

GENERAL NOTES

1. THE CONSTRUCTION OF THIS PROJECT IS TO BE IN ACCORDANCE WITH THE CITY OF WICHITA'S STANDARD SPECIFICATIONS AND DETAILS AS PREVIOUSLY APPROVED AND PLACED ON FILE WITH KDHE UNDER KDHE PROJECT NO. 31805.
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 | 800-246-8464 |
| BLACK HILLS ENERGY (GAS) | 800-694-8989 |
| CITY OF WICHITA WATER & SEWER | 316-219-8921 |
| CITY OF WICHITA STORMWATER | 316-268-4090 |
| CITY OF WICHITA TRAFFIC | 316-268-4034 |
| COX COMMUNICATIONS (CABLE) | 888-249-3530 |
| EVERGY | 800-544-4857 |
| KANSAS GAS SERVICE (GAS) | 888-482-4950 |
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 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.
9. THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND DAWNITA REINHARDT AT 650-0740 WITH THE CITY OF WICHITA WITH THE ANTICIPATED CONSTRUCTION START DATE AND DATE 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 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 CONTRACTOR'S 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, CURB, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY 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.
15. CITY MAINTENANCE OF SANITARY SEWER MAINS ENDS AT THE LAST STRUCTURE WITHIN THE EASEMENT OR RIGHT-OF-WAY.
16. 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.
17. MAINTAIN A MINIMUM OF 2-FOOT VERTICAL SEPARATION BETWEEN ALL WATER LINES (MAINS AND SERVICES) AND ALL GRAVITY SANITARY SEWER LINES (MAINS AND SERVICES) AT CROSSINGS. ALL SEPARATION DISTANCES ARE TO BE MEASURED FROM EDGE-TO-EDGE, AT THE CLOSEST POINT.
18. 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.
19. FOLLOW THE LINK BELOW FOR CONSTRUCTION DETAILS ON SPECIFIC CITY OF WICHITA STANDARD DETAILS: <https://www.wichita.gov/613/Project-Development-Construction-Resource>
20. CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
21. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
22. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUND SHALL BE CONSTRUCTED WITH NEW DEVELOPMENT A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
23. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
24. 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 CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL BORE 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.
25. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
26. THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS FLOW OF SEWAGE THROUGH CONSTRUCTION. CONTRACTOR'S 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.
28. ANY OVER EXCAVATION FROM MANHOLE AND PIPE REMOVAL SHALL BE BACKFILLED WITH AB-3 COMPACTED TO 90-95% ASTM D698.
29. WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACT". THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS, AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
30. 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.
31. DEVELOPER FOR THIS PROJECT IS:
HOOVER ROAD LLC
1717 N WATERFRONT PARKWAY
WICHITA, KS, 67206
JOHNNY STEVENS
316-636-2100

SANITARY SEWER

TO SERVE

WEST TOWNE INDUSTRIAL 2ND ADD.

THE CITY OF WICHITA, KANSAS
PAUL GUNZELMAN, P.E. - CITY ENGINEER

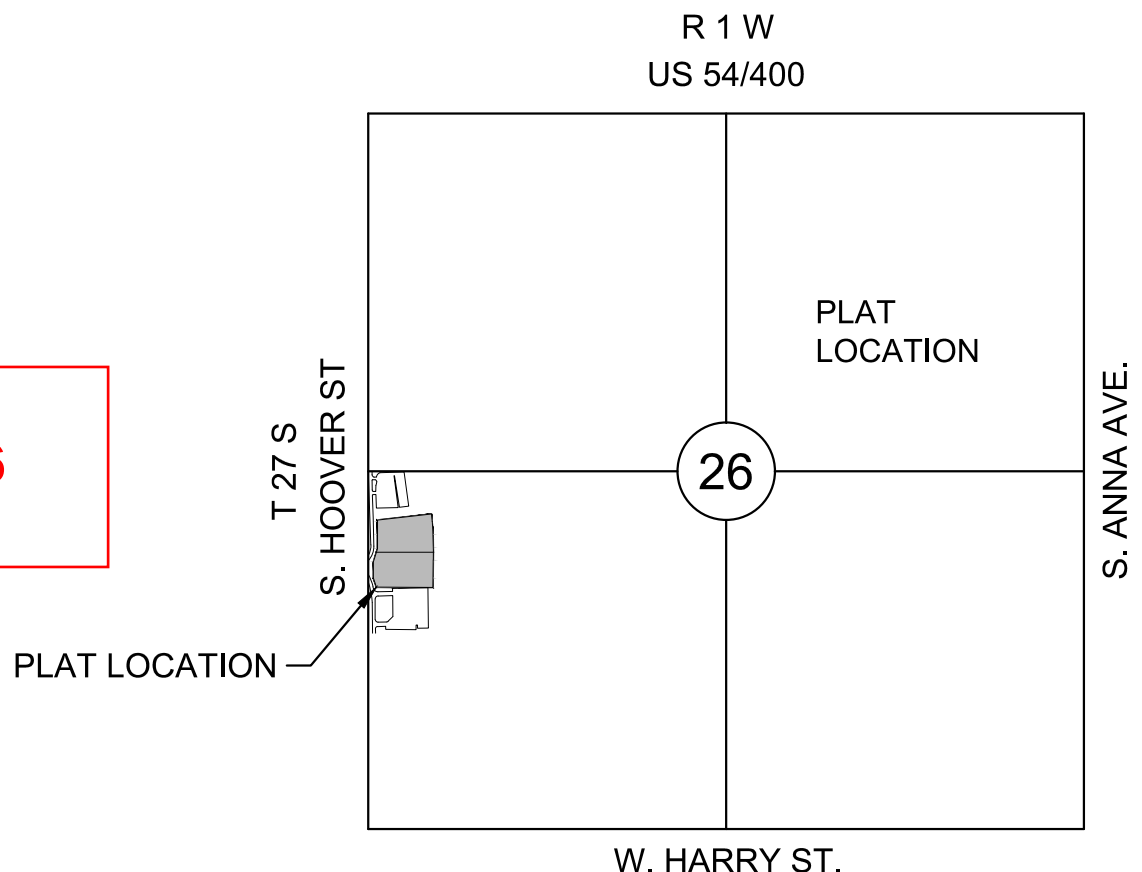
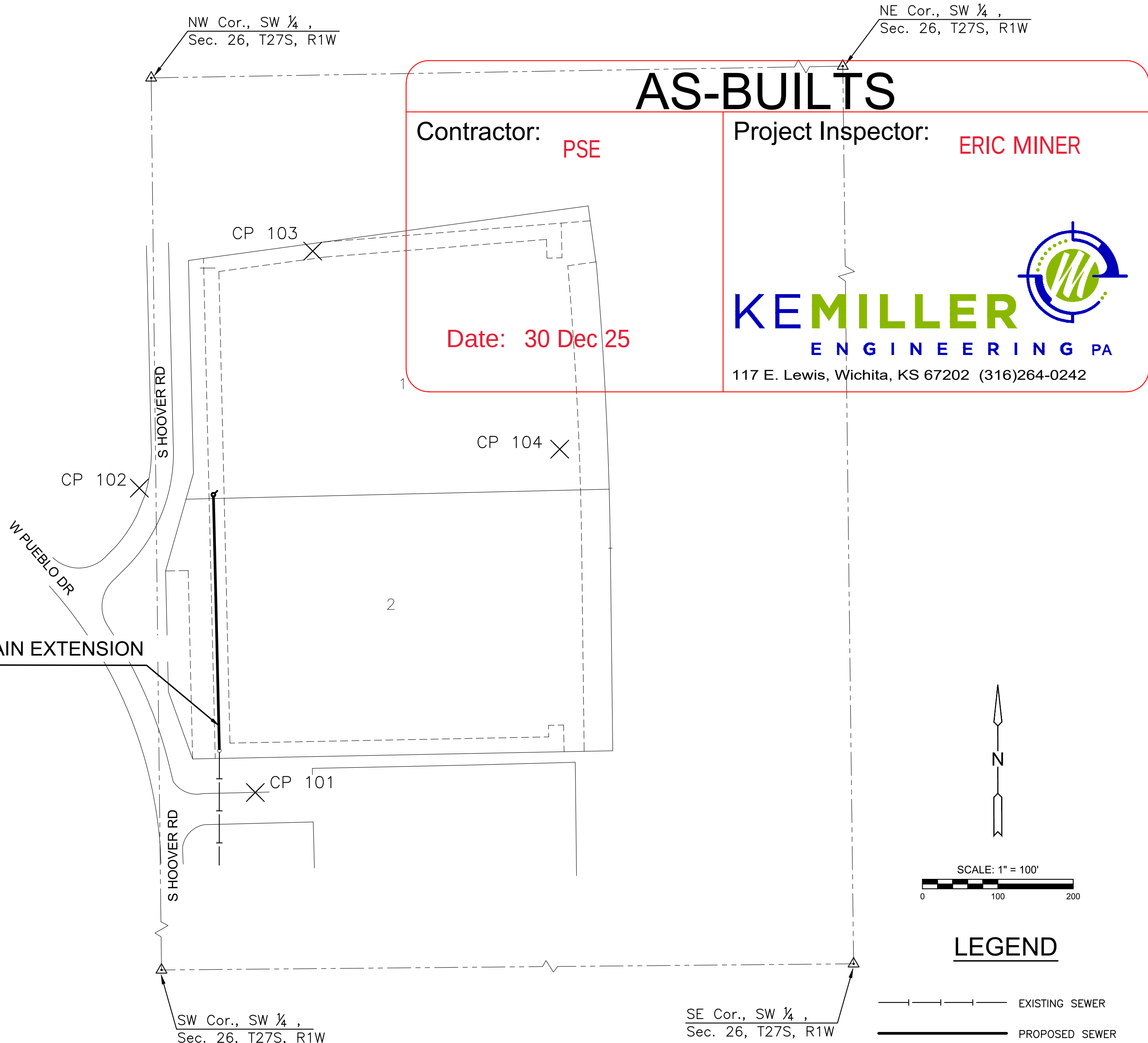
PROJECT NO. 2025-025771PPS

ORG CODE 53030982

Construction Begin: Dec 22, 2025
Construction Complete: Jan. 6, 2026

5146C
SWI-08

Accepted & released: Jan 26, 2026



VICINITY MAP

SCALE: NTS

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	SS LINE 1
03	COORDINATE MAP
04-05	SANITARY DETAILS
06-11	BMP SHEETS

BENCHMARKS/CONTROL POINTS

Datum:
The Horizontal Datum is based on Kansas South NAD83 Grid.
The Vertical Datum is NAVD88.

Control Points:

CP 101
N: 1679383.55 E: 1628644.07 EL: 1306.75
Chiseled "X" in chiseled square on T.C. Approximately 82 feet East and 46 feet South of the Southwest corner of Lot 2, Block 1, West Towne Industrial 2nd

CP 102
N: 1679787.31 E: 1628490.22 EL: 1310.82
Number Four Rebar. West side of Hoover. Approximately 62 feet West and 15 feet North of the Southwest corner of Lot 1, Block 1, West Towne Industrial 2nd

CP 103
N: 1680101.58 E: 1628720.27 EL: 1314.03
Number Four Rebar. Approximately 165 feet East of the Northwest corner of Lot 1, Block 1, West Towne Industrial 2nd

CP 104
N: 1679838.93 E: 1629047.96 EL: 1309.40
Number Four Rebar. Approximately 64 feet West and 55 feet North of the Southeast corner of Lot 1, Block 1, West Towne Industrial 2nd

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Bethany Mally on 10/16/25

Utilities approved by Scott Macey on 10/16/25

NOTE TO CONTRACTORS

Public Property:

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 is required on-site.



SANITARY SEWER SYSTEM IMPROVEMENTS

WEST TOWNE INDUSTRIAL 2ND ADD.

TO SERVE LOT 1

TITLE SHEET

PROJECT NO.
2025-025771PPS

SCALE
1"=100'

DRAWN	DESIGNED	CHECKED
TAW	TAW	SPE

NO.	REVISION	DATE
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SHEET NO.
C-101
01 OF 11



KEMILLER
ENGINEERING PA

(316)264-0242

EXISTING SS MH
MH TOP=1304.07
FL OUT=1293.10 (8"S)
FL IN=1293.44 (8"N)

183

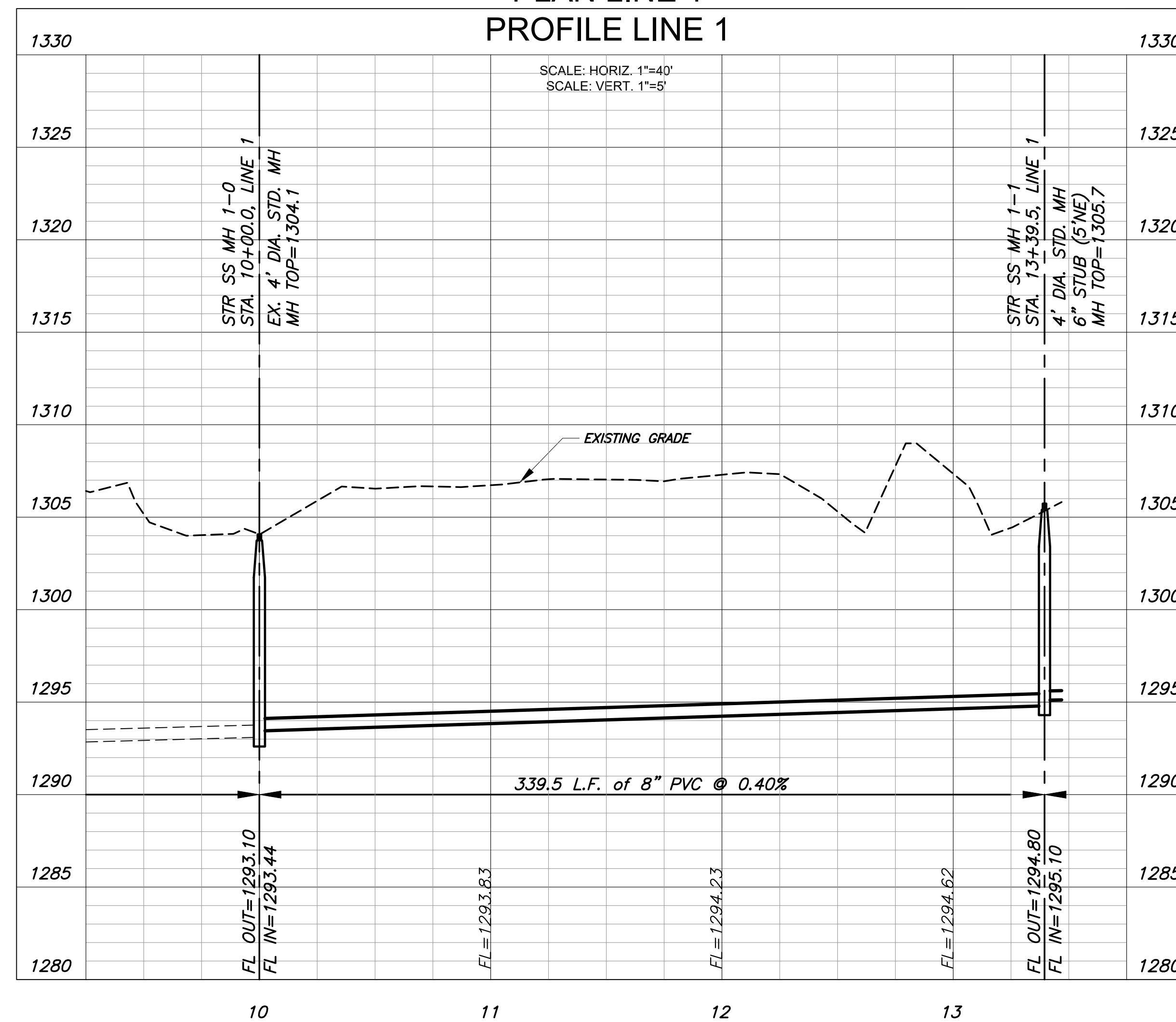
SS MH 1-0
N=1679439.03, E=1628596.46
STA. 10+00.0, LINE 1
REMOVE STUB AND REPAIR MH
WALL. CORE DRILL AND CONNECT
TO EXIST. MH RESHAPE INVERT
AS NECESSARY.
TOP=1304.1

2

SS MH 1-1
N=1679778.43, E=1628588.47
STA. 13+39.5, LINE 1
INSTALL 4' DIA. STD. MH
6" STUB (5'NE)
TOP=1305.7

TOP: 1305.78
FL 1294.75 IN
FL Per Plan OUT

5146-205



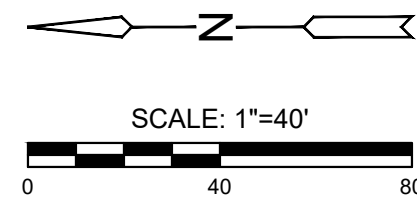
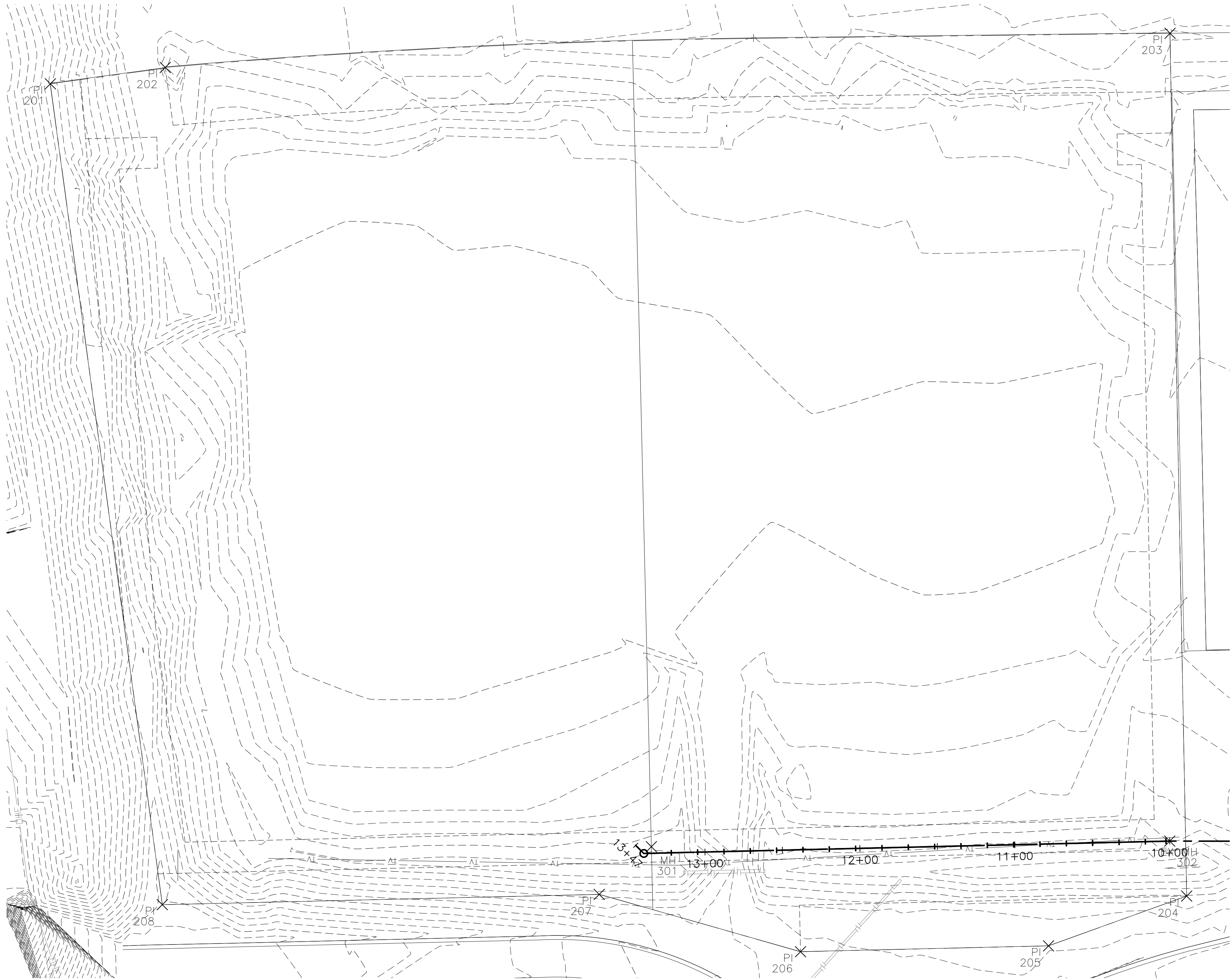
IO SERVE LOI 1

EET NO.

C-102
2 OF 11

J:\PROJECTS\2024\2401010763_STEWENS_WEST TOWNE IND AND LOTS 1 AND 2\00 240753 CAD\SHS\05 CIVIL\SAN240753_05_C-103.DWG
PLOTTED Friday, October 17, 2025 @ 09:02AM

J:\PROJECTS\2024\2401010763_STEWENS_WEST TOWNE IND AND LOTS 1 AND 2\00 240753 CAD\SHS\05 CIVIL\SAN240753_05_C-103.DWG



SANITARY POINTS			
Point #	Northing	Easting	Desc.
301	1679773.53	1628592.84	MH
302	1679439.03	1628596.46	EX MH

PLAT POINTS			
Point #	Northing	Easting	Desc.
201	1680161.38	1629085.38	PI
202	1680087.25	1629095.94	PI
203	1679438.80	1629117.99	PI
204	1679428.09	1628560.96	PI
205	1679517.23	1628528.80	PI
206	1679677.27	1628525.04	PI
207	1679807.19	1628562.04	PI
208	1680089.15	1628555.41	PI

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SANITARY SEWER SYSTEM IMPROVEMENTS

WEST TOWNE INDUSTRIAL 2ND ADD.

TO SERVE LOT 1

COORDINATE MAP		
PROJECT NO.		
2025-025771PPS		
SCALE		
1"=40'		
DRAWN	DESIGNED	CHECKED
TAW	TAW	SPE
NO.	REVISION	DATE
SHEET NO.		
C-103		
03 OF 11		