

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 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
Energy Energy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a previously approved borrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the City Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- 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.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the 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 NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- Maintain a minimum of 10' 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' 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 2' 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.
- 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 2 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 manufactures 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 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 316-268-4574

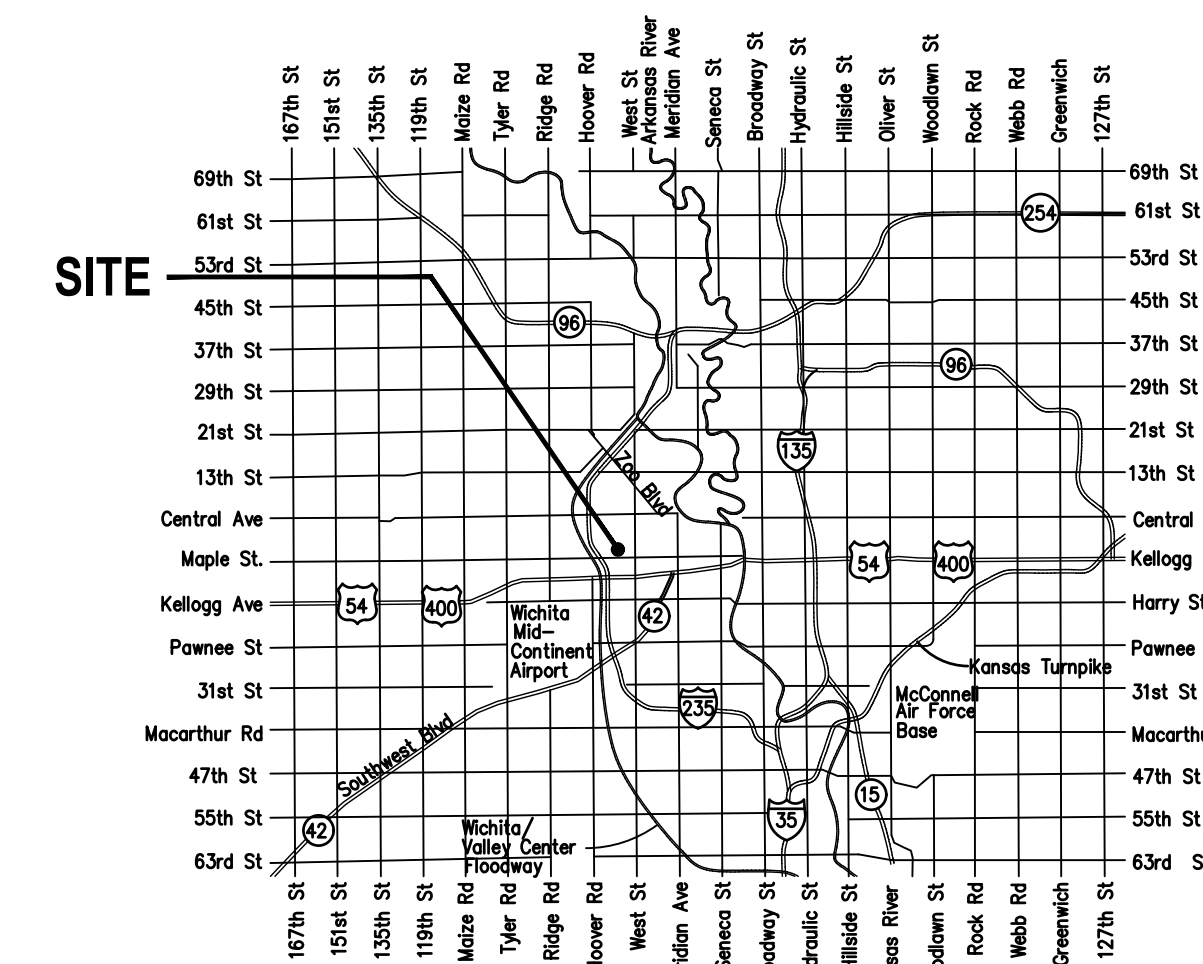
WATER DISTRIBUTION SYSTEM

to serve
Starkey Development Center Addition Lot 2
144 S Young St
Wichita, KS 67209
Paul Gunzelman, P.E. Interim City Engineer
Project Number
2023-016977PPW
54030980

234 LF 8"
155 LF 4"

SHEET INDEX

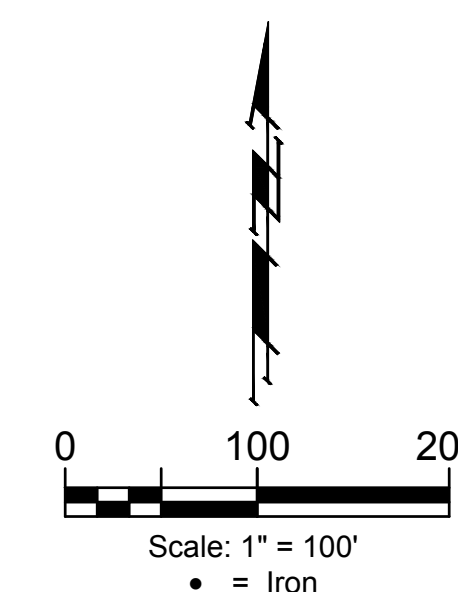
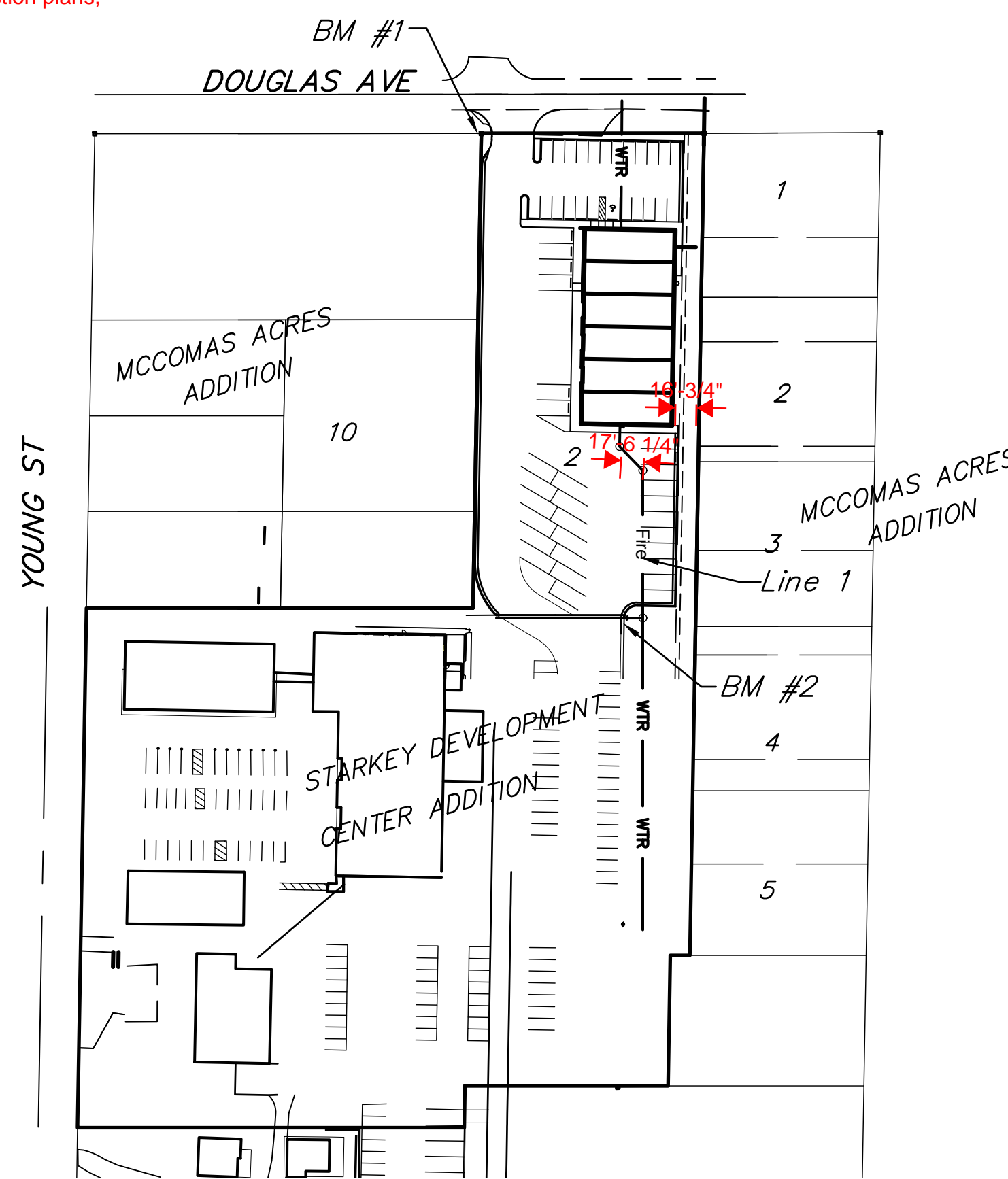
Title Sheet	1
Line 1	2
Std. Water Assembly Detail	3
Miscellaneous Water Details	4
Erosion Control Plan	5
Copy of Plat	6



VICINITY MAP

Date: 2023-08-15
 Inspector: A. Thompson
 Design/Inspecting Firm: Baughman Company / Kaw Valley Engineering, Inc.
 Contractor: Hutton Construction
 Subcontractor: Sooter Excavating Inc.
 Built in general conformance to construction plans, except where noted on plans.

Datum: Existing
 Manhole @5147-425
 See sheet 5



APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS
 ENGINEERING DIVISION
 & BY WICHITA FIRE DEPARTMENT
 Engineering Approved by Shawn Mellies (08/03/2023)
 Utilities Approved by Greg Lolly (08/03/2023)
 Fire Dept. Approved by Jose Ocadiz (08/03/2023)

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 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: 1/2" Iron pipe at northwest corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas Elev. = 1306.76 (NAVD88)
- BM#2: Chiseled square on top of curb near northeast corner of existing parking lot, approximately 375' S and 55' W of the NE corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas Elev. = 1308.57 (NAVD88)



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

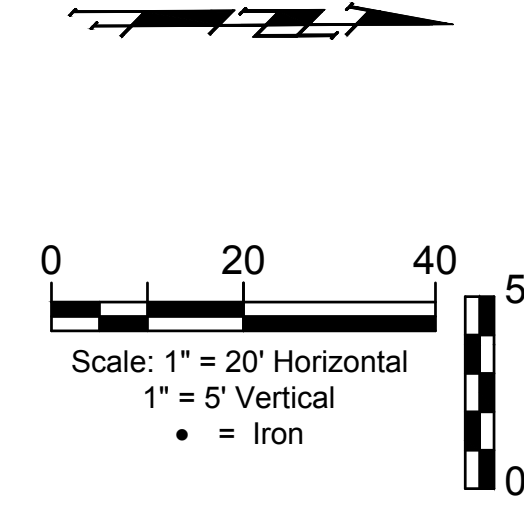
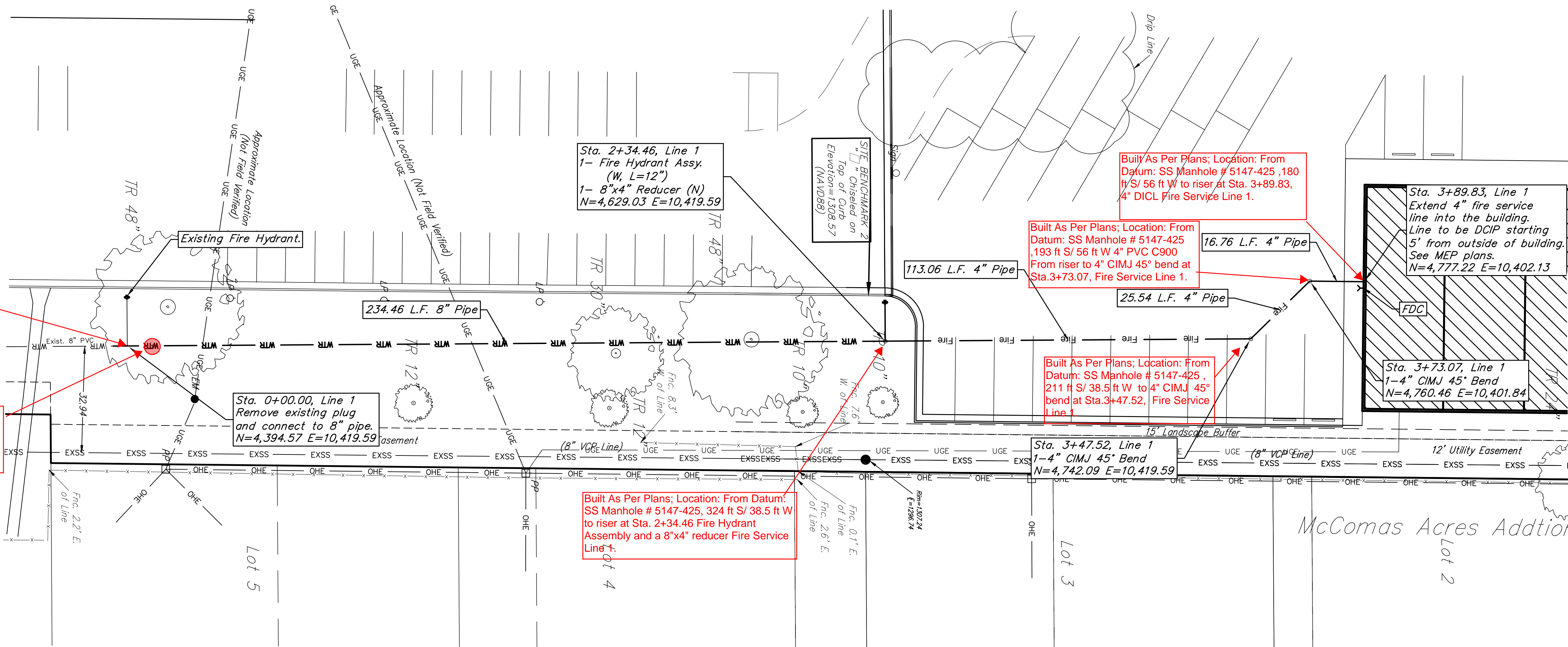
E:\Projects\Starkey Vehicle Maintenance_21-10-E025\Engineering\PPW\StarkeyPPW.dwg

BENCHMARKS:
 BM#1: 1/2" Iron pipe at northwest corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas
 Elev. = 1306.76 (NAVD88)

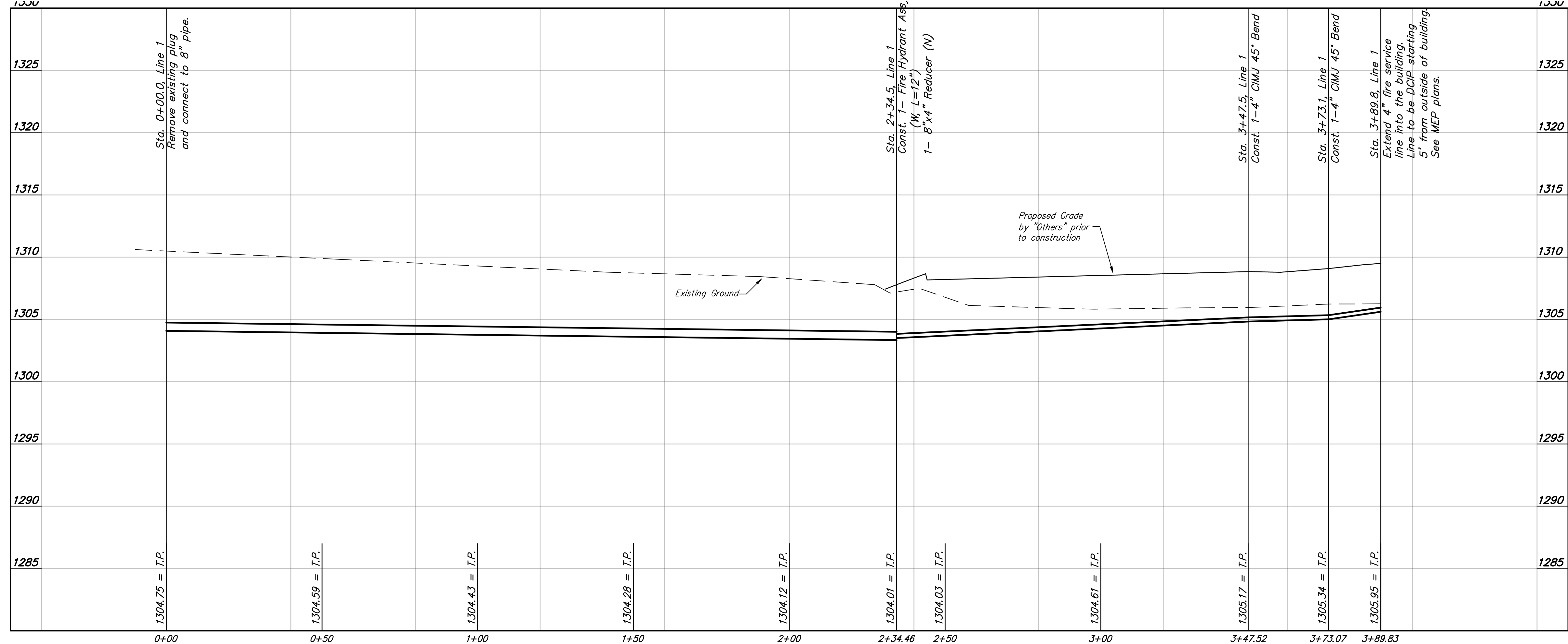
BM#2: Chiseled square on top of curb near northeast corner of existing parking lot, approximately 375' S and 55' W of the NE corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas
 Elev. = 1308.57 (NAVD88)

Built As Per Plans; Location: From Datum: SS Manhole # 5147-425, 558.5ft S/ 33.5 ft W to riser at Sta. 2+34.46 Removed existing plug, connect 8" C900 PVC.

NOTE: Not Built As Per Plans; Location: From Datum: SS Manhole # 5147-425, 548.5ft S/ 33.5 ft W to 8" gate valve added by contractor



PROTECTIVE FILL NOTE:
 If mass grading is not done prior to utility installation, protective fill will be required above the water line to maintain minimum bury of 42" to top of pipe.



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

Starkey Development Center Addition

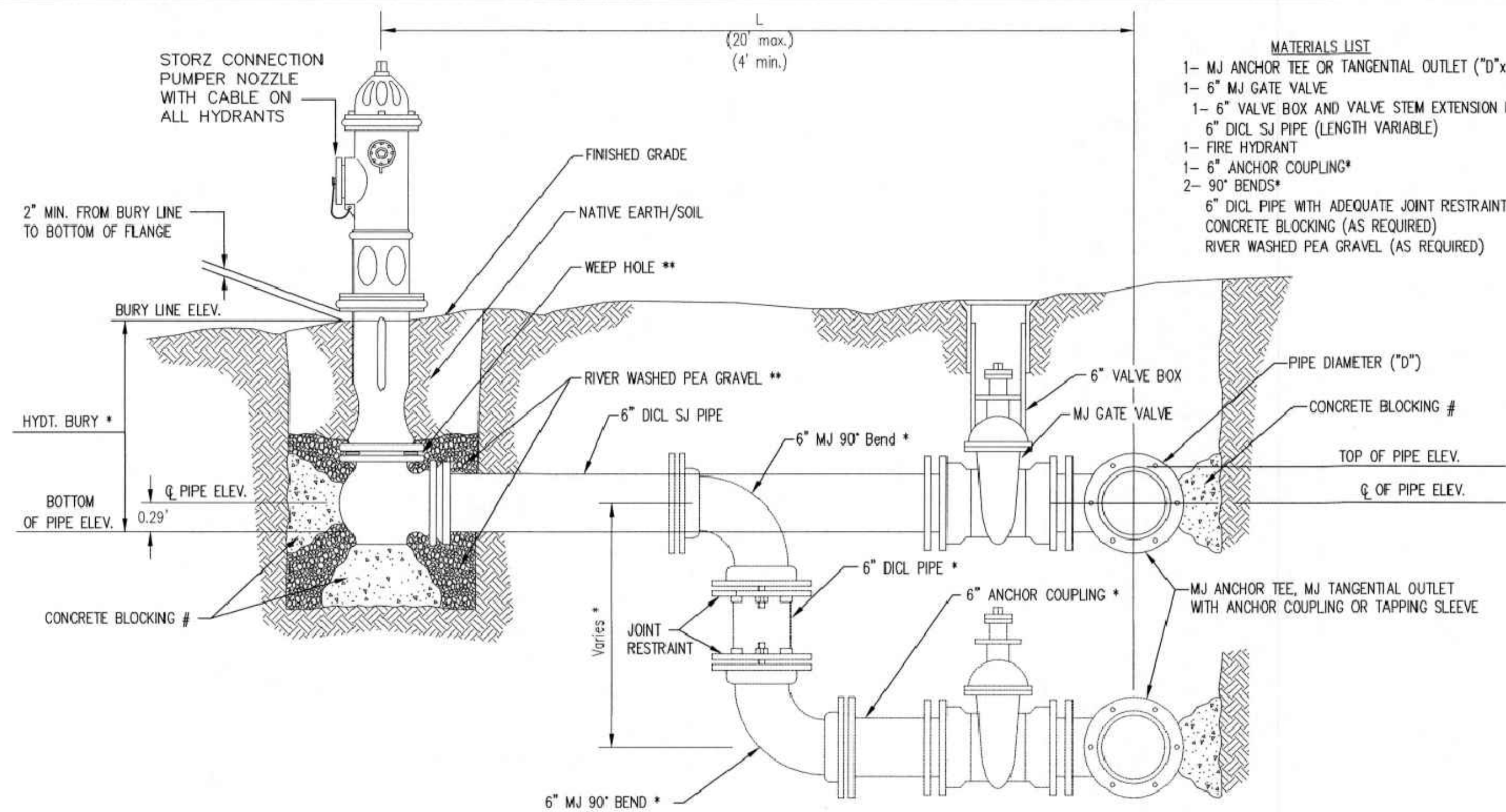
LINE 1

Water System Improvements

PROJECT NUMBER: 21-10-E025

DESIGN: PDM DRAWN: PDM
 DATE: Aug. 3, 2023

SHEET OF
2 6



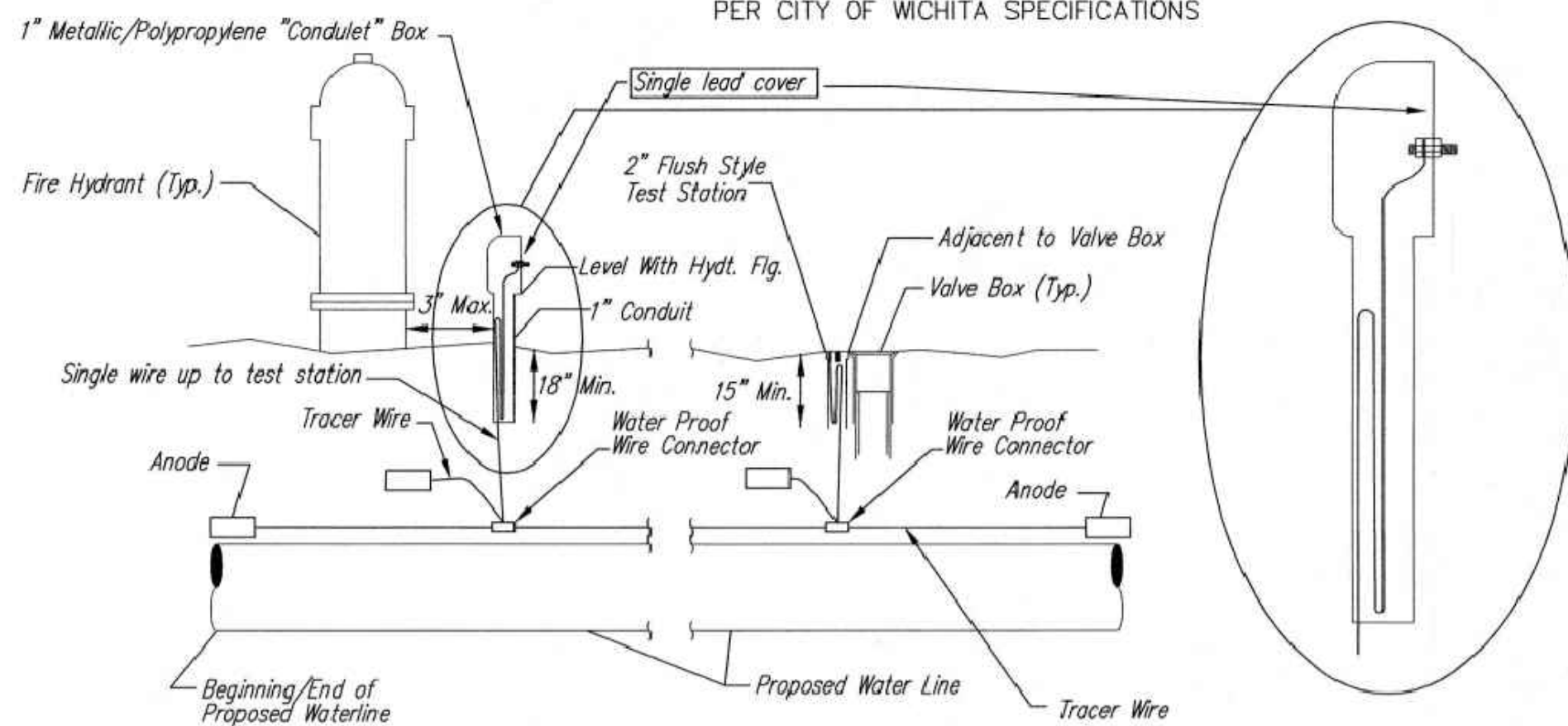
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
 -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

* 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 installed 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.

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 for all wires. 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" "conduit" 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 installed 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.

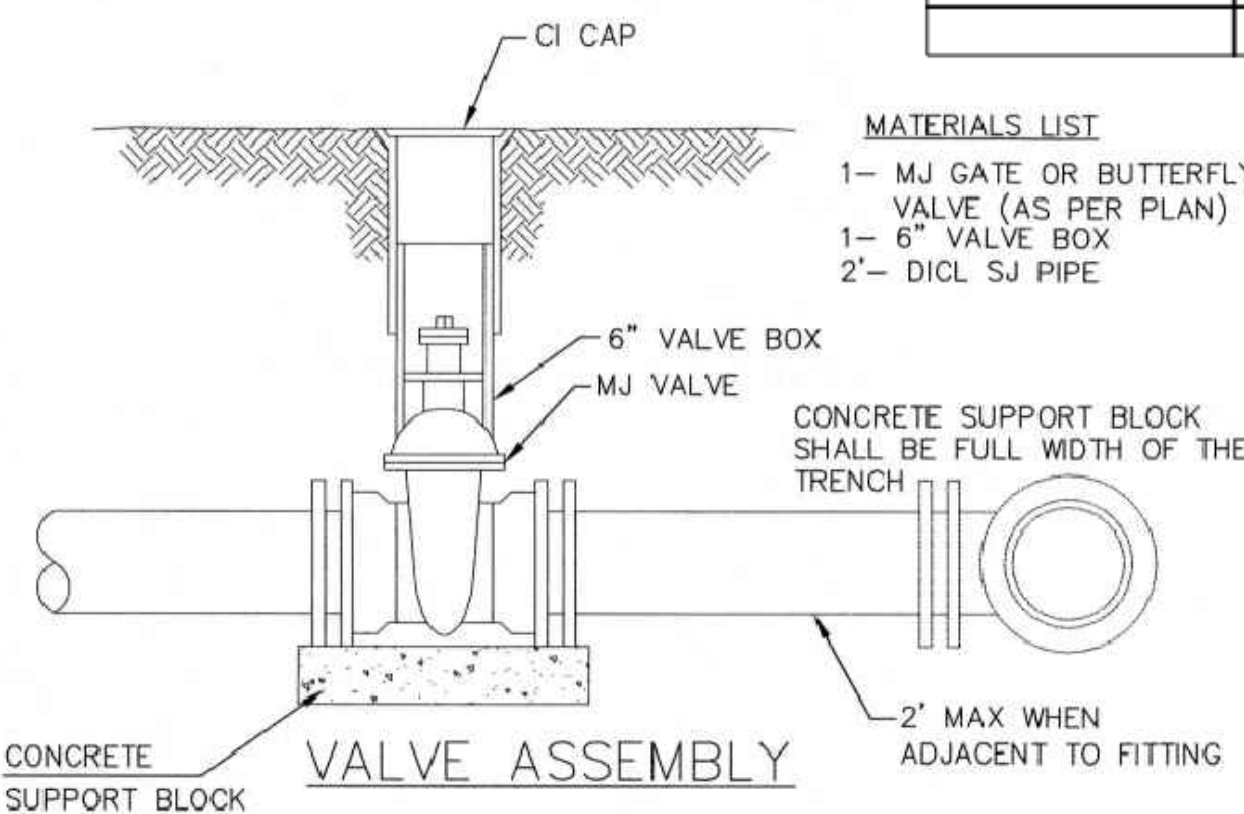
ANODES

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

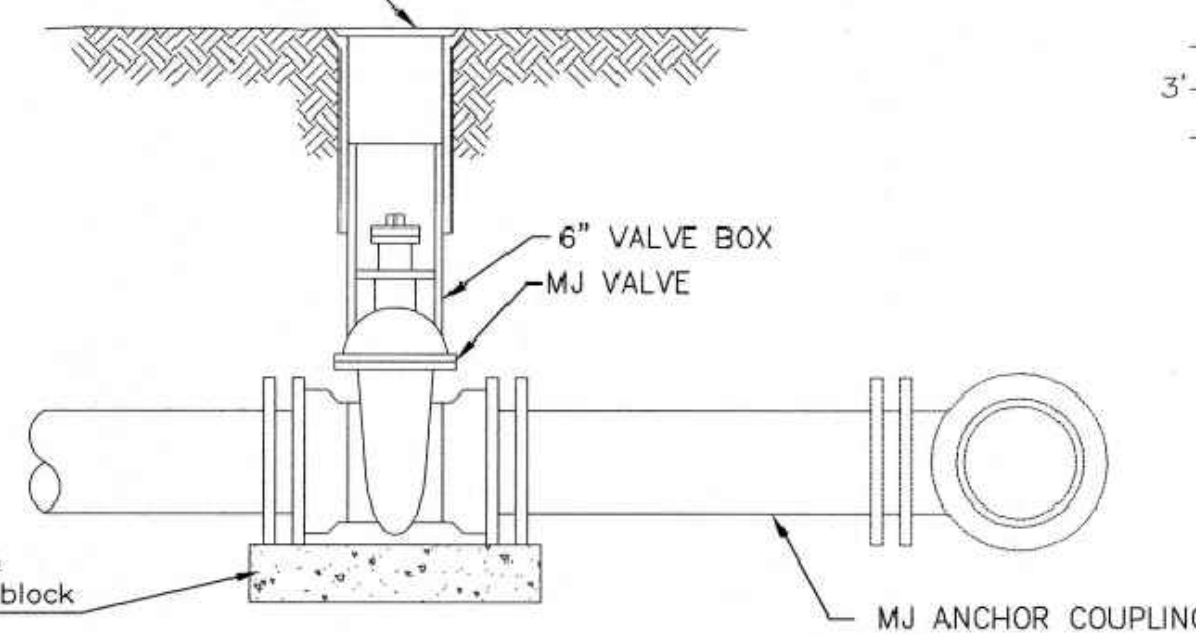
COST IS SUBSIDIARY TO PIPE INSTALLATION

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
WL1				
0+34.58	1308.00	1303.00	5.0'	

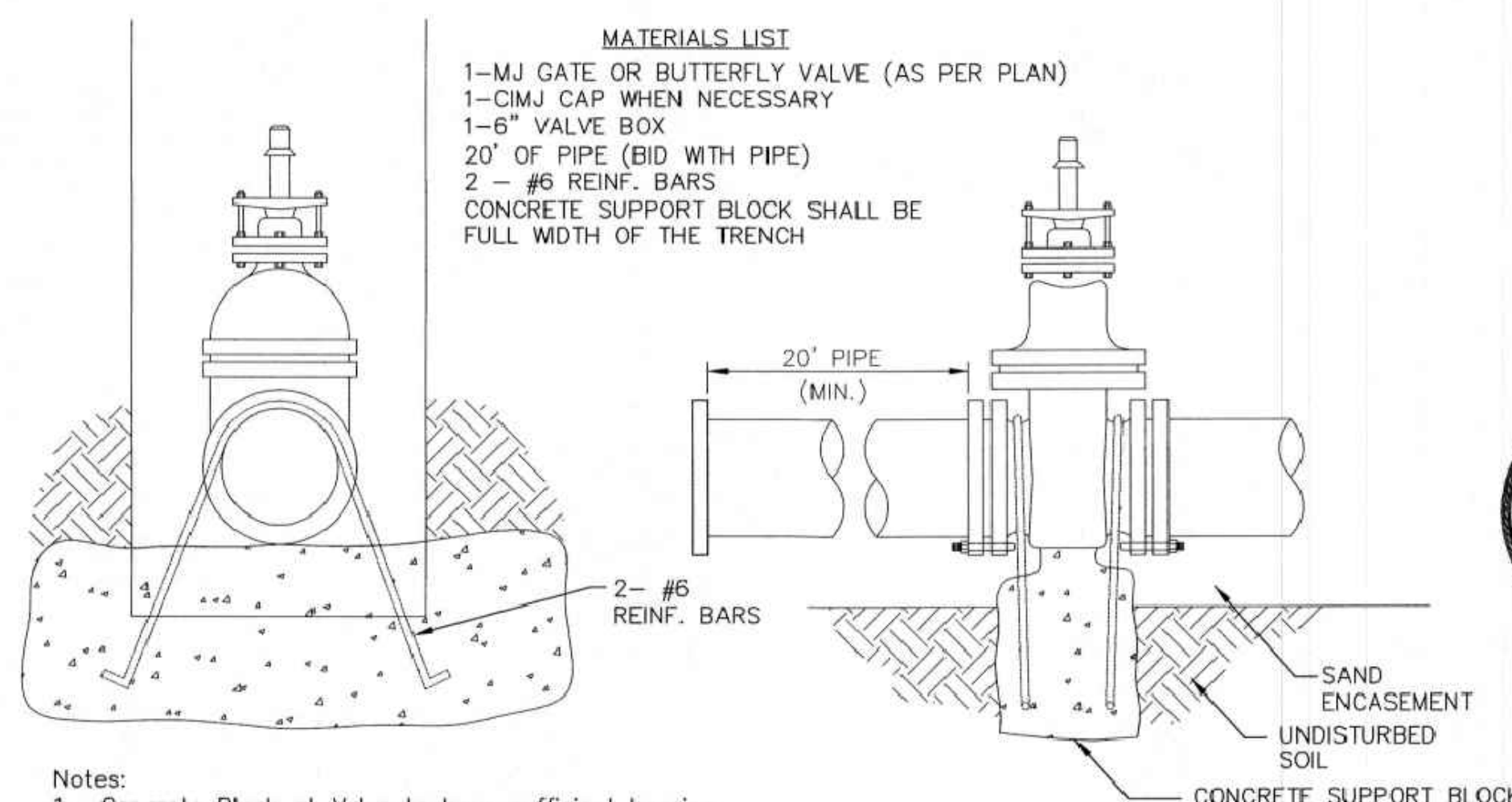


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- 6" VALVE BOX
 - 2- DI CL SJ PIPE

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



ANCHORED VALVE ASSEMBLY

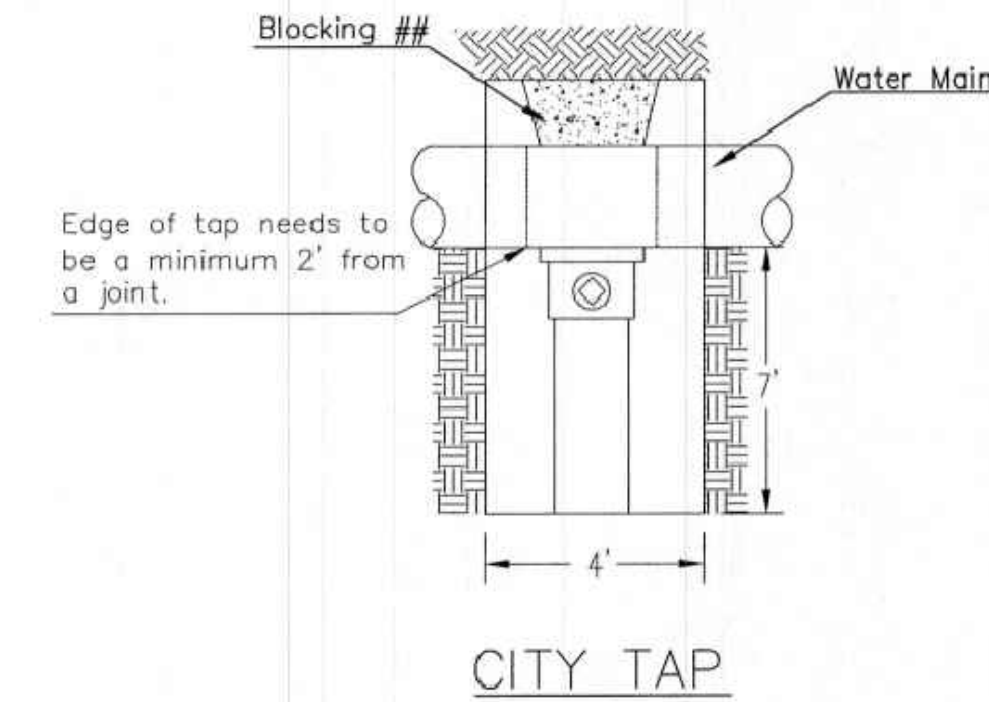


Notes:

- 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.

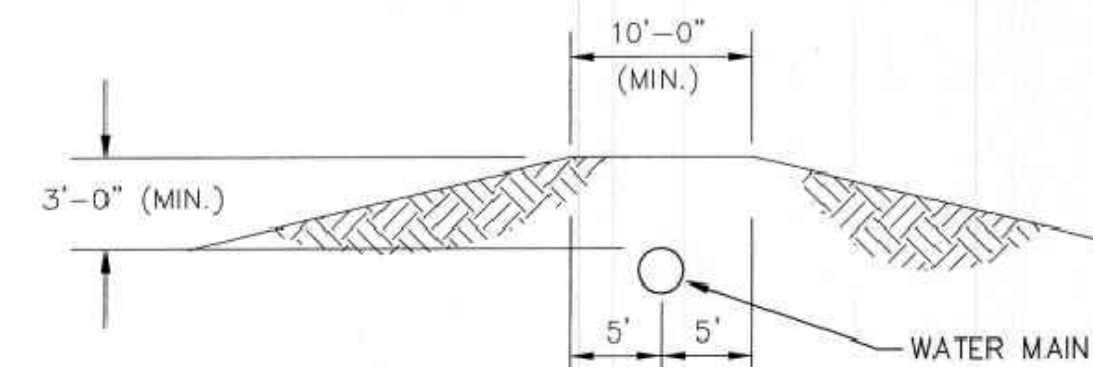
THRUST AT VALVES	
VALVE	THRUST AT 150 #/sq ft
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



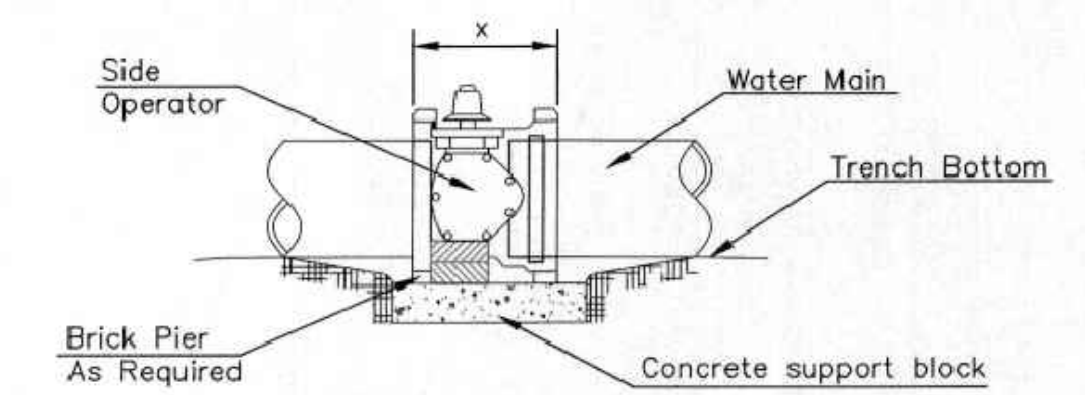
CITY TAP

When the City of Wichita makes tap, blocking is to be done by Contractor



PROTECTIVE FILL DETAIL

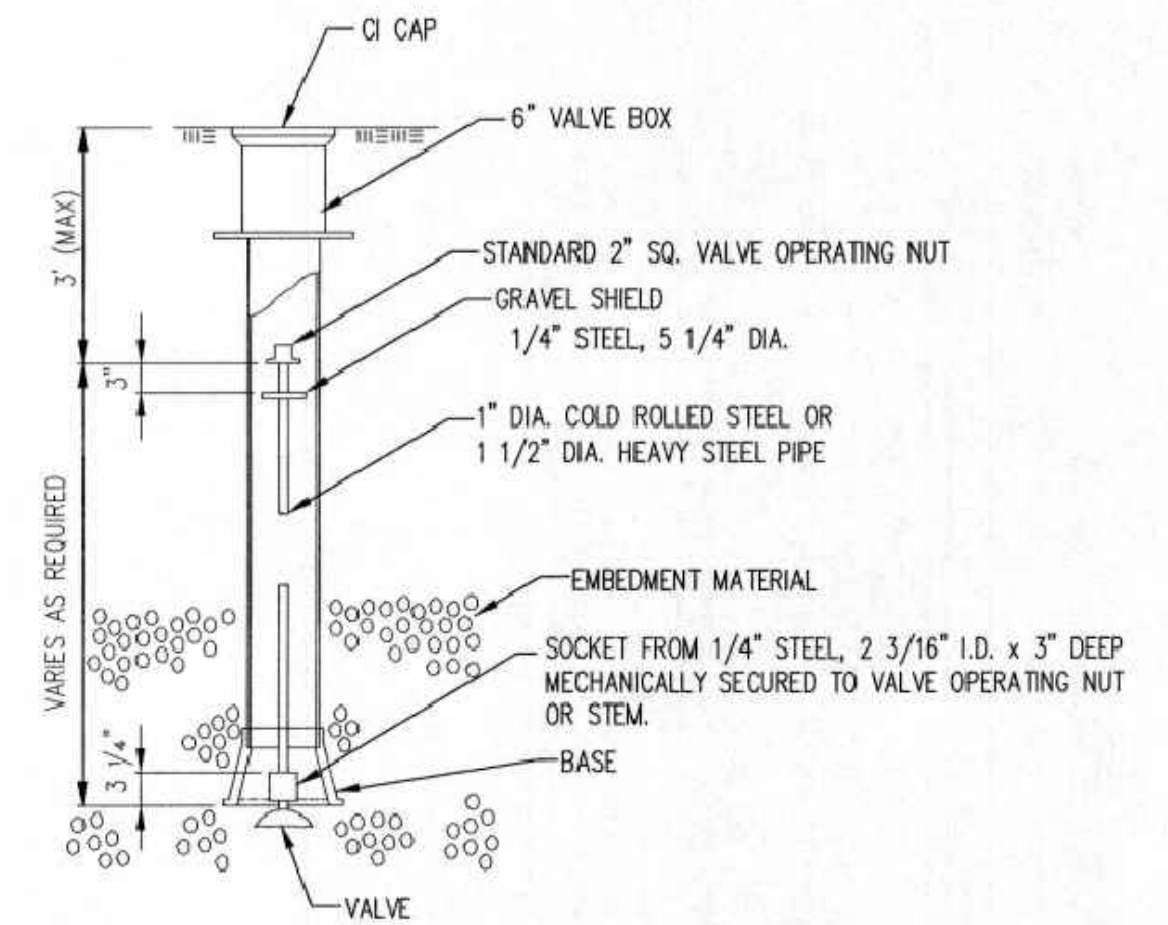
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3'. (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTES

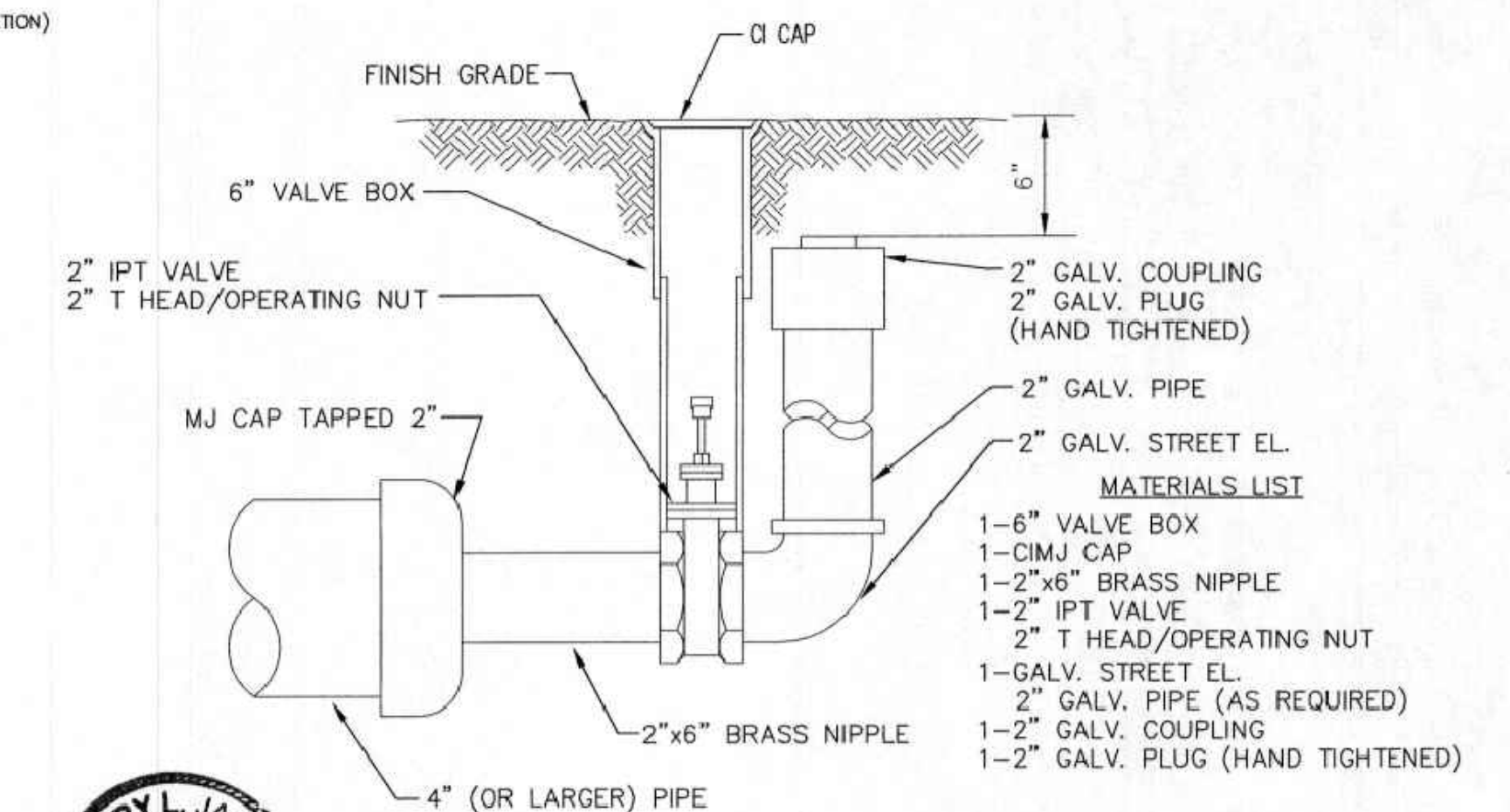
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION



VALVE STEM EXTENSION DETAIL

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



2" BLOWOFF ASSEMBLY



CITY OF WICHITA
PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

REVISED: OCTOBER 2016

STANDARD WATER ASSEMBLY DETAIL

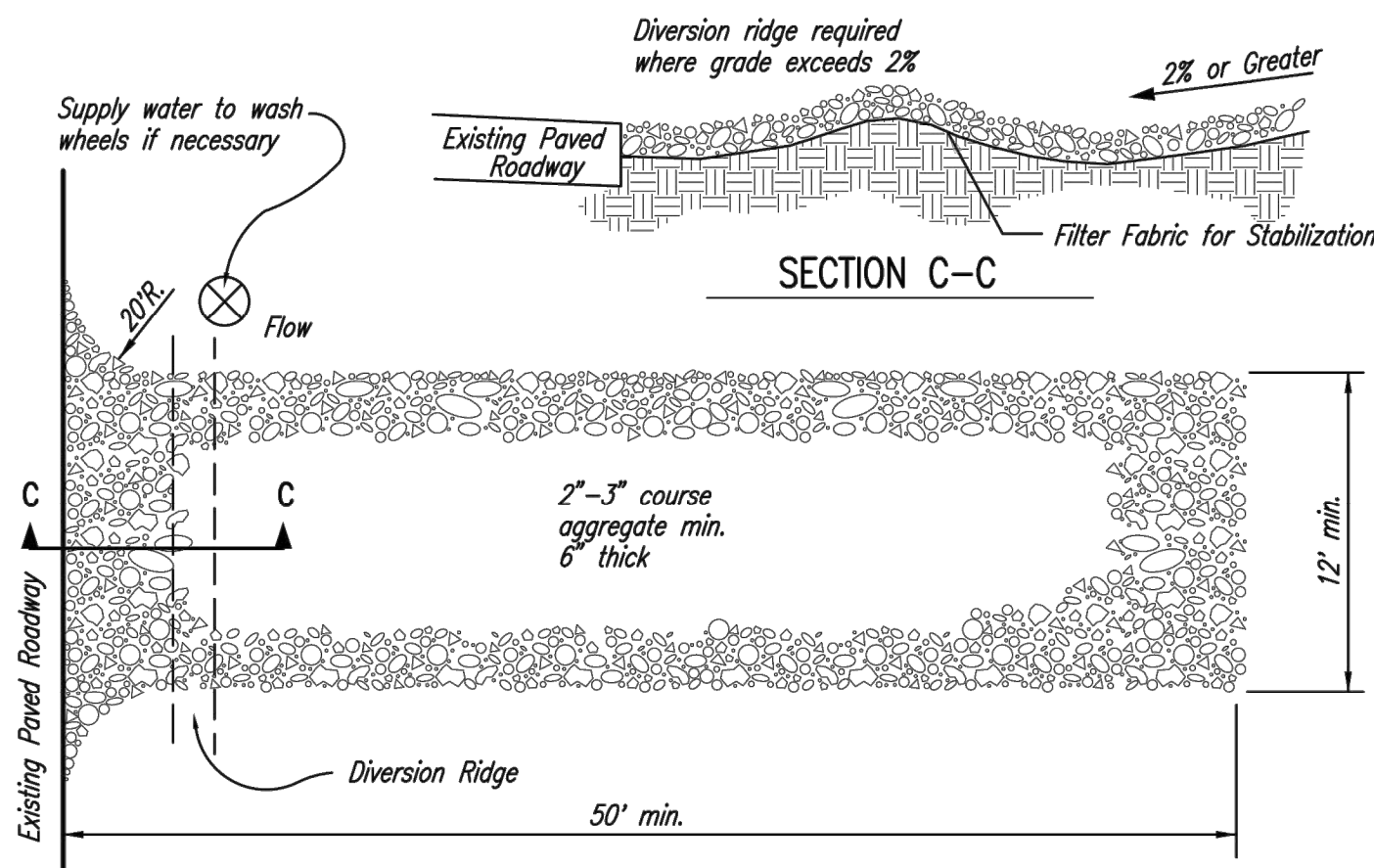
CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE

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

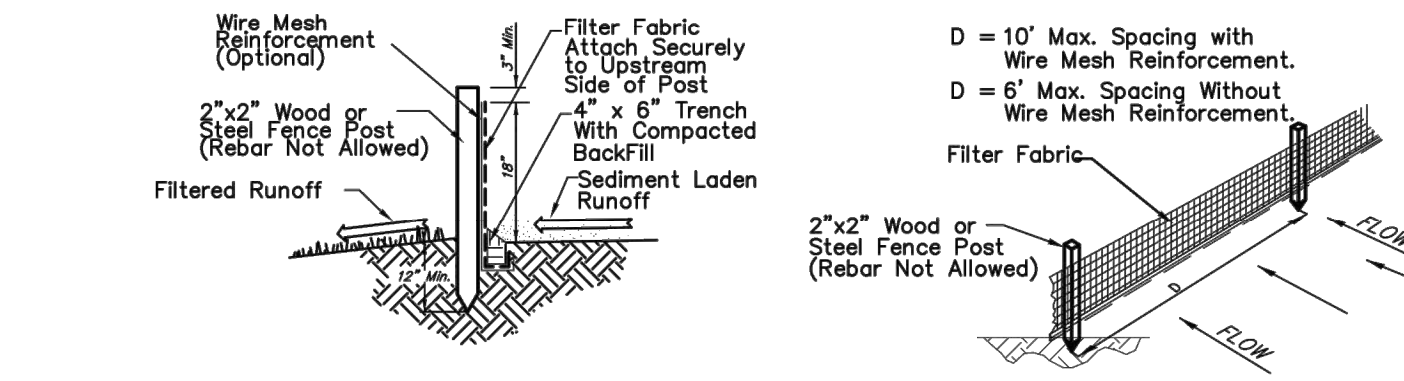
SHEET
3 of 6

**FOR REFERENCE ONLY
NOT TO SCALE**

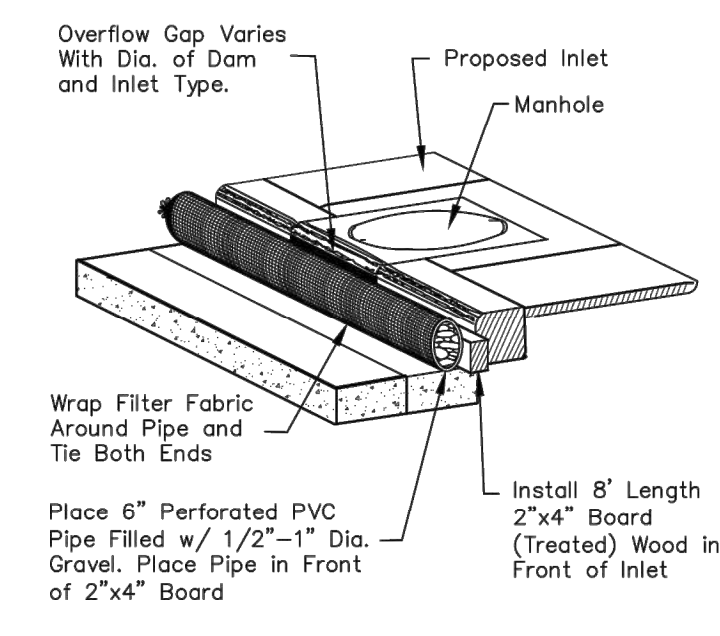


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. 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.
 4. 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.

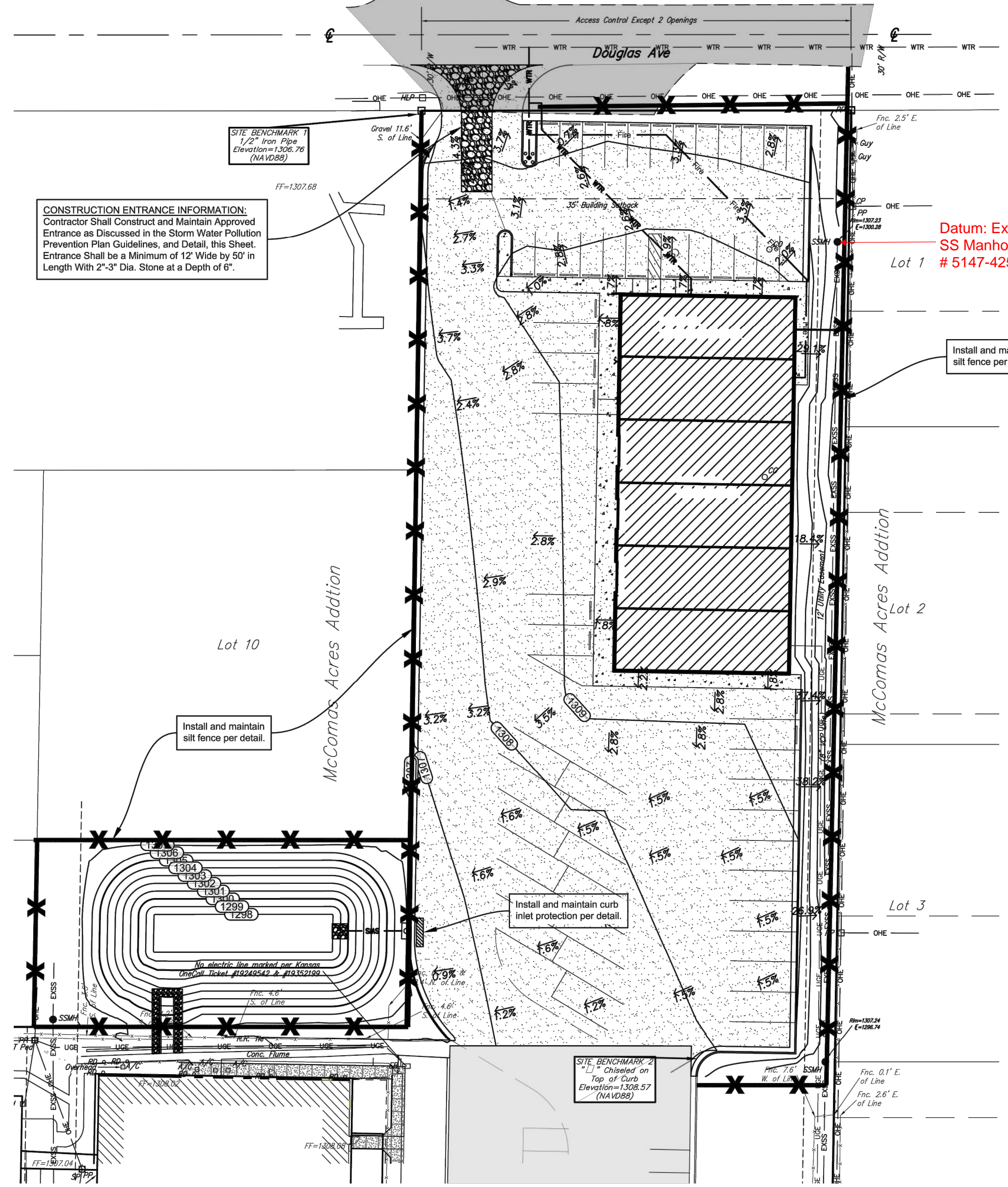
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



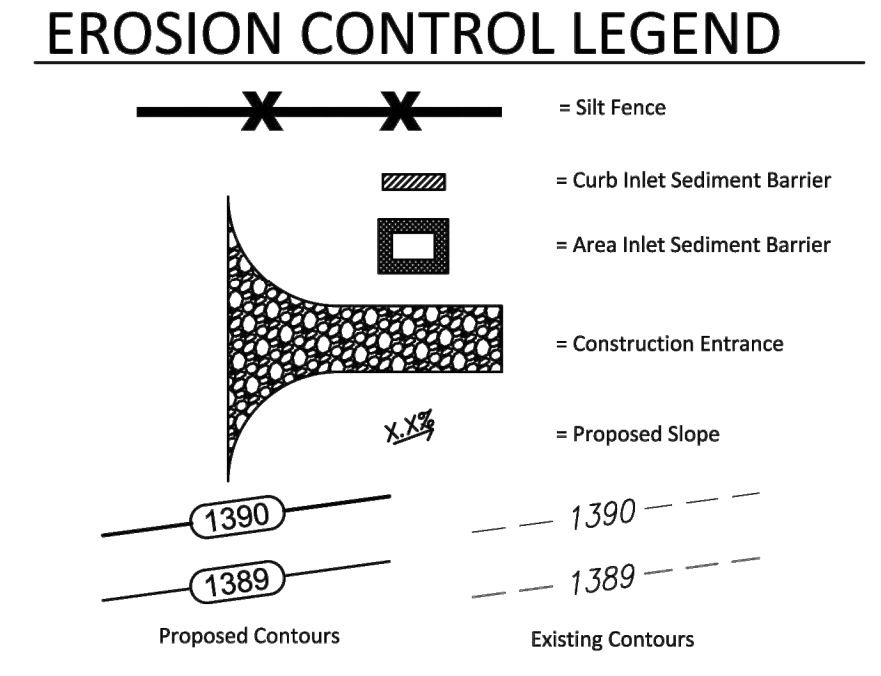
2 SILT FENCE DETAIL
NOT TO SCALE



3 TYPE 1 INLET PROTECTION
NOT TO SCALE



EROSION CONTROL PLAN
SCALE 30 0 30



LEGAL DESCRIPTION

Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area: ±240,707.99 sq. ft. (5.53 acres)
Disturbed Area: ±68,216.0 sq. ft. (1.56 acres)
Impervious Area Added, post-const: ±55,806.5 sq. ft. (1.28 acres)

BENCHMARKS

Site Benchmark - 1
1 / 2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.
Elevation = 1306.76 (NAVD 88)

Site Benchmark - 2
Chiseled square on Top of Curb near northeast corner of existing parking lot, approximately 375' S and 55' W of the NE Corner of Lot 2, Starkey Development Center.
Elevation = 1308.57 (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
Energy Energy (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

EROSION CONTROL NOTES

1. 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).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. 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.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. 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.



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

Starkey Development Center Addition

Copy Of Erosion Control Plan

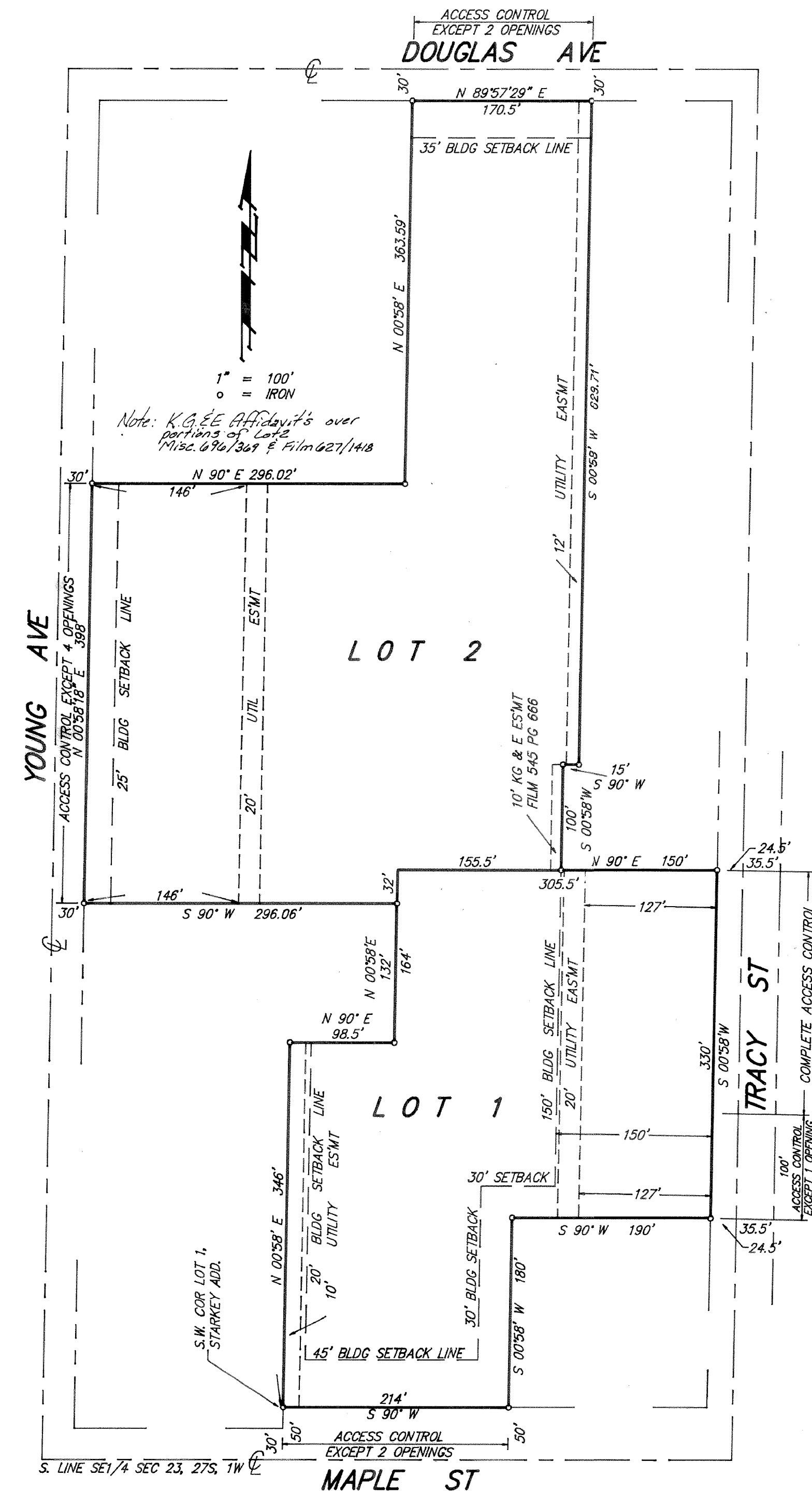
Water System Improvements
PROJECT NUMBER: 21-10-E025
DESIGN: PDM DRAWN: PDM
DATE: Aug. 3, 2023
SHEET 5 OF 6

C3.0

STARKEY DEVELOPMENT CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FOR REFERENCE ONLY
NOT TO SCALE



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that have surveyed and platted "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the west 170.5 feet of Lots 1, 2, 3, 4, and 5 and Lot 6, except the east 150 feet of the north 100 feet thereof and except the south 200 feet thereof, and the N1/2 of Lot 8 and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.

All being situated in the SE1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Dated 27 Aug 1991

Mark A. Savoy Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple St., over and across the south line of Lot 1 and to or from Tracy St., over and across the east line of Lot 1 and to or from Douglas Ave., over and across the north line of Lot 2 and to or from Young Ave., over and across the west line of Lot 2 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Maple St. at two locations and that Lot 1 shall have access to Tracy St. at one location over the south 100 feet of the east line thereof and that Lot 2 shall have access to Douglas Ave. at two locations and that Lot 2 shall have access to Young Ave. at four locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Starkey Developmental Center, Inc.

William E. Brotton Executive Director
William E. Brotton

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of September 1991, by William E. Brotton, Executive Director of Starkey Developmental Center, Inc., on behalf of the corporation.

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

Mildred E. Franz Notary Public
Mildred E. Franz

My App't. Exp. 2-3-95

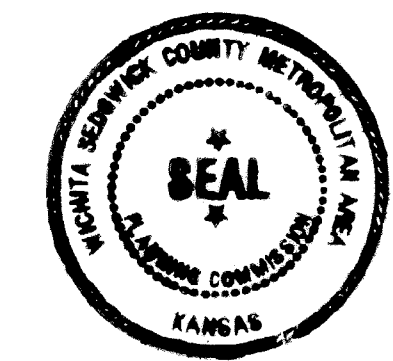
This plat of "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this 1st day of August 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman
George D. Sherman

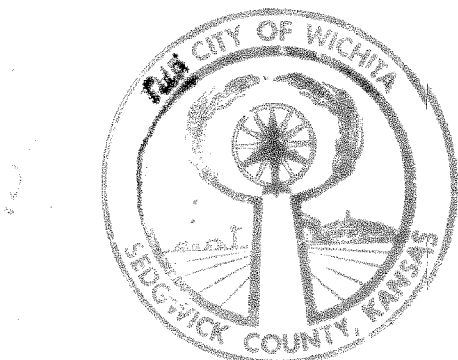
Marvin S. Krout Secretary
Marvin S. Krout



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 15 day of October 1991.

Bob Knight Mayor
Bob Knight

Pat Burnett Deputy City Clerk
Pat Burnett



Entered on transfer record this 24 day of October 1991.

Don Wright County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 24th day of OCTOBER 1991, at 10:30 o'clock A.M.; and is duly recorded.

Pat Kettler Register of Deeds
Pat Kettler

Ed Resa Deputy
Ed Resa



Paul David McDonald LICENSED PROFESSIONAL ENGINEER
29830
08/03/2023
KANSAS

B

BAUGHMAN COMPANY

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

Starkey Development Center
Addition

Copy of Plat

Water System Improvements

PROJECT NUMBER:
21-10-E025

DESIGN: PDM DRAWN: PDM

DATE: Aug. 3, 2023

SHEET OF
6 6

File: E:\Projects\Starkey Vehicle Maintenance_21-10-E025\Engineering\PPW\StarkeyPPW.dwg