

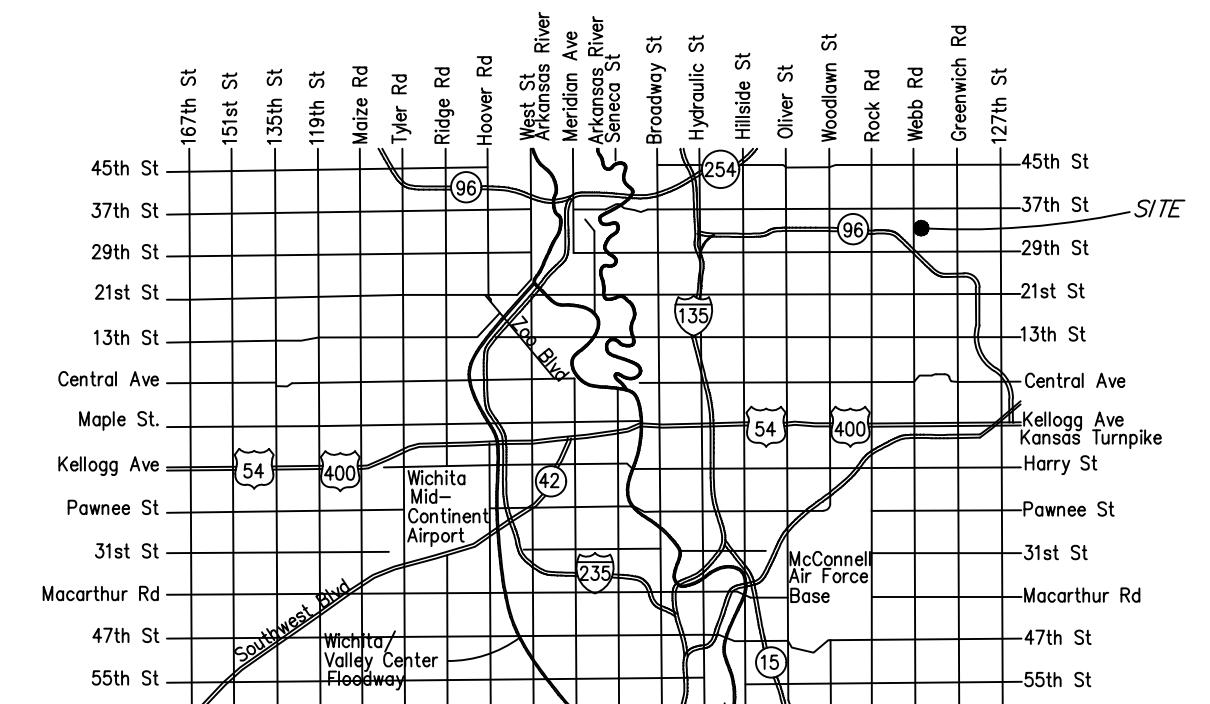
GENERAL NOTES:

- 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 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
Westar Energy 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 adjoining 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, 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.
- 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.
- 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, 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.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence.
- 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.
- 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 a detail sheet WL-101, cost is subsidiary to pipe installation.
- 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.
- 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 performed during non-peak hours.
- 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.
- 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.
- Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.
- 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.
- 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.
- 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.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- Fire Line inspections may be scheduled by calling 316-650-0740
- 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 the closest point.
- Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.
- Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured edge-to-edge, at the closest point.

FIRE LINE to serve 3520 N JABARA RD COLONEL JAMES JABARA AIRPORT ADDITION CITY OF WICHITA, KANSAS

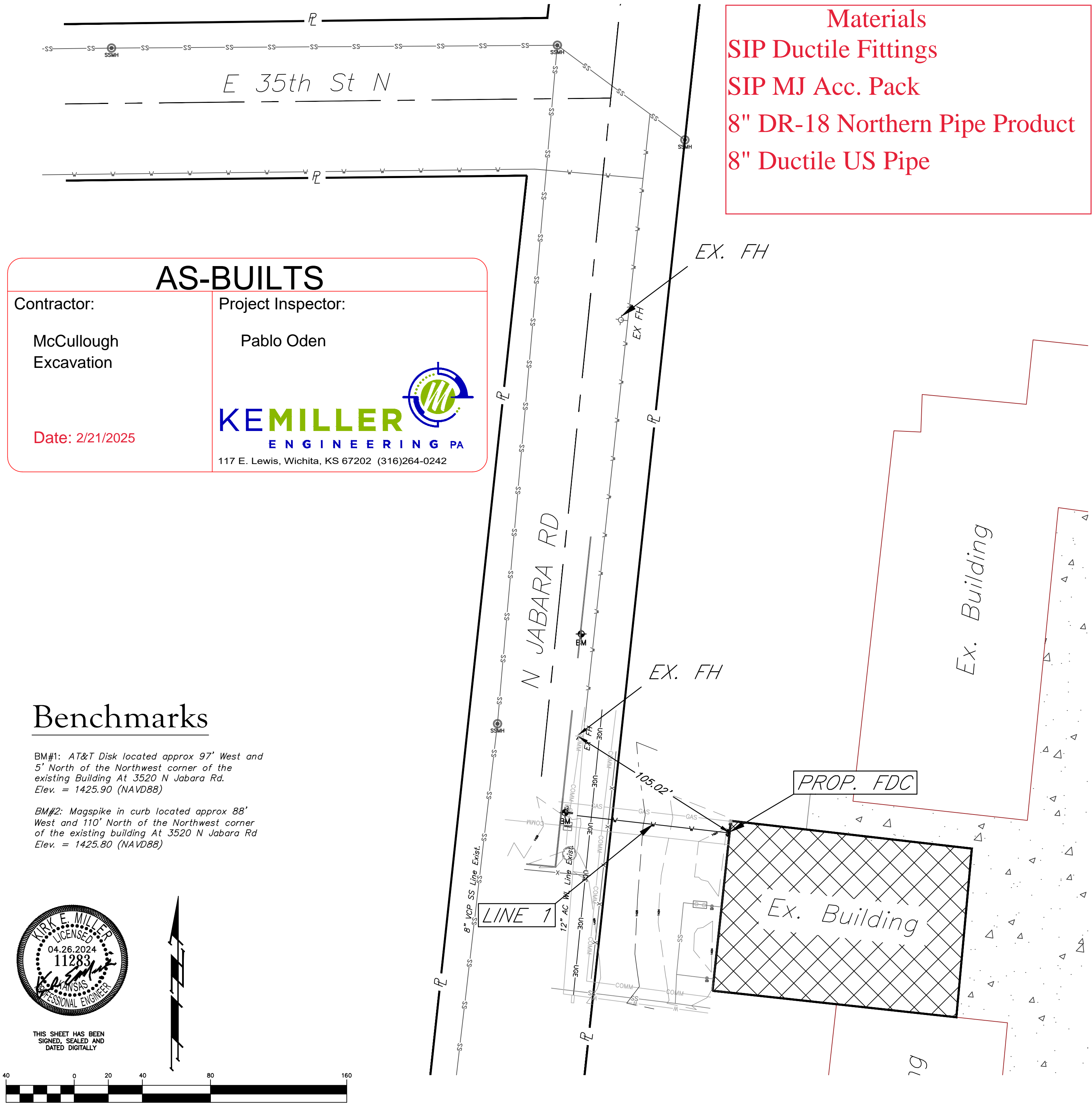
Paul Gunzelman, P.E. City Engineer
2024-011939 PPW (54030980)



Vicinity Map Sheet Index

- | | |
|---------|-------------------------|
| 1.0 | Title Sheet |
| 2.1 | Std. Wtr. Ass'y Details |
| 2.2 | Misc. Wtr. Details |
| 3.0 | Plan & Profile Line 1 |
| 4.0 | Erosion Control Plan |
| 4.1-4.5 | Erosion Control Details |
| 5.0 | Plot |

Materials
SIP Ductile Fittings
SIP MJ Acc. Pack
8" DR-18 Northern Pipe Product
8" Ductile US Pipe



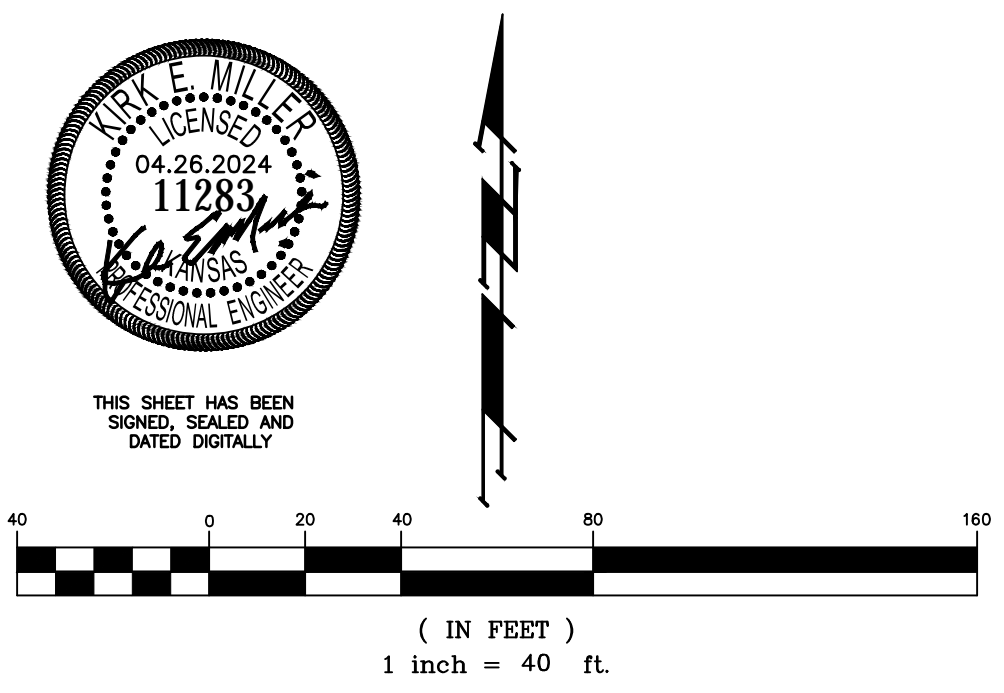
AS-BUILTS

Contractor: McCullough Excavation	Project Inspector: Pablo Oden
KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)264-0242	
Date: 2/21/2025	

Benchmarks

BM#1: AT&T Disk located approx 97' West and 5' North of the Northwest corner of the existing Building At 3520 N Jabara Rd. Elev. = 1425.90 (NAVD88)

BM#2: Mag spike in curb located approx 88' West and 110' North of the Northwest corner of the existing building At 3520 N Jabara Rd. Elev. = 1425.80 (NAVD88)



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

Engineering approved by Shawn Mellies on this day the 26th of April, 2024
Utilities approved by Greg Lolley on this day the 26th of April, 2024
Fire Dept. approved by Jose Ocaziz on this day the 26th of April, 2024

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.

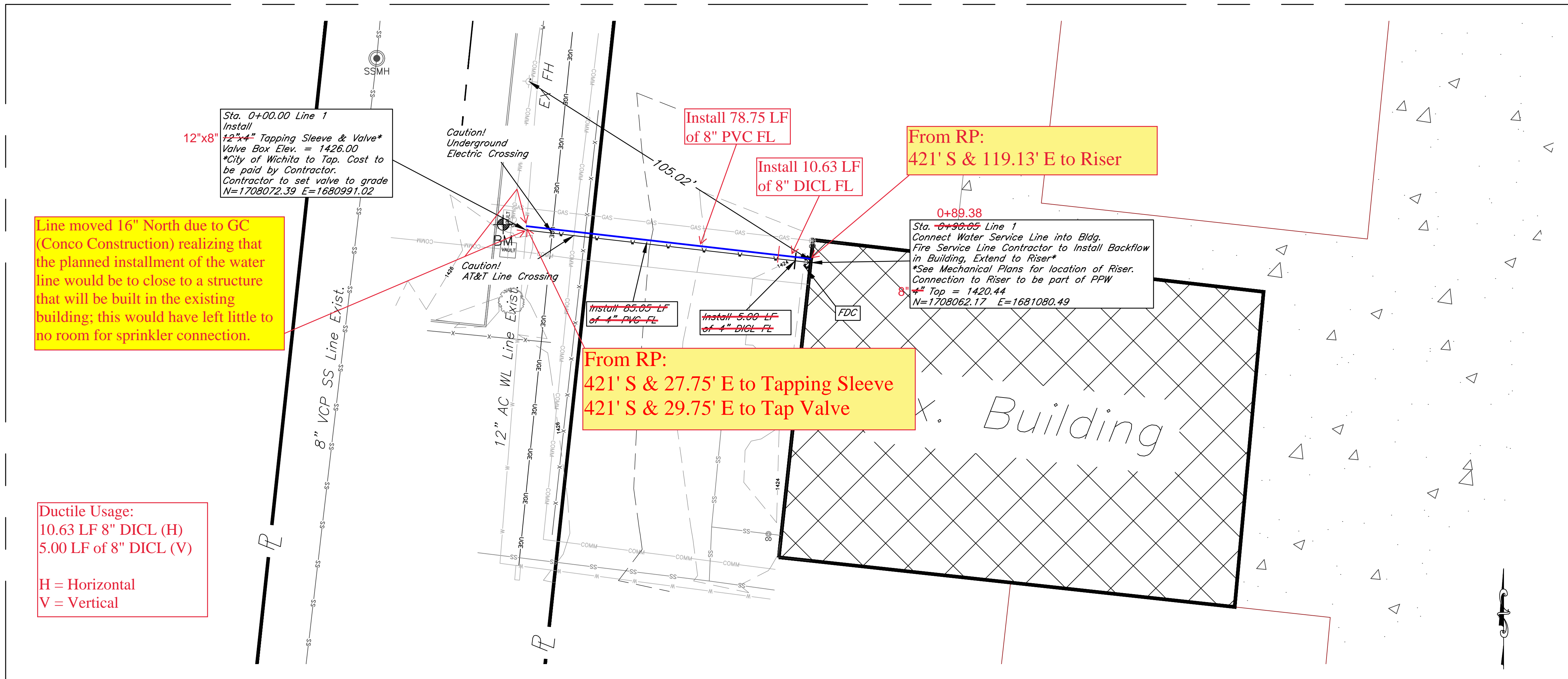
Private Property:
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with 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.

MARCH, 2024

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

Reference Point (RP):
Centerline of 35th St. S. & Jabara Rd.

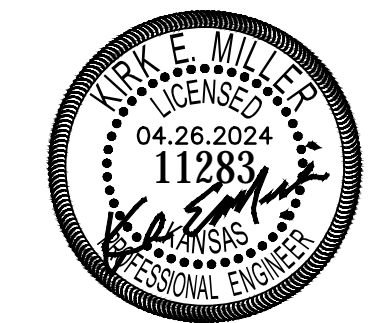
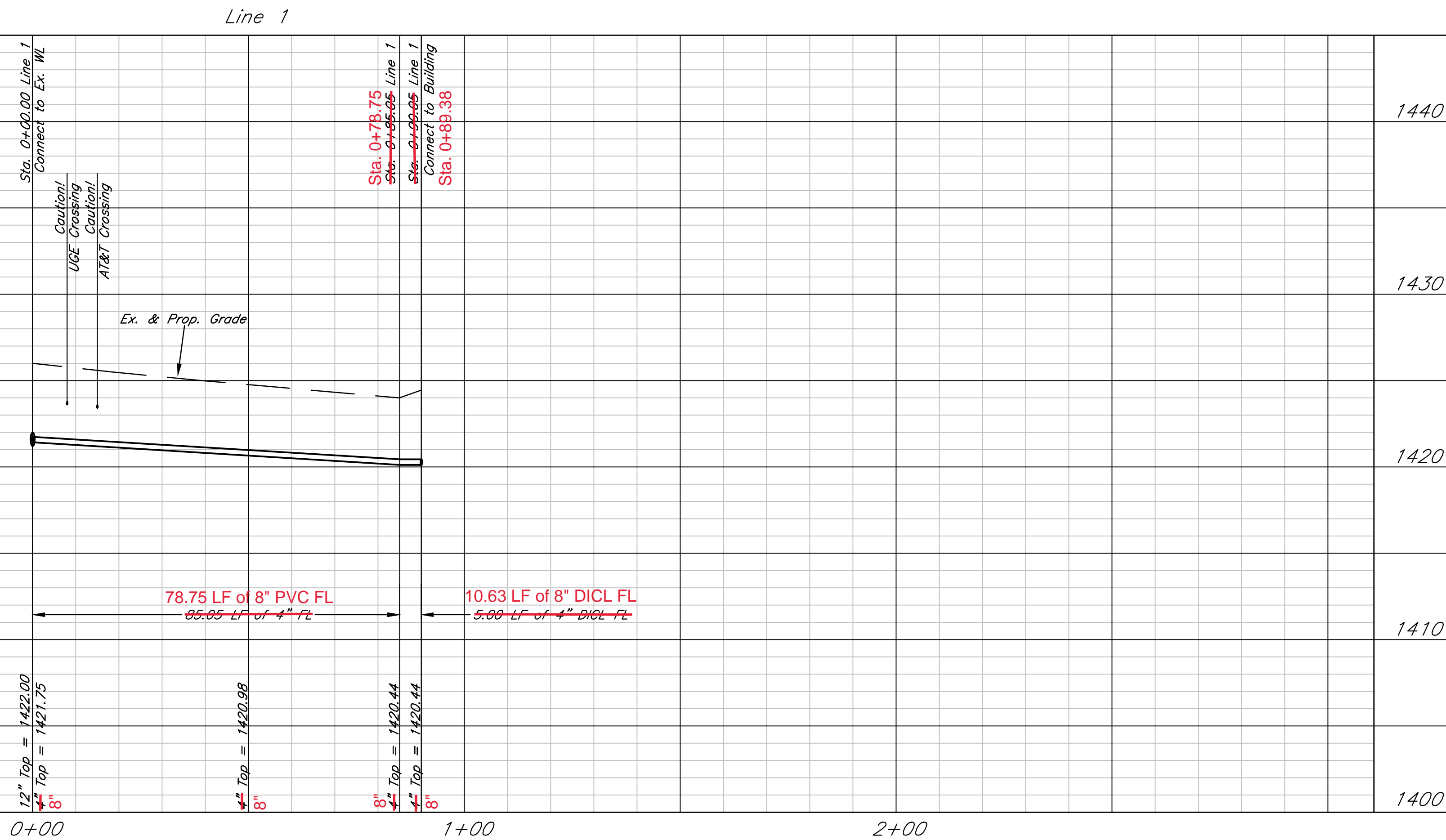


Line moved 16" North due to GC (Conco Construction) realizing that the planned installation of the water line would be to close to a structure that will be built in the existing building; this would have left little to no room for sprinkler connection.

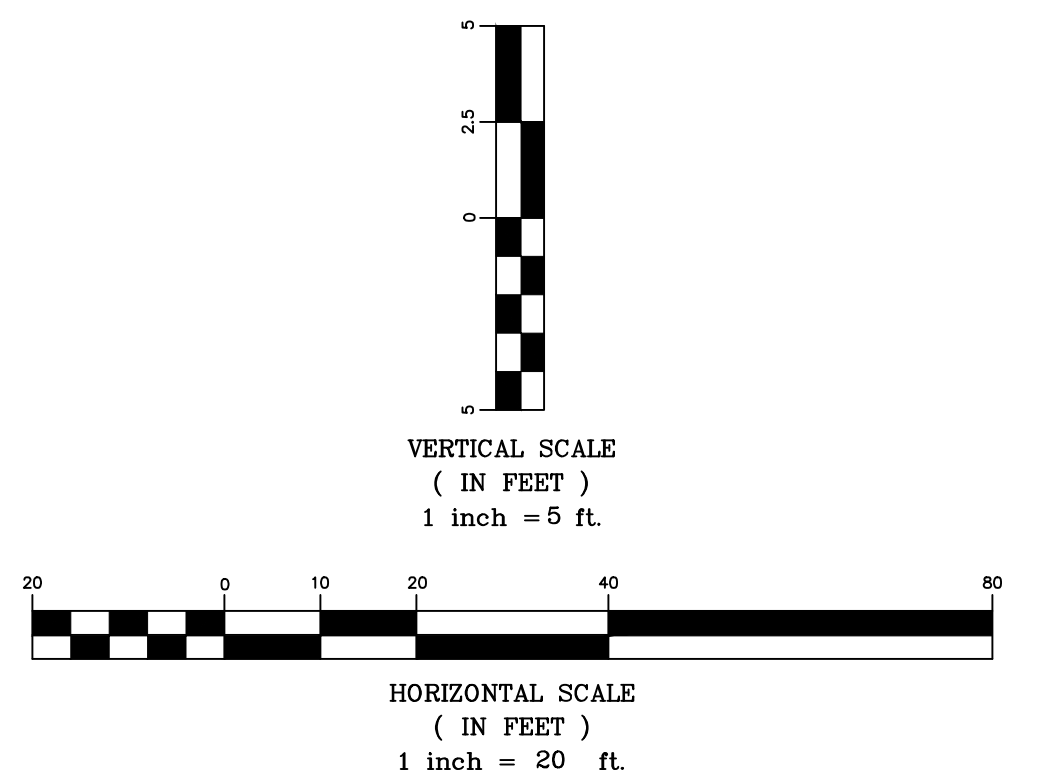
Ductile Usage:
10.63 LF 8" DICL (H)
5.00 LF of 8" DICL (V)
H = Horizontal
V = Vertical

From RP:
421' S & 27.75' E to Tapping Sleeve
421' S & 29.75' E to Tap Valve

From RP:
421' S & 119.13' E to Riser



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY



3520 N JABARA RD
WL Plan & Profile - Line 1
Wichita, Kansas

	PROJECT NUMBER				SHEET 3.0
	KEM NO. 24036	FILE	DATE 03/2024		
DESIGN KM	DRAWN PG	REVISED 04/2024			

APR 26, 2024

45E-7 2-5

45E-7 2-5

COLONEL JAMES JABARA AIRPORT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

FOR REFERENCE ONLY

STATE OF KANSAS
COUNTY OF SEDGWICK

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 22nd DAY OF June, 1983, I HAVE CAUSED TO BE SURVEYED AND PLATTED COLONEL JAMES JABARA AIRPORT AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT, A BLOCK AND STREETS THE SAME BEING DESCRIBED AS: BEGINNING AT THE S.W. CORNER OF SECTION 28, TOWNSHIP 26 SOUTH RANGE 2 EAST OF THE 6TH P.M. THENCE BEARING N 0°50'51" W ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1375.00 FEET; THENCE BEARING N 89°09'09" E A DISTANCE OF 2248.30 FEET; THENCE BEARING S 20°41'51" E A DISTANCE OF 1070.58 FEET TO THE P.C. OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 470.87 FEET, THROUGH A CENTRAL ANGLE OF 70°08'32" AN ARC DISTANCE OF 576.44 FEET, THENCE BEARING S 0°50'23" E A DISTANCE OF 50.00 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 28, THENCE BEARING S 89°09'37" W ALONG SAID SOUTH LINE A DISTANCE OF 414.43 FEET TO THE 1/4 CORNER OF SAID SECTION 28, (N1/4 CORNER SECTION 33); THENCE BEARING S 1°22'56" E A DISTANCE OF 2652.34 FEET TO THE CENTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING S 1°00'03" E A DISTANCE OF 2657.99' TO THE 1/4 CORNER OF SAID SECTION 33; THENCE BEARING S 89°06'44" W A DISTANCE OF 2648.88 FEET TO THE S.W. CORNER OF SAID SECTION 33; THENCE BEARING N 1°05'53" W ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 5305.01 FEET TO THE POINT OF BEGINNING. BOUNDARY SURVEY BY VAN DOREN-HAZARD-STALLINGS (JUNE 1980).

R.W. Linn
R.W. LINN, P.E. NO. 3864



KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE WICHITA AIRPORT AUTHORITY, OWNERS OF THE LAND AS ABOVE DESCRIBED IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, PRIVATE AND PUBLIC STREETS, THE SAME TO BE KNOWN AS COLONEL JAMES JABARA AIRPORT AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS. THE PUBLIC STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE PRIVATE STREETS ARE HEREBY PLATTED FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR DRAINAGE ARE HEREBY GRANTED. THE TRIANGULAR TRACT OF GROUND AT THE NORTHEAST CORNER OF THE INTERSECTION OF 29TH STREET NORTH AND WEBB ROAD AS SHOWN, IS HEREBY CONTINGENTLY DEDICATED TO THE PUBLIC FOR STREET PURPOSES. THIS DEDICATION IS CONTINGENT UPON THE PUBLIC USING SUCH TRACT OF GROUND AS RIGHT-OF-WAY FOR THE NORTHEAST CIRCUMFERENTIAL HIGHWAY (K-96 HIGHWAY). IT IS THE INTENT OF THE OWNERS THAT THIS CONTINGENT DEDICATION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THEIR SUCCESSORS AND ASSIGNS AND ALL SUBSEQUENT OWNERS OF ANY PART OR PARCEL COVERED BY THIS DEDICATION. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD, 29TH STREET NORTH, 39TH STREET NORTH AND LINDBERG STREET OVER AND ACROSS THE WEST, NORTH AND SOUTH LINES OF BLOCK A, AS SHOWN, ARE HEREBY GRANTED, PROVIDING, HOWEVER, THAT SAID BLOCK A SHALL HAVE ACCESS TO WEBB ROAD AT NINE (9) LOCATIONS, SIX (6) OF THESE LOCATIONS BETWEEN 35TH AND 39TH STREETS NORTH INCLUDING AN EMERGENCY AND MAINTENANCE ACCESS AND THREE (3) OF THESE LOCATIONS BETWEEN 29TH STREET NORTH AND JABARA ROAD AS SHOWN; PROVIDING ALSO THAT BLOCK A SHALL HAVE ACCESS TO 39TH STREET NORTH AT THREE (3) LOCATIONS, TO LINDBERG STREET AT ONE (1) LOCATION AND TO 29TH STREET NORTH AT FOUR (4) LOCATIONS AS SHOWN. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

ALL PORTIONS OF 37TH STREET NORTH AND WEBB ROAD AS ORIGINAL DEDICATED WITHIN THE ABOVE DESCRIBED TRACT, EXCEPT AS SHOWN IN THE ABOVE PLAT, ARE HEREBY VACATED BY K.S.A. 12-512b AMENDED.

THE WICHITA AIRPORT AUTHORITY
H. Jay Setter
H. JAY SETTER, DIRECTOR OF AVIATION

Judye N. Mohring
JUDYE N. MOHRING, AIRPORT CLERK

STATE OF KANSAS
COUNTY OF SEDGWICK

BE IT REMEMBERED THAT ON THIS 22nd DAY OF June, 1983, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THE WICHITA AIRPORT AUTHORITY, BY ITS DIRECTOR OF AVIATION, H. JAY SETTER, AND AIRPORT CLERK, JUDYE N. MOHRING, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID AUTHORITY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Connie J. Gray NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 9-9-86

#648510

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. DATED THIS 22nd DAY OF AUGUST, 1983

Jack Spratt CHAIRMAN
Donald E. Bragg COMMISSIONER
Tom Scott COMMISSIONER

ATTEST:
Dorothy K. White COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS 22nd DAY OF AUGUST, 1983

Dorothy K. White COUNTY CLERK

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 21st DAY OF APRIL, 1983

Robert A. Lakin CHAIRMAN
Robert A. Lakin SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS 12th DAY OF JULY, 1983.

Margalee Wright MAYOR
Donald C. Gistic CITY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 2:00 P.M. ON THIS 23rd DAY OF AUGUST, 1983.

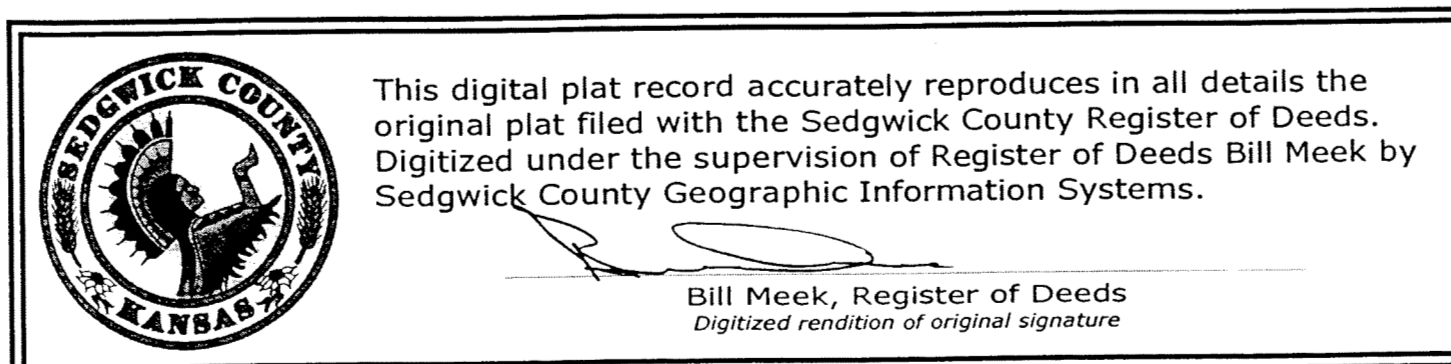
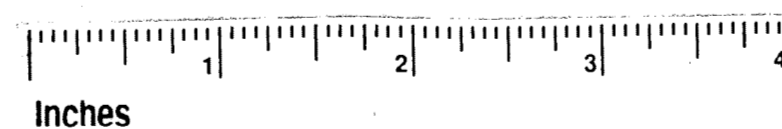
Bette F. McCarty REGISTER OF DEEDS
Pat Kettler DEPUTY

SHEET 2 OF 2

20.00

S-2 4-35A

S-2 4-35A



COLONEL JAMES JABARA AIRPORT

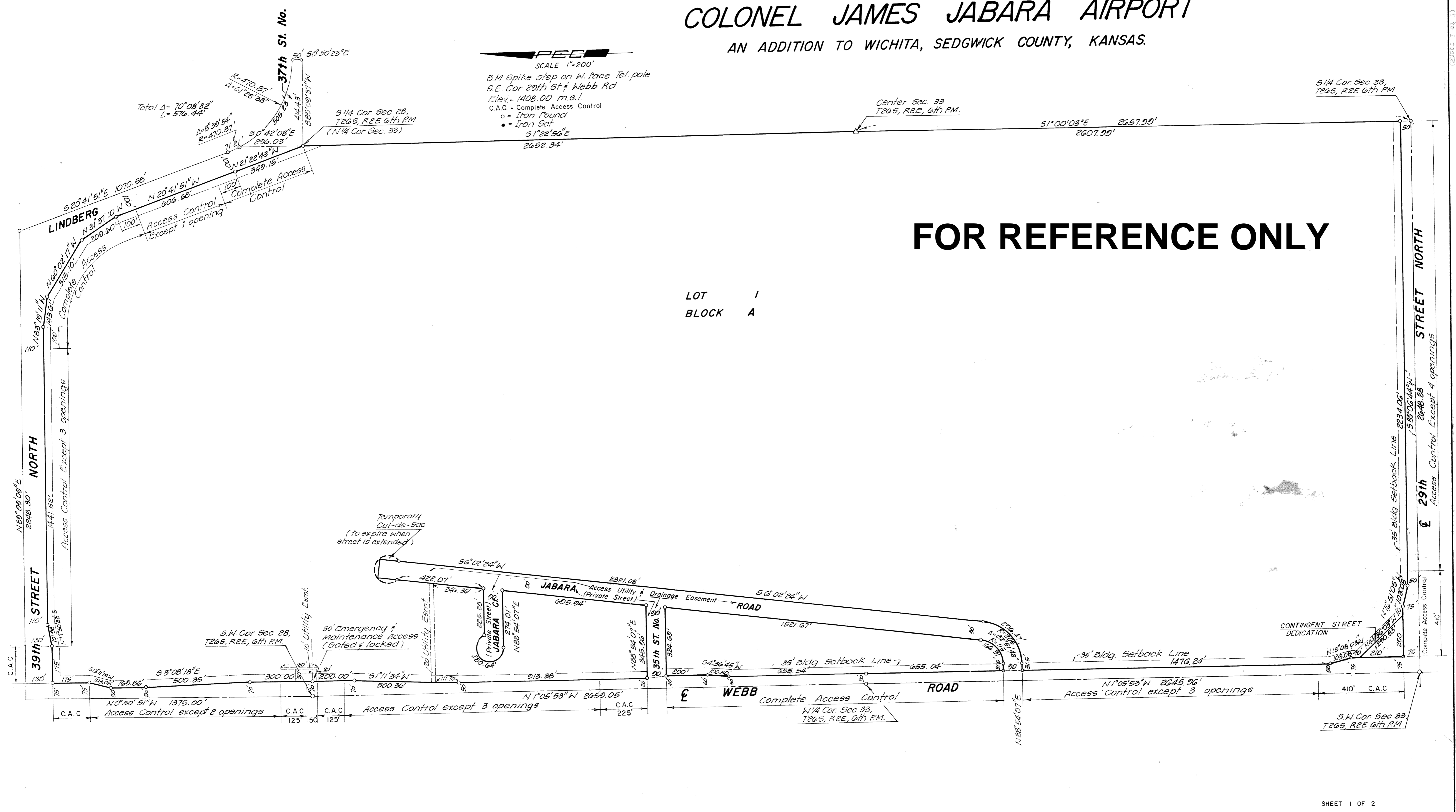
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



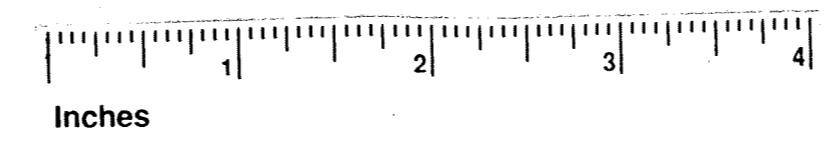
SCALE 1"=200'
B.M. Spike atop on W. face Tel. pole
S.E. Cor 29th St & Webb Rd
Elev. = 1408.00 m.s.l.
C.A.C. = Complete Access Control
o = Iron Found
• = Iron Set
51°22'56"E
2652.34'

FOR REFERENCE ONLY

LOT 1
BLOCK A



SHEET 1 OF 2



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 rendition of original signature

