

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	1-888-249-3330
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 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, 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 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, 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 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.
- 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.
- 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 preformed 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.
- Wichita Fire Department inspections may be scheduled by calling Dawnita Reinhardt at 316-268-4574.
- 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 sewer 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.

Advance Catastrophy Technologies

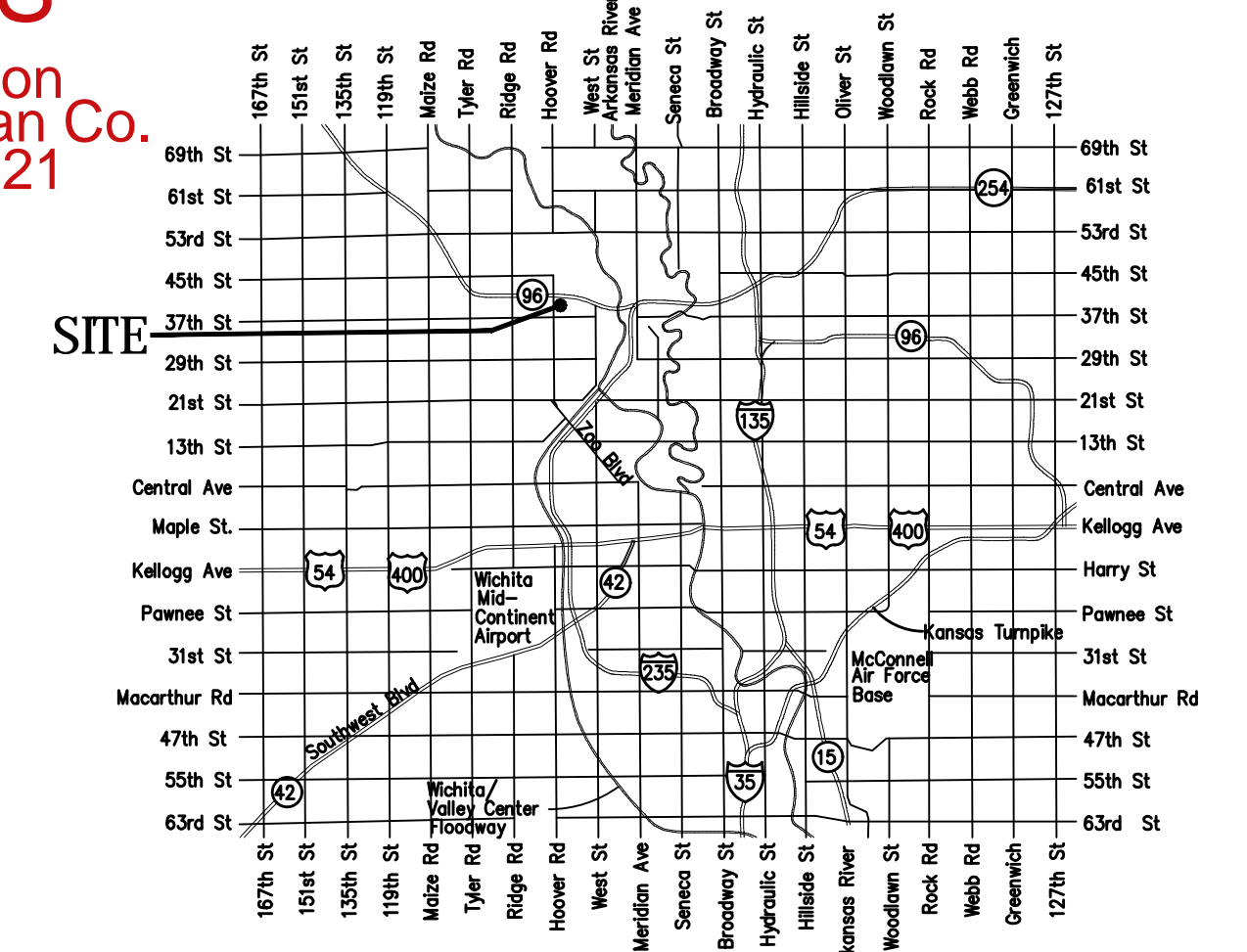
WATER DISTRIBUTION SYSTEM AS BUILT PLANS

to serve
LOTS 8 & 9, BLOCK A
HOOVER INDUSTRIAL PARK
2ND ADDITION
4070 N Hoover Ct
Wichita, KS
 Gary Janzen, P.E. City Engineer
 Project Number
2021-009431PPW

Contractor: Kruse Corporation
 Inspector: Larry Powell, Baughman Co.
 As Built by: KEK, 7/15/2021

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VICINITY MAP

Clow 6" Tap Valve
 Kennedy Vault Valves
 Meter Number 200426556
 Meter Reading: 00037681 Cu Ft
 ERT Number: 69245048
 Center of 6'x8' Concrete Fire Service Vault
 is 103' N and 4' W of the Cntr of Cul-de-sac

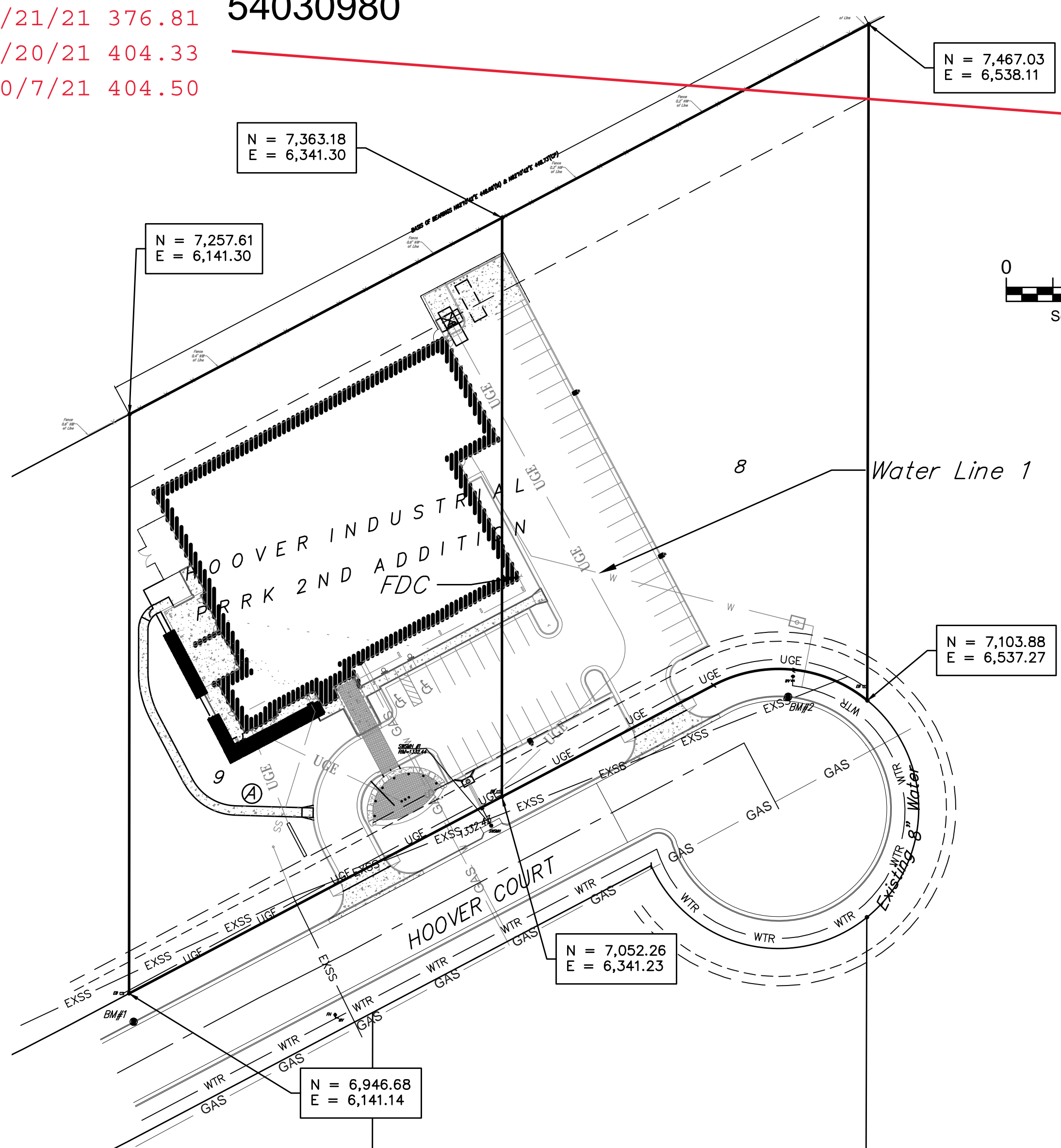
APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS
 ENGINEERING DIVISION
 & BY WICHITA FIRE DEPARTMENT

Engineering approved by Shawn Mellies 4-13-21
 Utilities approved by Greg Lalley 4-13-21
 Fire Dept. approved by Jose Ocadiz 4-13-21

NOTE TO CONTRACTORS
 Public Property:
 Installation 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 of Wichita Specifications and Standards and Special Provisions (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.



BENCHMARKS

BM#1:
 "X" chiseled on top of curb located 15.3' south and 2.3' east of the southwest corner of Lot 9.
 Elevation = 1333.68 (NAVD 88)

BM#2:
 "X" chiseled on top of curb located 42.5' west and 2.1' south of the southeast corner of Lot 8.
 Elevation = 1333.45 (NAVD 88)



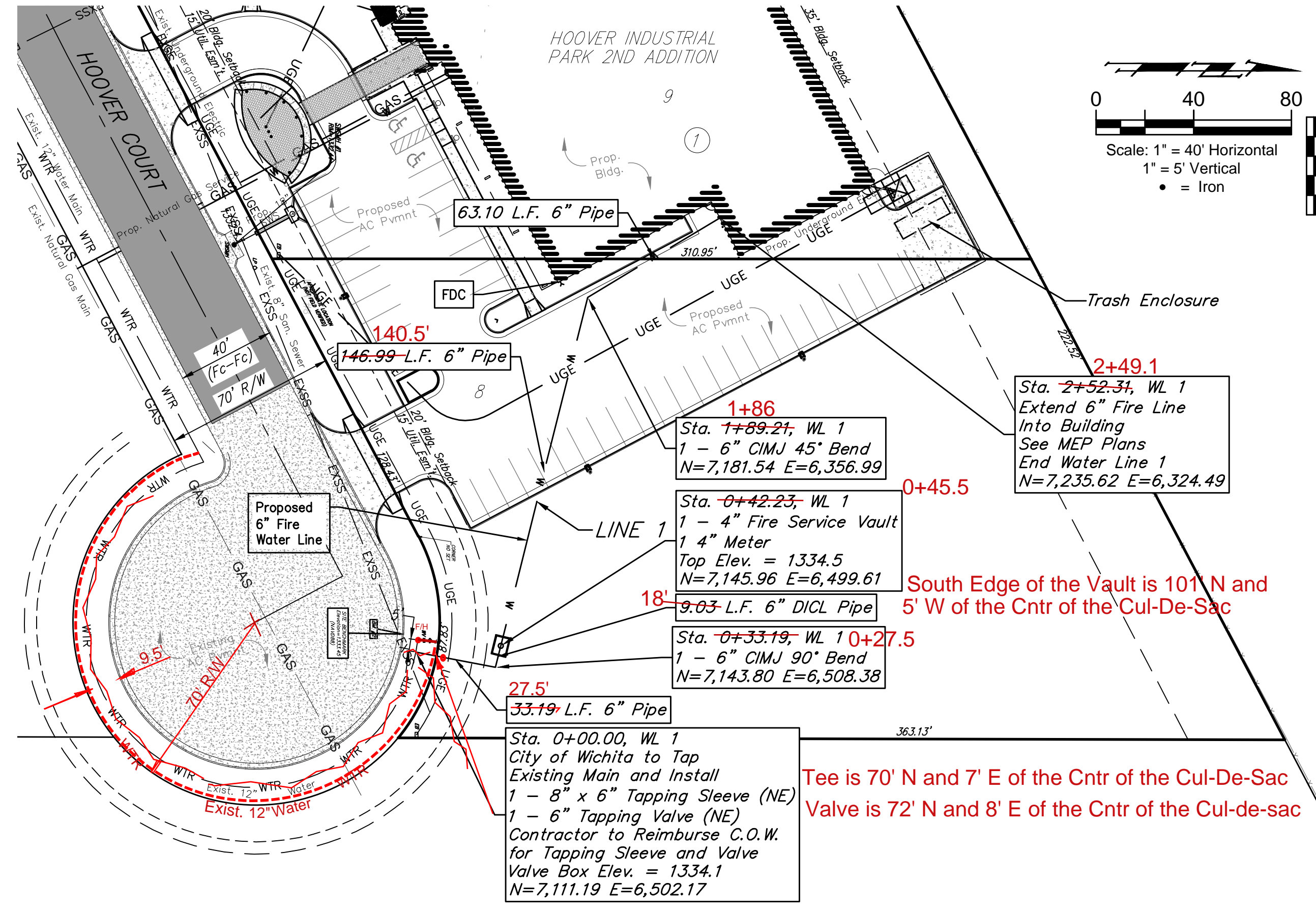
APR 13, 2021

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

BENCHMARKS

BM#1:
"X" chiseled on top of curb located 15.3' south and 2.3' east of the southwest corner of Lot 9.
Elevation = 1333.68 (NAVD 88)

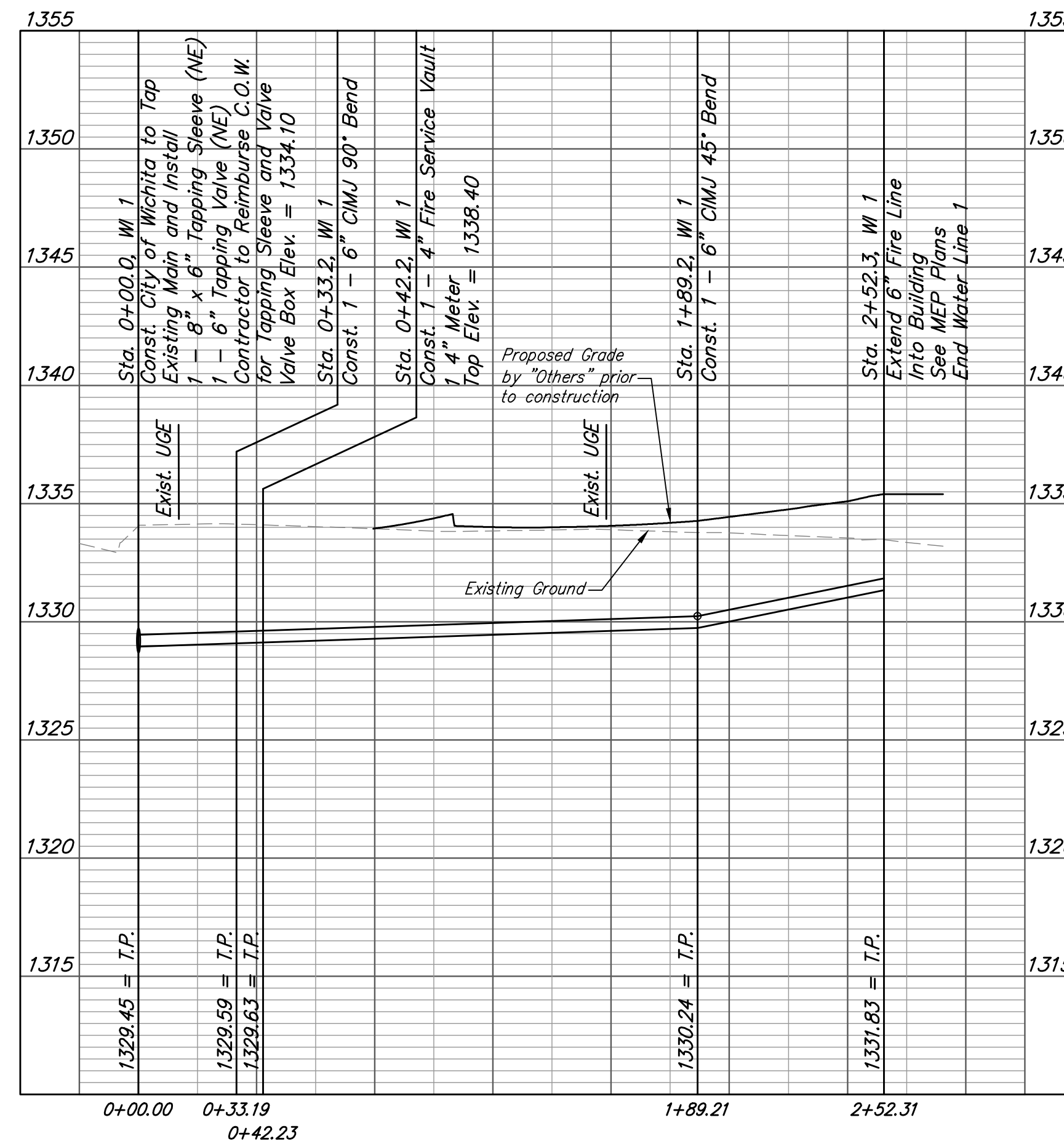
BM#2:
"X" chiseled on top of curb located 42.5' west and 2.1' south of the southeast corner of Lot 8.
Elevation = 1333.45 (NAVD 88)



South Edge of the Vault is 101' N and 5' W of the Cntr of the Cul-De-Sac

Tee is 70' N and 7' E of the Cntr of the Cul-De-Sac
Valve is 72' N and 8' E of the Cntr of the Cul-de-sac

DEPTH UNKNOWN
Contractor to Verify
Depth & Location of
Existing Water Line
Prior to Construction.



PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

HOOVER INDUSTRIAL PARK 2ND ADD.

LINE 1

PRIVATE WATER IMPROVEMENTS

PROJECT NUMBER:

DESIGN: SRS DRAWN: SRS

DATE: April 13, 2021

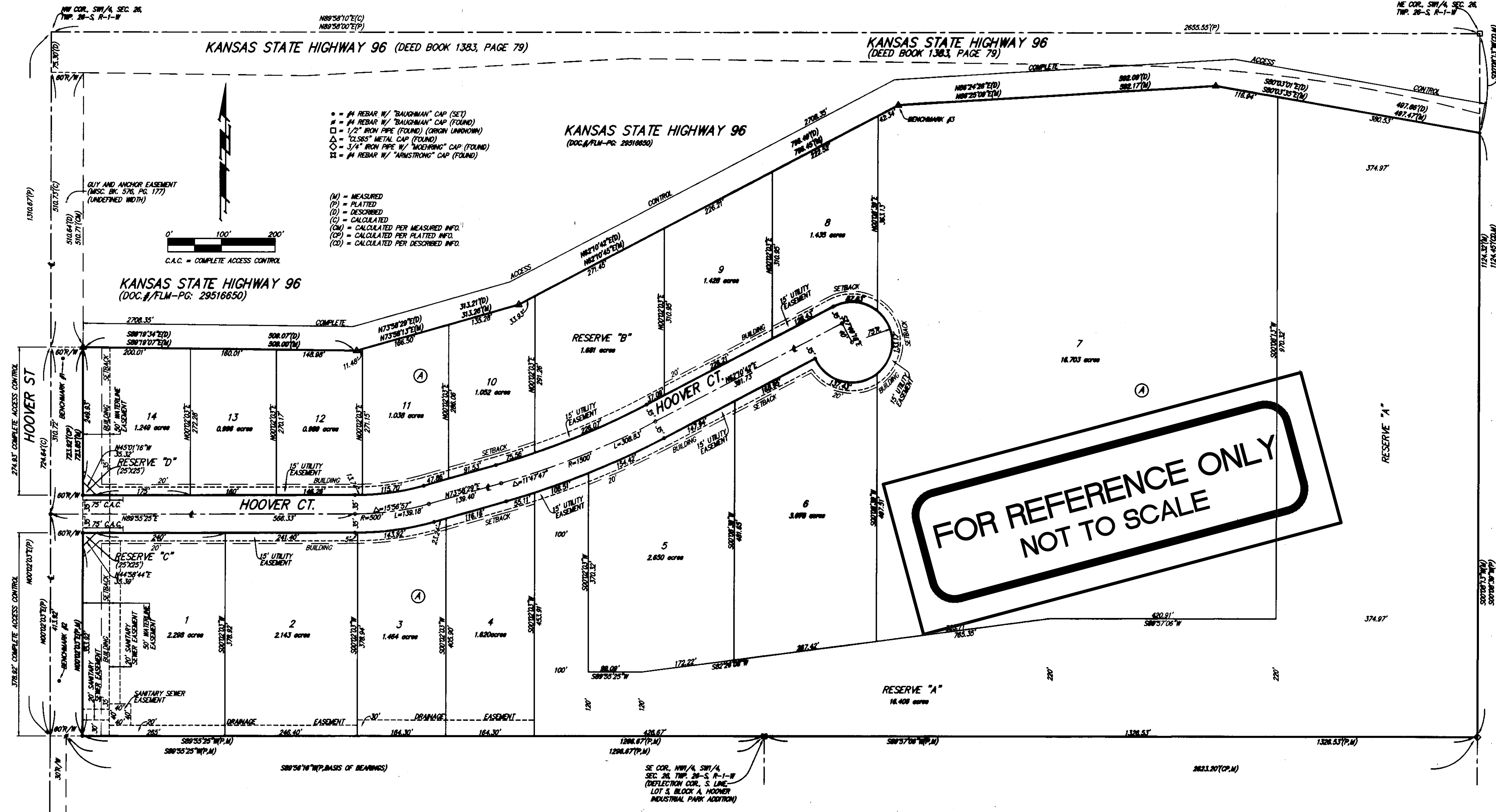
SHEET 2 OF 13



File: E:\Projects\Hoover Industrial Sites 8 & 9_20-05-E583\Engineering\Phase 1\PPWHI 8&9 PPW.dwg

1-292 3d

HOOVER INDUSTRIAL PARK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY
NOT TO SCALE**

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
plotted HOOPER INDUSTRIAL PARK 2ND ADDITION, Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as and being a report of all of
Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block A, TOGETHER with all of Lots 1, 2,
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block B, and TOGETHER
with all of 40th Street North, all as platted and dedicated in Hoover
Industrial Park Addition, Sedgwick County, Kansas, TOGETHER with Lots 8,
10, 11, 12, 13, 14, 15, and 16, in said Block A, TOGETHER with Lots 16,
17, 18, 19, and 20, in said Block B, TOGETHER with Reserve "A" as
platted in said Hoover Industrial Park Addition, and TOGETHER with 41st
Street North as dedicated in said Hoover Industrial Park Addition, EXCEPT
that part of said Lots 8, 10, 11, 12, 13, 14, 15, and 16, in said Block A,
and EXCEPT that part of said Lots 16, 17, 18, 19, and 20, in said Block
B, and except that part of said Reserve "A", and EXCEPT that part of
said 41st Street North lying within and being coincident with the following
described tract of land as dedicated in the Right of Way Dedication
recorded in DOC #/FLM-PC: 29516850 and described as follows:
Beginning at the northwest corner of Lot 16, Block A, in said Hoover
Industrial Park Addition; thence S20D25'17" along the west line of Lot 16
in said Block A, along the west line of 41st St. N, as dedicated in said
Hoover Industrial Park Addition, and along the west line of Lot 20, Block
B in said Hoover Industrial Park Addition, 512.04 feet; thence S29D19'34"E
508.07 feet; thence N23D58'28"E, 313.21 feet; thence N62D10'42"E, 796.49
feet; thence N86D24'26"E, 592.08 feet; thence S80D31'01"E, 497.66 feet to
a point on the east line of Reserve "A" in said Hoover Industrial Park
Addition; thence N82D33'52"E along the east line of said Reserve "A",
35.67 feet to the northeast corner of said Reserve "A"; thence westerly
along the north line of said Reserve "A" and along the north line of Lot 9
in said Block A, being a curve to the left, having a central angle of
135D55'32" and a radius of 2746.37 feet, an arc distance of 897.25 feet,
(having a chord length of 665.62 feet bearing N82D24'26"W, to the end
of said curve in the north line of said Lot 8; thence N89D18'00"W along
the north line of said Lot 8 and Lots 10, 11, 12, and 13 in said Block A,
523.29 feet to a deflection corner in the north line of said Lot 12; thence
S88D51'00"W along the north line of said Lot 12, and Lots 14 and 15 in
said Block A, 601.30 feet to a deflection corner in the north line of said
Lot 15; thence N89D18'00"W along the north line of said Lots 15 and 16,
414.80 feet to the point of beginning.

Existing public easements, building setbacks,
access controls, and dedications, if any, being
voted by virtue of K.S.A. 12-212b, as amended.
All being situated in the Southwest Quarter of
Section 26, Township 28 South, Range 1 West of the
Sixth Principal Meridian, Sedgwick County, Kansas.
Baughman Company, P.A.

SEAL & SIGNATURE
10-25-2017
Michael G. Carrey
Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
plotted into Lots, a Block, Reserves, and a Street to be known as
HOOPER INDUSTRIAL PARK 2ND ADDITION, Wichita, Sedgwick County,
Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for drainage purposes. The
sanitary sewer easements are hereby granted as indicated for the
construction and maintenance of a sanitary sewer system and related
appurtenances. The waterline easement is hereby granted as indicated for
the construction and maintenance of water lines and related
appurtenances. No signs, light poles, private drainage systems, masonry
trash enclosures or other structures shall be located within public utility
easements unless permitted by the Public Works Department of the
appropriate governing body. The street is hereby dedicated to and for the
use of the public. Reserve "A" is reserved for open space, lawns,
landscaping, off-site signs, billboards and related appurtenances, drainage
purposes, and utilities as confined to easement. Reserve "B" is reserved
for open space, landscaping, lawns, drainage purposes, and utilities as
confined to easement. Reserves "C" and "D" are reserved for open space,
landscaping, entry monuments, signs, and waterlines and related
appurtenances as confined to easement. Reserves "A", "B", "C", and "D"
shall be owned and maintained by the lot owners association for the
addition. Access controls shall be as depicted on the face of the plat
and are hereby granted to the City of Wichita, Kansas. The Minimum
Building Pad Elevations for the lowest opening to the structures shall be
as indicated on the face of the plat.
Big Bang Real Estate LLC, a Kansas limited liability
company, 1/3 Big Bang Money, L.L.C., a Kansas
limited liability company.

SEAL & SIGNATURE
A. Hammelgren
Site Member/Manager

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 21st day
of December, 2017 at 10:13:53 AM and is duly recorded.
Tanya Buchingham, Register of Deeds
Judy A. Pagek, Deputy
My App. Exp. 11-7-17
A. Judith M. Terhune
Notary Public
My App. Expires 11-7-17

LOT	BLOCK	ELEVATION
4-7, 8, 10	A	1331.8

BENCHMARK:
BENCHMARK # - CHISELED SQUARE ON TOP OF CURB - SOUTHWEST
CORNER OF INTERSECTION OF K-98 HIGHWAY ON-RAMP AND HOOVER ST.
211' S & 37.2' W OF NORTHWEST CORNER OF LOT 14, BLOCK A.
ELEV. = 1334.65 NAVD83
BENCHMARK # - P-4 NAIL IN EAST FDS LINE OF HOOVER ST. PAYMENT
102.8' N & 43.4' W OF SOUTHWEST CORNER OF LOT 1, BLOCK A.
ELEV. = 1333.65 NAVD83
BENCHMARK # - TOP OF "OLDS" METAL CAP MONUMENTING WESTERLY
DEFLECTION CORNER IN THE NORTH LINE OF LOT 7, BLOCK A. S&W
DEFLECTION CORNER BEING N82D10'42", 42.54' FROM THE NORTHWEST
CORNER OF SAID LOT 7.
ELEV. = 1331.43 NAVD83

This plat of HOOPER INDUSTRIAL PARK 2ND
ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 21st day of December, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

SEAL
Joseph A. Johnson, Chairman
Dale Miller, Secretary

This plat approved and all dedications
shown herein, accepted by the City of Wichita,
Kansas, this 21st day of December, 2017.

Jeff Prange, Mayor, City of Wichita
Karen Sublett, City Clerk

Entered in accordance with K.S.A. 58-2005
on the 21st day of December, 2017.

SEAL
Wendy L. Roberts, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 21st day of December, 2017, by Joseph A. Hammelgren, Site
Member/Manager of Big Bang Real Estate LLC, a Kansas limited liability
company, 1/3 Big Bang Money, L.L.C., a Kansas limited liability company,
on behalf of the limited liability company.

Judith M. Terhune, Notary Public
My App. Expires 11-7-17

NOTE:
A drainage plan has been developed for the plat and that
of drainage easements, rights-of-way, or easements shall
remain of established grade or as modified with the
approval of the applicable City or County Engineer and
unsubstantiated to allow for the conveyance of stormwater.

NOTE:
Existing perpetual joint access easement, (underlined with and
location), affecting Lots 1 and 2, Block A, Hoover Industrial
Park Addition recorded in DOC #/FLM-PC: 29700009.

Entered on transmission this 21st day
of December, 2017.

SEAL
Kathy E. ...
County Clerk

Entered in accordance with K.S.A. 58-2005
on the 21st day of December, 2017.

SEAL
Wendy L. Roberts, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 21st day
of December, 2017 at 10:13:53 AM and is duly recorded.

SEAL & SIGNATURE
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

Baughman Hoover Industrial Park 2nd Addition
COPY OF PLAT
Water Distribution System

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 20-05-E583	DESIGN SRS	DRAWN SRS
REVISIONS:	APPROVED TJW	DATE 04/13/21
	SCALE Noted	SHEET 13 OF 13

E:\Projects\Hoover Industrial Sites 8 & 9_20-05-E583_Engineering\Phase 1\PPW\HIS&9 PPW.dwg