

4" DOMESTIC WATER LINE w/4" METER TO SERVE I-135-Turnpike Business Park

Lot 4, Block 2

Private Project Number: 1419 PPW (607853)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

July 2008

Plans to be changed in field by Change Order
See next sheet for As Built Plans

Bench Marks:

"□" Chiseled on top of East curb of Laura west of the southwest property corner.
Elev. = 1270.15 (NGVD29)

Chiseled notch on the East side of the North manhole rim on the West side of Laura.
Elev. = 1270.27 NGVD 29

Index

Title/Plan/Profile Sheet	1
Water Detail Sheet	2
Copy of Plat	3
BMP Erosion Details	Available On Request

Legal Description

Lot 4, Block 2, I-135-Turnpike Business Park, Wichita, 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 1-888-432-4950
Westar Energy (Electric) 363-8650
Aquila 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.
- 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.
- 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 for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). 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.

- Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

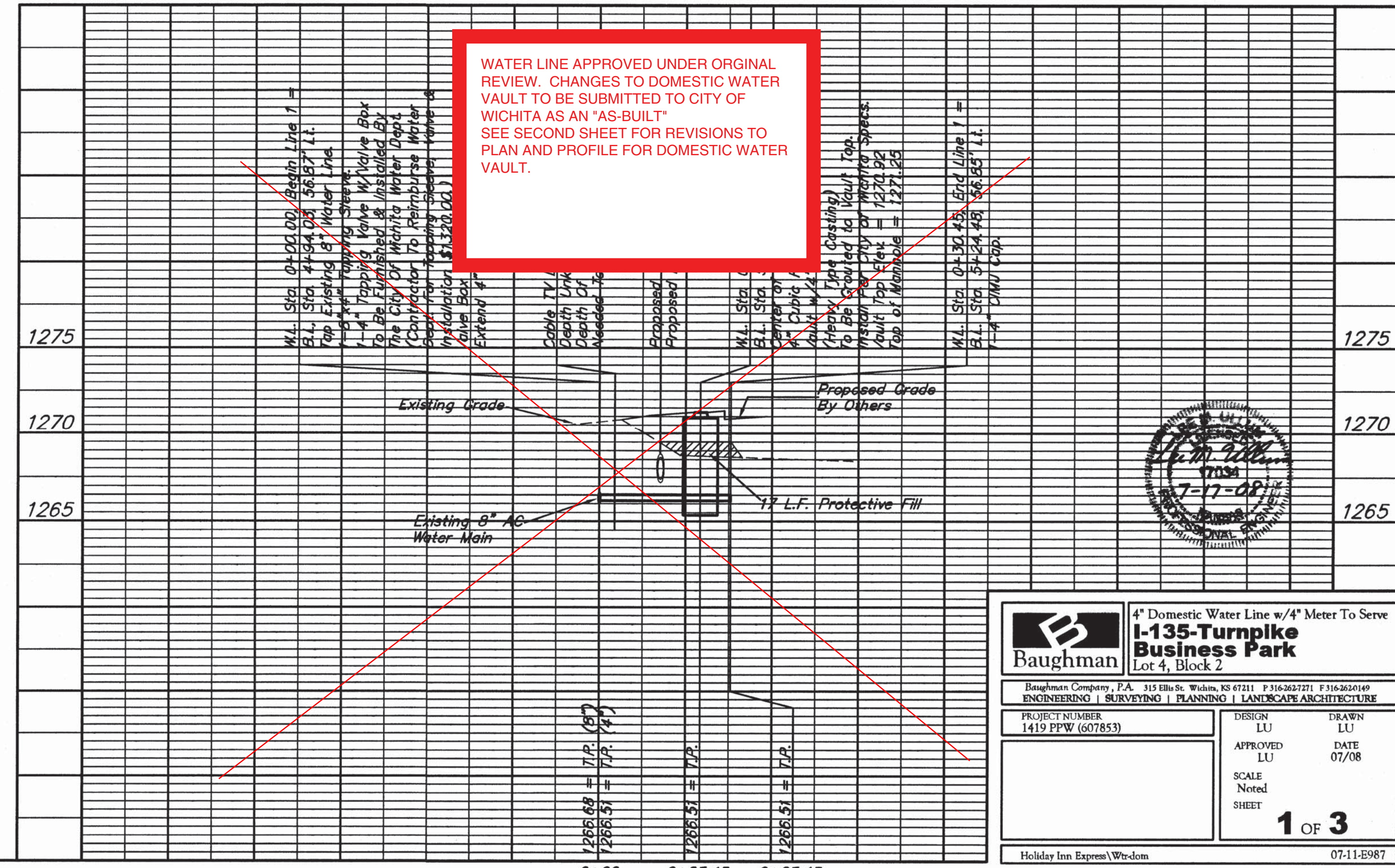
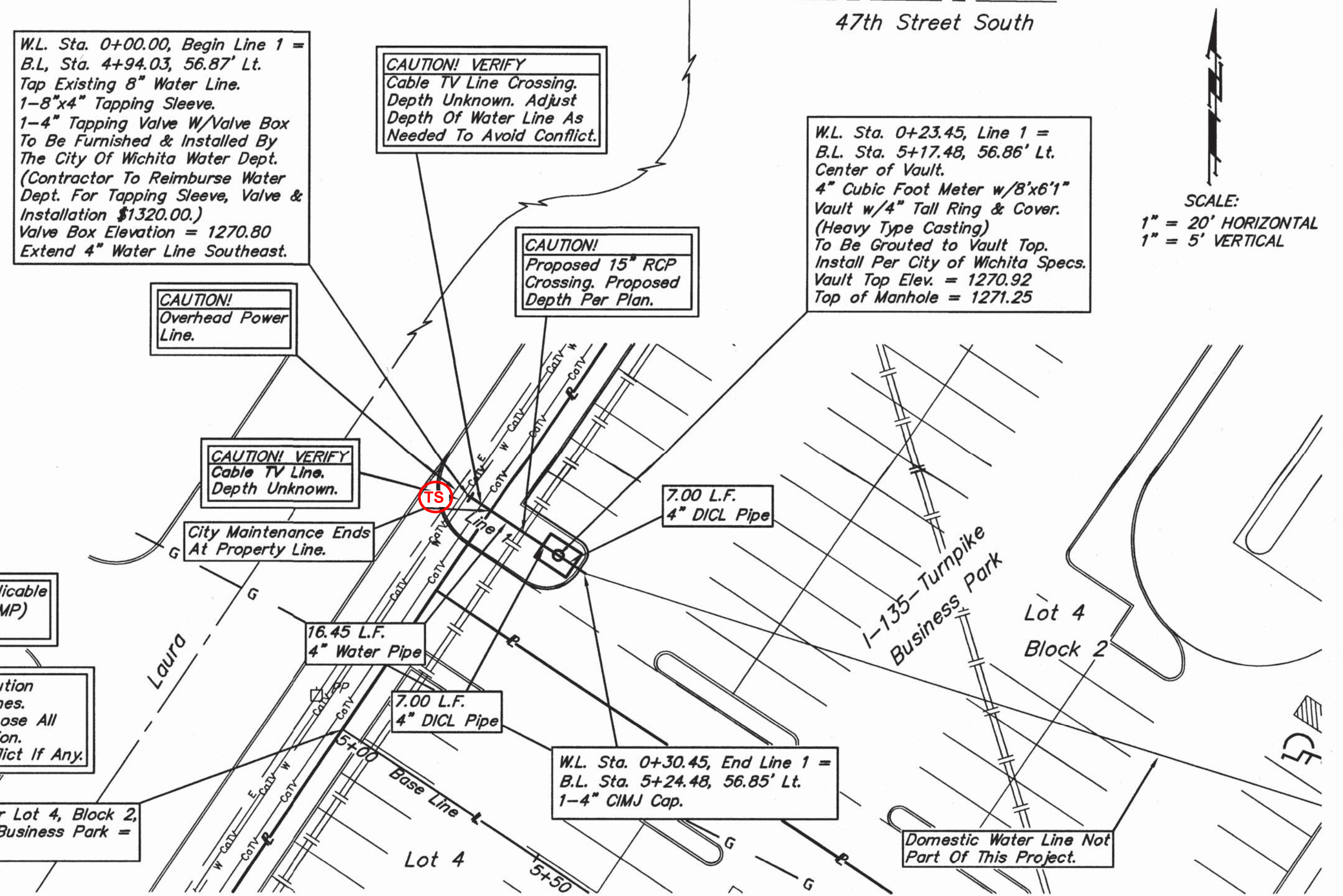
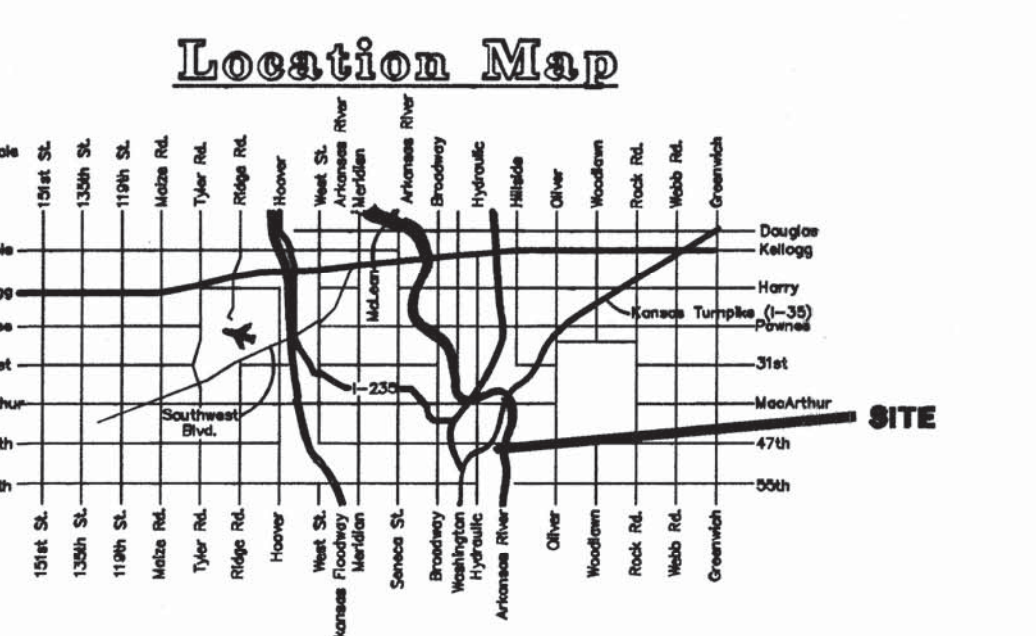
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA &
BY WICHITA WATER & SEWER DEPARTMENT

Public Works *[Signature]* 7/18/08

Water & Sewer *[Signature]* 7/18/08

NOTE TO CONTRACTORS

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).



Baughman
1419 PPW (607853)

4" Domestic Water Line w/4" Meter To Serve
I-135-Turnpike Business Park
Lot 4, Block 2

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1419 PPW (607853)
DESIGN: LU
APPROVED: LU
SCALE: Noted
SHEET: 1 OF 3

DATE: 07/08

1 OF 3

Holiday Inn Express/Wichita 07-11-0987

4" DOMESTIC WATER LINE w/4" METER TO SERVE I-135-Turnpike Business Park

Lot 4, Block 2
Private Project Number: 1419 PPW (607853)

CITY OF WICHITA, KANSAS
James Armour, P.E. City Engineer
July 2008

This Water Line & Vault
To Be As Built As Shown.
See Original Sheet For
City Signatures.

Bench Marks:

□ Chiseled on top of East curb
of Laura west of the southwest
property corner.
Elev. = 1270.15 (NGVD29)

Chiseled notch on the East side of
the North manhole rim on the West
side of Laura.
Elev. = 1270.27 NGVD 29

Index

Title/Plan/Profile Sheet	1
Water Detail Sheet	2
Copy of Plat	3
BMP Erosion Details	Available On Request

Legal Description

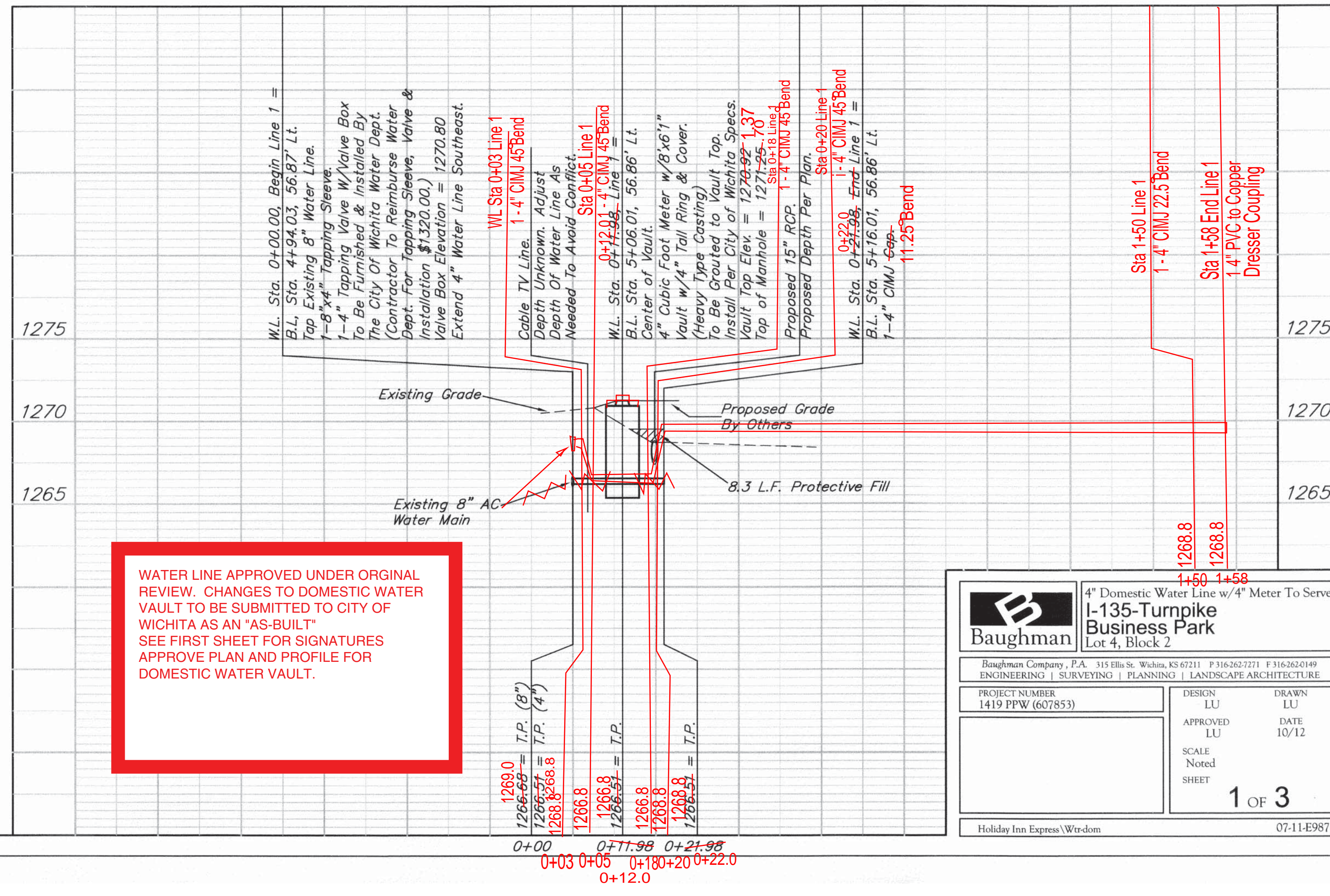
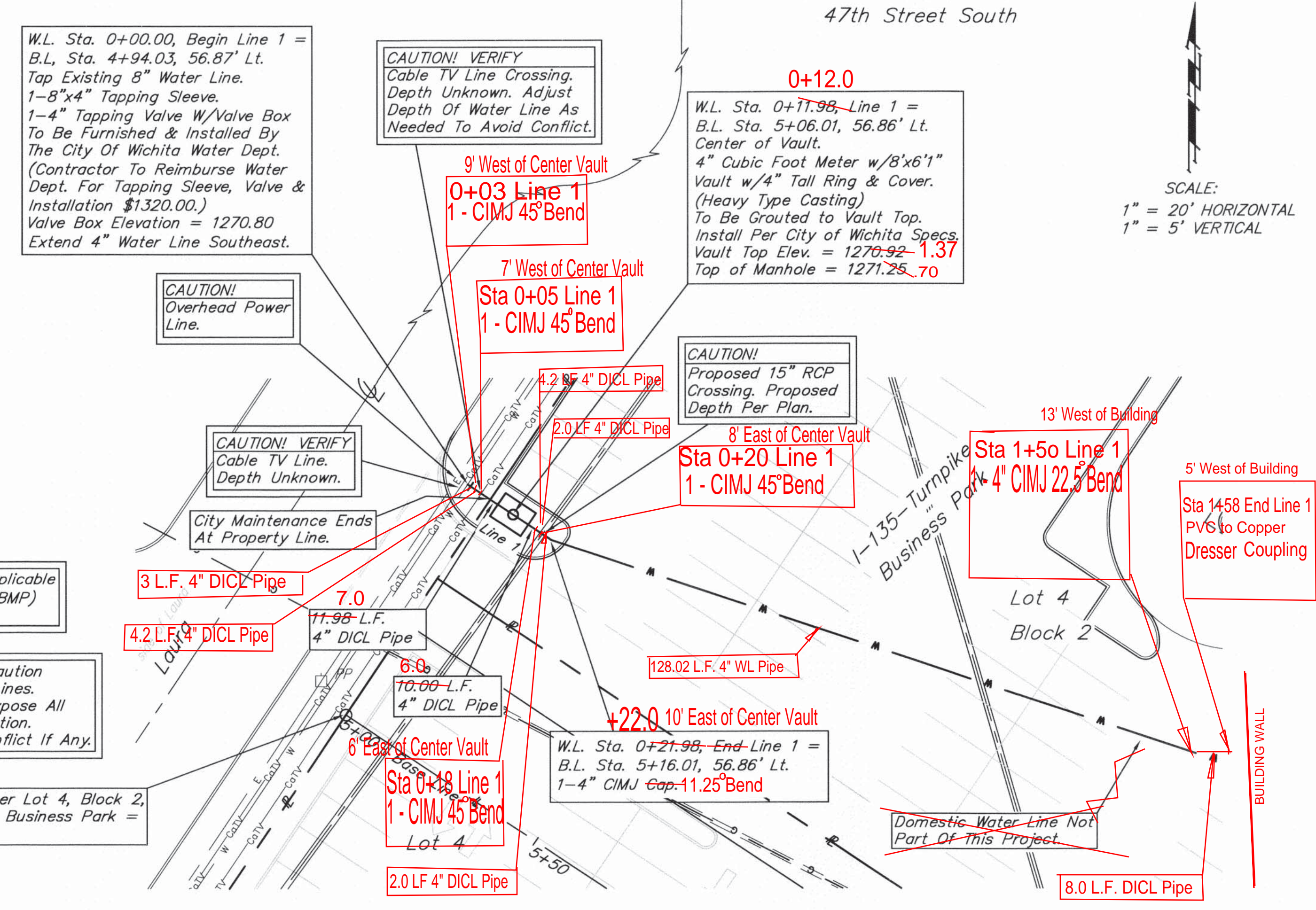
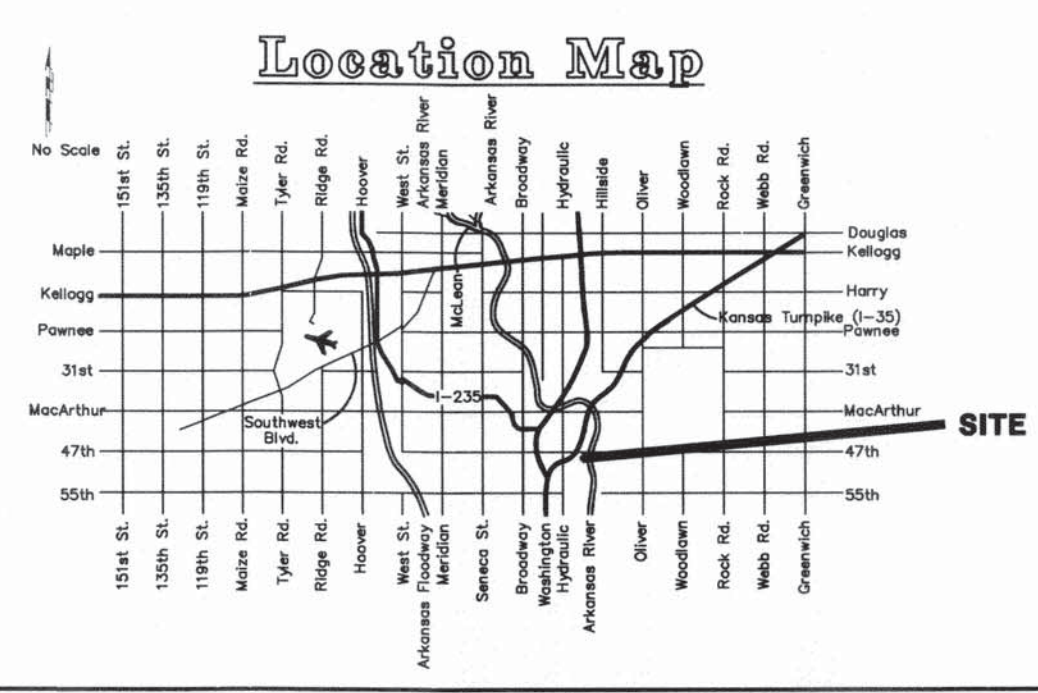
Lot 4, Block 2, I-135-Turnpike Business Park,
Wichita, Kansas.

AS BUILT PLANS

Contractor: McCullough Excavating
Inspector: Don Eddingfield, Baughman Co.
pdf's by: KEK, 3/5/14

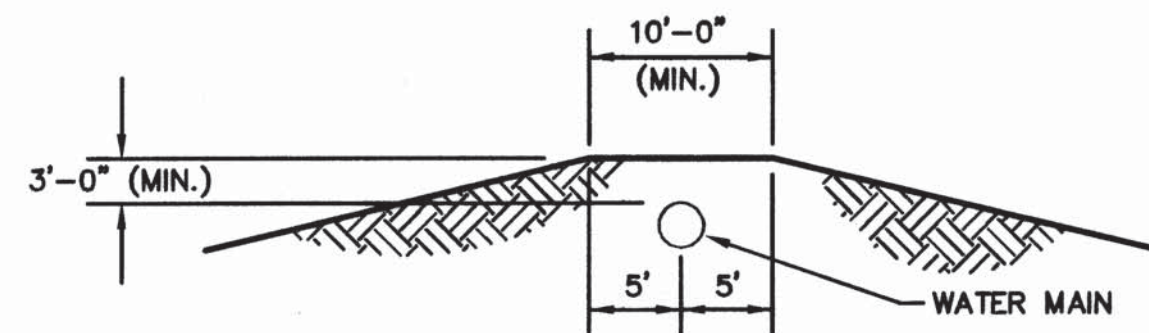
General Notes

- 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
Aquila 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.
- 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.
- 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 for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). 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.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.



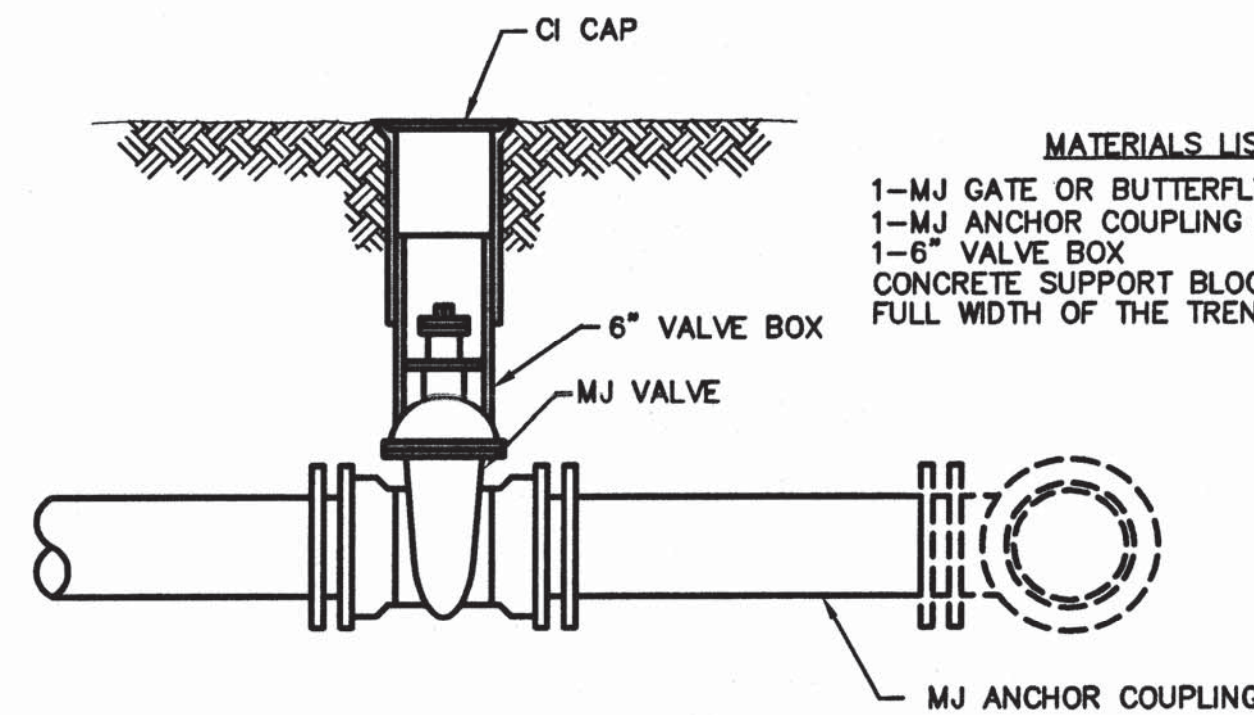
WATER LINE APPROVED UNDER ORIGINAL REVIEW. CHANGES TO DOMESTIC WATER VAULT TO BE SUBMITTED TO CITY OF WICHITA AS AN "AS-BUILT". SEE FIRST SHEET FOR SIGNATURES APPROVE PLAN AND PROFILE FOR DOMESTIC WATER VAULT.

Baughman
1419 PPW (607853)
1 OF 3
07-11-E987



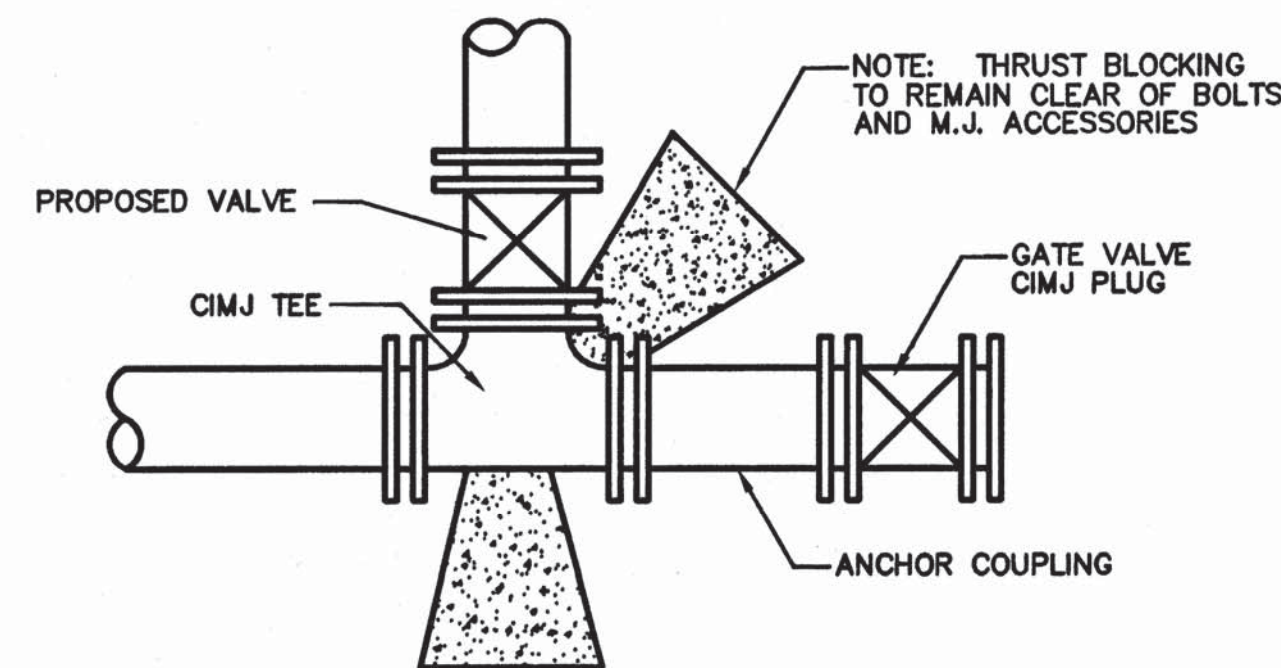
PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (3) 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

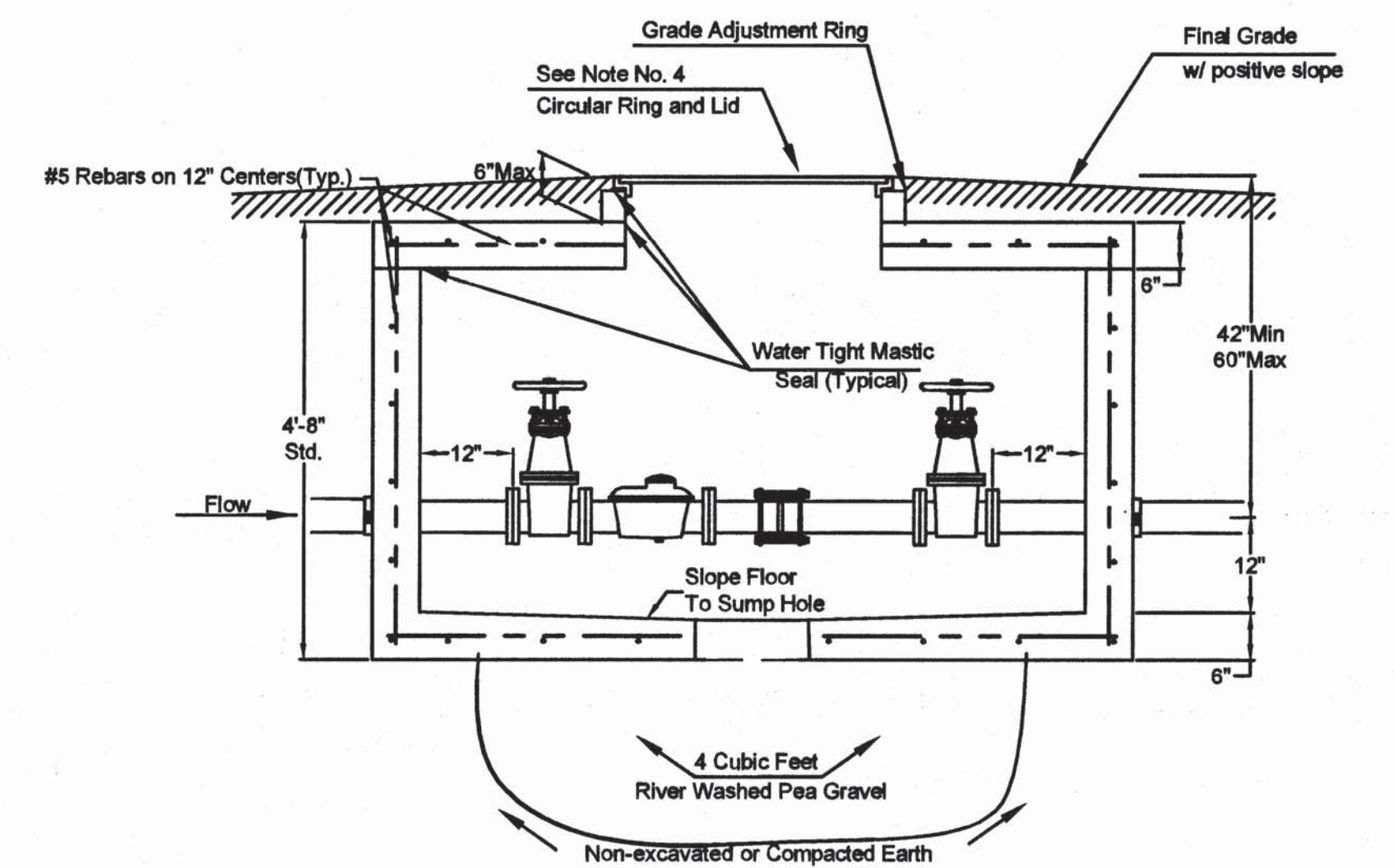
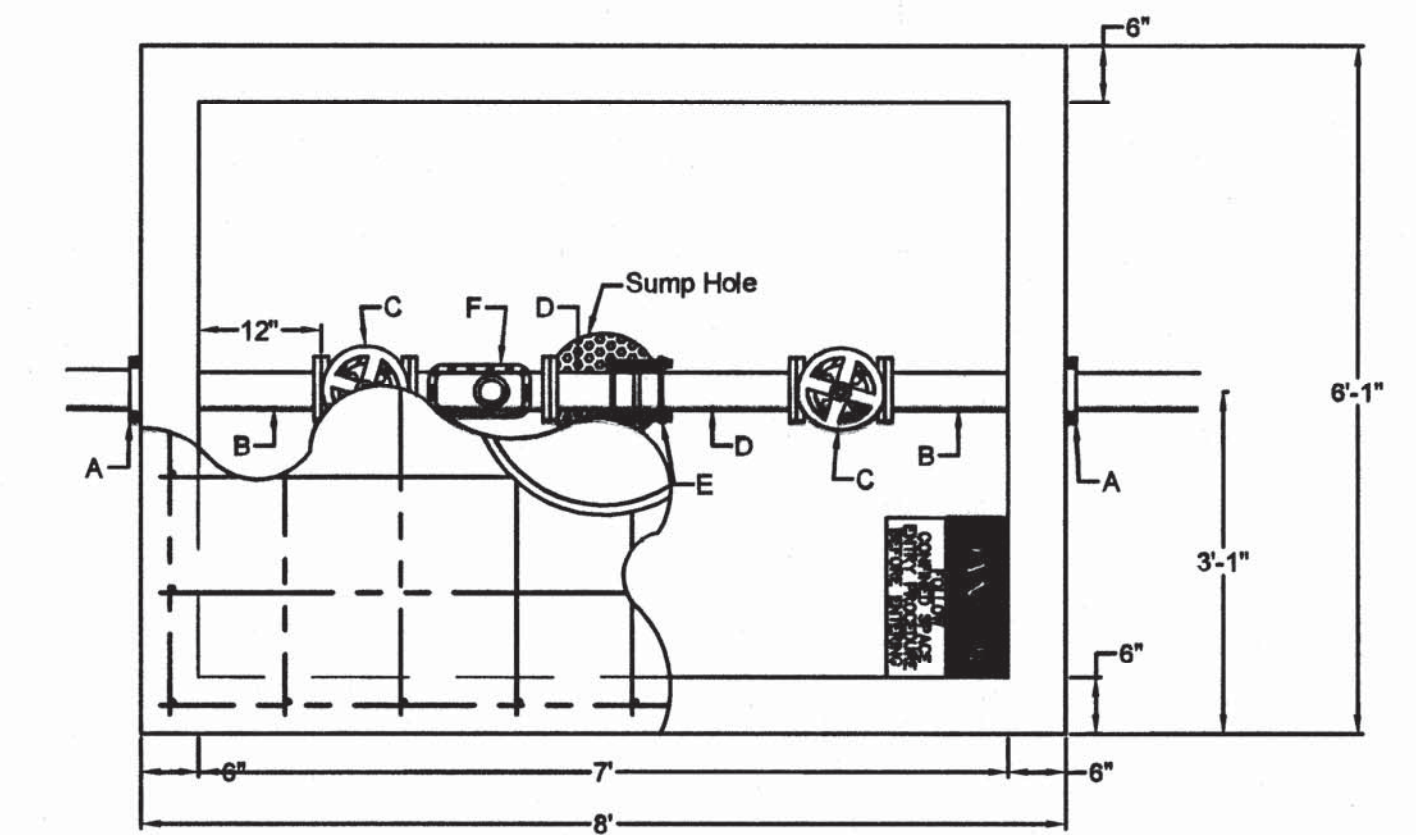
ANCHORED VALVE ASSEMBLY



KEY BLOCK DETAIL

Notes For All Services - 2" thru 12":

1. When the standard vault dimensions are not applicable, such as when additional space is required for special pipe, fittings, additional meters, etc. the design engineer shall design a vault with the required dimensions for Water & Sewer Dept. approval and Public Works approval.
2. The vault shall be poured concrete, cement blocks (voids to be completely filled with 2500 P.S.I. concrete), or approved precast structure (such as Clutter Inc. vaults approved 8/1/2000). The intent of these details shall not be limited by drawings or standards of precast structures.
3. Vault location to be determined by Wichita Water & Sewer prior to construction and approved by Department'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, not to be located in any right-of-way or utility easement, and must be located on the property being served.
4. 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). Where applicable the standard 10" Wichita Water & Sewer pattern meter reading lid and ring shall be located directly above water meter register. All meter registers shall have an approved lid directly vertical above. All joints of concrete to concrete or metal to concrete in the construction of the vault shall have an approved water tight mastic joint seal.
5. Any fittings or appurtenances required to achieve proper elevation of pipe through the vault shall be provided by the contractor and appropriately noted on as-builts submitted by the inspecting engineer. Such fittings shall be a minimum of 2' from the exterior wall of vault.
6. For all services larger than 2" the contractor shall provide an outlet flange connection as shown 12-inches from the inside wall. Inlet and outlet wall sleeves shall be provided and installed by the contractor and shall be in alignment with one another. The inlet and outlet pipe shall be ductile iron pipe, cement lined, Class 150 per Standard Specifications and shall be continuous through vault wall and joint no less than two(2) feet from the exterior wall of vault. Flanges of inlet and outlet pipes shall be in proper alignment and bolt pattern shall be rotated in such a way that valves and other fittings shall be in their proper vertical alignment when installed.
7. 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 to ASTM A 536-80, heat treated to a minimum hardness of 370 BHN and have a working pressure of at least 250 P.S.I. For all services smaller than 4" the contractor shall install an approved vault clamp on the exterior walls of the vault.
8. All valves, meters, assemblies, and fittings shall be provided with sufficient concrete or other approved supports to the vault floor.
9. The "Confined Space Warning" sign shall be fastened to the top of all vaults. If necessary for landscaping or site considerations, 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.
10. Additional Notes For Fire Services:
 - A. A post indicator valve (PIV) is an option for the outlet valve and may be requested by the architect or owner. The PIV is not required by City of Wichita ordinance.
 - B. When Siamese connections are required by the Wichita Fire Department, refer to the current City Code Section 15.
 - C. The property owner is responsible for completing an "Application for Private Fire Protection" prior to final acceptance of the project.
 - D. Gallon meters shall not be accepted.



- A - 4" Vault Clamp*
- B - Min. 3 Pieces of 4" FL x PE DICL Pipe*
- C - 4" Flange Non-rising Stem Gate Wheel Valve**
- D - 4" FL x PE Pipe**
- E - 4" Flex Coupling**
- F - 4" Cubic Foot Meter**

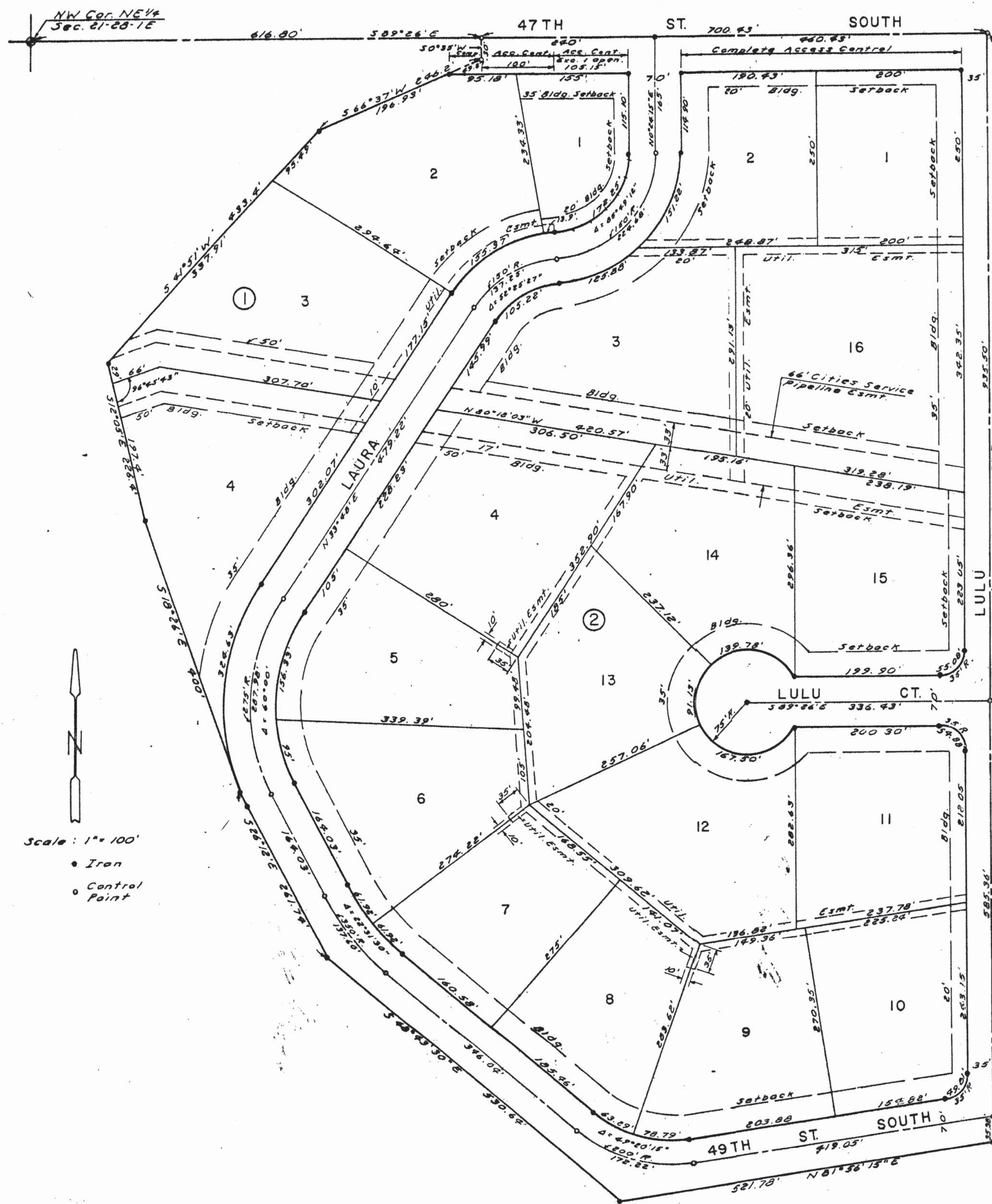
* = Contractor Installed
 ** = Installed By Wichita Water & Sewer

4"DS

<p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 406 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-4501 (316) 268-4114 FAX</p>	STANDARD WATER ASSEMBLY DETAILS	
	JAMES L. ARMOUR, P.E. - CITY ENGINEER	
PROJECT NUMBER 1419 PPW (807853)	INDEX CODE NA	
DATE 07/08	SHEET 2 OF 3	

I-135-TURNPIKE BUSINESS PARK

WICHITA, KANSAS



State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County }
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "I-135-
TURNPIKE BUSINESS PARK", Wichita, Kansas, and
that the accompanying plat is a true and correct
exhibit of the property surveyed described as
commencing at the NW corner of the NE 1/4 of Sec-
tion 21, T28S, R1E of the 6th PM, Sedgwick County,
Kansas, thence easterly, along the north
line of said NE 1/4, bearing S 89°26'E, 616.80 feet
to the point of beginning; thence S 0°35'W, 30
feet; thence S 66°37'W, 246.2 feet; thence S
41°51'W, 433.4 feet; thence S 12°05'E, 226.4 feet;
thence S 18°26'E, 400 feet to the Kansas Turn-
pike right of way; thence S 26°12'E, 261.74 feet;
thence S 48°43'30"E, 530.64 feet; thence N 81°36'
15"E, 521.78 feet to the east line of the West
1/2 of said NE 1/4; thence northerly, along said
east line, bearing N 0°29'15"E, 1556.24 feet to
the NE corner of the west 1/2 of said NE 1/4;
thence westerly, along the north line of said
NE 1/4, 700.93 feet to the point of beginning.
The above includes the Esther M. McMillin
Addition to Wichita, Kansas, being replatted.



Date Feb. 16, 1981 Baughman Company, P.A.
John E. Lundblade Surveyor
John E. Lundblade

Know all men by these presents, that we
the undersigned, have caused the land described
in the surveyors certificate to be platted into
lots, blocks and streets to be known as "I-135-
TURNPIKE BUSINESS PARK", Wichita, Kansas. The
easements are hereby granted as indicated for
the construction and maintenance of public
utilities. The streets are hereby dedicated
to and for the use of the public. All abutters
rights of access to 47th St. South are hereby
granted to the City of Wichita, Kansas, except,
however, that Lot 1, Block 1, shall have access
to 47th St. South at one location over the east
105.15 feet, said location to be determined by
the City Engineer.

I-135-Turnpike Business Park, Inc.
Dean DeWitt President
Dean DeWitt

State of Kansas } S.S. The foregoing instrument
Sedgwick County }
was acknowledged before me this 16th day of
February, 1981, by I-135 Turnpike Business
Park, Inc. by Dean DeWitt, President. In test-
imony whereof, I have hereunto set my hand
and affixed my notarial seal the day and
year above written.
Thomas J. Healy Notary Public
My Commission Expires 10-10-81



We, the Fourth National Bank and
Trust Company, Wichita, Kansas, holder of
a mortgage on the above described prop-
erty, do hereby consent to this plat of
"I-135-TURNPIKE BUSINESS PARK".
Fourth National Bank and Trust Company
J.D. Newman V.P.
J.D. Newman

This plat of "I-135-TURNPIKE BUSINESS
PARK", Wichita, Kansas, has been submitted
to and approved by the Wichita-Sedgwick
County Metropolitan Area Planning Com-
mission, Wichita, Kansas. Dated this 9th
day of October, 1980.

Wichita-Sedgwick County Metropolitan
Area Planning Commission
Robert A. Lakin Vice-Chairman
Robert A. Lakin Secretary

This plat approved and all dedications
shown hereon accepted by the Board of City
Commissioners, Wichita, Kansas, this 24th
day of MARCH, 1981.

Donald C. Strick Mayor
Donald C. Strick City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of County
Commissioners, Sedgwick County, Kansas, this
2nd day of April, 1981.

Donald D. Dwyer Chairman
John Scott Commissioner
Tom Scott Commissioner
Bartholomew K. White County Clerk
Bartholomew K. White By Michael T. Sawyer
MICHAEL T. SAWYER, Deputy

Entered on transfer record this sixth
day of April, 1981.

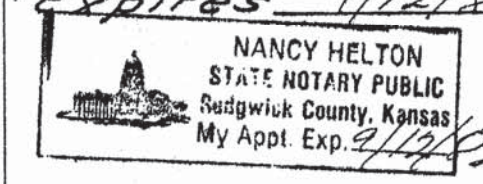
Bartholomew K. White County Clerk
Bartholomew K. White By Michael T. Sawyer
MICHAEL T. SAWYER, Deputy

State of Kansas } S.S. This is to certify that
Sedgwick County }
this plat has been filed for record in the
Office of the Register of Deeds this 6th
day of APRIL, 1981, at 10 o'clock A.M.,
and is duly recorded.

Bette L. McCart Register of Deeds
Amelia Feil Deputy

State of Kansas } S.S. The foregoing instrument
Sedgwick County }
was acknowledged before me this 18th day
of March, 1981, by the Fourth National
Bank and Trust Company Wichita, by
J.D. Newman, Vice President.

Nancy Helton Notary Public
My Commission Expires 9/12/82



Vacation Order F 918 pg 1311

Restrictive Covenants F 501 pg 374
Restrictive Covenants F 507 pg 298

DM 1-21