AS-BUILT PLANS

SANITARY SEWER

to serve 13800 E Harry

TGC Addition

Wichita, KS

Paul Gunzelman, P.E. City Engineer
2025-008226PPS
(53030982)

4MC-SC

6346B

BAUGHMAN JOB #: 25-06-E154

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.

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 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.

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. City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.

14. 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.

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 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.

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

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

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

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

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

22. 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.

23. 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.

24. 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.

25. 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".

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

Benchmarks

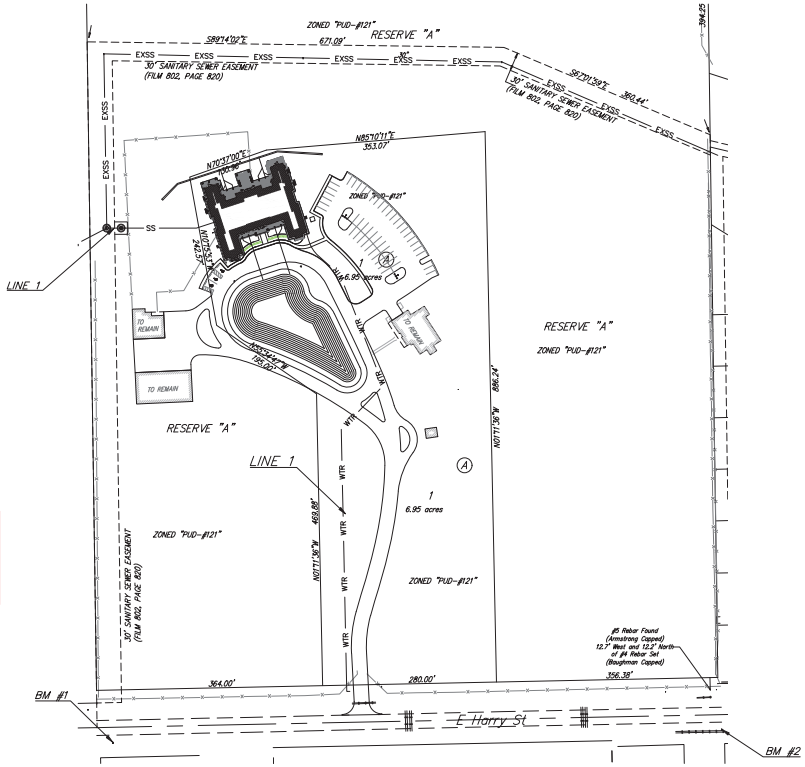
Site Benchmark - 1
Rebar #4 at N 1678460.29, E1694305.47
Elevation = 1316.05 (NAVD 88)

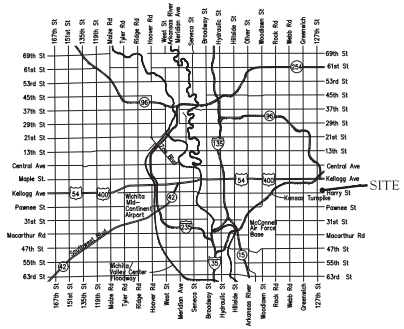
Site Benchmark - 2
"X" chiseled on top of culvert pipe at N 1678481.08, E1695285.83
Elevation = 1315.04 (NAVD 88)

Control Points used for GPS As-Built Survey Shots.

Utility Contractor = Fremar Corporation.
Construction Staking = Baughman Company.
Inspection = Baughman Company.
Inspector = Fred Smith.
As-Built Plans by: Larry Powell
10-13-2025

Structures = Wichita Concrete Pipe.
Frame + Lid = Deeter.
8" PVC Pipe = Westlake.





Vicinity Map

Sheet Index

Title Sheet	1
Line 1	2
Erosion Control Plan	3
Manhole Detail	4
Manhole Lid Detail	5
Erosion Details	6-10
Copy of Plat	11

Begin Construction = 8-25-2025
End Construction = 9-12-2025

100 0 100

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Shawn Mellies on 04/21/2025

Utilities approved by Scott Macey on 04/21/2025

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.

PAUL DAVID McDONALD LICENSED 26830 04/21/2025 KANSAS PROFESSIONAL ENGINEER

Apr. 21, 2025

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

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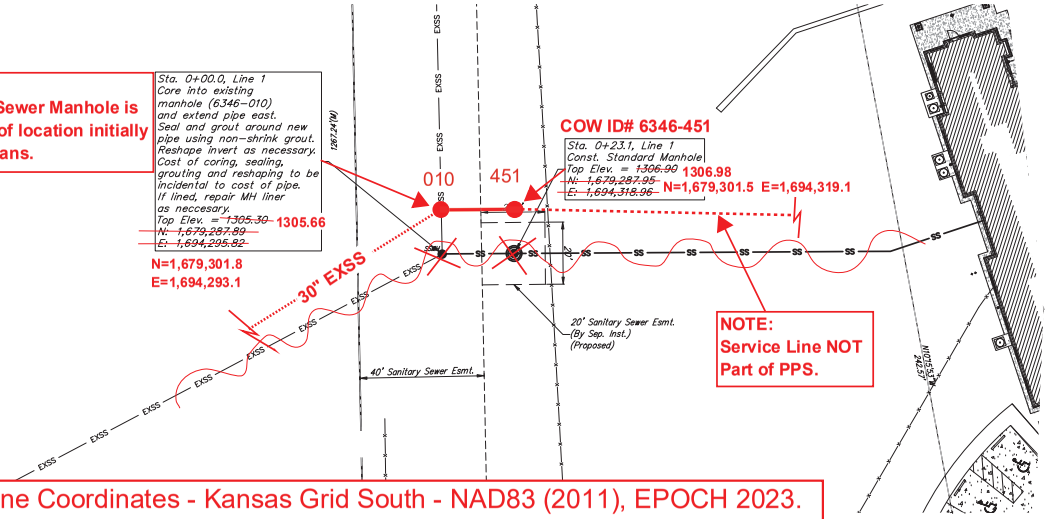
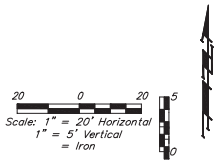
BENCHMARKS:
Site Benchmark - 1
Rebar #4 at N 1678460.29, E1694305.47
Elevation = 1316.05 (NAVD 88)

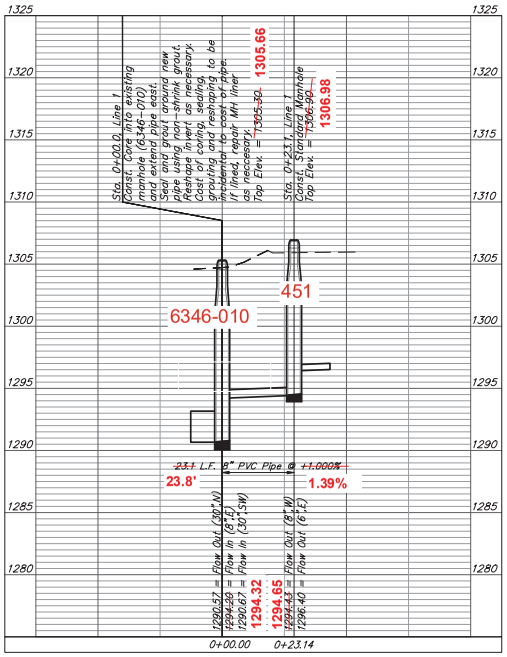
Site Benchmark - 2
"X" chiseled on top of culvert pipe at N
1678481.08, E1695285.83
Elevation = 1315.04 (NAVD 88)

NOTE:
Existing Sanitary Sewer Manhole is actually 14' North of location initially shown on these plans.





Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
Elevations: NAVD88 (Geoid 18).
As-Built Survey Shots By: Baughman Company, P.A.



PAUL DAVID McDONALD
LICENSED
29630
04/21/2025
KANSAS
PROFESSIONAL ENGINEER

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

TGC Addition

Line 1

Sanitary Sewer Improvements

PROJECT NUMBER: 24-12-E986

DESIGN: PDM DRAWN: PDM

DATE: Apr. 21, 2025

SHEET 2 OF 11

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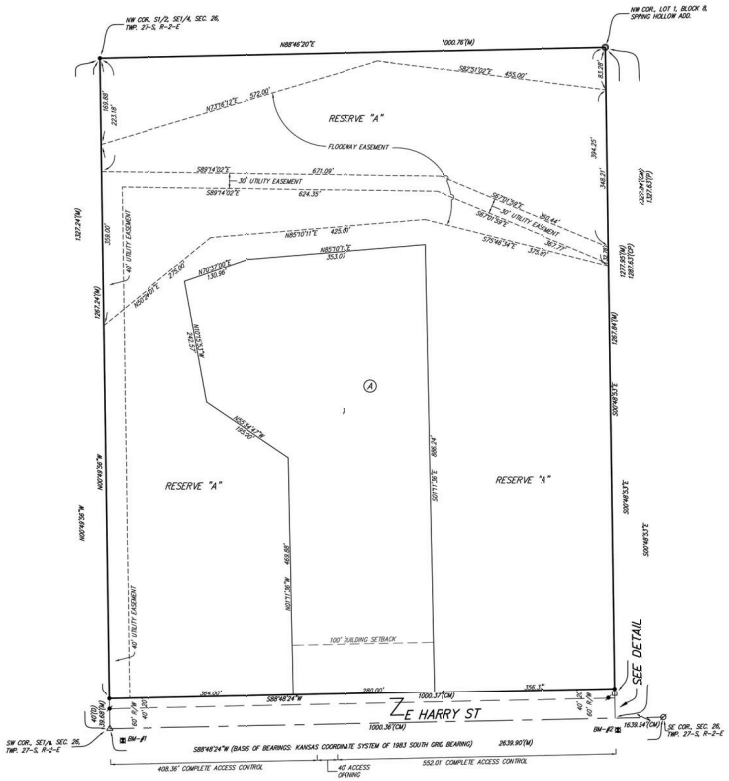
TGC ADDITION
SEDGWICK COUNTY, KANSAS



0 100 200
Scale: 1" = 100'

● = #4 REBAR w/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR w/ "SAVIO" CAP (FOUND)
■ = #5 REBAR w/ "MINCTRONIC" CAP (FOUND)
□ = 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
△ = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
Ø = 3/4" IRON PIPE IN THIMBLE (FOUND) (ORIGIN UNKNOWN)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED FROM MEASURED INFO.
(CP) = CALCULATED FROM PLATTED INFO.

BENCHMARK:
BM-#1: #4 REBAR, SOUTH SIDE OF E HARRY ST., 14.8'± EAST AND 24.1'± SOUTH OF SW COR., SE1/4, SEC. 26, TWP. 17-S, R-2-E.
ELEV. = 1316.05 NAVD88

BM-#2: "X" SET, SOUTH SIDE OF E HARRY ST., 5.1'± EAST AND 73.5'± SOUTH OF SW COR., LOT 1, BLOCK 1, SPRING HOLLOW 3RD ADDITION.
ELEV. = 1315.04 NAVD88

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER THE HARRY STREET PLANNED UNIT DEVELOPMENT PUD-#21.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	A	1318.1

DETAIL
(NO SCALE)

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this_____day of_____, _____, by _____, _____of Central National Bank, on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp. _____

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

State of Kansas)
Sedgwick County) SS
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TGC ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the South Half of the West 60 acres of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the South 40 feet thereof for road TOGETHER WITH that part of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Southwest corner of the East 50 acres of the South Half of said Southeast Quarter; thence North 1,327.63 feet to the Northwest corner of said East 50 acres; thence West 16.05 feet to the Northeast corner of the South Half of the West 60 acres of said Southeast Quarter; thence South along the East line of said South Half of the West 60 acres 1,327.59 feet to the South line of said Southeast Quarter; thence East along the South line of said Southeast Quarter to the point of beginning.

Existing public easments, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

PRESTON A. STEWART LICENSED LS-1386 KANSAS LAND SURVEYOR

_____, Surveyor
Preston A. Stewart, P.S. #1386

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, a Street, and a Reserve to be known as "TGC ADDITION", Sedgwick County, Kansas. No signs, light poles, private drainage systems, masonry fences, masonry trash enclosures or other structures shall be located within public utility easements unless a Use of Easement Permit is obtained from the City of Wichita Public Works & Utilities Department. The floodway easement is hereby granted to the public as indicated for flood protection purposes and preserving the natural drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, agricultural uses and agricultural structures, terms, floodplain and floodway, walking paths, and utilities as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserve shall be binding on any owners, successors, heirs, or assigns. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve "A". The berms cannot impact access to or bury manholes, water valves, and/or water meters. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

13800 LLC, a Kansas limited liability company

_____, Managing Member
Nicholas James Esterline

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this_____day of_____, 2024, by Nicholas James Esterline, Managing Member of 13800 LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TGC ADDITION", Sedgwick County, Kansas.

Central National Bank

_____
(Title)

This plat of "TGC ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2024.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Bryan K. Frye

_____, Secretary
Scott A. Wadle

This plat
shown hereon accepted by the City
Kansas, this_____day of_____

_____
Lily

_____, City Clerk
Jamie Buster

FOR REFERENCE ONLY
NOT TO SCALE

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, _____

_____, Chairman
Ryan Baty, Fourth District

ATTEST: _____, County Clerk
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, _____.

_____
Tricia L. Rabella, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, _____.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, _____ at_____o'clock___M, and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kerly Zehring

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

PAUL DAVID McDONALD LICENSED 29630 04/21/2025 KANSAS PROFESSIONAL ENGINEER

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TGC Addition

Erosion Control Details

Sanitary Sewer Improvements

PROJECT NUMBER: 24-12-E986
DESIGN: PDM DRAWN: PDM
DATE: February 24, 2025
SHEET 11 OF 11

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