

# 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 Contractors 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 316-268-4555.
- City maintenance of water mains ends at right-of-way.
- 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.
- Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.
- 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.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- 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 of Texas Ave. & Osage Ave. R/W 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 areas disturbed during construction are to be seeded as follows:

Seed -- Rye grass; 5 lbs./1000 Sq. Ft.

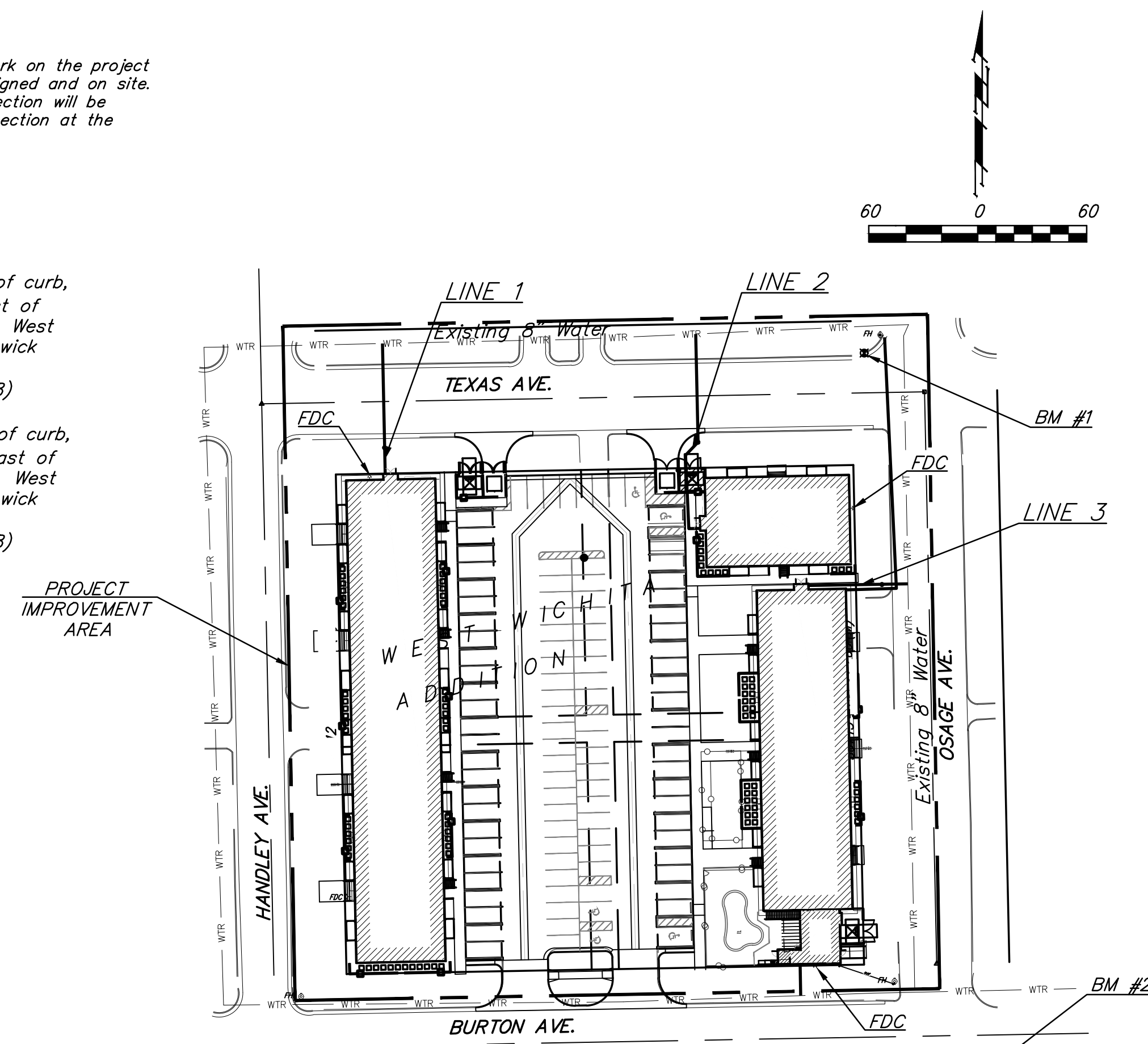
All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".

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".
- 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.

## Benchmarks

BM #1: "□" chiseled on top of curb, approx 61.7' north & 5.9' east of the northeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas  
Elevation = 1300.17 (NAVD 88)

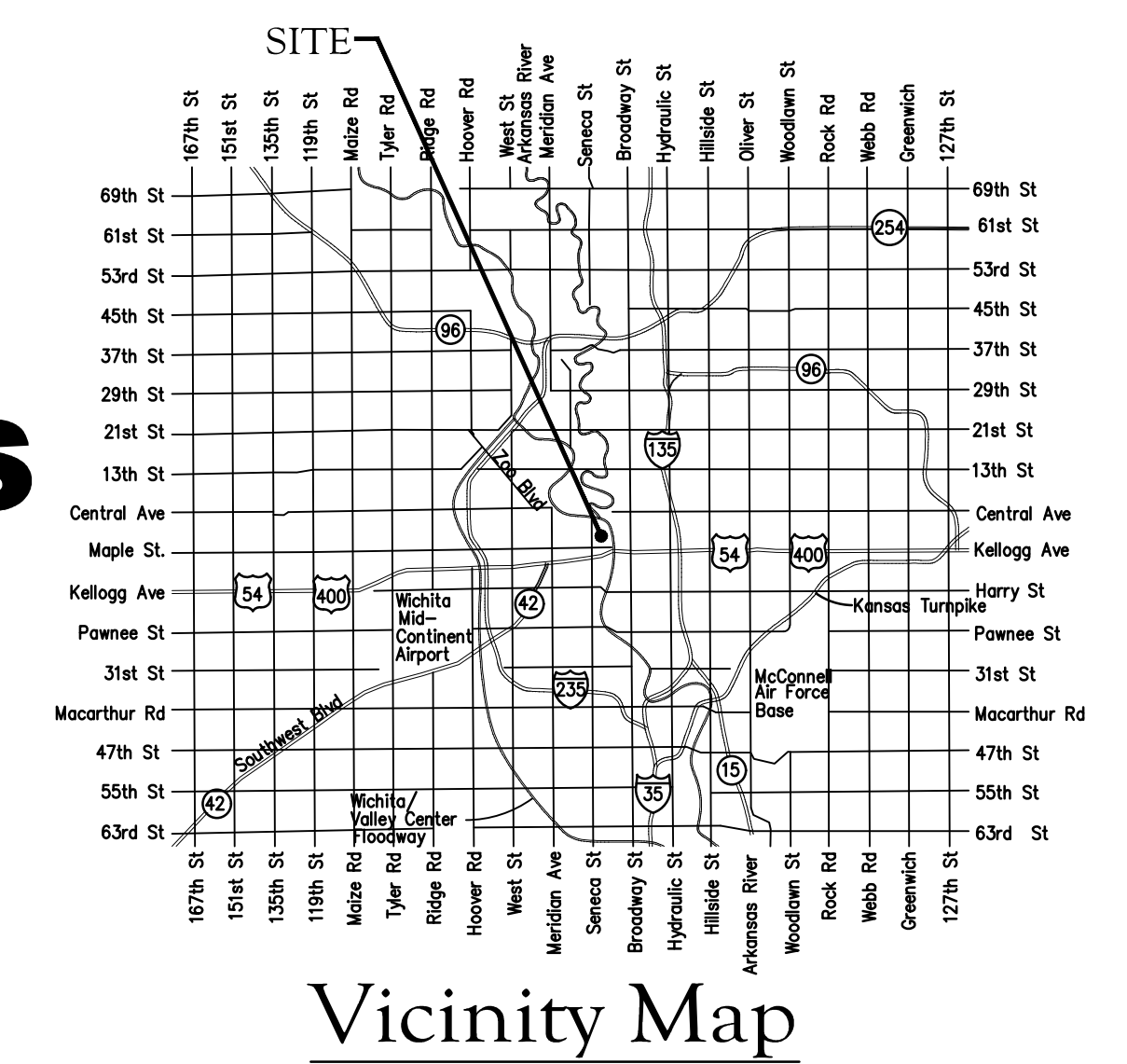
BM #2: "□" chiseled on top of curb, approx 54.5' south & 74.4' east of the southeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas.  
Elevation = 1300.18 (NAVD 88)



# WATER DISTRIBUTION SYSTEM to serve HANDLEY APARTMENTS

220 S. HANDLEY ST.  
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
2022-039490 PPW  
(54030980)



## Sheet Index

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

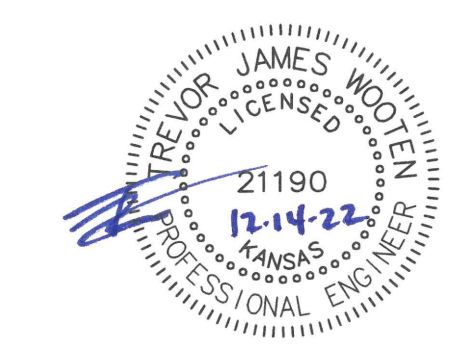
Engineering approved by Shawn Mallies on 12.15.22  
Utilities approved by Greg Lalley on 12.15.22  
Fire Dept. approved by Jose Ocadiz on 12.15.22

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.



**BENCHMARKS:**  
 BM #1: "□" chiseled on top of curb, approx 61.7' north & 5.9' east of the northeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas  
 Elevation = 1300.17 (NAVD 88)

BM #2: "□" chiseled on top of curb, approx 54.5' south & 74.4' east of the southeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas.  
 Elevation = 1300.18 (NAVD 88)

Built as per plans, Datum= Center of Intersection of Handley Ave / Texas Ave. Water Line 1, 2" Blazmaster pipe, 71' E/25' S to meter valve.

1 - 2" Domestic Service to be furnished and installed by the City of Wichita Water Dept after payment has been received.  
 N=1,684,476.21 E=1,645,011.28

Sta. 0+00.00, Line 1  
 Begin at meter installed by the City of Wichita and extend pipe south.  
 N=1,684,418.94 E=1,645,012.52

Saw cut, remove and replace existing sidewalk in public R/W with temporary replacement as necessary for water line construction in accordance with General Note #13, cover sheet.

14.33 L.F. 2" Pipe

Sta. 0+14.33, End Line 1  
 1 - 2" CIMJ 90° Bend\* (Vert)\*  
 1 - 2" DICL 7.15 L.F.  
 Riser Pipe\* (Vert)  
 FFE Elev. = 1301.90  
 \*see riser note  
 N=1,684,404.61 E=1,645,012.83

City maintenance of water mains ends at pigtail of meter.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

All equipment of combined water services shall be in compliance with IFC2018 /NFPA24

The proposed waterlines between the existing waterline mains and meter will be paid for as a 2" domestic service and installed by the City of Wichita as such.

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

NOT Built as per plans, Contractor laid straight line and are as follows: Datum= Center of Intersection of Handley Ave / Texas Ave. Water Line 2, 2" Blazmaster pipe, 243.5' E/25' S to meter valve.

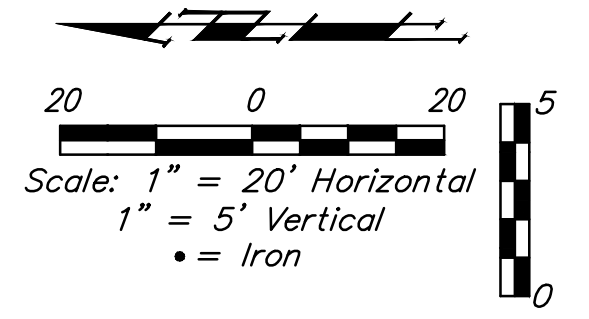
Sta. 0+00.00, Line 2  
 Begin at meter installed by the City of Wichita and extend pipe SW.  
 1 - 8" CIMJ 45° Bend  
 N=1,684,421.96 E=1,645,185.12

1 - 2" Domestic Service to be furnished and installed by the City of Wichita Water Dept after payment has been received.  
 N=1,684,481.48 E=1,645,183.83

Built as per plans, Datum= Center of Intersection of Handley Ave / Texas Ave. Water Line 1, 2" Blazmaster pipe, 71' E / 42' S to 90° vertical riser

Saw cut, remove and replace existing sidewalk in public R/W with temporary replacement as necessary for water line construction in accordance with General Note #13, cover sheet.

Proposed UG Elec. Crossing



Sta. 0+56.84, End Line 2  
 1 - 2" CIMJ 90° Bend\* (Vert)\*  
 1 - 2" DICL 4.70 L.F.  
 Riser Pipe\* (Vert)  
 FFE Elev. = 1301.20  
 \*see riser note  
 N=1,684,374.49 E=1,645,186.46

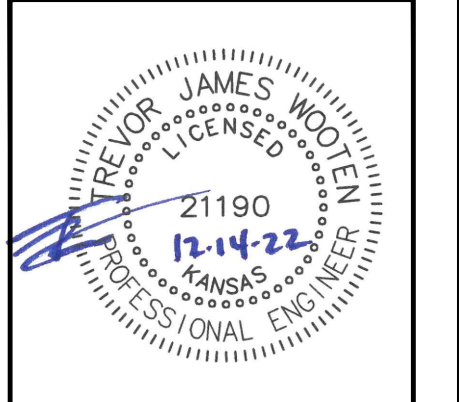
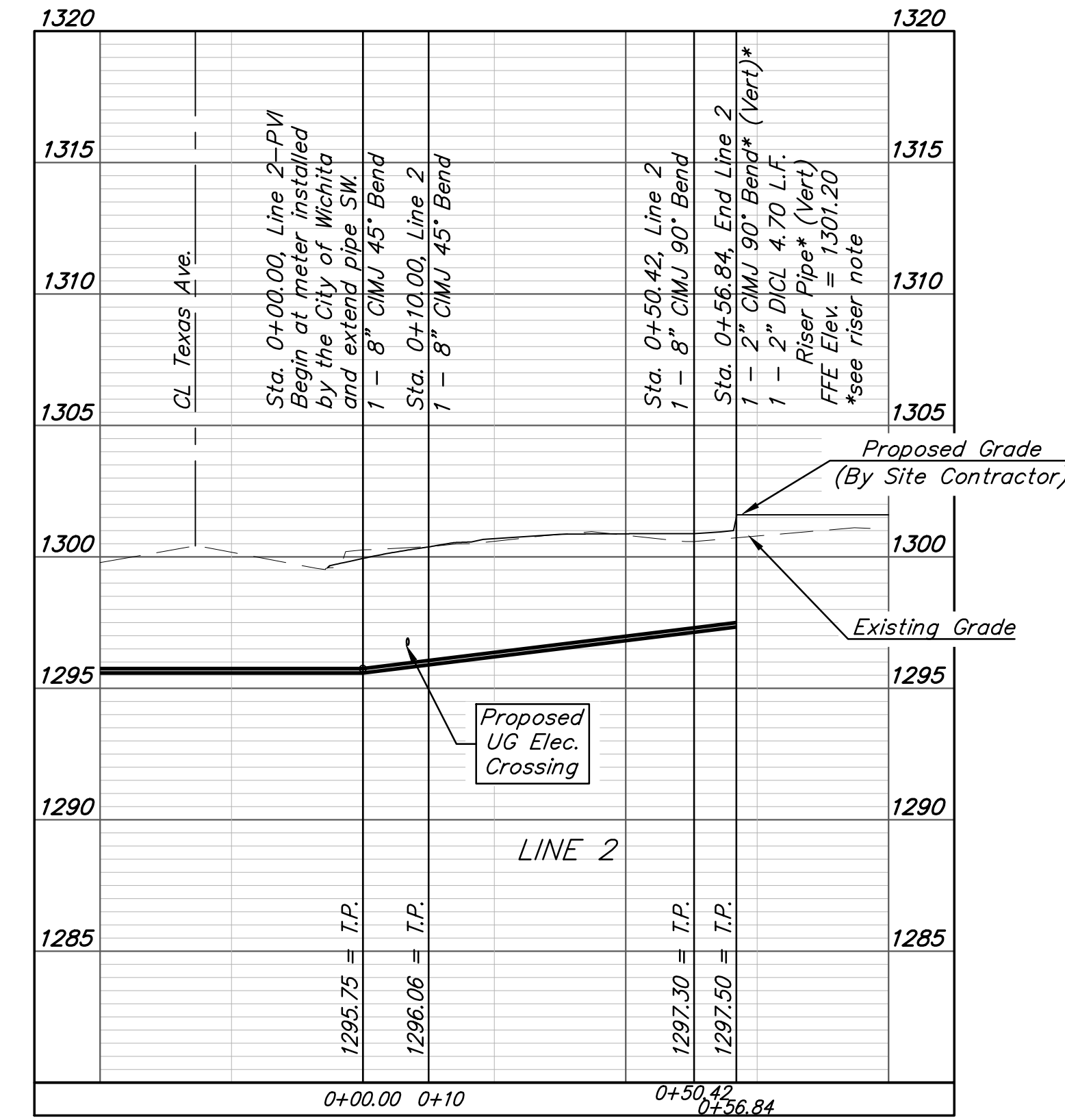
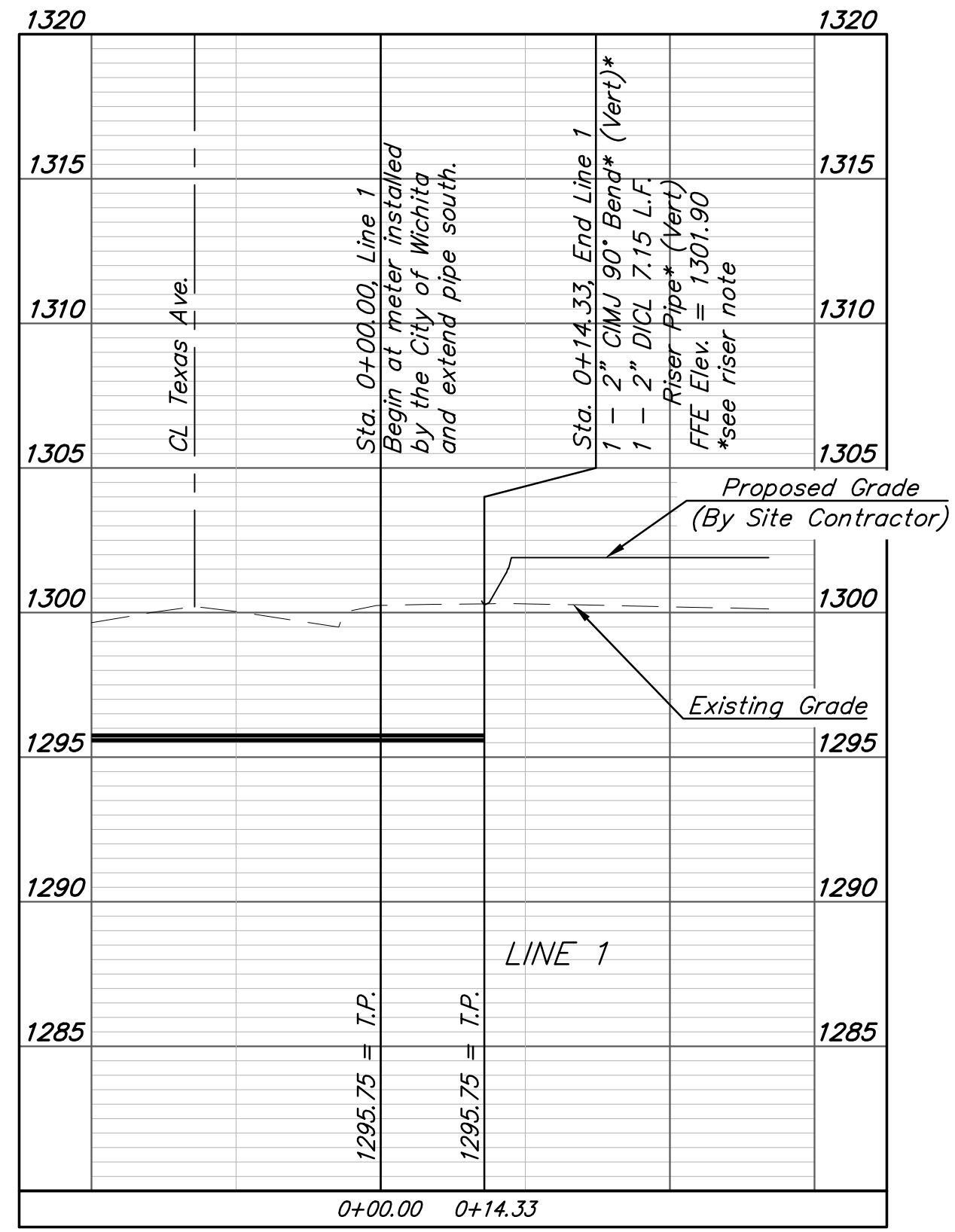
NOT Built as per plans, Contractor laid straight line from meter to riser, and are as follows: Datum= Center of Intersection of Handley Ave / Texas Ave. Water Line 2, 2" Blazmaster pipe, 243.5' E/67' S to 90° bend turning east, then 250' E/67' S to 90° bend vertical at riser.

These were eliminated

6.42 L.F. 2" DICL Pipe

Sta. 0+50.42, Line 2  
 1 - 8" CIMJ 90° Bend  
 N=1,684,374.35 E=1,645,180.04

Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.



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

HANDLEY APARTMENTS

**LINES 1 & 2**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 22-08-E218

DESIGN: TJW DRAWN: TMS

DATE: December 15, 2022

SHEET OF 2 12

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**BENCHMARKS:**

BM #1: "□" chiseled on top of curb, approx 61.7' north & 5.9' east of the northeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas  
Elevation = 1300.17 (NAVD 88)

BM #2: "□" chiseled on top of curb, approx 54.5' south & 74.4' east of the southeast property corner, West Wichita Addition, Wichita, Sedgwick County, Kansas.  
Elevation = 1300.18 (NAVD 88)

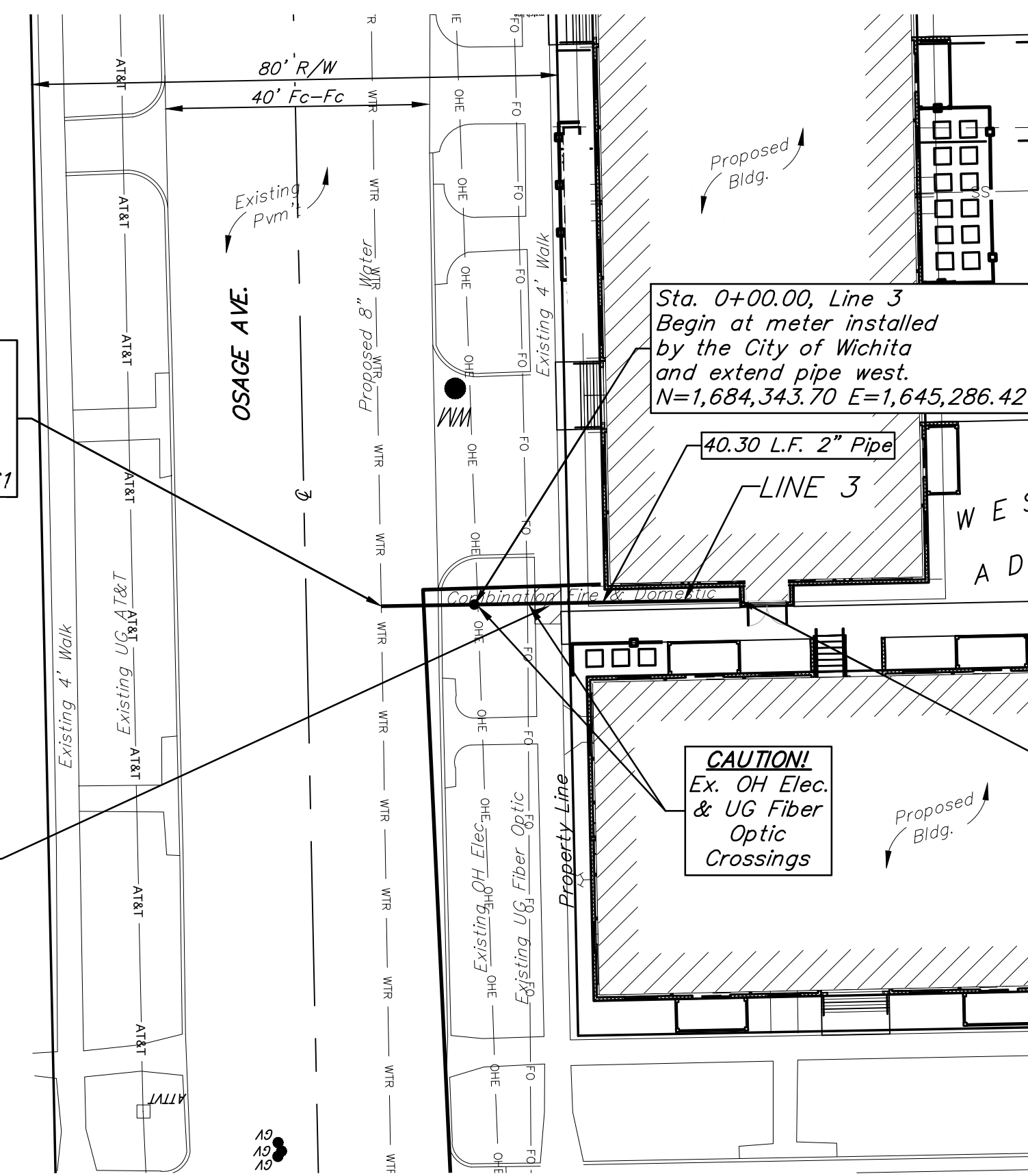
Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.  
Heide Bryan, Evergy, (316) 261-6354  
Shannon Brinkmeyer, AT&T (316) 268-2931

1 - 2" Domestic Service to be furnished and installed by the City of Wichita Water Dept after payment has been received.  
N=1,684,343.94 E=1,645,300.61

Saw cut, remove and replace existing sidewalk in public R/W with temporary replacement as necessary for water line construction in accordance with General Note #13, cover sheet.

The proposed waterlines between the existing waterline mains and meter will be paid for as a 2" domestic service and installed by the City of Wichita as such.

City maintenance of water mains ends at pigtail of meter.



Sta. 0+00.00, Line 3 Begin at meter installed by the City of Wichita and extend pipe west.  
N=1,684,343.70 E=1,645,286.42

40.30 L.F. 2" Pipe

**CAUTION!**  
Ex. OH Elec. & UG Fiber Optic Crossings

All equipment of combined water services shall be in compliance with IFC2018 /NFPA24

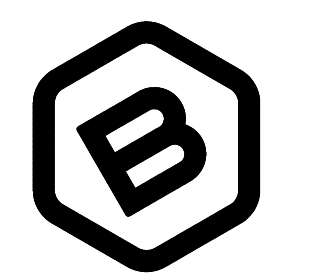
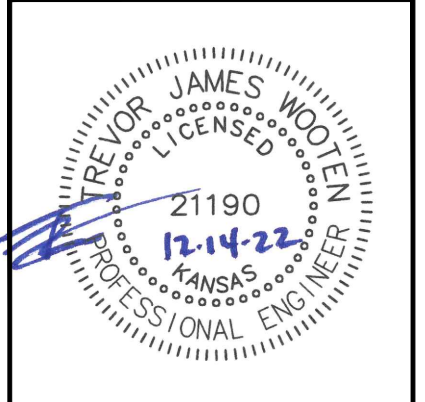
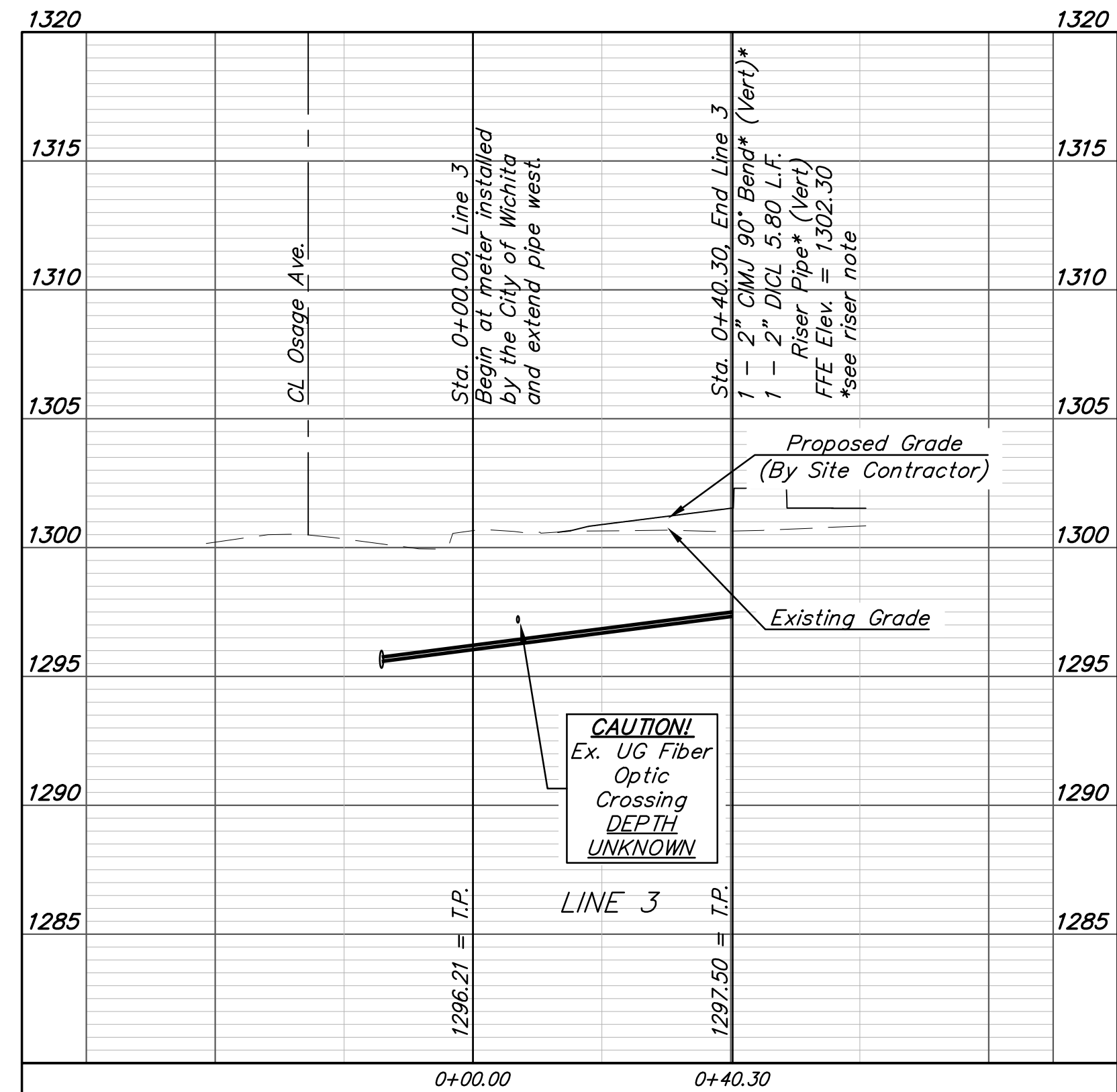
Built as per plans, Datum= Center of Intersection of Handley Ave / Texas Ave.  
Water Line 1, 2" Blazmaster pipe, 343' E. / 104' S to meter valve

Sta. 0+40.30, End Line 3  
1 - 2" CIMJ 90° Bend\* (Vert)\*  
1 - 2" DI CL 5.80 L.F.  
Riser Pipe\* (Vert)  
FFE Elev. = 1302.30  
\*see riser note  
N=1,684,343.02 E=1,645,246.13

Built as per plans, Datum= Center of Intersection of Handley Ave / Texas Ave.  
Water Line 1, 2" Blazmaster pipe, 301' E. / 104' S to 90° vertical riser

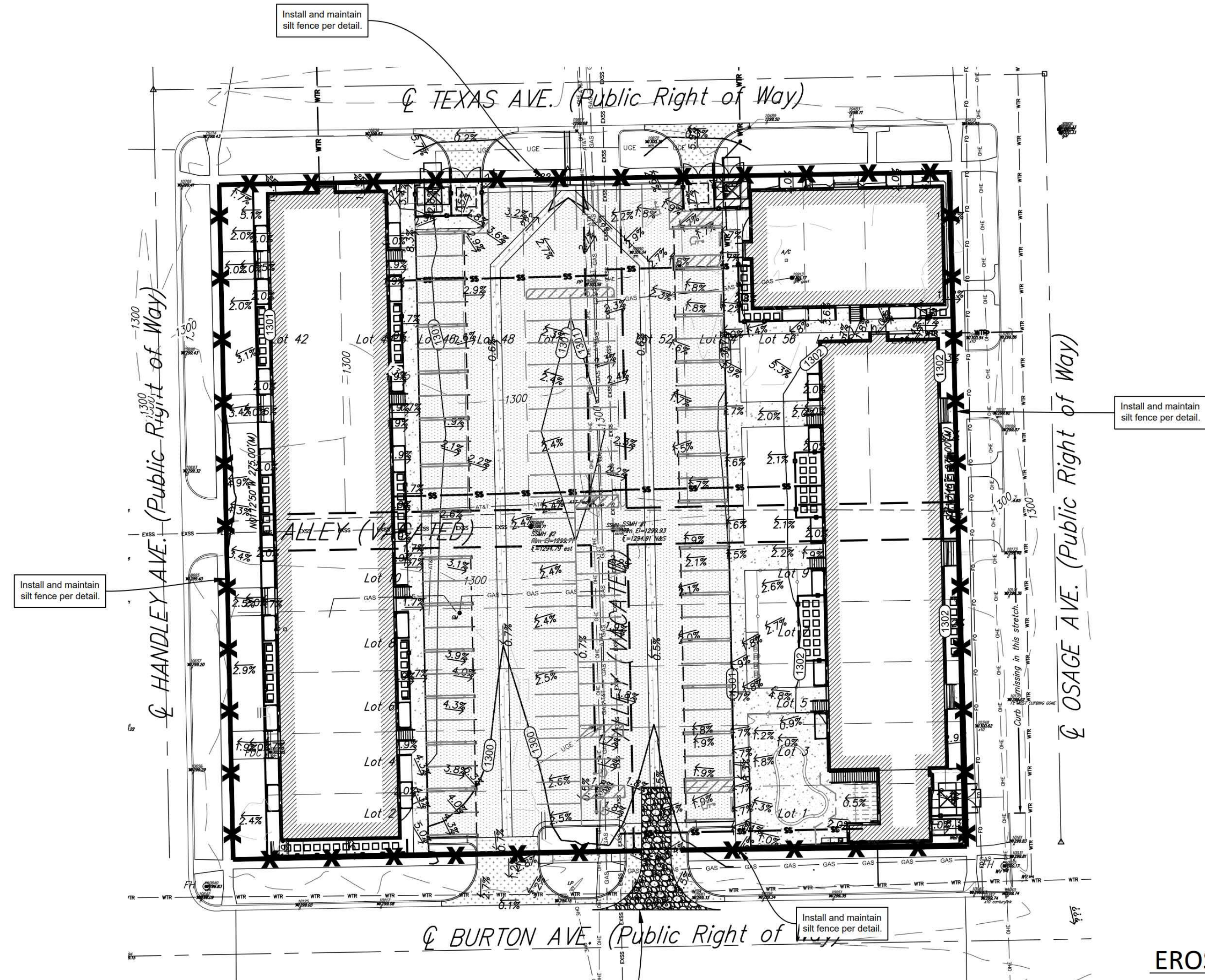
Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

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



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HANDLEY APARTMENTS  
**LINE 3**  
WATER DISTRIBUTION SYSTEM  
PROJECT NUMBER: 22-08-E218  
DESIGN: TJW DRAWN: TMS  
DATE: December 15, 2022  
SHEET 3 OF 12



**LEGAL DESCRIPTION**

Parcel 1, West Wichita Addition, Wichita, Sedgewick County, Kansas.

**SITE INFORMATION**

Total Area:	±78,550.0 sq. ft. (1.80 acres)
Disturbed Area:	±78,550.0 sq. ft. (1.80 acres)
Impervious Area, pre-const:	±37,550.0 sq. ft. (0.86 acres)
Impervious Area, post-const:	±73,500.0 sq. ft. (1.68 acres)

**BENCHMARKS**

Site Benchmark - 1  
 "1" chiseled on top of curb, approx 61.7' north & 5.9' east of the northeast property corner, West Wichita Addition, Wichita, Sedgewick County, Kansas  
 Elevation = 1300.17 (NAVD 88)

Site Benchmark - 2  
 "2" chiseled on top of curb, approx 54.5' south & 74.4' east of the southeast property corner, West Wichita Addition, Wichita, Sedgewick County, Kansas  
 Elevation = 1300.18 (NAVD 88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
 Kansas One Call 1-800-DIG-SAFE

**UTILITY CONTACTS**

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Eergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024 or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Traf. Control)	268-4034 or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

**FOR REFERENCE ONLY  
 NOT TO SCALE**

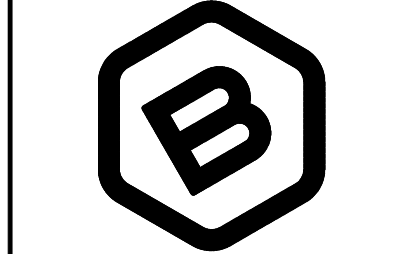
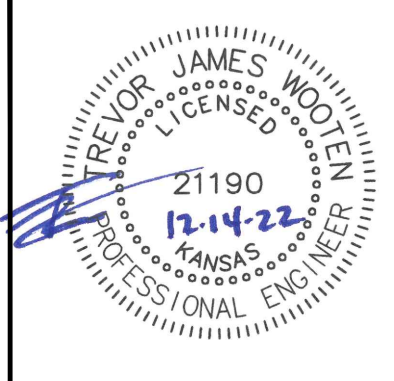


**BAUGHMAN COMPANY**

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**Handley Apartments**  
 220 S HANDLEY LLC  
 Wichita, KS 67213



**BAUGHMAN COMPANY**

315 Ellis St.  
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HANDLEY APARTMENTS

**EROSION CONTROL PLAN**

WATER DISTRIBUTION SYSTEM

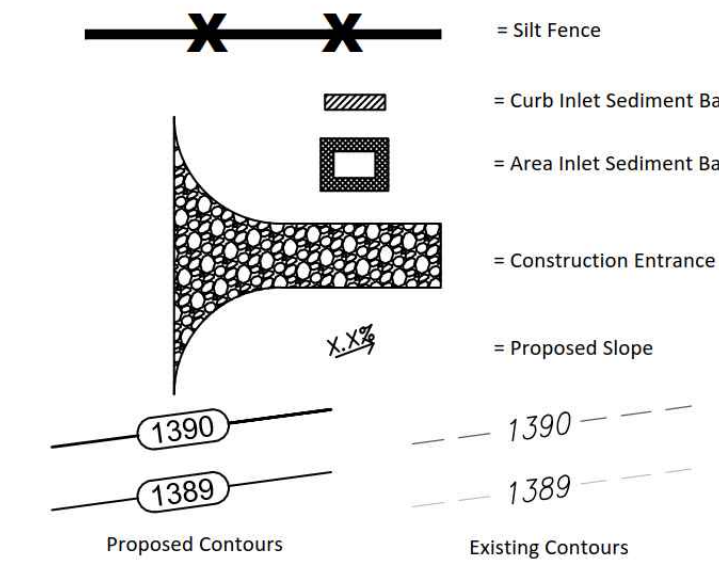
PROJECT NUMBER: 22-08-E218

DESIGN: TJW DRAWN: TMS

DATE: December 15, 2022

SHEET 4 OF 12

**EROSION CONTROL LEGEND**



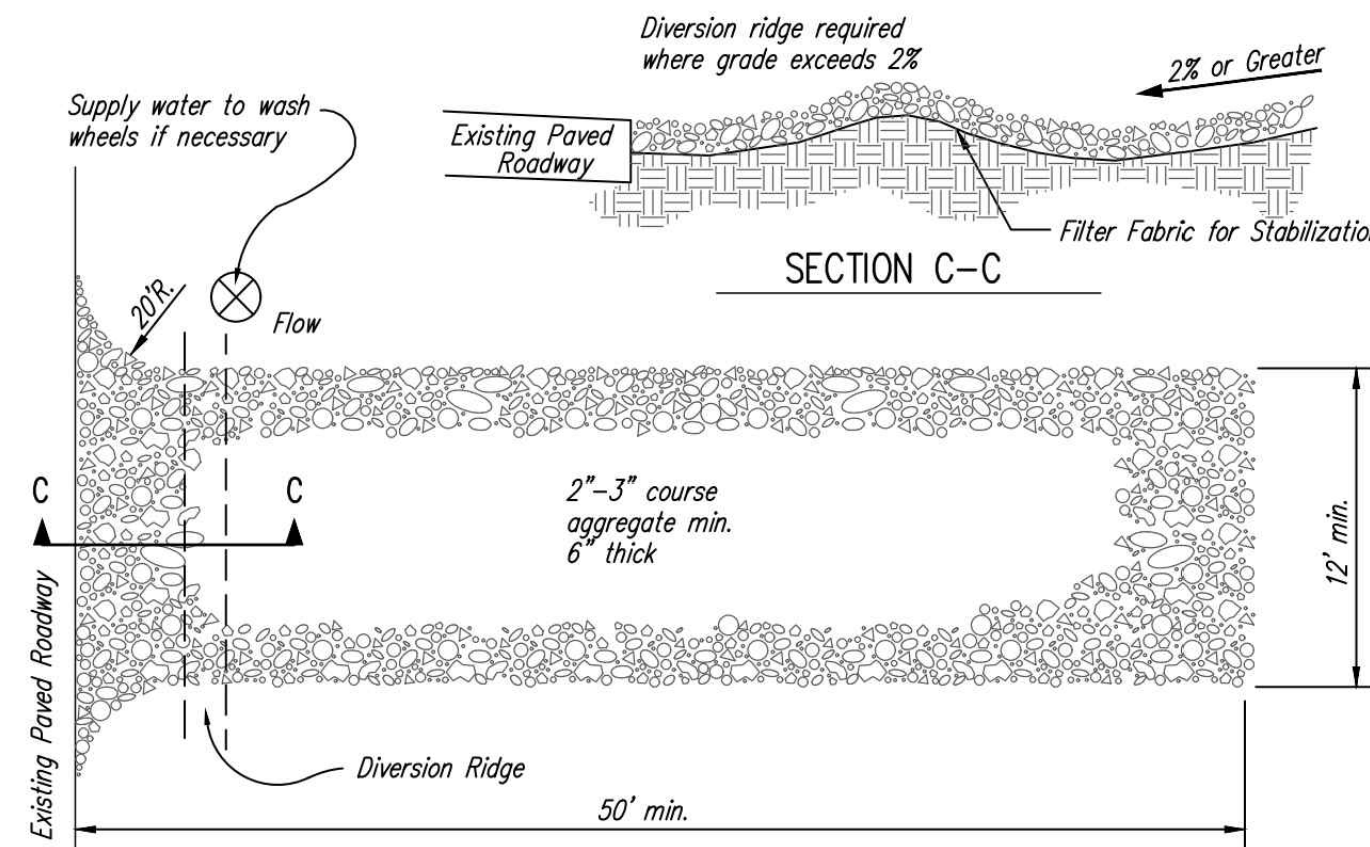
**EROSION CONTROL NOTES**

- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
- All exposed areas shall be seeded as specified within 14 days of final grading. Seed to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

**EROSION CONTROL PLAN**



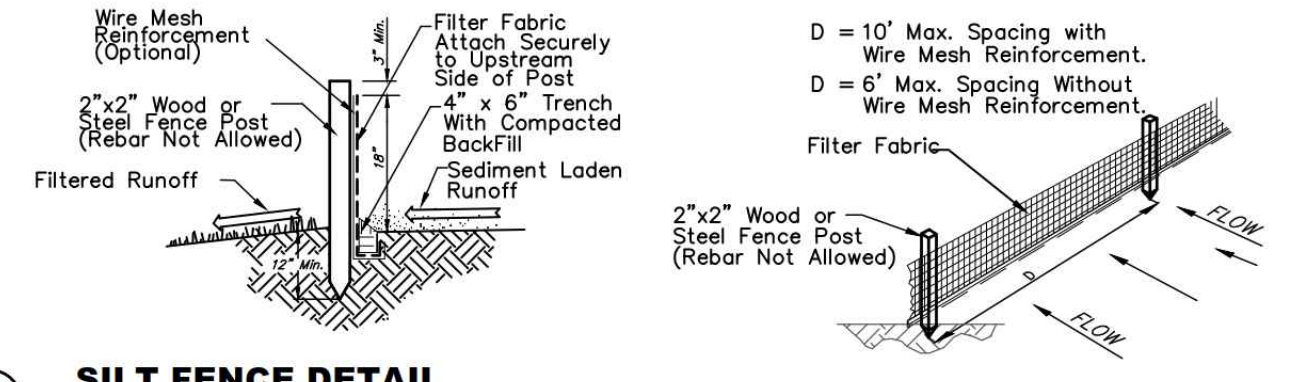
**CONSTRUCTION ENTRANCE INFORMATION:**  
 Contractor Shall Construct and Maintain Approved Entrance as Discussed in the Storm Water Pollution Prevention Plan Guidelines, and Detail, this Sheet. Entrance Shall be a Minimum of 12' Wide by 50' in Length With 2"-3" Dia. Stone at a Depth of 6".



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
  - DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

**1 STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE

**2 SILT FENCE DETAIL**  
 NOT TO SCALE



W-2 1-4

W-2 1-4

# MAP OF WEST WICHITA SEDGWICK COUNTY KANSAS. 1874.

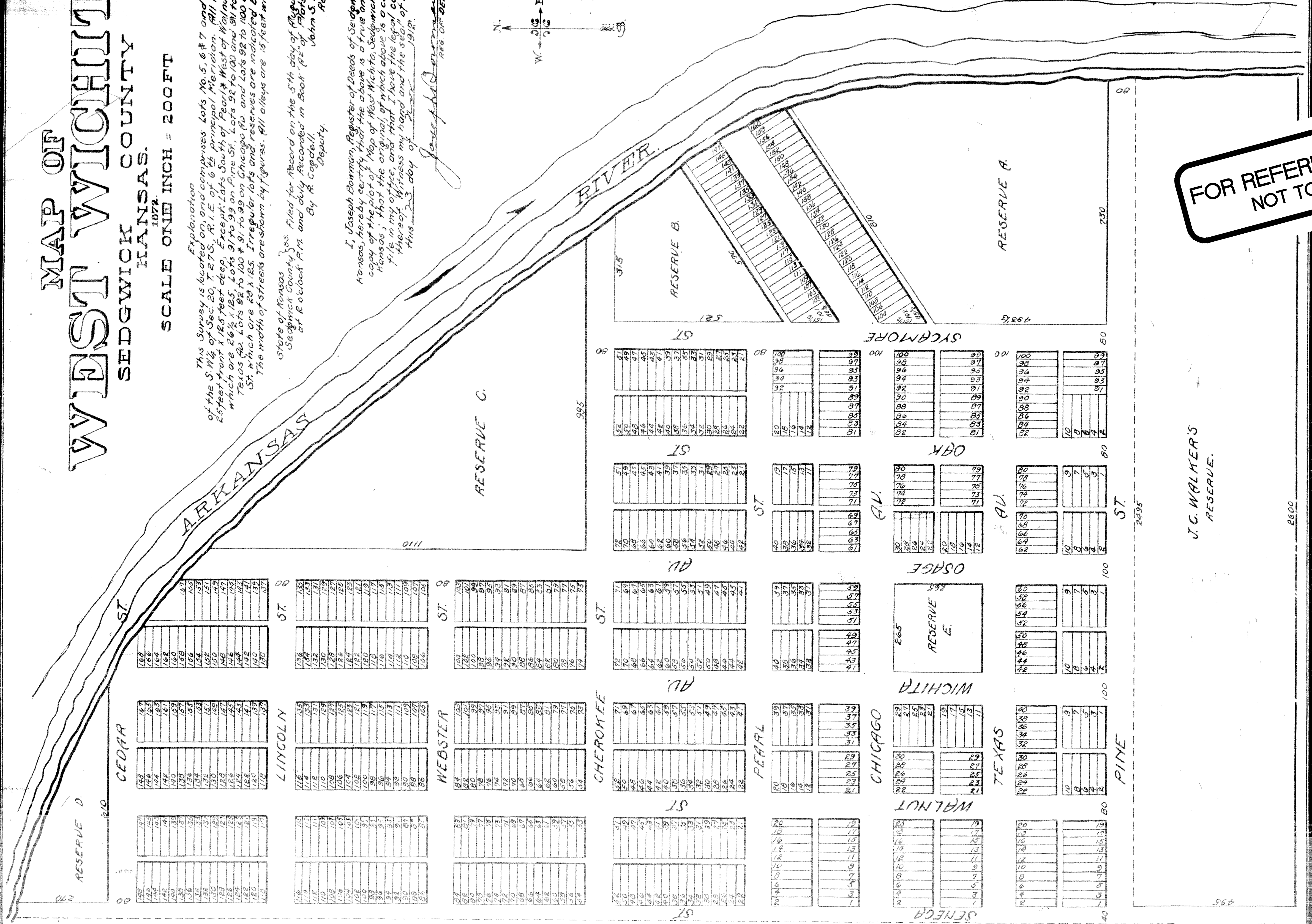
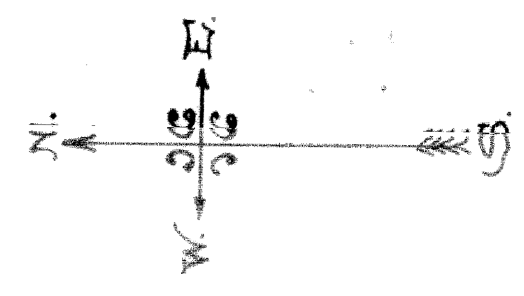
SCALE ONE INCH = 200 FT

*Explanation*  
This Survey is located on, and comprises Lots No. 5, 6 & 7 and the S.W. 1/4 of the S.W. 1/4 of Sec. 20, T. 27 S., R. 1 E. of 6th Principal Meridian. All lots are 125 feet front x 125 feet deep. Except Lots South of Pearl St. West of Walnut St. which are 26 1/2 x 125, Lots 91 to 99 on Pine St., Lots 92 to 100 and 91 to 99 on Texas St. Lots 92 to 100 & 91 to 99 on Chicago St. and Lots 92 to 100 on Pearl St. which are 28 x 125. Irregular lots and reserves are indicated by figures. The width of streets are shown by figures. All alleys are 15 feet wide.

State of Kansas  
Sedgwick County  
Filed for Record on the 5th day of August A.D. 1872  
at 10 o'clock P.M. and duly Recorded in Book "A" of Maps on Page 1.  
John S. Register  
Deputy.

I, Joseph Bonman, Register of Deeds of Sedgwick County Kansas, hereby certify that the above is a true and correct copy of the plat of Map of West Wichita, Sedgwick County Kansas; that the original of which above is a copy, is on file in my office, and that I have the legal custody thereof. Witness my hand and the seal of my office this 3 day of August 1872.

*Joseph Bonman*  
REG. OF DEEDS



FOR REFERENCE ONLY  
NOT TO SCALE

J. C. WALKERS  
RESERVE.

Dec. of Restrictive Covenant F 735 1294.  
Vacation of Order F 543

VACATION ORDER F 924 R 1239



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

HANDLEY APARTMENTS  
**COPY OF  
PLAT**

WATER DISTRIBUTION  
SYSTEM  
PROJECT NUMBER:  
22-08-E218

DESIGN: DRAWN:  
DATE: October 20, 2022

SHEET  
**12 OF 12**