

Lateral 116 War Industries Sewer

TO SERVE

HEDGEWOOD 2ND ADDITION

Project No.

468-76-245-82261-000-000-001

Index Code:

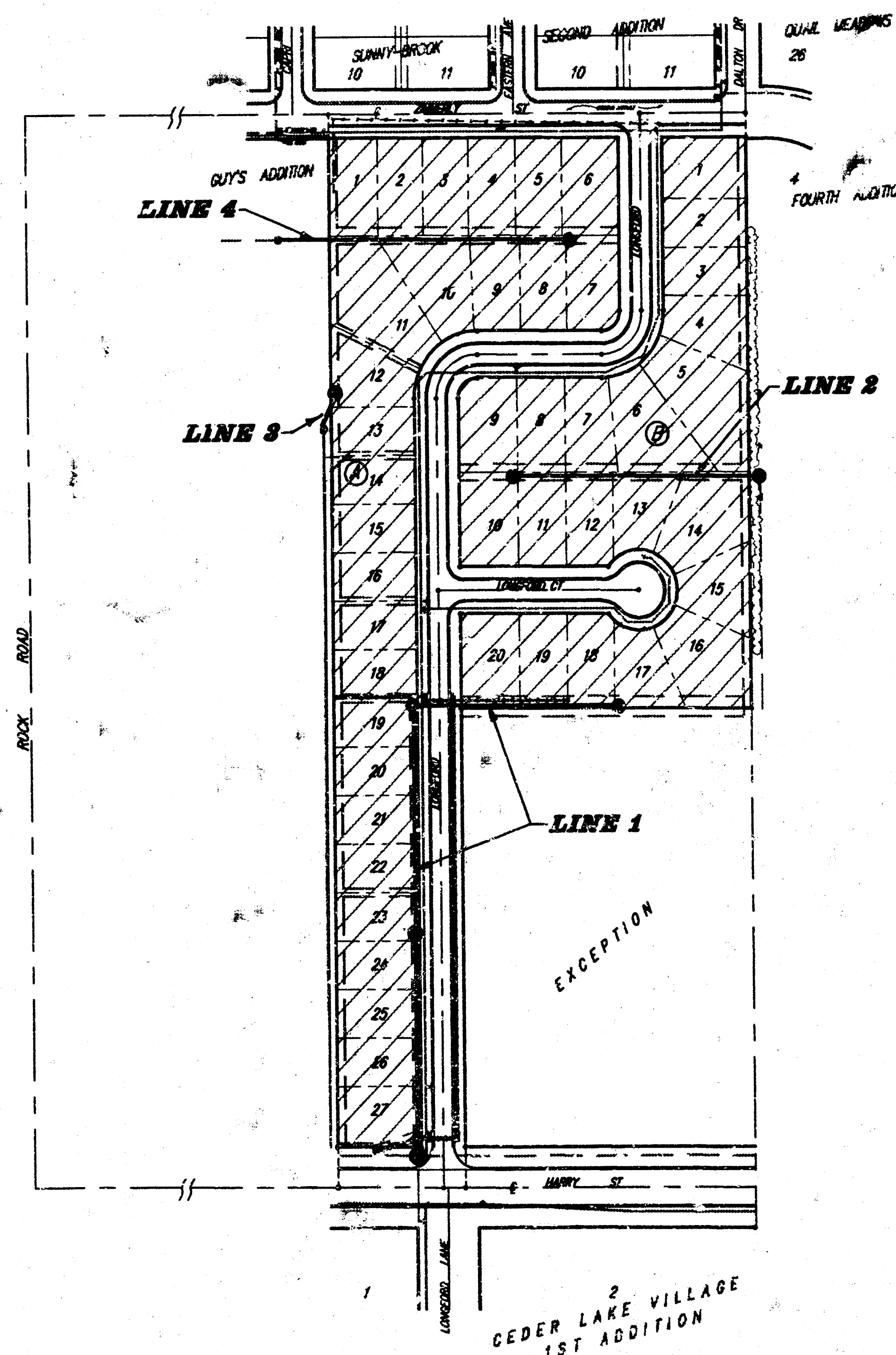
741470

CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

General Notes

- 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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 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 burrow location.
- Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plan. All costs for grading shall be paid as lump sum for easement grading.
- Traffic will not be affected by construction on this project.
- Contractor shall regrade and reseed all disturbed established lawn areas back to a good condition within the project as per City Specifications. The cost of fence replacement, lawn regrading and reseeding, and any other items as necessary within the established areas shall be considered as incidental to the project.



Project Area

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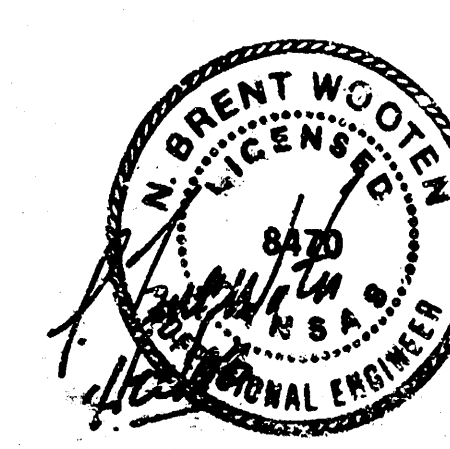
BENCHMARK: City Disc at top of the West Handrail, at N. end of KCBC Longford Street approximately 300' S. of Centerline of Harry. Elev. = 159.72 CITY DATUM

SCALE: 1" = 150'

BENEFIT DISTRICT

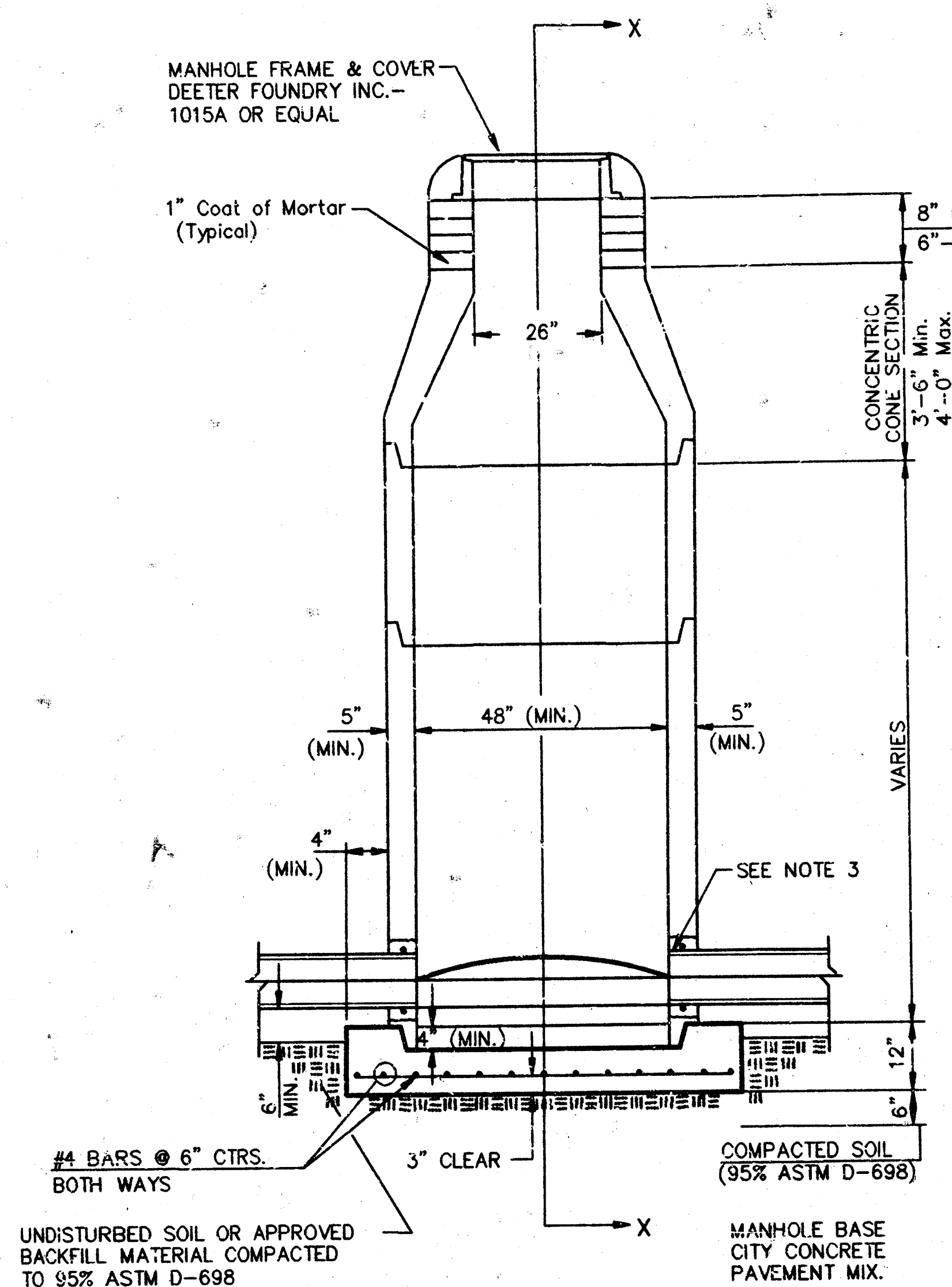
Booked 9-17-93
JKB
From As Builts

As Built 8-20-93 A.Z.

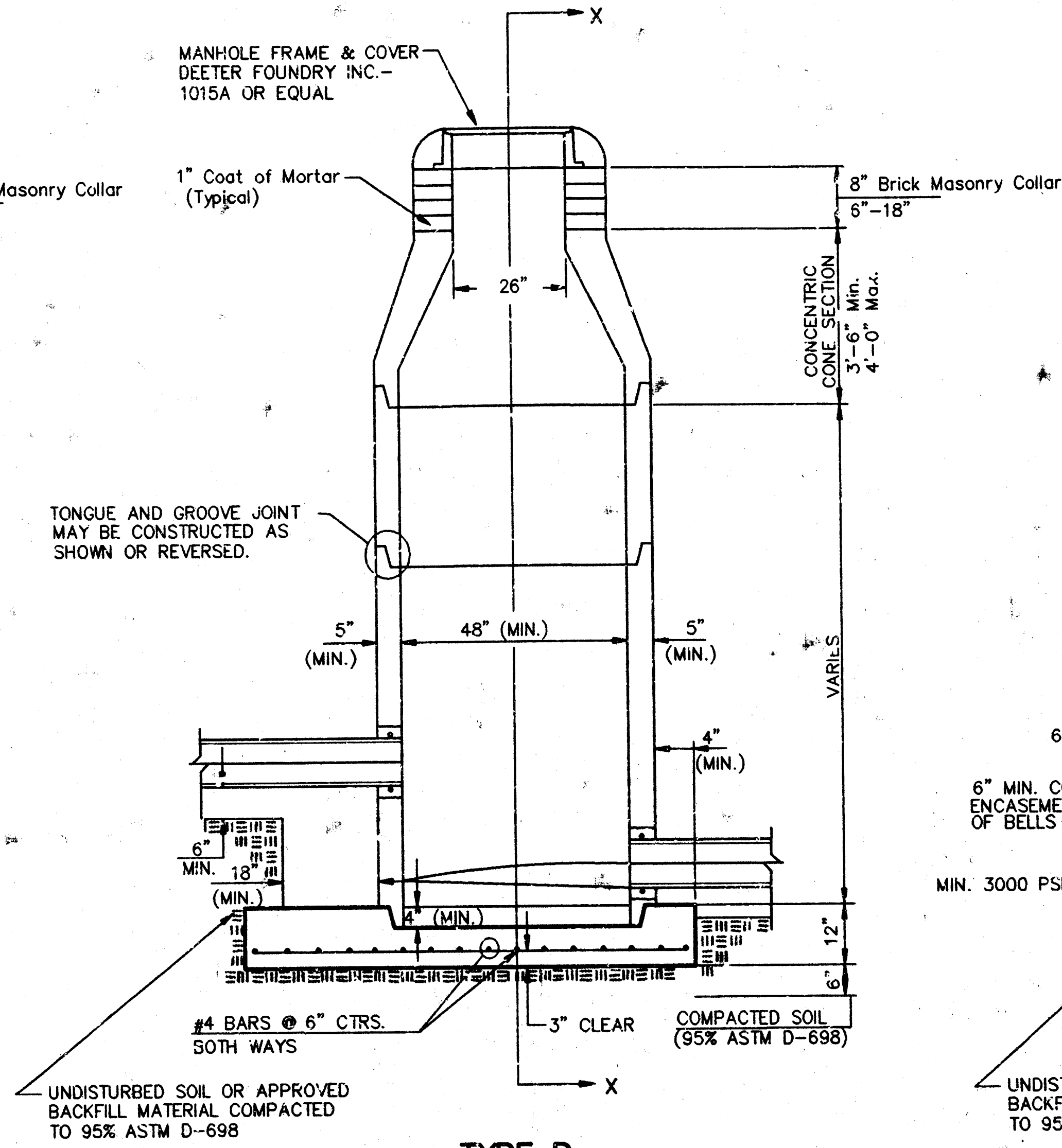


BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

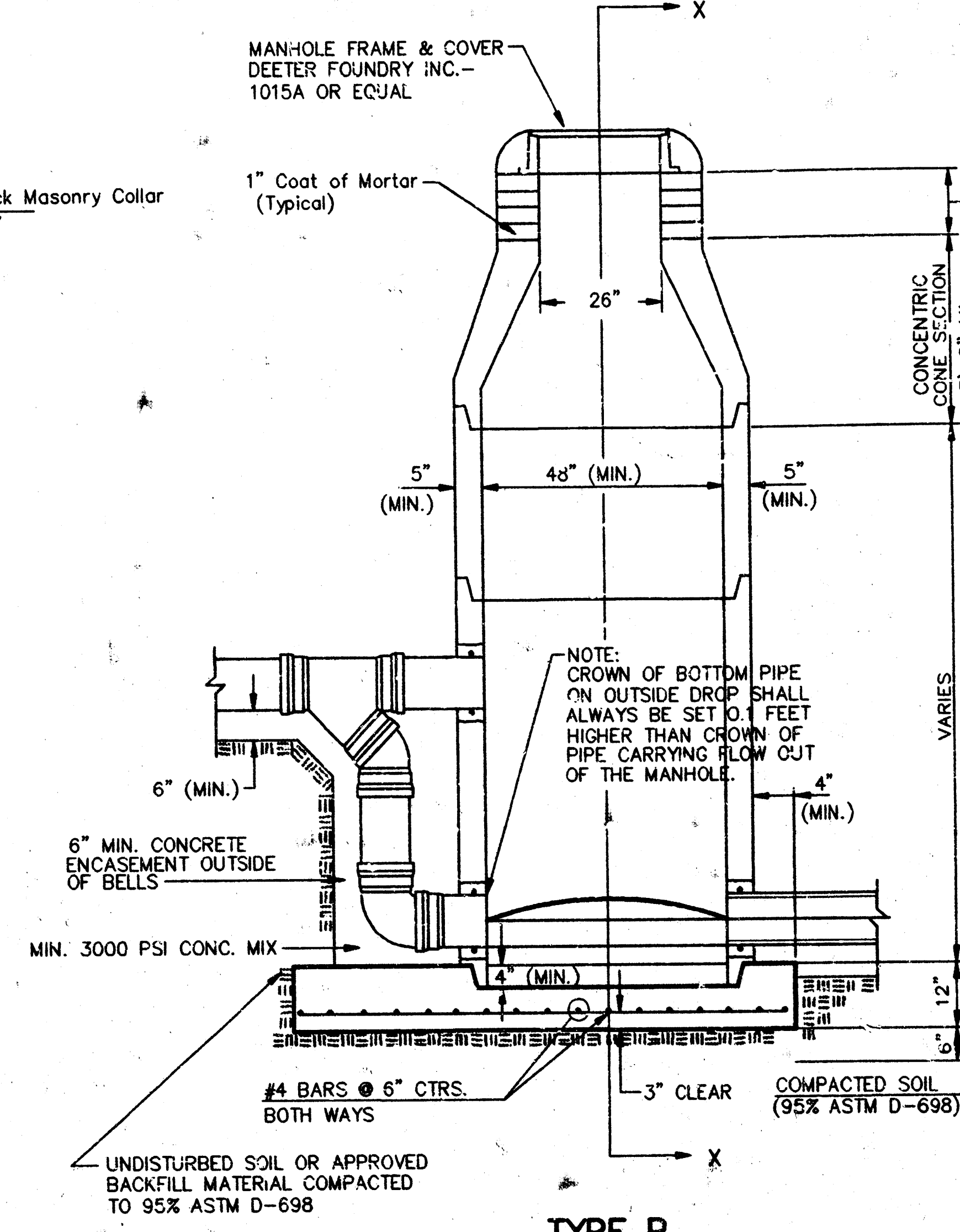
SEWER APPURTENANCES DETAILS



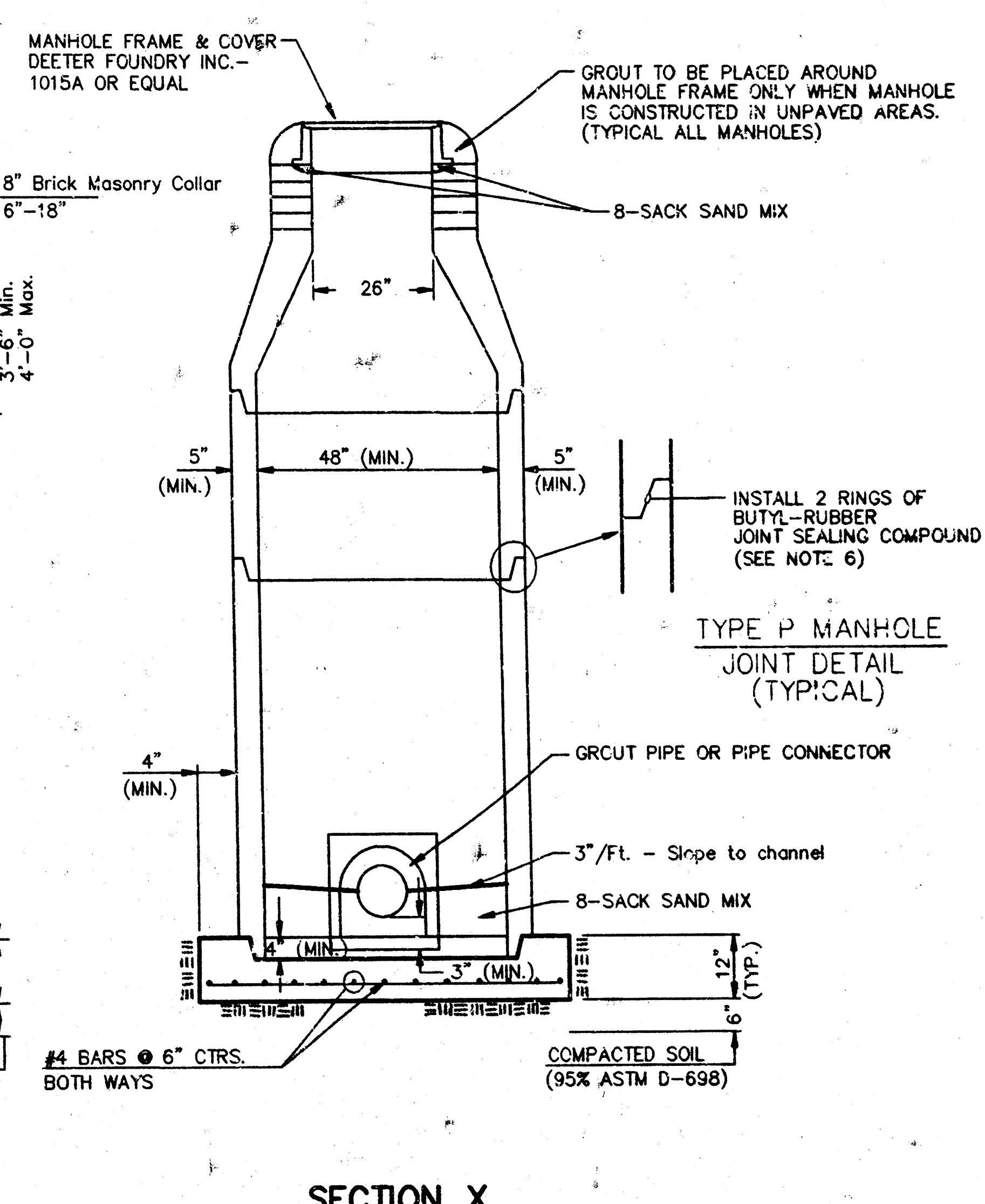
**TYPE P
STANDARD MANHOLE**



**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



**SECTION X
(TYPICAL)**

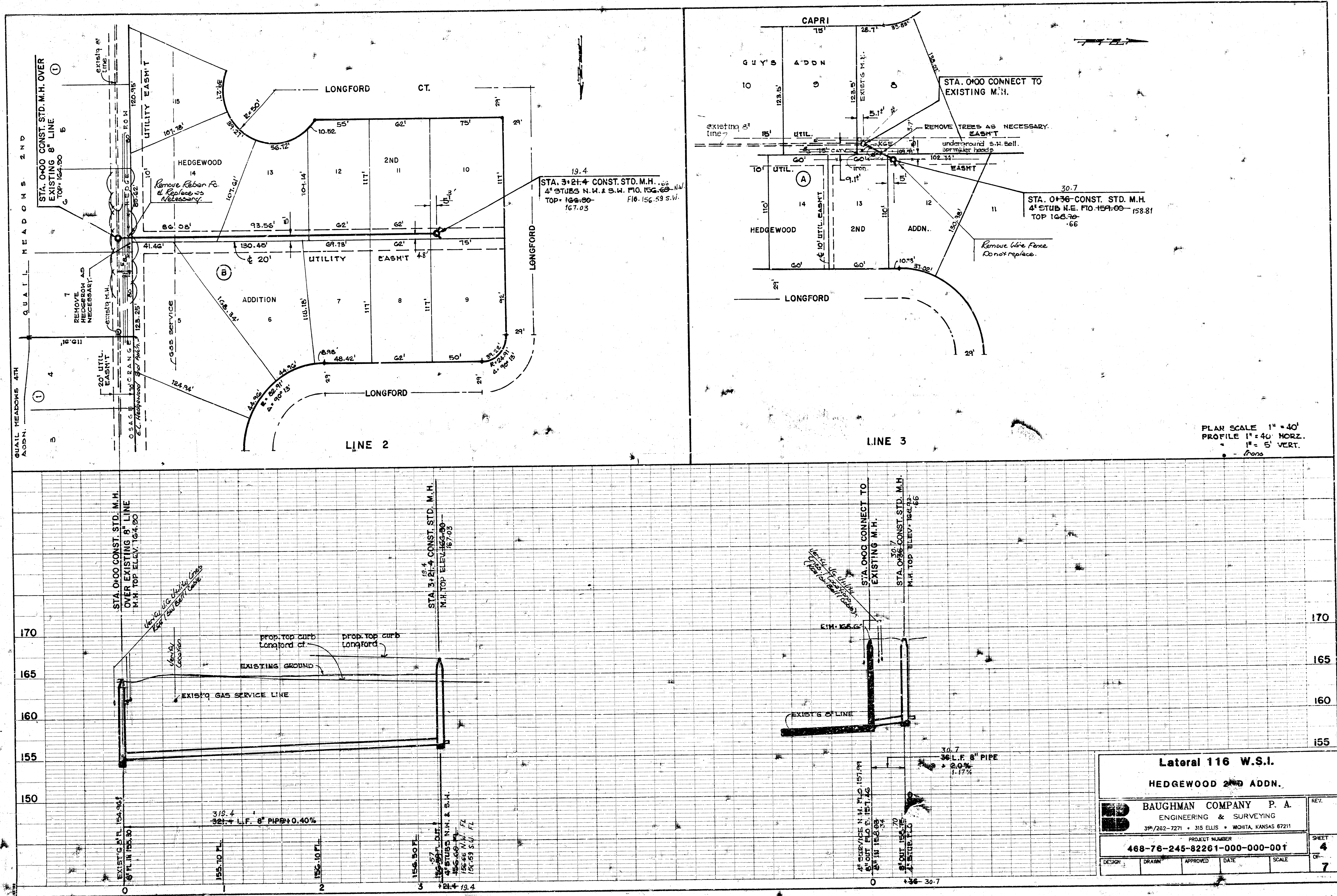
- GENERAL NOTES**
PRECAST MANHOLE NOTES
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
 - APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE GROUTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TMEC SERIES 65 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
 - JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 - PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
 - TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
 - LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
 - MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

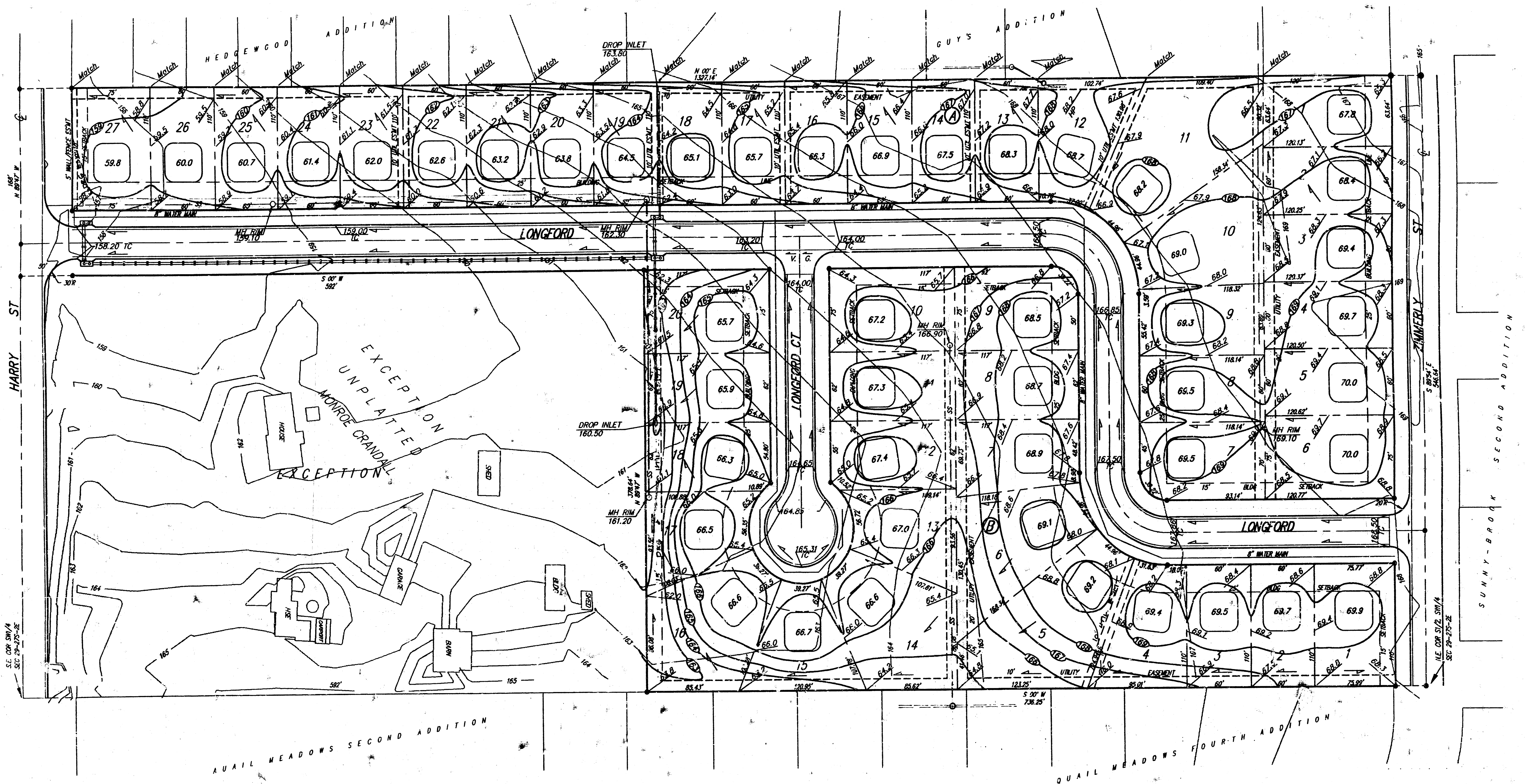
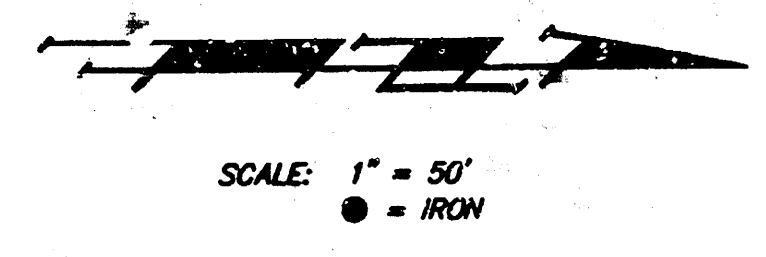
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO REVEAL LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE GRADED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

- MANHOLE COVER, CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.

CITY OF WICHITA, KANSAS
STANDARD MANHOLE DETAILS
SEWER APPURTENANCES-DETAILS

BAUGHMAN COMPANY P. A.		REV.
ENGINEERING & SURVEYING		
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211		
PROJECT NUMBER		SHEET
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DESIGN	DRAWN	OF
APPROVED	DATE	7
SCALE		



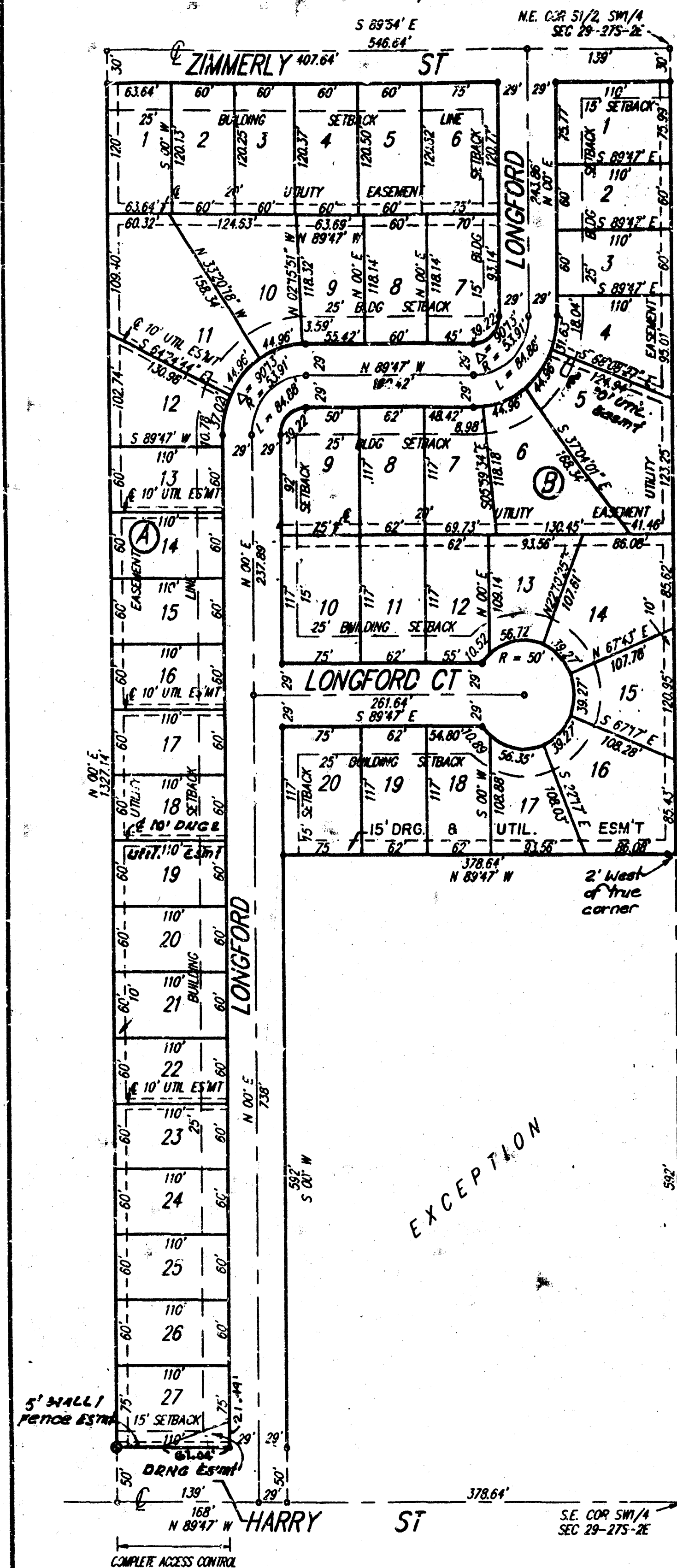


NOTE:
 Proposed minimum garage floor elevations are shown on plans.
 Contractor to set finish floor elevation.
 All street elevations shown on plans are for top of curb (full height).
 Contour elevations shown are for graphic representation of drainage Concept. Spot elevations shall take precedence over contour lines.

SUBDIVISION GRADING PLAN					
HEDGEWOOD 2ND ADDITION					
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
484-78-245-82261-000-000-C01					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
P.J.M.	G.D.		NOV 23, 92	1" = 50'	6
					7

HEDGEWOOD 2ND 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 "HEDGEWOOD 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the east 1/4 of the SW 1/4 of the
S 1/2 of the SW 1/4 of Sec. 29, Twp. 27-S, R-2-E of the 6th P.M.,
Sedgwick County, Kansas, except the east 378.64 feet of the south
592 feet thereof.

Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date 11-2-92

Gregory F. Severns Surveyor
Gregory F. Severns



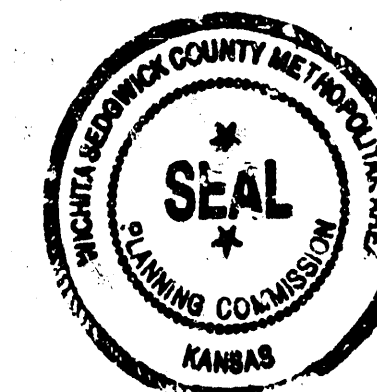
This plat of "HEDGEWOOD 2ND ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission, Wichita, Kansas.

Dated this 10th day of September 1992.

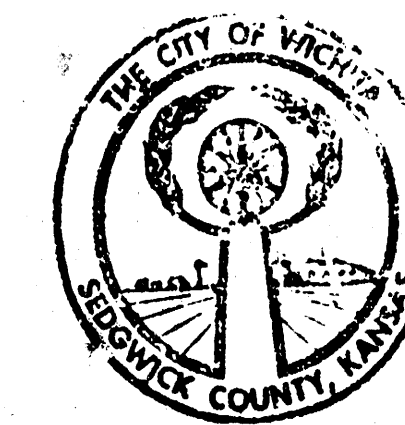
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Christopher J. Goebel Chairman
Christopher J. Goebel

Marvin S. Krout Secretary
Marvin S. Krout



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 15th day of December 1992.



Frank R. Gille Mayor
Frank R. Gille

Pat Burnett Deputy City Clerk
Pat Burnett

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 "HEDGEWOOD 2ND ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the con-
struction and maintenance of all public utilities. The streets are
hereby dedicated to and for the use of the public. All abutters
rights of access to or from Harry St., over and across the south
line of Lot 27, Block A, are hereby granted to the City of Wichita,
Kansas. The wall/fence easement is hereby granted as indicated for
the construction and maintenance of a private screening wall or
fence and utility main lines and service lines are allowed to cross
this easement.

Casado-McKay, Inc., a Kansas corporation
John W. McKay Jr. President
John W. McKay Jr.

We, the undersigned, holder of a mortgage
on the above described property, do hereby consent to this plat
of "HEDGEWOOD 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Monroe Crandall
Monroe Crandall

State of Kansas) SS The foregoing instrument acknowledged
Sedgwick County) before me, this 28th day of January, 1993, by Monroe Crandall
and Marcelle Crandall.

My Appt Exp. 2-3-95 Mildred E. Franz Notary Public
Mildred E. Franz

Entered on transfer record this 14th day
of April 1993.



Susan E. Crockett County Clerk
Susan E. Crockett

1282532

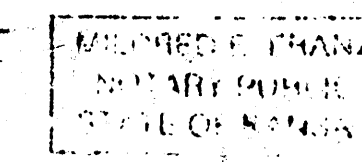
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 15th day
of April 1993, at 9 o'clock A.M. and is duly re-
corded.

Pat Kettler Register of Deeds
Pat Kettler by Ed Mesa

Ed Mesa Deputy
Ed Mesa

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 27th day of October, 1992, by John
W. McKay Jr., President of Casado-McKay, Inc., a Kansas
Corporation, on behalf of the corporation.

My App't. Exp. 2-3-95 Mildred E. Franz Notary Public
Mildred E. Franz



488-76-143-02281-000-000-000 18-10-5-d