

# SANITARY SEWER MAIN IMPROVEMENTS

to serve

## NEWSPRING COMMERCIAL ADDITION PRIVATE PROJECT: 2024-008513PPS (53030982)

WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

MARCH 2024

6250 B  
WIS-07

### Benchmark

"□" Chiseled on top of concrete curb located on the North end of a median at the entrance of NewSpring Church, 140' north of the centerline of 21st St, North Elevation= 1364.97 (MSL)

### Sheet Index

Title Sheet	1
Plan/Profile	2
Precast Manhole	3
Frame and Cover	4
Erosion Control Plan	5-9
Copy of Plat	10

Contractor: Mies Construction  
Superintendent: Antonio Hernandez  
Inspector: Brian Peltier  
Inspection Company: Merestone Surveying, LLC  
As Built Plans 7/31/24



APPROVED AS NOTED  
BY WICHITA PUBLIC WORKS ENGINEERING

ENGINEERING: Shawn Mellies 4/17/2024

UTILITIES: Scott Macey 4/17/2024

NOTE TO CONTRACTORS

INSPECTION AND TESTING FOR THIS PROJECT ARE 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 ENGINEERS. 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.

MERESTONE SURVEYING LLC  
1641 N. ANDOVER RD.  
ANDOVER, KS 67002  
P: 316.425.7770  
F: 316.425.7773  
WWW.MERESTONEKS.COM

### 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 12 HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS.

KANSAS ONE-CALL 1-800-687-2470  
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T 1-800-246-8888  
BLACK HILLS ENERGY 1-800-694-8969  
CITY OF WICHITA WATER & SEWER 1-316-219-8021  
CITY OF WICHITA STORMWATER 1-316-266-4000  
CITY OF WICHITA TRAFFIC 1-316-266-4034  
COK COMMUNICATIONS 1-888-246-4034  
KANSAS GAS SERVICE 1-888-482-4850  
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 THE 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. RIBBLE 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 SUSTAINABLE 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. MATERIALS 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 BELONGS TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WILL REQUIRE ADDITIONAL GEOLOGICAL 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 ADJOINING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF 10 DAYS NOTICE PRIOR TO THE START OF CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED 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 FINAL GRADES BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL NOTIFY THE INSPECTING ENGINEER AND DRAWNITIA REINHART WITH THE CITY OF WICHITA AT 316-850-6740 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. THIS PLAN SHALL BE SUBMITTED TO THE CITY TRAFFIC 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 DEPARTMENT 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 83.
12. ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.

13. ALL APPLICABLE FEES (TAP, EDDTY, IN LIEU OF A MAIN BENEFIT) MUST BE PAID BEFORE ANY CONNECTIONS CAN BE MADE ON THIS PROJECT. QUOTES CAN BE OBTAINED ON FEES BY CALLING 316-266-4555.

14. CITY MAINTENANCE OF SANITARY SEWER MAIN ENDS AT LAST STRUCTURE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

15. ALL STUBS AND CAPPED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS REDES.

16. CONNECTING TO EXISTING MANHOLES:  
PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL CORPSE AND VERIFY THE ELEVATION, DRAINAGE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLANS. WHERE THE STUB IS UNSOUND DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL REMOVE THE STUB AND PLUG THE HOLE, AND RESHAPE THE EXISTING MANHOLE INERT 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 MAKING CONNECTION TO APPROVED WATER STOP CASSET, AND RESHAPE THE EXISTING MANHOLE INERT TO PROVIDE SMOOTH FLOW. THE COST OF CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.

17. CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPENINGS OVERNIGHT AND REDUCES TO LESS THAN 50 FEET.

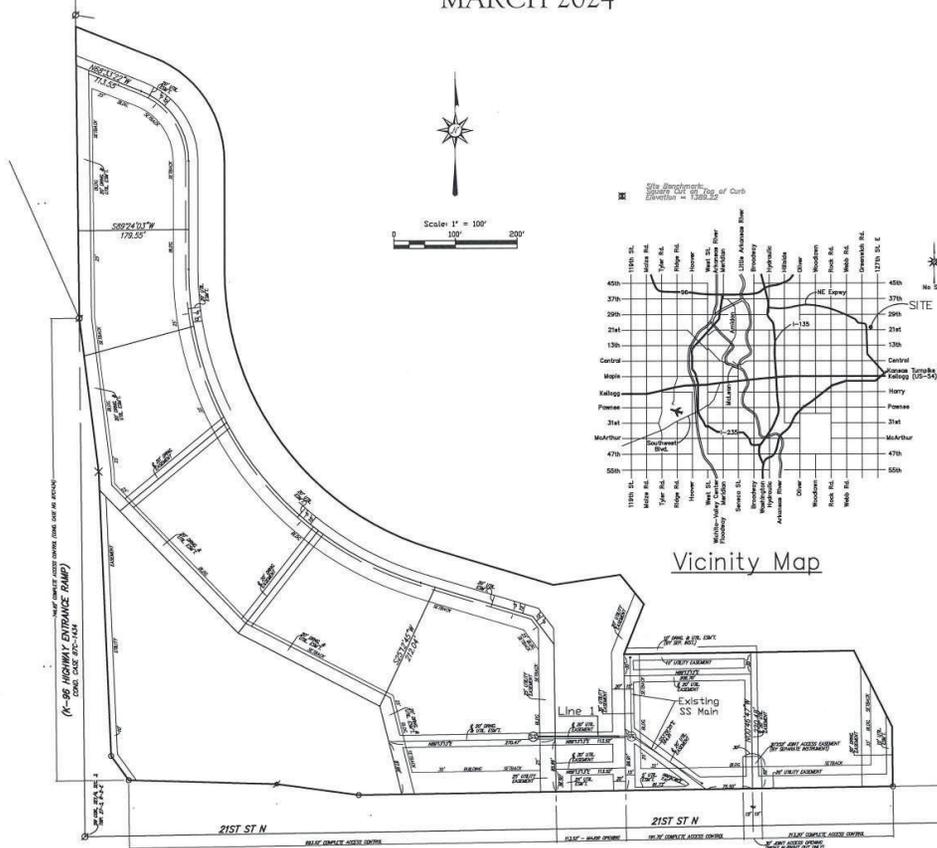
18. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.

19. THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.

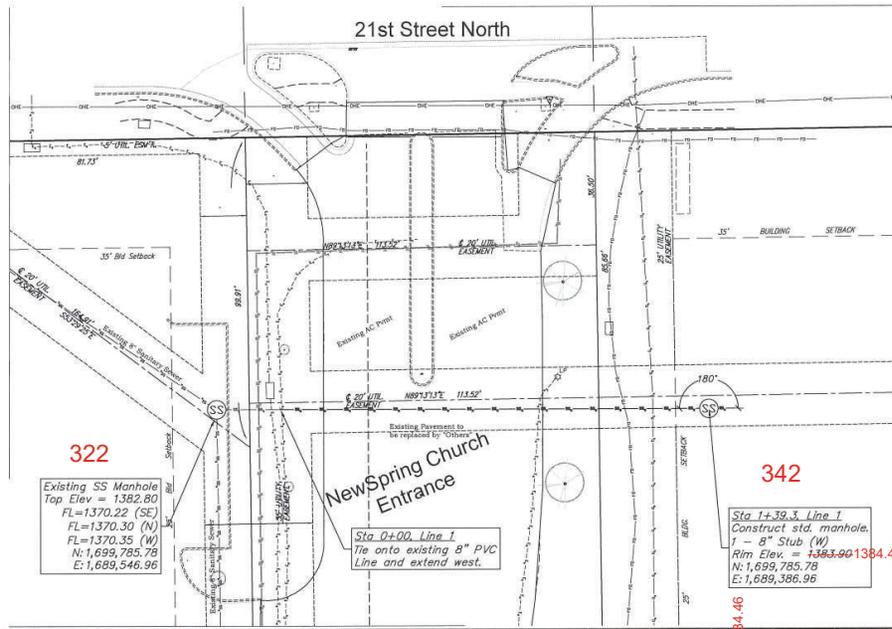
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS FLOW OF SEWAGE THROUGH CONSTRUCTION. CONTRACTORS PROPOSED METHOD FOR MAINTAINING SEWAGE FLOW SHALL BE SUBMITTED AND APPROVED BY THE SEWER MAINTENANCE DIVISION (316-266-4073) PRIOR TO STARTING AND BY-PASSING OF SEWAGE FLOW.

21. ANY OPEN EXCAVATION FROM MANHOLE AND PIPE REMOVAL SHALL BE BACKFILLED WITH AB-3 COMPACTED TO 90-92% ASTM D698.

22. 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.



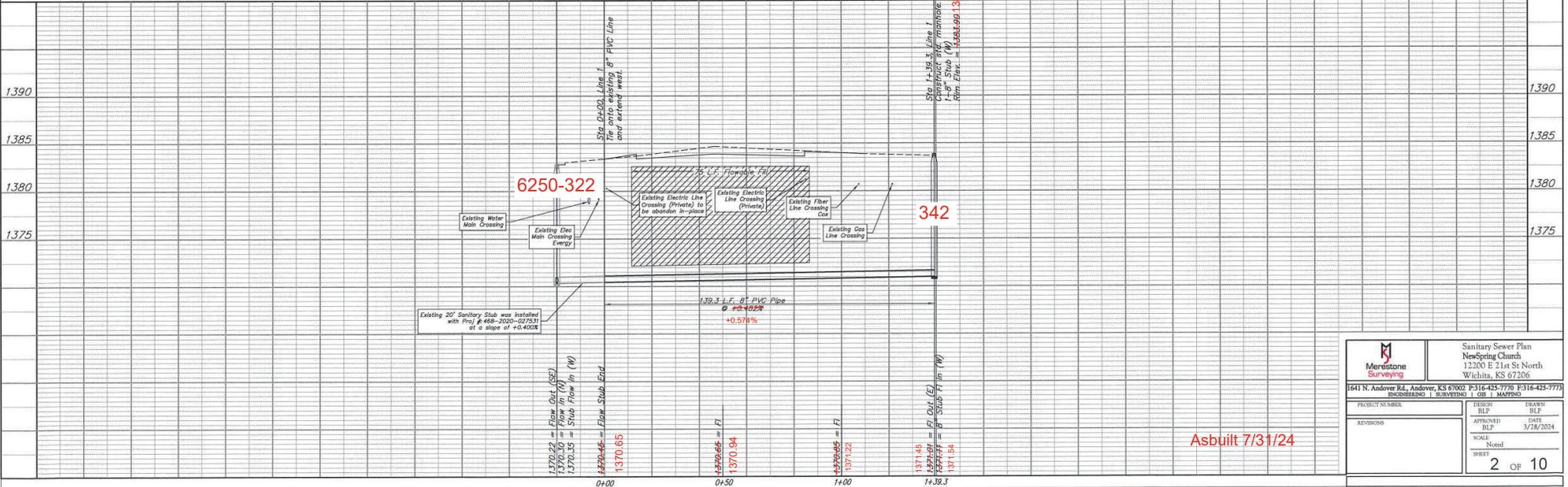
Vicinity Map



SCALE:  
 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL



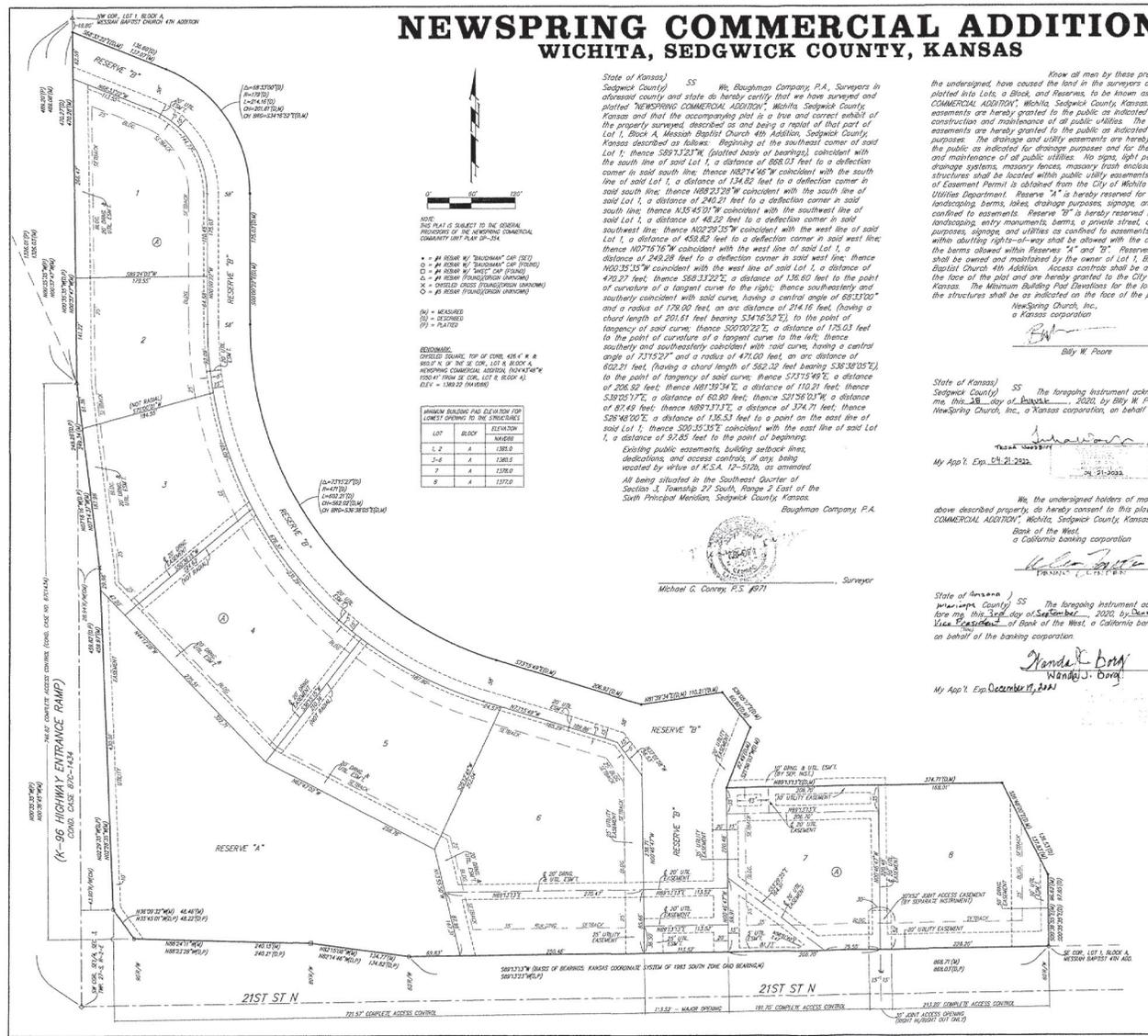
Built Per plan except where noted



Asbuilt 7/31/24

		Sanitary Sewer Plan NewSpring Church 12200 E 21st St North Wichita, KS 67206	
1641 N. Andover Rd., Andover, KS 67002 F316-425-7770 F316-425-7773 PROFESSIONAL SURVEYING & MAPPING			
PROJECT NUMBER	DISCUSS	DESIGN	ISSUED
	BLP	BLP	BLP
REVISIONS	APPROVED	DATE	
	BLP	3/28/2024	
	SCALE	Noted	
	SHEET	2 OF 10	

# NEWSPRING COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in and Sedgwick County and state do hereby certify that we have surveyed and plotted "NEWSPRING COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a report of that part of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas described as follows: Beginning of the southeast corner of said Lot 1, thence S89°13'23"W (plotted base of bearings), coincident with the south line of said Lot 1, a distance of 608.93 feet to a deflection corner in said south line; thence N82°14'46"W coincident with the south line of said Lot 1, a distance of 134.82 feet to a deflection corner in said south line; thence N88°32'20"W coincident with the south line of said Lot 1, a distance of 46.29 feet to a deflection corner in said southwest line; thence N22°29'35"W coincident with the west line of said Lot 1, a distance of 458.82 feet to a deflection corner in said west line; thence N57°16'16"W coincident with the west line of said Lot 1, a distance of 249.28 feet to a deflection corner in said west line; thence N02°35'35"W coincident with the west line of said Lot 1, a distance of 429.23 feet; thence S38°32'32"E a distance of 136.80 feet to the point of curvature of a tangent curve to the left; thence southeasterly and southerly coincident with said curve, having a central angle of 68°33'00" and a radius of 178.02 feet, an arc distance of 214.16 feet (having a chord length of 201.61 feet bearing S34°16'52"E), to the point of tangency of said curve; thence S00°00'22"E, a distance of 175.03 feet to the point of curvature of a tangent curve to the left; thence southerly and southeasterly coincident with said curve, having a central angle of 2°15'27" and a radius of 471.00 feet, an arc distance of 692.23 feet (having a chord length of 582.12 feet bearing S28°38'15"E), to the point of tangency of said curve; thence S73°15'49"E, a distance of 206.92 feet; thence N81°39'34"E, a distance of 110.21 feet; thence S32°02'17"E, a distance of 80.89 feet; thence S27°52'30"W, a distance of 87.49 feet; thence N89°13'13"E, a distance of 374.71 feet; thence S28°48'00"E, a distance of 138.53 feet to a point on the east line of said Lot 1, a distance of 52.65 feet to the point of beginning.

Existing public easements, building setback lines, dedications, and access controls, if any, being recorded by virtue of K.S.A. 17-2708, as amended. All being situated in the Southwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.  
Surveyor

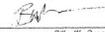
- NOTE: THIS PLAT IS SUBJECT TO THE ZONING PROVISIONS OF THE NEWSPRING COMMERCIAL ADDITION LOT PLAN 09-204.
- A = 40' RESERVE W/ "BROADWAY" CAR (ST) (P=17970)
  - B = 40' RESERVE W/ "BROADWAY" CAR (ST) (P=17970)
  - C = 40' RESERVE W/ "WEST" CAR (ST) (P=17970)
  - D = 40' RESERVE (TRANSFORMATION) (P=17970)
  - E = 40' RESERVE (TRANSFORMATION) (P=17970)
  - F = 40' RESERVE (TRANSFORMATION) (P=17970)
  - G = 40' RESERVE (TRANSFORMATION) (P=17970)
  - H = 40' RESERVE (TRANSFORMATION) (P=17970)
  - I = 40' RESERVE (TRANSFORMATION) (P=17970)
  - J = 40' RESERVE (TRANSFORMATION) (P=17970)
  - K = 40' RESERVE (TRANSFORMATION) (P=17970)
  - L = 40' RESERVE (TRANSFORMATION) (P=17970)
  - M = 40' RESERVE (TRANSFORMATION) (P=17970)
  - N = 40' RESERVE (TRANSFORMATION) (P=17970)
  - O = 40' RESERVE (TRANSFORMATION) (P=17970)
  - P = 40' RESERVE (TRANSFORMATION) (P=17970)
  - Q = 40' RESERVE (TRANSFORMATION) (P=17970)
  - R = 40' RESERVE (TRANSFORMATION) (P=17970)
  - S = 40' RESERVE (TRANSFORMATION) (P=17970)
  - T = 40' RESERVE (TRANSFORMATION) (P=17970)
  - U = 40' RESERVE (TRANSFORMATION) (P=17970)
  - V = 40' RESERVE (TRANSFORMATION) (P=17970)
  - W = 40' RESERVE (TRANSFORMATION) (P=17970)
  - X = 40' RESERVE (TRANSFORMATION) (P=17970)
  - Y = 40' RESERVE (TRANSFORMATION) (P=17970)
  - Z = 40' RESERVE (TRANSFORMATION) (P=17970)
- MEASUREMENTS:  
 (M) = MEASURED  
 (R) = RECORDED  
 (P) = PLATED
- RECORDING:  
 (C) = CHAINED  
 (D) = DISTANCE  
 (E) = ELEVATION  
 (L) = LENGTH  
 (S) = SURFACE  
 (T) = TANGENT  
 (V) = VERTICAL  
 (W) = WIDTH

LOT	BLOCK	ELEVATION
1-2	A	1385.0
3-6	A	1385.0
7	A	1385.0
8	A	1375.0

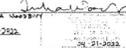
  
 Michael G. Conroy, P.S. #9771  
 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, a Block, and Reserves, to be known as "NEWSPRING COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. 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. Reserve "A" is hereby reserved for open space, landscaping, entry monuments, terraces, a private street, drainage purposes, signage, and utilities as confined to easements. Reserve "B" is hereby reserved for open space, landscaping, entry monuments, terraces, a private street, drainage purposes, signage, and utilities as confined to easements. No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "A" and "B". Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A, Messiah Baptist Church 4th Addition. Access control shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Newspring Church, Inc.  
a Kansas corporation

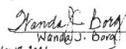
  
 Billy W. Poore, Treasurer

State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of August, 2020, by Billy W. Poore, Treasurer of Newspring Church, Inc., a Kansas corporation, on behalf of the corporation.

  
 Notary Public

My App'l. Exp. 04/21/2022

State of Kansas) SS The foregoing instrument acknowledged before me, this 28 day of August, 2020, by Shirley L. Edwards, Vice President of Bank of the West, a California banking corporation, on behalf of the banking corporation.

  
 Shirley L. Edwards, Notary Public

My App'l. Exp. December 19, 2024

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Chair  
 \_\_\_\_\_, Secretary

This plat approved and all dedications shown hereon occupied by the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Mayor  
 Brandon J. Whipple, City of Wichita  
 \_\_\_\_\_, City Clerk  
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, Notary Public  
 Tricia L. Potholli, P.S. #1246  
 Deputy County Surrogate  
 Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_, County Clerk  
 Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Tonya Buckingham, Register of Deeds  
 \_\_\_\_\_, Deputy  
 Kerly Zehring, Deputy