

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
  - Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge, at the closest point.
  - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.
  - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge, at the closest point.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
 

Kansas One-Call 687-2470

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

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
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 valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractor's 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.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence. Quotes can be obtained on fees by calling 316-268-4555.
- City maintenance of water mains ends at right-of-way.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe manufacturers recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.
- All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-650-0740.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.
- All of 35th St. N. 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 limitation. This item is not used, 10% from the contract. A seeding including mulch, etc., shall be "Seeding, Temporary".
- The Contractor shall until the Project Inspector. Any work completed required to be uncovered by the Contractor's expense.

# AS - BUILT PLANS

# WATER DISTRIBUTION SYSTEM

to serve

# GREAT PLAINS BUSINESS PARK 2ND ADD. ICT PICKLEBALL

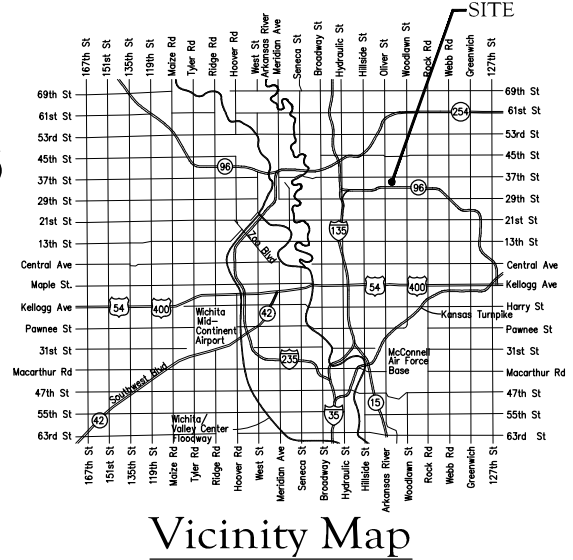
35TH ST. N.

# CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

2024-004168PPW

54030980



Utility Contractor: Fremar Corporation.  
 Inspection By: Baughman Company, P.A.  
 Inspector: Larry Powell  
 As-Builts By: Larry Powell, 5-16-2024  
 As-Builts Revised: LDP, 5-31-2024

Begin: 4-9-2024  
 Done: 5-16-2024

Baughman Company Job #: 24-04-E755

## Sheet Index

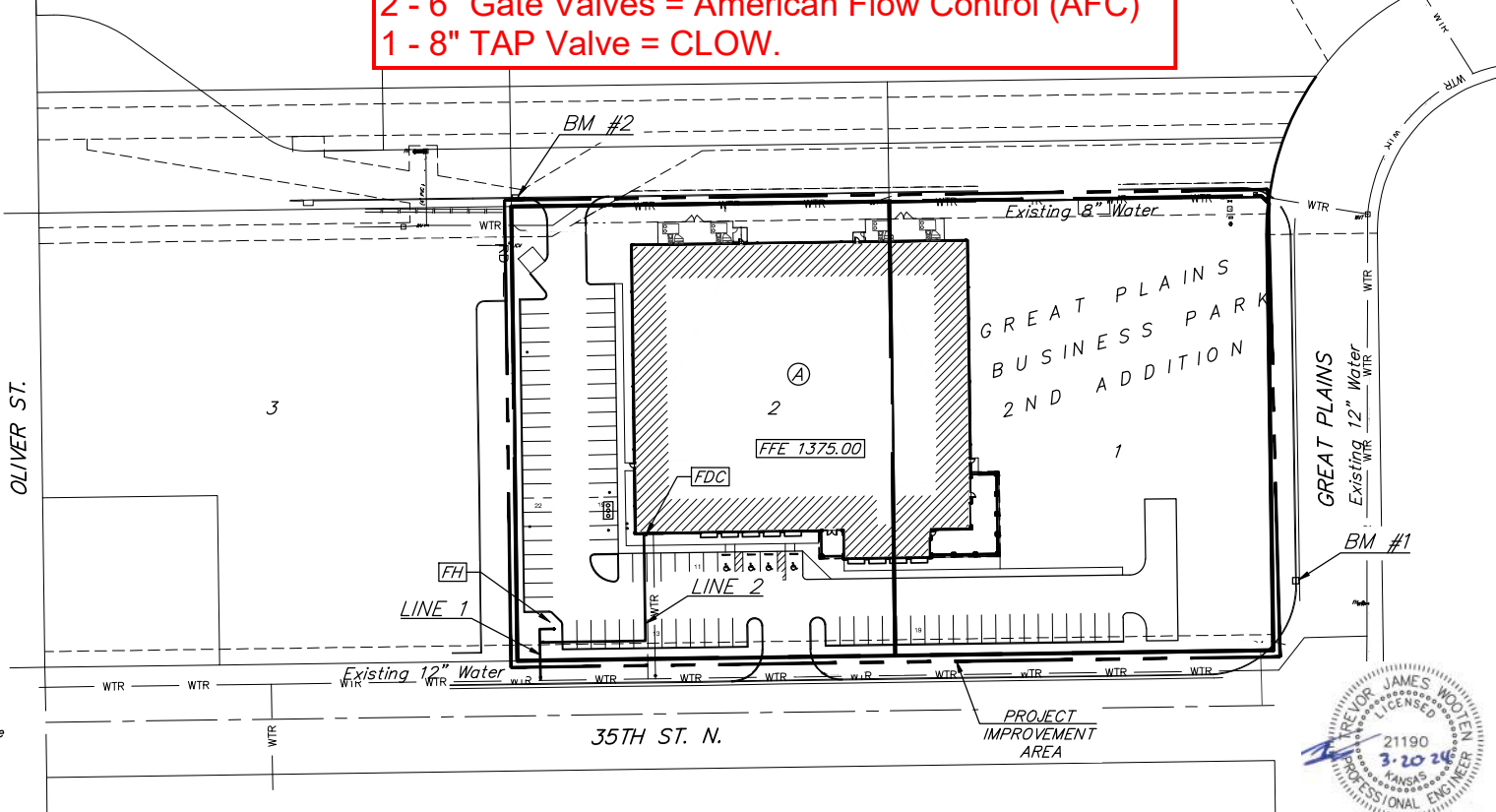
Title Sheet	1
Lines 1 & 2	2
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Std. Water Assembly Detail	4
Miscellaneous Water Details	5
Erosion Control BMP Details	6-10
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## Benchmarks

BM #1: "□" chiseled on top of curb, approximately 14.3' east and 44.1' north of the southeast corner of Lot 1, Block 1, Great Plains Business Park 2nd. Elevation = 1371.75 (NAVD 88)

BM #2: "□" chiseled on top of curb, approximately 2.7' east and 5.6' north of the northwest corner of the subject property (Parcel 2). Elevation = 1368.94 (NAVD 88)

1 - Fire Hydrant = American Darling.  
 6" & 8" PVC Pipe = Northern Pipe Products.  
 6" & 8" DICL Pipe = US Pipe.  
 2 - 6" Gate Valves = American Flow Control (AFC)  
 1 - 8" TAP Valve = CLOW.



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

Engineering approved by Shawn Mellies on 03.20.24  
 Utilities approved by Greg Lolley on 03.20.24  
 Fire Dept. approved by Jose Ocadiz on 03.20.24

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 20, 2024

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

E:\Projects\Great Plains Business Park 2nd - ICT Pickleball (23-05-E008)\Engineering\Phase 1\PPW\PPW.dwg

**BENCHMARKS:**  
 BM #1: "□" chiseled on top of curb, approximately 14.3' east and 44.1' north of the southeast corner of Lot 1, Block 1, Great Plains Business Park 2nd. Elevation = 1371.75 (NAVD 88)

BM #2: "□" chiseled on top of curb, approximately 2.7' east and 5.6' north of the northwest corner of the subject property (Parcel 2). Elevation = 1368.94 (NAVD 88)

Tee: 56' N of CL of 35th St. N.  
 380' E of CL of Oliver St.  
 N: 1,708,245.8 E: 1,665,251.1

Cap (N): 57' N of CL of 35th St. N.  
 380' E of CL of Oliver St.

6" Valve (FH): 56' N of CL of 35th St. N.  
 382' E of CL of Oliver St.  
 N: 1,708,245.8 E: 1,665,252.3

Fire Hydrant: 56' N of CL of 35th St. N.  
 390' E of CL of Oliver St.  
 N: 1,708,245.2 E: 1,665,261.3

Tee: 47' N of CL of 35th St. N.  
 380' E of CL of Oliver St.  
 N: 1,708,237.3 E: 1,665,250.2

6" Valve (E): 47' N of CL of 35th St. N.  
 382' E of CL of Oliver St.  
 N: 1,708,237.0 E: 1,665,252.1

45° Bend (V): 32' N of CL of 35th St. N.  
 380' E of CL of Oliver St.

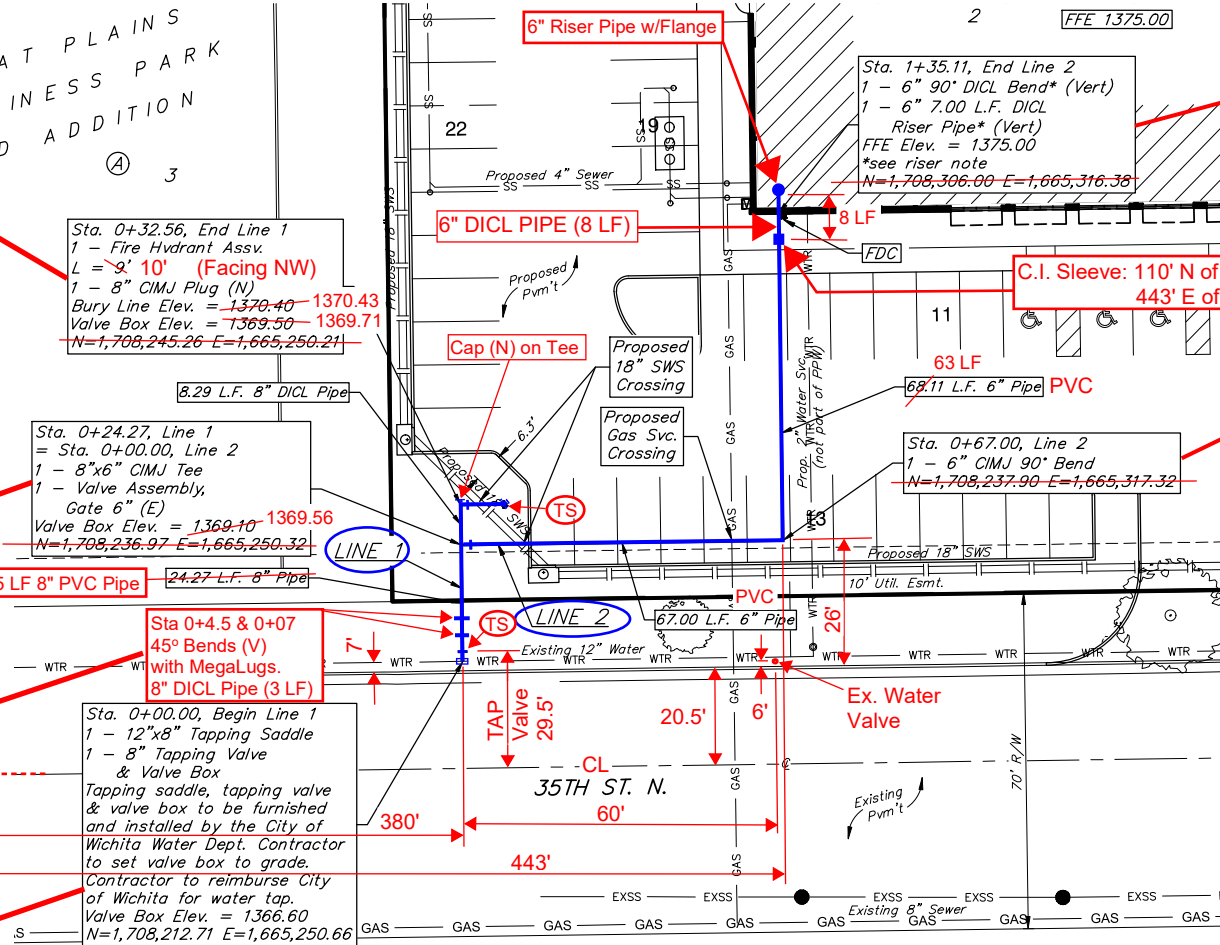
45° Bend (V): 34.5' N of CL of 35th St. N.  
 380' E of CL of Oliver St.

TAP Sleeve: 27.5' N of CL of 35th St. N.  
 380' E of CL of Oliver St.

TAP Valve: 29.5' N of CL of 35th St. N.  
 380' E of CL of Oliver St.

GREAT PLAINS  
 BUSINESS PARK  
 2ND ADDITION

CL Oliver St.



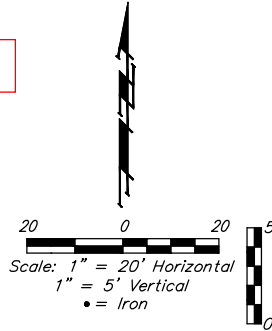
Fire service and domestic water line must be in separate trenches.

City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.

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

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

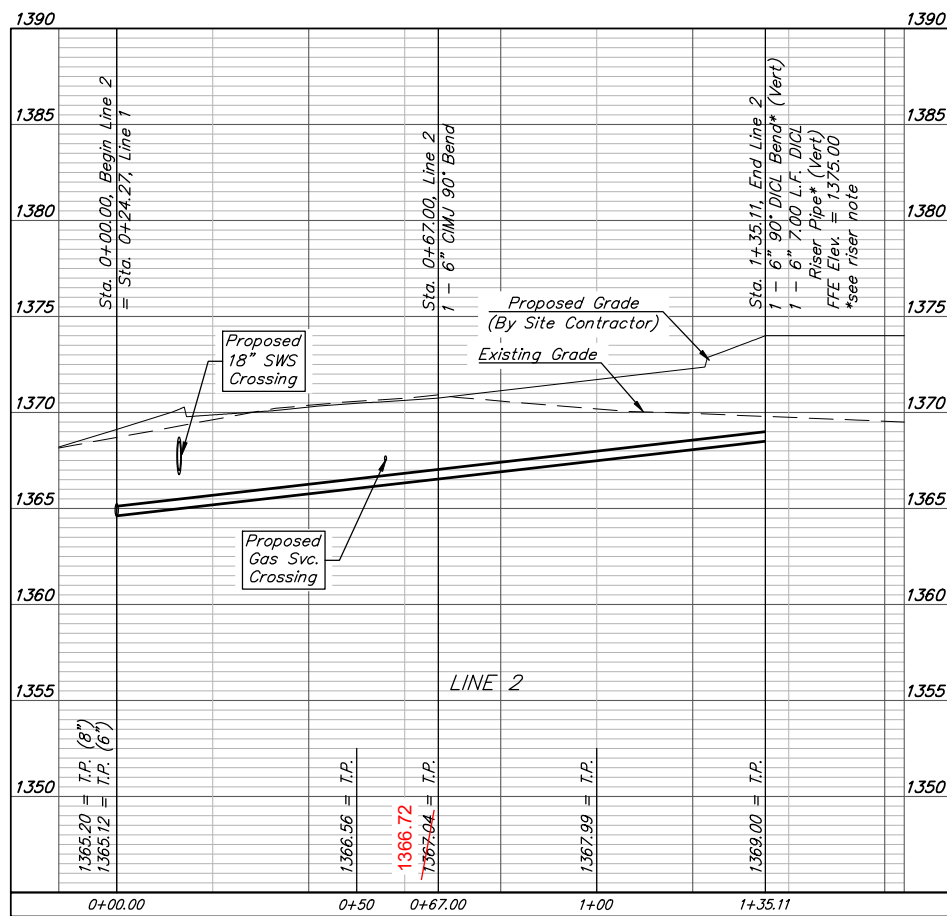
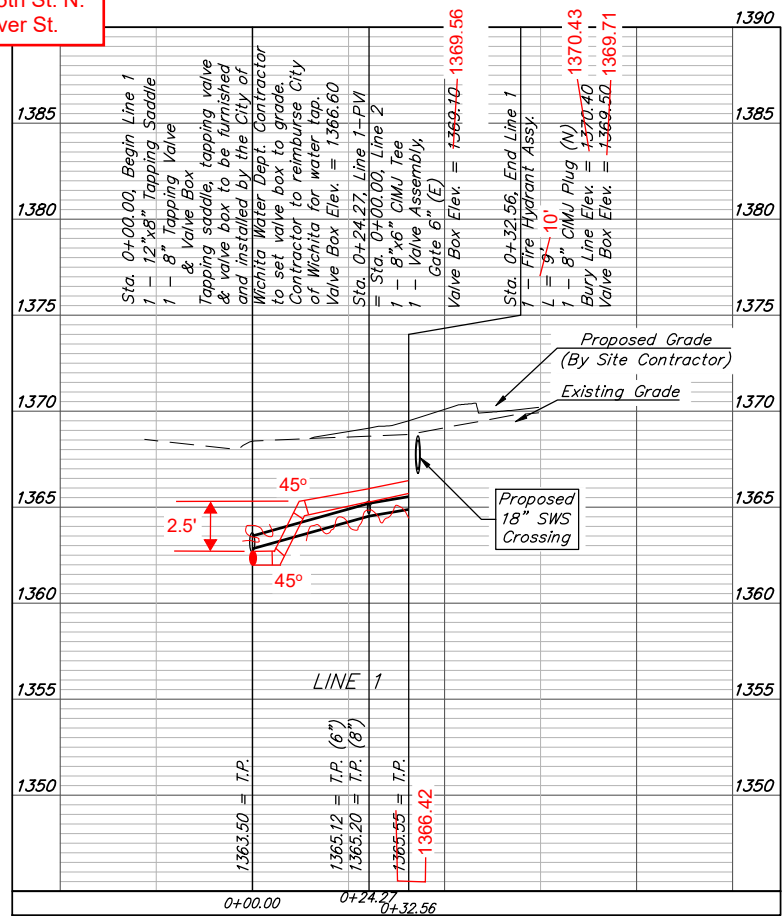
MegaLugs used on 90° Bend.



**NOTE:**  
 FDC = Not Part of PPW.

**LEGEND**

(TS) = Test Station



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



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

GPBP 2ND ADD.  
 ICT PICKLEBALL

**LINES 1 & 2**

WATER DISTRIBUTION SYSTEM

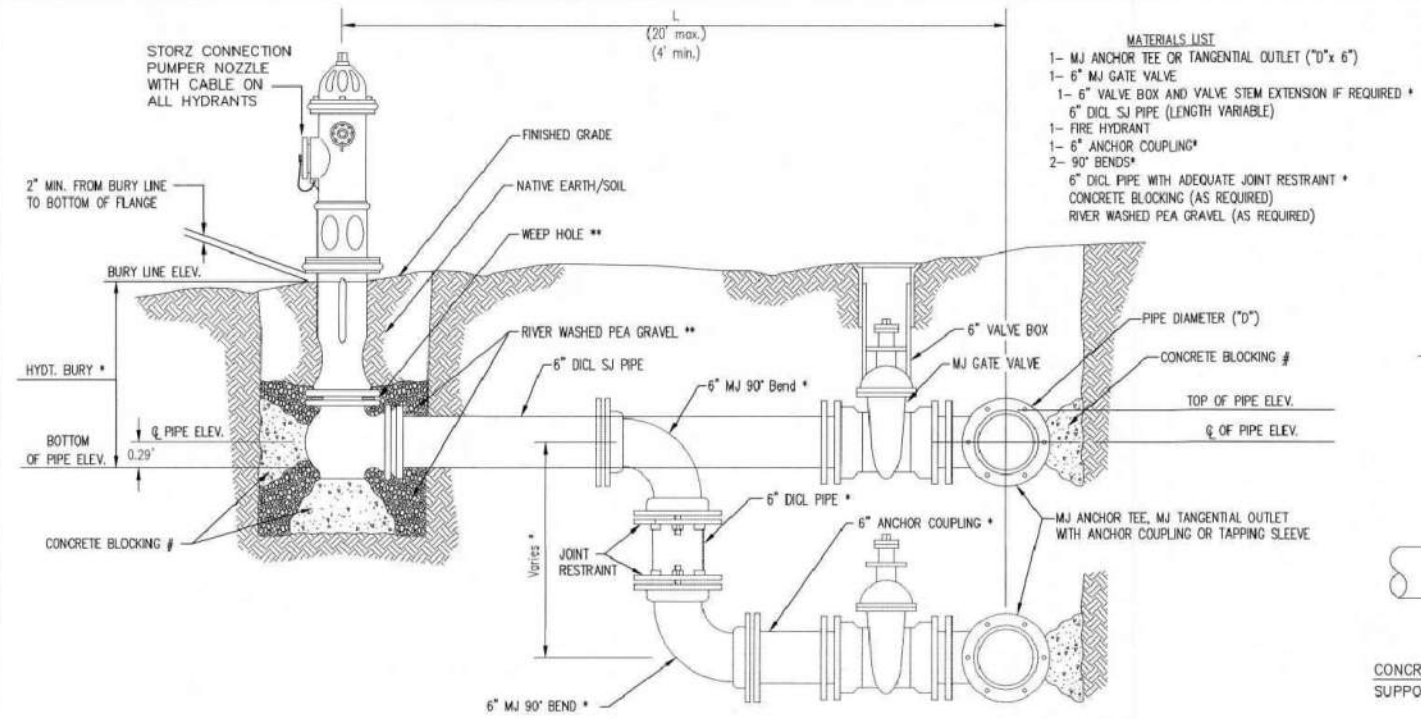
PROJECT NUMBER:  
 23-09-E608

DESIGN: DRAWN: TMS

DATE: March 20, 2024

SHEET OF  
**2 11**

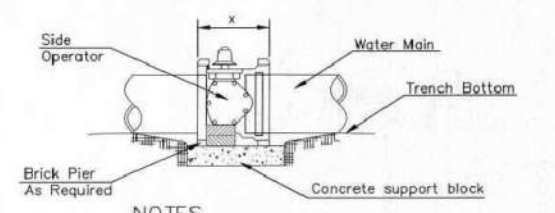
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- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2-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

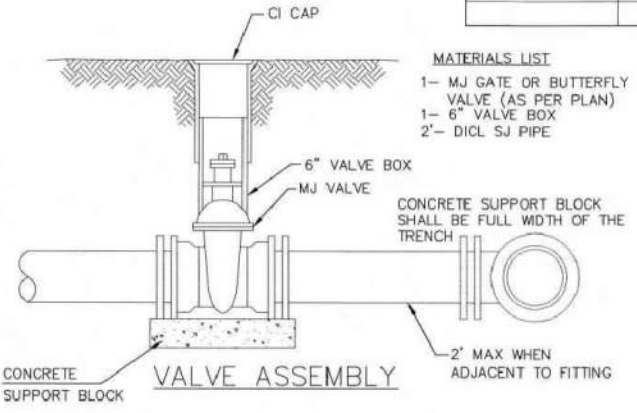
0+32.5

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+29.27	1370.40	1365.55	5.5'	None

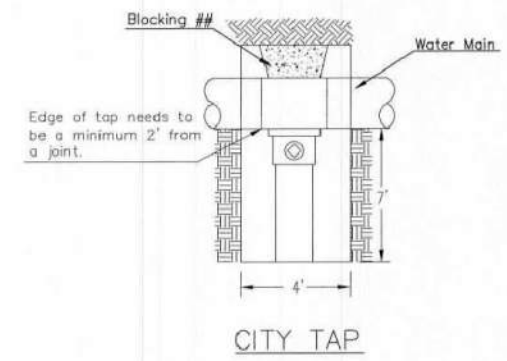


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  - Conc. Support Block to be full width of trench.

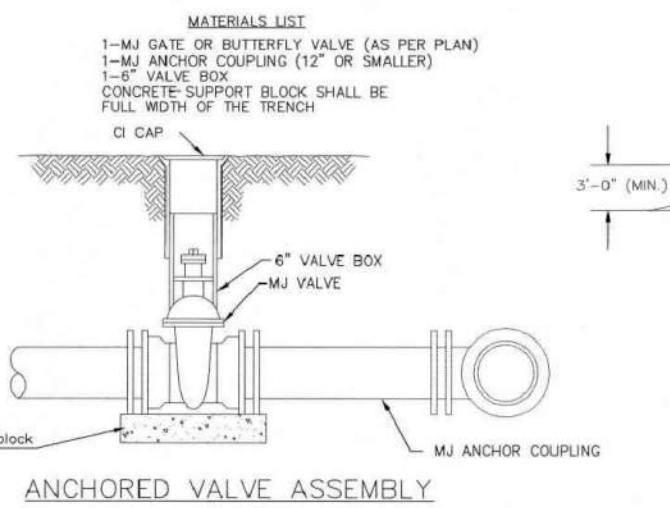
**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



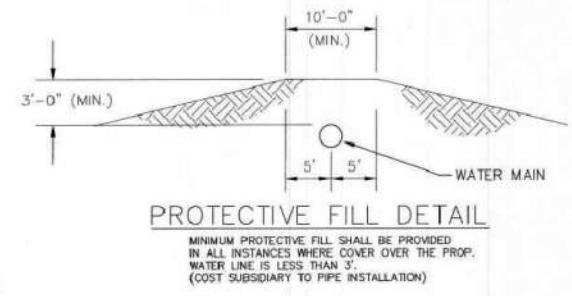
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2"- DI CL SJ PIPE



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

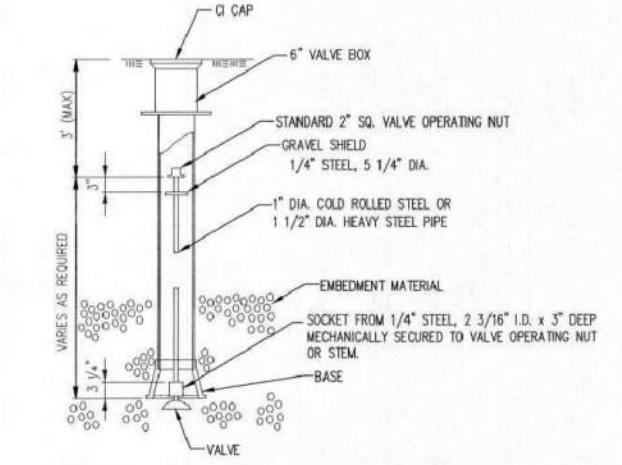


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
  - 1- 6" VALVE BOX
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



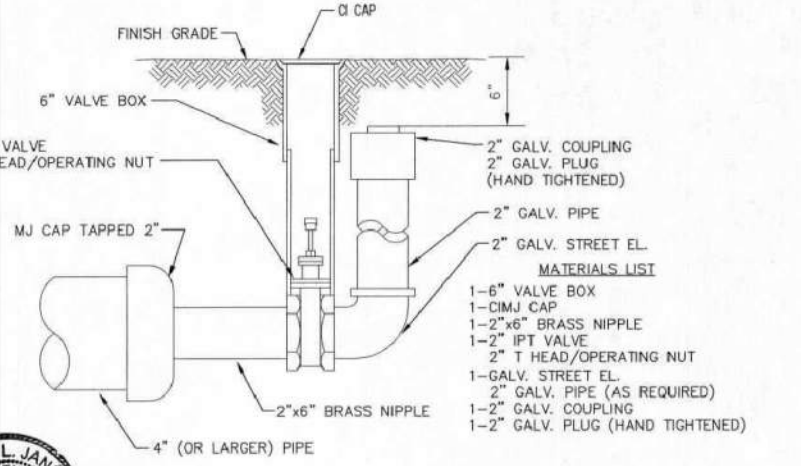
**PROTECTIVE FILL DETAIL**

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)



**VALVE STEM EXTENSION DETAIL**

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

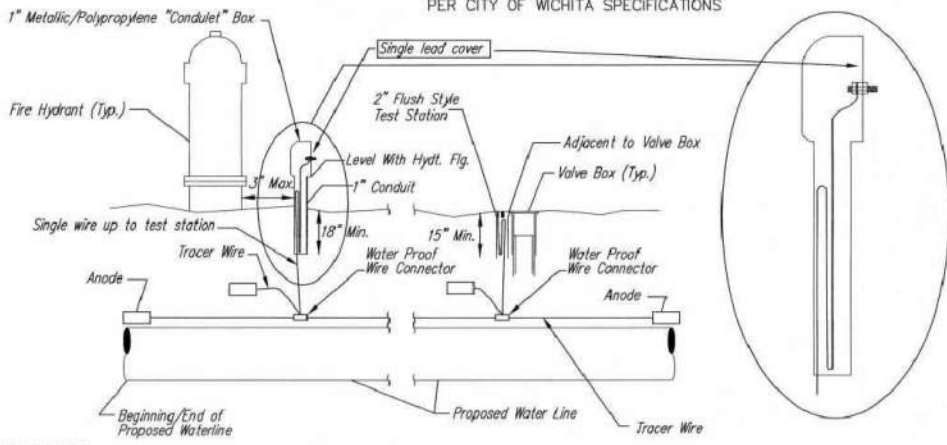


**2" BLOWOFF ASSEMBLY**



- \* 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**



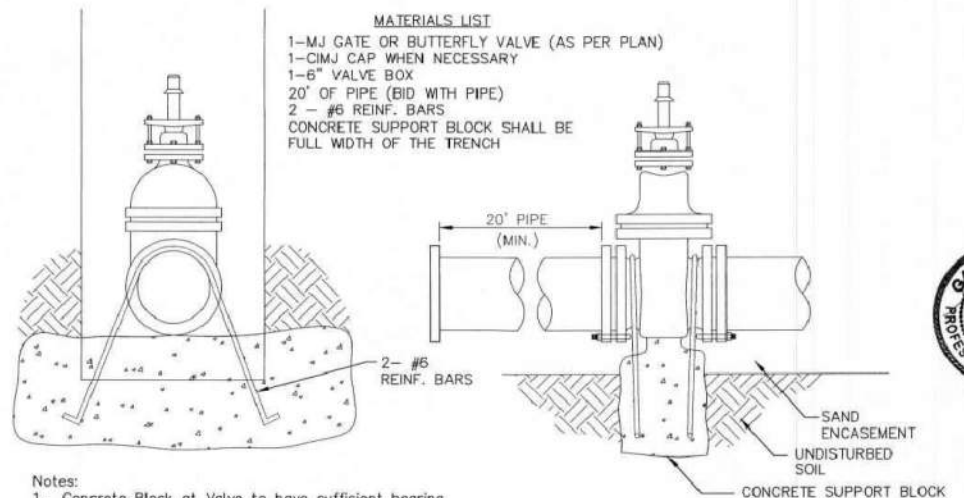
**TRACER WIRE**  
Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. A waterproof connector shall be used 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](http://www.wichita.gov).

**WIRES**  
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



- 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:

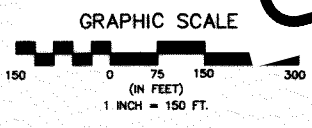
CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**4 of 11**

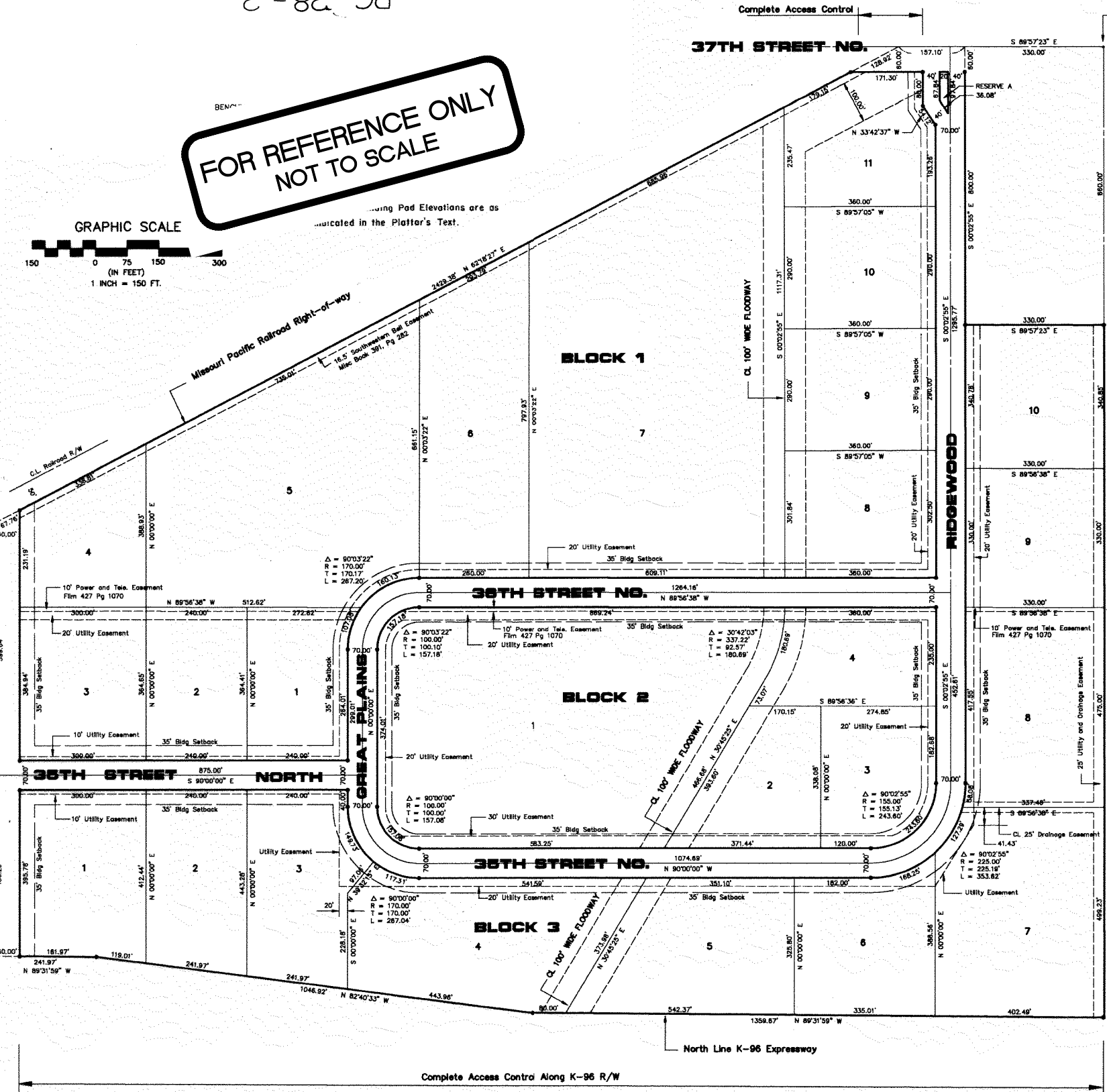
REVISED: OCTOBER 2016

PC 28-2

FOR REFERENCE ONLY  
NOT TO SCALE



...ing Pad Elevations are as indicated in the Platator's Text.



STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "GREAT PLAINS BUSINESS PARK 2ND ADDITION" to Wichita, Kansas, being described as follows:

A replat of North Oliver Industrial Park Addition, an adjacent tract and Great Plains Business Park Addition being more particularly described as follows:  
Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of Section 36, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas; thence N 89° 57' 23" W along the North line of said Northwest Quarter (NW 1/4) for a distance of 330.00 feet to the point of beginning; thence S 0° 02' 55" E for a distance of 660.00 feet to the Southwest corner of Town and Country Christian Church Addition; thence S 89° 57' 23" E for a distance of 330.00 feet to the Southeast corner of Town and Country Christian Church Addition; thence S 0° 02' 55" E for a distance of 1645.08 feet on the East line of the Northwest Quarter (NW 1/4) of said Section 36 to a point on the North line of the K-96 Expressway Right-of-way; thence N 89° 31' 59" W for a distance of 1359.87 feet on the North line of said Expressway; thence N 82° 40' 33" W for a distance of 1046.92 feet on the North line of said Expressway; thence N 89° 31' 59" W for a distance of 241.97 feet on the North line of said Expressway extended, to a point on the West line of the Northwest Quarter (NW 1/4) of said Section 36; thence N 0° 00' 00" E for a distance of 1029.93 feet; thence N 62° 15' 27" E along the South line of the Missouri Pacific Railroad Right-of-way for a distance of 2429.38 feet to a point on the North line of the Northwest Quarter (NW 1/4) of said Section 36; thence S 89° 57' 23" E for a distance of 157.10 feet to the point of beginning, containing 103.96 acres more or less. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 21st day of JULY, 1991.

KNOW ALL MEN BY THESE PRESENTS:

Kenny E. Hill, L.S.  
KANSAS LAND SURVEYOR

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and a reserve. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve A is for landscaping, entry monuments and utilities. The reserve is to be owned and maintained by the owners of Lot 1, Block 2, Great Plains Business Park 2nd Addition. All abutters' rights of access to or from Oliver Street, 37th Street North and K-96 Expressway over and across the North line of Lot 11, Block 1, the South line of Lots 1 through 7, Block 3, the West line of Lot 1, Block 3, except for one opening in the North 195 feet, the West line of Lot 3 and 4, Block 1, except for one opening to Lot 4 being a minimum of 150.00 feet south of the centerline of the Missouri Pacific Railroad right-of-way are hereby granted to the appropriate governing body. The roadway shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said roadway, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Wichita-Valley Center Flood Control office or their successors in office. A minimum building pad elevation on City of Wichita Datum shall be maintained on the following lots, Lot 3, Block 1, elevation 176.0, Lots 4 and 5, Block 1, elevation 179.6, the North 1/2 of Lot 7 and all of Lot 10, Block 1, elevation 185.0, the South 1/2 of Lot 7 and all of Lots 8 and 9, Block 1, elevation 183.0, Lot 11, Block 1, elevation 187.0, Lots 1, 2 and 4, Block 2, elevation 179.0, Lots 4 and 5, Block 3, elevation 176.5. Minimum building pads are referencing floor elevations.

The City of Bel Aire, Kansas

Great Plains Ventures, Inc.

Harold Smith, Mayor  
Sherryl L. Cutter, City Clerk

Kenneth W. Rix, Vice-President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 3rd day of February, 1992, by Kenneth W. Rix, Harold Smith and Sherryl L. Cutter.

Betty L. Martine  
NOTARY PUBLIC  
12-22-95

Betty L. Martine, Notary Public

This plat of GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 12th day of July, 1991.



George D. Sherman, Chairman  
Morvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City of Bel Aire, Kansas, this 25th day of February, 1992.



Bob Knight, Mayor  
Pat Burnett, Deputy City Clerk

Entered on transfer record this 31st day of March, 1992.

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 A.M. (P.M.) on the 31st day of March, 1992.

# 1198735

Pat Kettler, Register of Deeds  
Ed Resor, Chief Deputy

# GREAT PLAINS BUSINESS PARK 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

PC 28-2

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

GPBP 2ND ADD.  
ICT PICKLEBALL

**COPY OF PLAT**

WATER DISTRIBUTION SYSTEM  
PROJECT NUMBER: 23-09-E608  
DESIGN: DRAWN:  
DATE: December 27, 2023  
SHEET 11 OF 11

E:\Projects\Great Plains Business Park 2nd - ICT Pickleball (23-09-E608)\Engineering\Phase 1\PPWPWPW.dwg