

# WATER LINE & FIRE HYDRANT TO SERVE Comotara Industrial Park Second Addition

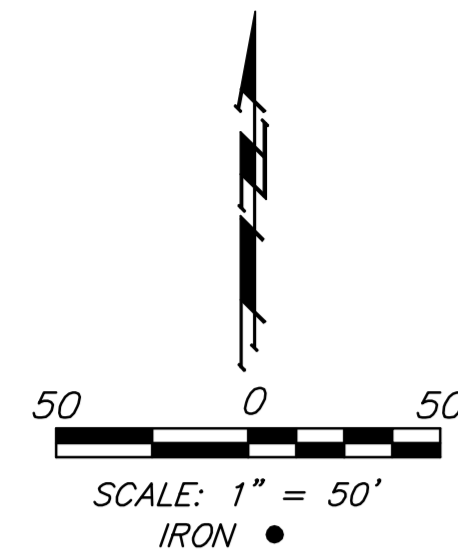
Lots 17 & 18

**Private Project: 1685 PPW (607853)**

CITY OF WICHITA, KANSAS

Gary Janzen, P.E., Interim City Engineer

September 2012



### Benchmark

"□" Chiseled on Top of Curb on west side of Comotara Street Approx. 53' North and 14' East of the SE Corner of Lot 17, Comotara Industrial Park Second Addition an Addition to Wichita, Sedgwick County, Kansas.

Elev. = 1407.44 (NAVD88)

### Legal Description

Lot 17 & Lot 18, Comotara Industrial Park Second Addition, An Addition To Wichita, Sedgwick County, Kansas.

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BMP Erosion Details	Available On Request

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

Public Works *Ward* 1-16-13  
Water & Sewer *Greg Kelly* 1-17-13  
Fire *Burman* 1-22-13

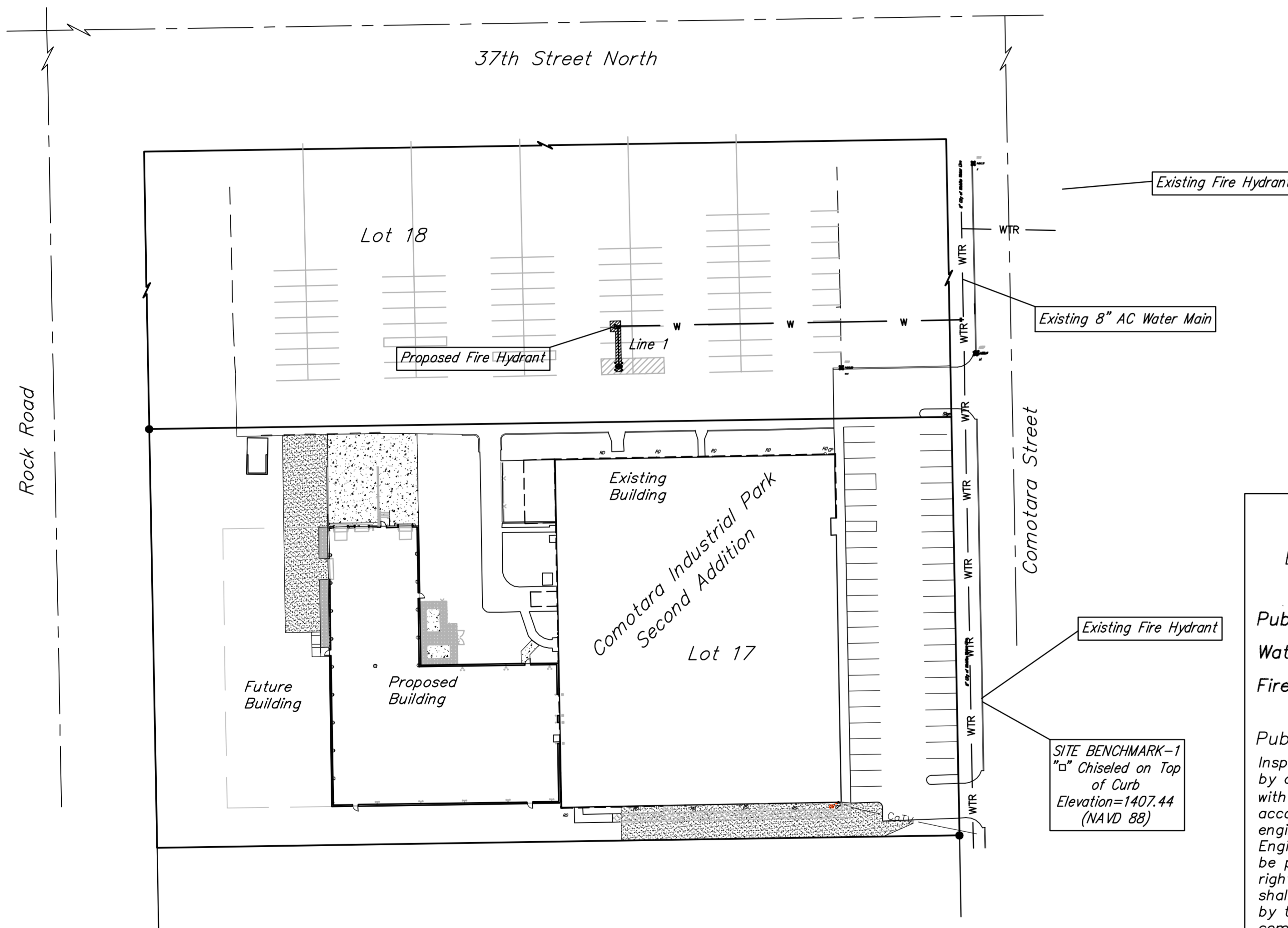
NOTE TO CONTRACTORS

**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).

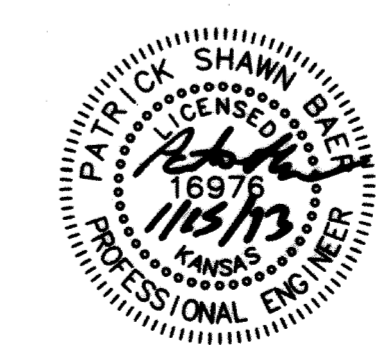
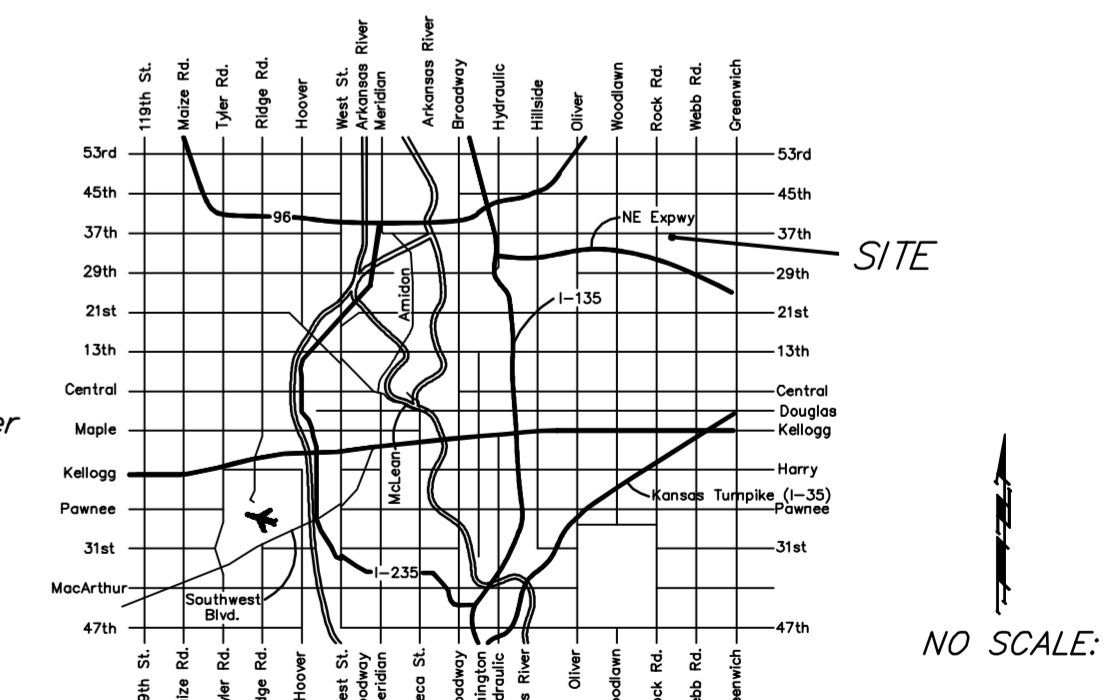
**Private Property:**  
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply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

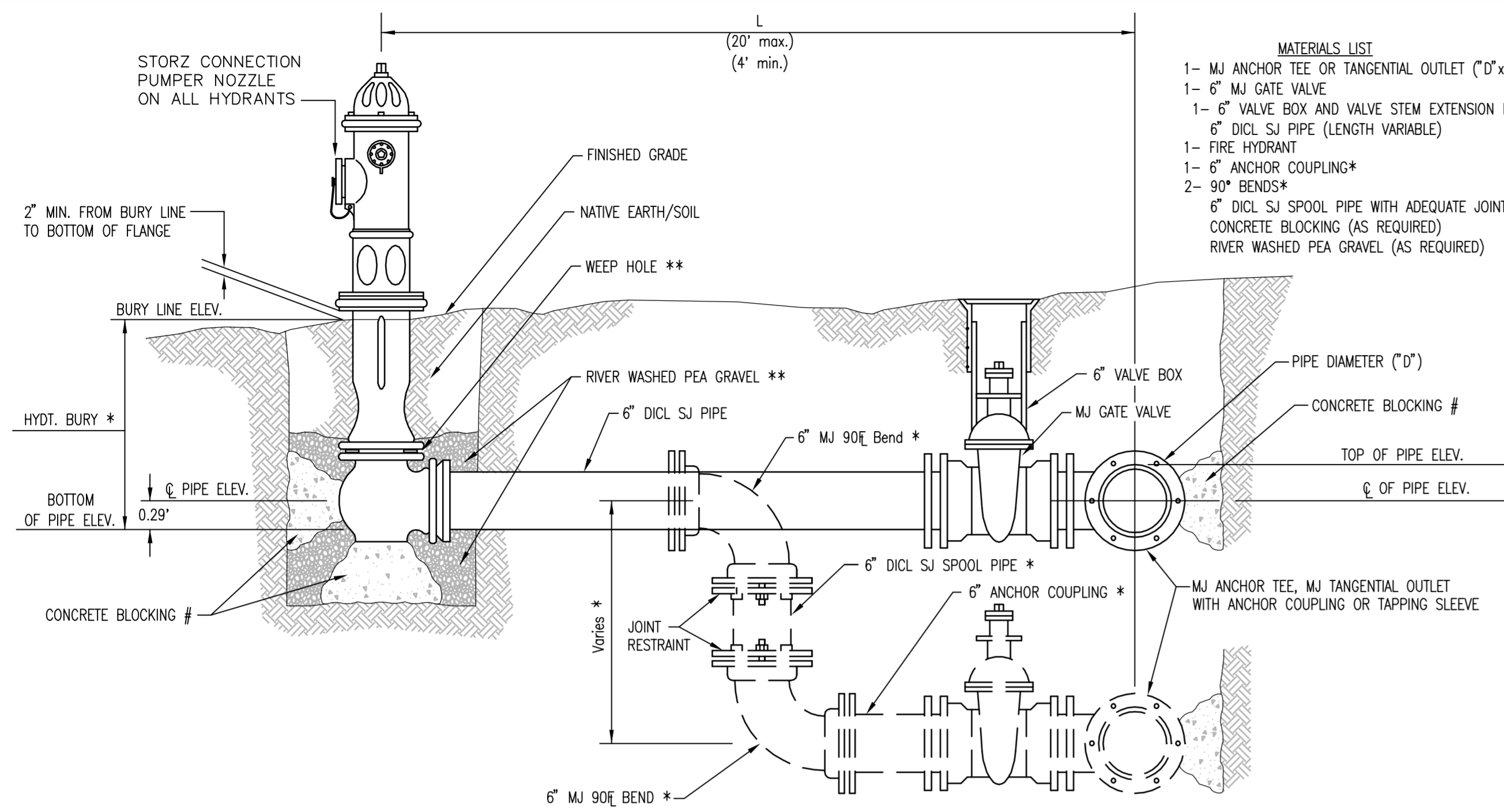
### General Notes

- 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) 262-6000  
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 all 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.
- Properties within the project limits may have underground sprinkler systems which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.
- 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 unless otherwise noted.



SITE BENCHMARK-1  
"□" Chiseled on Top  
of Curb  
Elevation=1407.44  
(NAVD 88)





- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET (12" x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DICL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DICL SJ SPOOL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - CONCRETE BLOCKING (AS REQUIRED)
  - RIVER WASHED PEA GRAVEL (AS REQUIRED)

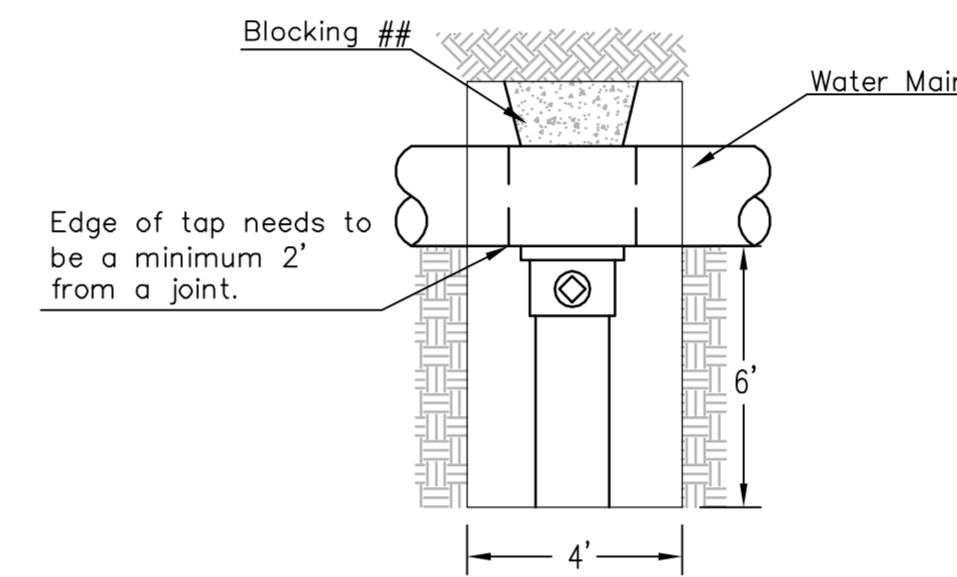
\* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DICL SPOOL PIPE 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.

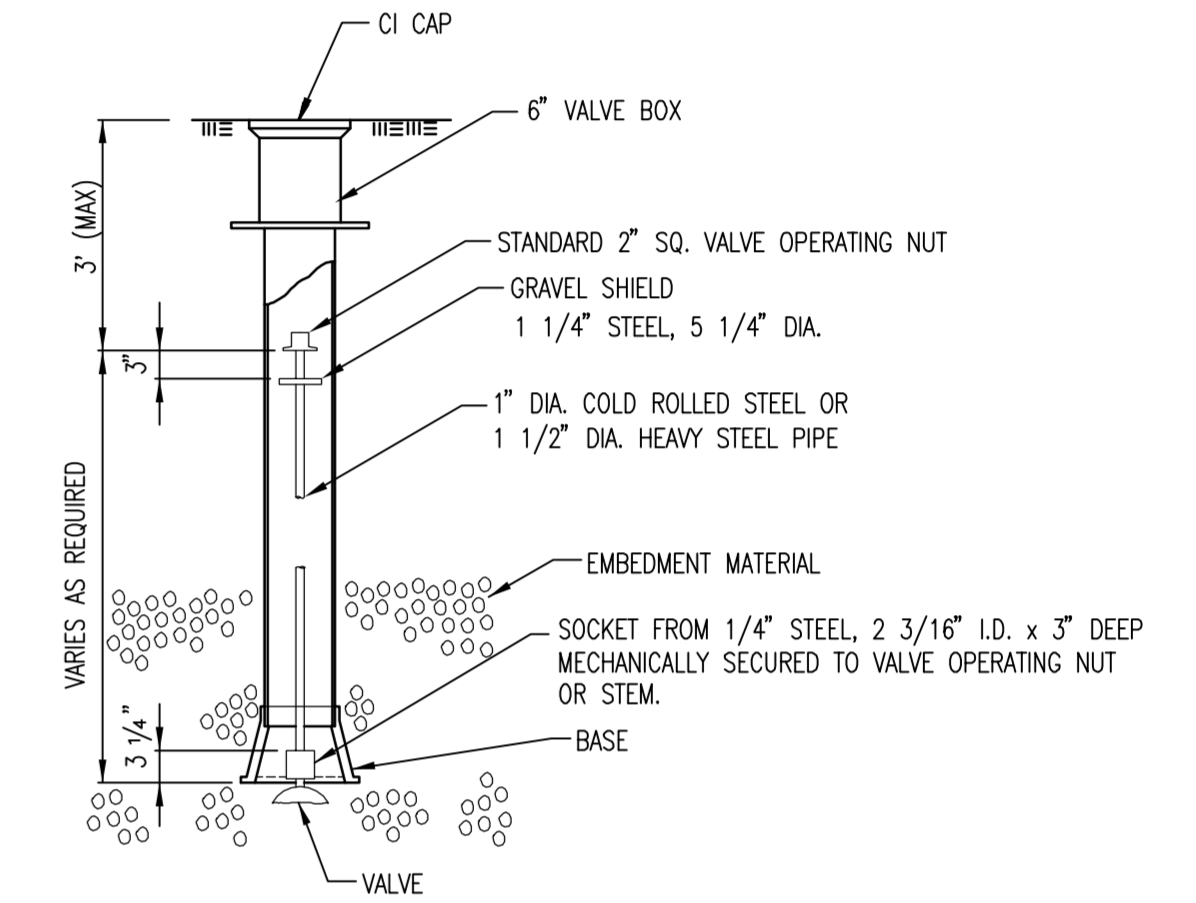
**FIRE HYDRANT ASSEMBLY**  
PER CITY OF WICHITA SPECIFICATIONS

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
3+30.06, Line 1	1405.00	1400.88	5.0'	



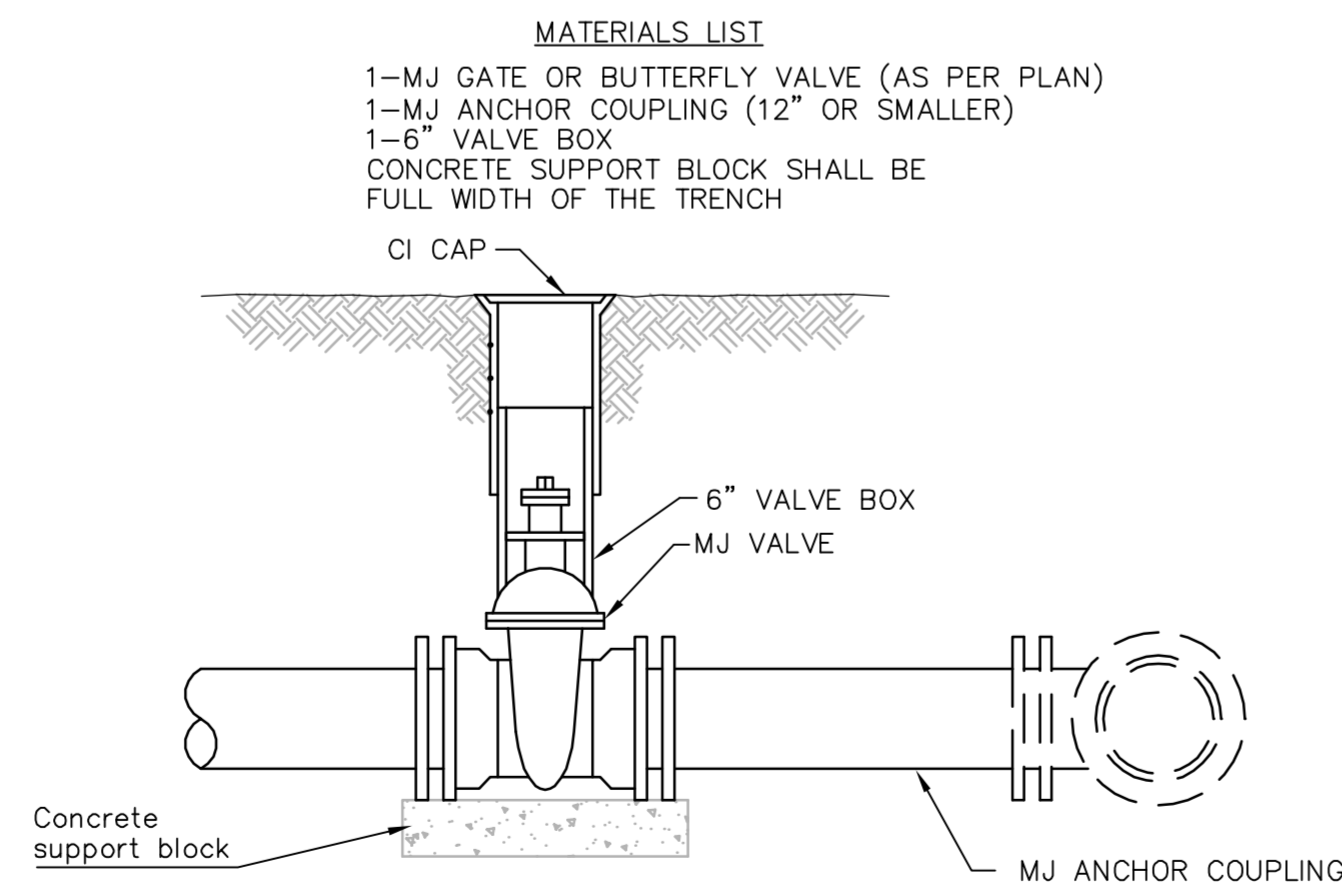
**CITY TAP**

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



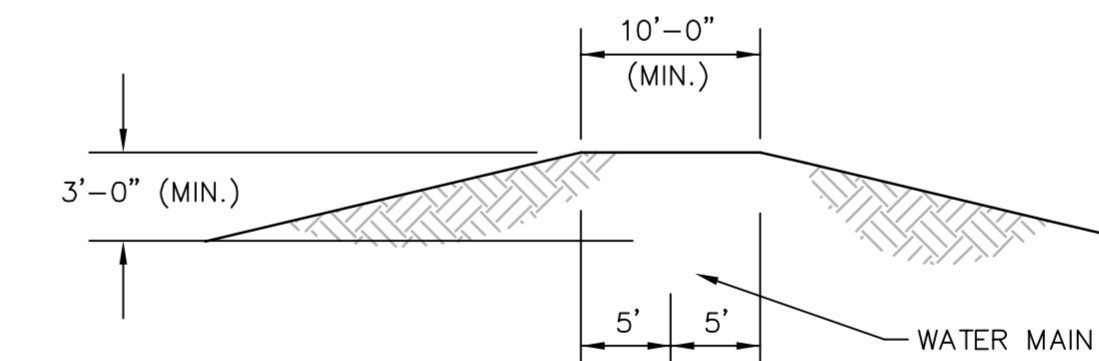
**VALVE STEM EXTENSION DETAIL**

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



**ANCHORED VALVE ASSEMBLY**

- 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



**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)



<b>STANDARD WATER ASSEMBLY DETAIL</b>		
CITY ENGINEER <b>Gary Janzen, P.E. City Engineer</b>		
PROJECT NUMBER <b>1685 PPW</b>	OCA NUMBER <b>NA</b>	DATE <b>09/2012</b>
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET <b>2 of 3</b>

Northeast Corner Lot 17,  
Comotara Industrial Park 2nd Add.  
= B.L. Sta. 5+00.

W.L. Sta. -0+00.00, WTR Line  
B.L. Sta. 4+92.25, 55.53' Rt.  
Tap Existing 8" AC Water Main.  
1-8" X8" Tapping Sleeve.  
1-8" Tapping Valve W/Valve Box  
To Be Furnished & Installed By  
The City Of Wichita (Contractor To  
Reimburse City Of Wichita For Tapping  
Sleeve, Valve & Installation \$1830.00.)  
Valve Box Elevation = 1405.90  
Extend 8" Water Line West.

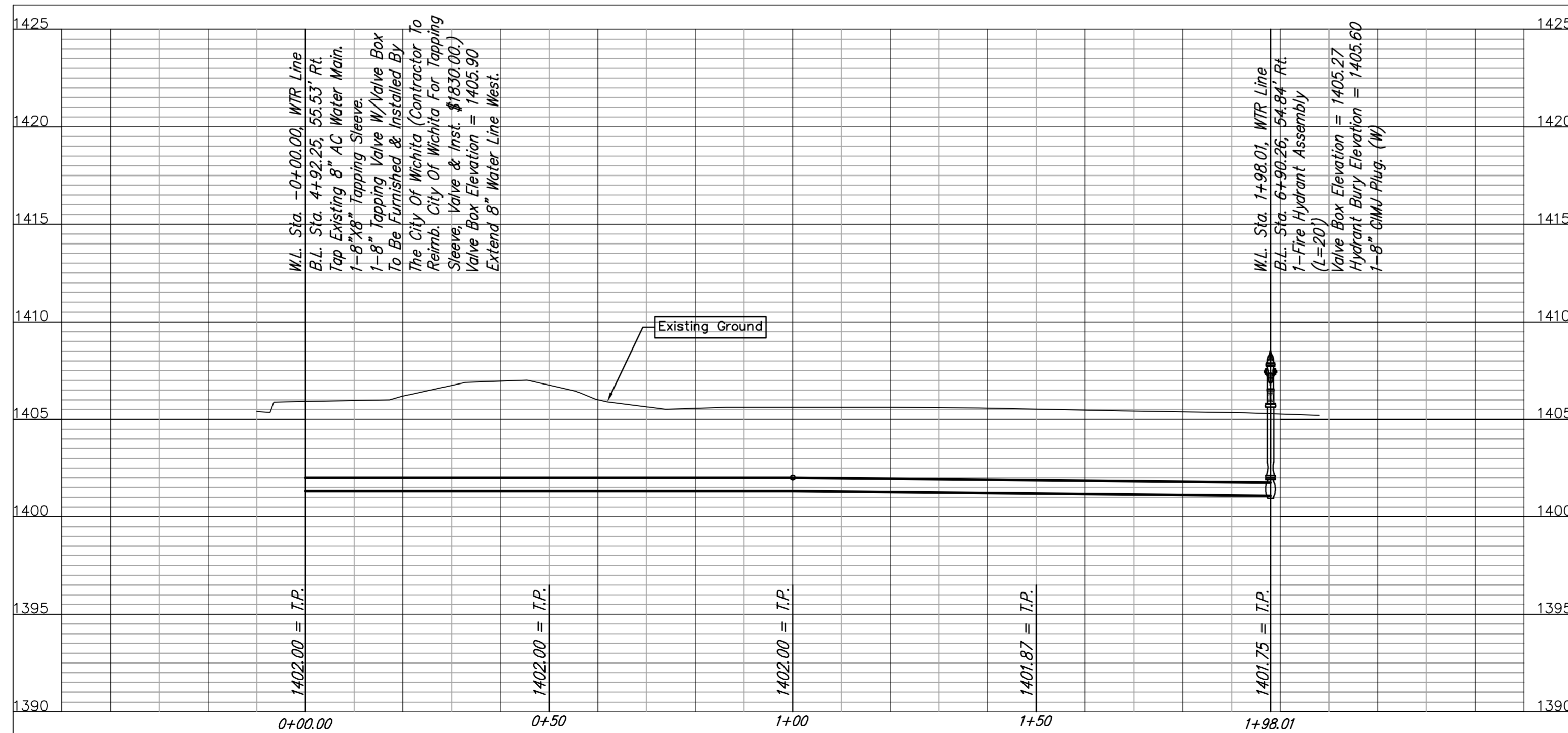
FROM EXISTING MAIN  
TO EASEMENT LINE  
8" C900 RJ PIPE

Install 4-Bollards per Fire Department Requirement,  
see Section 312 Note point approved Yellow.  
Bollards to be placed 4' apart on center.

Remove & Replace Asphalt Pavement  
For Water Line Construction

W.L. Sta. 1+98.01, WTR Line  
B.L. Sta. 6+90.26, 54.84' Rt.  
1-Fire Hydrant Assembly CLOW  
(L=20')  
Valve Box Elevation = 1405.27  
Hydrant Bury Elevation = 1405.60  
1-8" CMJ Plug. (W)

Northwest Corner Lot 17,  
Comotara Industrial Park 2nd Add.  
= B.L. Sta. 9+59.85.



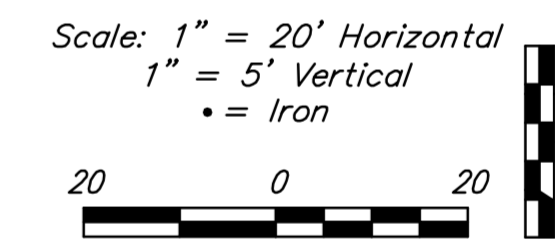
**Benchmark**

"□" Chiseled on Top of Curb on west side of Comotara Street Approx. 53' North and 14' East of the SE Corner of Lot 17, Comotara Industrial Park Second Addition an Addition to Wichita, Sedgwick County, Kansas.

Elev. = 1407.44 (NAVD88)

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.

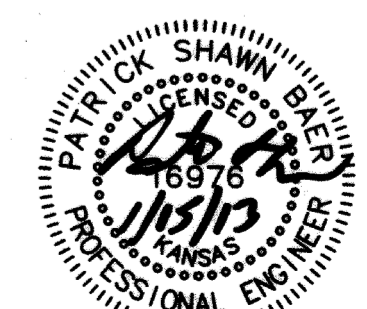
Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.



**BOLLARD NOTE:** CONTRACTOR TO INSTALL BOLLARD PROTECTION PER ATTACHED SECTION 312

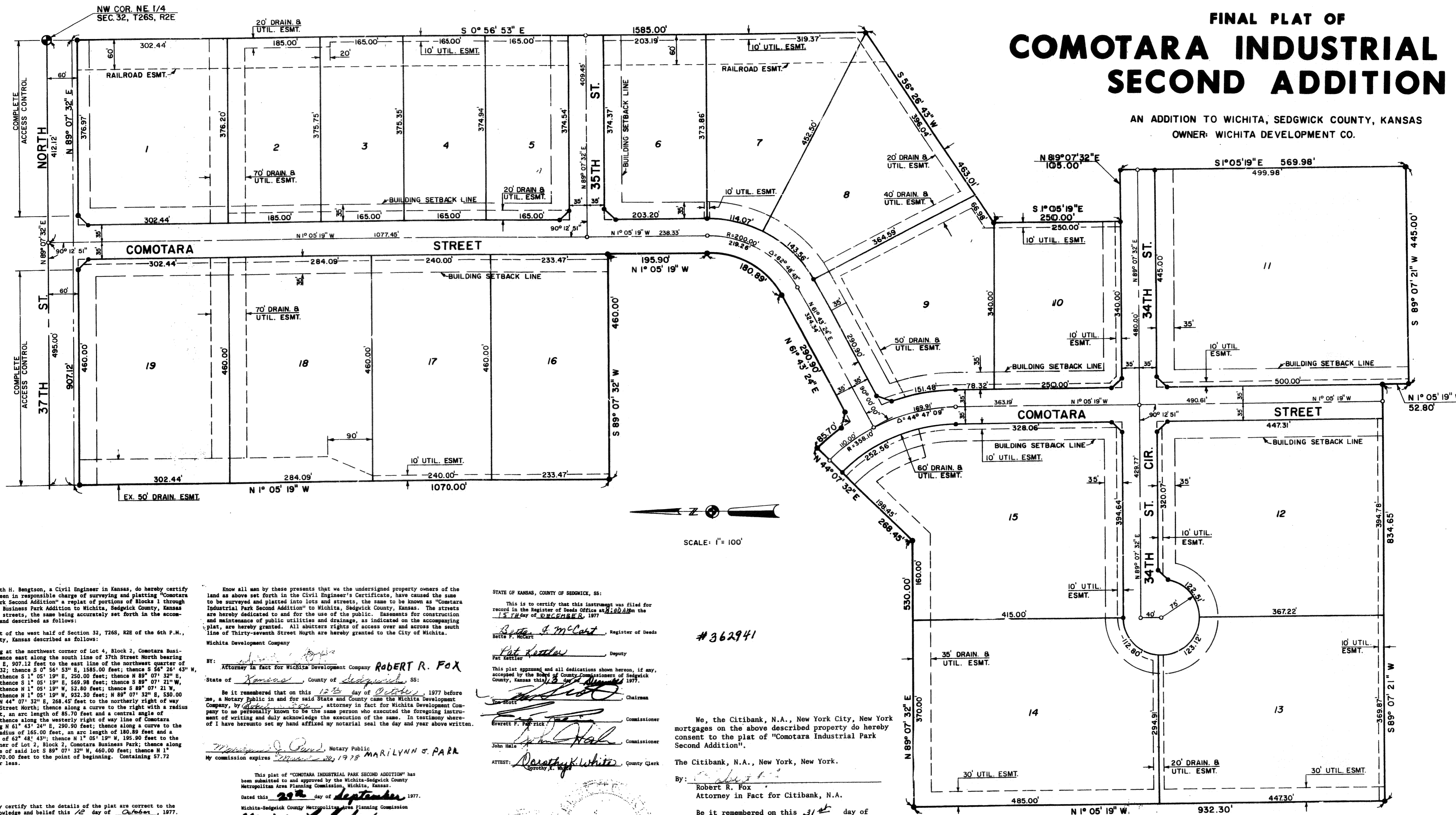
**SECTION 312: VEHICLE IMPACT PROTECTION**

- 312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.
- 312.2 Posts. Guard posts shall comply with all of the following requirements:
1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
  2. Spaced not more than 4 feet (1219 mm) between posts on center.
  3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
  4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
  5. Located not less than 3 feet (914 mm) from the protected object.
- 312.3 Other barriers. Physical barriers shall be a minimum of 36 inches (914 mm) in height and shall resist a force of 12,000 pounds (53,375 N) applied 36 inches (914 mm) above the adjacent ground surface.



# FINAL PLAT OF COMOTARA INDUSTRIAL PARK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS  
OWNER: WICHITA DEVELOPMENT CO.



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting "Comotara Industrial Park Second Addition" a replat of portions of Blocks 1 through 4 of Comotara Business Park Addition to Wichita, Sedgwick County, Kansas into lots and streets, the same being accurately set forth in the accompanying plat and described as follows:

That part of the west half of Section 32, T26S, R2E of the 6th P.M., Sedgwick County, Kansas described as follows:  
Beginning at the northwest corner of Lot 4, Block 2, Comotara Business Park; thence east along the south line of 37th Street North bearing N 89° 07' 32" E, 907.12 feet to the east line of the northwest quarter of said Section 32; thence S 0° 56' 53" E, 1585.00 feet; thence S 56° 26' 43" W, 463.01 feet; thence S 1° 05' 19" E, 250.00 feet; thence N 89° 07' 32" E, 105.00 feet; thence S 1° 05' 19" E, 569.98 feet; thence S 89° 07' 21" W, 445.00 feet; thence N 1° 05' 19" W, 52.80 feet; thence S 89° 07' 21" W, 234.65 feet; thence N 1° 05' 19" W, 932.30 feet; thence N 89° 07' 12" E, 530.00 feet; thence N 44° 07' 32" E, 268.45 feet to the northerly right of way line of 35th Street North; thence along a curve to the right with a radius of 293.10 feet, an arc length of 85.70 feet and a central angle of 12° 29' 28"; thence along the westerly right of way line of Comotara Street bearing N 61° 43' 24" E, 290.90 feet; thence along a curve to the left with a radius of 165.00 feet, an arc length of 180.89 feet and a central angle of 62° 48' 43"; thence N 1° 05' 19" W, 195.90 feet to the southeast corner of Lot 2, Block 2, Comotara Business Park; thence along the south line of said lot S 89° 07' 32" W, 460.00 feet; thence N 1° 05' 19" W, 1070.00 feet to the point of beginning. Containing 57.72 acres, more or less.

I, hereby certify that the details of the plat are correct to the best of my knowledge and belief this 22<sup>nd</sup> day of September, 1977.

*Kenneth H. Bengtson*  
Van Doren-Hazard-Stallings  
Engineers - Architects  
200 North Rock Road  
Wichita, Kansas  
**KENNETH H. BENGTSON**

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots and streets, the same to be known as "Comotara Industrial Park Second Addition" to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All abutters rights of access over and across the south line of Thirty-seventh Street North are hereby granted to the City of Wichita. Wichita Development Company

BY: *Robert R. Fox*  
Attorney in fact for Wichita Development Company **ROBERT R. FOX**  
State of Kansas, County of Sedgwick, SS:

Be it remembered that on this 12<sup>th</sup> day of October, 1977 before me, a Notary Public in and for said State and County came the Wichita Development Company, by Robert R. Fox, attorney in fact for Wichita Development Company to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same. In testimony whereof I have hereunto set my hand affixed my notarial seal the day and year above written.

*Marilynn J. Parr*, Notary Public  
My commission expires March 20, 1978 **MARILYNN J. PARR**

This plat of "COMOTARA INDUSTRIAL PARK SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 22<sup>nd</sup> day of September, 1977.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Mayor*, *Secretary*  
**Mayor**, **Secretary**

This plat approves and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 27<sup>th</sup> day of October, 1977.  
*Tony Casado*, Mayor  
*Donald C. Ulrich*, City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at 1:00 PM on the 15<sup>th</sup> day of DECEMBER, 1977.

*Bette F. McCar*, Register of Deeds  
*Pat Kozlak*, Deputy

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 15<sup>th</sup> day of September, 1977.

*Chairman*, *Commissioner*  
**Chairman**, **Commissioner**

*County Clerk*  
**County Clerk**

SCALE: 1" = 100'

#362941

We, the Citibank, N.A., New York City, New York mortgages on the above described property do hereby consent to the plat of "Comotara Industrial Park Second Addition".

The Citibank, N.A., New York, New York.  
By: *Robert R. Fox*  
Attorney in fact for Citibank, N.A.

Be it remembered on this 31<sup>st</sup> day of October, 1977 before me, a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, attorney in fact for Citibank, N.A. to be personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

*Marilynn J. Parr*, Notary Public  
My Commission Expires March 20, 1978 **MARILYNN J. PARR**