

# GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
  - 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.
- 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
Everg	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 valve 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 field grades by the contractor.
- 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.
- 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](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 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 NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.
- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any work on this project can commence. Quotes can be obtained on fees by calling 316-268-4555.
- 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 manufacturers 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.
- 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 316-650-0740.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.
- Fire Department Connections (FDC) are shown on buildings for information only. FDCs are not part of this PPW.
- All areas disturbed during construction are to be seeded as follows:
 

Seed -- Rye grass; 5 lbs./1000 Sq. Ft.

All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

# AS-BUILT PLANS

## WATER DISTRIBUTION SYSTEM

to serve

# THE OVATION APTS.

N. RIDGE RD.  
CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. City Engineer  
2023-035872PPW  
54030980

### Benchmarks

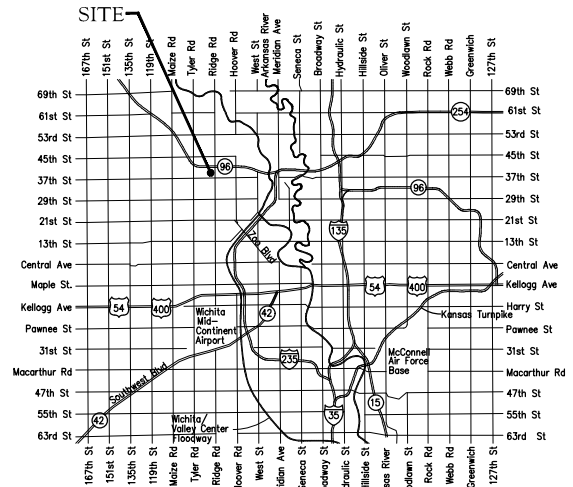
BM #1: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout. Elevation = 1336.52 (NAVD 88)

BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road. 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1336.07 (NAVD 88)

- 2,436 LF 8" PVC pipe = JM Eagle
- 80 LF 8" PVC pipe = Sanderson
- 4" PVC pipe = WestLake
- 4" DICI pipe = American
- 6" DICI pipe = McWane Ductile
- 8" DICI pipe = McWane Ductile
- Structure - Wichita Concrete Pipe
- 6" FH Valve = Mueller
- 8" Valve = Mueller
- 4" Valve = Mueller
- 7 Fire Hydrants = Mueller

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**BENCHMARKS:**  
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# LEGEND

- (TS) = Test Station.
- CL = Centerline.
- VB = Valve Box.
- FH = Fire Hydrant.
- N = Northing Coor.
- E = Easting Coor.
- FDC = Fire Department Connection.
- PPW = Private Project Water.

# NOTES

- 1) Northings & Eastings: State Plane Coordinates - Kansas Grid South - NAD83. Elevations: NAVD88. Survey GPS Shots By: Jim Ralston - Baughman Co.
- 2) LINE 1: Constructed on Plan Alignment.

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

**FH TEE:**  
 22' South & 459' West of CL Private Drive & Ridge Road.

**FIRE HYDRANT:**  
 N=1710672.50  
 E=1622264.27  
 BL Elev.=1335.51  
 18' South & 460' West of CL Private Drive & Ridge Road.  
 6" FH Valve = 2' South of Fire Hydrant.

**90° BEND (H):**  
 30' North & 435' West of CL Private Drive & Ridge Road.

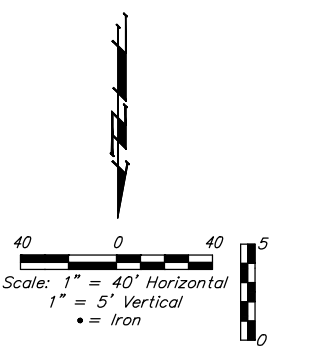
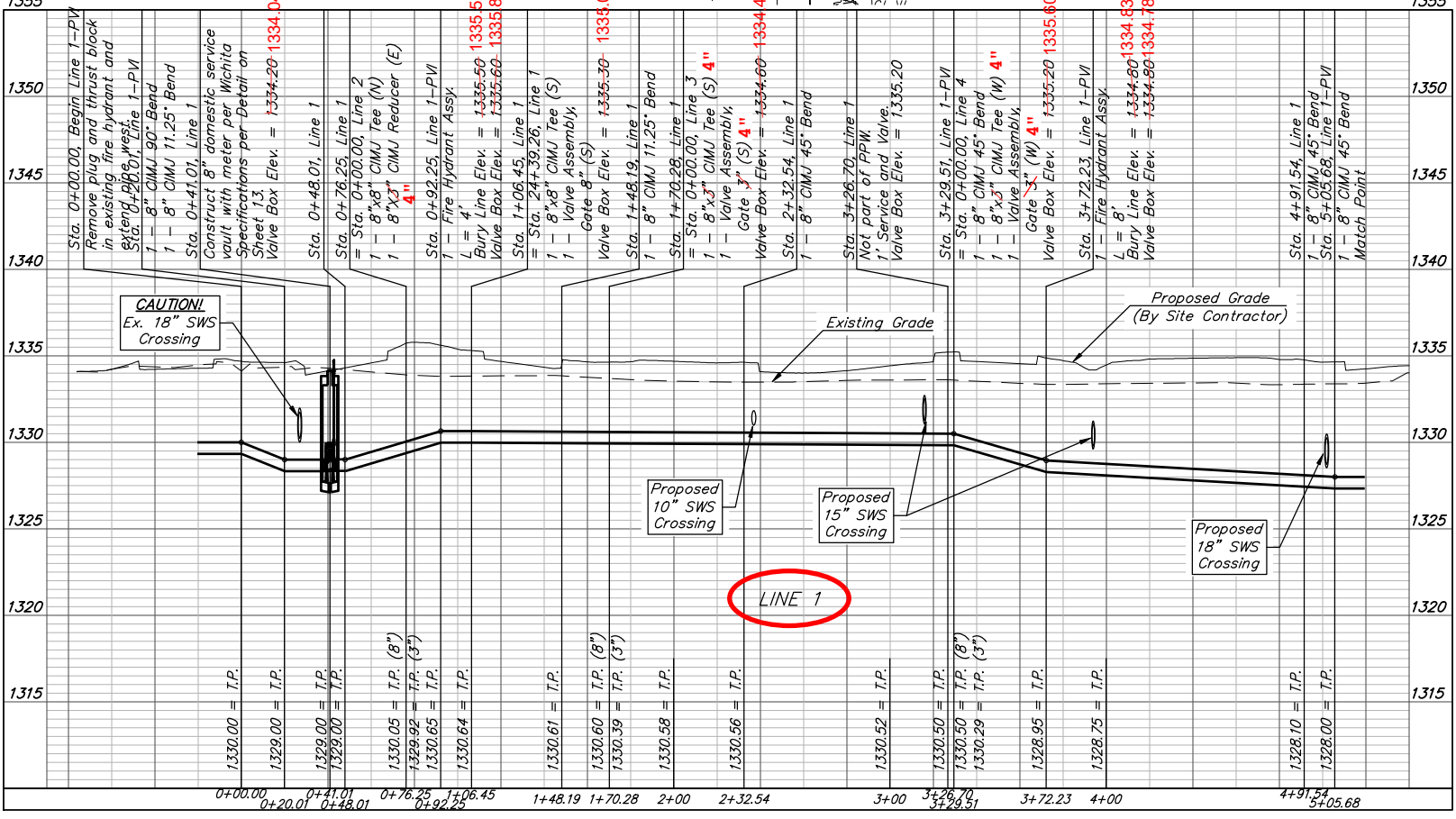
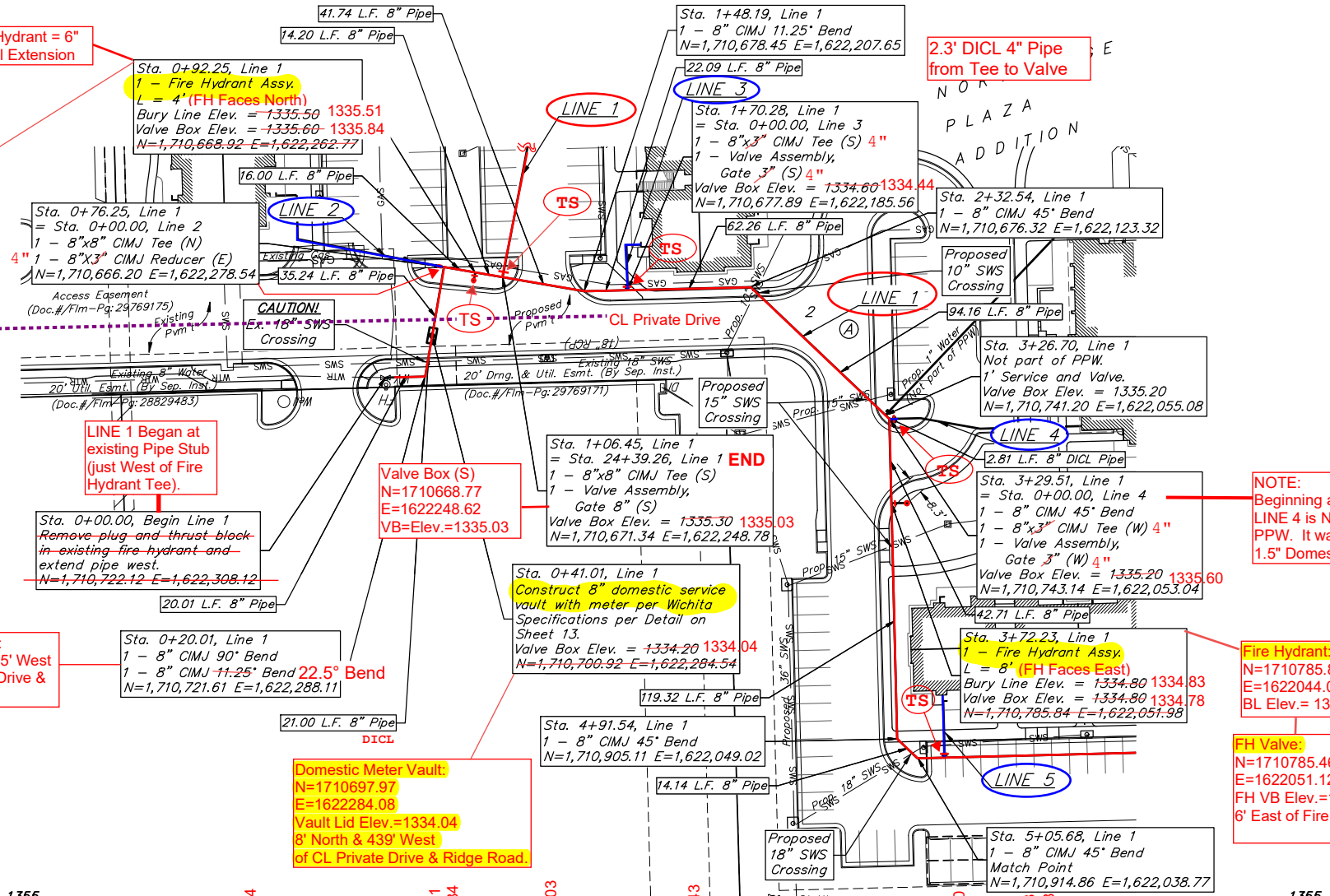
**Domestic Meter Vault:**  
 N=1710697.97  
 E=1622284.08  
 Vault Lid Elev.=1334.04  
 8' North & 439' West of CL Private Drive & Ridge Road.

**NOTE:**  
 Beginning at STA 0+03 - LINE 4 is Not Part of this PPW. It was switched to a 1.5" Domestic Service Line.

**Fire Hydrant:**  
 N=1710785.89  
 E=1622044.05  
 BL Elev.= 1334.83

**FH Valve:**  
 N=1710785.46  
 E=1622051.12  
 FH VB Elev.=1334.78.  
 6' East of Fire Hydrant.

**FH TEE:**  
 102' North & 668' West of CL Private Drive & Ridge Rd.  
**6" FH VALVE:**  
 102' North & 670' West of CL Private Drive & Ridge Rd.  
**FIRE HYDRANT:**  
 102' North & 676' West of CL Private Drive & Ridge Rd.



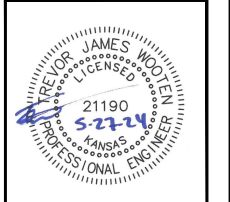
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Contractor to maintain a minimum of 10' of horizontal separation (O.D.-O.D.) between sanitary sewer and water line.

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.  
 Heide Bryan, Evergy, (316) 261-6354  
 Shannon Brinkmeyer, AT&T (316) 268-2931  
 Travis Taylor, Cox Comm., Travis.taylor@cox.com



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

THE OVATION APTS.  
 NORTHEDGE PLAZA

**LINE 1**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
 23-08-581

DESIGN: KH DRAWN: TMS

DATE: May 28, 2024

SHEET OF  
**2 20**

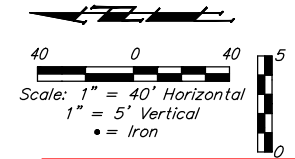
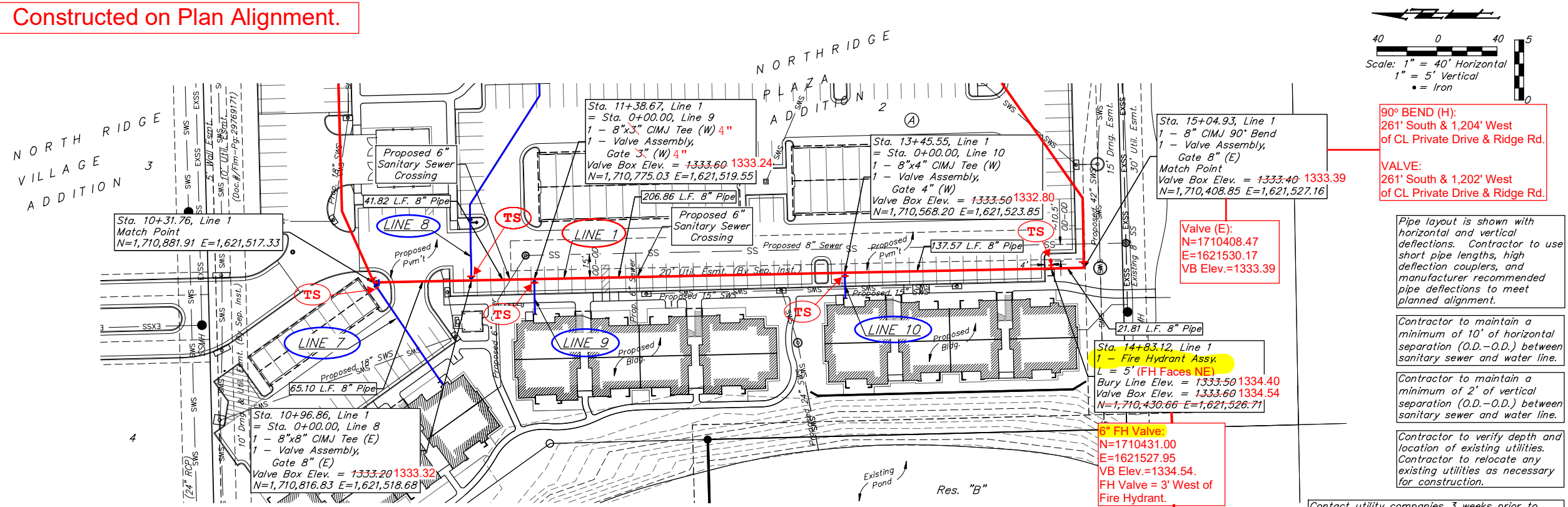
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**BENCHMARKS:**  
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BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road, 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1336.07 (NAVD 88)

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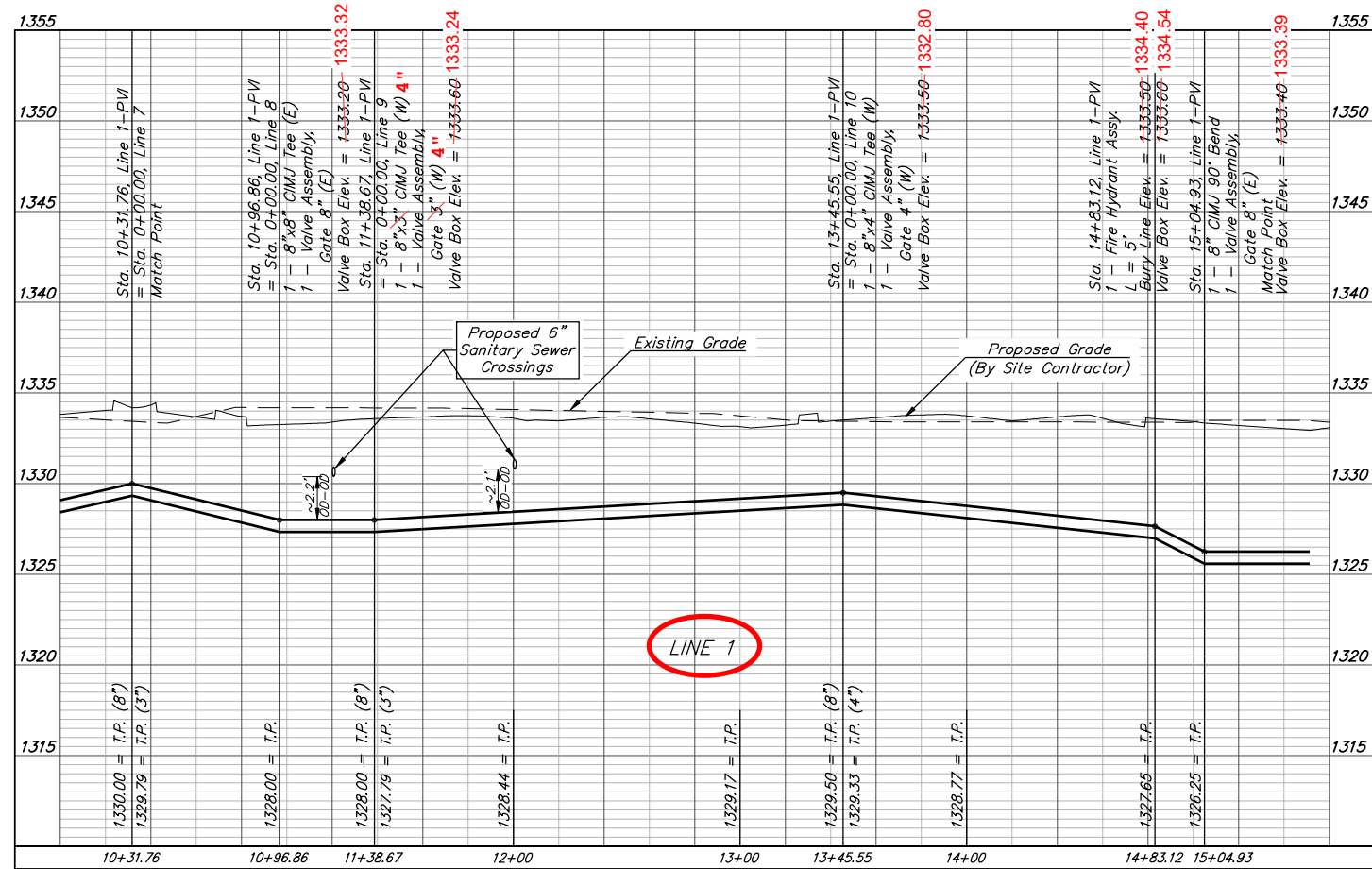
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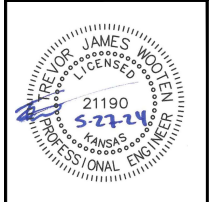
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**FH TEE:**  
 240' South & 1,204' West of CL Private Drive & Ridge Rd.

**6" FH VALVE:**  
 240' South & 1,202' West of CL Private Drive & Ridge Rd.

**FIRE HYDRANT:**  
 240' South & 1,199' West of CL Private Drive & Ridge Rd.



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WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
 23-08-581

DESIGN: KH DRAWN: TMS  
 DATE: May 28, 2024

SHEET **4** OF **20**

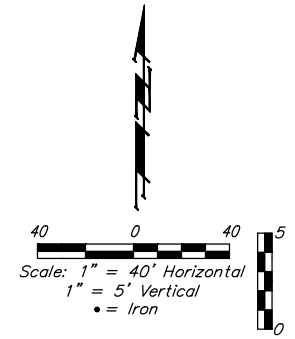
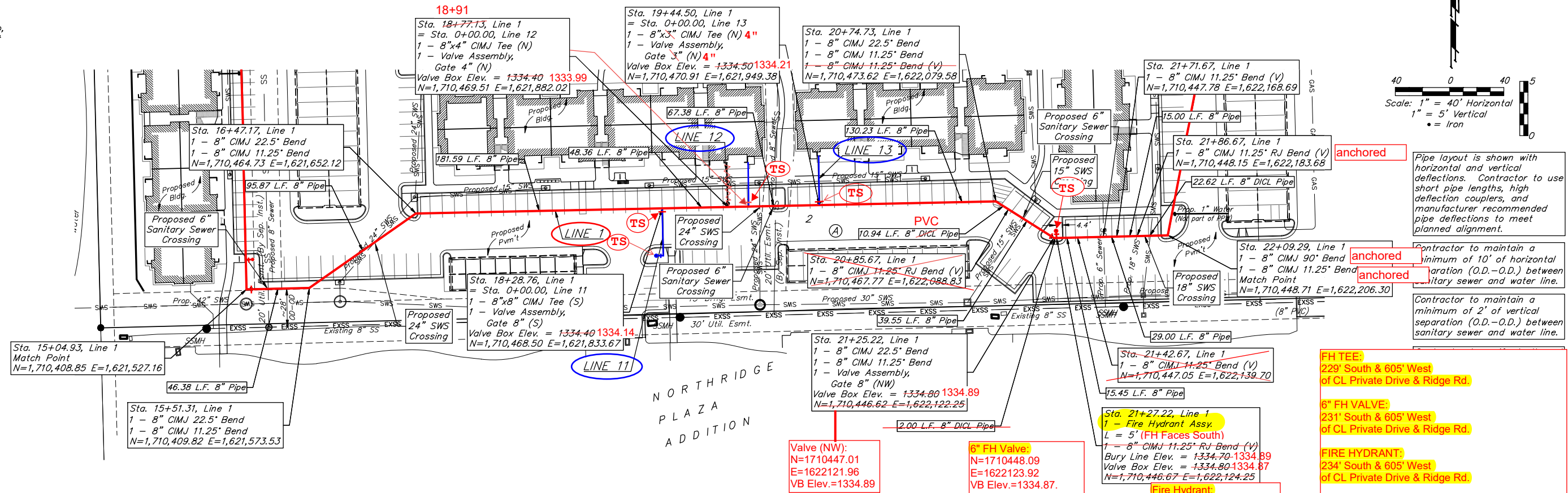
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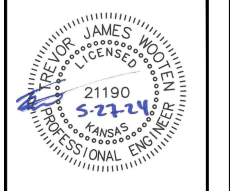
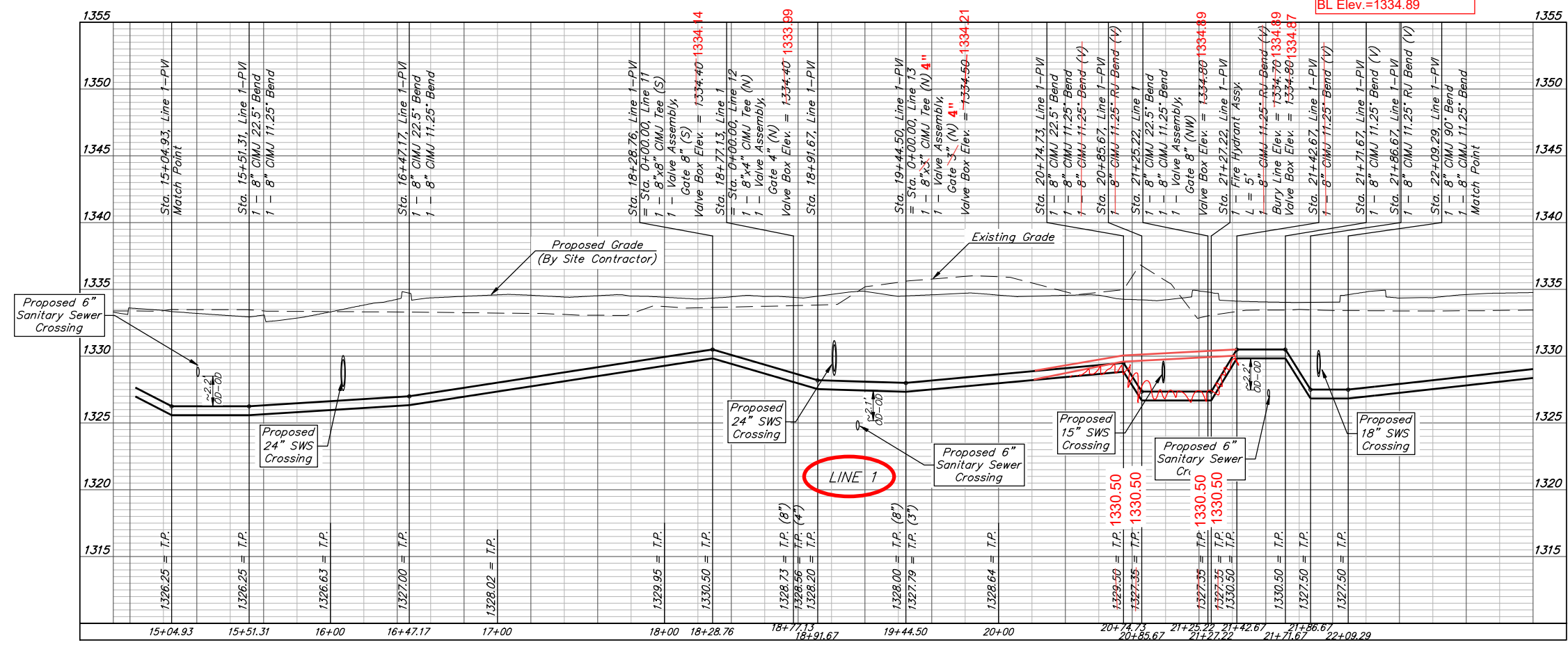
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- FH TEE:** 229' South & 605' West of CL Private Drive & Ridge Rd.
- 6" FH VALVE:** 231' South & 605' West of CL Private Drive & Ridge Rd.
- FIRE HYDRANT:** 234' South & 605' West of CL Private Drive & Ridge Rd.

- Valve (NW):** N=1710447.01, E=1622121.96, VB Elev.=1334.89
- 6" FH Valve:** N=1710448.09, E=1622123.92, VB Elev.=1334.87, FH Valve = 3' South of Fire Hydrant.
- Fire Hydrant:** N=1710452.02, E=1622124.49, BL Elev.=1334.89



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**THE OVATION APPTS. NORTHRIDGE PLAZA**

**LINE 1**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 23-08-581

DESIGN: KH DRAWN: TMS

DATE: May 28, 2024

SHEET 5 OF 20

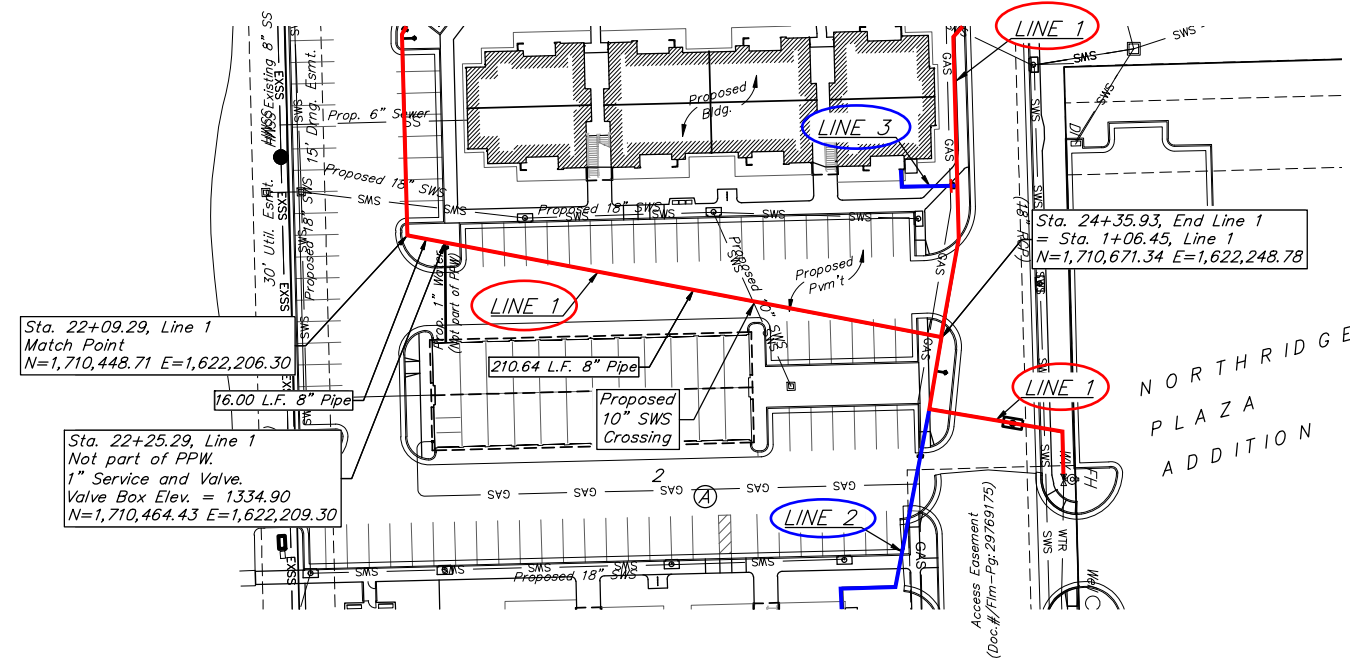
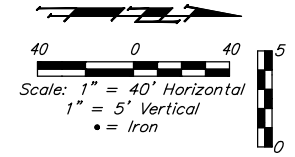
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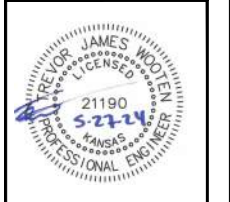
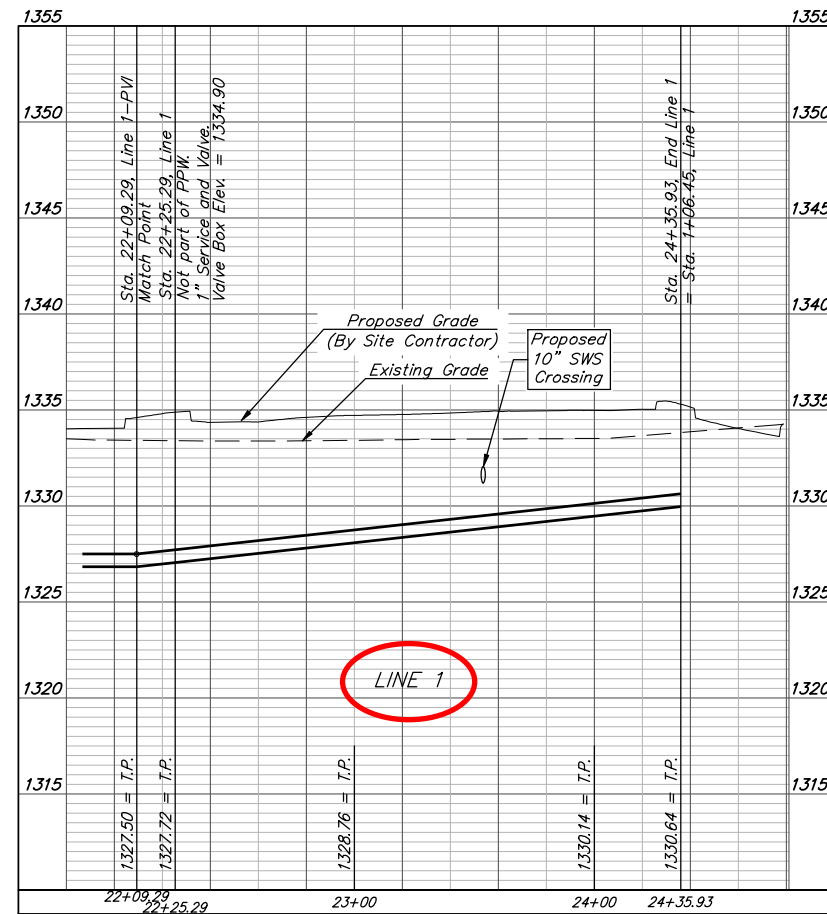
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**LINE 1**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
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DESIGN: KH DRAWN: TMS  
DATE: May 28, 2024

SHEET **6** OF **20**

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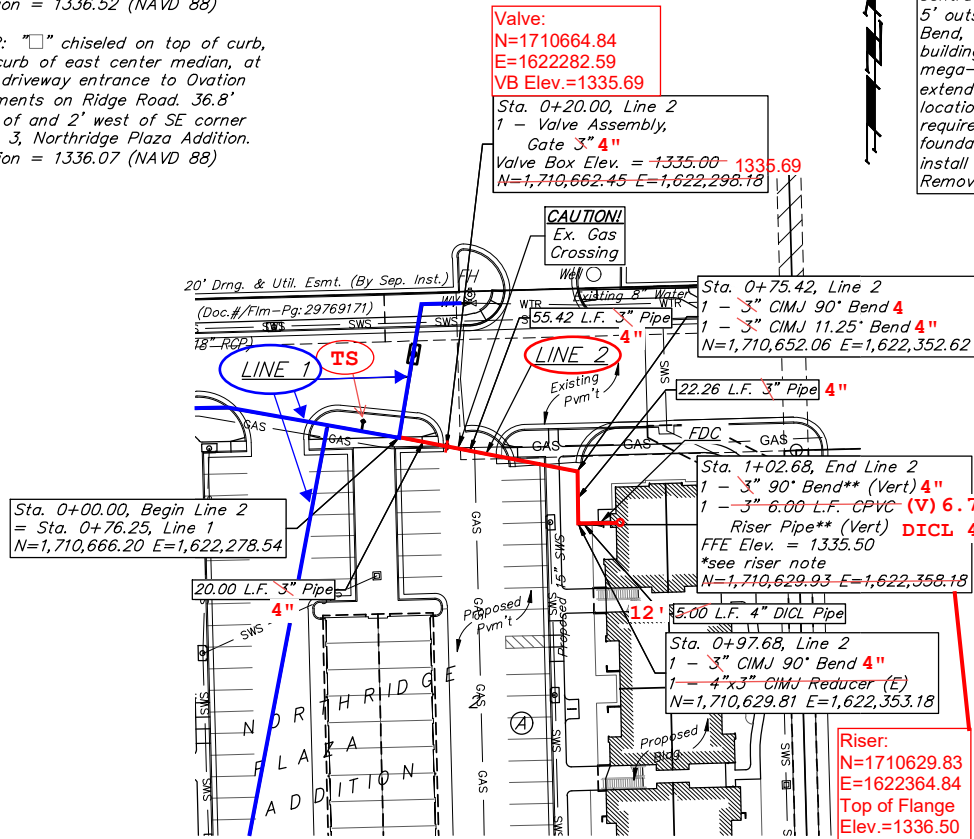
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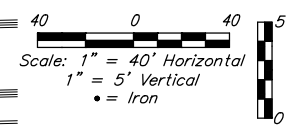
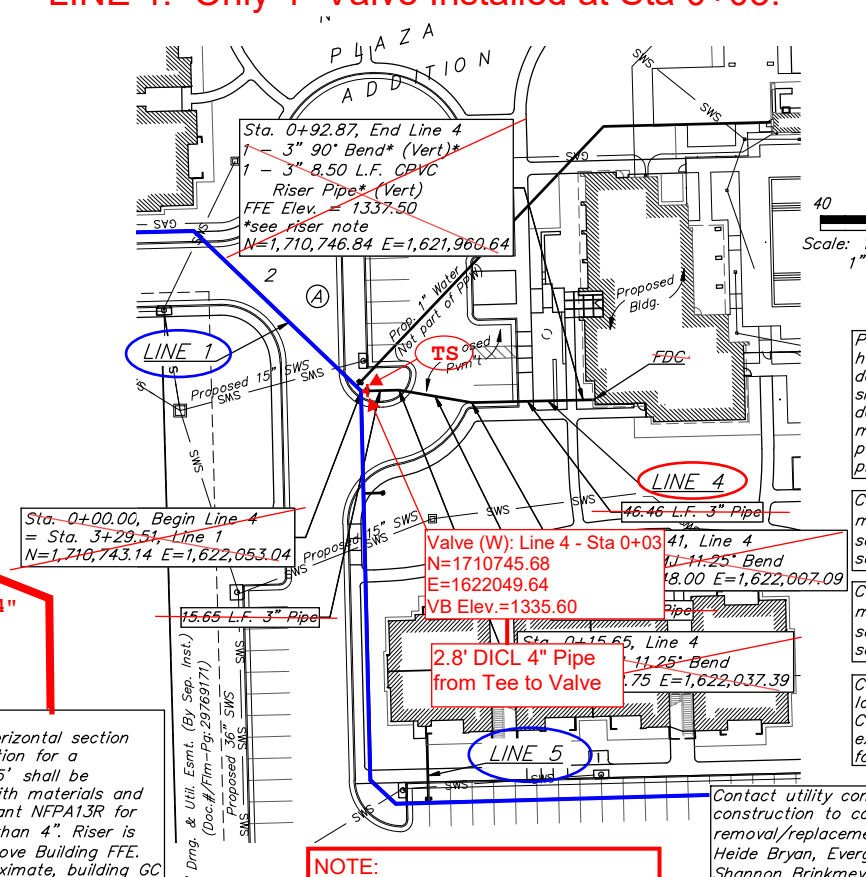
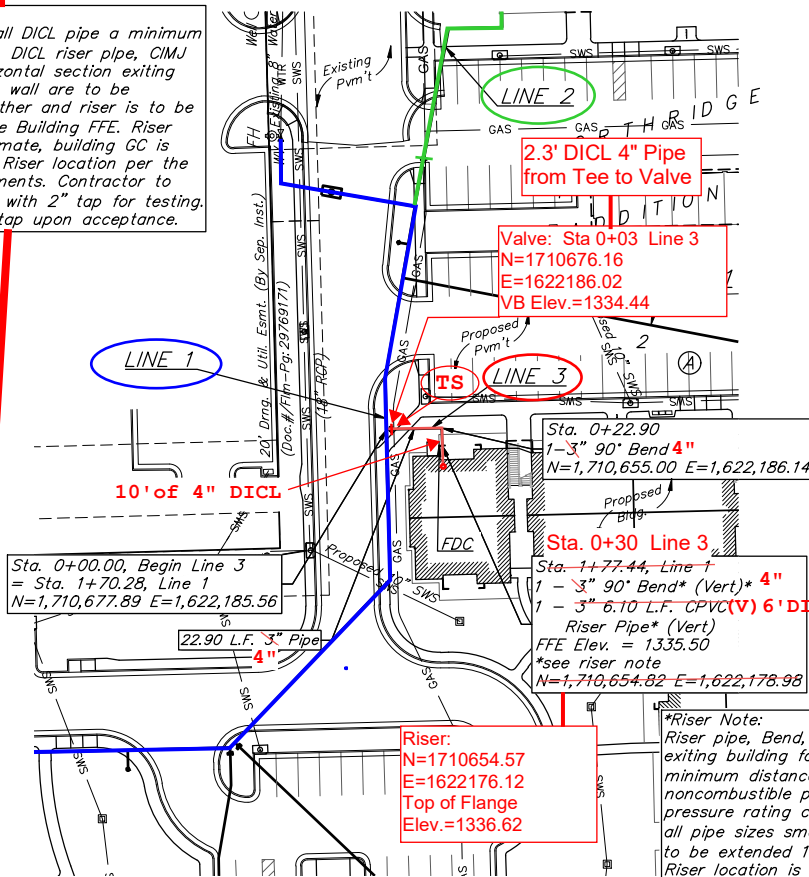
**LINE 2: Constructed on Plan Alignment.**

**LINE 3: Constructed on Plan Alignment.**

**LINE 4: Only 4" Valve Installed at Sta 0+03.**



**\*\* Riser Note:**  
Contractor to install DICL pipe a minimum 5' outside Building. 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.



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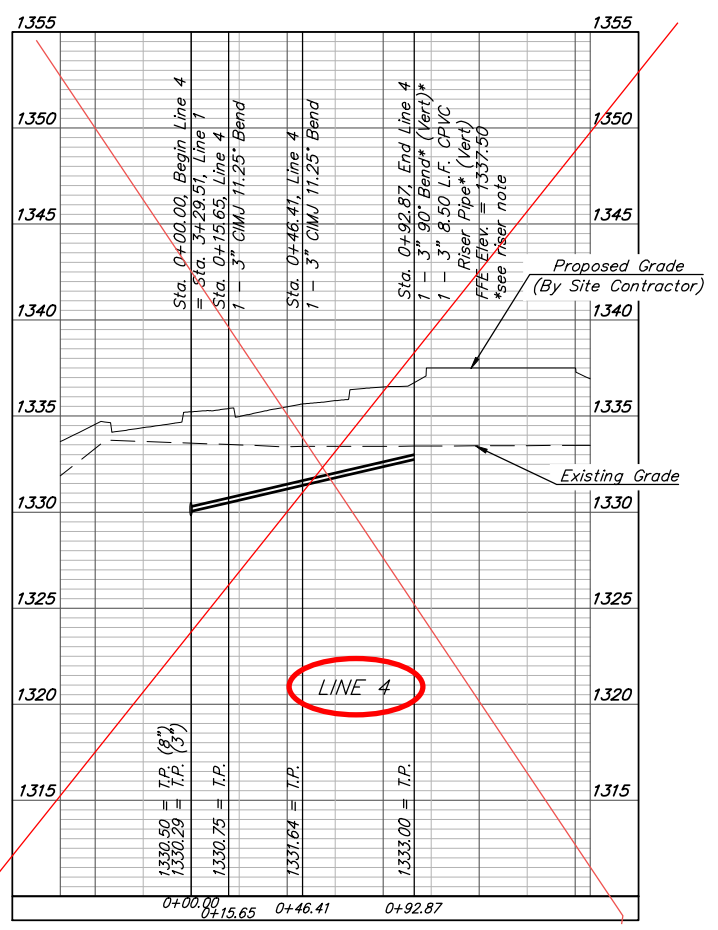
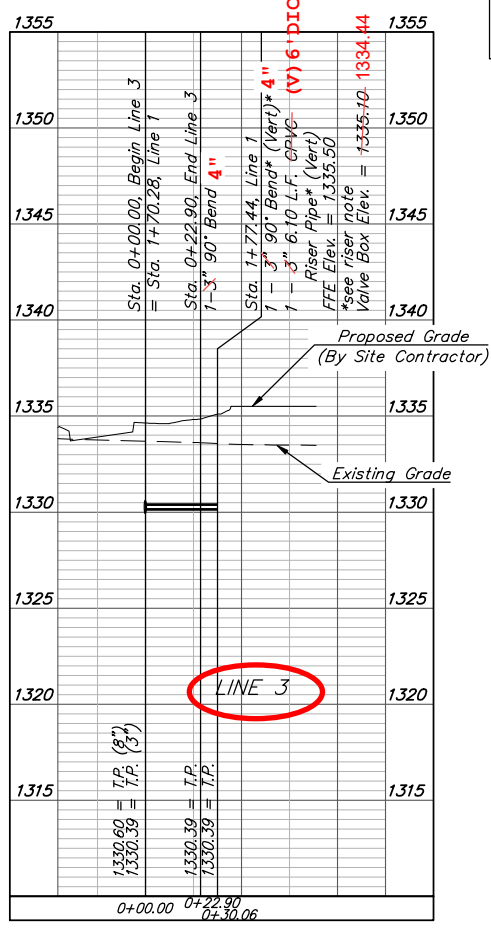
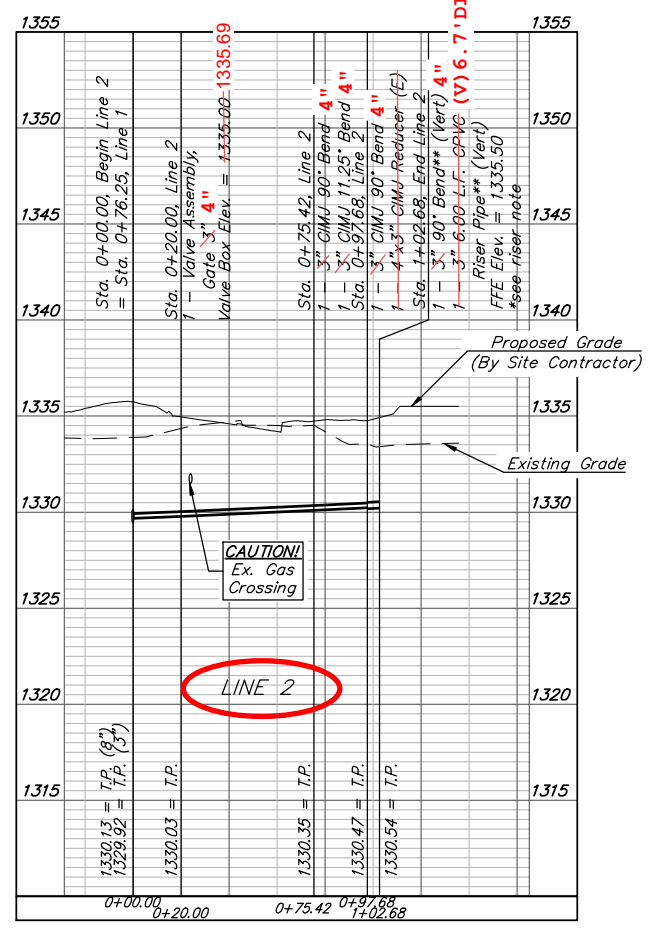
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Travis Taylor, Cox Comm., Travis.taylor@cox.com

**NOTE:**  
No Sprinklers required in building. Line 4 changed to 1.5" Domestic service line, by Architect. Line 4 is now NOT part of PPW.

FDC not part of PPW.

FDC not part of PPW.



  
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 NORTHDRIDGE PLAZA  
**LINES 2, 3, 4**  
 WATER DISTRIBUTION SYSTEM  
 PROJECT NUMBER: 23-08-581  
 DESIGN: KH DRAWN: TMS  
 DATE: May 28, 2024  
 SHEET 7 OF 20

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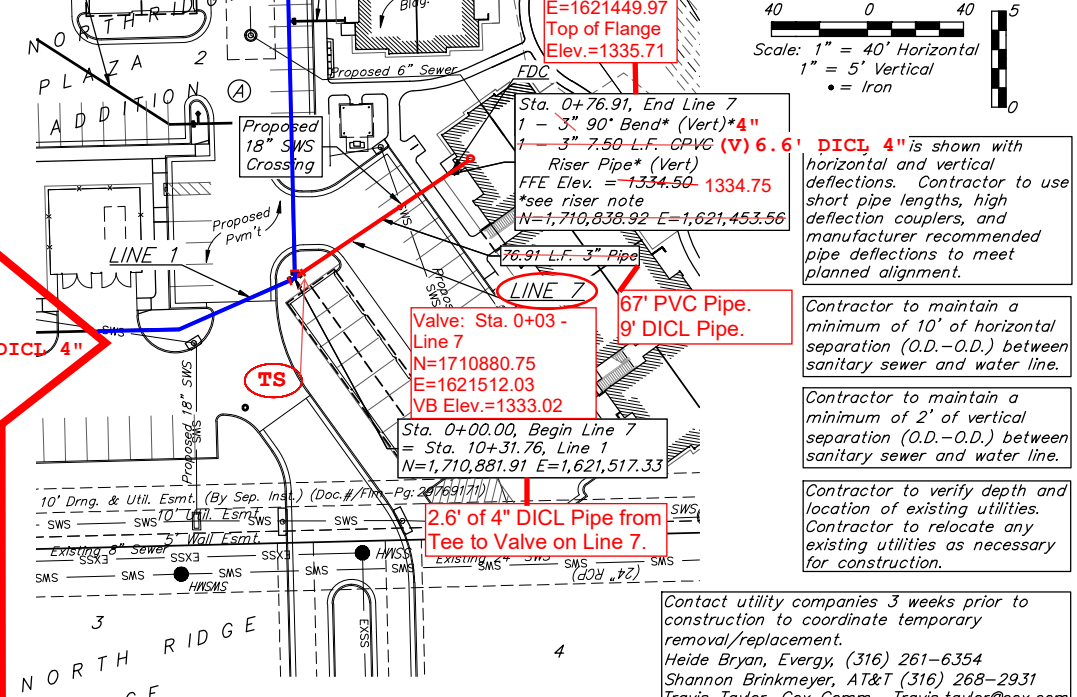
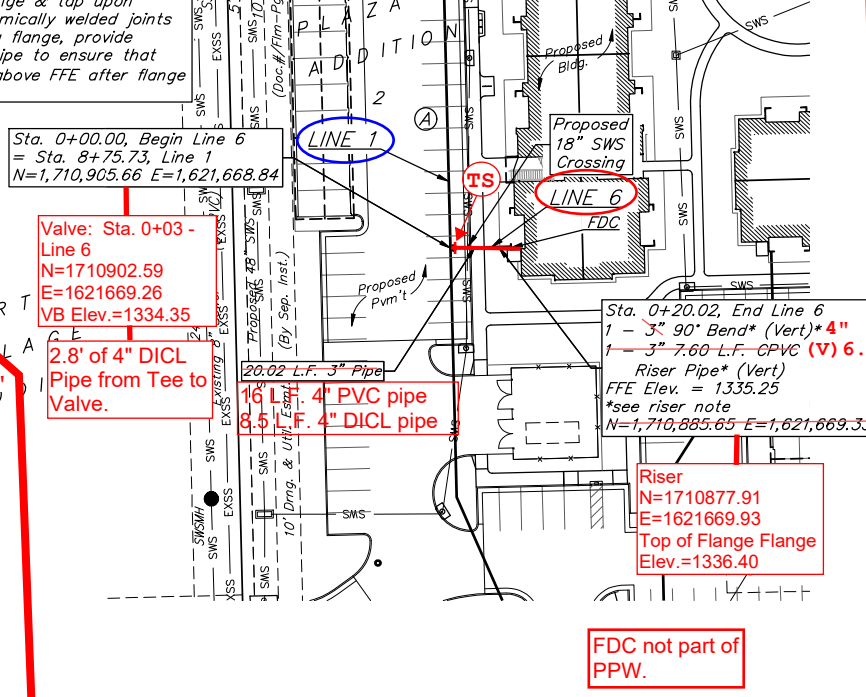
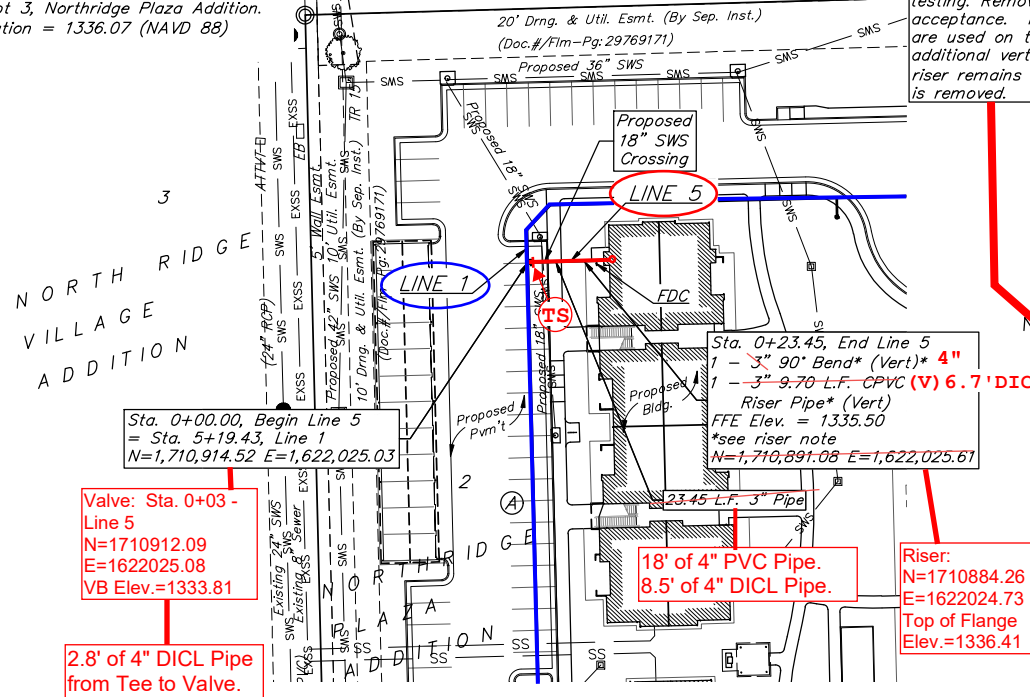
**BENCHMARKS:**  
 BM #1: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout.  
 Elevation = 1336.52 (NAVD 88)

BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road, 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition.  
 Elevation = 1336.07 (NAVD 88)

**LINE 5: Constructed on Plan Alignment.**

**LINE 6: Constructed on Plan Alignment.**

**LINE 7: Constructed on Plan Alignment.**



Proposed Grade (By Site Contractor)

Existing Grade

Proposed 18" SWS Crossing

LINE 5

1355		1355
1350		1350
1345		1345
1340		1340
1335		1335
1330		1330
1325		1325
1320		1320
1315		1315

0+00.00 0+23.45

Proposed Grade (By Site Contractor)

Existing Grade

Proposed 18" SWS Crossing

LINE 6

1355		1355
1350		1350
1345		1345
1340		1340
1335		1335
1330		1330
1325		1325
1320		1320
1315		1315

0+00.00 0+20.02

Proposed Grade (By Site Contractor)

Existing Grade

Proposed 18" SWS Crossing

LINE 7

1355		1355
1350		1350
1345		1345
1340		1340
1335		1335
1330		1330
1325		1325
1320		1320
1315		1315

0+00.00 0+40.00 0+76.91

21190  
 5-27-14  
 KANSAS  
 PROFESSIONAL ENGINEER

**BAUGHMAN COMPANY**

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

THE OVATION APTS.  
 NORTHBRIDGE PLAZA

**LINES 5, 6, 7**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
 23-08-581

DESIGN: KH DRAWN: TMS  
 DATE: May 28, 2024

SHEET OF  
**8 20**

File: E:\Projects\Northridge Plaza Ovation\_23-08-581\Engineering\Phase 1\PPWP\PPW.dwg

**BENCHMARKS:**  
 BM #1: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout. Elevation = 1336.52 (NAVD 88)  
 BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road. 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1336.07 (NAVD 88)

**LINE 8: Constructed on Plan Alignment.**

2.8' of 8" DICL Pipe from Tee to Valve.

Valve (S): Sta. 0+03 - Line 7  
 N=1710818.04  
 E=1621521.38  
 VB Elev.=1333.32

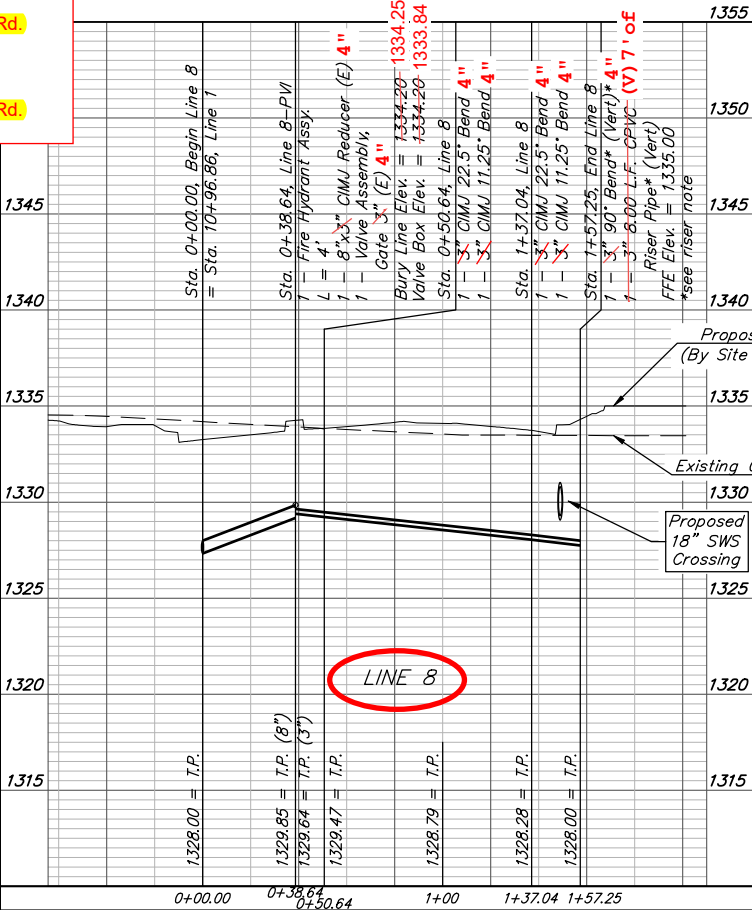
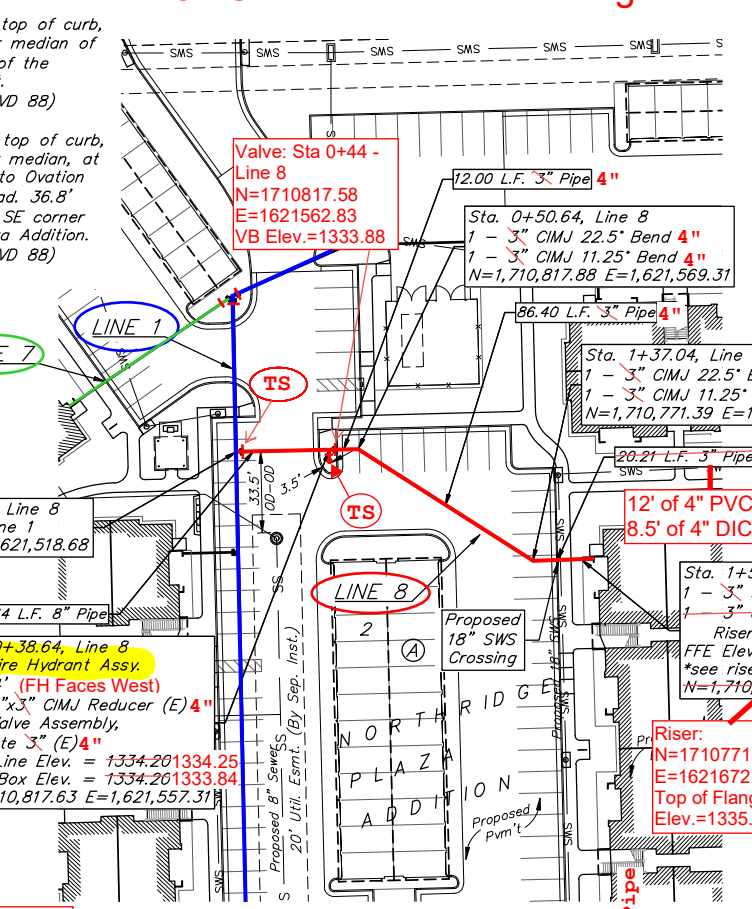
6" FH Valve:  
 N=1710816.32  
 E=1621557.14  
 VB Elev.=1333.84  
 FH Valve = 2' North of Fire Hydrant.

Fire Hydrant:  
 N=1710813.55  
 E=1621557.63  
 FH Bury Line Elev.=1334.25

FH TEE:  
 147' North & 1,162' West of CL Private Drive & Ridge Rd.

6" FH VALVE:  
 145' North & 1,162' West of CL Private Drive & Ridge Rd.

FIRE HYDRANT:  
 143' North & 1,162' West of CL Private Drive & Ridge Rd.



**LINE 9: Constructed on Plan Alignment.**

2.6' of 4" DICL Pipe from Tee to Valve.

Valve: Sta. 0+03 - Line 9  
 N=1710774.63  
 E=1621517.07  
 VB Elev.=1333.24

Sta. 0+00.00, Begin Line 9 = Sta. 11+38.67, Line 1  
 N=1,710,775.03 E=1,621,519.55

Sta. 0+18.18, End Line 9  
 1 - 3" 90° Bend\* (Vert)\* 4" 3" 6.60 L.F. CPVC (V) 6" DICL 4"

Riser Pipe\* (Vert)  
 FFE Elev. = 1334.50  
 \*see riser note  
 N=1,710,774.65 E=1,621,501.37

Riser:  
 N=1710774.47  
 E=1621493.62  
 Top of Flange Elev.=1335.37

12' of 4" PVC Pipe.  
 8.5' of 4" DICL Pipe.

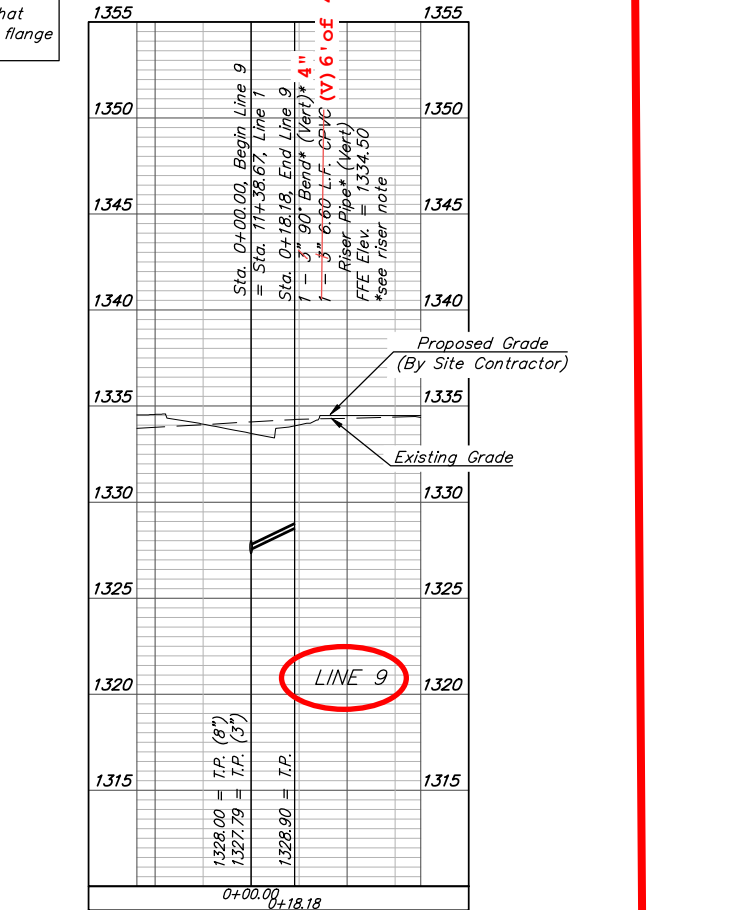
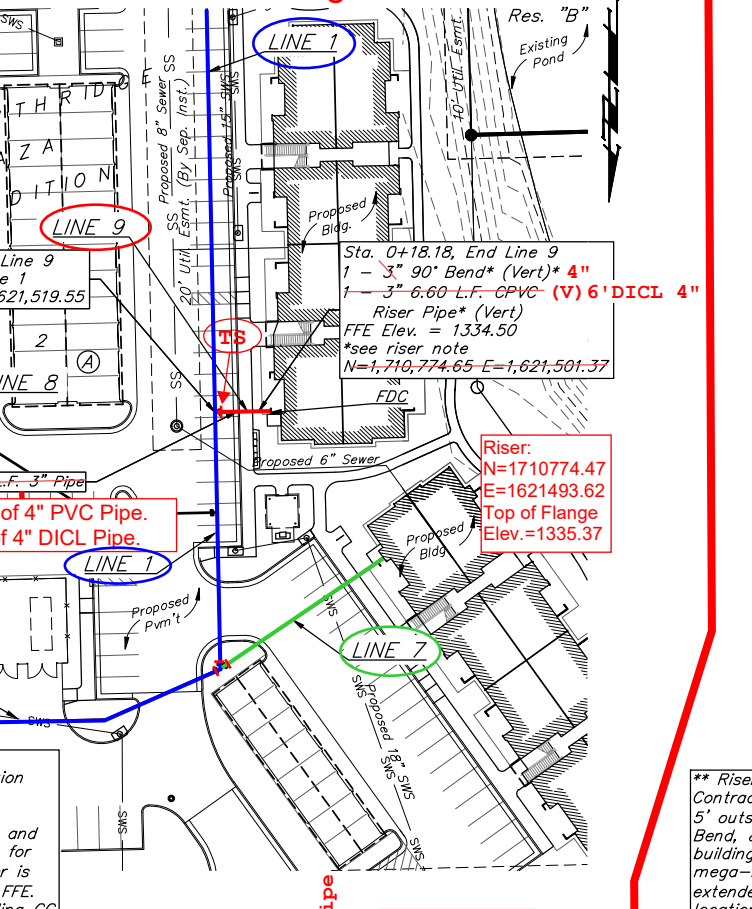
Sta. 1+57.25, End Line 8  
 1 - 3" 90° Bend\* (Vert)\* 4" 3" 8.00 L.F. CPVC (V) 7" DICL 4"

Riser Pipe\* (Vert)  
 FFE Elev. = 1335.00  
 \*see riser note  
 N=1,710,771.91 E=1,621,662.34

Riser:  
 N=1710771.35  
 E=1621672.92  
 Top of Flange Elev.=1335.96

\*Riser Note:  
 Riser pipe, Bend, & horizontal section exiting building foundation for a minimum distance of 5' shall be noncombustible pipe with materials and pressure rating compliant NFPA13R for all pipe sizes smaller than 4". 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. If chemically welded joints are used on testing flange, provide additional vertical pipe to ensure that riser remains 12" above FFE after flange is removed.

FDC not part of PPW.



**LINE 10: Constructed on Plan Alignment.**

2.6' of 4" DICL Pipe from Tee to Valve.

Valve: Sta. 0+03 - Line 10  
 N=1710568.13  
 E=1621521.05  
 VB Elev.=1332.80

Sta. 0+00.00, Begin Line 10 = Sta. 13+45.55, Line 1  
 N=1,710,568.20 E=1,621,523.85

Sta. 0+11.83, End Line 10  
 1 - 4" 90° Bend\*\* (Vert) 4" 4" 6.30 L.F. DICL (V) 6" of 4" DICL Pipe

Riser Pipe\*\* (Vert)  
 FFE Elev. = 1334.50  
 \*see riser note  
 N=1,710,567.95 E=1,621,512.02

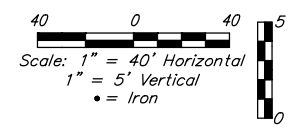
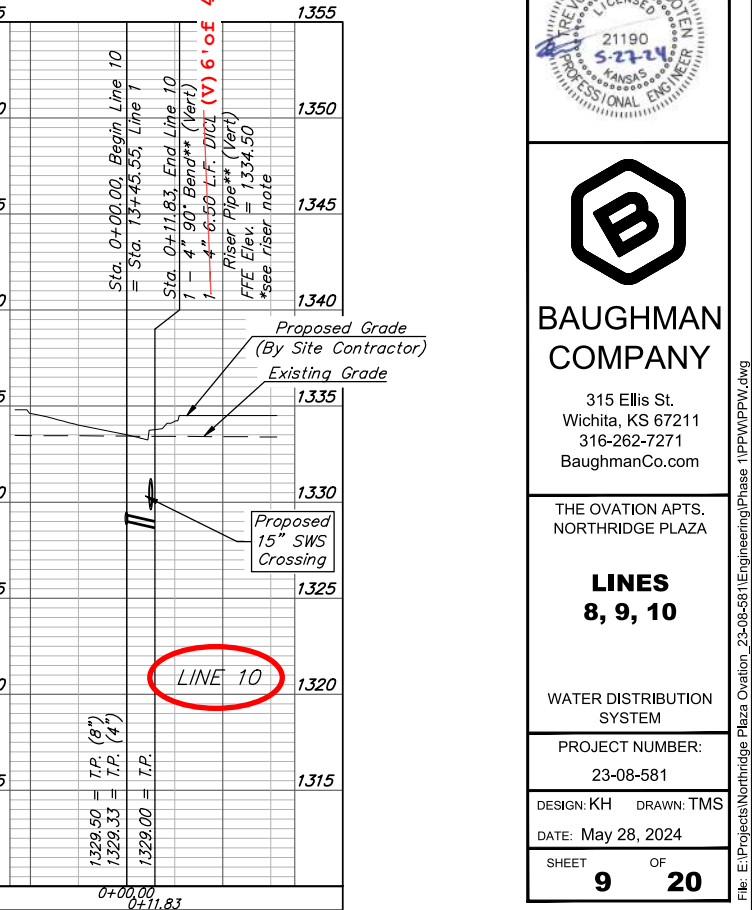
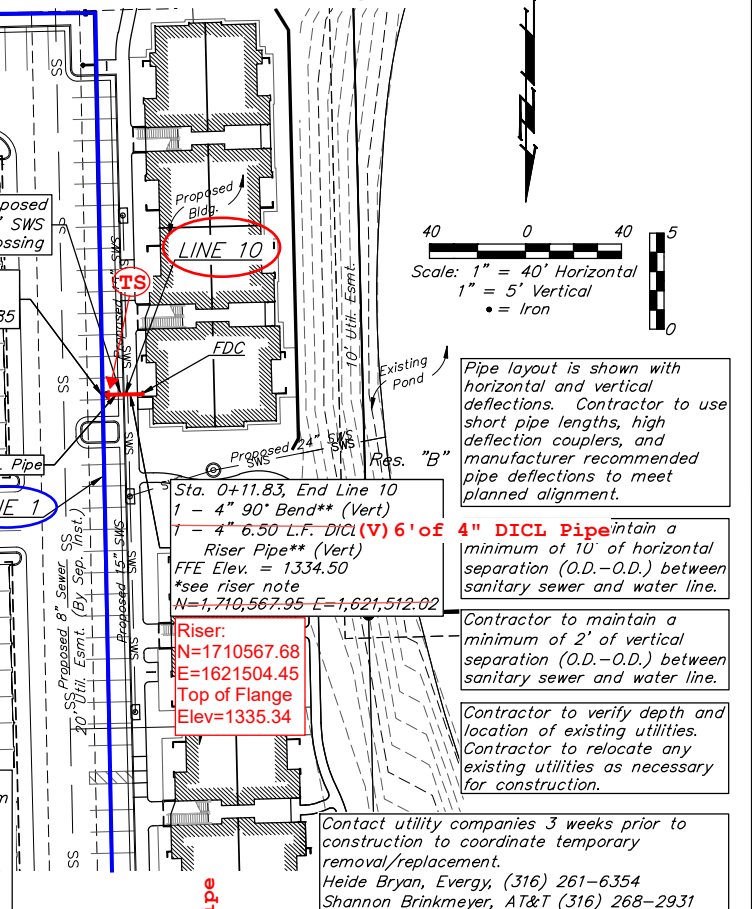
Riser:  
 N=1710567.68  
 E=1621504.45  
 Top of Flange Elev.=1335.34

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

\*\* Riser Note:  
 Contractor to install DICL pipe a minimum 5' outside Building. 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.

FDC not part of PPW.



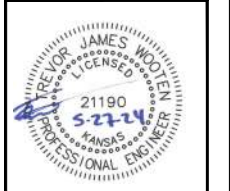
Pipe layout is shown with horizontal and vertical deflections. Contractor to use short pipe lengths, high deflection couplers, and manufacturer recommended pipe deflections to meet planned alignment.

Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.

Heide Bryan, Evergy, (316) 261-6354  
 Shannon Brinkmeyer, AT&T (316) 268-2931  
 Travis Taylor, Cox Comm., Travis.taylor@cox.com



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

THE OVATION APTS.  
 NORTHTRIDGE PLAZA

**LINES 8, 9, 10**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
 23-08-581

DESIGN: KH DRAWN: TMS

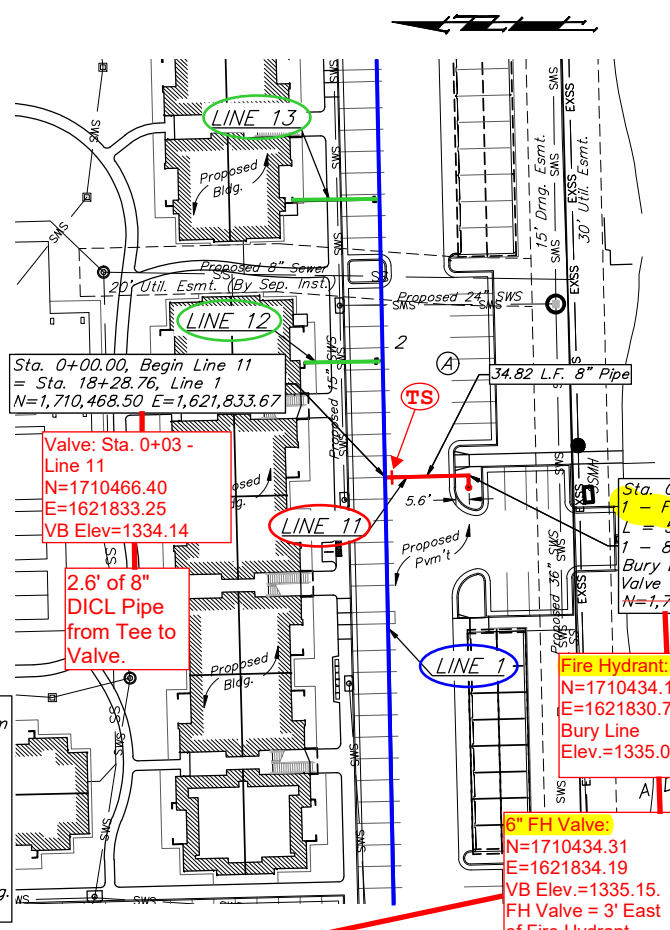
DATE: May 28, 2024

SHEET 9 OF 20

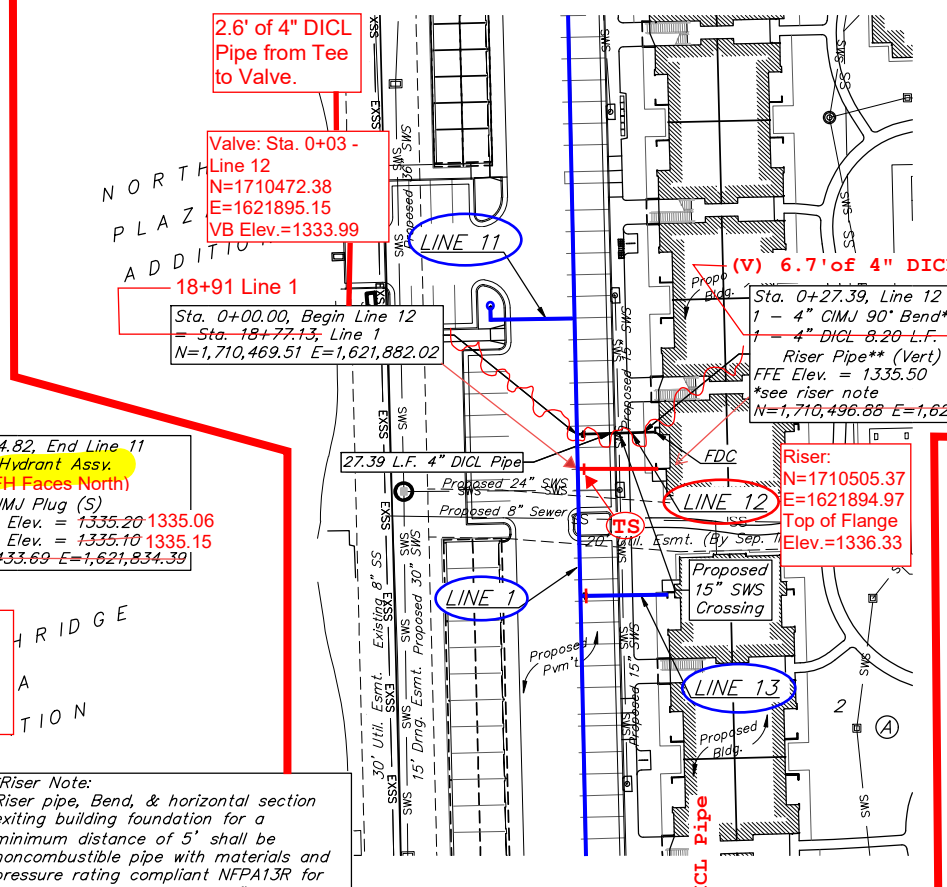
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**LINE 11: Constructed on Plan Alignment.**

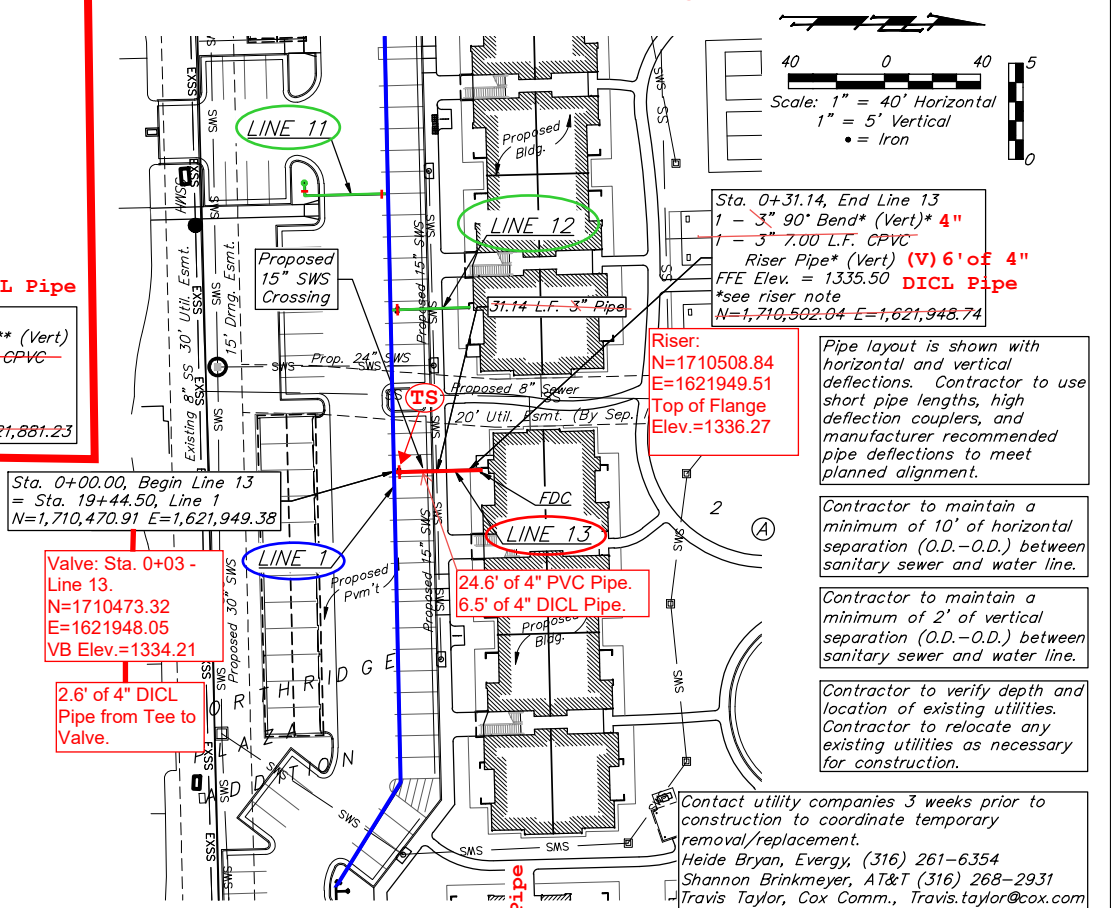
**BENCHMARKS:**  
 BM #1: "□" chiseled on top of curb, SE corner of west center median of Village Circle, 60.4' SSW of the center of the roundabout. Elevation = 1336.52 (NAVD 88)  
 BM #2: "□" chiseled on top of curb, East curb of east center median, at north driveway entrance to Ovation Apartments on Ridge Road. 36.8' south of and 2' west of SE corner of Lot 3, Northridge Plaza Addition. Elevation = 1336.07 (NAVD 88)



**LINE 12: General Contractor Revised Alignment, to better align with Closet.**



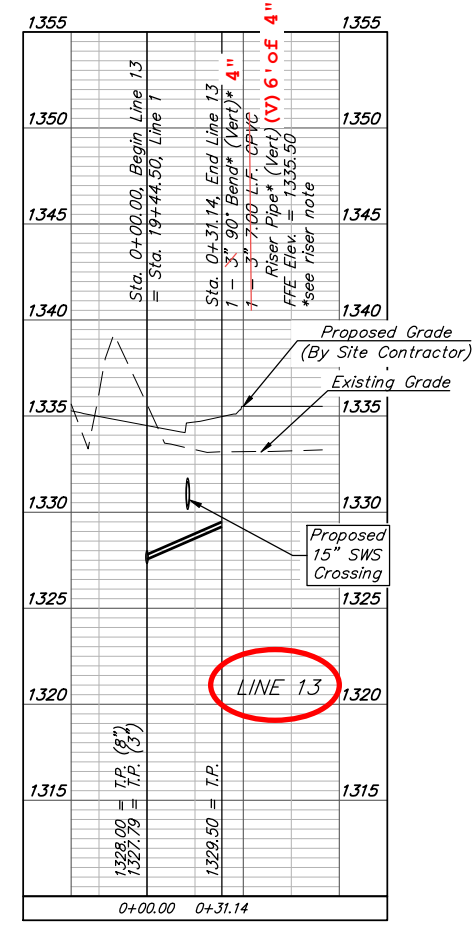
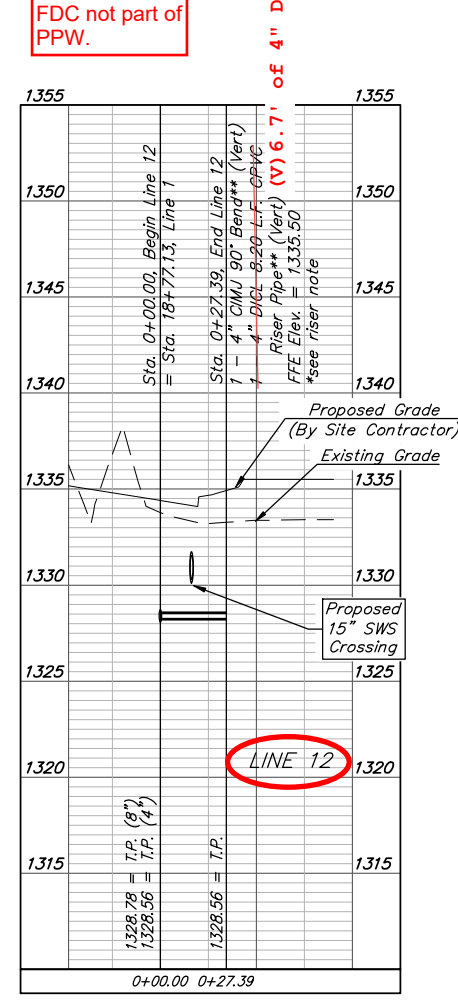
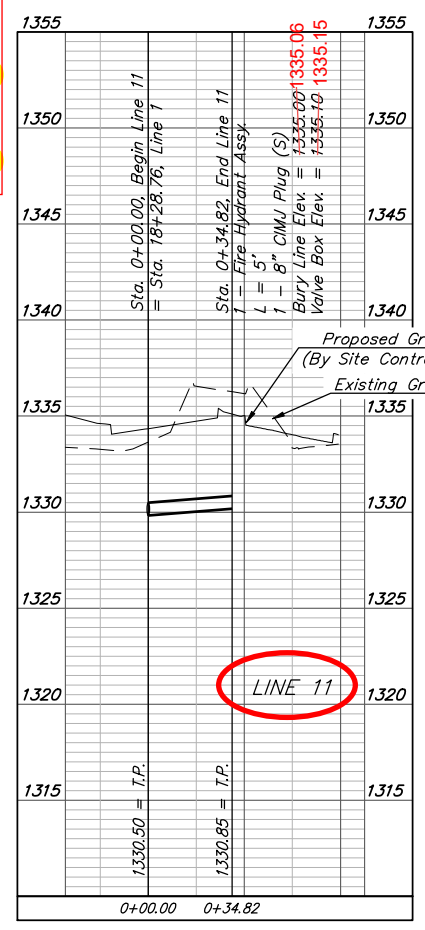
**LINE 13: Constructed on Plan Alignment.**



**\*\* Riser Note:**  
 Contractor to install DICL pipe a minimum 5' outside Building. 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.

**\*Riser Note:**  
 Riser pipe, Bend, & horizontal section exiting building foundation for a minimum distance of 5' shall be noncombustible pipe with materials and pressure rating compliant NFPA13R for all pipe sizes smaller than 4". 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. If chemically welded joints are used on testing flange, provide additional vertical pipe to ensure that riser remains 12" above FFE after flange is removed.

**FH TEE:**  
 244' South & 894' West of CL Private Drive & Ridge Rd.  
**6" FH VALVE:**  
 244' South & 896' West of CL Private Drive & Ridge Rd.  
**FIRE HYDRANT:**  
 244' South & 899' West of CL Private Drive & Ridge Rd.



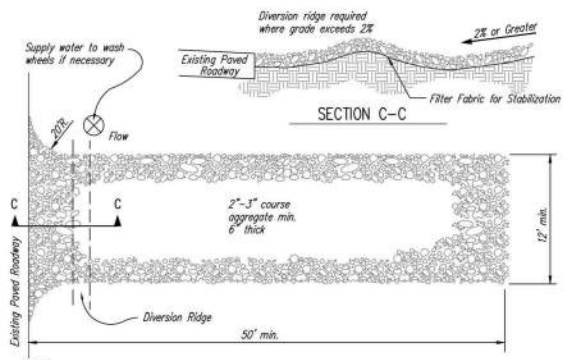
**BAUGHMAN COMPANY**  
 315 Ellis St.  
 Wichita, KS 67211  
 316-262-7271  
 BaughmanCo.com

**THE OVATION APTS. NORTHBRIDGE PLAZA**

**LINES 11, 12, 13**

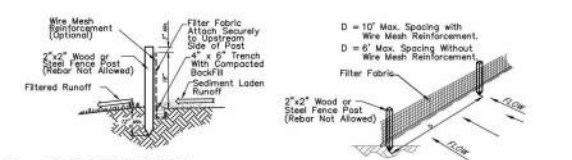
WATER DISTRIBUTION SYSTEM  
 PROJECT NUMBER: 23-08-581  
 DESIGN: KH DRAWN: TMS  
 DATE: May 28, 2024  
 SHEET 10 OF 20

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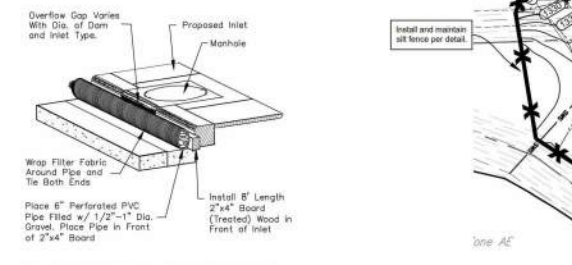


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE DINTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
  4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

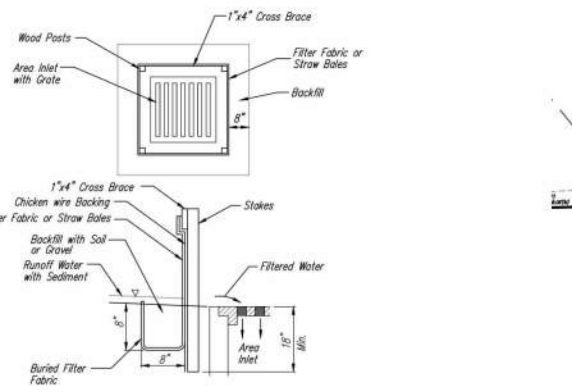
**1 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



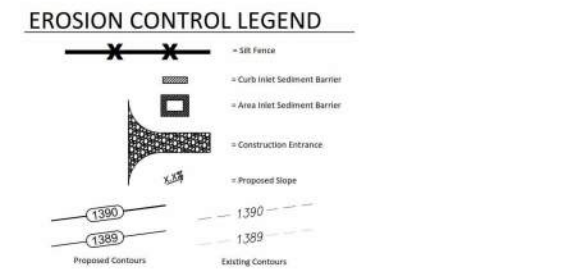
**2 SILT FENCE DETAIL**  
NOT TO SCALE



**3 TYPE 1 INLET PROTECTION**  
NOT TO SCALE



**4 INLET PROTECTION FOR AREA INLETS**  
(INLET PROTECTION: SILT FENCE OR STRAW BALES)



**LEGAL DESCRIPTION**

Lot 2, Block A, Northridge Plaza Addition, Wichita, Sedgwick County, Kansas, EXCEPT that portion of said Lot 2 described as beginning at the northwest corner of Lot 3, in said Block A; thence S00°09'29"W, along the west line of said Lot 3, 284.19 feet to the southwest corner of said Lot 3; thence S89°50'31"W, along the extended south line of said Lot 3, 306.00 feet; thence N00°09'29"W, parallel with the west line of said Lot 3, 285.09 feet to a point on the north line of said Lot 2; thence S89°59'24"E, along the north line of said Lot 2, 306.00 feet to the point of beginning, and EXCEPT that portion of said Lot 2 described as commencing at the northwest corner of Lot 4 in said Block A, said northwest corner also being a deflection corner in the east line of said Lot 2; thence S00°09'29"E along the lot line common to said Lots 2 and 4, and along the lot line common to said Lot 2 and Lot 5 in said Block A, 255.00 feet to the northwest corner of Parcel "B" as described and conveyed in the Lot Split of said Lots 4 and 5 recorded in the Office of the Sedgwick County Register of Deeds in Book/Fm Pg 296/28671, and for a point of beginning; thence N89°55'24"W parallel with the north line of said Lot 2, 1091.56 feet to a point on the west line of said Lot 2; thence S00°09'29"W along the west line of said Lot 2, 114.02 feet to the southwest corner of said Lot 2; thence S89°35'42"E along the south line of said Lot 2, 1032.02 feet to the southeast corner of said Lot 2; thence N00°09'29"W along the lot line common to said Lot 2 and "Parcel B", 121.54 feet to the point of beginning, and EXCEPT that portion of said Lot 2 described as beginning at the northwest corner of said Lot 2; thence S89°59'24"E along the north line of said Lot 2, 283.00 feet; thence S34°17'34"E, 272.33 feet to the intersection with the northerly prolongation of the most southerly segment of the west line of said Lot 2; thence S00°09'29"W along said northerly prolongation, 105.00 feet to a deflection corner in the west line of said Lot 2; thence S89°58'41"W along a segment of the west line of said Lot 2, 298.08 feet to a deflection corner in said west line; thence N22°44'12"W along a segment of the west line of said Lot 2, 357.96 feet to the point of beginning.

**SITE INFORMATION**

Total Area:	1573,541.5 sq. ft. (13.17 acres)
Disturbed Area:	1573,541.5 sq. ft. (13.17 acres)
Impervious Area, pre-const:	123,356.6 (0.54 acres)
Impervious Area, post-const:	1341,735.2 sq. ft. (7.85 acres)

**BENCHMARKS**

**BENCHMARKS**

- Site Benchmark - 1**  
\* chiseled on top of curb approximately 344.5 feet south and 175 feet east of the northwest corner of Parcel 1  
Elevation = 1336.52 (NAVD 88)
- Site Benchmark - 2**  
\* chiseled on top of curb approximately 36.8 feet south and 2 feet west of northeast corner of Parcel 1  
Elevation = 1336.07 (NAVD 88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-DIG-SAFE

**UTILITY CONTACTS**

- The Contractor must notify the following in case of an emergency:
- Kansas Gas Service (Gas): 1-888-482-4950
  - Black Hills Energy (Gas): 1-800-303-0357
  - Evergy (Electric): 383-8650
  - Cox Communications (Telecommunication): 262-4270
  - AT&T (Telecommunication): 268-2759
  - City of Wichita Water Dept. (Water): 268-4563 or 268-4998
  - City of Wichita Sewer Maint. (San. Sewer): 268-4024 or 262-4000
  - City of Wichita Storm Sewer Maint. (Storm Sewer): 268-4090
  - City of Wichita Traffic Maint. (Traf. Control): 268-4034 or 268-4203
  - Conoco Pipeline Co. (Petroleum): 1-800-231-2551
  - Williams Pipeline Co. (Petroleum): 529-6600 or 1-800-324-9696

**EROSION CONTROL NOTES**

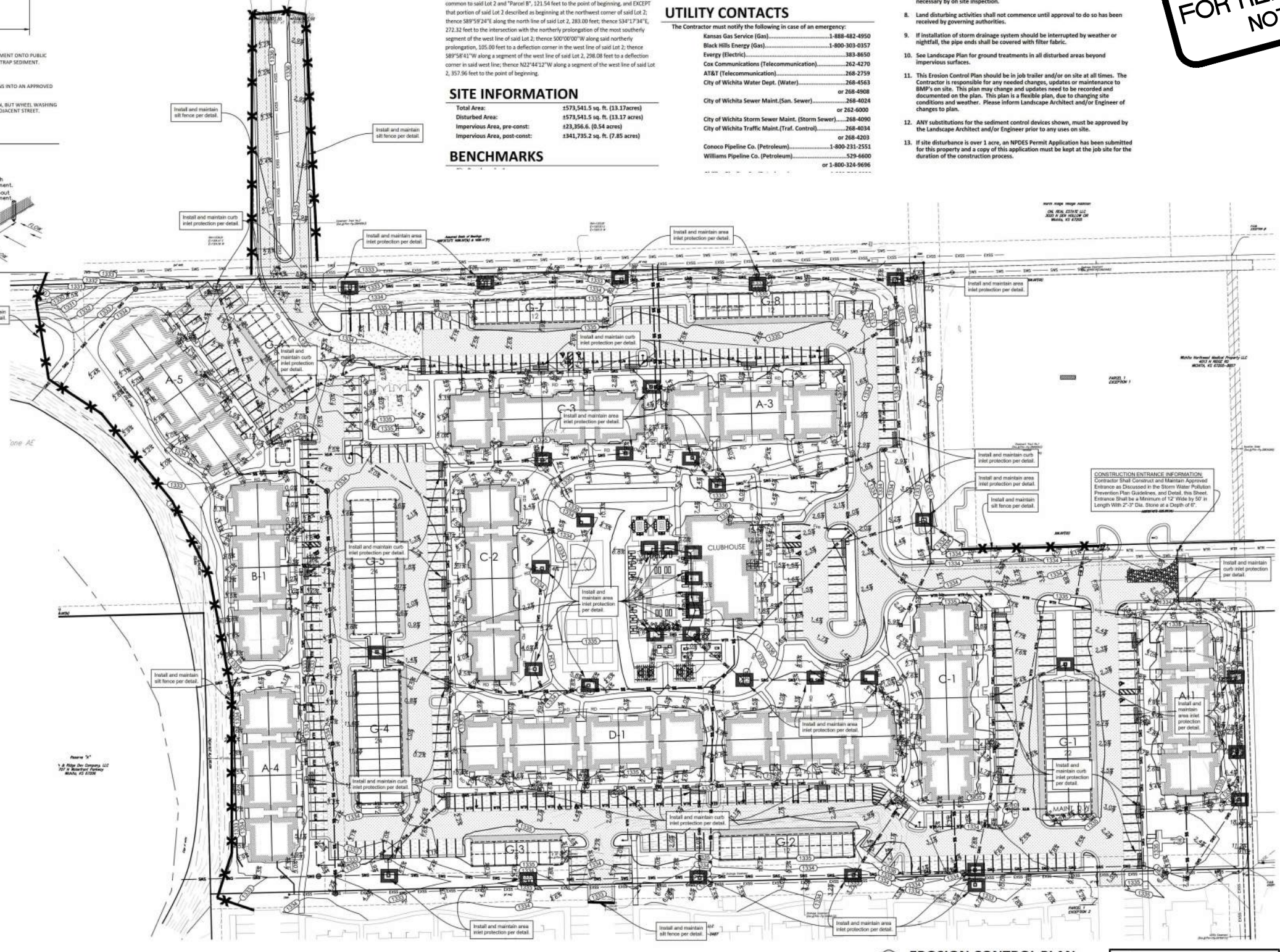
1. No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
2. All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to SWPPP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
12. ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.

**FOR REFERENCE ONLY  
NOT TO SCALE**

DATE DRAWN  
07/20/2023  
REVISIONS

PRINTS ISSUED  
07-27-2023 OWNER REVIEW

**KREHBIEL ARCHITECTURE**  
1300 S. Lewis  
Wichita, KS 67211  
316.247.8233  
316.247.8544 fax  
krehbielarchitecture.com



DATE

THE OVATION APARTMENTS  
NORTH RIDGE ROAD  
WICHITA KANSAS

PROJECT NO.  
20230  
SHEET TITLE  
**EROSION CONTROL**  
SHEET NO.

**EROSION CONTROL PLAN**  
SCALE 30 0 40

**BAUGHMAN**  
315 S. Ellis, Wichita, KS 67211 (316) 262-7271  
BaughmanCo.com

**C3.0**

REVOR JAMES WOOLEN  
LICENSED  
21190  
5-27-24  
KANSAS  
PROFESSIONAL ENGINEER

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

THE OVATION APTS.  
NORTH RIDGE PLAZA

**EROSION CONTROL PLAN**

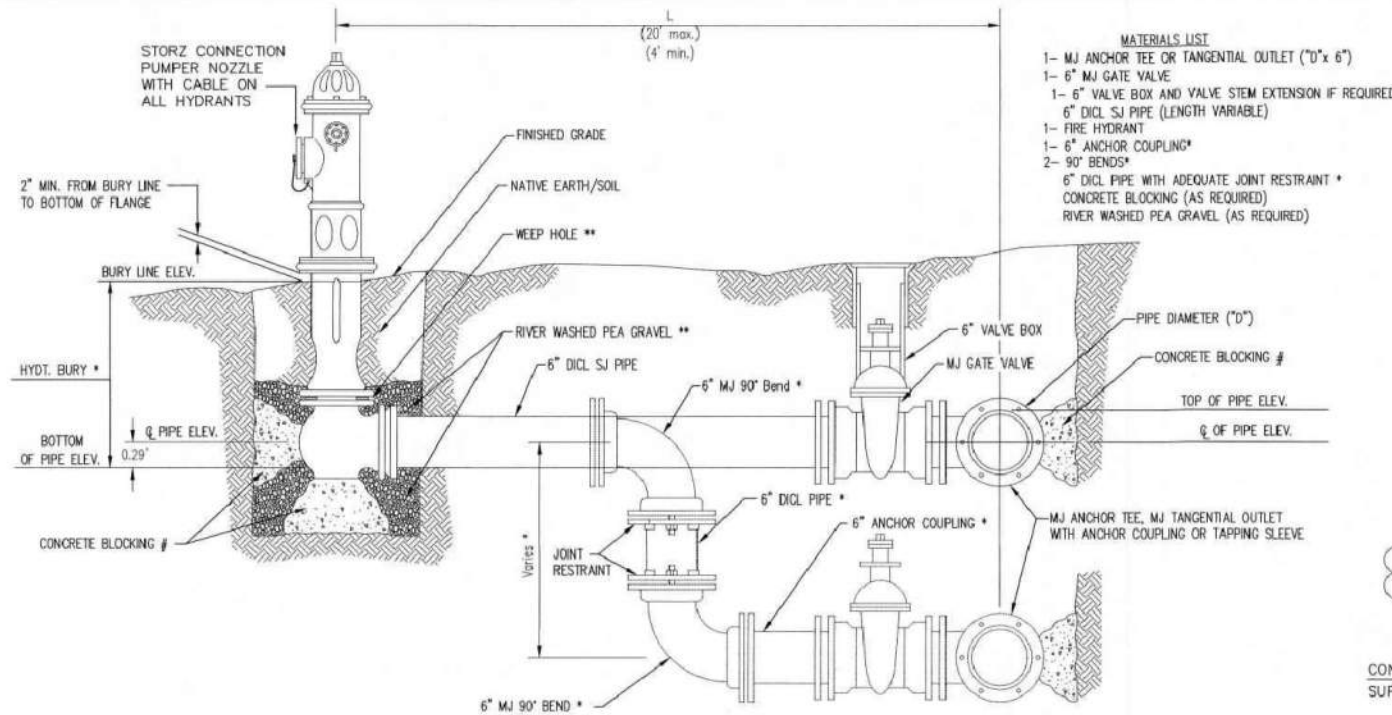
WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
23-08-581

DESIGN: DRAWN:  
DATE: May 28, 2024

SHEET 11 OF 20

File: E:\Projects\Northridge Plaza Ovation\_23-08-581\Engineering\Phase 1\PPWP\PPWP.dwg



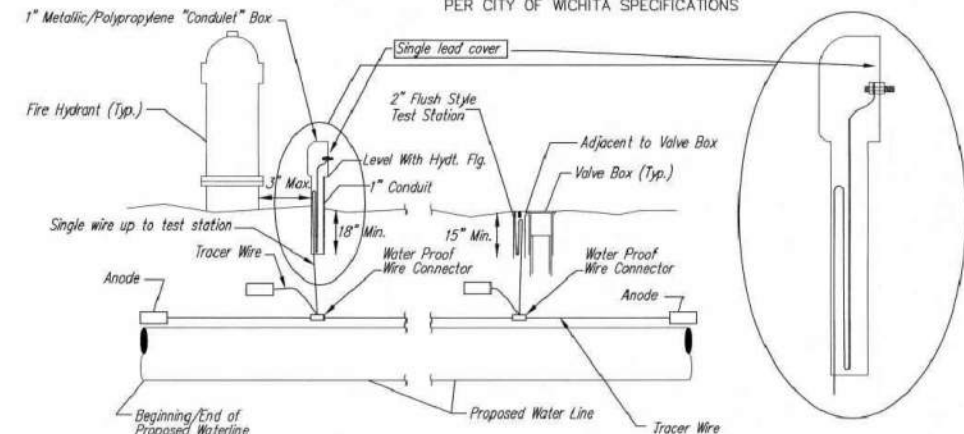
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT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

\* 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 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.

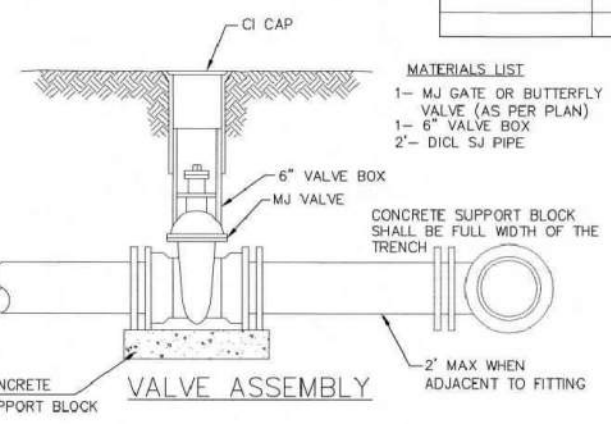
**ANODES**  
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

**TRACER WIRE DETAIL**

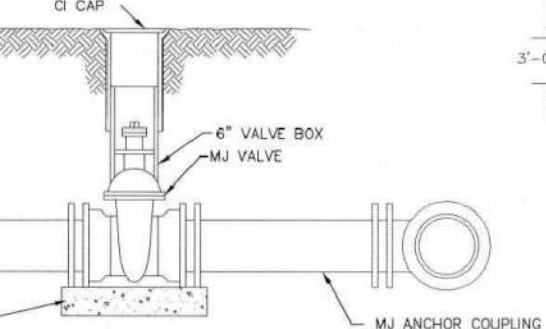
COST IS SUBSIDIARY TO PIPE INSTALLATION

BARREL EXTENSION	BURY LINE ELEV.	Line	FIRE HYDRANTS REQUIRED			FIRE HYDRANT VALVE STEM EXT. REQUIRED (ft)*	
			STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION		
6"	1335.52	1	0+92.25	1335.50	1330.65	5.5'	No.
18"	1334.84	1	3+72.23	1334.80	1328.95	6.5'	No.
18"	1333.95	1	6+95.18	1334.30	1329.95	5.0'	No.
18"	1334.40	1	14+83.12	1333.50	1327.65	6.5'	No.
	1334.89	1	21+27.22	1334.70	1327.35	5.0'***	No.
	1334.25	8	0+38.64	1334.20	1329.85	5.0'	No.
	1335.06	11	0+34.82	1335.20	1330.85	5.0'	No.

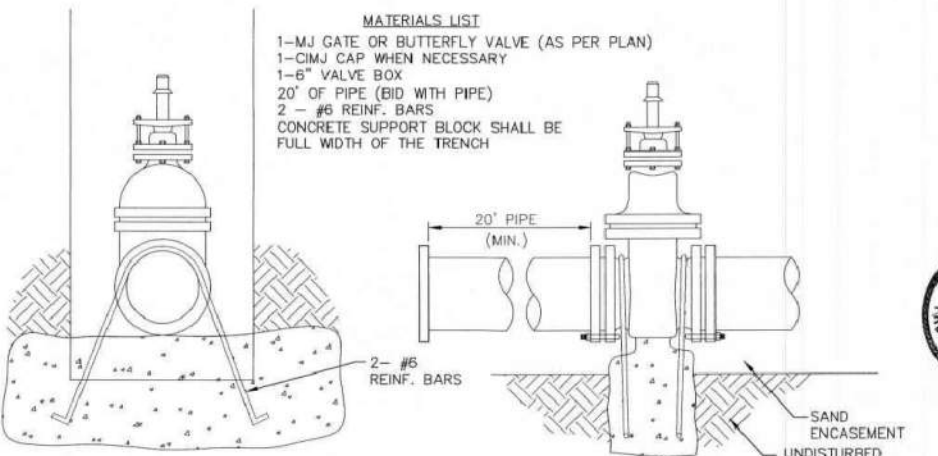
\*\*\*Use 5' bury and adjust 3' vertically with 90s as shown in detail



- 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

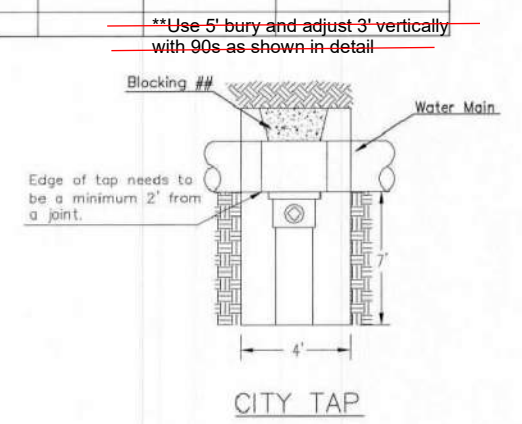


**ANCHORED VALVE ASSEMBLY, SPECIAL**

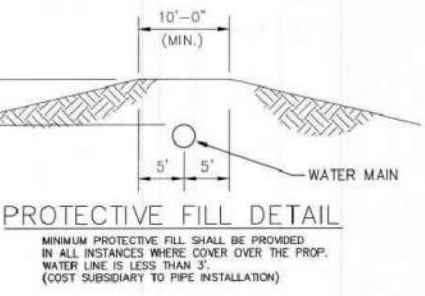


- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
  - The thrust block shall be constructed such that bolts, nuts, and 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.

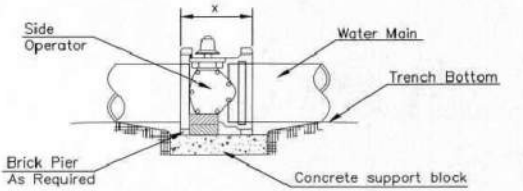
VALVE	THRUST AT 150 #/sq
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.



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

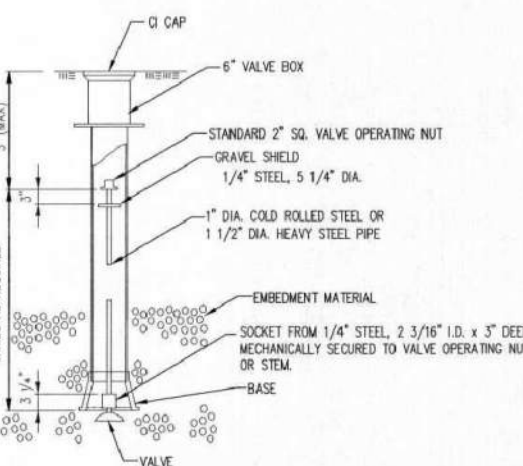


MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 5'. (COST SUBSIDIARY TO PIPE INSTALLATION)

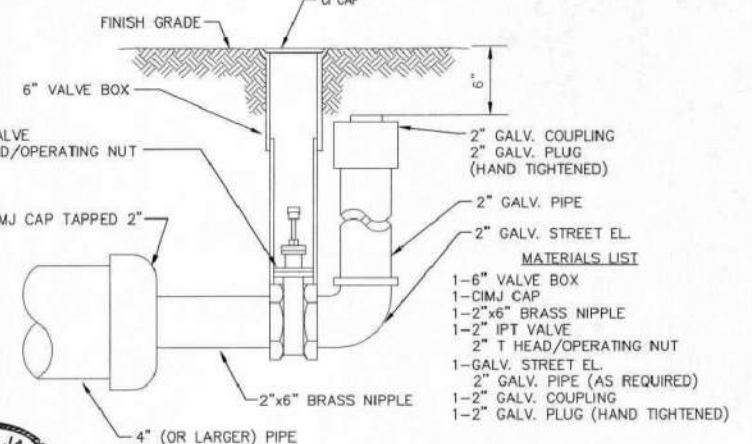


- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  - Conc. Support Block to be full width of trench.

**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



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



**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  
**12 of 20**

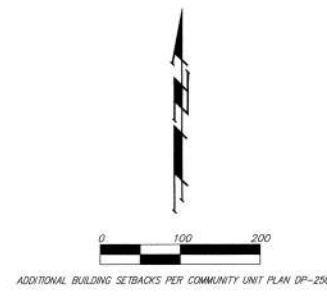
REVISED: OCTOBER 2016



# NORTHRIDGE PLAZA ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

**FOR REFERENCE ONLY  
NOT TO SCALE**



- (M) = MEASURED
  - (P) = PLATED
  - (D) = DESCRIBED
  - (C) = CALCULATED
  - (C-D) = CALCULATED PER DESCRIBED INFO.
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #4 REBAR W/ "BACON" CAP (FOUND)
  - = RAILROAD SPIKE (FOUND)
  - = CHASED CROSS (FOUND)
  - = 1" IRON (FOUND)
  - = 3/4" IRON (FOUND)
  - = #5 REBAR (FOUND)
  - = #4 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT(S)	BLOCK	CITY DATUM	NGVD
1, 3-11	A	145.8	1333.0
2	A	146.1	1333.5

BENCHMARK:  
 □ 1" ON HORIZOND OF R.C.B.C.  
 73' W. OF SE COR., SE 1/4, SEC. 28,  
 TWP. 26-S, R-1-W  
 ELEV. = 1331.52 M.S.L. (144.12 CITY DATUM)

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN "NORTHRIDGE PLAZA ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE ELEVATION SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THAT REMOVES THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ABOVE.

NOTE:  
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



PAGE 2 OF 2

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 315 E. 11th St. • Wichita, Kansas 67211  
 316-262-7271



**BAUGHMAN  
COMPANY**

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

THE OVATION APTS.  
NORTHRIDGE PLAZA

**COPY OF  
PLAT**

WATER DISTRIBUTION  
SYSTEM

PROJECT NUMBER:  
23-08-581

DESIGN: DRAWN:  
DATE: October 18, 2023

SHEET  
**20** OF  
**20**

File: E:\Projects\Northridge Plaza Ovation\_23-08-581\Engineering\Phase 1\PPWP\PPW.dwg

