

**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:  
Cox Communications 262-4270  
Kansas Gas Service 1-888-482-4950  
Every 383-8650  
Black Hills 1-800-303-0357  
AT&T 268-2245  
City of Wichita Water Dept. 268-4563  
City of Wichita Sewer Maint. 268-4024  
City of Wichita Storm Sewer Maint. 268-4090  
City of Wichita Traffic Maint. 268-4034  
Conoco Phillips Pipeline Co. 1-877-267-2290  
Southern Star Pipeline Co. 529-6600  
Kinder-Morgan Pipeline Co. 1-888-844-5658
- Utility service lines, poles, valve boxes, meters, and etcetera 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 would 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 would 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 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 final grades by the contractor.
- The Contractor shall notify the inspecting engineer and Dawnita Reinhardt at 316-268-4574 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.
- 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 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 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.
- 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.
- 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 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 contractors 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 316-268-4574.
- 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.
- 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 BMP's."
- The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.
- All areas within 159TH St. R/W disturbed during construction shall be seeded, mulched, and fertilized as follows:  
SEED -- Kansas Premium Fescue Blend; 8#/1000 Sq. Ft.  
Rye grass (P.L.S.); 3#/1000 Sq. Ft. and  
FERTILIZER -- 12-24-12 Ratio at 45 Lbs./Ac.  
MULCH -- 2 Tons Prairie Hay / Acre  
All other disturbed areas are to be seeded as follows:  
SEED -- Rye grass (P.L.S.)--5#/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 of 5 Lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations.
- All construction shall be completed following current City Standard Specifications and Special Provisions.
- All excess excavation from any construction activities on this project including trench excavation, easement grading, or any other activities shall be the responsibility of the contractor to remove from the site at the contractor's expense. No stockpiles nor any other extra payments will be allowed unless explicitly agreed to by the owner.
- 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. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Developer for this project is Travis Whisler. 8918 W 21st Street Suite 200 #201, Wichita, KS 67205  
PH# (316) 371-4499 Email: twcustomhomes@gmail.com

**AS-BUILT PLANS**

**WATER DISTRIBUTION SYSTEM**

to serve

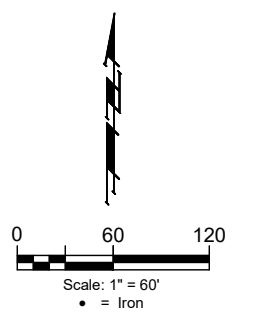
**MONARCH LANDING 6TH ADDITION**

**CITY OF WICHITA, KANSAS**

Paul Gunzelman, P.E., Interim City Engineer

Project Number: 2023-013002 PPW

Org Code: 54030980



**SHEET INDEX**

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Standard Water Details	2
Miscellaneous Water Details	3
Line 1	4-5
Erosion Control Plan	6
Erosion Control Details	7-11
Coordinate Sheet	12
Copy of Plat	13

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

Engineering	Shawn Mellies	(7/10/2023)
Utilities	Greg Lalley	(7/10/2023)
Fire Dept.	JMO #933	(7/10/2023)

**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 or 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 are required on-site.

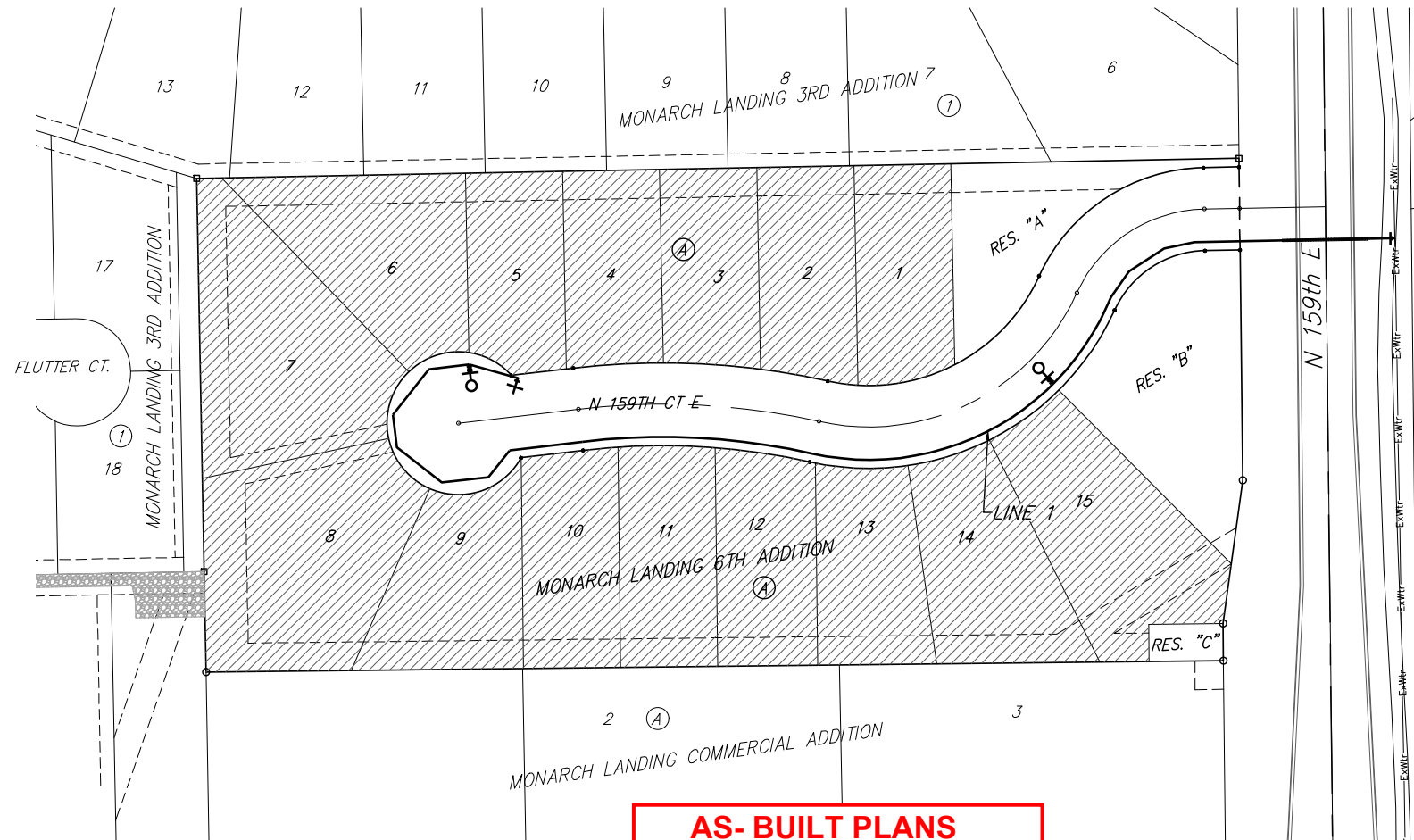
**Fire Hydrant = American Darling**  
**Valves = American Flow**  
**Fittings = SIP**  
**6" DICL Pipe = American**  
**8" RJPVC Pipe = Westlake**  
**8" PVC Pipe = Northern**

**BAUGHMAN CO.**  
**PROJECT # 22-11-E358**



June 12, 2023

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

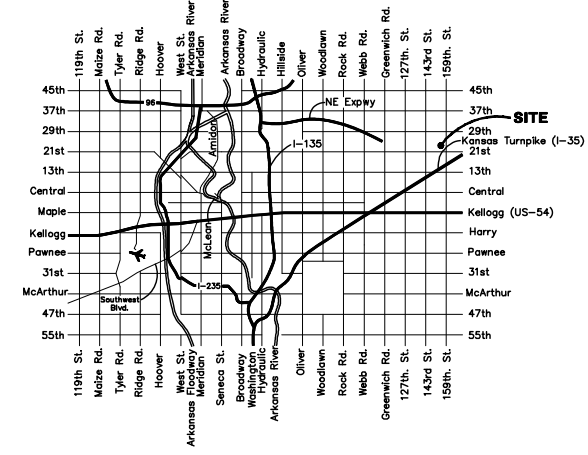


**AS-BUILT PLANS**  
**Contractor = Mies Construction**  
**Inspector = Fred Smith**  
**Baughman Company**  
**As-Built Plans = FES / LDP 12-21-2023**

**Construction Began = September 2023**  
**Construction End = October 2023**

**BENCHMARKS**

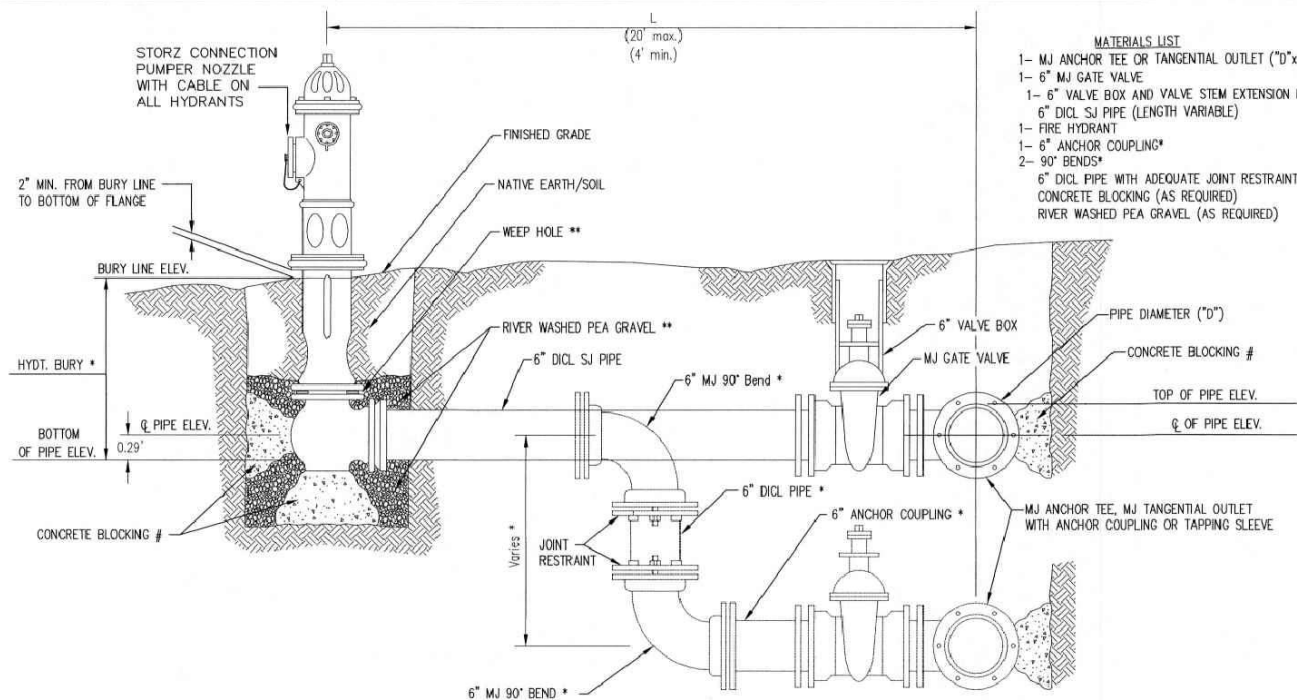
BM #1: CITY OF WICHITA BENCHMARK DISC ON THE WEST END OF THE RCBC HEADWALL, NORTH OF 21ST ST 57'. ELEV. = 1368.37 NAVD88  
BM #2: BRASS DISC ON THE TOP OF CURB ON THE EAST SIDE OF CURB INLET, SOUTH SIDE OF FLUTTER LANE, AND NORTH OF LOT 10, BLOCK A, MONARCH LANDING 5TH ADDITION. ELEV. = 1370.97 NAVD88



**Vicinity Map**

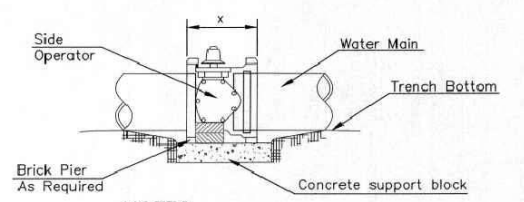
**BENEFIT DISTRICT**

E:\Projects\Monarch Landing 6th Addition\_22-06-1826\Engineering\Phase 1\WTR 22-11-E358\WTR 22-11-E358.dwg



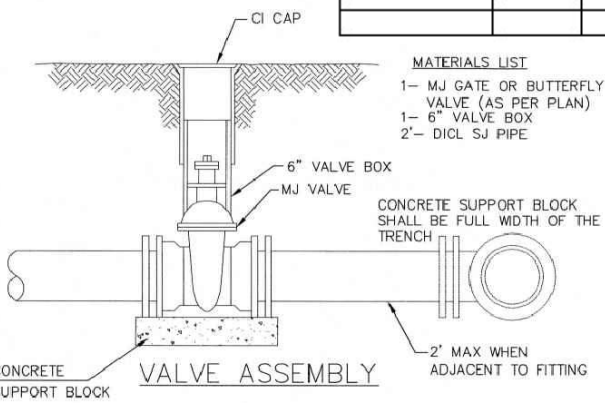
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - CONCRETE BLOCKING (AS REQUIRED)
  - RIVER WASHED PEA GRAVEL (AS REQUIRED)

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
2+86.60	1371.00	1367.64	4.5'	NONE
8+71.23	1370.05	1366.00	4.5'	NONE
2+86.6	1370.95	1367.33		
8+71.23	1370.14	1366.10		

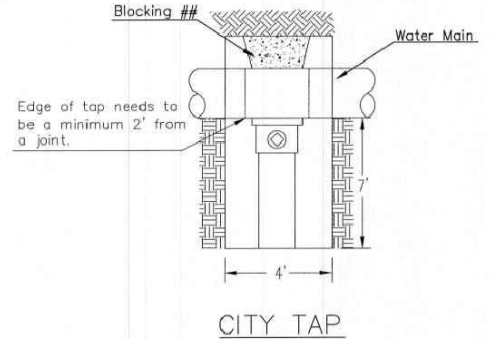


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  - Conc. Support Block to be full width of trench.

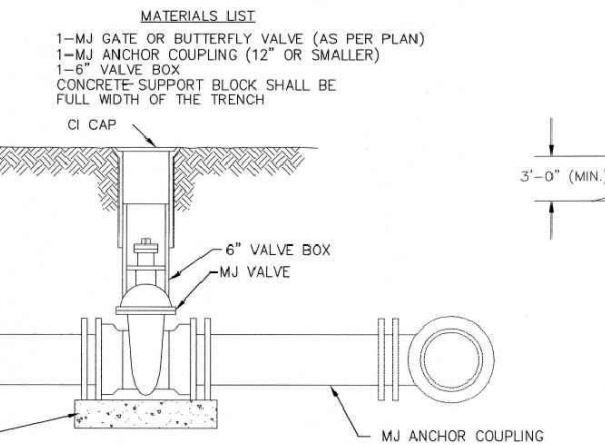
**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



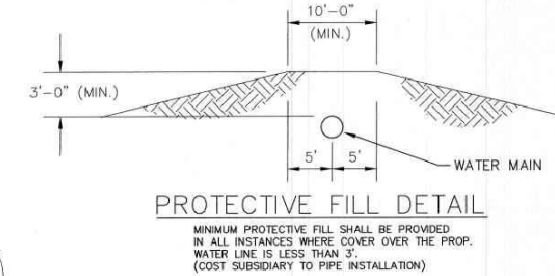
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2- DI CL SJ PIPE



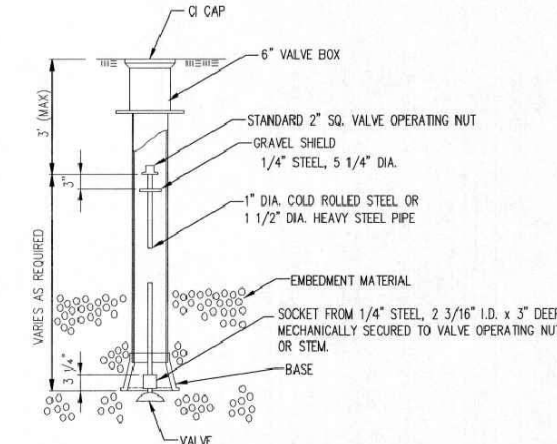
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2- DI CL SJ PIPE
- Concrete support block shall be full width of the trench.
- 2' MAX WHEN ADJACENT TO FITTING
- Edge of tap needs to be a minimum 2' from a joint.
- ## When the City of Wichita makes tap, blocking is to be done by Contractor



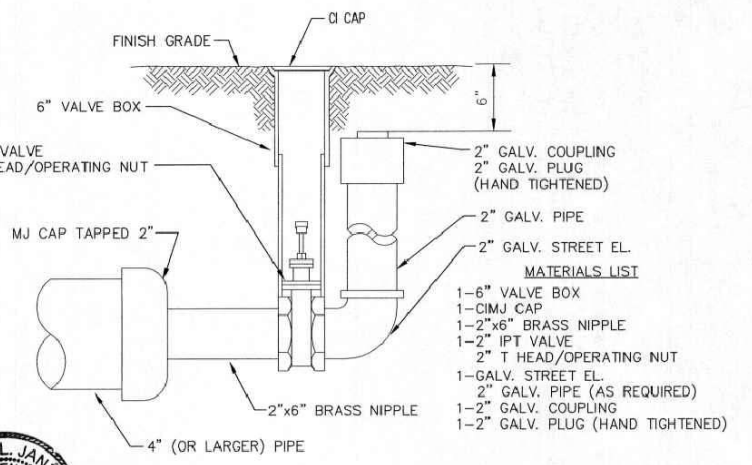
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
  - 1- 6" VALVE BOX
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'. (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



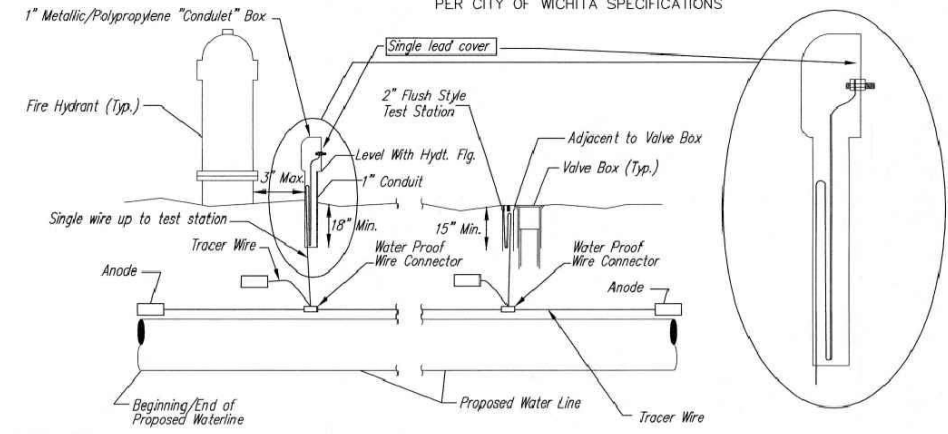
- MATERIALS LIST**
- 1- 6" VALVE BOX
  - 1- CIMJ CAP
  - 1- 2"x6" BRASS NIPPLE
  - 1- 2" IPT VALVE
  - 2" T HEAD/OPERATING NUT
  - 1- GALV. STREET EL.
  - 2" GALV. PIPE (AS REQUIRED)
  - 1- 2" GALV. COUPLING
  - 1- 2" GALV. PLUG (HAND TIGHTENED)



**2" BLOWOFF ASSEMBLY**

- \* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.
- \*\* CAUTION: WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.
- # CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

**FIRE HYDRANT ASSEMBLY PER CITY OF WICHITA SPECIFICATIONS**



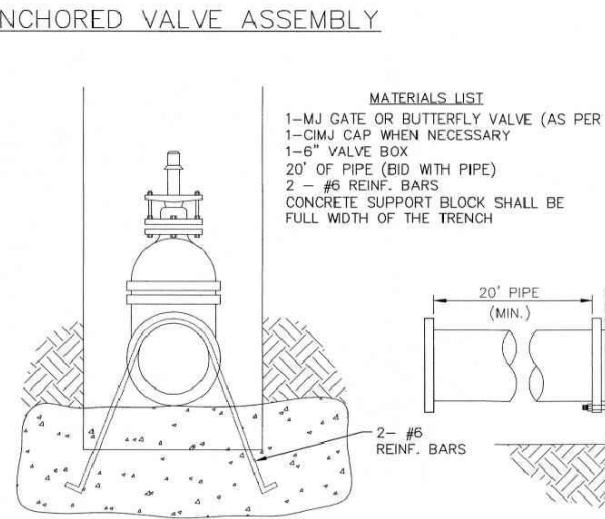
**TRACER WIRE**  
Conductive type pipe locator/tracer wire shall be install to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. A waterproof connector shall be used at splice locations. A complete list of approved tracer wire and waterproof connectors can be found on the City of Wichita's website at [www.wichita.gov](http://www.wichita.gov).

**WIRE**  
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

**TEST STATIONS**  
The test station for fire hydrant application shall be a 1" "condulet" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14\*TP SnakePit as manufactured by Copperhead Industries or approved equal. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be install to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

**ANODES**  
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

**TRACER WIRE DETAIL**  
COST IS SUBSIDIARY TO PIPE INSTALLATION



- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- CIMJ CAP WHEN NECESSARY
  - 1- 6" VALVE BOX
  - 20' OF PIPE (BID WITH PIPE)
  - 2 - #6 REINF. BARS
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
  - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
  - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

THRUST AT VALVES	
VALVE	THRUST AT 150 #/sq
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

**ANCHORED VALVE ASSEMBLY, SPECIAL**



**STANDARD WATER ASSEMBLY DETAIL**

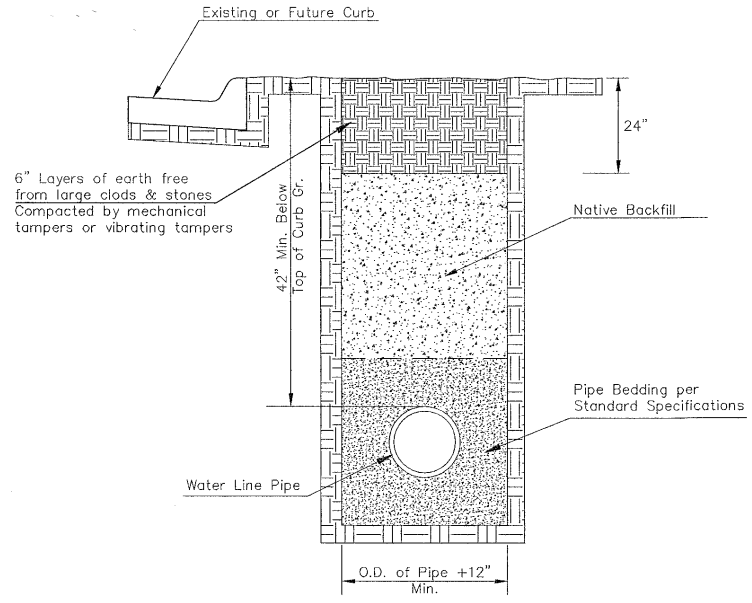
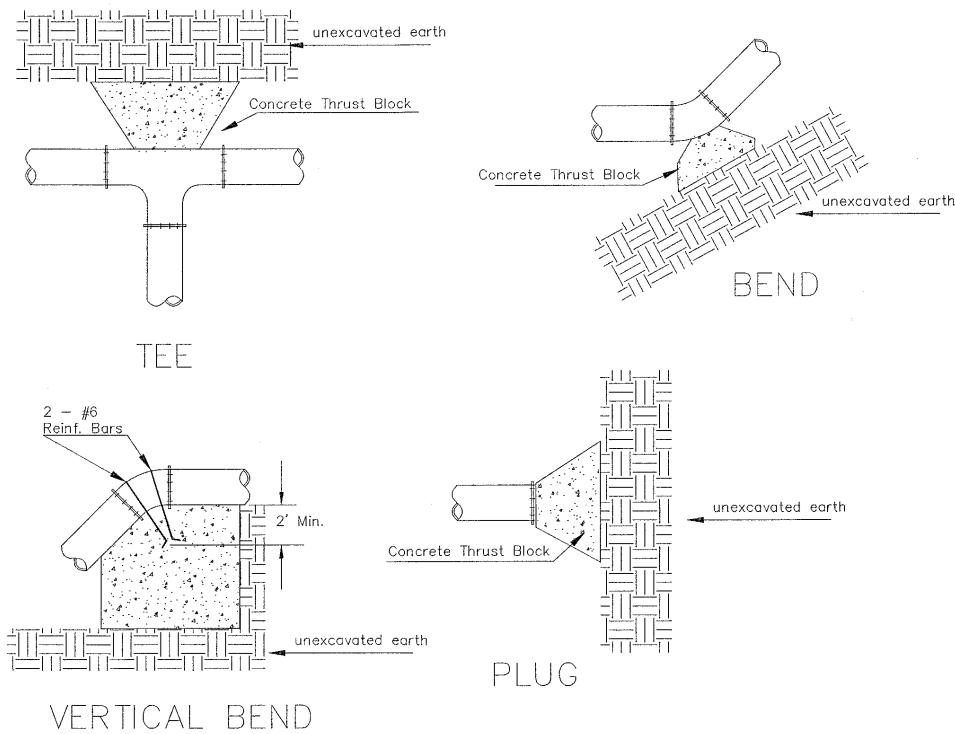
CITY ENGINEER  
**GARY JANZEN, P.E.**

PROJECT NUMBER	OCA NUMBER	DATE
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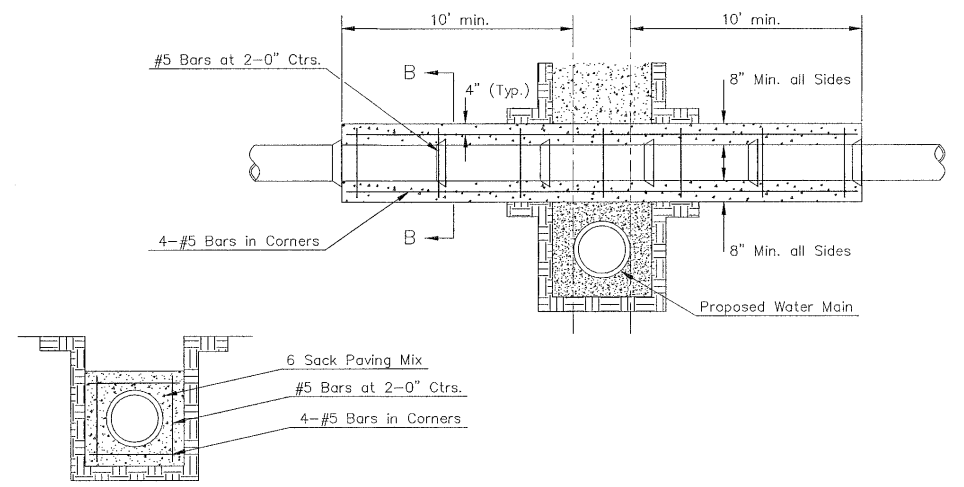
CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**2 of 13**

REVISED: OCTOBER 2016



TRENCH COMPACTION IN ROAD RIGHT-OF-WAY



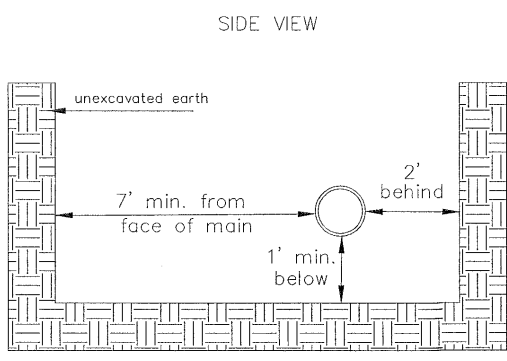
SECTION B-B

Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.

REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER

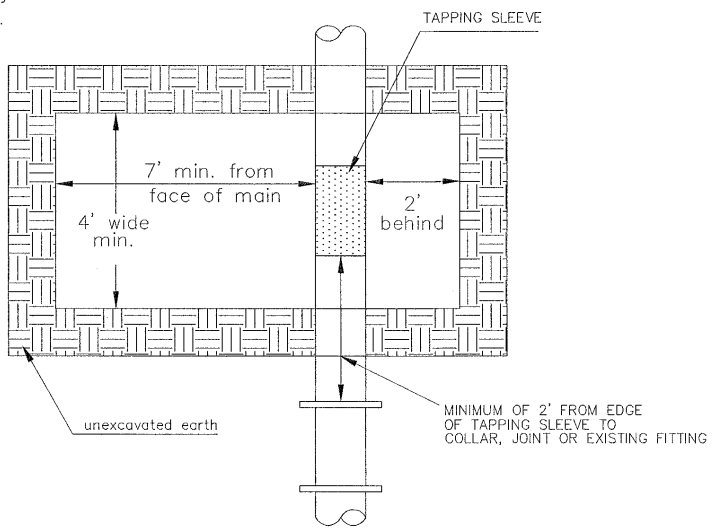
PIPE SIZE	THRUST AT FITTINGS IN TONS-AT 150#/IN <sup>2</sup> P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS

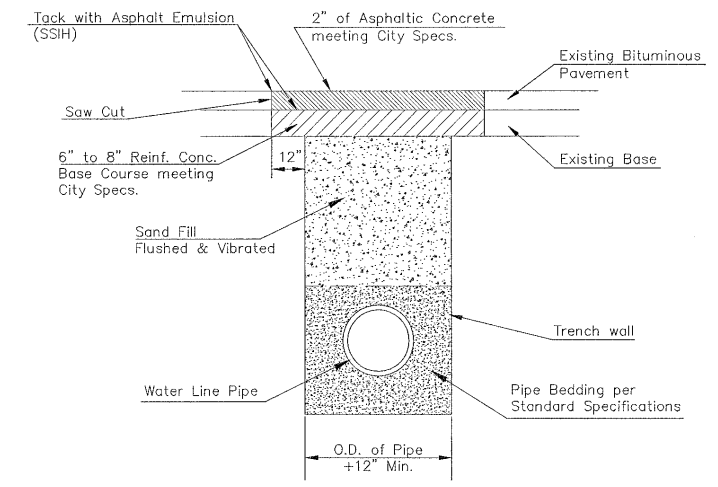


TOP VIEW

Note: When shoring is required it is to be per The City of Wichita Standard Specifications.

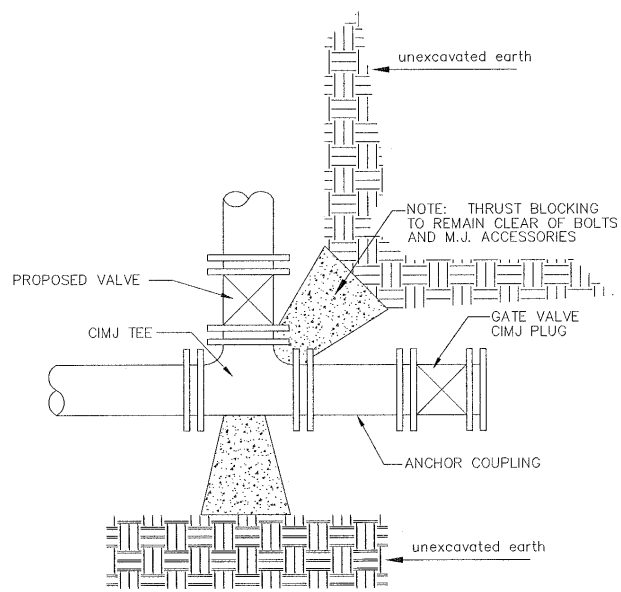


EXCAVATION FOR WET TAP



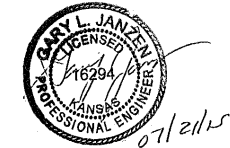
PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS

REVISED: JULY 2015



KEY BLOCK DETAIL

\* PLANS GOVERN UNLESS OTHERWISE NOTED ON PLANS



**CITY OF WICHITA**  
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

MISCELLANEOUS WATER DETAILS		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 435 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4301		SHEET <b>3 of 13</b>

**BENCHMARKS:**  
 BM #1: CITY OF WICHITA BENCHMARK DISC ON THE WEST END OF THE ROBC HEADWALL, NORTH OF 21ST ST 57'. ELEV. = 1368.37 NAVD88  
 BM #2: BRASS DISC ON THE TOP OF CURB ON THE EAST SIDE OF CURB INLET, SOUTH SIDE OF FLUTTER LANE, AND NORTH OF LOT 10, BLOCK A, MONARCH LANDING 5TH ADDITION. ELEV. = 1370.97 NAVD88

**\* NOTE:**  
 Cost of 8" Pipe within Steel Casing Pipe shall be bid as L.F. Pipe, WL 8" RJPVC. Cost of Boring and Jacking shall be included in bid item Pipe, Casing (20" ID min.).

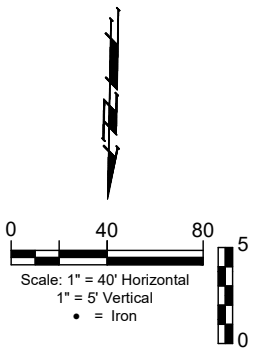
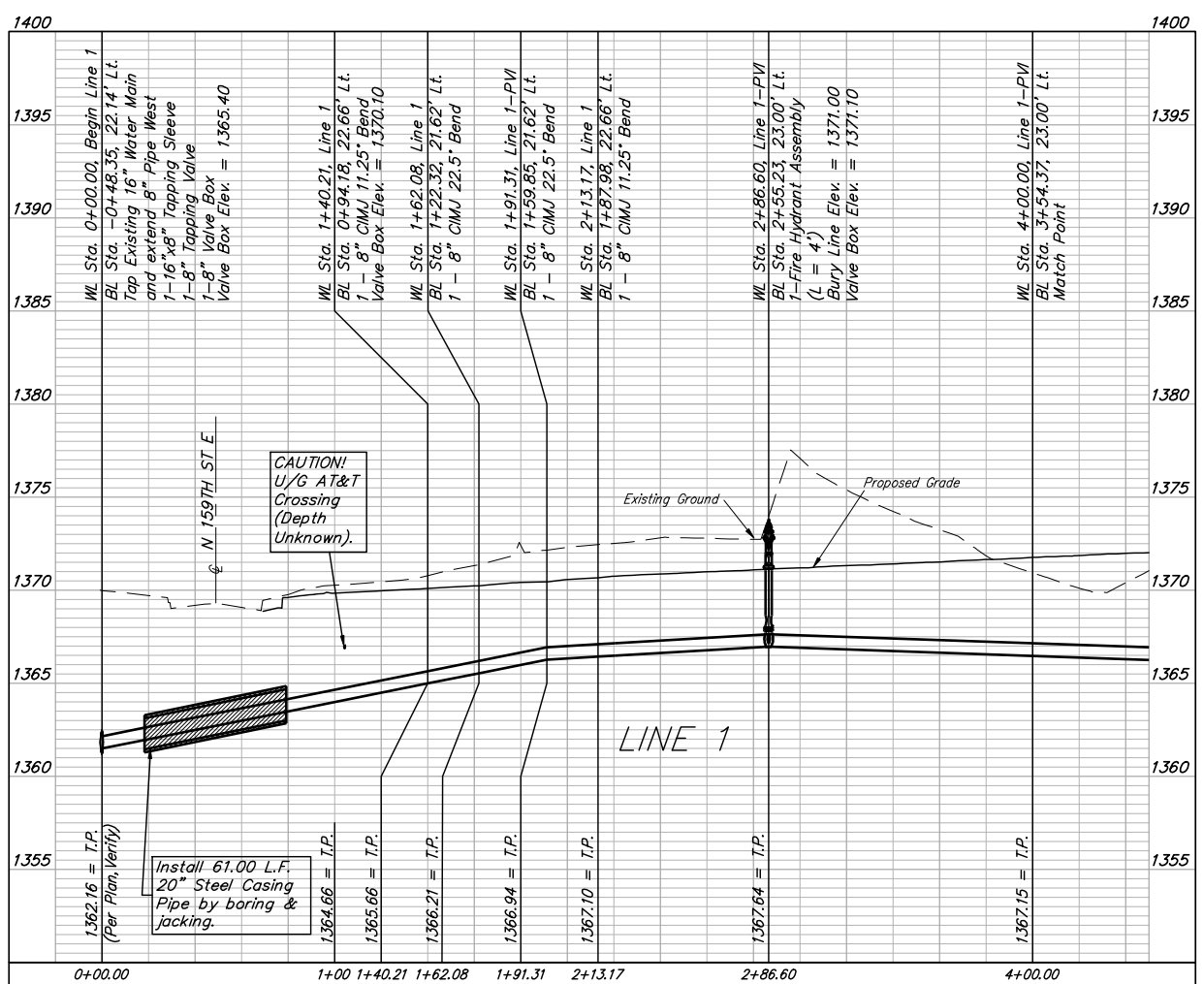
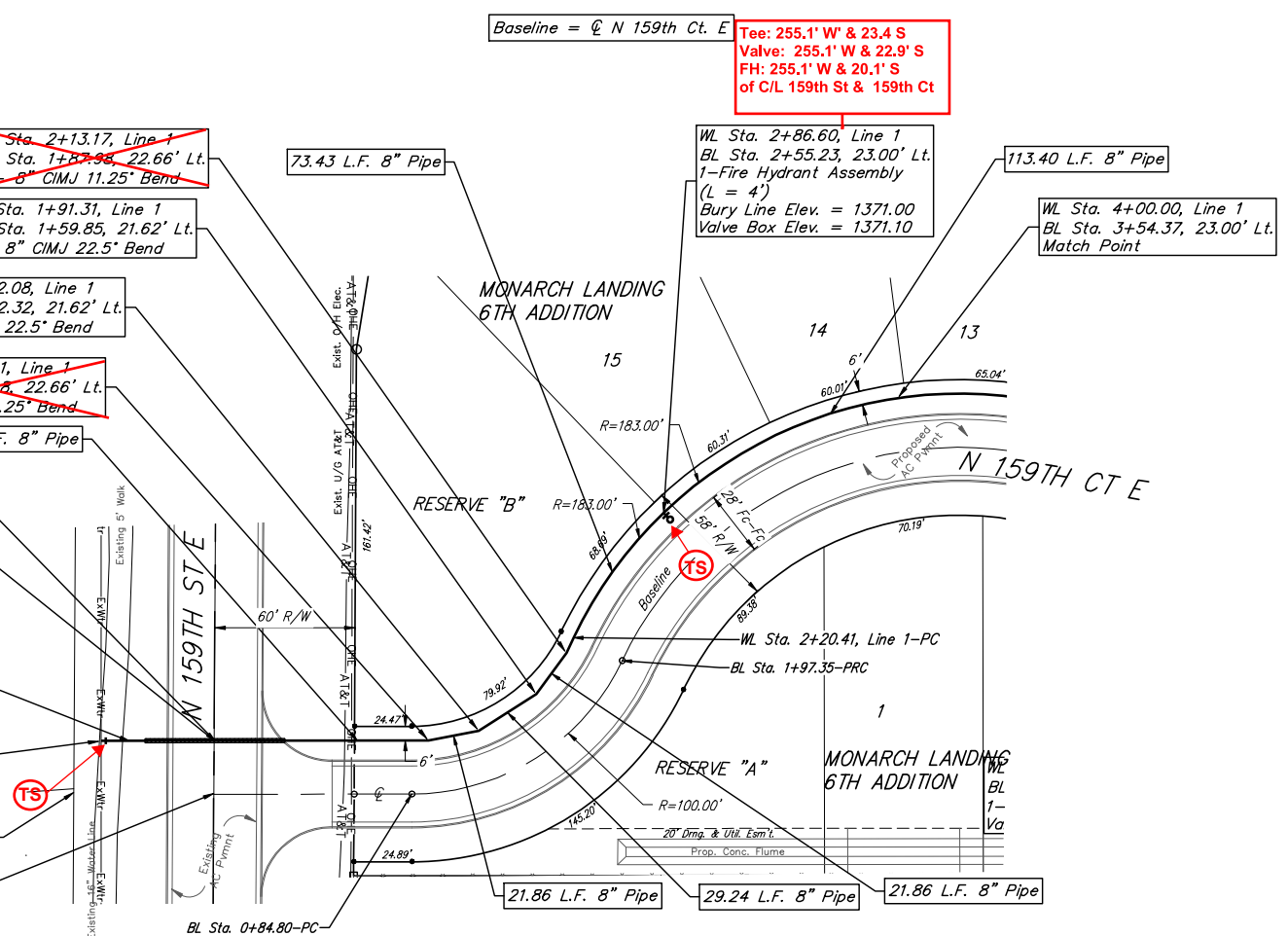
Valve: 25.9' E & 25.6' S of C/L 159th St. & 159th Ct

Sta. 0+18.00 to Sta. 0+79.00  
 Install 61 L.F. 20" Steel Casing Pipe by Boring and Jacking.\*  
 (All pipe in casing must be RJPVC.)

Contractor to verify depth and location of Every & AT&T lines prior to construction. Coordinate if relocation or temporary removal of equipment/lines is necessary. Contact a minimum of three weeks prior to construction.  
 Every - Kevin Rieschick (316-261-6217)  
 AT&T - Jason Edwards (316-268-2008)

Pipe layout is shown to be circular for radii over 125'. For radii under 200' Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflection to meet planned alignment.

WATER LINE FITTING COORDINATES				
STA.	ITEM	NORTHING	EASTING	ELEV.
0+00.00	Valve Box	5,629.13	6,706.30	1370.12
1+62.08	22.5	5,623.94	6,543.37	1366.613
1+91.31	22.5	5,609.02	6,516.72	1367.175
2+86.60	Tee	5,529.25	6,462.36	1367.338
2+86.6	Valve Box	5,530.03	6,462.47	1371.12
2+86.6	Fire Hyd	5532.26	6460.6	1370.95
6+83.27	45	5,482.29	6,081.64	1366.411
7+06.93	45	5,464.20	6,067.29	1366.348
7+39.84	45	5,459.94	6,035.06	1366.11
7+79.82	45	5,485.62	6,002.39	1365.195
8+02.73	45	5,507.86	5,999.78	1365.373
8+43.23	45	5,541.20	6,026.71	1365.81
8+66	22.5	5,544.68	6,053.38	1366.142
8+71.61	Tee	5,542.79	6,058.92	1366.106
8+71.61	Valve Box	5,541.03	6,058.68	1371.16
8+71.61	Fire Hyd	5,538.45	6,058.04	1370.14
9+07.13	Blow Off	5,533.02	6,087.66	1365.882



**BRENT WOOLEN**  
 LICENSED PROFESSIONAL ENGINEER  
 06/20/2023  
 KANSAS

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

MONARCH LANDING 6TH ADDITION

**LINE 1**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:

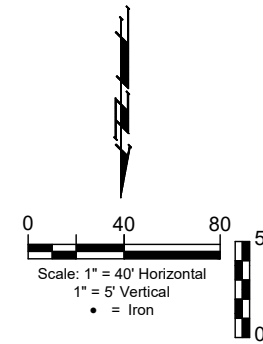
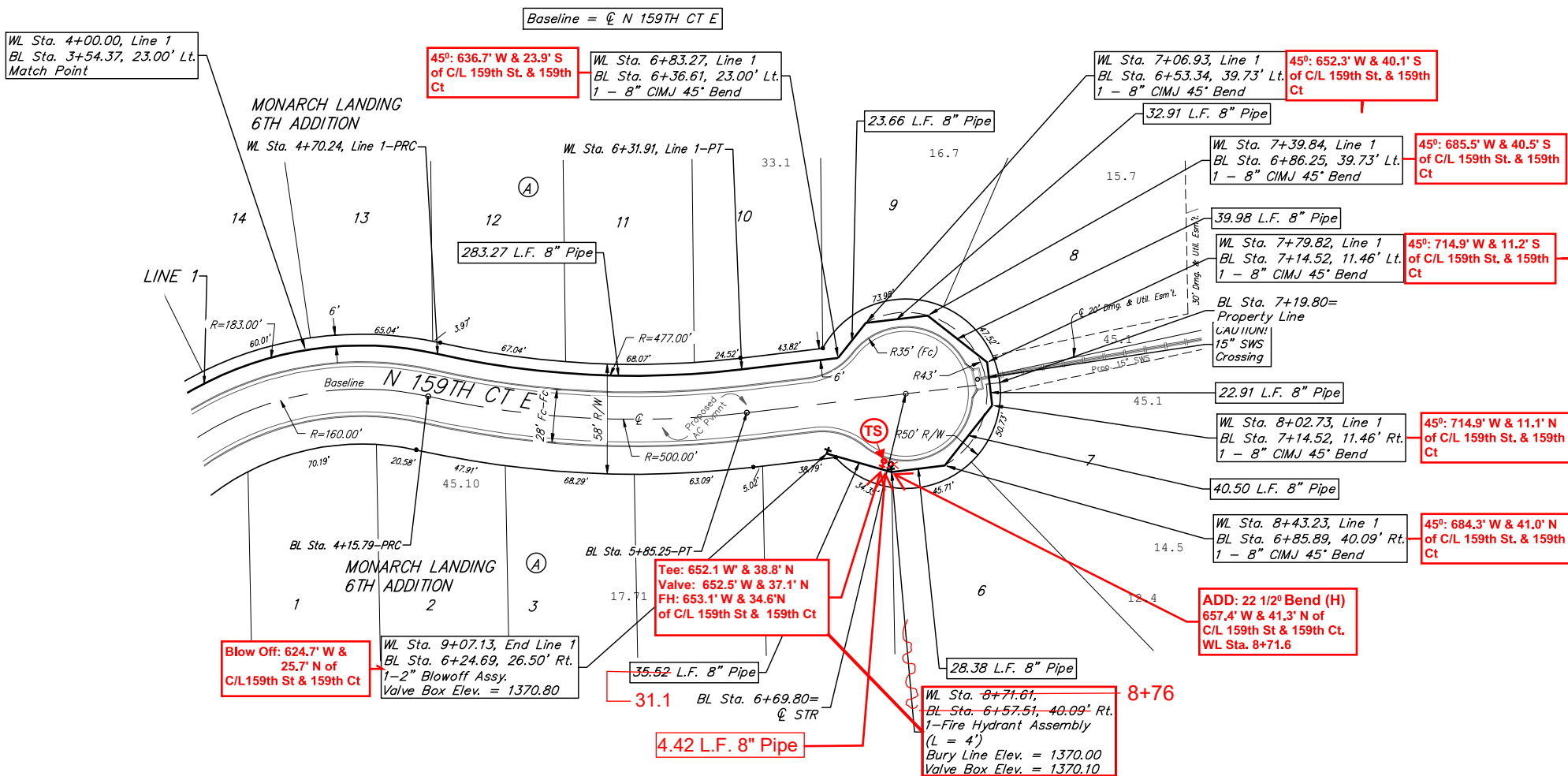
DESIGN: NBW DRAWN: AJV  
 DATE: May 18, 2023

SHEET **04** OF **13**

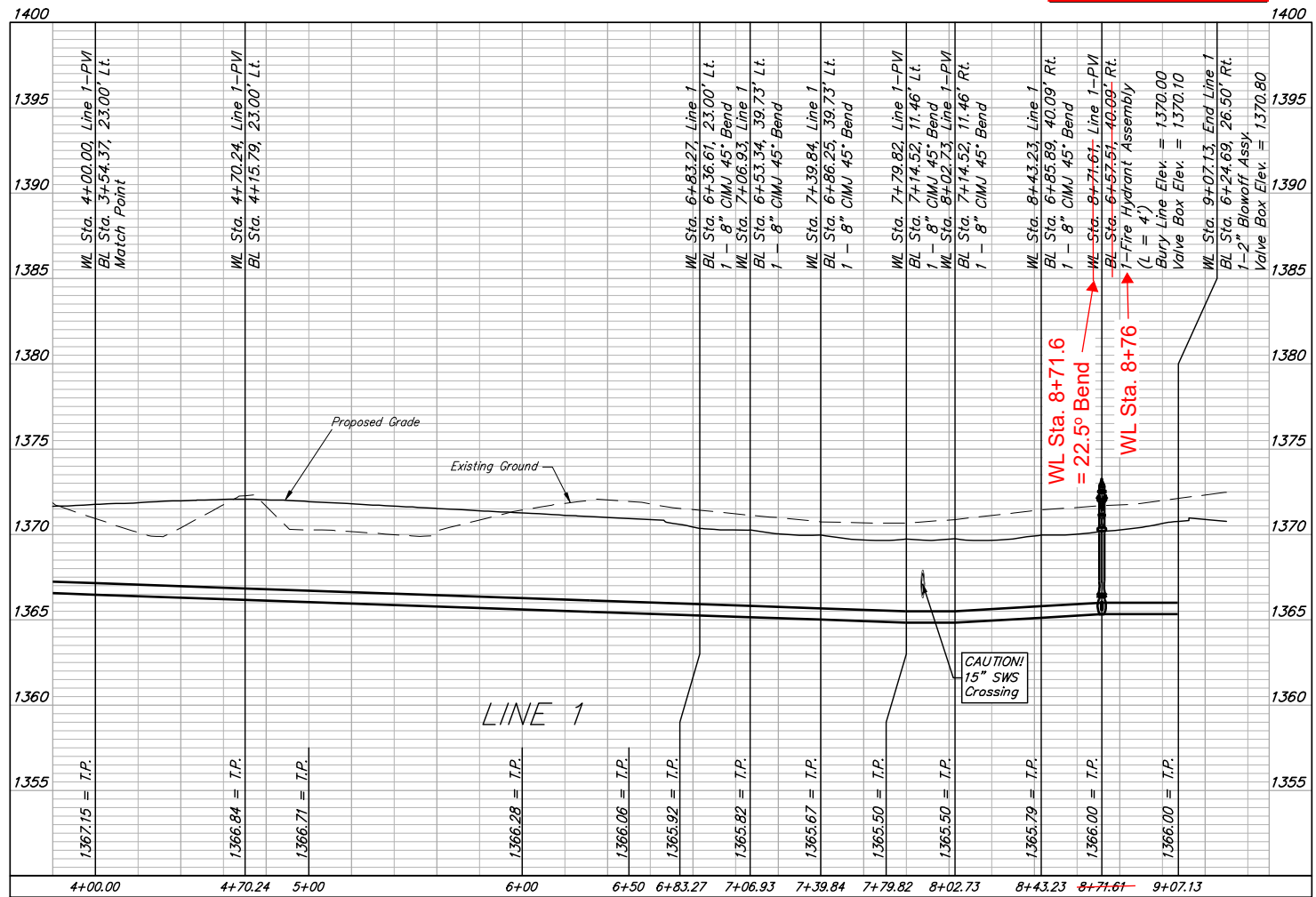
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Fire Hydrant and 22.5° Bend location edits by Larry Powell, 1-4-2024.



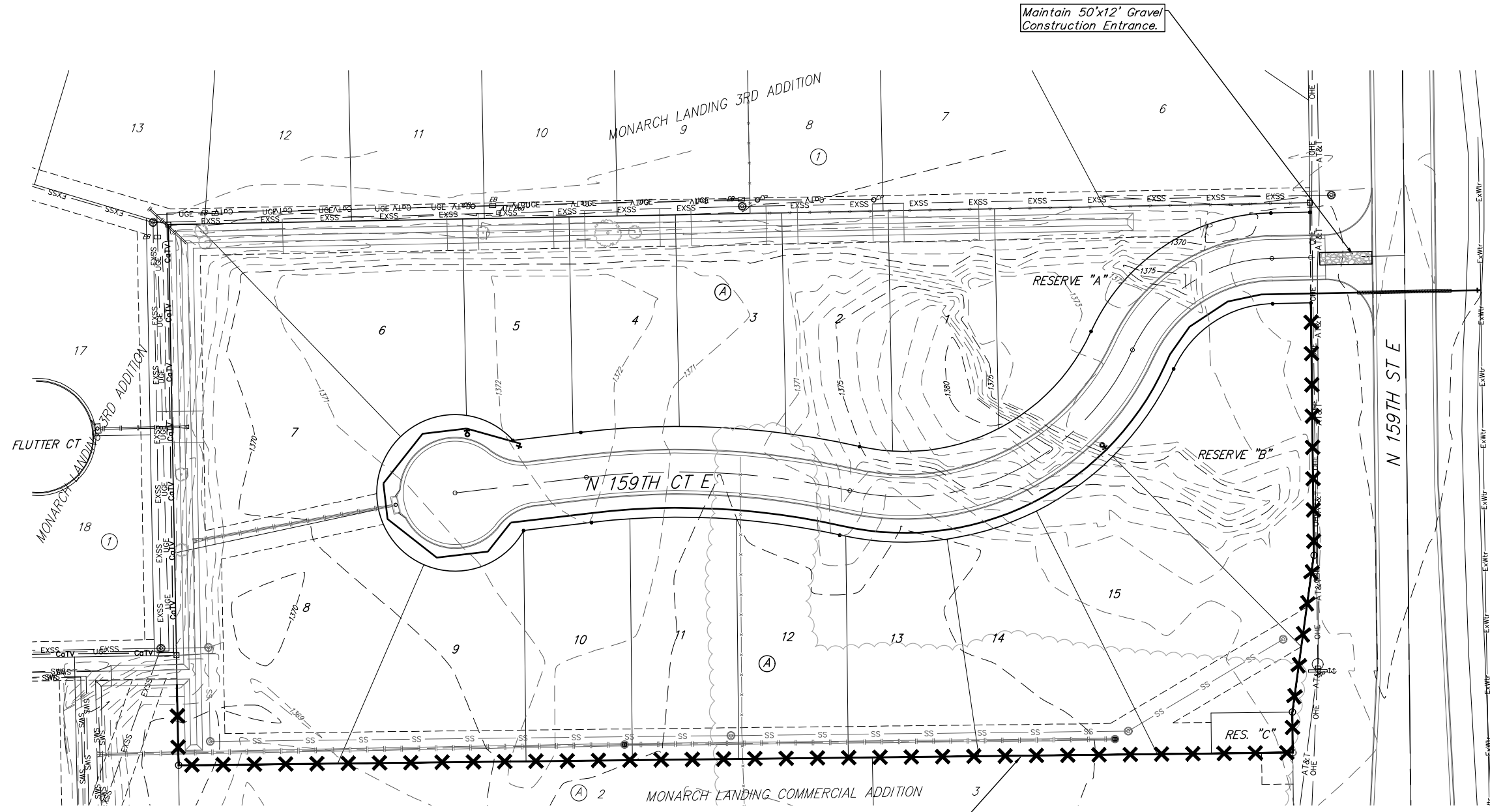
**BAUGHMAN COMPANY**  
 315 Ellis St.  
 Wichita, KS 67211  
 316-262-7271  
 BaughmanCo.com

MONARCH LANDING 6TH ADDITION  
**LINE 1**  
 WATER DISTRIBUTION SYSTEM  
 PROJECT NUMBER:  
 DESIGN: NBW DRAWN: AJV  
 DATE: May 18, 2023  
 SHEET 05 OF 13

File: E:\Projects\Monarch Landing 6th Addition\_22-08-P828\Engineering\Phase 1\WTR 22-11-E358\WTR 22-11-E358.dwg

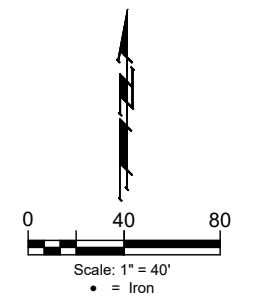
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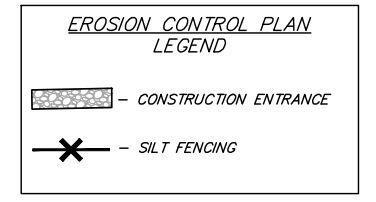


Maintain 50'x12' Gravel  
 Construction Entrance.

Maintain 700  
 L.F. Silt Fence



Existing Ground - - - - - 1364 - - - - -



EROSION CONTROL MEASURE	INSTALL	MAINTAIN
CONSTRUCTION ENTRANCE (EA)	0	1
SILT FENCE (LF)	0	700
DITCH CHECKS (EA)	0	0
CURB INLET PROTECTION (EA)	0	0
DROP INLET PROTECTION (EA)	0	0
EROSION CONTROL MAT (SY)	0	0
MULCH WATTLE SED. BARRIER (LF)	0	0
EROSION CONTROL BERM (LF)	0	0

\* ALL EXISTING BMPs INCLUDING CONSTRUCTION  
 ENTRANCE, SEDIMENT BARRIERS, SILT FENCE, CUT-OFF  
 TRENCH, AND EROSION CONTROL MAT SHALL BE  
 MAINTAINED AND REPAIRED IF NECESSARY.

Contractor shall make sure all erosion control is in place before project  
 is accepted. This plan represents the minimum standard. Any additional  
 erosion control measures shall be installed by the Contractor as needed.



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MONARCH LANDING 6TH  
 ADDITION

**EROSION  
 CONTROL**

Water Distribution  
 System

PROJECT NUMBER:

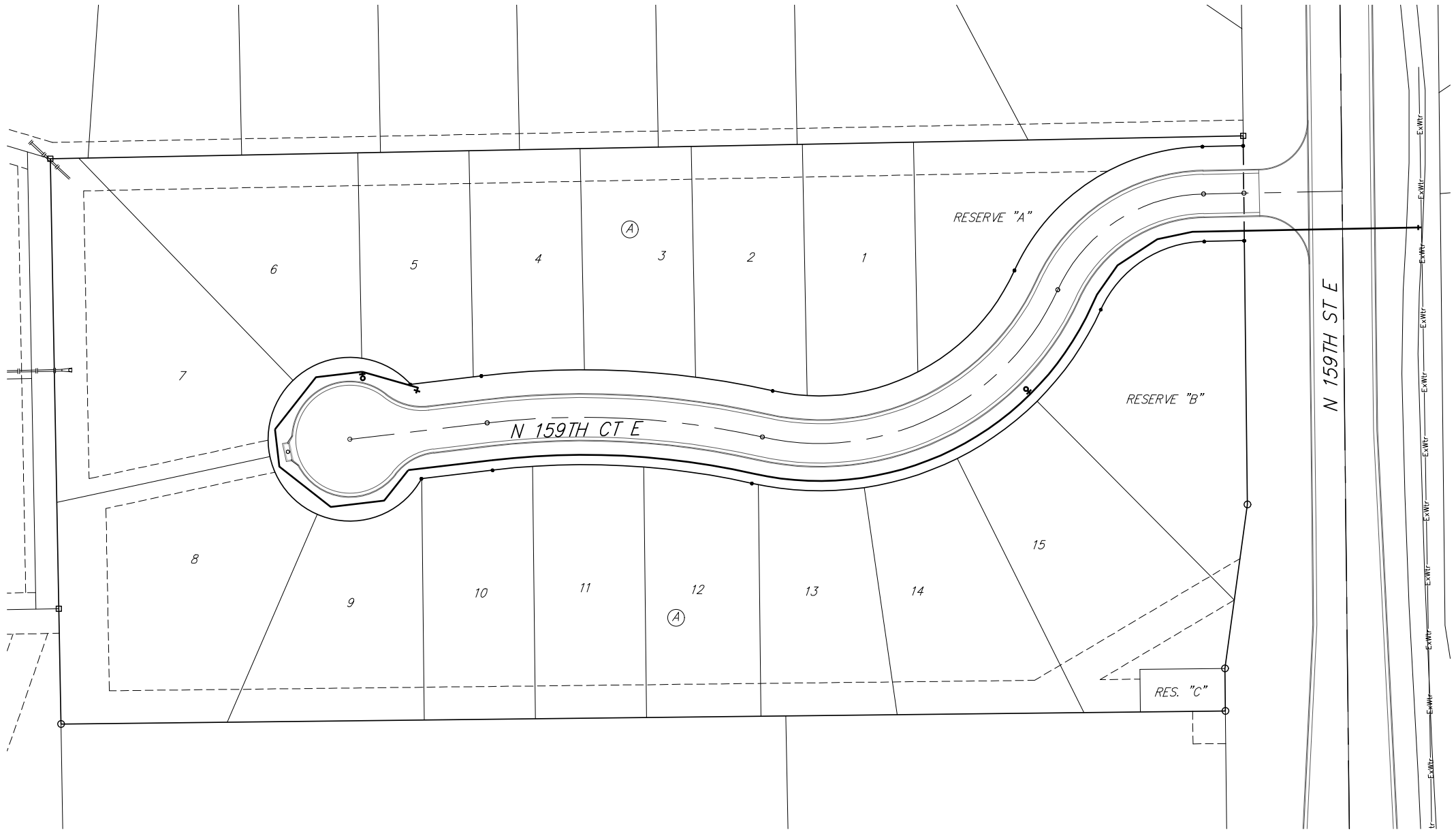
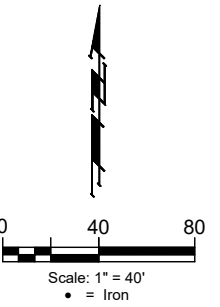
DESIGN: NBW DRAWN: AJV

DATE: May 18, 2023

SHEET **06** OF **13**

File: E:\Projects\Monarch Landing 6th Addition\_22-08-P828\Engineering\Phase 1\WTR 22-11-E358\WTR 22-11-E358.dwg

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MONARCH LANDING 6TH  
 ADDITION

**COORDINATES**

WATER DISTRIBUTION  
 SYSTEM

PROJECT NUMBER:

DESIGN: NBW DRAWN: AJV

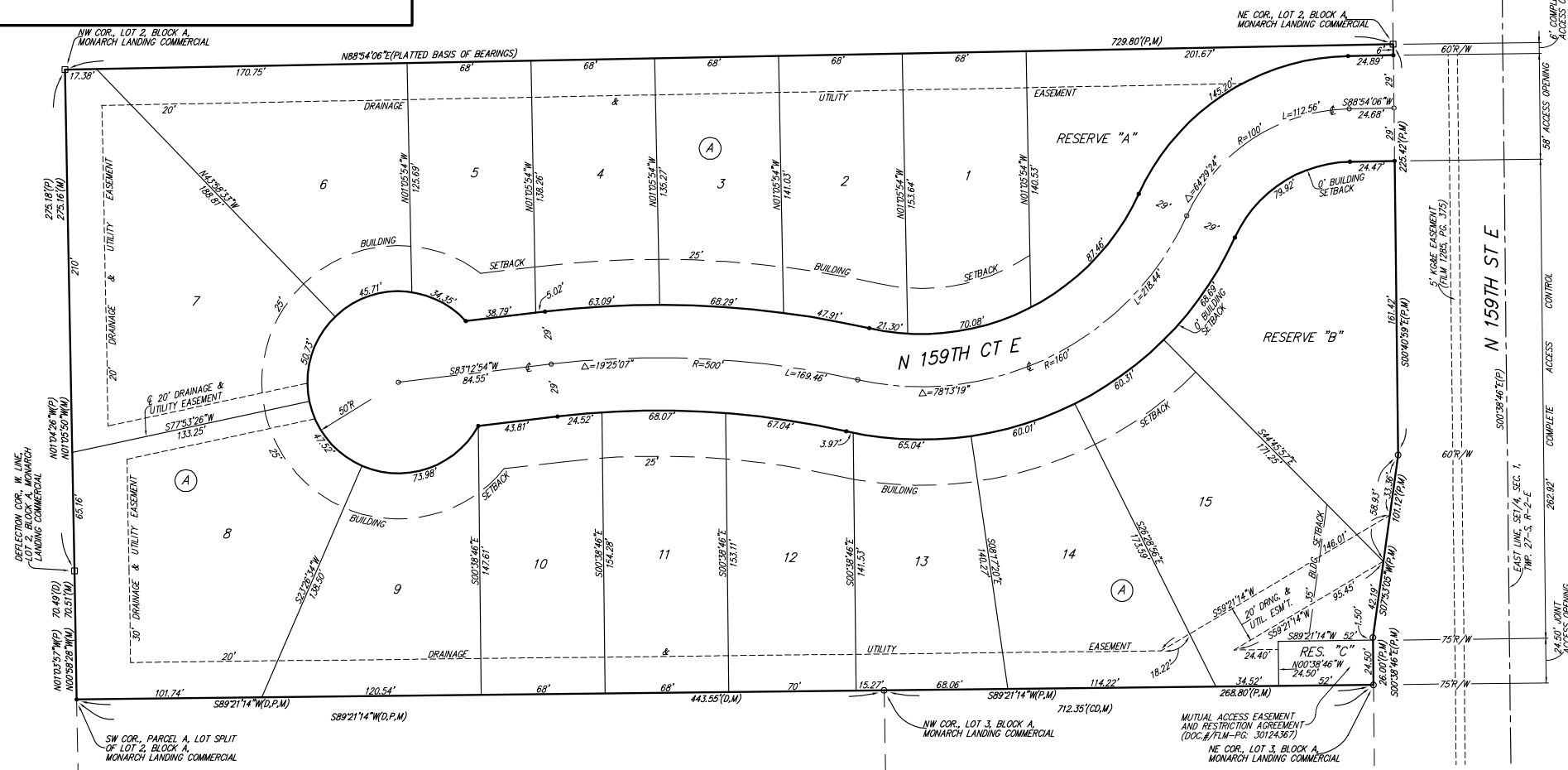
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SHEET OF  
**12 13**

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FOR REFERENCE ONLY  
NOT TO SCALE

# MONARCH LANDING 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
□ = #5 REBAR W/ "MKEC" CAP (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(CO) = CALCULATED FROM DESCRIBED INFO.

NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN DP-303.

0 40 80  
Scale: 1" = 40'

This plat of "MONARCH LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ann M. Fox

\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_, Mayor  
Brandon J. Whipple

\_\_\_\_\_, City Clerk  
Jamie Buster

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "MONARCH LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of that part of Lot 2, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the northwest corner of said Lot 2; thence N88°54'06"E, coincident with the north line of said Lot 2, 729.80 feet to the northeast corner of said Lot 2; thence S00°40'59"E, coincident with a segment of the east line of said Lot 2, 225.42 feet to a deflection corner in the east line of said Lot 2; thence S07°53'05"W coincident with a segment of the east line of said Lot 2, 101.12 feet to a deflection corner in the east line of said Lot 2; thence S00°38'46"E coincident with a segment of the east line of said Lot 2, 26.00 feet to a deflection corner in the east line of said Lot 2, said deflection corner also being the northeast corner of Lot 3, in said Block A; thence S89°21'14"W coincident with a segment of the east line of said Lot 2, 268.80 feet to the northwest corner of said Lot 3; thence continuing S89°21'14"W as extended west to a point on a segment of the west line of said Lot 2, 443.55 feet; thence N01°03'57"W coincident with a segment of the west line of said Lot 2, 70.49 feet to a deflection corner in the west line of said Lot 2; thence N01°04'26"W coincident with a segment of the west line of said Lot 2, 275.18 feet to the point of beginning.

All being situated in the Southeast Quarter of Section 1, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.  
\_\_\_\_\_, Surveyor  
Jonathan C. Hubbell, P.S. #1680

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Reserves to be known as "MONARCH LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas. The 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 signs, 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. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, playgrounds, gazebos, entry monuments, berms, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, parking, swimming pools and related facilities, playgrounds, gazebos, entry monuments, berms, and utilities as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, access as confined to easement, and driveways. Reserves "A" and "B" shall be owned and maintained by the homeowners association for the addition. Reserve "C" shall be owned and maintained by the homeowners association for the addition or Lot 3, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgwick County, Kansas. Compliance with any platted restrictions or applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Build Wichita, Inc., a Kansas Corporation  
\_\_\_\_\_, President  
Stephen G. Miller

\_\_\_\_\_, Vice-President  
Brent Miller

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Stephen G. Miller, President of Build Wichita, Inc., a Kansas corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Brent Miller, Vice-President of Build Wichita, Inc., a Kansas corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MONARCH LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank  
\_\_\_\_\_, (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ of Garden Plain State Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

DRAINAGE PLAN NOTE:  
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. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

**MONARCH LANDING 6TH ADDITION**

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

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