

Timber Ridge 4th Addition

Lot 5

Private Project: 1645 PPW (607853)

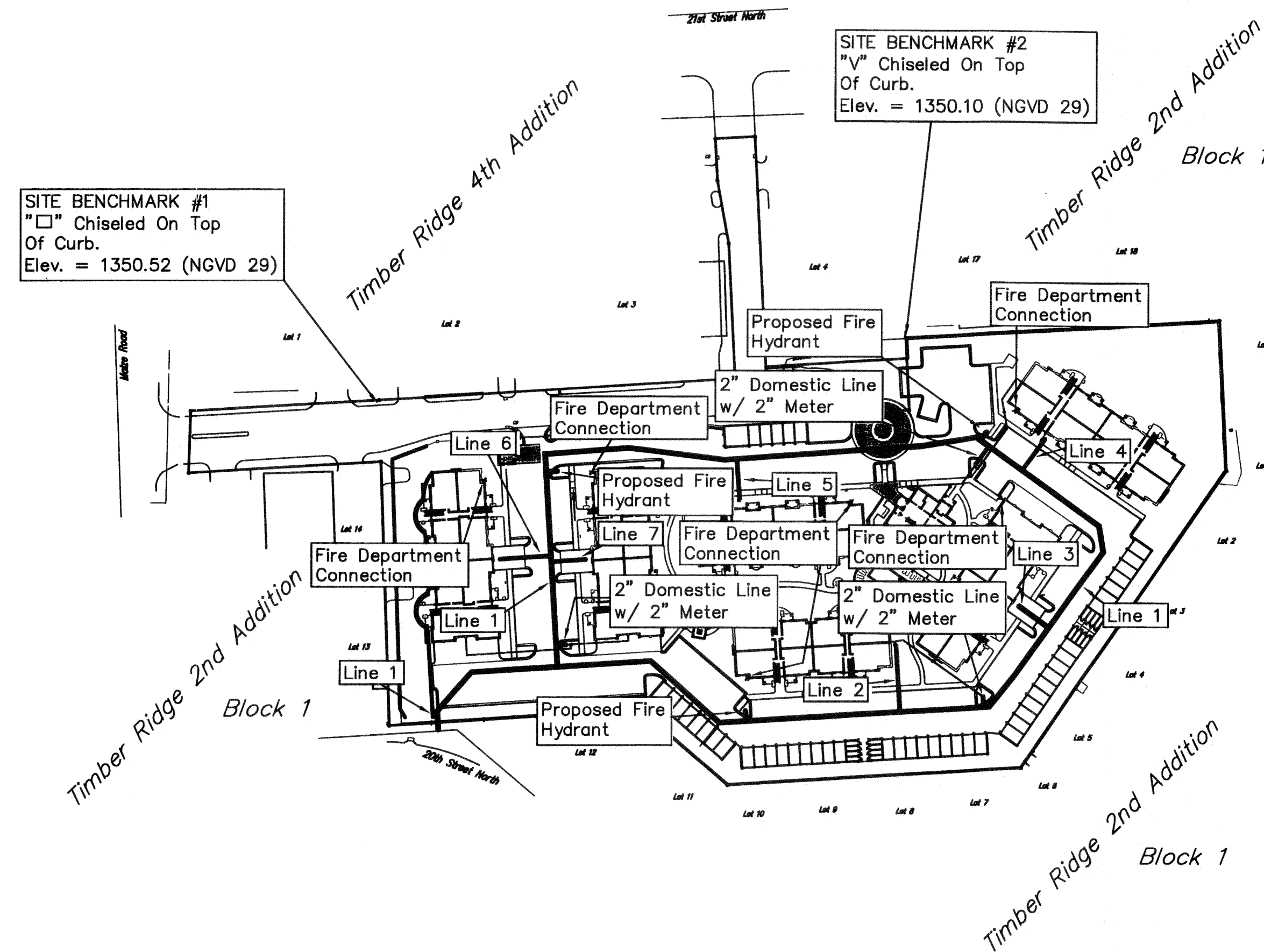
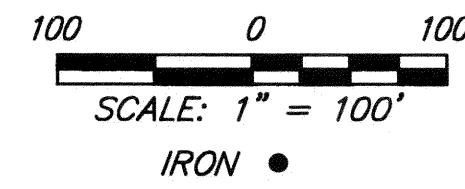
CITY OF WICHITA, KANSAS

Gary Janzen, P.E. Interim City Engineer

May 2012

AS BUILT PLANS

CONTRACTOR:	McCullough Excavation
INSPECTOR:	Ryan McCullough P.E., McCullough Excavation
PDF BY:	RDM 1-10-2013



Benchmarks

SITE BENCHMARK #1
"V" Chiseled On Top
Of Curb.
Elev. = 1350.52 (NGVD 29)

SITE BENCHMARK #2
"V" Chiseled On Top
Of Curb.
Elev. = 1350.10 (NGVD 29)

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BMP Erosion Details	Available On Request

Legal Description

Lot 5, Timber Ridge 4th Addition,
Wichita, Sedgwick County, Kansas

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
AT&T 268-2245
City of Wichita Water Dept. (Water) 268-4563
City of Wichita Sewer Maint. (SS) 268-4024
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- 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.

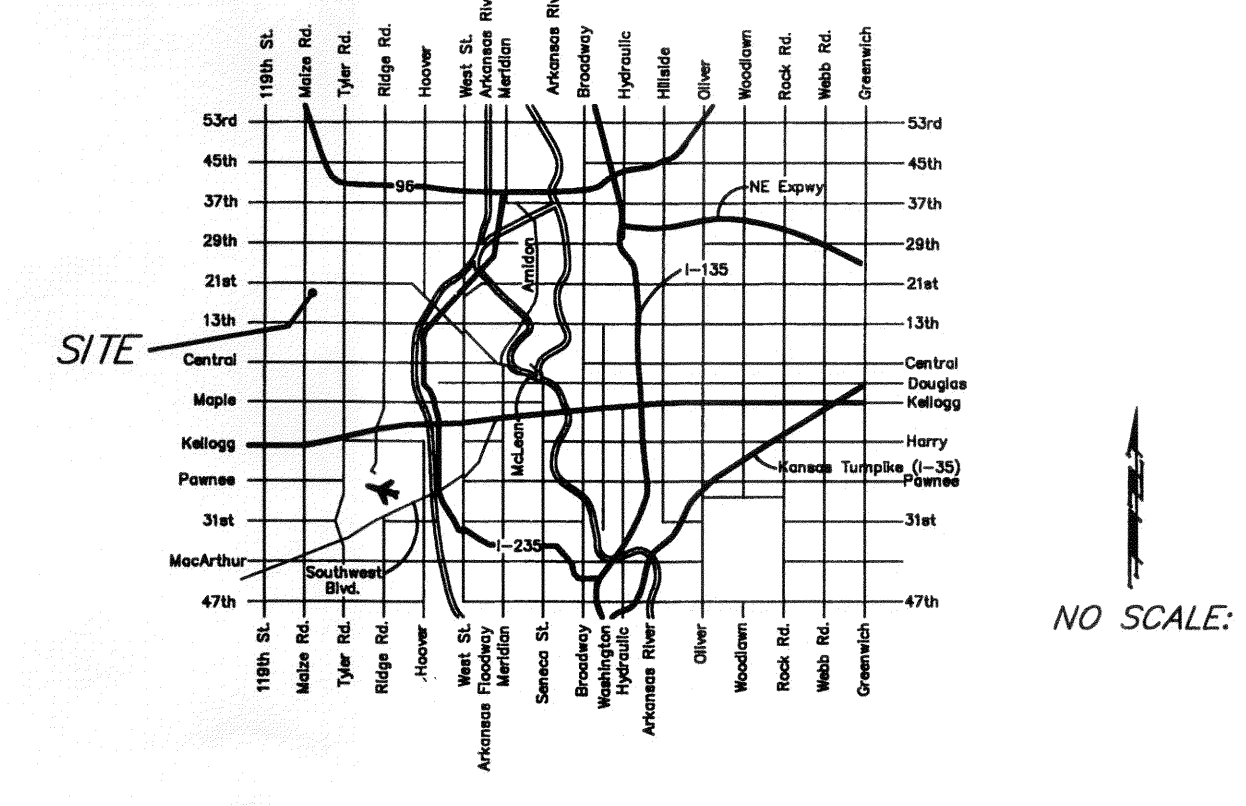
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA,
BY WICHITA WATER & SEWER DEPARTMENT,
& BY WICHITA FIRE DEPARTMENT

Public Works *Lianne Kallman 5-7-12*
Water & Sewer *Greg Jolly 5-4-12*
Fire *Greg Jolly 5-4-12*

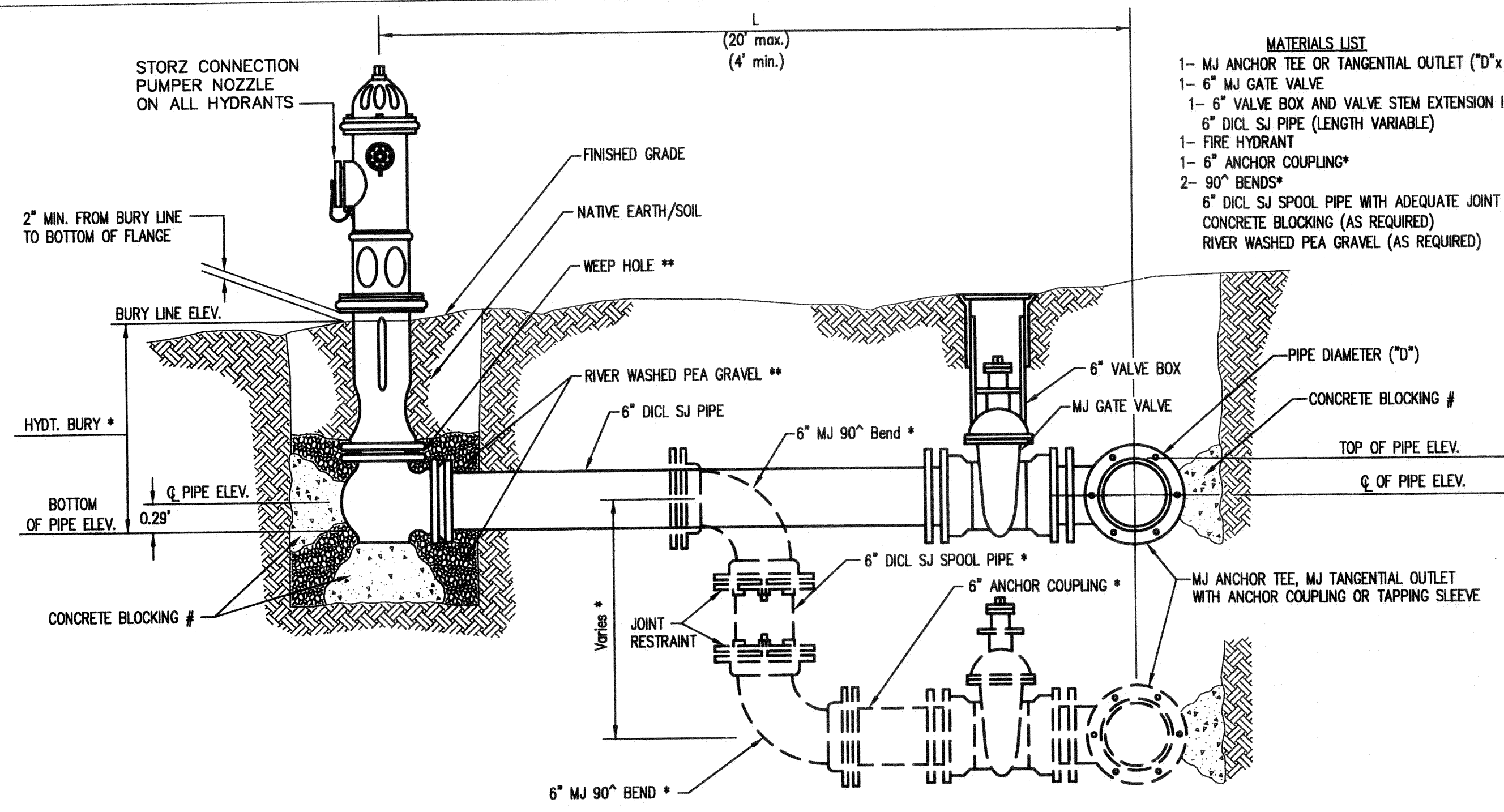
NOTE TO CONTRACTORS

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.



VICINITY MAP

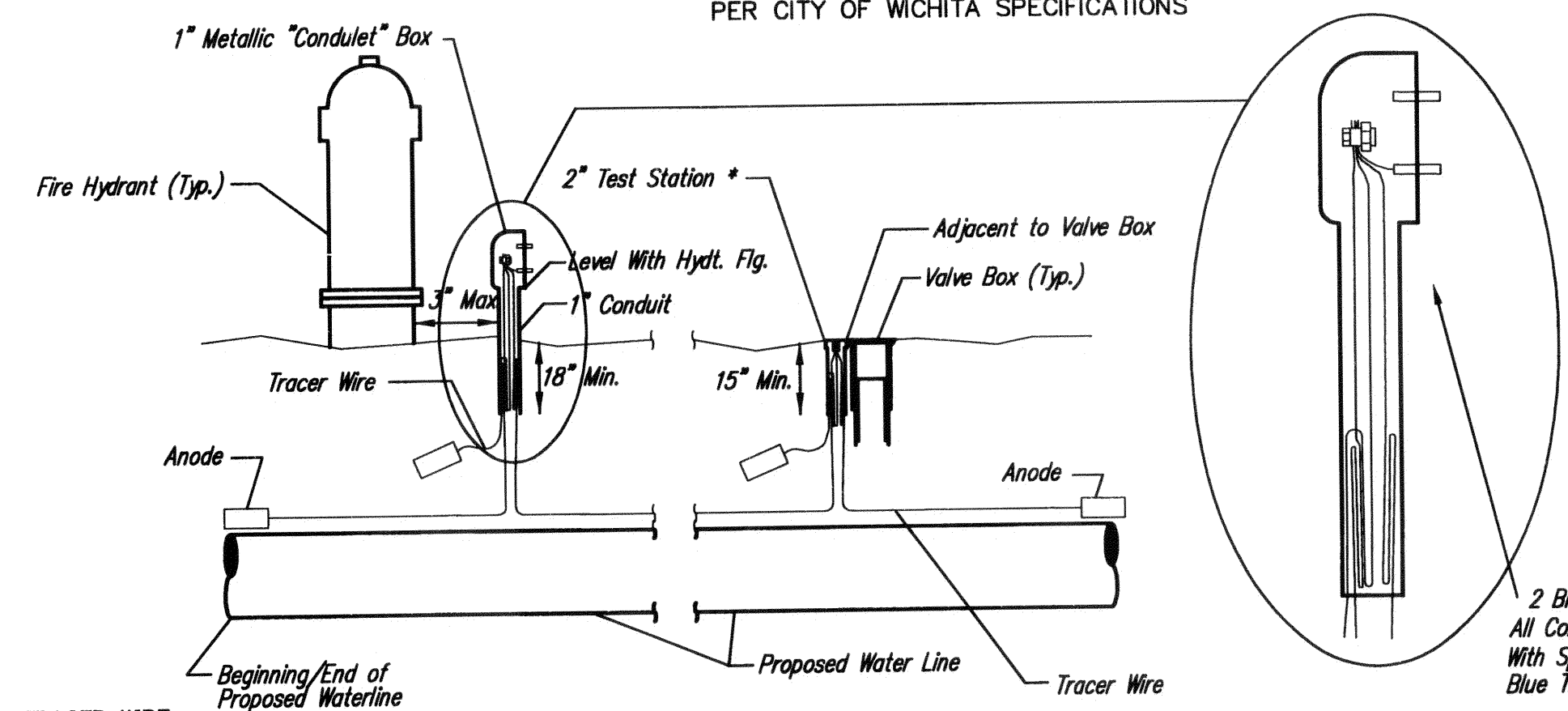


* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL SPOOL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, ROD AND LUG 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.

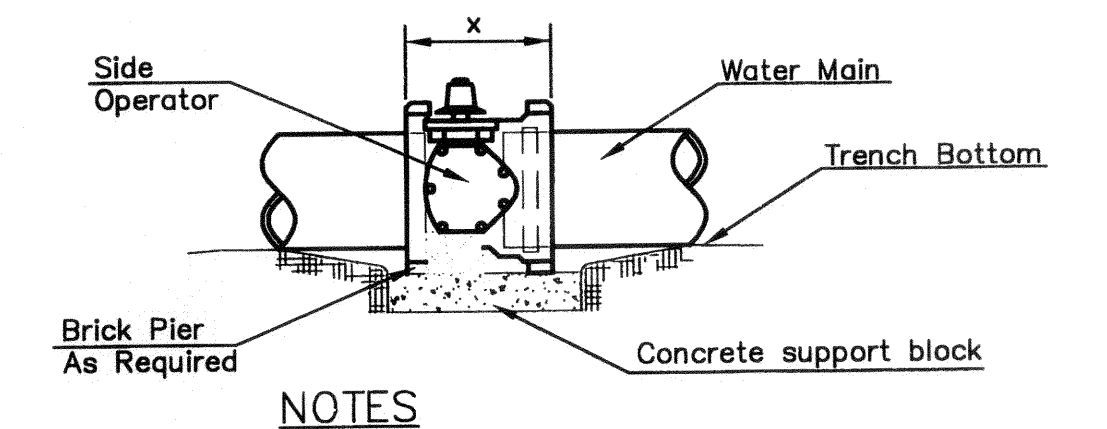
CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

FIRE HYDRANT ASSEMBLY
PER CITY OF WICHITA SPECIFICATIONS

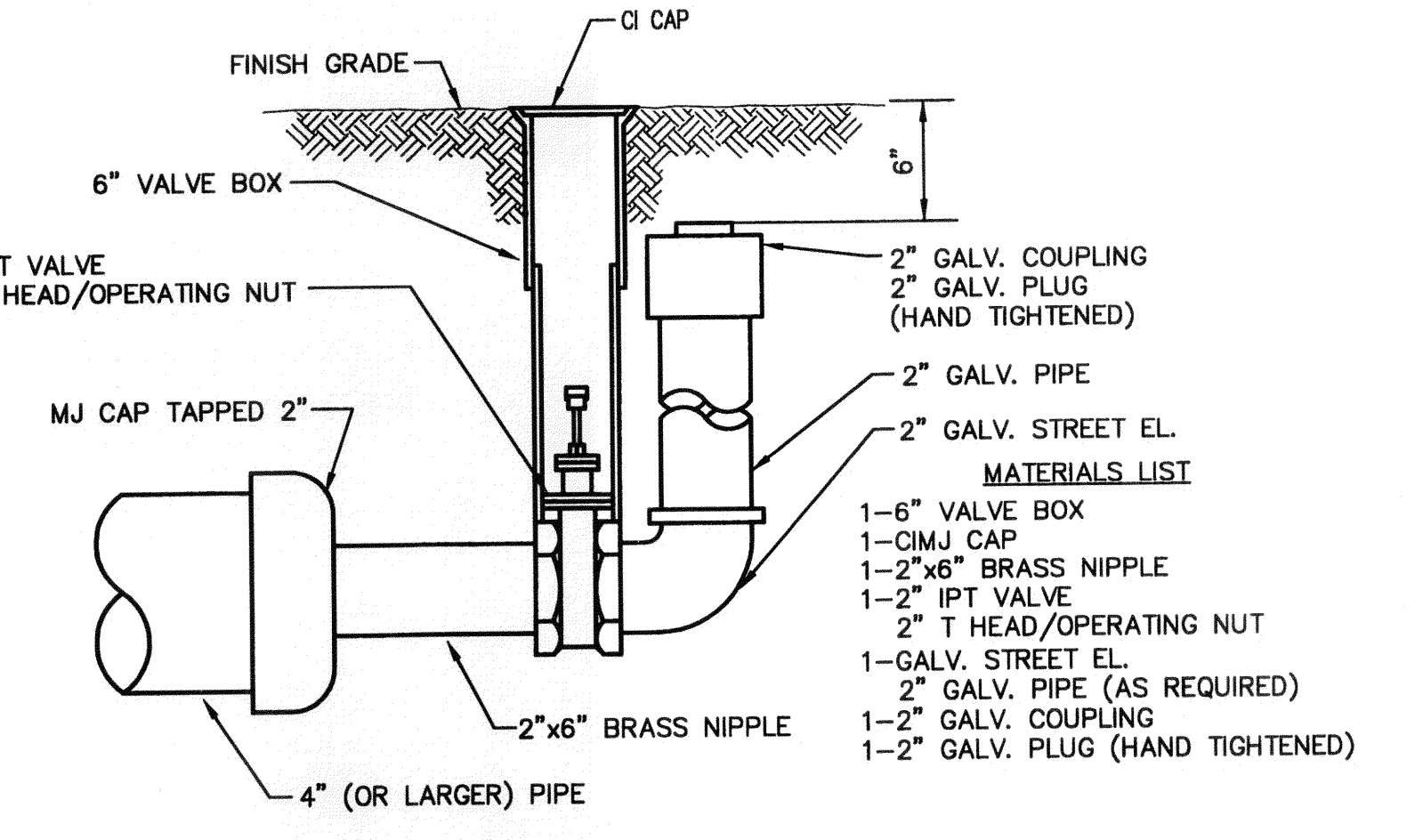
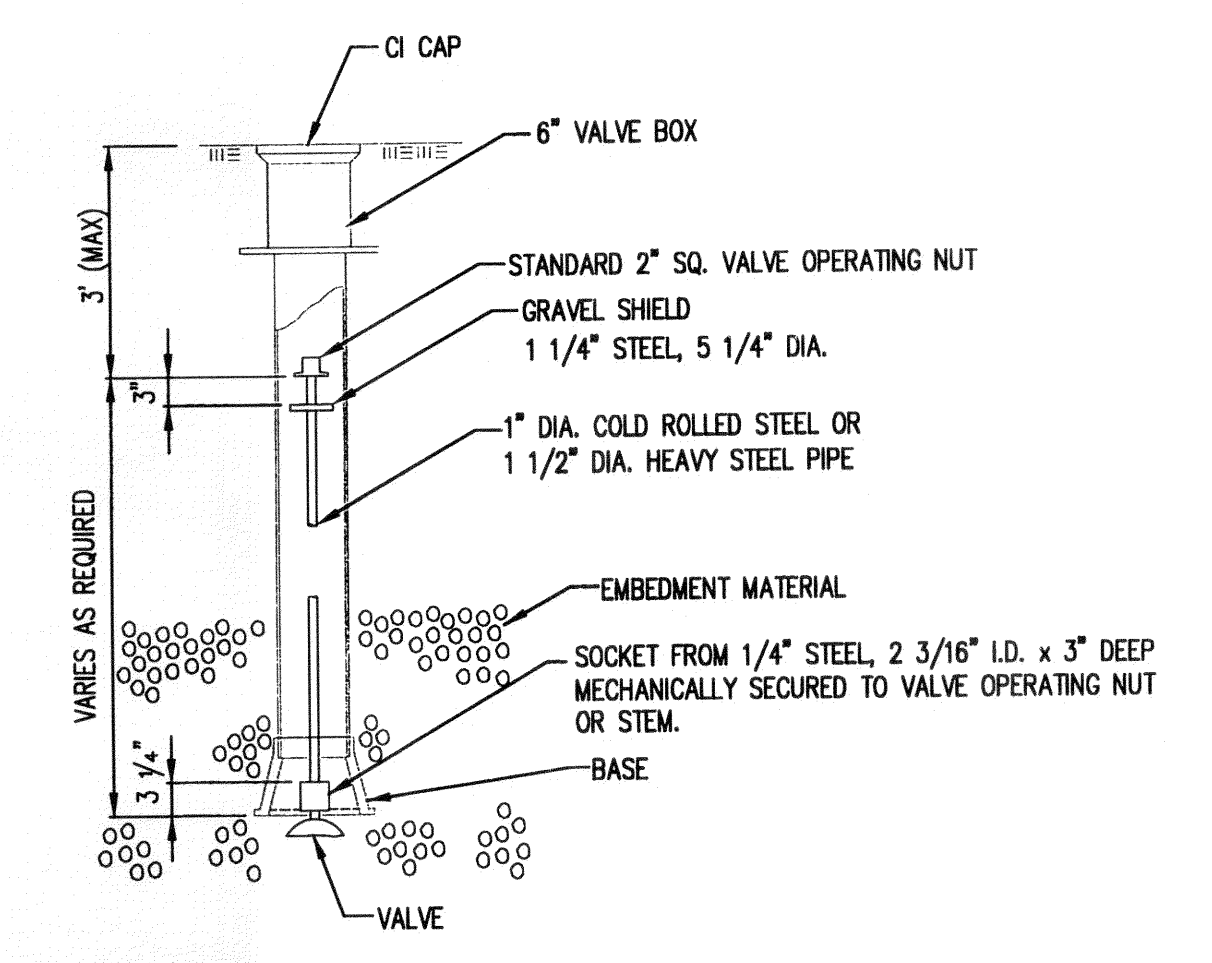
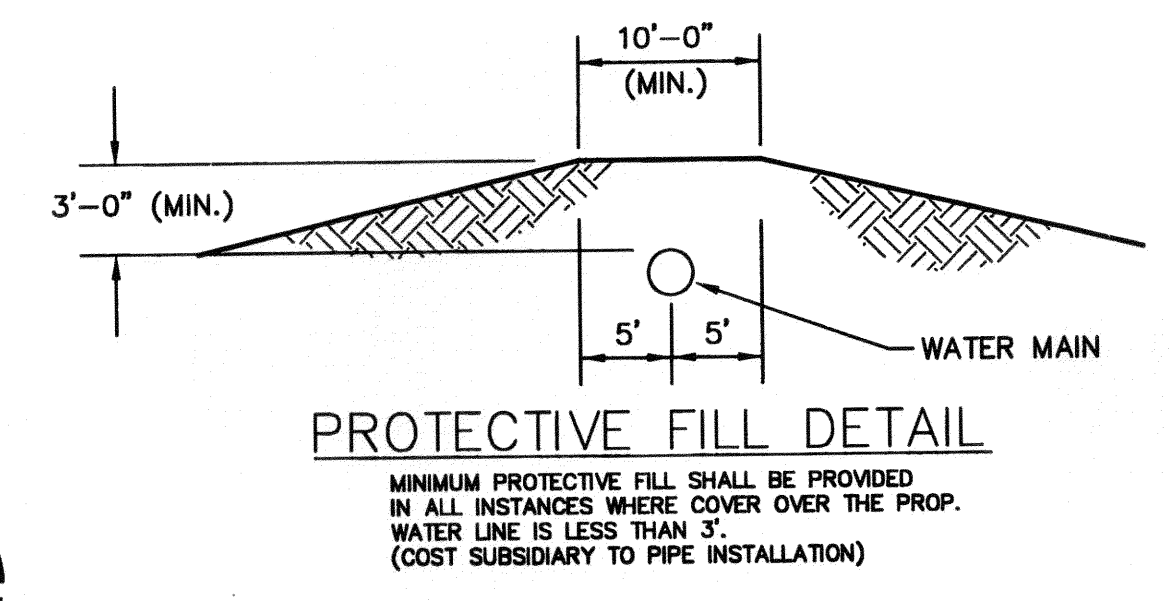
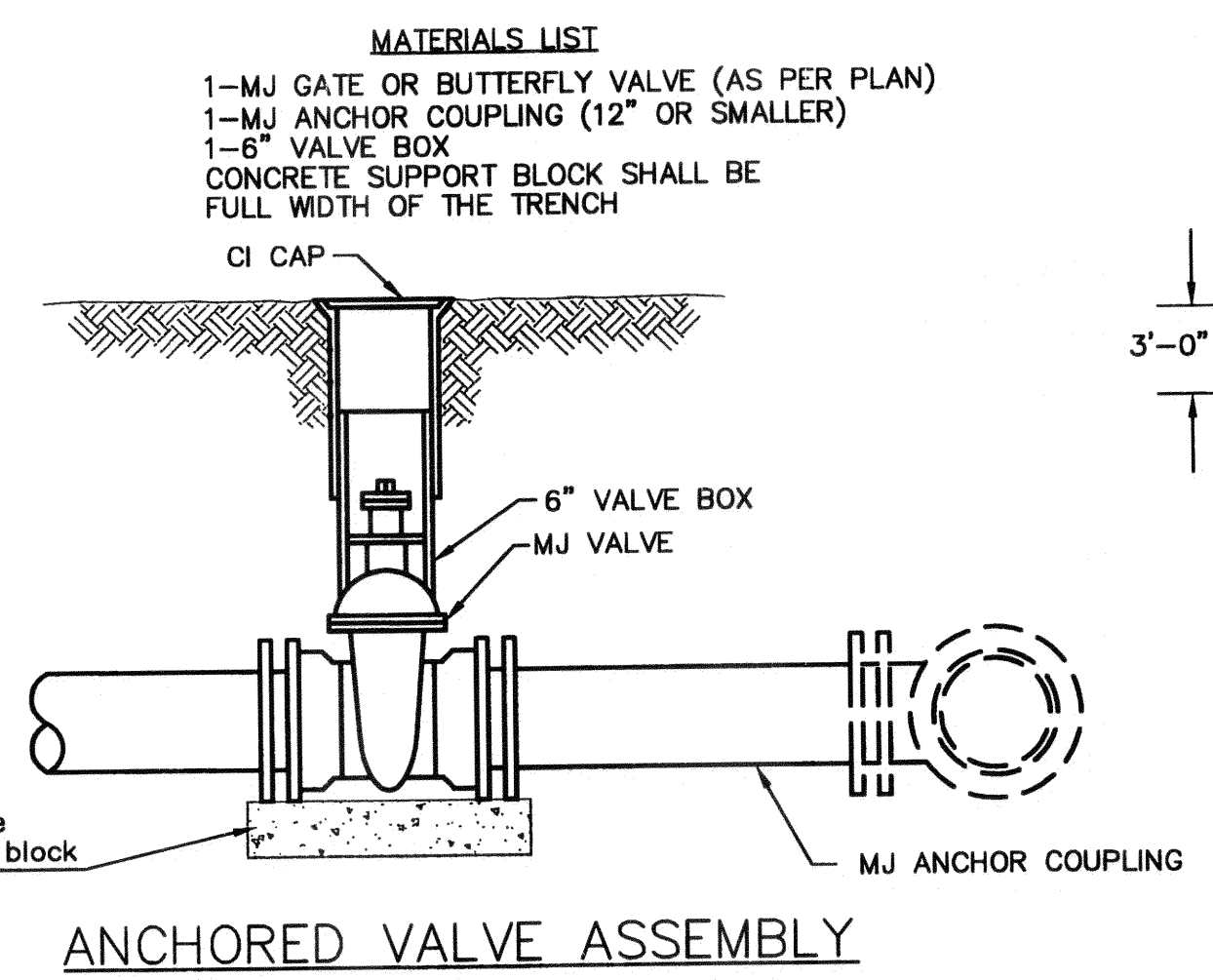
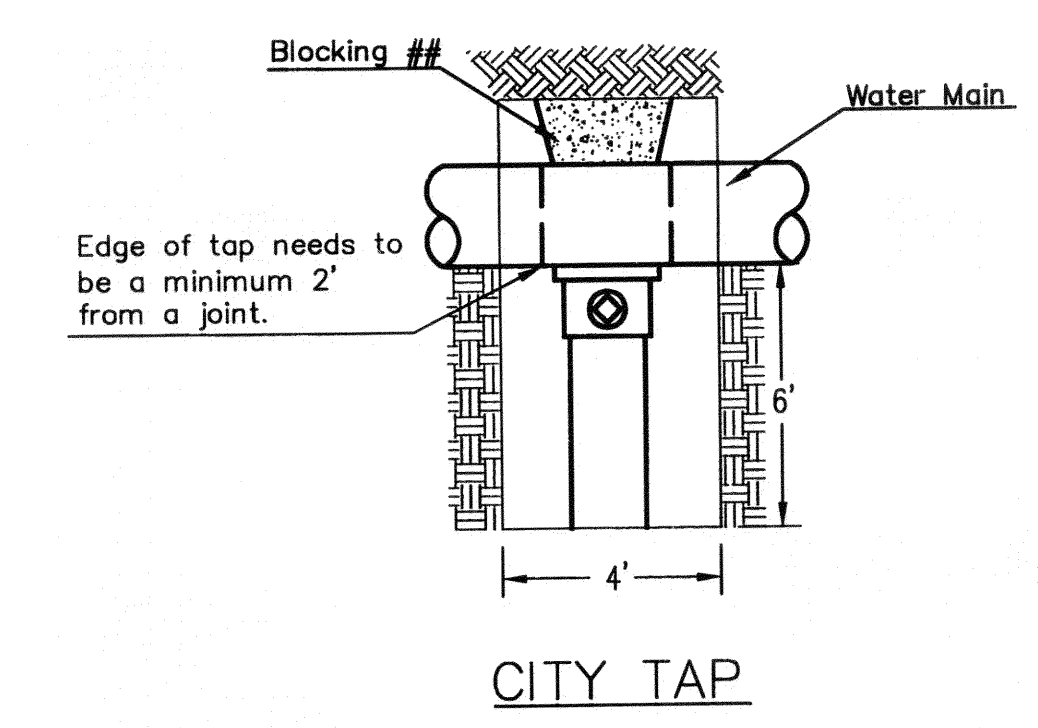


TRACER WIRE DETAIL
COST IS SUBSIDIARY TO PIPE INSTALLATION

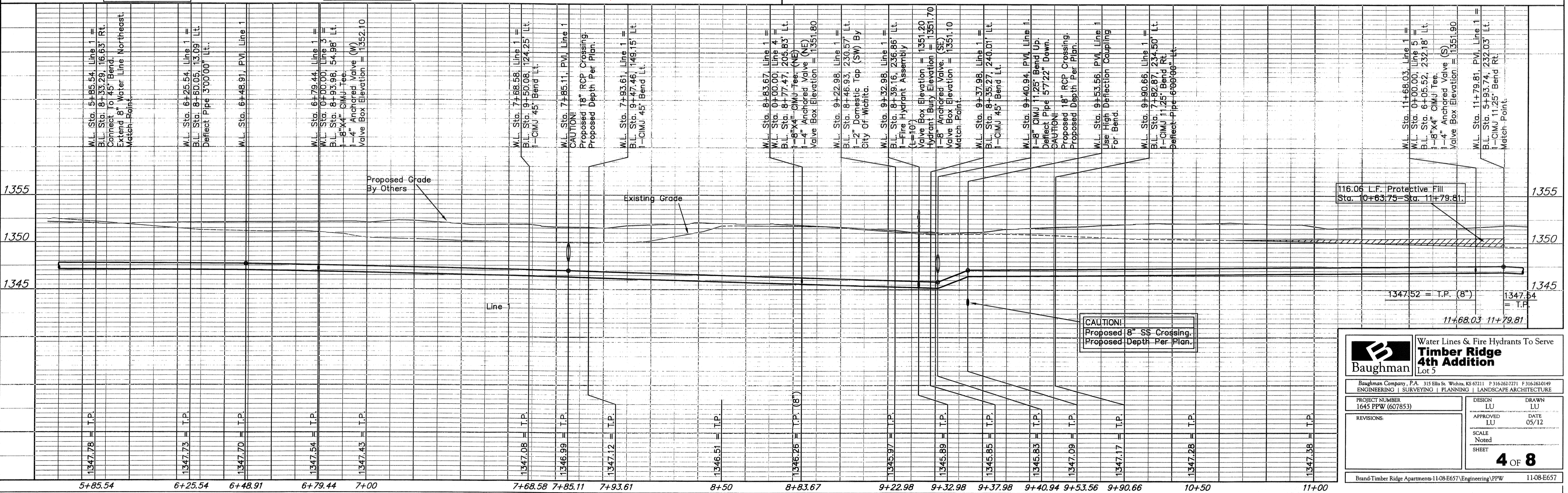
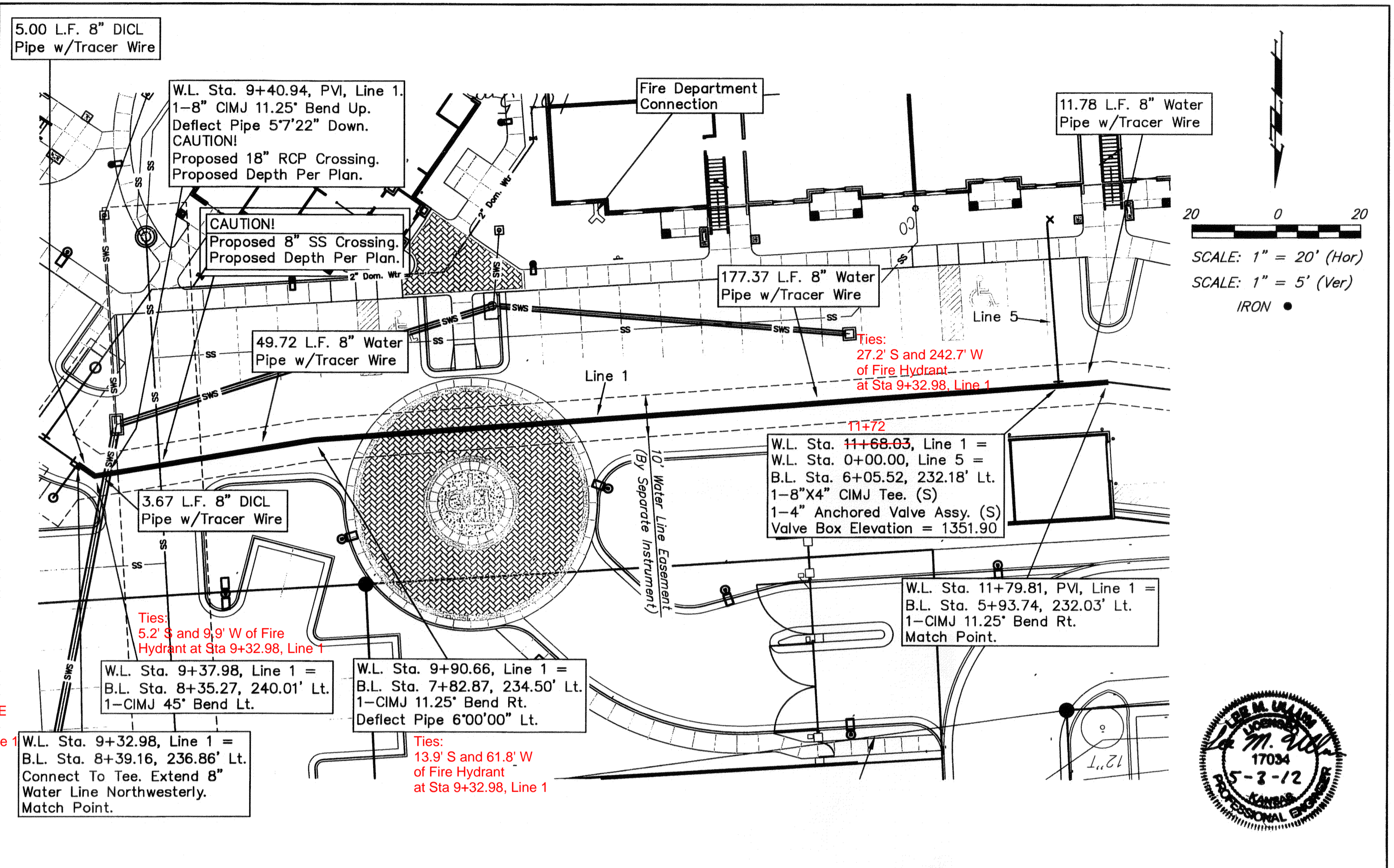
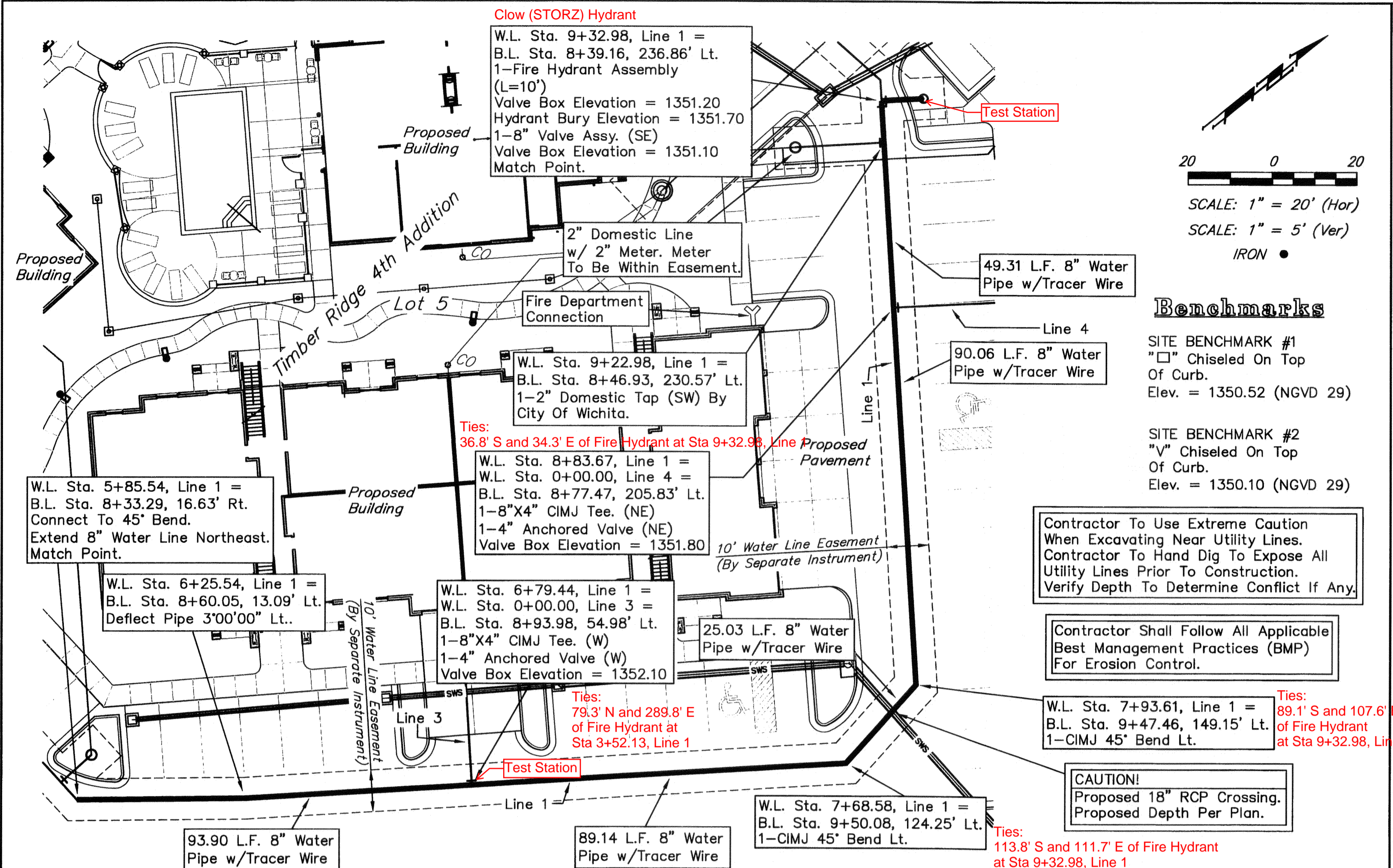
FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
Line 1- 3+52.13	1352.40	1348.09	5.0'	0.0'
Line 1- 9+32.98	1351.70	1345.89	6.5'	1.5'
Line 1- 13+69.39	1350.50	1345.75	5.5'	0.5'



- 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.



STANDARD WATER ASSEMBLY DETAIL		
INTERIM CITY ENGINEER Gary Janzen, P.E.		
PROJECT NUMBER 1645-PPW	OCA NUMBER NA	DATE 05/12
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET 2 of 8



Baughman Water Lines & Fire Hydrants To Serve
Timber Ridge 4th Addition
 Lot 5

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-263-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

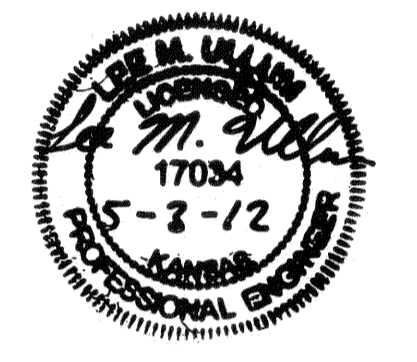
PROJECT NUMBER
 1645 PPW (607853)

DESIGN LU
 APPROVED LU
 SCALE Noted
 SHEET

DRAWN LU
 DATE 05/12

4 OF 8

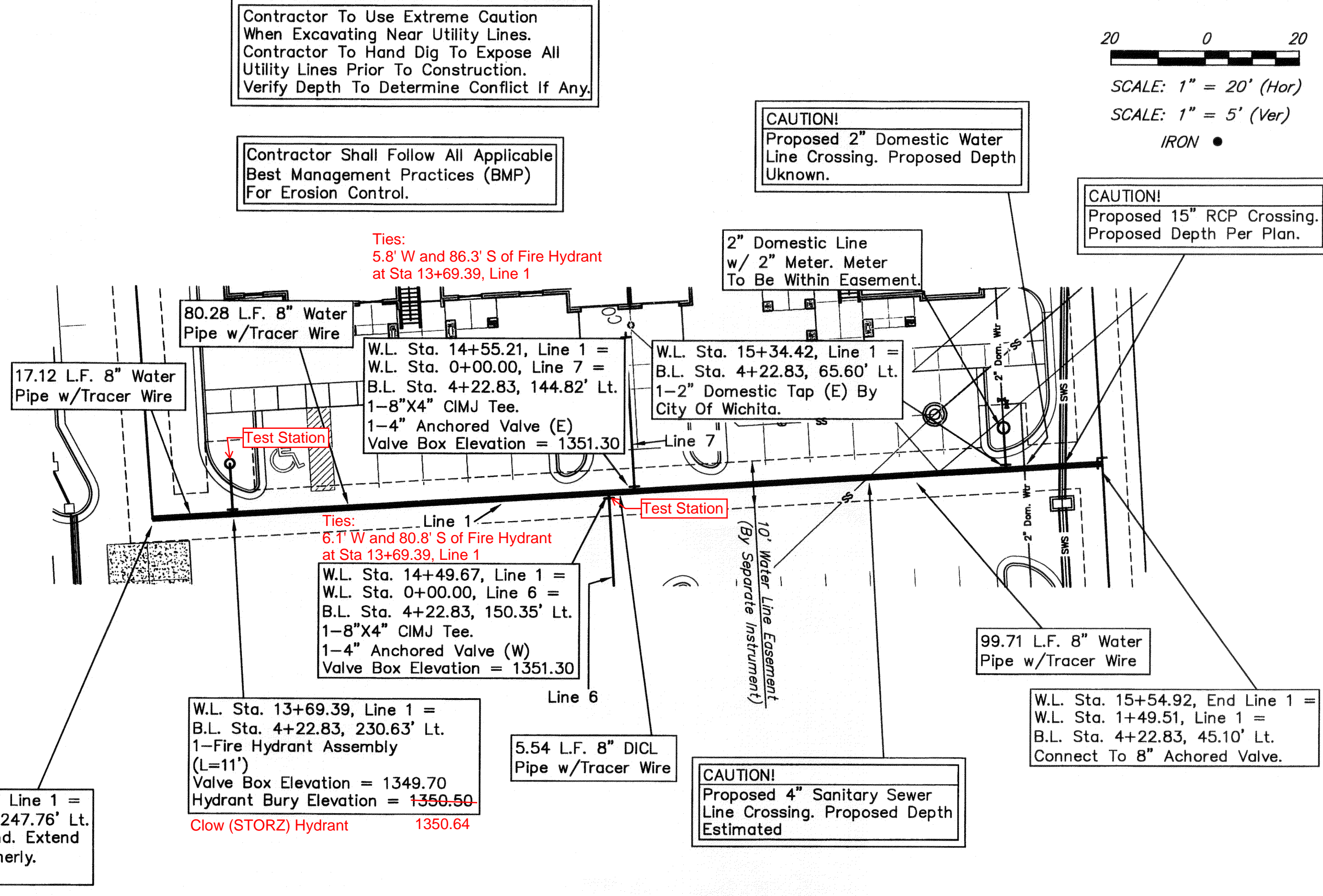
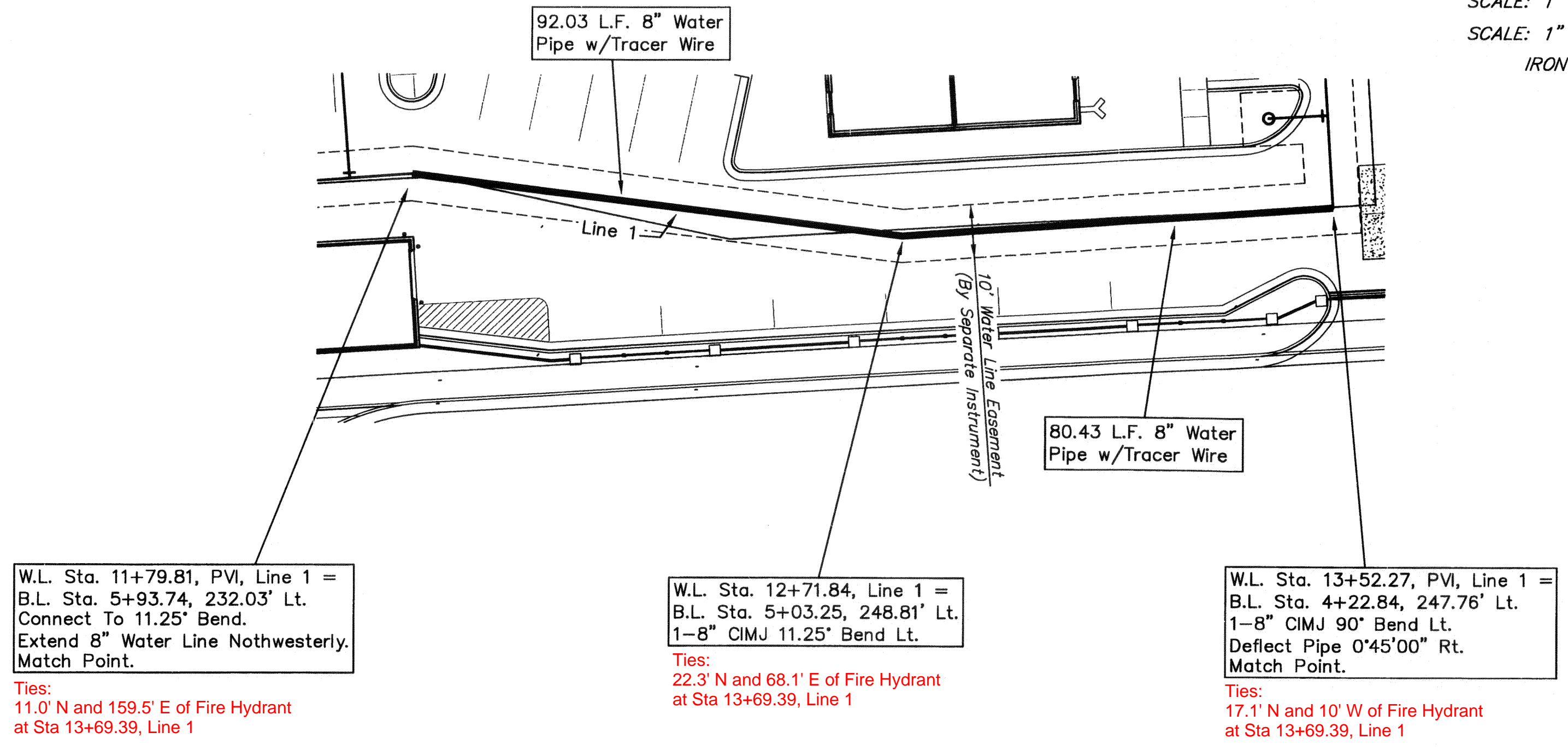
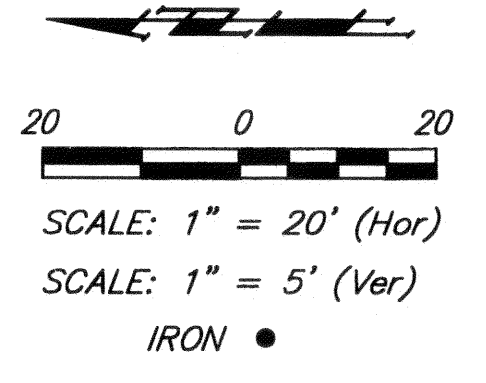
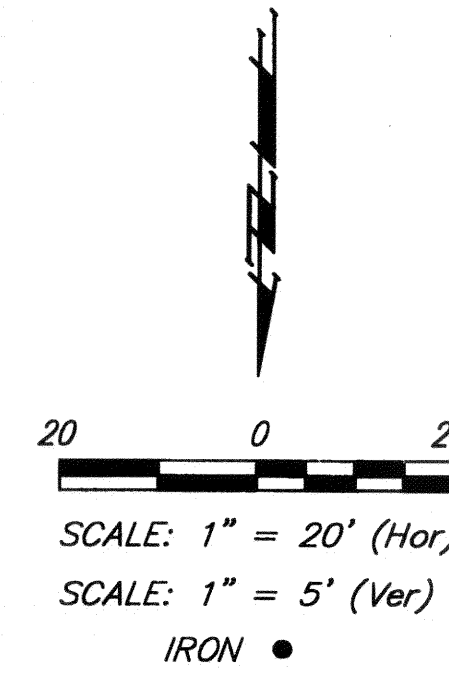
Brand-Timber Ridge Apartments-11-08-E657/Engineering/PPW 11-08-E657



Benchmarks

SITE BENCHMARK #1
 "□" Chiseled On Top
 Of Curb.
 Elev. = 1350.52 (NGVD 29)

SITE BENCHMARK #2
 "V" Chiseled On Top
 Of Curb.
 Elev. = 1350.10 (NGVD 29)



W.L. Sta. 11+79.81, PVI, Line 1 =
 B.L. Sta. 5+93.74, 232.03' Lt.
 Connect To 11.25' Bend.
 Extend 8" Water Line Nothwesterly.
 Match Point.
 Ties:
 11.0' N and 159.5' E of Fire Hydrant
 at Sta 13+69.39, Line 1

W.L. Sta. 12+71.84, Line 1 =
 B.L. Sta. 5+03.25, 248.81' Lt.
 1-8" CIMJ 11.25' Bend Lt.
 Ties:
 22.3' N and 68.1' E of Fire Hydrant
 at Sta 13+69.39, Line 1

W.L. Sta. 13+52.27, PVI, Line 1 =
 B.L. Sta. 4+22.84, 247.76' Lt.
 1-8" CIMJ 90' Bend Lt.
 Deflect Pipe 0'45'00" Rt.
 Match Point.
 Ties:
 17.1' N and 10' W of Fire Hydrant
 at Sta 13+69.39, Line 1

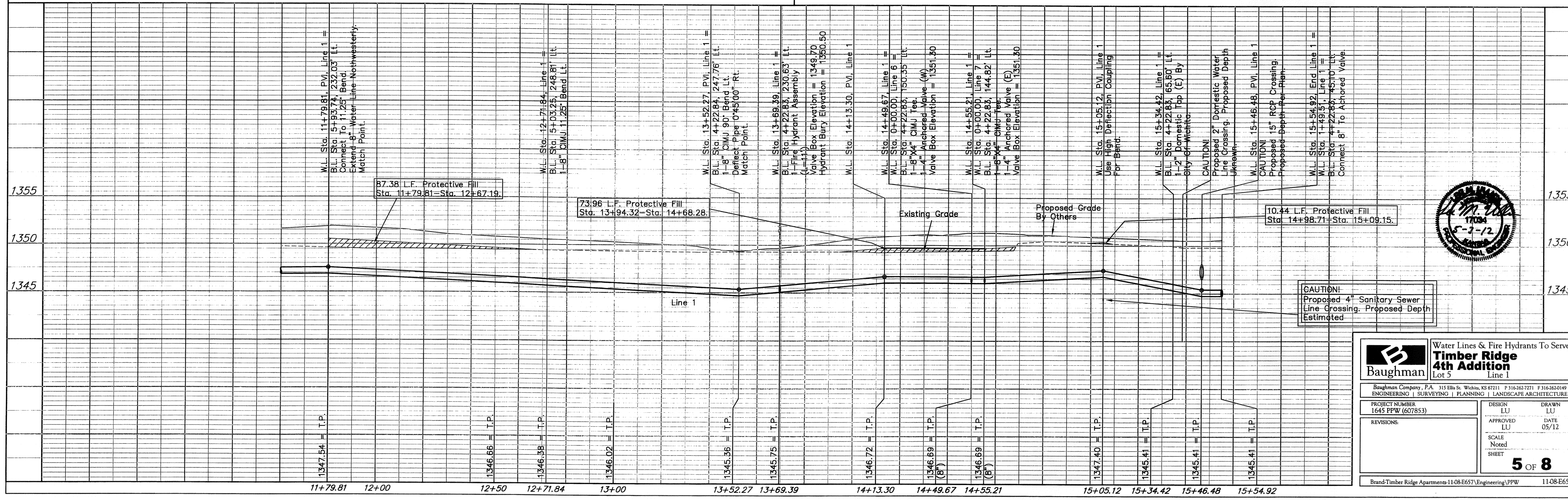
W.L. Sta. 13+52.27, Line 1 =
 B.L. Sta. 4+22.84, 247.76' Lt.
 Connect To 90' Bend. Extend
 8" Water Line Southerly.
 Match Point.

W.L. Sta. 13+69.39, Line 1 =
 B.L. Sta. 4+22.83, 230.63' Lt.
 1-Fire Hydrant Assembly
 (L=11')
 Valve Box Elevation = 1349.70
 Hydrant Bury Elevation = 1350.50
 Clow (STORZ) Hydrant 1350.64

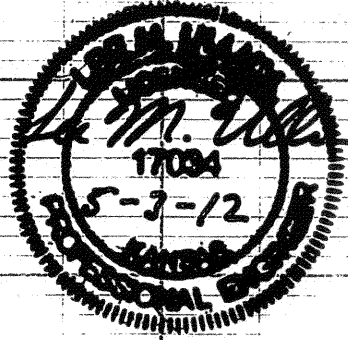
Ties:
 6.1' W and 80.8' S of Fire Hydrant
 at Sta 13+69.39, Line 1
 W.L. Sta. 14+49.67, Line 1 =
 W.L. Sta. 0+00.00, Line 6 =
 B.L. Sta. 4+22.83, 150.35' Lt.
 1-8"X4" CIMJ Tee.
 1-4" Anchored Valve (W)
 Valve Box Elevation = 1351.30

Ties:
 5.8' W and 86.3' S of Fire Hydrant
 at Sta 13+69.39, Line 1
 W.L. Sta. 14+55.21, Line 1 =
 W.L. Sta. 0+00.00, Line 7 =
 B.L. Sta. 4+22.83, 144.82' Lt.
 1-8"X4" CIMJ Tee.
 1-4" Anchored Valve (E)
 Valve Box Elevation = 1351.30

W.L. Sta. 15+54.92, End Line 1 =
 W.L. Sta. 1+49.51, Line 1 =
 B.L. Sta. 4+22.83, 45.10' Lt.
 Connect To 8" Achored Valve.



CAUTION!
 Proposed 4" Sanitary Sewer
 Line Crossing. Proposed Depth
 Estimated



Baughman Water Lines & Fire Hydrants To Serve
Timber Ridge 4th Addition
 Lot 5 Line 1

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

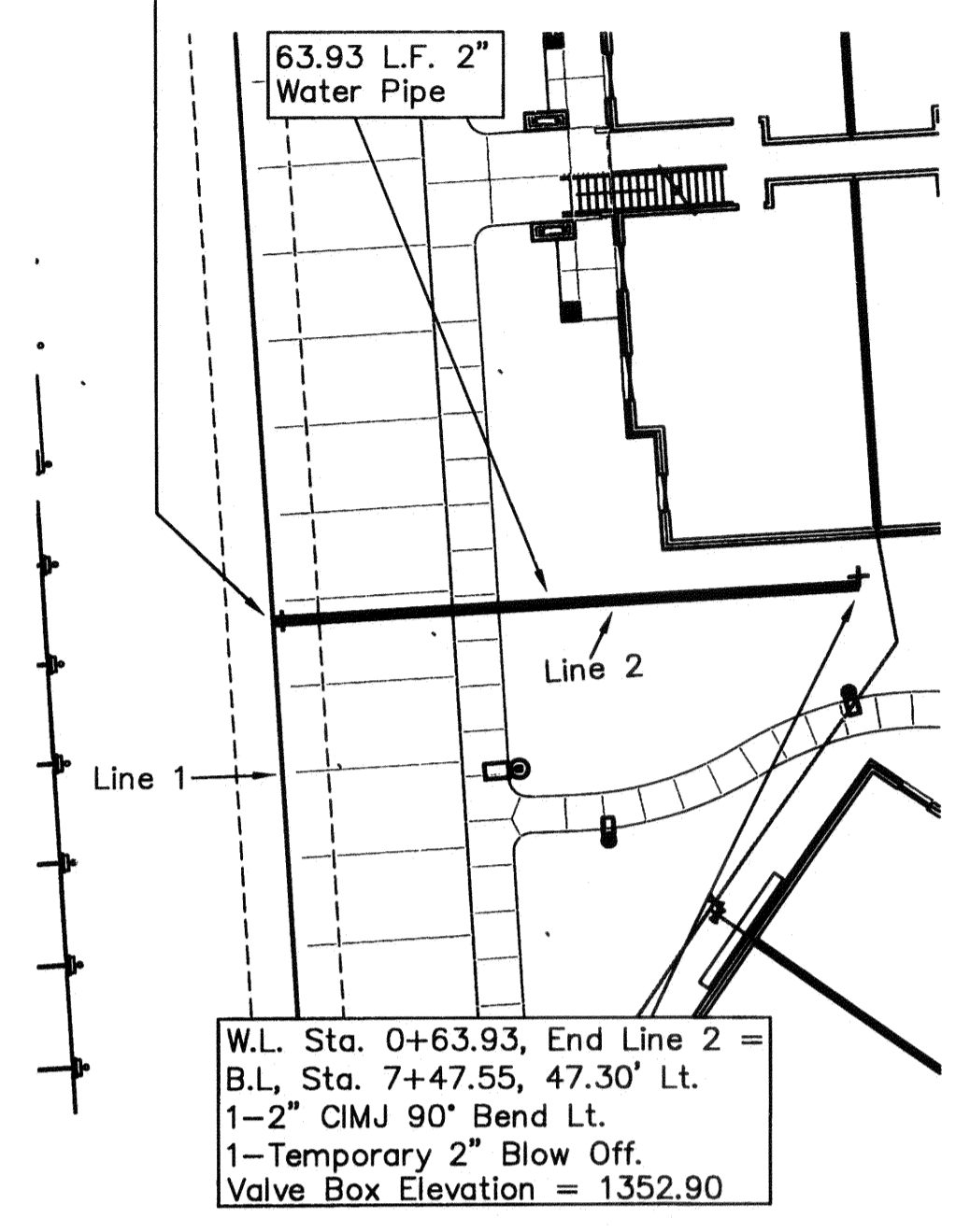
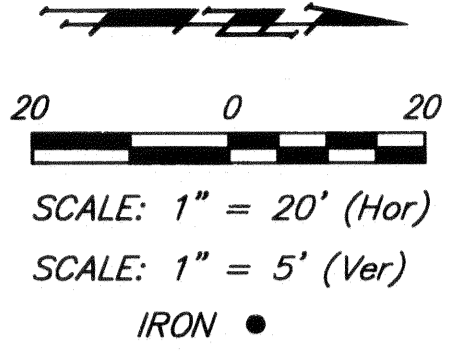
PROJECT NUMBER: 1645 PPW (607853) DESIGN: LU DRAWN: LU
 APPROVED: LU DATE: 05/12

REVISIONS:

SCALE: Noted
 SHEET: 5 OF 8

Brand-Timber Ridge Apartments-11-08-E657/Engineering/PPW 11-08-E657

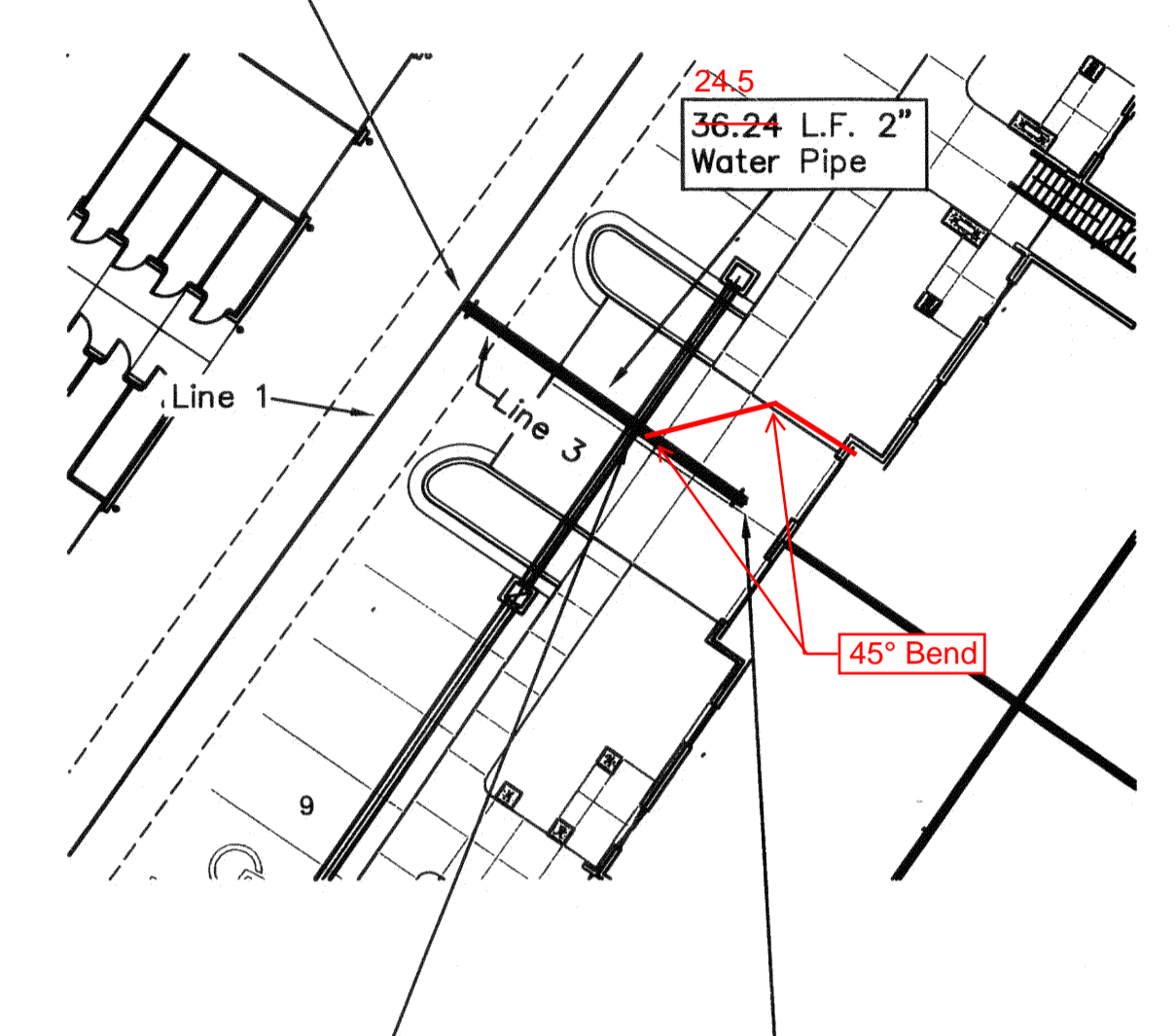
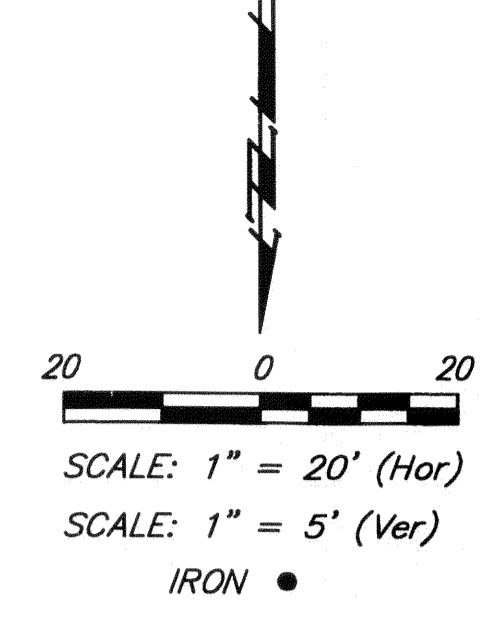
W.L. Sta. 0+00.00, Begin Line 2 =
 W.L. Sta. 4+99.80, Line 1 =
 B.L. Sta. 7+47.55, 16.63' Rt.
 Connect To 4" Anchored Valve
 1-CIMJ 4"x2" Reducer.
 Extend 2" Water Line Northerly.



W.L. Sta. 0+63.93, End Line 2 =
 B.L. Sta. 7+47.55, 47.30' Lt.
 1-2" CIMJ 90° Bend Lt.
 1-Temporary 2" Blow Off.
 Valve Box Elevation = 1352.90

Contractor To Use Extreme Caution
 When Excavating Near Utility Lines.
 Contractor To Hand Dig To Expose All
 Utility Lines Prior To Construction.
 Verify Depth To Determine Conflict If Any.

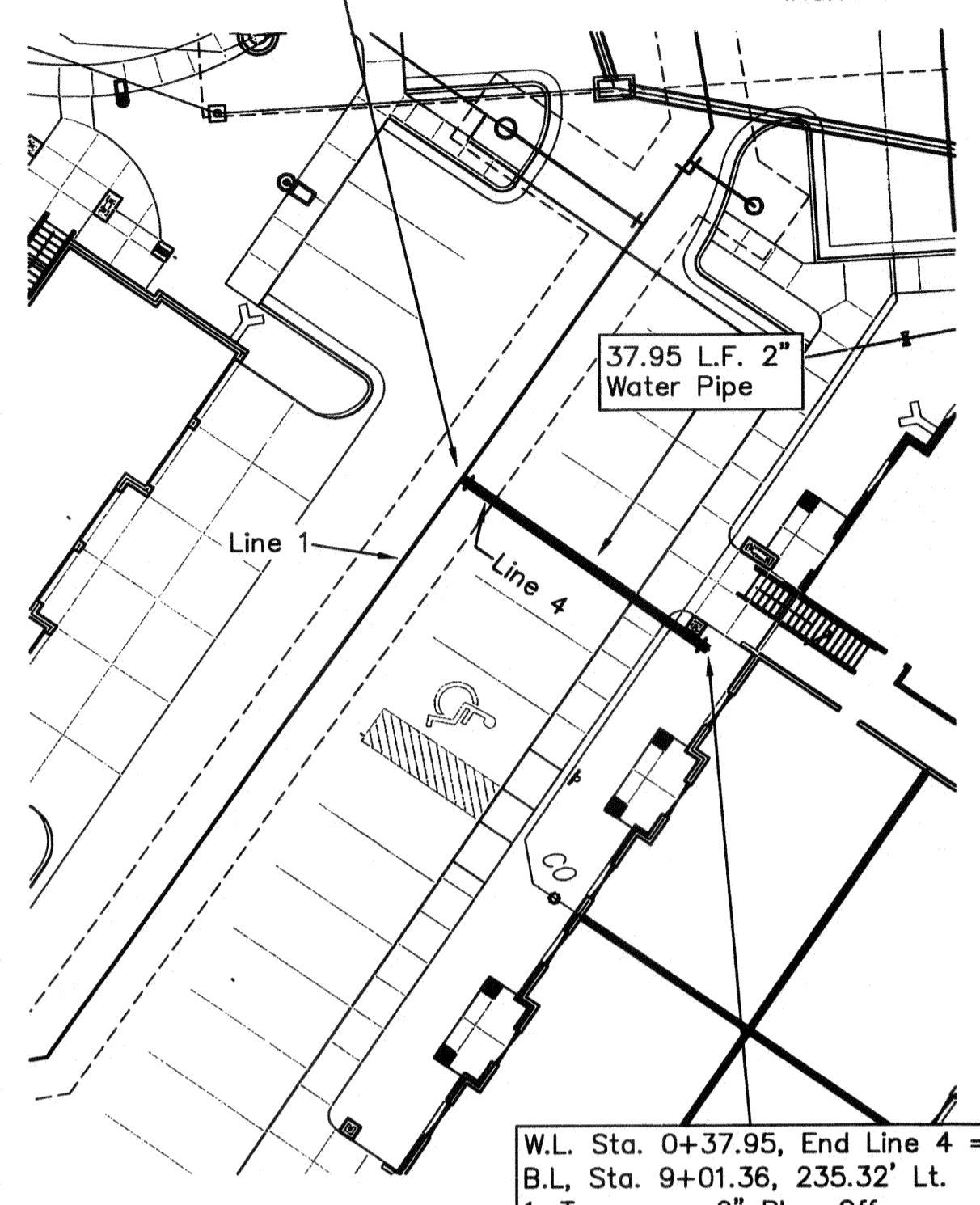
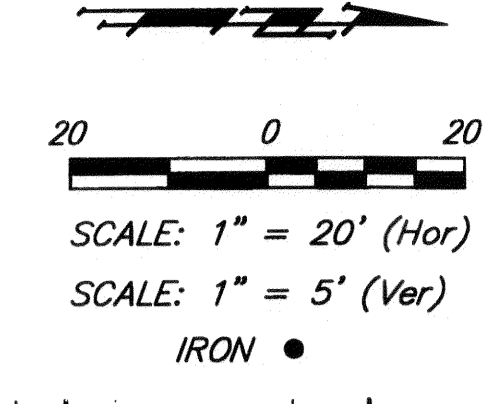
W.L. Sta. 0+00.00, Begin Line 3 =
 W.L. Sta. 6+79.44, Line 1
 B.L. Sta. 8+93.98, 54.98' Lt.
 Connect To 4" Anchored Valve.
 1-4"x2" Reducer.
 Extend 2" Water Line Northwesterly.



W.L. Sta. 0+36.24, End Line 3 =
 B.L. Sta. 8+65.81, 77.79' Lt.
 1-Temporary 2" Blow Off.
 Valve Box Elevation = 1352.80

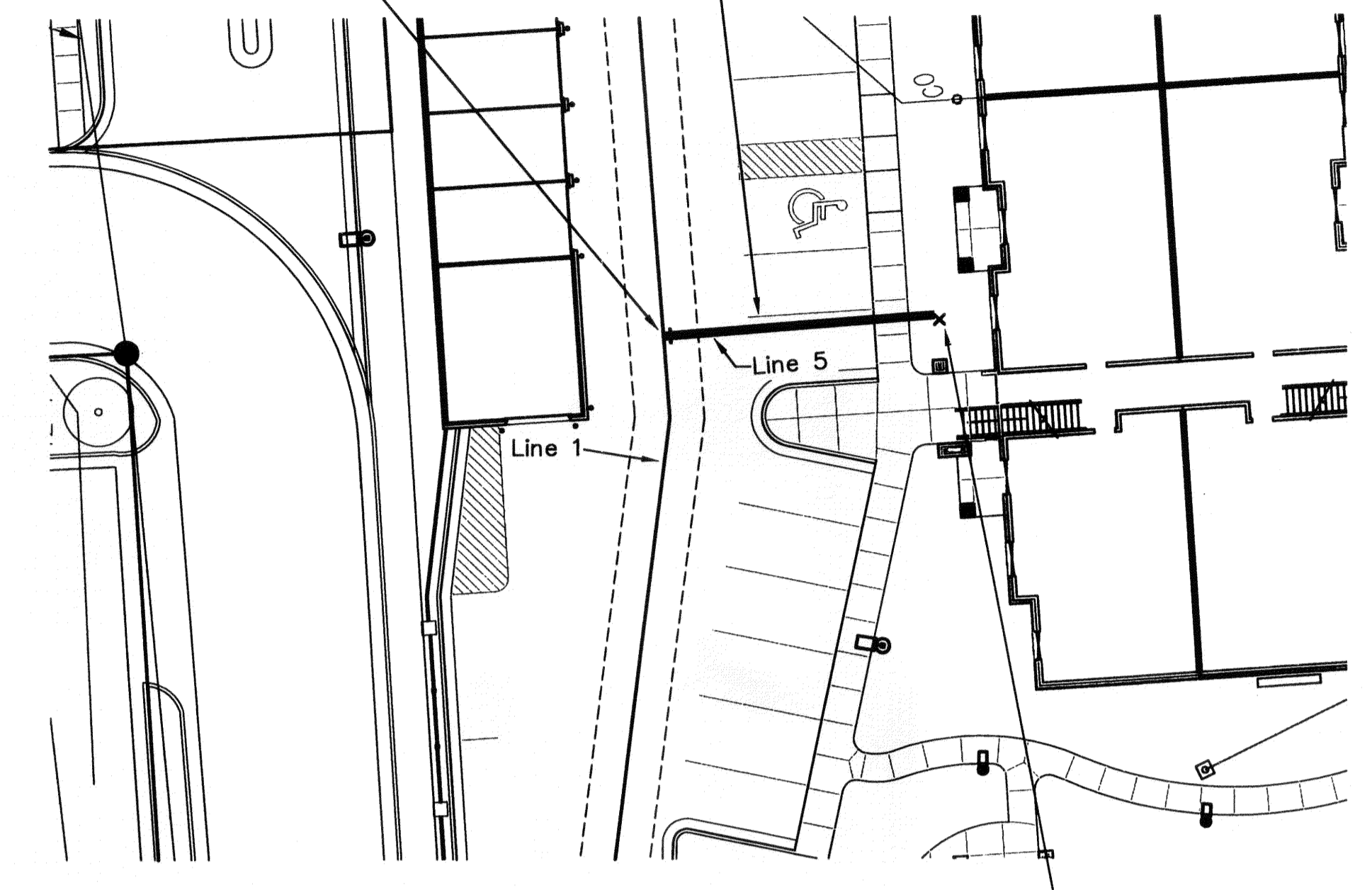
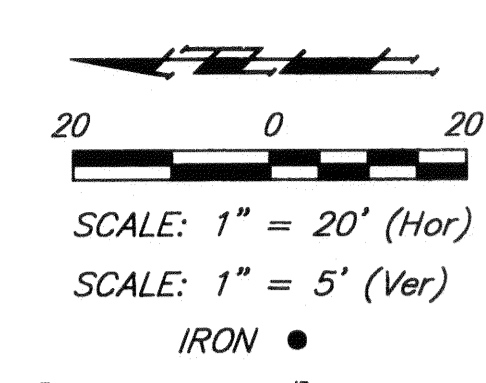
CAUTION!
 Proposed 12" RCP Crossing.
 Proposed Depth Per Plan.

W.L. Sta. 0+00.00, Begin Line 4 =
 W.L. Sta. 8+83.67, Line 1
 B.L. Sta. 8+77.47, 205.83' Lt.
 Connect To 4" Anchored Valve.
 1-4"x2" Reducer
 Extend 2" Water Line Northeasterly.



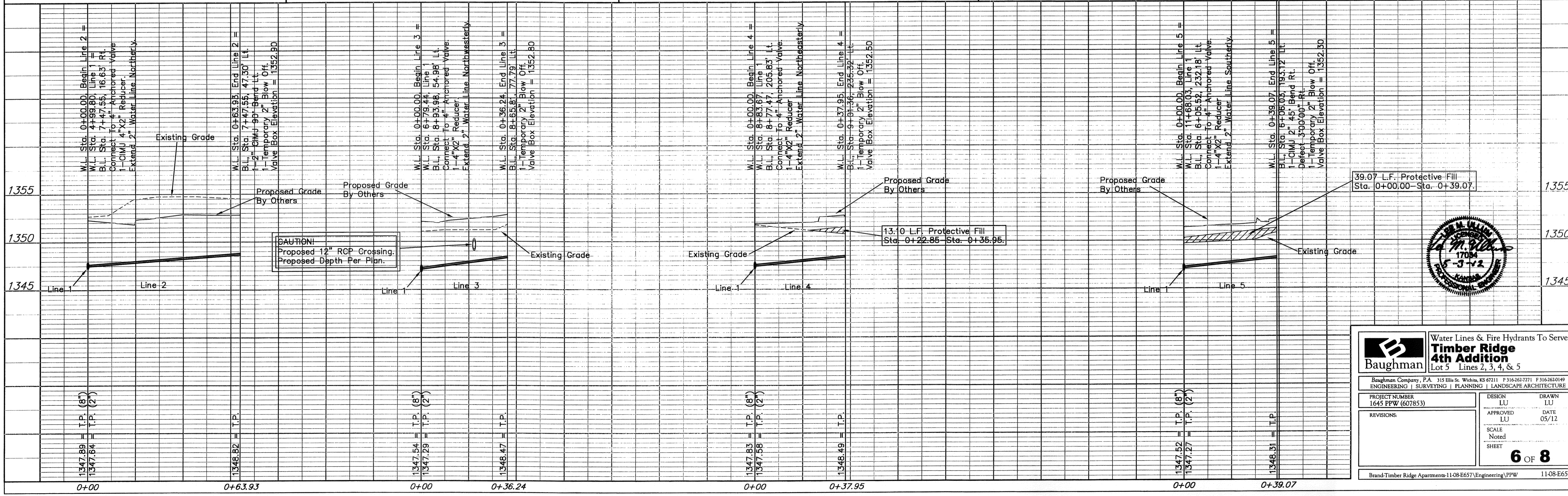
W.L. Sta. 0+37.95, End Line 4 =
 B.L. Sta. 9+01.36, 235.32' Lt.
 1-Temporary 2" Blow Off.
 Valve Box Elevation = 1352.50

W.L. Sta. 0+00.00, Begin Line 5 =
 W.L. Sta. 11+68.03, Line 1 11+74
 B.L. Sta. 6+05.52, 232.18' Lt.
 Connect To 4" Anchored Valve.
 1-4"x2" Reducer
 Extend 2" Water Line Southerly.



W.L. Sta. 0+39.07, End Line 5 =
 B.L. Sta. 6+06.03, 193.12' Lt.
 1-CIMJ 2" 45° Bend Rt.
 Defect 3'00"00" Rt.
 1-Temporary 2" Blow Off.
 Valve Box Elevation = 1352.30

Contractor Shall Follow All Applicable
 Best Management Practices (BMP)
 For Erosion Control.



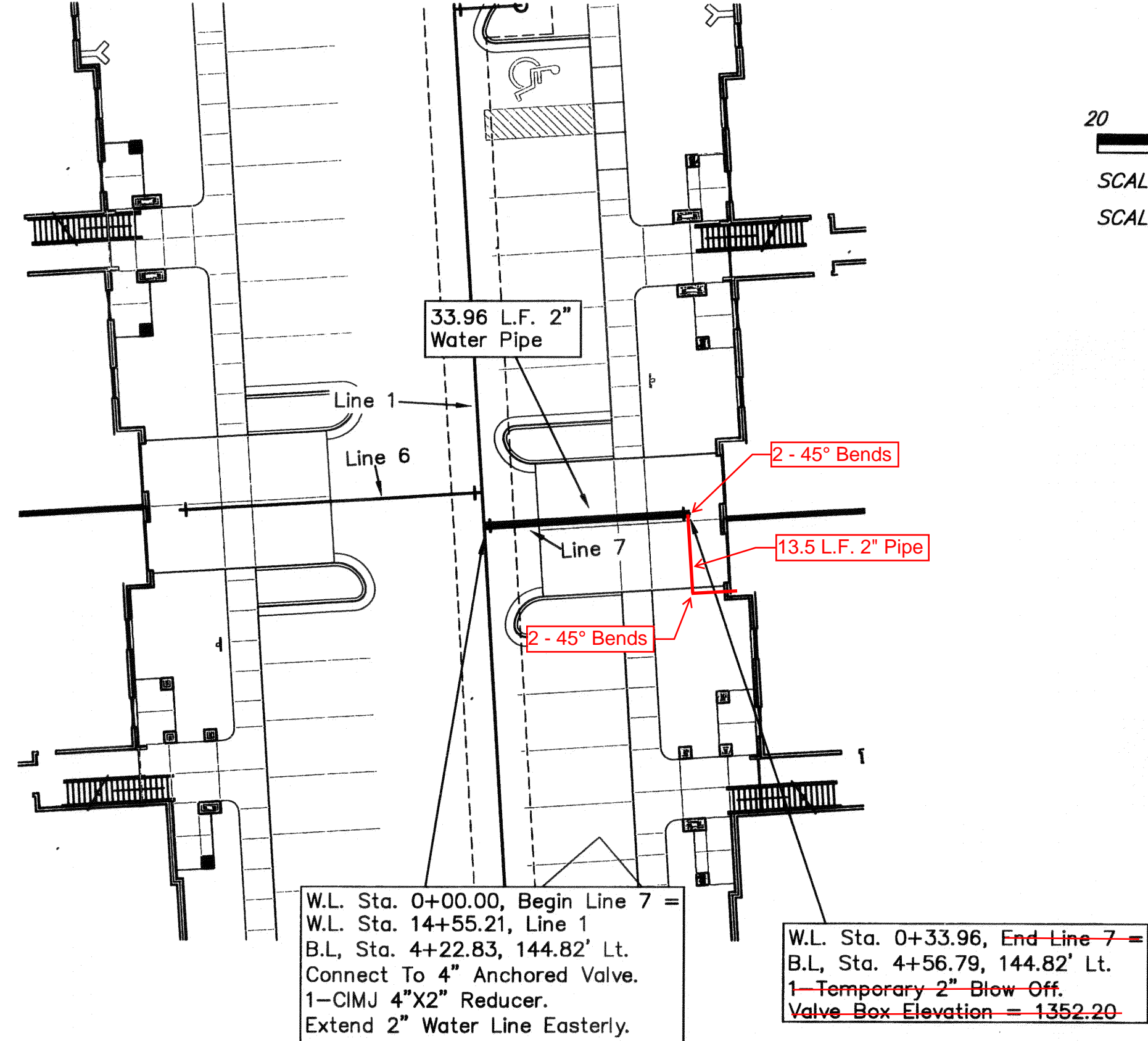
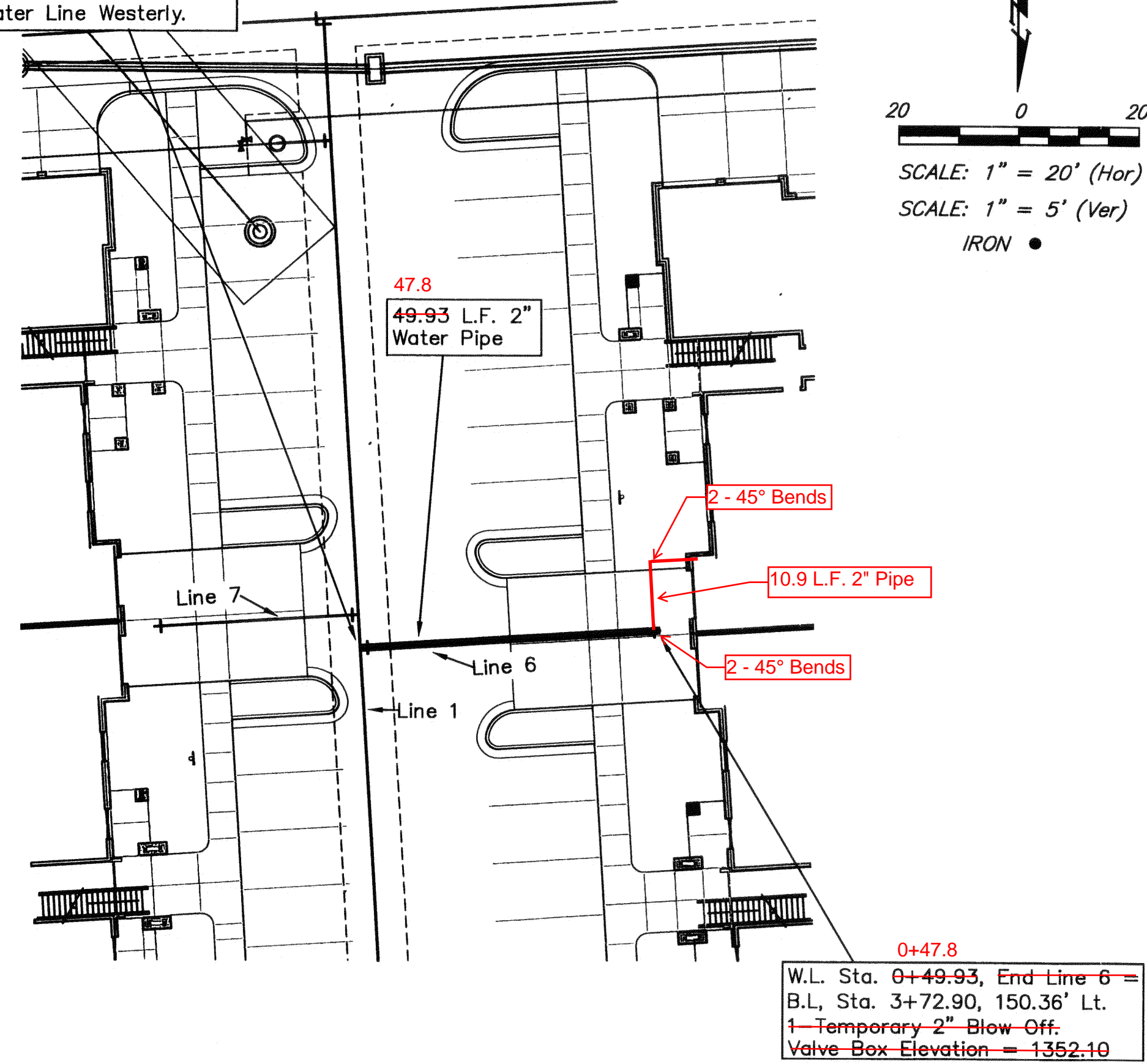
Baughman Water Lines & Fire Hydrants To Serve
Timber Ridge
 Lot 5 Lines 2, 3, 4, & 5

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: 1645 PPW (607853) DESIGN: LU DRAWN: LU
 APPROVED: LU DATE: 05/12
 SCALE: Noted
 SHEET: 6 OF 8

Brand: Timber Ridge Apartments-11-08-E657/Engineering/PPW 11-08-E657

W.L. Sta. 0+00.00, Begin Line 6 =
 W.L. Sta. 14+49.67, Line 1
 B.L. Sta. 4+22.83, 150.35' Lt.
 Connect To 4" Anchored Valve.
 1-CIMJ 4"x2" Reducer.
 Extend 2" Water Line Westerly.



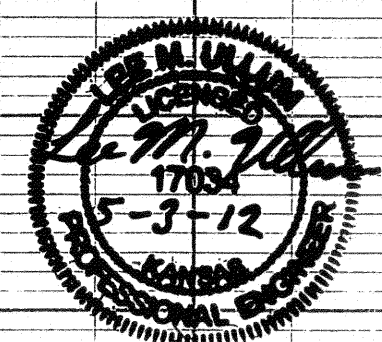
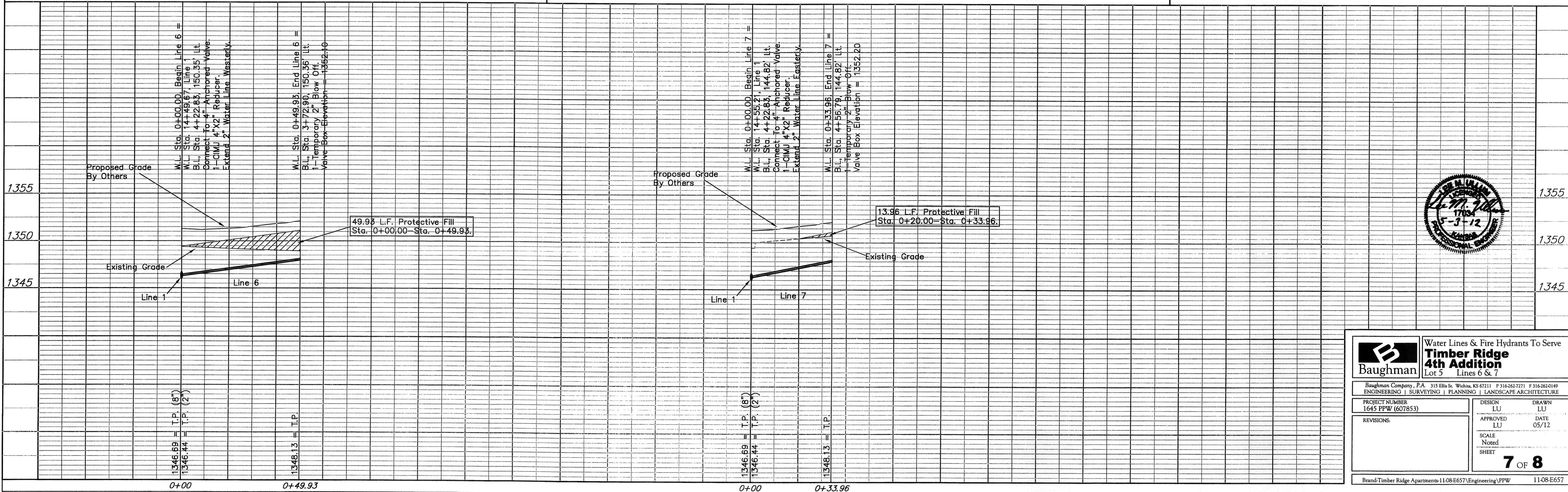
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Benchmarks

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 Of Curb.
 Elev. = 1350.52 (NGVD 29)

SITE BENCHMARK #2
 "V" Chiseled On Top
 Of Curb.
 Elev. = 1350.10 (NGVD 29)



Baughman Water Lines & Fire Hydrants To Serve
Timber Ridge 4th Addition
 Lot 5 Lines 6 & 7

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: 1645 PPW (607853)
 DESIGN: LU
 APPROVED: LU
 DATE: 05/12
 SCALE: Noted
 SHEET: 7 OF 8

Brand-Timber Ridge Apartments-11-08-E657(Engineering)PPW 11-08-E657

TIMBER RIDGE 4TH ADDITION

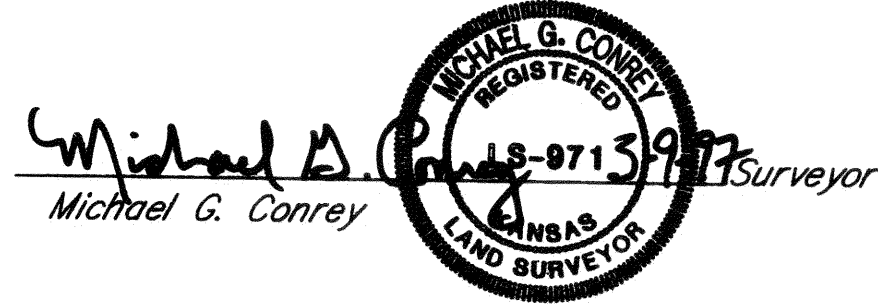
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lots 15 and
16, Block 1, Timber Ridge 2nd Addition, Wichita, Sedgwick County,
Kansas.

All being situated in the NW1/4 of Sec. 8, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.



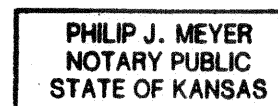
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross these easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The storm sewer easement is hereby granted as indicated for the construction and maintenance of a storm sewer system. 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 construction of the screening wall at locations where sanitary sewers and storm sewers cross the screening wall easement shall be approved by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 21st Street North and to or from Maize Road and to or from 20th Street North shall be as indicated on the face of the plat.

B. & E. Investments, Inc.

Matias F. Eck, President
Matias F. Eck

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of MARCH, 1997, by
Sedgwick County) Matias F. Eck, President of B. & E. Investments, Inc., on behalf of the corporation.

My App't. Exp. 5/5/97
Philip J. Meyer Notary Public



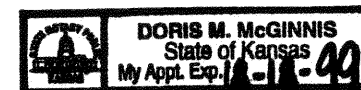
We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

Richard Cienny, V.P.
Richard Cienny (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 13th day of MARCH, 1997, by
Sedgwick County) Richard Cienny, Vice President of First National Bank of Anthony, on behalf of the bank.

My App't. Exp. 12-12-99



We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Habcraft, A.V.P.
James D. Habcraft (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 10 day of MARCH, 1997, by
Sedgwick County) James D. Habcraft, A.V.P. of State Bank of Colwich, on behalf of the bank.



My App't. Exp. 8-5-98

This plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 13th day of February, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission.



Richard E. Lopez, Chairman
Richard E. Lopez

Marvin S. Krout, Secretary
Marvin S. Krout

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 1st day of APRIL, 1997.



Bob Knight, Mayor
Bob Knight

Pat Burnett, City Clerk
Pat Burnett

#1598639

of April, Entered on transfer record, this 22nd day of April, 1997.

James Alford, County Clerk
James Alford

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 22nd day of April, 1997, at 10:00 o'clock A.M.; and is duly recorded.



Larry Consolver, Register of Deeds
Larry Consolver

Michael D. Hurtt, Deputy
Michael D. Hurtt

