

AS-BUILT PLANS

SANITARY SEWER to serve REGENCY PARK ADDITION

A PORTION OF LOT 1, BLOCK 1

WICHITA, KS

Paul Gunzelman, P.E. City Engineer
Project Number
2025-032569PPS (53030982)

6150A
WIS-07

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	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4000
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-483-4950
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 an unsightly appearance will not be approved. All material buried or stockpiled beyond approved construction limits will require additional archaeological investigations unless buried in a flood plain which requires 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. The 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 ten (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 re-establish any property irons which are damaged or destroyed by their 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 their 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 Dawnita Reinhardt at 316-268-4574 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 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 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, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City Contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. All applicable fees (tap, equity, 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 316-268-4555.

Utility Contractor = Fremar Corp.
Inspector = Fred Smith -
Baughman Company

As-Built Plans = FES + Larry Powell
February 12, 2026

Construction Began = February 2026

Construction End = February 2026

15. City maintenance of sanitary sewer mains ends at last structure within easement or right-of-way.
16. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.

17. 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.

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

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

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

21. The Contractor shall be responsible for maintaining continuous flow of sewage during construction. Contractors 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.

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

23. 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.

24. All existing topographic, survey, and utility information shown was provided to BHC in the form of a Topographic Survey prepared by BHC and dated 12-29-24. BHC makes no guarantees as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.

25. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.

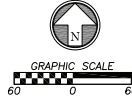
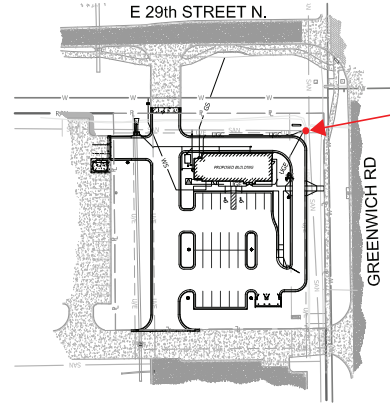
26. The Contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all Local, State, and Federal regulations governing such disposal.

27. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.

28. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.

29. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.

Baughman Job # 25-08-E205



Materials Utilized for Manhole Adjustment:
1 - 12" Barrel Riser = Wichita Concrete Pipe.
1 - 6" Spacer Ring = Wichita Concrete Pipe.

OWNER/DEVELOPER

FUGATE ENTERPRISES
208 S. MAIZE RD.
WICHITA, KS
316-722-5670
CONTACT: RYAN WASINGER
EMAIL: rwasinger@fugate-ent.com

BENCHMARKS

BM600 SQUARE CUT ON THE TOP OF CURB AT THE SOUTHEAST CORNER OF THE PARKING LOT SERVING THE BUILDING AT 11027 E 29TH ST N., WICHITA, KS, 67226. Elevation: 1387.13'
BM601 SQUARE CUT ON THE TOP OF CURB AT THE POINT OF CURVATURE OF THE CURB, LOCATED ON THE SOUTH SIDE OF THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION OF 29TH ST N. AND GREENWICH RD. Elevation: 1390.31'

SURVEYOR OF RECORD

BHC
433 S. HYDRAULIC AVE.
WICHITA, KANSAS 67211
P (316) 265-0005
CONTACT: MARK SAVOY, mark.savoy@bhc.com

CIVIL ENGINEER

BHC
433 S. HYDRAULIC AVE.
WICHITA, KANSAS 67211
P (316) 265-0005
CONTACT: RYAN YENNI, ryan.yenni@bhc.com

SUBMITTED BY:

BHC
WICHITA, KANSAS

Ryan Yenni
RYAN YENNI, P.E.
KANSAS P.E. No. 27378

15/26
Date

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

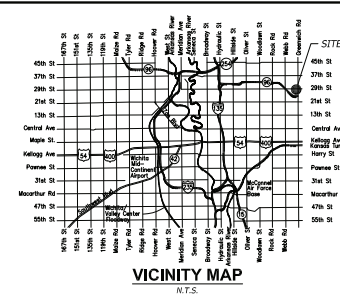
Engineering Bethany Matly, 01/05/26
Utilities Scott Macey, 01/05/26

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.

Sheet Number	Sheet Title
01	COVER SHEET
02	SEWER PLAN AND PROFILE
03	PRE EROSION CONTROL
04	MID EROSION CONTROL
05	POST EROSION CONTROL
07	EROSION CONTROL DETAIL 501
08	EROSION CONTROL DETAIL 502
09	EROSION CONTROL DETAIL 503
06	EROSION CONTROL DETAIL 504
10	EROSION CONTROL DETAIL 505
11	SEWER DETAIL



ADDRESS CITY COMMENTS

1 12/17/25

Rev. Date

By

App.

DESCRIPTION

DATE

RYAN YENNI
LICENSED PROFESSIONAL ENGINEER
KANSAS

27378
01-27378

BHC
1710 Delaware Blvd., Suite 400
Wichita, KS 67202
P (316) 265-0005
F (316) 265-0006

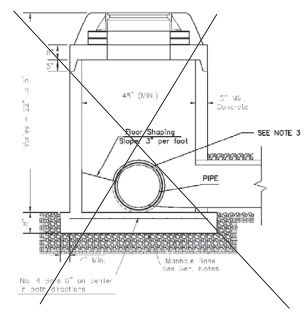
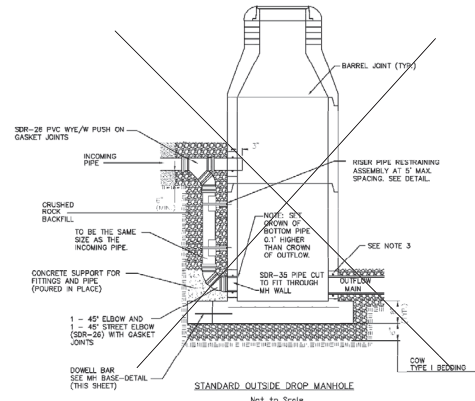
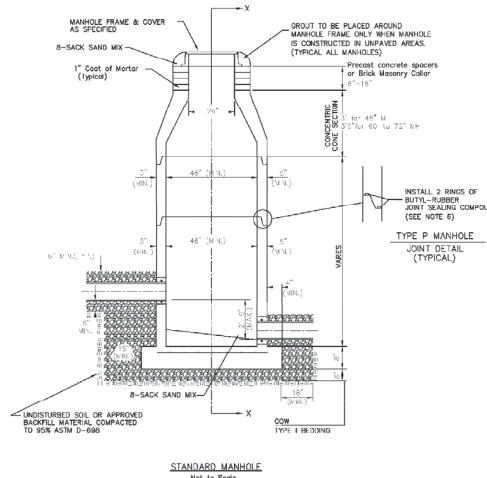
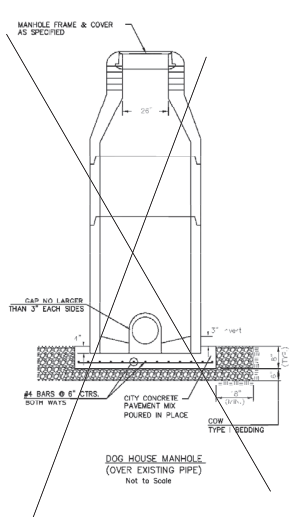
Prepared For:
FUGATE ENTERPRISES
RYAN WASINGER
208 S. MAIZE RD.
WICHITA, KS
316-722-5670

WICHITA TACO BELL
WICHITA, KS
PPS
COVER SHEET

Design: AQ | Drawn: AQ
Checked: ST
Issue Date: 11/10/25
Project Number: 46820.02

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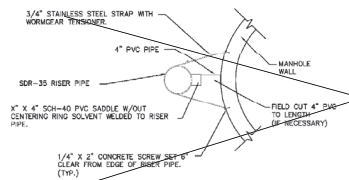
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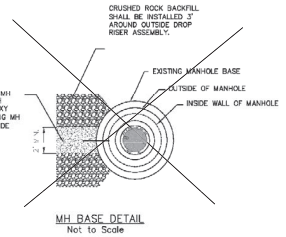
 - COW TYPE I BEDDING
 - UNDISTURBED SOIL

PRECAST MANHOLE GENERAL NOTES


- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP SHALL BE INSTALLED TO JOIN THE SEWER PIPE TO THE MANHOLE WALL. THE SEWER PIPE SHALL BE SUPPORTED WITH CRUSHED ROCK A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- EXTERIOR MANHOLE WALLS SHALL BE COATED PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- JOINT SEALING COMPOUND SHALL BE PER 804.4 OF STANDARD SPECIFICATIONS.
- ALL MANHOLE SECTION JOINTS THAT WILL BE IN GROUNDWATER OR GREATER THAN 12" DEEP SHALL BE WRAPPED WITH AN EXTERNAL JOINT SEAL PER SECTION 804.4 OF STANDARD SPECIFICATIONS, AS INDICATED BY THE PLAN.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE FOR DOG-HOUSE MANHOLES.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED ON 4" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- WALL THICKNESS SHALL BE 1" GREATER THAN MANHOLE DIAMETER IN FEET.
- OPENINGS SHALL BE CORE DRILLED INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS DRILLED INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH PVC PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE ADJUSTED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF-CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN STANDARD MANHOLES SHALL NOT EXCEED 2' REGARDLESS OF PIPE SIZE. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETERS INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- PRECAST CONCRETE SPACERS OR BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.
- THE FULL DIAMETER OF THE MANHOLE SHALL EXTEND THE ENTIRE DEPTH OF THE MANHOLE TO THE CONE SECTION. NO REDUCTION IN MANHOLE DIAMETER WILL BE ALLOWED.



SANITARY SEWER MANHOLE DIAMETERS		
DIAMETER	DEPTH	PIPE SIZE
4'	0'-15'	8"-18"
5'	>15'-30'	21"-30"
6'	>30'	36"-60"



REVISION NOVEMBER 2019 RISER PIPE RESTRAINING ASSEMBLY REVISED ON MANHOLE DRAWING



PRECAST SANITARY SEWER MANHOLE

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	CCA NUMBER	DATE
		11/10/25

CITY ENGINEER'S OFFICE
 CITY HALL SEVENTH FLOOR
 450 NORTH MAIN STREET
 WICHITA, KANSAS 67202-1620
 (316) 268-4501

11