

# WATER DISTRIBUTION SYSTEM

## to serve

# A PORTION OF LOT 2, CHILTON ADDITION

2600 S. OLIVER

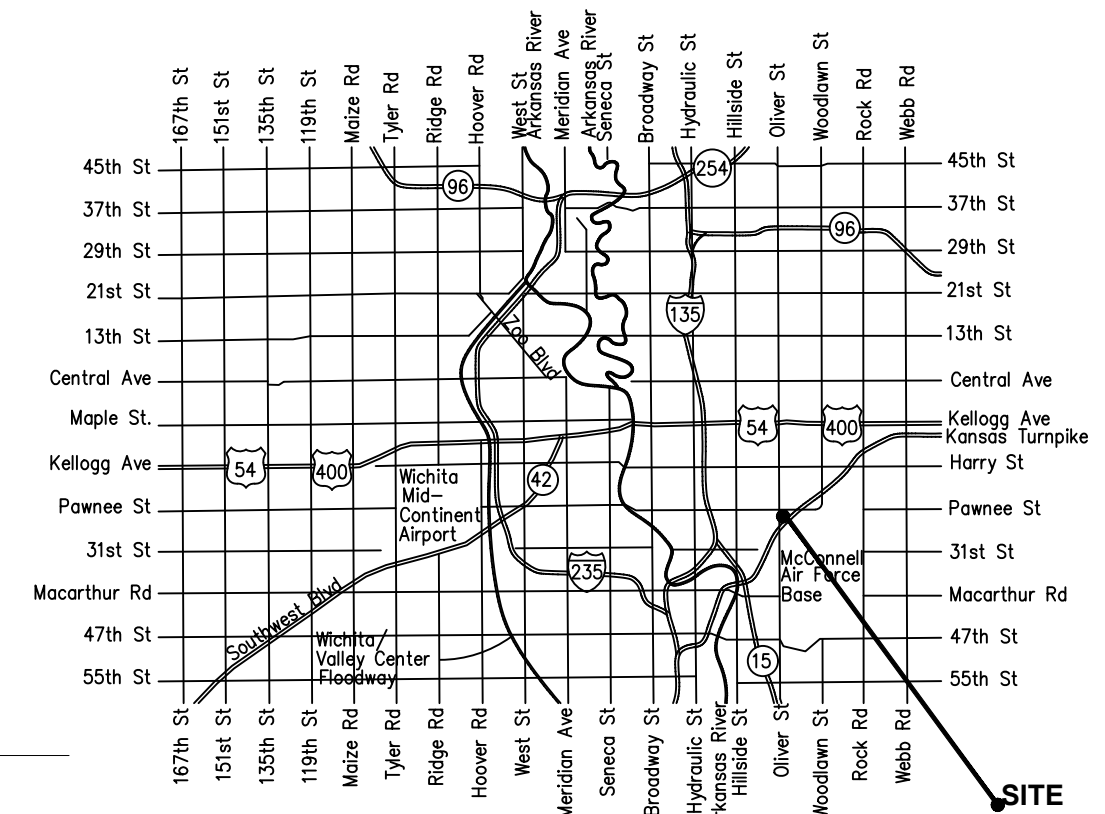
## WICHITA, KS

Paul Gunzelman, P.E. City Engineer  
Project Number

2023-033405 PPW (54030980)

Pro Tracer Wire  
Stars Pipe Product MJ Gland Pack  
SIP MJ Acc. Pack  
Northern Pipe Product C-900  
American Darling Fire Hydrant  
McPherson Concrete Vault

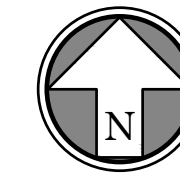
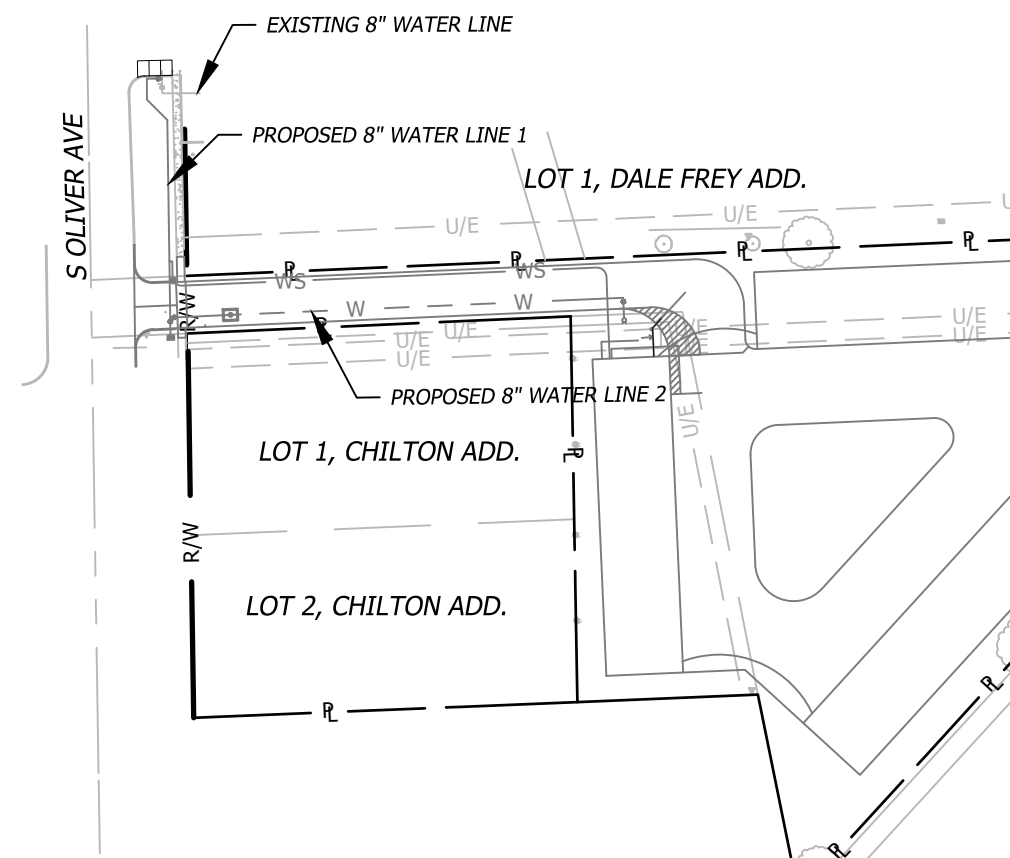
Vault Meter Reading: 00000000  
Vault Meter Serial #: 211688202  
ERT Serial #: 70019975



**VICINITY MAP**

### Sheet List Table

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05	STANDARD WATER ASSEMBLY DETAIL
06	STANDARD VAULT ASSEMBLY DETAIL
07	MISC WATER DETAILS
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### 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	1-888-249-3530
Kansas Gas Service	1-888-482-4950
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.
- The 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 the 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 their 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 their 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, 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 material for temporary blowoff of waterlines. Connections to 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 data that the water will be turned off and when the service will be restore. 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 their 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 utilized 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 316-268-4441.
- All existing topographic, survey, and utility information shown was provided to BHC in the form of a Topographic Survey prepared by ABBOTT and dated 05-16-2023. BHC makes no guarantees as to the accuracy of the existing conditions of the site and have all utilities located prior to commencing construction.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- The contractor shall be required to demolish, remove, and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all Local, State, and Federal regulations governing such disposal.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the contractors expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown heron.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- 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 from edge-to-edge at the closest point.

### AS-BUILTS

Contractor:  Apex	Project Inspector:  Pablo Oden
Date: 7/29/2024	

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

### SUBMITTED BY:

**BHC**  
WICHITA, KANSAS  
*Michael Makris*  
MICHAEL MAKRIS, P.E.  
KANSAS P.E. No. 28041

2023-11-30

Date

### OWNER/DEVELOPER

MAXSON CAPITAL ASSETS  
1912 E 123RD ST,  
OLATHE, KS  
P (913) 663-4111  
CONTACT: JUSTIN MAXSON  
EMAIL: J.MAXSON@NCRICAT.COM

### SURVEYOR OF RECORD

ABBOTT LAND SURVEY  
631 N KESSLER ST.,  
WICHITA, KANSAS 67203  
P (316) 262-2262  
CONTACT: CHAD ABBOTT  
EMAIL: SURVEYORS@BENCHMARKLS.NET

### CIVIL ENGINEER

BHC  
433 S. HYDRAULIC AVE.,  
WICHITA, KANSAS 67211  
P (316) 265-0005  
CONTACT: MATTHEW TUCKER  
EMAIL: MATTHEW.TUCKER@IBHC.COM

### BENCHMARKS

VERTICAL DATUM BENCHMARKS NAVD88  
CP #1: MAG NAIL FOUND 1.3' N OF NW PROPERTY CORNER, NEAR WEST EDGE OF ASPHALT DRIVE  
BENCHMARK NUMBER: CP #1  
ELEVATION= 1317.12  
N: 1671181.49  
E: 1665471.48

CP #2: MAG NAIL ENE OF THE NE PROPERTY CORNER, 9.11 FT E OF LIGHT POLE  
BENCHMARK NUMBER: CP #2  
ELEVATION= 1326.71  
N: 1671206.00  
E: 1666121.92

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

Engineering approved by Shawn Mellies on 11.30.2023

Utilities approved by Greg Lolley on 11.30.2023

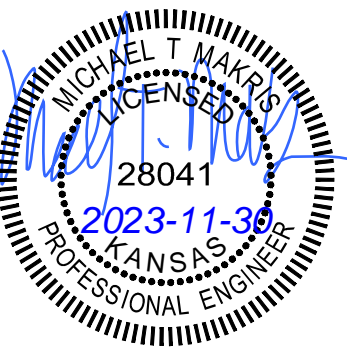
Fire Dept. approved by Jose Ocadiz on 11.30.2023

**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 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.



Prepared For:  
MAXSON CAPITAL ASSETS  
JUSTIN MAXSON  
1912 E 123RD ST  
OLATHE, KS  
913-663-4111

**CONSTRUCTION DOCUMENTS  
CONTRACTOR STATION  
WICHITA, KS  
COVER SHEET**

Design: CBS Drawn: CBS  
Checked: MT  
Issue Date: 11-28-2023  
Project Number: 033405

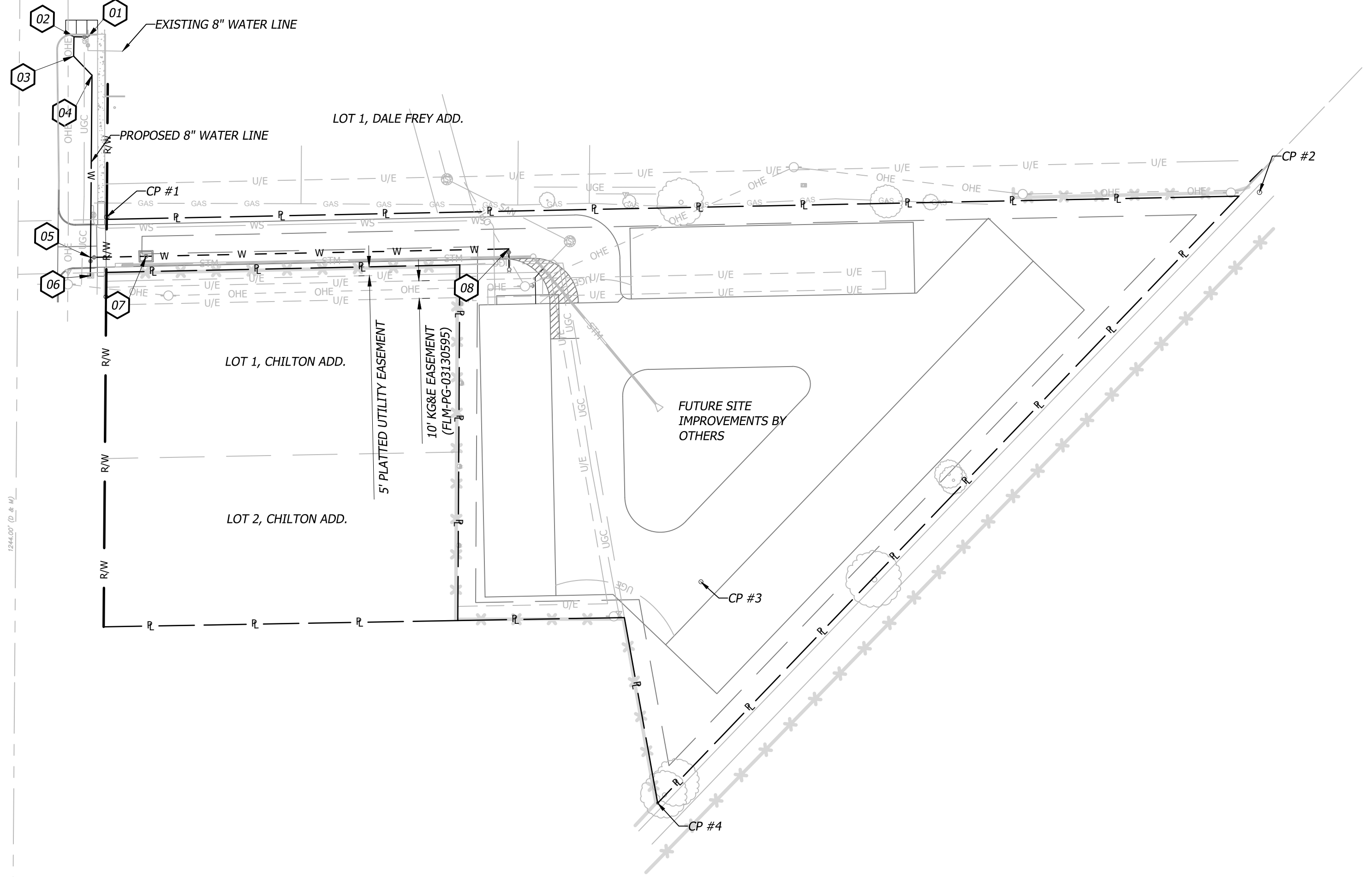
# 01

**LEGEND**

- (M) MEASURED
- (RP3) RECORD PLAT (CHILTON ADD)
- (RP2) RECORD PLAT (MCDERMOTT ADD)
- (RP1) RECORD PLAT (DALE FREY ADD)
- (R) RECORD GRID DISTANCE
- (P) PLATTED
- (D) DESCRIBED
- FOUND 5/8" REBAR (ORIGIN UNKNOWN)
- SET 1/2"x24" REBAR WITH #13408" REBAR
- ▲ FOUND 1/2" REBAR ORIGIN UNKNOWN
- ▲ FOUND 5/8" REBAR (ARMSTRONG)
- ⊠ FOUND 3/4" IRON PIPE WITH THIMBLE
- ⊠ FOUND 3/4" IRON PIPE
- ⊙ CALCULATED POINT
- SET MAG NAIL
- ⊞ ELECTRIC BOX
- ⊙ POWER POLE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE RISER
- ⊞ CABLE RISER
- GUY ANCHOR
- ⊙ SANITARY SEWER MANHOLE
- ⊙ BOLLARD
- ⊙ LIGHT POLE
- ⊙ DECIDUOUS TREE (SIZE NOTED)
- GUARDRAIL
- FENCE
- OHE OVERHEAD ELECTRIC
- UPL UNDERGROUND PHONE LINE
- GAS GAS LINE
- UEL UNDERGROUND ELECTRIC LINE
- SSL SANITARY SEWER LINE
- WATER LINE
- WATER VALVE
- ⊙ FIRE HYDRANT ASSEMBLY
- ⊙ BLOW-OFF ASSEMBLY
- ⊙ FIRE VAULT
- WATER LINE TEE

**COORDINATE LEGEND**

- ⬡ POINT LOCATION INDICATOR



**BENCHMARKS**

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**CONTROL DATA**

BASIS OF BEARING = STATE PLANE  
 COORDINATES-SOUTH ZONE, NAD83

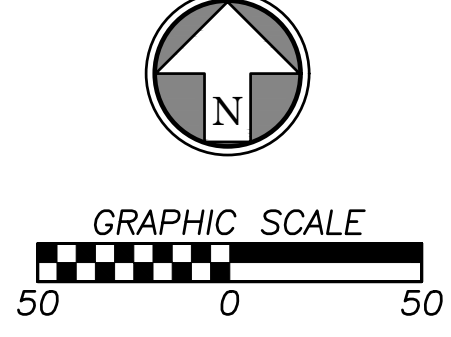
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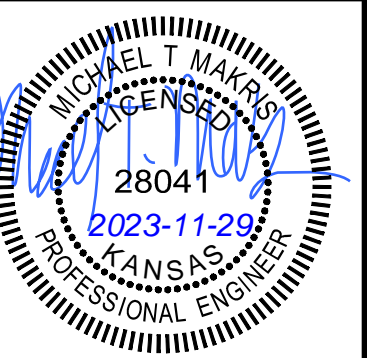
**CP #3**  
 N: 1670980.90  
 E: 1665810.20  
 EL: 1327.25  
 TEMPORARY MAG NAIL 20.25' N AND 48.85' E OF UTILITY POLE IN SOUTHWESTERN PORTION OF SITE

**CP #4**  
 N: 1670857.67  
 E: 1665787.80  
 EL: 1326.50  
 1/2" REBAR IN SOUTHERN MOST PROPERTY CORNER, 0.34' NW OF LIGHT POLE

Water Line Points			
PNT#	NORTHING	EASTING	DESCRIPTION
01	1671283.0109	1665459.3499	8"x8" SADDLE TAP ASSEMBLY
02	1671283.0109	1665451.4076	90° MJ BEND
03	1671272.0734	1665451.4076	45° MJ BEND
04	1671261.4479	1665461.9296	45° MJ BEND
05	1671158.5620	1665462.7614	8"x8" TEE
06	1671148.1806	1665462.8453	BLOW OFF ASSEMBLY
07	1671159.7114	1665494.1033	FIRE VAULT
08	1671167.2146	1665698.7007	FIRE HYDRANT ASSEMBLY



Rev.	Date	Description	By	App.



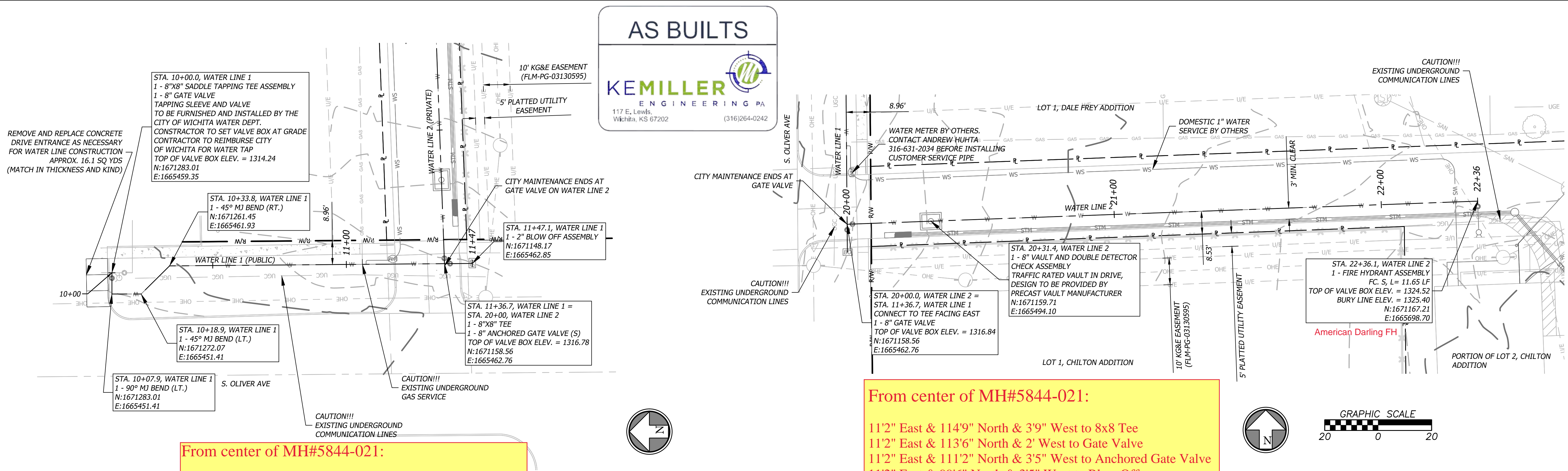
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**CONSTRUCTION DOCUMENTS**  
**CONTRACTOR STATION**  
**WICHITA, KS**

**KEY MAP NOTES**

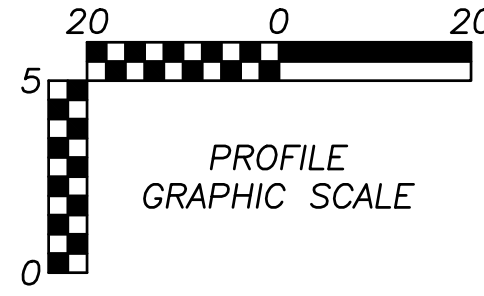
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AS BUILTS

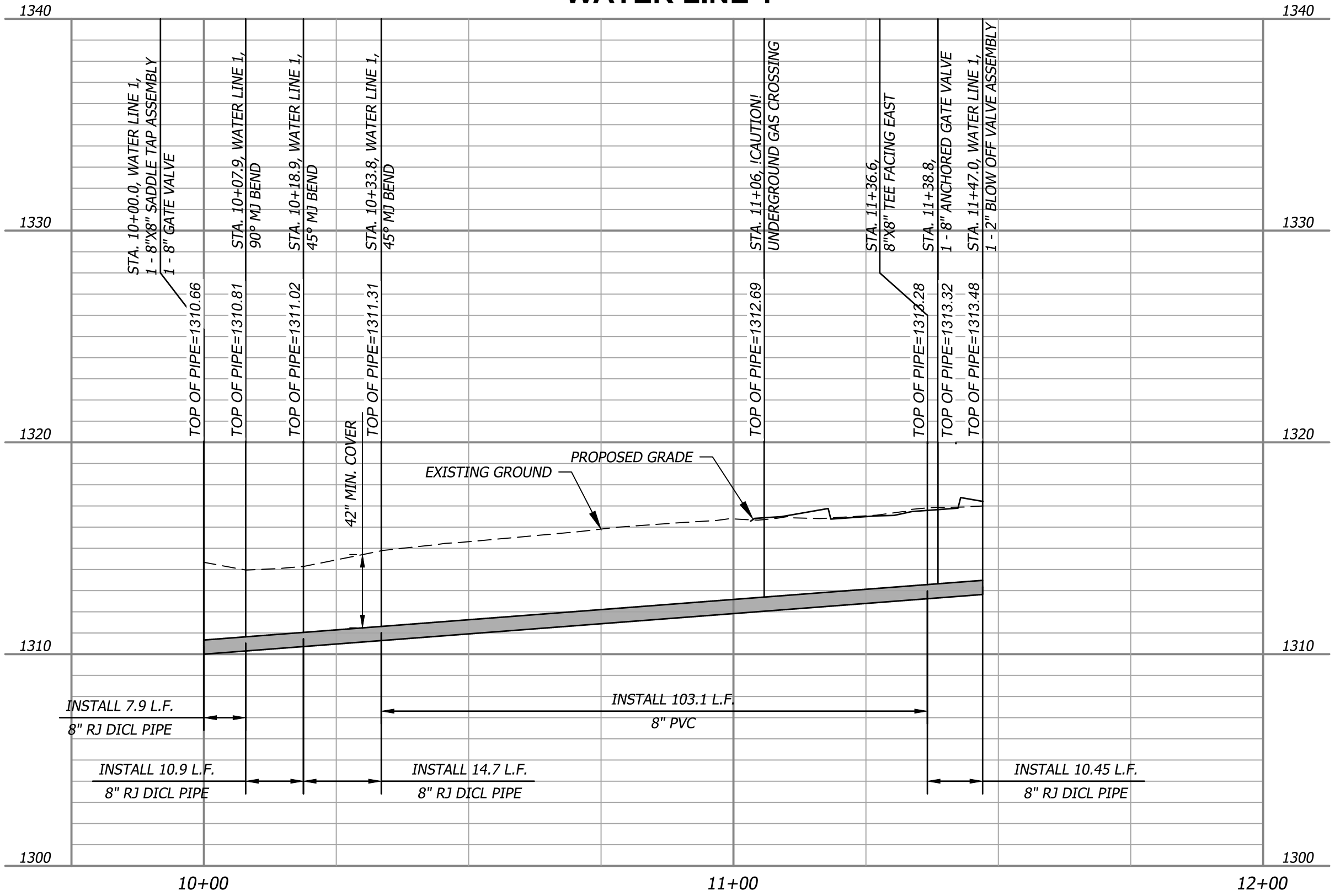


**From center of MH#5844-021:**  
 11'2" East & 240'2" North & 3'9" West to Tap  
 11'2" East & 240'2" North & 4'9" West to Tap Valve  
 11'2" East & 240'2" North & 11'9" West to 90-Degree Bend  
 11'2" East & 231'2" North & 11'9" West to 1st 45-Degree Bend  
 11'2" East & 224' North & 5' West to 2nd 45-Degree Bend

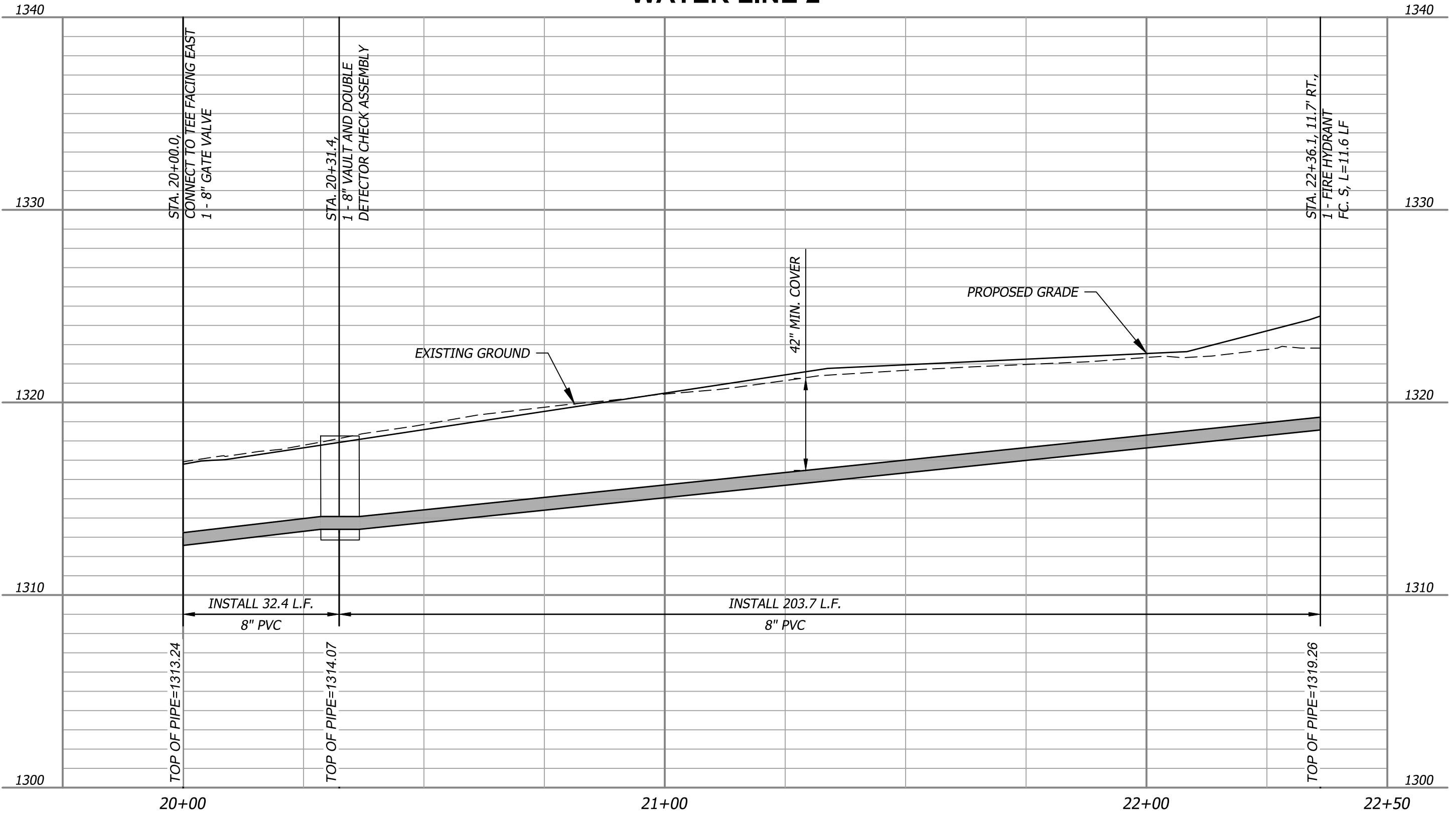
**From center of MH#5844-021:**  
 11'2" East & 114'9" North & 3'9" West to 8x8 Tee  
 11'2" East & 113'6" North & 2' West to Gate Valve  
 11'2" East & 111'2" North & 3'5" West to Anchored Gate Valve  
 11'2" East & 99'6" North & 3'5" West to Blow Off  
 38'8" East & 50'4" North to Center of Vault  
 248'2" East & 15'9" South to Fire Hydrant Tee  
 248'2" East & 16'9" South to Fire Hydrant Valve  
 248'2" East & 27'9" South to Fire Hydrant



**WATER LINE 1**

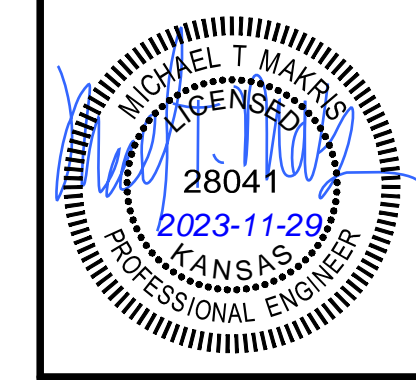


**WATER LINE 2**



Nov 28, 2023 - 5:06pm Plotted By: catharine.small V:\0328000 -S. Oliver\04-DWC\Eng Private Projects\Water\BHC-PW-PLAN\PROFILE.dwg Layout: Plan & Profile

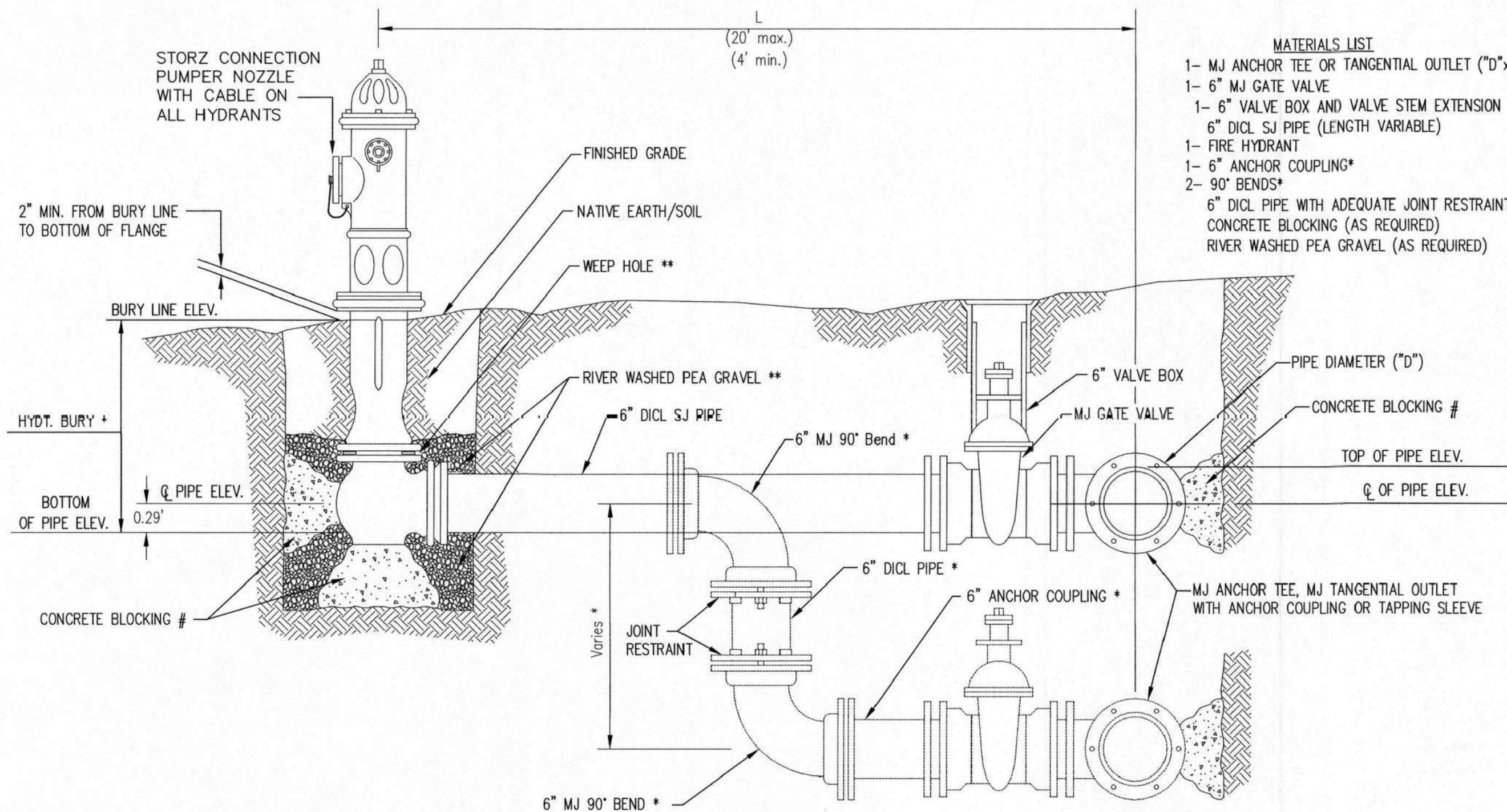
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**PLAN-PROFILE**

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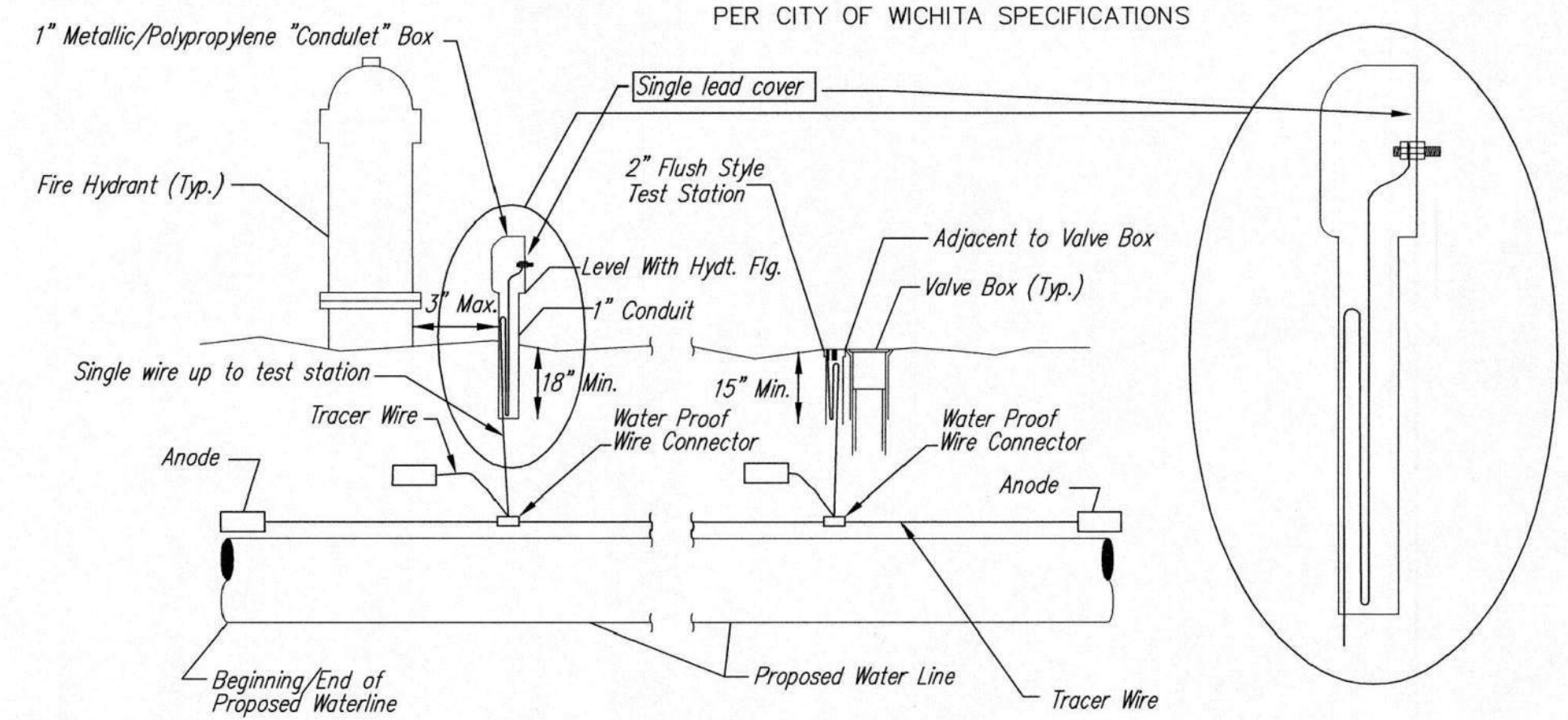
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DICL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DICL PIPE WITH ADEQUATE JOINT RESTRAINT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

\* 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" DICL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, 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 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](http://www.wichita.gov).

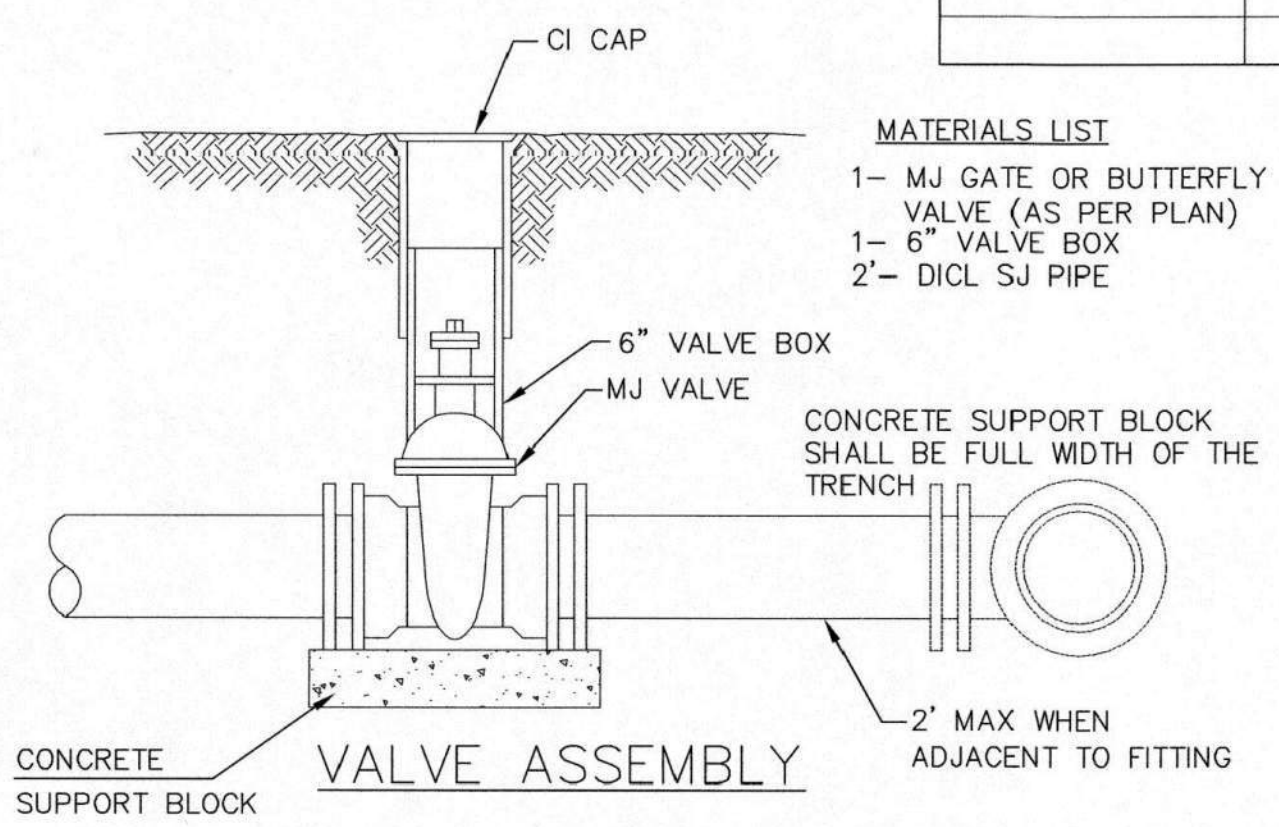
**WIRES**  
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach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

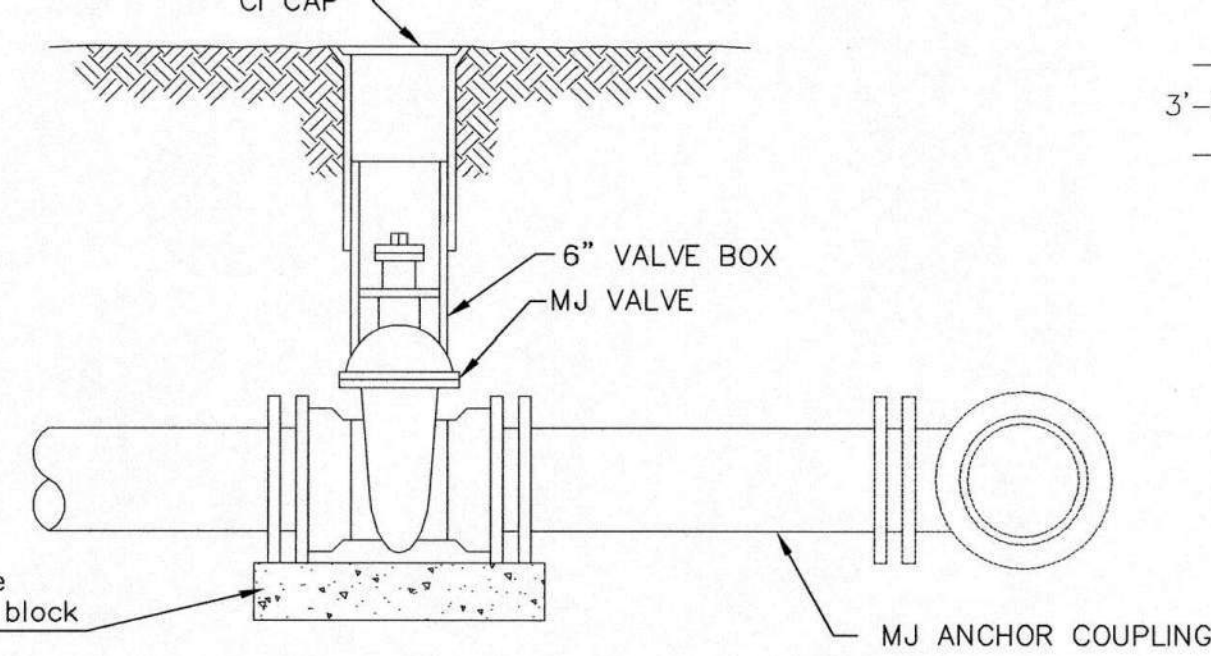
**ANODES**  
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

**TRACER WIRE DETAIL**  
COST IS SUBSIDIARY TO PIPE INSTALLATION

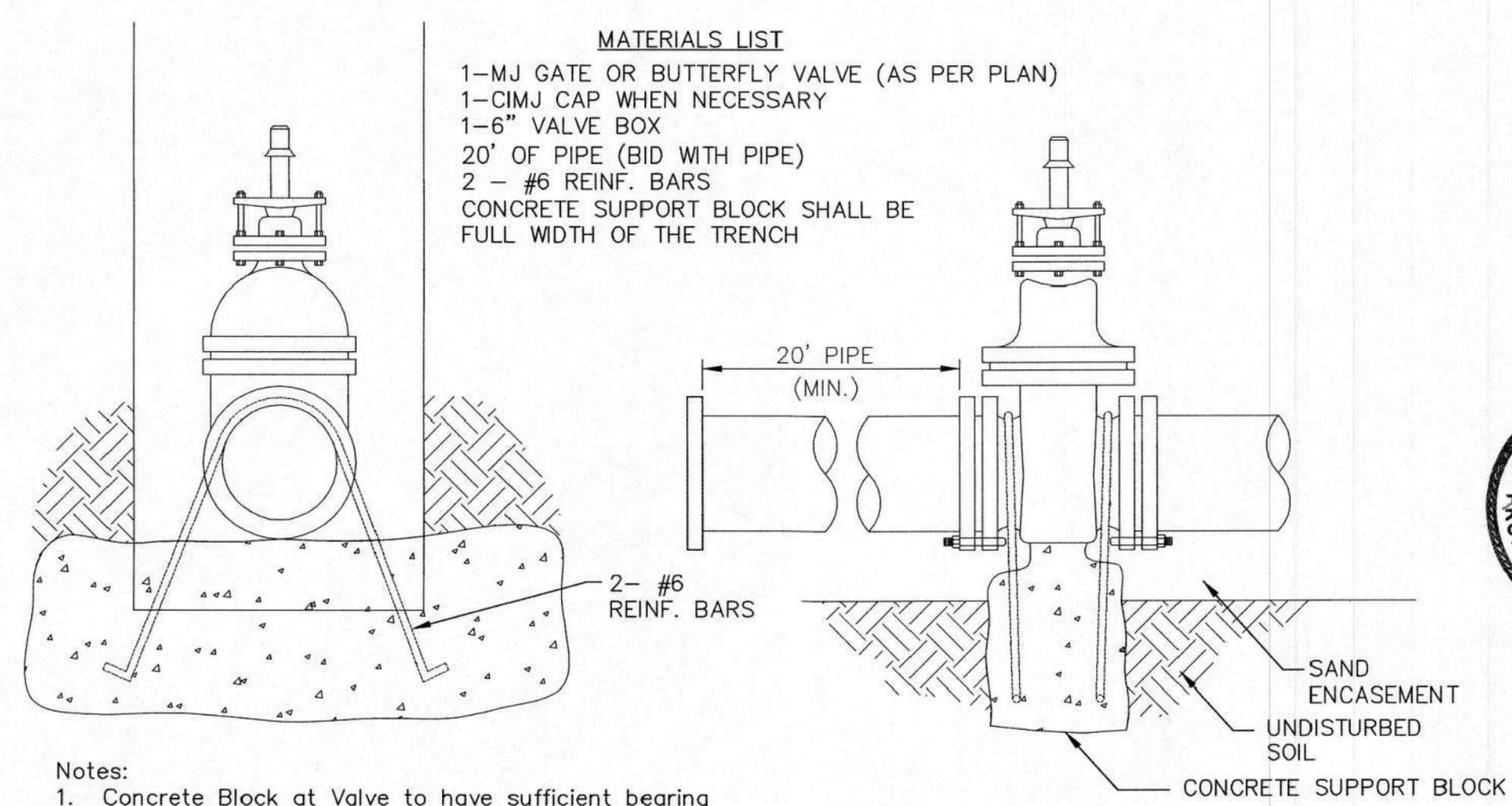
FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
22+36.1	1325.40	1319.26	6'	2.5'



- 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



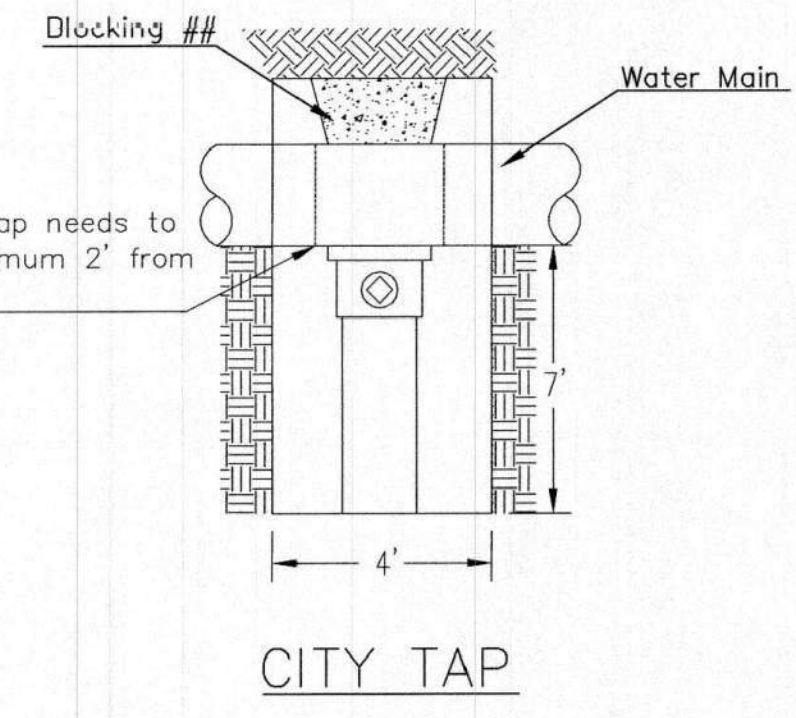
**ANCHORED VALVE ASSEMBLY**



- 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.

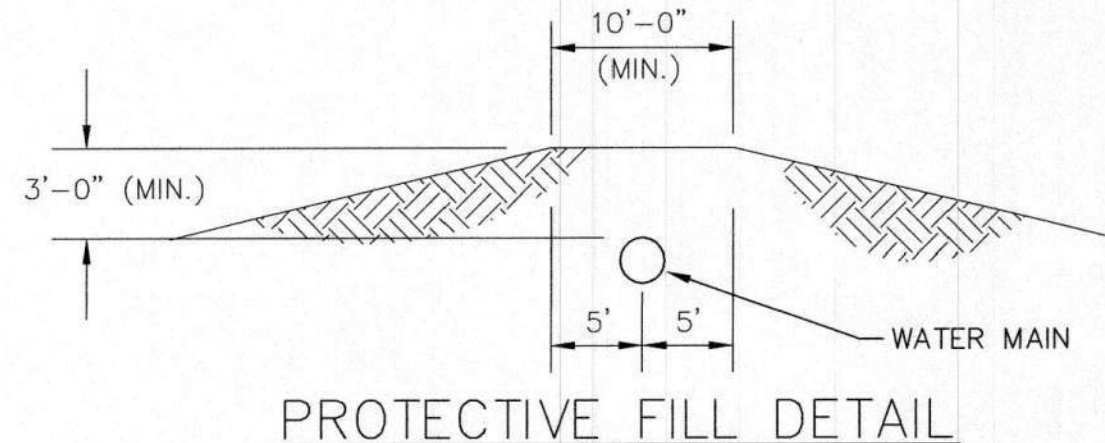
THRUST AT VALVES	
VALVE	THRUST AT 150 #/sq
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.

**ANCHORED VALVE ASSEMBLY, SPECIAL**



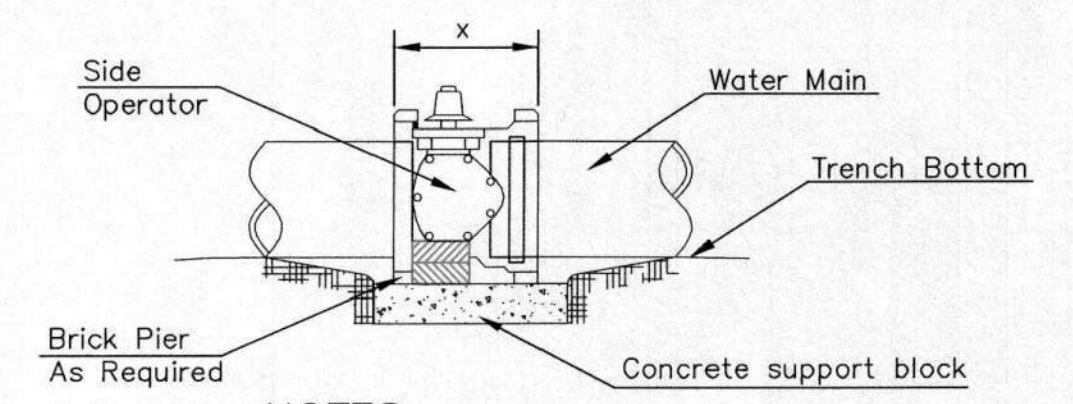
**CITY TAP**

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



**PROTECTIVE FILL DETAIL**

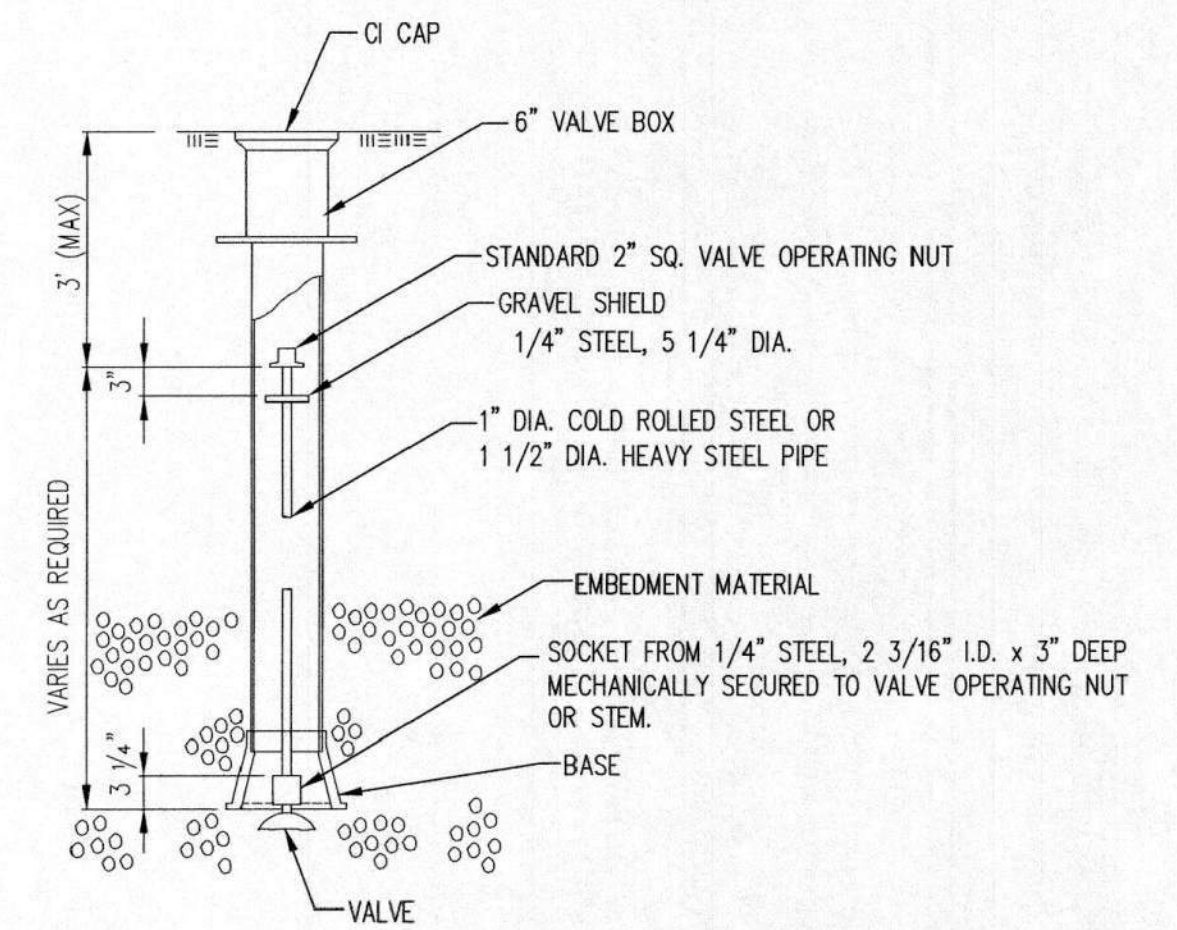
MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3". (COST SUBSIDIARY TO PIPE INSTALLATION)



**NOTES**

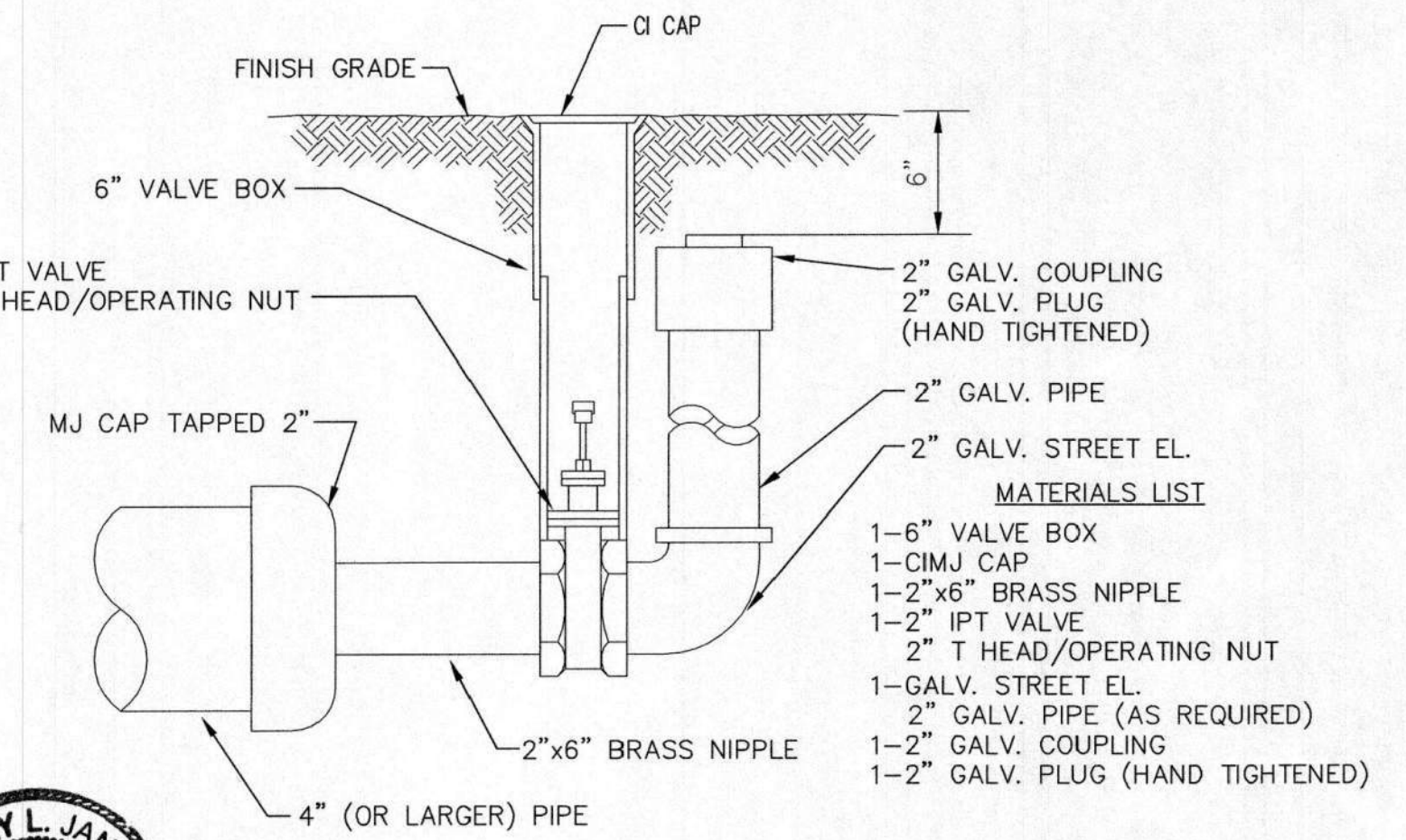
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
- 6" Valve Box and Cover required per City of Wichita Std. Specifications.
- Conc. Support Block to be full width of trench.

**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



**VALVE STEM EXTENSION DETAIL**

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



**2" BLOWOFF ASSEMBLY**



**CITY OF WICHITA**  
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

REVISED: OCTOBER 2016

**STANDARD WATER ASSEMBLY DETAIL**

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

PROJECT NUMBER <b>033405</b>	OCA NUMBER <b>54030980</b>	DATE <b>11-28-2023</b>
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CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**05**



**Items Corresponding to Schedule B**

THE FOLLOWING ITEMS AFFECT PARCEL 1:

- 9. An easement for right of way, recorded as Misc. Book 313, Page 595. In favor of: Kansas Gas and Electric Company. Affects: a portion of subject property. Affects property, shown hereon.
- 10. An easement for pipeline, recorded as Misc. Book 513, Page 166. In favor of: The Gas Service Company. Affects: a portion of subject property. Affects property, subject parcel west of dashed line has been released, subject parcel east of dashed line has not been released. Shown hereon.
- 11. An easement for pipeline, recorded as Misc. Book 513, Page 250. In favor of: The Gas Service Company, as assigned to ONE Gas, Inc. Affects: a portion of subject property. May affect a portion of subject property. Not shown hereon.

THE FOLLOWING ITEMS AFFECTS PARCEL 2:

- 12. The following matters shown on or disclosed by the recorded plat referred to in the legal description: easements.
- 13. Access to and from Parcel 2 is afforded over Parcel 1 by virtue of common ownership. Shown hereon.

**Utility Information**

1. All utility locations were determined by observation of above ground evidence and per KS One Call Ticket No. 23086340.

**Zoning Information**

Zoning Report not provided at time of survey.

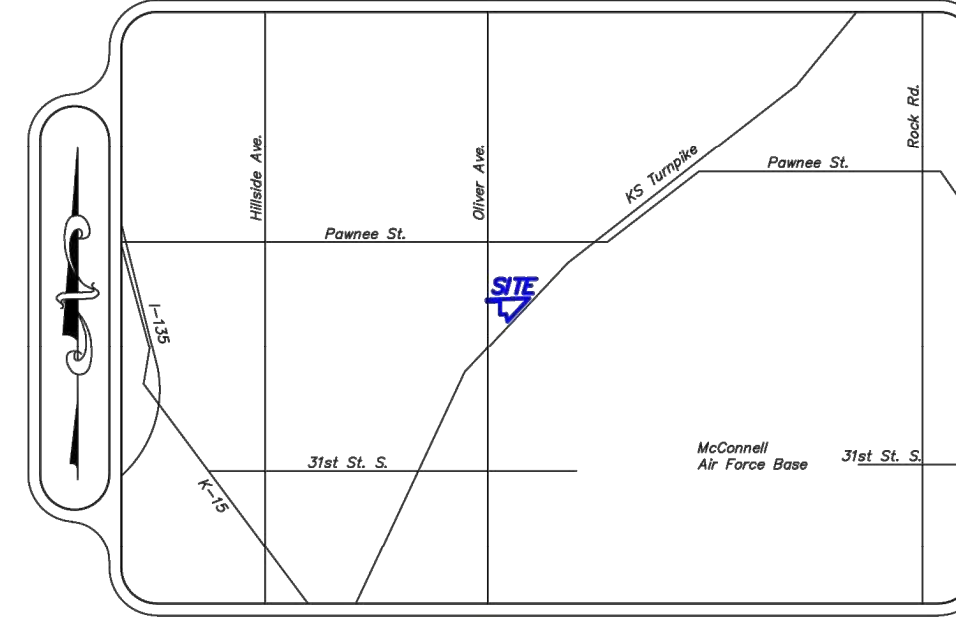
**Flood Information**

By scaled map location and graphic plotting only, the subject property appears to lie in Zone "X" (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Sedgwick, Community Panel No. 20173003690, Effective Date 12/22/2016.

**Significant Observations**

- A. Asphalt crosses onto adjoining as shown.
- B. Multiple overhead lines and gas lines cross onto property without benefit of easement.

**ALTA/NSPS Land Title Survey**  
2600 S. Oliver  
Wichita, KS



Vicinity Map

**Record Description**

Parcel 1:  
Beginning at a point on the west line of the Northwest Quarter of Section 1, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 1244 feet north of the southwest corner of the Northwest Quarter of said Section 1; thence east parallel with the south line of said Northwest Quarter of Section 1 to the northwesterly right-of-way line of the Kansas Turnpike Authority; thence southwesterly along the northwesterly right-of-way line of the Kansas Turnpike Authority to the point where the easterly line of McDermott Addition intersects the northwesterly right-of-way line of the Kansas Turnpike Authority; thence northwesterly along the easterly line of McDermott Addition and the easterly line of Chilton Addition, a distance of 309.65 feet to the northeast corner of Chilton Addition; thence west along the north line of Chilton Addition and said north line extended west a distance of 307.8 feet to the west line of said Northwest Quarter of Section 1; thence north along the west line of said Northwest Quarter of Section 1, a distance of 30 feet to the point of beginning, EXCEPT the west 50 feet of the north 30 feet thereof for street purposes.

Parcel 2:  
All of Lot 2, Chilton Addition, Wichita, Sedgwick County, Kansas, EXCEPT beginning at the southwest corner of said Lot 2; thence northerly on the west line of said Lot 2, 95.00 feet to the southwest corner of Lot 1; thence easterly on the line between Lots 1 and 2, 200.00 feet to the southeast corner of Lot 1; thence southerly parallel with the west line of Lot 2, 95.00 feet to the south line of said Lot 2; thence westerly 200.00 feet to the point of beginning.

This description describes all of the property described in the title commitment identified as First American Title Insurance Company, Commitment No. C-ES3008457-RB-4, dated December 2, 2022 at 7:00 A.M.

**ALTA/NSPS Land Title Survey**

SURVEYOR'S CERTIFICATE

To First American Title Insurance Company;

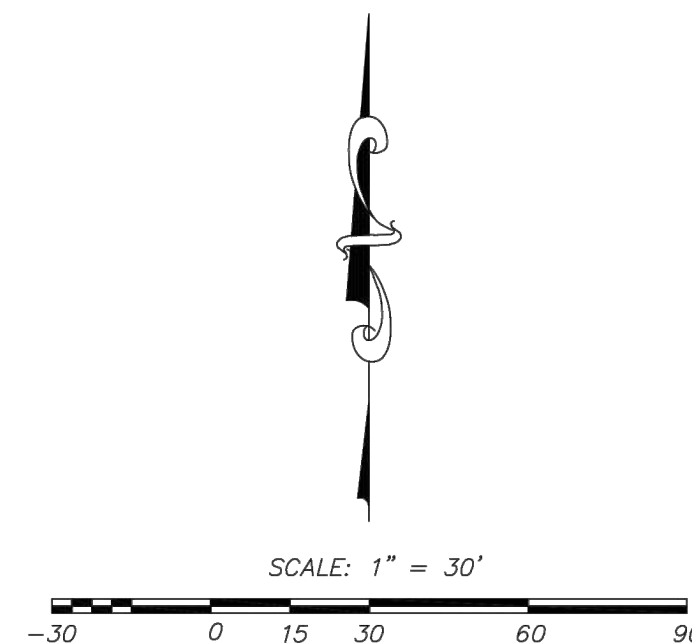
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on February 22, 2023.

Date of Plat or Map: March 16, 2023  
Date of Last Revision:

Chad R. Abbott, P.S. #1340

**Surveyor Notes**

1. The Bearing S 00°00'17" W being the West line of the NW 1/4 of Sec. 1-1285-RIE was used as the basis of bearings for this survey.
2. This property has an area of 87,873.88 square feet or 2.0 acres of land.
3. Subject property has direct access from publicly dedicated Oliver Avenue.
4. There is no visible evidence of easements on subject property.
5. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
6. There are no changes in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
7. There is no observable evidence of site use of a solid waste dump, sump or sanitary landfill.
8. No parking stripes on subject property at time of survey.



**Abbott and Survey**  
631 N. Kessler, Wichita, KS 67203  
Ph. 316.262.2252 Fax 316.262.2268  
surveyors@benchmarkks.net

Dwn By: AMF Approved By: CRA  
Dwg No: A23-02-020 Scale: 1" = 30'

Sheet 1 of 2

FOR REFERENCE ONLY NOT TO SCALE

Design: CBS	Drawn: CBS
Checked: MI	Issue Date: 11-28-2023
Project Number: 033405	
By: _____	App: _____
Date: _____	Rev: _____
 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 <small>B/C is a trademark of Benchmark Resources &amp; Company, P.A.</small>	
Prepared For: MAXSON CAPITAL ASSETS JUSTIN MAXSON 1912 E. 123RD ST. OLATHE, KS (913) 663-4111	CONSTRUCTION DOCUMENTS CONTRACTOR STATION WICHITA, KS CHILTON ADDITION SURVEY 1
14	

