

SANITARY SEWER IMPROVEMENTS

AS-BUILT PLANS

to serve

Dugan West Kellogg Comm. 5th Addition CITY OF WICHITA, KANSAS

Paul Gunzelman P.E.

Project Number

2025 - 016125PPS (PHASE 2)

53030982

Baughman No.: 25-10-E274

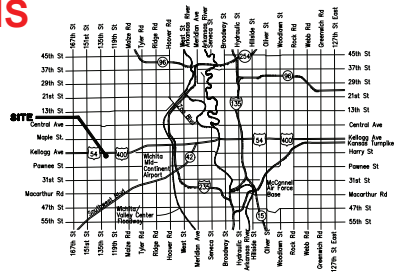
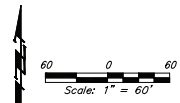
Contractor: Fremar Corp.
Superintendent: Billy Budd
Construction Staking: Baughman Co.
Construction Inspection: Baughman Co.
Inspector: James Ralston
As-Built By: J. Ralston & Larry Powell
As-Built Date: 6-19-2026

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
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 1-316-219-8221
City of Wichita Stormwater 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Cox Communications 1-888-246-3530
Kansas Gas Service 1-888-452-4950
Verigy 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. 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 on 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 adjoining 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 valve one line 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 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 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.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- All applicable fees (top, 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.
- 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 connection 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 connect to existing manholes is incidental to the project.
- 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.
- 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 (316-268-4073) prior to starting and by-passing of sewage flows.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- 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.
- All existing and proposed erosion control measures including silt fencing, 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 "Maintain Existing BMPs".
- The Contractor shall not be until the Project Inspector is Any work completed without to be uncovered for inspect expense.

BENCHMARKS

- BM #1: "X" chiseled on top of catch basin, NE of NW corner of Lot 1, Blk. A, Dugan West Kellogg Commercial 4th Add. Elev. = 1332.69 (NAVD 88)
- BM #2: "X" chiseled on top of catch basin SW of Lot 2, Blk. A, Dugan West Kellogg Commercial 2nd Add. Elev. = 1331.62 (NAVD 88)
- BM #3: "X" chiseled on top of catch basin SW of Lot 6-Blk. A, Dugan West Kellogg Commercial 3rd Add. Elev. = 1333.76 (NAVD 88)



VICINITY MAP

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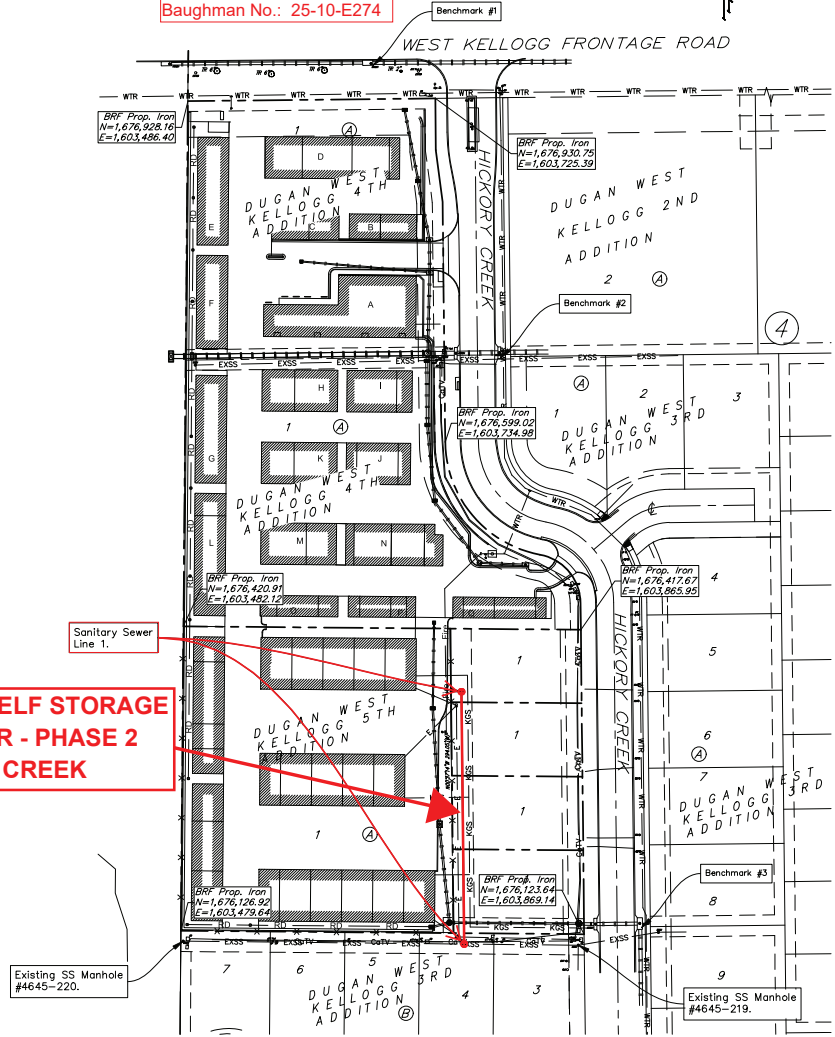
CONSTRUCTION BEGAN: 17MAR26
CONSTRUCTION ENDED: 20MAR26

8" PVC (SDR-35) Pipe = Sanderson Pipe
SS Manholes = McPherson Concrete
Frames & Grates = Neenah Foundry

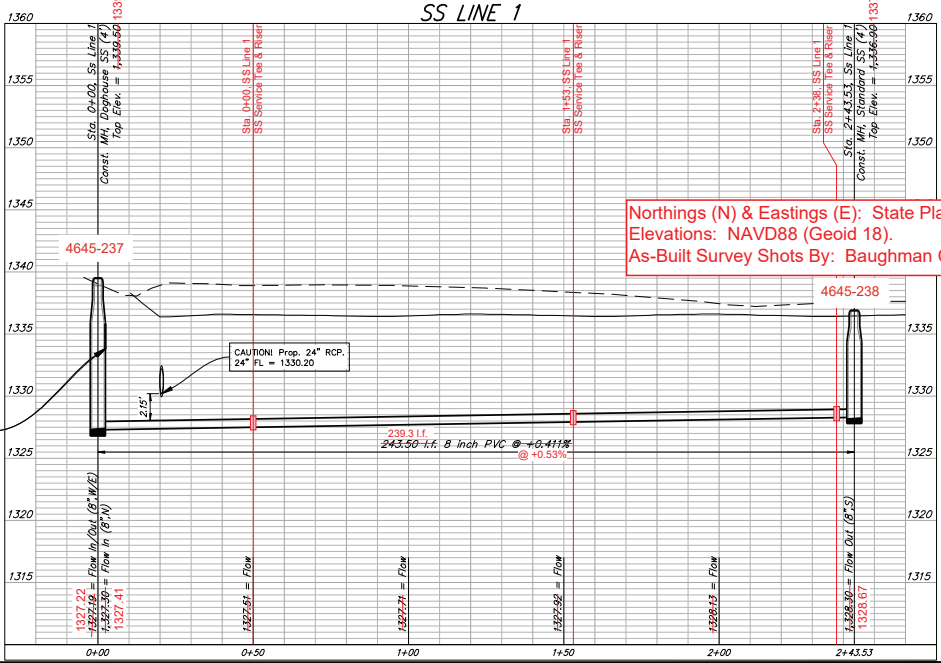
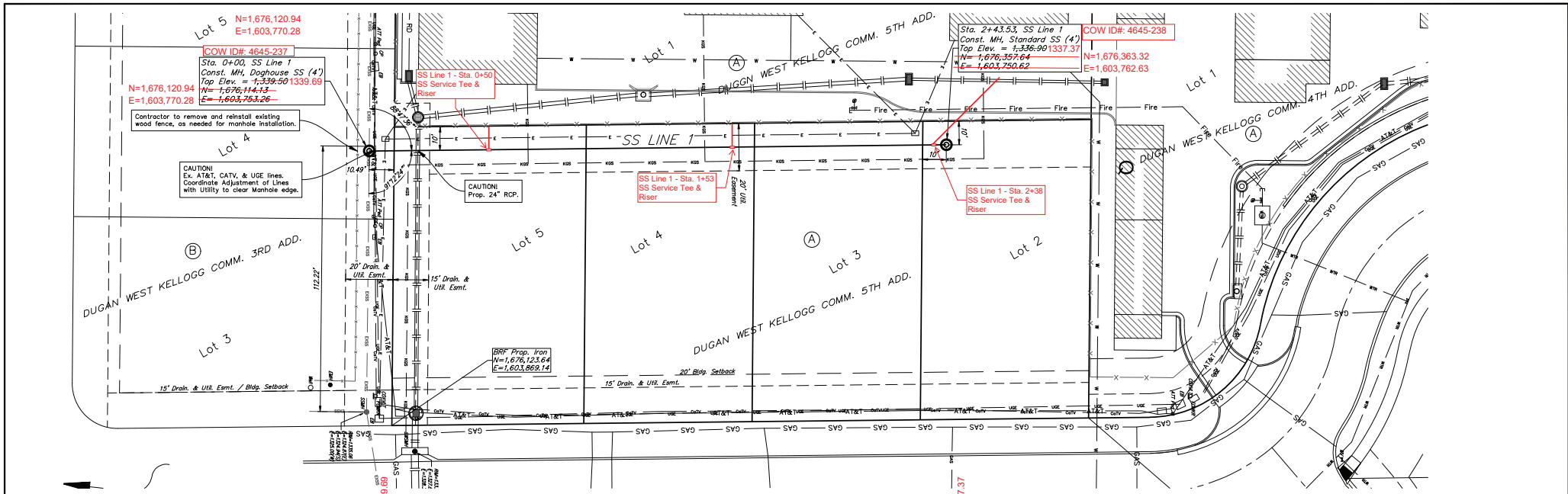
APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION
Engineering Approved by Shawn Mellies PE on 9/30/2025
Utilities Approved by Scott Macey PE on 9/30/2025

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.

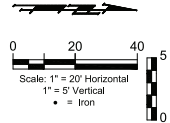
WEST WICHITA SELF STORAGE
SANITARY SEWER - PHASE 2
1601 S. HICKORY CREEK



8/12/2025
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



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.



CAUTION!
 Ex. AT&T, CATV, & UGE lines.
 Coordinate Adjustment of Lines
 with Utility to clear Manhole edge.

CAUTION! Prop. 24" RCP,
 24" Fl. = 1330.20

9/30/2025

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

Dugan West Kellogg Comm. 5th Add.

Sanitary Sewer Line 1

Sanitary Sewer Improvements

PROJECT NUMBER:
 2025-016125PPS

DESIGN: psb DRAWN: psb

DATE: August 12, 2025

SHEET 2 OF 12

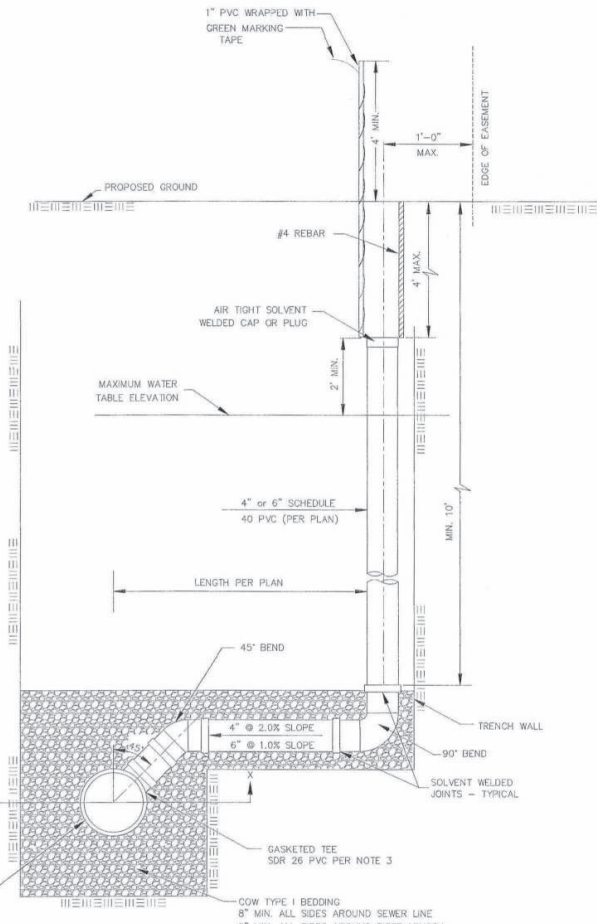
File: E:\Projects\West Wichita Sewer Storage, Lots 1 & 2, 25-1-EB665\Engineering\Phase 2\To COW\2025-016125PPS (1801_S_Hickory).dwg

GENERAL NOTES

1. APPLICATION. Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table, where the sanitary sewer main depth is greater than 12' below the proposed ground elevation, where the main is adjacent to a pond or wherever service lines would have to cross under storm sewer pipe. Installation of risers because of field conditions shall be as approved by the City Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.
2. MANHOLE STUB RISERS. Manhole stub risers be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole stub and the flowline of the sanitary sewer line out of the manhole shall not exceed 2'. Risers shall be utilized at manholes as indicated in Note 1. Manhole stub riser shall be set such that the top of the stub is not lower than the top of the sanitary sewer line.
3. SIZING. Risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers are required because of field conditions, the risers shall be 6" diameter for commercial or industrial properties and 4" or 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers shall be approved by the construction Engineer prior to installation.
4. RISER MATERIAL. Risers shall be constructed of Schedule 40 PVC Pipe, meeting the requirement of the latest revision of A.S.T.M. All pipe joints shall be solvent welded. Full body tee shall be SDR 26 PVC pipe.
5. ROCK ENCASUREMENT. Riser connection to clay pipe sanitary sewers shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary sewer mains shall be rock encased one foot each way from the riser centerline. Crushed rock shall conform to ASTM C-33, Gradation No. 87, and shall meet all requirements for Portland Cement Concrete pavement Course Aggregate, Section 406.2, City of Wichita Standard Specifications.
6. BEDDING. Beyond the limits of the rock encasement, bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.
7. SUPPORT OF RISERS. Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and back filling the riser pipe shall be approved by the Construction Engineer.
8. PLUGGING. The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.
9. TOP OF THE RISER PIPE. The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. Where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation 2' (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.
10. MARKING. Locations of the ends of the sanitary sewer riser pipe shall be marked by installing 1" PVC from the top of the riser to a minimum of 4' above the top of finished grade. No. 4 rebar shall be placed centered over the riser from the cap to the existing ground. The 1" PVC pipe shall be wrapped with green colored plastic tape, for the full length above ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.
11. LOCATION MEASURES. The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicate the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser in tabular format.
12. RISER LOCATION. The riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.
13. PAYMENT. "Riser Assembly, Vertical" shall be paid for at the contract unit price per each, which shall be full compensation for all pipe, fittings, marking tape, length of backfill, labor, site restoration, and any other items necessary to complete the work.

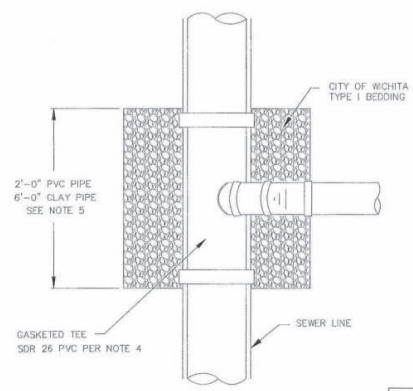
"Riser Assembly, Manhole Stub" shall be paid for at the contract unit price per each, which shall be full compensation for all labor material and incidentals necessary to complete the work including all pipe, fittings, rock encasement, and all other items as required and listed for "Riser Assembly, Vertical."

NOTE: RISER PIPE REQUIREMENTS AT MANHOLE CONNECTION SHALL BE SIMILAR TO THOSE SHOWN ABOVE.



SANITARY SEWER RISER TABLE							FOR INFORMATION ONLY	
NUMBER	TYPE	LOCATION					APPROXIMATE LENGTH	
		LOT NO.	BLOCK NO.	LINE NO.	STATION	DIRECTION	VERTICAL (FT)	HORIZONTAL (FT)
1	4" MANHOLE CONNECTION							
2	6" MANHOLE CONNECTION							
3	4" TEE							
4	6" TEE							

NOTE: TABLE FOR REFERENCE ONLY AND SHOULD BE ON EACH APPLICABLE PLAN SHEET.



NOTE: NON SHEAR COUPLING TO BE USED WHEN HOOKING TO CLAY PIPE.

TYPICAL SECTION X-X



REVISED: JULY 2015

**VERTICAL
RISER ASSEMBLY SEWER
DETAIL**

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER: _____ DCA NUMBER: _____ DATE: _____

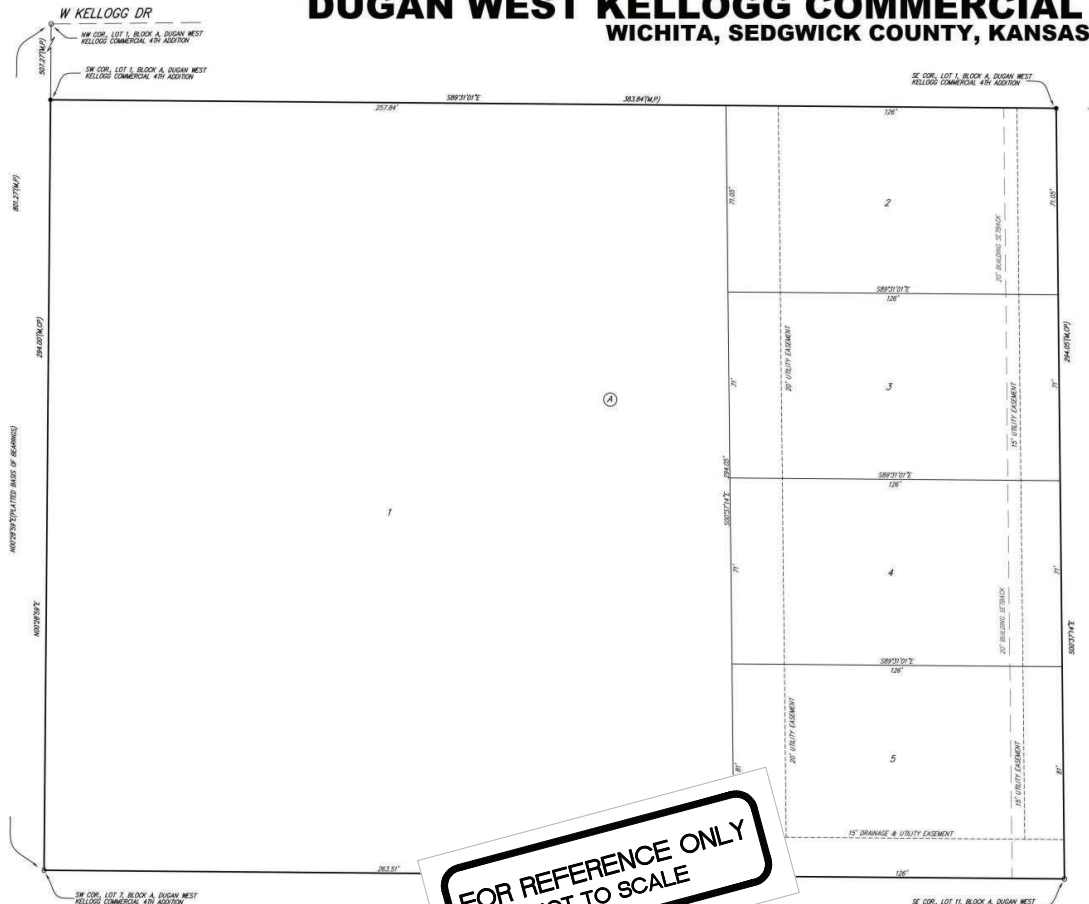
CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4621

5 of 12

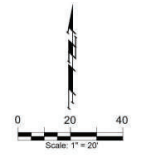
**CITY OF
WICHITA**

PUBLIC WORKS & UTILITIES
ENGINEERING DIVISION

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY
NOT TO SCALE**



● = #1 REBAR W/ "BUSHMAN" CAP (2X2)
 ○ = #1 REBAR W/ "BUSHMAN" CAP (1X1/2)
 (M) = MEASURED
 (P) = PLATED
 (C) = CALCULATED FROM PLATED INFO
 BENCHMARK:
 DENSELID CROSS ON TOP OF CATCH BASIN,
 174.1 ± & 3.02' N. OF THE NW CORNER OF
 LOT 4, BLOCK B, DUGAN WEST KELLOGG
 COMMERCIAL 2ND ADDITION.
 ELEV. = 1332.69 NAV88
 DENSELID CROSS ON TOP OF CATCH BASIN,
 175.4 ± & 3.01' N. OF THE NE CORNER OF
 LOT 4, BLOCK A, DUGAN WEST KELLOGG
 COMMERCIAL 2ND ADDITION.
 ELEV. = 1317.55 NAV88
 NOTE:
 ADDITIONAL BUILDING SETBACK REQUIREMENTS
 AND RESTRICTIONS PER DUGAN WEST
 KELLOGG COMMUNITY UNIT PLAN (P-202)
 NOTE:
 NOTE 2-1, BLOCK A, WITHIN DUGAN WEST
 KELLOGG COMMERCIAL 5TH ADDITION SHALL
 HAVE A 3 FOOT INTERIOR SETBACK SETBACK

We the undersigned holders of a mortgage on the above described property do hereby consent to this plat of DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION, Wichita, Sedgwick County, Kansas.

Legacy Bank

(Title)

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this ____ day of _____, 2025, by
(Title) _____ of Legacy Bank, on behalf of the bank.

Notary Public

This plat of DUGAN WEST KELLOGG COMMERCIAL 5TH 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 _____, 2025.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bryan K. Frye, Chair

Scott A. Wade, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2025.

Mayor, City of Wichita
Lily Wu

City Clerk
Paul Leeker
Reviewed in accordance with K.S.A. 58-2025
on this ____ day of _____, 2025.

Tricia L. Rehbein, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas
Entered on transfer record this ____ day of _____, 2025.

Kelly B. Arnold, County Clerk
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of _____, 2025 at a block ____ M, and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenzy Zehring, Deputy

DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION

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

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County and state do hereby certify that we have surveyed and
5TH) plotted DUGAN WEST KELLOGG COMMERCIAL 5TH ADDITION, Wichita, Sedgwick
Hereby) County, Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a portion of all of Lots 3, 4,
4, 5, 6, 7, 8, 9, 10, and 11, Block A, TOGETHER with Hickory Creek Ct., all as
Sedgwick County, Kansas) plotted and dedicated in Dugan West Kellogg Commercial 4th Addition, Wichita,
Sedgwick County, Kansas

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-5120, as amended.
Baughman Company, P.A.

Jonathan C. Hubbell, P.S. #1680, Surveyor

...witness that we, the
...certificates to be plotted
...DUGAN WEST KELLOGG COMMERCIAL
...Sedgwick County, Kansas. The utility easements are
...public as indicated for the construction and maintenance
...utilities. The drainage and utility easement is hereby granted to
...to the public as indicated for drainage purposes and 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. No
...private drainage systems shall be located within public drainage easements
...unless a Residential Drainage Relief Permit is obtained from the City of Wichita
...Public Works & Utilities Department.

3825, LLC,
a Kansas limited liability company

Brock Baran, Managing Member

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this ____ day of _____, 2025, by Brock Baran, Managing
Member of 3825, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

Notary Public

My App't. Exp. _____

DRAINAGE PLAN NOTE:
A PRELIM DRAINAGE PLAN has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain in accordance with the approval of the City Engineer and shall be undertaken to allow for the construction of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage and drainage facilities in accordance with drainage easements shall remain the responsibility of the property owner, and shall be entered by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

9/18/2025



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

Dugan West Kellogg
Comm. 5th Add.

REFERENCE COPY OF PLAT

Sanitary Sewer Improvements
PROJECT NUMBER:
2025-016125PPS
DESIGN: psb DRAWN: psb
DATE: August 12, 2025
SHEET OF
12 12

