

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	1-800-246-6464
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
Westar Energy	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 and 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 would 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 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 field grades by the contractor.

24. 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.

25. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the project engineer 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.

26. All elevations shown are NAVD 88.
27. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
28. City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.
29. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers. Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.

30. 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.

31. Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.
32. Contractor shall provide positive drainage away from all manhole covers.
33. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

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

35. The Contractor shall prevent from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

36. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

37. Contractor shall grade around exposed manholes at a 1:1 slope. Manholes set lower than existing grade shall have a 9" berm constructed around manhole to prevent infiltration into sanitary sewer system. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole.

38. All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):

Seed: Kansas Premium Fescue Blend:8 lbs/1000 sq. ft.
Mulch: Prairie Hay: 2 tons/acre
Fertilizer: 12-24-12: 850 lbs./acre

All costs associated with seeding, mulching, and fertilizing shall be included in bid term "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.

39. 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.

40. All existing and proposed erosion control measures including silt fences, 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 "Site Restoration".

41. See the City of Wichita Construction Specifications for construction, installation requirements for this project.

Benchmarks

Site Benchmark - 1
" " chiseled on top of sidewalk, SW corner of site
Elevation = 1336.85 (NAVD 88)

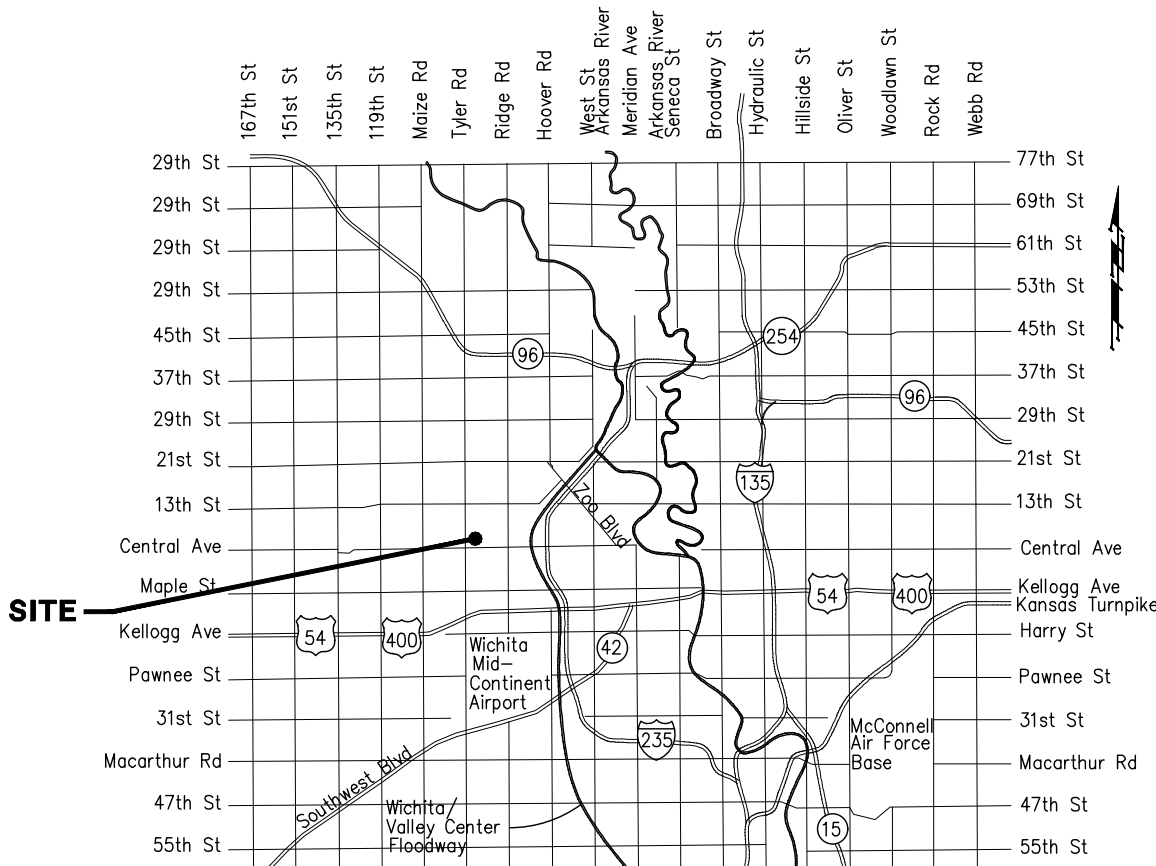
Site Benchmark - 2
"+ " chiseled on top of curb, ±200' east of SE corner of site
Elevation = 1336.14 (NAVD 88)

Accepted & Released: 7/15/2025

SANITARY SEWER
to serve

Tyler Acres 5th Addition
8650 W Central Parcel A of Lot 1
Wichita, KS

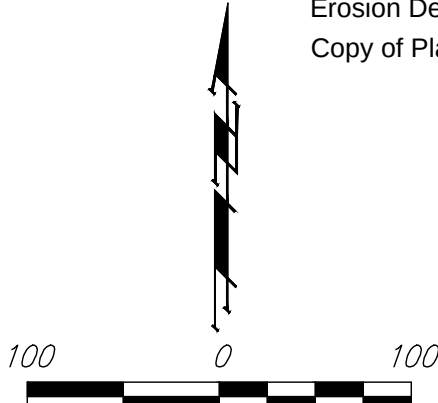
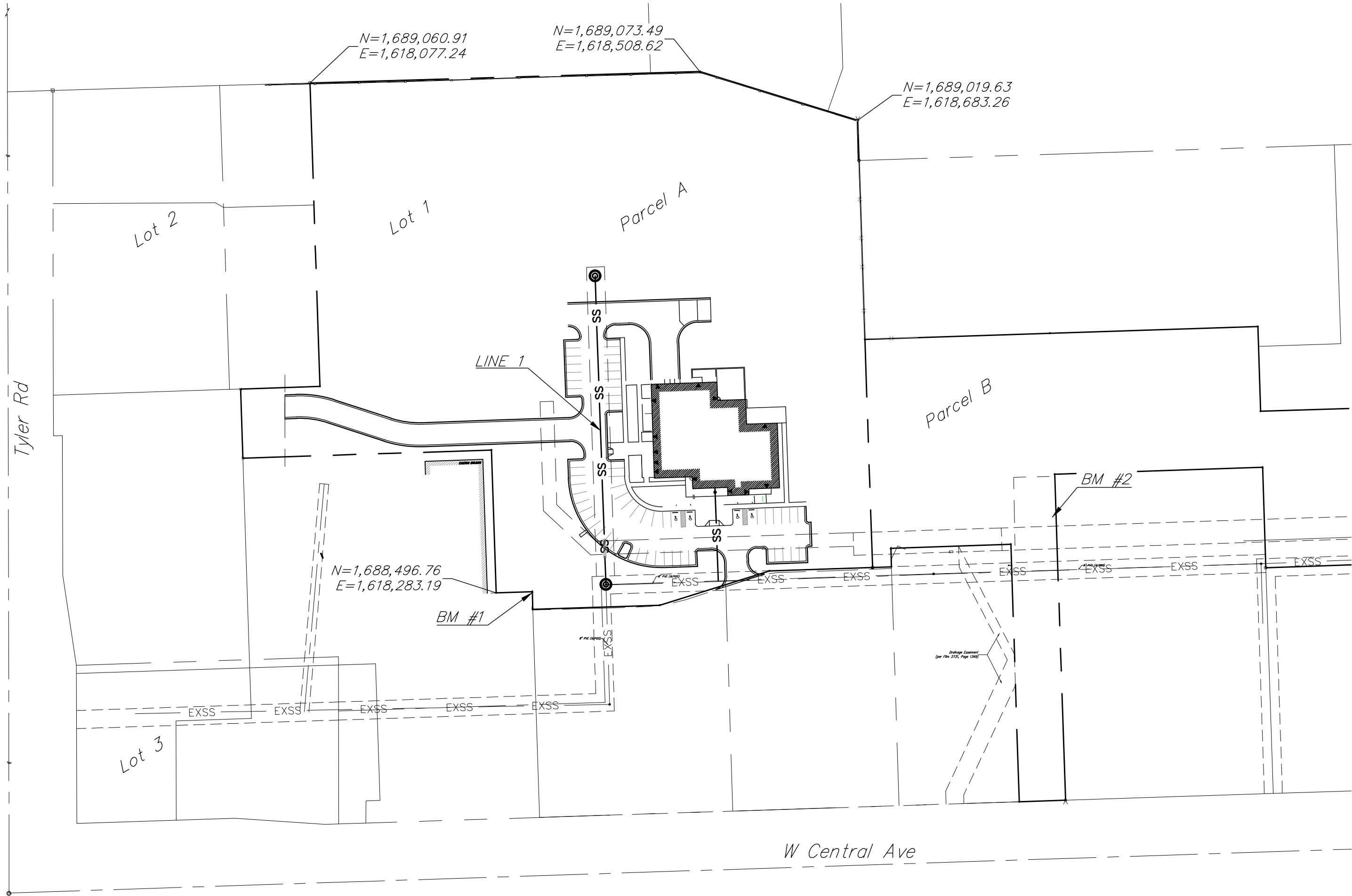
Paul Gunzelman, P.E. City Engineer
2025-004896PPS
(53030982)



Vicinity Map

Sheet Index

Title Sheet	1
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Erosion Control Plan	3
Manhole Detail	4
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APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Shawn Mellies on 04/07/2025

Utilities approved by Scott Macey on 04/07/2025

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.

AS BUILTS

Contractor:

Apex

7/11/2025

Project Inspector:

Larry Gann

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

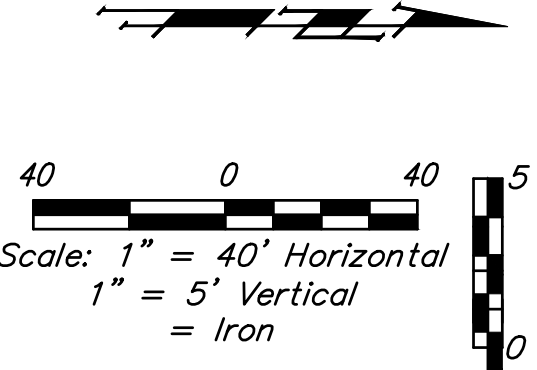
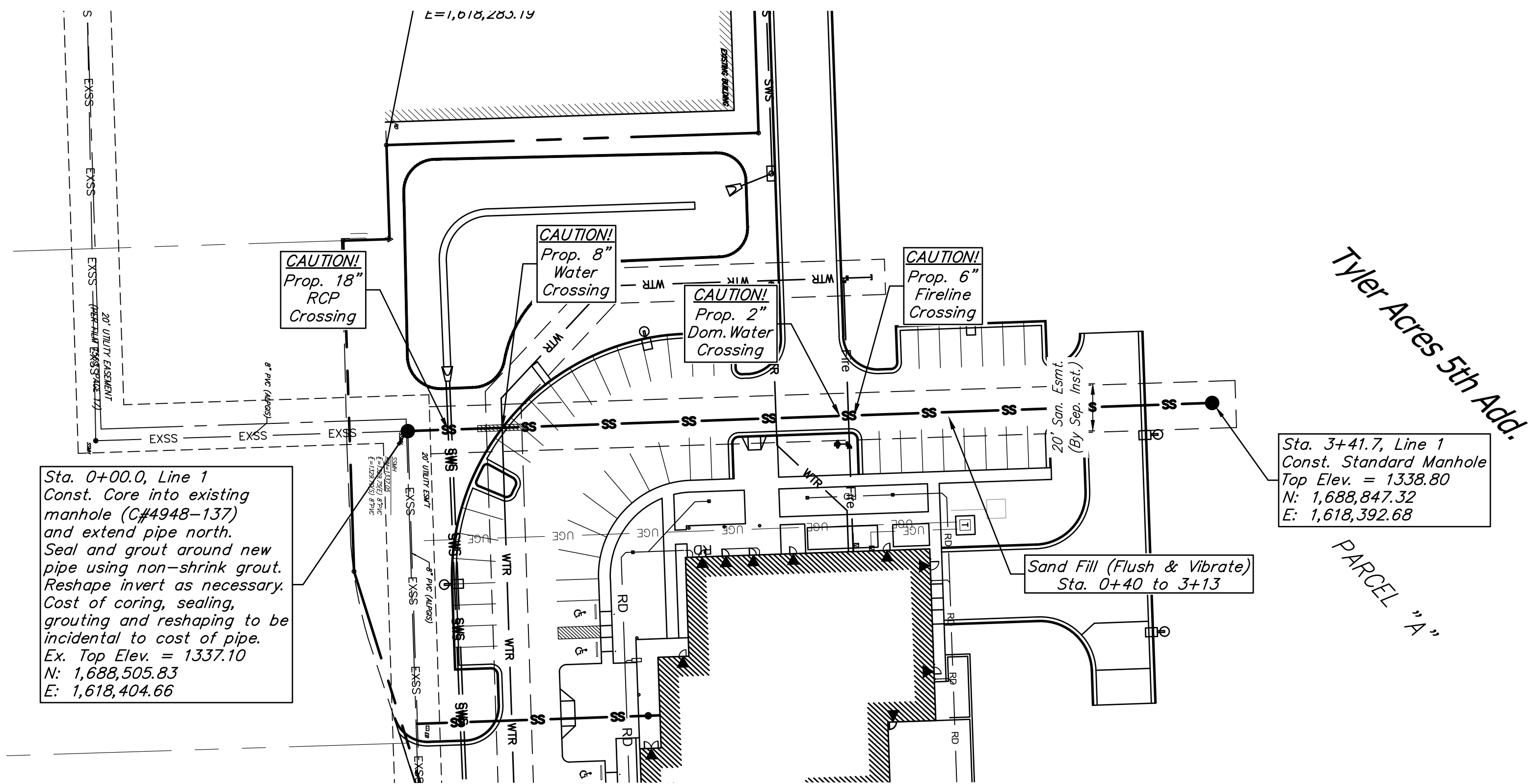


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Apr. 7, 2025

BENCHMARKS:

- Site Benchmark - 1
"BX" chiseled on top of sidewalk, SW corner of site
Elevation = 1336.85 (NAVD 88)
- Site Benchmark - 2
"X" chiseled on top of curb, ±200' east of SE
corner of site
Elevation = 1336.14 (NAVD 88)

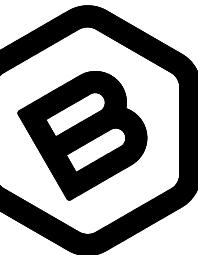
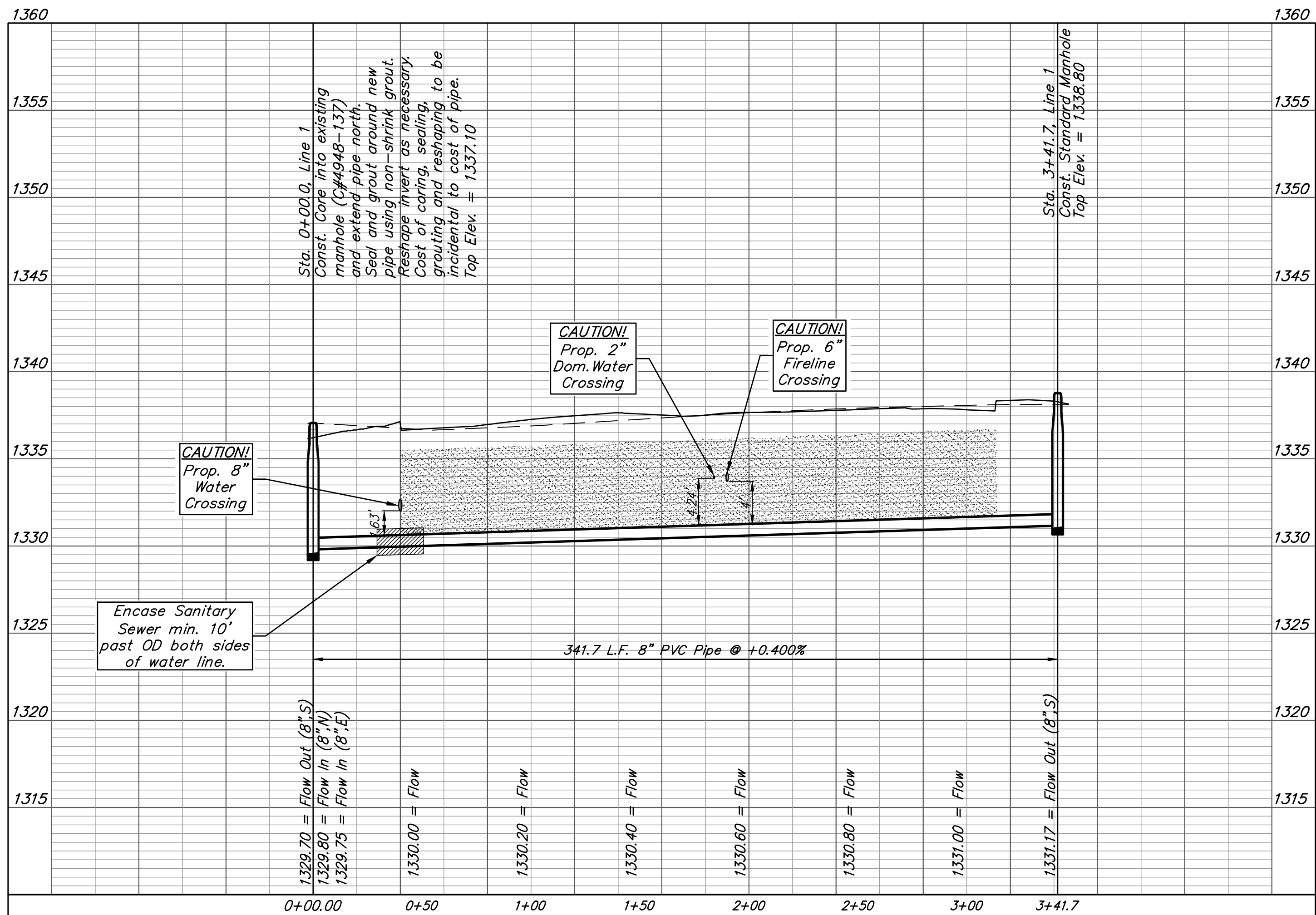


AS BUILTS

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ENGINEERING PA

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**BAUGHMAN
COMPANY**

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

Tyler Acres 5th Addition

Line 1

Sanitary Sewer
Improvements

PROJECT NUMBER:
22-07-E249

DESIGN: PSB DRAWN: PDM

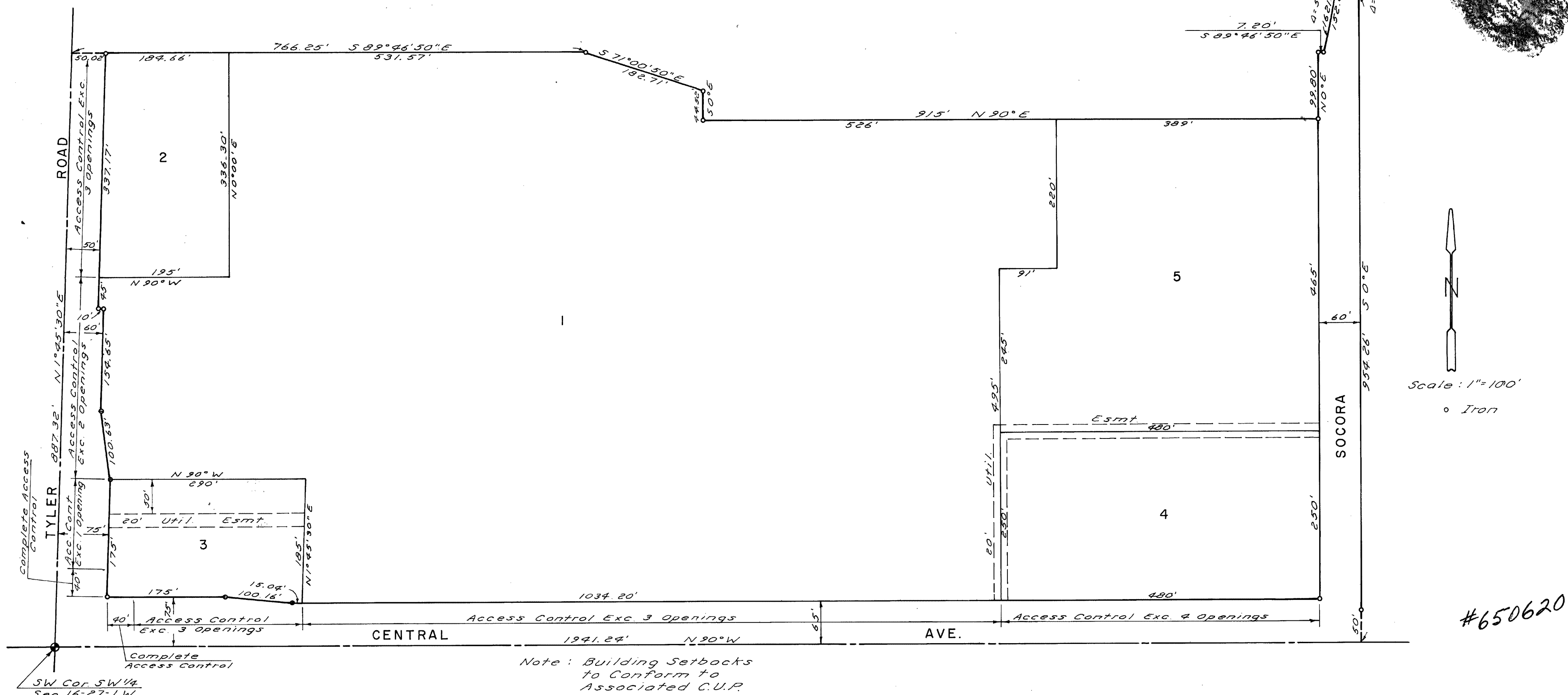
DATE: Jan. 23, 2025

SHEET
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TYLER ACRES FIFTH ADDITION

WICHITA, KANSAS



This plat of "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, Dated this 17th day of MARCH, 1982.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lakin Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 14th day of JUNE, 1983.

Margaret Wright
Donald E. Gragg
Tom Scott
Barth C. White

FOR REFERENCE ONLY
NOT TO SCALE

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Sedgwick County, Kansas, this 2nd day of September, 1983.

Donald E. Gragg Chairman
Donald E. Gragg Commissioner
Tom Scott Commissioner
Barth C. White County Clerk

Entered on transfer record this 2nd day of September, 1983.

Barth C. White County Clerk

State of Kansas 3 S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of that part of Block 2, Tyler Acres First Addition an addition in Sedgwick County, Kansas, lying south of a line 160 feet north and parallel to the south line of said SW 1/4, and including Delano Ave now vacated, and being a replat of all of Tyler Acres Second and Fourth Additions, Wichita, Kansas, and part of the SW 1/4 of Section 16, T8S, R1W, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the SW corner of said SW 1/4, thence N 1/4 S 30° E, along the west line of said SW 1/4, 887.32 feet to the SW corner of Ascension Lutheran Church Addition, Wichita, Kansas; thence along the south line of said addition, bearing S 89° 46' 30" E, 766.25 feet; thence S 71° 00' 50" E, 182.71 feet; thence S 0° 00' 00" E, 44.52 feet; thence N 90° 00' 00" E, 915 feet; thence N 0° 00' 00" E, 99.80 feet; thence S 89° 46' 30" E, 7.20 feet to the center line of Socora Lane, thence along said center line with a curve to the left with a radius of 182.78 feet, a central angle of 5° 22' 13", on arc distance of 152.05 feet and a long chord of 151.99 feet bearing N 9° 29' 27" E, to the south line of School St.; thence along said south line, bearing S 89° 46' 30" E, 30.66 feet; thence along a curve to the left with a radius of 970 feet, a central angle of 4° 27' 02", on arc distance of 75.38 feet and a long chord of 75.36 feet bearing S 2° 13' 35" W, thence S 0° 00' 00" E, 954.26 feet to the south line of said SW 1/4; thence along said south line, bearing N 90° 00' 00" W, 1941.24 feet to the point of beginning, including that part taken for Central Ave. and Tyler Rd. and Socora Lane being vacated by virtue of K.S.A. Supp. 12-512(b). The easement granted by BK 69, 1983, is being vacated by virtue of K.S.A. 1983 Supp. 12-512(b). Baughman Company, P.A.

William L. Korber Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described described in the surveyors certificate to be platted into lots and streets to be known as "TYLER ACRES FIFTH ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Tyler Rd. and Central Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Central Ave. at three locations and to Tyler Rd. at two locations; Lot 2 shall have access to Tyler Rd. at three locations; Lot 3 shall have access to Central Ave. at three locations over the east 650.04 feet and to Tyler Rd. at one location over the north 135 feet; and Lot 4 shall have access to Central Ave. at four locations, all of the above locations to be determined by the City Engineer. Edward T. Neville and Rita A. Neville, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville

Edward T. Neville
Rita A. Neville
Edward T. Neville
Rita A. Neville

State of Kansas 3 S.S. The foregoing instrument Sedgwick County 3 S.S. The foregoing instrument was acknowledged before me this 22nd day of March, 1983, by Edward T. Neville and Rita A. Neville, his wife, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville

Mark A. Lakin Notary Public
Mark A. Lakin Notary Public

We, the First National Bank in Wichita, holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

First National Bank in Wichita

James F. Robinson Vice President

State of Kansas 3 S.S. The foregoing instrument was acknowledged before me this 22nd day of March, 1983, by the First National Bank in Wichita, by *R. J. Mosier* Vice President

Mary E. Kettner Notary Public
Mary E. Kettner Notary Public

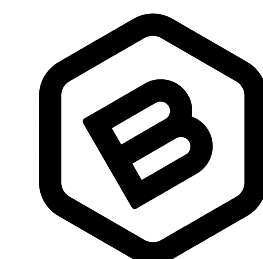
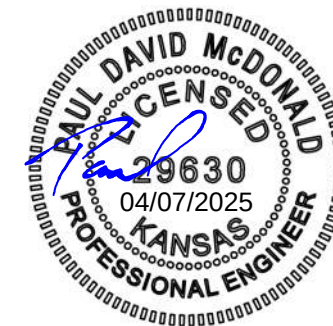
We, the Southwestern Life Insurance Co., holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

Southwestern Life Insurance Co.

James F. Robinson Vice President

State of Texas 3 S.S. The foregoing instrument was acknowledged before me this 15th day of November, 1982, by Southwestern Life Insurance Co. by *James F. Robinson* Vice President

James F. Robinson Notary Public
James F. Robinson Notary Public



BAUGHMAN
COMPANY

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

Tyler Acres 5th Addition

Erosion
Control Details

Sanitary Sewer
Improvements

PROJECT NUMBER:
22-07-E249

DESIGN: PSB DRAWN: PDM

DATE: Jan. 23, 2025

SHEET 11 OF 11