

# 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 1-316-268-4034  
City of Wichita Traffic 1-888-249-3530  
Cox Communications 1-888-482-4950  
Kansas Gas Service 1-800-544-4857  
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](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 Contractor's 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.
- Maintain a minimum of 10' 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' 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 2' 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 from edge-to-edge, at the closest point.
- 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 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 manufacturer's 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 contractor's 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 316-268-4574.

8" DICL = McWane Ductile  
8" PVC Pipe = Sanderson

## BENCHMARKS

- BM #1:**  
Square cut on top of South curb of 21st St. N. 334'± West and 32'± South of the intersection of 21st St. N. and Cleveland Ave.  
Elev. = 1307.56(NAVD88)
- BM #2:**  
Square cut on top of South concrete pad of monitoring well 26'± East and 51'± South of the intersection of 21st St. N. and Cleveland Ave.  
Elev. = 1308.70(NAVD88)
- BM #3:**  
C.O.W BM Disc on top of South concrete wall 918'± West and 147'± North of the intersection of 21st St. N. and Cleveland Ave.  
Elev. = 1312.58(NAVD88)

# WATER DISTRIBUTION SYSTEM

to serve **2261 N Cleveland**

**Cornejo Warehouse #2**

**Lot 2, Block A, Cornejo Industrial District**

**Gary Janzen, P.E. City Engineer**

**Project Number**

**2022-019570PPW**

**54030980**

# AS BUILT PLANS

**Contractor: Pearson Construction**

**Inspector: James Ralston**

**Baughman Company**

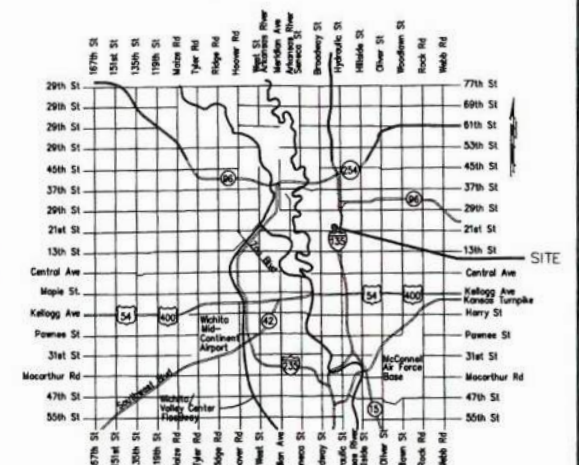
**As Built By: JAR**

**As Built Date: 06APR23**

**Baughman Co. # 22-10-E348**

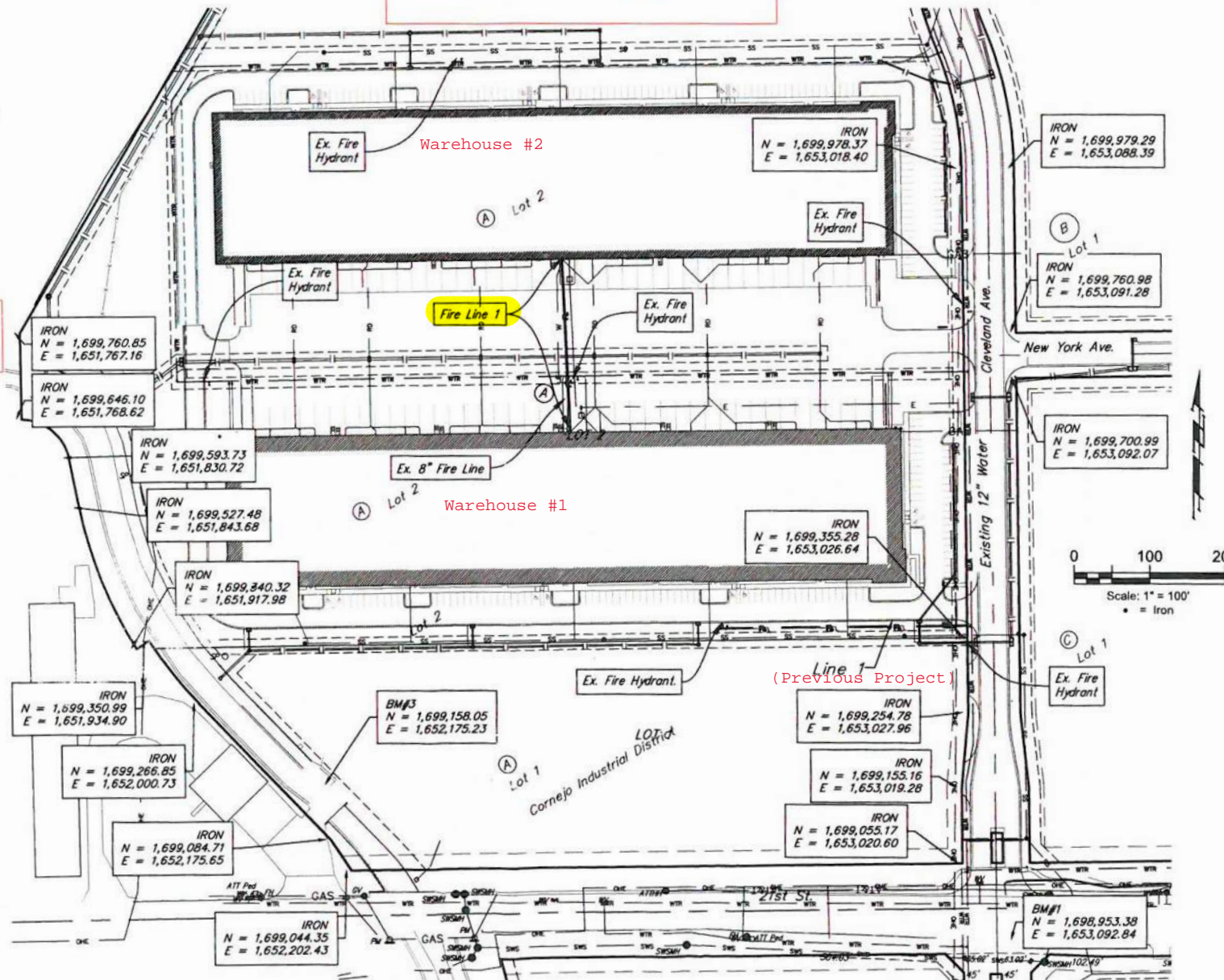
## SHEET INDEX

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Miscellaneous Water Details	4
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## Vicinity Map

**Construction Began: July 2022**  
**Construction Ended: 15 March 2023**



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

Engineering Approved by Shawn Mellies PE (7/13/2022)  
Utilities Approved by Greg Lolley (7/13/2022)  
Fire Dept. Approved by Battalion Chief, Jose Ocadij (7/07/2022)

**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 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.

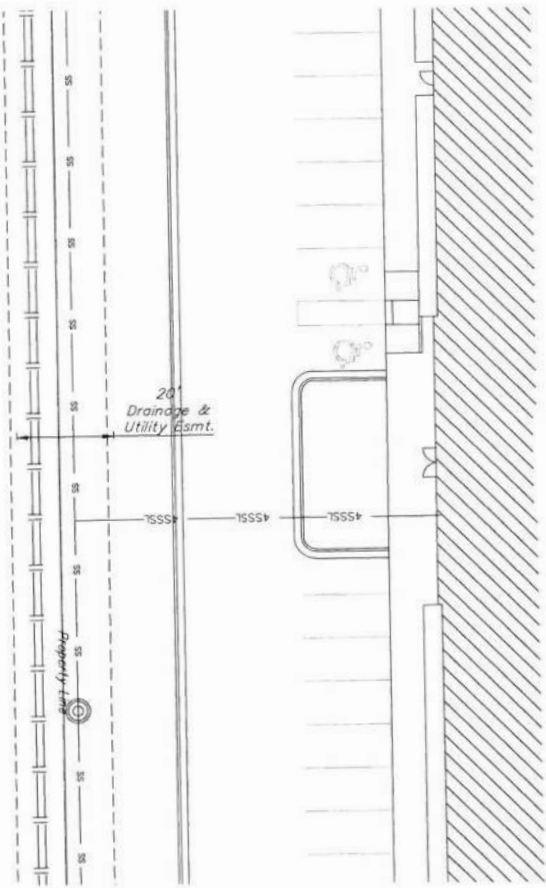
An approved copy of these plans signed by City staff are required on-site.



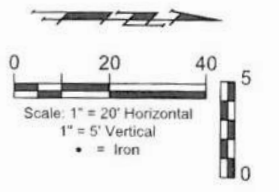
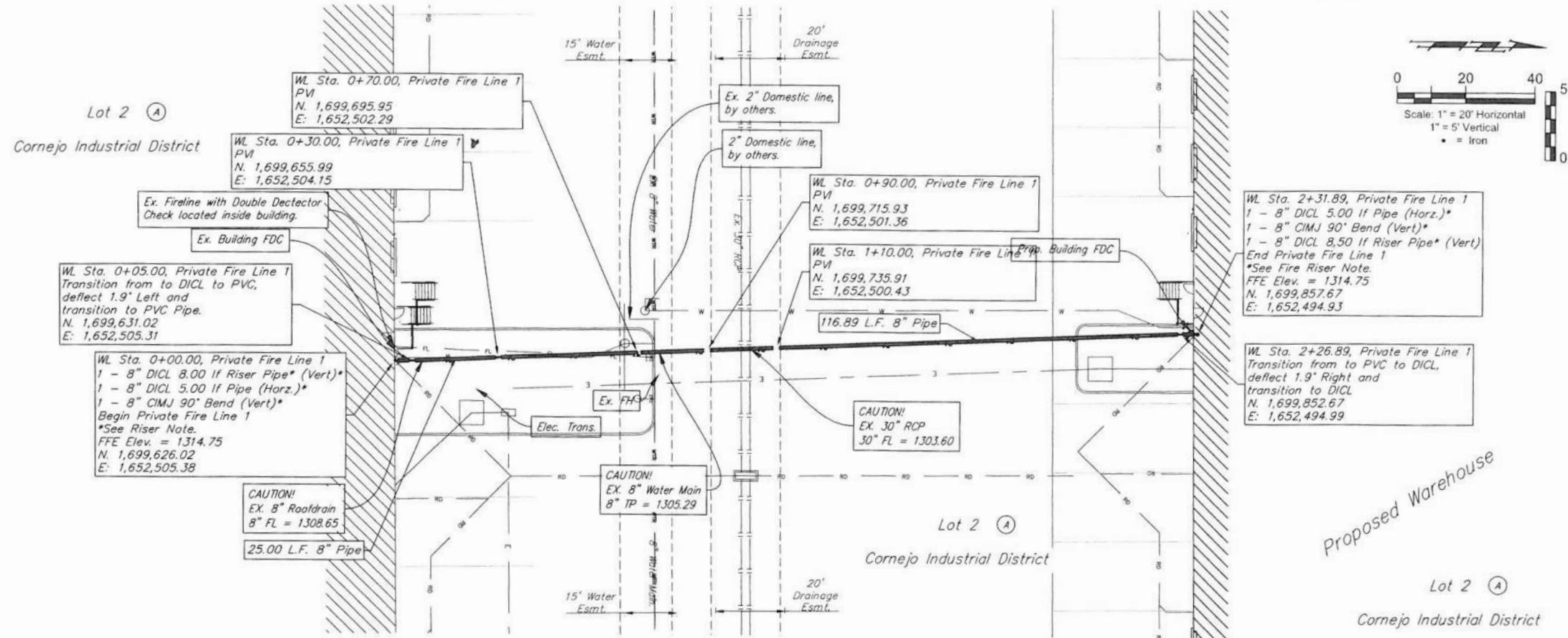
July 7, 2022

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

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Existing Warehouse

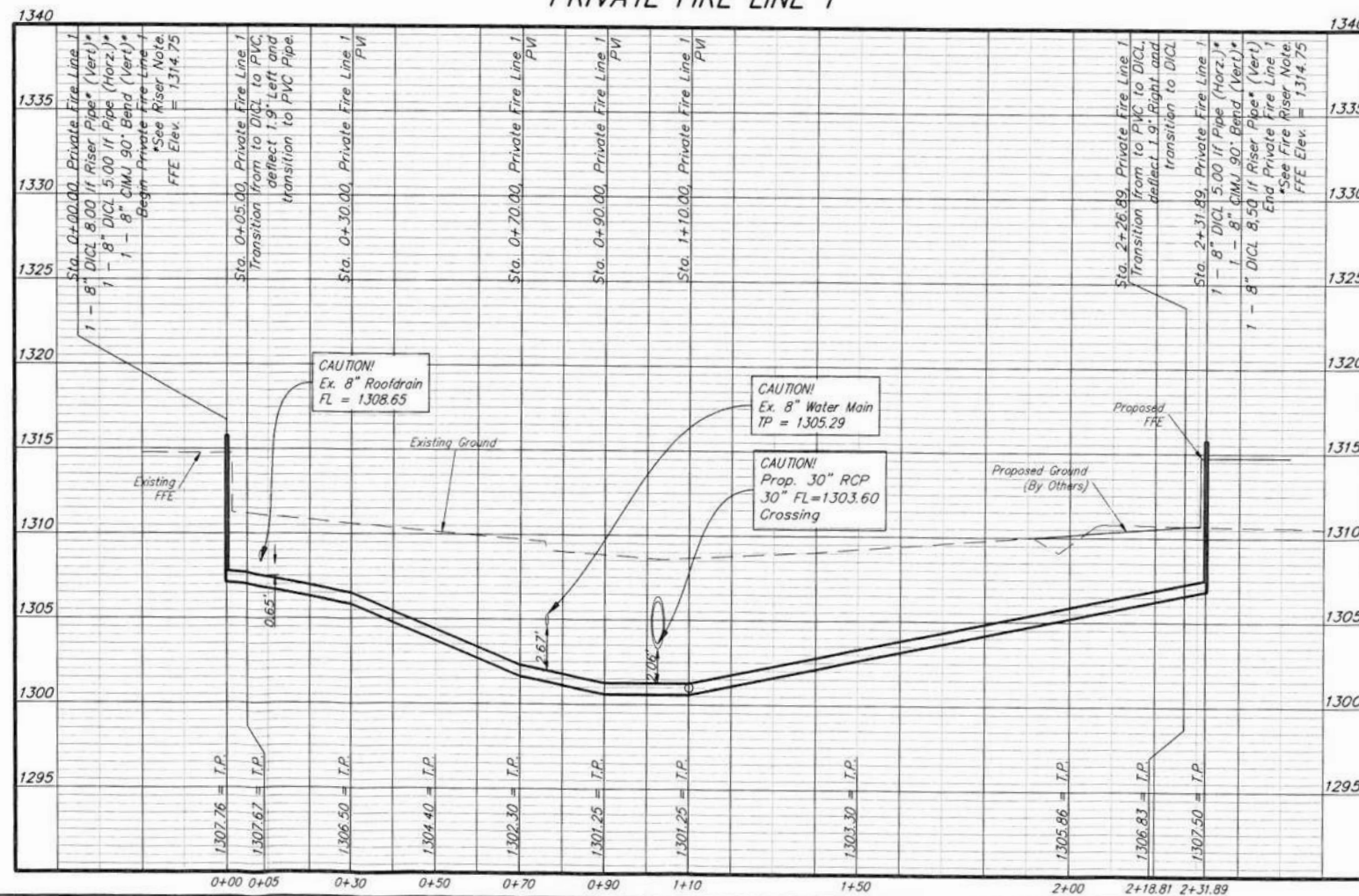


**BENCHMARKS**

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Square cut on top of South curb of 21st St. N.  
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C.O.W BM Disc on top of South concrete wall  
918'± West and 147'± North of the intersection  
of 21st St. N. and Cleveland Ave.  
Elev. = 1312.58(NAVD88)

\*Riser Note:  
DICL riser pipe, CIMJ Bend, & DICL  
horizontal section exiting building  
foundation wall are to be mega-lugged  
together and riser is to be extended 12"  
above Building FFE. Riser location is  
approximate, building GC is required to  
locate Riser location per the foundation  
requirements. Contractor to install blind  
flange with 2" tap for testing. Remove  
flange & tap upon acceptance.

**PRIVATE FIRE LINE 1**



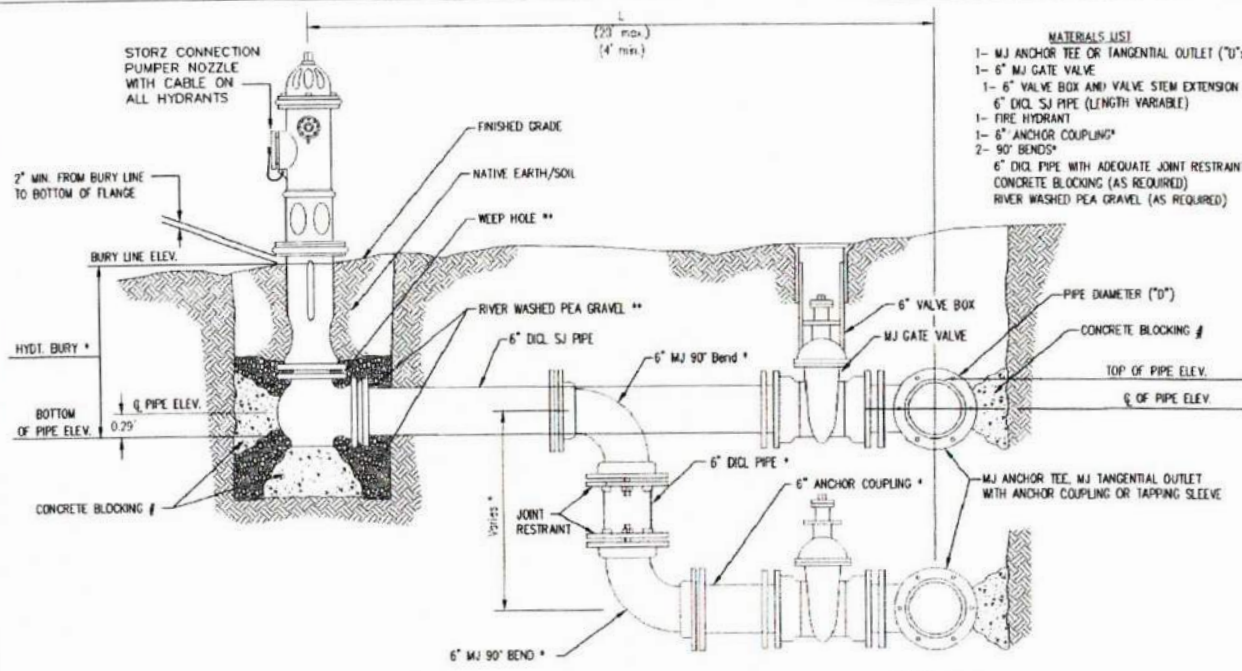
  
**BAUGHMAN COMPANY**  
 315 Ellis St.  
 Wichita, KS 67211  
 316-262-7271  
 BaughmanCo.com

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Cornejo Industrial District  
 Warehouse Building 2  
**PRIVATE FIRE LINE 1**

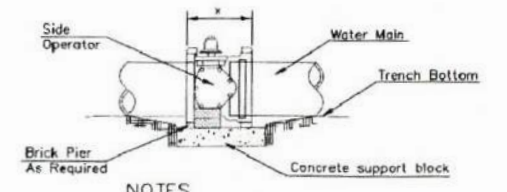
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Water Line  
 Improvements  
 PROJECT NUMBER:  
 2022-019570PPW  
 DESIGN: PSB DRAWN: JA  
 DATE: July 7, 2022  
 SHEET **2** OF **9**



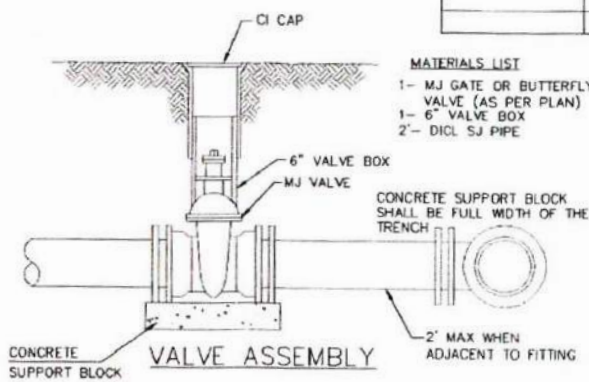
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - CONCRETE BLOCKING (AS REQUIRED)
  - RIVER WASHED PEA GRAVEL (AS REQUIRED)

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (H)*
	See Plan / Profile Sheet			None

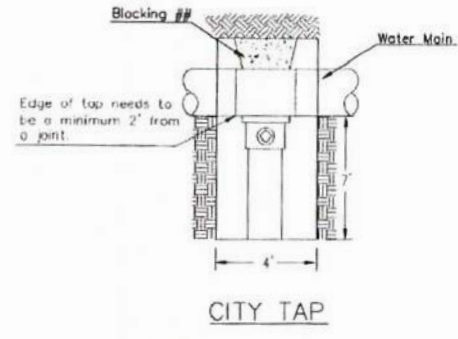


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  - Conc. Support Block to be full width of trench.

**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**

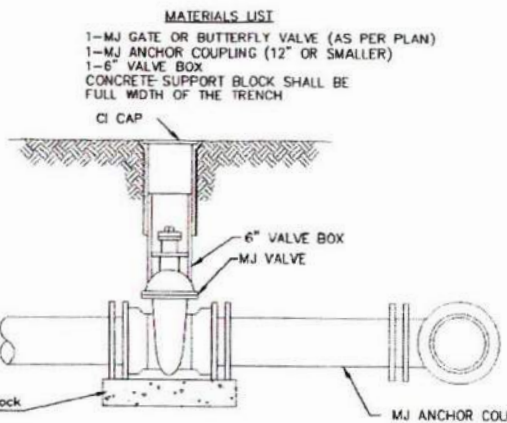


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2- DI CL SJ PIPE

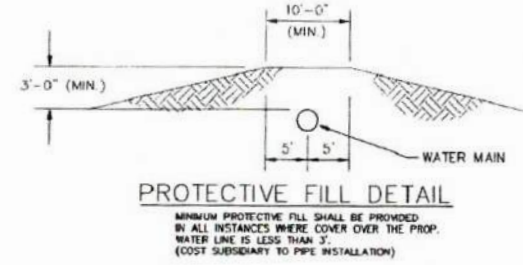


Edge of top needs to be a minimum 2" from a joint.

## When the City of Wichita makes tap, blocking is to be done by Contractor

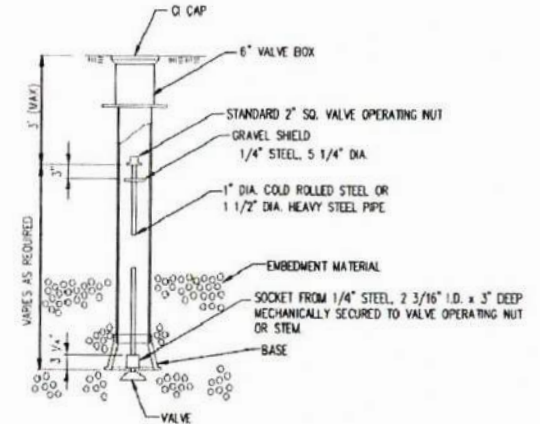


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
  - 1- 6" VALVE BOX
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



**PROTECTIVE FILL DETAIL**

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3' (COST SUBSIDIARY TO PIPE INSTALLATION)

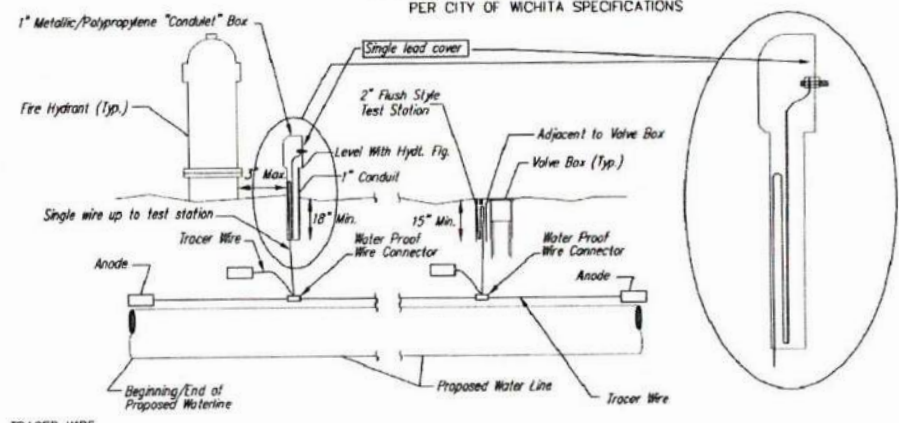


**VALVE STEM EXTENSION DETAIL**

NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'

- \* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGLUGS, OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.
- \*\* CAUTION: WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.
- ## CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

**FIRE HYDRANT ASSEMBLY PER CITY OF WICHITA SPECIFICATIONS**



**TRACER WIRE**

Conductive type pipe locator/tracer wire shall be install to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. A waterproof connector shall be used at splice locations. A complete list of approved tracer wire and waterproof connectors can be found on the City of Wichita's website at [www.wichita.gov](http://www.wichita.gov).

**WIRE**

The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

**TEST STATIONS**

The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD141TP SnakePit as manufactured by Copperhead Industries or approved equal. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be install to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

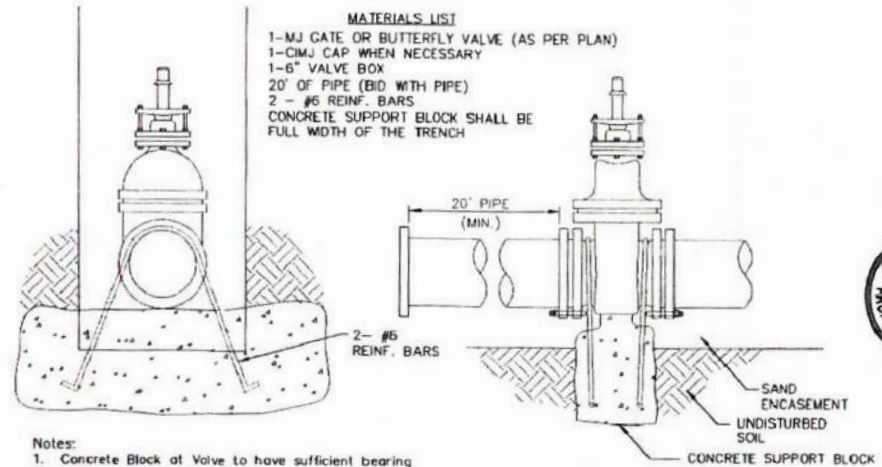
**ANODES**

The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

**TRACER WIRE DETAIL**

COST IS SUBSIDIARY TO PIPE INSTALLATION

**ANCHORED VALVE ASSEMBLY**

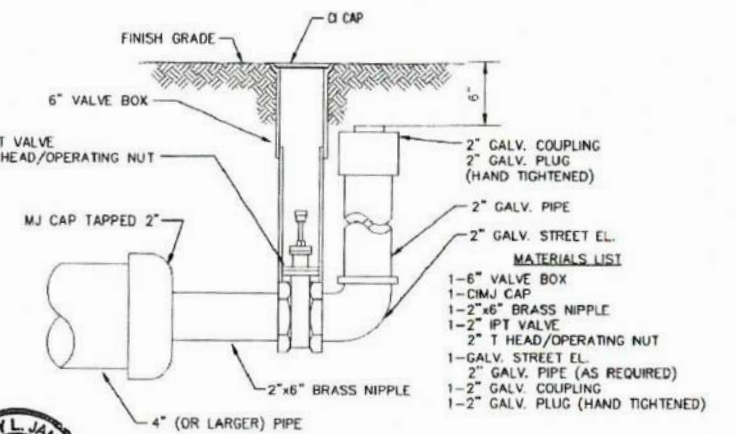


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- CI MJ CAP WHEN NECESSARY
  - 1- 6" VALVE BOX
  - 20' OF PIPE (BD WITH PIPE)
  - 2 - #6 REINF. BARS
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
  - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
  - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

VALVE	THRUST AT 150 #/sq
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

**ANCHORED VALVE ASSEMBLY, SPECIAL**



**2" BLOWOFF ASSEMBLY**



**CITY OF WICHITA**

PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STANDARD WATER ASSEMBLY DETAIL

CITY ENGINEER  
**GARY JANZEN, P.E.**

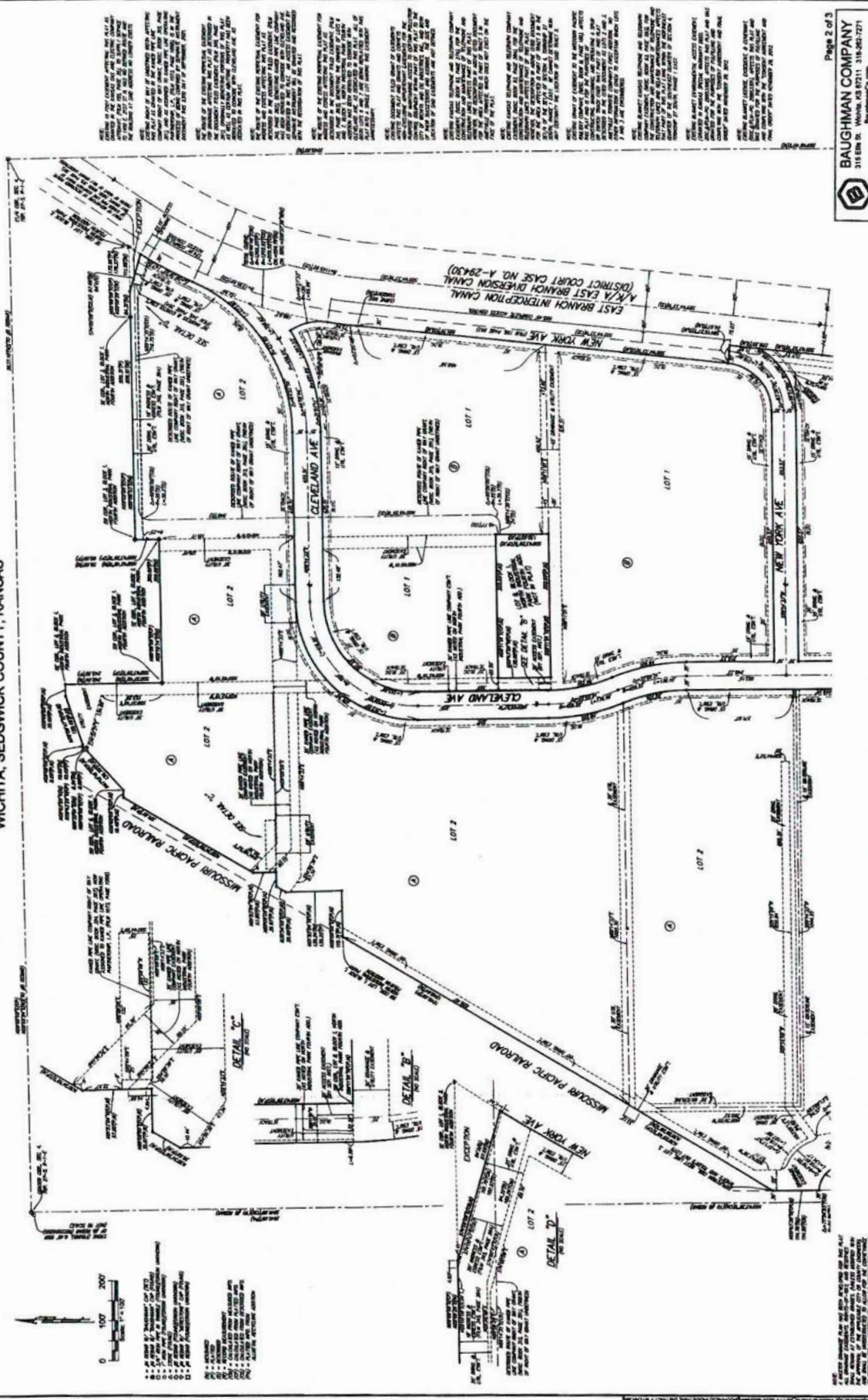
PROJECT NUMBER: OCA NUMBER: DATE:

CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**3 of 9**

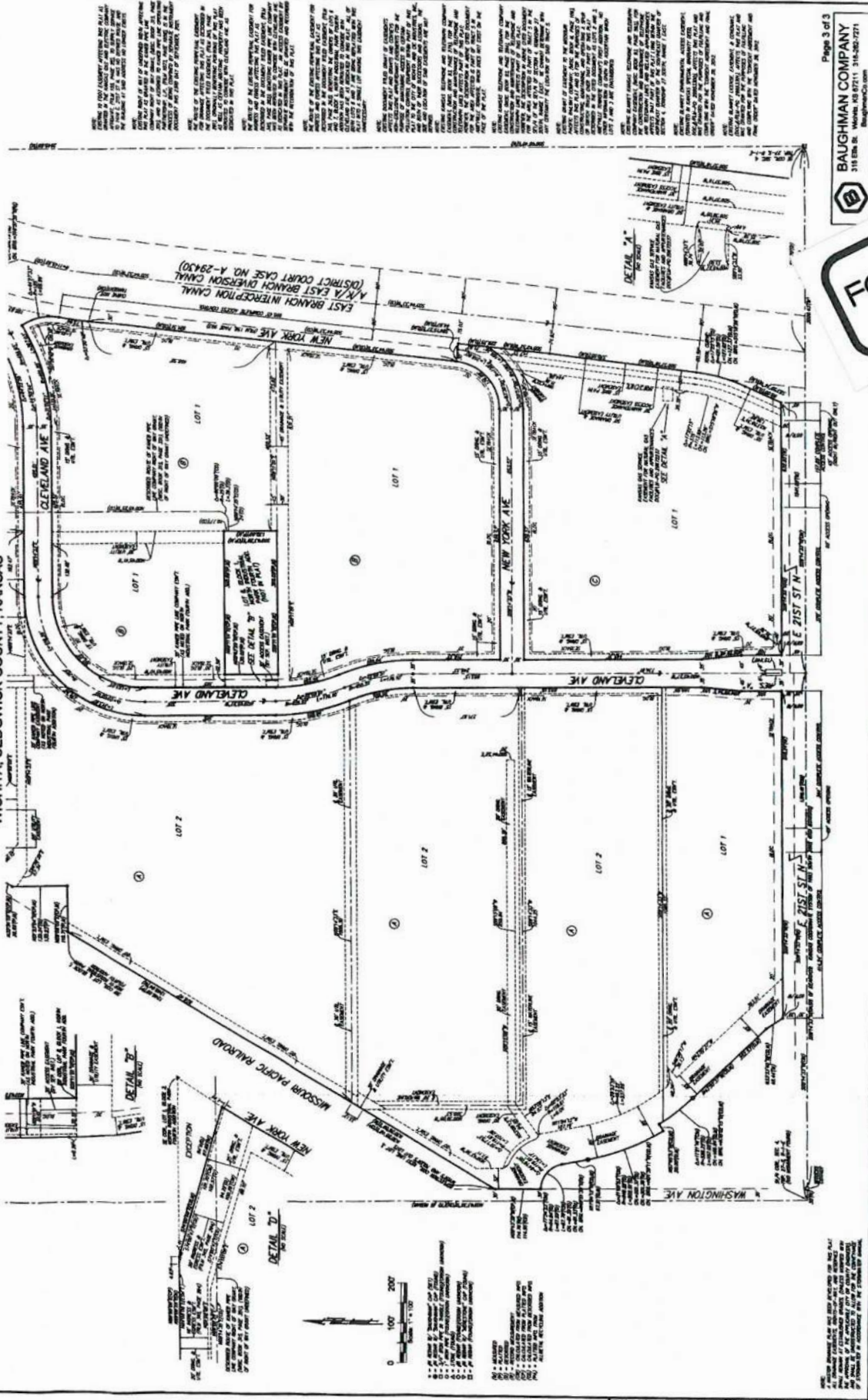
REVISED: OCTOBER 2016

**CORNEJO INDUSTRIAL DISTRICT**  
WICHITA, SEDGWICK COUNTY, KANSAS



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 315 ELLIS ST. WICHITA, KS 67211 316-262-7271  
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**CORNEJO INDUSTRIAL DISTRICT**  
WICHITA, SEDGWICK COUNTY, KANSAS



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**FOR REFERENCE ONLY**  
**NOT TO SCALE**



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

Cornejo Industrial District  
**Copy of Plat**

Water Line Improvements  
 PROJECT NUMBER:  
 21-06-E934  
 DESIGN: ENG DRAWN: JA  
 DATE: Jan. 17, 2022  
 SHEET **9 of 9**

File: E:\Projects\Cornejo Industrial District\_20-11-P003\Engineering\Phase 1 (only if Multiple Phases)\PPW\CD PPV.dwg