

WATER LINES & FIRE HYDRANT TO SERVE

I-135-Turnpike Business Park

Lot 4, Block 2

Private Project Number: 1406 PPW (607853)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

June 2008

AS BUILT PLANS

Contractor: McCullough Excavating
 Inspector: Don Eddingfield, Baughman Co.
 pdf's by: KEK, 3/6/14

Clow Fire Hydrant
 Kennedy Valve

Bench Mark:

Chiseled notch on the East side of the North manhole rim on the West side of Laura.
 Elev. = 1270.27 (NGVD29)

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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 1-888-482-4950
 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. (CS) 262-6000
 City of Wichita Storm Sewer Maint. 262-4090
 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, 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.

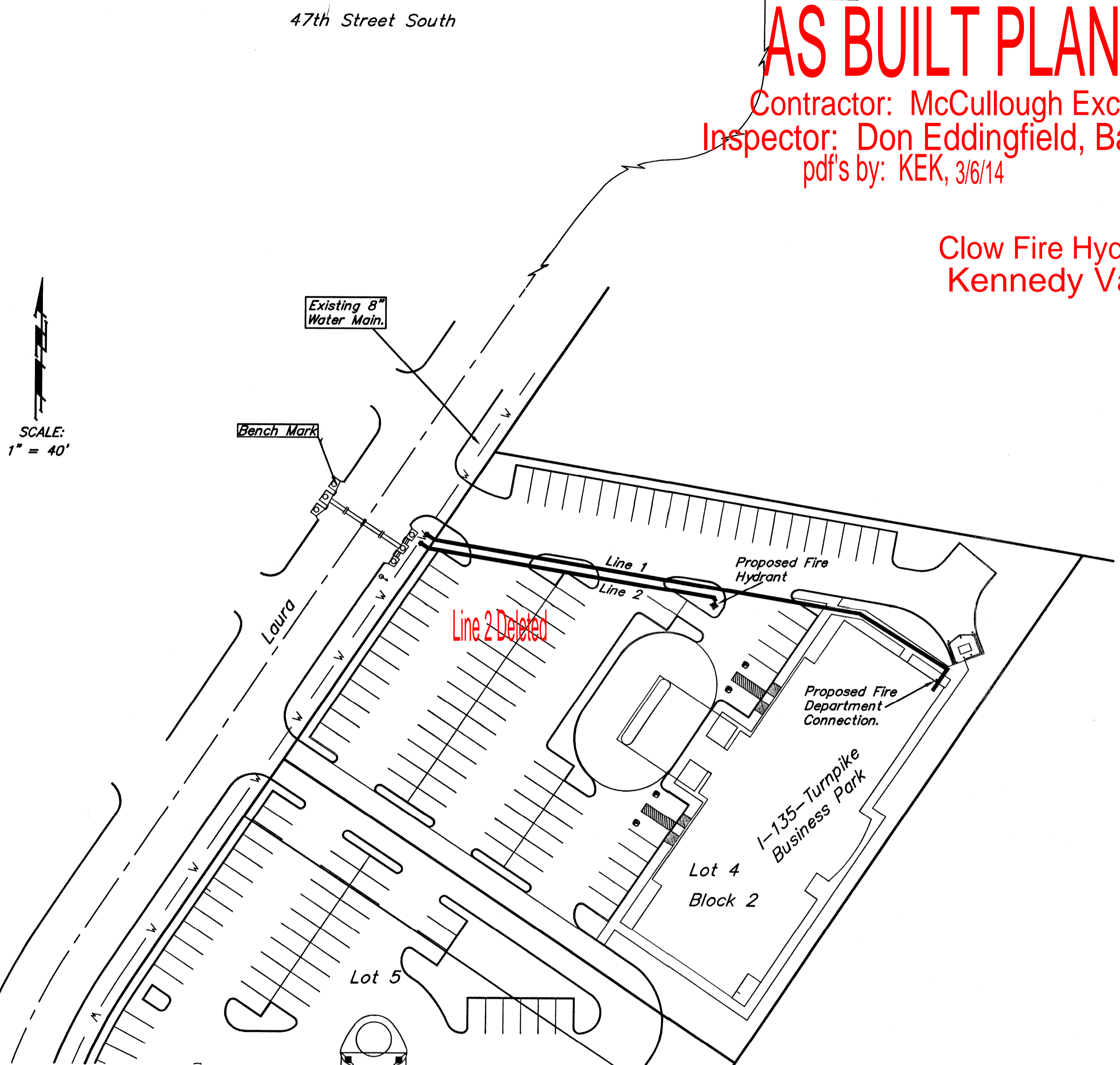
APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA,
 BY WICHITA WATER & SEWER DEPARTMENT,
 & BY WICHITA FIRE DEPARTMENT

Public Works *[Signature]* 6/10/08
 Water & Sewer *[Signature]* 6/10-08
 Fire *[Signature]* 6-10-08

NOTE TO CONTRACTORS

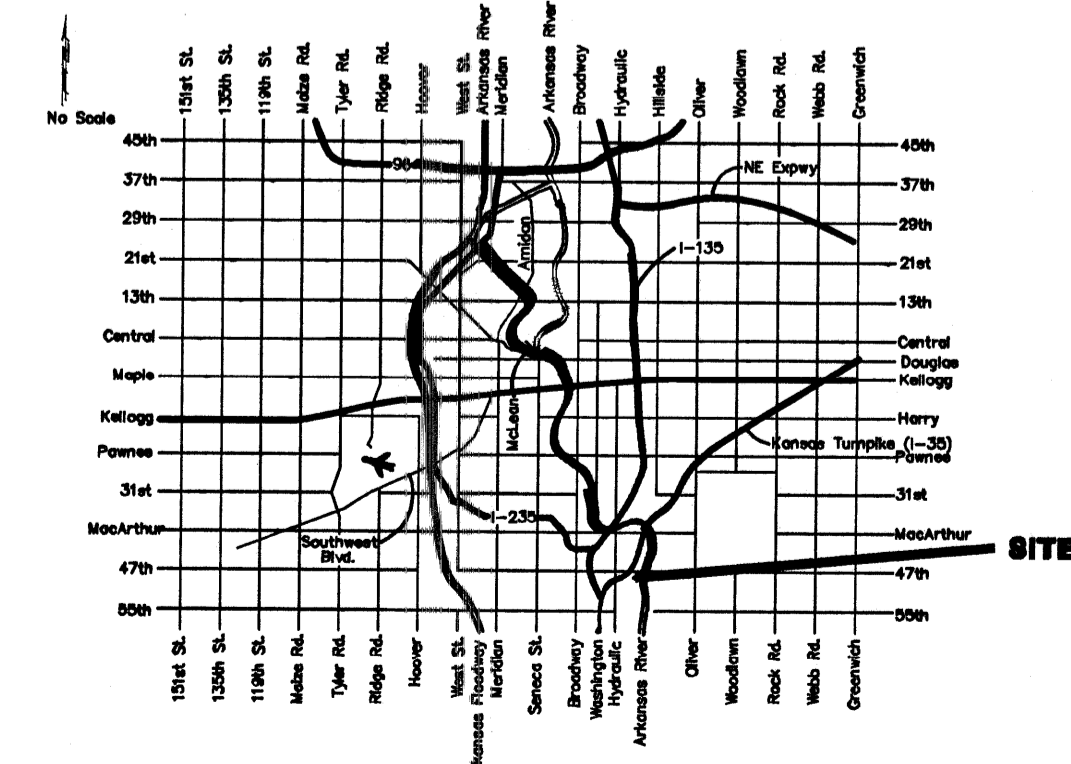
Public Property:
 Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer 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).

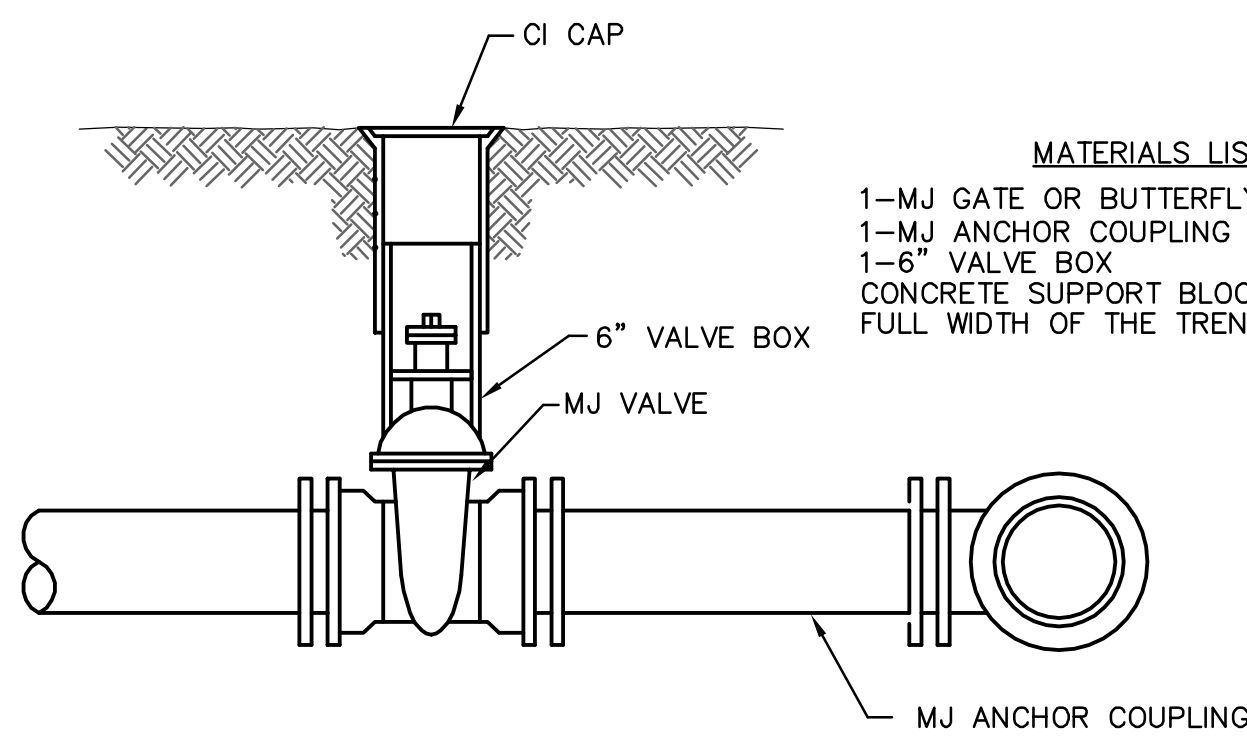
Private Property:
 Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with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



SCALE:
 1" = 40'

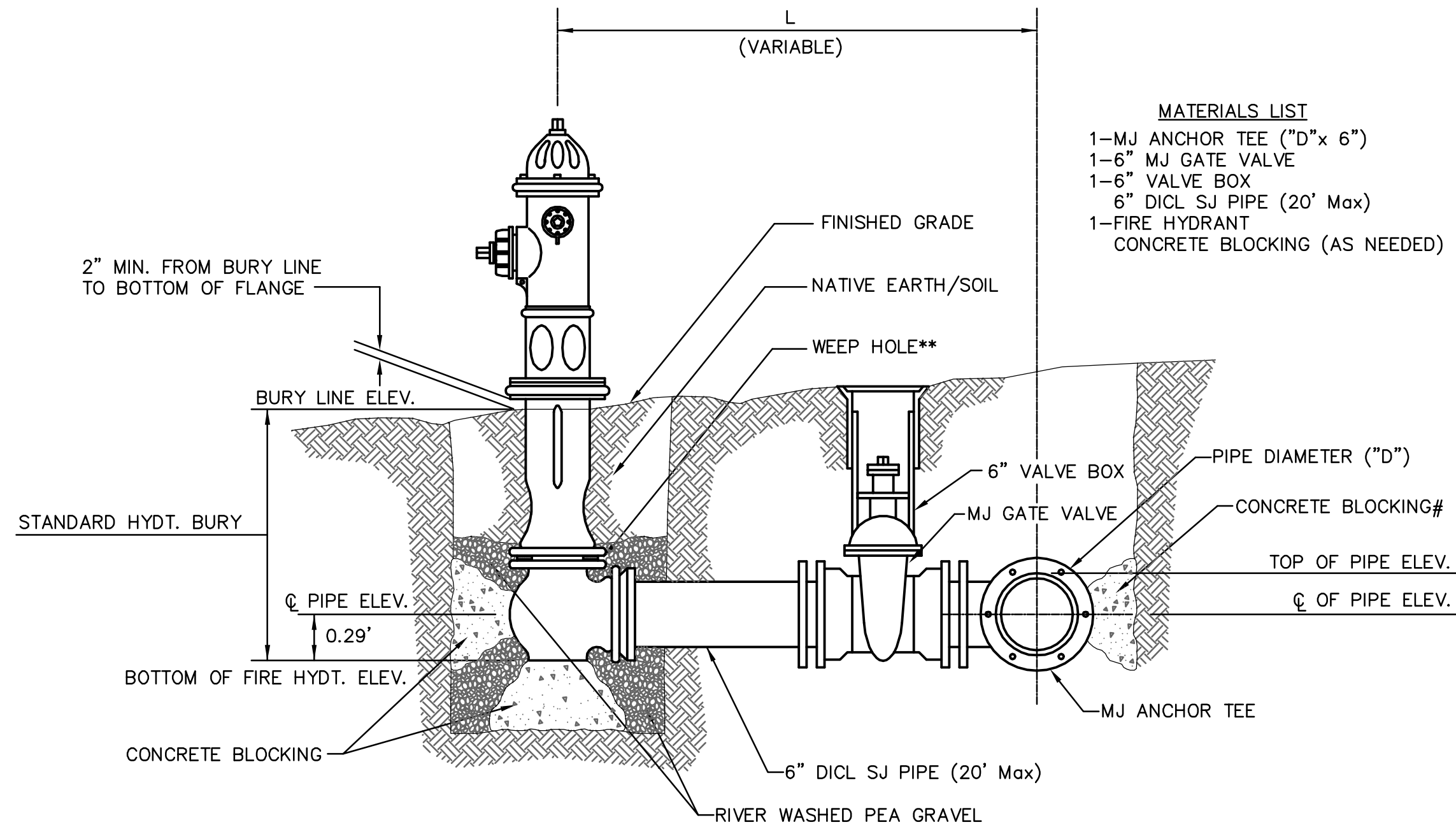
Location Map





ANCHORED VALVE ASSEMBLY

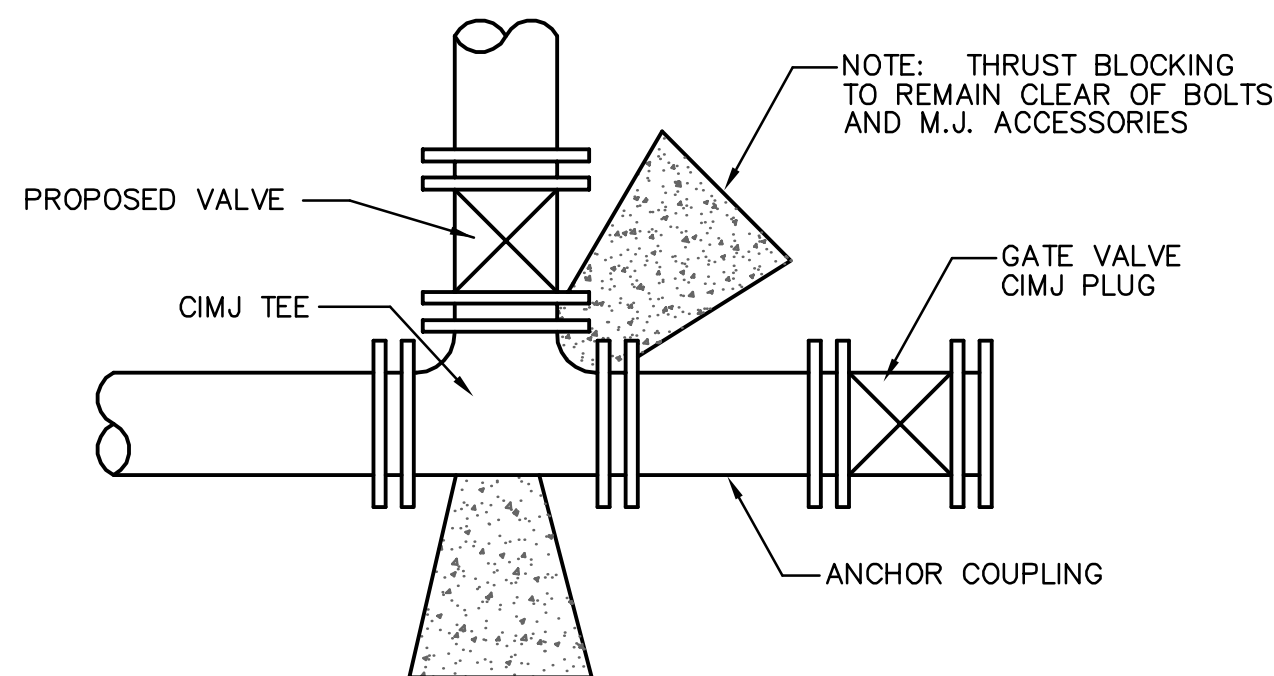
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
 - 1-MJ ANCHOR COUPLING (12" OR SMALLER)
 - 1-6" VALVE BOX
 - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



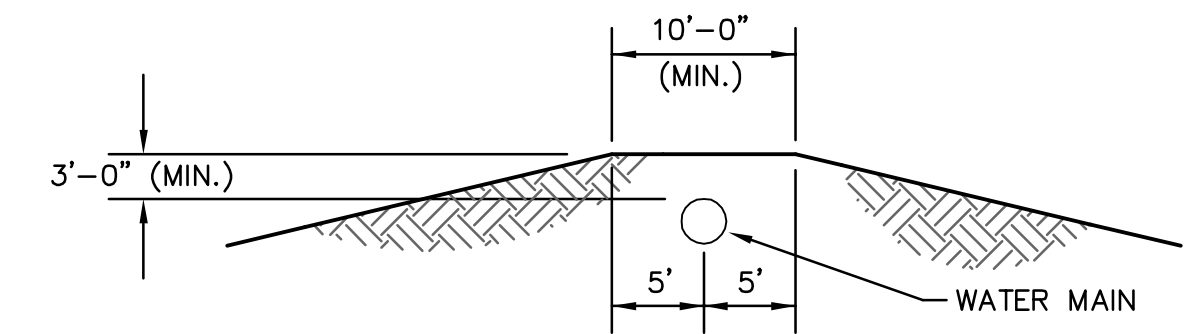
- ** CAUTION! WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES.
- # CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.
- * IF HYDRANT BURY IS IN EXCESS OF 5', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY.

FIRE HYDRANTS REQUIRED				
LINE	STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*
1	1+55.31	1273.00	1267.79	6.0'

FIRE HYDRANT ASSEMBLY
PER CITY OF WICHITA SPECIFICATIONS



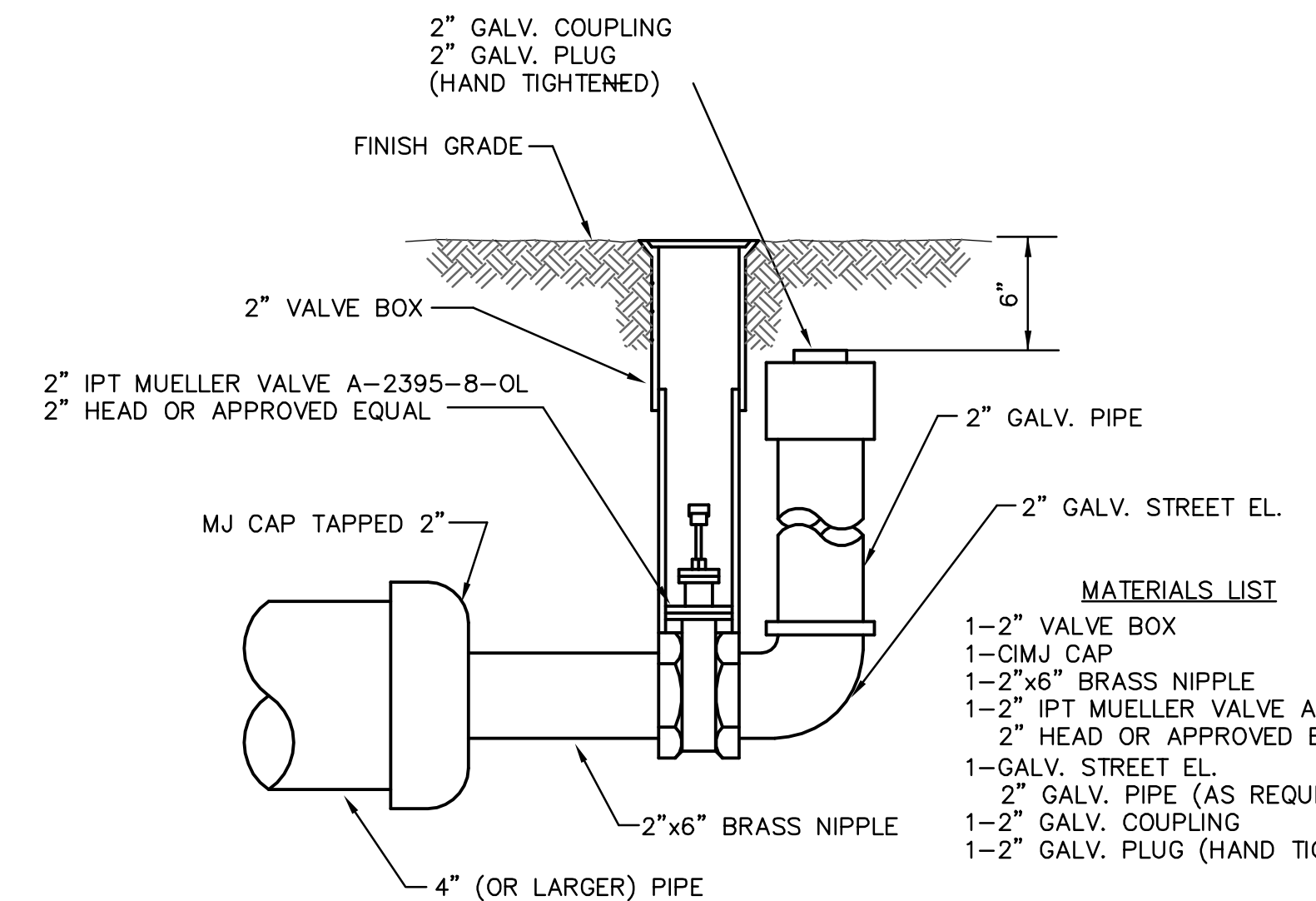
KEY BLOCK DETAIL



PROTECTIVE FILL DETAIL

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (3) FEET. (COST SUBSIDIARY TO PIPE INSTALLATION)

- MATERIALS LIST**
- 1-MJ ANCHOR TEE ("D"x 6")
 - 1-6" MJ GATE VALVE
 - 1-6" VALVE BOX
 - 6" DI CL SJ PIPE (20' Max)
 - 1-FIRE HYDRANT
 - CONCRETE BLOCKING (AS NEEDED)



- 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) 268-4500 (316) 268-4114 FAX</p>	STANDARD WATER ASSEMBLY DETAILS	
	JAMES L. ARMOUR, P.E. - CITY ENGINEER	
	PROJECT NUMBER 1406 PPW (607853)	INDEX CODE NA
	DATE 06/08	SHEET 2 OF 4

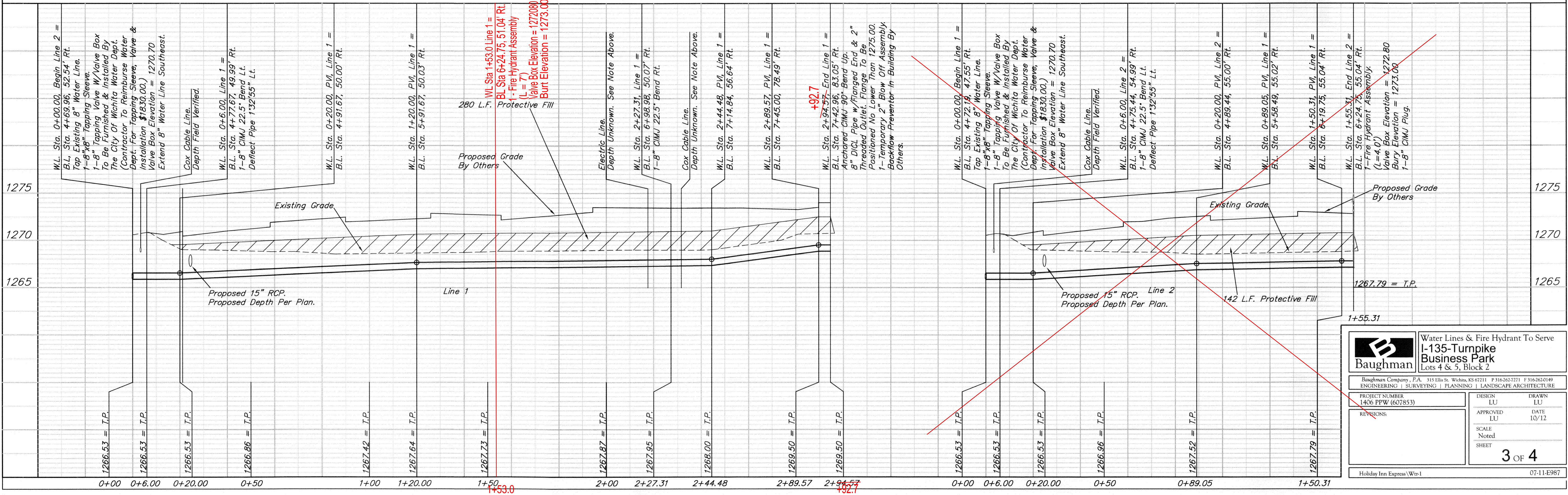
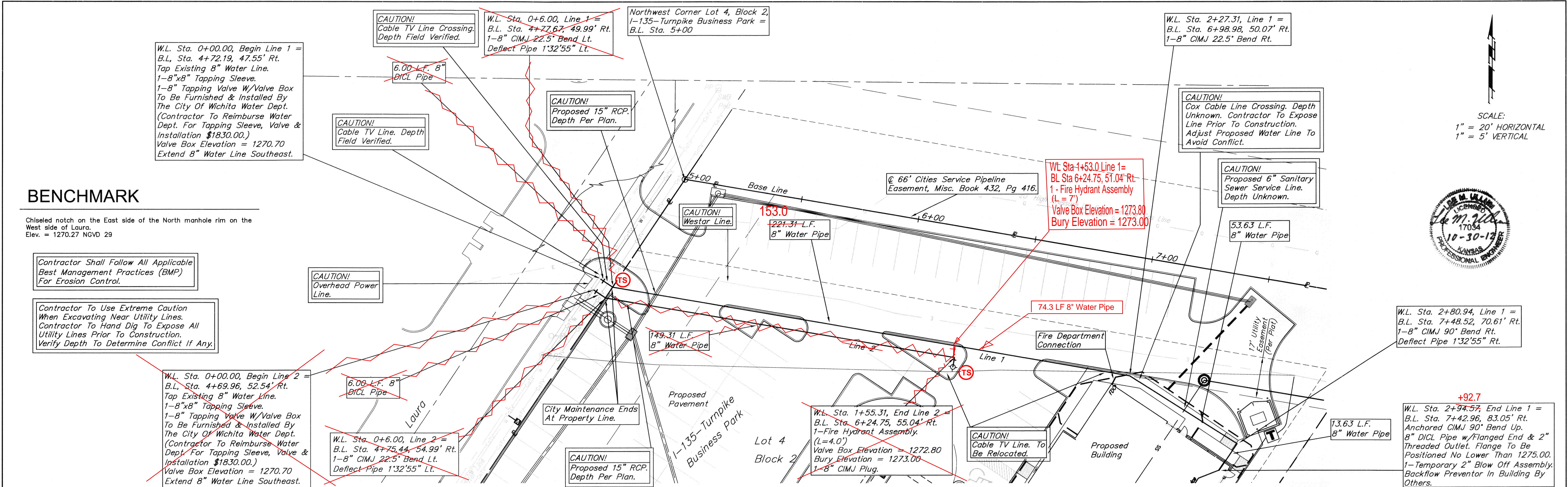
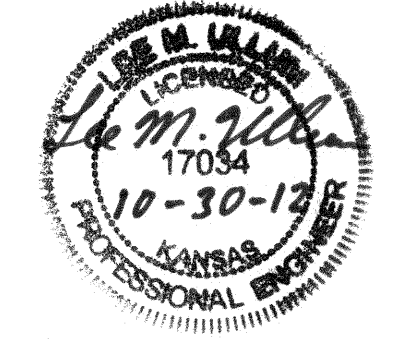
BENCHMARK

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

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

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.

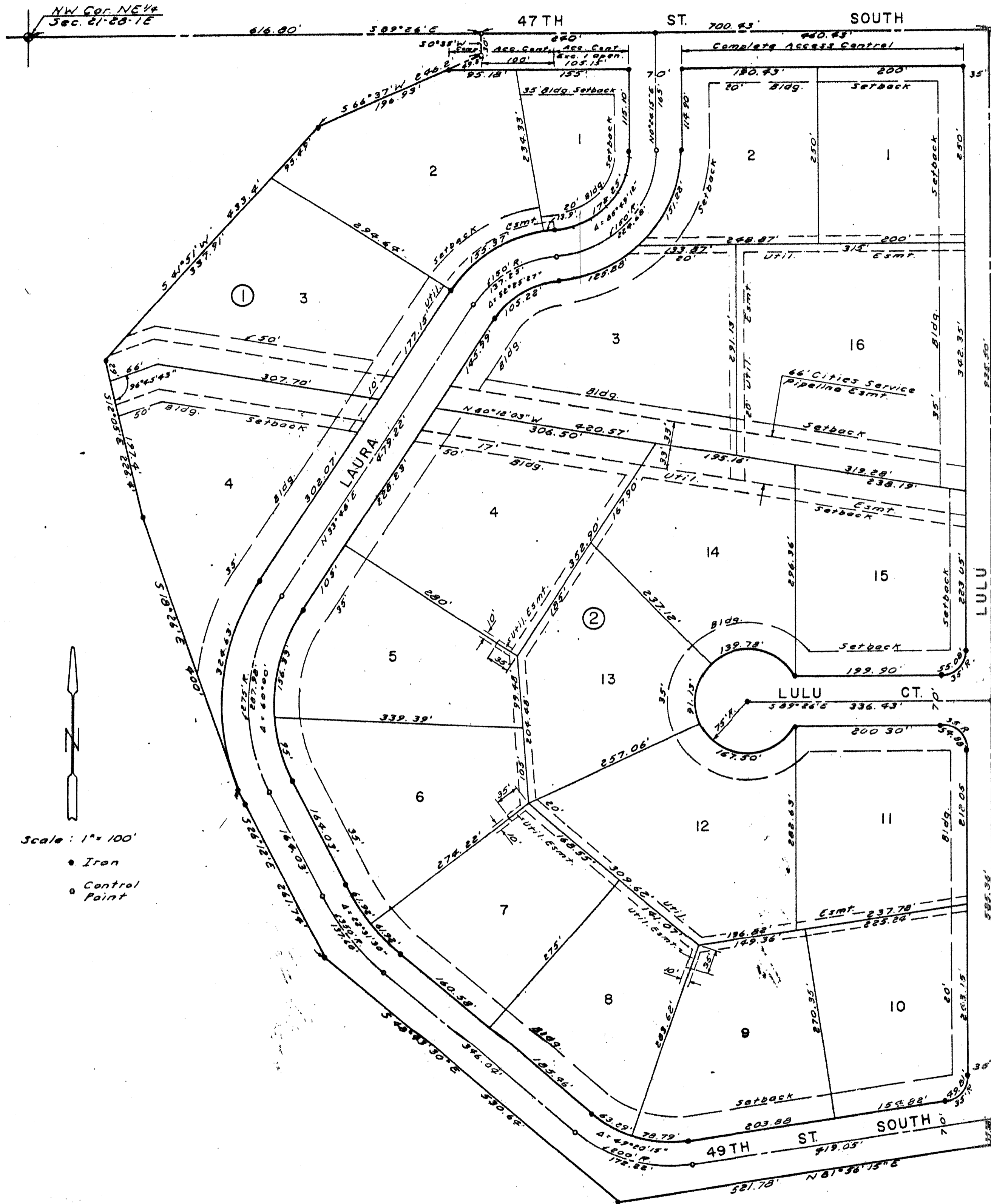
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL



		Water Lines & Fire Hydrant To Serve I-135-Turnpike Business Park Lots 4 & 5, Block 2	
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 1406 PPW (607853)	DESIGN LU	DRAWN LU	DATE 10/12
REVISIONS	APPROVED LU	SCALE Noted	SHEET 3 OF 4
Holiday Inn Express Wtr-1		07-11-E987	

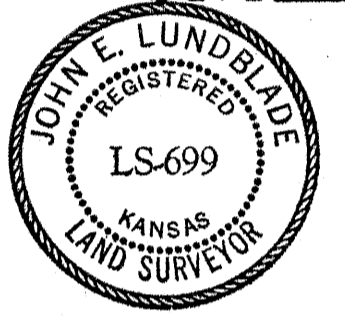
I-135-TURNPIKE BUSINESS PARK

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 2, T28 S, R1 E of the 6th PM, Sedgwick Co-
unty, 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° 56'
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° 24' 15" E, 1536.24 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

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 10th 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.

My Commission Expires 10-10-81
Notary Public

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. New Man V.P.

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
John J. [Signature] Vice-Chairman
John A. [Signature] Secretary

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

Mayor
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.

Chairman
Commissioner
Commissioner
County Clerk
MICHAEL T. SAWYER, Deputy

Entered on transfer record this 6th
day of April, 1981.

County Clerk
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.

Register of Deeds
Deputy

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 10th day
of February, 1981, by the Fourth National
Bank and Trust Company Wichita, by
J.D. Newman, Vice President.

Notary Public
My Commission Expires 9/12/82

