WATER DISTRIBUTION SYSTEM

to serve

COURTYARDS AT BROOKFIELD ADDITION
PHASE II

CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. Interim City Engineer
Project Number: 448-2023-006281
Org Code Number: E3081
Munis Number: 47120723

GENERAL NOTES:

1. 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:

Cox Communications	262–4270
Kansas Gas Service	1–888–482–4950
Westar Energy	383–8650
Aquila Energy	1–800–303–0357
AT&T	268–2245
City of Wichita Water Dept.	268–4563
City of Wichita Sewer Maint.	268–4024
City of Wichita Storm Sewer Maint.	268–4090
City of Wichita Traffic Maint.	268–4034
Conoco Phillips Pipeline Co.	1–877–267–2290
Southern Star Pipeline Co.	529–6600
Kinder–Morgan Pipeline Co.	1–888–844–5658

2. Utility service lines, poles, valve boxes, meters, and etcetera 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.

3. 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 would 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 would require additional archaeological investigations unless buried in a previously approved borrow location.

4. 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 Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

5. 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.

6. 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.

7. 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 BMP's."

8. The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.

9. All construction shall be completed following current City Standard Specifications and Special Provisions.

10. All excess excavation shall remain on–site and shall be stockpiled or spread at a location determined by the engineer.

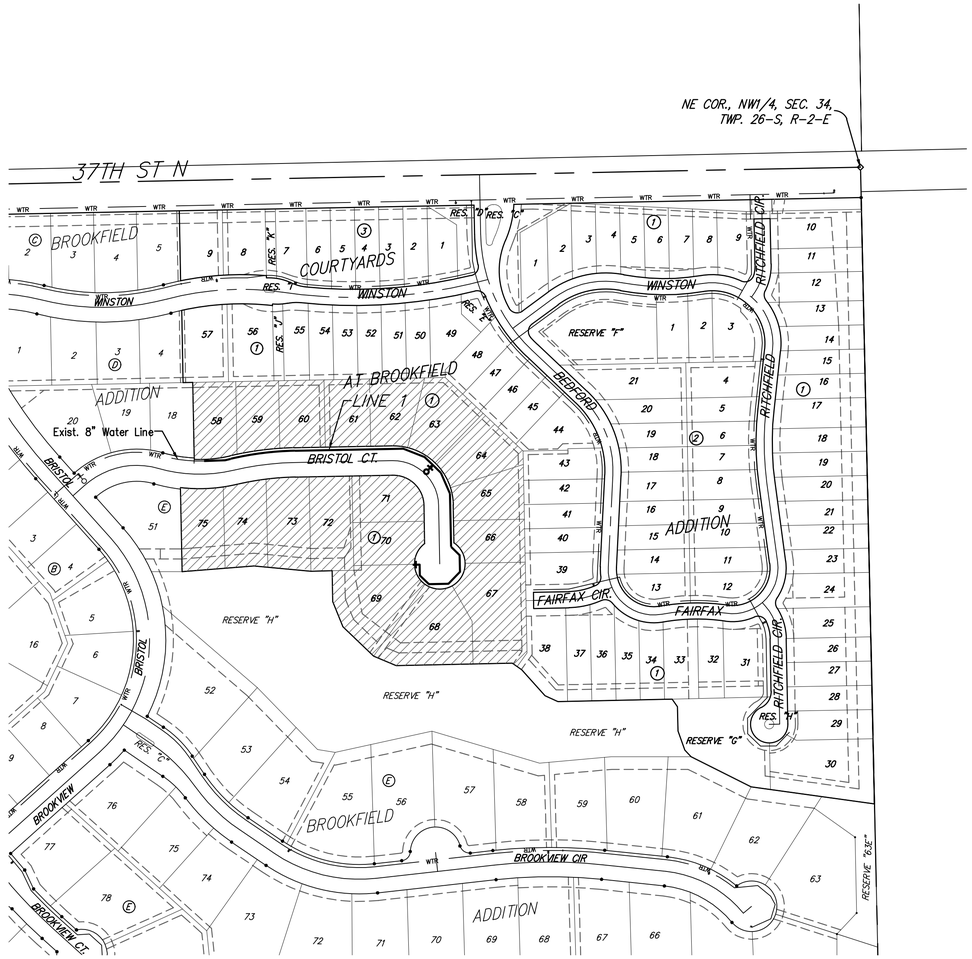
11. Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

12. 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.

13. 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 measured from edge–to–edge, at the closest point.

14. 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.

15. The Developer for this project is Jeff Mullen
    8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67272
    PH(316) 684–7300 email: jeff@ritchiedevelopment.com



0 150 300

Scale: 1" = 150'
· = Iron

BENCHMARKS

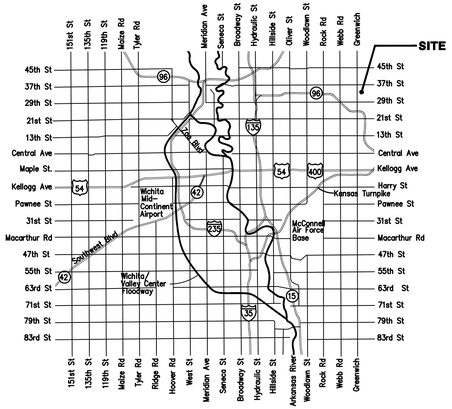
RR spike in asphalt, SW COR., N1/2, SW1/4, Sec. 34, TWP. 26–S, R–2–E. Elev. = 1400.59 NAVD88

Cross cut in top of curb south side of Bristol Ct. Approx. 14.5' north of the NE cor. of Lot 51, Block E, Brookfield Addn. Elev. = 1380.34 NAVD88

City of Wichita Benchmark Disk in top of curb. East end of north curb return, Bristol and Bristol Ct, adjacent to fire hydrant Approx. 6.5' SE of the SE cor. of Lot 20, Block D, Brookfield Addn. Elev. = 1378.62 NAVD88

SHEET INDEX

Title Sheet	1
Standard Water Detail	2
Miscellaneous Water Detail	3
Line 1	4–5
Erosion Control Plan	6
Erosion Control BMP Details	4–11
Coordinate Sheet	12
Copy of Plat	13–14



VICINITY MAP

BENEFIT DISTRICT

AUSTIN E. GOTTO LICENSED 17919 05/17/2023 KANSAS PROFESSIONAL ENGINEER

Dec. 20, 2021

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

E:\Projects\Brookfield Addition_16-04-P190\Engineering\Courtyards Ph 2 Wtr & Ph 3 Strs\WTR_21-12-E0176.dwg