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	1-316-687-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1-800-246-8464
BLACK HILLS ENERGY	1-800-694-8969
CITY OF WICHITA WATER & SEWER	1-316-219-8821
CITY OF WICHITA STORMWATER	1-316-268-4498
CITY OF WICHITA TRAFFIC	1-316-268-4501
COX COMMUNICATIONS	1-888-269-3530
KANSAS GAS SERVICE	1-888-482-4950
EVERGY	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 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 ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
5. TREES AND SHRUBS IN PUBLIC RIGHT-ON-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 ABUTTING 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 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 DAWNITA REINHARDT AT 316-660-0740 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.
10. 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 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, 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 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.
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 OPENINGS 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 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. FOLLOW THE LINK BELOW FOR CONSTRUCTION DETAILS ON SPECIFIC CITY OF WICHITA STANDARD DETAILS:
https://www.wichita.gov/618/Construction-Details
25. SEE SHEET CUS33, "TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS" FOR TRENCH COMPACTION UNDER PAVEMENT.

SANITARY SEWER

TO SERVE

AS-BUILT PLANS

GREAT PLAINS VENTURES CORPORATE OFFICE

5851D

SS23-04

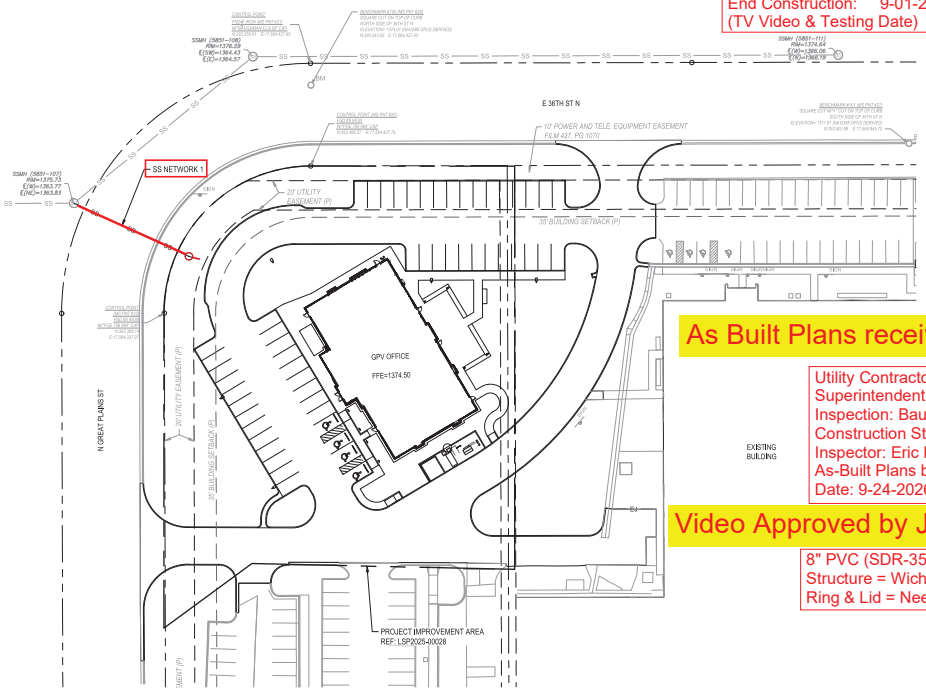
3510 N GREAT PLAINS ST,
WICHITA, KS 67220

THE CITY OF WICHITA, KANSAS
PAUL GUNZELMAN, P.E. - CITY ENGINEER

PROJECT NUMBER
2025-027926PPS (53030982)

Baughman # 26-03-E432

Begin Construction: 8-18-2026
End Construction: 9-01-2026
(TV Video & Testing Date)



GRAPHIC SCALE 40'

BENCHMARKS/ CONTROL POINTS

BENCHMARK - #100 (MS PNT #28)
SQUARE CUT ON TOP OF CURB
NORTH SIDE OF 36TH ST N
ELEVATION= 1374.01 (NAVD88 OPUS DERIVED)
N:393,543.65 E:17,564,437.93

BENCHMARK - #101 (MS PNT #27)
SQUARE CUT W"+" CUT ON TOP OF CURB
SOUTH SIDE OF 36TH ST N
ELEVATION= 1371.81 (NAVD88 OPUS DERIVED)
N:393,503.88 E:17,564,845.70

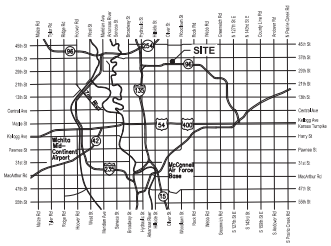
BENCHMARK - #102 (MS PNT #26)
SQUARE CUT ON TOP OF CURB
SOUTH SIDE OF 36TH ST N
ELEVATION= 1370.09 (NAVD88 OPUS DERIVED)
N:393,504.84 E:17,565,256.17

CONTROL POINT (MS PNT #2)
FND 1/2" IRON
W"BAUGHMAN CLS-58" CAP
N:393,123.98 E:17,564,268.96

CONTROL POINT (MS PNT #20)
FND #6 IRON
W"POE 799 984" CAP
N:393,488.57 E:17,564,437.79

CONTROL POINT
FND 1/2" IRON (MS PNT #21)
W"BAUGHMAN CLS-58" CAP
N:393,558.61 E:17,564,437.65

CONTROL POINT (MS PNT #22)
FND #6 IRON
W"POE 799 984" CAP
N:393,388.14 E:17,564,337.97



Vicinity Map

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
CU120	PPS COVER SHEET
CU220	SANITARY SEWER PLAN & PROFILE
CU520	SANITARY SEWER DETAILS
CU521	SANITARY SEWER DETAILS
CU533	WATER DETAILS
CE101-A	EROSION CONTROL PLAN
GS001	SITE SURVEY

SEE GENERAL NOTE #24 FOR CITY OF WICHITA STANDARD BMP LINK
SEE GENERAL NOTE #25 FOR TRENCH COMPACTION UNDER PAVEMENT

As Built Plans received by C.O.W. Sept. 24, 2026

Utility Contractor: K & B Dirt Works.
Superintendent: Scott Bratcher.
Inspection: Baughman Co.
Construction Staking: Baughman Co.
Inspector: Eric Purk
As-Built Plans by: E. Purk + Larry Powell
Date: 9-24-2026

Video Approved by Jeff Crosby, C.O.W. Sept. 29, 2026

8" PVC (SDR-35) Pipe = National Plastics.
Structure = Wichita Concrete Pipe.
Ring & Lid = Neenah

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering BETHANY MALLY, 2025-12-15

Utilities SCOTT MACEY, 2025-12-15

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 the City Engineer. 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.

TESSERE
www.tessere.com

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KURT L. HEMMEN
LICENSED
PROFESSIONAL ENGINEER
24436
12/17/2025
KANSAS

CORPORATE OFFICE
GREAT PLAINS VENTURES
3510 N GREAT PLAINS ST | WICHITA, KS 67220

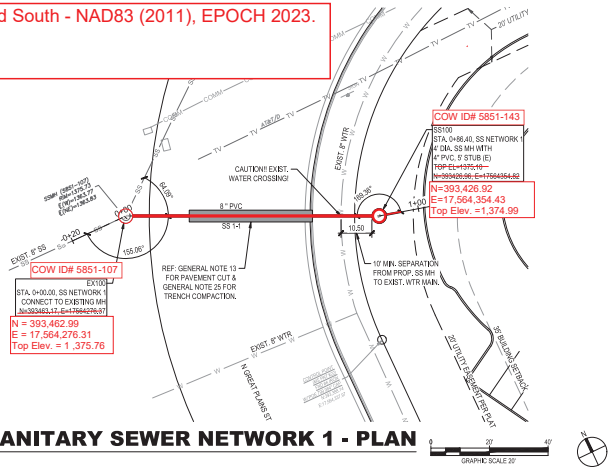
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PROJECT NO:	2025-027926PPS	
STATUS:	ISSUED FOR PERMIT	
DATE:	12/15/2025	
DRAWN BY:	LM	
CHECKED BY:	KLH	

PPS COVER SHEET

CU120

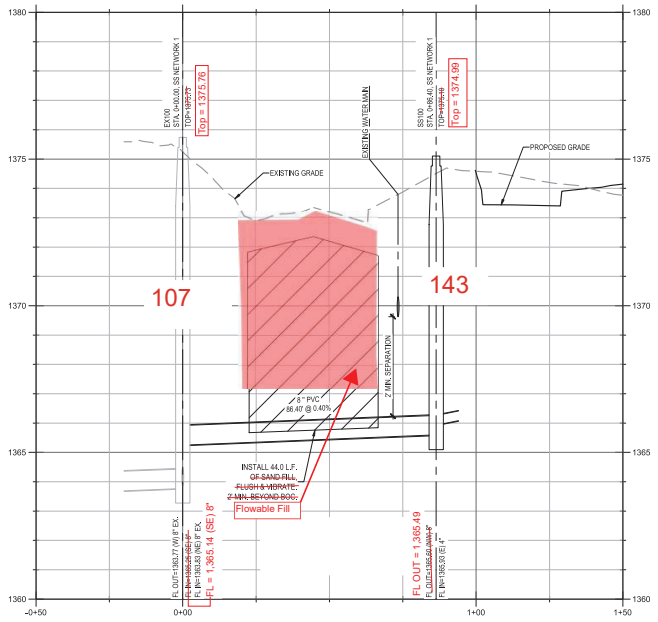
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Northings (N) & Eastings (E): State Plane Coordinates - Kansas Grid South - NAD83 (2011), EPOCH 2023.
Elevations: NAVD88 (Geoid 18).
As-Built Survey Shots By: Baughman Company, P.A.



1 SANITARY SEWER NETWORK 1 - PLAN

GRAPHIC SCALE 20'



2 SANITARY SEWER NETWORK 1 - PROFILE

HORIZONTAL: 1" = 20', VERTICAL: 1" = 2'

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KLH L. HEDRICK 24435 12/17/2025 KANSAS PROFESSIONAL ENGINEER

CORPORATE OFFICE
GREAT PLAINS VENTURES
350 N GREAT PLAINS ST | WICHITA, KS 67220

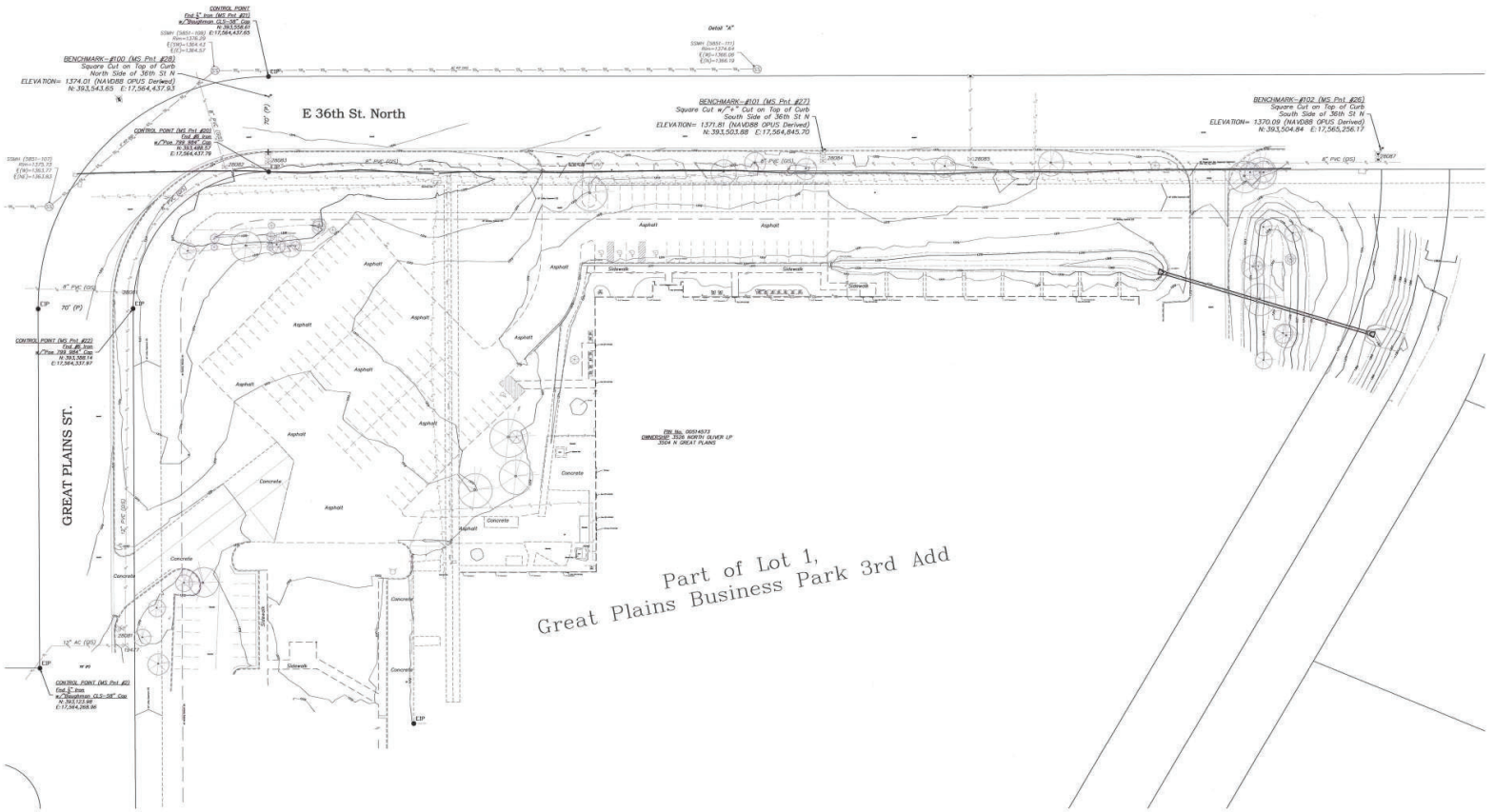
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PROJECT NO:	2025-027926PPS	
STATUS:	ISSUED FOR PERMIT	
DATE:	12/15/2025	
DRAWN BY:	LM	
CHECKED BY:	KLH	

SANITARY SEWER PLAN & PROFILE

CU220

PLOT DATE: 12/15/2025 4:15 PM
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TOPOGRAPHIC SURVEY



Scale: 1" = 40'
0 40' 80'

- EIP — Existing Iron Pin w/ Cap
- EIP — Existing Iron Pin
- ECM — Existing Conc. Mon
- MAG — MAG Nail (Found OR Set)
- SIGN — Sign
- SS — Sanitary Sewer Manhole
- SV — Storm Water Manhole
- TR — Traffic Control Box
- Tree
- WM — Water Meter
- W — Water Manhole

SURVEY NOTES:

1. Horizontal coordinates are USA COUNTY KS/KRCS 17 Wichita NAD83 (2011) LCC (US Ft).
2. Vertical relief, or ground contours shown hereon are on the NAVD88 vertical datum.

UTILITY NOTES:

1. Kansas One Call System : (800) 344-7233 or 811 Ticket No. 25324354 & 25324361
2. The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.
3. No private utility locator was utilized to locate utilities for this project.

TOPOGRAPHIC SURVEY CERTIFICATE:

State of Kansas)
) SS
County of Sedgwick)

We, Merestone Surveying LLC, Surveyors in aforesaid county and state do hereby certify that this 29th day of July, 2025 performed a topographic survey of the following:

PART OF LOT 1, GREAT PLAINS BUSINESS PARK 3RD ADDITION

The accompanying sketch is a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.

BRIAN PELTIER LICENSED 7/29/25 1344 KANSAS PROFESSIONAL SURVEYOR

Brian Peltier
P.S. #1517, State of Kansas

C.A. #6901 (OK) / CLS-179 (KS)

FOR REFERENCE ONLY

Merestone Surveying
216 W. Rosewood St.
Rose Hill, KS 67133
P: 316.425.7770
F: 316.425.7773
merestoneks.com

TOPOGRAPHIC SURVEY

Part of Lot 1, Great Plains Business Park 3rd Addition

WICHITA, KANSAS

SITE SURVEY

PROJECT NO.	23-10-392
DATE	7/29/25
SCALE	AS NOTED
DRAWN	BP
CHECKED	TH

NO.	REVISION	DATE

SHEET NUMBER

1 of 1

GS001