

# 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 1-888-249-3530  
 Kansas Gas Service 1-888-432-4950  
 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 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.

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 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 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.

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 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.

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 [traffice@wichita.gov](mailto:traffice@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 & main benefit) must be paid before any work on this project can commence.

15. City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.

16. 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.

17. The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.

18. The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.

19. Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be preformed during non-peak hours.

20. The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.

21. Deflections at pipe joint or couplings shall not exceed the pipe manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.

22. Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.

23. Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.

24. All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.

25. 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.

26. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

27. Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt: 316-268-4574 or 316-650-0740

28. Contractor shall maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge, at closest point.

29. Contractor shall maintain a minimum of 2-foot vertical separation between all water lines (mains, services, and fire hydrants) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at closest point.

30. Contractor shall maintain a minimum of 2-foot vertical separation between all water lines (mains, services, and fire hydrants) and all pressurized sanitary sewer lines (force main and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge, at closest point.

## Benchmarks

BM#1: Magnail on curb approx. 43.45' South and 72.00' East from SE corner of existing building  
 Elev. = 1335.07 NAVD88

BM#2: Disc on curb approx. 62.60' South and 64.00' West from SW corner of existing building.  
 Elev. = 1333.81 NAVD88

# Fire Line to serve Lot 10 Block B Northgate 5th Addition

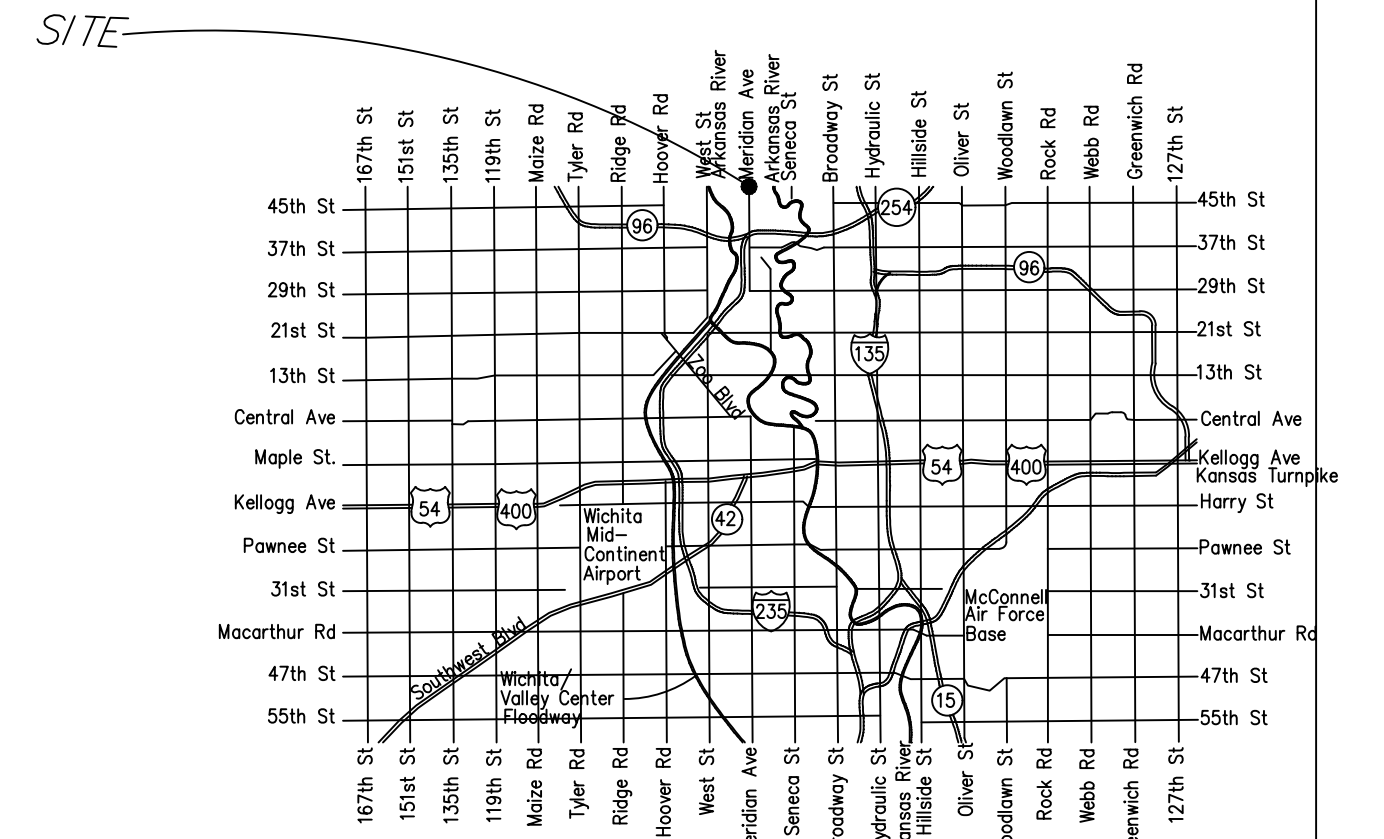
5466 N Sandkey Ct

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer

Project Number

2025 - 017405 PPW (54030980)

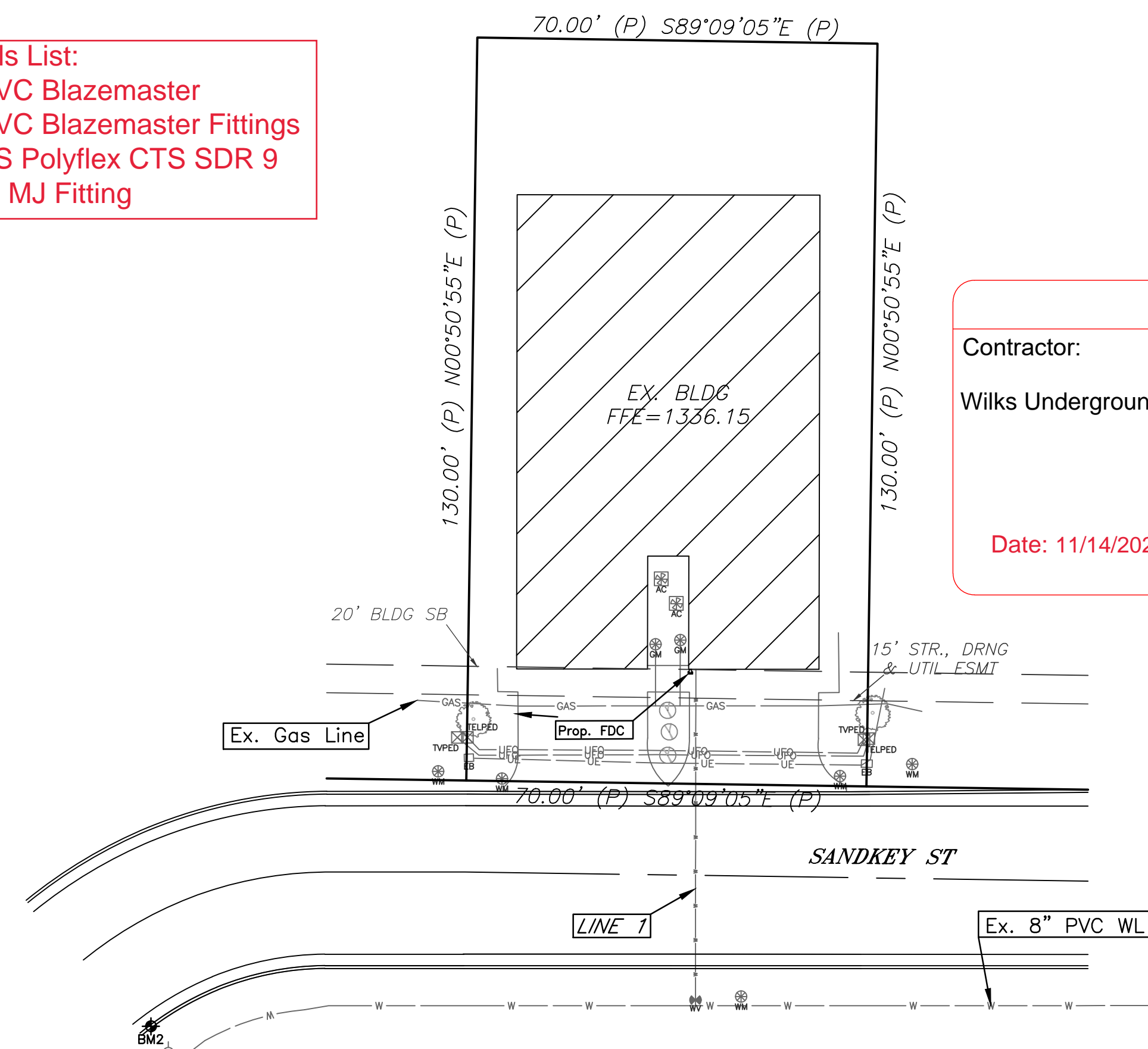


## Vicinity Map

## Sheet Index

- 1.0 Title Sheet
- 2.0 Plan & Profile Line 1
- 3.0 Misc. Wtr. Details
- 4.1-4.5 Erosion Control Details
- 5.0 Plat

- Materials List:**
- 2" CPVC Blazemaster
  - 2" CPVC Blazemaster Fittings
  - 2" ADS Polyflex CTS SDR 9
  - 2" SIP MJ Fitting



**AS-BUILTS**

Contractor: Wilks Underground Utilities  
 Project Inspector: Pablo Oden

Date: 11/14/2025

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

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

Engineering Shawn Mellies 7/1/25  
 Utilities Greg Lolley 7/1/25  
 Fire Dept. Jose Ocadiz 7/1/25

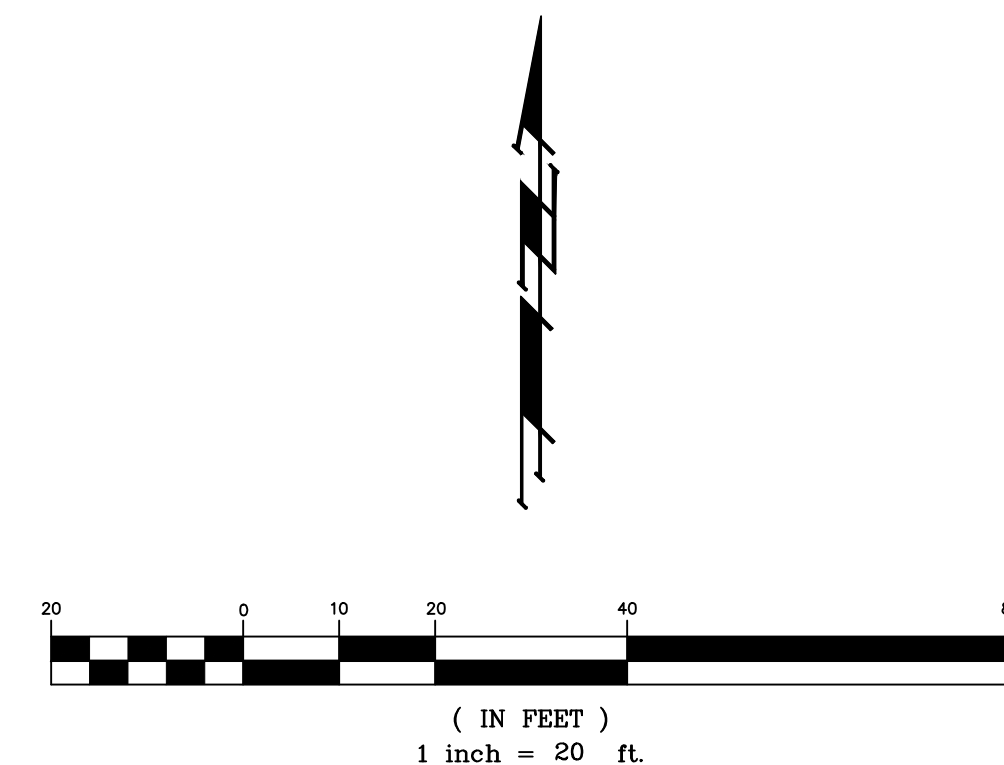
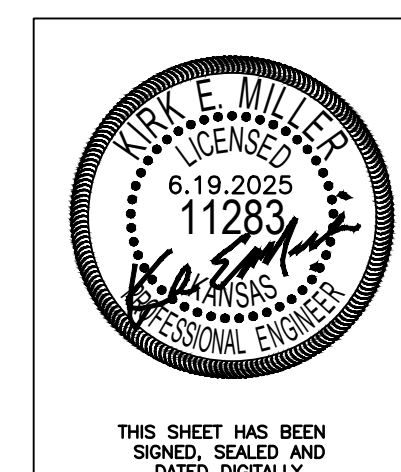
NOTE TO CONTRACTORS

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.

June 2025



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

Reference Point (RP):  
Centerline of N. Sandkey St. & Sandkey Ct.  
(Eastern measurements along Sandkey Ct. are based off the curvature and point of tangency of its centerline)

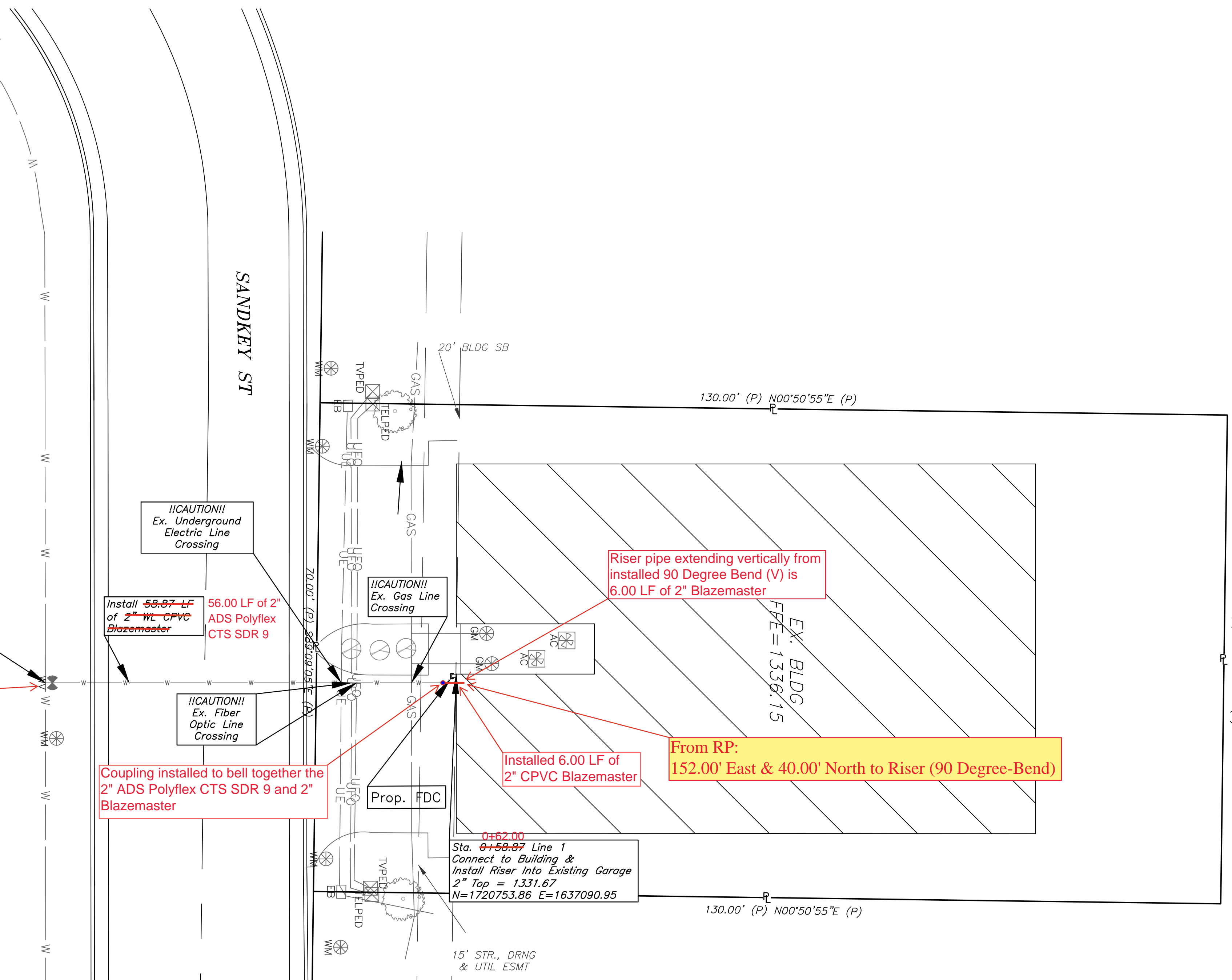
Ex. Fire Hydrant  
A distance of 92.58 feet of existing WL to tapping valve.  
N=1720785.36 E=1637081.17

Sta. 0+00.00 Line 1  
Install  
\*1 - 8"x2" Tapping Sleeve & Valve  
\*\*Valve Box Elev. = 1334.80  
\*Furnished & Installed by COW Water Dept.  
\*\*Set to Grade by Contractor.  
Contractor to Reimburse Water Dept. for Materials and Installation.  
N=1720694.98 E=1637090.88

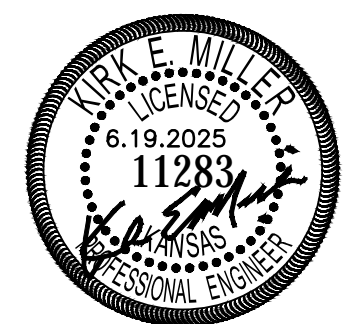
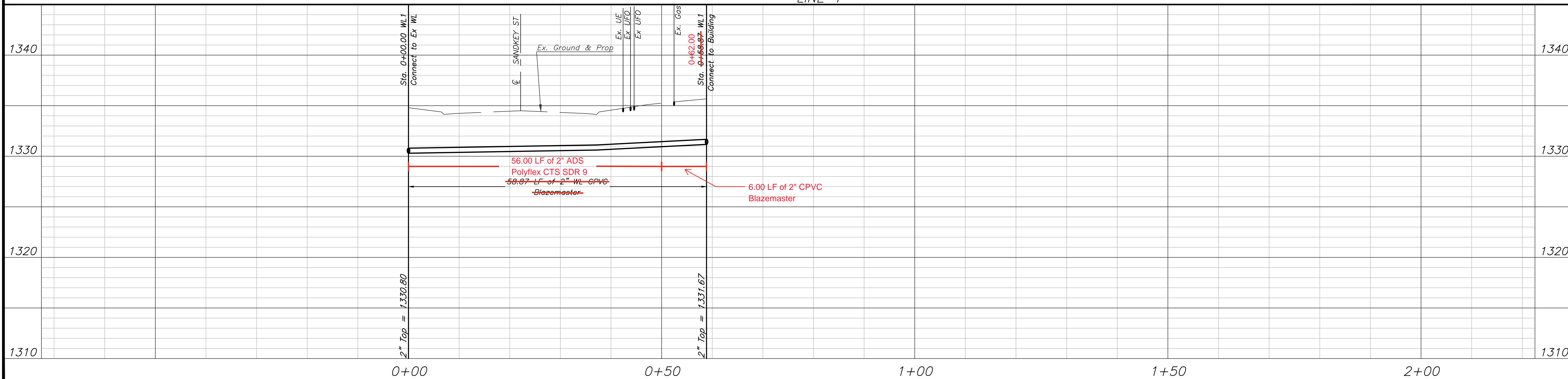
From RP:  
152.00' East & 23.00' South to Tapping Sleeve  
152.00' East & 22.00' South to Tap Valve

Note:  
If street is open cut, a permit will be required per general note 13.

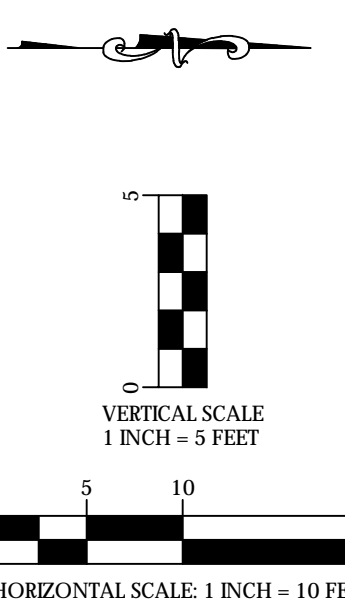
Pipe Usage:  
12 LF of 2" Blazemaster  
56 LF of 2" ADS Polyflex CTS SDR 9



LINE 1



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

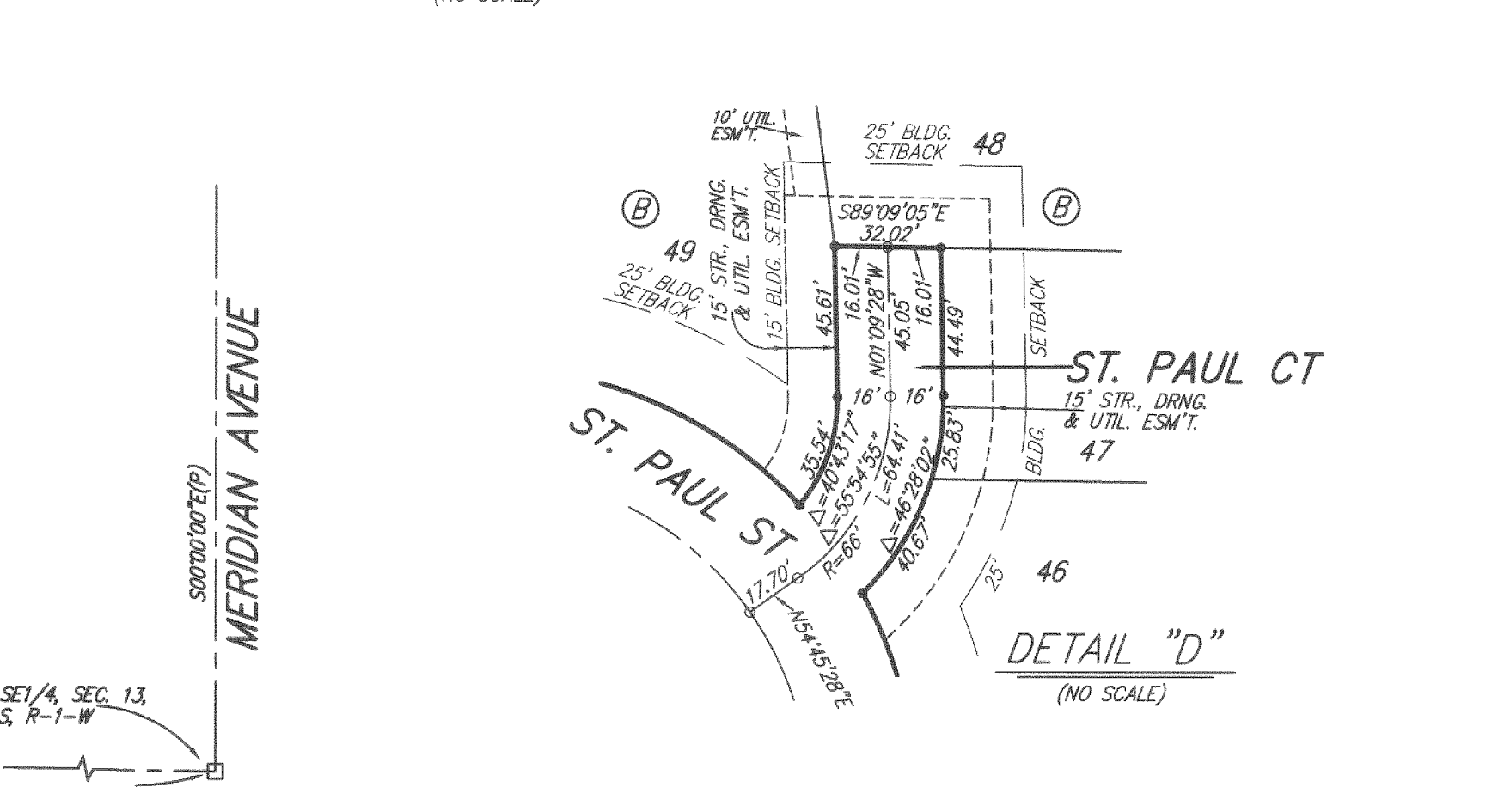
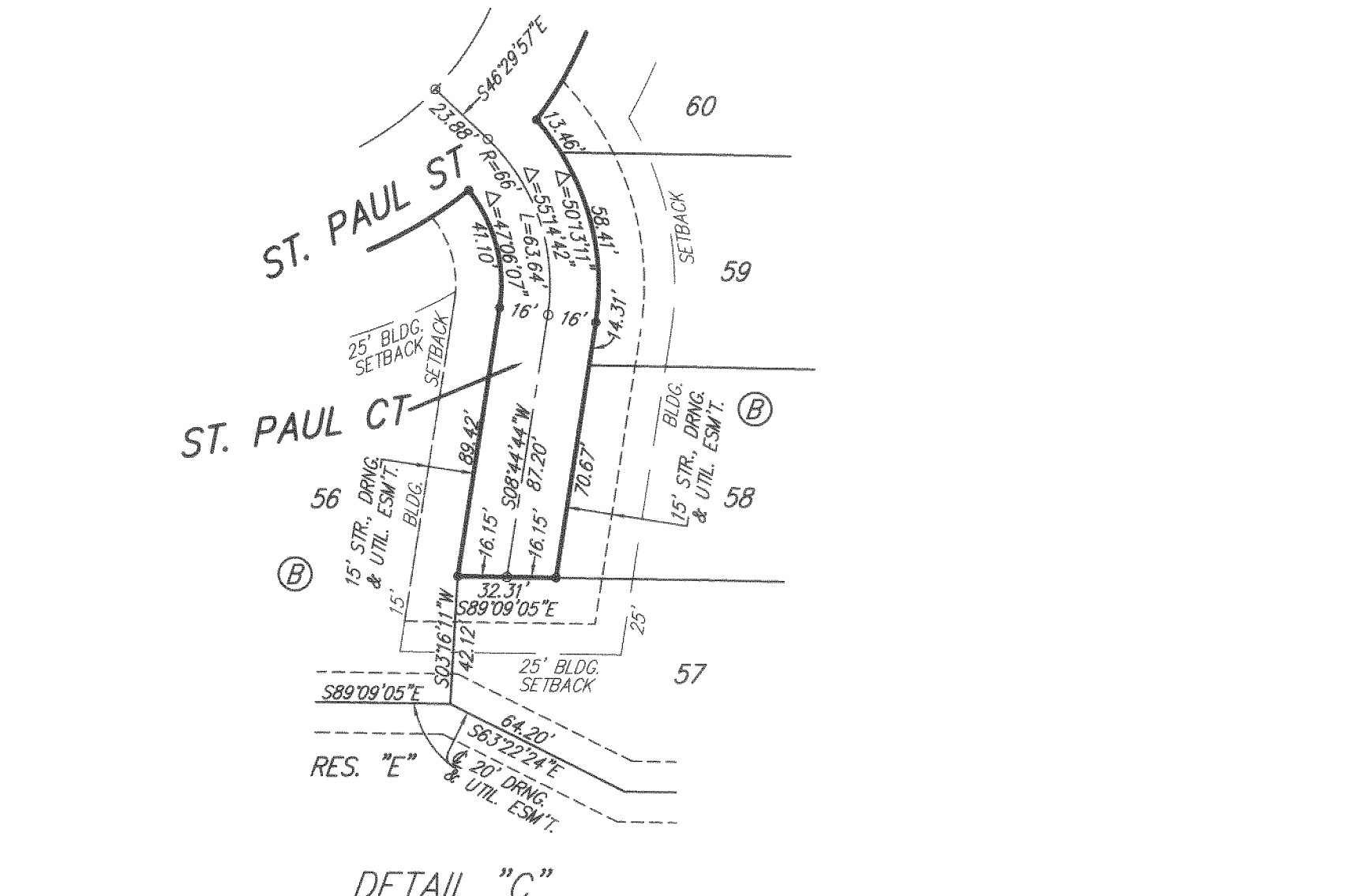
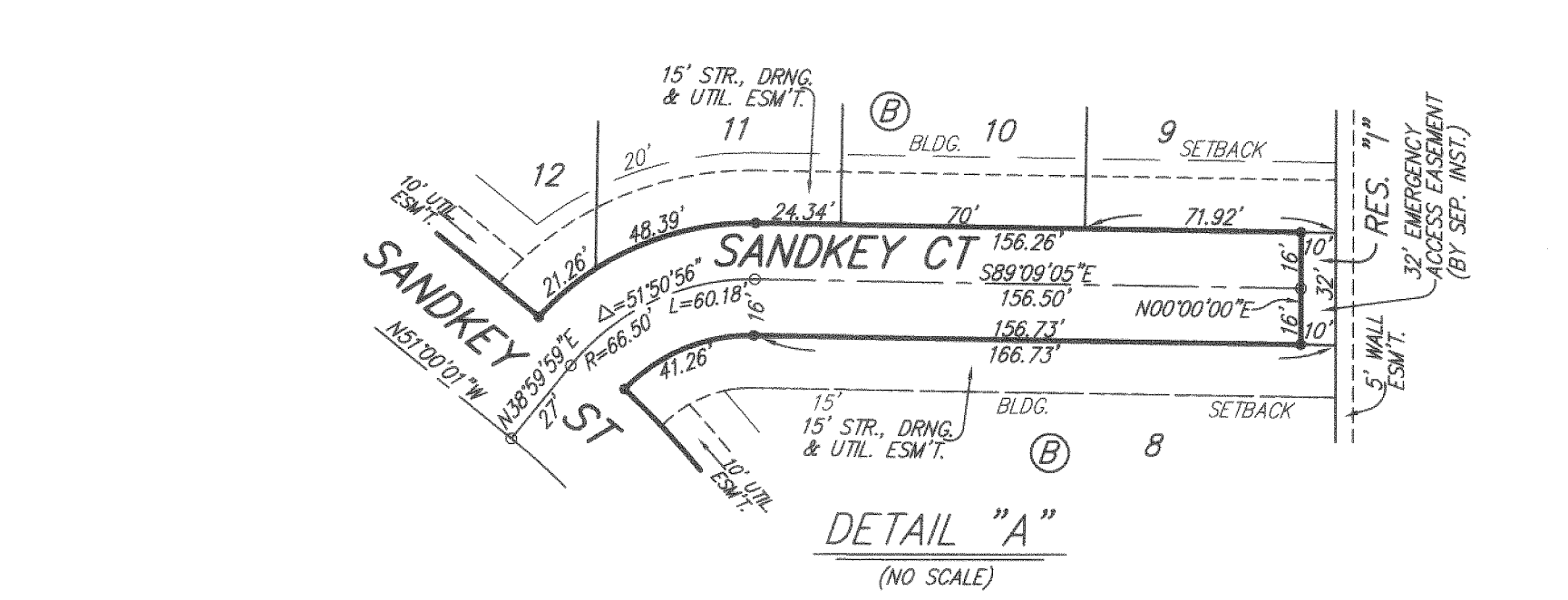
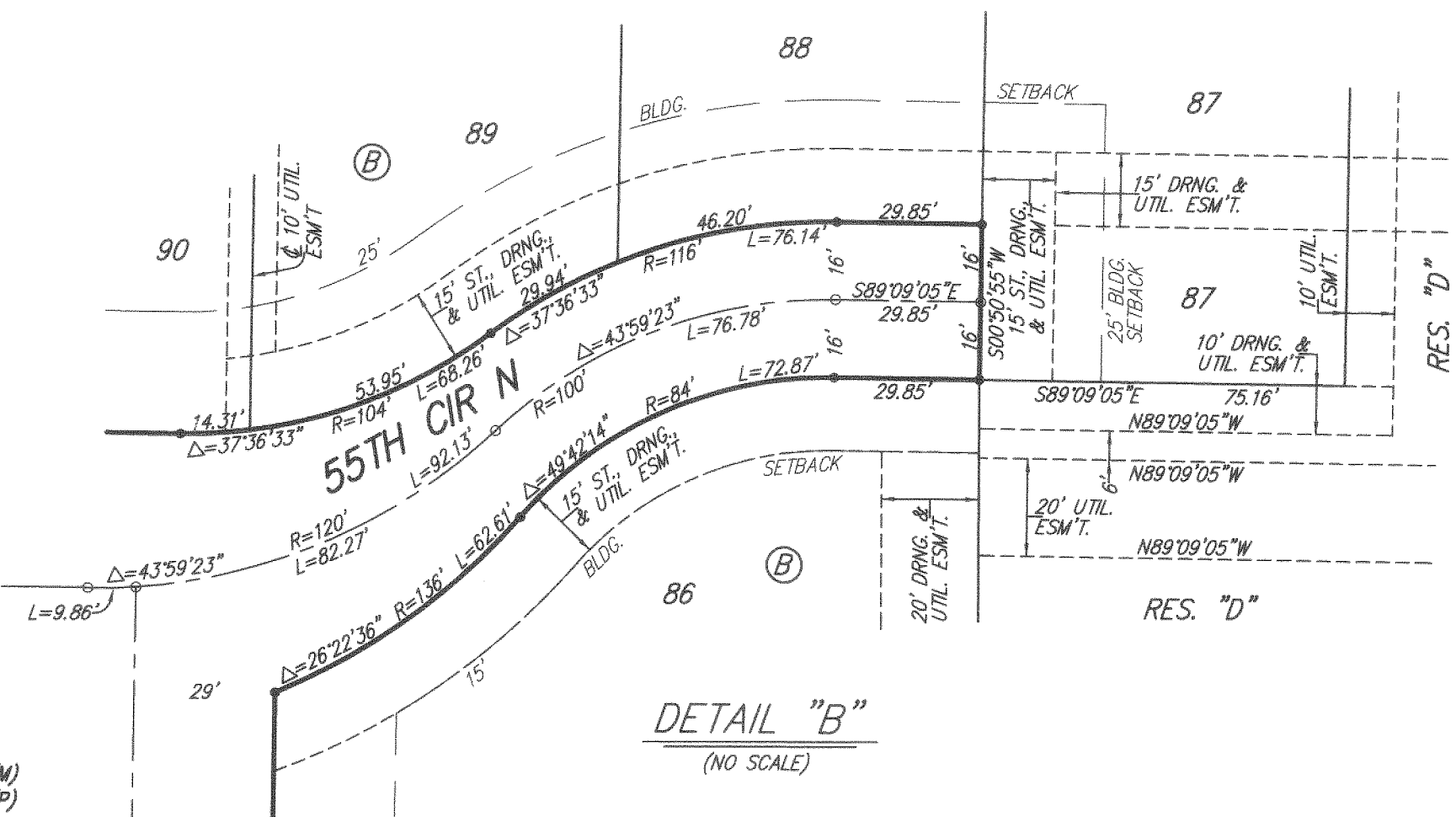
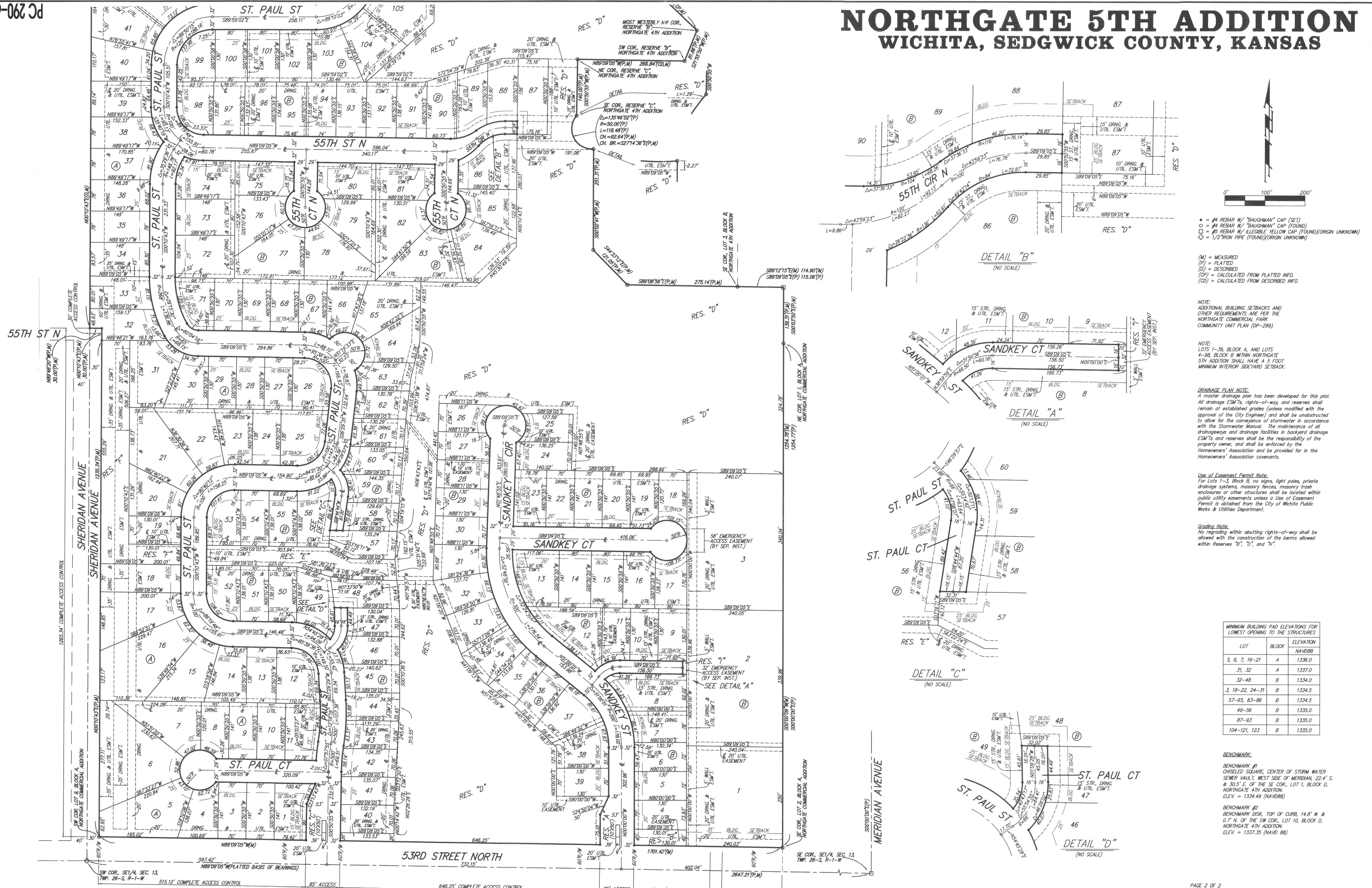


Lot 10 Block B Northgate 5th Addition  
Plan & Profile  
WICHITA, KANSAS



|                   |                 |              |
|-------------------|-----------------|--------------|
| REM PROJ<br>25076 | DATE<br>06/2025 | SHEET<br>2.0 |
| DESIGN<br>KM      | DRAWN<br>IA     |              |

# NORTHGATE 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - #5 REBAR W/ ILLEGIBLE YELLOW CAP (FOUND)(ORIGIN UNKNOWN)
  - ◇ 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C) = CALCULATED FROM PLATTED INFO.  
(O) = CALCULATED FROM DESCRIBED INFO.

NOTE:  
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS ARE PER THE NORTHGATE COMMERCIAL PARK COMMUNITY UNIT PLAN (DP-299).

NOTE:  
LOTS 1-3, BLOCK A, AND LOTS 4-9, BLOCK B WITHIN NORTHGATE 5TH ADDITION SHALL HAVE A 5 FOOT MINIMUM INTERIOR SIDEWALK SETBACK.

**DRAINAGE PLAN NOTE:**  
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 drainage 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.

**Use of Easement Permit Note:**  
For Lots 1-3, Block A, and Lots 4-9, Block B within Northgate 5th Addition shall have a 5 foot minimum interior sidewalk setback. Easement Permit is obtained from the City of Wichita Public Works & Utilities Department.

**Grading Note:**  
No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserves "D", "E", and "F".

| LOT             | BLOCK | ELEVATION | NAVD88 |
|-----------------|-------|-----------|--------|
| 5, 6, 7, 16-21  | A     | 1336.0    |        |
| 31, 32          | A     | 1337.0    |        |
| 32-49           | B     | 1334.0    |        |
| 3, 18-22, 24-31 | B     | 1334.5    |        |
| 57-65, 83-86    | B     | 1334.5    |        |
| 49-56           | B     | 1335.0    |        |
| 87-93           | B     | 1335.0    |        |
| 104-121, 123    | B     | 1335.0    |        |

**BENCHMARK:**  
BENCHMARK #1  
CHISELED SQUARE, CENTER OF STORM WATER SEWER VAULT, WEST SIDE OF MERIDIAN, 22'4" S. & 30.5' E. OF THE SE COR. LOT 1, BLOCK D, NORTHGATE 4TH ADDITION.  
ELEV. = 1334.49 (NAVD88)  
BENCHMARK #2  
BENCHMARK DISK, TOP OF CURB, 14.8' W. & 0.7' N. OF THE SW COR. LOT 10, BLOCK D, NORTHGATE 4TH ADDITION.  
ELEV. = 1337.35 (NAVD 88)