILTS**

**KEMILLER**  
ENGINEERING PA

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



PRIVATE WATER DISTRIBUTION PLANS FOR  
**HPD LINEAR PROPERTIES PHASE 4**  
 LOT 1, BLOCK 1, UNIVERSITY COURTS 2ND ADDITION

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<b>DOM. WTR LINES 1</b>		
PROJECT NO.	2022-027544 PPW	
DATE	10/13/2022	
SCALE	1"=40'	
DESIGNED	DRAWN	CHECKED
MKB	C-JL	GJA
NO.	REVISION	DATE
SHEET NO. 05 OF 11		



PLOTTED: Wednesday, November 02, 2022 @ 09:44AM  
 J:\PROJECTS\2022\201010086\_LINEAR PROPERTIES PHASE 4\DWG\WTR\PPW\20268 PPW FP LINES 1 & 2.DWG

143.7' S & 26' W to Tap  
143.7' S & 26' W to Valve

Reference Point:  
Center of 17th St N & Harvard

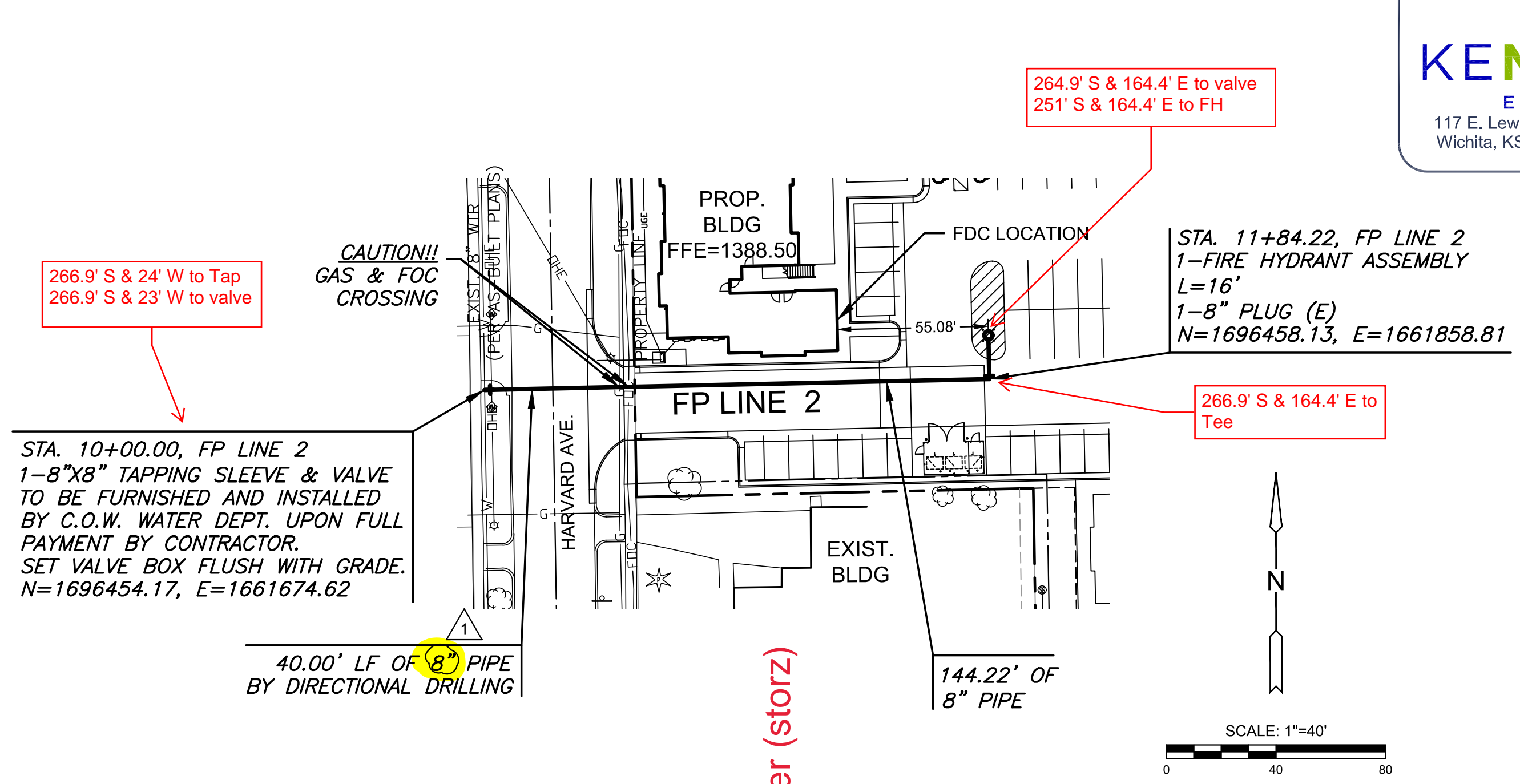
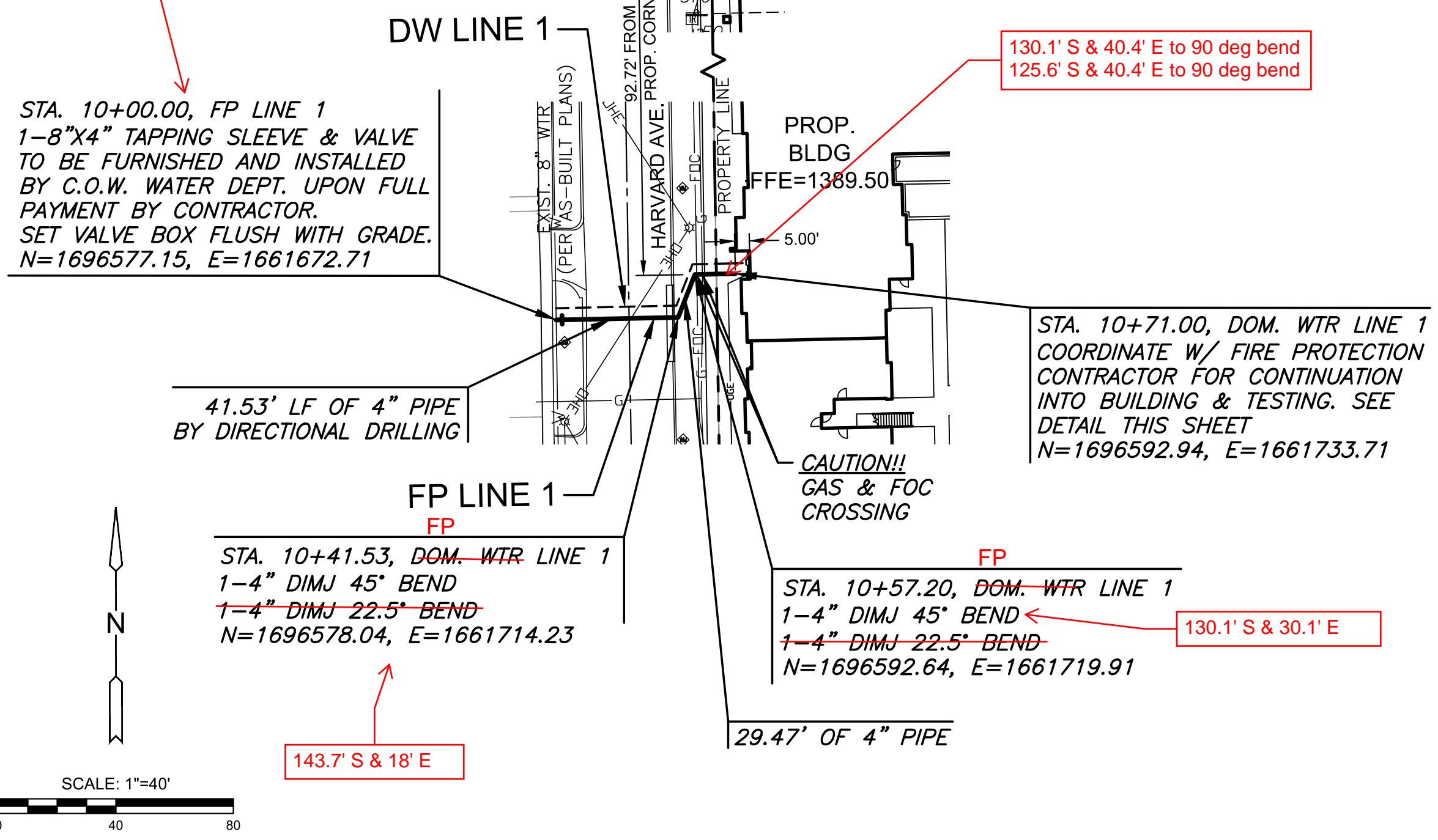
**AS BUILTS**

**KEMILLER**  
ENGINEERING PA

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

**MKEC**

Wichita, KS • 316-684-9600



Mueller (storz) FH

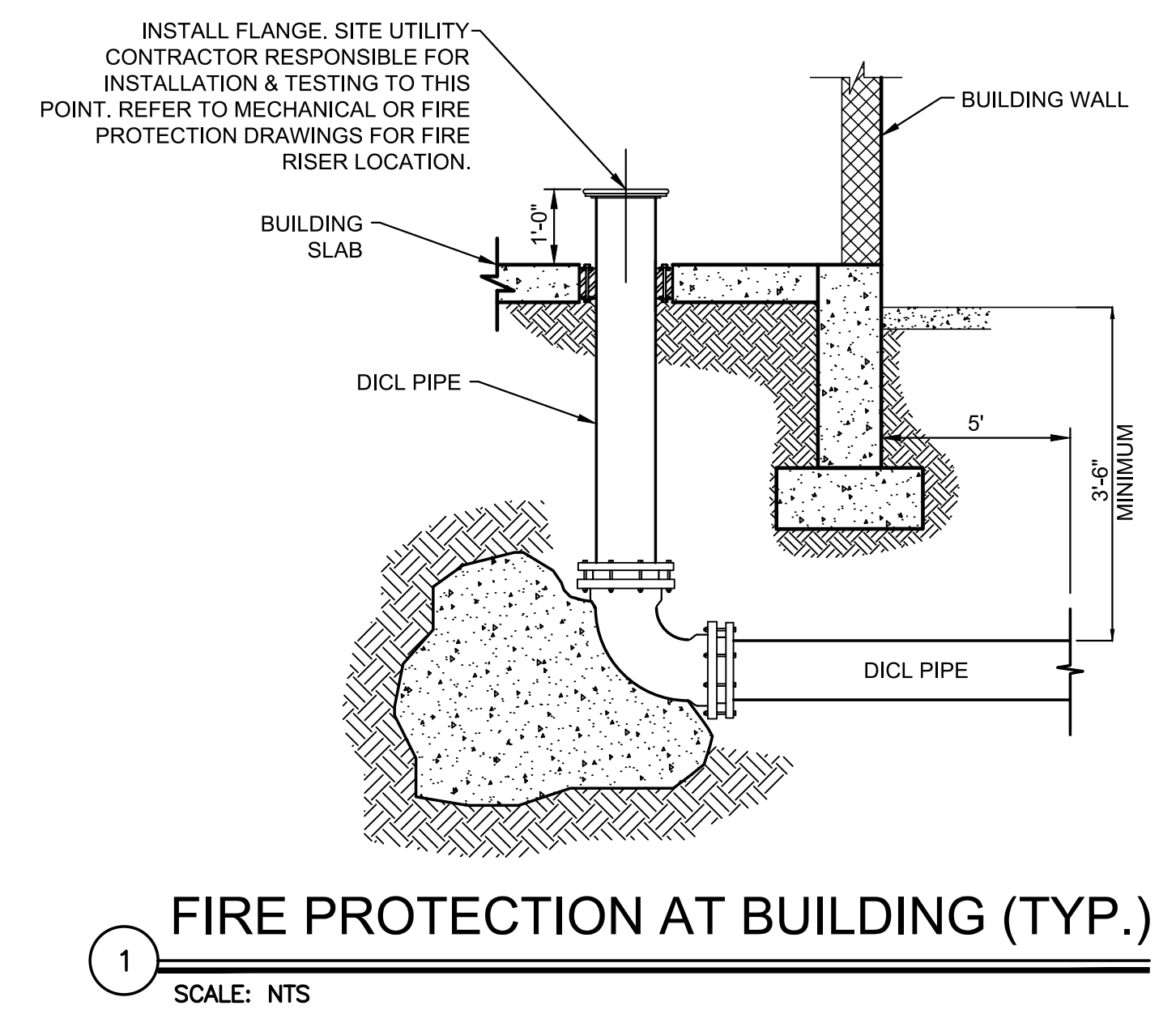
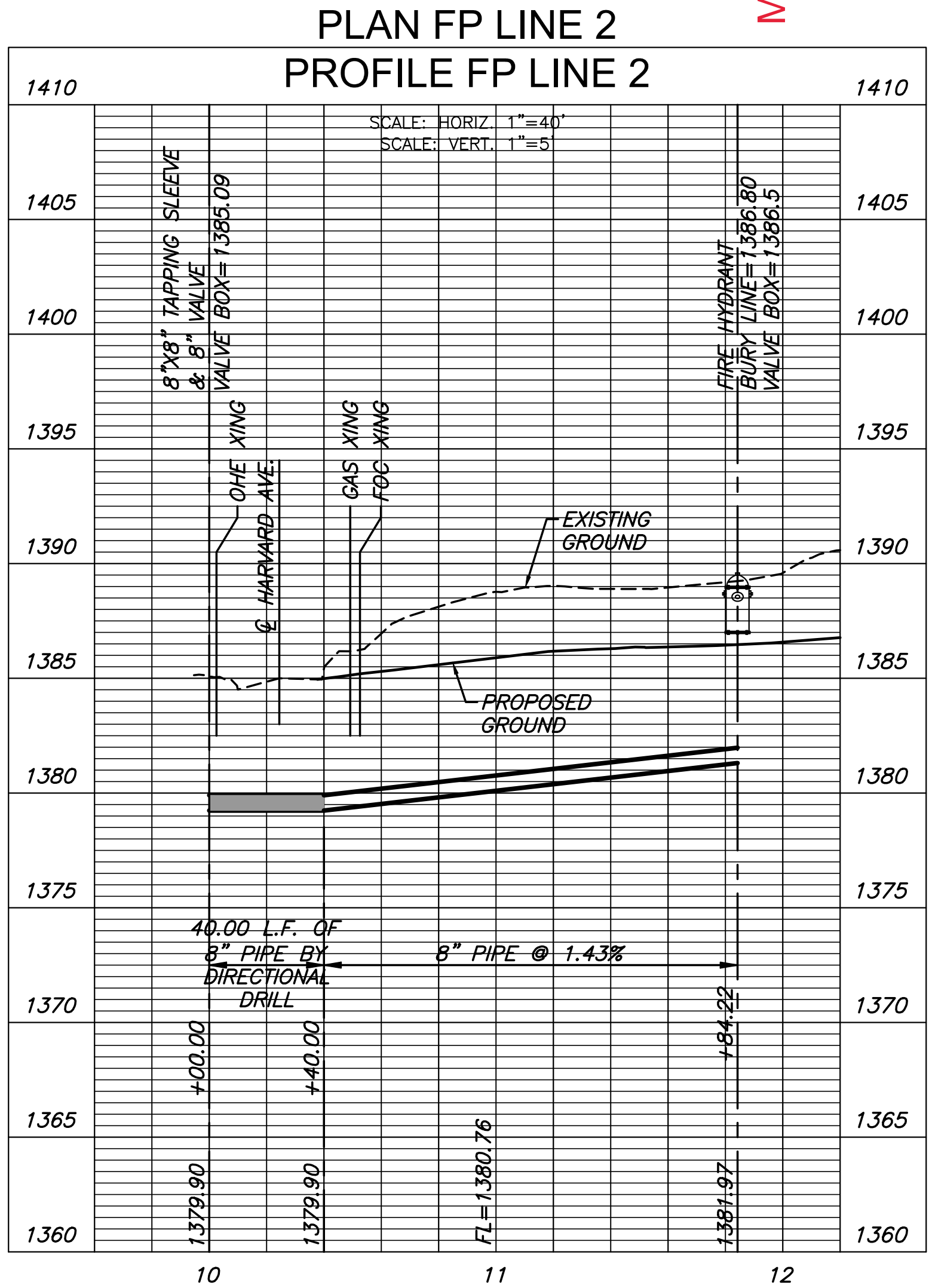
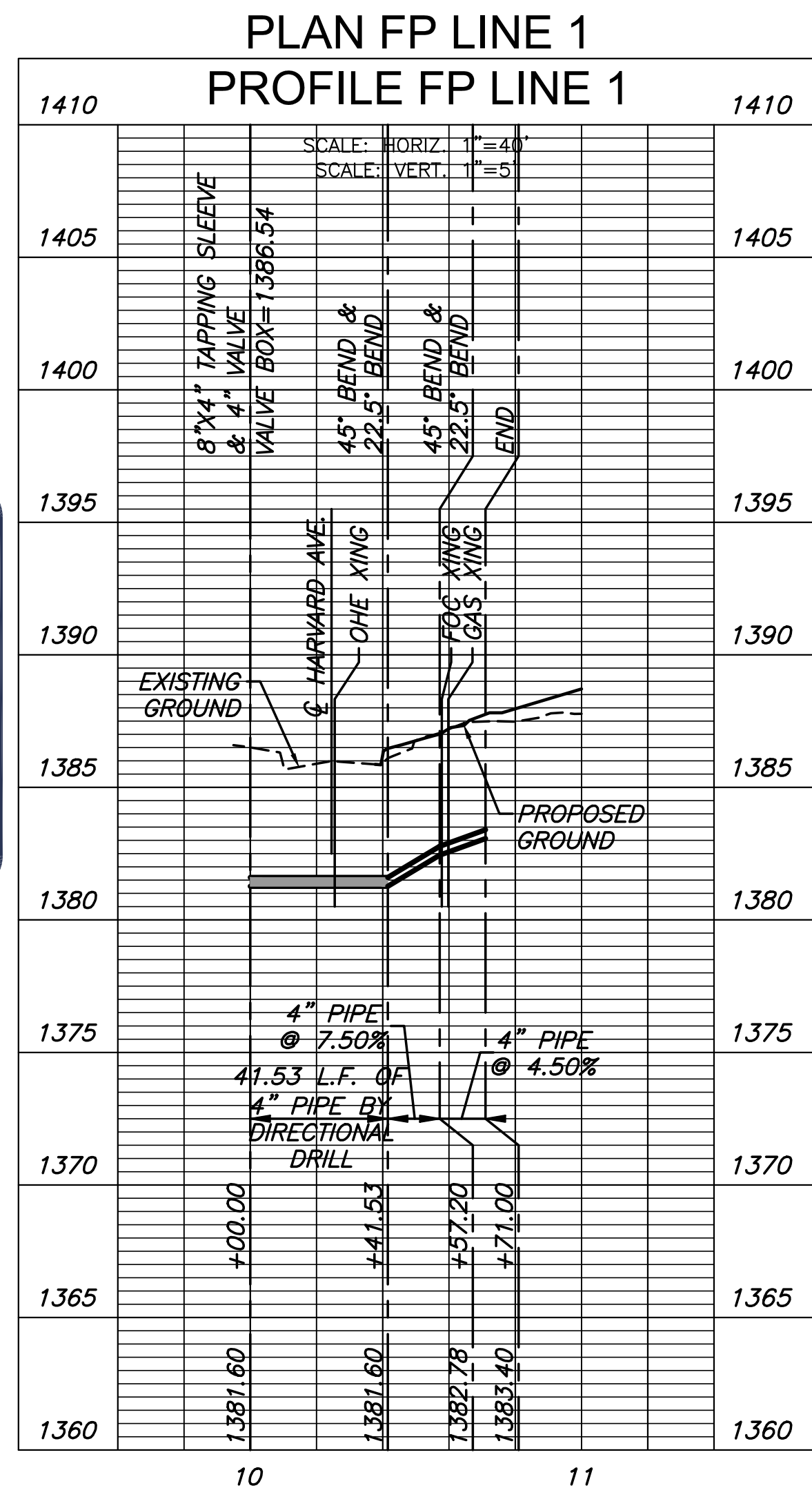
**NOTE:**

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- ALL FITTINGS CONNECTED TO PIPE BY DIRECTIONAL DRILL MUST BE RESTRAINED JOINT.

**AS BUILTS**

**KEMILLER**  
ENGINEERING PA

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

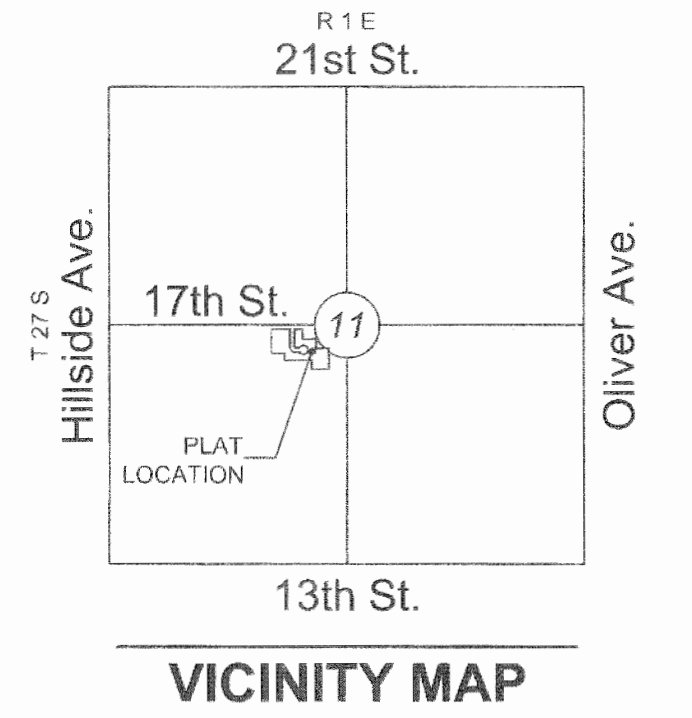


PRIVATE WATER DISTRIBUTION PLANS FOR  
**HPD LINEAR PROPERTIES PHASE 4**  
 LOT 1, BLOCK 1, UNIVERSITY COURTS 2ND ADDITION

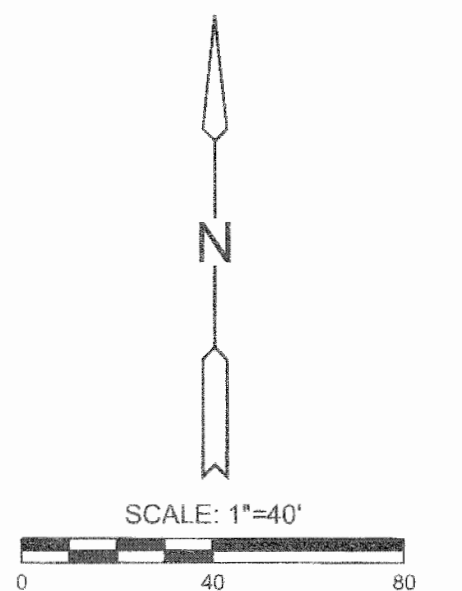
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<b>FP LINES 1 &amp; 2</b>	
PROJECT NO.	2022-027544 PPW
DATE	10/13/2022
SCALE	1"=40'
DESIGNED	MKB
DRAWN	C-JL
CHECKED	G-JA
1 CITY COMMENTS	11/02/22
NO. REVISION	DATE
SHEET NO. 06 OF 11	

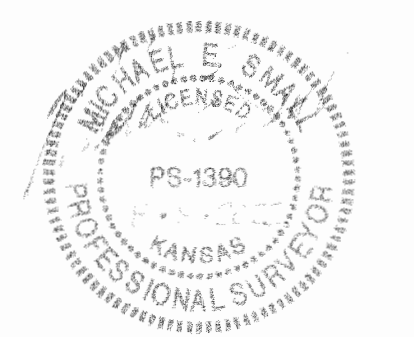
# FINAL PLAT HIGH PLAINS ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°46'00"E on the north line of the Southwest Quarter, Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



### BENCHMARK

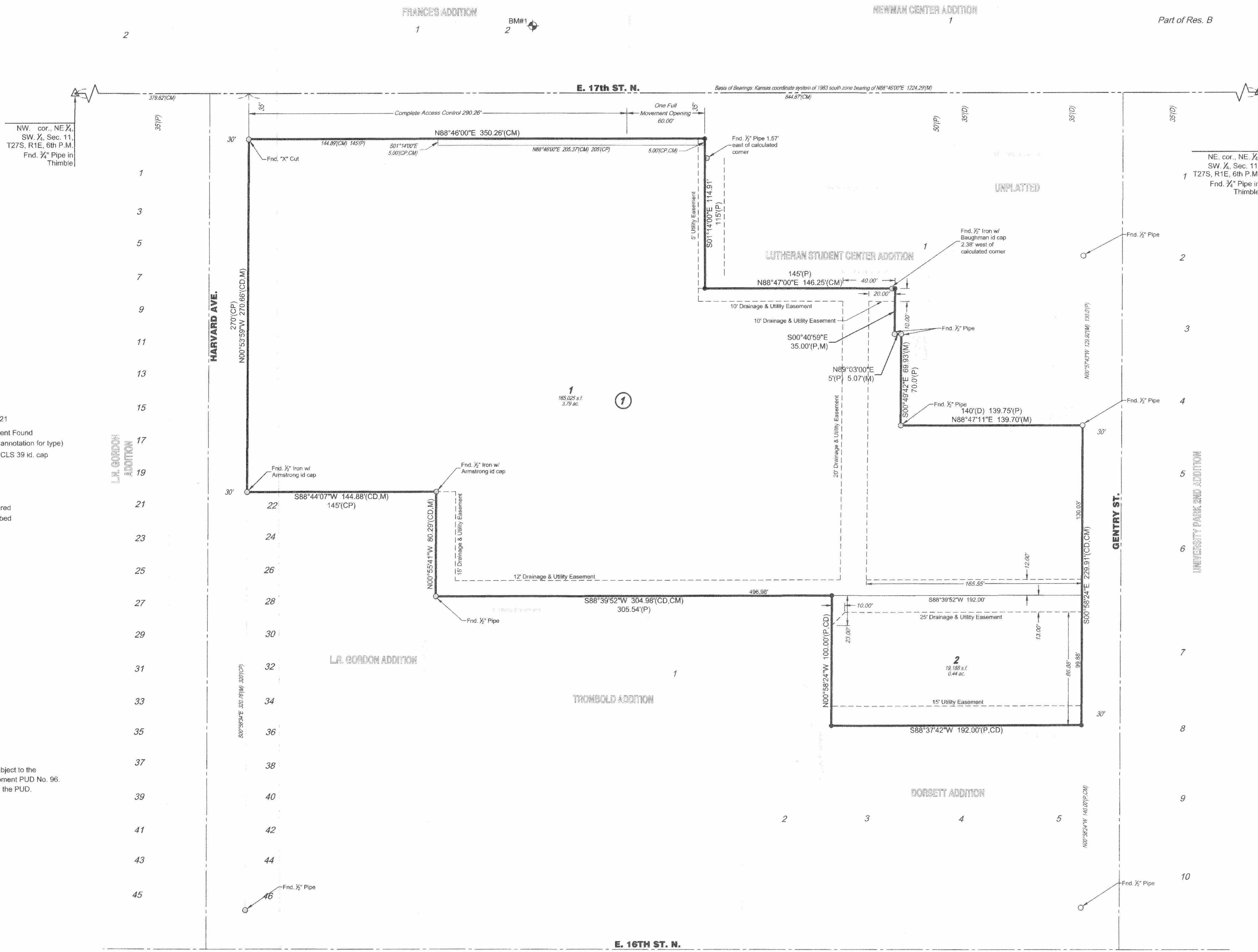
BM#1 Square cut top of south side light pole base, first light pole west of SE corner WSU parking lot, North side of 17th Street and west of 17th and Roosevelt Cir. Intersection. Elev = 1394.71 NAVD88

### LEGEND

- Date of Survey: 1/12/2021
- △ = Section Corner Monument Found
- = Found Monument (see annotation for type)
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measured
- (CD) = Calculated from Described
- (CP) = Calculated from Plat
- 1 = Lot
- ① = Block

### NOTE

This plat of "High Plains Addition" is subject to the conditions of the Planned Unit Development PUD No. 96. The plat Setbacks are established with the PUD.



# FINAL PLAT HIGH PLAINS ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

## CERTIFICATE OF SURVEY

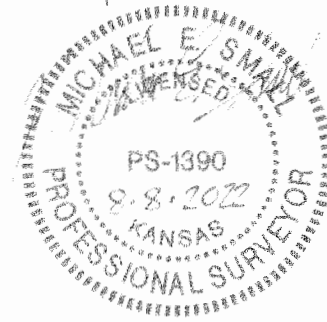
I, Michael E. Small, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HIGH PLAINS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

Lots 2, 4, 6, and the north 10 feet of Lot 8, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
The south 15 feet of Lot 8 and all of Lots 10, 12, and 14, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
All of Lots 16, 18, 20, and Lot 22, EXCEPT the south 20 feet thereof, on Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
Lots 1, 2, 3, 4, 5, 6, 7, and 8, AND all of Roosevelt Court street right-of-way, platted within University Court 2nd, an Addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
The south 5 feet of 17th Street right-of-way abutting and adjoining University Court 2nd, an Addition to Wichita, Sedgwick County, Kansas,  
TOGETHER WITH,  
Beginning at a point 202.5 feet West and 255 feet South of the Northeast corner of the Southwest Quarter of Section 11, Township 27 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas; Thence South 60 feet; thence West 140 feet; thence North 60 feet; thence East 140 feet to the place of beginning,  
TOGETHER WITH,  
A tract in the Southwest Quarter of Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point 202.5 feet West and 315 feet South of the Northeast corner of said Southwest Quarter, thence South 70 feet, thence West 140 feet, thence North 70 feet, thence East 140 feet to beginning,  
TOGETHER WITH,  
Lot 6, Dorsett Addition to Wichita, Sedgwick County, Kansas.

All streets, easements, rights-of-way, building setbacks, access controls; together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 8<sup>th</sup> day of August, 2022.

Michael E. Small P.S. #1390  
MKEC Engineering, Inc. (CLS 39)  
411 North Webb Road  
Wichita, Kansas 67206



## OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "HIGH PLAINS ADDITION" an addition to Wichita, Sedgwick County, Kansas.

Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Drainage and Utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. Easements by separate instrument shall be obtained for the extension of utilities to service lots with the design and construction of said infrastructure.

All abutters rights of access to or from East 17th Street North over and across the north line of "HIGH PLAINS ADDITION," are hereby granted to the appropriate governing body, provided however one opening shall be allowed as indicated hereon.

A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

This plat shall comply with the recitals of the High Plains Development 2 Planned Unit Development Plan No. 96 on file at the Wichita-Sedgwick County Planning Department.

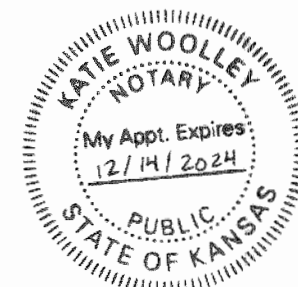
Linear Properties, LLC,  
a Kansas limited liability company

Tyler Ellis, Agent

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 9<sup>th</sup> day of August, 2022, by Tyler Ellis, Agent of Linear Properties, LLC, a Kansas limited liability company.

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



Katie Woolley, Notary Public:

My Term Expires: 12/14/2024

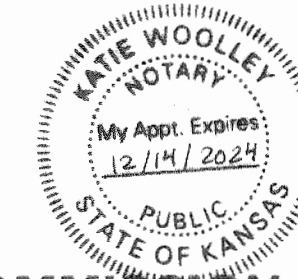
Elevations Investment Partners, LLC,  
a Kansas limited liability company

Tyler Ellis, Agent

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on 9<sup>th</sup> day of August, 2022, by Tyler Ellis, Agent of Elevations Investment Partners, LLC, a Kansas limited liability company.

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



Katie Woolley, Notary Public:

My Term Expires: 12/14/2024

## PLANNING COMMISSION CERTIFICATE

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

Dated this 7<sup>th</sup> day of July, 2022.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,  
Wichita, Kansas.



By William M. Johnson,  
William M. Johnson, Chair

Attest:

Scott A. Wadle,  
Scott A. Wadle, Secretary

## GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 6<sup>th</sup> day of September, 2022.

At the direction of the City Council.



Brandon J. Whipple,  
Brandon J. Whipple, Mayor

Attest:

Jarrie Buster,  
Jarrie Buster, City Clerk

## REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this 12<sup>th</sup> day of September, 2022, at 9:12:46 o'clock AM, and is duly recorded.

Tonya E. Buckingham,  
Tonya E. Buckingham, Register of Deeds

Attest:

Kehly Zehring,  
Kehly Zehring, Deputy

## TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this 9<sup>th</sup> day of September, 2022.

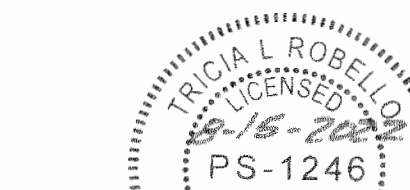


Kelly B. Arnold,  
Kelly B. Arnold, County Clerk

## COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this 15<sup>th</sup> day of August, 2022.



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

