

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- 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
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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
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All elevations shown are NAVD 88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.
- City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.
- 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.
- 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 of connecting to existing manholes is incidental to the project.

- Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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.
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- 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.
- 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.
- 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.
- 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".
- See the City of Wichita Construction Specifications for construction, installation requirements for this project.

## Benchmarks

Site Benchmark - 1  
Square cut and cross on top of curb at NE intersection of Florence and Harry St  
Elevation = 1299.69 (NAVD 88)

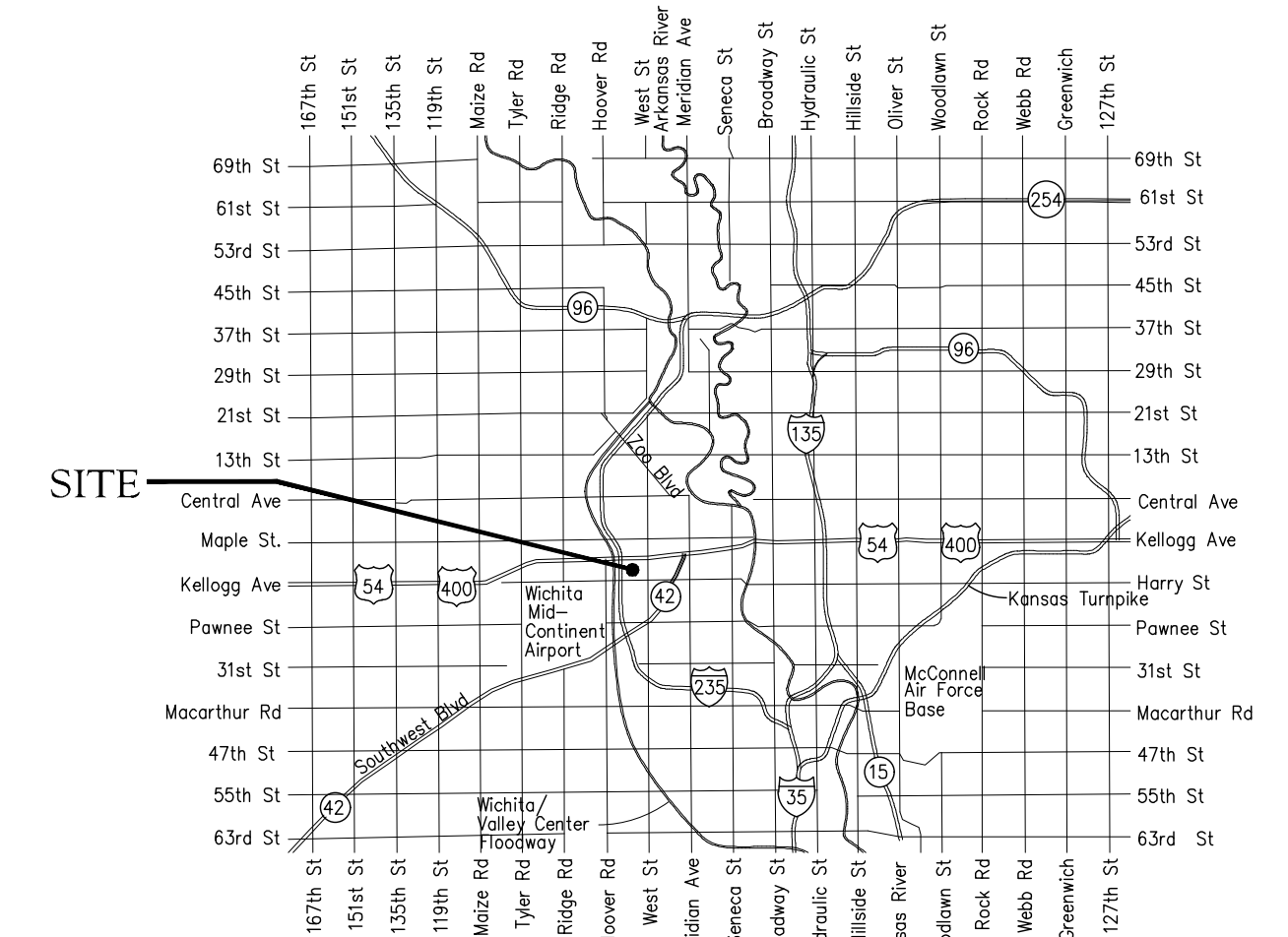
Site Benchmark - 2  
"X" chiseled into concrete median in parking lot.  
Elevation = 1301.40 (NAVD 88)

**Control Points Used for As-Built GPS Survey.**

# AS-BUILT PLANS SANITARY SEWER to serve **4200 W Harry St** Wichita, KS

Paul Gunzelman, P.E. City Engineer  
2025-029047PPS  
(53030982)

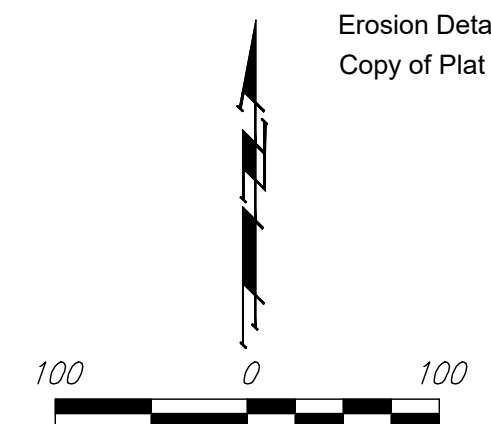
**Baughman Co. Job No.: 25-10-E270**



## Vicinity Map

## Sheet Index

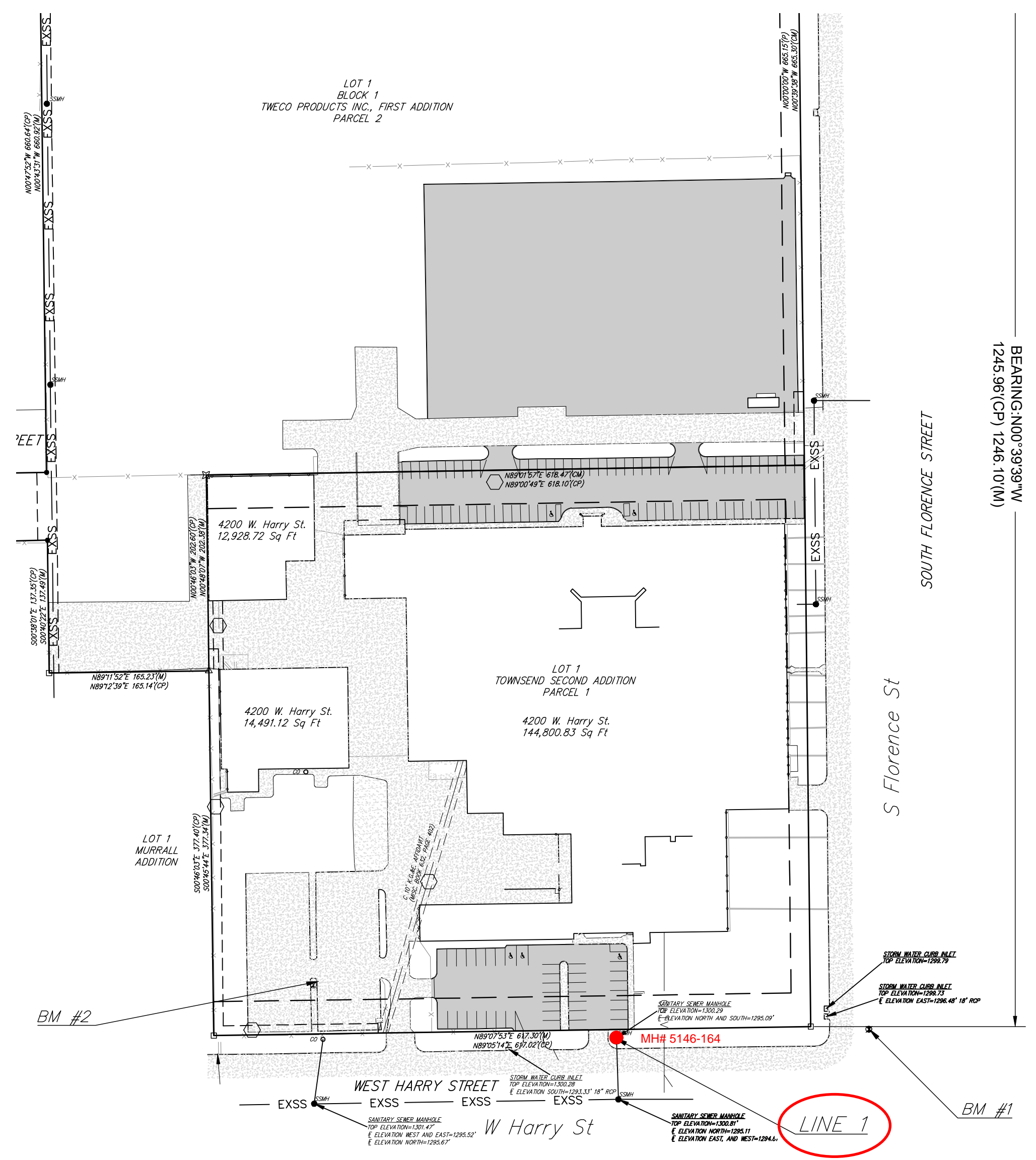
Title Sheet	1
Line 1	2
Erosion Control Plan	3
Manhole Detail	4
Manhole Lid Detail	5
Erosion Details	6-10
Copy of Plat	11



**Utility Contractor = McCullough Excavation.**  
**Inspection By = Baughman Company, P.A.**  
**Inspector = Larry Powell**  
**As-Built Plans By = Larry Powell**  
**November 6, 2025**

**1 - Sanitary Sewer Frame & Lid = Deeter.**

**Begin Construction = 11-4-2025.**  
**End Construction = 11-4-2025.**



APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS  
ENGINEERING DIVISION

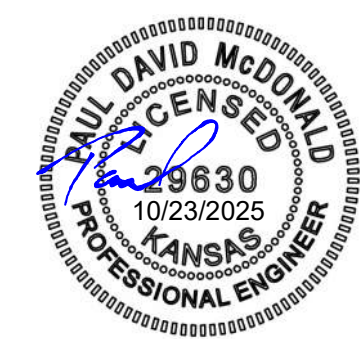
Engineering by Bethany Mally as of 10/23/2025

Utilities by Scott Macey as of 10/23/2025

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).

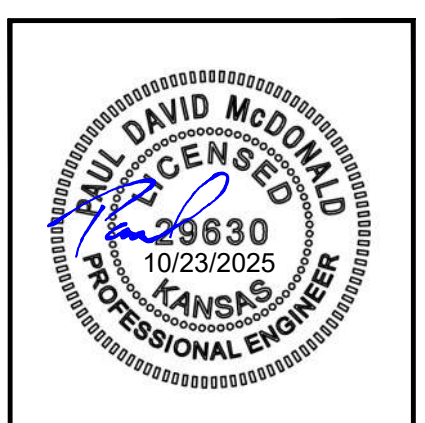
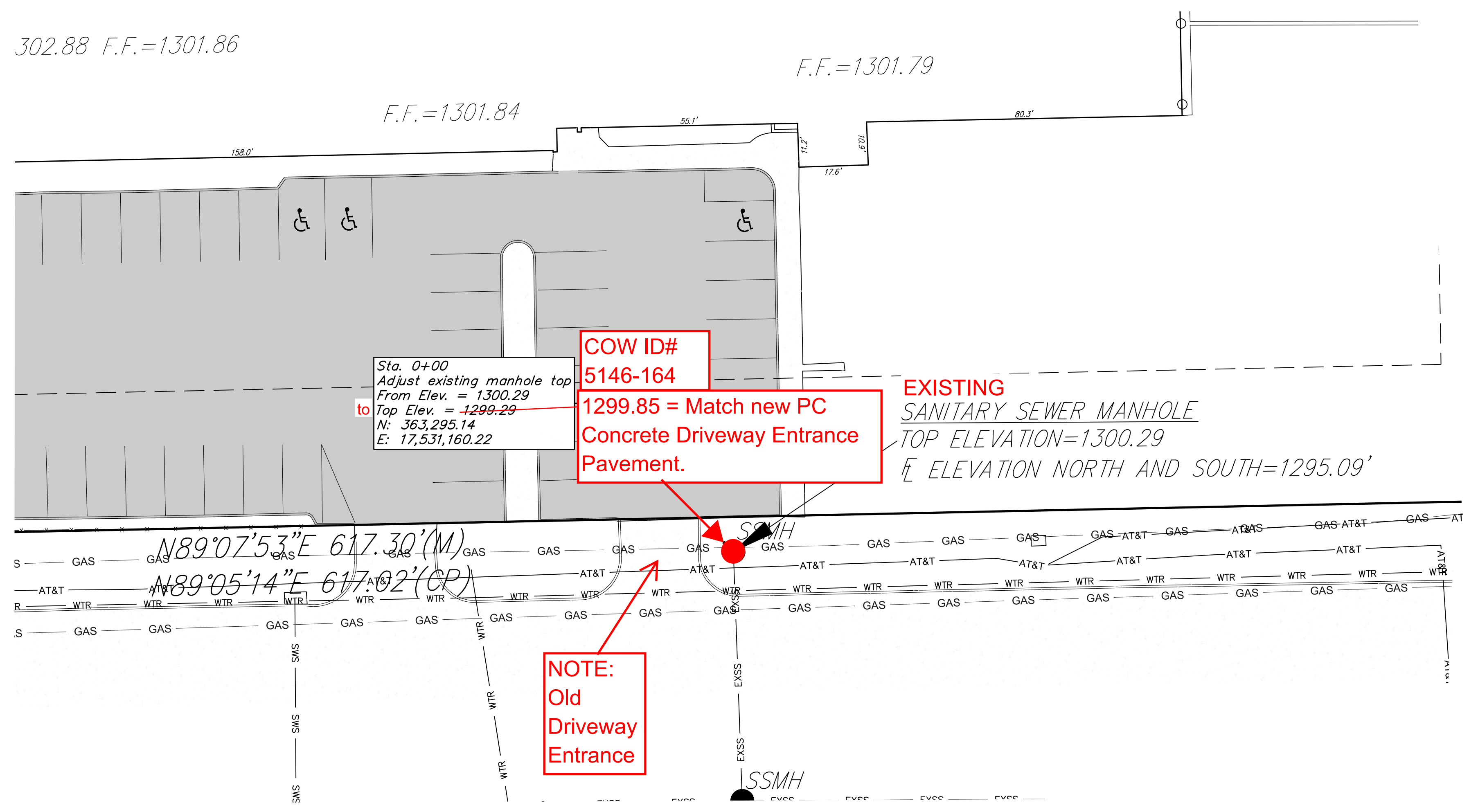
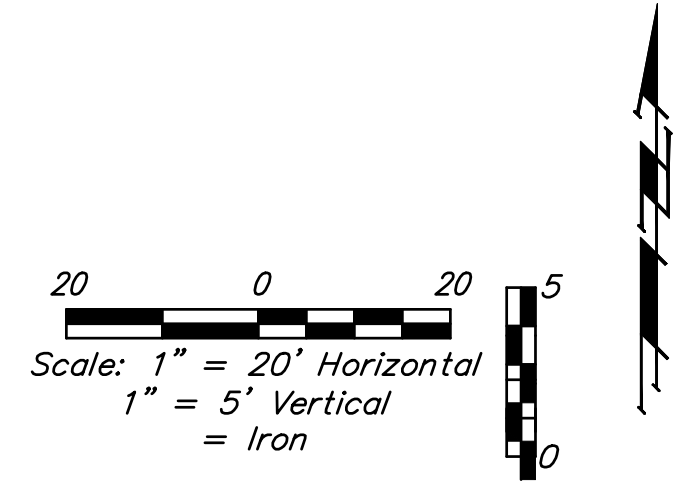
An approved copy of these plans signed by City staff are required on-site.



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

**BENCHMARKS:**  
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 Square cut and cross on top of curb at NE  
 intersection of Florence and Harry St  
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**BAUGHMAN COMPANY**  
 315 Ellis St.  
 Wichita, KS 67211  
 316-262-7271  
 BaughmanCo.com

4200 W Harry St

**Line 1**

Sanitary Sewer Improvements

PROJECT NUMBER:  
25-xx-Exxx

DESIGN: PDM DRAWN: PDM

DATE: Oct. 23, 2025

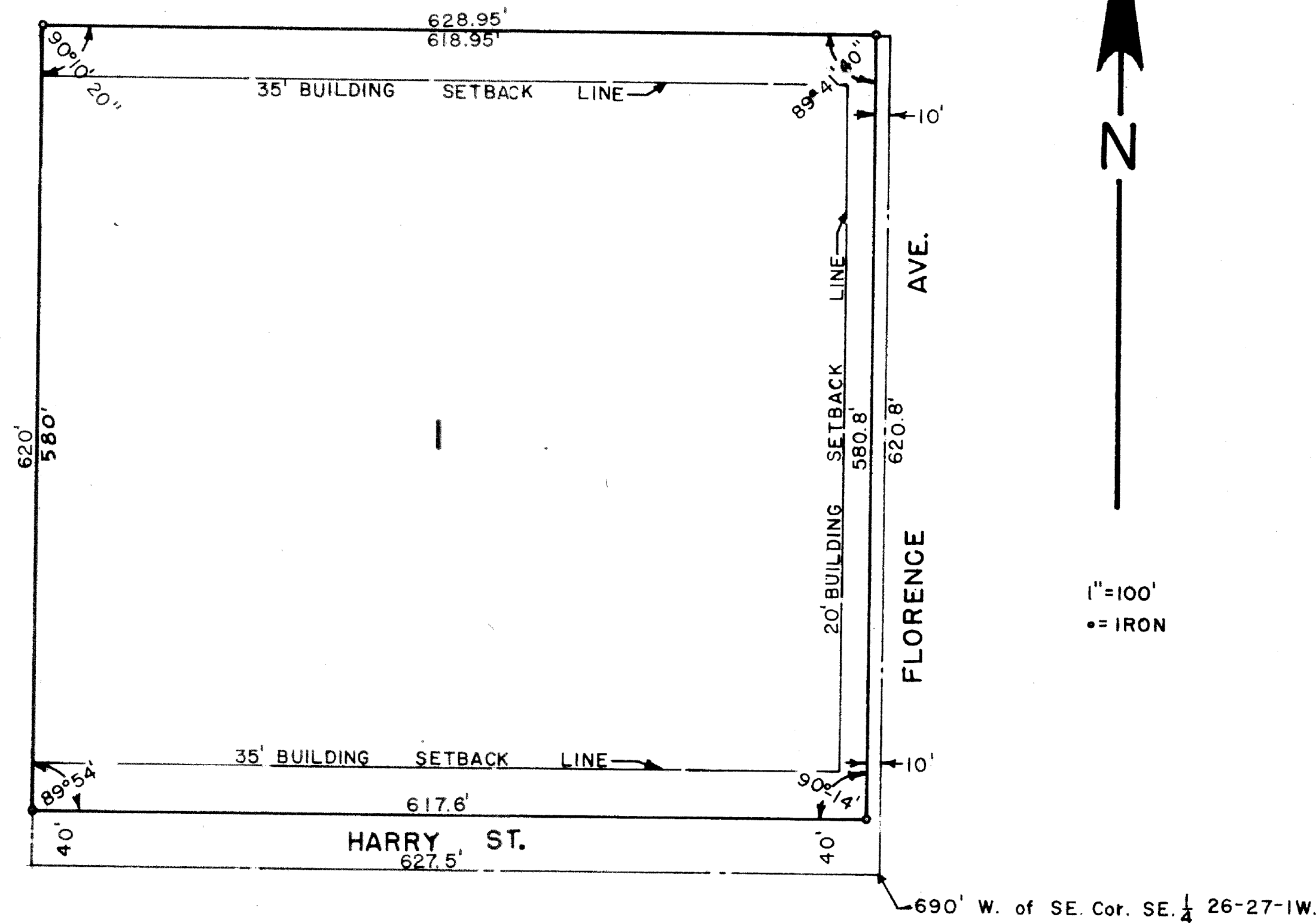
SHEET **2** OF **11**

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M-1 2-13A

# TOWNSEND SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas ) ss  
County of Sedgwick)

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "TOWNSEND SECOND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 26, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the south line of said SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ , 690 feet west of the SE corner of the SE $\frac{1}{4}$  of said Section 26; thence north parallel to the east line of said SE $\frac{1}{4}$  of said Section 26, 620.8 feet; thence west 628.95 feet to the west line of said SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ , said point being 620 feet north of the SW corner of said SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ ; thence south 620 feet to the SW corner of said SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ ; thence east 627.5 feet to the point of beginning.

*Kenneth O. Taylor* Civil Engineer  
Kenneth O. Taylor

Know all men by these presents, that we, R. J. Dougherty and Anna B. Dougherty, husband and wife, have caused the land described in the Civil Engineer's certificate to be platted into a lot, a street and an avenue to be known as "TOWNSEND SECOND ADDITION", Wichita, Sedgwick County, Kansas. The street and avenue are hereby dedicated to and for the use of the public.

*R. J. Dougherty* R. J. Dougherty  
*Anna B. Dougherty* Anna B. Dougherty

State of Kansas ) ss  
County of Sedgwick)

Be it remembered, that on this 28<sup>th</sup> day of November, 1967, before me a Notary Public in and for said County and State, came R. J. Dougherty and Anna B. Dougherty, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

*Annis K. Kuchel* Notary Public  
My Commission expires Feb. 26, 1969 (Renewed)

This plat of "TOWNSEND SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas with the recommendation that such plat be approved as proposed.

Dated this 22<sup>nd</sup> day of NOVEMBER, 1967.

Wichita-Sedgwick County Metropolitan  
Area Planning Commission

By *H. Harold Mooney* VICE-  
Chairman  
*C. Bickley Foster* HAROLD MOONEY  
Secretary  
C. Bickley Foster

Approved by the Board of City Commissioners this 15<sup>th</sup> day of  
December, 1967.

*Clarence Voller* Mayor  
*Ralph C. Eberly* City Clerk  
Clarence Voller  
Ralph C. Eberly

Approved by the Board of County Commissioners this 9<sup>th</sup> day of  
Jan, 1968.

*Tom Scott* Chairman  
*Earl Rush* Commissioner  
*Marie Warden* County Clerk  
Marie Warden  
*Earl Rush* Commissioner

Entered on transfer record this 9 day of Jan, 1968.

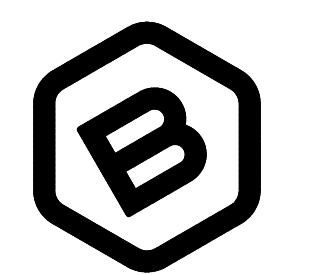
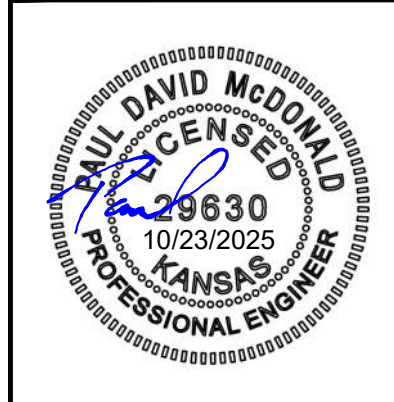
*Marie Warden* County Clerk  
Marie Warden

State of Kansas ) ss  
County of Sedgwick)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the 9<sup>th</sup> day of January, 1968, at 2:30 o'clock P..M., and is duly recorded.

*Rufus E. Deering* Register of Deeds  
Rufus E. Deering  
*Pearl B. Gilbert* Deputy  
Pearl B. Gilbert

FOR REFERENCE ONLY  
NOT TO SCALE



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

4200 W Harry St

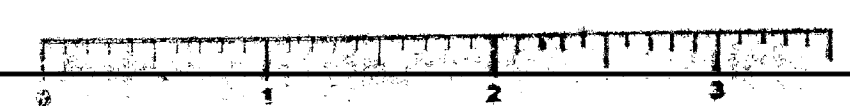
Copy of  
Plat

Sanitary Sewer  
Improvements

PROJECT NUMBER:  
25-xx-Exxx

DESIGN: PDM DRAWN: PDM  
DATE: October 6, 2025

SHEET  
11 OF  
11



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