

PRIVATE WATER DISTRIBUTION SYSTEM

TO SERVE

JAM HOUSE

235 N. EMPORIA AVE.,
WICHITA, KS 67202

THE CITY OF WICHITA, KANSAS
PAUL GUNZELMAN, P.E. - CITY ENGINEER

PROJECT NUMBER
2024-007115PPW (ORG CODE 54030980)

Baughman # 24-04-E761

AS-BUILT PLANS

UTILITY CONTRACTOR = Fremar Corporation
SUPERINTENDENT = Colby Ewertz
INSPECTION: Baughman Co, P.A.
INSPECTOR: Beau Gibler
AS-BUILTS BY: B. Gibler & Larry Powell
5-8-2024

GENERAL NOTES

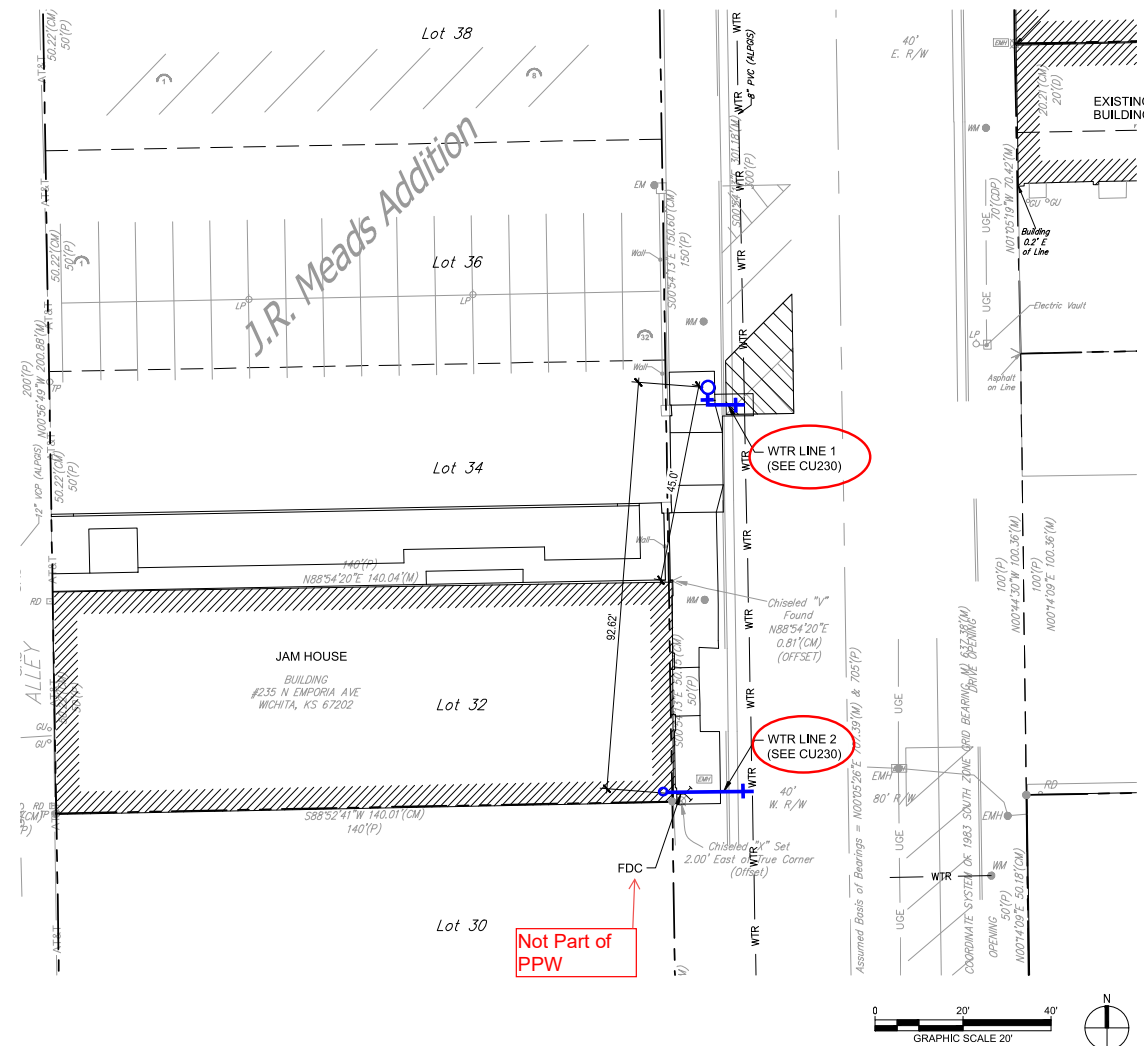
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:

KANSAS ONE-CALL 1-316-687-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

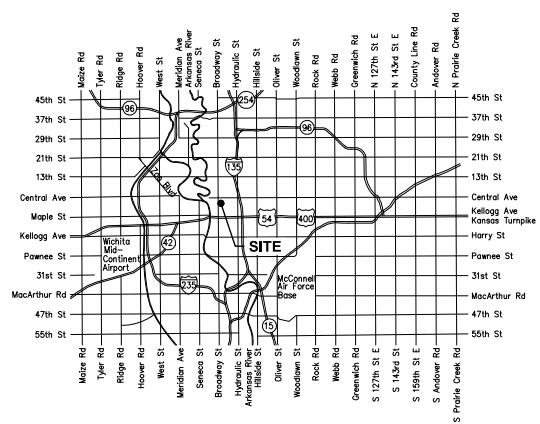
AT&T	1-800-246-8464
BLACK HILLS ENERGY	1-800-694-8989
CITY OF WICHITA WATER & SEWER	1-316-219-8921
CITY OF WICHITA STORMWATER	1-316-268-4498
CITY OF WICHITA TRAFFIC	1-316-268-4501
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
EVERGY	1-800-544-4857

- 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 ARCHEOLOGICAL 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 ABOUTING 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 REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED 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 316-650-0740 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 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 U.S. 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.
- 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 THE LNS.
- 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 INCHES 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 DAWNITA REINHARDT AT 316-268-4574.
- MAINTAIN A MINIMUM 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 EDGE-TO-EDGE, AT THE CLOSEST POINT. IF THE WATER PIPE IS BELOW THE SANITARY SEWER, REGARDLESS OF CLEAR SPACE, THE SANITARY SEWER SHALL BE REINFORCED CONCRETE ENCASED FOR A DISTANCE OF TEN FEET (10') EACH WAY FROM THE WATER LINE CROSSING.
- 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. WATER LINES 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.



NOTES

ALL HORIZONTAL SURVEY WAS PERFORMED BY BAUGHMAN COMPANY AND PROVIDED BY THE OWNER. VERTICAL TOPOGRAPHICAL SURVEY WAS PROVIDED BY MERESTONE SURVEYING.



Vicinity Map

Start: 4-16-2024
End: 5-3-2024

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
CU130	PPW COVER SHEET
CU230	WATER PLAN & PROFILE
CU530	WATER DETAILS
CU531	WATER DETAILS
CU532	WATER DETAILS
CU533	WATER DETAILS
CU534	WATER DETAILS
CE501	EROSION CONTROL DETAILS
CE502	EROSION CONTROL DETAILS
CE503	EROSION CONTROL DETAILS
CE504	EROSION CONTROL DETAILS
CE505	EROSION CONTROL DETAILS
GS001	SITE SURVEY

6" TAP Valves = Clow
6" FH Valve = Mueller
6" DI CL Pipe = American

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

Engineering	SHAWN MELLIES, 2024-03-29
Utilities	GREG LOLLEY, 2024-03-29
Fire Department	JOSE OCADIZ, 2024-03-29

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 rights-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineer. All Construction and Materials shall comply with the City of 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 is required on-site.



JAM HOUSE
235 N. Emporia Ave., Wichita, KS 67202

DESCRIPTION	DATE
PROJECT NO.	2024-007115PPW
DATE	03/29/2024
DRAWN BY	LM
CHECKED BY	KLH

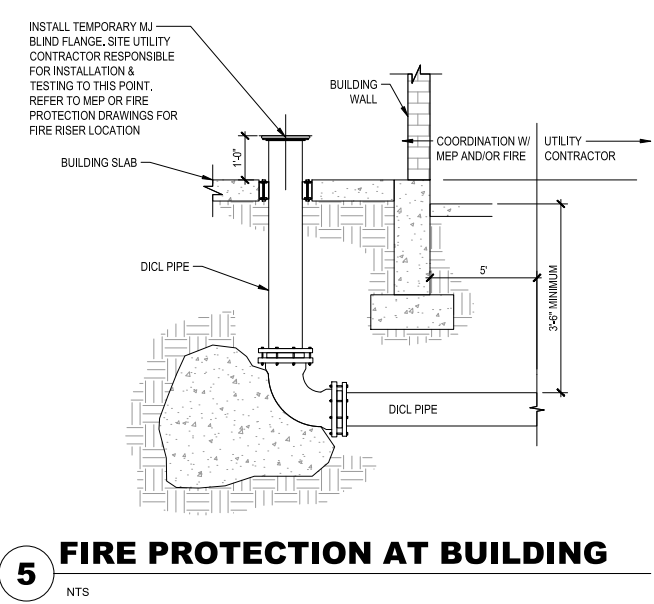
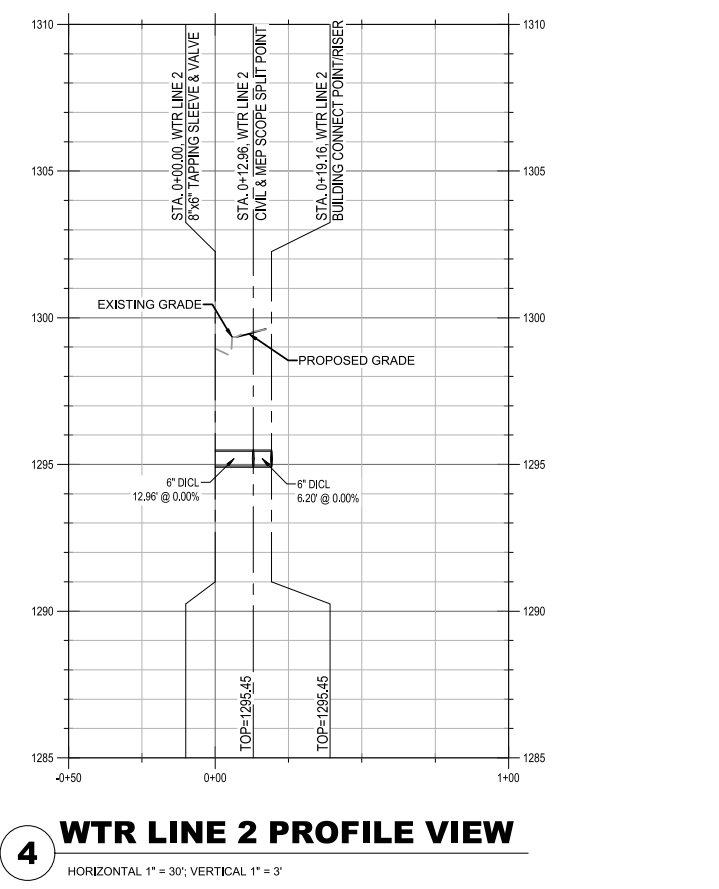
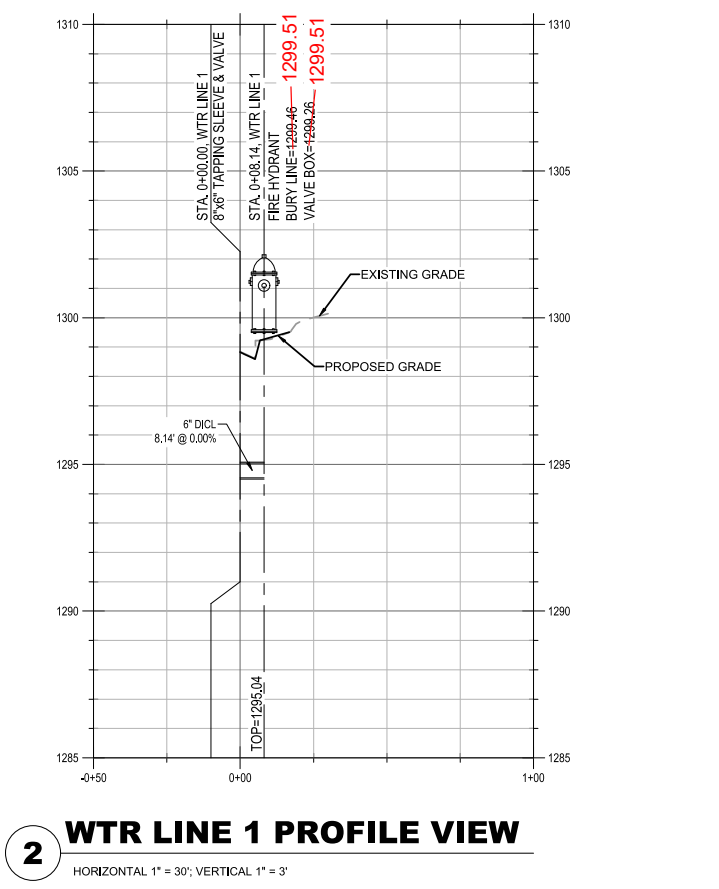
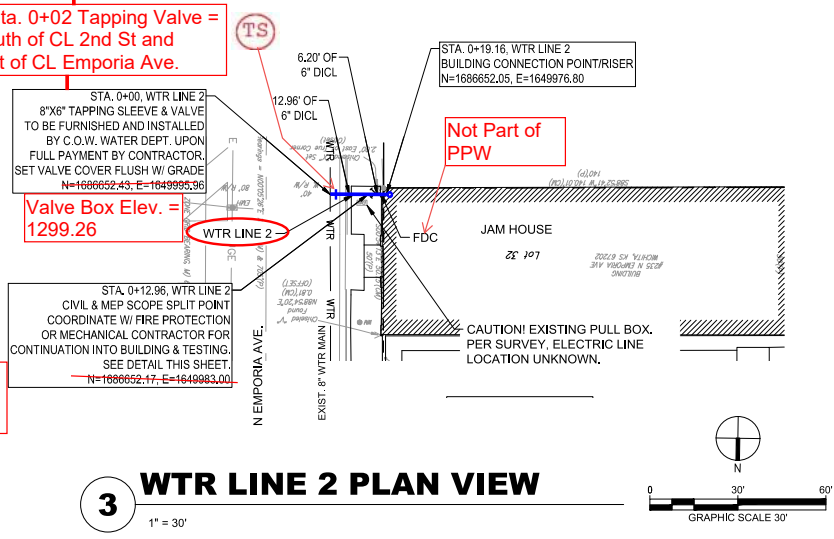
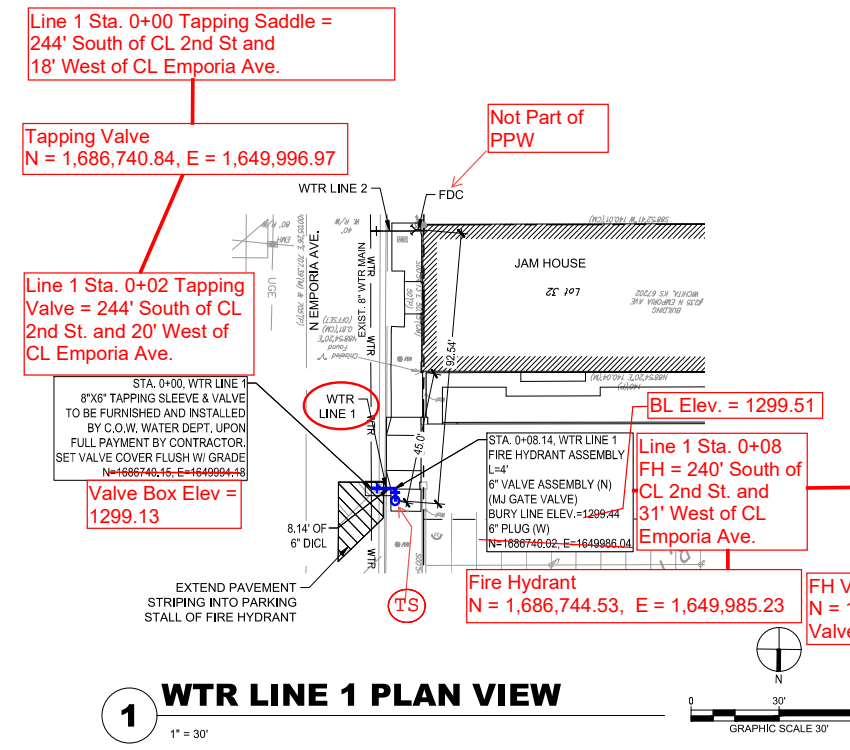
PPW
COVER
SHEET

CU130

- NOTES**
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
 - STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL PLUMBING CONTRACTOR.
 - UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING PLAN AND BUILDING CONTRACTOR.
 - REMOVE & REPLACE ASPHALT AND CURB & GUTTER IN KIND AS NECESSARY FOR CONSTRUCTION. REF: NOTE 13, COVER SHEET

Reference Ties taken by Jim Ralston 4-29-24
 Northing and Eastings: State Plane Coordinates - Kansas Grid South - NAD83.

LEGEND
 TS = Test Station

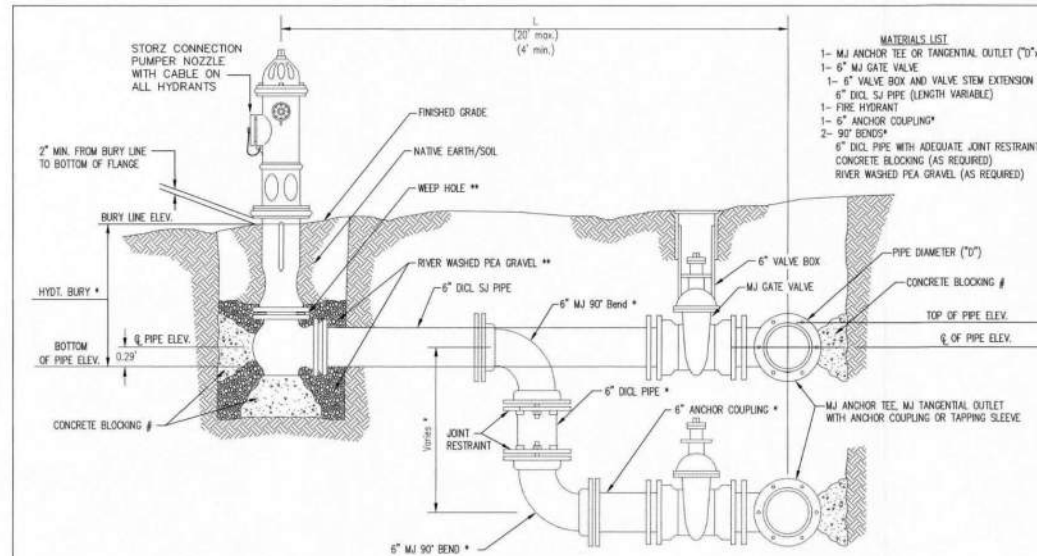


JAM HOUSE
 235 N. Emporia Ave., Wichita, KS 67202

DESCRIPTION	DATE
PROJECT NO:	2024-00711SPPW
DATE:	03/29/2024
DRAWN BY:	LM
CHECKED BY:	KLH

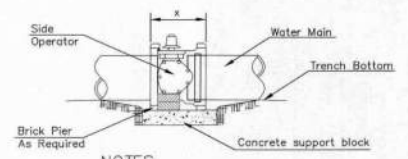
WATER PLAN & PROFILE

CU230



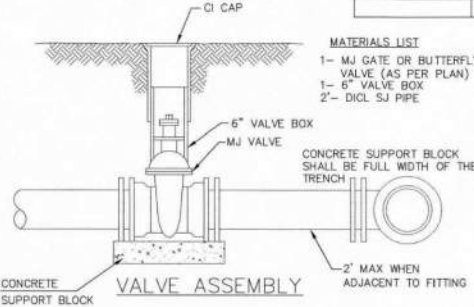
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI. SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING *
 - 2- 90° BENDS *
 - 6" DI. PIPE WITH ADEQUATE JOINT RESTRAINT *
 - 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 (ft)*
0+08.14, FP LINE 1	1299.46	1295.04	5.0	None
	1299.50			

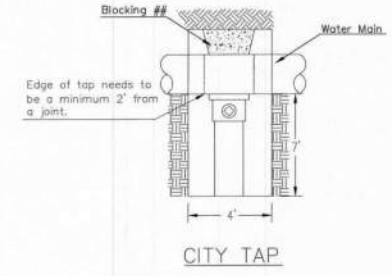


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION

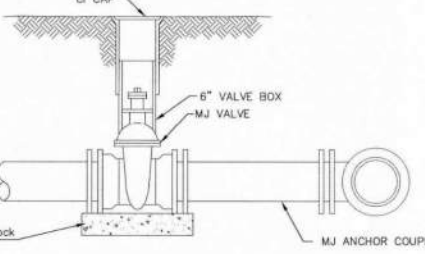


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1- 6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

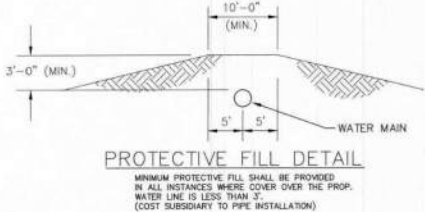


CITY TAP

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

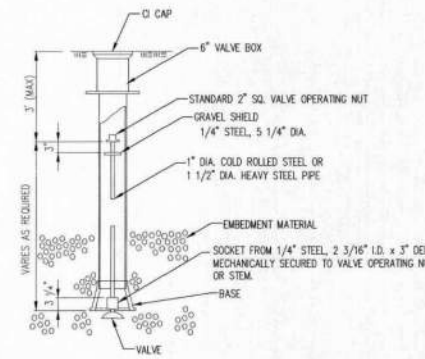


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- CI MJ CAP WHEN NECESSARY
 - 1- 6" VALVE BOX
 - 20" OF PIPE (BID WITH PIPE)
 - 2- #6 REIN. BARS
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



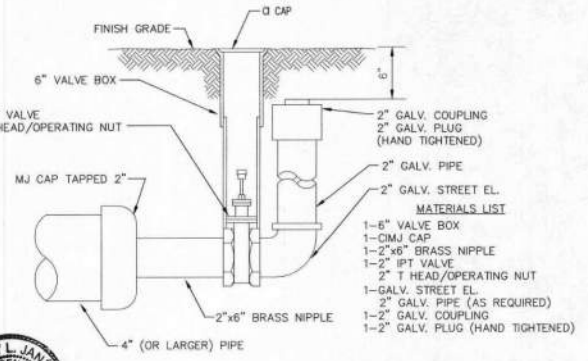
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 5' (COST SUBSIDIARY TO PIPE INSTALLATION)

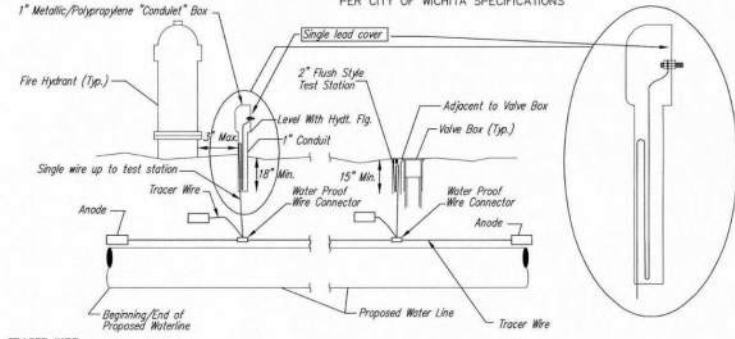


VALVE STEM EXTENSION DETAIL

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



2" BLOWOFF ASSEMBLY



TRACER WIRE
Conductive type pipe locator/tracer wire shall be installed 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.

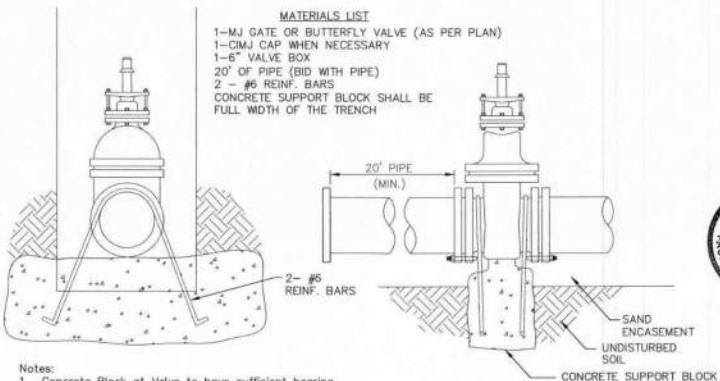
WIRE
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach wire 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 CD14*TP 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 installed 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



- 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.

THRUST AT VALVES	
VALVE	THRUST AT 150 PSI
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

ANCHORED VALVE ASSEMBLY, SPECIAL



STANDARD WATER ASSEMBLY DETAIL

GARY JANZEN, P.E.
CITY ENGINEER

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

WL-101

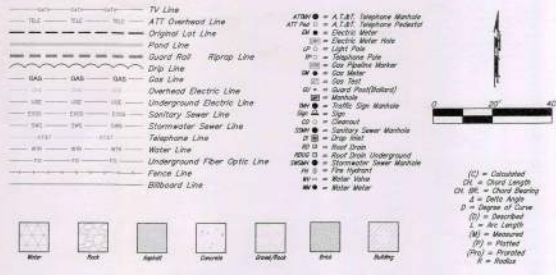
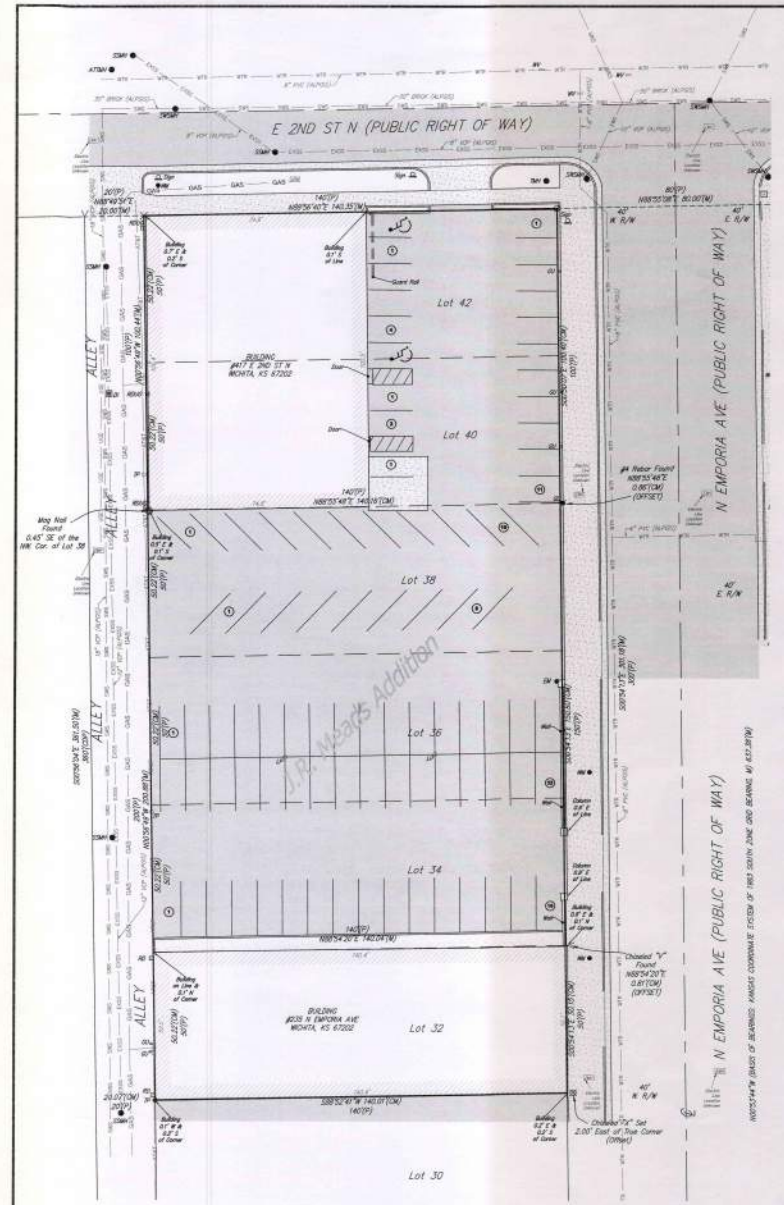
JAM HOUSE
235 N. Emporia Ave., Wichita, KS 67202

DESCRIPTION	DATE
PROJECT NO: 2024-00711SPPW	
DATE: 03/29/2024	
DRAWN BY: LM	
CHECKED BY: KJH	

WTR DETAILS

CU530

1 STANDARD WATER ASSEMBLY DETAIL



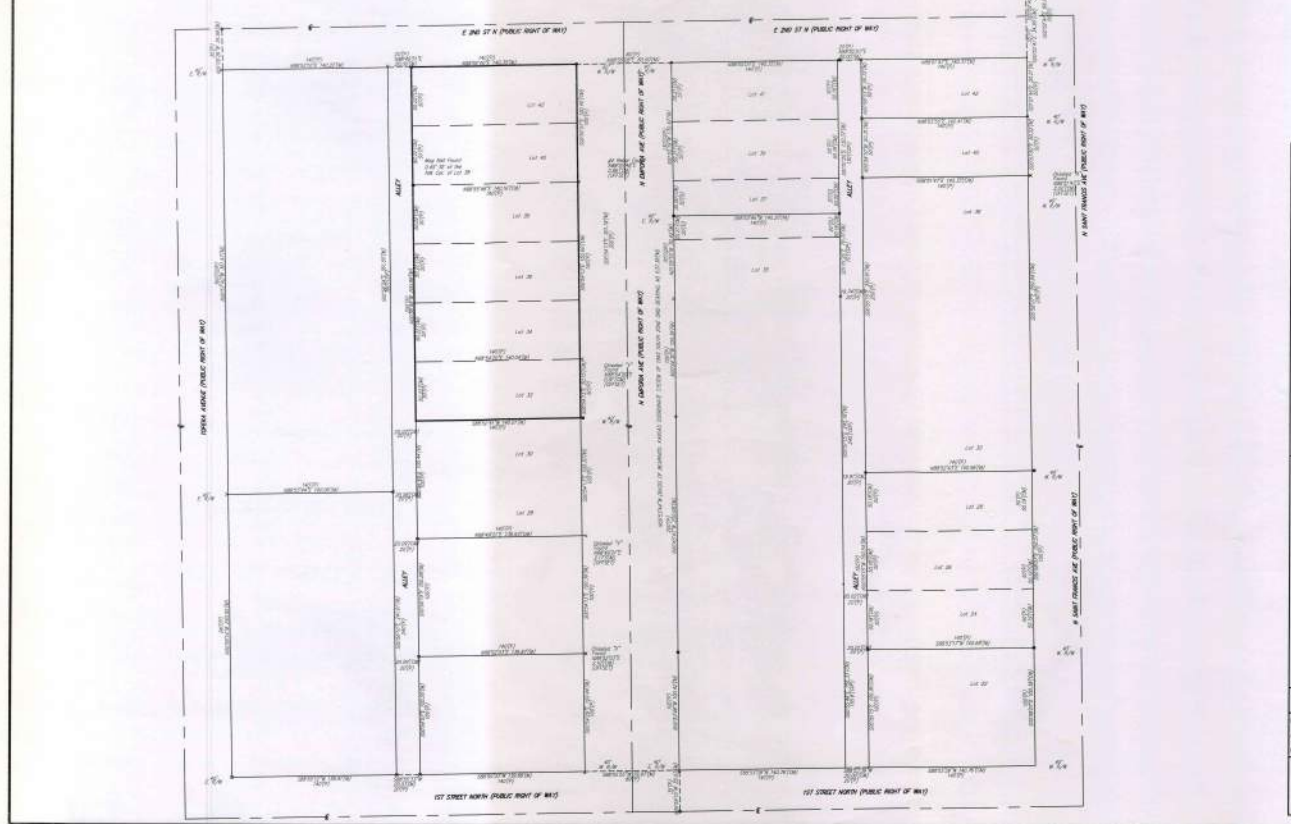
State of Kansas)
 County of Sedgewick) SS Social Change, LLC, a Delaware limited liability company
 June 21, 2023

We, Baughman Company P.A., Surveyors in Sedgewick County and state do hereby certify that, under the supervision of the undersigned, we did on this 21st day of June, 2023, perform a survey of the following:
 Lots 32, 34, 36, 38, 40 and 42, Emporia Ave, in J.R. Meads Addition to the City of Wichita, Sedgewick County, Kansas.
 The accompanying sketch is a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.



- NOTES:**
- The utility locations represented on this survey were compiled by both field observation and information from the various utility companies. If any construction or relocation is planned for the site the various utility companies should be requested to verify their locations in the field prior to final design or construction. Any utilities not shown are due to no response to Kansas One Call 7-800-00-SAFE ticket number 23424033 and 23424044.
 - Subject property contains 42,710.47 square feet or 0.969 acres.
 - The City of Wichita Building Inspection and Metropolitan Planning Department needs to be contacted to determine if there are any requirements to receive a building permit for subject property.
 - The existence of underground storage facilities, buried foundations, pipelines, or any other subsurface structure may be present. All visible above ground evidence of underground structures or appliances have been shown. Additional subsurface exploration work or detailed record data will be required to further delineate any subsurface conditions not defined by this survey.
 - According to scouted location on FEMA FIRM 2017X02540, effective December 22, 2019 subject property lies within Area with Reduced Flood Risk Due to Levee Zone 1 (Shaded).
 - Subject property has direct access to N Emporia Ave, and E 2nd Street N.
 - Any possible encroachments are shown on survey.
 - Subject property contains six standard parking spaces and 2 handicapped parking spaces.
 - Field crews did not indicate that, in their opinion, there was evidence of recent work, building construction or building additions observed on the subject property in the process of conducting the fieldwork.
 - There are no proposed changes in street right of way lines. Field crews did not indicate that, in their opinion, there was evidence of recent street or sidewalk construction or repairs observed on the subject property in process of construction the fieldwork.
 - Based on the U.S. Fish and Wildlife Service's National Wetlands Inventory (www.fws.gov/wetlands/delta/inspector.html), there are no wetlands on the subject property. Field crews did not indicate that, in their opinion, any potential wetland areas were evident based on visual evidence in the process of conducting the fieldwork.
 - Zoning regulations: Client is to provide a zoning letter or report per the Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, Table A Item 6(f) and 6(g). Zoning regulations shown herein are per public record and are subject to change. Subject property is currently zoned "CBD" Central Business District.
 - Title commitment provided to Baughman Company P.A., by First American Title Insurance Company commitment no. C-VA522257-00, effective March 16, 2023 at 7:00 AM.

- #1 Rebar Set (Baughman)
- #1 Rebar Found (Baughman)
- 1/2" Iron Pipe Found (Origin Unknown)
- 3/4" Iron Pipe Found (Origin Unknown)
- Discovered "X" Found (Origin Unknown)
- Discovered "Y" Set
- Discovered "Y" Notch Found
- Discovered "Y" Notch Set
- #1 Rebar Found (Survey Capped)
- #1 Rebar Not Found (Origin Unknown)
- #1 Rebar Found (Origin Unknown)
- 5/8" Iron Pipe in "Shrink" Found (Origin Unknown)
- #1 Rebar Not Found (Baughman Capped)
- Benchmark



BAUGHMAN COMPANY
 315 Elm St., Wichita, KS 67211
 316 Elm St., BaughmanCo.com

ALTA/NSPS Land Title Survey
 J.R. MEADS ADD
 Sedgewick County, Kansas

Project Number: 23-05-0533
 Surveyor: PAS
 Date: 06/21/2023
 Sheet 1 of 1