

Water Line Removal/Abandonment To Serve

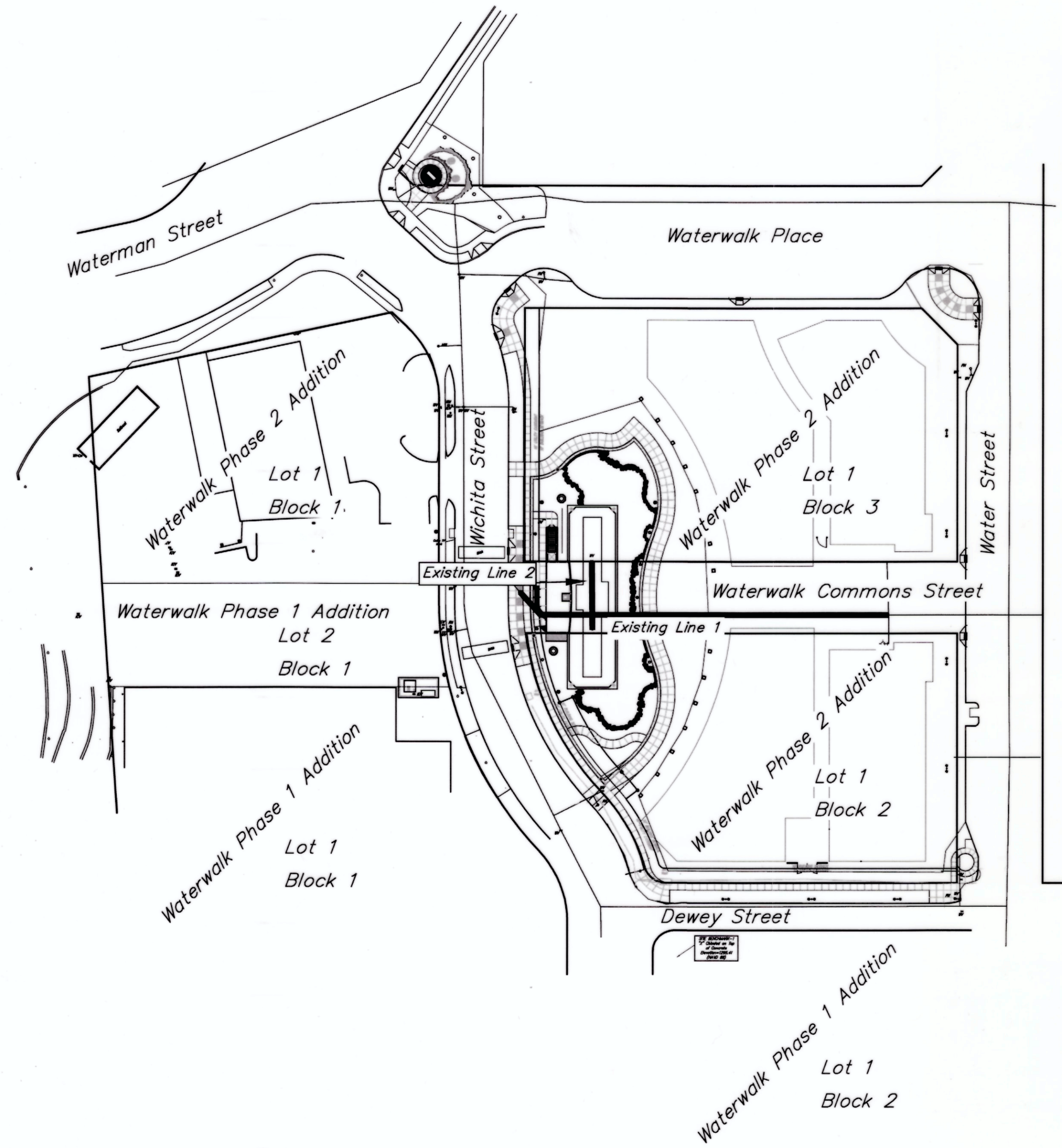
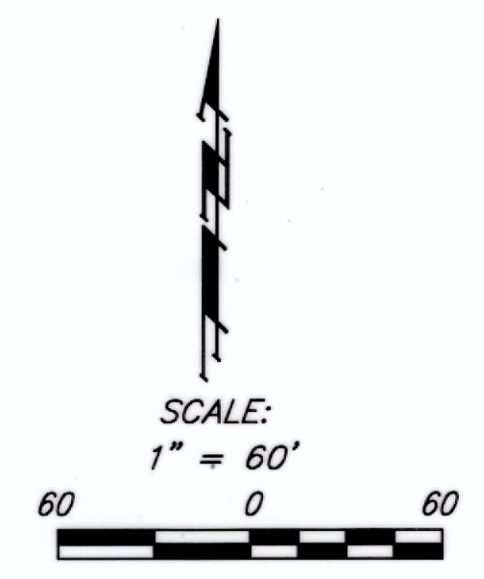
# Waterwalk Phase 2 Addition

Private Project: 1611 PPW (607853)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

August 2011



### Benchmark

Benchmark- "X" chiseled in top of concrete.  
Southeast corner of Wichita St. and Dewey St.  
Elevation = 1295.41 (NAVD 88)

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BMP Erosion Details	Available On Request

### Legal Description

Waterwalk Phase 2 Addition, Wichita, Sedgwick County, Kansas

**AS-BUILT PLANS 3-6-2012**

**MCCULLOUGH EXCAVATION**  
CONTRACTOR  
**RYAN MCCULLOUGH, P.E.**  
INSPECTOR  
**MCCULLOUGH EXCAVATION**  
INSPECTION FIRM

### General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
Cox Communications 262-4270  
Kansas Gas Service Company 1-888-482-4950  
Westar Energy (Electric) 383-8650  
Black Hills Energy (Gas) 1-800-303-0357  
Southwestern Bell Telephone Co. 1-800-286-8313  
City of Wichita Water Dept. (Water) 262-6000  
City of Wichita Sewer Maint. (SS) 268-4090  
City of Wichita Storm Sewer Maint. 268-4034  
City of Wichita Traffic Maint.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- 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 that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- All water lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.

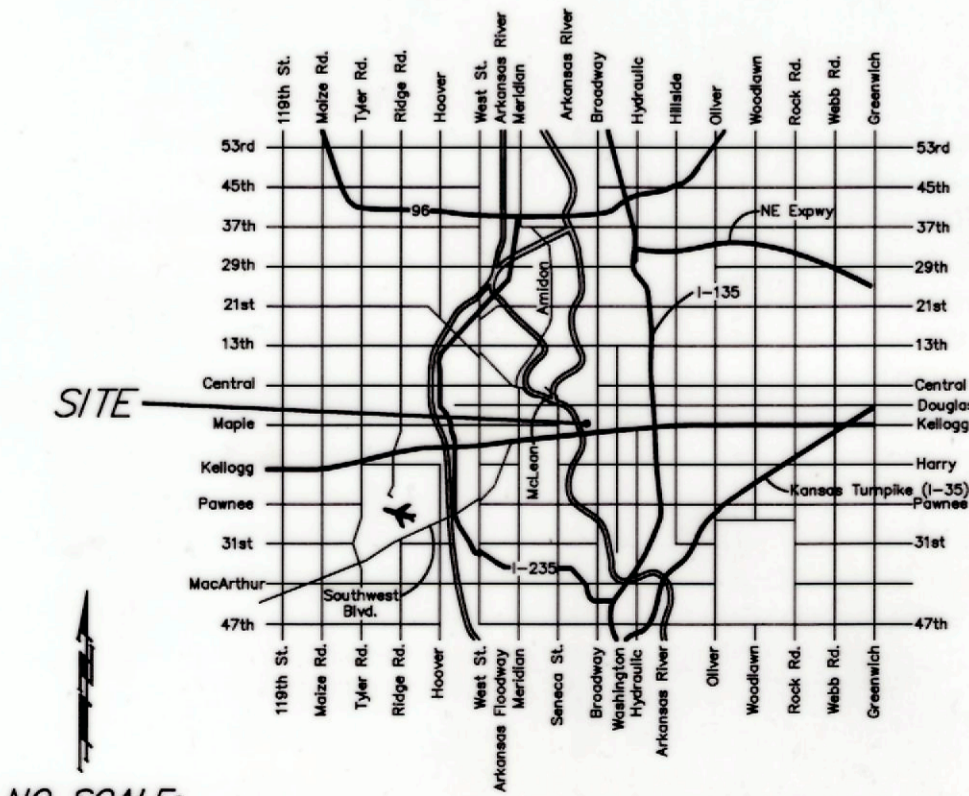
APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA,  
BY WICHITA WATER & SEWER DEPARTMENT,  
& BY WICHITA FIRE DEPARTMENT

Public Works *[Signature]* 9/7/11  
Water & Sewer *[Signature]* 05-07-11  
Fire *[Signature]* 9-8-2011

**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 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 the City Engineer. All Construction and Materials shall comply with the City or Wichita Specifications and Standards (on file and available in the City Engineer's Office).

**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.



NO SCALE:  
VICINITY MAP

B.L. Sta 4+87, 34.5' Lt.  
Blow-off Assy. Located  
40" E. of Back of Curb

Existing 12" Water Line (Abandoned)  
Found 23 Ft. E. of Back of Curb

**CAUTION! VERIFY!**  
Multiple Existing Underground Utilities (Gas, Electric, & Cable)  
Contractor To Use Extreme Caution To Expose All Utilities & Water  
Main. (Depths Unknown) Adjust Location Of Blow Off As Necessary.

W.L. Sta. 0+00.00, Existing Line 1 =  
B.L. Sta. 4+95.41, 28.52' Lt.  
Shut Valves Down At Wichita Street  
& Water Street, Blow Off Line From  
Hydrant. Install Blow Off Assembly  
With Entire Mechanism Located In  
Valve Box Below Ground. Contractor  
To Coordinate With Architect To Install  
Blow Off Assembly Such That It Does  
Not Interfere With Pavement Block  
Placement. Contractor Is To Be Aware  
Of Utility Conflicts & Adjust Location  
Of Blow Off As Necessary. Begin Water  
Line Removal To The Southeast.  
Valve Box Elev. = 1296.60 1296.40

Blow-off Assy. 0.2' Below  
Grade. Entire Assembly will  
be enclosed in Conc. Box  
w/ Lid (To be installed  
with Sidewalk Construction)

Approximate Sta 0+00  
to Sta 0+20 Abandoned  
In-Place. Conflict with  
Duct Bank and Gas  
Main

**CAUTION!**  
Proposed 12" RCP.  
Proposed Depth Per  
Plan.

Northwest Corner Lot 1, Block 2,  
Waterwalk Phase 2 Addition =  
B.L. Sta. 5+00.

Remove 112.84 L.F.  
Of 8" Water Pipe.

Remove 48.26 L.F. 8" Water  
Pipe, Water Valves, Fittings,  
Etc. Existing Line 2.  
B.L. Sta. 5+46.14, 2.17' Lt.  
To B.L. Sta 5+45.66, 50.43' Lt.

Abandon in Place  
142.12 L.F. Water  
Pipe. Cap Both Ends.

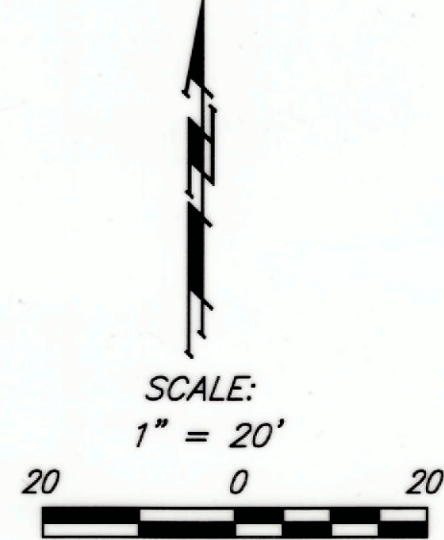
Remove 10.00 L.F.  
Of 8" Water Pipe.

W.L. Sta. 2+64.96, Existing Line 1 =  
B.L. Sta. 7+53.45, 12.87' Lt.  
End Removal. Plug Fitting Pointing  
West. Concrete Block Plug.

W.L. Sta. 1+12.84, Existing Line 1 =  
B.L. Sta. 6+01.33, 12.89' Lt.  
End Removal. Begin Abandonment.  
Cap Abandoned Line.

W.L. Sta. 2+54.96, Existing Line 1 =  
B.L. Sta. 7+43.45, 12.87' Lt.  
End Abandonment. Begin Removal.  
Cap Abandoned Line.

**CAUTION!**  
Contractor To Verify That There  
Are No Active Service Lines Or  
Meters On Line Prior To Removal  
& Abandonment.

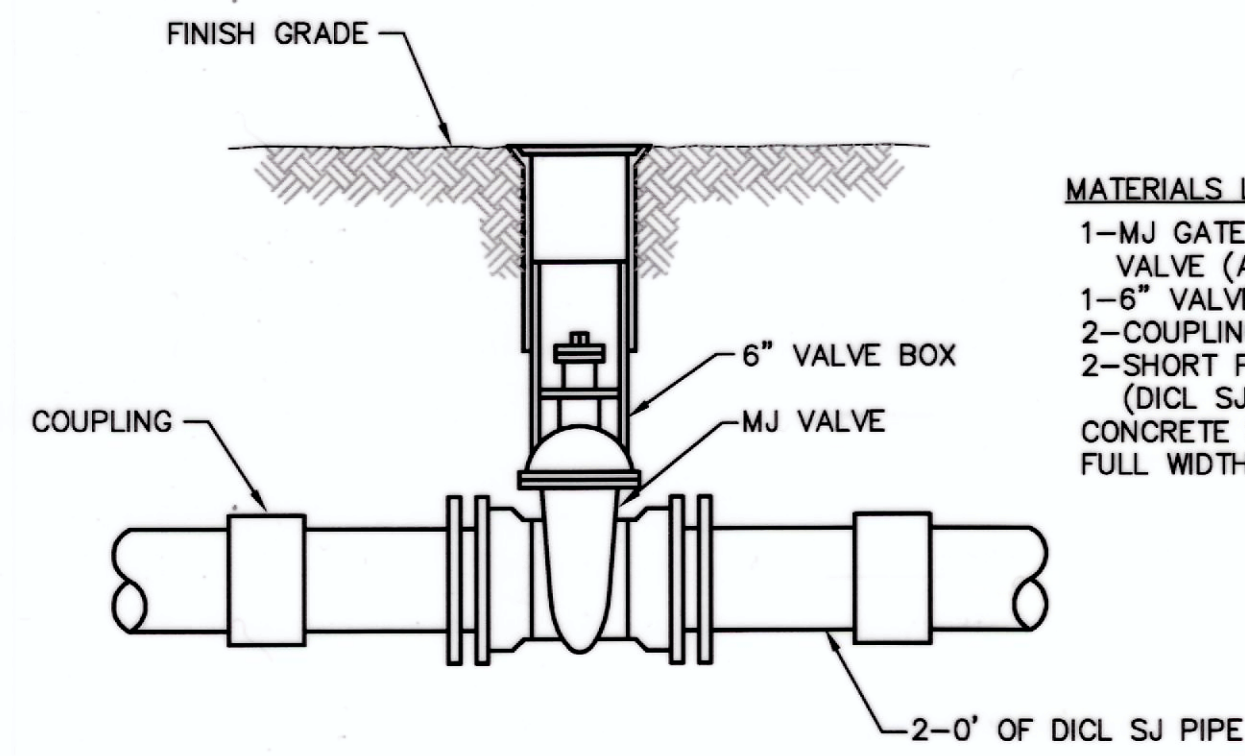


# BENCHMARK

"X" Chiseled on top of Concrete, Southeast Corner of Wichita St.  
and Dewey St.  
Elev. = 1295.41 (NAVD 88)

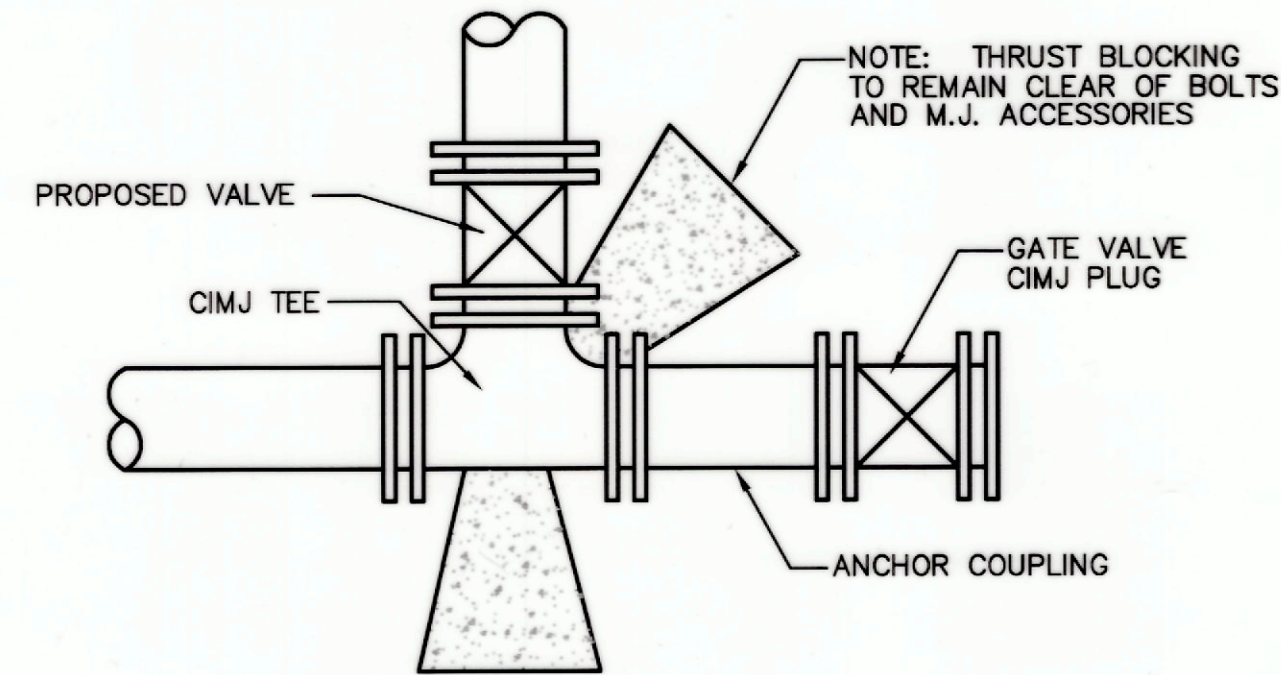


<b>Baughman</b>		Water Line Removal/Abandonment To Serve <b>Waterwalk Phase 2 Addition</b>	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 1611 PPW (607853)	DESIGN LU	DRAWN LU	
REVISIONS	APPROVED LU	DATE 8/11	
	SCALE Noted		
	SHEET		<b>3 OF 4</b>
Water Walk Fountain Plaza 11-05-E639/Wtr		11-05-E639	

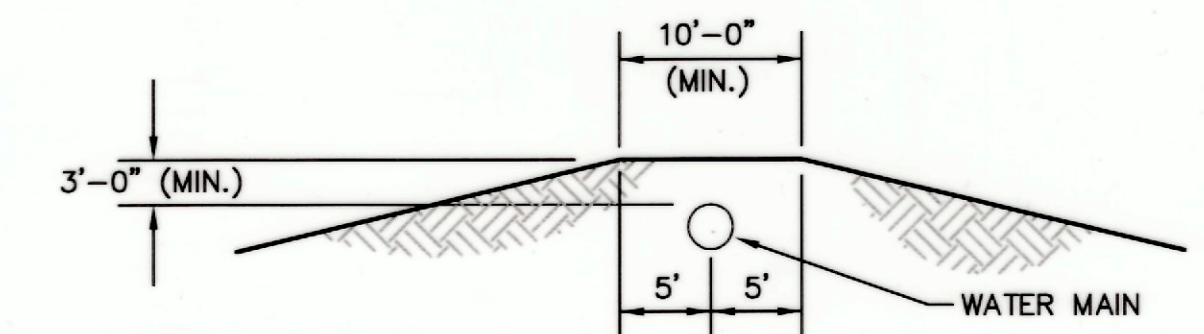


- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1-6" VALVE BOX
  - 2-COUPLINGS
  - 2-SHORT PCS. (DICT SJ PIPE)
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

LINE VALVE ASSEMBLY

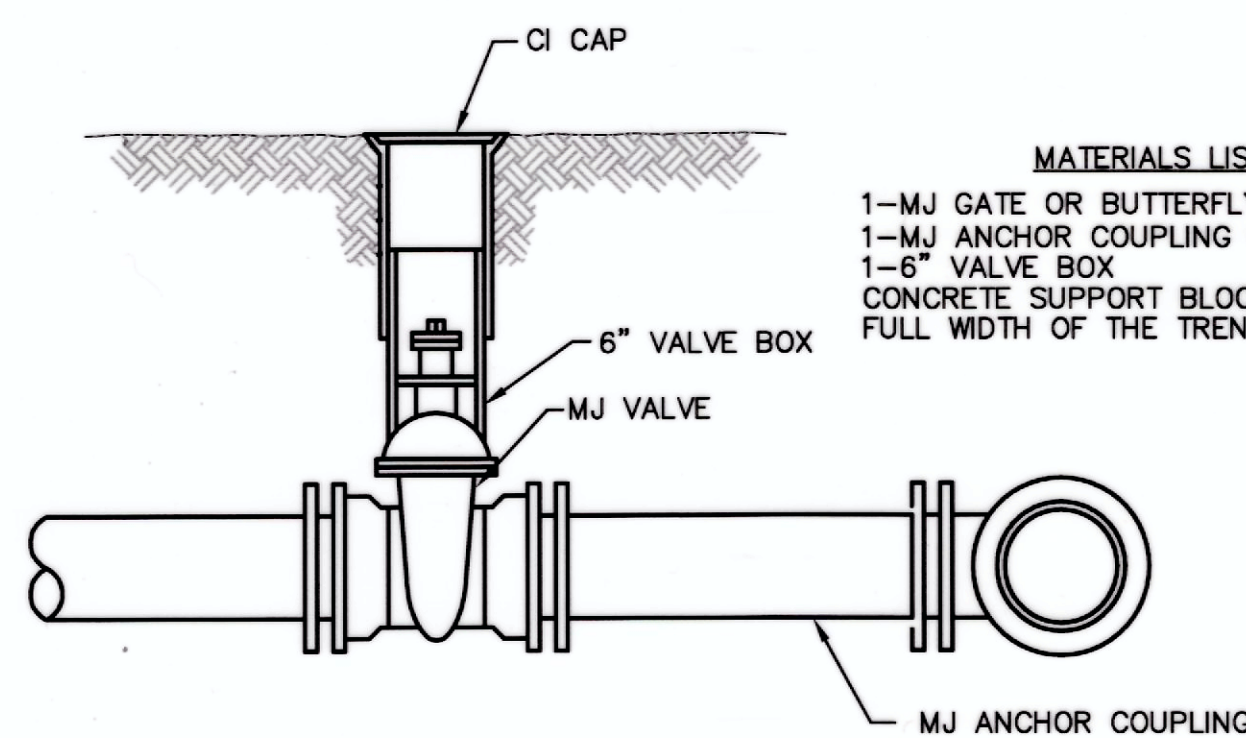


KEY BLOCK DETAIL



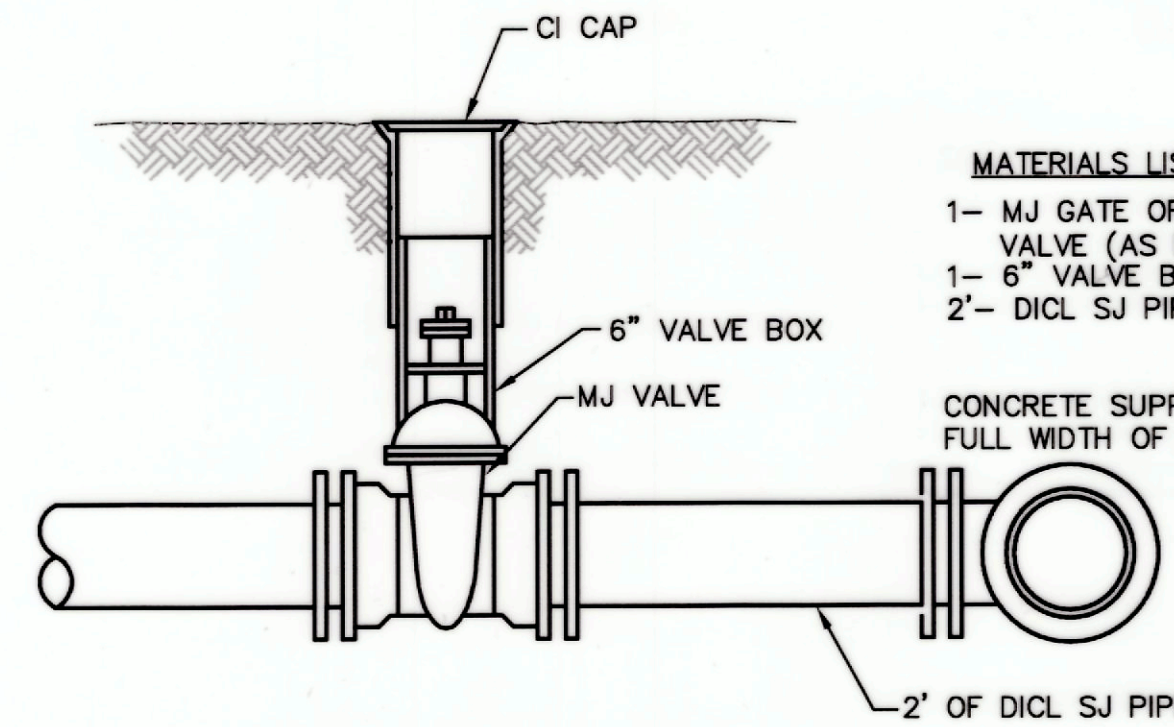
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (2) FEET. (COST SUBSIDIARY TO PIPE INSTALLATION)



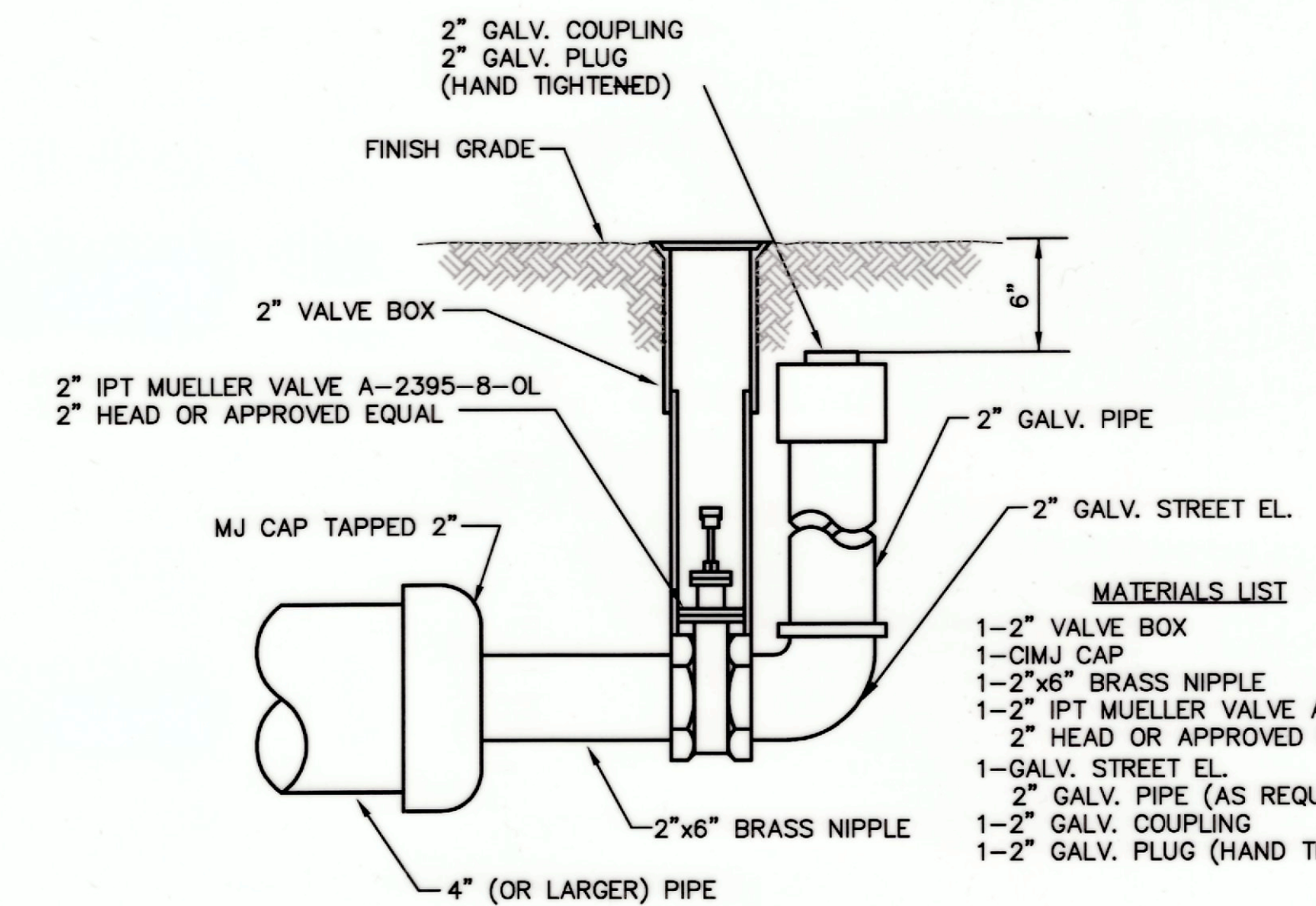
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1-MJ ANCHOR COUPLING (12" OR SMALLER)
  - 1-6" VALVE BOX
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

ANCHORED VALVE ASSEMBLY



- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2'- DICT SJ PIPE
- CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

VALVE ASSEMBLY



- MATERIALS LIST**
- 1-2" VALVE BOX
  - 1-CIMJ CAP
  - 1-2"x6" BRASS NIPPLE
  - 1-2" IPT MUELLER VALVE A-2395-8-OL
  - 2" HEAD OR APPROVED EQUAL
  - 1-GALV. STREET EL.
  - 2" GALV. PIPE (AS REQUIRED)
  - 1-2" GALV. COUPLING
  - 1-2" GALV. PLUG (HAND TIGHTENED)

2" BLOWOFF ASSEMBLY

<p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-4501 (316) 268-4114 FAX</p>	<p>STANDARD WATER ASSEMBLY DETAILS</p>	
	<p>JAMES L. ARMOUR, P.E. - CITY ENGINEER</p>	
	<p>PROJECT NUMBER 1611 PPW (607853)</p>	<p>INDEX CODE NA</p>
	<p>DATE 8/11</p>	<p>SHEET 2 OF 4</p>

Legal Description

I, Robert R. Hume, a Professional Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "WATERWALK PHASE 2 ADDITION", containing all of blocks 1, 2, 3, 4, 5 and all public streets and easements therein, an addition to Wichita, Sedgwick County, Kansas, into blocks, public street & utility easements the same being accurately set forth in the accompanying plat and described herein:

A tract of platted and unplatted land lying in the Southeast Quarter, Section 20, Township 27 South, Range 1 East of the 8th P.M., Sedgwick County, Kansas, being all of Lots 79-92 inclusive and a part of Lots 77 and 78, SUTTONS RESERVE, all of Lots 65, 66, 67, 68, 76, 77, 78, and a part of Lots 79, 80, and 81, and all of Lots 107, 108, and 109, GRIFFENSTEIN'S 3rd ADDITION, to the City of Wichita, a part of Lot 1 of EAST BANK DEVELOPMENT ADDITION, to the City of Wichita, a part of Lot 1 and a part of Lots 4, 5 and 6 of G.A. HATFIELD'S ADDITION, to the City of Wichita, all of GRIFFENSTEIN'S 5th ADDITION, to the City of Wichita, all of Lots 94-106 inclusive and a part of Lots 107, 108, and 109, GRIFFENSTEIN'S 3rd ADDITION, to the City of Wichita, and a portion of the Street Right of Way of the Arkansas River, said tract of land also including a portion of the Left High Bank of the Arkansas River, said tract of land being particularly described as follows: (# Lots Located Between WATER ST. AND MAIN ST.)

COMMENCING at the Southeast Corner of said Southeast Quarter (SE/4);

THENCE North 00°01'16" East, along the East line of said Southeast Quarter (SE/4), a distance of 298.92 feet, to a point along the South Right-of-Way line of Dewey Avenue;

THENCE North 89°56'29" West, along said South Right-of-Way line, a distance of 791.87 feet, to a point on the West Right-of-Way line of Main Street, said point also being the approximate Northeast corner of Lot 111, GRIFFENSTEIN'S THIRD ADDITION;

THENCE North 00°00'13" West, a distance of 20.95 feet to a point on the Boundary line of WATERWALK PHASE 1 ADDITION, an addition to the City of Wichita, Sedgwick County, Kansas;

THENCE along said Boundary line for the following Thirteen (13) courses:

- 1. North 00°00'13" West, a distance of 110.00 feet; to the POINT OF BEGINNING
2. South 44°59'47" West, a distance of 35.36 feet;
3. South 89°59'47" West, a distance of 90.00 feet;
4. Along a curve to the left, having a radius of 130.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 85.78 feet, and arc length of 87.42 feet;
5. On a reverse curve to the right, having a radius of 70.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 46.19 feet, and arc length of 47.07 feet;
6. South 89°59'47" West, a distance of 391.80 feet;
7. On a non tangent curve to the right, having a radius of 15.00 feet, a central angle of 73°13'17", a chord bearing of North 53°23'36" West, a chord distance of 17.89 feet, and arc length of 19.17 feet;
8. On a reverse curve to the left, having a radius of 130.00 feet, a central angle of 28°54'43", a chord bearing of North 30°14'19" West, a chord distance of 80.50 feet, and arc length of 61.06 feet;
9. On a reverse curve to the right, having a radius of 195.00 feet, a central angle of 29°45'15", a chord bearing of North 28°49'03" West, a chord distance of 100.13 feet, and arc length of 101.27 feet;
10. South 76°03'35" West, a distance of 60.00 feet;
11. On a non tangent curve to the right, having a radius of 255.00 feet, a central angle of 13°56'12", a chord bearing of North 06°58'19" West, a chord distance of 61.87 feet, and arc length of 62.03 feet;
12. North 00°00'13" West, a distance of 10.71 feet;
13. South 89°59'47" West, a distance of 235.90 feet to the Left High Bank of the Arkansas River;

THENCE North 03°47'57" West, a distance of 144.16 feet;

THENCE North 78°07'58" East, a distance of 12.40 feet;

THENCE North 11°45'07" West, a distance of 99.14 feet;

THENCE North 78°14'53" East, a distance of 36.42 feet;

THENCE along a curve to the left, having a radius of 70.00 feet, a central angle of 39°14'12", a chord bearing of North 58°37'47" East, a chord distance of 47.01 feet, and arc length of 47.94 feet;

THENCE North 39°00'41" East, a distance of 507.86 feet;

THENCE South 89°56'29" East, a distance of 280.81 feet;

THENCE South 00°00'54" West, a distance of 15.00 feet;

THENCE South 89°56'29" East, a distance of 342.16 feet;

THENCE South 44°58'21" East, a distance of 35.41 feet;

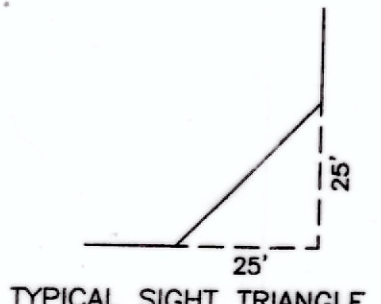
THENCE South 00°00'13" East, a distance of 769.02 feet; to the POINT OF BEGINNING.

Said tract of land containing 736,278 square feet or 16.9026 acres, more or less.

All lots, blocks, streets, existing public utility easements, drainage easements, access control, railroad right of way and dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 102-512(b).

I hereby certify that the details of the plat are accurate to the best of my knowledge and belief this 25th day of September, 2006.

Robert R. Hume, L.S. #1378 JOHNSON & ASSOCIATES, INC. 100 East California Avenue, Third Floor Oklahoma City, Oklahoma 73104



- NOTE: 1. THE DEWEY STREET OPENING ALONG MAIN IS LIMITED TO RIGHTS-IN/OUT. 2. ALL ADJUTERS RIGHTS OF ACCESS TO OR FROM MAIN STREET OVER AND ACROSS THE EAST LINE OF THE WATERWALK PHASE 2 ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA.

- LEGEND: - SET CST NAIL w/ J&A 167" SHINER - SET CHISELED "X" IN CONCRETE - SET #4 IRON PIN w/ CAP STAMPED "J&A 167" P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING U/E - UTILITY EASEMENT D & U/E - DRAINAGE & UTILITY EASEMENT BM - BENCH MARK

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L1 through L15 with their respective measurements.

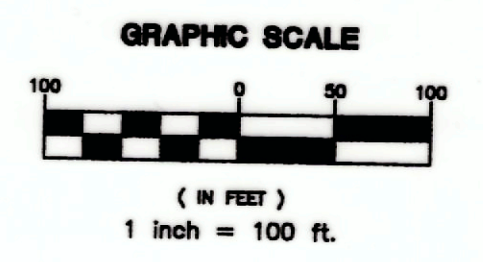
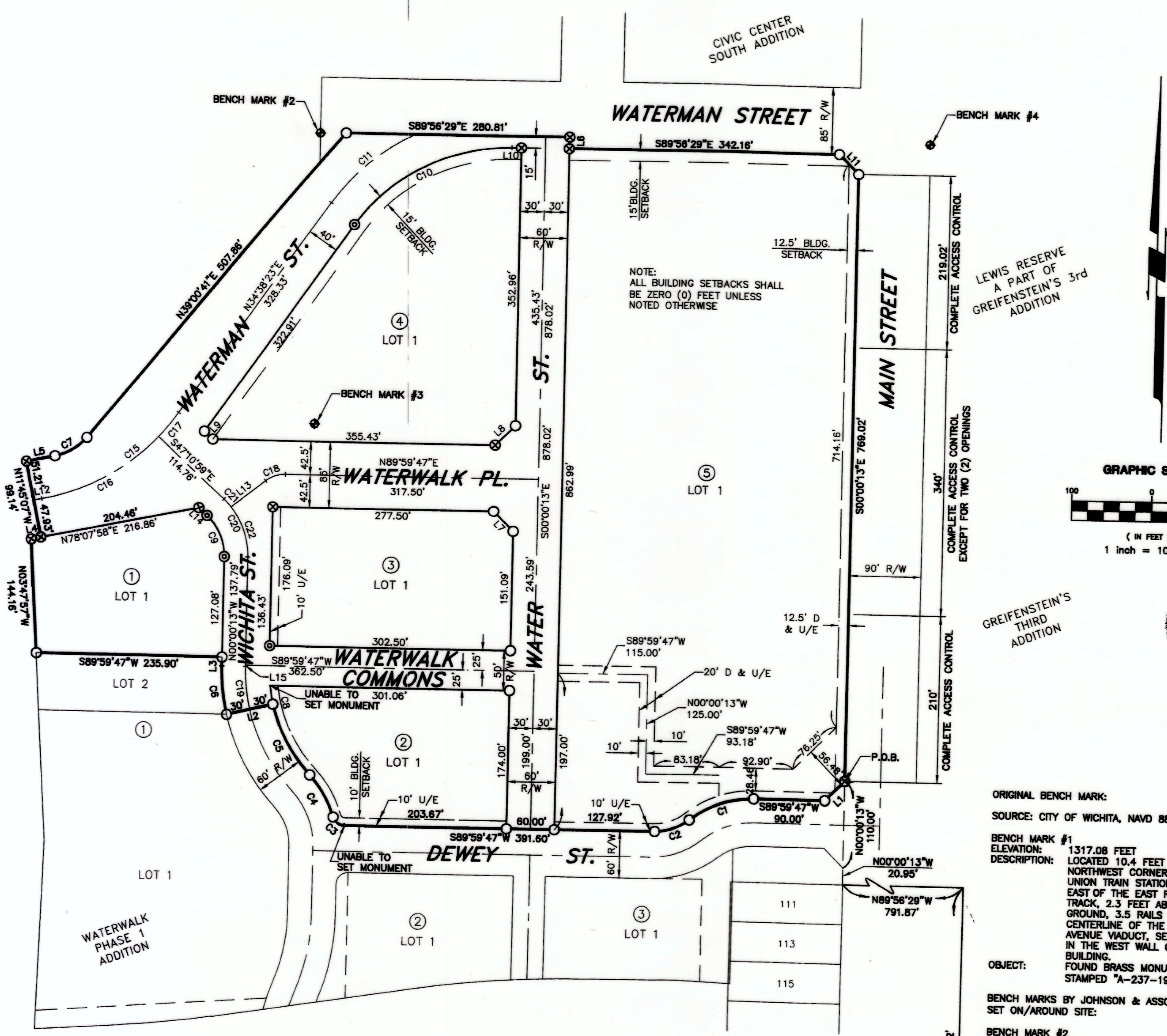
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD LENGTH, CHORD DIRECTION, DELTA. Lists curves C1 through C22 with their respective measurements.

FINAL PLAT

of

WATERWALK PHASE 2 ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Register of Deeds - Bill Meek DOC #/FLM-PG: 28830575 Date Recorded: 11/1/2006 3:05:46 PM

OWNER'S CERTIFICATE AND DEDICATION: Know all men by these presents that we the undersigned property owners of land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets the same to be known as "WATERWALK PHASE 2 ADDITION", an addition to Wichita, Sedgwick County, Kansas, containing all of blocks 1, 2, 3, 4, & 5 and all public streets and easements therein.

Minimum pad elevation shall be 1293.0' (NAVD 88 datum), 105.6' City of Wichita datum. THE CITY OF WICHITA, a municipal corporation

Carlos Mayans, Mayor

STATE OF KANSAS COUNTY OF SEDGWICK

BE IT REMEMBERED, that on this 19 day of Sept 2006, before me the undersigned, a Notary Public in and for County and State, aforesaid, came Carlos Mayans, Mayor of the City of Wichita, a municipal corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last written. Patsy Eichacker, Notary Public

PRINT NAME: Carlos Mayans My commission expires: 9-1-07

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION: This plat of "WATERWALK PHASE 2 ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 19 day of Sept 2006. WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION: Harold L. Warner, Jr., Chairman

John L. Schlegel, Secretary

This Plat approved and attested to on this 19 day of Sept 2006, if any, accepted by the City Council of the City of Wichita, Kansas, this 19 day of Sept 2006.

Carlos Mayans, Mayor

Karen Sublett, Deputy City Clerk

Reviewed in accordance with K.S.A. 58-2006 on this 19 day of September, 2006.

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

Entered on transfer record this 1st day of November, 2006. Donald C. Bruce, County Clerk

STATE OF KANSAS COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds office this 1st day of November, 2006, at 3:05:46 pm

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

Drainage Plan Note: A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified to allow for the conveyance of stormwater.

FINAL PLAT of WATERWALK PHASE 2 ADDITION

Johnson & Associates, Inc. 100 E. California Ave. - Third Floor Oklahoma City, OK 73104 (405) 235-8975 FAX (405) 235-8978 Certificate of Authorization #E-128 Exp. Date: 12-31-2008