

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
 - Maintain a minimum of 10-foot horizontal separation between all water lines (mains, services, and fire hydrants) and all sanitary sewer lines (mains, services, and manholes). All separation distances are to be measured from edge-to-edge, at the closest point.
 - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all gravity sanitary sewer lines (mains, services, and manholes) at crossings. All separation distances are to be measured from edge-to-edge, at the closest point.
 - Maintain a minimum of 2-foot vertical separation between all water lines (mains and services) and all pressurized sanitary sewer lines (force mains and services) at crossings. Waterlines must always be placed above pressurized sanitary sewer lines where they cross. All separation distances are to be measured from edge-to-edge, at the closest point.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

AT&T	1-800-246-8464
Black Hills Energy	1-800-694-8989
City of Wichita Water & Sewer	1-316-219-8921
City of Wichita Stormwater	1-316-268-4090
City of Wichita Traffic	1-316-268-4034
Cox Communications	1-888-249-3530
Kansas Gas Service	1-888-482-4950
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.

AS-BUILT PLANS WATER DISTRIBUTION SYSTEM

to serve

Lot 1, Block 1, Bridgeport Industrial Park 1 Add.

3790 N. Saint Francis Street
CITY OF WICHITA, KANSAS

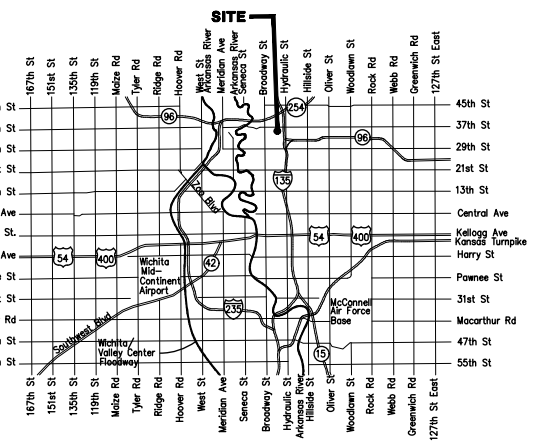
Paul Gunzelman, P.E. City Engineer
2024-013707PPW
54030980

Baughman No.: 24-05-E795

SHEET INDEX:

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Line 1 Plan/Profile	2
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VICINITY MAP



Construction Began: 01 July 2024
Construction Ended: 20 August 2024

- 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 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".
- An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- 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.

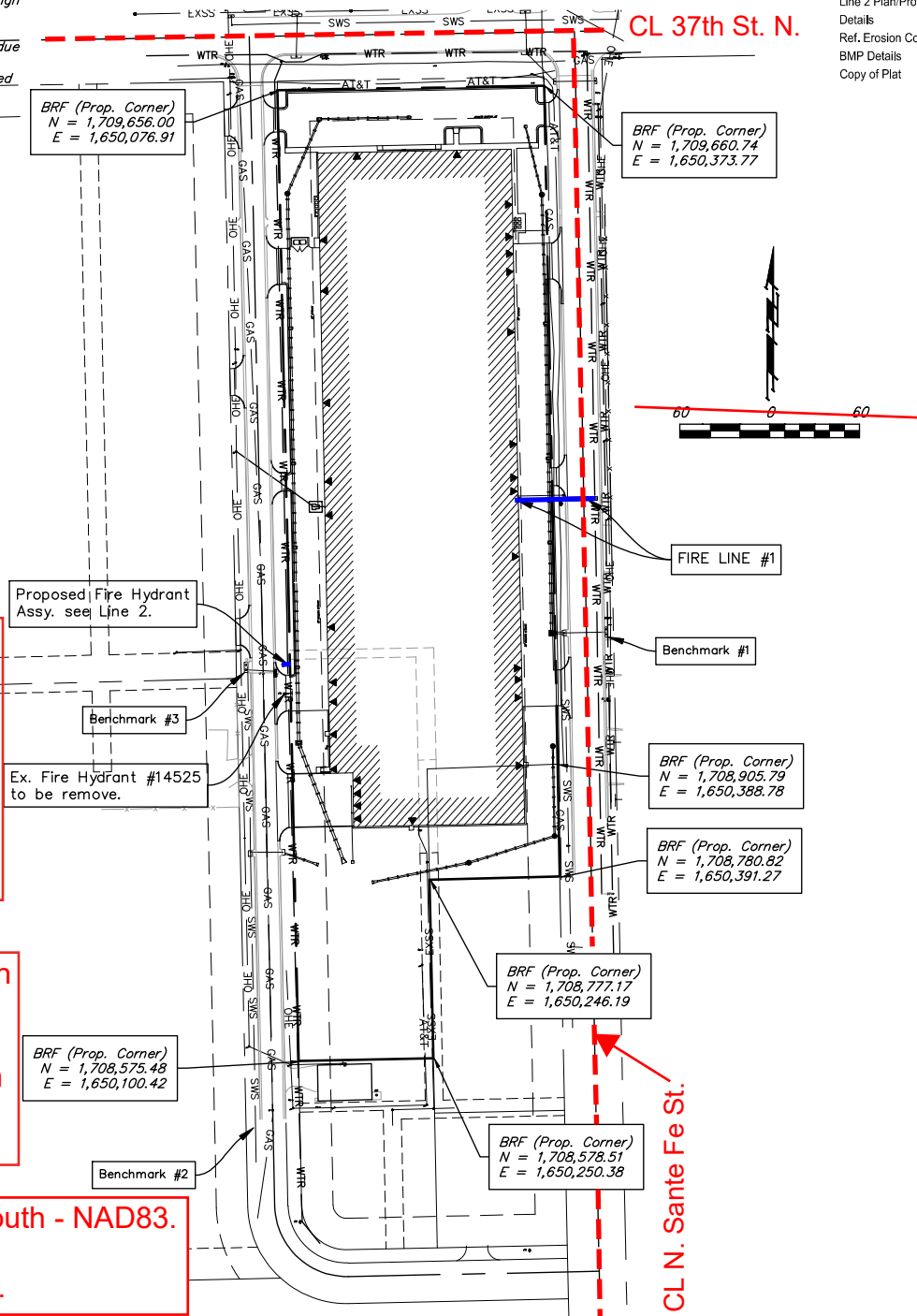
BENCHMARKS

- Site Benchmark - 1**
Square chiseled SE corner curb inlet
Elevation = 1319.55 (NAVD88)
- Site Benchmark - 2**
"X" chiseled on SW corner of curb inlet
Elevation = 1318.89 (NAVD88)
- Site Benchmark - 2**
"X" chiseled on SW corner of curb inlet
Elevation = 1319.23 (NAVD88)

- 8" PVC Pipe = Sanderson Pipe**
8" DICL Pipe = McWane Ductile
6" DICL Pipe = McWane Ductile
- 1 - Fire Hydrant = Clow**
2 - 8" TAP Valves = Clow
1 - 8" Valve = Clow
2 - 6" FH Valves = Clow

Contractor: Pearson Construction
Inspector: James Ralston -
Baughman Co.
As-Built Plans By: James Ralston
& Larry Powell
9-23-2024

Northings and Eastings: State Plane Coordinates - Kansas Grid South - NAD83.
Elevations: NAVD88
GPS Survey Shots By: James Ralston - Baughman Company, P.A.



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

Engineering Approved by Shawn Mellies PE (06/11/2024)
Utilities Approved by Greg Lalley (06/11/2024)
Fire Dept. Approved by Battalion Chief, Jose Ocaziz (06/11/2024)
WFD Approve - JMO/933

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.

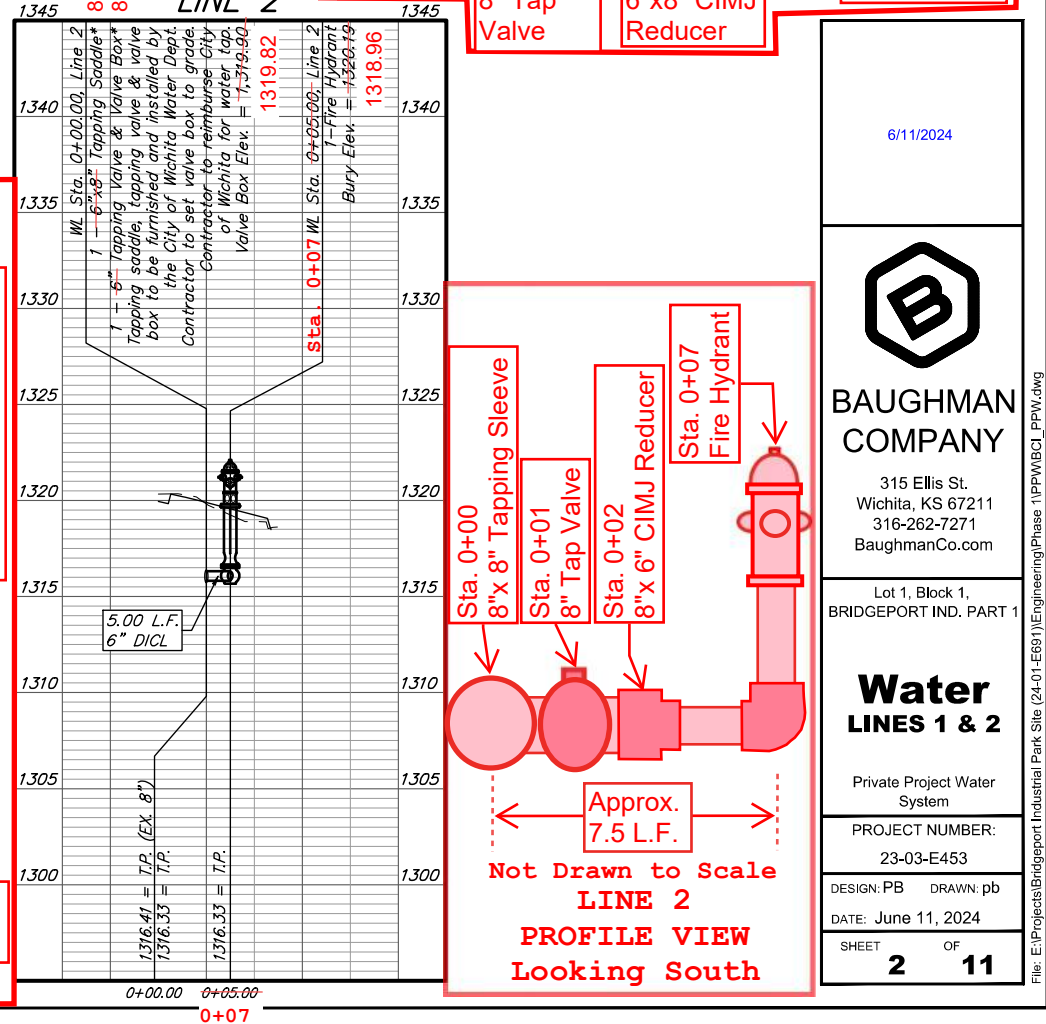
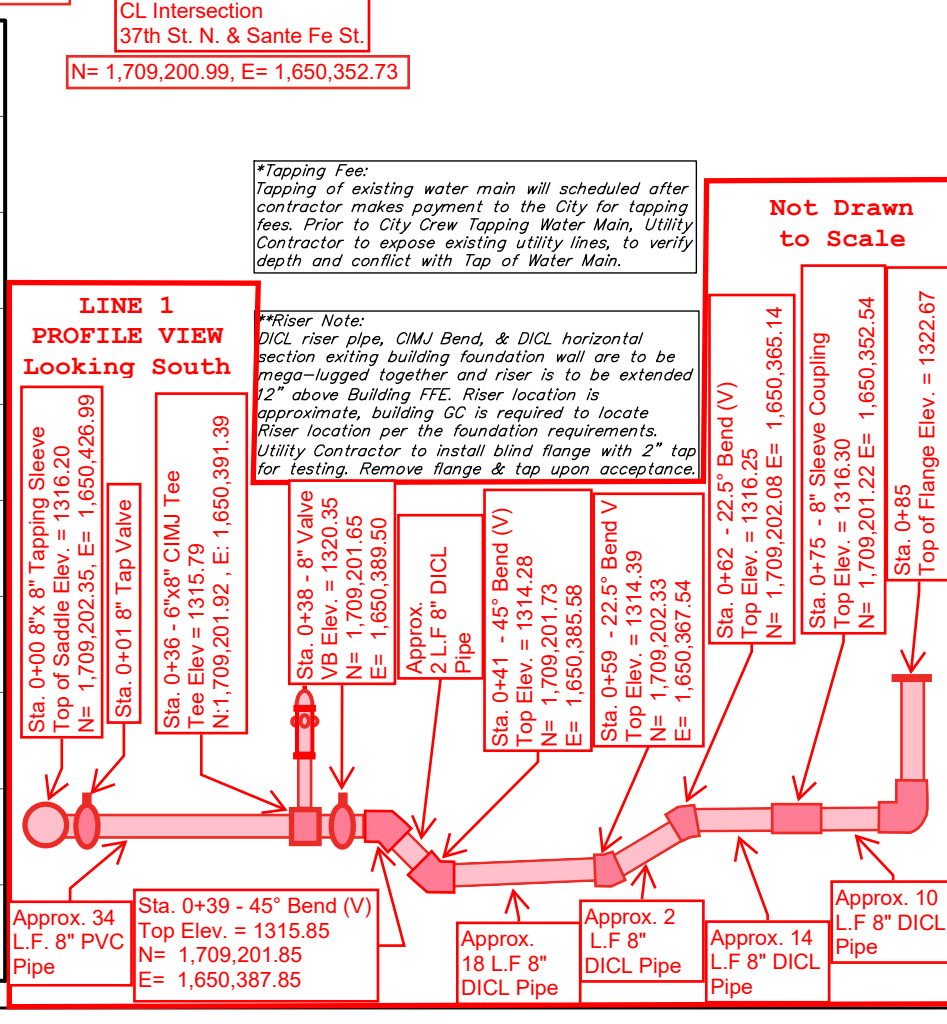
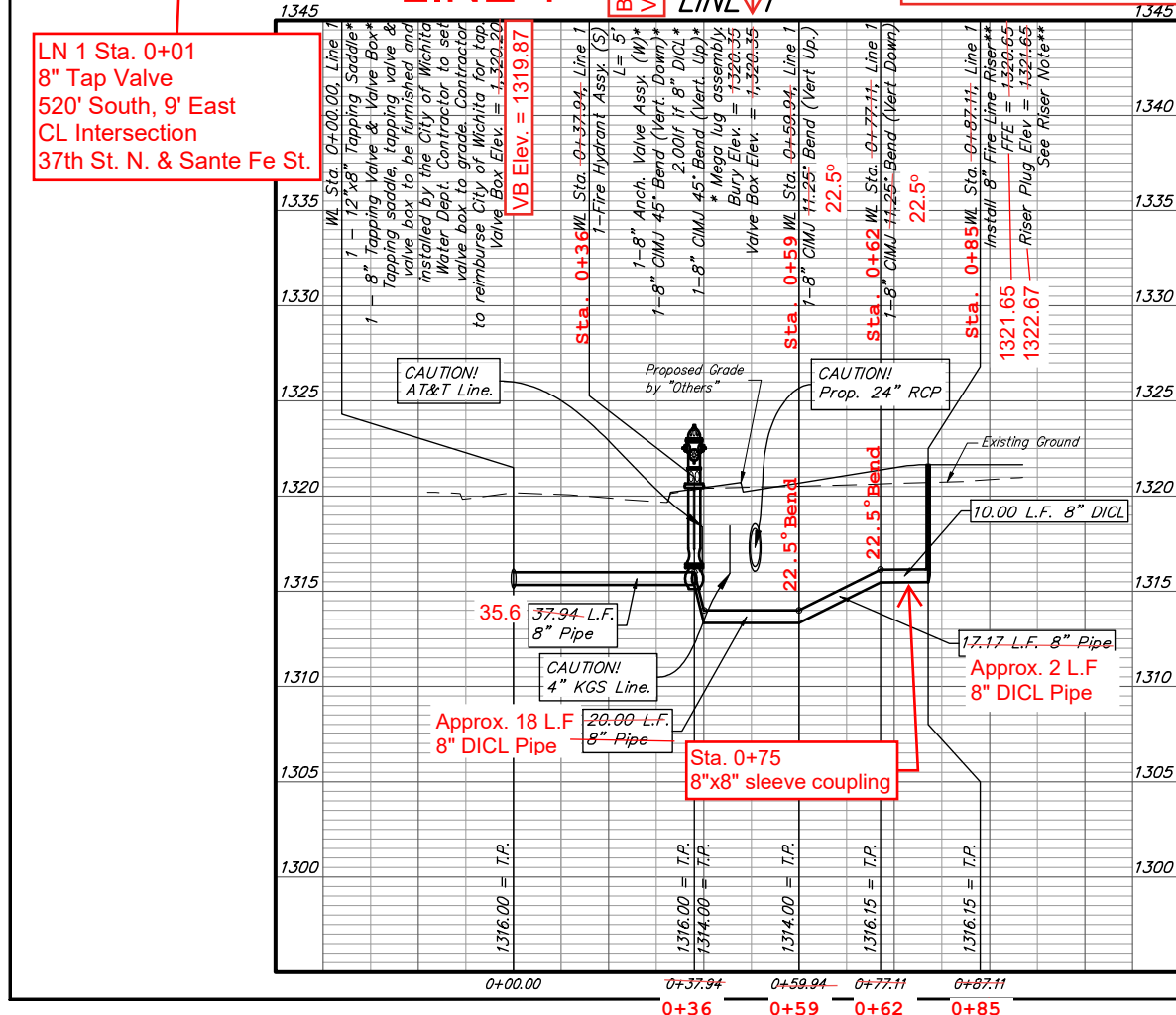
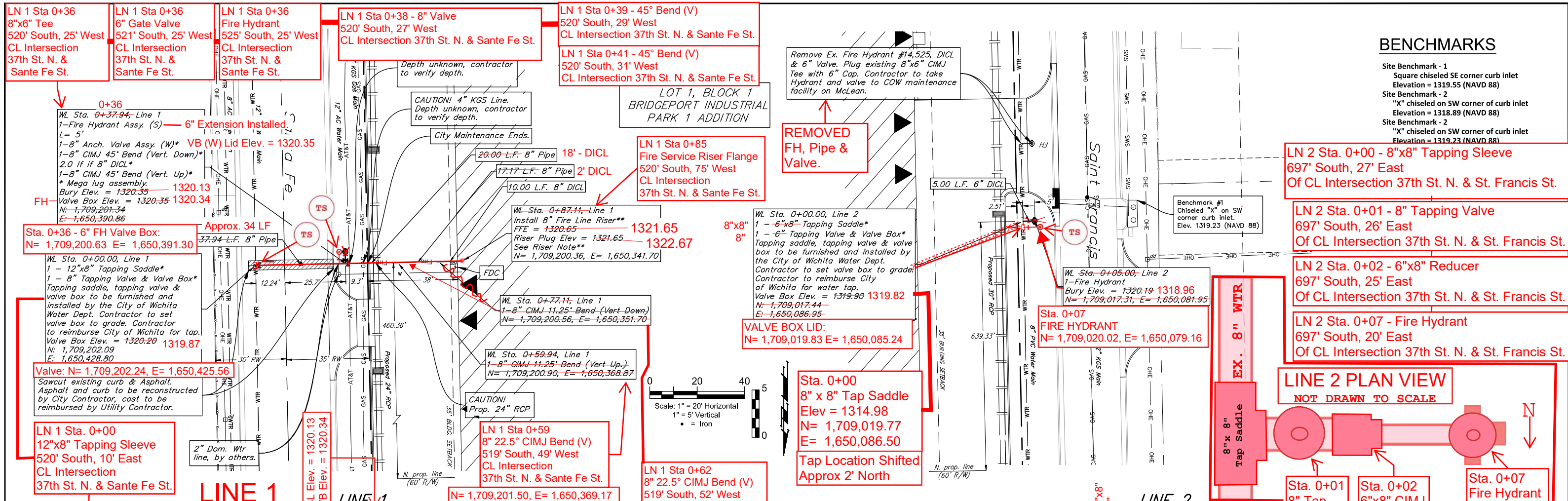
Private Property:
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with 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.

6/11/2024

June 11, 2024

E:\Projects\Bridgport Industrial Park Site (24-01-4691)\Engineering\Phase 1\PPW\BCL\PPW.dwg



***Tapping Fee:**
Tapping of existing water main will be scheduled after contractor makes payment to the City for tapping fees. Prior to City Crew Tapping Water Main, Utility Contractor to expose existing utility lines, to verify depth and conflict with Tap of Water Main.

****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. Utility Contractor to install blind flange with 2" tap for testing. Remove flange & tap upon acceptance.

6/11/2024

BAUGHMAN COMPANY

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

Lot 1, Block 1,
BRIDGEPORT IND. PART 1

Water LINES 1 & 2

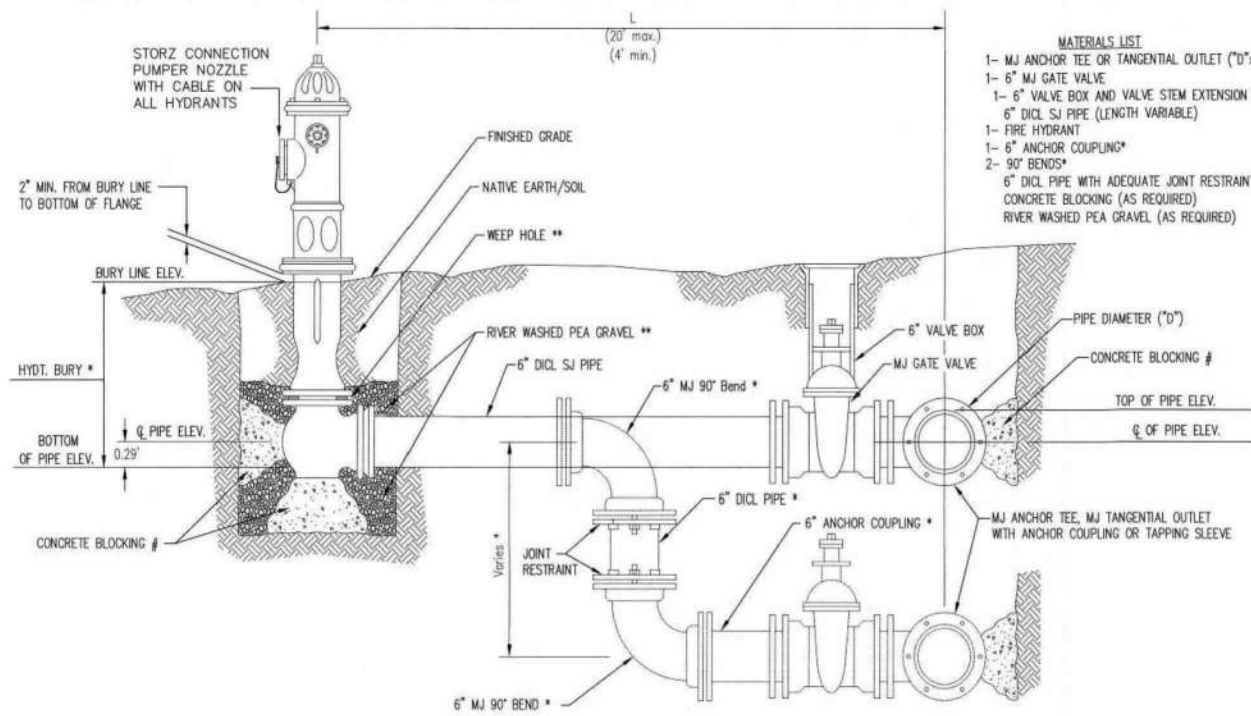
Private Project Water System

PROJECT NUMBER:
23-03-E453

DESIGN: PB DRAWN: pb

DATE: June 11, 2024

SHEET OF
2 11



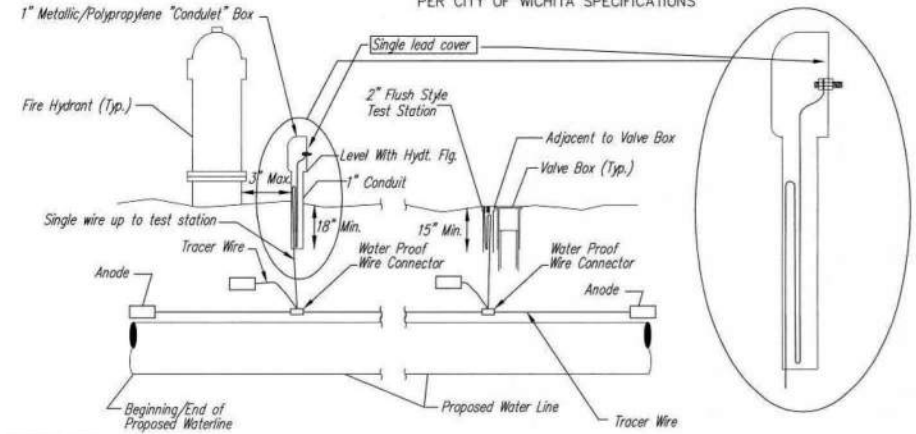
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D" x 6")
 - 1- 6" MJ GATE VALVE
 - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED *
 - 6" DI CL SJ PIPE (LENGTH VARIABLE)
 - 1- FIRE HYDRANT
 - 1- 6" ANCHOR COUPLING*
 - 2- 90° BENDS*
 - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT *
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

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" "condulet" style station as manufactured by AGRA Industries with a removable solid cover having a single lead extending from the face or approved equal. The "condulet" 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.

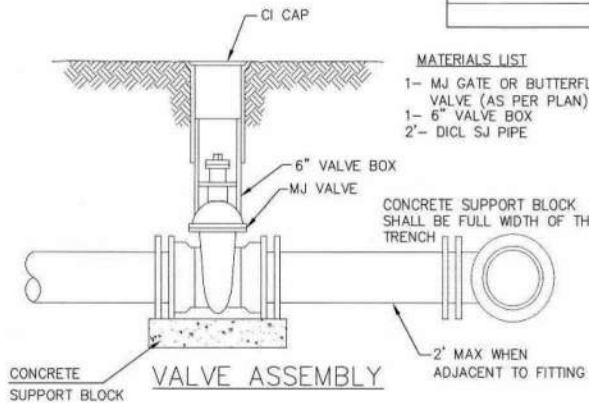
ANODES
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to 12 AWG CCS which shall be extended to the test station.

TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION

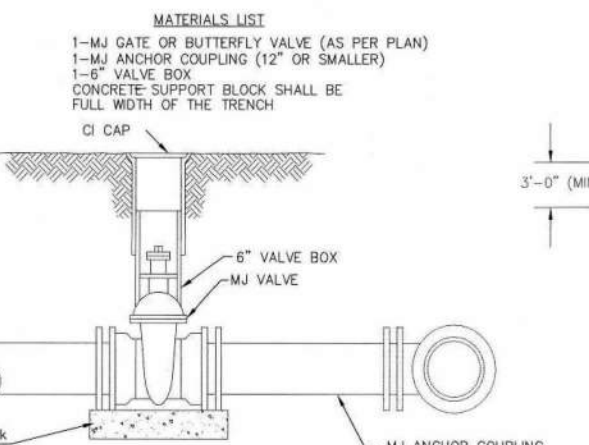
Sta 0+36, BL = 1320.13
Sta 0+07, BL = 1318.96

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+37.04, Line 1	1320.36	1316.00	5.0'	12"
0+05.00, Line 2	1320.49	1316.41	4.5'	None
6" Fire Hydrant Barrel Extension installed at Sta 0+36				

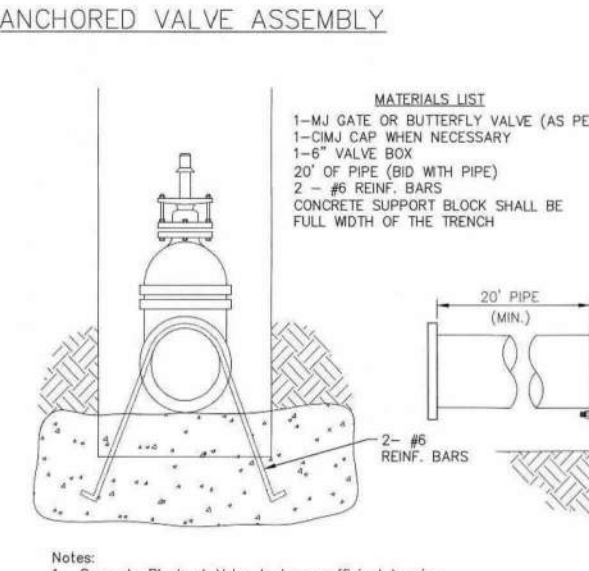
Not Installed.



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

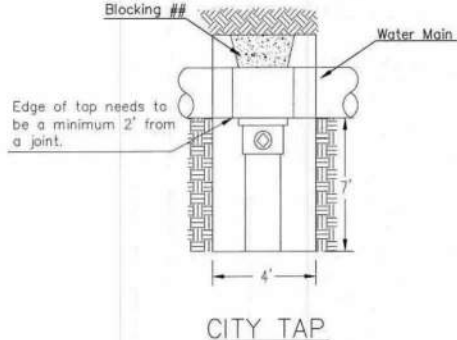


- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1- CIMJ CAP WHEN NECESSARY
 - 1- 6" VALVE BOX
 - 20' OF PIPE (BID WITH PIPE)
 - 2- #6 REINF. BARS
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

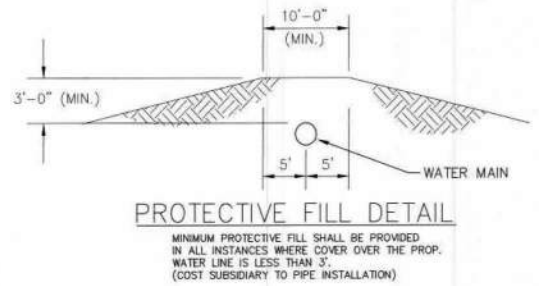
- Notes:**
- Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
 - The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
 - All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

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

ANCHORED VALVE ASSEMBLY, SPECIAL

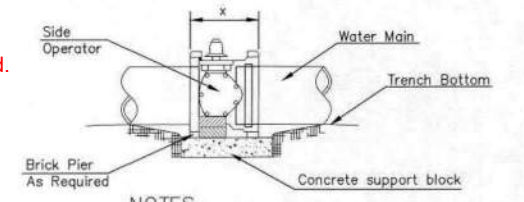


** When the City of Wichita makes tap, blocking is to be done by Contractor



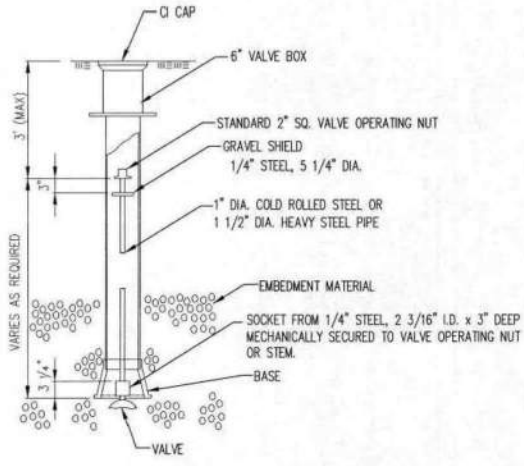
PROTECTIVE FILL DETAIL

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)



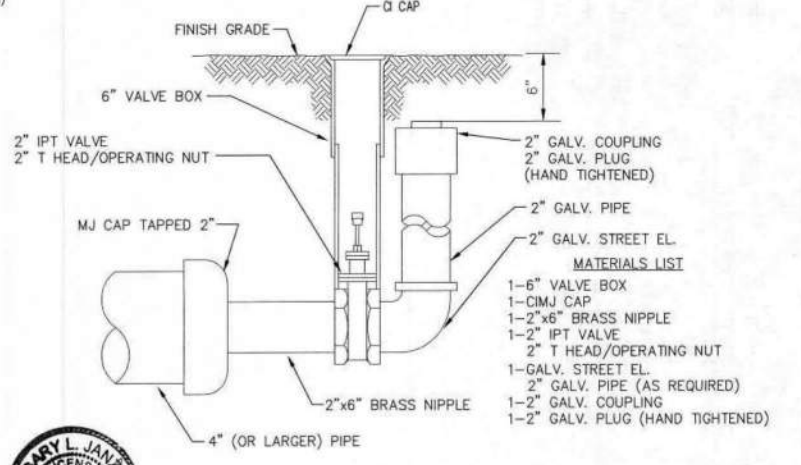
- NOTES**
- This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
 - 6" Valve Box and Cover required per City of Wichita Std. Specifications.
 - Conc. Support Block to be full width of trench.

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

- MATERIALS LIST**
- 1- 6" VALVE BOX
 - 1- CIMJ CAP
 - 1- 2" x 6" BRASS NIPPLE
 - 1- 2" IPT VALVE
 - 2" T HEAD/OPERATING NUT
 - 1- GALV. STREET EL.
 - 2" GALV. PIPE (AS REQUIRED)
 - 2" GALV. COUPLING
 - 1- 2" GALV. PLUG (HAND TIGHTENED)



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

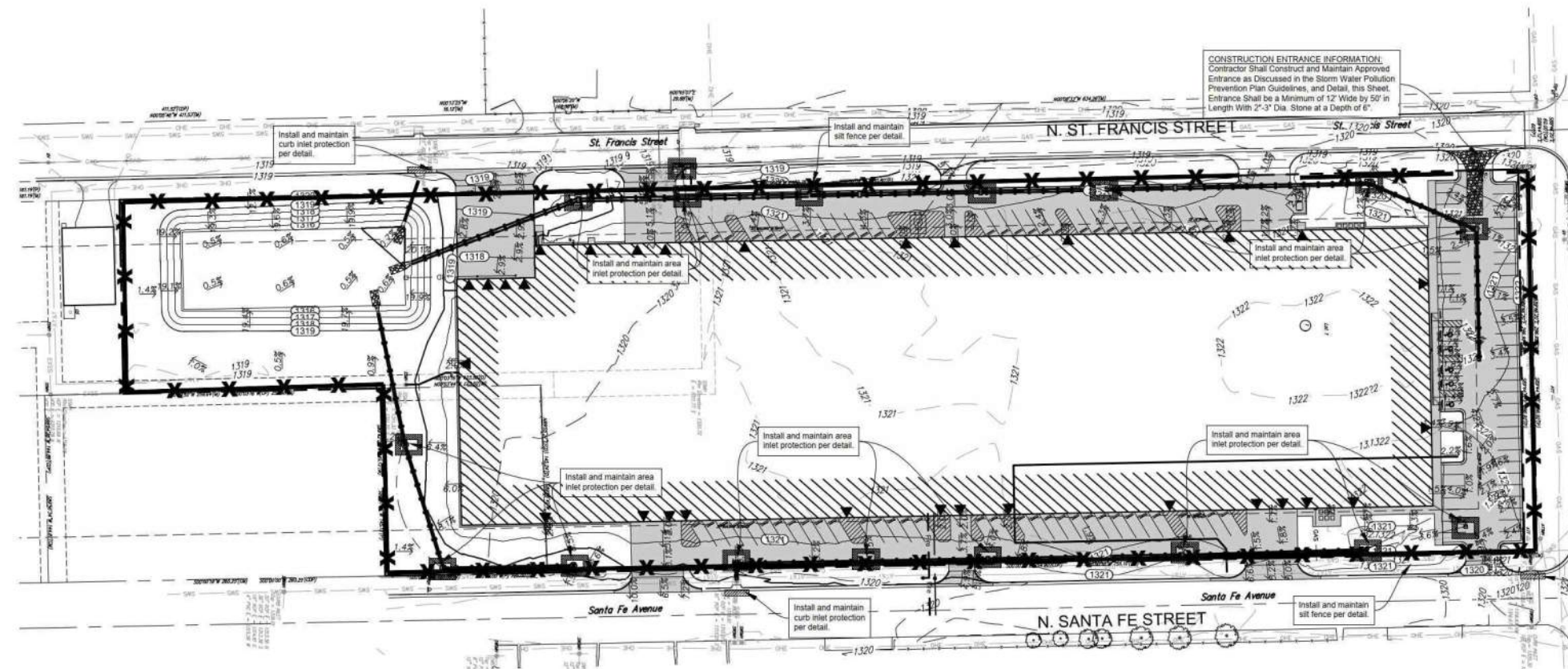
SHEET
03 of 11

REVISED: OCTOBER 2016



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

**FOR REFERENCE ONLY
 NOT TO SCALE**



LEGAL DESCRIPTION

Lot 1, Block 1, less the north 10' dedicated for additional 37th Street Right of Way, Bridgeport Industrial Park 1, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area:	±275,663 sq. ft.
Disturbed Area:	±275,663 sq. ft.
Impervious Area, pre-const:	±21,840 sq. ft.
Impervious Area, post-const:	±213,440 X sq. ft.

BENCHMARKS

- Site Benchmark - 1
Square chiseled SE corner curb inlet
Elevation = 1319.55 (NAVD 88)
- Site Benchmark - 2
"X" chiseled on SW corner of curb inlet
Elevation = 1318.89 (NAVD 88)
- Site Benchmark - 2
"X" chiseled on SW corner of curb inlet
Elevation = 1319.23 (NAVD 88)

OFFSTREET PARKING

Total off street parking stalls provide:	
Standard Stalls:	115 stalls
Universal ADA Stalls:	5 stalls
Total stall:	120 stalls

KANSAS ONE CALL

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

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024 or 268-6000

BULK CONVEYORS, INC.
 N. 37th Street, between St. Francis Street & Santa Fe Street
 Wichita, KS 67219

6/11/2024



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

Lot 1, Block 1,
 BRIDGEPORT IND. PART 1
 REFERENCE

**COPY OF
 EROSION CONTROL
 PLAN**

Private Project Water System

PROJECT NUMBER:

DESIGN: RO DRAWN: pb

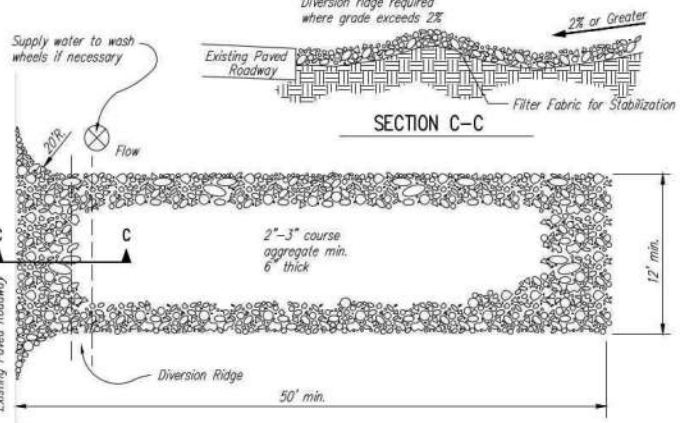
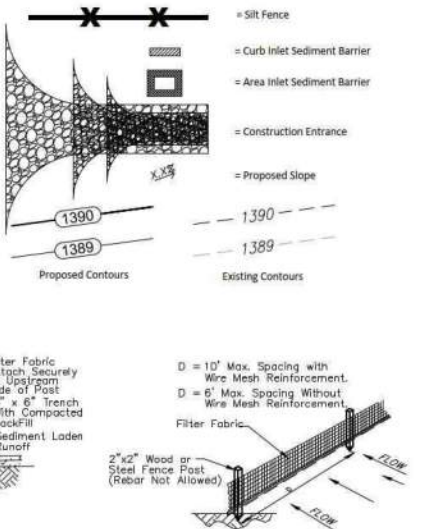
DATE: June 11, 2024

SHEET 5 OF 11

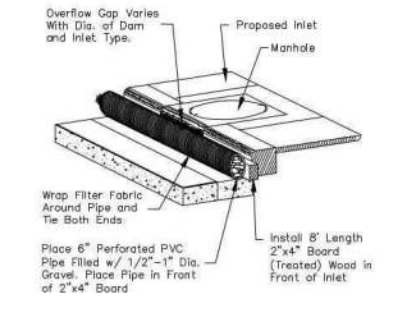
EROSION CONTROL PLAN



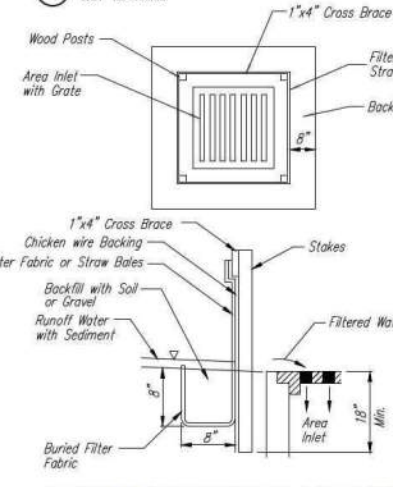
EROSION CONTROL LEGEND



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

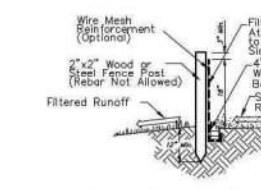


2 TYPE 1 INLET PROTECTION
 NOT TO SCALE



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

4 SILT FENCE DETAIL
 NOT TO SCALE



REVISION: DATE:

PROJECT NUMBER:
24-01-EB91

DESIGN: DRAWN:

DATE: 04/17/2024

EROSION CONTROL PLAN

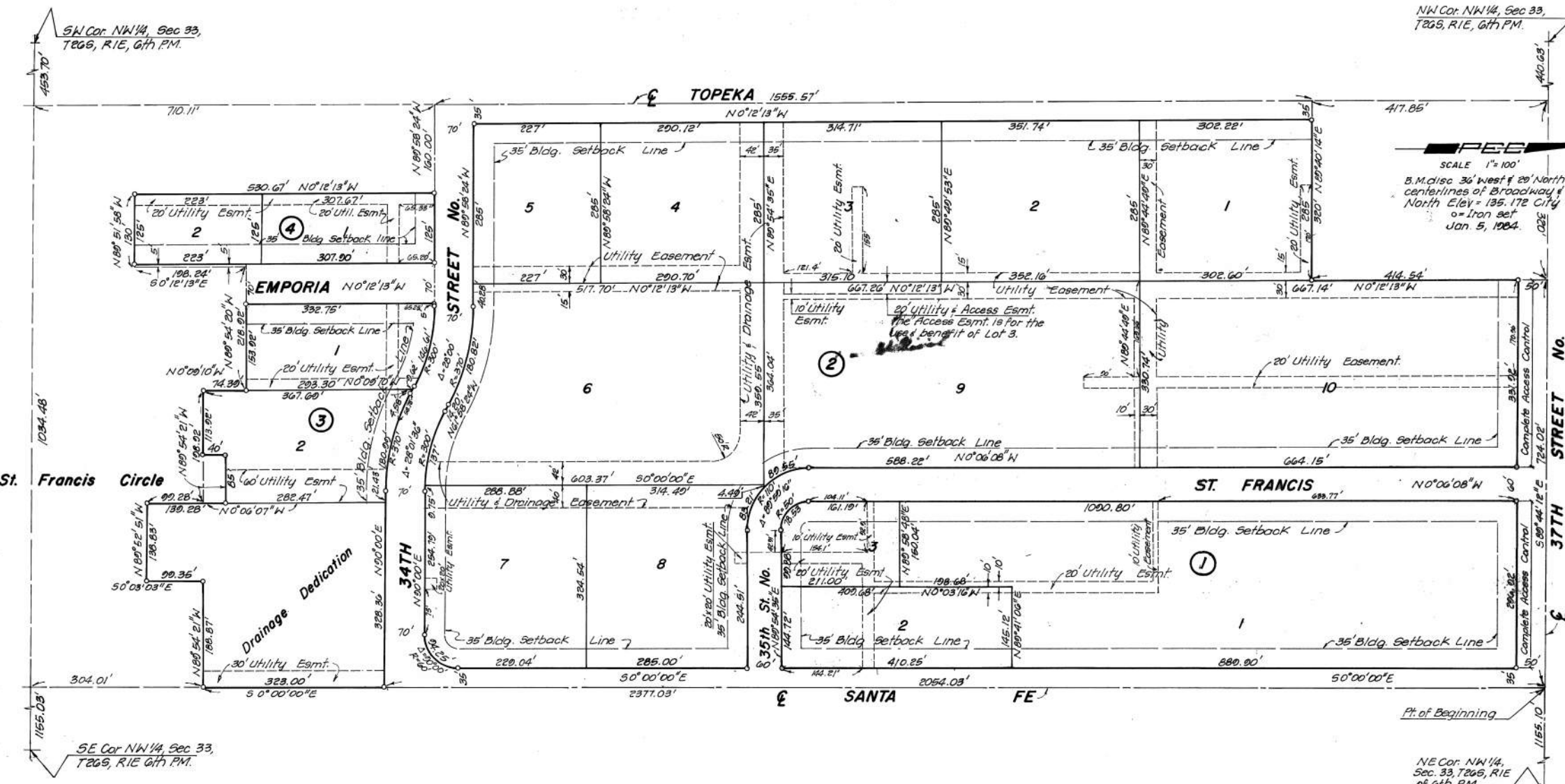
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BRIDGEPORT INDUSTRIAL PARK I

WICHITA, SEDGWICK COUNTY, KANSAS.



FOR REFERENCE ONLY
NOT TO SCALE

6/11/2024



BAUGHMAN COMPANY

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

Lot 1, Block 1,
 BRIDGEPORT IND. PART 1

COPY OF PLAT

Private Project Water System

PROJECT NUMBER:

DESIGN: ENG DRAWN: pb

DATE: June 11, 2024

SHEET 11 OF 11