

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 (GAS) 1-800-694-9989
 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 1-888-249-3530
 KANSAS GAS SERVICE 1-888-482-4950
 EVERGY 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. 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 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 ABUTTING 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 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 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 INSPECTING ENGINEER AND DAWNITA REINHARDT AT 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 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.
- ALL ELEVATIONS SHOWN ARE NAVD 88.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE RESTORED TO MATCH EXISTING CONDITIONS.
- ANY SIDEWALK, DRIVE APPROACH, CURB, OR STREET PAVEMENT REMOVED TO CONSTRUCT PROJECT MUST HAVE A PAVEMENT CUT PERMIT AND BE REPLACED BY CITY CONTRACTOR. PERMITS CAN BE OBTAINED BY CALLING 316-268-4501 OR 316-268-4480.
- 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.
- CITY MAINTENANCE OF SANITARY SEWER MAINS ENDS AT THE LAST STRUCTURE WITHIN THE EASEMENT OR RIGHT-OF-WAY.
- FOLLOW THE LINK BELOW FOR CONSTRUCTION DETAILS ON SPECIFIC CITY OF WICHITA STANDARD DETAILS:
<http://www.wichita.gov/PWU/Regulations.aspx>
- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 90 FEET.
- EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUND SHALL BE CONSTRUCTED WITH NEW DEVELOPMENT A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- 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 CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL BORE 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.
- 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. CONTRACTOR'S 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.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR "CONSTRUCTION OF IMPROVEMENTS BY PRIVATE CONTRACTOR". THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS, INCLUDING BONDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS, AND/OR STREET REPAIR FEES AND PROVIDING PIPE MATERIAL AND OTHER CERTIFICATIONS.
- 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.
- DEVELOPER FOR THIS PROJECT IS:
LINEAR PROPERTIES, LLC
8080 E. CENTRAL AVE, SUITE 110
WICHITA, KS 67206
TYLER ELLIS
(316) 690-9723

PRIVATE SANITARY SEWER
TO SERVE

HPD LINEAR PROPERTIES PHASE 4

LOT 1, BLOCK 1
UNIVERSITY COURTS 2ND ADDITION
PROJECT NO. 2022-027545 PPS

THE CITY OF WICHITA, KANSAS
GARY JANZEN, P.E. - CITY ENGINEER

Accepted 5/18/2023

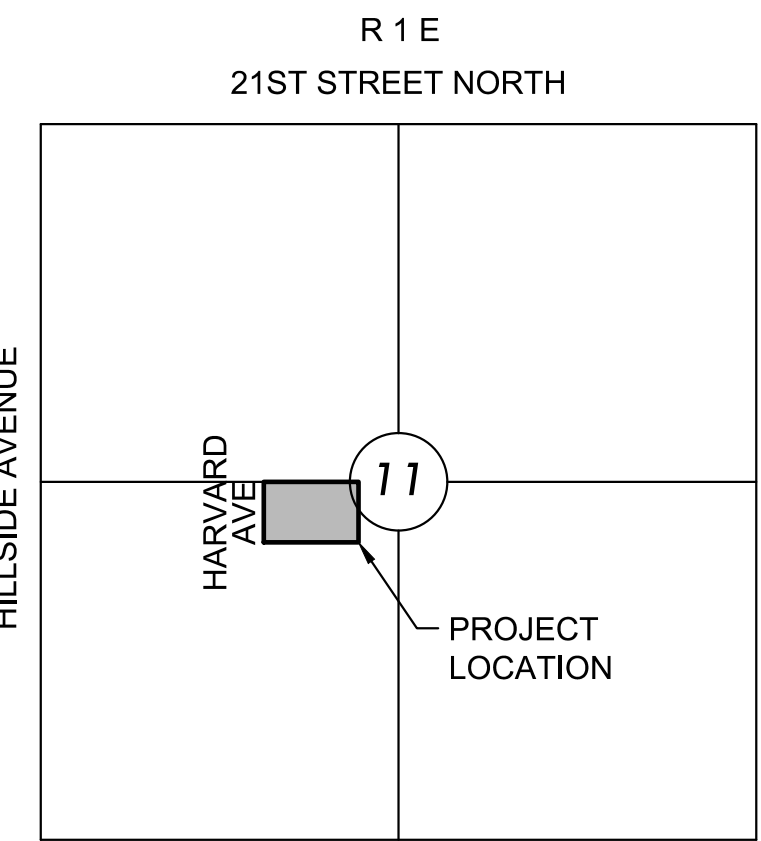
ORG CODE 53030982

AS BUILTS

Contractor: Apex
Project Inspector: Larry Gann

3/27/2023

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



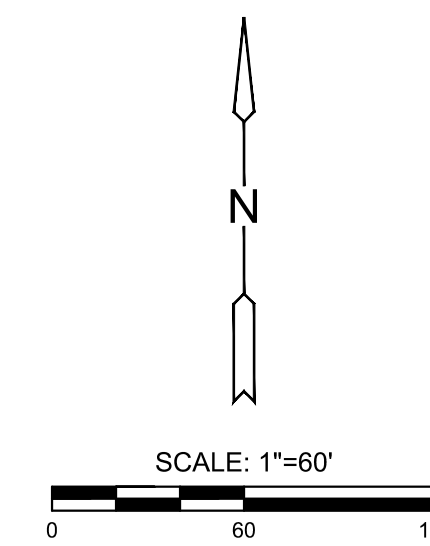
VICINITY MAP

No Scale

INDEX TO DRAWINGS

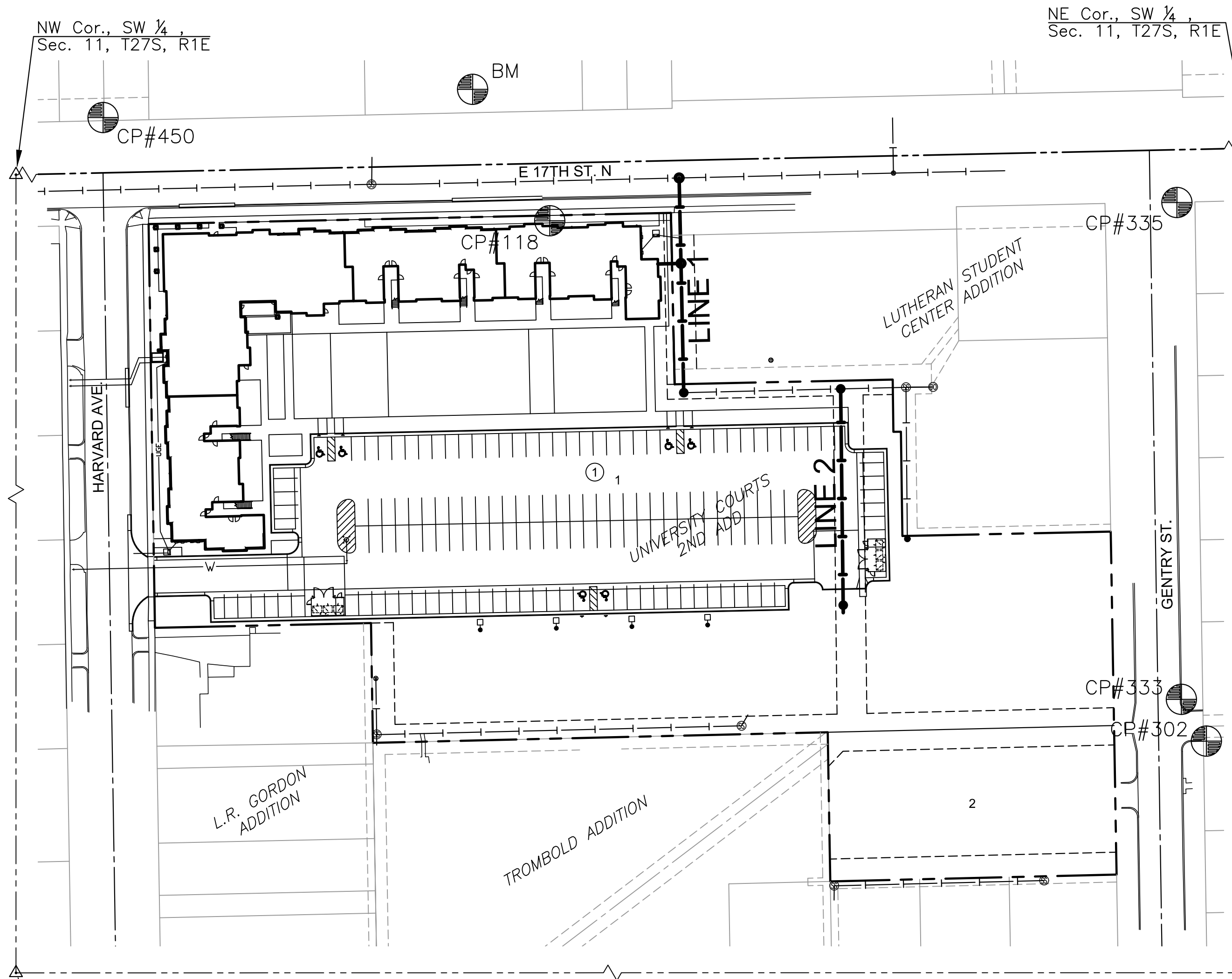
SHEET NO.	DESCRIPTION
01	TITLE SHEET
02-03	DETAILS
04	DEMOLITION PLAN
05	LINES 1 & 2

SEE GENERAL NOTE #16 FOR CITY OF WICHITA STANDARD BMP LINK



LEGEND

- EXISTING SEWER
- PROPOSED SEWER



SURVEY

CONTROL POINTS:

CP 117 N: 1696768.835 E: 1662522.252 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	EL: 1393.055
CP 118 N: 1696687.919 E: 1661994.730 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	EL: 1392.870
CP 119 N: 1696745.901 E: 1661296.584 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	EL: 1385.545
CP 121 N: 1696031.670 E: 1661351.321 5/8" BY 24" REBAR WITH RED MKEC CONTROL CAP	EL: 1375.920
CP 302 N: 1696339.148 E: 1662434.910 +CUT	EL: 1386.124
CP 333 N: 1696367.115 E: 1662418.173 +CUT	EL: 1384.990

CP 335 N: 1696700.182 +CUT	E: 1662415.192	EL: 1387.480
CP 450 N: 1696757.098 +CUT	E: 1661695.253	EL: 1387.835
CP 451 N: 1696048.757 +CUT	E: 1661718.432	EL: 1376.875

BENCHMARKS:
BM
N: 1696776 E: 1661943 EL: 1394.71
SQ CUT TOP OF SOUTH SIDE LIGHT POLE BASE, 151' LIGHT POLE W OF SE CORNER WSU PARKING LOT, NORTH SIDE OF 17TH AND WEST OF 17TH & ROOSEVELT CIR INTERSECTION.

NOTE:
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED USING STANDARD SURVEYING PROCEDURES AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE TO OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering approved by Shawn Mellies on this day the 13th of October, 2022
Utilities approved by Debra Ary on this day the 13th of October, 2022

NOTE TO CONTRACTORS

Public Property:
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 is required on-site.



PRIVATE SANITARY SEWER PLANS FOR
HPD LINEAR PROPERTIES PHASE 4
LOT 1, BLOCK 1, UNIVERSITY COURTS 2ND ADDITION

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PPS TITLE SHEET

PROJECT NO. 2022-027545 PPS

DATE 10/13/2022

SCALE 1"=40'

DESIGNED MKB DRAWN C>JL CHECKED GJA

NO.	REVISION	DATE

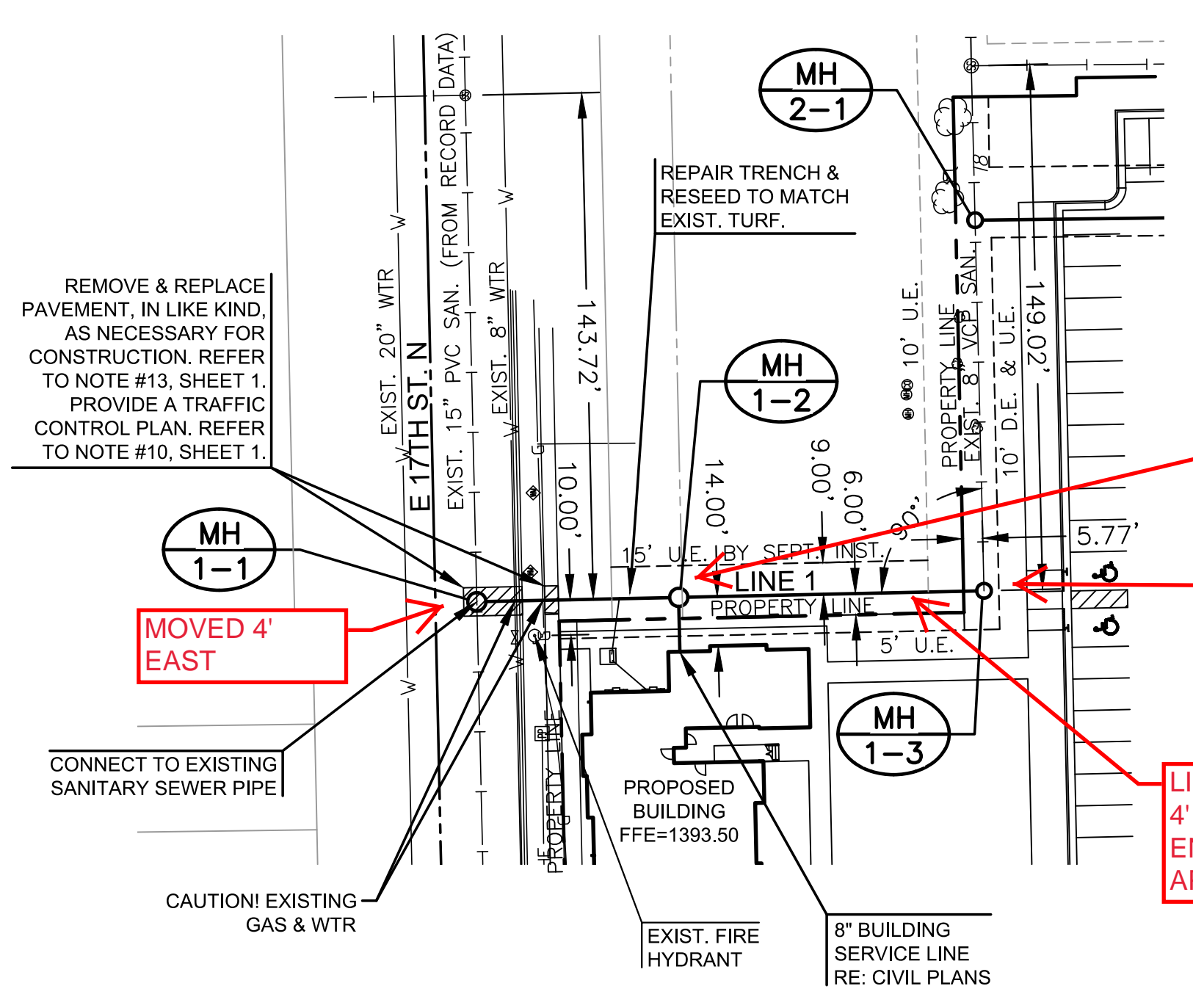
SHEET NO. 01 OF 05

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 PLOTTED: Tuesday, October 18, 2022 @ 04:44PM

SANITARY POINTS			
Point #	Northing	Easting	Desc.
2000	1696716.60	1662081.46	MH
2001	1696659.33	1662082.69	MH
2002	1696572.69	1662084.56	MH
2003	1696575.23	1662189.72	MH
2004	1696430.24	1662191.45	MH



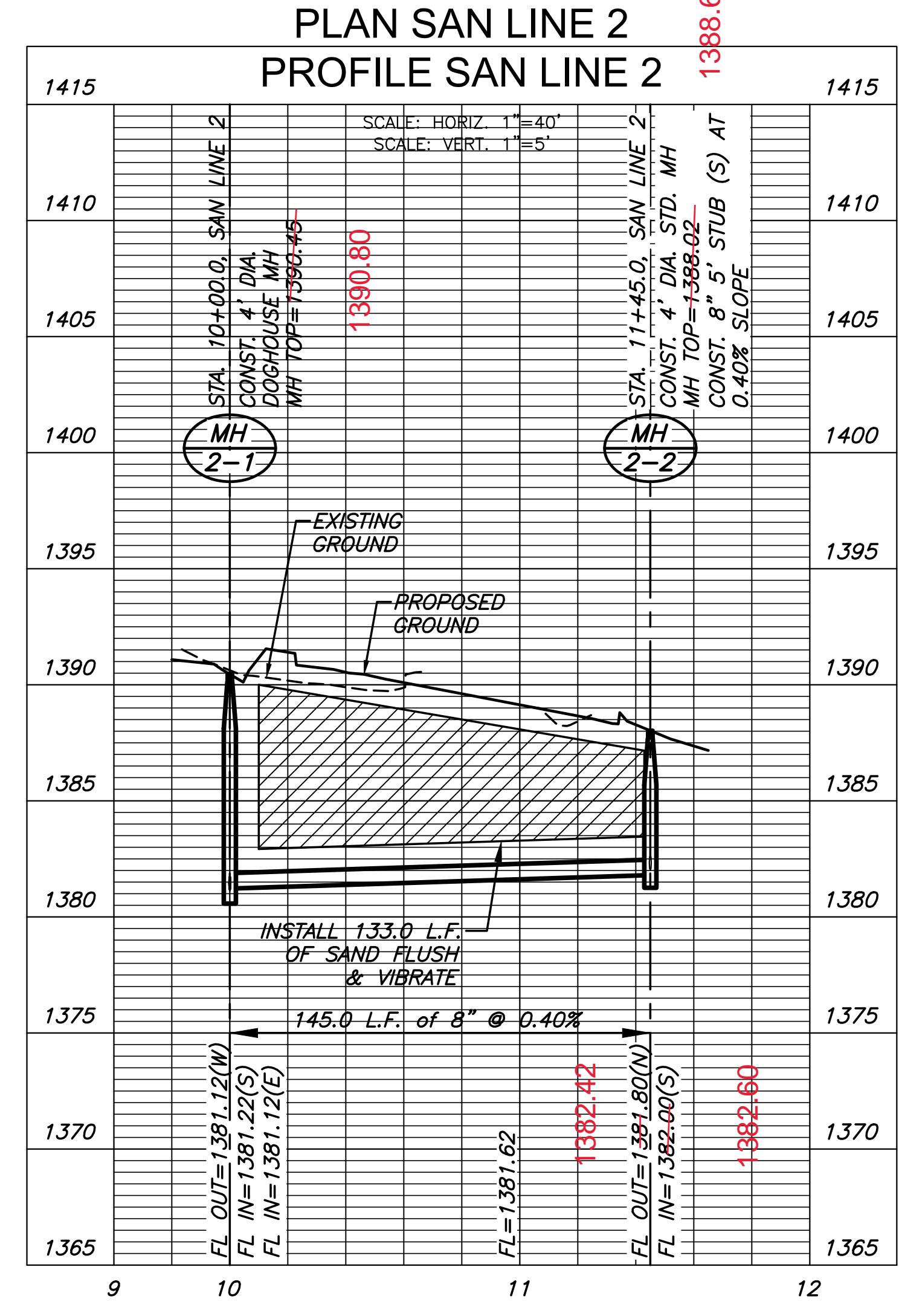
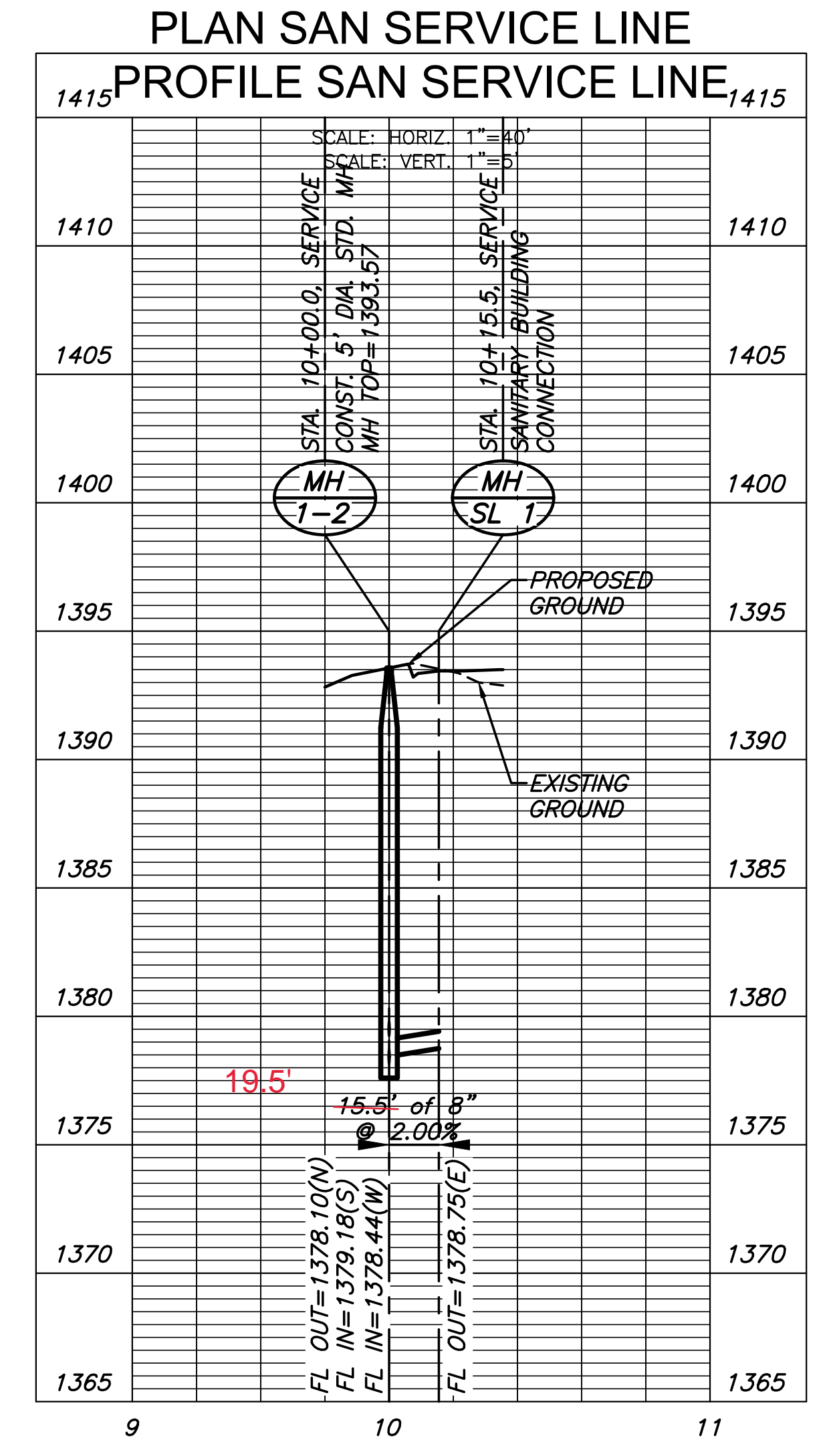
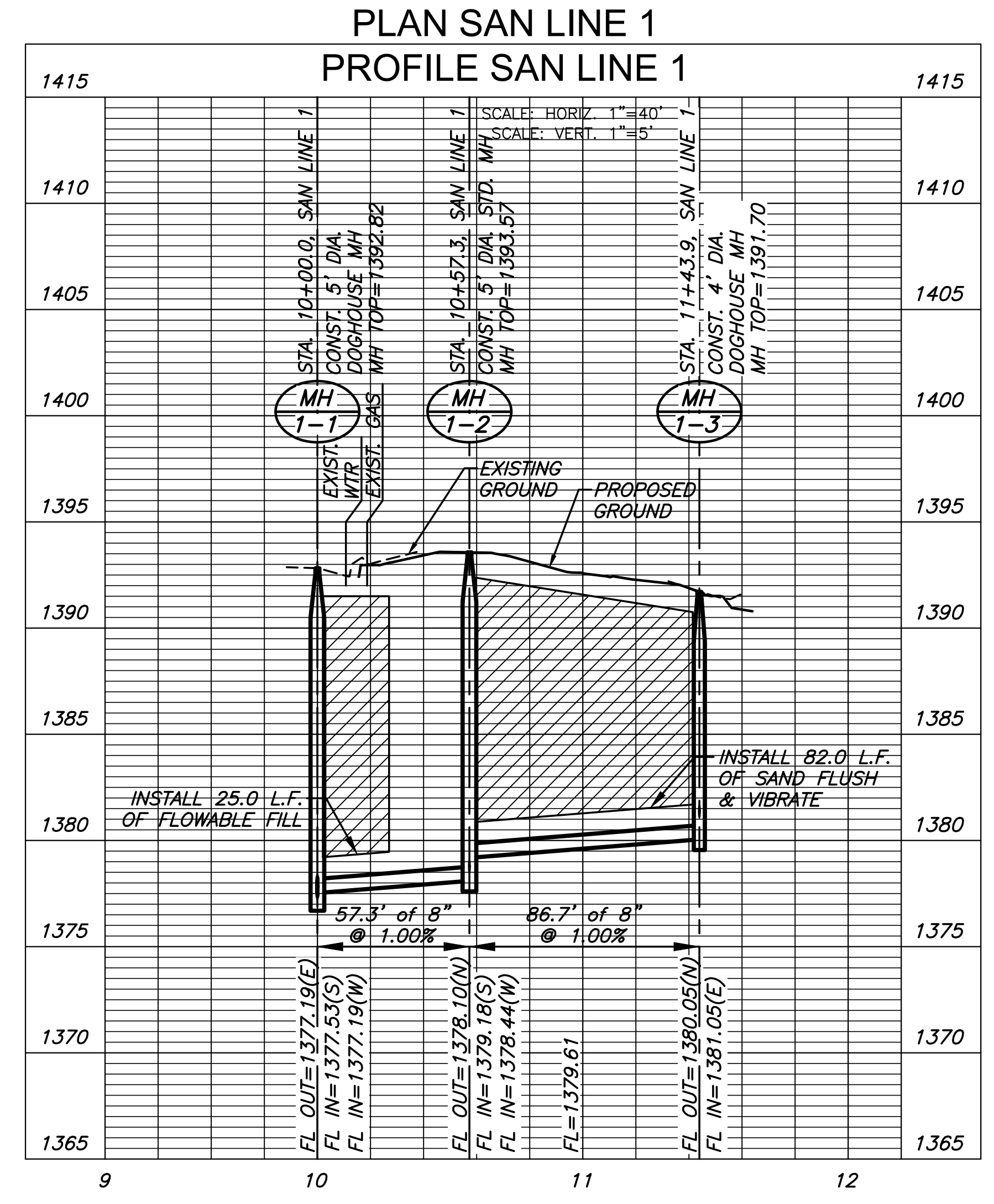
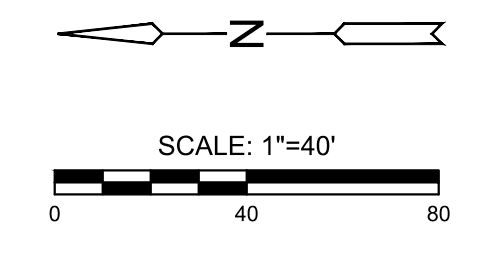
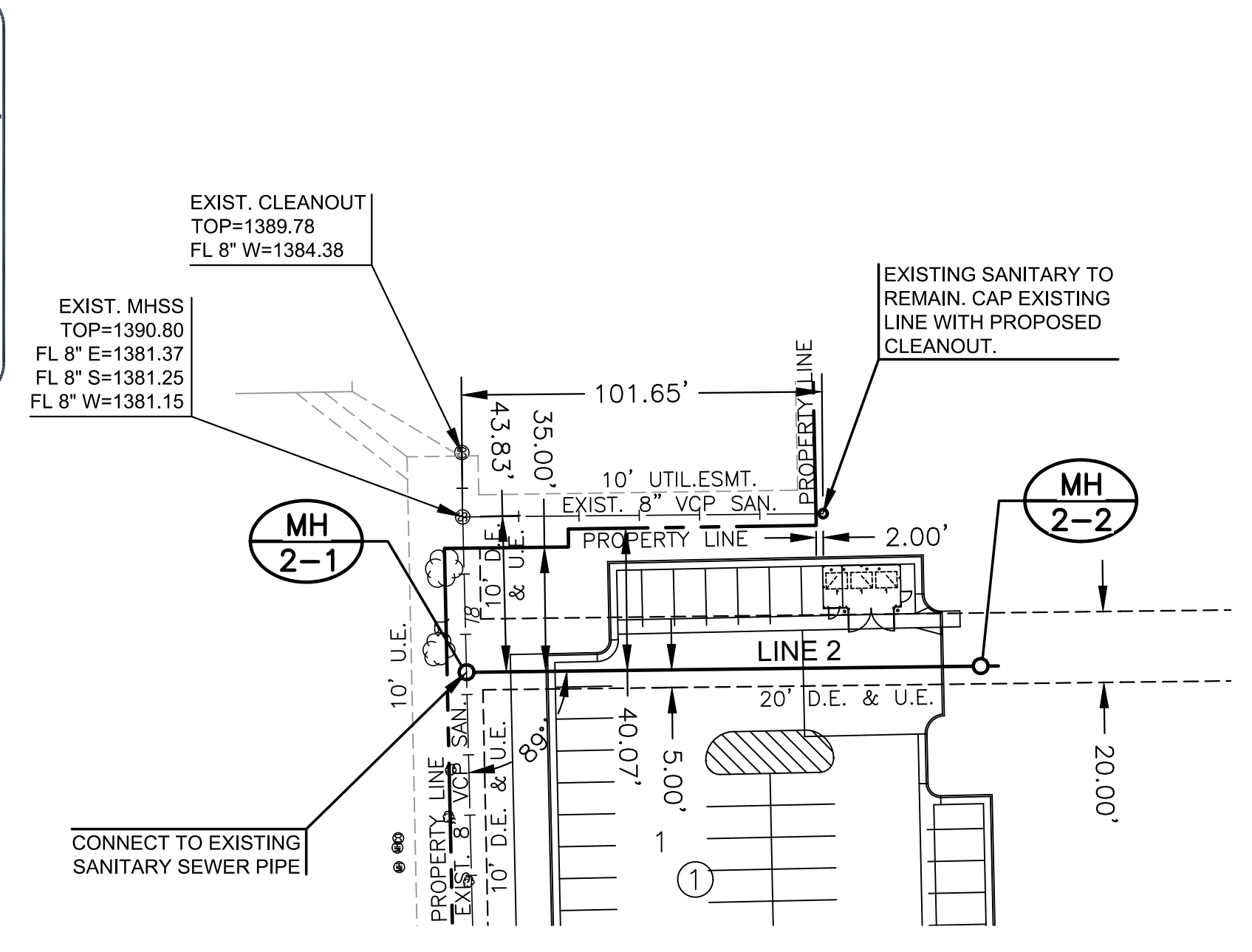
NOTE:
CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



AS BUILTS

KEMILLER ENGINEERING PA

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



PRIVATE SANITARY SEWER PLANS FOR
HPD LINEAR PROPERTIES PHASE 4
 LOT 1, BLOCK 1, UNIVERSITY COURTS 2ND ADDITION

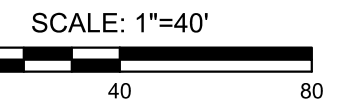
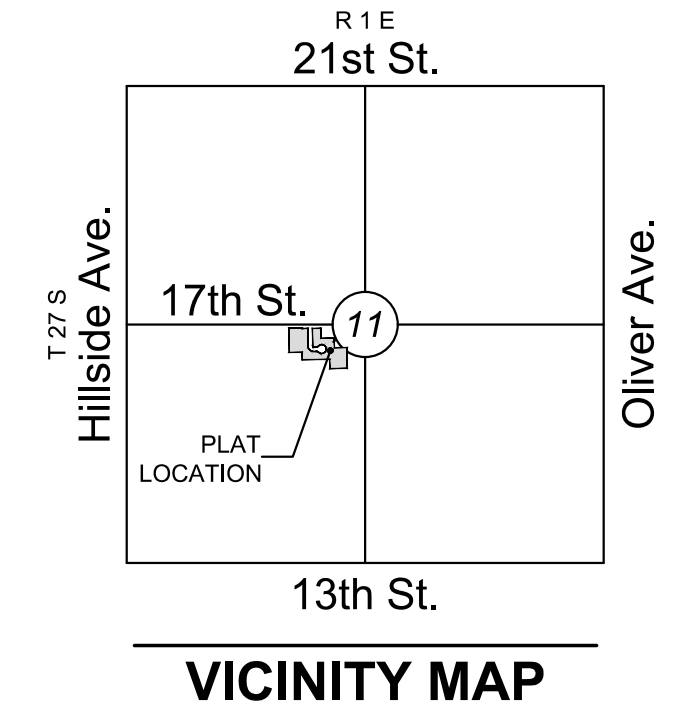
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SANITARY LINES 1 & 2		
PROJECT NO.	2022-027545 PPS	
DATE	10/13/2022	
SCALE	1"=40'	
DESIGNED	DRAWN	
MKB	C-JL	
CHECKED	G-JA	
NO.	REVISION	DATE
SHEET NO. 05 OF 05		

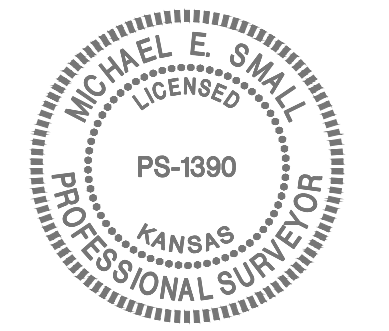
FINAL PLAT

HIGH PLAINS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

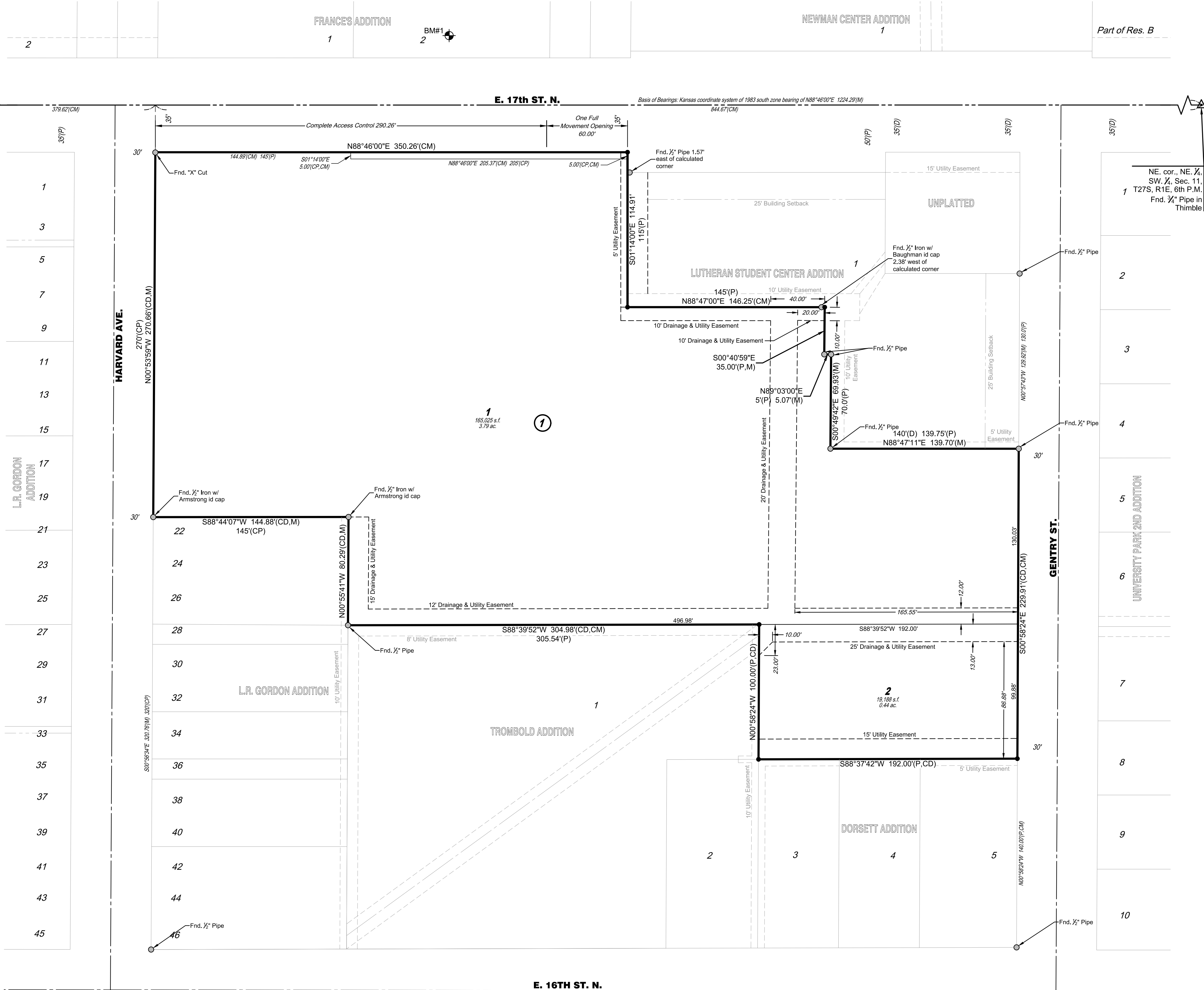


Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°46'00"E on the north line of the Southwest Quarter, Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



BENCHMARK

BM#1 Square cut top of south side light pole base, first light pole west of SE corner WSU parking lot, North side of 17th Street and west of 17th and Roosevelt Cir. intersection, Elev.=1394.71 NAVD88



LEGEND

Date of Survey: 1/12/2021

- △ = Section Corner Monument Found
- = Found Monument (see annotation for type)
- = Set 3/4" rebar w/ MKEC CLS 39 id. cap
- ⊕ = Benchmark
- (M) = Measured
- (D) = Described
- (P) = Platted
- (CM) = Calculated from Measured
- (CD) = Calculated from Described
- (CP) = Calculated from Plat
- ① = Lot
- ② = Block

NOTE

This plat of "High Plains Addition" is subject to the conditions of the Planned Unit Development PUD No. 96. The plat Setbacks are established with the PUD.