

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 1-316-268-4090
City of Wichita Traffic 1-316-268-4034
Cox Communications 1-888-349-3530
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 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 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 adjoining 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 lines. The Contractor will be required to re-establish any property lines which are damaged or destroyed by his construction operations. Such lines 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 final grades by the contractor.

9. The Contractor shall notify the inspecting engineer and Dawnya Reinhardt at 316-268-4374 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 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. Any sidewalk, drive approach, curb, 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 & 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.

15. City Maintenance of sanitary sewer mains ends at last structure within the 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 weekends 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 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 sewer 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.

Benchmarks

BM#1: Found Cross on Curb approx. 59 feet south and 129 feet west of the Southwest corner of Lot 1, Block A, Jerome & Jeff 2nd Addition, Wichita, Sedgewick County, KS.

Elev. = 1309.52 NAVD88

BM#2: Square cut on top of curb approx. 20' south of the Southeast corner of Lot 2, Block A, Jerome & Jeff 2nd Addition, Wichita, Sedgewick County, KS.

Elev. = 1309.03 NAVD88



THIS SHEET HAS BEEN
SPRINT, SEALED AND
FILED

SANITARY SEWER IMPROVEMENTS TO SERVE

LOTS 1 & 2, BLOCK A, JEROME & JEFF 2ND ADDITION CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

Project Number: 2026-004685 PPS

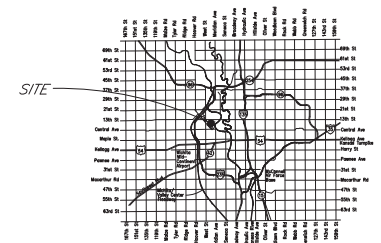
Org Code: 53030982

5248D

SS22-03

Construction Begin: 7-22-26

Construction & testing Complete: 7-30-26



Vicinity Map
(For Reference Only)

INDEX OF SHEETS:

- 1.0 Cover Sheet
- 2.0 Control Map
- 2.1 Precast SSMH Detail
- 2.2 MH Frame & Cover Detail
- 3.0 Plan & Profile - Line 1
- 4.0 Erosion Control Plan
- 5.0 Plot

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

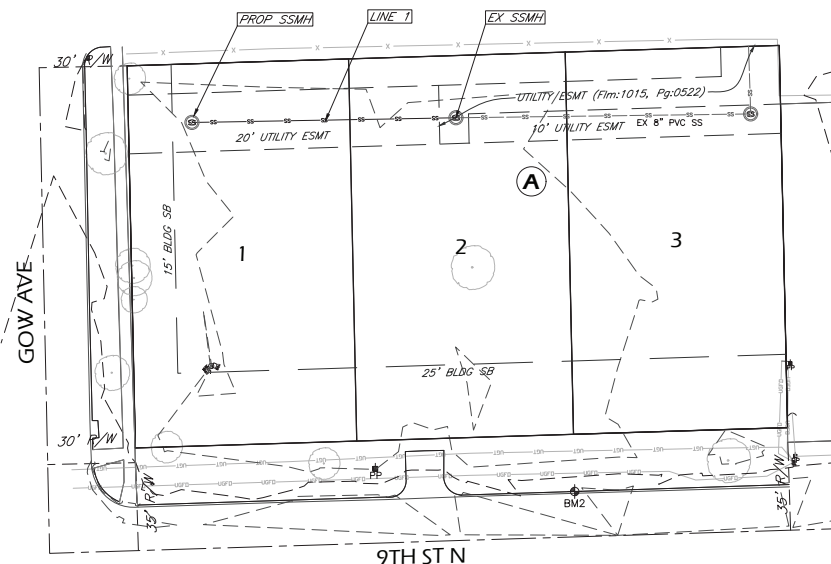
Engineering approved by Bethany Mally on this day
the 16th of March, 2026

Utilities approved by Scott Macey on this day
the 16th of March, 2026

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. Site 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.



AS-BUILTS

Contractor:

Dutton Construction
& Plumbing

Date: 7/31/2026

Project Inspector:

Pablo Oden

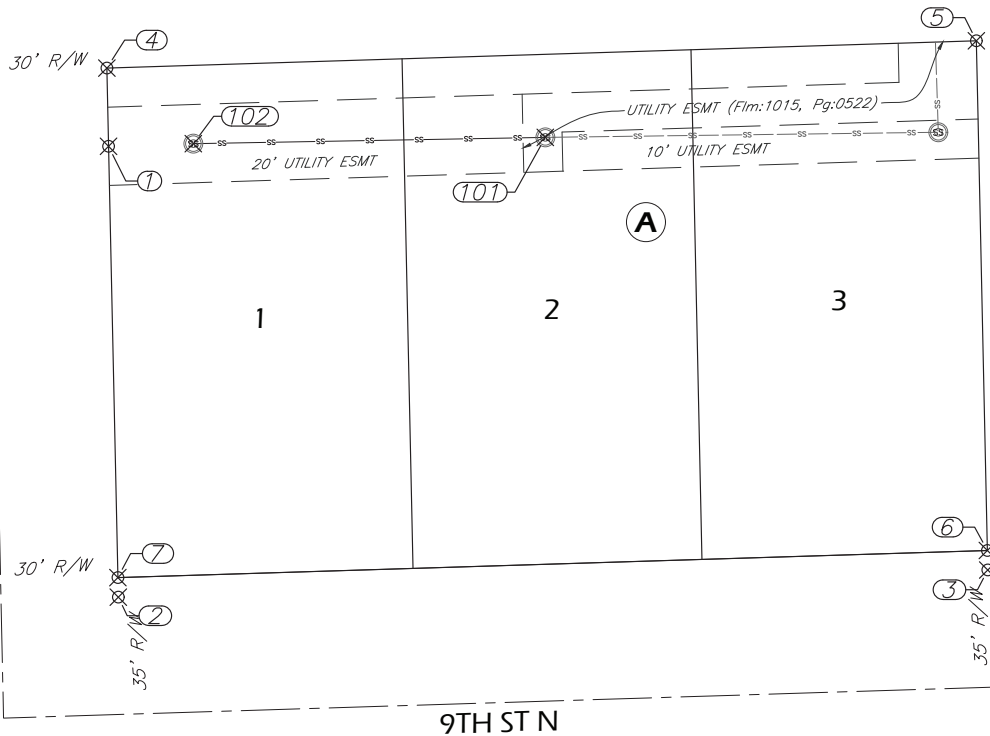


117 E. Lewis, Wichita, KS 67202 (316)264-0242

JANUARY 2026



GOW AVE

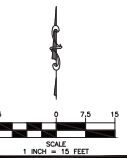


CONTROL POINT TABLE			
Point #	Raw Description	Northing	Easting
1	Found 3/4" Iron	1691285.97	1635741.30
2	Found 5/8" Rebar	1691170.68	1635743.78
3	Set 5/8" Rebar - KEMPA	1691177.63	1635966.10
4	Set 1/2" Rebar - KEMPA	1691305.97	1635740.86
5	Set 1/2" Rebar - KEMPA	1691312.95	1635963.18
6	Set 1/2" Rebar - KEMPA	1691182.63	1635966.00
7	Set 1/2" Rbear - KEMPA	1691175.68	1635743.68

SANITARY SEWER POINT TABLE			
Point #	Raw Description	Northing	Easting
101	Sta. 0+00.00 SS1	1691288.26	1635852.96
102	Sta. 0+90.00 SS1	1691286.65	1635762.97



SANITARY SEWER IMPROVEMENTS
JERROME & JEFF 2ND ADD'N
WICHITA, KANSAS



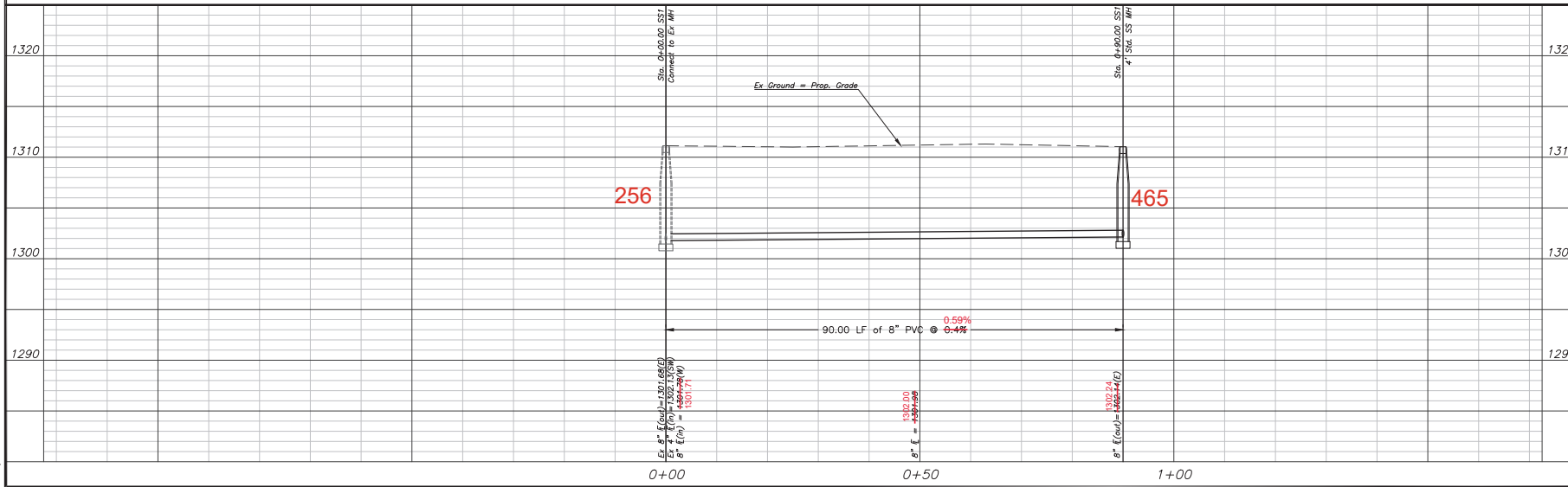
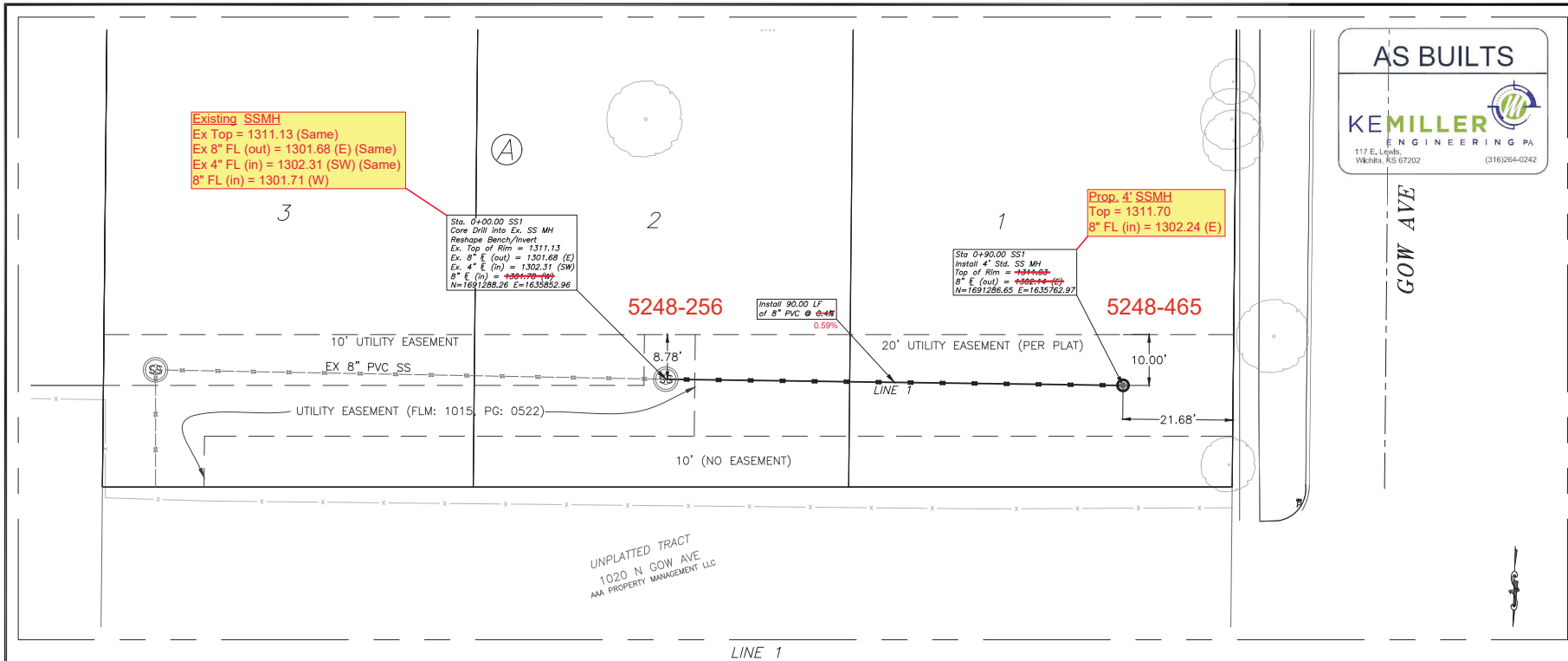
REVISIONS	

KEM PROJ. 26013	DATE 01.2026
DESIGNED KEM	DRAWN JMW

Control Map

SHEET **2.0**

February 24, 2026



KEMILLER
ENGINEERING PA
117 E. Lewis, Wichita, KS 67202
(316)264-0242

THIS SHEET HAS BEEN
CHECKED, REVISIONS
DATED CORRECTLY

SANITARY SEWER IMPROVEMENTS
JERROME & JEFF 2ND ADD'N
WICHITA, KANSAS

VERTICAL SCALE: 1 INCH = 5 FEET

HORIZONTAL SCALE: 1 INCH = 10 FEET

REVISIONS

NO.	DESCRIPTION	DATE
1	DESIGNED	01.2026
2	DRAWN	JMW

Plan & Profile

SHEET 3.0

**LEGEND**

- (P) = Platted
 (M) = Measured
 (D) = Described
 (C) = Calculated
 (CM) = Calculated from Measured

PLAT CONTROL

- = Found 3/4" Iron Pipe
 ⊙ = Found 1/2" Iron Pipe
 ⊕ = Set R#4 (1/2" Rebar) w/KEMPA Cap
 ⊗ = Found R#5 (5/8" Rebar) Origin Unknown
 ⊗ = Found 3/4" Iron Pipe in Thimble steel casing

SURVEYOR'S CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

I, Keith A. Severns, a professional land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 24 day of July, 2020 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION:

A tract of land located in The Northwest Quarter of Section 13, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows:

Beginning 2437.76 feet South and 359 feet West of the Northeast corner of the Northwest Quarter; thence South 115 feet; thence East 106.5 feet; thence North 115 feet; thence West 106.5 feet to the Point of Beginning AND a tract beginning at a point 2437.76 feet South and 252.5 feet West of the Northeast Corner of the Northwest Quarter of Section 13, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 20 feet; thence West 222.5 feet parallel with the North line of the South Half of said Section; thence South 135 feet to the North line of Ninth Street; thence East on the North line of Ninth Street 116 feet; thence North 114 feet to a point; thence East 106.5 feet more or less to the point of beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Keith A. Severns, P.S. #1355

8-26-22
 DATE

OWNER'S CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, a Block, and a Street to be known as Jerrome and Jeff 2nd Addition, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public as denoted on the plat. The utility easements are hereby granted to the public for the construction and maintenance of all public utilities. 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. A drainage plan has been developed for the plat and All drainage easements, rights-of-way, or reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Jerrame D. Castillo, Member, 9-6-22
 Capri Holdings, LLC, a Kansas limited liability company Date

By: Jeff P. Pritchard, Member, 9-6-22
 Capri Holdings, LLC, a Kansas limited liability company Date

NOTARY'S CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

This instrument was acknowledged before me on this 6th day of September, 2022 by Jerrame D. Castillo, Member, Capri Holdings, LLC, a Kansas limited liability company Wichita, Sedgwick County, Kansas



Notary Public

My Commission Expires: 12-25-2025

NOTARY'S CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

This instrument was acknowledged before me on this 6th day of September, 2022 by Jeff P. Pritchard, Member, Capri Holdings, LLC, a Kansas limited liability company Wichita, Sedgwick County, Kansas



Notary Public

My Commission Expires: 12-25-2025

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 City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner's lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.

COUNTY SURVEYOR'S CERTIFICATION:

This Plat was prepared in accordance with K.S.A. 58-2005 on this 24th day of September, 2022.



Tricia Robello, P.S. #1246
 Deputy County Surveyor,
 Sedgwick County, Kansas

Jerrome and Jeff 2nd Addition Wichita, Sedgwick County, Kansas

Tract located in the NW 1/4, Sec 13, Twp 27S, R1W of the 6th P.M.

PLANNING COMMISSION CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

This plat of Jerrome and Jeff 2nd Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas

Dated this 2nd day of JUNE, 2022



ATTEST:

Wichita-Sedgwick County Metropolitan Area Planning Commission,

William M. Johnson, Chairman

Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATION:

State of Kansas }
 County of Sedgwick } SS

This plat is approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 11th day of October, 2022.

At the Direction of the City Council

ATTEST:

Brandon J. Whipple, Mayor

Jamie Buster, City Clerk

Transfer Record:

Entered on Transfer record this 22 day of February, 2022

Kelly B. Arnold, County Clerk

Register of Deeds Certification:

State of Kansas }
 County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 24th day of February, 2022, at 12 o'clock 6:23 PM minutes and is duly recorded.

Tanya Buckingham, Register of Deeds

ATTEST:

Kentley Zehring, Chief Deputy

19215 Jerrome and Jeff 2nd Addition Prepared: 5/2/2022

KEMILLER
 ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242