

# 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, or fire hydrants) and all sanitary sewer lines (main, 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  
 Evergy 1-800-544-4857
- Utility service lines, poles, etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain will require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits will require additional 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.
  - City maintenance of water mains ends at 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.
  - 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 on adjacent lots.
  - 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.

## Benchmarks

BM #1: "X" chiseled on top of concrete, west side of private drive entrance from MacArthur. Elevation = 1278.78 (NAVD 88)

BM #2: "X" chiseled on top of concrete near power pole, NE corner of site. Elevation = 1278.94 (NAVD 88)

8", 10" PVC = Sanderson  
 6", 8", 10" & 12" DICT = McWane Ductile Fire Service Vault = McPherson Concrete  
 Frame/Lid = Neenah Foundry  
 Fire Hydrant = Clow  
 Valves = Clow  
 Fittings = Sigma

# AS-BUILT PLANS

## WATER DISTRIBUTION SYSTEM

to serve

# IRON HORSE MFG EAST BUILDING

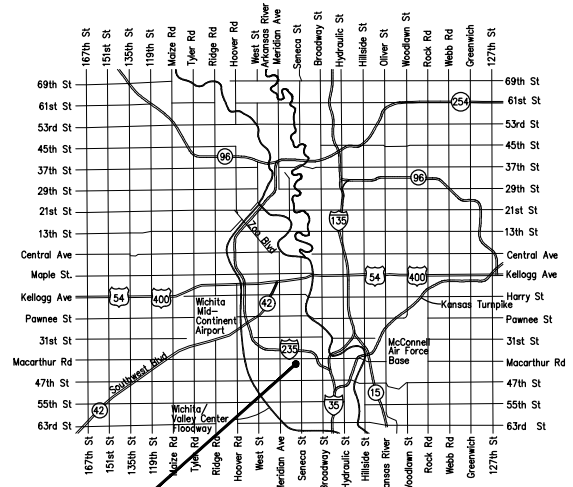
1217 W. MACARTHUR RD.  
 CITY OF WICHITA, KANSAS

Paul Gunzelman, P.E. Interim City Engineer

2023-023353PPW

54030980

CONSTRUCTION BEGAN: 20 October 2023  
 CONSTRUCTION ENDED: 23 February 2024



SITE Vicinity Map

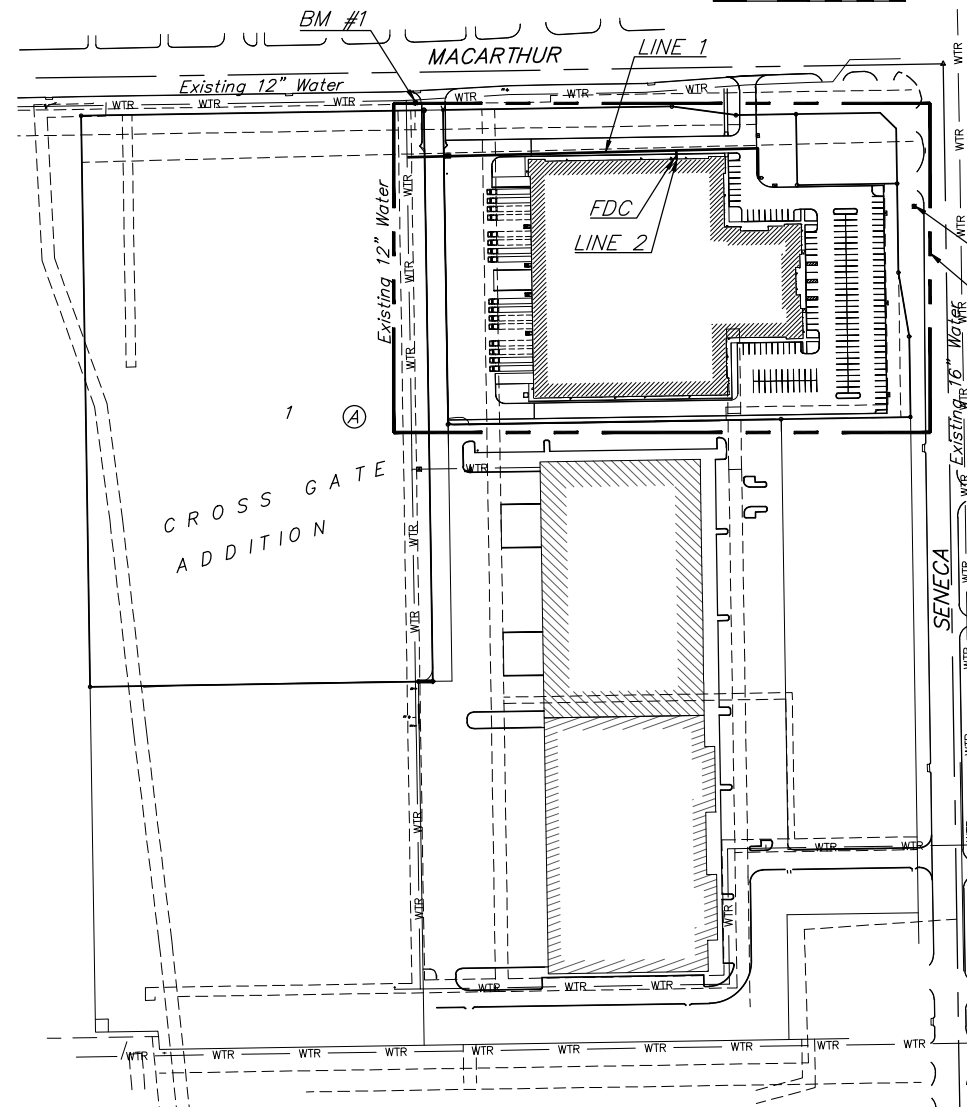
CONTRACTOR: McCullough Excavation  
 INSPECTOR: James Ralston - Baughman Co.

AS-BUILT PLANS BY: Jim R. & Larry Powell  
 AS-BUILT PLANS DATE: 3-5-2024

BAUGHMAN JOB No.: 23-09-E612

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Badger Meter SN: 200426545  
 Badger Initial Reading: 000000.17 Cu.Ft.  
 Badger Final Reading: 000058.91 Cu.Ft.  
 ERT SN: 74868180



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

Engineering approved by Shawn Mellies on 09.29.23  
 Utilities approved by Greg Lolley on 09.29.23  
 Fire Dept. approved by Jose Ocadiz on 09.29.23

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.

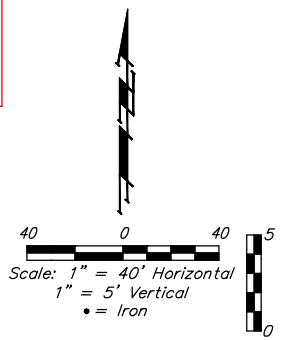
An approved copy of these plans signed by City staff are required on-site.

September 29, 2023

**BENCHMARKS:**  
 BM #1: "X" chiseled on top of concrete, west side of private drive entrance from MacArthur. Elevation = 1278.78 (NAVD 88)  
 BM #2: "X" chiseled on top of concrete near power pole, NE corner of site. Elevation = 1278.94 (NAVD 88)

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

FDC = Fire Department Connection (Not Part of PPW)  
 (TS) = Test Station



WL 1 Sta. 0+00 - 12" Tapping Saddle 823' West / 135' South CL of intersection of MacArthur Rd and Seneca St.

WL 1 Sta. 0+10 - 12"x10" Reducer 813' West / 133' South CL of intersection of MacArthur Rd and Seneca St.

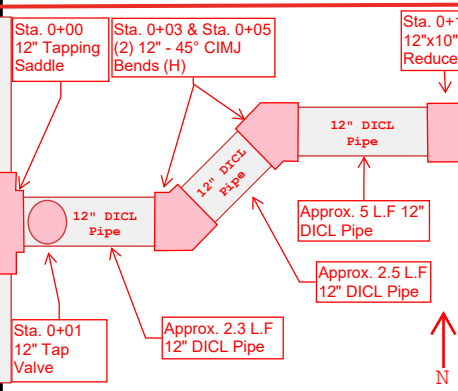
WL 1 Sta. 0+01 - 12" Tapping Valve 822' West / 135' South CL of intersection of MacArthur Rd and Seneca St.

WL 1 Sta. 0+03 - 12" 45° Bend (H) 820' West / 135' South CL of intersection of MacArthur Rd and Seneca St.

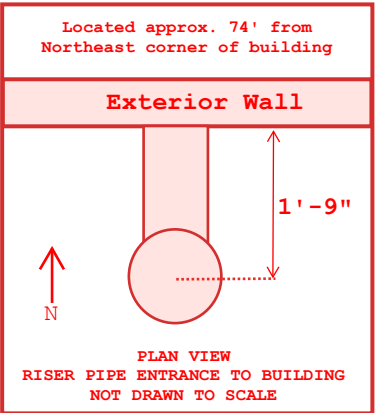
WL 1 Sta. 0+05 - 12" 45° Bend (H) 818' West / 133' South CL of intersection of MacArthur Rd and Seneca St.

Sta. 0+01, WL 1 VB Elev = 1278.91 N: 1,662,243.22 E: 1,643,869.18

Sta. 0+00.00, Begin Line 1  
 1 - 12"x12" Tapping Saddle & 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. Contractor to reimburse City of Wichita for water tap. Valve Box Elev. = 1275.00 N=1,662,245.77 E=1,643,866.97

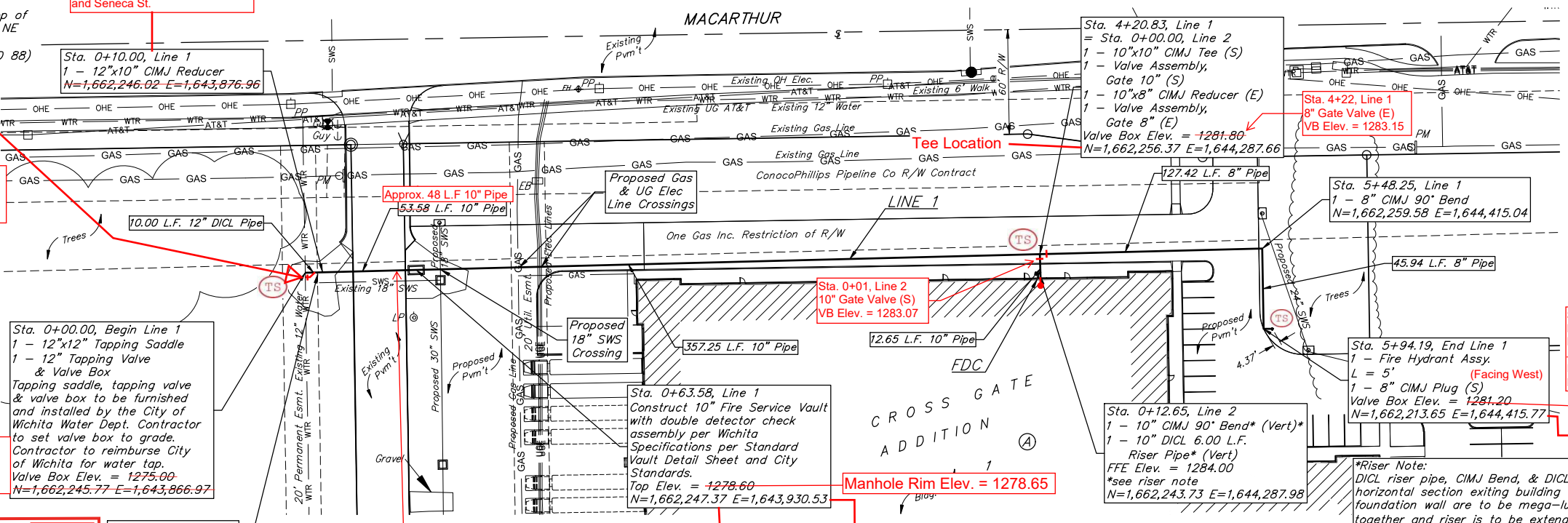


**Plan View**  
 STATION 0+00 - STATION 0+10  
 NOT DRAWN TO SCALE



**PLAN VIEW**  
 RISER PIPE ENTRANCE TO BUILDING  
 NOT DRAWN TO SCALE

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



WL 1 Sta. 0+48 - 10" Sleeve 765' West / 133' South CL of intersection of MacArthur Rd and Seneca St.

Manhole Lid on 10" Vault: 760' West / 133' South CL of intersection of MacArthur Rd and Seneca St.

Manhole Rim Elev. = 1278.65

Sta. 4+22, Line 1 8" Gate Valve (E) 1283.15

Sta. 5+94 - WL 1 - Fire Hydrant BL Elev = 1281.11 N=1,662,213.36 E=1,644,420.86  
 FH Valve Box Elev = 1281.48 N=1,662,214.07 E=1,644,416.49

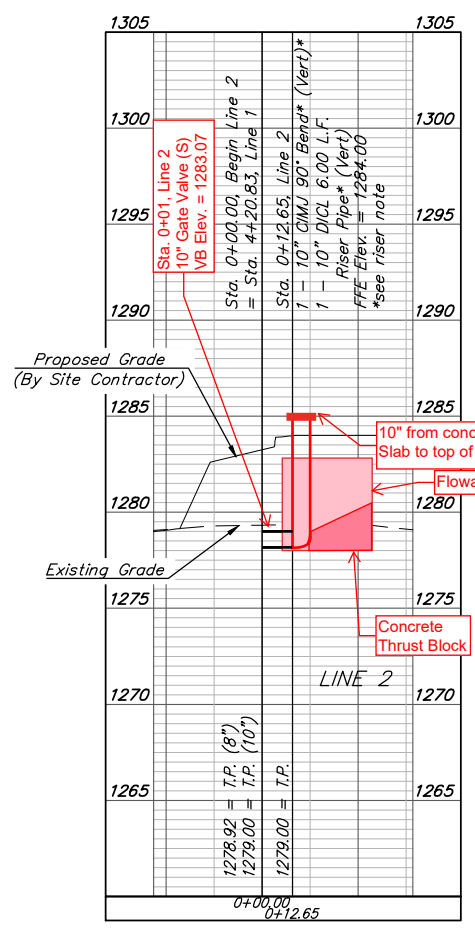
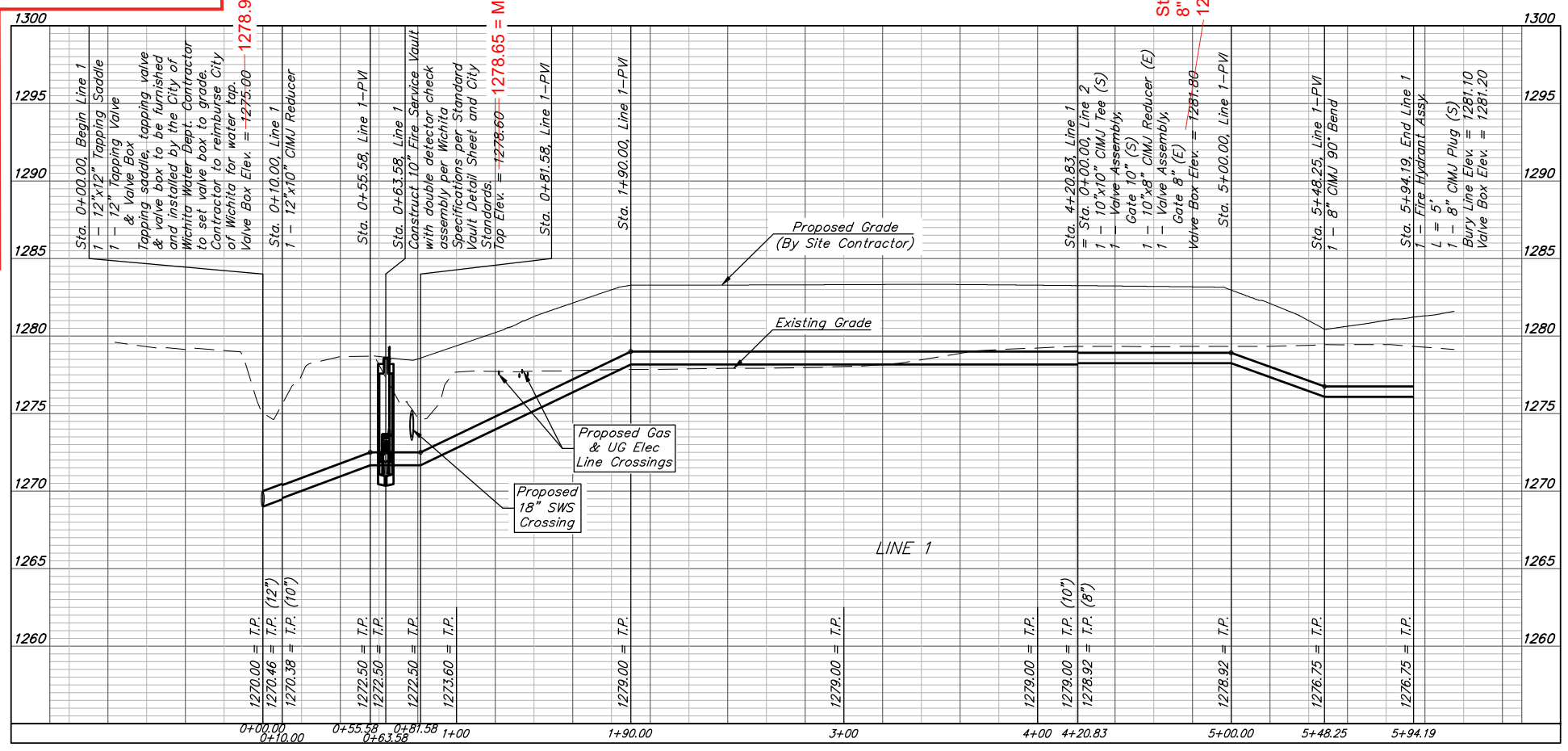
\*Riser Note:  
 DICL riser pipe, CIMJ Bend, & DICL horizontal section exiting building foundation wall are to be mega-lugged together and riser is to be extended 12" above Building FFE. Riser location is approximate, building GC is required to locate Riser location per the foundation requirements. Contractor to install blind flange with 2" tap for testing. Remove flange & tap upon acceptance.

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

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 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.



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

IRON HORSE MANUFACTURING

**LINES 1 & 2**

WATER DISTRIBUTION SYSTEM

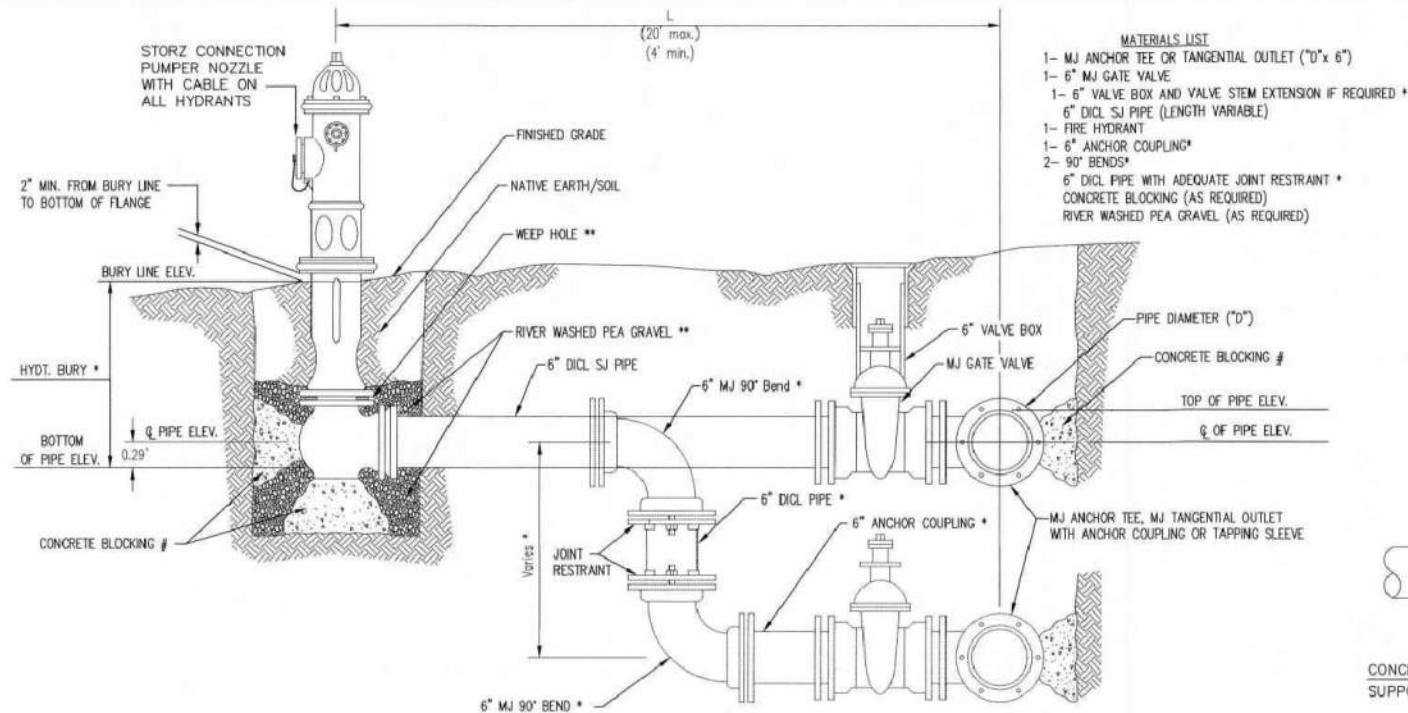
PROJECT NUMBER: 22-09-E293

DESIGN: TJW DRAWN: TMS

DATE: September 29, 2023

SHEET 2 OF 12

File: E:\Projects\Cross Gate Iron Horse Aspen Industrial East Building\Engineering\Phase 1\PPW\PPW.dwg



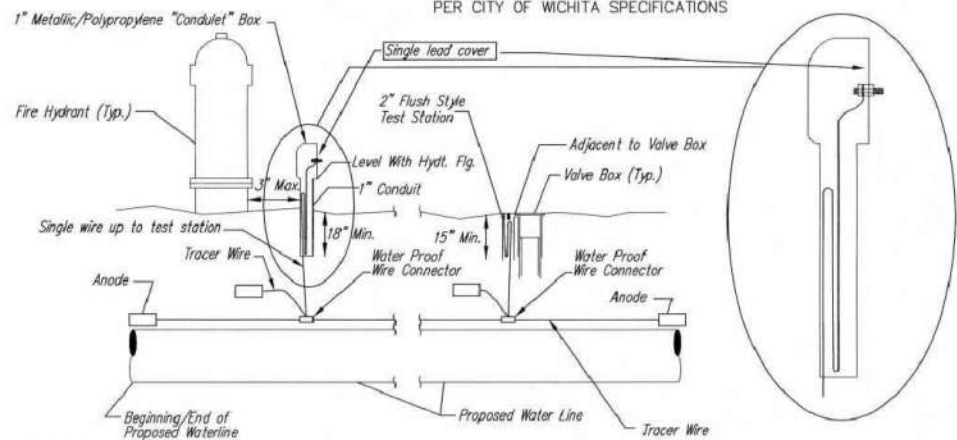
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (10" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DCL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DCL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - 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" DCL 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).

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

**TEST STATIONS**

The test station for fire hydrant application shall be a 1" "conduit" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "conduit" style test station shall be attached to a 1" rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. The test station for valve applications shall be a 2" flush style test station with wire connector on lid. Model # T2PH7B1LP Handley Industries or CD14\*TP SnakePit as manufactured by Copperhead Industries or approved equal. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be installed to allow 12" of wire within the test station. The location of all test stations shall be recorded, and shown in the as-built drawings. Flush style test stations shall not be installed in pavement or sidewalk unless approved by the Engineer. Contractor shall extend tracer wire & move flush mount test station to nearest location out of pavement or sidewalk.

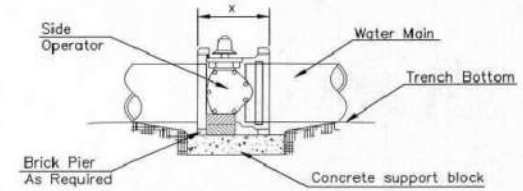
**ANODES**

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

**TRACER WIRE DETAIL**

COST IS SUBSIDIARY TO PIPE INSTALLATION

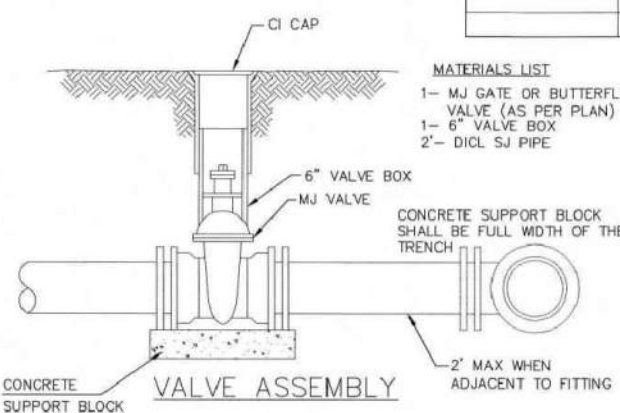
| FIRE HYDRANTS REQUIRED |                     |                       |                             |                                |
|------------------------|---------------------|-----------------------|-----------------------------|--------------------------------|
| STATION                | BURY LINE ELEVATION | TOP OF PIPE ELEVATION | FIRE HYDRANT BURY REQUIRED* | VALVE STEM EXT. REQUIRED (ft)* |
| 5+94.19                | 1281.10             | 1276.75               | 5.0'                        | Not Required                   |
|                        |                     |                       |                             |                                |
|                        |                     |                       |                             |                                |
|                        |                     |                       |                             |                                |
|                        |                     |                       |                             |                                |
|                        |                     |                       |                             |                                |
|                        |                     |                       |                             |                                |
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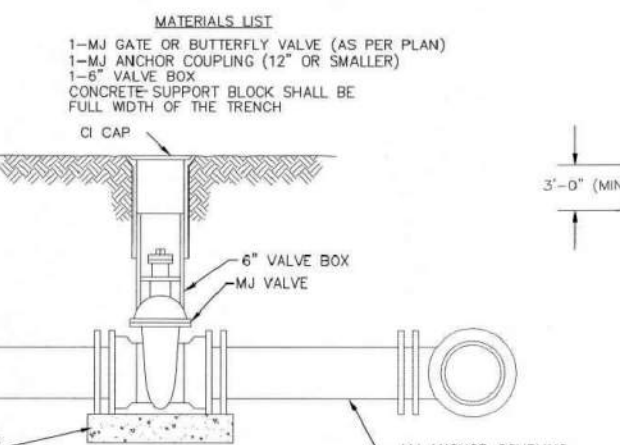
**NOTES**

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

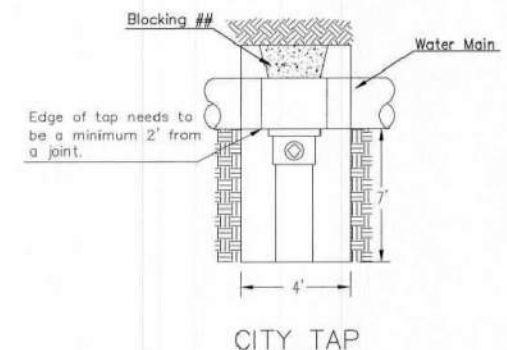
**CONCRETE SUPPORT BLOCKING FOR BUTTERFLY VALVE INSTALLATION**



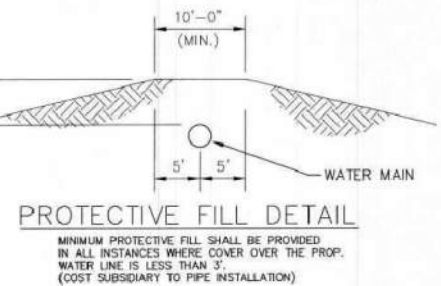
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2"- DCL SJ PIPE



- 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

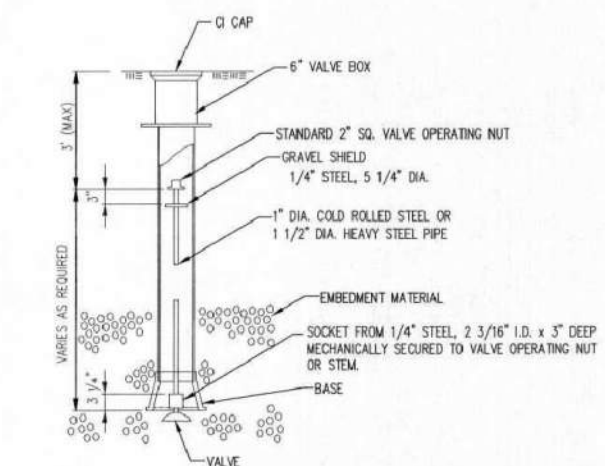


## When the City of Wichita makes tap, blocking is to be done by Contractor



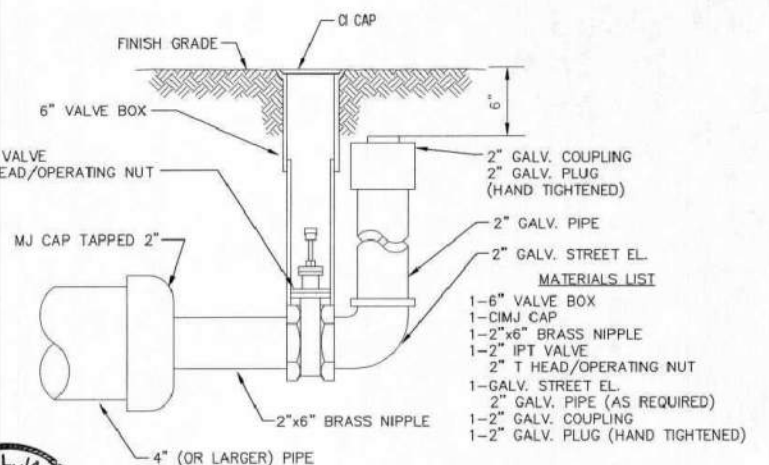
**PROTECTIVE FILL DETAIL**

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

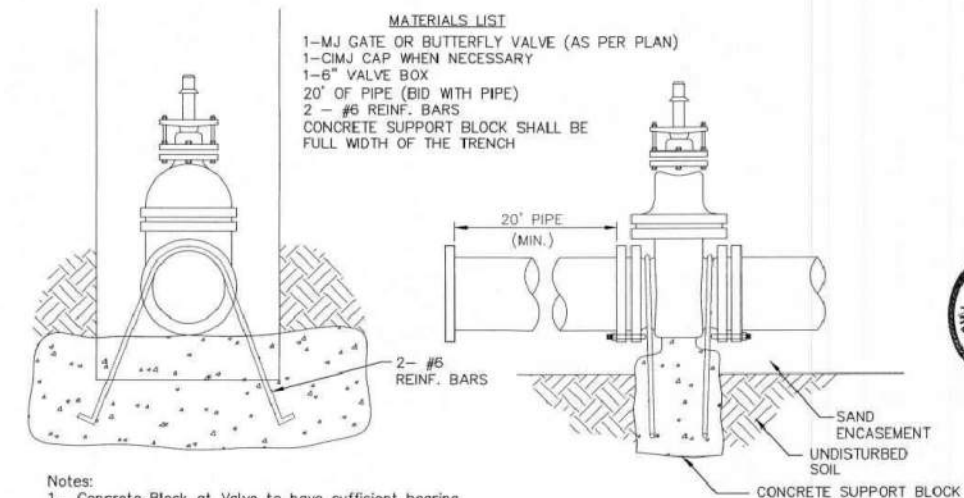


**VALVE STEM EXTENSION DETAIL**

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



**2" BLOWOFF ASSEMBLY**



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

Notes:  
1. 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.

2. The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.

3. All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

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

**ANCHORED VALVE ASSEMBLY, SPECIAL**

STANDARD WATER ASSEMBLY DETAIL

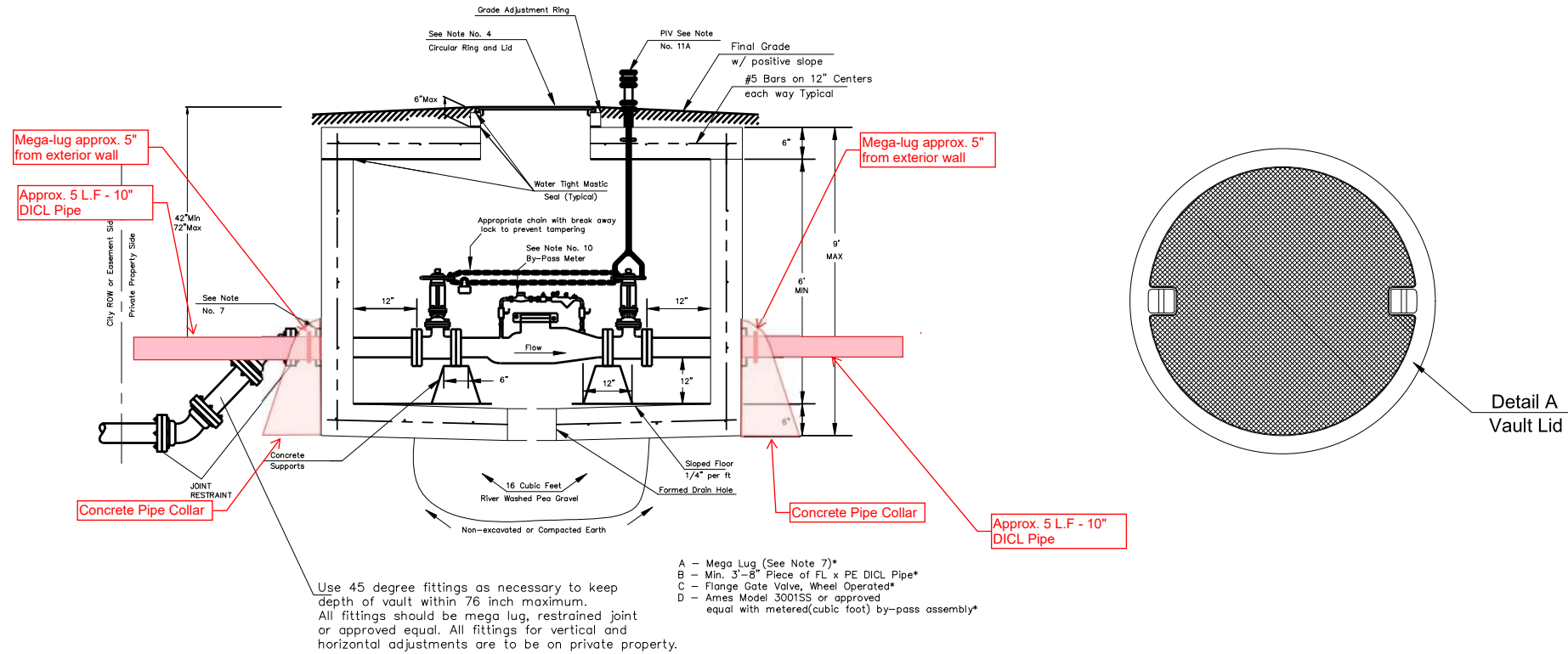
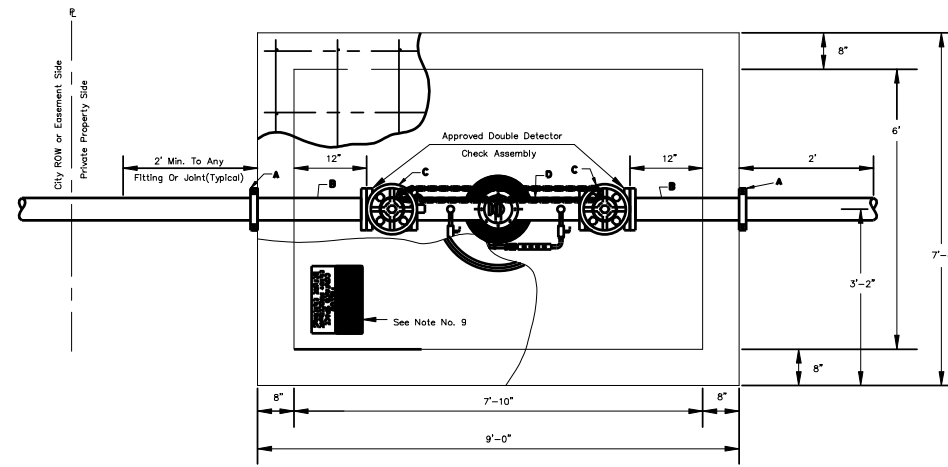
CITY ENGINEER  
**GARY JANZEN, P.E.**

PROJECT NUMBER: OCA NUMBER: DATE:

CITY ENGINEER'S OFFICE  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**4 of 12**

REVISED: OCTOBER 2016



## 10" Fire Service

Notes For All Services - 3" thru 12":

- When the standard vault dimensions are not applicable, such as when additional space is required for special pipe, fittings, additional meters, etc. the consultant design engineering shall design a vault with the required dimensions for Public Works and Utilities approval.
- The vault shall be poured concrete, cement blocks (voids to be completely filled with 2500 P.S.I. concrete), or approved precast structure. The intent of these details shall not be limited by drawings or standards of precast structures.
- Vault location to be determined by Public Works and Utilities prior to construction and approved by Departments's field supervisor prior to installation. A final inspection will be required for acceptance. Vault location standards include but not limited to: not to be located where subjected to vehicular loads unless vault is H20 traffic rated, not to be located in any right-of-way or utility easement, and must be located on the property being served.
- The manhole ring and lid shall be Neenah R-6034 Frame with Type "C" Solid Lid and Drop Down Handle or US Foundry APS-30x30 (Aluminum) or Deeter 1261 or EJ 1936z1(with pick hole(s) as shown in Detail A). 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.

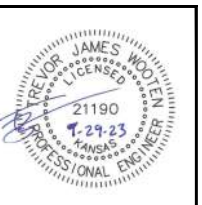
- Any fittings or appurtenances required to achieve proper elevation of pipe through the vault shall be provided by the contractor and appropriately noted on the as-builts submitted by the inspecting engineer. Such fittings shall be a minimum of 2' from the exterior wall of vault.
- For all services 4" and larger 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. For a services smaller than 4" the contractor shall install an approved vault clamp on the exterior walls of the vault.
- All valves, meters, assemblies and fitting shall be provided with sufficient concrete or other approved supports to the vault floor.
- 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.
- 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 AMR register with a ADE on the register and 25' long Iron cord and plug or approved equal. Gallon meters shall not be accepted.
  - Fire Detect Leak Meters and ERTs will be purchased from the CITY at cost and meters purchased from a third party source shall not be accepted.

NOTE:

INSPECTOR FROM PUBLIC WORKS AND UTILITIES TO BE CONTACTED 24 HOURS PRIOR TO INSTALLATION TO SET VAULT CONTACT: 316-219-8928 OR 316-219-8929

10. Additional Notes For Fire Services

- A post indicator valve (PIV) is an option for the outlet valve. It is not required by the City of Wichita ordinance, it can be requested by the owner and will be allowed at the discretion of the City Engineer.
- When Siamese connections are required by the Wichita Fire Department, refer to the current City Code Section 15.
- If due to any reason the completed vault retains ground or drainage water in excess of 4" in depth from the floor of the vault, the property owner shall be responsible for providing and installing a appropriate automatic sump pump or approved equal, as well as any other appurtenances required to make such system function as intended.



**BAUGHMAN  
COMPANY**

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

IRON HORSE  
MANUFACTURING

**STANDARD  
VAULT  
DETAILS**

WATER DISTRIBUTION  
SYSTEM

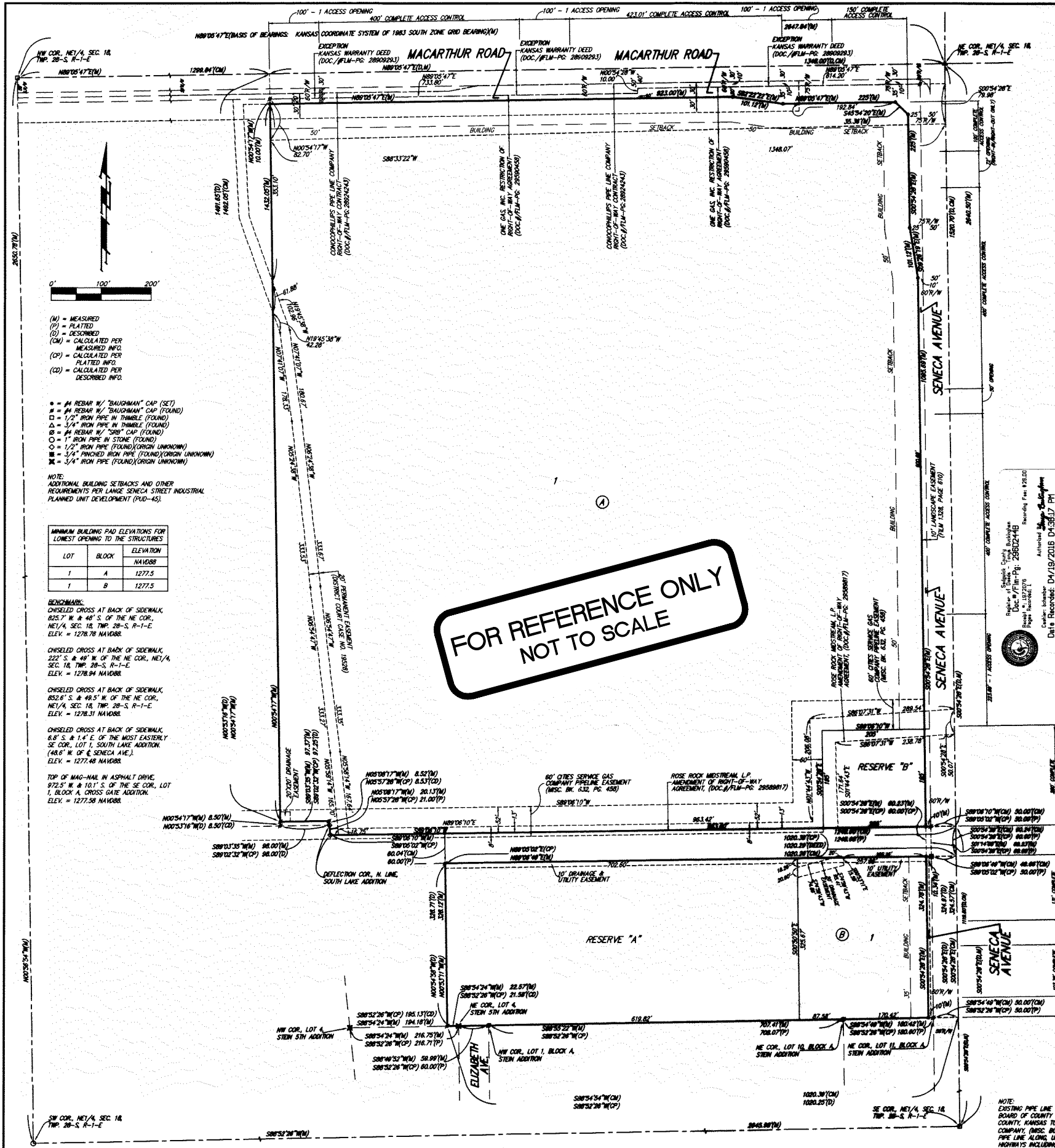
PROJECT NUMBER:  
22-09-E293

DESIGN: DRAWN:

DATE: September 29, 2023

SHEET 5 OF 12

# CROSS GATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a portion of the Northeast Quarter of Section 18,  
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick  
County, Kansas described as Beginning at the northeast corner of said  
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of  
said Northeast Quarter, 1520.70 feet, to a point 1119.80 feet north of the  
southeast corner of said Northeast Quarter, also being the northeast  
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick  
County, Kansas; thence S89°05'02"W, along the north line of Lot 1, in  
said South Lake Addition, 1248.68 feet to a deflection point in the north  
line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot 1  
extended north, 29.53 feet; thence S89°02'32"W, parallel with the  
northern most north line of said Lot 1, and 8.50 feet normally distant  
north of the northern most north line of said Lot 1, 97.25 feet; thence  
N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast  
Quarter; thence N89°05'47"E, along the north line of said Northeast  
Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that part  
deeded to the City of Wichita by Kansas Warranty Deed filed an  
DOC #/FLM-PG: 28908293, all being subject to Road Rights of Way of  
Record, TOGETHER with a portion of the Northeast Quarter of Section 18,  
Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick  
County, Kansas described as commencing at the northeast corner of said  
Northeast Quarter; thence S00°54'28"E (assumed), along the east line of  
said Northeast Quarter, 1520.70 feet, to a point 1059.80 feet north of the  
southeast corner of said Northeast Quarter, also being the southeast  
corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick  
County, Kansas and for a point of beginning; thence continue S00°54'28"E,  
along the east line of said Northeast Quarter, 324.97 feet to the  
northeast corner of Stein Addition, Wichita, Sedgwick County, Kansas;  
thence S88°52'26"W, along the north line of said Stein Addition, and Stein  
5th Addition, Wichita, Sedgwick County, Kansas, 1020.25 feet; thence  
N00°54'58"W, perpendicular to the northern most south line of Lot 1 in  
said South Lake Addition, 328.71 feet, to a point on the northern most  
south line of Lot 1 in said South Lake Addition; thence N89°05'02"E, along  
the northern most south line of Lot 1 in said South Lake Addition,  
1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to  
the Point of Beginning, subject to Road Rights of Way of record.

This plat of "CROSS GATE ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this 4<sup>th</sup> day of JUNE 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



*Carol Chapman Neugent*, Chair  
*Dale Miller*, Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this 5<sup>th</sup> day of April, 2016.

*Jeff Longwell*, Mayor  
*Karen Sublett*, City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this 15<sup>th</sup> day of April, 2016.



*Tricia L. Robello*, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Existing public easements, building setbacks,  
access controls, and dedications, if any, being  
voted by virtue of K.S.A. 12-512b, as amended.  
Baughman Company, P.A.

*Michael G. Conroy*, 3-2016, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Reserves and Streets, to be known as "CROSS  
GATE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement  
is hereby granted as indicated for the construction and maintenance of all  
public utilities. The drainage and utility easement is hereby granted as  
indicated for drainage purposes and for the construction and maintenance  
of all public utilities. The drainage easements are hereby granted as  
indicated for drainage purposes. The streets are hereby dedicated to and  
for the use of the public. Reserve "A" is hereby reserved for landscaping,  
open space, lakes, drainage purposes, utilities as confined to easement,  
and communication systems and related appurtenances as confined to  
easement. Reserve "B" is hereby reserved for landscaping, open space,  
lakes, drainage purposes, and pipelines and related appurtenances as  
confined to easement. Reserves "A" and "B" shall be owned and  
maintained by the owner of Lot 1, Block A. Access controls shall be as  
depicted on the face of the plat and are hereby granted to the City of  
Wichita, Kansas. The permitted opening locations shall be as determined  
by the City Engineer of the City of Wichita, Kansas. The Minimum Building  
Pad Elevations for the lowest opening to the structures shall be as  
indicated on the face of the plat.

Entered on transfer record this 18<sup>th</sup> day  
of April, 2016.  
*Kelly B. Arnold*, County Clerk

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this 19<sup>th</sup> day  
of April, 2016 and is duly recorded.

*Tonya Buckingham*, Register of Deeds

We, the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "CROSS GATE  
ADDITION", Wichita, Sedgwick County, Kansas.

*James O. Ashcraft*, President  
KS StateBank

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 11<sup>th</sup> day of March, 2016, by Jeff M. Lange, President of  
TCRS, LLC, a Kansas limited liability company, on behalf of the company.

*Kelly A. Thomsen*, Notary Public  
My App. Exp. 4-16-16

State of Kansas) SS The foregoing instrument acknowledged by  
Sedgwick County) me, this 11<sup>th</sup> day of March, 2016, by *James O. Ashcraft*  
or *James O. Ashcraft*, on behalf of the KS StateBank, on behalf of the bank.

*Brianne D. Covalan*, Notary Public  
My App. Exp. 3/26/17

NOTE: EXISTING K.G.B.E. RIGHT-OF-WAY EASEMENT, (MISC. BOOK 284, PAGE 251), IS OF UNDEFINED WIDTH AND MAY AFFECT ALL PART, OR NONE OF CROSS GATE ADDITION.

NOTE: EXISTING 5' S.W.B. RIGHT-OF-WAY AGREEMENT, (FILE 158, PAGE 672), AFFECTS PART OF RESERVE "A" AND PART OF LOT 1, BLOCK B, CROSS GATE ADDITION.

NOTE: A drainage plan has been developed for the plat and all drainage easements, rights-of-way or reserves shall remain of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

*Baughman Company, P.A.*  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
Baughman ARCHITECTURE

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

IRON HORSE MANUFACTURING

**COPY OF PLAT**

WATER DISTRIBUTION SYSTEM

PROJECT NUMBER:  
22-09-E293

DESIGN: DRAWN:  
DATE: June 30, 2023  
SHEET 12 OF 12

File: E:\Projects\Cross Gate Iron Horse Aspen Industrial East Building\Engineering\Phase 1\PC256-5.dwg