

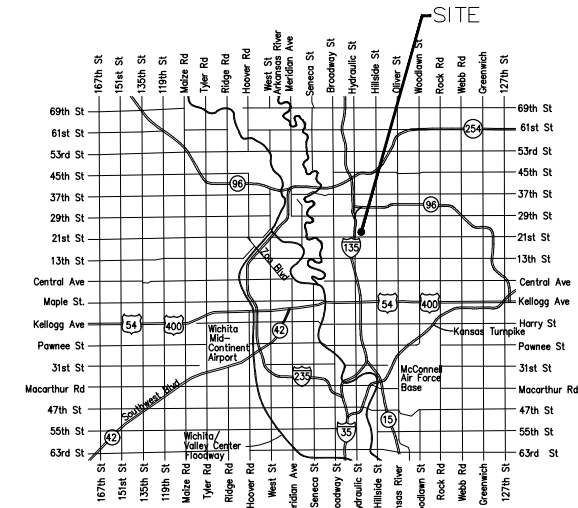
AS-BUILT PLANS

WATER DISTRIBUTION SYSTEM to serve

CORNEJO IND. DISTRICT

CLEVELAND AVE.
CITY OF WICHITA, KANSAS
Paul Gunzelman, P.E. City Engineer
2023-040089PPW
54030980

Baughman # 23-08-E584



Vicinity Map

Start: 4/27/2024
End: 4/29/2024

03/22/2024

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
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	1-800-544-4857

The Contractor must notify the following in case of an emergency:
- 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 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.
- 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.
- 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.
- 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 excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.
- All of Cleveland 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".

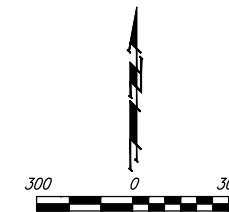
An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "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: Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1307.56(NAVD88)

BM #2: Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1308.70(NAVD88)

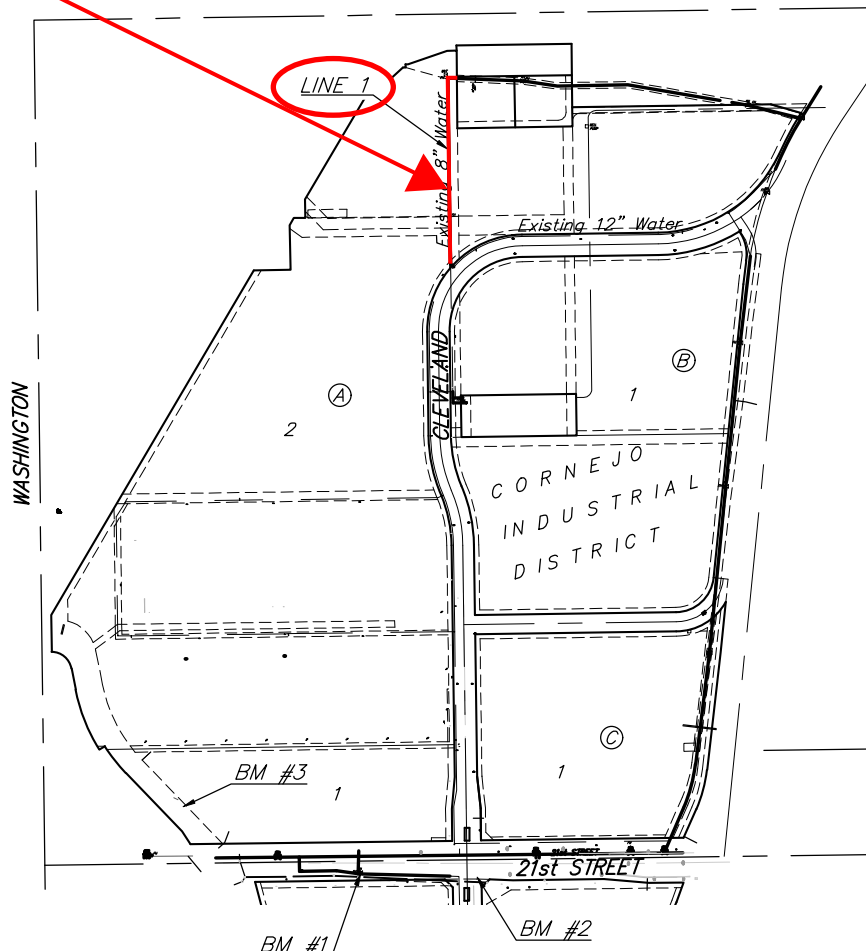
BM #3: C.O.W BM Disc on top of South concrete wall 918'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1312.58(NAVD88)



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EXISTING 8" WATER LINE ABANDONMENT



1 - 2" BLOW-OFF VALVE = CLOW

UTILITY CONTRACTOR = PEARSON CONSTRUCTION
SUPERINTENDENT = MASON HEWITT
INSPECTION = BAUGHMAN COMPANY, P.A.
INSPECTOR = BEAU GIBLER
AS-BUILTS BY: B. GIBLER & LARRY POWELL
5/28/24
AS-BUILTS REVISED: 6-12-2024

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

Engineering Approved by Shawn Mellies PE (3-21-2024)
Utilities Approved by Greg Lolley (3-21-2024)
Fire Dept. App. by Battalion Chief, Jose Ocadiz (3-21-2024)

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.

March 22, 2024

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

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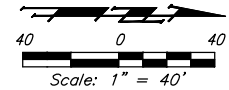
BENCHMARKS:
 BM #1: Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1307.56(NAVD88)

BM #2: Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1308.70(NAVD88)

BM #3: C.O.W BM Disc on top of South concrete wall 918'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave. Elev. = 1312.58(NAVD88)

NOTE:

Water Valve (#52911) was left in-place to possibly be used as a Fire Service Connection for future development.
Shawn Mellies (COW) approved leaving Valve in-place on June 12, 2024, with the following stipulations:
 1) Valve is used as a Fire Service Connection.
 2) If adjacent site is developed, and Valve is NOT used as a Fire Service Connection, then Valve shall be removed at that time.



LEGEND

| = CAP

● = 2" BLOW-OFF VALVE

Tee = 1863' North of CL 21st St.
 43' West of CL Cleveland St.

Tee and Valve remained In-place. Valve Box Removed, Valve Closed and Valve Capped. Abandoned Line also Capped.

Remove 8" valve and valve box (#52911). Plug tee (NW). Remove 6 L.F. 8" pipe to the property line. Plug end of 8" Tee per Wichita specifications. N=1,700,847.99 E=1,653,025.05

CAUTION! Ex. 54" Sewer Crossing

CAUTION! Ex. Power Pole & OH Elec. Crossing

Ex. Power Pole has been removed by Everygy.

Remove existing fire hydrant. Contractor to deliver existing hydrant #03874 to city maintenance facility at 1801 S. McLean Blvd.

Existing 8" Water Lines: Cut and Capped.

BRF N=1,701,523.45 E=1,653,003.81

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

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement. Heide Bryan, Everygy, (316) 261-6354 Shannon Brinkmeyer, AT&T (316) 268-2931 Travis Taylor, Cox Comm., Travis.taylor@cox.com

BRF N=1,701,523.91 E=1,653,033.81

Cut, cap and abandon existing 8" pipe west. Install Valve Assembly. Blowoff 2" on existing water line east. Valve Box Elev.=1313.50 N=1,701,436.96 E=1,653,034.76

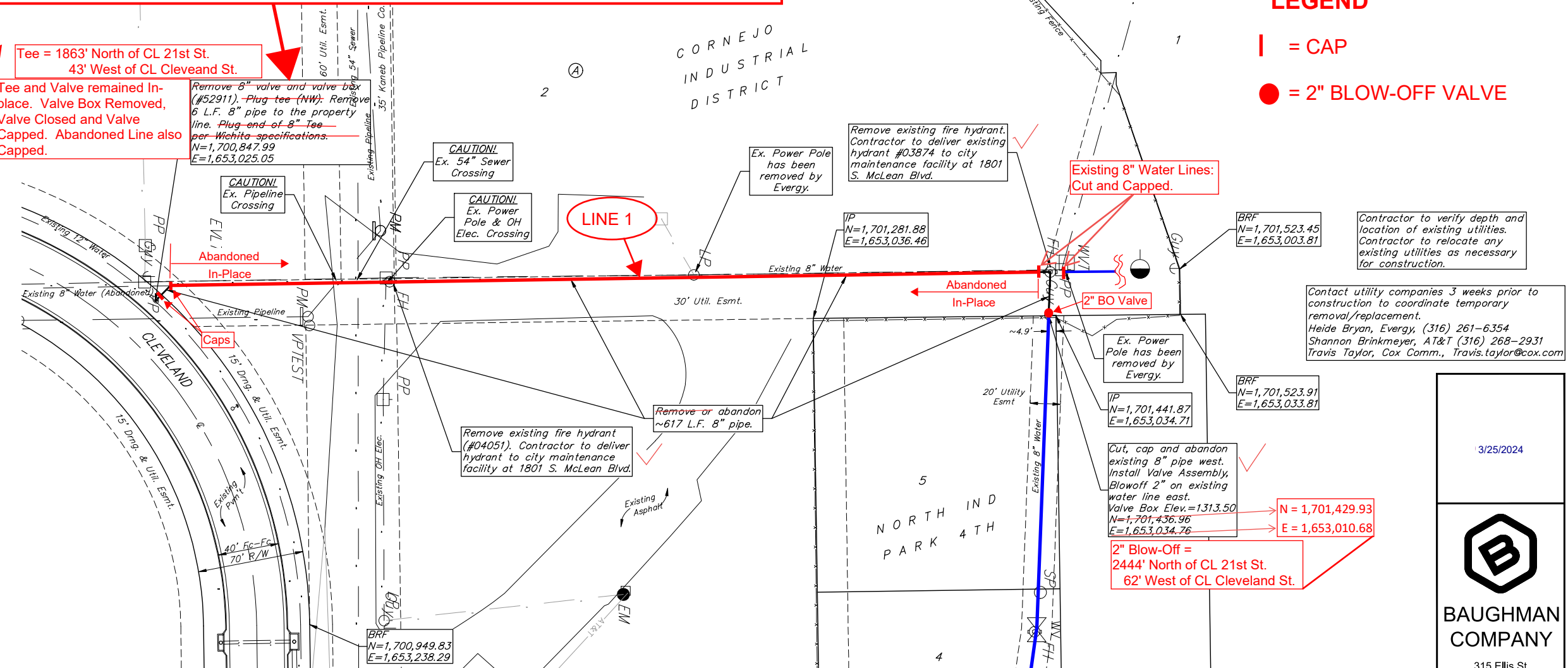
2" Blow-Off = 2444' North of CL 21st St. 62' West of CL Cleveland St. N = 1,701,429.93 E = 1,653,010.68

Remove existing fire hydrant (#04051). Contractor to deliver hydrant to city maintenance facility at 1801 S. McLean Blvd.

Remove or abandon ~617 L.F. 8" pipe.

BRF N=1,700,949.83 E=1,653,238.29

Contractor will need to close the following water valves, to abandon this main:
 1. #52,150 at SE corner of Lot 1, Block C.
 2. #54453 & #52,901 at NW corner of Cleveland & 21st Street.
 3. #52,915 at NW corner of Cleveland & New York.
 4. #24,911 just south of 2525 N. Cleveland driveway.
 Notify 4 properties (2241, 2251, 2261, & 2525 N. Cleveland to Coordinate the Water Main shutdown.



NOTE:
 Northings and Eastings: State Plane Coordinates - Kansas Grid South - NAD83.

3/25/2024

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

CORNEJO IND. DISTRICT

LINE 1

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 23-08-E584

DESIGN: PB DRAWN: TMS

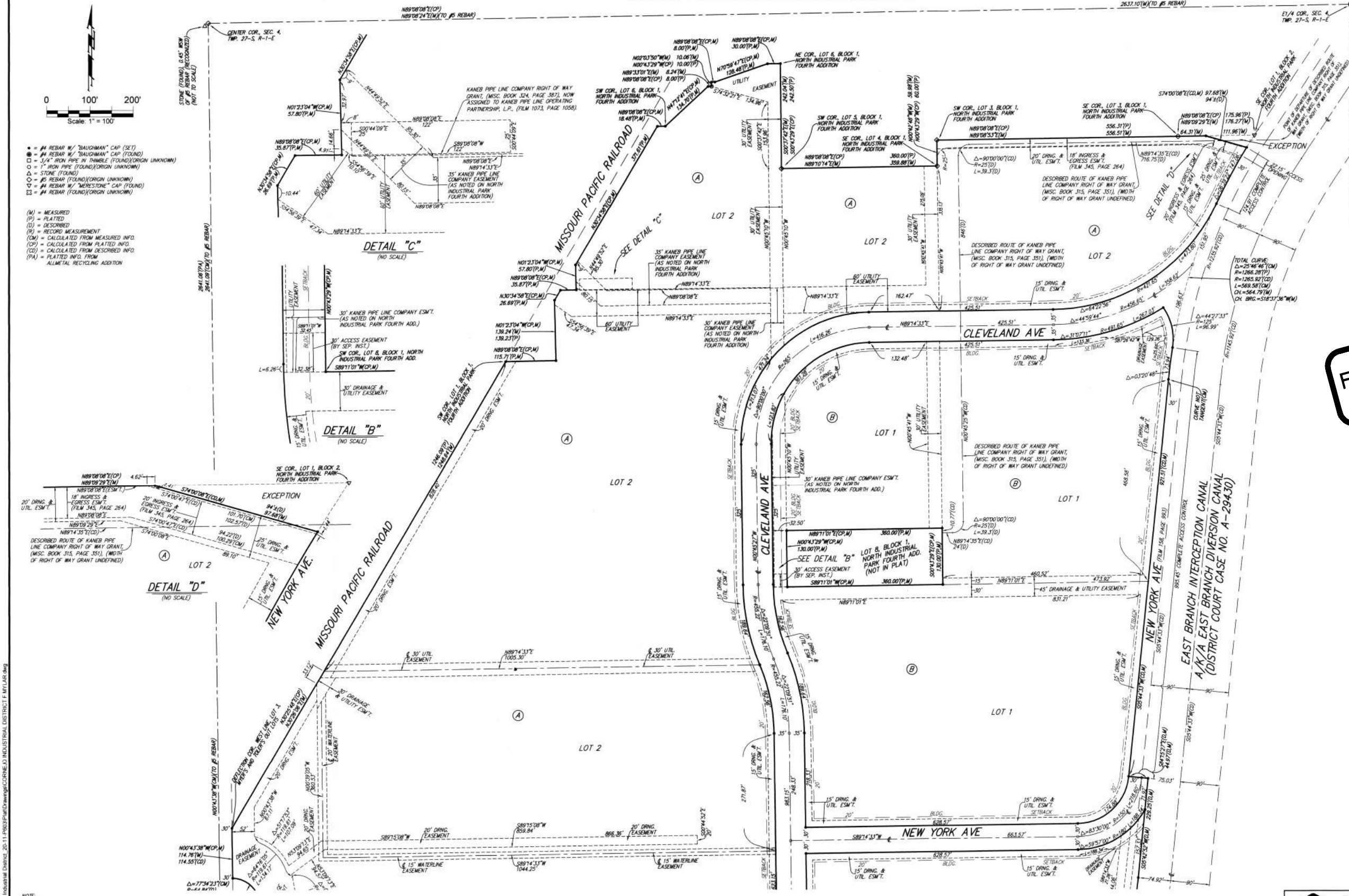
DATE: March 25, 2024

SHEET 2 OF 10

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CORNEJO INDUSTRIAL DISTRICT

WICHITA, SEDGWICK COUNTY, KANSAS



- = #1 REBAR W/ "BAUSHMAN" CAP (SET)
 - = #1 REBAR W/ "BAUSHMAN" CAP (FOUND)
 - = 3/4" IRON PIPE IN TUMBLE (FOUND)(ORIGIN UNKNOWN)
 - = 1" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - △ = STAKE (FOUND)
 - ◇ = #2 REBAR (FOUND)(ORIGIN UNKNOWN)
 - ▽ = #1 REBAR W/ "MERESTONE" CAP (FOUND)
 - ⊠ = #1 REBAR (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(R) = RECORD MEASUREMENT
(CM) = CALCULATED FROM MEASURED INFO
(CP) = CALCULATED FROM PLATTED INFO
(CD) = CALCULATED FROM DESCRIBED INFO
(PA) = PLATTED INFO FROM ALLMETAL RECYCLING ADDITION

NOTE: EXISTING TO FOOT EASEMENT AFFECTING THIS PLAT AS GRANTED IN THE KANSAS GAS AND ELECTRIC COMPANY AFFIDAVIT, (FILM 153, PAGE 25), TO SUPPLY SERVICE TO 1410 E. 21ST ST. N. HAS NO DEFINED ROUTE AND THE BUILDING AT SAID ADDRESS NO LONGER EXISTS.

NOTE: EXISTING RIGHT OF WAY OF UNDEFINED WIDTH AFFECTING THIS PLAT AS GRANTED IN THE KANER PIPE LINE COMPANY RIGHT OF WAY GRANT, (MISC. BOOK 315, PAGE 35), AND AS ASSIGNED TO KANER PIPE LINE OPERATING PARTNERSHIP, L.P., (FILM 1073, PAGE 1058), IS IN THE PROCESS OF BEING CONFIRMED BY SEPARATE INSTRUMENT DOCUMENT THIS 23RD DAY OF SEPTEMBER, 2021.

NOTE: THE ROUTE OF THE EXISTING PERPETUAL EASEMENT FOR DRAINAGE AFFECTING THIS PLAT AS DESCRIBED IN THE DOCUMENT TITLED EASEMENT, (FILM 345, PAGE 261), ORIGINALLY BENEFITING PORTIONS OF THIS PLAT AS WELL AS CERTAIN ADJUTING PROPERTY HAS BEEN REROUTED TO CONDUCE WITH CLEVELAND AVE. AS DEDICATED IN THIS PLAT.

NOTE: THE ROUTE OF THE EXISTING PERPETUAL EASEMENT FOR DRAINAGE AFFECTING THIS PLAT AS DESCRIBED IN THE DOCUMENT TITLED EASEMENT, (FILM 345, PAGE 262), BENEFITING KANER PIPE LINE COMPANY AS DEDICATED IN THIS PLAT, IS BY SEPARATE INSTRUMENT WITH THE REPLEASING INSTRUMENT.

**FOR REFERENCE ONLY
NOT TO SCALE**

GRANT OF EASEMENTS AND CONVEYANCE OF APURTENANCES FOR THE PURPOSE OF MAINTAINING ACCESS TO CERTAIN POLLUTION CONTROL EQUIPMENT WITHIN PART OF THIS PLAT TO THE CITY OF WICHITA AND CIG INDUSTRIES, INC., AND BOTH OF THEIR SUCCESSORS AND ASSIGNS. THE SIZE AND LOCATION OF SAID EASEMENTS ARE NOT DEFINED.

NOTE: EXISTING KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 274), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AFFECTS PART OF THIS PLAT. HOWEVER, THE DESCRIPTION IN ABOVE CITED DOCUMENT FOR THE AREA AFFECTED IS PART OF TRACT 5 IN AMEVILLE TOWNSHIP, WHICH DOES NOT EXIST ON THE FACE OF THE PLAT.

NOTE: EXISTING KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 284), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AFFECTS PART OF THIS PLAT. HOWEVER, THE DESCRIPTION IN ABOVE CITED DOCUMENT FOR THE AREA AFFECTED IS PART OF TRACT 5 IN AMEVILLE TOWNSHIP, WHICH DOES NOT EXIST ON THE FACE OF THE PLAT.

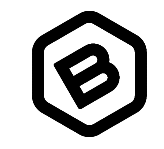
NOTE: EXISTING GRANT OF EASEMENT TO THE MISSOURI PACIFIC RAILWAY COMPANY, (MISC. BOOK M, PAGE 106), AFFECTS THIS PLAT AND IS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND OPERATING A SPUR OR SWITCH TRACK OVER THAT PART OF THIS PLAT DESCRIBED IN THE CITED DOCUMENT AS LOTS 2 AND 3. AMEVILLE TOWNSHIP COMPANY'S FIRST ADDITION, NO OTHER INFORMATION IS GIVEN TO ASCERTAIN WHICH LOTS 2 AND 3 ARE ENCUMBERED.

NOTE: EXISTING BLANKET KANSAS TELEPHONE AND TELEGRAPH COMPANY EASEMENT, (MISC. BOOK 93, PAGE 593), FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE AND TELEGRAPH LINES AND RELATED APURTENANCES AFFECTS THAT PART OF THIS PLAT LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 EAST.

NOTE: EXISTING BLANKET ENVIRONMENTAL ACCESS EASEMENT, (DOC #/FILM-PC-2995300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FULFILLING AND COMPLYING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 29, 2012.

NOTE: EXISTING BLANKET LICENSE, EASEMENT, & COVENANT, (DOC #/FILM-PC-2995300), AFFECTS THIS PLAT AND WAS GRANTED FOR THE PURPOSES OF FULFILLING AND COMPLYING WITH THE "CONSENT AGREEMENT AND FINAL ORDER" DATED NOVEMBER 29, 2012.

03/22/2024



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

CORNEJO IND. DISTRICT

COPY OF PLAT

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
23-08-E584

DESIGN: DRAWN:

DATE: March 11, 2024

SHEET 10 OF 10

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

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