

# WATER DISTRIBUTION SYSTEM

to serve

## COMOTARA INDUSTRIAL PARK 4TH

### WICHITA, KS

LOTS 33 & 34

Paul Gunzelman, P.E. City Engineer  
Project Number  
2024-027737 PPW (54030980)

**Material List:**  
Mueller FH  
Mueller Valves  
U.S. Pipe DICL 8" & 6" DICL Pipe  
Stars DICL Fittings  
Stars MJ Gland Packs  
Northern Pipe Product 8" DR-18

Vault Meter Reading: 00000000  
Vault Meter Serial#: 220953703  
ERT Serial#: 73539409

**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
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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	1-888-249-3530
Kansas Gas Service	1-888-482-4950
Evergry	1-800-544-4857
Southern Star Gas	1-800-324-9696
Ideatek	1-800-DIG-SAFE
- 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 plan 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.
- 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
- 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 the 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 their 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, 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.
- 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.
- 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.
- 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, 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.
- 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 water mains ends at right-of-way or easement line or within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	KEY MAP
03	WATER LINE 100
04	WATER LINE 200
05	STANDARD WATER ASSEMBLY DTL
06	STANDARD WATER SERVICE DTL
07	STANDARD VAULT AND METER ASSEMBLIES DTL
08	PRE-CONSTRUCTION EROSION
09	MID-CONSTRUCTION EROSION
10	POST-CONSTRUCTION EROSION
11	EROSION CONTROL DETAIL 501
12	EROSION CONTROL DETAIL 502
13	EROSION CONTROL DETAIL 503
14	EROSION CONTROL DETAIL 504
15	EROSION CONTROL DETAIL 505
16	PLAT

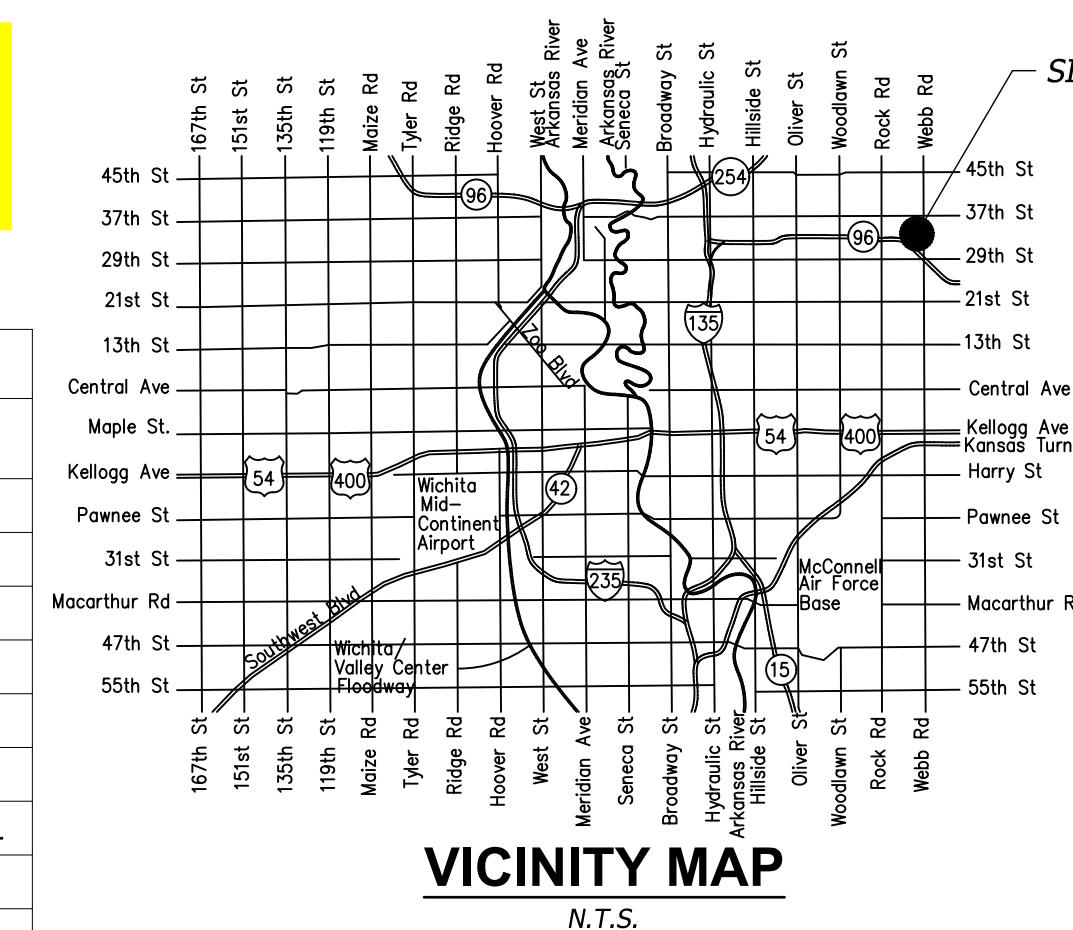
**AS-BUILTS**

Contractor: Wilks Underground Utilities  
Project Inspector: Pablo Oden

Date: 11/25/2025



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



**APPROVED AS NOTED**  
**BY WICHITA PUBLIC WORKS**  
**ENGINEERING DIVISION**  
**& BY WICHITA FIRE DEPARTMENT**

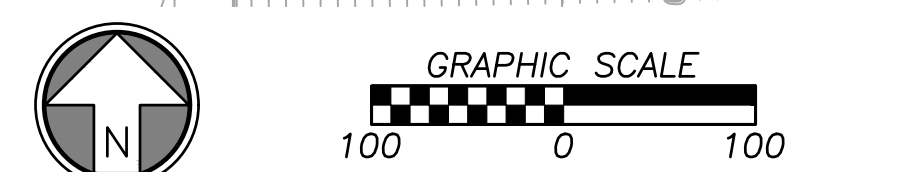
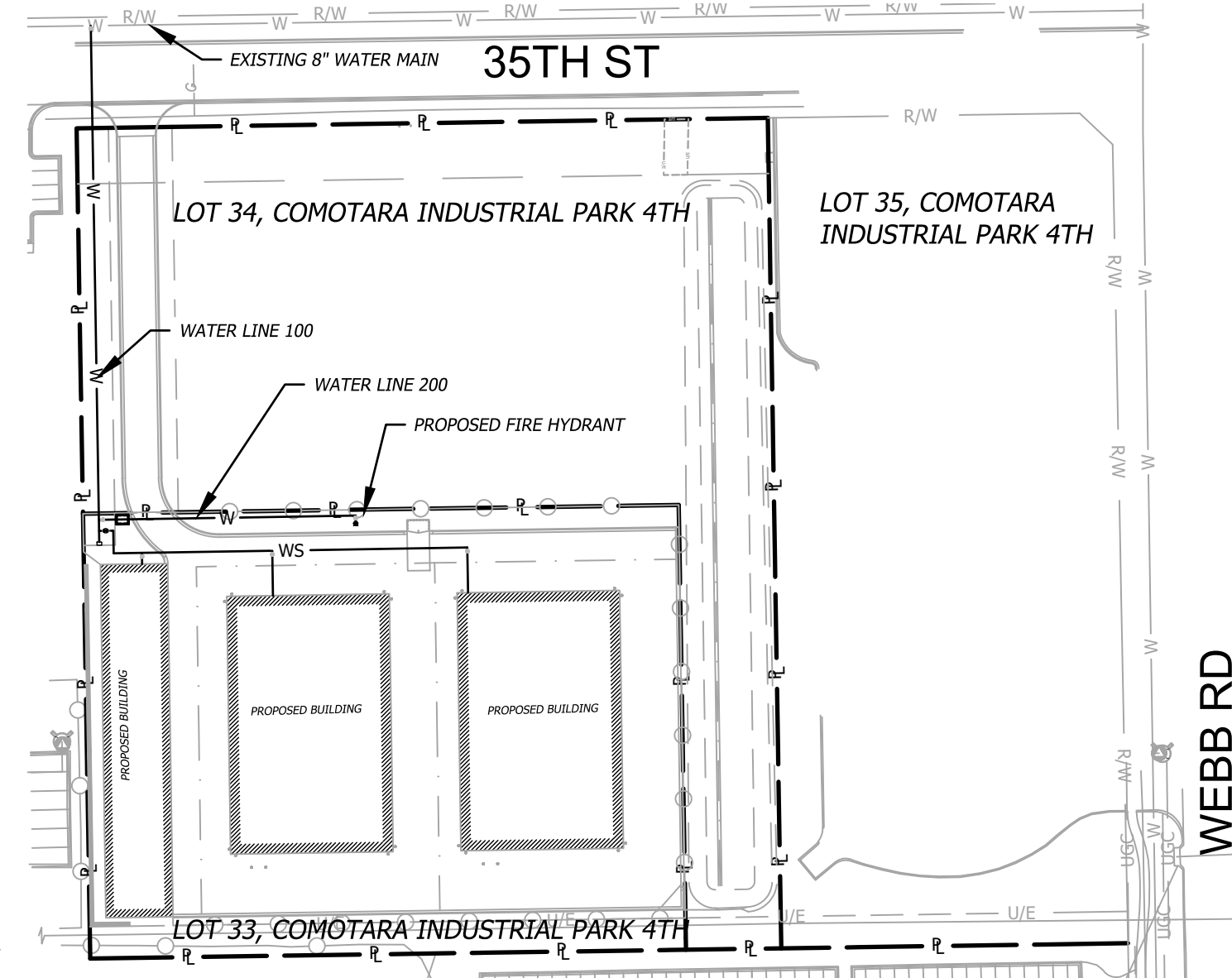
Engineering approved as of 01/15/2025 by Shawn Mellies  
Utilities approved as of 01/15/2025 by Greg Lolley  
Fire Dept. approved as of 01/15/2025 by Jose Ocadiz

**NOTE TO CONTRACTORS**

**Public Property:**  
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way 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 City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

**Private Property:**  
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

An approved copy of these plans signed by City staff are required on-site.



**OWNER/DEVELOPER**  
GREEN LIGHT WEBB LLC  
565 W DOUGLAS  
WICHITA, KS  
316-708-8918  
CONTACT: BRUCE ROWLEY  
EMAIL: BROWLEY@ARENASOUTH.COM

**SURVEYOR OF RECORD**  
BHC  
165 S ROCK ISLAND, SUITE 150  
WICHITA, KANSAS 67211  
P (316) 265-0005  
CONTACT: MARK SAVOY  
EMAIL: MARK.SAVOY@IBHC.COM

**CIVIL ENGINEER**  
BHC  
165 S ROCK ISLAND AVE, SUITE 150  
WICHITA, KANSAS 67211  
P (316) 265-0005  
CONTACT: SCOTT TANNER  
EMAIL: SCOTT.TANNER@BHC.COM

**SUBMITTED BY:**  
BHC  
WICHITA, KANSAS

*E. Byrd*  
ERIC BYRD, P.E.  
KANSAS P.E. No. 22713

01/15/2025  
Date

Design: CBS	Drawn: CBS
Checked: SKT	
Issue Date: 01/15/2025	
Project Number: 027737	

**WATER DISTRIBUTION SYSTEM**  
**GARAGEDOMINIUM**  
**WICHITA, KS**

**COVER SHEET**

Prepared For: GREEN LIGHT WEBB LLC  
BRUCE ROWLEY  
565 W DOUGLAS  
WICHITA, KS  
316-708-8918

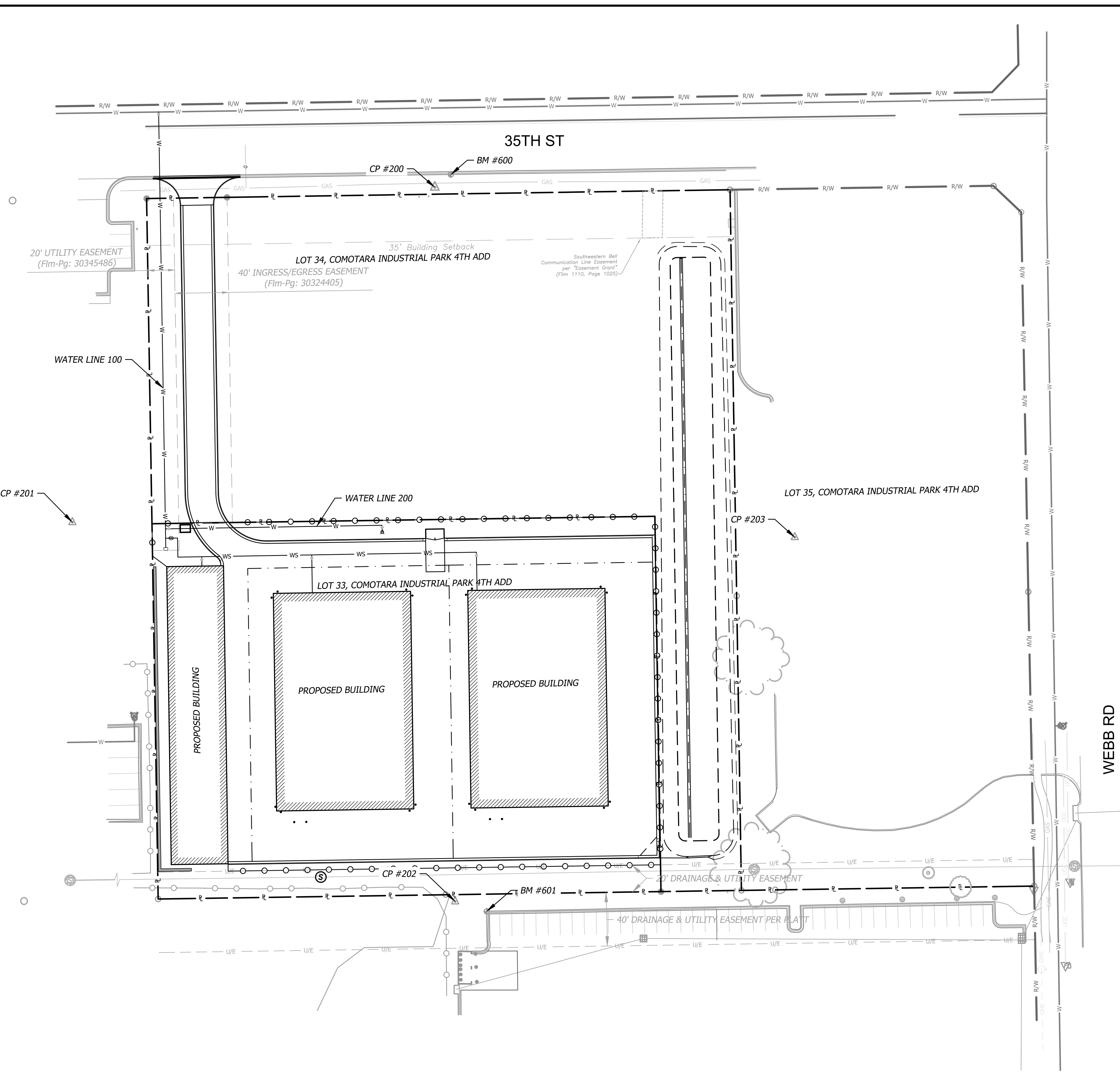
Professional Engineer: ERIC BYRD, License # 22713, State of Kansas, expires 01/15/2025

By: \_\_\_\_\_  
Date: \_\_\_\_\_

App: \_\_\_\_\_

V:\043770-Garagedominiu Wichita KS\04-DWG\Eng Sheet\PPW\043770-SHT5-PPW-COR.dwg Layout: Cover Sheet  
 Plotted By: catherine.small  
 Jan 15, 2025 - 3:37pm

Jan 15, 2025 - 3:37pm Plotted By: catherine.arnold V:\043770-Garagedominium Wichita KS\04-DWG\Eng\Sheet\PPM\043770-SHFS-PPW-KEM.dwg Layout: Gen-Info



**CONTROL DATA**  
 BASIS OF BEARING = STATE PLANE  
 COORDINATES-SOUTH ZONE, NAD83

**CP #200**  
 N. 1680066.64  
 E. 1709025.78  
 EL. 1434.26  
 SM SAVMON

**CP #201**  
 N. 1679796.37  
 E. 1708775.87  
 EL. 1433.31  
 SM SAVMON

**CP #202**  
 N. 1680081.83  
 E. 1708492.92  
 EL. 1431.32  
 FM 5/8 CAPPED

**CP #203**  
 N. 1680335.09  
 E. 1708764.65  
 EL. 1433.08  
 SM SAVMON

**LEGEND**

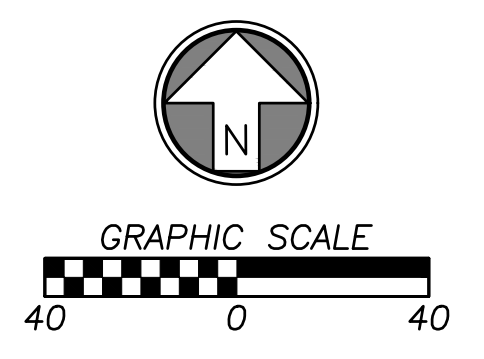
- (m) Measured
- (D) Deeded
- (P) Platted
- (C) Calculated
- (PR) Proportioned
- Set Survey Monument
- Found Survey Monument
- △ Control Point
- ◆ Benchmark
- Utility Pole
- Water Valve
- Fire Hydrant Assembly
- ▽ Underground Fiber Optic Line Marker
- Sanitary Sewer Manhole
- Concrete or Metal Bollard
- Storm Sewer Manhole
- Grate Inlet
- Single Pole Sign
- OHC --- Overhead Utility Line(s)
- W — Water Line
- GAS — Gas Line
- SAN — Sanitary Sewer Line
- STH — Storm Sewer Line
- Chain Link Fence
- Foliage Drip Line/Edge of Timber

**BENCHMARKS:**  
 SURVEY BENCHMARK  
 BENCHMARK NUMBER: 600  
 ELEVATION= 1433.65

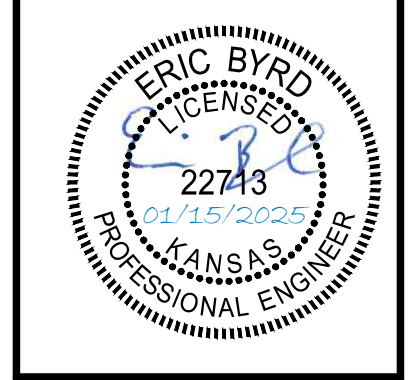
SQUARE CUT TOP OF CURB ON SOUTH CURB LINE OF 35TH ST N  
 APPROXIMATELY 240.5 FEET EAST OF EXISTING DRIVE ENTRANCE CURB  
 RETURN.

SURVEY BENCHMARK  
 BENCHMARK NUMBER: 601  
 ELEVATION= 1431.01

SQUARE CUT TOP OF NORTHERN CURB OF PROPERTY COMMONLY  
 ADDRESSED AS 3555 N WEBB RD APPROXIMATELY 22.5 FEET N AND 116  
 FEET W OF EXISTING CATCH BASIN STRUCTURE.



Rev.	Date	Description	By	App.



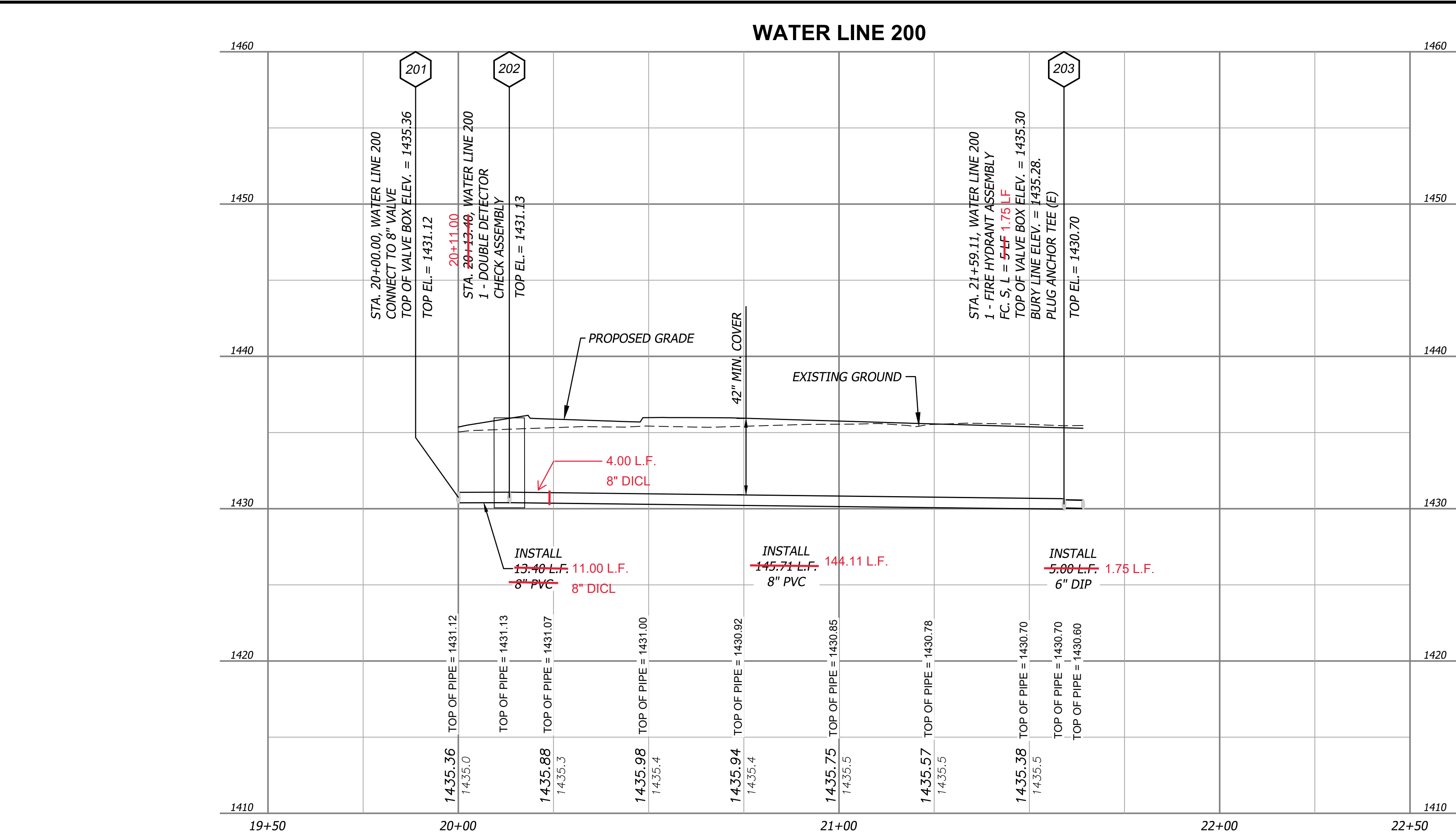
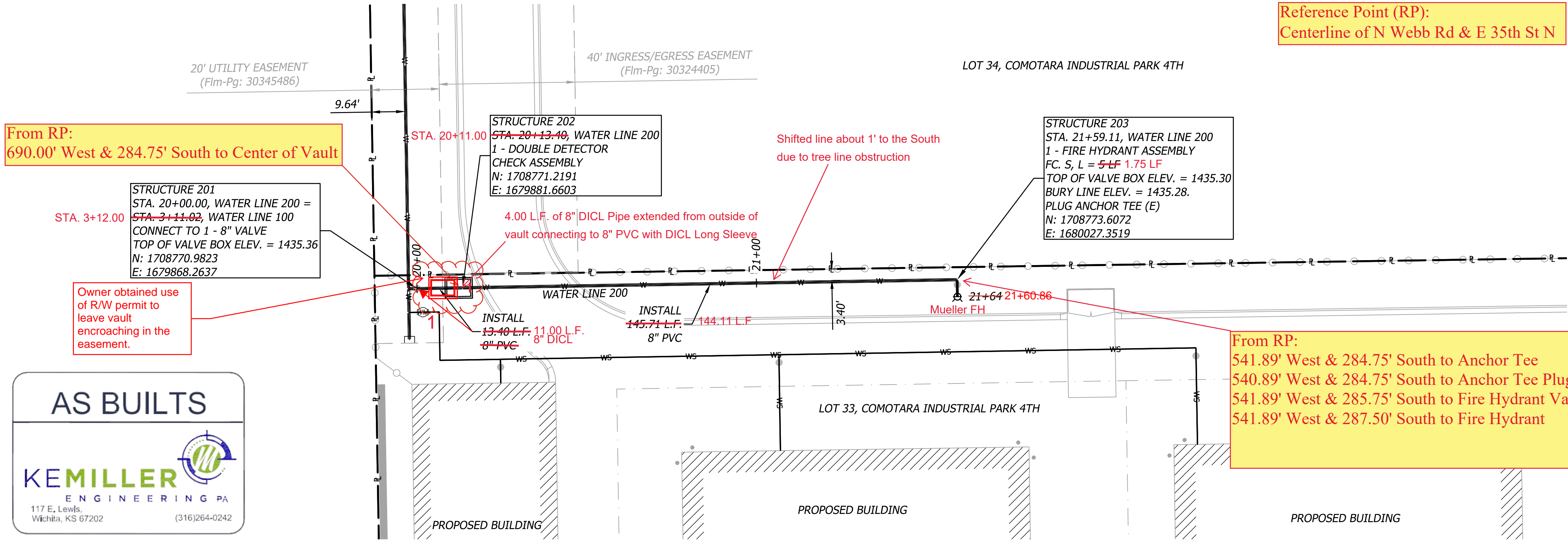
Prepared For:  
 GREEN LIGHT WEBB LLC  
 BRUCE ROWLEY  
 565 W DOUGLAS  
 WICHITA, KS  
 316-708-8918

**WATER DISTRIBUTION SYSTEM  
 GARAGEDOMINIUM  
 WICHITA, KS**

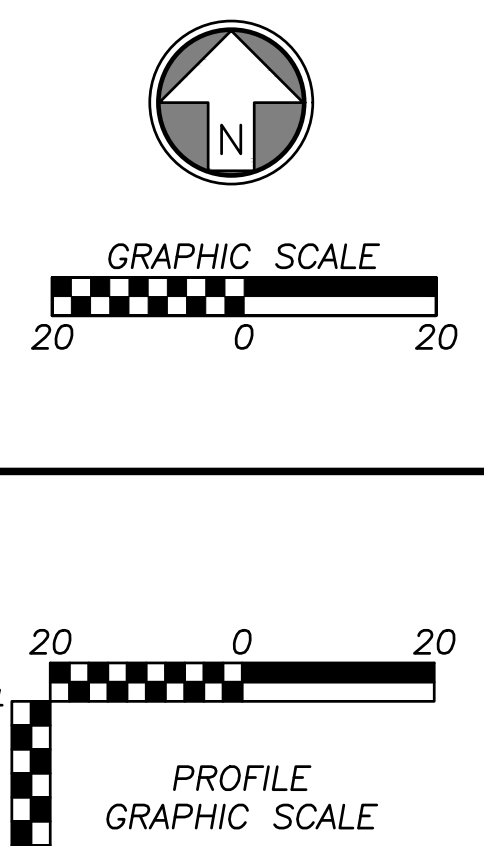
**KEY MAP**

Design: CBS Drawn: CBS  
 Checked: SKT  
 Issue Date: 01/15/2025  
 Project Number: 027737





**Cloud (1)**  
Vault location was moved 2.35 feet West due to the belief that it would obstruct the proposed curb to be installed. Due to the vault's relocation it then encroached upon the 20' Utility Easement, which resulted in filing for a Use of Easement Permit Agreement, that will accommodate the vault's location. Therefore, the vault will remain where it is installed while in alignment with the City of Wichita's regulations.



Jan 15, 2025 - 3:37pm Plotted By: cathrine.smail V:\043770-Garagedominium Wichita KS\04-DWG\Eng\Sheet\PPM\043770-SWIS-PPM-WLR.dwg Layout: Plan & Profile 103

Design: CBS	Drawn: CBS
Checked: SKT	
Issue Date: 01/15/2025	
Project Number: 027737	
<b>04</b>	

Rev.	Date	Description	By	App.

ERIC BYRD  
LICENSED PROFESSIONAL ENGINEER  
22743  
01/15/2025

**ELC**  
CIVIL ENGINEERING / SURVEYING / UTILITIES  
7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
p. (913) 663-1900  
f. (913) 663-1900  
ELC is a trademark of Brangard, Hornumatt & Company, P.A.

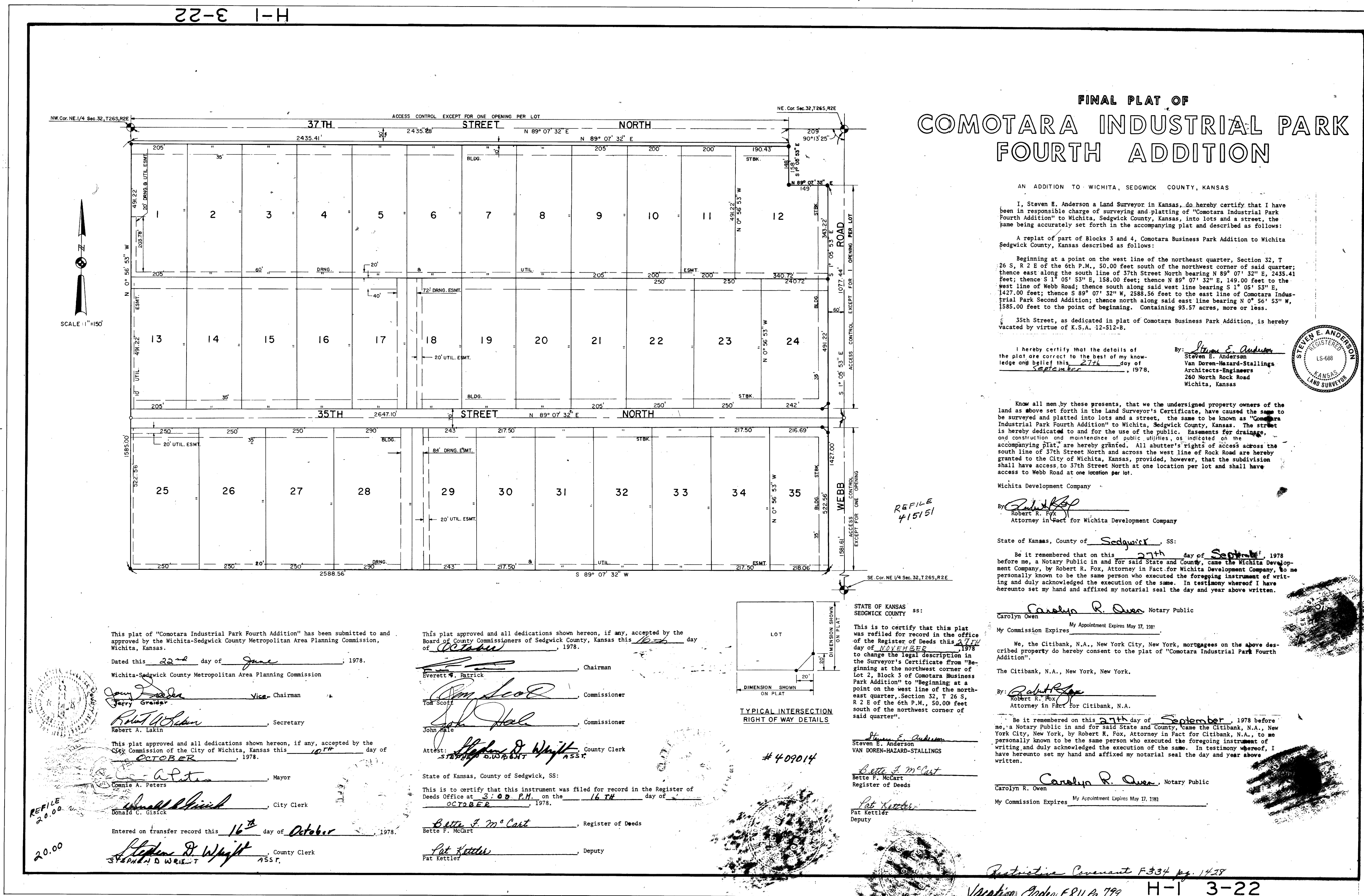
Prepared For:  
GREEN LIGHT WEBB LLC  
BRUCE ROWLEY  
565 W DOUGLAS  
WICHITA, KS  
316-708-8918

**WATER DISTRIBUTION SYSTEM  
GARAGEDOMINIUM  
WICHITA, KS**

**WATER LINE 200**



Jan 15, 2025 - 3:39pm Plotted By: catherine.arnold V:\043770-Garagedominium Wichita KS\04-DWG\Eng\Sheet\PPM\043770-SITS-FRM-KEM.dwg Layout: Gen-Info (2)



# FINAL PLAT OF COMOTARA INDUSTRIAL PARK FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Steven E. Anderson a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas, into lots and a street, the same being accurately set forth in the accompanying plat and described as follows:

A replat of part of Blocks 3 and 4, Comotara Business Park Addition to Wichita Sedgwick County, Kansas described as follows:

Beginning at a point on the west line of the northeast quarter, Section 32, T 26 S, R 2 E of the 6th P.M., 50.00 feet south of the northeast corner of said quarter; thence east along the south line of 37th Street North bearing W 89° 07' 32" E, 2435.41 feet; thence S 1° 05' 55" E, 158.00 feet; thence N 89° 07' 32" E, 149.00 feet to the west line of Webb Road; thence south along said west line bearing S 1° 05' 55" E, 142.00 feet; thence S 89° 07' 32" W, 2588.56 feet to the east line of Comotara Industrial Park Second Addition; thence north along said east line bearing N 0° 56' 55" W, 1585.00 feet to the point of beginning. Containing 93.57 acres, more or less.

35th Street, as dedicated in plat of Comotara Business Park Addition, is hereby vacated by virtue of K.S.A. 12-512-b.

I hereby certify that the details of the plat are correct to the best of my knowledge and belief of this 27th day of September, 1978.

By: Steven E. Anderson  
 Steven E. Anderson  
 Van Doren-Hazard-Stallings  
 Architects-Engineers  
 240 North Rock Road  
 Wichita, Kansas

Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a street, the same to be known as "Comotara Industrial Park Fourth Addition" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for drainage and construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access across the south line of 37th Street North and across the west line of Webb Road are hereby granted to the City of Wichita, Kansas, provided, however, that the subdivision shall have access to Webb Road at one location per lot and shall have access to Webb Road at one location per lot.

Wichita Development Company  
 By: Robert R. Fox  
 Robert R. Fox  
 Attorney in Fact for Wichita Development Company

State of Kansas, County of Sedgwick, SS:  
 Be it remembered that on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Wichita Development Company, by Robert R. Fox, Attorney in Fact for Wichita Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

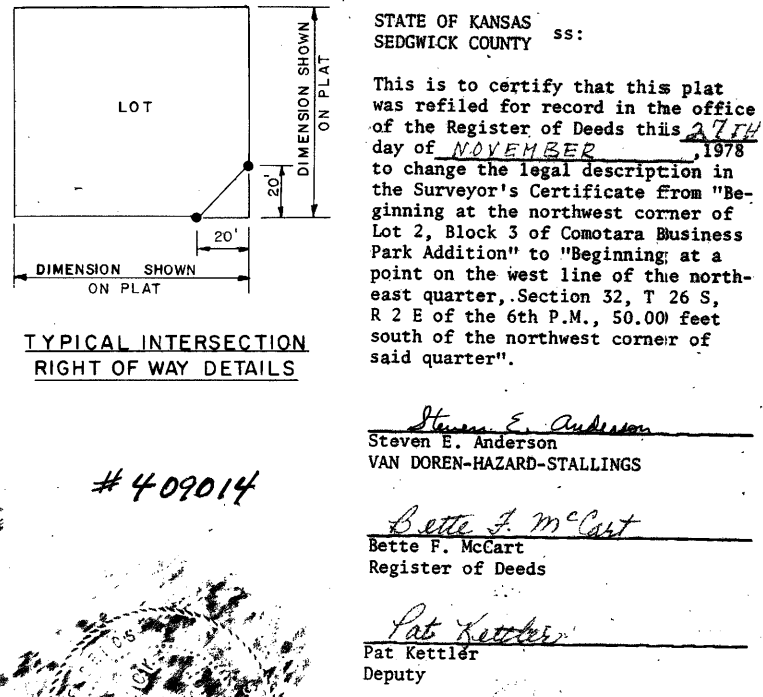
Carolyn R. Owen Notary Public  
 Carolyn Owen  
 My Appointment Expires May 17, 1981  
 We, the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Comotara Industrial Park Fourth Addition".  
 The Citibank, N.A., New York, New York.  
 By: Robert R. Fox  
 Robert R. Fox  
 Attorney in Fact for Citibank, N.A.

Be it remembered on this 27th day of September, 1978 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in Fact for Citibank, N.A., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn R. Owen Notary Public  
 Carolyn R. Owen  
 My Appointment Expires May 17, 1981

This plat of "Comotara Industrial Park Fourth Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
 Dated this 22nd day of June, 1978.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission  
John D. Greiner Vice-Chairman  
Robert A. Lakin Secretary  
 This plat approved and all dedications shown hereon, if any, accepted by the Commission of the City of Wichita, Kansas this 10th day of September, 1978.  
Connie A. Peters Mayor  
Donald C. Glick City Clerk  
 Entered on transfer record this 16th day of October, 1978.  
Stephen D. Wright County Clerk  
 Stephen D. Wright  
 453 F.

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 16th day of October, 1978.  
Everett W. Blitnick Chairman  
John Scott Commissioner  
John Hite Commissioner  
 Attest: Stephen D. Wright County Clerk  
 Stephen D. Wright  
 453 F.  
 State of Kansas, County of Sedgwick, SS:  
 This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 P.M. on the 16th day of October, 1978.  
Bette F. McGurt Register of Deeds  
Pat Kettler Deputy



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.  
 Bill Meek, Register of Deeds  
 Digitized version of original plat

# FOR REFERENCE ONLY - NOT TO SCALE

Design: CBS	Drawn: CBS
Checked: SKT	
Issue Date: 01/15/2025	
Project Number: 027737	

16

WATER DISTRIBUTION SYSTEM  
GARAGEDOMINIUM  
WICHITA, KS  
PLAT

Prepared For:  
GREEN LIGHT WEBB LLC  
BRUCE ROWLEY  
565 W DOUGLAS  
WICHITA, KS  
316-708-8918

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Rev. \_\_\_\_\_  
Description: \_\_\_\_\_

APPROVED  
STEVEN E. ANDERSON  
REGISTERED  
LAND SURVEYOR  
KANSAS  
LS-688