

Engineer:

Tuttle & Associates, Inc.

9714 E. 55TH Place, Tulsa, OK 74146

Phone: (918) 663-5567

Owner:

PORTOFINO WICHITA, LLC

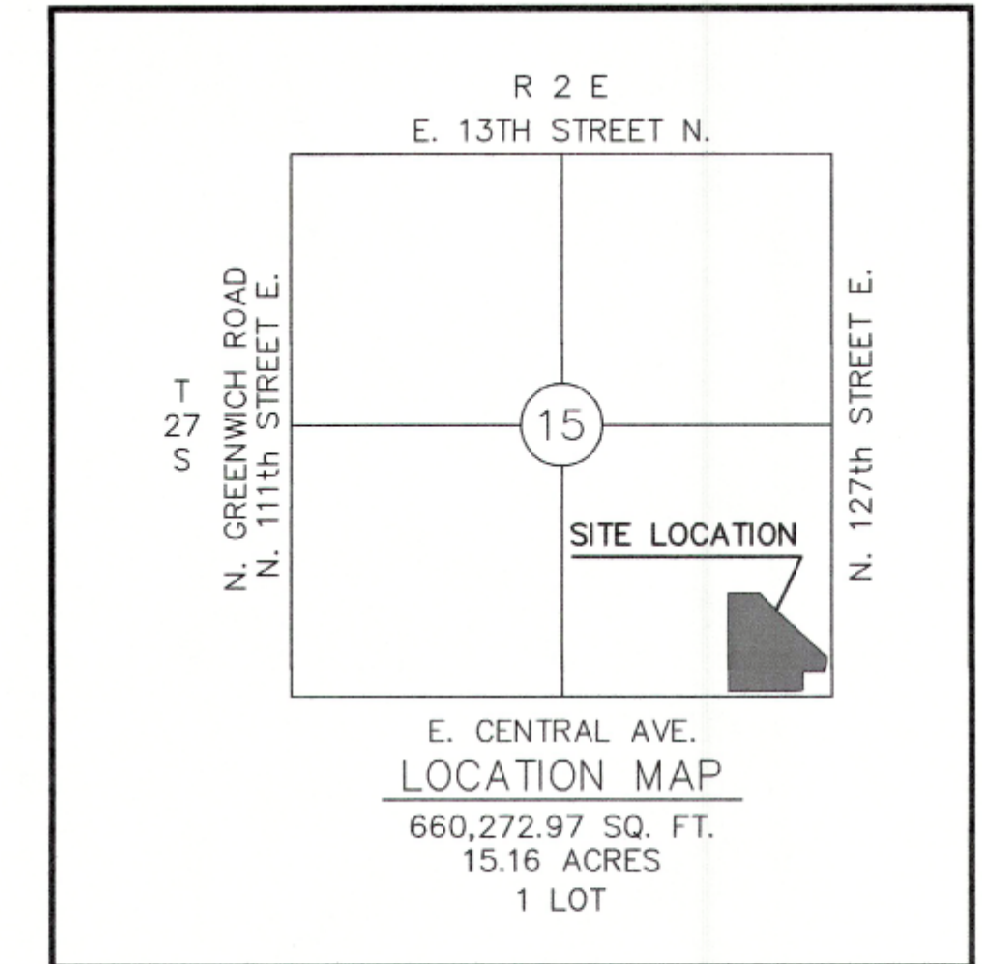
4200 E. Skelly Dr., Tulsa, OK 74133

Phone: (918) 492-1983

AS BUILT PLANS

Contractor: Triangle Const & Utilities  
Inspector: Fred Smith, Baughman Co.  
pdf's by: KEK, 2/12/15

American Darling Fire Hydrants  
American Flow Valves



PROJECT NUMBER: 1785 PPW

OCA: (607853)

WATER DISTRIBUTION

TO SERVE

PORTOFINO ADDITION

GARY JANZEN, P.E., CITY ENGINEER

WICHITA, KANSAS

GENERAL NOTES:

1. Contractor will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows:

Kansas One-Call 811 or 1-800-DIG-SAFE

The contractor must notify the following in case of an emergency:

Cox Communications	262-7204
Kansas Gas Service	
888-482-4950	
Westar	383-8600
AT&T	1-800-286-8313
City of Wichita Water Department	262-6000
City of Wichita Sewer Maintenance	262-6000

2. Underground utility service lines and overhead utility pole lines 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. Location information has been obtained from the various utility companies and is either from company record drawings or company-provided field locations. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

3. 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.

4. 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 or Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers construction limits would require additional archeological investigations unless buried in a previously approved borrow location.

5. The contractor shall give all property owners and/or tenants of developed property directly abutting the construction of the project a minimum of ten (10) days advance notice prior to start of construction.

6. The contractor shall seed, fertilize and mulch all disturbed areas upon completion of construction.

Site Bench Mark #1  
Square Cut Top of Curb at the SE. Corner of the Storm Water Inlet, 36'S. & 5'W. of the SE. Corner Lot 36, Block 1, Crest Lake Addition, Elevation = 1354.88 (NAVD88)

Site Bench Mark #2  
Square Cut Top of Curb, 16.5'S. & 19.5'E. of the NE. Corner of the Subject Property, Elevation = 1369.58 (NAVD88)



Sheet Index

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2	PLAT
3	WATER PLAN
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LEGAL DESCRIPTION

Lot 1, Block A, Portofino Addition, an Addition to the City of Wichita, Sedgwick County, Kansas according to the official recorded plat contained in PC 239-9, Filed 07-01-2013

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF WICHITA AND KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT CRITERIA

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Public Works Rebecca Grif 9/22/2014

Water & Sewer Joe Kelly 9-22-14

Fire Department AVO 9-22-14

NOTE TO CONTRACTORS

Installation, inspection and testing for this project 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 Licensed Professional Engineer. 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 of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

State of Kansas) SS  
Sedgwick County)

# Portofino Addition

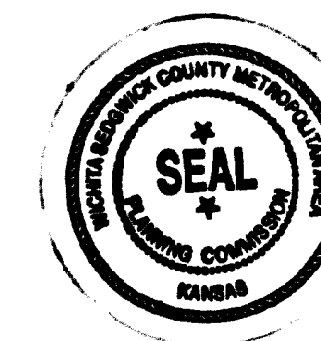
Wichita, Sedgwick County, Kansas

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "Portofino Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

This plat of "Portofino Addition", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Sedgwick County, Kansas.

Dated this 9<sup>th</sup> day of MAY, 2013.

Wichita-Sedgwick County Metropolitan Area Planning Commission

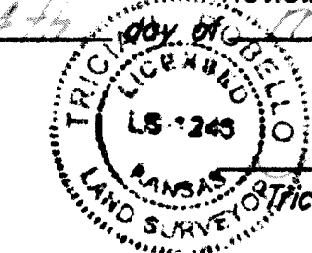


*David Dennis* Chair  
David Dennis  
*John L. Schlegel* Secretary  
John L. Schlegel

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 11 day of June, 2013.

*Carl E. Jewer* Mayor  
Carl E. Jewer  
*Karen Sublett* City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 28<sup>th</sup> day of July, 2013.



*Leticia L. Robello* Deputy County Surveyor  
Leticia L. Robello, LS #1246

Entered on transfer record this 1<sup>st</sup> day of July, 2013.

*Kelly B. Arnold* County Clerk  
Kelly B. Arnold

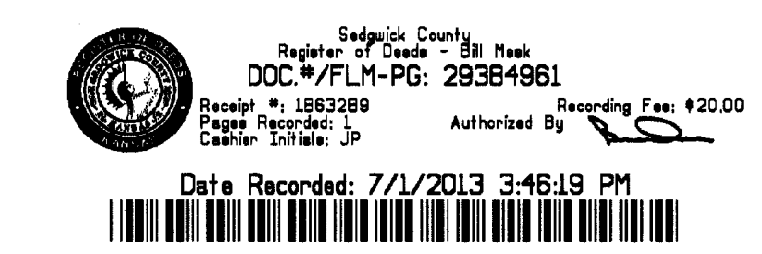


State of Kansas) SS  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 1<sup>st</sup> day of July, 2013, at 3:46:19 o'clock P.M. and is duly recorded.

*Bill Meek* Register of Deeds  
Bill Meek

*Tonya Buckingham* Deputy  
Tonya Buckingham



The Southeast Quarter of Section 15, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying west of the K-96 Bypass right-of-way as condemned in Case No. 88C-4045, EXCEPT the North 1643 feet thereof, and EXCEPT the right-of-way for Central Avenue and 127th Street East, described as that part of the Southeast Quarter of Section 15, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the Southeast Corner thereof; thence S89°02'54"W, along the South line of said Southeast Quarter, 1791.55 feet to a point 859.88 feet East of the Southwest Corner of said Southeast Quarter; thence N00°57'32"W, parallel with the West line of said Southeast Quarter, 60 feet; thence N89°02'54"E, 1441.55 feet to a point 350 feet West of the East line of said Southeast Quarter; thence N80°37'03"E, 101.12 feet to a point 75 feet North of the South line of said Southeast Quarter and 250 feet West of the East line of said Southeast Quarter; thence N89°02'54"E, 175 feet to a point 75 feet West of the East line of said Southeast Quarter; thence N00°57'30"W, parallel with the East line of said Southeast Quarter, 175 feet; thence N13°04'41"E, 103.08 feet to a point 50 feet West of the East line of said Southeast Quarter and 350 feet North of the South line of said Southeast Quarter; thence N00°57'30"W, parallel with the East line of said Southeast Quarter, 75 feet; thence N89°02'30"E, 50 feet to the East line of said Southeast Quarter; thence S00°57'30"E, along the East line of said Southeast Quarter, 398.97 feet to the place of beginning, and EXCEPT that part of the Southeast Quarter of Section 15, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the Southeast Corner of said Southeast Quarter; thence S89°02'54"W, along the South line of said Southeast Quarter, 75 feet; thence N00°57'30"W, parallel with the East line of said Southeast Quarter, 75 feet for a place of beginning; thence N00°57'30"W, 175 feet; thence S89°02'54"W 200 feet; thence S00°57'30"E, 178.75 feet; thence N80°37'03"E, 25.28 feet; thence N89°02'54"E, 175 feet to the place of beginning; and EXCEPT any portion platted as Balthrop 4th Addition to Wichita, Sedgwick County, Kansas, and EXCEPT that portion platted as "Crestlake", Wichita, Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512b as amended.

Savoy Company, P.A.  
Date 21 May 2013

*Mark A. Savoy* Surveyor  
Mark A. Savoy PLS #788

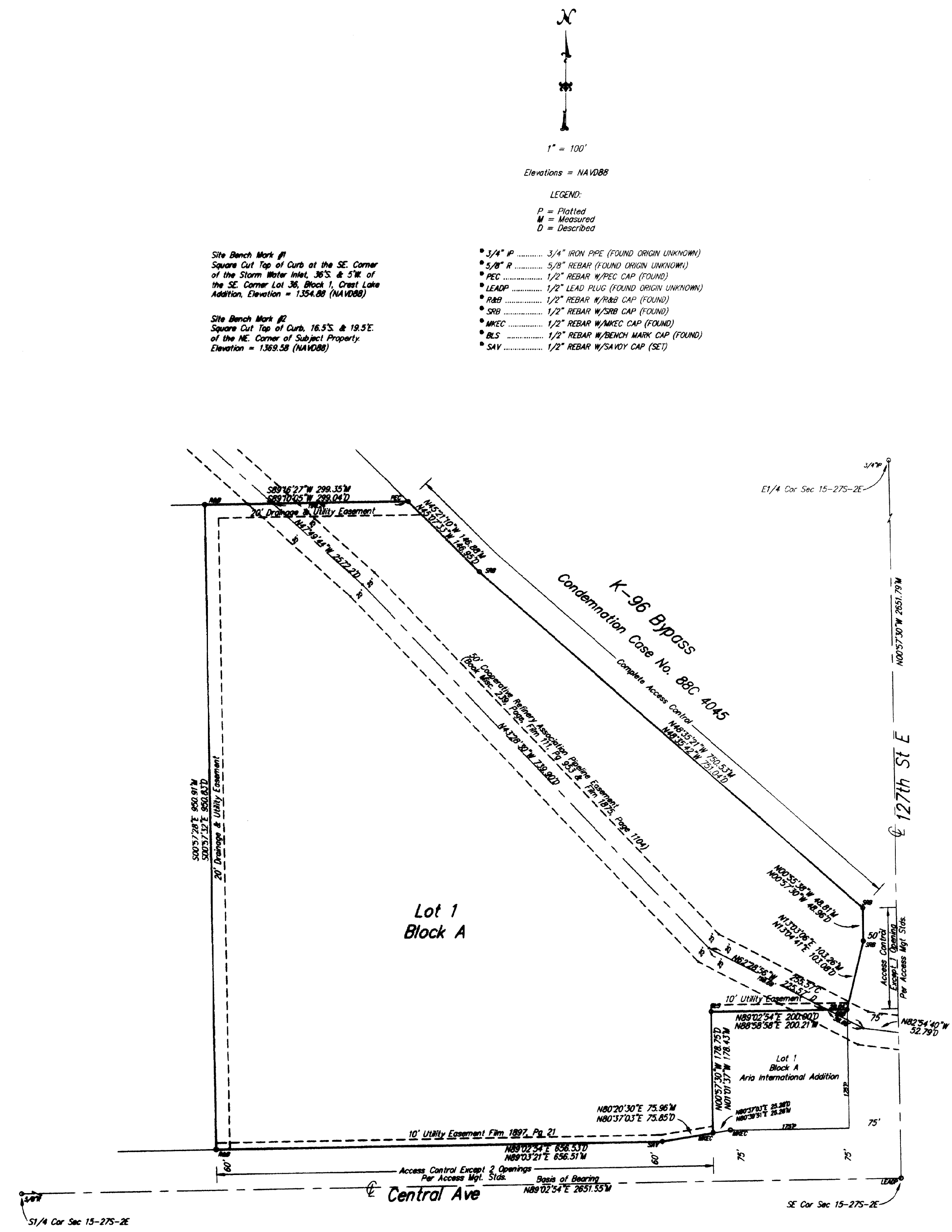
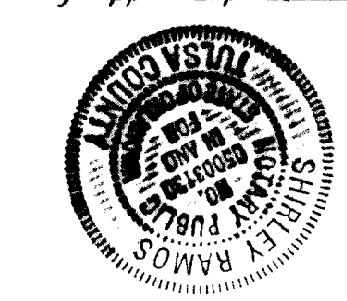
Know all men by these presents that We, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block to be known as "Portofino Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted for drainage purposes and for the construction of all public utilities. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer and unobstructed to allow for the conveyance of stormwater. Access Controls are hereby granted as shown on the face of the plat.

Portofino Wichita, LLC  
*Mike Case* Manager

Oklahoma  
State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 12 day of May, 2013, by Mike Case, Manager of Portofino Wichita, LLC, a Delaware limited liability company.

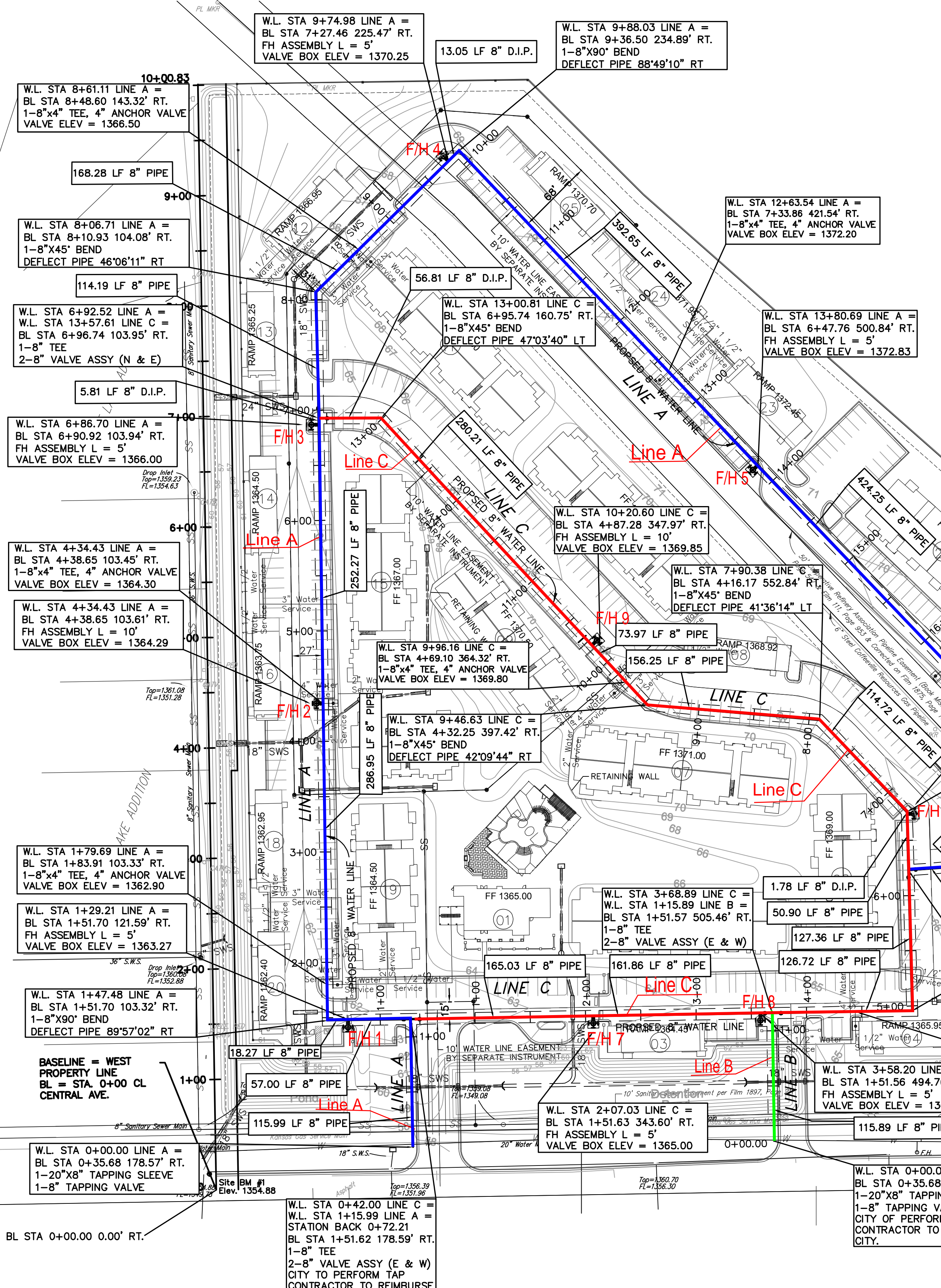
*Shirley Ramos* Notary Public  
My App't. Exp. 3-30-17



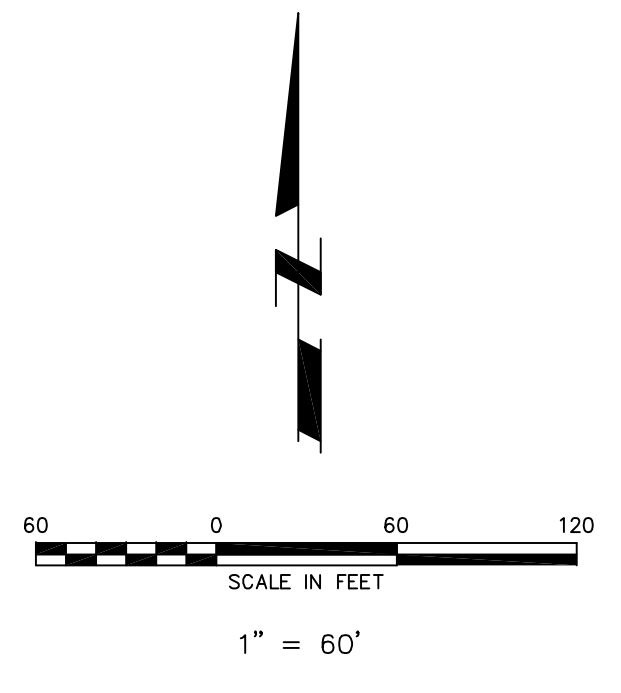
Site Bench Mark #1  
Square Cut Top of Curb at the SE Corner of the Storm Water Inlet, 36.5' @ 5' W of the SE Corner Lot 36, Block 1, Crest Lake Addition, Elevation = 1354.88 (NAVD88)

Site Bench Mark #2  
Square Cut Top of Curb, 16.5'S. @ 18.5'E of the NE Corner of Subject Property, Elevation = 1369.58 (NAVD88)

- 3/4" IP ..... 3/4" IRON PIPE (FOUND ORIGIN UNKNOWN)
- 5/8" R ..... 5/8" REBAR (FOUND ORIGIN UNKNOWN)
- PEC ..... 1/2" REBAR W/PEC CAP (FOUND)
- LEADP ..... 1/2" LEAD PIGS (FOUND ORIGIN UNKNOWN)
- IRB ..... 1/2" REBAR W/IRB CAP (FOUND)
- SRB ..... 1/2" REBAR W/SRB CAP (FOUND)
- MKEC ..... 1/2" REBAR W/MKEC CAP (FOUND)
- RLS ..... 1/2" REBAR W/BENCH MARK CAP (FOUND)
- SAY ..... 1/2" REBAR W/SAVY CAP (SET)

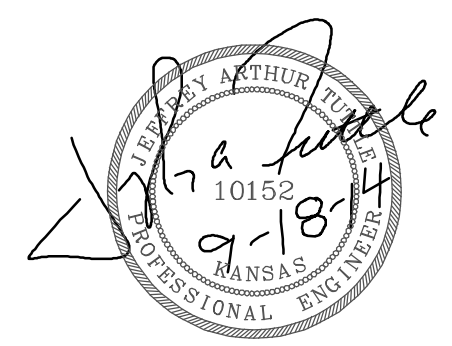


FIRE HYDRANTS REQUIRED					
STATION	LINE	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED*
1+29.21	A	FH1 1362.81	1357.90	4.91	-
4+34.43	A	FH2 1363.40	1359.00	4.40	-
6+86.70	A	FH3 1365.34	1360.80	4.54	-
9+74.98	A	FH4 1369.20	1364.20	5.00	-
13+80.69	A	FH5 1372.22	1367.55	4.67	-
2+07.03	C	FH7 1364.00	1359.50	4.50	-
3+58.20	C	FH8 1364.75	1361.30	3.45	-
6+77.44	C	FH6 1367.00	1363.50	3.50	-
10+20.60	C	FH9 1369.00	1363.94	5.06	-



**LINE A 0+00 TO 19+82.77 = 1982.77 FL**  
**LINE B 0+00 TO 1+15.89 = 115.89 LF**  
**LINE C 0+42 TO 13+57.61 = 1315.61 LF**  
**TOTAL = 3414.27 OF 8" PIPE**

NOTE:  
 ALL VAULTS SHALL BE PLACED  
 OUTSIDE OF EASEMENT



**WATER PLAN**

**PORTOFINO**

**CITY OF WICHITA, KANSAS**

PLANS & ESTIMATES PREPARED BY:  
**TUTTLE & ASSOCIATES, INC.**

974 E. 35TH PL.  
TULSA, OK. 74146  
918-663-5567

REVISION	BY	DATE	APPROVED:

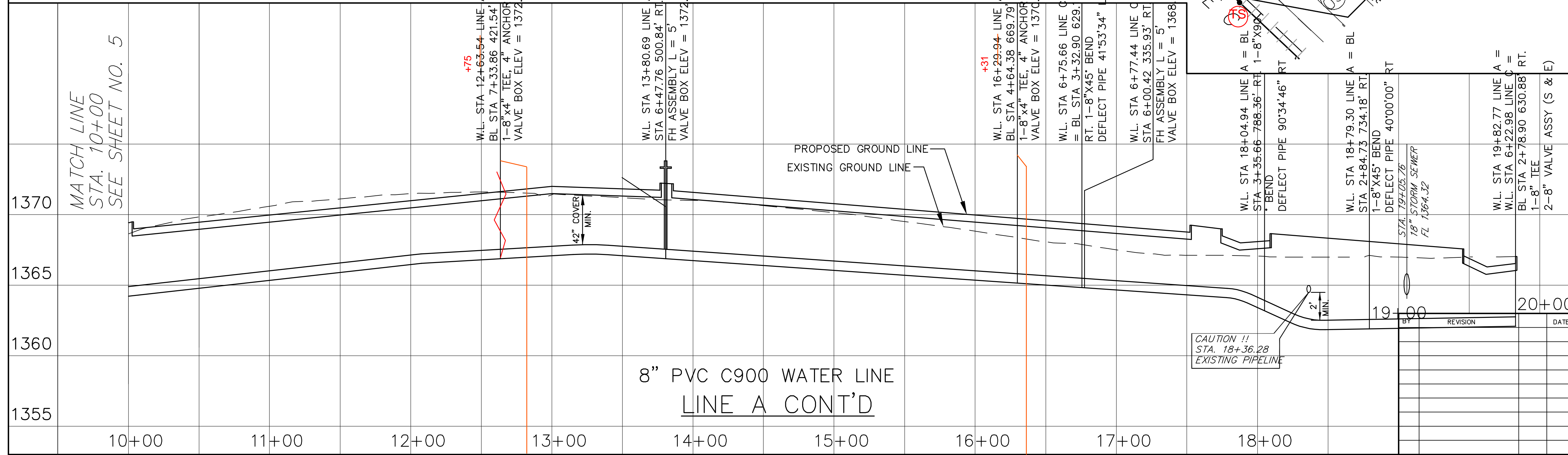
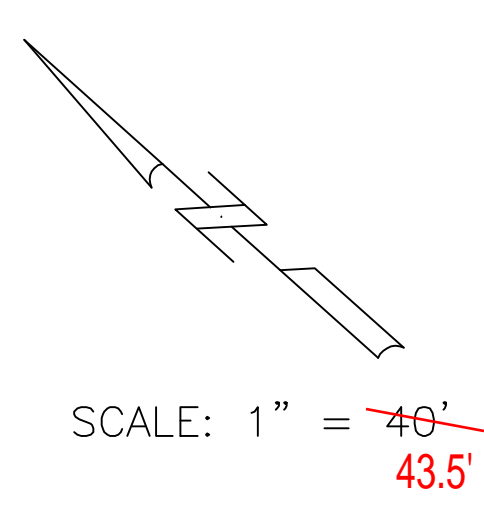
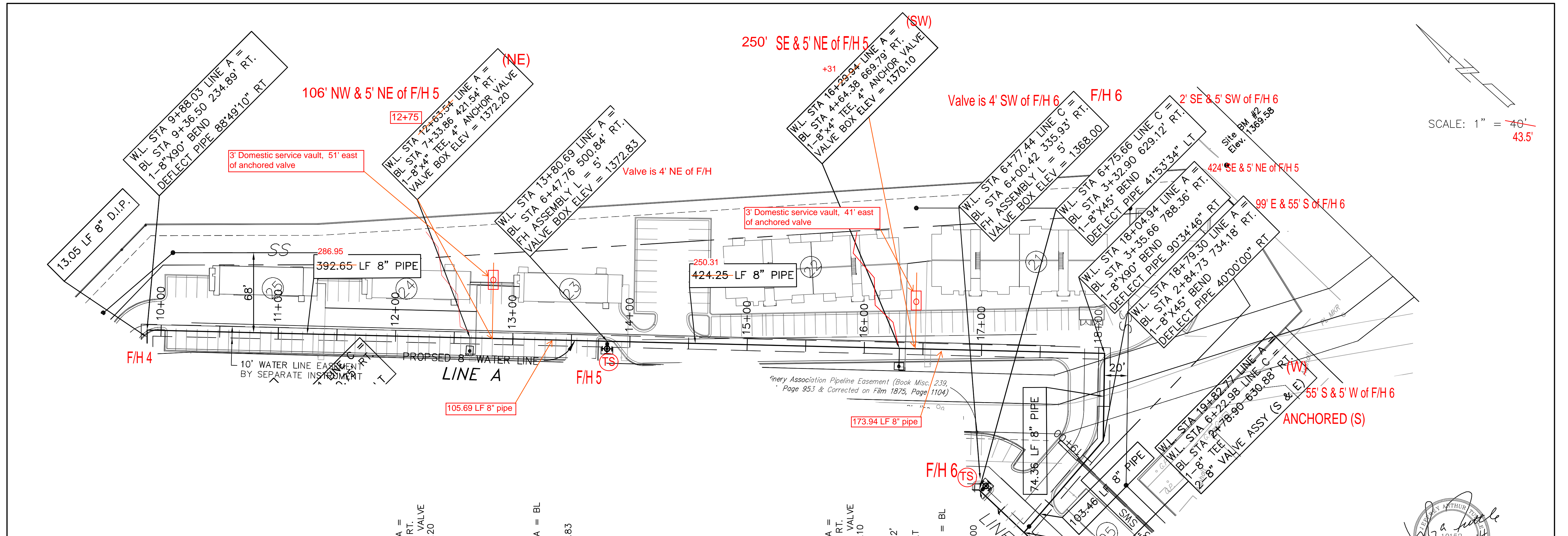
PLAN SCALE: 1" = 60'  
 PROFILE SCALE: 1" = 10'  
 HORIZONTAL: RECOMMENDED:  
 VERTICAL: RECOMMENDED:  
 FILE: DRAWING  
 ATLAS PAGE NO:

DESIGNED BY: J. TUTTLE  
 DFILE: 4981WATER  
 RECOMMENDED:  
 DEVELOPMENT SERVICES  
 RECOMMENDED:  
 ENGINEERING SERVICES  
 PUBLIC WORKS DIRECTOR

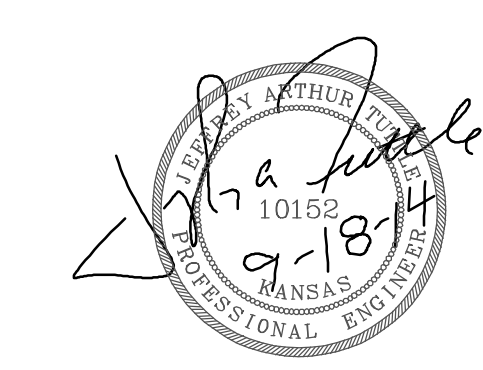
PROJECT NUMBER:  
 1785 PPW

DATE: \_\_\_\_\_  
 SHEET 3 OF 11 SHEETS

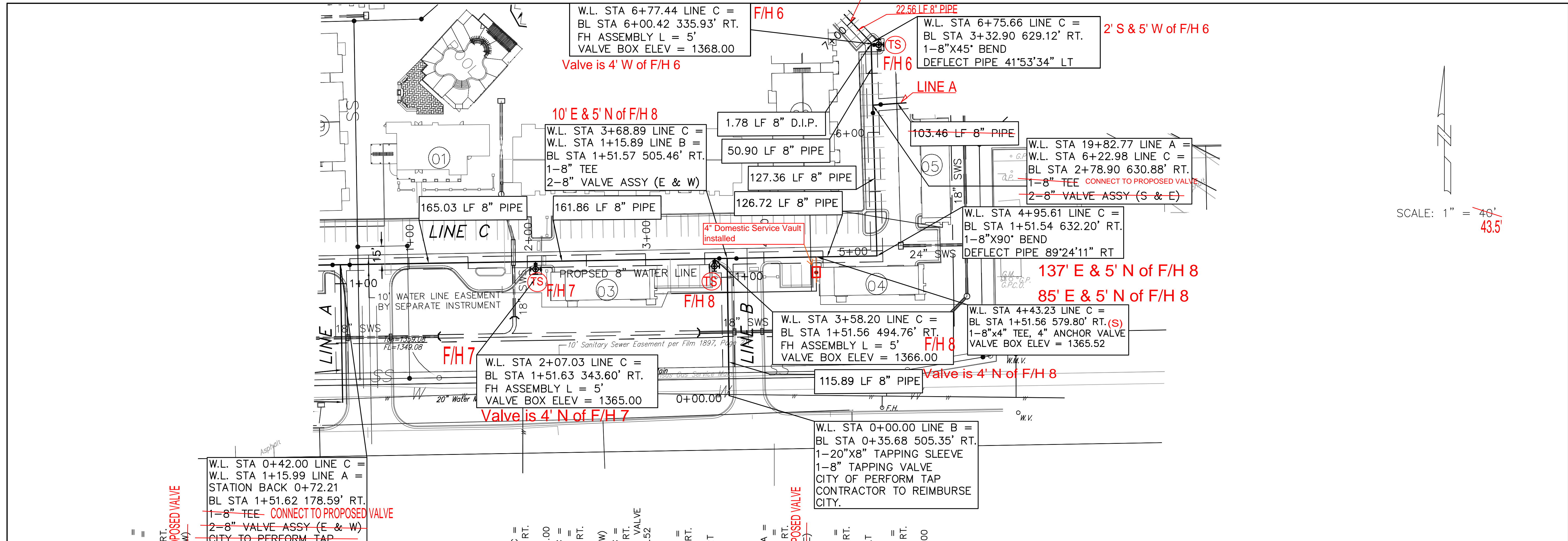




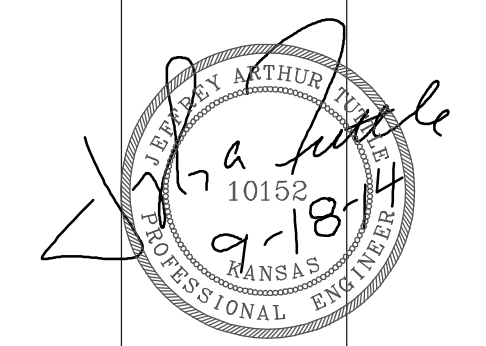
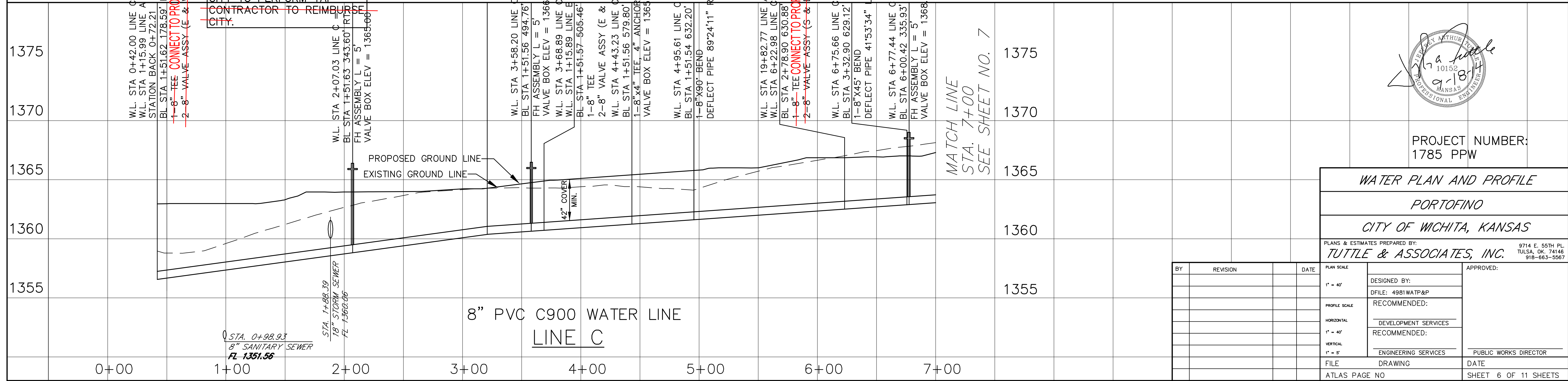
PROJECT NUMBER: 1785 PPW	
WATER PLAN AND PROFILE	
PORTOFINO	
CITY OF WICHITA, KANSAS	
PLANS & ESTIMATES PREPARED BY: TUTTLE & ASSOCIATES, INC. 9714 E. 55TH PL. TULSA, OK. 74146 918-663-5567	
DESIGNED BY: DFILE: 4981WATP&P	APPROVED:
RECOMMENDED:	
DEVELOPMENT SERVICES	
RECOMMENDED:	
ENGINEERING SERVICES	PUBLIC WORKS DIRECTOR
FILE DRAWING	DATE
ATLAS PAGE NO	SHEET 5 OF 11 SHEETS



CAUTION !!  
STA. 18+36.28  
EXISTING PIPELINE



SCALE: 1" = 40'  
43.5'

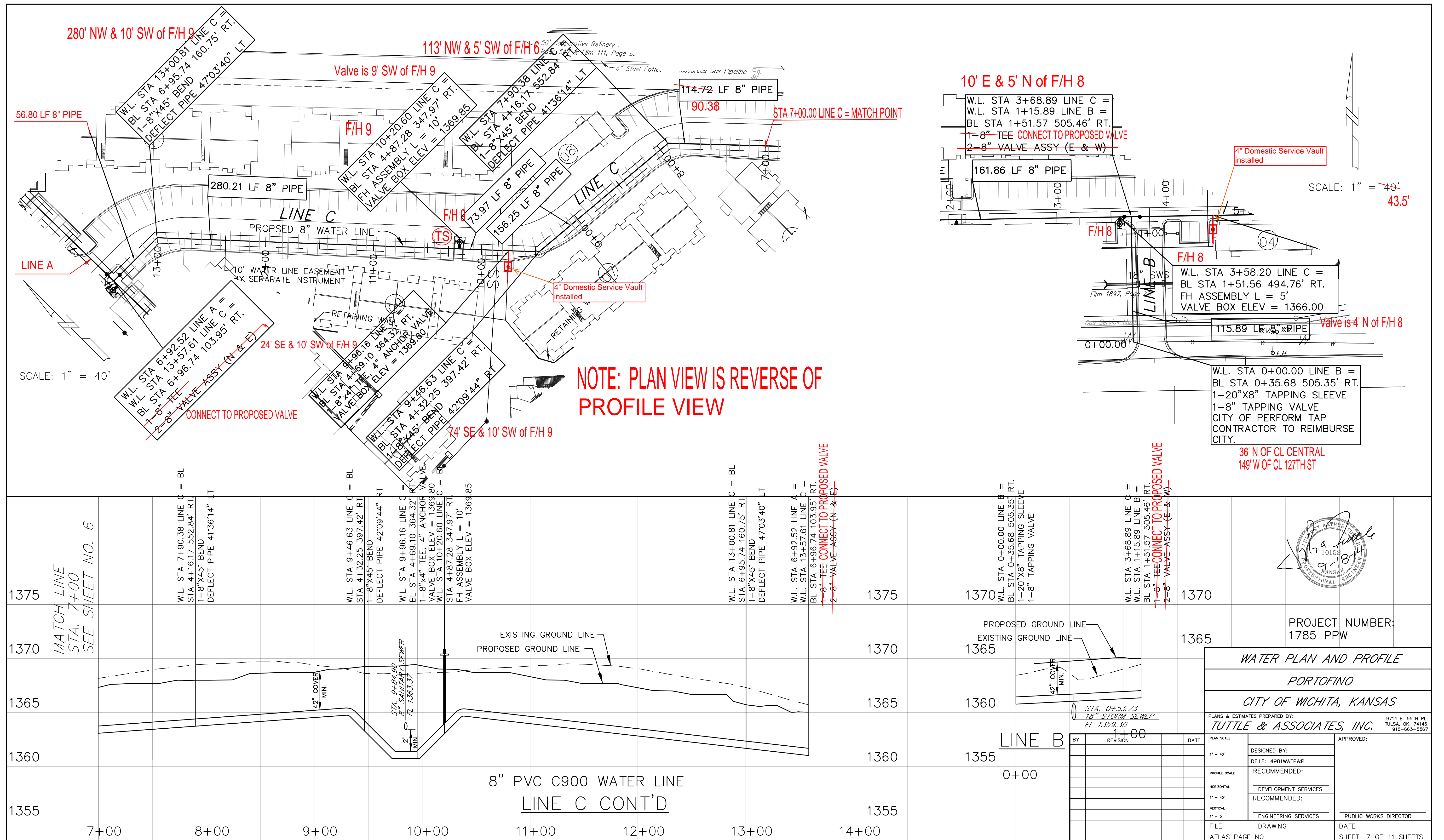


PROJECT NUMBER:  
1785 PPW

WATER PLAN AND PROFILE  
PORTOFINO  
CITY OF WICHITA, KANSAS

PLANS & ESTIMATES PREPARED BY:  
TUTTLE & ASSOCIATES, INC.

BY	REVISION	DATE	PLAN SCALE	DESIGNED BY:	APPROVED:
			1" = 40'	DFILE: 4981WATP&P	
			PROFILE SCALE	RECOMMENDED:	
			HORIZONTAL	DEVELOPMENT SERVICES	
			1" = 40'	RECOMMENDED:	
			VERTICAL	ENGINEERING SERVICES	PUBLIC WORKS DIRECTOR
			1" = 5"	FILE	DATE
			DRAWING	ATLAS PAGE NO	SHEET 6 OF 11 SHEETS



280' NW & 10' SW of F/H 9

113' NW & 5' SW of F/H 6

10' E & 5' N of F/H 8

**NOTE: PLAN VIEW IS REVERSE OF  
PROFILE VIEW**

56.80 LF 8" PIPE

280.21 LF 8" PIPE

114.72 LF 8" PIPE

90.38

161.86 LF 8" PIPE

LINE A

PROPOSED 8" WATER LINE

F/H 9

F/H 8

4" Domestic Service Vault installed

SCALE: 1" = 40'

W.L. STA 6+92.52 LINE A =  
BL STA 13+57.61 LINE C =  
1-8" VALVE ASSY (N & E)  
CONNECT TO PROPOSED VALVE

24' SE & 10' SW of F/H 9

W.L. STA 9+46.63 LINE C =  
BL STA 4+32.25 397.42' RT.  
1-8" VALVE ASSY (N & E)  
ANCHOR VALVE  
VALVE BOX ELEV = 1369.80

74' SE & 10' SW of F/H 9

4" Domestic Service Vault installed

90.38

STA 7+00.00 LINE C = MATCH POINT

W.L. STA 3+68.89 LINE C =  
W.L. STA 1+15.89 LINE B =  
BL STA 1+51.57 505.46' RT.  
1-8" TEE CONNECT TO PROPOSED VALVE  
2-8" VALVE ASSY (E & W)

4" Domestic Service Vault installed

SCALE: 1" = 40'  
43.5'

F/H 8

F/H 8

W.L. STA 3+58.20 LINE C =  
BL STA 1+51.56 494.76' RT.  
FH ASSEMBLY L = 5'  
VALVE BOX ELEV = 1366.00

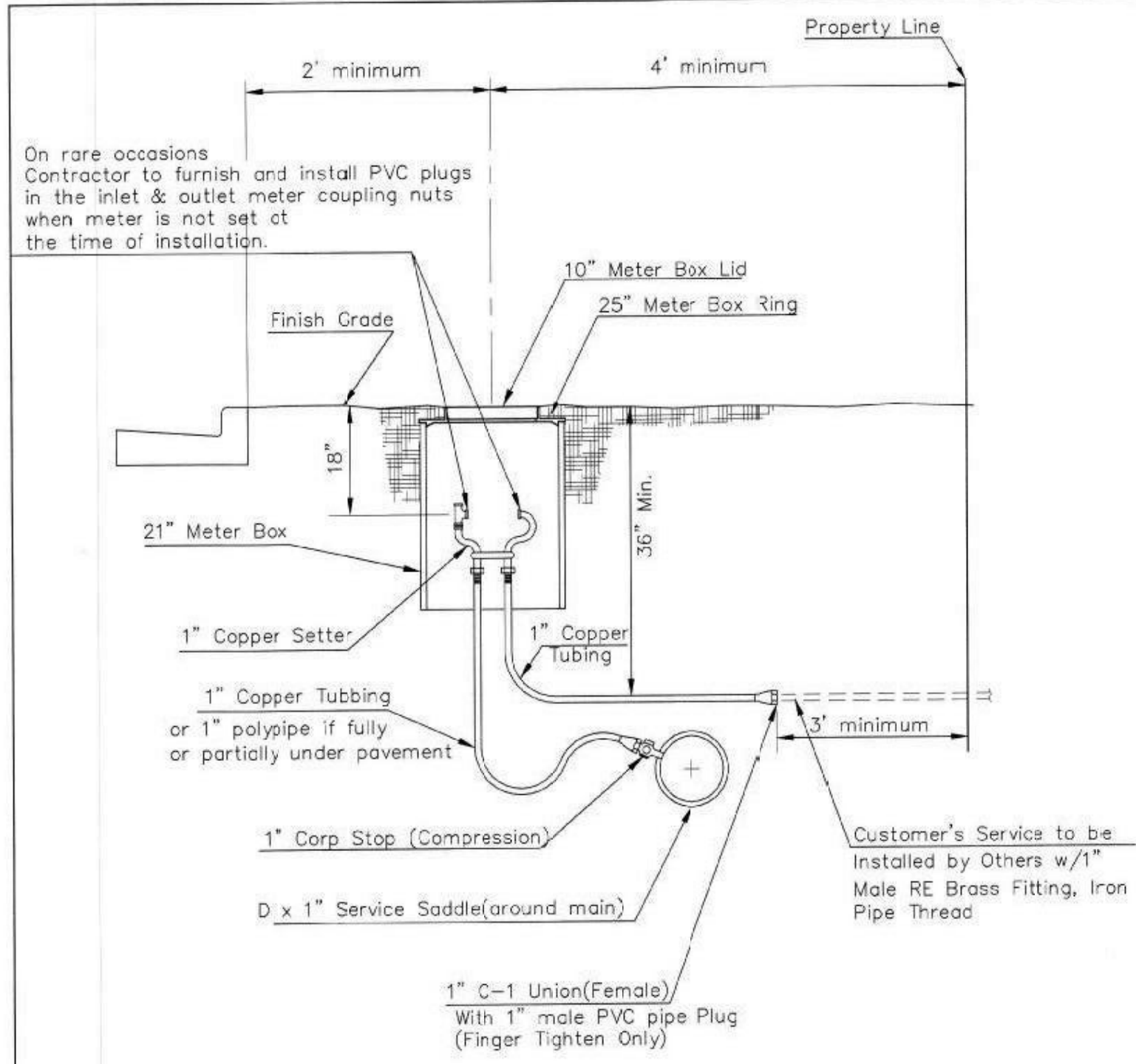
Valve is 4' N of F/H 8

W.L. STA 0+00.00 LINE B =  
BL STA 0+35.68 505.35' RT.  
1-20"X8" TAPPING SLEEVE  
1-8" TAPPING VALVE  
CITY OF PERFORM TAP  
CONTRACTOR TO REIMBURSE  
CITY.

36' N of CL CENTRAL  
149' W of CL 127TH ST

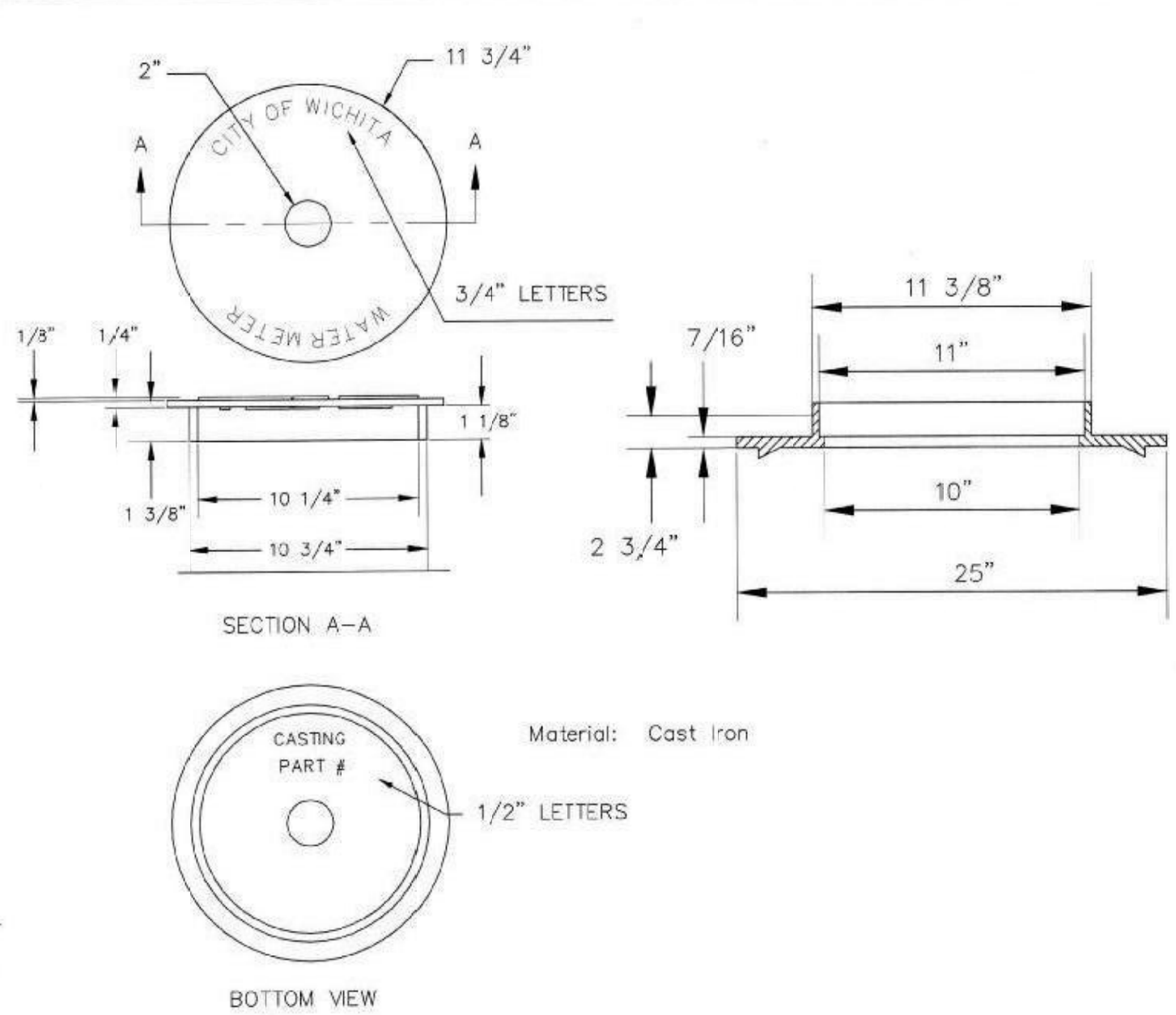
1375	MATCH LINE STA. 7+00 SEE SHEET NO. 6	W.L. STA 7+90.38 LINE C = BL STA 4+16.17 552.84' RT. 1-8"X45" BEND DEFLECT PIPE 41'36"14" LT	W.L. STA 9+46.63 LINE C = BL STA 4+32.25 397.42' RT. 1-8"X45" BEND DEFLECT PIPE 42'09"44" RT	W.L. STA 9+96.16 LINE C = BL STA 4+69.10 364.32' RT. 1-8"X45" TEE 4" ANCHOR VALVE VALVE BOX ELEV = 1369.80 W.L. STA 10+50.60 LINE C = BL STA 4+87.28 347.97' RT. FH ASSEMBLY L = 10' VALVE BOX ELEV = 1369.85	W.L. STA 13+00.81 LINE C = BL STA 6+95.74 160.75' RT. 1-8"X45" BEND DEFLECT PIPE 47'03"40" LT	W.L. STA 6+92.52 LINE A = BL STA 13+57.61 LINE C = RT. 1-8" TEE CONNECT TO PROPOSED VALVE 2-8" VALVE ASSY (N & E)	1375	1370	W.L. STA 0+00.00 LINE B = BL STA 0+35.68 505.35' RT. 1-20"X8" TAPPING SLEEVE 1-8" TAPPING VALVE	W.L. STA 3+68.89 LINE C = W.L. STA 1+15.89 LINE B = BL STA 1+51.57 505.46' RT. 1-8" TEE CONNECT TO PROPOSED VALVE 2-8" VALVE ASSY (E & W)	1370	1365	PROJECT NUMBER: 1785 PPW
1370							1370	1365	PROPOSED GROUND LINE EXISTING GROUND LINE		1365	PROPOSED GROUND LINE EXISTING GROUND LINE	WATER PLAN AND PROFILE PORTOFINO CITY OF WICHITA, KANSAS
1365							1365	1360	42" COVER (MIN.)		1360	42" COVER (MIN.)	PLANS & ESTIMATES PREPARED BY: TUTTLE & ASSOCIATES, INC.
1360							1360	1355	STA. 0+53.73 18" STORM SEWER FL 1359.30		1355	LINE B 0+00	DESIGNED BY: DFILE: 4981WATP&P
1355							1355	1350			1350		RECOMMENDED:
	7+00	8+00	9+00	10+00	11+00	12+00	13+00	14+00					DEVELOPMENT SERVICES RECOMMENDED:
													ENGINEERING SERVICES PUBLIC WORKS DIRECTOR
													FILE: DRAWING DATE:
													ATLAS PAGE NO SHEET 7 OF 11 SHEETS





Minimum length of pigtail on consumer side is 36" of copper tubing from meter set.  
 Bore hole under paving shall be a maximum of 2" in diameter and a minimum of 36" below top of pavement.  
 Service Saddles are required on all mains.  
 Meter boxes will be located on each lot to be served, as indicated in the SPECIAL PROVISIONS.

TYPICAL 1" METER SETTING

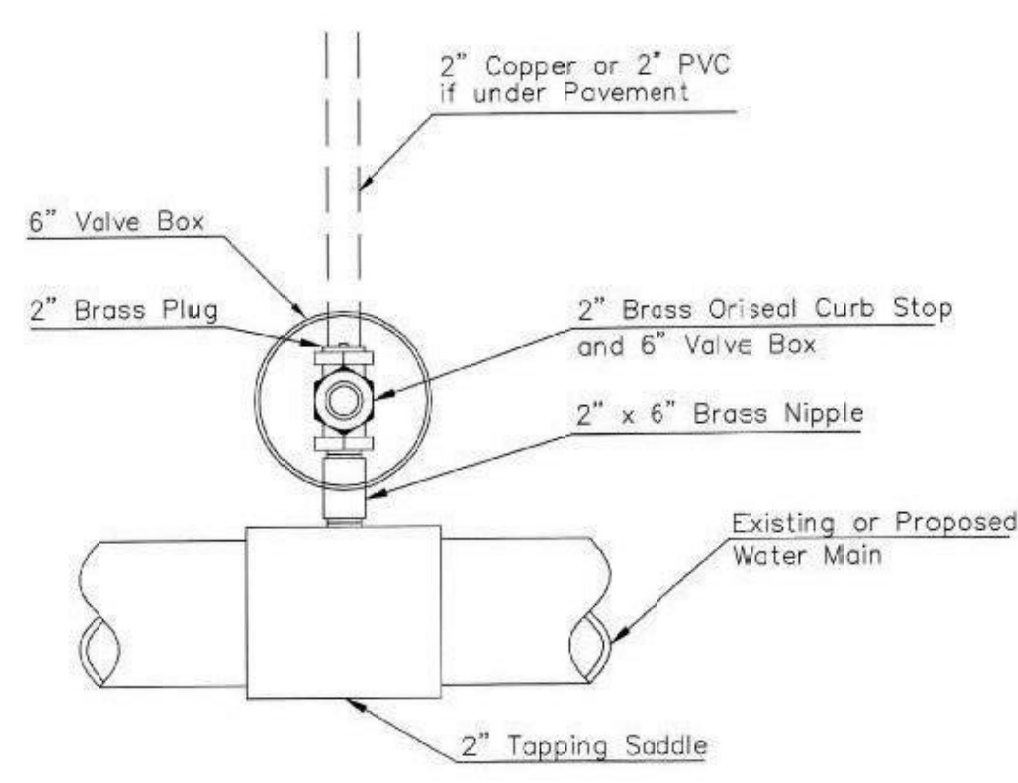


NOT TRAFFIC RATED RING & LID FOR 1" METER BOX

- 1 - Ø Mueller Thread Corporation Stop
- Ø Type "k" Copper Tubing
- 1 - Ø Copper to Iron Union (Male)
- 1 - Ø Brass Curb Stop (Iron to Iron)
- 2 - Øx4" Brass Nipple
- Air Release
- 2 - Ø Brass Elbows (90°)
- 1 - 1"x6" Brass Nipple
- 1 - 30" Monitor Cover
- 1 - 20" Meter Lid

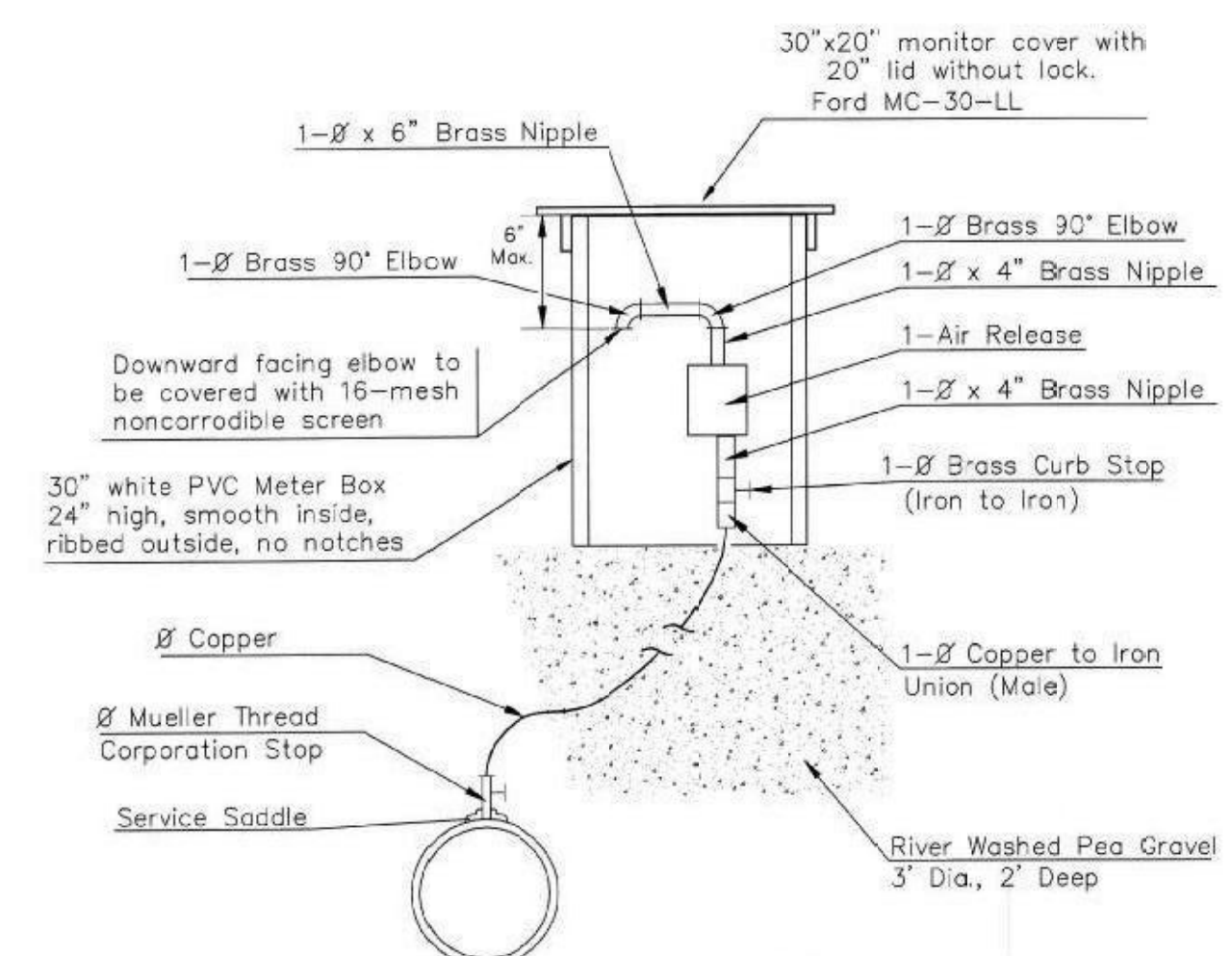
NOTE:

THE 1 1/2" AIR RELEASE ASSEMBLY WILL TYPICALLY BE USED ON WATER MAINS 24" AND SMALLER, AS SPECIFICALLY DESIGNATED IN THE PLANS. COMBINATION AIR RELEASE ASSEMBLIES WILL BE SPECIFICALLY DESIGNED FOR PROJECTS WITH LARGER MAINS, AND WILL BE INCLUDED IN THE PLANS.

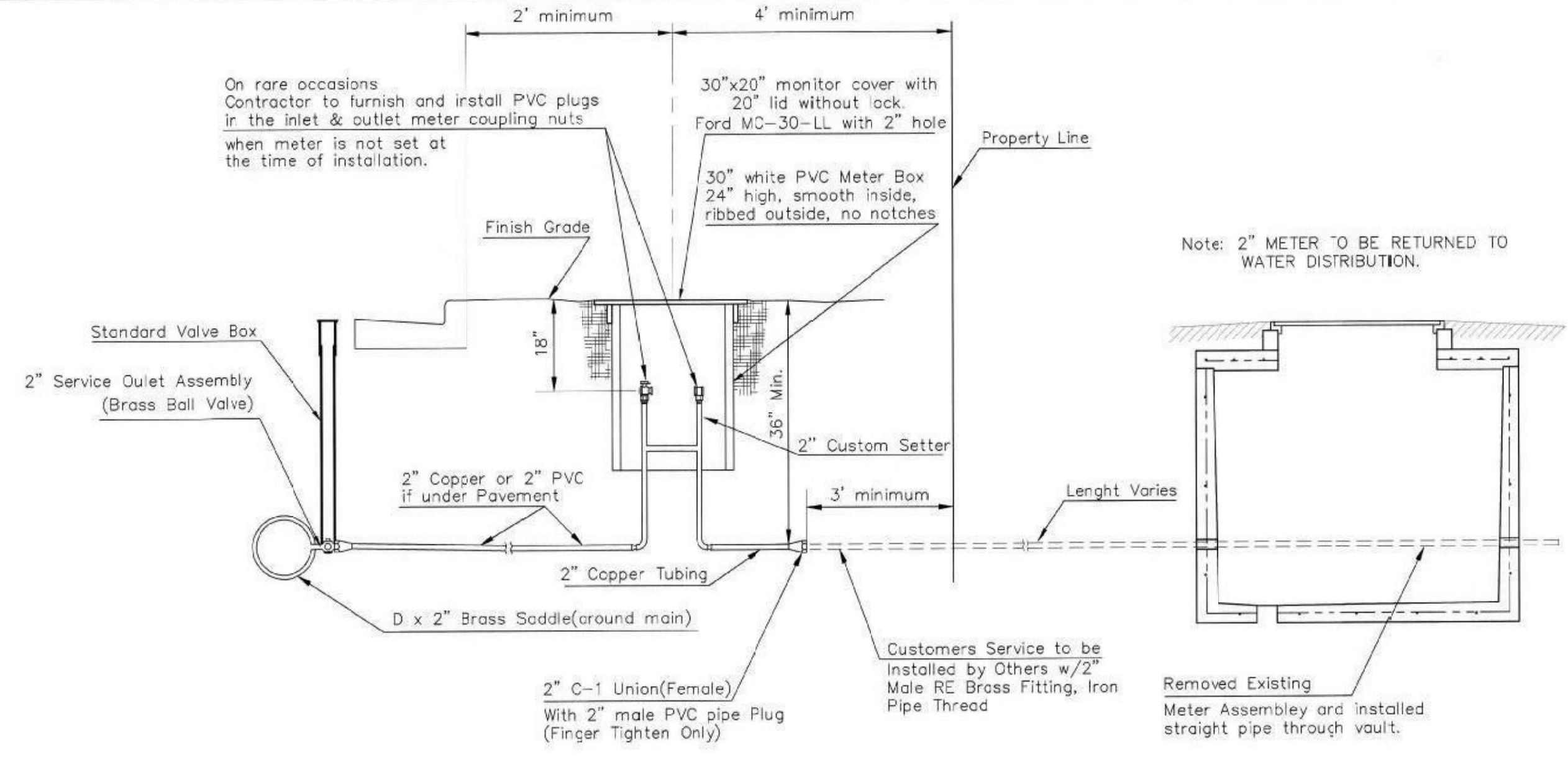


Note: Where the 2" Service Outlet Assembly is to be used to connect a 2" main to another main, the 2" valve shall be a 2" IPT Gate Valve. 2" ball or globe valves shall not be approved for this use.

2" SERVICE OUTLET ASSEMBLY TOP VIEW



MATERIALS FOR 1" or 2" AIR RELEASE ASSEMBLY Ø = 1" or 2"

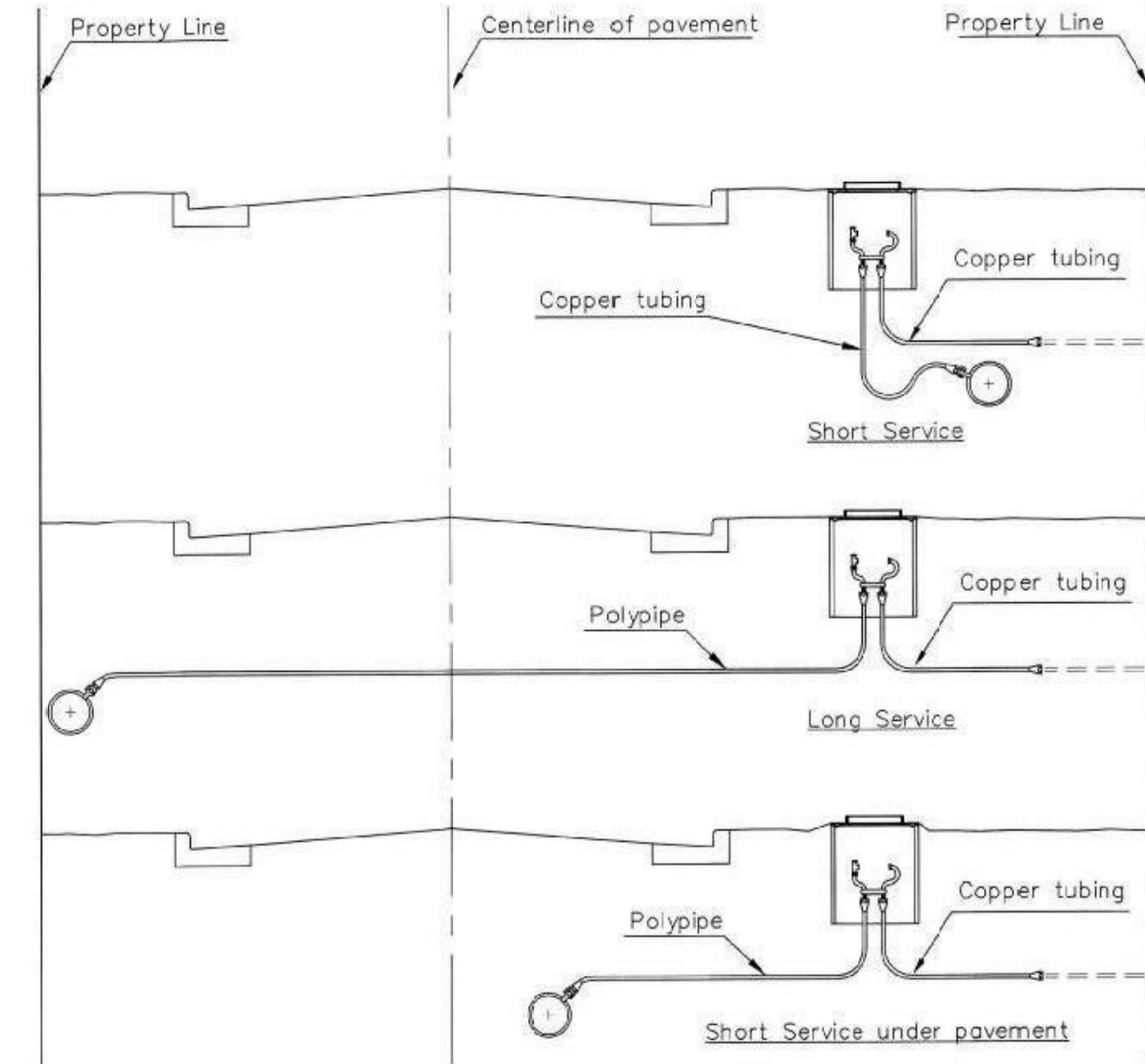


TYPICAL 2" METER SETTING

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

TYPICAL 2" METER SETTING INVOLVING EXISTING 2" METER VAULT

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



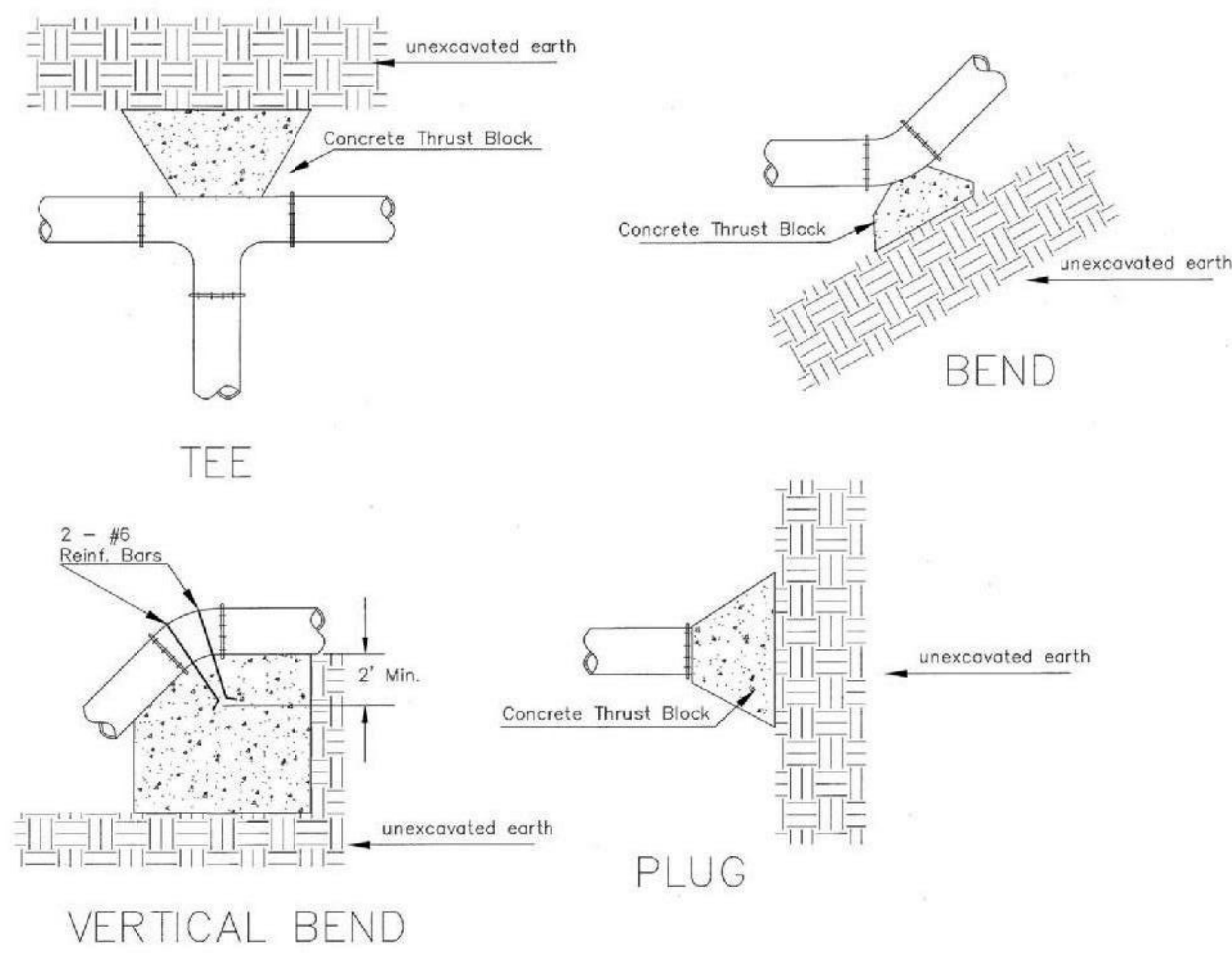
SERVICE TYPES



<b>STANDARD WATER SERVICE DETAIL</b>		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET <b>9 of 11</b>

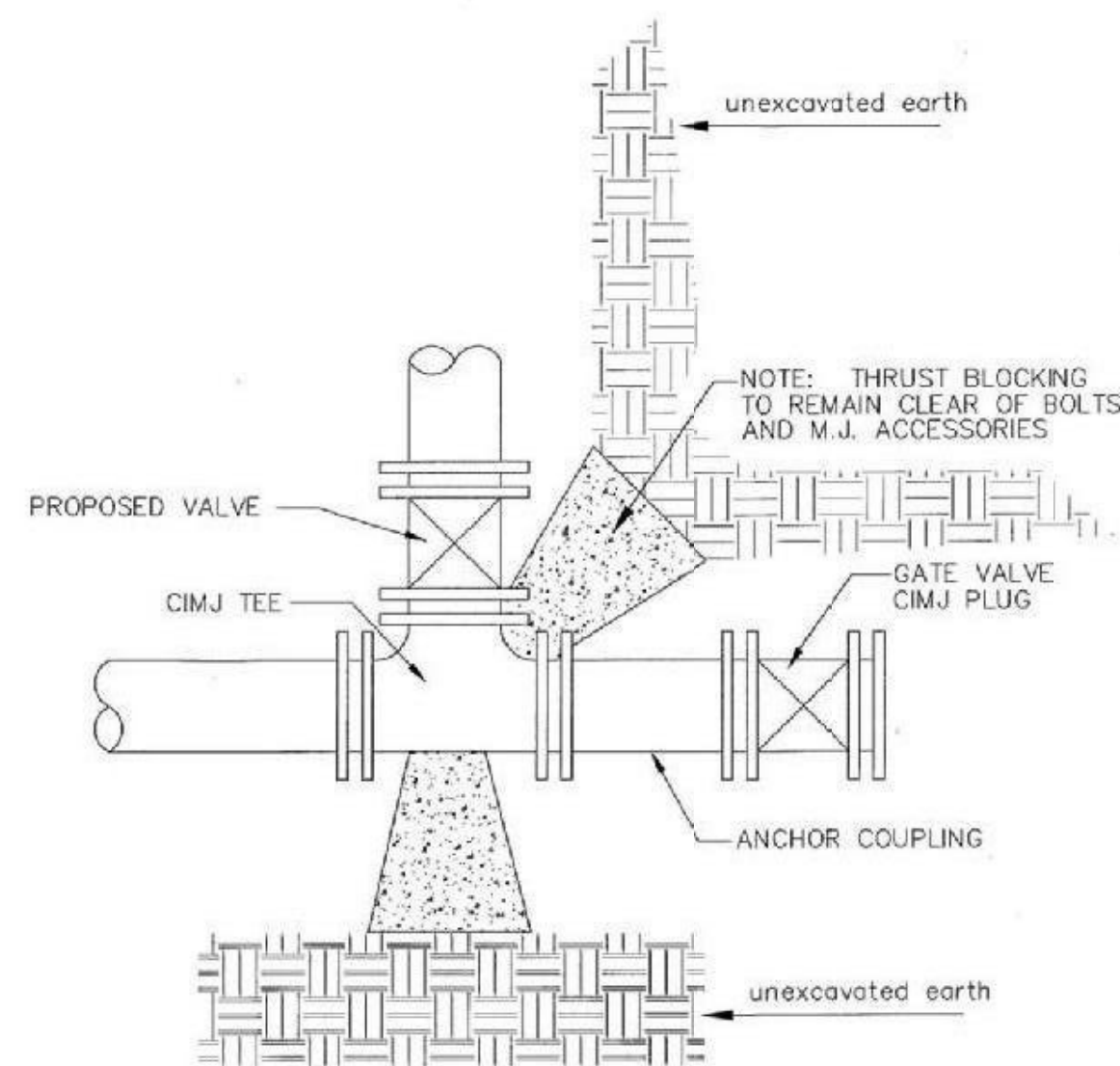
REVISED: JANUARY 2014





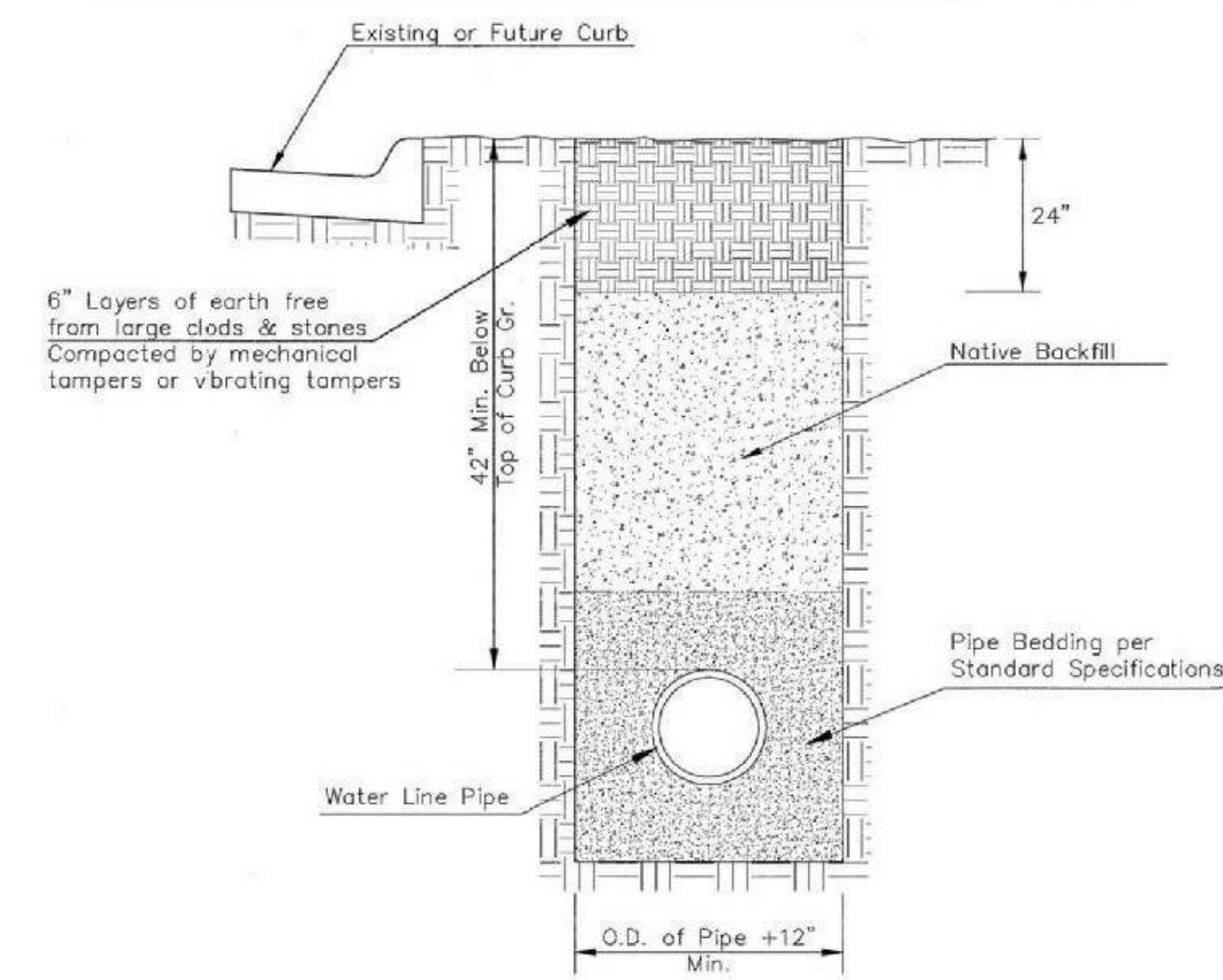
PIPE SIZE	THRUST AT FITTINGS IN TONS-AT 150#/IN <sup>2</sup> P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS



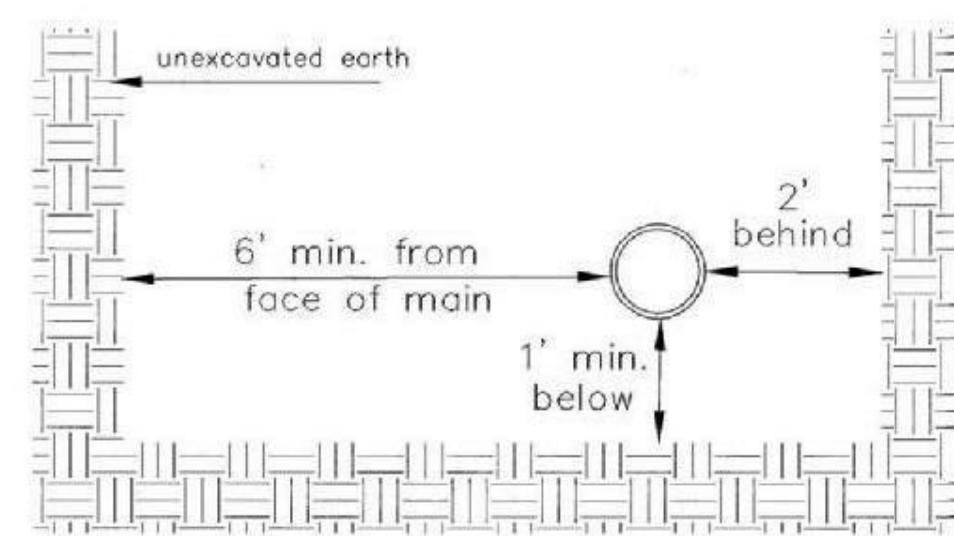
KEY BLOCK DETAIL

\* PLANS GOVERN  
UNLESS OTHERWISE NOTED ON PLANS



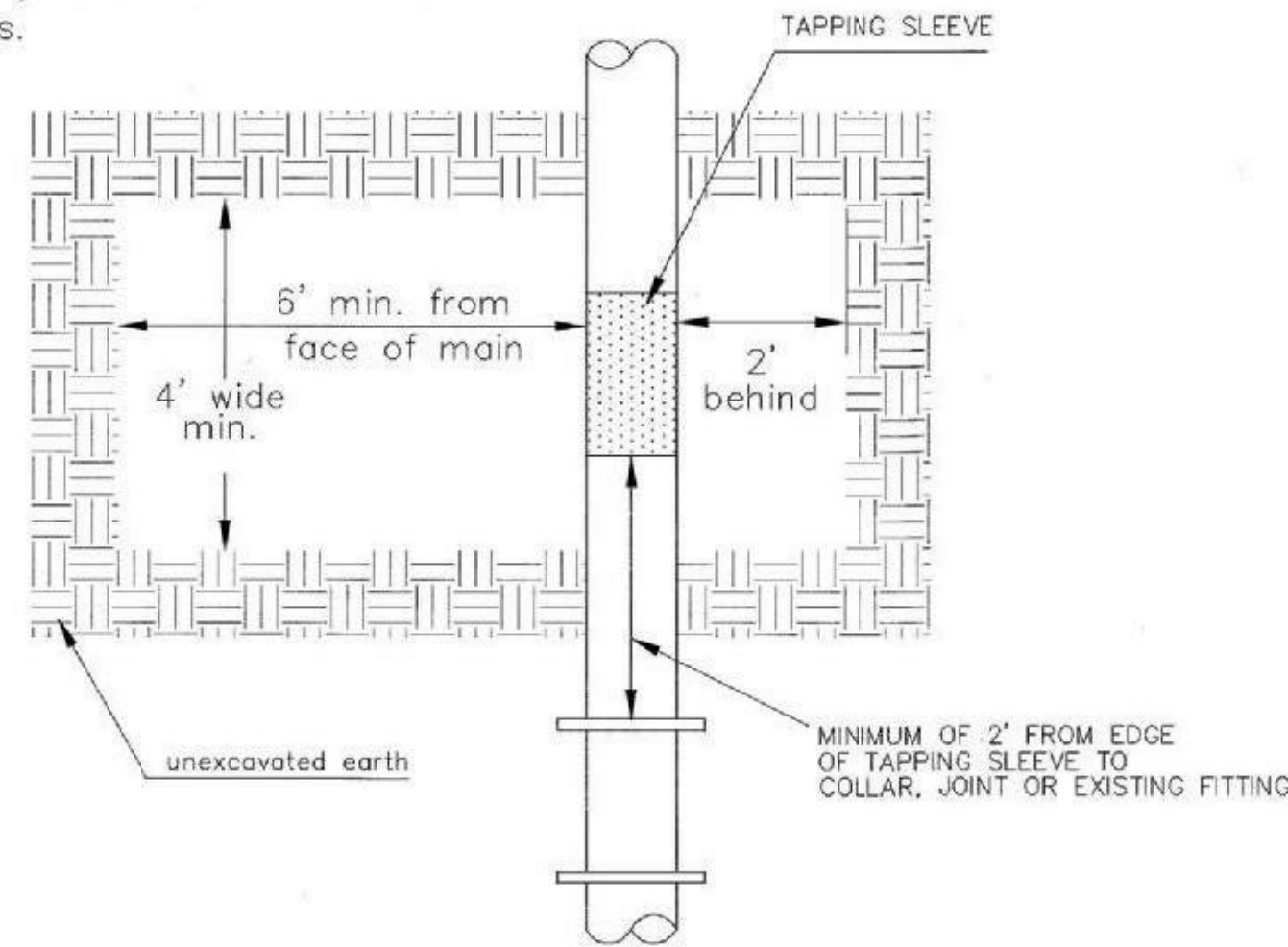
TRENCH COMPACTION IN ROAD RIGHT-OF-WAY

SIDE VIEW

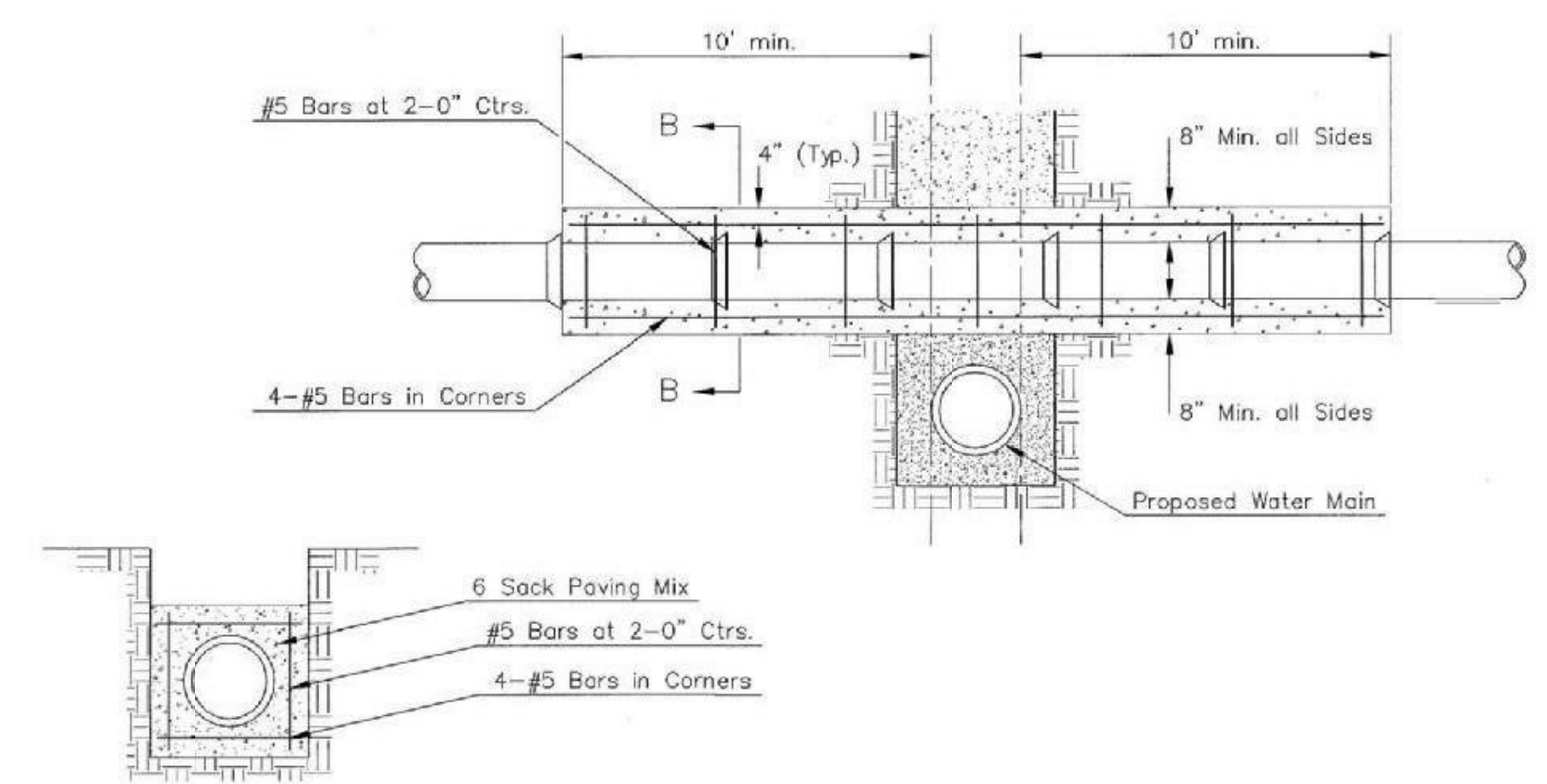


Note: When shoring is required it is to be per The City of Wichita Standard Specifications.

TOP VIEW



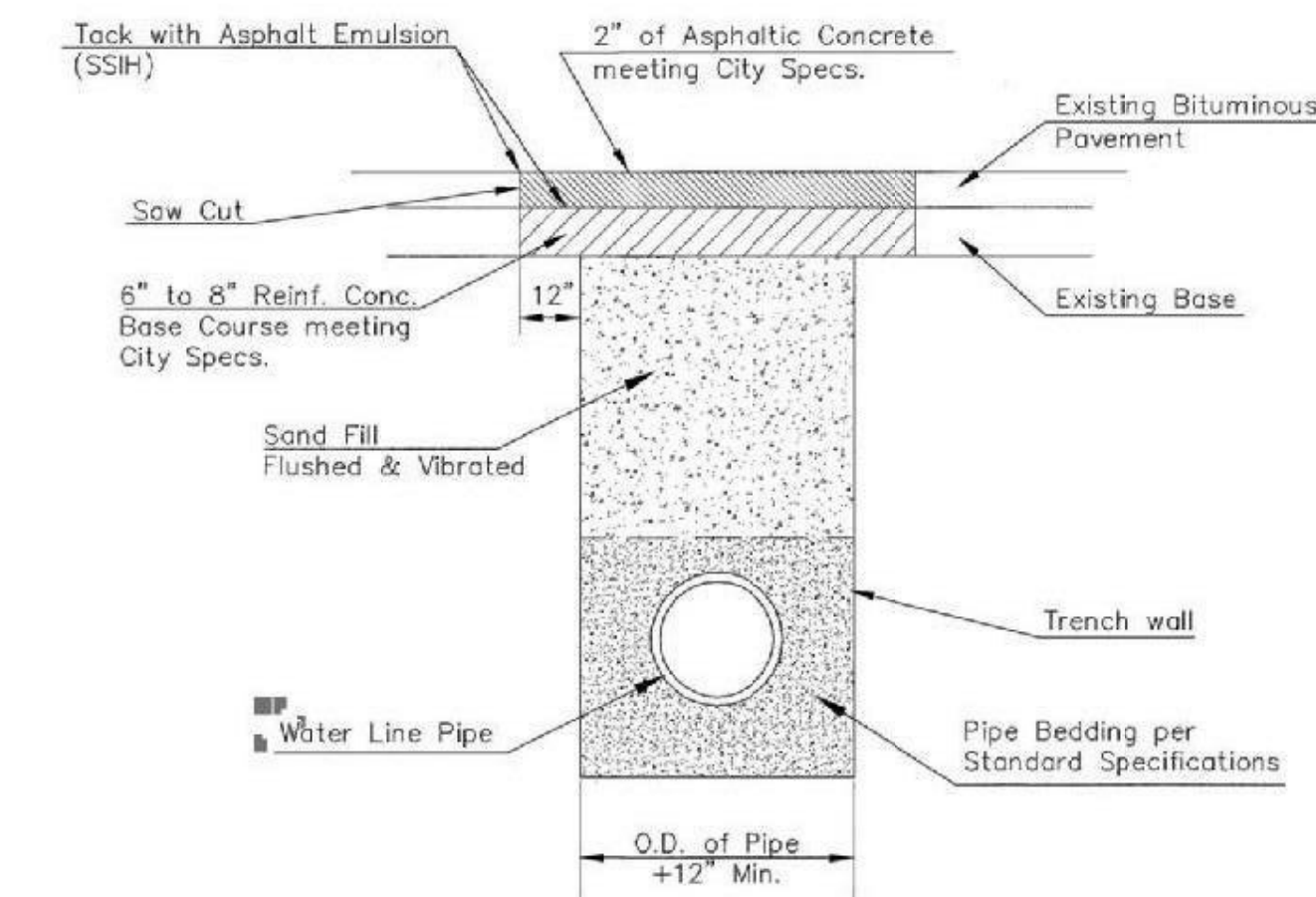
EXCAVATION FOR WET TAP



SECTION B-B

Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.

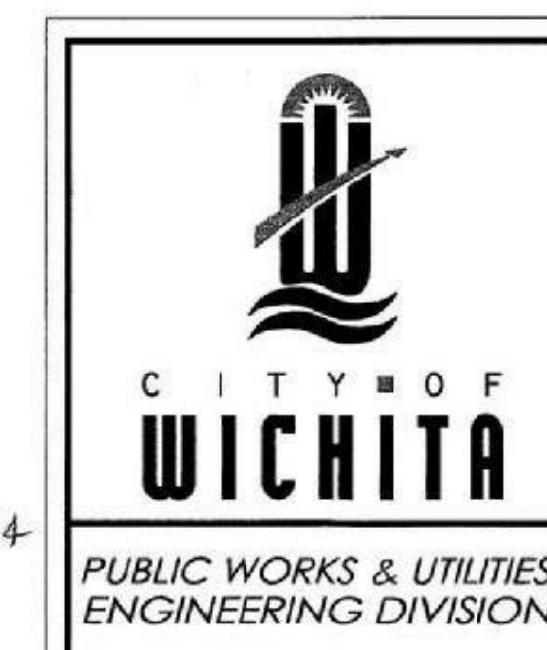
REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER



PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS



04/24/14



MISCELLANEOUS  
WATER  
DETAILS

CITY ENGINEER  
GARY JANZEN, P.E.

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CITY HALL - SEVENTH FLOOR  
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WICHITA, KANSAS 67202-1620  
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SHEET

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