

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	1-800-246-6464
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
Verigy	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 316-268-4574 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 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.
- 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 work on this project can commence. Quotes can be obtained on fees by calling 316-268-4555.
- City maintenance of water mains ends within two feet of vault.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.
- The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.
- Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.
- The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.
- Deflections at pipe joint or couplings shall not exceed the pipe 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.
- Valves 12 inches and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required.
- 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 316-650-0740.
- Fire Detect Leak Meters and ERTs will be purchased from the City of Wichita at cost and meters purchased from a third party source shall not be accepted. See Std. Vault and Meter Assemblies Detail.

- 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 of 37th St. N. R/W disturbed during construction shall be seeded and mulched as follows:

Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.
Annual Rye grass; 3 lbs./1000 Sq. Ft.
Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.
Mulch -- 2 Tons Prairie Hay/Ac.

All other 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". All seeding operations shall conform to the City of Wichita Standard Specifications.
- 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.

Benchmarks

BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

14 - 4" Valves = MUELLER.
8 - 6" Valves = MUELLER.
2 - 8" Valves = MUELLER.
2 - 8" TAP Valves = CLOW.

8 - Fire Hydrants = MUELLER - 250, 4-1/2".

2-Large Water Vault Structures = Wichita Concrete Pipe

AS - BUILT PLANS

WATER DISTRIBUTION SYSTEM to serve **AVANTE APARTMENTS** 37TH ST. N. & N. RIDGE RD. CITY OF WICHITA, KANSAS

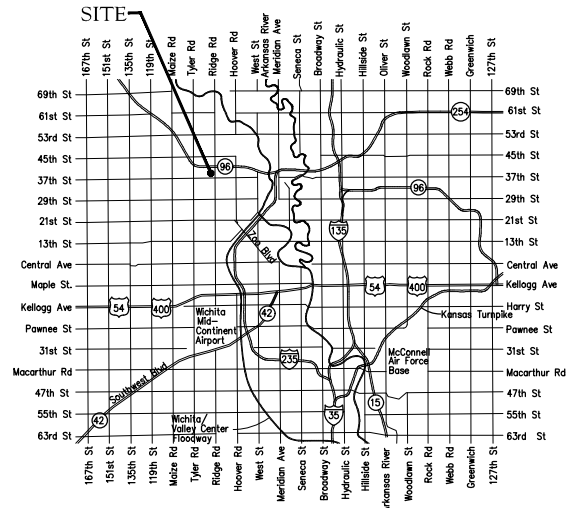
Gary Janzen, P.E. City Engineer
2022-003184PPW

- 8" PVC Pipe = Sanderson Pipe
- * JM Eagle
- 6" PVC Pipe = NAPCO
- 4" PVC Pipe = Northern Pipe Products
- 4" DICL Pipe = American
- 6" DICL Pipe = American
- 8" DICL Pipe = American

Building I.D. #'s w/ WL #'s

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Vicinity Map

Contractor: Nowak Construction.
Inspector: Larry Powell - Baughman Co.
As-Built by: L. Powell, 11-28-22, and Revised 4-3-23.



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

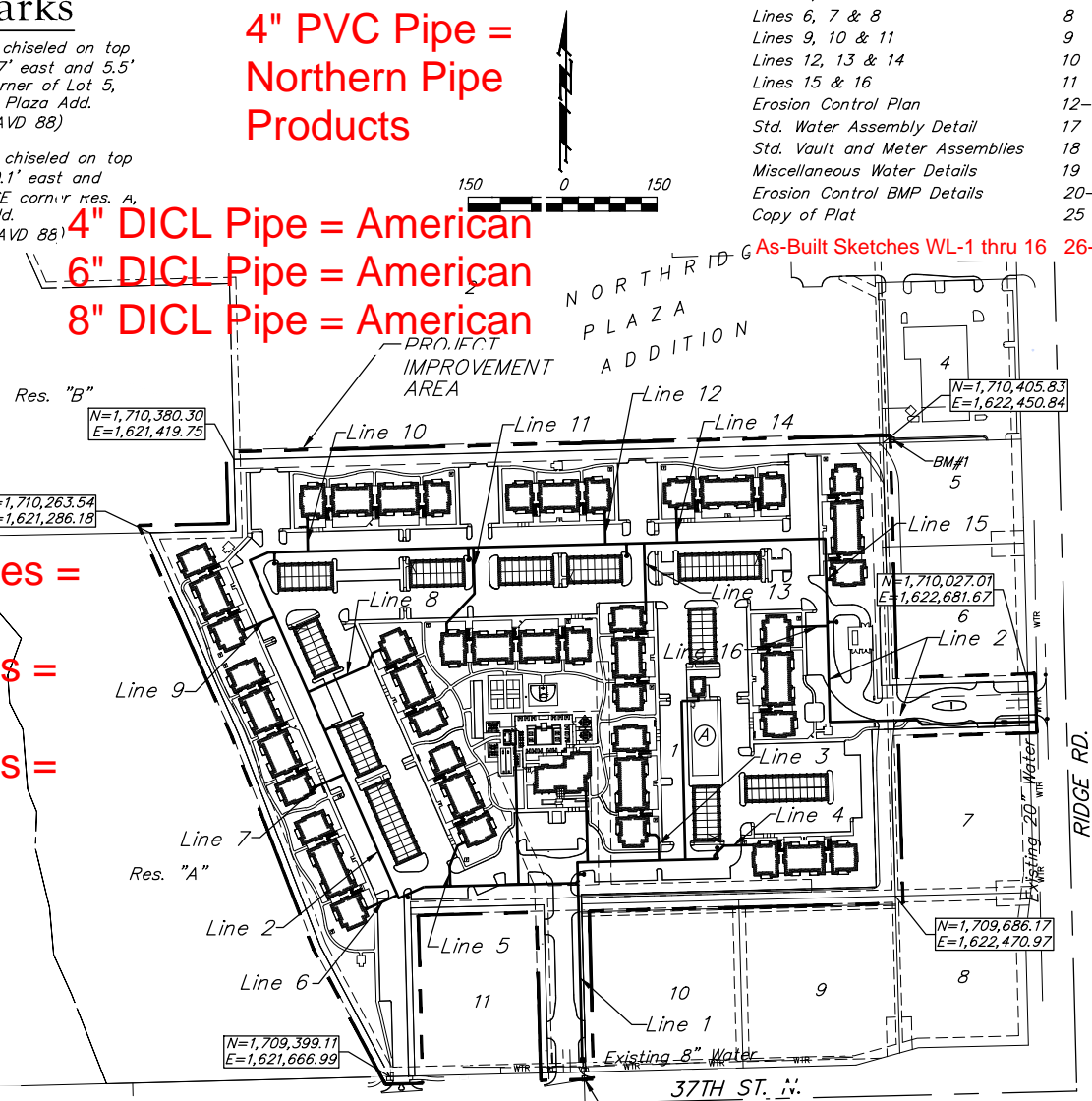
Engineering approved by Ben Ferguson on 03.02.2022
Utilities approved by Greg Lolley on 03.02.2022
Fire Dept. approved by Jose Ocadiz on 04.07.2022

NOTE TO CONTRACTORS

Public Property:
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the City of Wichita Specifications and Standards and Special Provisions (on file and available in the City Engineer's Office) or on the City's Website.

Private Property:
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

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



Began: April 2022
End: November 2022

Baughman Job # 22-04-E162 April 7, 2022



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8" TAP Valve =
62.5' N. of CL 37th ST. N.
792' W. of CL Ridge Rd.

45 Deg. Bend (H) =
73' N. of CL 37th St. N.
788' W. of CL Ridge Rd.

45 Deg. Bend (H) =
68' N. of CL 37th St. N.
792' W. of CL Ridge Rd.

NOTES:
1- Fire Hydrant Sta. 5+47.48 moved to Sta. 5+43.
2- Line 4 Tee Sta. 5+42.48 moved to Sta. 5+48.5.
3- These changes were made to avoid crossing of water-line pipes.

BENCHMARKS:
BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)
BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

City maintenance of water mains ends within two feet of vault.

Sta. 0+10.00, Line 1
Construct 8" domestic service vault with a 8" meter per Wichita Specifications per Standard Vault Detail Sheet and City Standards. MH Lid Elev. = 1333.40
N=1,709,424.75 E=1,621,973.50

Sta. 3+05.96, Line 1
1 - Fire Hydrant Assy. (N)
L = 10'
Bury Line Elev. = 1334.20
Valve Box Elev. = 1334.20
N=1,709,720.61 E=1,621,966.05

Sta. 3+24.96, Line 1
1 - 8" CIMJ 90° Bend
Match Point
N=1,709,739.61 E=1,621,965.58

Sta. 4+54.98, Line 1
= Sta. 0+00.00, Line 3
1 - 8"x3" CIMJ Tee
1 - Valve Assembly,
Gate 3" (N)
Valve Box Elev. = 1333.80
N=1,709,742.82 E=1,622,095.56

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

Saw cut, remove and replace existing 6" sidewalk as necessary for water line construction.

CAUTION!
Ex. Gas Line Crossing

Sta. 0+00.00, Begin Line 1
1 - 8"x8" Tapping Saddle
1 - 8" Tapping Valve & Valve Box
Tapping saddle, tapping valve & valve box to be furnished and installed by the City of Wichita Water Dept. Contractor to set valve box to grade. Valve Box Elev. = 1333.10
N=1,709,414.75 E=1,621,973.75

8" TAP Saddle =
61' N. of CL 37th ST. N.
792' W. of CL Ridge Rd.

Utility contractor shall install a "Badger" leak detection water meter and ERT inside Fire Service Vault. ERT shall be attached to an inside vault wall, up near ceiling. Refer to Note 15 on the City of Wichita Standard Vault Details and Meter Assemblies Detail Sheet (as revised July 2020) included in this set of plans.

Contact gas company 3 weeks prior to construction to coordinate construction.

Center Water Vault MH Lid =
83' N. of CL 37th St. N.
788' W. of CL Ridge Rd.
Vault Size: 6'-8" x 14'-4" (Outside)
5'-0" Height (Inside)

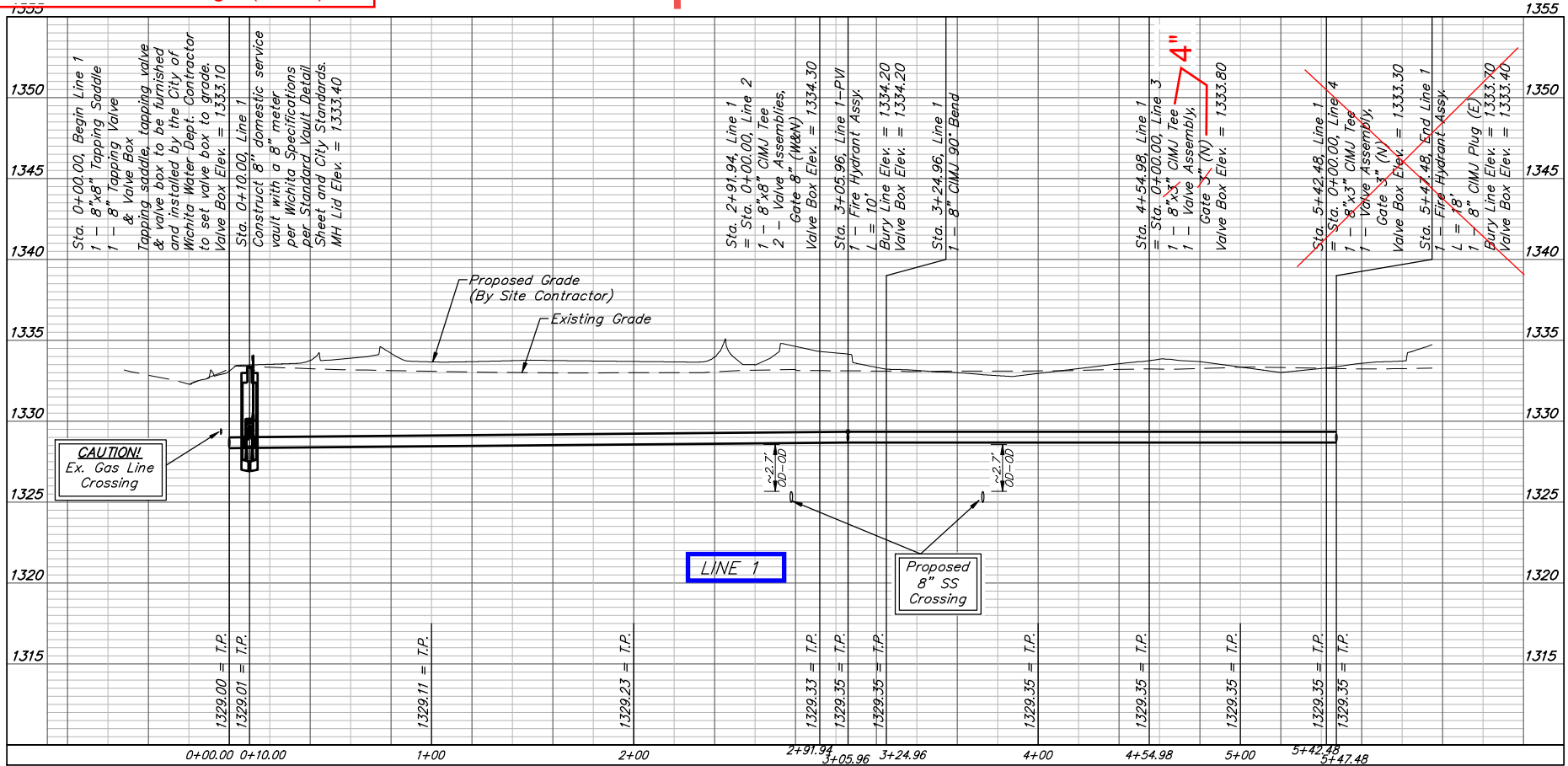
Contractor to maintain a minimum of 2' of vertical separation (O.D.-O.D.) between sanitary sewer and water line.

LEGEND:
TS = Test Station

NOTE: 3. COW only installed Water Meter in Vault. No Valves, etc. installed, as of 11-14-2022.

City of Wichita will supply the meter seal material and water meter after the fees are paid for both vaults.

NOTES:
1- Line 1 TAP location shifted 4.5' West to miss existing tee for South waterline.
2- MegALugs used on 4" DICL pipe from Tees to 4" Valves, and on all vertical or horizontal bends.



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

AVANTE APARTMENTS

LINE 1

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
21-06-E950

DESIGN: TJW DRAWN: TMS
DATE: March 2, 2022

SHEET OF
2 25

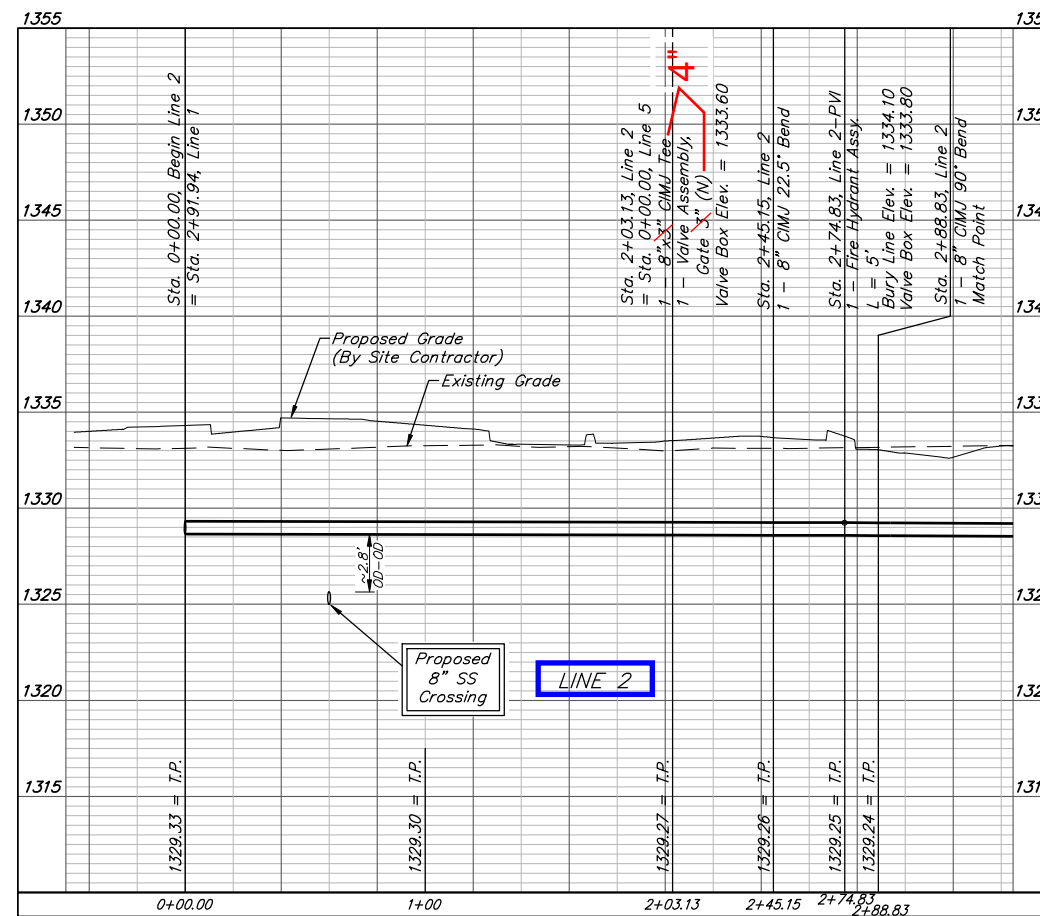
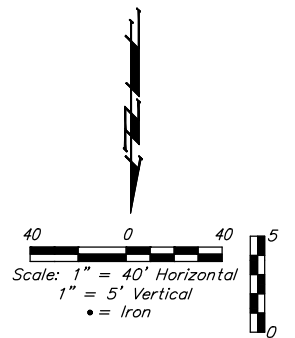
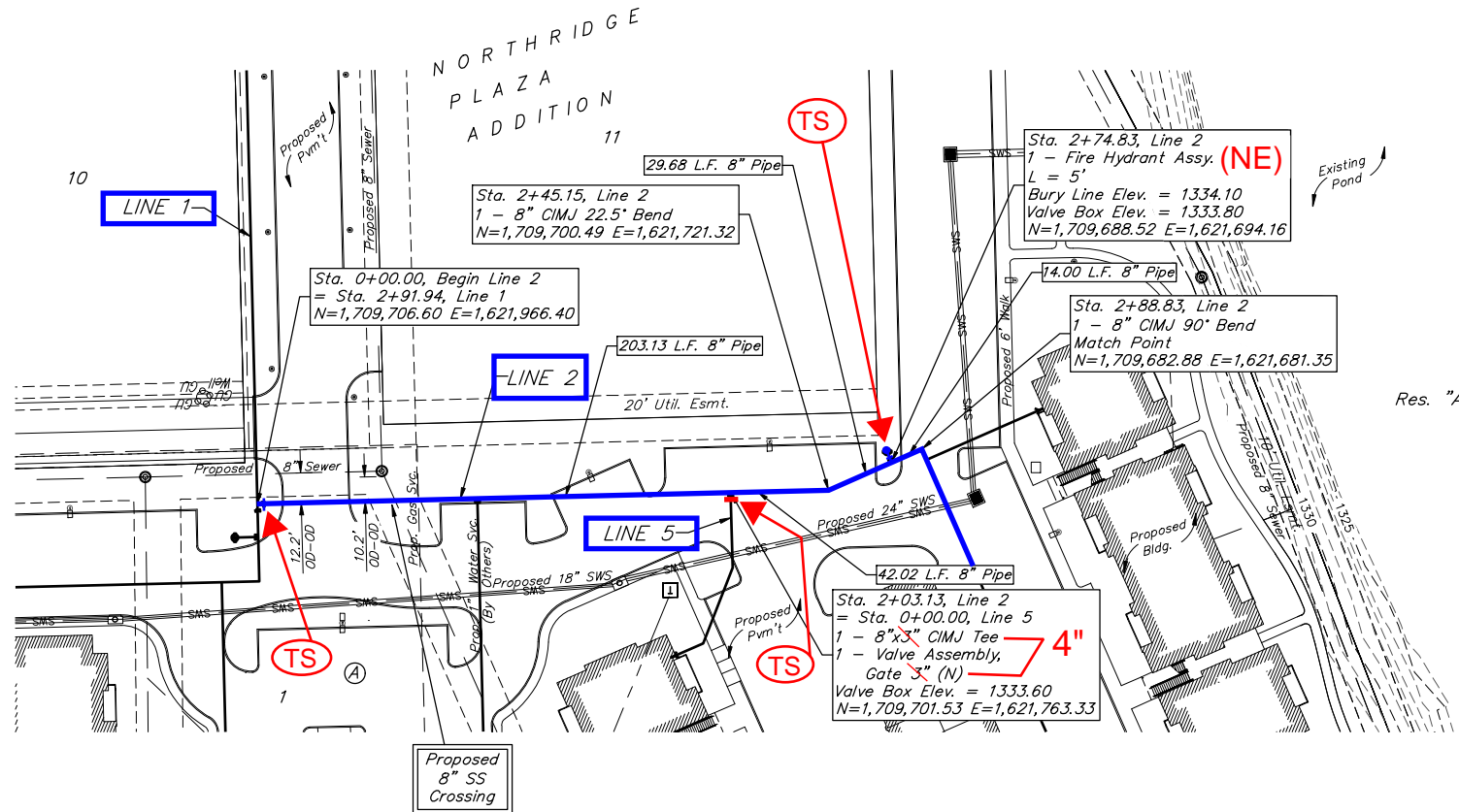
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BENCHMARKS:

BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

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



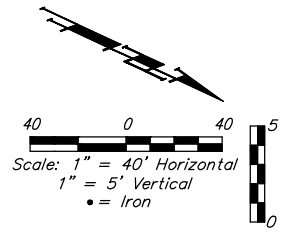
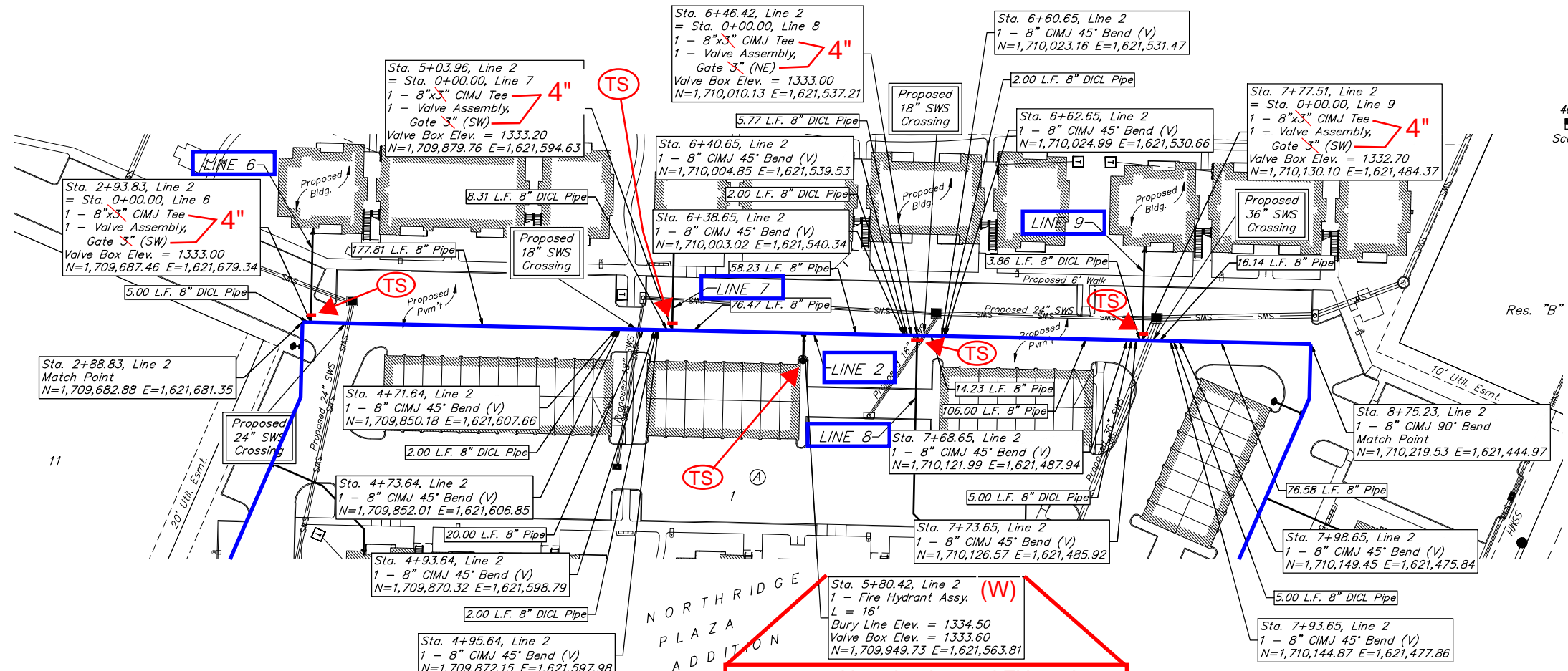
BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

AVANTE APARTMENTS
LINE 2
 WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: February 16, 2022
 SHEET 3 OF 25

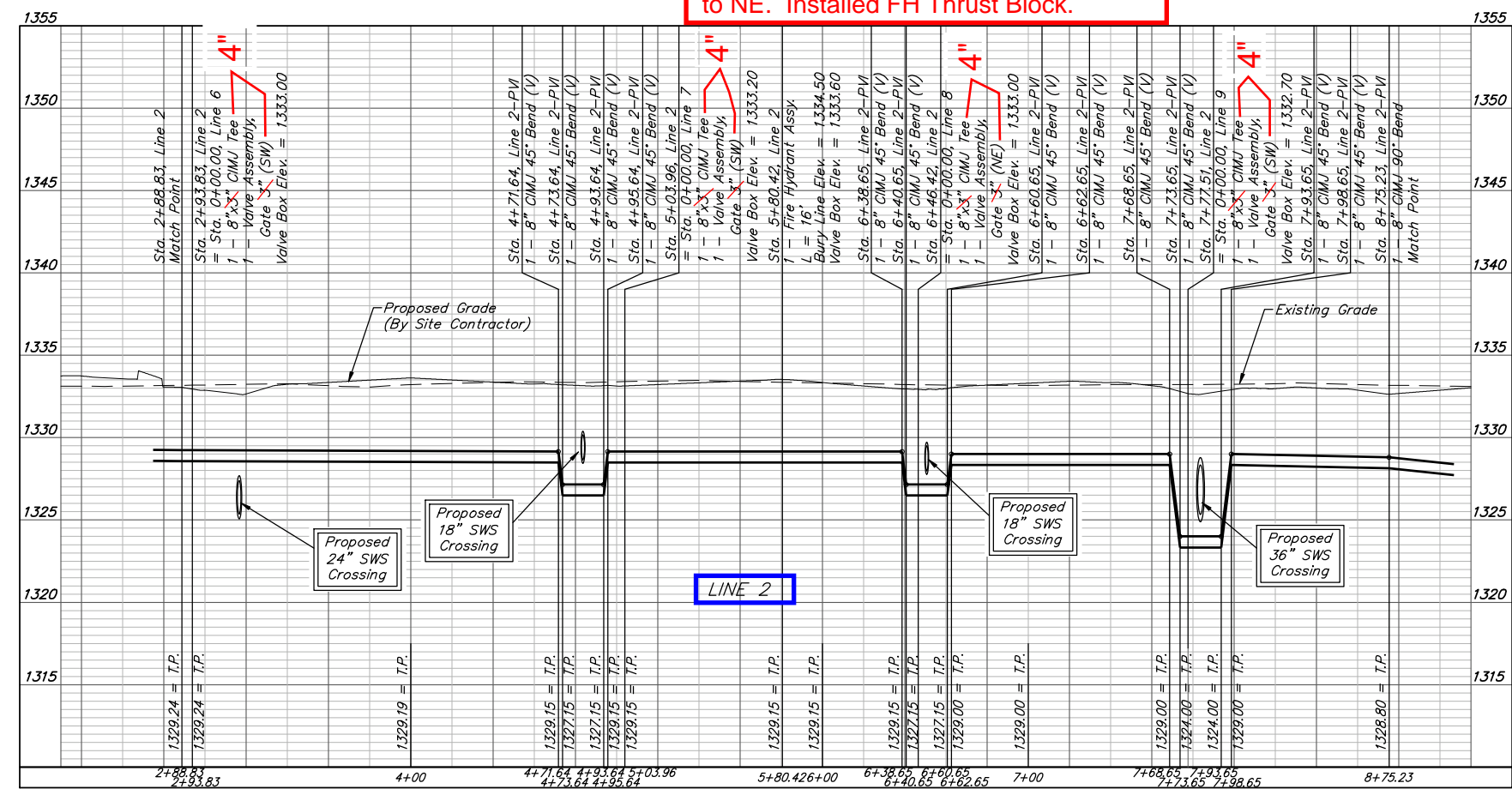
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BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



4-3-2023: Nowak relocated FH to plan location by swinging 6" pipe & FH 2' +/- to NE. Installed FH Thrust Block.



**Revised:
4-3-2023**

SCOTT R. SOYAKS
 PROFESSIONAL ENGINEER
 KANSAS

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

AVANTE APARTMENTS

LINE 2

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
21-06-E950

DESIGN: TJW DRAWN: TMS

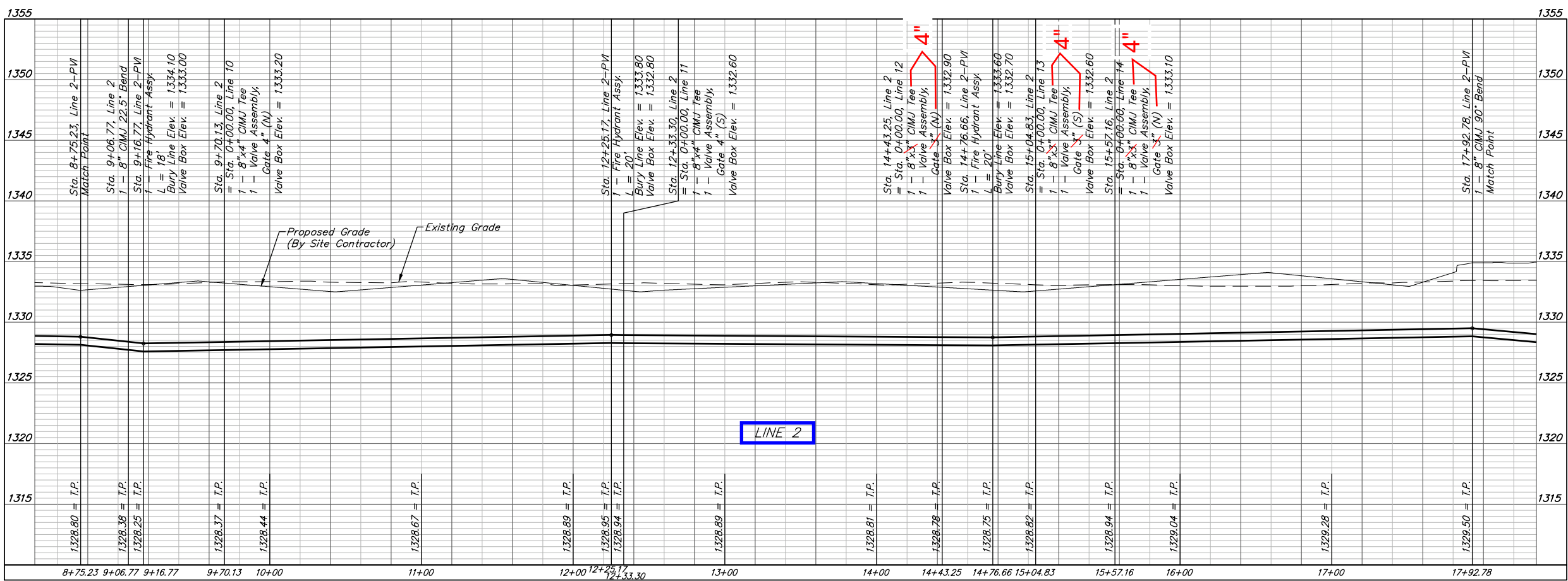
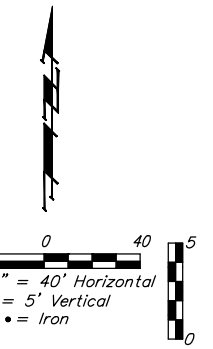
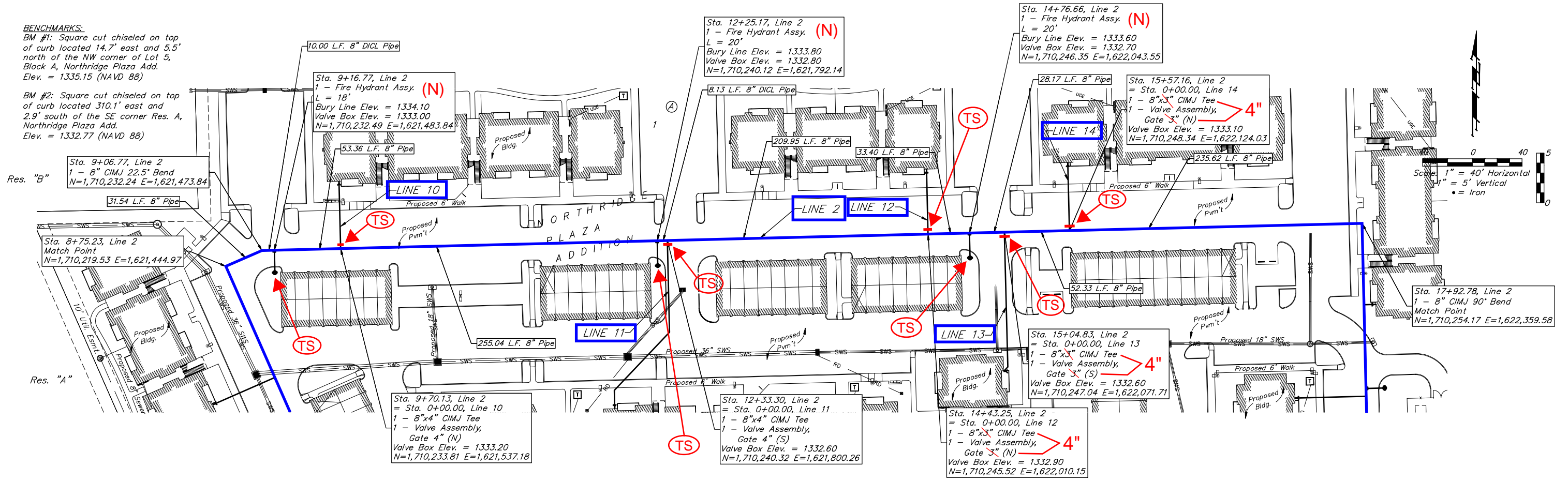
DATE: February 16, 2022

SHEET **4** OF **25**

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BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 310.1' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



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AVANTE APARTMENTS

LINE 2

WATER DISTRIBUTION SYSTEM

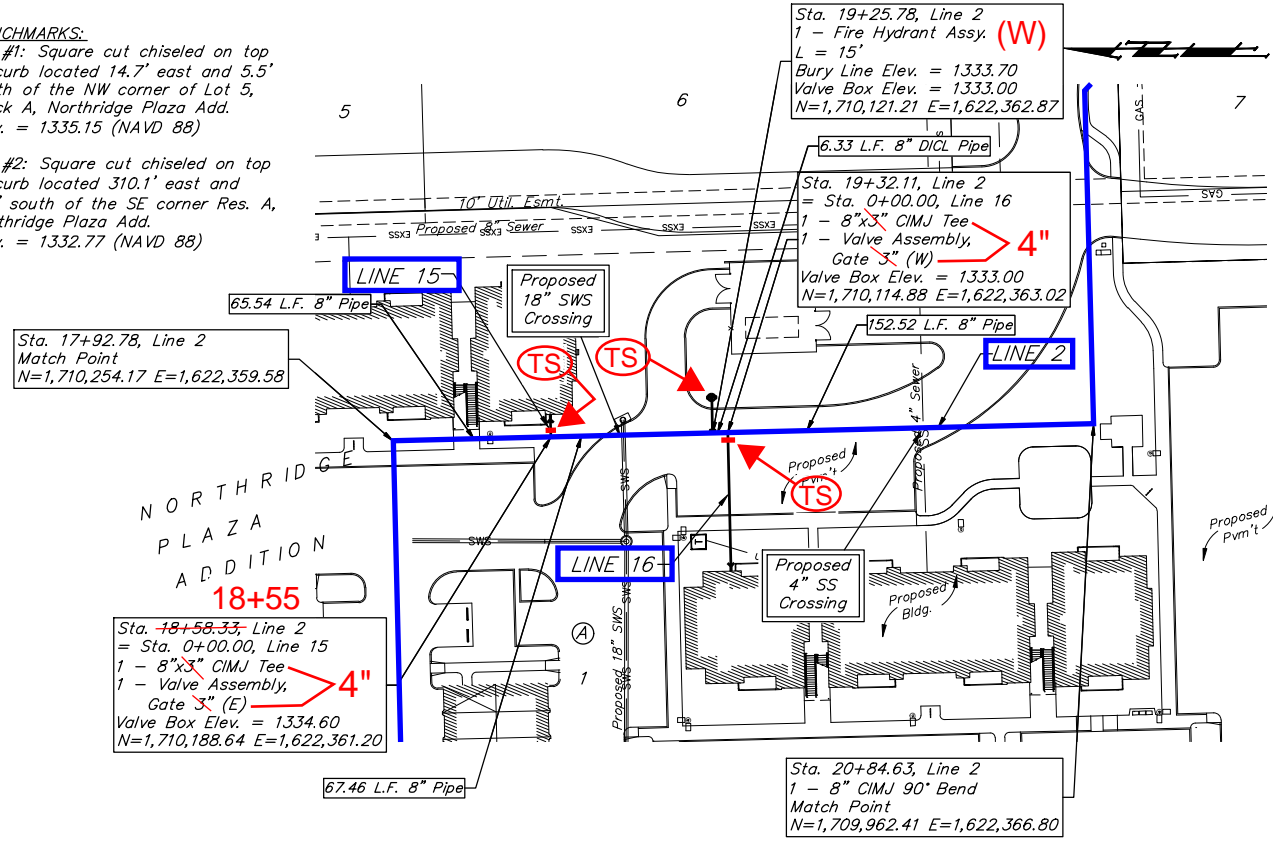
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 DESIGN: TJW DRAWN: TMS
 DATE: March 28, 2022

SHEET 5 OF 25

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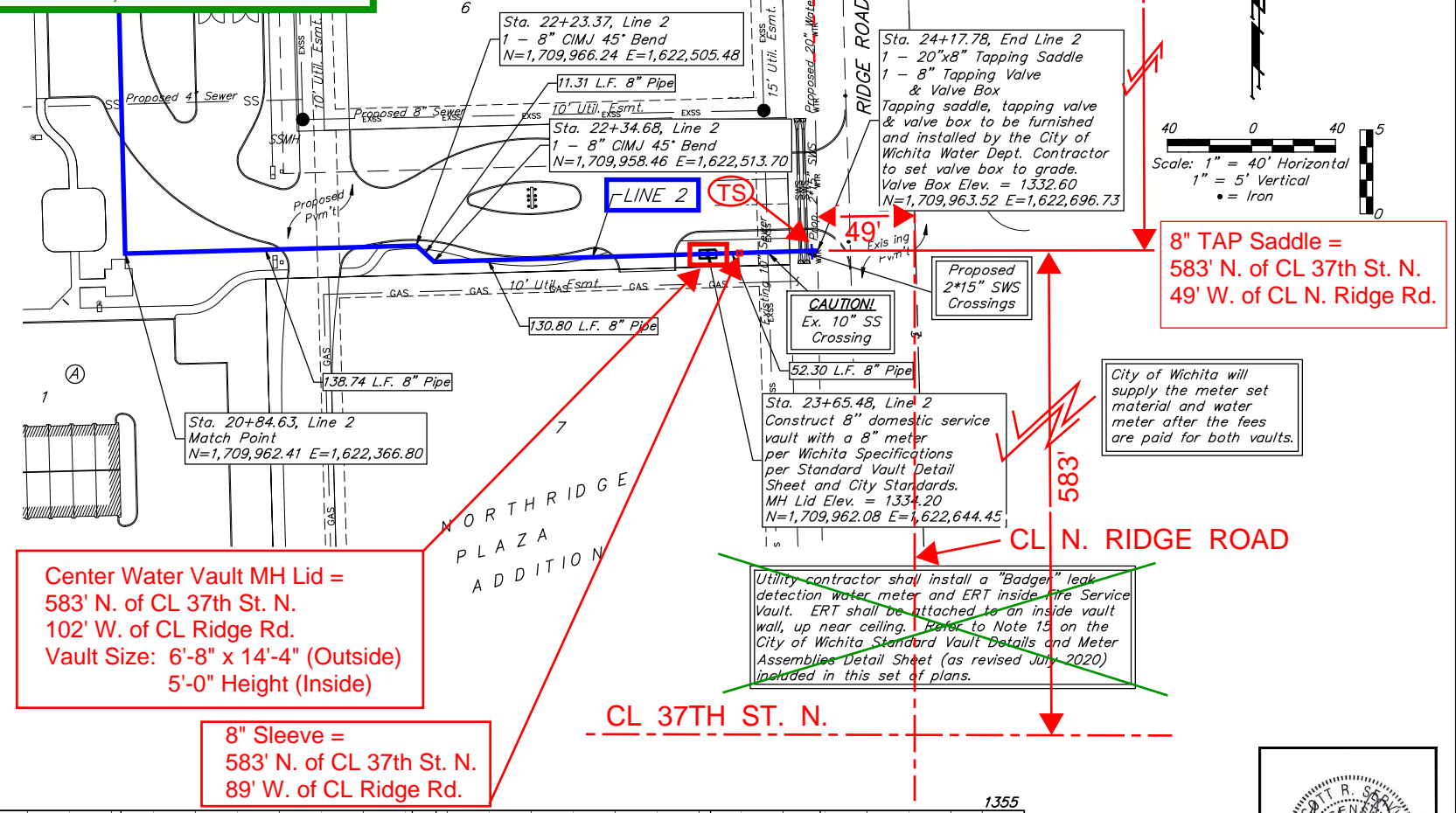
BENCHMARKS:
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BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



NOTE: 1. COW only installed Water Meter in Vault. No Valves, etc. installed, as of 11-14-2022.

8" TAP Valve = 583' N. of CL 37th St. N. 51' W. of CL N. Ridge Rd.



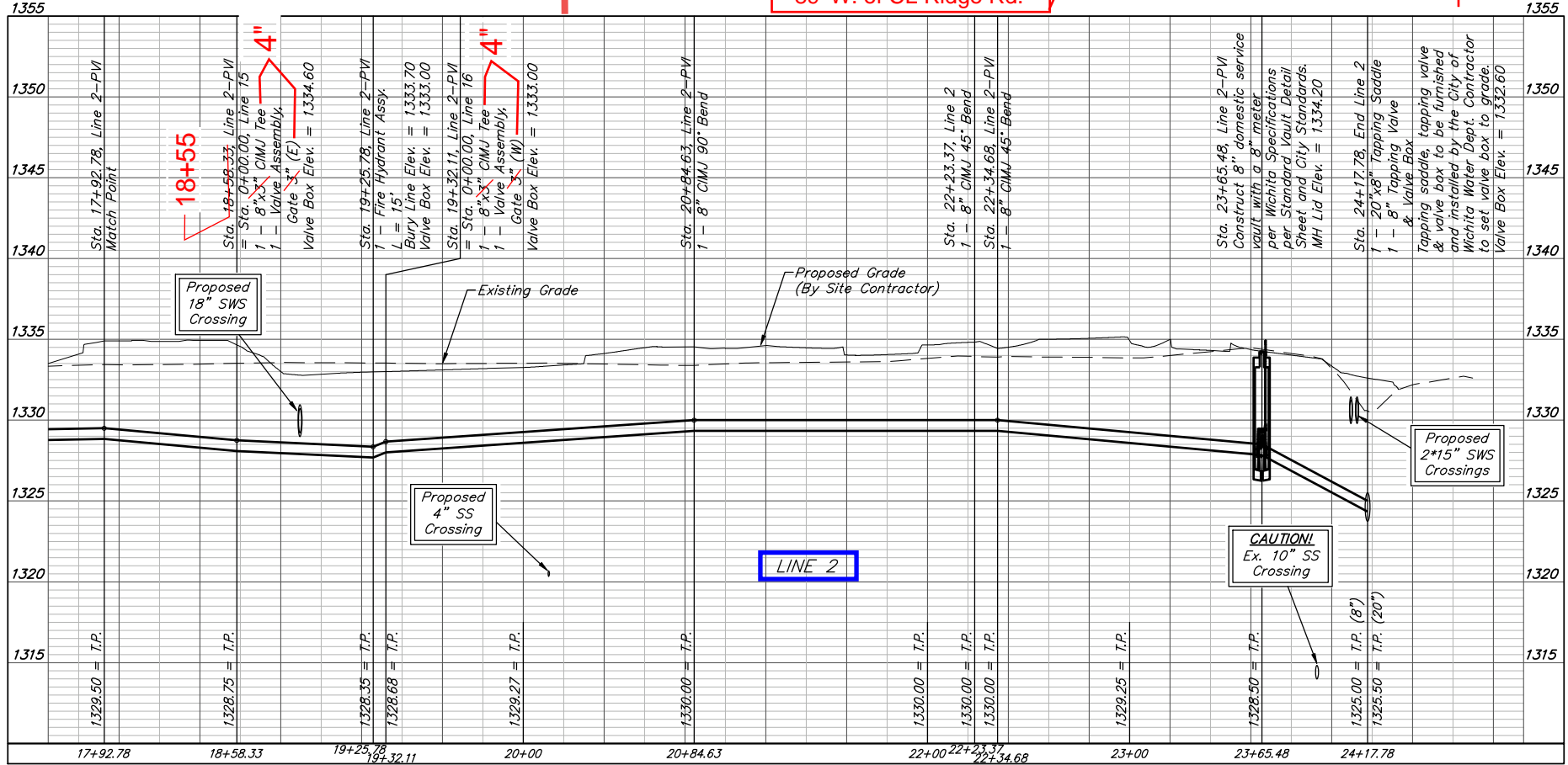
8" TAP Saddle = 583' N. of CL 37th St. N. 49' W. of CL N. Ridge Rd.

Center Water Vault MH Lid = 583' N. of CL 37th St. N. 102' W. of CL Ridge Rd. Vault Size: 6'-8" x 14'-4" (Outside) 5'-0" Height (Inside)

8" Sleeve = 583' N. of CL 37th St. N. 89' W. of CL Ridge Rd.

City of Wichita will supply the meter set material and water meter after the fees are paid for both vaults.

Utility contractor shall install a "Badger" leak detection water meter and ERT inside Fire Service Vault. ERT shall be attached to an inside vault wall, up near ceiling. Refer to Note 15 on the City of Wichita Standard Vault Details and Meter Assemblies Detail Sheet (as revised July 2020) included in this set of plans.



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AVANTE APARTMENTS

LINE 2

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: March 28, 2022

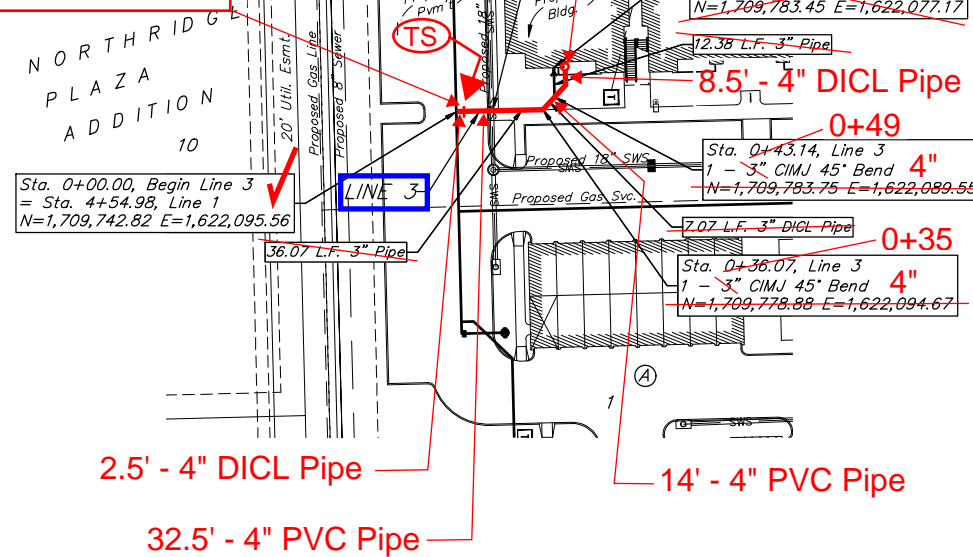
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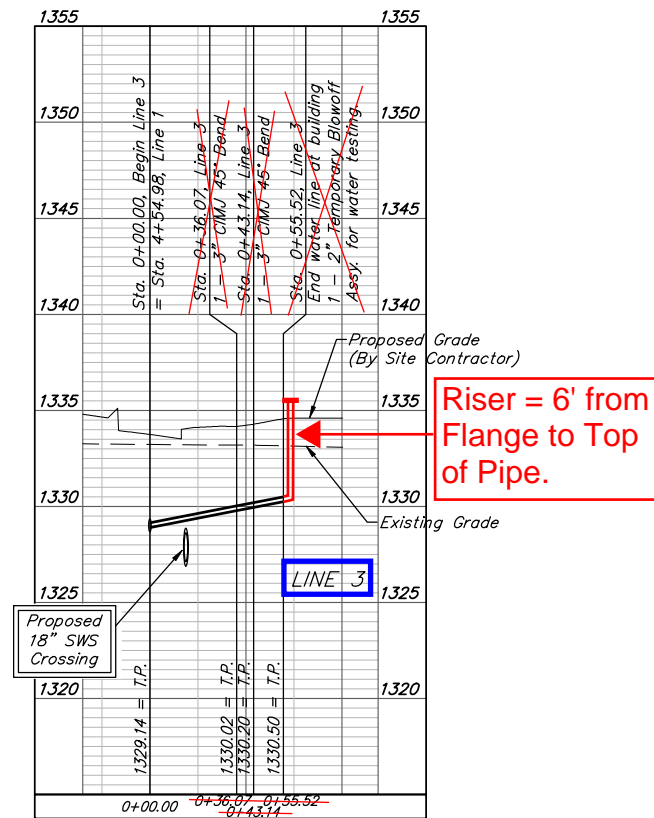
BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1332.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

STA 0+02.5, Line 3.
4" Gate Valve

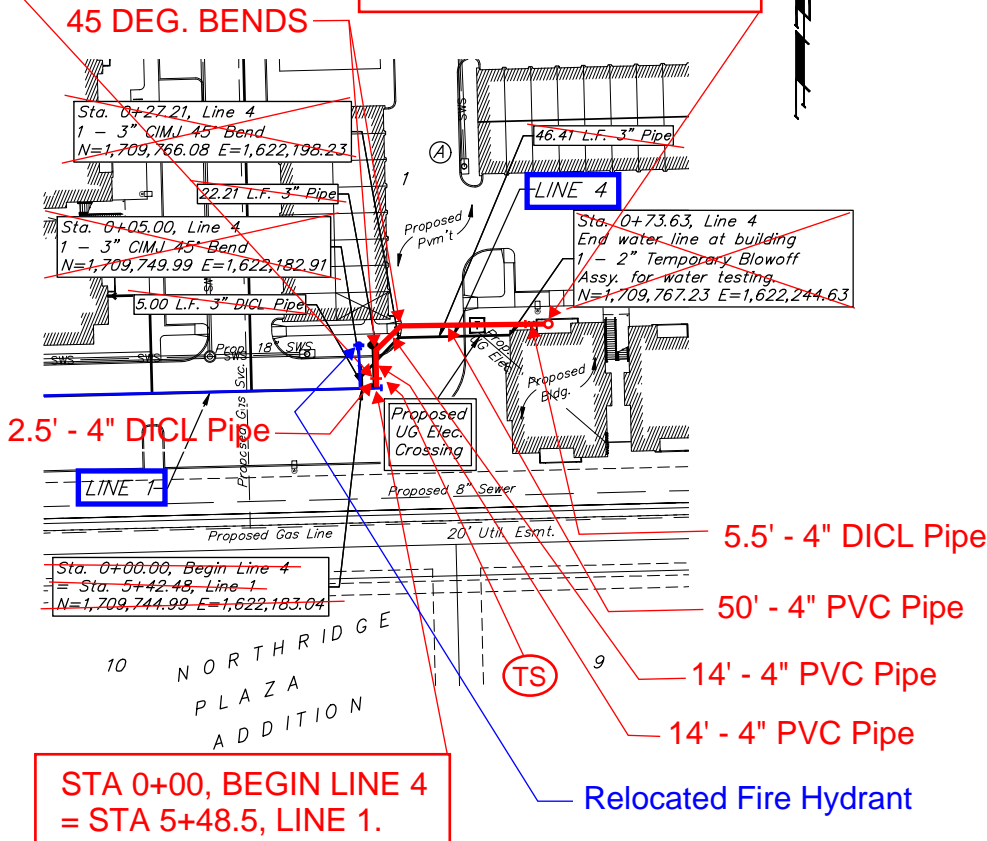


LINE 3

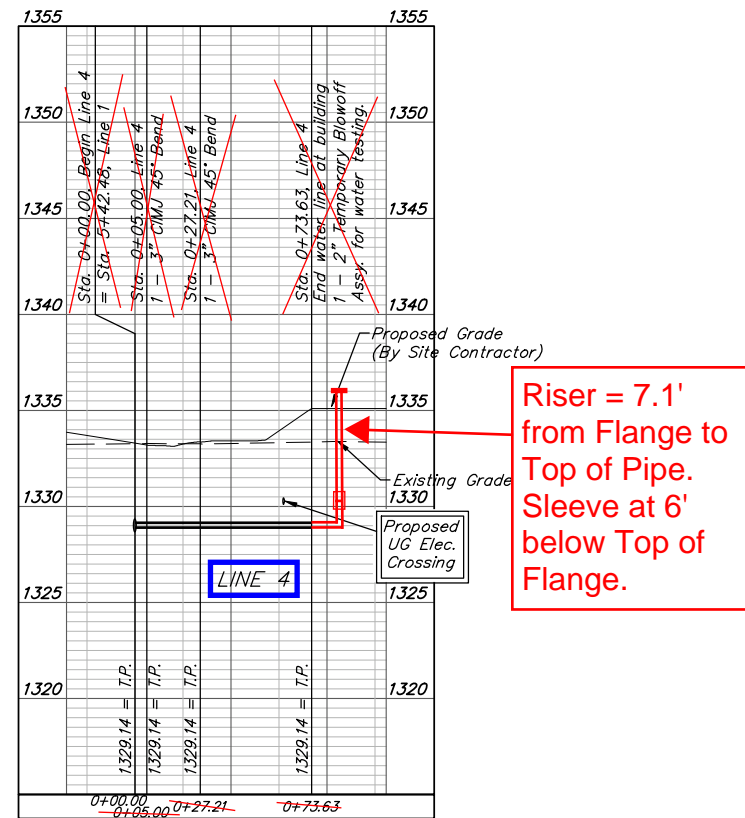


STA 0+02.5, LINE 4.
4" GATE VALVE.

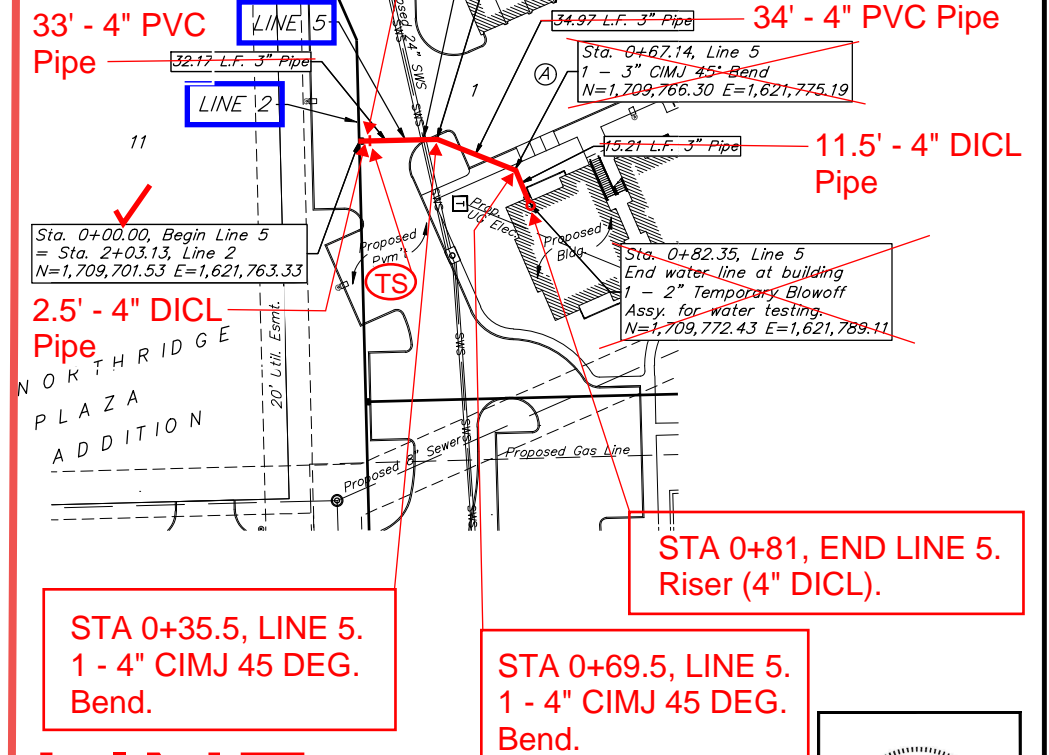
STA 0+86, END LINE 4.
Riser (4" DICL).



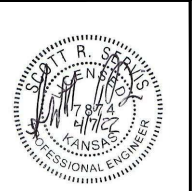
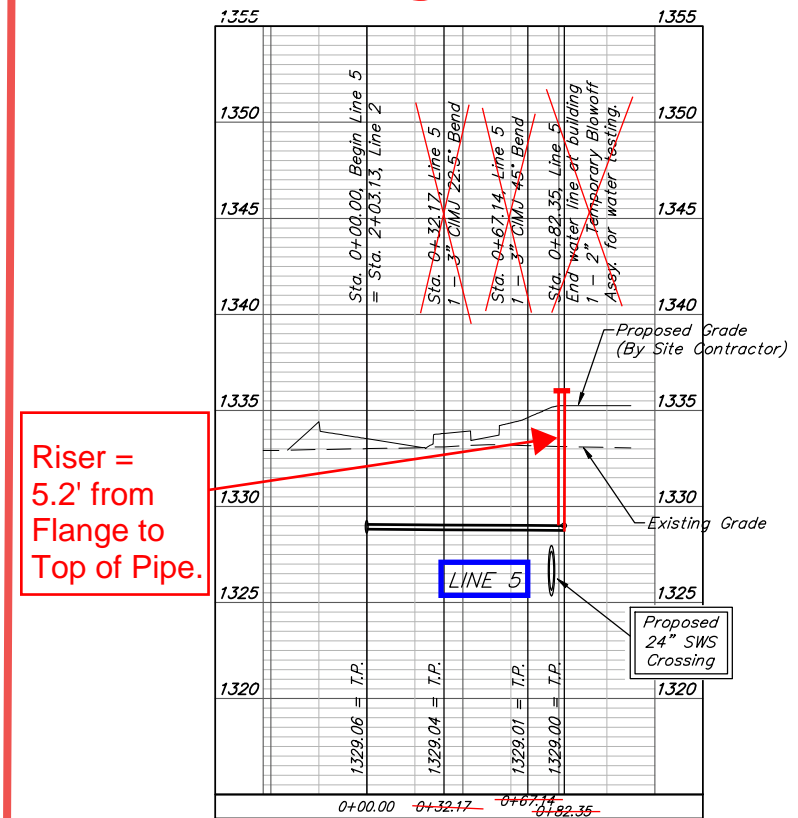
LINE 4



STA 0+02.5, LINE 5.
4" GATE VALVE.



LINE 5



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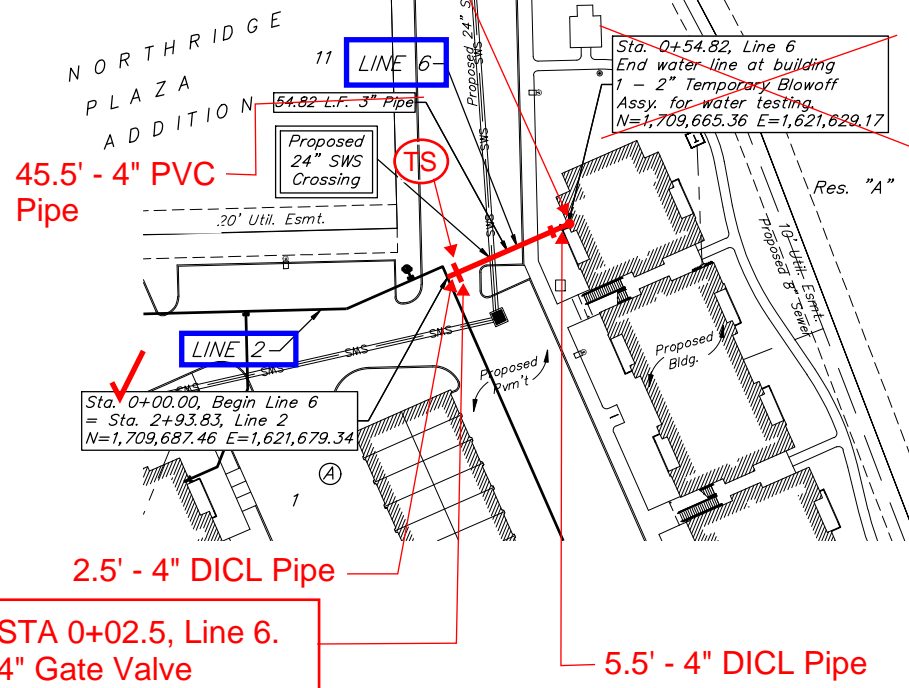
AVANTE APARTMENTS
LINES 3, 4 & 5

WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: February 16, 2022
 SHEET 7 OF 25

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPWP\PPWP.dwg

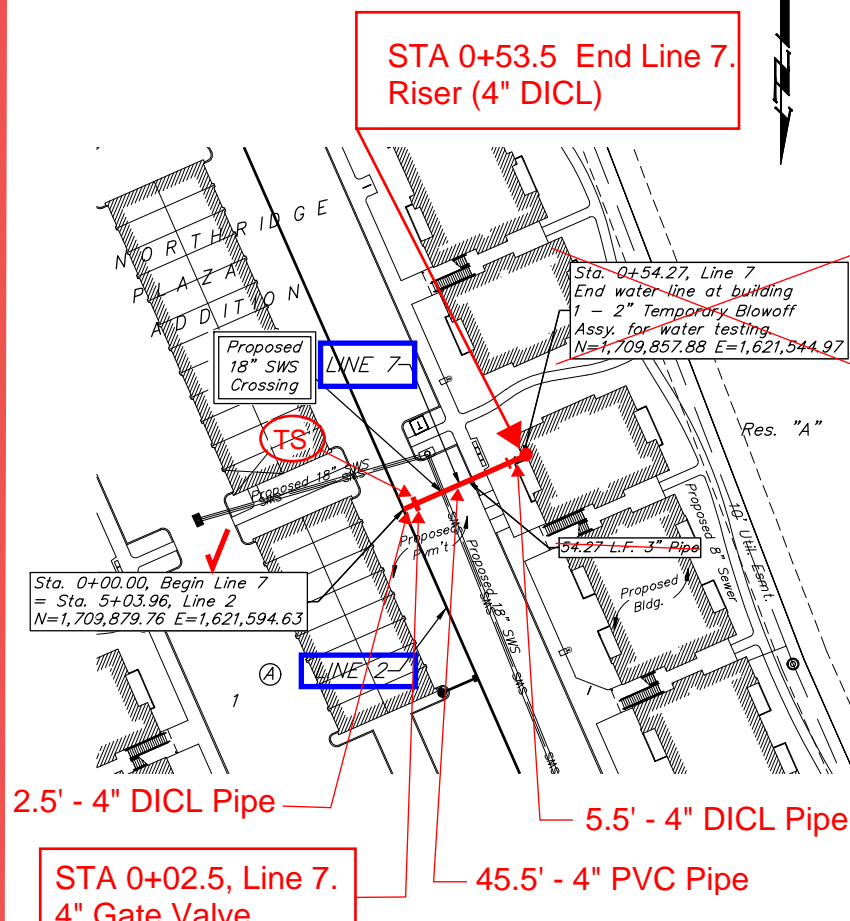
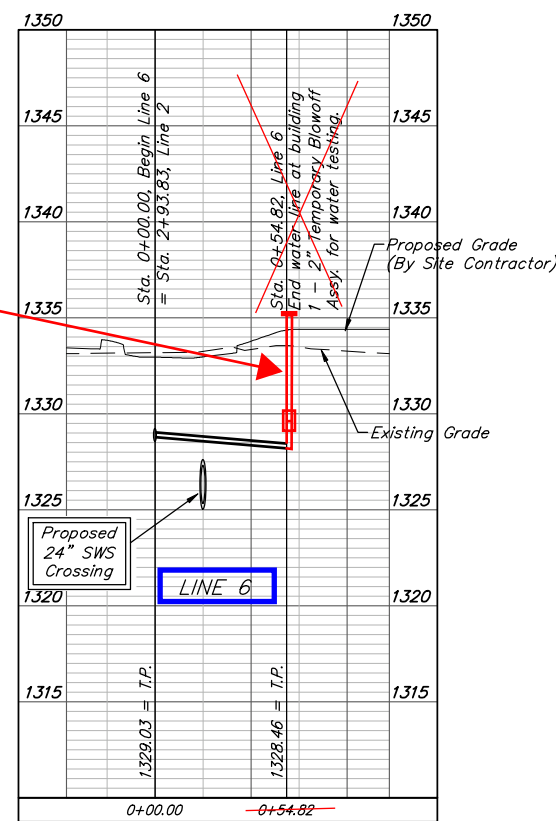
BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)

BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)



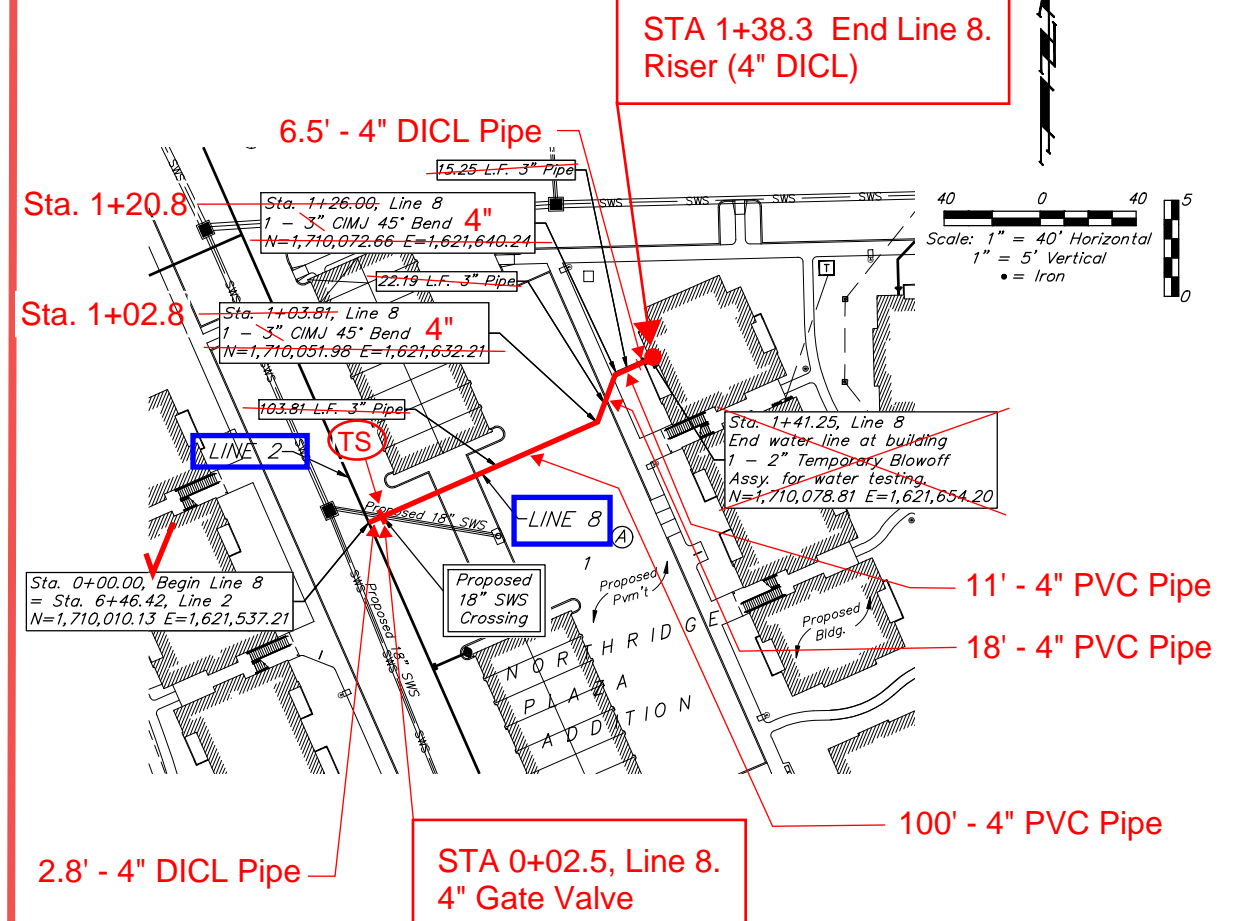
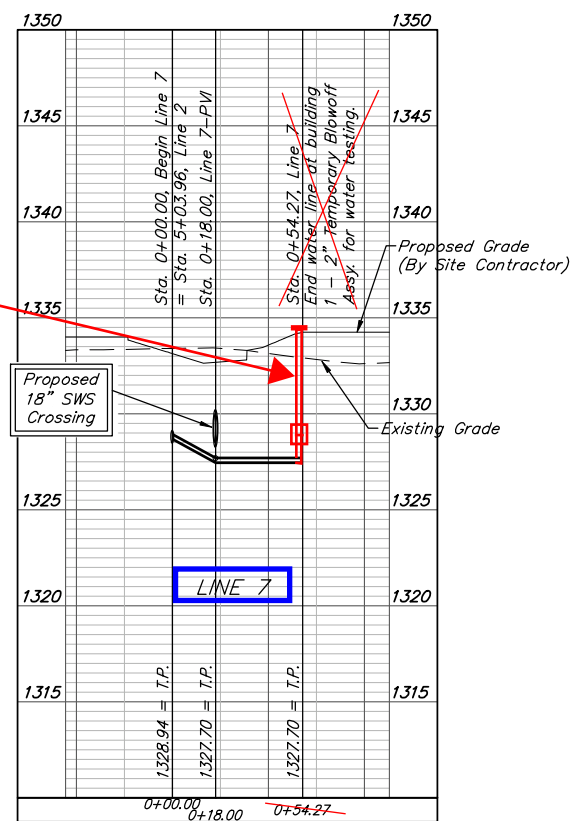
LINE 6

Riser = 7.7' from Flange to Top of Pipe. Sleeve at 6' Below Top of Flange.



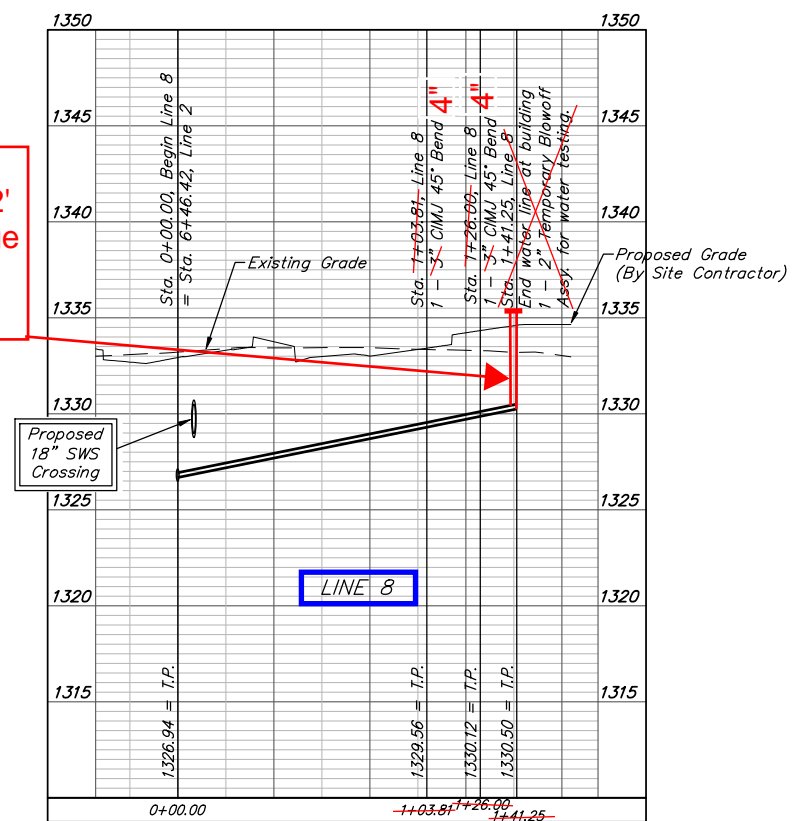
LINE 7

Riser = 7.5' from Flange to Top of Pipe. Sleeve at 6' Below Top of Flange.



LINE 8

Riser = 5.2' from Flange to Top of Pipe.



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AVANTE APARTMENTS

LINES 6, 7 & 8

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

DATE: February 16, 2022

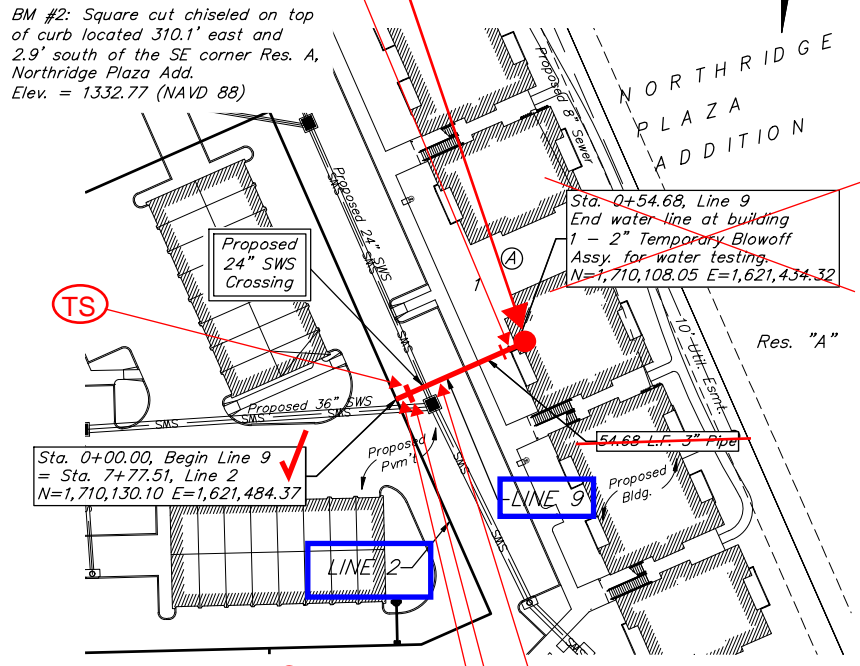
SHEET 8 OF 25

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPWP\PPWP.dwg

5' - 4" DICL Pipe

BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 310.1' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)
 BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

STA 0+54.5 End Line 9. Riser (4" DICL)



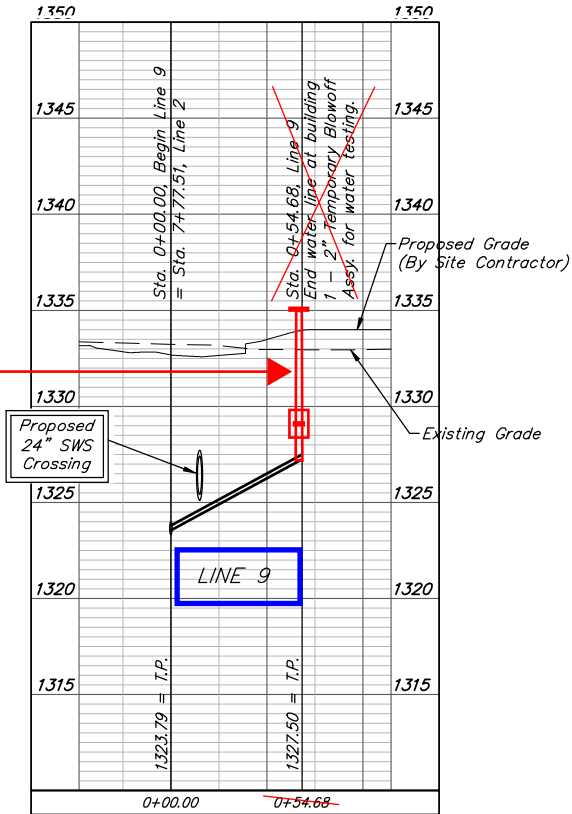
2.5' - 4" DICL Pipe

STA 0+02.5, Line 9. 4" Gate Valve

47' - 4" PVC Pipe

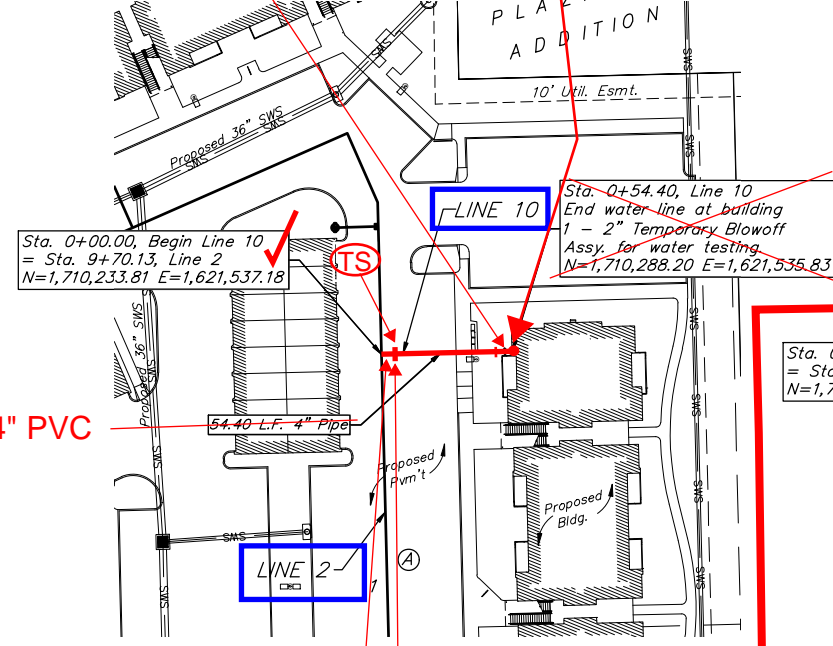
LINE 9

Riser = 8.2' from Flange to Top of Pipe. Sleeve at 6' Below Top of Flange.



STA 0+53.2 End Line 10. Riser (4" DICL)

6.2' - 4" DICL Pipe



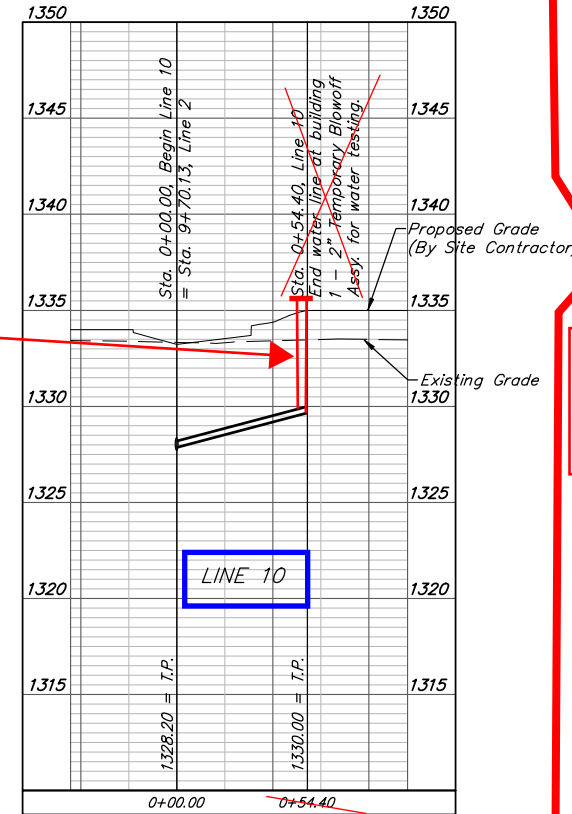
44.5' - 4" PVC Pipe

2.5' - 4" DICL Pipe

STA 0+02.5, Line 10. 4" Gate Valve

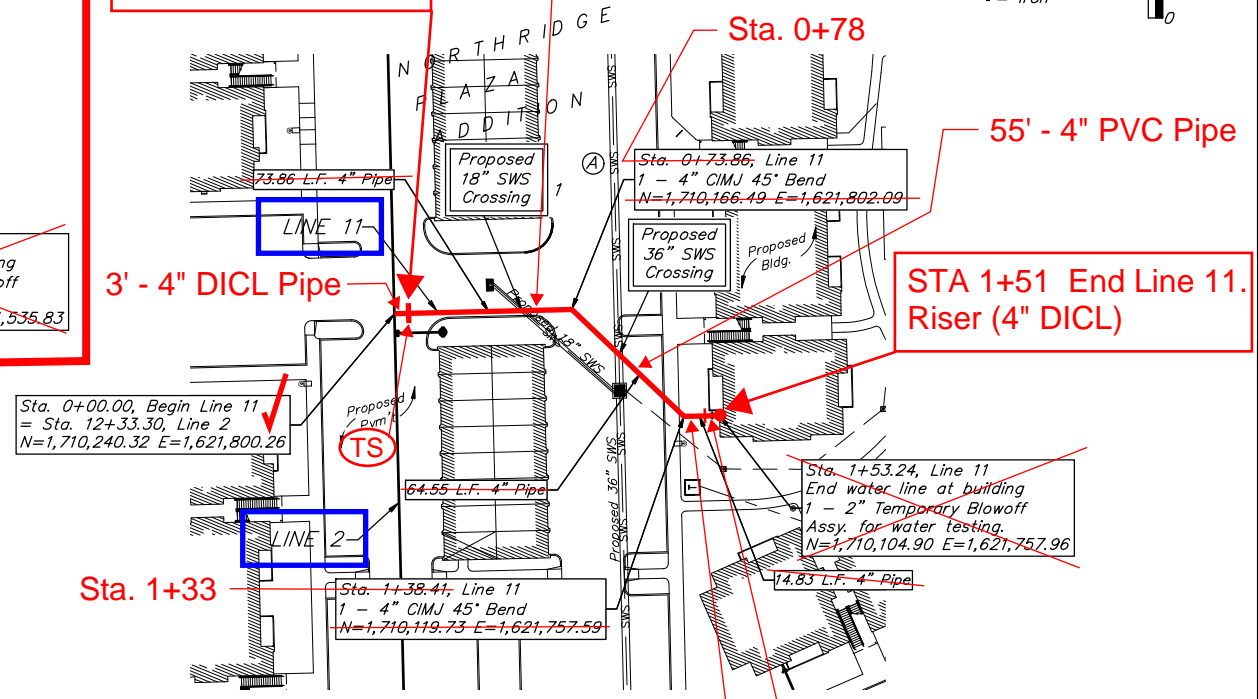
LINE 10

Riser = 6' from Flange to Top of Pipe.



STA 0+03, Line 11. 4" Gate Valve

3' - 4" DICL Pipe



Sta. 1+33

75' - 4" PVC Pipe

Sta. 0+78

55' - 4" PVC Pipe

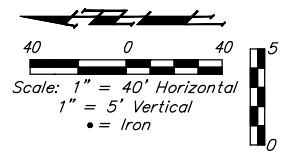
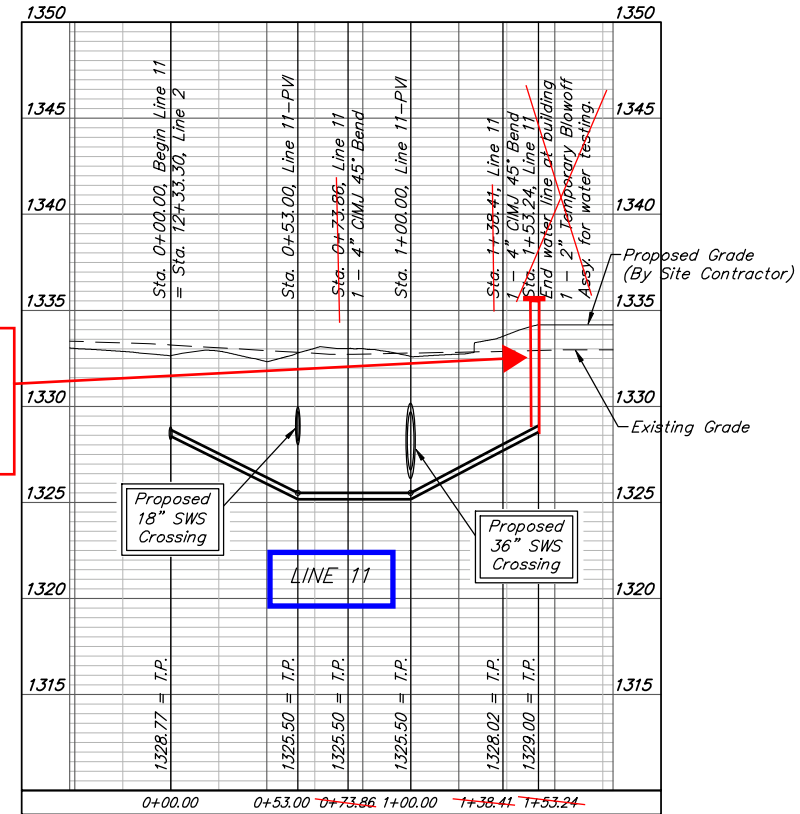
STA 1+51 End Line 11. Riser (4" DICL)

5' - 4" DICL Pipe

13' - 4" PVC Pipe

LINE 11

Riser = 6' from Flange to Top of Pipe.



SCOTT R. SAMPSON
 PROFESSIONAL ENGINEER
 KANSAS
 No. 47122

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AVANTE APARTMENTS

LINES 9, 10 & 11

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER: 21-06-E950

DESIGN: TJW DRAWN: TMS

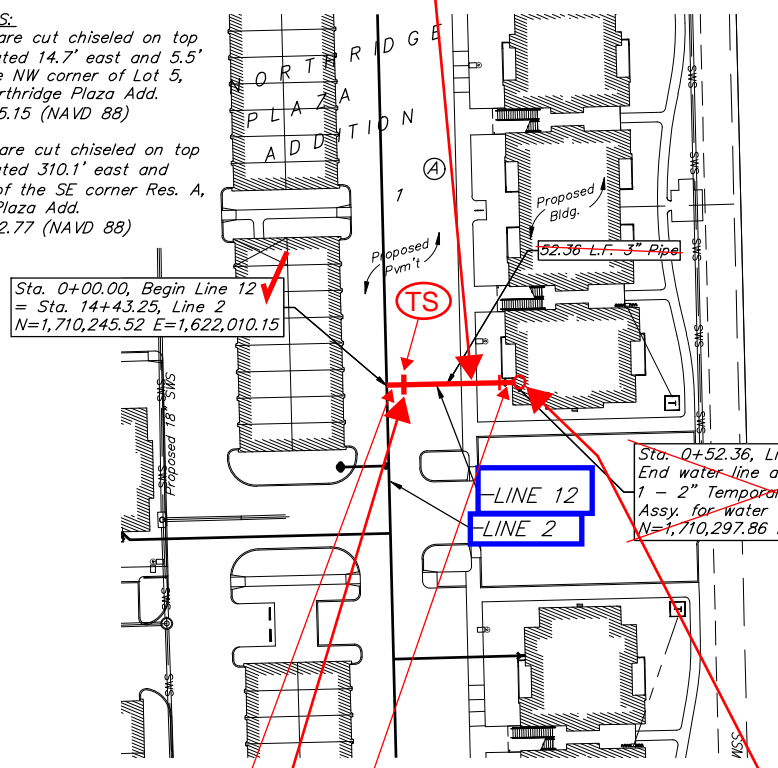
DATE: February 16, 2022

SHEET 9 OF 25

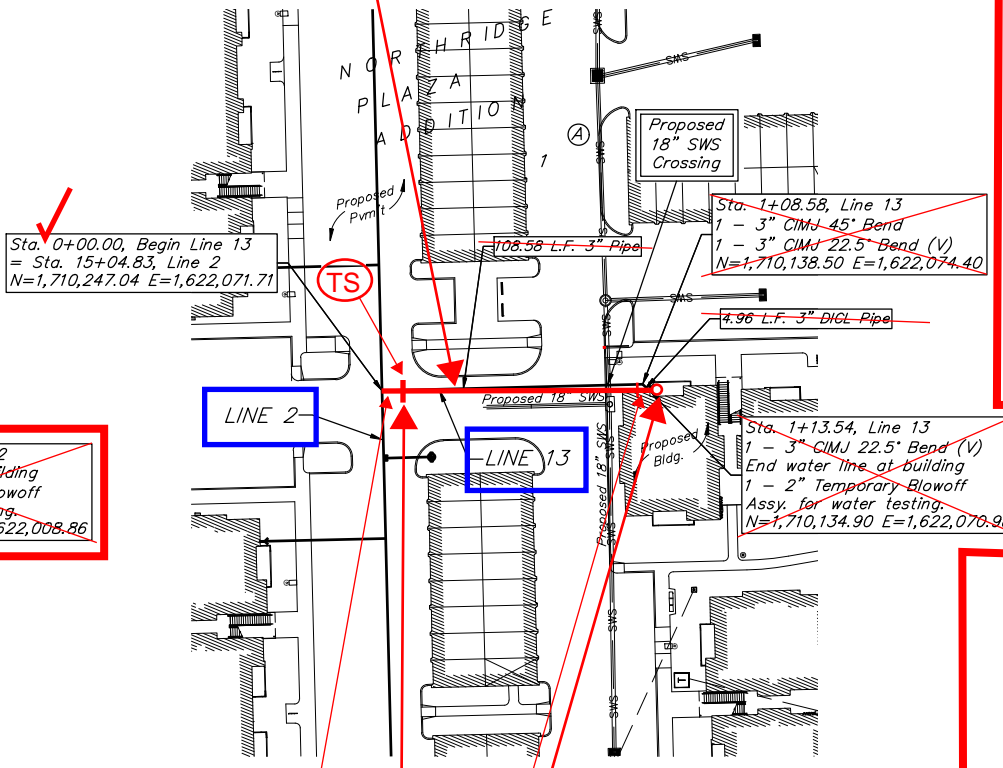
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BENCHMARKS:
 BM #1: Square cut chiseled on top of curb located 14.7' east and 5.5' north of the NW corner of Lot 5, Block A, Northridge Plaza Add. Elev. = 1335.15 (NAVD 88)
 BM #2: Square cut chiseled on top of curb located 310.1' east and 2.9' south of the SE corner Res. A, Northridge Plaza Add. Elev. = 1332.77 (NAVD 88)

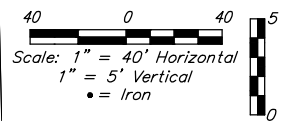
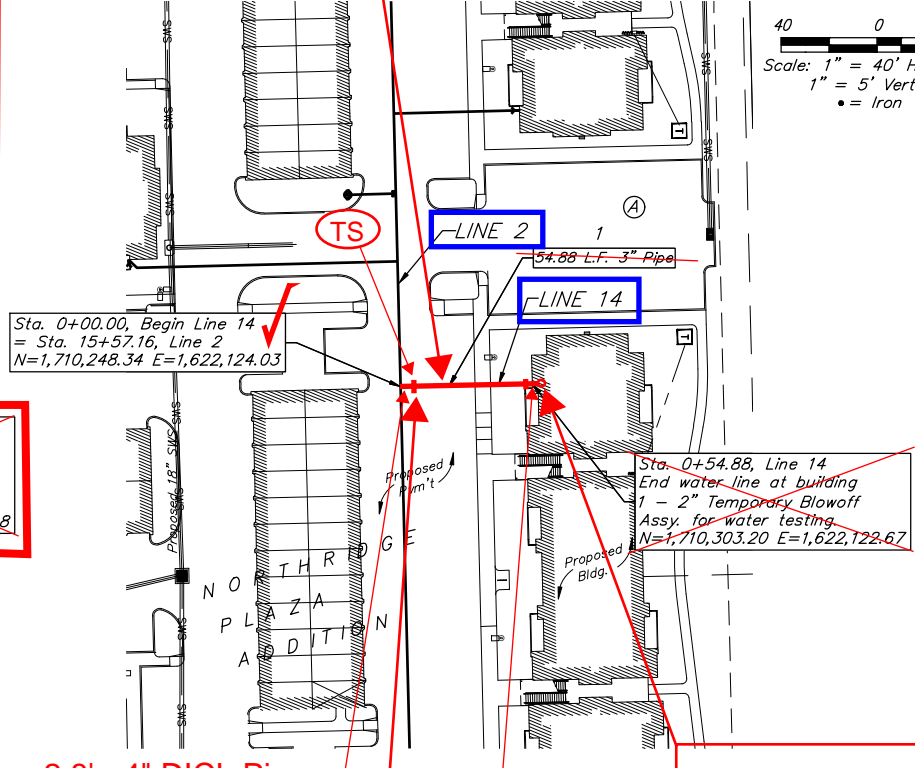
43' - 4" PVC Pipe



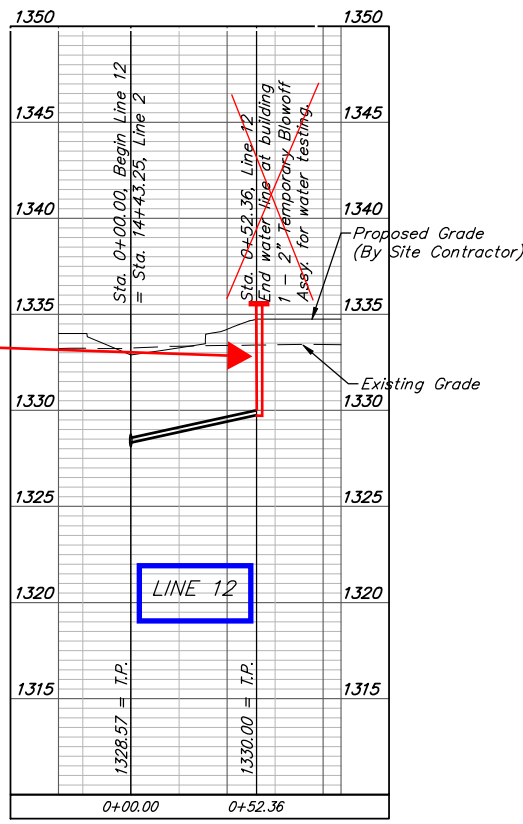
108' - 4" PVC Pipe



44.8' - 4" PVC Pipe

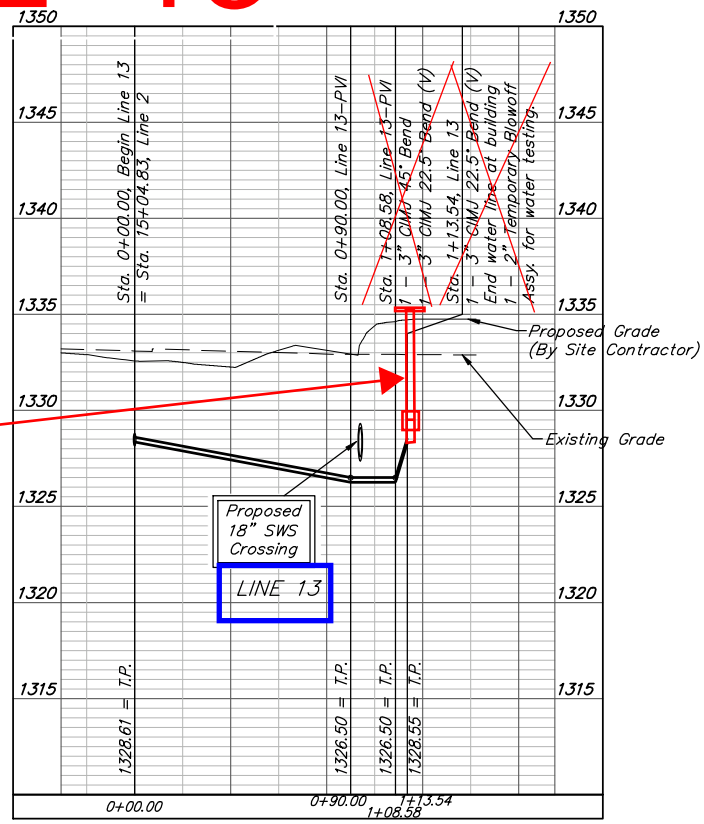


LINE 12



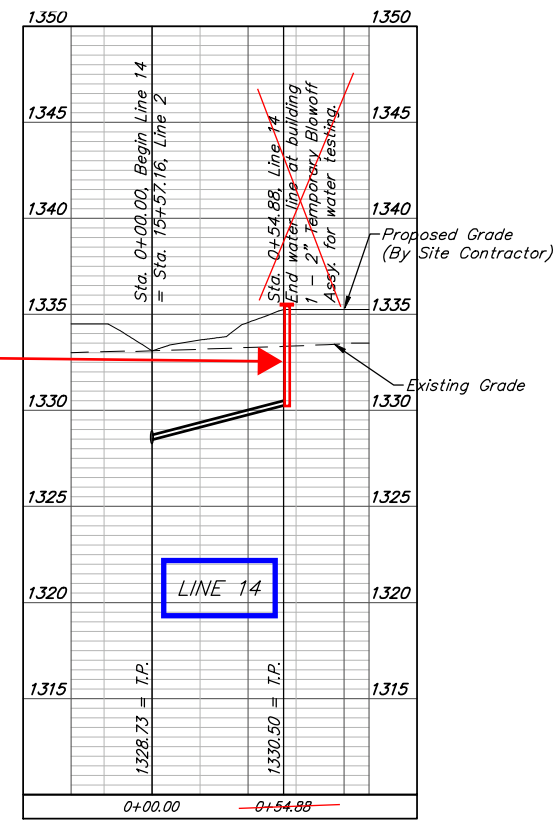
Riser = 6' from Flange to Top of Pipe.

LINE 13



Riser = 7.8' from Flange to Top of Pipe. Sleeve at 5.4' Below Top of Flange.

LINE 14



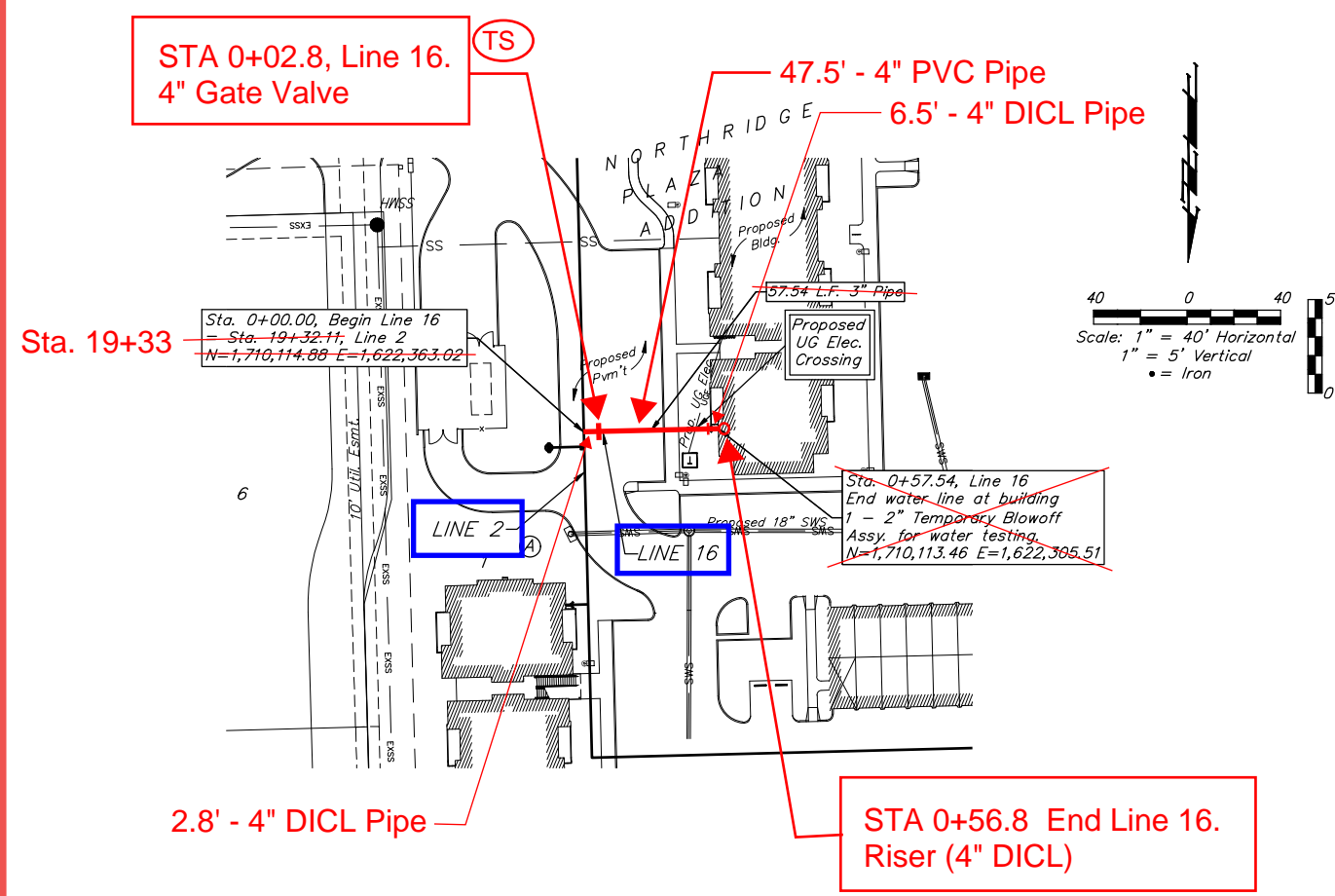
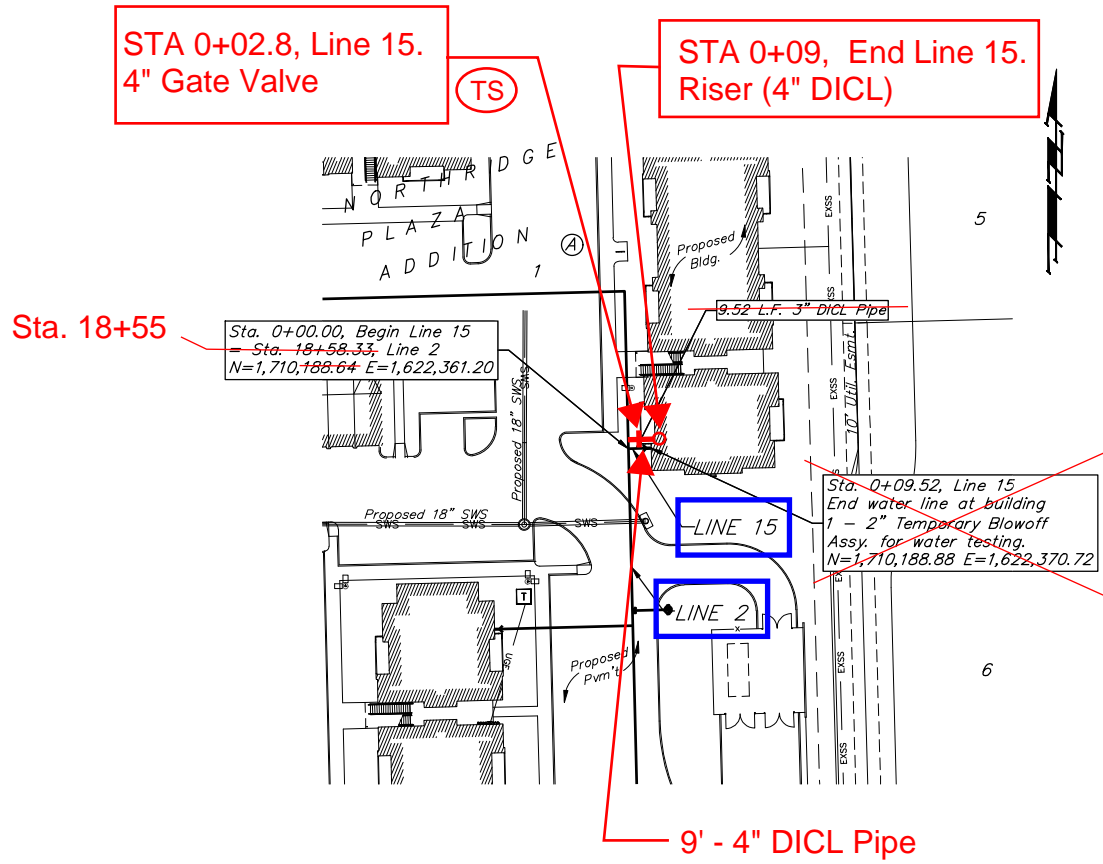
Riser = 5.4' from Flange to Top of Pipe.

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AVANTE APARTMENTS
LINES 12, 13 & 14
 WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: February 16, 2022
 SHEET 10 OF 25

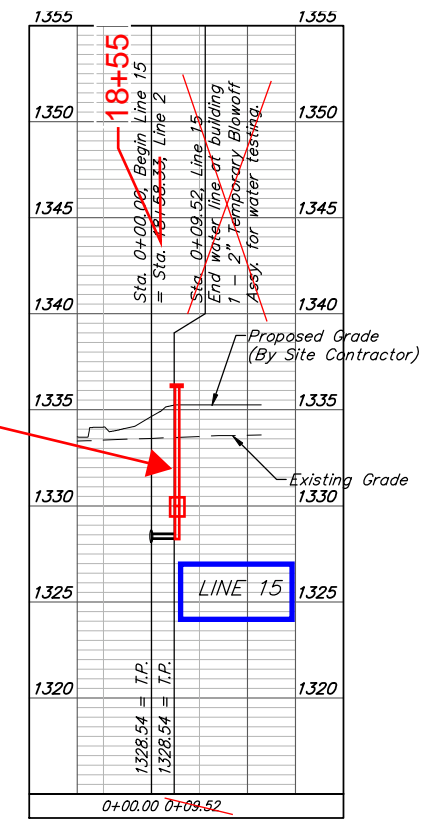
BENCHMARKS:
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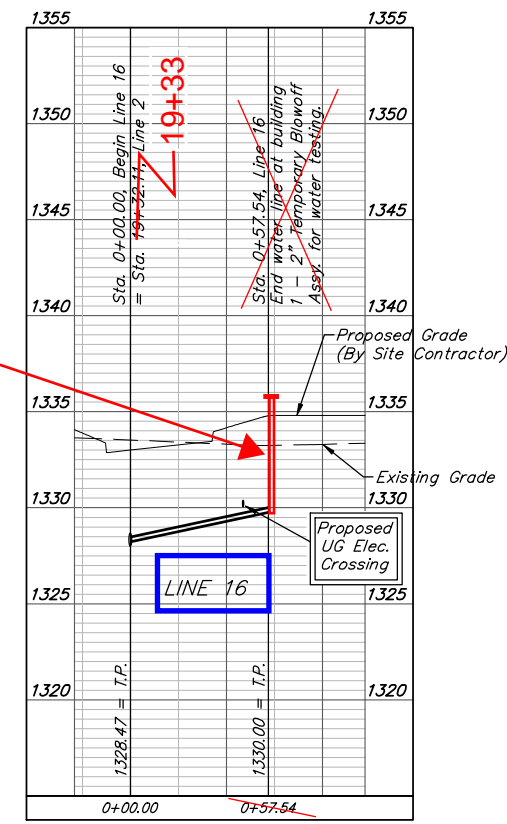
LINE 15

Riser = 7.5' from Flange to Top of Pipe. Sleeve at 6' Below Top of Flange.



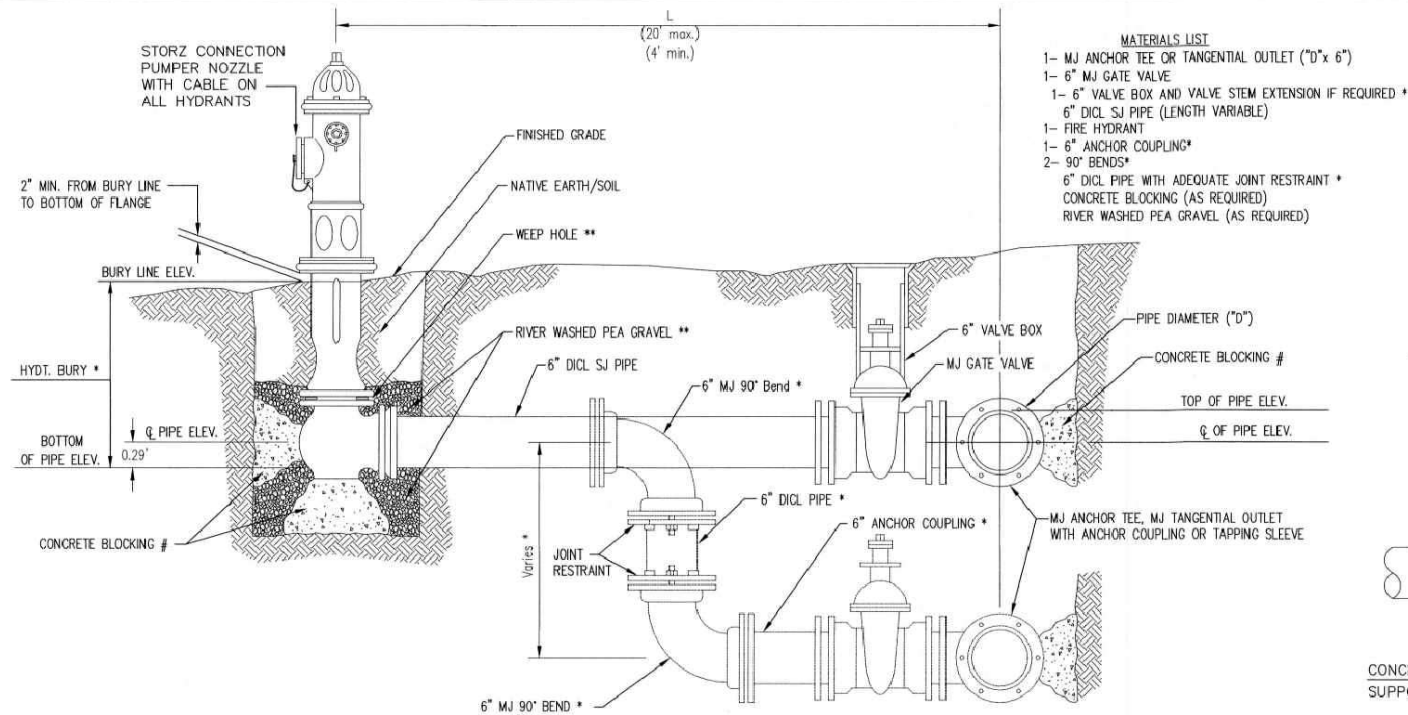
LINE 16

Riser = 6' from Flange to Top of Pipe.




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 AVANTE APARTMENTS
LINES 15 & 16
 WATER DISTRIBUTION SYSTEM
 PROJECT NUMBER: 21-06-E950
 DESIGN: TJW DRAWN: TMS
 DATE: March 28, 2022
 SHEET 11 OF 25

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPW\PPW.dwg



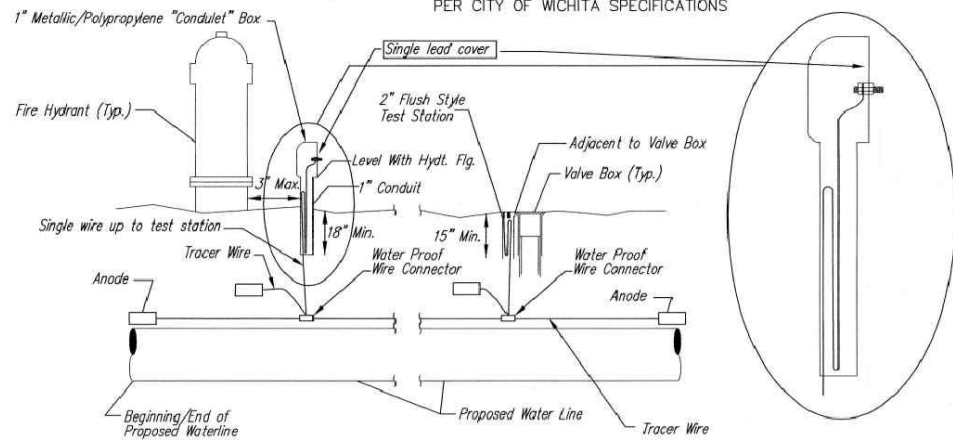
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
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

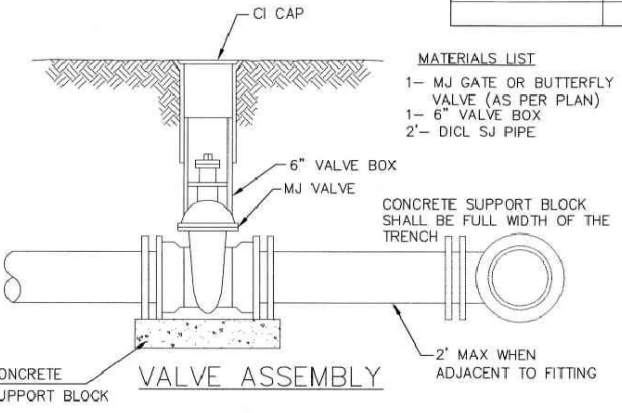
WIRES
The tracer wire shall be Blue No. 12 AWG CCS with 45 mil HDPE insulation. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. Wire connectors shall be installed per manufacturer recommendations. Contractor shall attach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

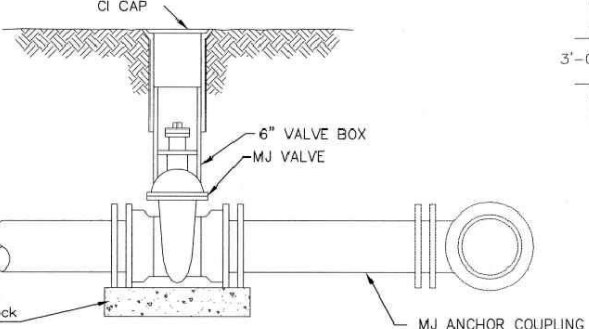
ANODES
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION

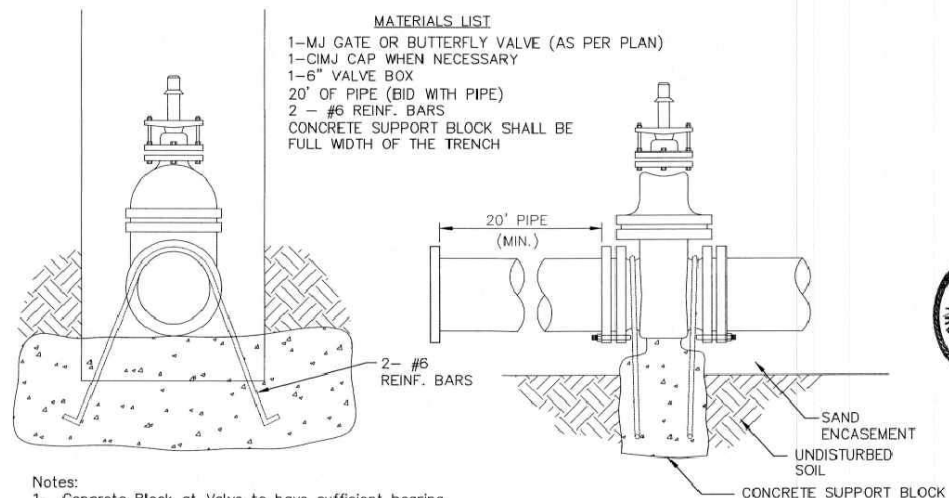
STATION	FIRE HYDRANTS REQUIRED		INSTALLED		
	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*	
1	3+05.96	1334.20	1329.35	5.5'	Yes - 0.5 ft.
1	5+47.48	1333.70	1329.35	5.0'	No -
2	2+74.83	1334.10	1329.25	5.5'	Yes - 0.5 ft.
2	5+80.42	1334.50	1329.15	6.0'	Yes - 1.0 ft.
2	9+16.77	1334.10	1328.25	6.5'	Yes - 2.0 ft.
2	12+25.17	1333.80	1328.95	5.5'	Yes - 0.5 ft.
2	14+76.66	1333.60	1328.75	5.5'	Yes - 0.5 ft.
2	19+25.78	1333.70	1328.35	6.0'	Yes - 1.0 ft.



- 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



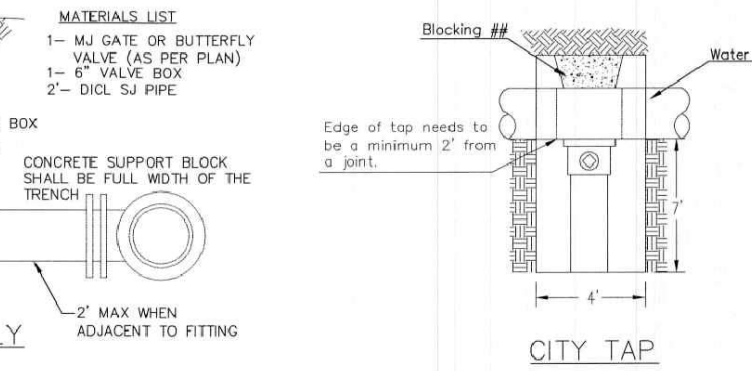
ANCHORED VALVE ASSEMBLY



- 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.

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

ANCHORED VALVE ASSEMBLY, SPECIAL



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



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)

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

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

Blocking ##

Water Main

4'

CITY TAP

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

10'-0" (MIN.)

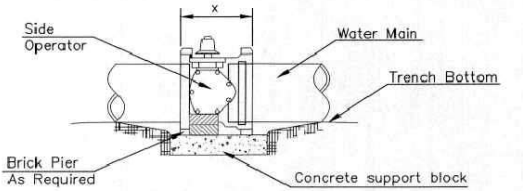
3'-0" (MIN.)

5'-5"

WATER MAIN

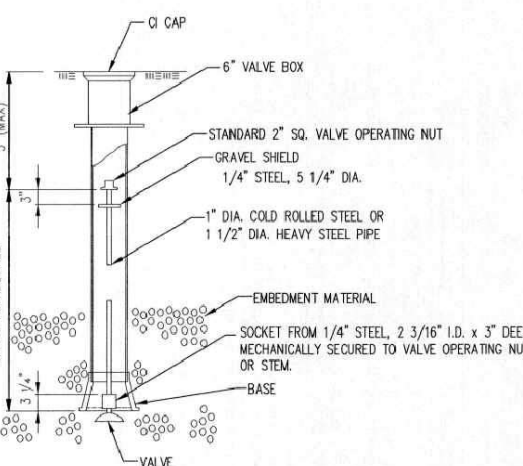
PROTECTIVE FILL DETAIL

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)



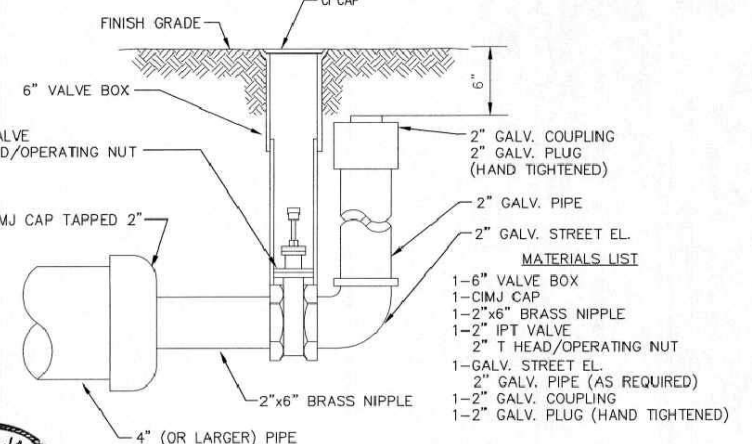
- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

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

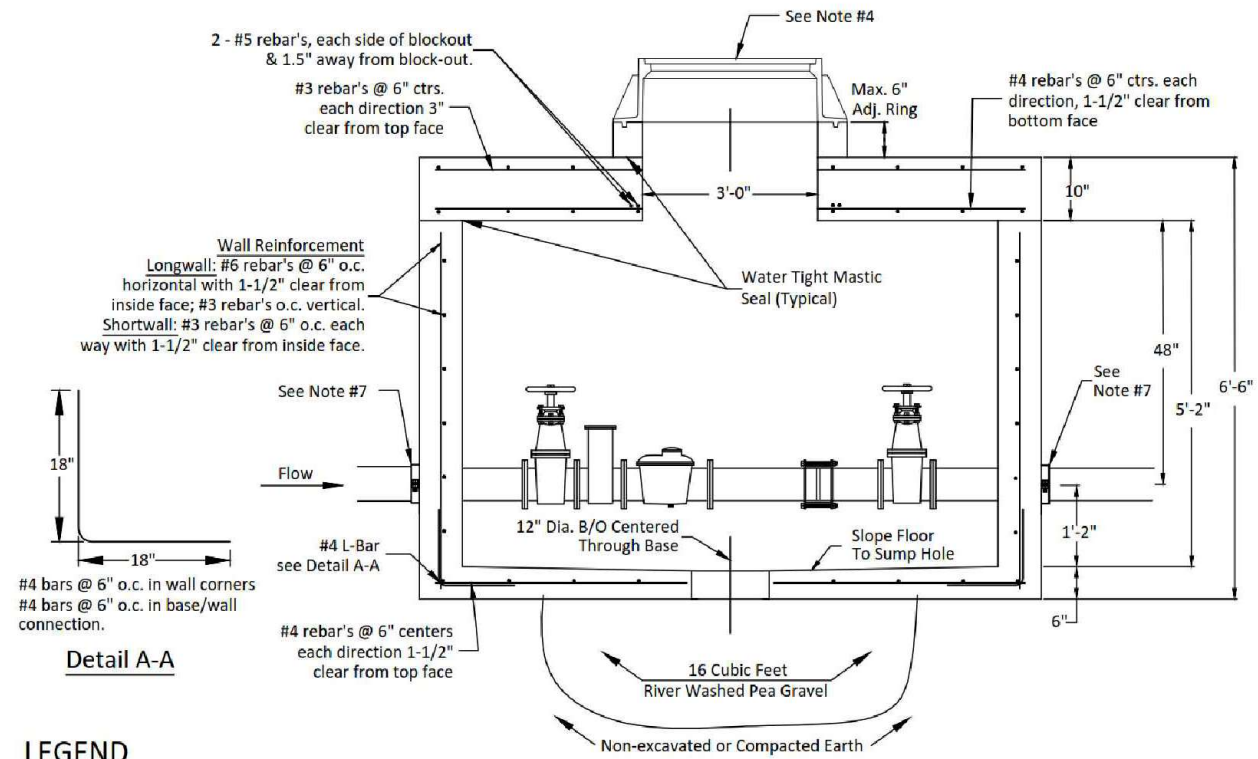


CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

STANDARD WATER ASSEMBLY DETAIL
CITY ENGINEER
GARY JANZEN, P.E.

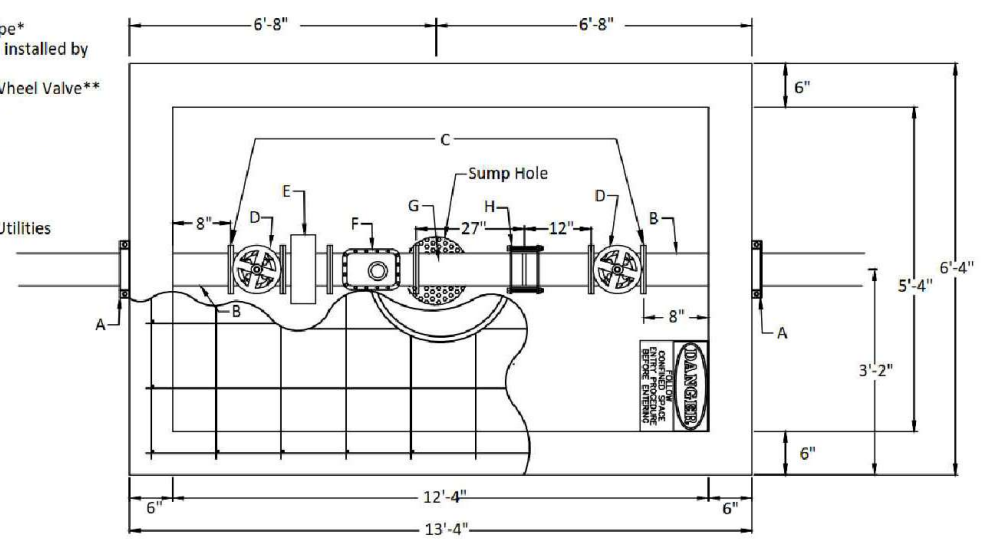
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 17 of 25

REVISED: OCTOBER 2016



LEGEND

- A - 8" Mega Lug (See Note 7)*
- B - Min. 3' Piece of 8" FL x PE DICL Pipe*
- C - 8" DICL Pipe Spool* prior to parts installed by Wichita Water Util.
- D - 8" Flange Non-rising Stem Gate Wheel Valve**
- E - Screen Filter**
- F - 8" Octave Cubic Foot Meter with AMR Register**
- G - 8" FL x PE Pipe**
- H - 8" Flex Coupling**
- * = Contractor Installed
- ** = Installed By Wichita Water Utilities



NOTES:

1. Inspector from Public work & Utilities to be contacted 24 hours prior to Installation of Vault. Contact: 316-219-8928 OR 316-219-8929
2. Any fittings or appurtenances required to achieve proper elevation of pipe through the vault shall be provided by the contractor and appropriately noted on the as-builts submitted by the inspecting engineer. Such fittings shall be a minimum of 2' from the exterior wall of vault.
3. The contractor shall provide an outlet flange connection as shown 8" from the inside wall. Inlet and outlet wall sleeves shall be provided and installed by the contractor and shall be in alignment with one another. The inlet and outlet pipe shall be ductile iron pipe, cement lined, Class 150 per Standard Specifications and shall be continuous through vault and joint no less than 2' from the exterior wall of vault. Flanges of inlet and outlet pipe shall be in proper alignment and bolt pattern shall be rotated in such a way that valves and other fittings shall be in their proper vertical alignment when installed.
4. The manhole ring and lid shall be EJ 1040A/1581E/1581Z Assembly. Where applicable the standard 10" Public Works and Utilities pattern meter reading lid and ring shall be located directly above water meter register. All joints of concrete to concrete or metal to concrete in the construction of the vault shall have a approved water tight mastic joint seal.
5. All valves, meters, assemblies and fitting shall be provided with sufficient concrete or other approved supports to the vault floor.
6. The "Confined Space Warning" sign shall be fastened to the top of all vaults. If necessary for landscaping or site consideration, the sign may be fastened to the vault lid if it does not impede access to the handle. Acceptable materials: Aluminum 73415HH, Plastic 73439HH or S.A. Vinyl 73463HH.
7. For service pipe, the contractor shall install a mega lug, restrained joint, or approved equal on the exterior walls of the vault, which shall be manufactured of ductile iron conforming ASTM A 536-80, heat treated to a minimum hardness of 370 BHN and have a working pressure of a least 250 P.S.I.
8. All meters shall have a electronic read register compatible with the current City of Wichita meter reading system. All detector meters shall be on 5/8 cubic foot Badger meter with ADE register and 25' long Itron cord and plug or approved equal. Gallon meters shall not be accepted.

8" Domestic Service & meter
 NOT TO SCALE



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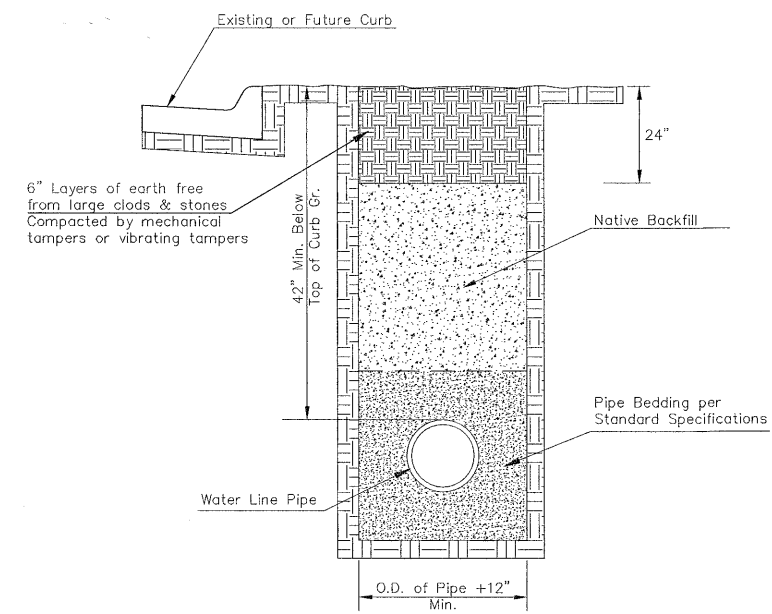
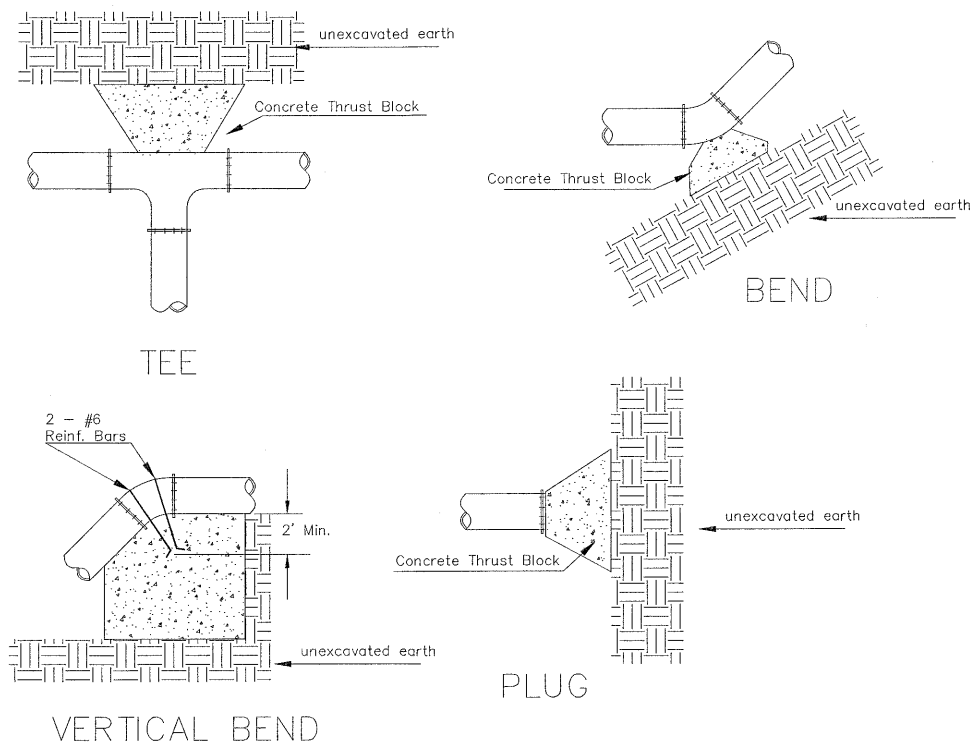
AVANTE APARTMENTS
STANDARD VAULT DETAILS & METER ASSEMBLIES
 WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:
 21-06-E950

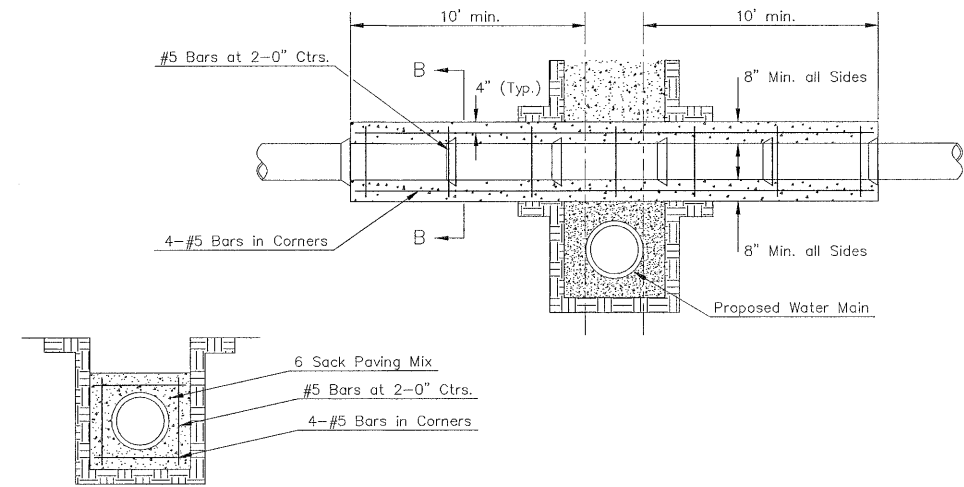
DESIGN: DRAWN:
 DATE: February 25, 2022

SHEET **18** OF **25**

File: E:\Projects\Northridge Plaza Apartments - Paul Jackson\Engineering\Phase 1 21-06-E016\PPW\PPW.dwg



TRENCH COMPACTION IN ROAD RIGHT-OF-WAY

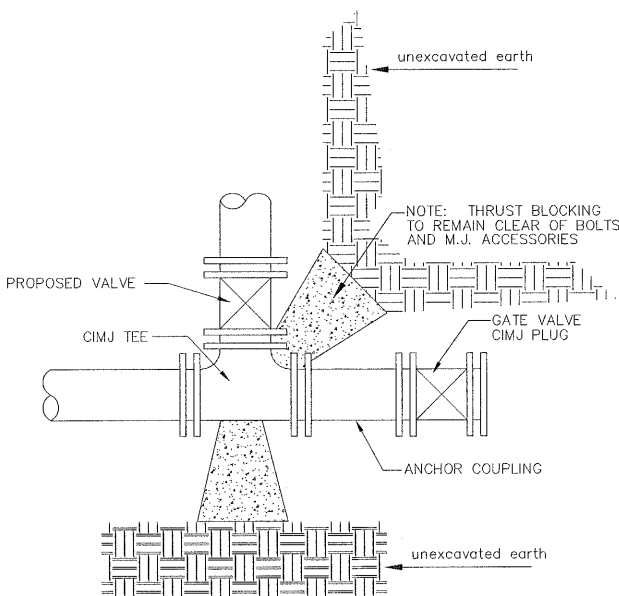


Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.

REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER

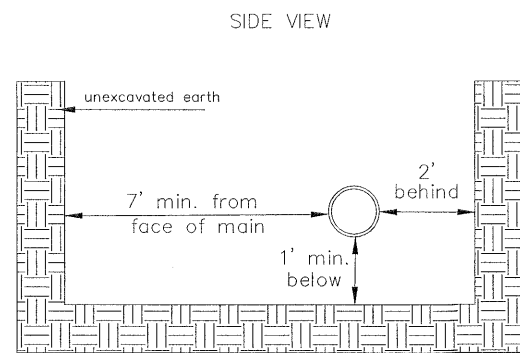
PIPE SIZE	THRUST AT FITTINGS IN TONS--AT 150#/IN ² P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS

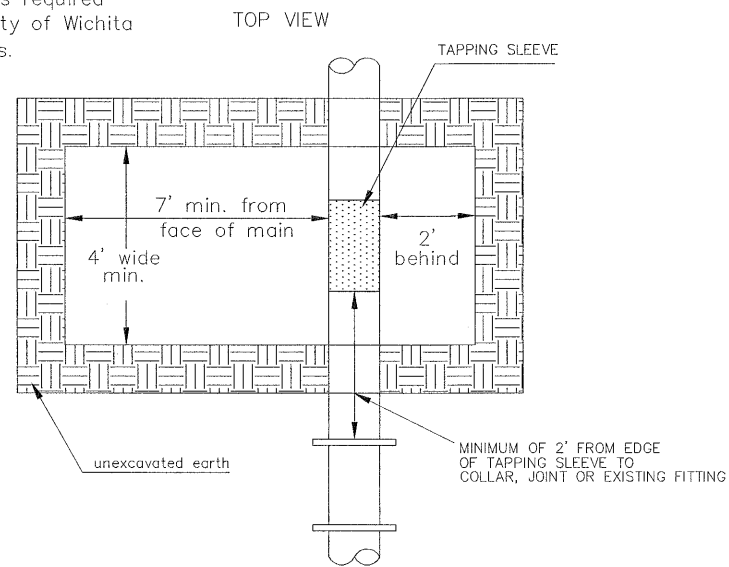


KEY BLOCK DETAIL

* PLANS GOVERN UNLESS OTHERWISE NOTED ON PLANS



Note: When shoring is required it is to be per The City of Wichita Standard Specifications.



EXCAVATION FOR WET TAP

PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS



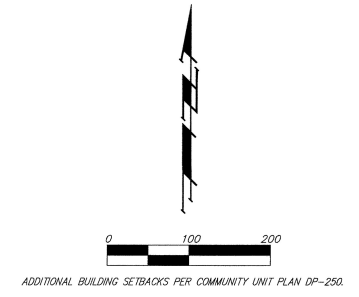
CITY OF WICHITA
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

REVISOR: JULY 2015

MISCELLANEOUS WATER DETAILS
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 19 of 25

NORTHRIDGE PLAZA ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.

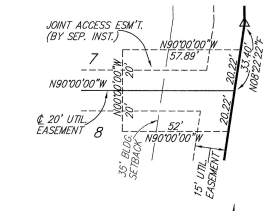
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "MALCOLM" CAP (FOUND)
- ⊖ = RAILROAD SPIKE (FOUND)
- ⊗ = CHISELED CROSS (FOUND)
- ⊕ = 1" IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊗ = #5 REBAR (FOUND)
- ⊗ = #4 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT(S)	BLOCK	ELEVATION	
		CITY DATUM	MVD
1, 3-11	A	145.6	1,333.0
2	A	146.1	1,333.5

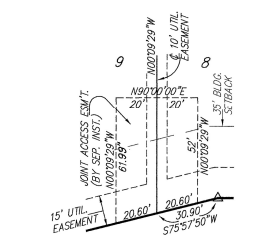
BENCHMARK:
"CI" ON HUBBARD OF R.C.B.C.
73' W. OF SE COR., SE 1/4, SEC. 28,
TWP. 26-S, R-1-W
ELEV. = 1331.52 M.S.L. (144.12 CITY DATUM)

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.



DETAIL "A"
(NO SCALE)

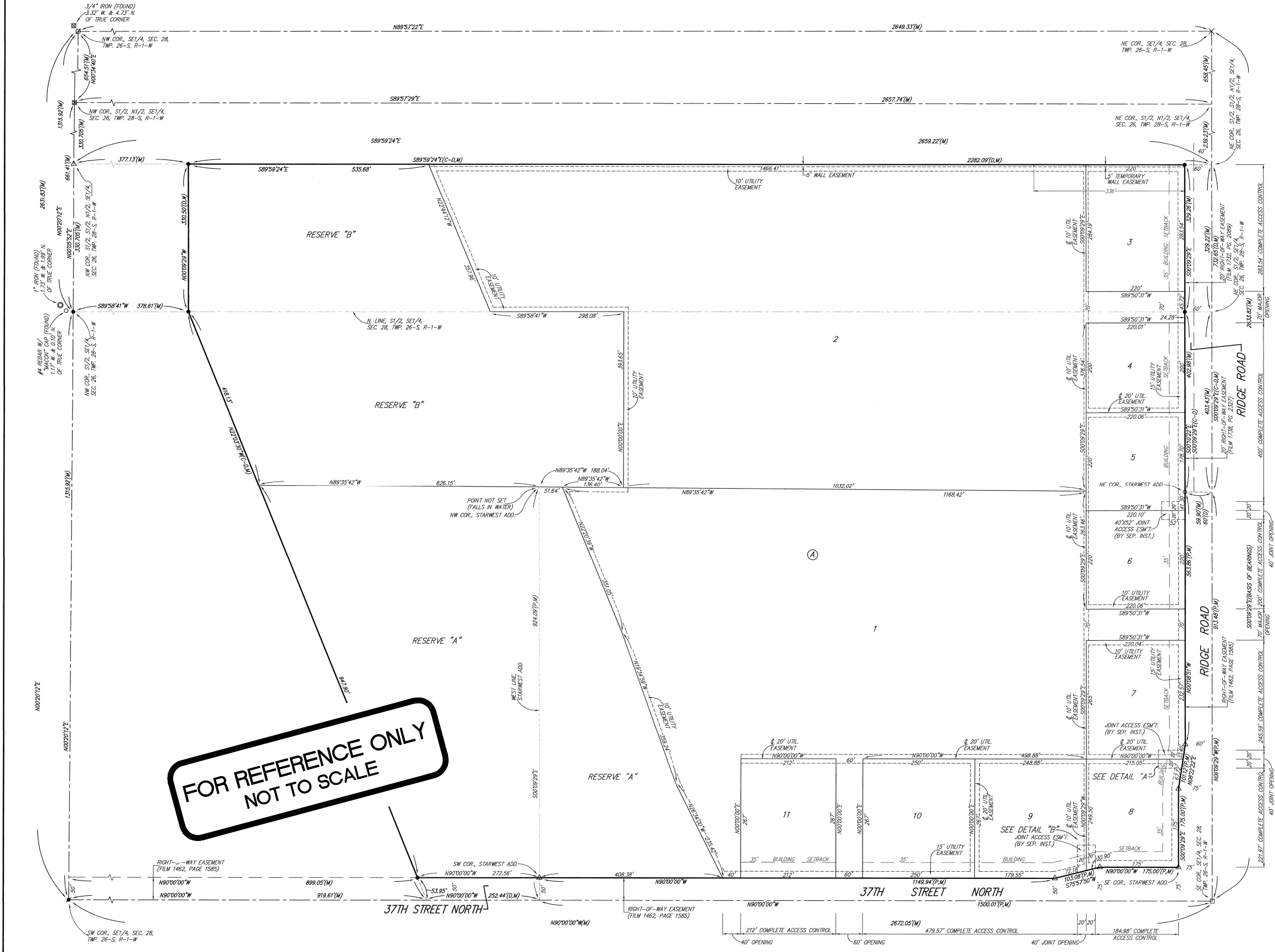


DETAIL "B"
(NO SCALE)

PAGE 2 OF 2

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING & PLANNING
318-262-7271 • 319 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\NORTH RIDGE PLAZA\DWG\NDRPLAZA2.DWG

**FOR REFERENCE ONLY
NOT TO SCALE**



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

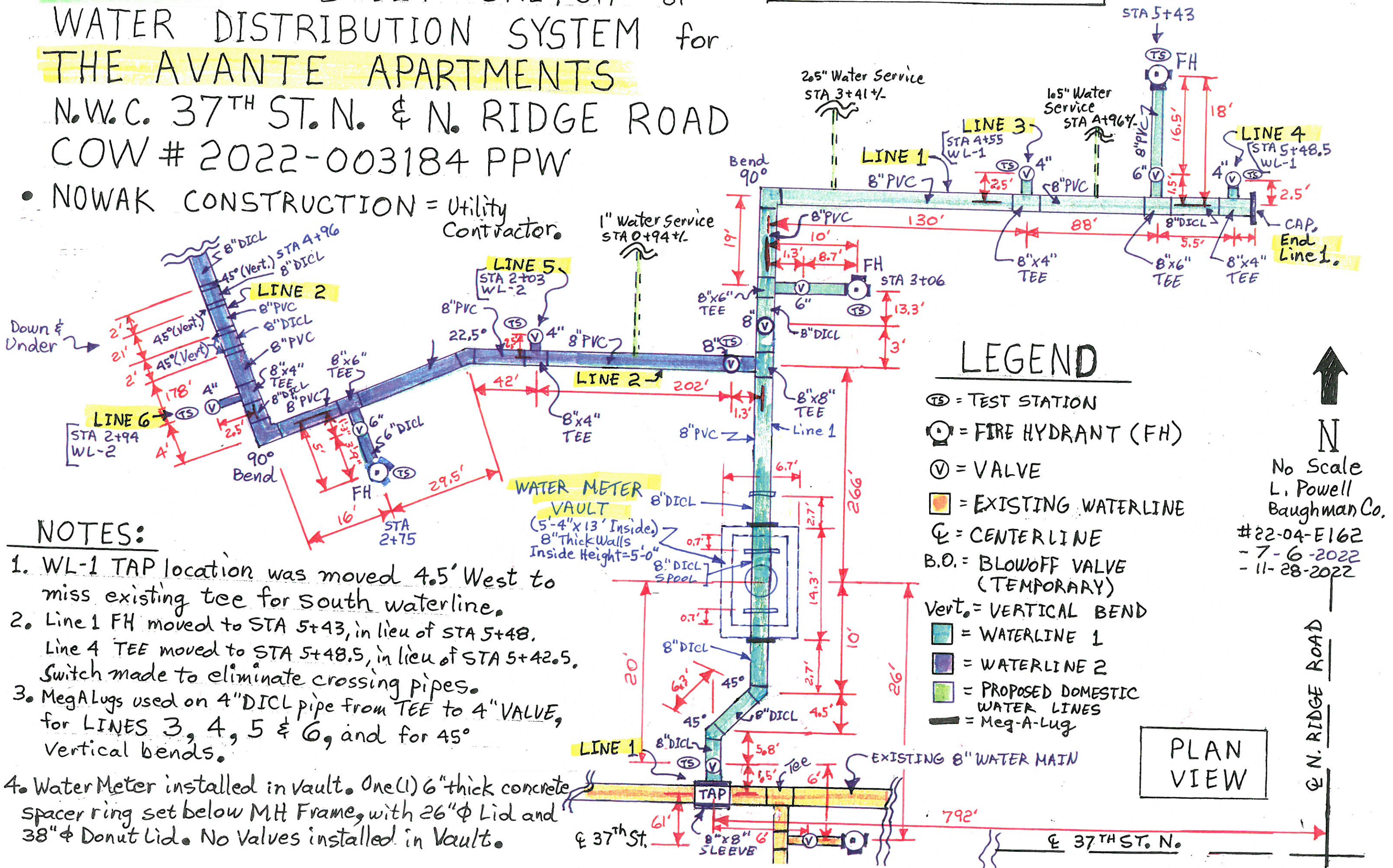
AVANTE APARTMENTS
COPY OF PLAT

WATER DISTRIBUTION SYSTEM
PROJECT NUMBER:
21-06-E950
DESIGN: DRAWN:
DATE: November 24, 2021
SHEET **25** OF **25**

1 of 5 AS-BUILT SKETCH of WATER DISTRIBUTION SYSTEM for THE AVANTE APARTMENTS N.W.C. 37TH ST. N. & N. RIDGE ROAD COW # 2022-003184 PPW

• NOWAK CONSTRUCTION = Utility Contractor.

LINES 1 & 2 (South End)



NOTES:

1. WL-1 TAP location was moved 4.5' West to miss existing tee for south waterline.
2. Line 1 FH moved to STA 5+43, in lieu of STA 5+48. Line 4 TEE moved to STA 5+48.5, in lieu of STA 5+42.5. Switch made to eliminate crossing pipes.
3. MegALugs used on 4" DICL pipe from TEE to 4" VALVE, for LINES 3, 4, 5 & 6, and for 45° vertical bends.
4. Water Meter installed in vault. One (1) 6" thick concrete spacer ring set below MH Frame, with 26" φ Lid and 38" φ Donut Lid. No Valves installed in Vault.

PLAN VIEW

No Scale
L. Powell
Baughman Co.
#22-04-E162
- 7-6-2022
- 11-28-2022

2 of 5 AS-BUILT SKETCH of

WATER DISTRIBUTION SYSTEM for

THE AVANTE APARTMENTS - LINE 2 (North End)

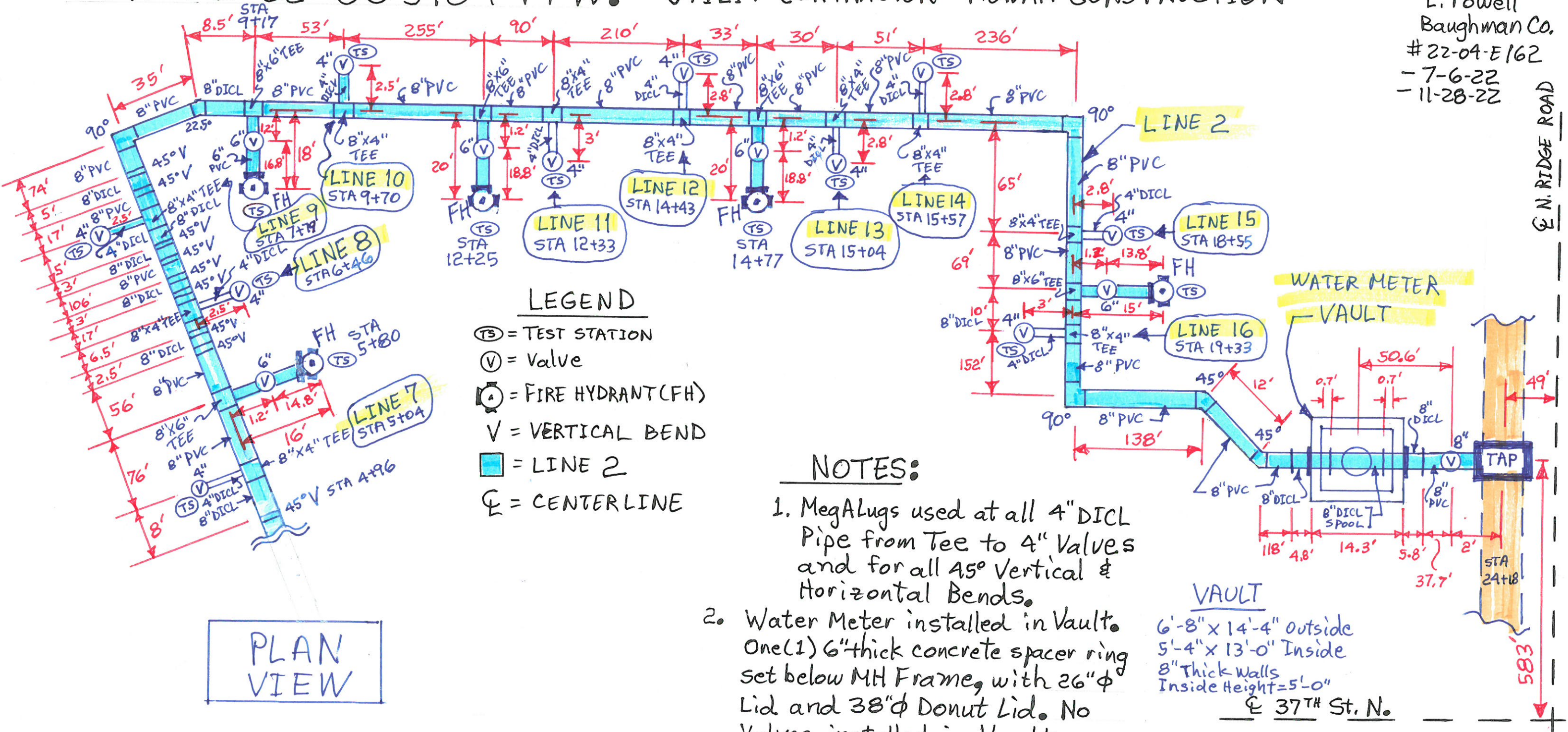
N.W.C. 37TH ST. N. & N. RIDGE ROAD

COW # 2022-003184 PPW. UTILIT CONTRACTOR = NOWAK CONSTRUCTION



No Scale
L. Powell
Baughman Co.
#22-04-E162
- 7-6-22
- 11-28-22

N. RIDGE ROAD



PLAN VIEW

LEGEND

- ⊙ = TEST STATION
- ⊙ = Valve
- ⊙ = FIRE HYDRANT (FH)
- ⊙ = VERTICAL BEND
- █ = LINE 2
- ⊙ = CENTERLINE

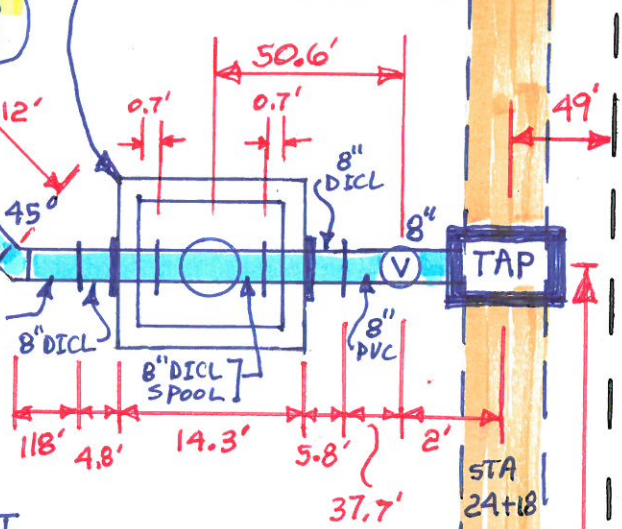
NOTES:

1. MegaLugs used at all 4" DICL Pipe from Tee to 4" Valves and for all 45° Vertical & Horizontal Bends.
2. Water Meter installed in Vault. One (1) 6" thick concrete spacer ring set below MH Frame, with 26" φ Lid and 38" φ Donut Lid. No Valves installed in Vault.

VAULT

6'-8" x 14'-4" outside
5'-4" x 13'-0" Inside
8" Thick Walls
Inside Height = 5'-0"
⊙ 37TH St. N.

WATER METER VAULT



3 of 5 AS-BUILT SKETCH of
 WATER DISTRIBUTION SYSTEM for
 THE AVANTE APARTMENTS - **LINES 3, 4 & 5**
 N.W.C. 37TH ST. N. & N. RIDGE ROAD
 COW # 2022-003184 PPW

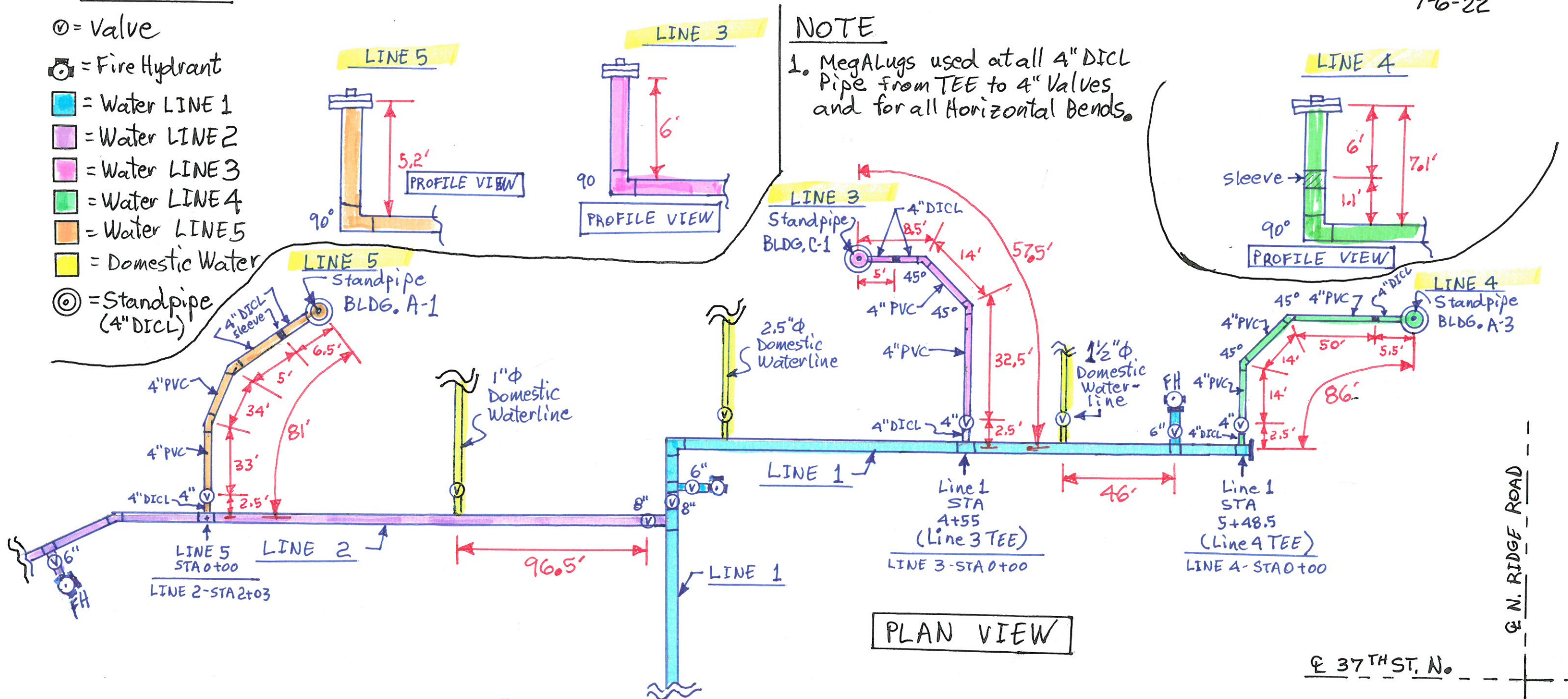
↑
 N
 No Scale
 Baughman Co.
 L. Powell
 # 22-04-E162
 7-6-22

LEGEND UTILITY CONTRACTOR = NOWAK CONSTRUCTION

- ⊙ = Valve
- ⊙ (with cross) = Fire Hydrant
- (blue) = Water LINE 1
- (purple) = Water LINE 2
- (pink) = Water LINE 3
- (green) = Water LINE 4
- (orange) = Water LINE 5
- (yellow) = Domestic Water
- ⊙ (with circle) = Standpipe (4" DICL)

NOTE

1. MegALugs used at all 4" DICL Pipe from TEE to 4" Valves and for all Horizontal Bends.



PLAN VIEW

E N. RIDGE ROAD

E 37TH ST. N.

4 of 5 AS-BUILT SKETCH of WATER DISTRIBUTION SYSTEM for

THE AVANTE APARTMENTS - LINES 6, 7, 8, 9 & 10

N.W.C. 37TH ST. N. & N. RIDGE ROAD

COW # 2022-003184 PPW

UTILITY CONTRACTOR = NOWAK CONSTRUCTION

LEGEND

- ⊙ = Valve
- ⊙ (with cross) = Fire Hydrant
- █ (blue) = Water LINE 1
- █ (purple) = Water LINE 2
- █ (pink) = Water LINE 6
- █ (yellow) = Water LINE 7
- █ (green) = Water LINE 8
- █ (orange) = Water LINE 9
- █ (light blue) = Water LINE 10
- ⊙ (with circle) = Standpipe (4" DI CL)

NOTE

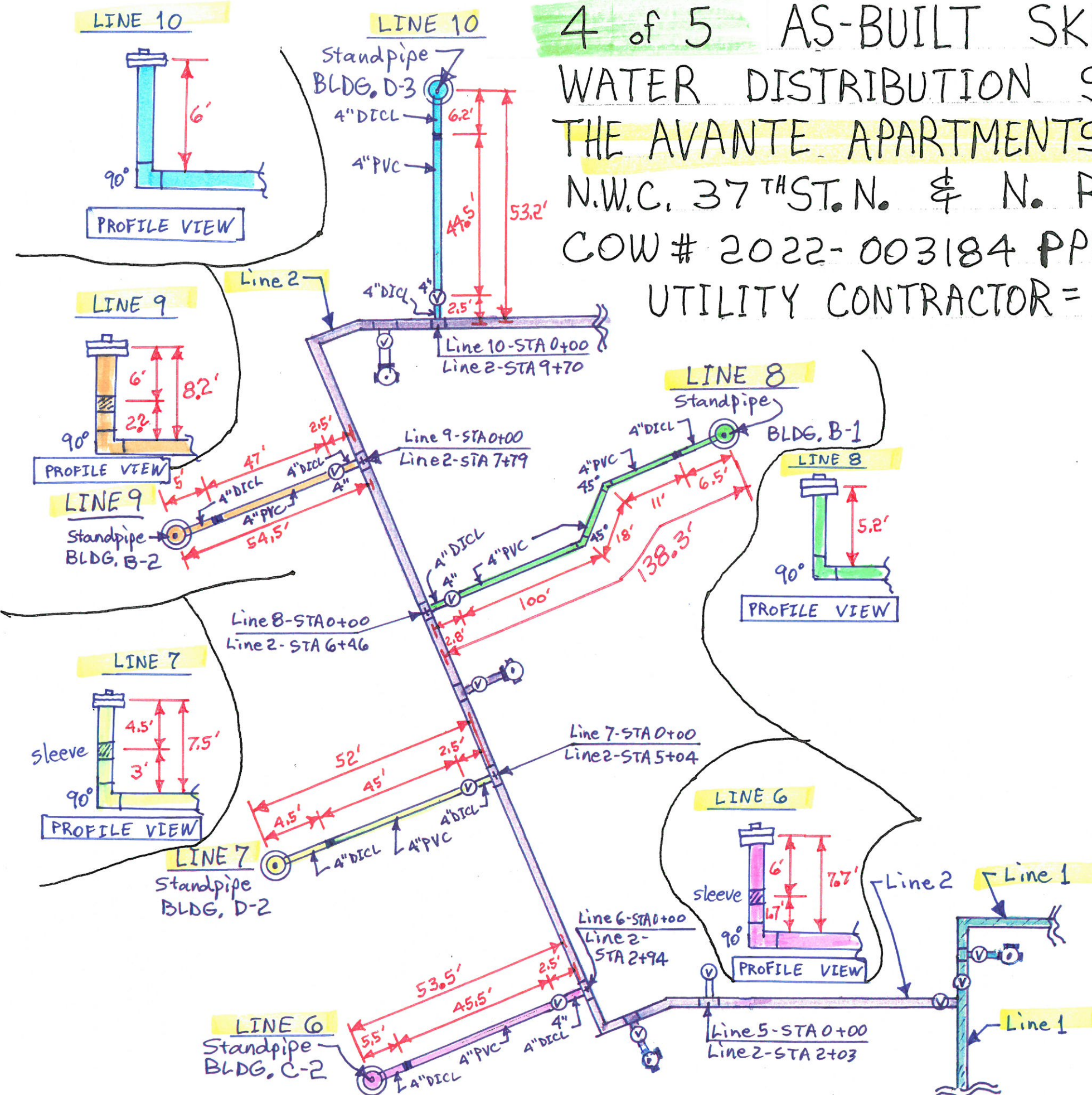
1. MegALugs used at all 4" DI CL Pipe from TEE to 4" Valves and for all Horizontal Bends.

↑
N
No Scale
L. Powell
Baughman Co.
22-04-E162
7-6-22

N. RIDGE ROAD

PLAN VIEW

37TH ST. N.



5 of 5 AS-BUILT SKETCH of
 WATER DISTRIBUTION SYSTEM for
 THE AVANTE APARTMENTS = LINES 11, 12, 13, 14, 15 & 16
 N.W.C. 37TH ST. N. & N. RIDGE ROAD
 COW # 2022-003184 PPW
 UTILITY CONTRACTOR = NOWAK CONSTRUCTION



No Scale
 L. Powell
 Baughman Co.
 #22-04-E162
 - 7-6-22
 - 11-29-22

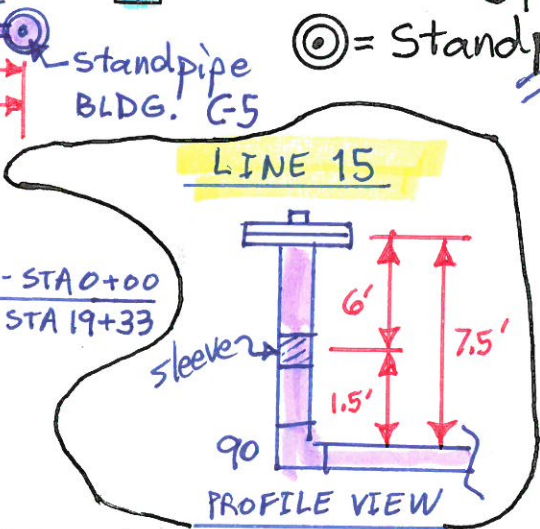
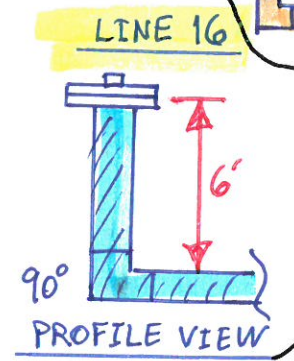
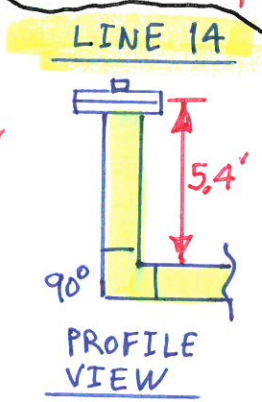
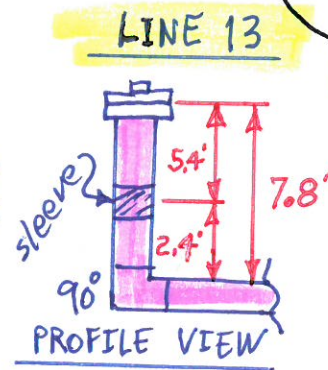
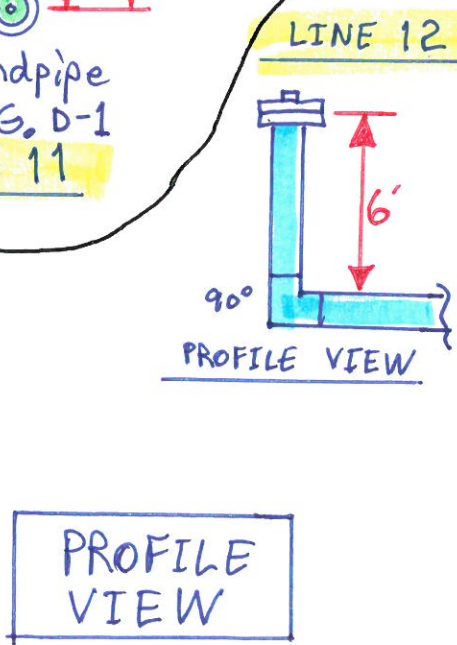
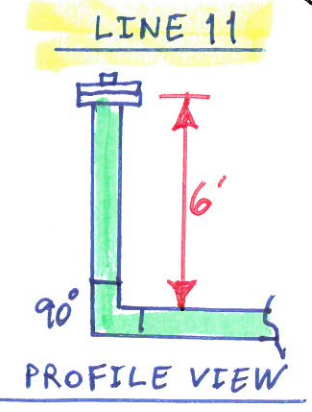
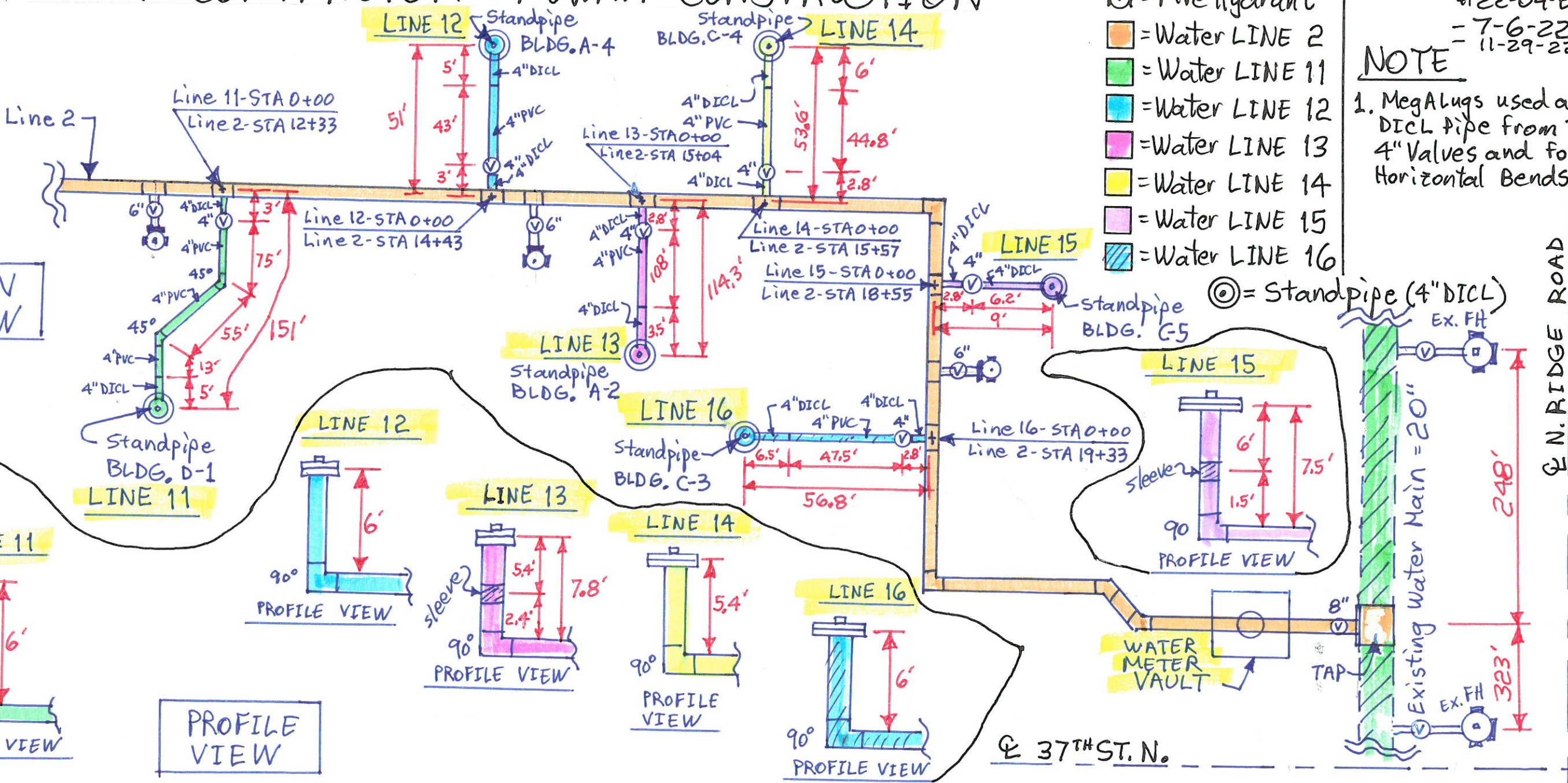
LEGEND

- ⊙ = Valve
- ⊕ = Fire Hydrant
- = Water LINE 2
- = Water LINE 11
- = Water LINE 12
- = Water LINE 13
- = Water LINE 14
- = Water LINE 15
- = Water LINE 16

NOTE

1. MegALugs used at all 4" DICL Pipe from TEE to 4" Valves and for all Horizontal Bends.

PLAN VIEW

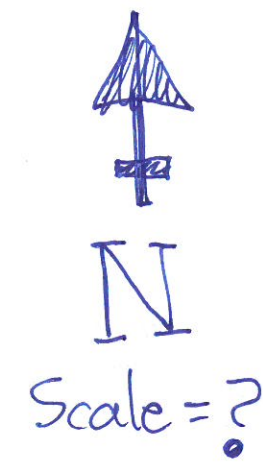


N. RIDGE ROAD

37TH ST. N.

THE AVANTE APARTMENTS NWC 37TH ST. N. & N. RIDGE ROAD

DATE DRAWN
05-10-2021
REVISIONS
06-03-2021
06-14-2021
07-19-2021



PRINTS ISSUED
05-17-2021 OWNER REVIEW
05-24-2021 OWNER REVIEW
06-03-2021 OWNER REVIEW
06-14-2021 OWNER REVIEW
07-19-2021 PRELIMINARY PRICING
09-20-2021 OWNER REVIEW
10-25-2021 OWNER REVIEW
11-03-2021 BID PERMIT

KREHBIEL
ARCHITECTURE
1208 E. Lewis
Wichita KS 67211
314.247.8233
314.247.8544 fax
krehbielarchitecture.com



DATE

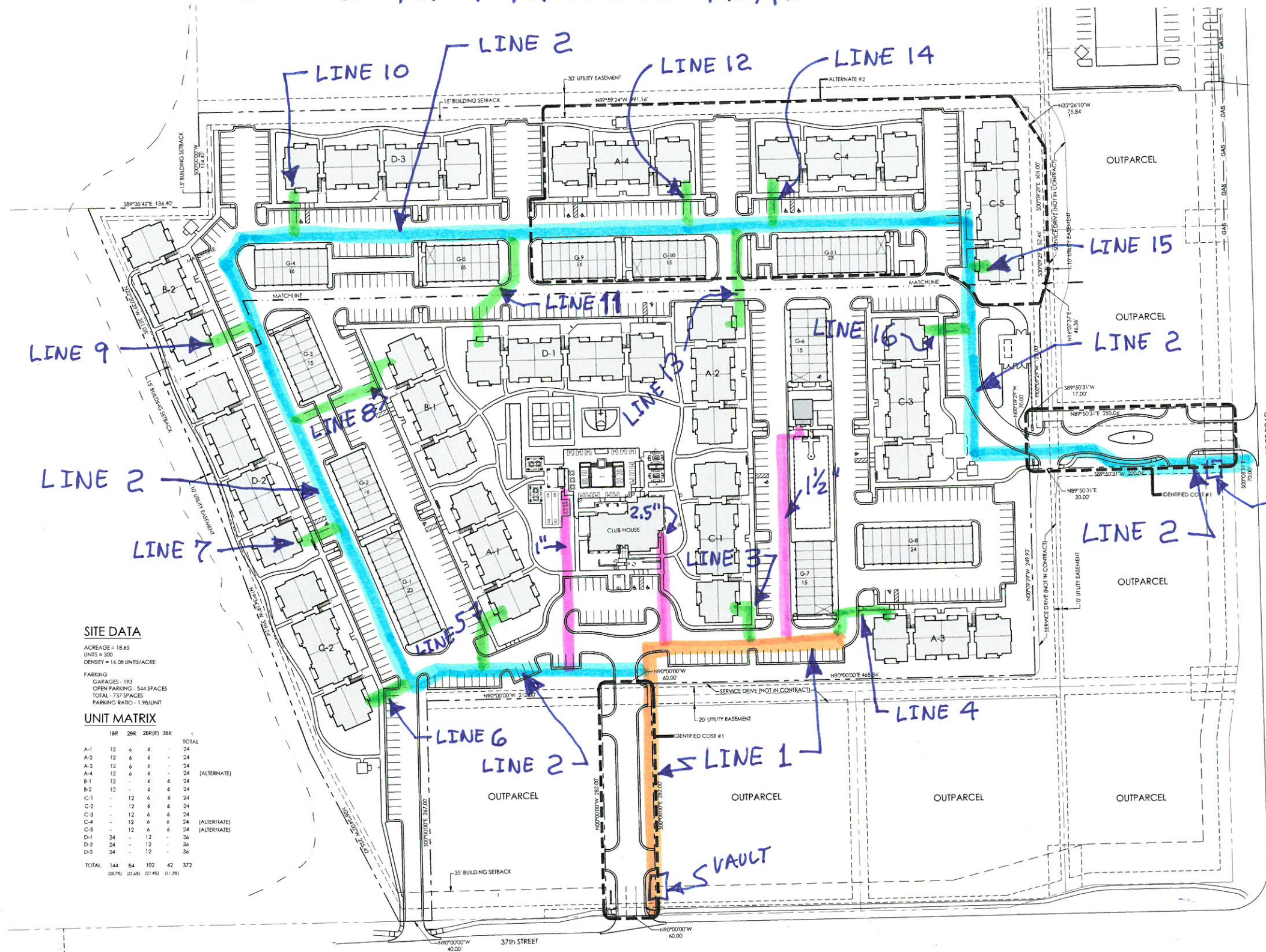
THE AVANTE
37th & N. RIDGE ROAD
WICHITA, KANSAS

WATER LINE	BLDG.
1	N/A
2	N/A
3	C-1
4	A-3
5	A-1
6	C-2
7	D-2
8	B-1
9	B-2
10	D-3
11	D-1
12	A-4
13	A-2
14	C-4
15	C-5
16	C-3

PROJECT NO.
21026
SHEET TITLE
OVERALL ARCHITECTURAL
SITE PLAN

SHEET NO.
SA1.1

Baughman Co.
#22-04-E162
L. Powell
4-21-22



SITE DATA
ACREAGE = 18.65
UNITS = 300
DENSITY = 16.08 UNITS/ACRE

PARKING
GARAGES - 193
OPEN PARKING - 544 SPACES
TOTAL - 737 SPACES
PARKING RATIO - 1.98/UNIT

UNIT MATRIX

	1BR	2BR	2BR(P)	3BR	TOTAL
A-1	12	6	6	-	24
A-2	12	6	6	-	24
A-3	12	6	6	-	24
A-4	12	6	6	-	24
B-1	12	-	6	6	24
B-2	12	-	6	6	24
C-1	-	12	6	6	24
C-2	-	12	6	6	24
C-3	-	12	6	6	24
C-4	-	12	6	6	24
C-5	-	12	6	6	24
D-1	24	-	12	-	36
D-2	24	-	12	-	36
D-3	24	-	12	-	36
TOTAL	144	84	102	42	372
	(88.7%)	(22.4%)	(27.4%)	(11.3%)	

37TH St. N.

(A) OVERALL ARCHITECTURAL SITE PLAN
0 50' 100'
1" = 50'-0"



N. RIDGE ROAD