AS-BUILT PLANS

SANITARY SEWER IMPROVEMENTS
to serve

WESLEY MEDICAL CENTER SURFACE PARKING LOT

550 N. HILLSIDE AVE.

CITY OF WICHITA, KANSAS

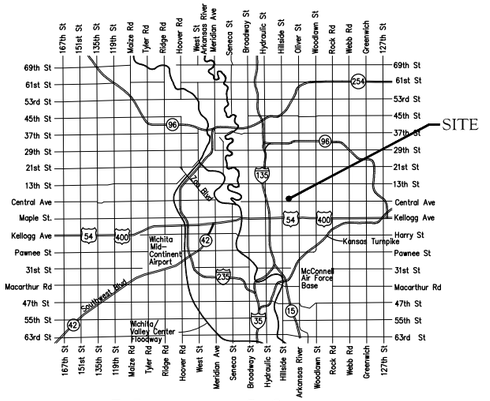
Paul Gunzelman, P.E. City Engineer

2024-034540PPS

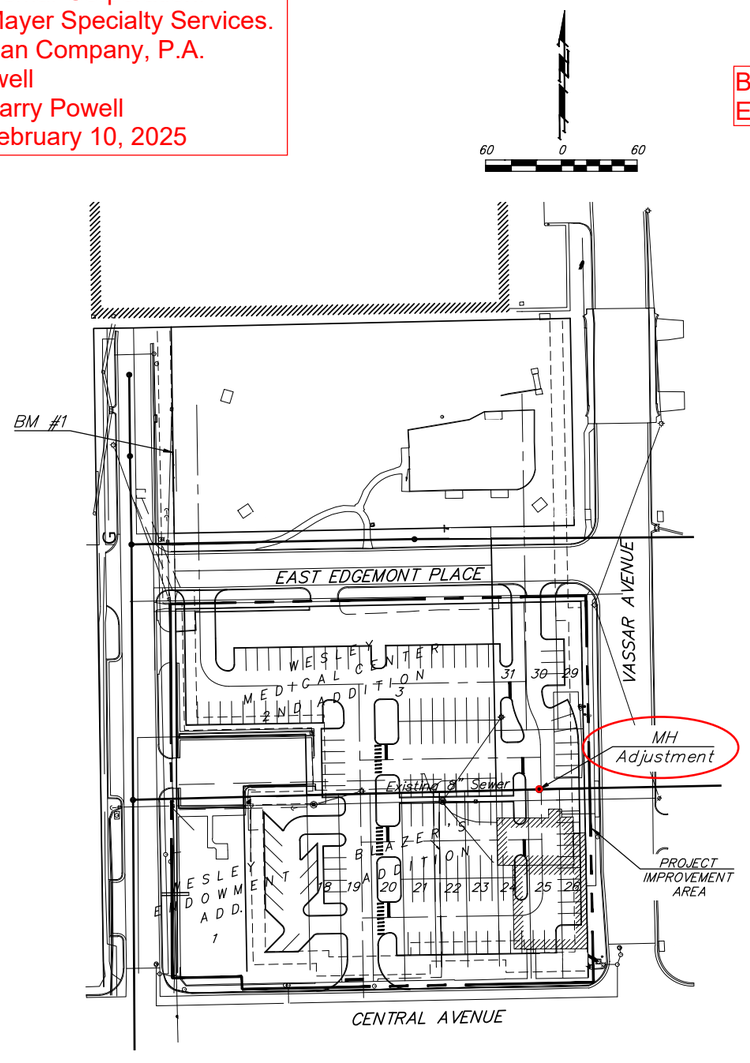
53030982

Utility Contractor: Fremar Corporation.
Lining Contractor: Mayer Specialty Services.
Inspection: Baughman Company, P.A.
Inspector: Larry Powell
As-Built Plans By: Larry Powell
February 10, 2025

BEGIN: 12-18-2024
END: 2-5-2025



Vicinity Map



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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

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 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.

5. 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 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 his 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 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.

9. 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.

10. 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.

11. All elevations shown are NAVD88.

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

13. 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.

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

15. 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 connection 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 of connect to existing manholes is incidental to the project.

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

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

18. 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.

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

20. 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.

21. 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".

22. 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.

Benchmark

BM #1: 2.5" Brass disk approximately 2.04 feet west and 124.28 feet north of the northwest corner of Lot 3, Wesley Medical Center 2nd Addition, Wichita, Kansas.
Elev. = 1333.39

MATERIALS LIST:
* Lining Material: Strong Seal

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Shawn Mellies on 12/16/24

Utilities approved by Scott Macey on 12/16/24

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.

Baughman Co. Job No.: 24-11-E973

PAUL DAVID McDONALD LICENSED 23630 12/18/2024 KANSAS PROFESSIONAL ENGINEER

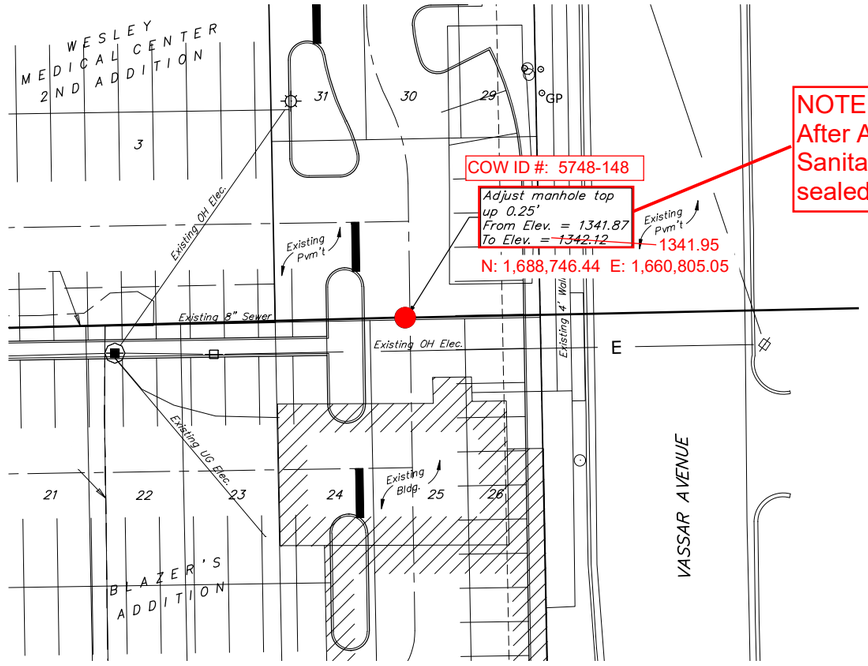
December 16, 2024

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

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BENCHMARK:
BM #1: 2.5" Brass disk approximately 2.04 feet west and 124.28 feet north of the northwest corner of Lot 3, Wesley Medical Center 2nd Addition, Wichita, Kansas.
Elev. = 1333.39

20 0 20
Scale: 1" = 20'



NOTE:
After Adjustment, Upper portion of Sanitary Sewer Manhole was sealed with "Strong Seal".

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, Evergy, (316) 261-6354
Shannon Brinkmeyer, AT&T (316) 268-2931
Travis Taylor, Cox Comm., Travis.taylor@cox.com

Red Northing (N) & Easting (E): State Plane Coordinates - Kansas Grid South - NAD83(2011), EPOCH 2023.
Elevation: NAVD88 (Geoid 18).
As-Built Survey Shot By: Baughman Company, P.A.

PAUL DAVID McDONALD LICENSED 29630 12/18/2024 KANSAS PROFESSIONAL ENGINEER

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

WESLEY MEDICAL CENTER SURFACE PARKING LOT

MANHOLE ADJUSTMENT

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 24-11-E973

DESIGN: PM DRAWN: TMS

DATE: December 2, 2024

SHEET 2 OF 5

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BLAZER'S ADDN.

TO

WICHITA, KAN.



State of Kansas } ss.
County of Sedgwick }

I, Ransom H. Brown, a Civil Engineer in said County and State do hereby certify that I have surveyed and platted Blazers Add'n and that the accompanying map is a correct exhibit of the property as platted, described as follows: Beginning at a point 330 ft. east of the South West corner of the South West 1/4 of Section 14, Township 27, Range 1 East. Thence North 397.75 ft, Thence East 752.84 ft. Thence South 397.75 ft, Thence West 752.84 ft to place of beginning. All lots are 25 x 140 feet, except lot 1 Central Ave. which is 42.84 x 140 ft, and lot 54 on Macomb Ave. which is 42.84 x 140 ft. Width of Streets, Avenues and Alley are as indicated by figures on the plat.

Ransom H. Brown.

State of Kansas } ss.
County of Sedgwick }

Know all men by these presents that I, Fred B. Churchill a single man, has caused the land described in the surveyors certificate to be surveyed and platted into lots, Avenues, Streets and Alley, to be known as Blazers Addition. The Avenues, Streets and Alley are hereby dedicated to and for the use of the public, and the lots are intended for sale.

Fred B. Churchill.

State of Kansas } ss.
County of Sedgwick }

Be it remembered that on this 6 day of June 1906 before me a Notary Public in and for said County and State came Fred B. Churchill, a single man, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same as his voluntary act and deed.

My Commission Expires Dec. 9, 1909.

J.L. Leland
Notary Public.

J. LELAND NOTARY PUBLIC SEDGWICK CO. KANS.

ENTERED ON TRANSFER RECORD. JUN 6 1906 C.N. CARTWRIGHT CO. CLERK

State of Kansas } ss.
County of Sedgwick } This is to certify that this instrument was filed for record in my office at 3:25 o'clock P.M. June 6, 1906, and is duly recorded in Book T Page 23.

By Clara Udegraff-Foulke Deputy. W.L. Appling Register of Deeds.

I, H.I. Merrill, Register of Deeds of Sedgwick County Kansas, hereby certify that the above is a true and correct copy of the plat of Blazer's Add'n to Wichita, Kan; that the original, of which above is a copy, is on file in my office, and that I have the legal custody thereof. Witness my hand and the seal of my office this 6 day of May A.D. 1912.

H.I. Merrill
Register of Deeds.

State of Kansas }
County of Sedgwick } ss.

This is to certify that this instrument was approved by the City Council on the 6th day of June A.D. 1906.

E.L. Leland
Act'g City Clerk.

CITY OF WICHITA SEDGWICK COUNTY, KANS.

FOR REFERENCE ONLY
NOT TO SCALE

PAUL DAVID McDONALD LICENSED 23830 12/18/2024 KANSAS PROFESSIONAL ENGINEER

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

WESLEY MEDICAL CENTER
SURFACE PARKING LOT

COPY OF PLAT

SANITARY SEWER IMPROVEMENTS

PROJECT NUMBER: 24-11-E973

DESIGN: DRAWN:

DATE: November 20, 2024

SHEET 5 OF 5

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