

# 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 1-888-482-4950  
 Westar 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 [traffic@wichita.gov](mailto: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.

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 performed 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 shall 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. Fire Line inspections may be scheduled by calling 316-650-0740

28. 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.

29. 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.

30. 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.

## AS BUILTS

Contractor:

Wilks Underground Utilities

3/13/2023

Project Inspector:

Larry Gann



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

Northern Pipe Products c-900

Sip mj packs

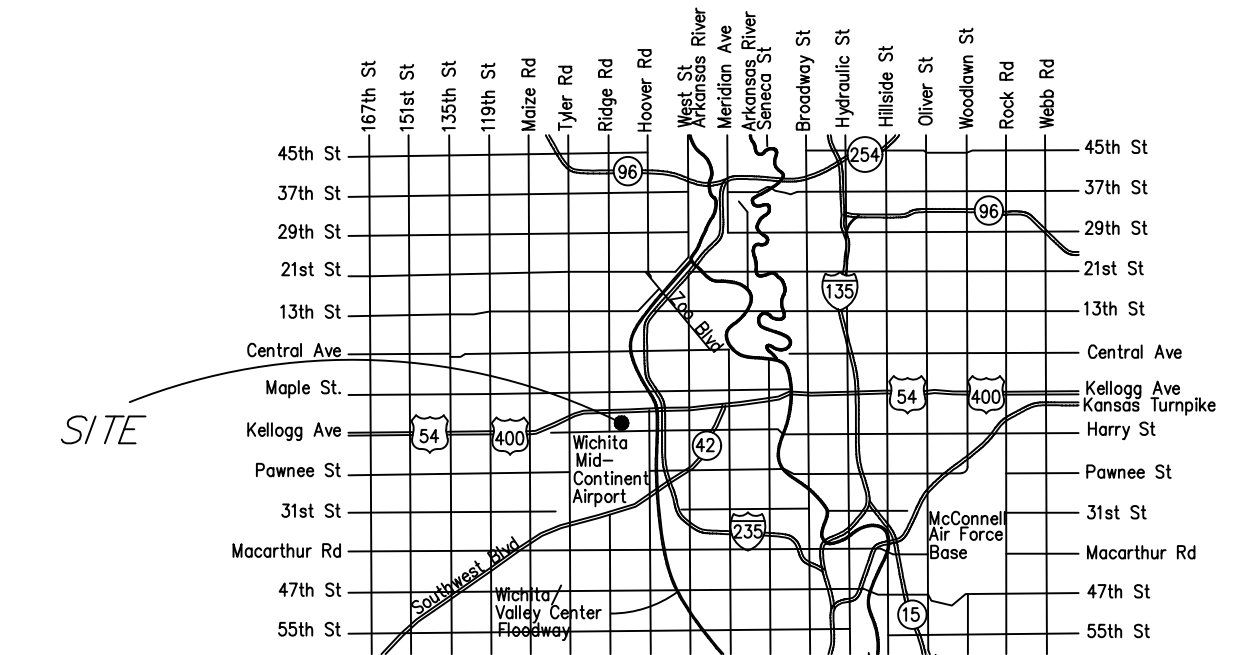
NSF / NAPF dicit

Sip 90 deg. bend

Pro-trace wire

# FIRE LINE to serve Hyspeco 1445 S SIERRA DRIVE Airport Industrial Addition: Lot 3, Block B CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 Project Number  
 2022-016427PPW  
 Org Code: 54030980



## Vicinity Map

## Sheet Index

- 1.0 Title Sheet
- 2.1 Std Water Ass'y Detail
- 2.2 Misc. Water Detail
- 3.0 Plan and Profile LINE 1
- 4.1-4.4 Erosion Control Details
- 5.0 Plat (For Reference Only)

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

Engineering approved by Shawn Mellies on this day  
 the 28th of June, 2022

Utilities approved by Greg Lalley on this day  
 the 28th of June, 2022

Fire Dept. approved by Jose Ocadiz on this day  
 the 28th of June, 2022

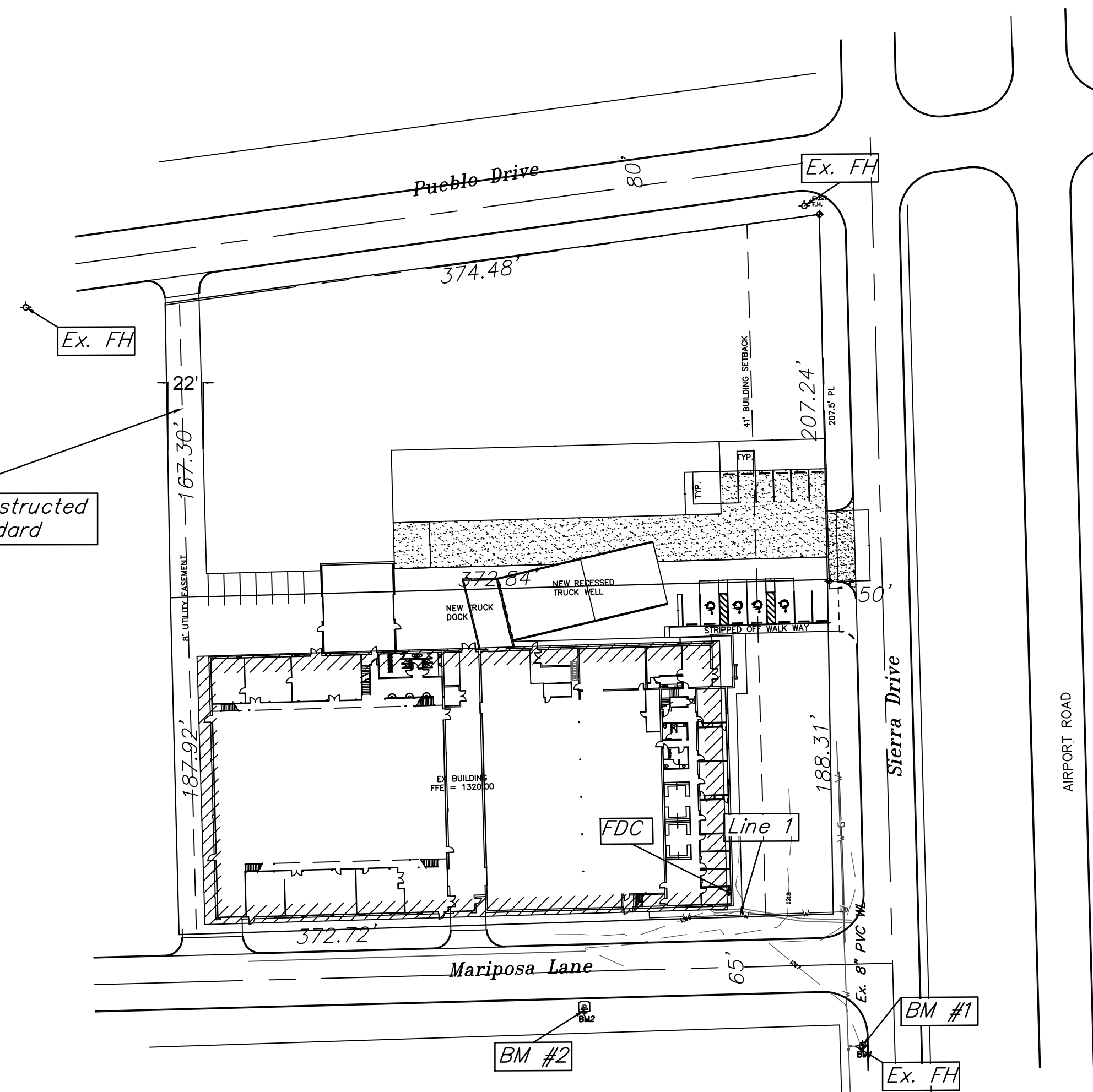
NOTE TO CONTRACTORS

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.

Drive to be Reconstructed to Fire Code Standard



THIS SHEET HAS BEEN  
 SIGNED, SEALED AND  
 DATED DIGITALLY

## Benchmarks

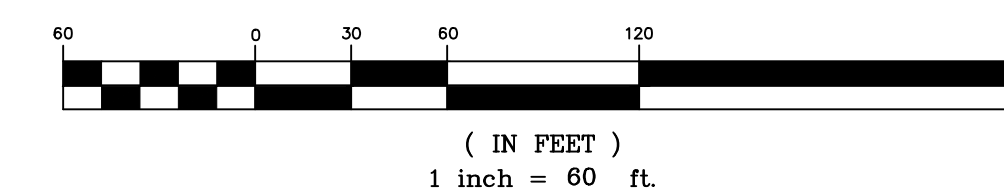
BM#1: Cross on curb approximately 77' feet South and 13' feet East from Southeast Property Corner.

Elev. = 1316.90 (NAVD 88)

BM#2: Cross on catch basin approximately 52' feet South and 144' West from Southeast Property Corner.

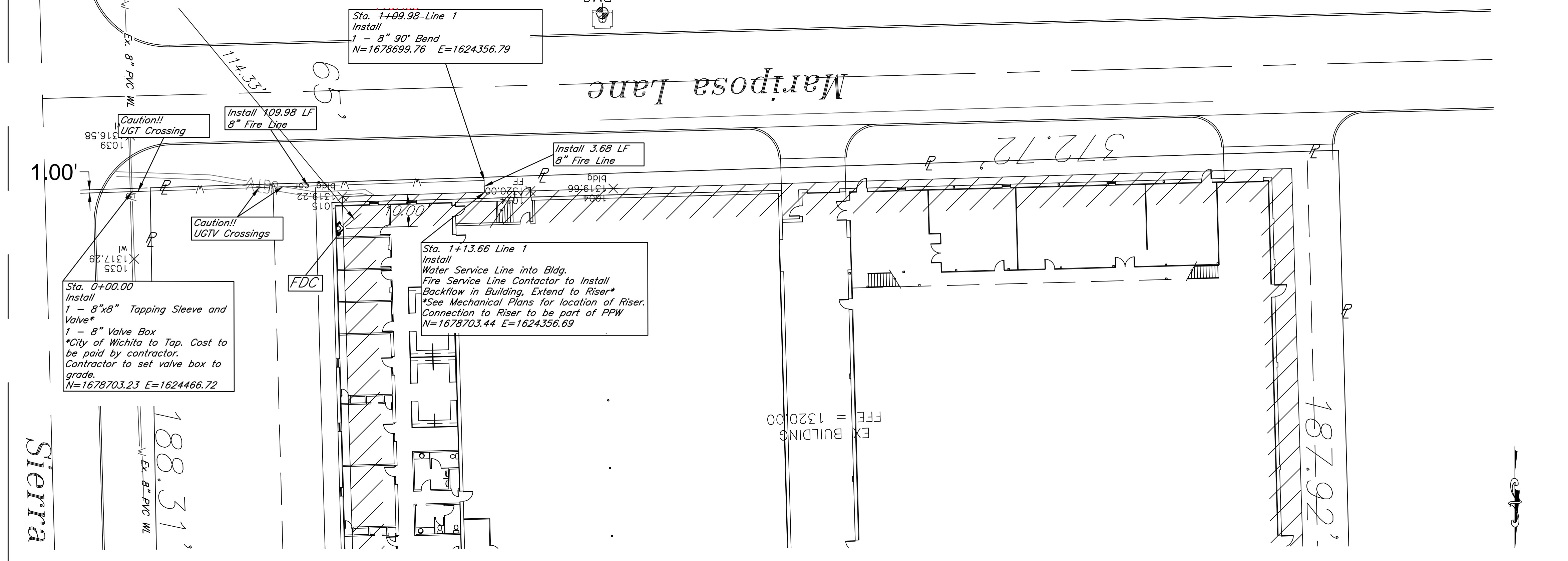
Elev. = 1318.60 (NAVD 88)

June, 2022

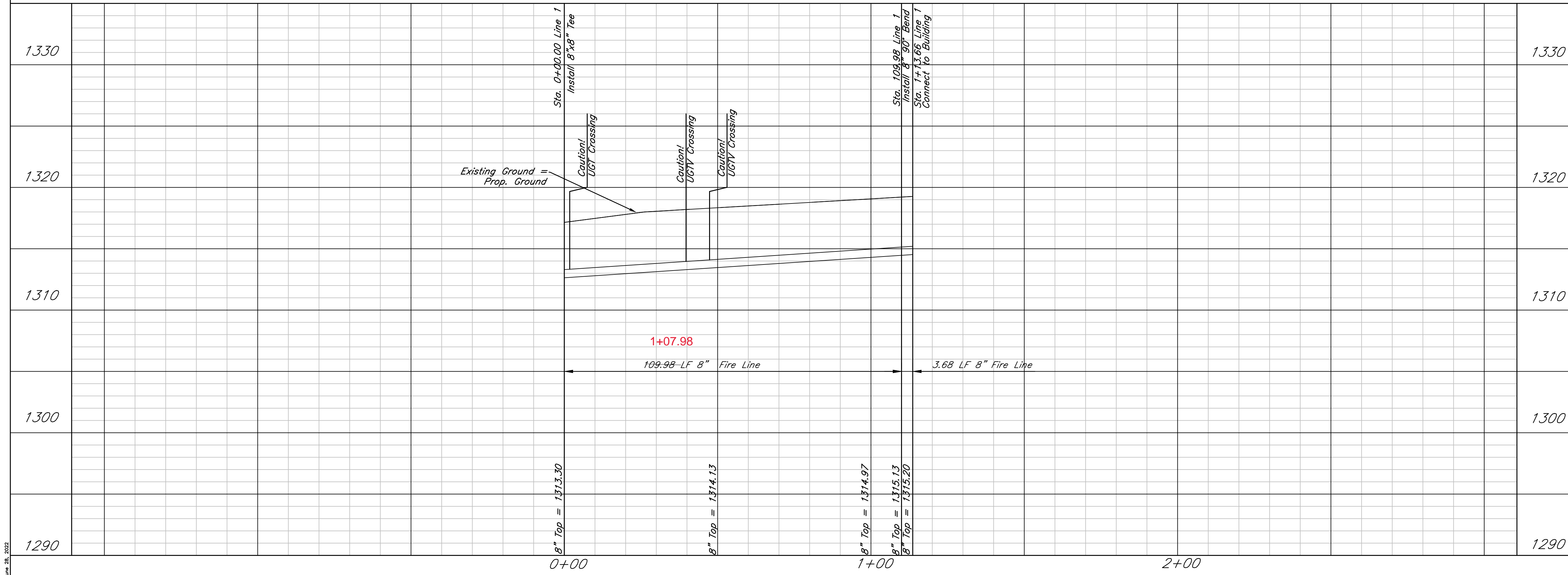


**KEMILLER**  
 ENGINEERING PA  
 117 E. Lewis, Wichita, KS 67202 (316)264-0242

From center of Mariposa and Sierra 32'N on  
Sierra and 21'W to tap on main  
from center of M&Sierra 32'N and 221'2"W to  
valve  
from center of M&Sierra 32'N and 128.98'W  
to 90 deg. bend  
from center of M&Sierra 32'N and 128.98'W to  
riser



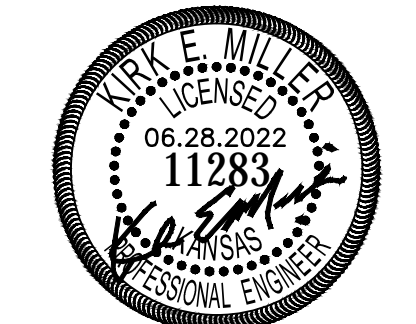
Line 1



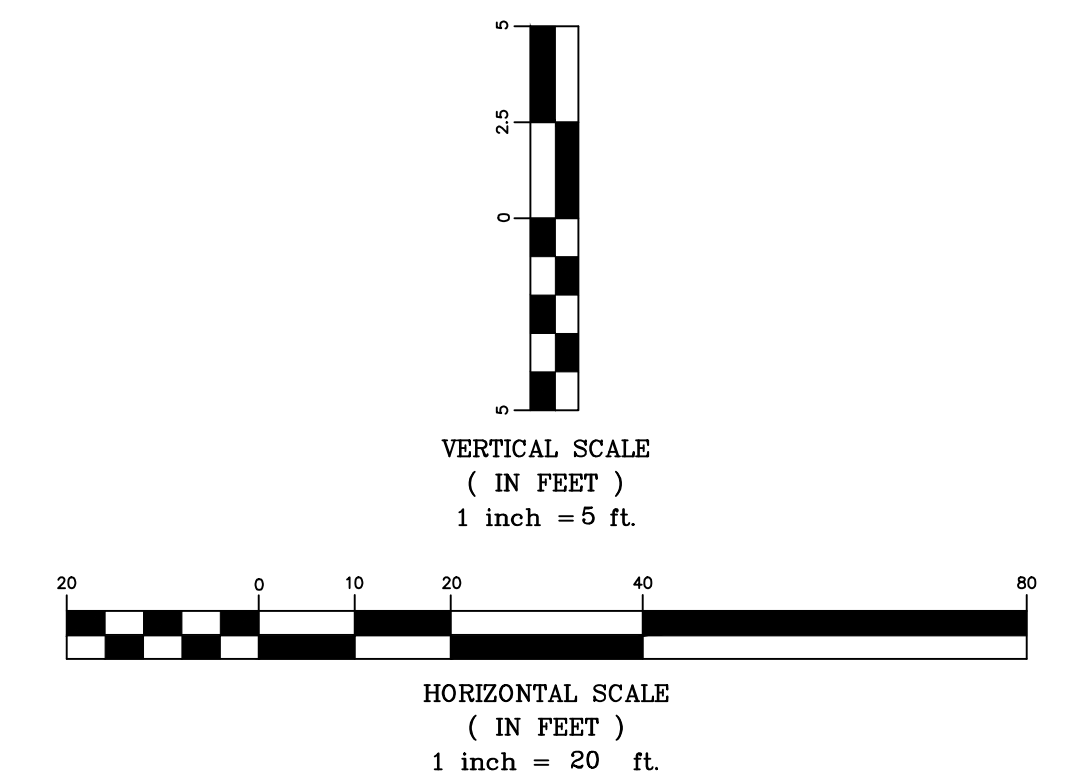
Notes:  
\* \* Fire Department Connection  
with Clapper shall be a Siamese  
4"x2.5"x2.5" with Female  
Connections with End Plugs &  
Chain as specified in NFPA  
1963, Standard for Fire Hose  
Connections. 4-inch 30 degree  
STORZ connection is now  
allowed

**AS BUILTS**

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



THIS SHEET HAS BEEN  
SIGNED, SEALED AND  
DATED DIGITALLY

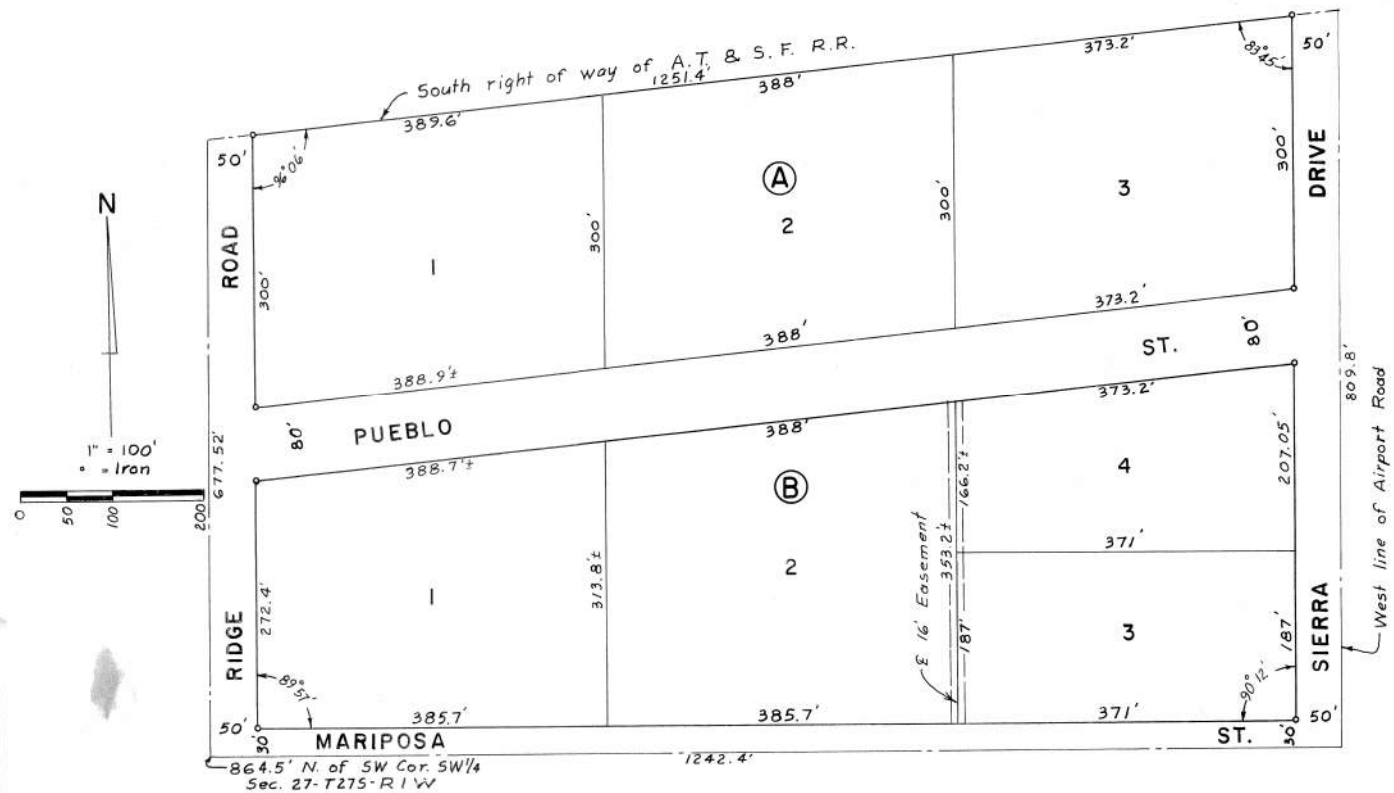


Hyspeco  
**Plan & Profile Line 1**  
Wichita, Kansas

<b>KEMILLER ENGINEERING PA</b> 117 E. Lewis, Wichita, KS 67202 (316)264-0242	PROJECT NUMBER 2022-016427PPW		SHEET <b>3.0</b>
	KEM NO. 22023	FILE DATE 02/2022	
DESIGN KM	DRAWN KJ	REVISED 06/28/22	

# AIRPORT INDUSTRIAL ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas }  
County of Sedgwick }  
I, Kenneth O. Taylor, civil engineer in said State and County do hereby certify that I have surveyed and platted "AIRPORT INDUSTRIAL ADDITION," Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows:  
Beginning at a point 864.5 feet north of the southwest corner of the SW 1/4 of Section 27, T275, R1W of the 6th P.M., Sedgwick County, Kansas, thence east parallel to the south line of said SW 1/4, 1242.4 feet to the west line of Airport Road, thence north along said west line of said Airport Road, 809.8' to the south right of way line of the A.T. & S.F. Railroad, thence westerly along said south right of way line of said Railroad a distance of 1251.4 feet to the west line of said SW 1/4, thence south along said west line of said SW 1/4, 677.52 feet to the point of beginning.

Kenneth O. Taylor Civil Engineer

Know all men by these presents that we, Paul E. Heinemann and Elizabeth R. Heinemann, his wife and Donald B. Heinemann and Bertha L. Heinemann, his wife, have caused the land described in the Civil Engineer's certificate to be platted into lots, blocks and streets to be known as "AIRPORT INDUSTRIAL ADDITION," Sedgwick County, Kansas. Easements are hereby granted as indicated on the plat for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Direct vehicular access to Mariposa St. shall not be permitted from Lots 1, 2 and 3, Block B.

Paul E. Heinemann Donald B. Heinemann  
Elizabeth R. Heinemann Bertha L. Heinemann

Entered on transfer record this 14<sup>th</sup> day of December 1960.

W.O. Williams County Clerk # 25260  
This is to certify that this instrument was filed for record in the Register of Deeds office on the 14<sup>th</sup> day of Dec 1960 at 2:30 P.M. and is duly recorded.

Rufus E. Deering Register of Deeds  
Notional Deputy

Restrictive Covenant F-588 pg 8

State of Kansas }  
County of Sedgwick }  
Be it remembered that on this 21<sup>st</sup> day of October 1960, before me a notary public in and for said county and state came Paul E. Heinemann and Elizabeth R. Heinemann, his wife and Donald B. Heinemann and Bertha L. Heinemann, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Colby G. Sandlian Notary Public  
My commission expires November 28 1963

This plat of "AIRPORT INDUSTRIAL ADDITION," Sedgwick County, Kansas, has been submitted to and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission of the City of Wichita, Kansas, and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed.  
Dated this 10<sup>th</sup> day of October 1960  
Wichita-Sedgwick County Metropolitan Area Planning Commission

By Charles W. Harris Chairman  
J.S. Hill Secretary

We, Earl F. Butler, Carolyn Butler Champ, Bernadine Butler McKellar, Phyllis Butler Morgan by Earl F. Butler, Attorney-in-Fact, Betty Butler Nordyke by Earl F. Butler, Attorney-in-Fact and Norval I. Cox by Joseph H. Brown, Attorney-in-Fact, mortgagees of the property described in the civil engineer's certificate, do hereby consent to the plating of Airport Industrial Addition, Sedgwick County, Kansas.

Earl F. Butler Carolyn Butler Champ  
Bernadine Butler McKellar Phyllis Butler Morgan  
by Earl F. Butler

Betty Butler Nordyke by Earl F. Butler Attorney-in-Fact  
Earl F. Butler Attorney-in-Fact

Norval I. Cox by Joseph H. Brown Attorney-in-Fact  
Norval I. Cox by Joseph H. Brown Attorney-in-Fact

State of Kansas }  
County of Sedgwick }  
Be it remembered, that on this 26<sup>th</sup> day of October 1960, before me a notary public in and for said county and state came Earl F. Butler, Carolyn Butler Champ, Bernadine Butler McKellar, Phyllis Butler Morgan by Earl F. Butler, Attorney-in-Fact, Betty Butler Nordyke by Earl F. Butler, Attorney-in-Fact and Norval I. Cox by Joseph H. Brown, Attorney-in-Fact, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Colby G. Sandlian Notary Public  
My commission expires November 28 1963.

Approved by the Board of City Commissioners this 6<sup>th</sup> day of December 1960  
Earl F. Butler Mayor  
W.O. Williams City Clerk

Approved by the Board of County Commissioners this 14<sup>th</sup> day of Dec 1960  
W.O. Williams County Clerk

Restrictive Covenant F-460 pg 431  
Restrictive Covenants F-179 pg 1354  
Restrictive Covenants F-318 pg 1129

B1 6 13

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