SANITARY SEWER IMPROVEMENTS

to serve 9401 E 35th St N

COMOTARA INDUSTRIAL PARK 4TH

E 35TH ST N AND WEBB RD Bldg B & C

WICHITA, KS

Paul Gunzelman, P.E. City Engineer
Project Number
2024-027736 PPS (53030982)

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

   Kansas One-Call 687-2470

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

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Evergy	1-800-544-4857
Southern Star Gas	1-800-324-9696
Ideatek	1-800-DIG-SAFE

3. 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.

4. 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 plan 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.

5. The 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

6. 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 the start of construction.

7. 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 their construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

8. 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 their own expense. Valve boxes and water meters within the project limits shall be adjusted to match final grades by the Contractor.

9. 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.

10. 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.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. Any sidewalk, drive approach, 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.

14. 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 sanitary sewer mains ends at last structure within easement or right-of-way.

15. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

16. Connecting to Existing Manholes:
    Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connecting to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost to connecting to existing manholes is incidental to the project.

17. Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.

18. Contractor shall provide positive drainage away from all manhole covers.

19. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

20. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

21. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

22. 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.

23. All existing topographic, survey, and utility information shown was provided by BHC. BHC makes no guarantees as to the accuracy of the existing information shown heron. Contractors shall satisfy themselves as to the existing conditions of the sire and have all utilities located prior to commencing construction.

24. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.

25. The Contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown heron. Any waste materials generated during construction shall be removed from the sire by the Contractor and disposed of in accordance with all Local, State, and Federal regulations governing such disposal.

26. The Contractor shall be solely responsible to p[protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.

27. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown heron.

28. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.

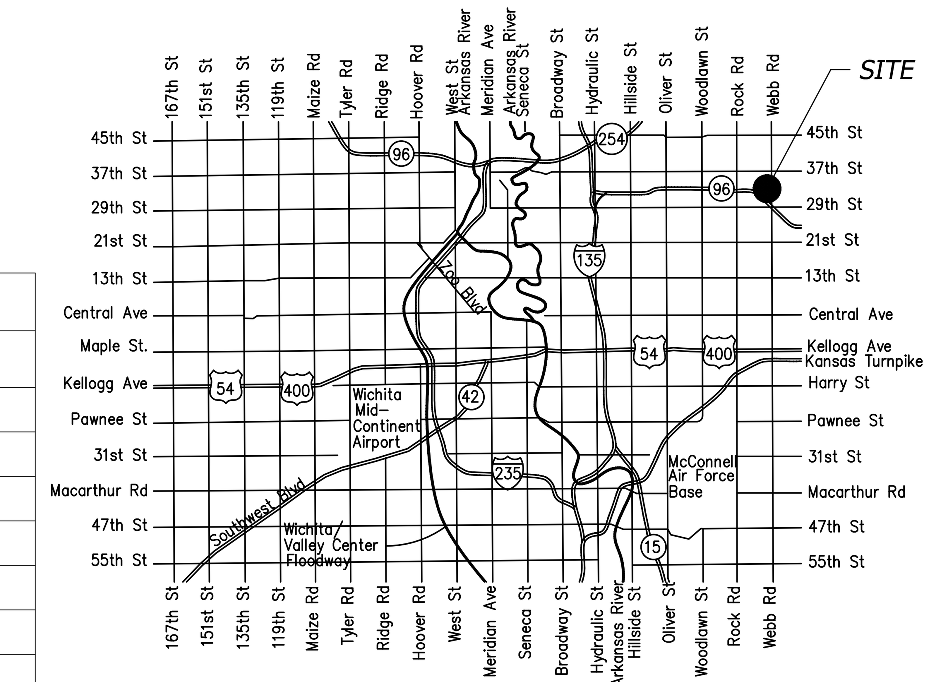
29. Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge at the closest point.

30. 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.

31. 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 crossing. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to measured from ede-to-edge at the closest point.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	KEY MAP
03	MANHOLE IMPROVEMENT
04	MAHOLE DETAIL
05	MANHOLE RIM DETAIL
06	EROSION CONTROL PLAN
07	EROSION CONTROL DETAIL 501
08	EROSION CONTROL DETAIL 502
09	EROSION CONTROL DETAIL 503
10	EROSION CONTROL DETAIL 504
11	EROSION CONTROL DETAIL 505
12	PLAT



VICINITY MAP

N.T.S.

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

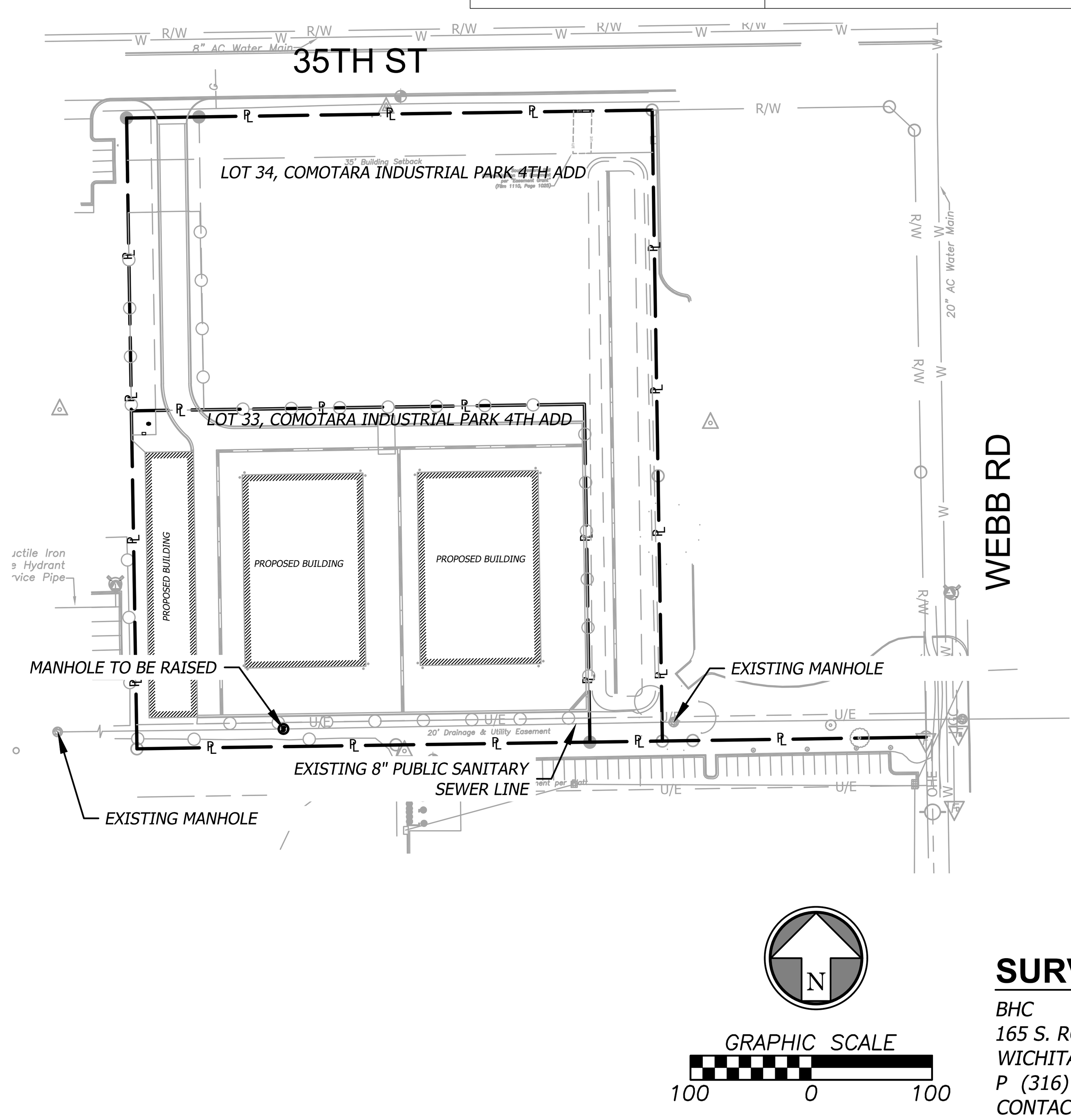
Engineering approved as of 11/26/24 by Shawn Mellies

Utilities approved as of 11/26/24 by Scott Macey

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said Inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer in the state of Kansas. No work shall be performed 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 current City of Wichita Specifications and Standards and Special Provisions. (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.



OWNER/DEVELOPER

GREEN LIGHT WEBB LLC
565 W DOUGLAS
WICHITA, KS
316-708-8918
CONTACT: BRUCE ROWLEY
EMAIL: BROWLEY@ARENASOUTH.COM

SURVEYOR OF RECORD

BHC
165 S. ROCK ISLAND AVE., SUITE 150
WICHITA, KANSAS 67211
P (316) 265-0005
CONTACT: MARK SAVOY
EMAIL: MARK.SAVOY@IBHC.COM

CIVIL ENGINEER

BHC
165 S. ROCK ISLAND AVE., SUITE 150
WICHITA, KANSAS 67211
P (316) 265-0005
CONTACT: SCOTT TANNER P.E.
EMAIL: SCOTT.TANNER@IBHC.COM

AS-BUILTS

Contractor:	Project Inspector:
Wilks Underground Utilities	Pablo Oden
Date: 11/06/2025	KEMILLER ENGINEERING PA, 117 E. Lewis, Wichita, KS 67202 (316)264-0242

SUBMITTED BY:

BHC
WICHITA, KANSAS

12/03/2024

ERIC BYRD, P.E. Date
KANSAS P.E. No. 22713

ERIC BYRD LICENSED 22713 12/03/2024 KANSAS PROFESSIONAL ENGINEER

Rev.	Date	Description	By	App.

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

Prepared For:
GREEN LIGHT WEBB LLC
BRUCE ROWLEY
565 W DOUGLAS
WICHITA, KS
316-708-8918

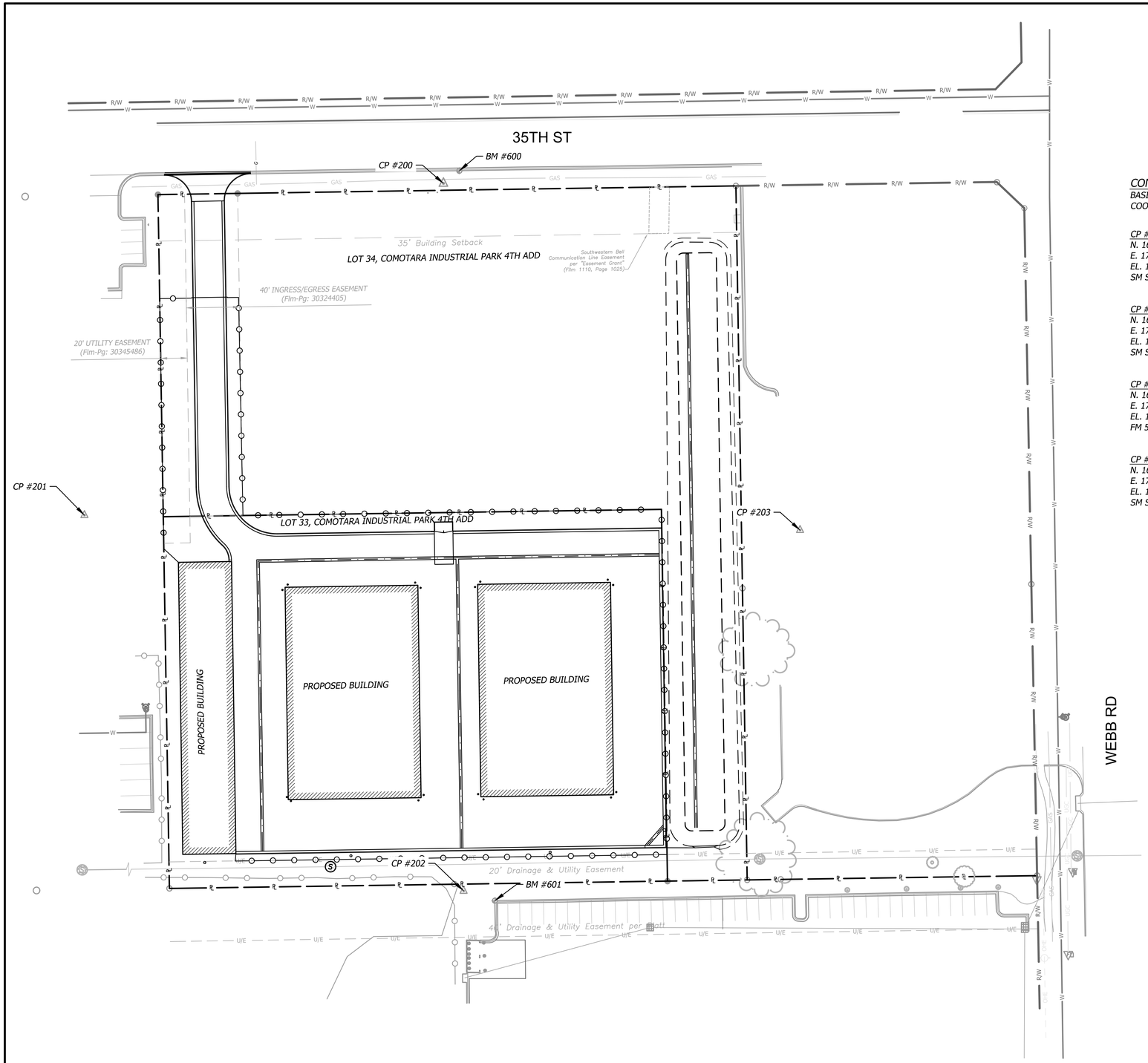
PRIVATE PROJECTS SANITARY
GARAGEDOMINIUM
WICHITA, KS

COVER SHEET

Design: CBS	Drawn: CBS
Checked:	SKT
Issue Date:	11/08/2024
Project Number:	027736

01

Nov 08, 2024 – 3:53pm Plotted By: catherine.small V:\043770–Garagedominium Wichita KS\04–DWG\Eng\Sheet\PPS\043770–SHTS–PPS–COVR.dwg Layout: Cover Sheet



CONTROL DATA:

BASIS OF BEARING = STATE PLANE
COORDINATES-X ZONE, NAD83

CP #200
N. 1680066.64
E. 1709025.78
EL. 1434.26
SM SAVMON

CP #201
N. 1679796.37
E. 1708775.87
EL. 1433.31
SM SAVMON

CP #202
N. 1680081.83
E. 1708492.92
EL. 1431.32
FM 5/8 CAPPED

CP #203
N. 1680335.09
E. 1708764.65
EL. 1433.08
SM SAVMON

(m) Measured
(D) Deeded
(P) Platted
(C) Calculated
(PR) Proportioned
Set Survey Monument
Found Survey Monument
Control Point
Benchmark
Utility Pole
Water Valve
Fire Hydrant Assembly
Underground Fiber Optic Line Marker
Sanitary Sewer Manhole
Concrete or Metal Bollard
Storm Sewer Manhole
Grate Inlet
Single Pole Sign

OHC Overhead Utility Line(s)
W Water Line
GAS Gas Line
SAN Sanitary Sewer Line
STM Storm Sewer Line
Chain Link Fence
Foliage Drip Line/Edge of Timber

BENCHMARKS:

SURVEY BENCHMARK
BENCHMARK NUMBER: 600
ELEVATION= 1433.65

SQUARE CUT TOP OF CURB ON SOUTH CURB LINE OF 35TH ST N APPROXIMATELY 240.5 FEET EAST OF EXISTING DRIVE ENTRANCE CURB RETURN.

SURVEY BENCHMARK
BENCHMARK NUMBER: 601
ELEVATION= 1431.01

SQUARE CUT TOP OF NORTHERN CURB OF PROPERTY COMMONLY ADDRESSED AS 3555 N WEBB RD APPROXIMATELY 22.5 FEET N AND 116 FEET W OF EXISTING CATCH BASIN STRUCTURE.

N

GRAPHIC SCALE
40 0 40

Rev.	Date	Description	By	App.

ERIC BYRD LICENSED 22743 12/03/2024 KANSAS PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P (913) 663-1900
BHC is a subsidiary of Burnsgroup Businesses & Companies, P.A.

Prepared For:
GREEN LIGHT WEBB LLC
BRUCE ROWLEY
565 W DOUGLAS
WICHITA, KS
316-708-8918

PRIVATE PROJECTS SANITARY GARAGEDOMINIUM WICHITA, KS

KEY MAP

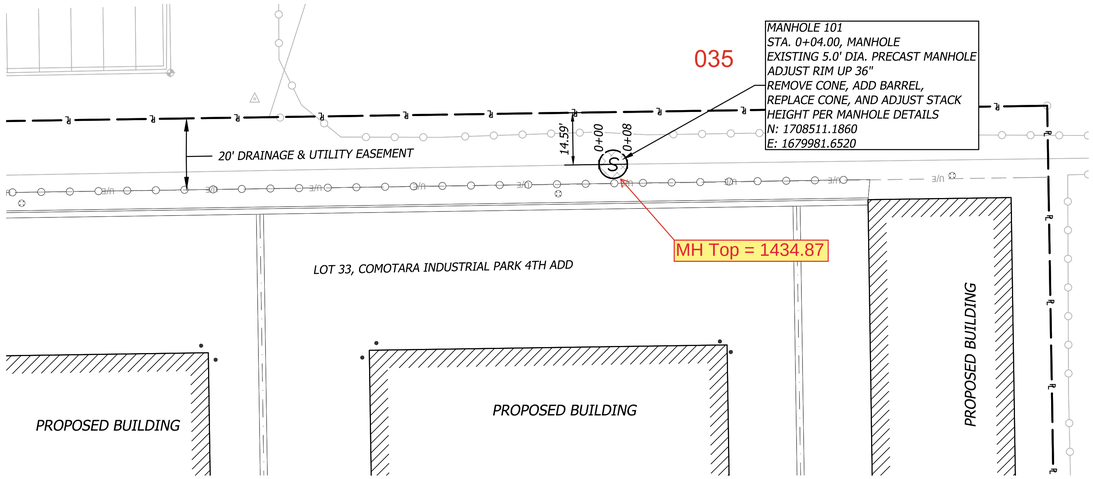
Design: CBS	Drawn: CBS
Checked: SKT	
Issue Date: 11/08/2024	
Project Number: 027736	

02

Nov 08, 2024 – 3:46pm Plotted By: catherine.small V:\043770-Garagedominium Wichita KS\04-DWG\Eng\Sheet\PPS\043770-SHTS-PPS-KEYM.dwg Layout: Genl-Info

AS BUILTS

KEMILLER ENGINEERING PA
117 E. Lewis,
Wichita, KS 67202
(316)264-0242



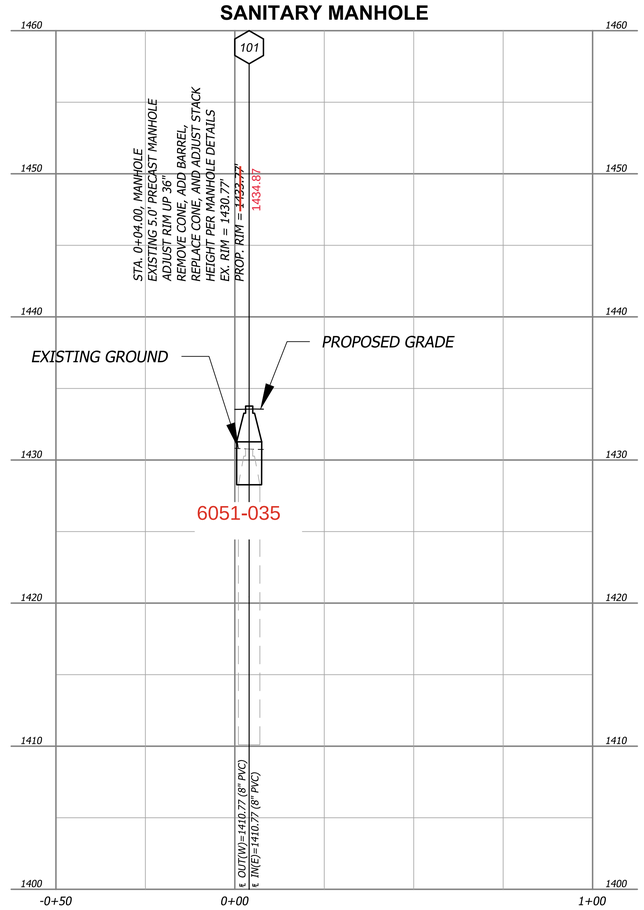
SANITARY NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR SANITARY STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.

CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR TO REPORT ANY CONFLICTS TO THE PROJECT ENGINEER.

GRAPHIC SCALE
20 0 20

SANITARY MANHOLE



PROFILE
GRAPHIC SCALE
20 0 20
4
0

Rev.	Date	Description	By	App.

ERIC BYRD LICENSED 22713 12/03/2024 KANSAS PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 643-1900
BHC is a licensed and designated company, P.A.

Prepared For:
GREEN LIGHT WEBB LLC
BRUCE ROWLEY
565 W DOUGLAS
WICHITA, KS
316-708-8918

PRIVATE PROJECTS SANITARY GARAGEDOMINIUM WICHITA, KS

MANHOLE IMPROVEMENT

Design: CBS	Drawn: CBS
Checked: SKT	
Issue Date: 11/08/2024	
Project Number: 027736	

03

Nov 08, 2024 – 3:48pm Plotted By: catherine.small V:\043770-Garagedominium Wichita KS\04-DWG\Eng\Sheet\PPS\043770-SHTS-SSWR.dwg Layout: Plan & Profile