

# FIRE LINE & WATER LINE W/FIRE HYDRANT TO SERVE Ridge Port North 6th Addition

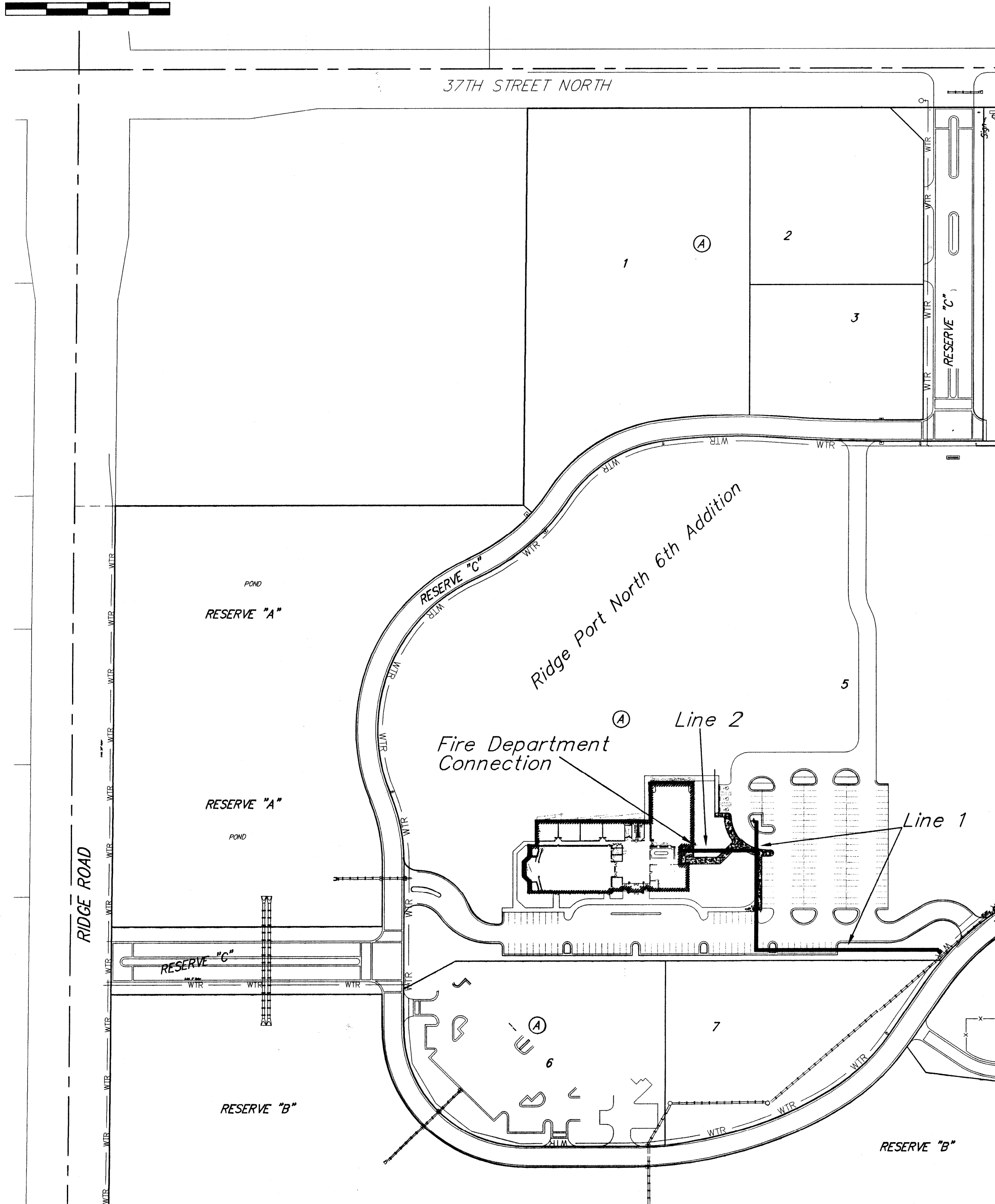
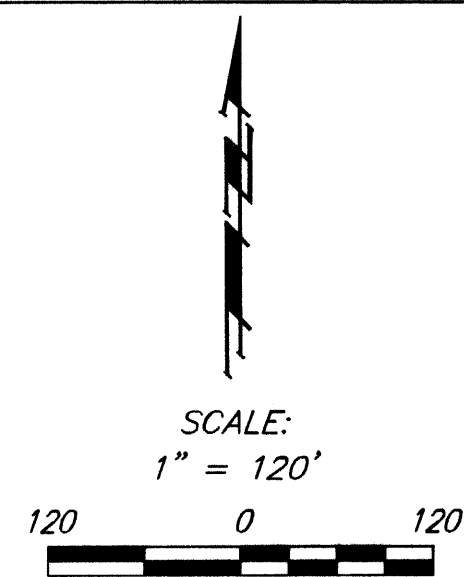
LOT 5, BLOCK A

**Private Project: 1521 PPW (607853)**

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

May 2010



**Bench Marks:**

- BENCHMARK-1:**  
 "□" Top Of Inlet SE of SE Cor.  
 Lot 2 Ridge Port North  
 Elev.=1330.89 (NAVD88)
- BENCHMARK-2:**  
 "□" Top Of Curb South End Of  
 South Median At Entrance On  
 37th Street North  
 Elev.=1333.39 (NAVD88)
- BENCHMARK-3:**  
 "□" Top Of Curb West End Of  
 Entrance To Retirement Complex  
 Elev.=1331.62 (NAVD88)

**Index**

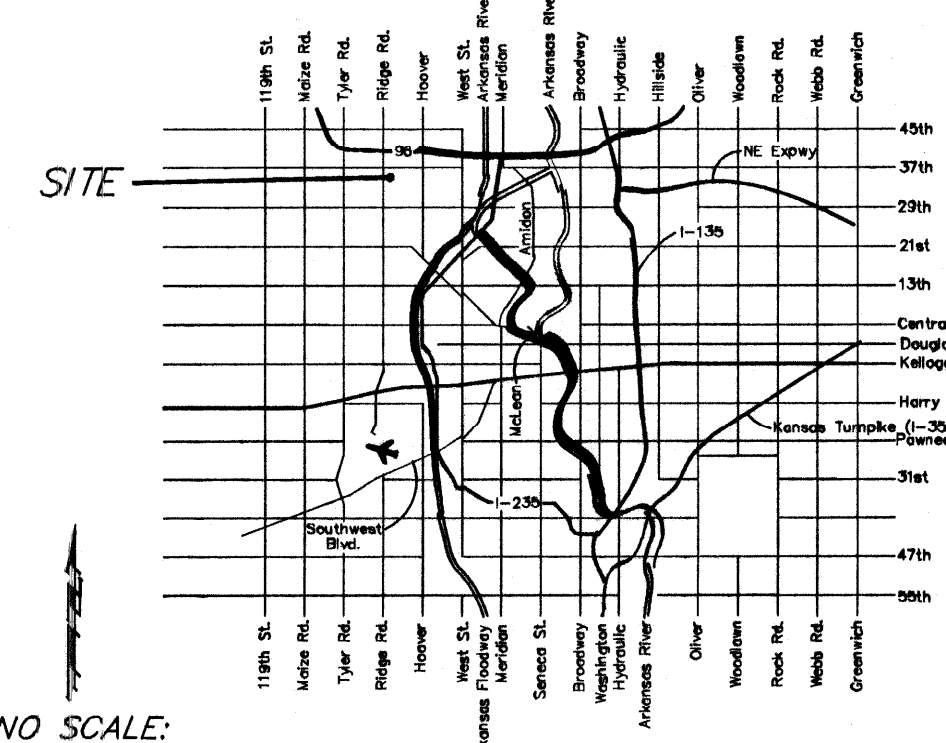
Title Sheet	1
Detail Sheet	2
Coordinate Sheet	3
Plan/Profile Sheets	4-5
Copy of Plat	6
BMP Erosion Details	Available On Request

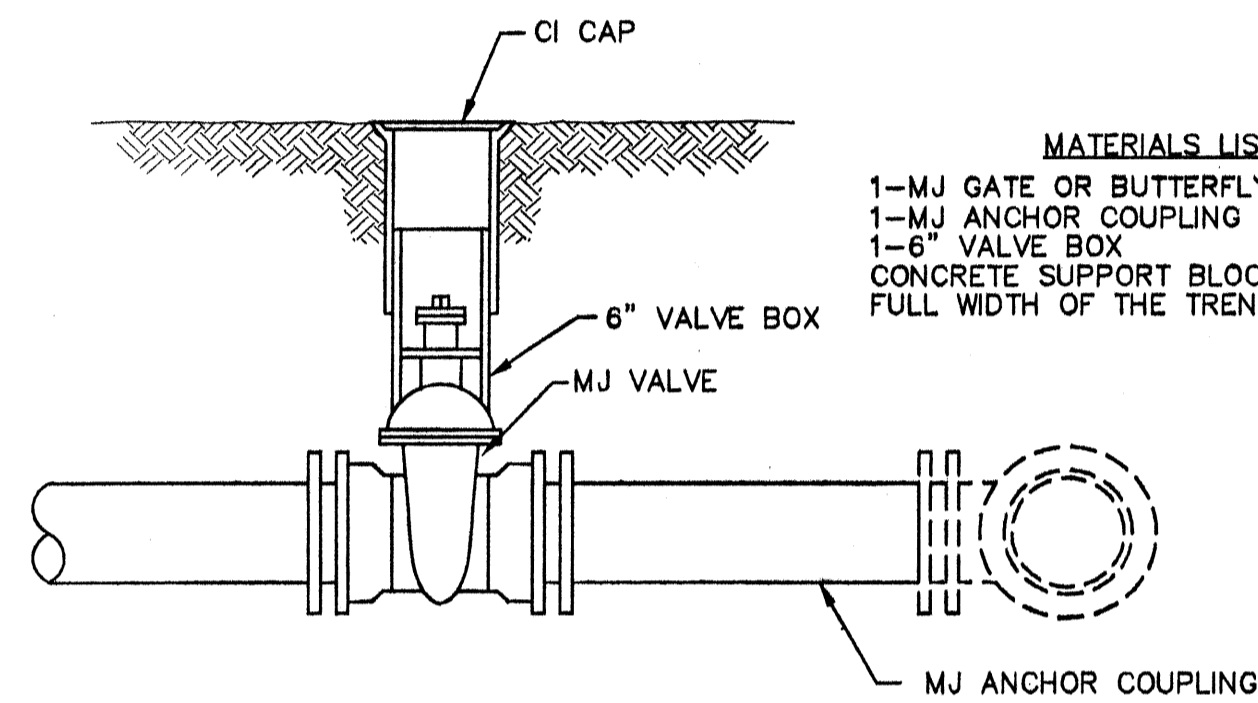
**Legal Description**

Lot 5, Block A, Ridge Port North 6th Addition  
 Wichita, Sedgwick County, Kansas.

**General Notes**

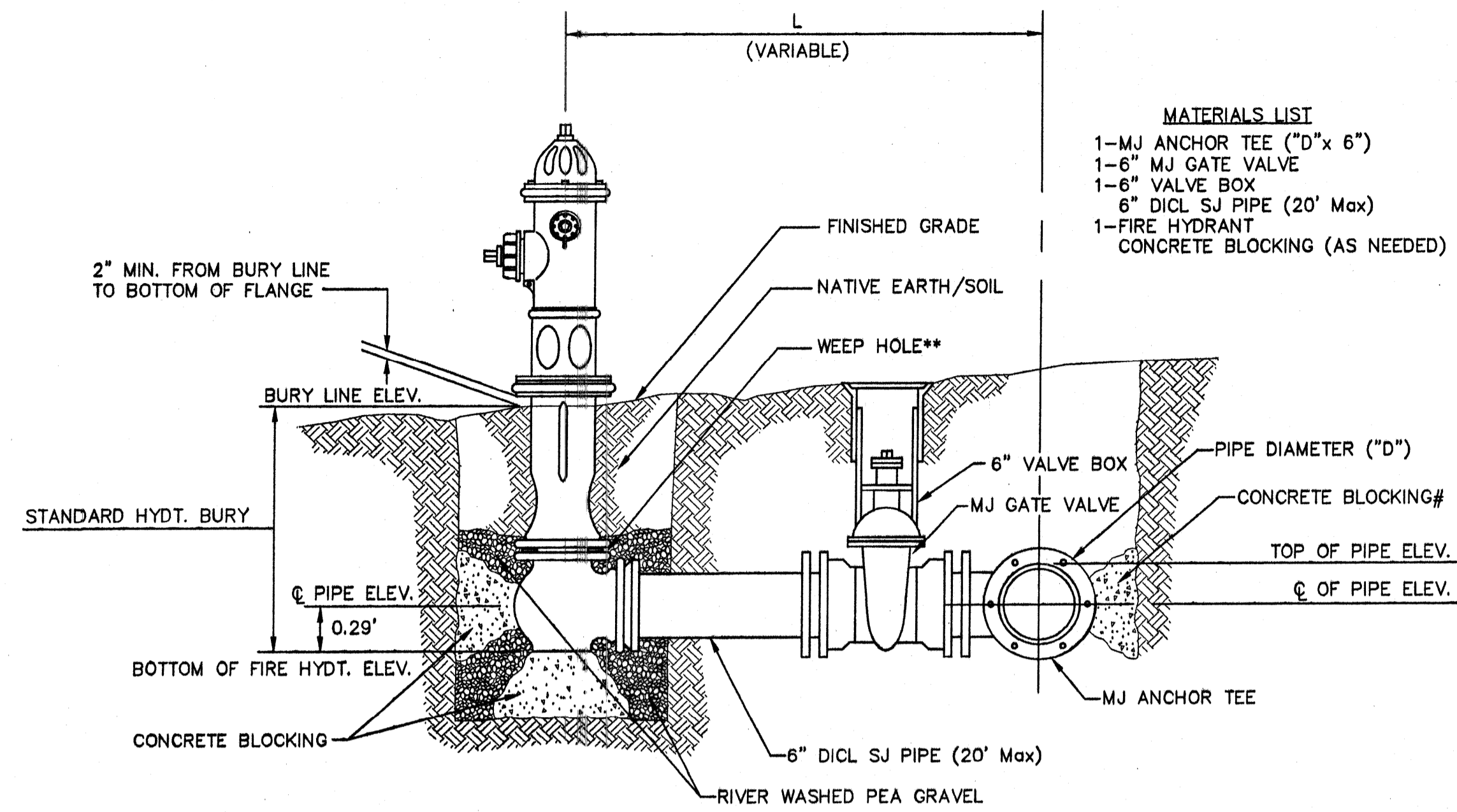
- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
 Kansas One-Call 687-2470  
 The Contractor must notify the following in case of an emergency:  
 Cox Communications 262-4270  
 Kansas Gas Service Company 1-888-482-4950  
 Westar Energy (Electric) 383-8650  
 Black Hills Energy (Gas) 1-800-303-0357  
 Southwestern Bell Telephone Co. 1-800-286-8313  
 City of Wichita Water Dept. (Water) 262-6000  
 City of Wichita Sewer Maint. (SS) 268-6000  
 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 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.





- 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

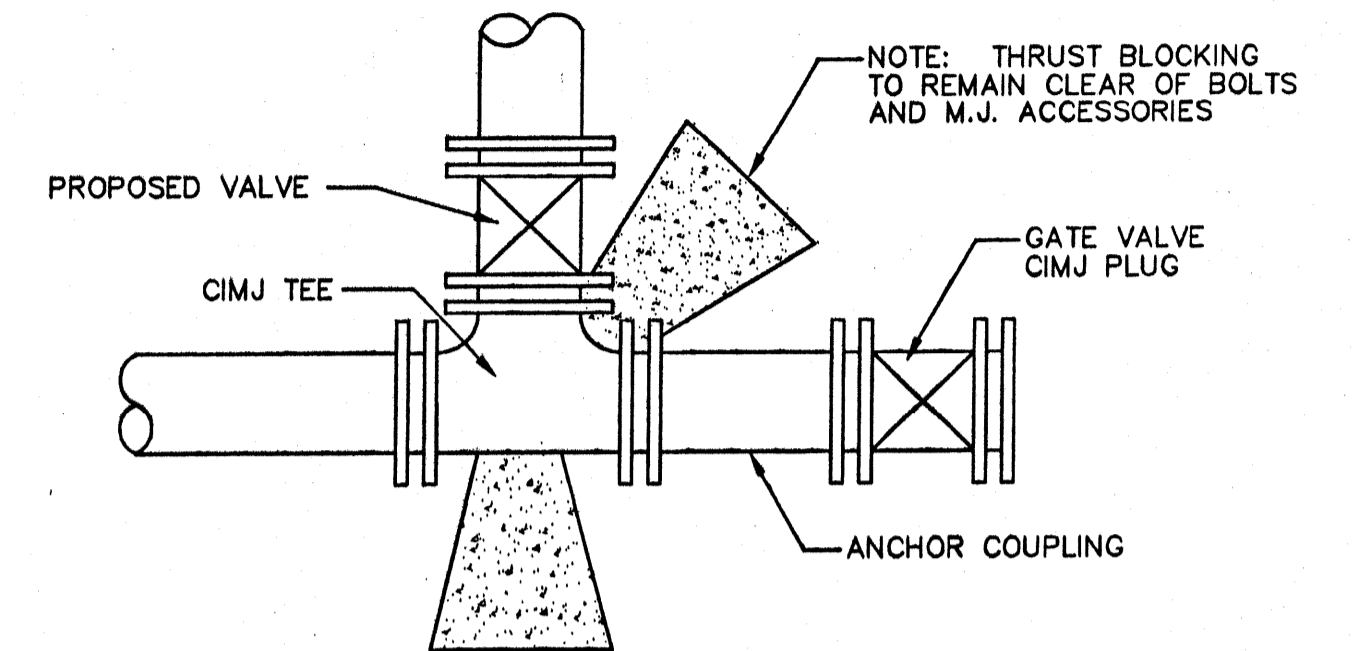
**ANCHORED VALVE ASSEMBLY**



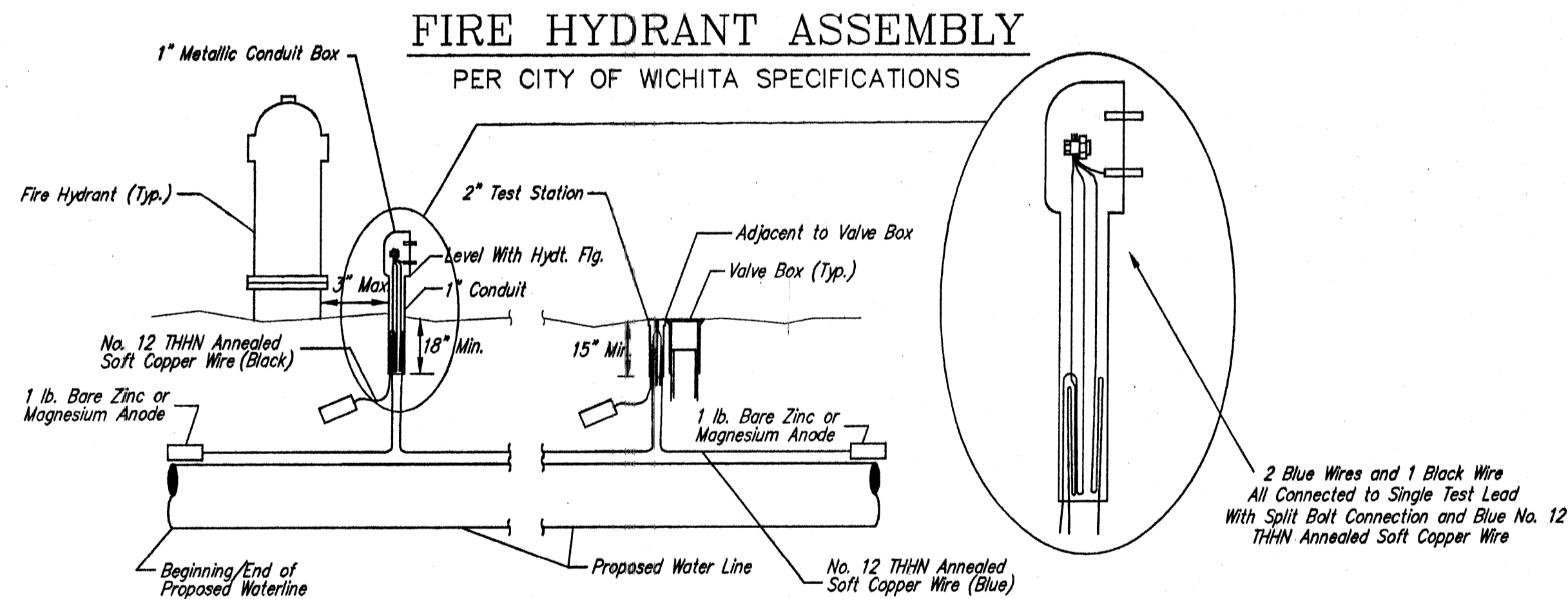
- MATERIALS LIST**
- 1-MJ ANCHOR TEE ("D"x 6")
  - 1-6" MJ GATE VALVE
  - 1-6" VALVE BOX
  - 6" DICT SJ PIPE (20' Max)
  - 1-FIRE HYDRANT
  - CONCRETE BLOCKING (AS NEEDED)

- \*\* 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	4+67.63	1333.40	1328.85	5.0'



**KEY BLOCK DETAIL**



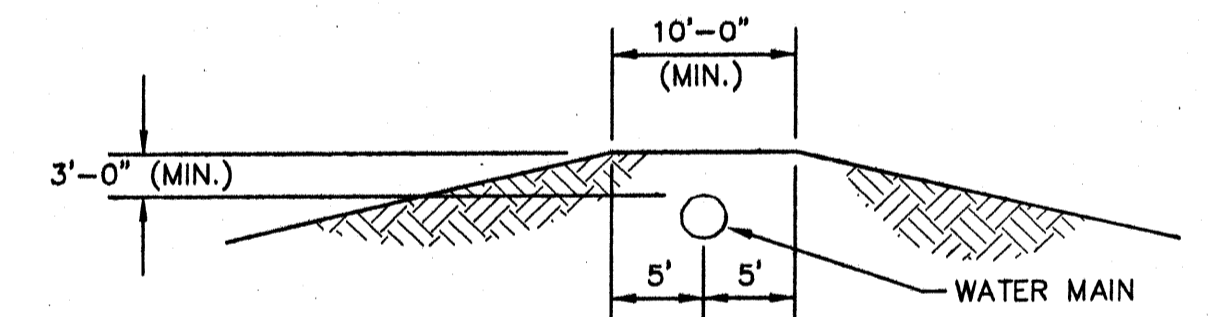
**TRACER WIRE**  
Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. Split-bolt connectors shall be used at splice locations. Electrical tape shall cover all splices so no bare wire is exposed. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of the waterlines. Any exceptions to the location of test stations shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 1 lb. Zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

**WIRE**  
The tracer wire shall be Blue No. 12 THHN annealed soft copper wire with thermal plastic insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. The insulation sheathing shall be removed such that 1" bare copper wire is exposed at all points of connection. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

**TEST STATIONS**  
The test station for fire hydrant applications shall be a 1 inch galvanized conduit style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The conduit style shall be attached to a 1 inch rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be installed to allow 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

**ANODES**  
The anodes shall be 1 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to Black No. 12 THHN annealed soft copper wire which shall be extended to the test station.

**TRACER WIRE DETAIL**  
COST IS SUBSIDIARY TO PIPE INSTALLATION

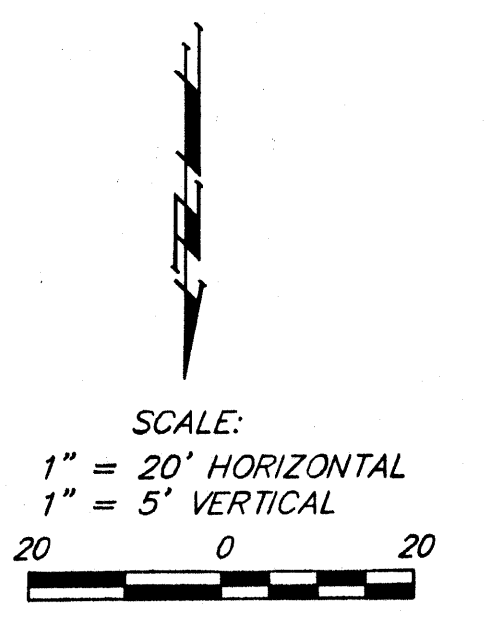
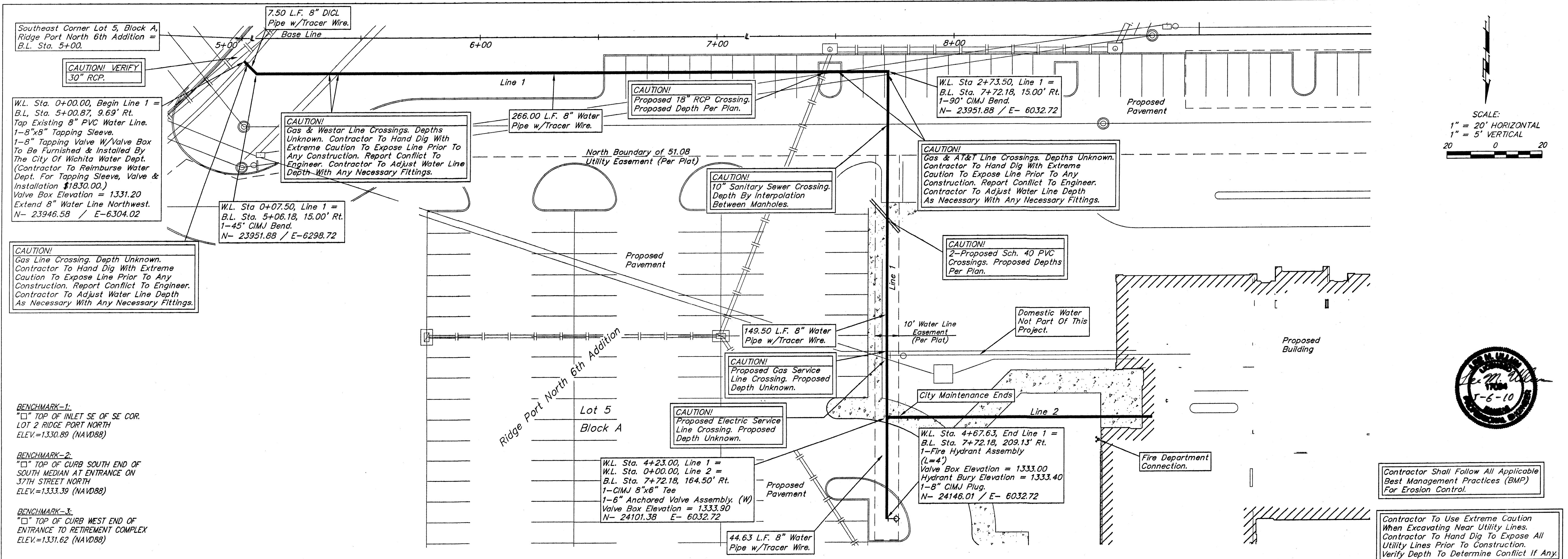


**PROTECTIVE FILL DETAIL**

MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN (2) FEET. (COST SUBSIDIARY TO PIPE INSTALLATION)

<p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-4201 (316) 268-4114 FAX</p>	<p>STANDARD WATER ASSEMBLY DETAILS</p>	
	<p>JAMES L. ARMOUR, P.E. - CITY ENGINEER</p>	
	<p>PROJECT NUMBER 1521 PPW (607853)</p>	<p>INDEX CODE NA</p>
	<p>DATE 05/10</p>	<p>SHEET 2 OF 6</p>





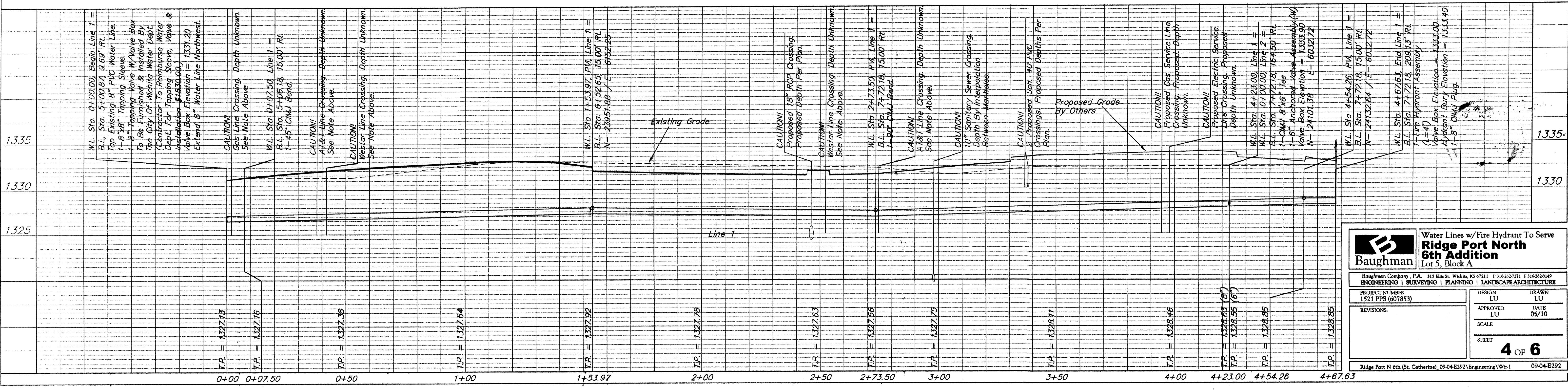
**BENCHMARK-1:**  
 "□" TOP OF INLET SE OF SE COR.  
 LOT 2 RIDGE PORT NORTH  
 ELEV.=1330.89 (NAVD88)

**BENCHMARK-2:**  
 "□" TOP OF CURB SOUTH END OF  
 SOUTH MEDIAN AT ENTRANCE ON  
 37TH STREET NORTH  
 ELEV.=1333.39 (NAVD88)

**BENCHMARK-3:**  
 "□" TOP OF CURB WEST END OF  
 ENTRANCE TO RETIREMENT COMPLEX  
 ELEV.=1331.62 (NAVD88)

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.



**Baughman** Water Lines w/Fire Hydrant To Serve  
**Ridge Port North**  
**6th Addition**  
 Lot 5, Block A

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P: 316-262-2721 F: 316-262-1449  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1521 PPS (607853) DESIGN: LU DRAWN: LU  
 APPROVED: LU DATE: 05/10  
 REVISIONS: SCALE: SHEET: 4 OF 6

Ridge Port N 6th (St. Catherine), 09-04-E292 (Engineering) Wb-1 09-04-E292

Southeast Corner Lot 5, Block A,  
Ridge Port North 6th Addition =  
B.L. Sta. 5+00.

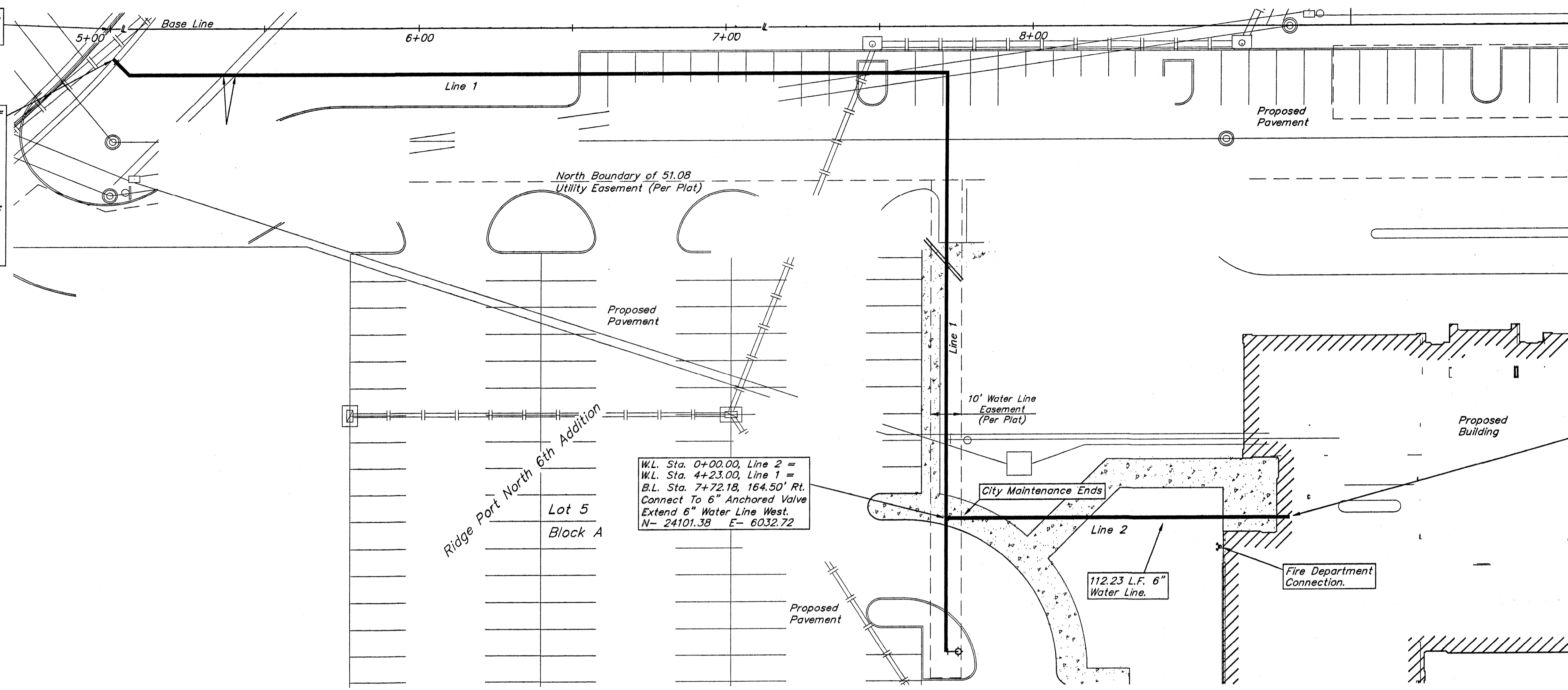
W.L. Sta. 0+00.00, Begin Line 1 =  
B.L. Sta. 5+00.87, 9.69' Rt.  
Tap Existing 8" PVC Water Line.  
1-8"x8" Tapping Sleeve.  
1-8" Tapping Valve W/Valve Box  
To Be Furnished & Installed By  
The City Of Wichita Water Dept.  
(Contractor To Reimburse Water  
Dept. For Tapping Sleeve, Valve &  
Installation \$1830.00.)  
Valve Box Elevation = 1331.20  
Extend 8" Water Line Northwest.  
N- 23946.58 / E-6304.02

**BENCHMARK-1:**  
"□" TOP OF INLET SE OF SE COR.  
LOT 2 RIDGE PORT NORTH  
ELEV.=1330.89 (NAVD88)

**BENCHMARK-2:**  
"□" TOP OF CURB SOUTH END OF  
SOUTH MEDIAN AT ENTRANCE ON  
37TH STREET NORTH  
ELEV.=1333.39 (NAVD88)

**BENCHMARK-3:**  
"□" TOP OF CURB WEST END OF  
ENTRANCE TO RETIREMENT COMPLEX  
ELEV.=1331.62 (NAVD88)

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



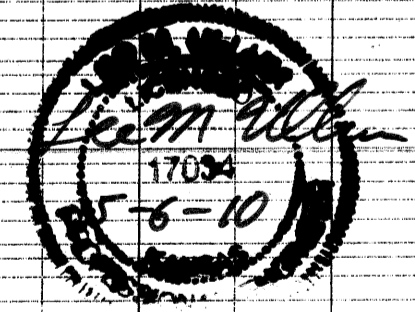
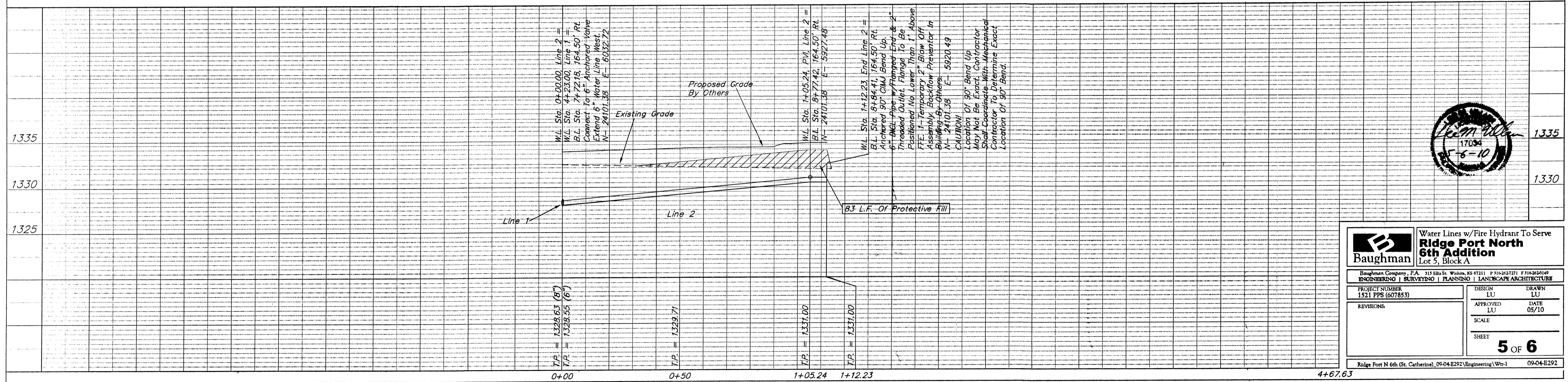
W.L. Sta. 0+00.00, Line 2 =  
W.L. Sta. 4+23.00, Line 1 =  
B.L. Sta. 7+72.18, 164.50' Rt.  
Connect To 6" Anchored Valve  
Extend 6" Water Line West.  
N- 24101.38 E- 6032.72

W.L. Sta. 1+12.23, End Line 2 =  
B.L. Sta. 8+84.41, 164.50' Rt.  
Anchored 90° CIMJ Bend Up.  
6" DICL Pipe w/Flanged End & 2"  
Threaded Outlet. Flange To Be  
Positioned No Lower Than 1' Above  
FFE. 1-Temporary 2" Blow Off  
Assembly. Backflow Preventor In  
Building By Others.  
N- 24101.38 E- 5920.49

**CAUTION!**  
Location Of 90° Bend Up  
May Not Be Exact. Contractor  
Shall Coordinate With Mechanical  
Contractor To Determine Exact  
Location Of 90° Bend.

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.



**Baughman** Water Lines w/Fire Hydrant To Serve  
**Ridge Port North 6th Addition**  
Lot 5, Block A

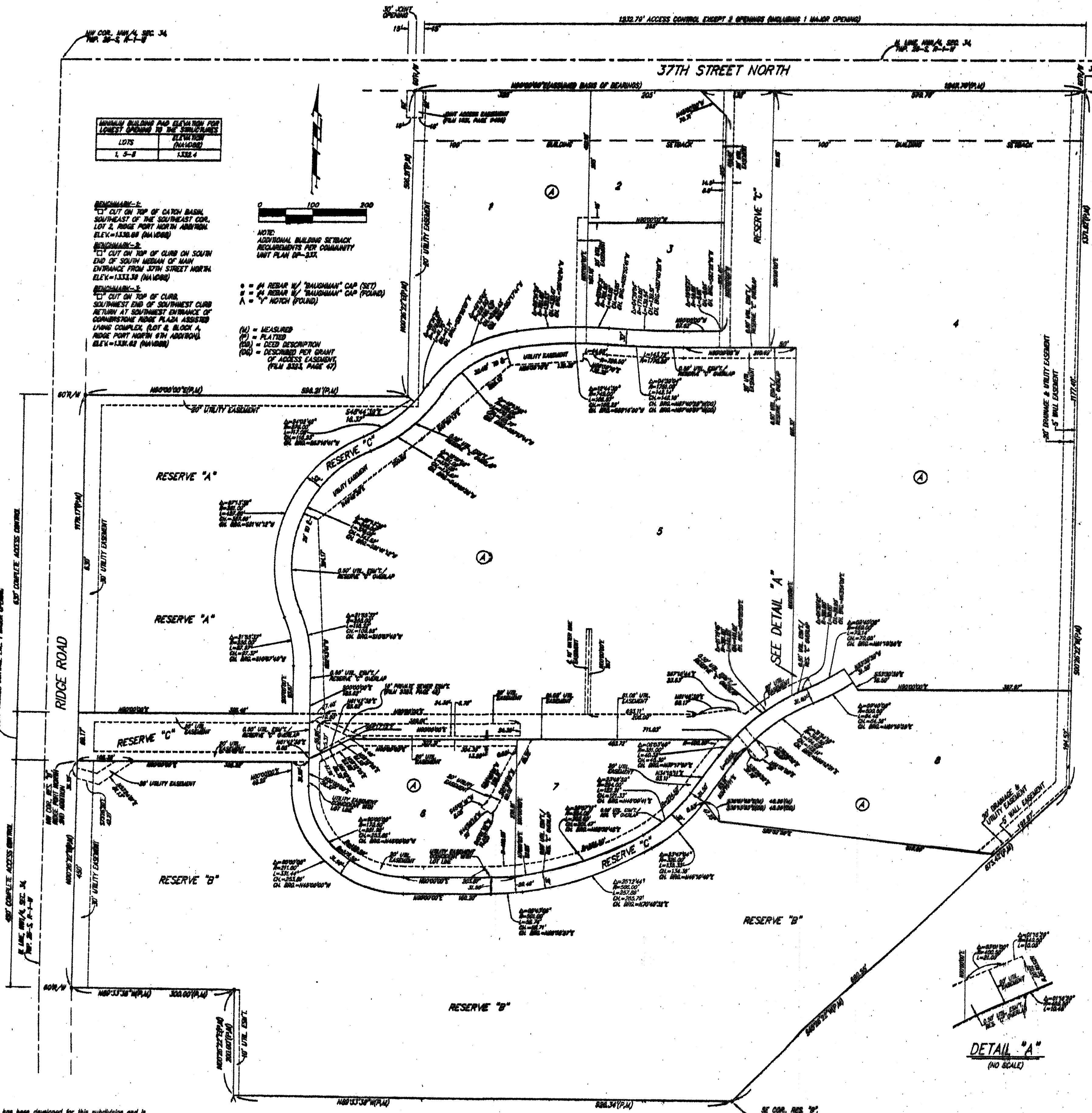
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 1521 PPS (607853)	DESIGN LU	DRAWN LU
REVISIONS:	APPROVED LU	DATE 05/10
SCALE		SHEET <b>5 OF 6</b>

Ridge Port N 6th (St. Catherine), 09-04-E292 (Engineering)\Wtr-1 09-04-E292

# RIDGE PORT NORTH 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "RIDGE PORT NORTH 6TH 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 all of Lot 1,  
together with all of Reserves "A" and "B", Ridge Port North 2nd  
Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 34, Twp. 26-S,  
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements, access controls, building setback lines,  
and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

This plat of "RIDGE PORT NORTH 6TH ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
G. Nelson Van Fleet

\_\_\_\_\_, Secretary  
John L. Schlegel

\_\_\_\_\_, Surveyor  
Michael G. Conroy

This plat approved and all dedications shown  
hereon accepted by the City Council of the City of Wichita, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_, Mayor  
Carl Brewer

\_\_\_\_\_, City Clerk  
Karen Sublett

Know all men by these presents that we,  
the undersigned owners, have caused the land in the surveyors certificate  
to be platted into Lots, a Block, and Reserves, to be known as "RIDGE  
PORT NORTH 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage and utility easements are  
hereby granted as indicated for drainage purposes and for the  
construction and maintenance of all public utilities. The water line  
easement is hereby granted as indicated for the construction and  
maintenance of public water line systems and related appurtenances. The  
wastewater easements are hereby granted as indicated for the construction and  
maintenance of private sewerage mains and utility main lines and service  
lines shall be allowed to cross these easements. Reserves "A" and "B"  
are hereby reserved for open space, landscaping, drainage purposes, lakes,  
barms, gazebos, signage, entry monuments, screening walls, sidewalks and  
utilities as confined to easements. Reserve "C" is hereby reserved for  
private drives, access purposes, signage, entry monuments, open space,  
landscaping, drainage purposes, sidewalks, parking, and utilities as confined  
to easements. Reserve "C" shall provide access to or from Lots 1  
through 8, inclusive, Block A. Reserves "A", "B", and "C" shall be owned  
and maintained by the lot owners association for the addition. Access  
controls shall be as depicted on the face of the plat and are hereby  
granted to the City of Wichita, Kansas. The permitted opening locations  
shall be as determined by the City Engineer of the City of Wichita, Kansas.  
The Minimum Building Pad Elevation for the lowest opening to the  
structures shall be as indicated on the face of the plat.

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2010.

Via Christi Property Services, Inc.,  
a Kansas not-for-profit corporation

\_\_\_\_\_, President  
R. Allan Allford

Camarstone Assisted Living, Inc.,  
a Kansas not-for-profit corporation

\_\_\_\_\_, President and CEO  
Jerry Carley

Catholic Diocese of Wichita,  
a Kansas not-for-profit corporation

\_\_\_\_\_, President  
Michael A. Jackels

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

State of Kansas) SS The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by R. Allan Allford, President of  
Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on  
behalf of the corporation.

\_\_\_\_\_, Notary Public

\_\_\_\_\_, Deputy County Surveyor  
Tricia L. Robello, L.S. #1246  
Sedgwick County, Kansas

My App't. Exp. \_\_\_\_\_

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2010, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Jerry Carley, President and  
CEO of Camarstone Assisted Living, Inc., a Kansas not-for-profit  
corporation, on behalf of the corporation.

\_\_\_\_\_, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before  
me, this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Michael A. Jackels, President  
of Catholic Diocese of Wichita, a Kansas not-for-profit corporation, on  
behalf of the corporation.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

My App't. Exp. \_\_\_\_\_

