SANITARY SEWER IMPROVEMENTS

to serve

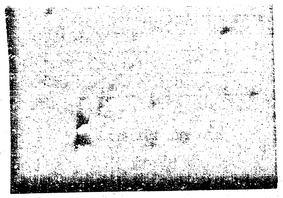
THE FAIRMONT 3RD ADDITION

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Private Project Number

1606 PPS (607861)



GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) 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	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-800-303-0357
SBC	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Southern Star Pipeline Co.	529-6600
Phillips Pipeline Co.	1-800-766-8230
Jayhawk Pipeline Co.	1-888-542-9575

2. Utility service lines, poles, valve boxes, meters, and etcetera 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.

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, in the opinion of the Engineer, that 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.

4. 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.

5. 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.

6. 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

7. 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.

8. When connecting to existing manhole or stub, the contractor shall reshape manhole bottom or adjust the existing stub's alignment or elevation as necessary. Cost shall be subsidiary to project.

9. All areas disturbed during construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.

10. The developer for this project is Ritchie Development Corp., the contact person is Rob Ramseyer, (316)684-7300.

11. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.

Benchmarks

BM #1: Cross on South West Corner of Lot 25 Block H, The Fairmont Addition.
Elev. = 204.61 (City Datum)

BM #2: "D" Cut on Curb at North East Entrance to Church of the Magdalen 2nd Addition.
Elev. = 190.48 (City Datum)

Sheet Index

Title Sheet/ SS Line 1	1
Cleanout Riser Detail	2
Riser Detail	3
Copy of Plat	4

McCullough Excavation, Inc. - Contractor
Edingfield, Baughman - Inspector
Released 12/29/05
As-Built - Riser
.pdf by JDL 1/6/06

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION \ DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
1	4" Stub	13	A	1	0+00.7/Lt.	11.5'	15.0'

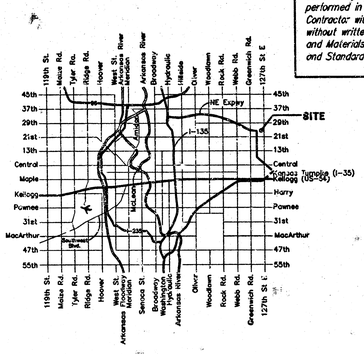
NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation. Riser construction shall be according to method "B". See Detail, sheet 3.

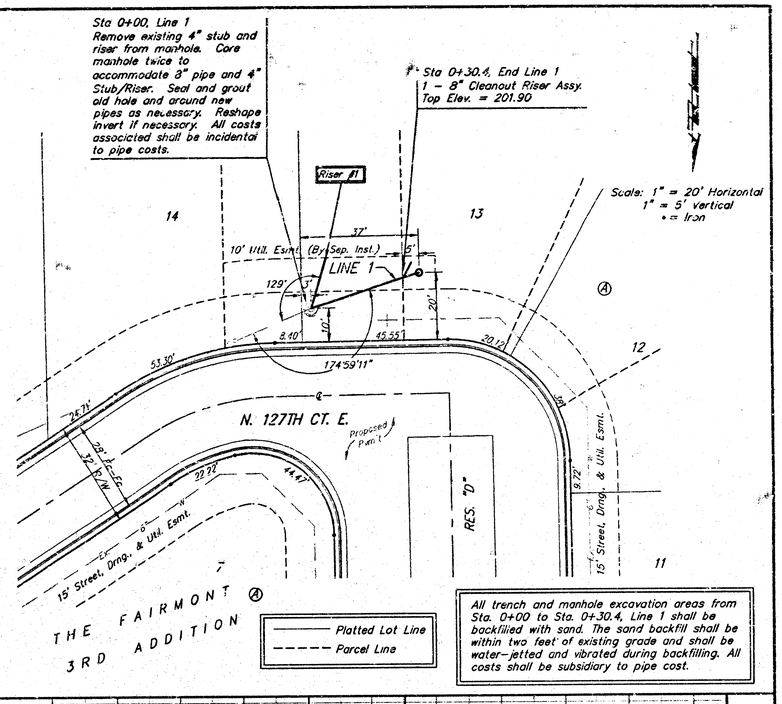
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers URH 11/15/05

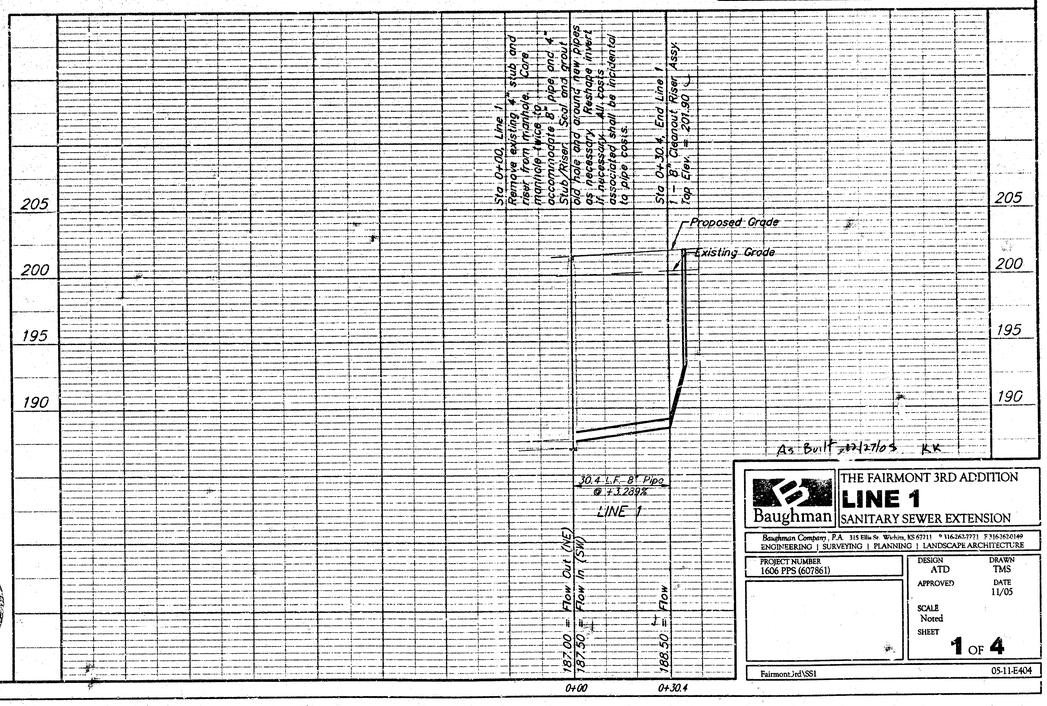
NOTE TO CONTRACTORS

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).





All trench and manhole excavation areas from Sta. 0+00 to Sta. 0+30.4, Line 1 shall be backfilled with sand. The sand backfill shall be within two feet of existing grade and shall be water-jetted and vibrated during backfilling. All costs shall be subsidiary to pipe cost.

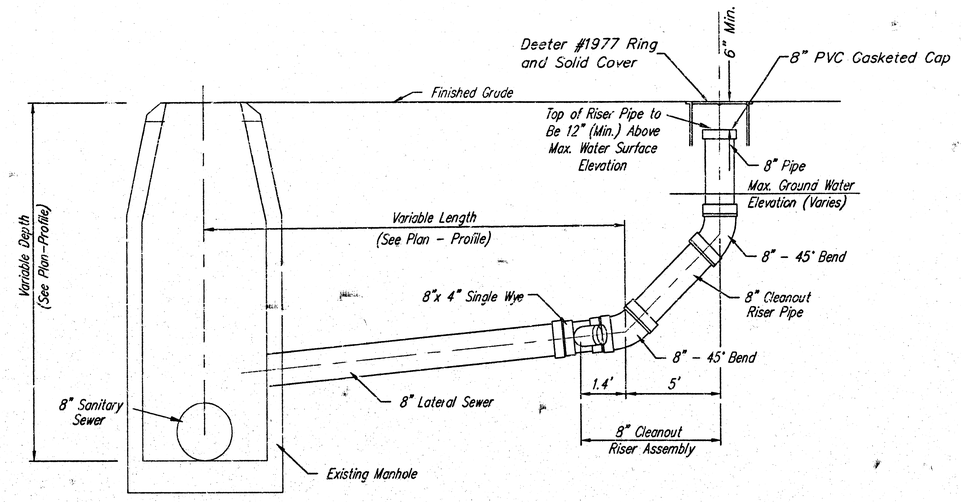


Baughman
THE FAIRMONT 3RD ADDITION
LINE 1
SANITARY SEWER EXTENSION

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 T 3163637771 F 3163620149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 1606 PPS (607861)	DESIGN ATD / DRAWN TMS
	APPROVED / DATE 11/05
	SCALE Noted
	SHEET 1 OF 4

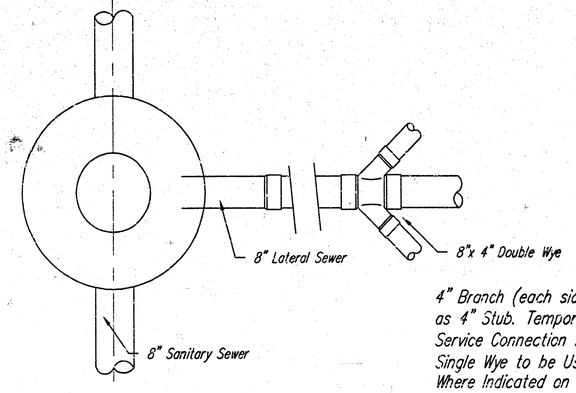
Fairmont.ltr\SS1 05-11-E404



NOTES

1. 8" Lateral to be Air-Tested up to the Top of PVC Pipe, per Standard Specifications.

2. All PVC pipe fittings in cleanout riser assembly shall be solvent-welded, except 8" pipe cap.



4" Branch (each side) To Serve as 4" Stub. Temporary Plug Until Service Connection is Required. Single Wye to be Used Where Indicated on Plan.

8" CLEANOUT RISER ASSEMBLY DETAIL

Baughman

8" Cleanout Riser Details

Baughman Company, P.A. 315 Ella St. Wichita, KS 67211 P 316.263.7271 F 316.263.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER

DESIGN DRAWN

REVISIONS:

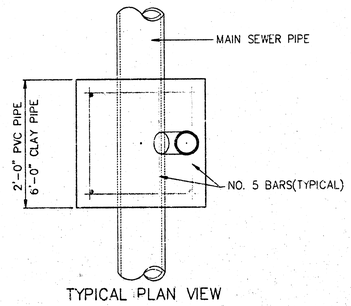
APPROVED DATE

SCALE

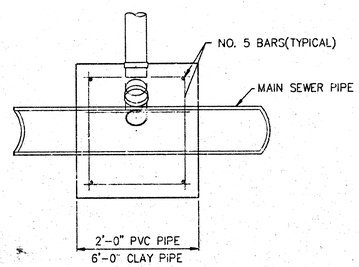
SHEET 2 OF 4

VERTICAL RISER DETAILS

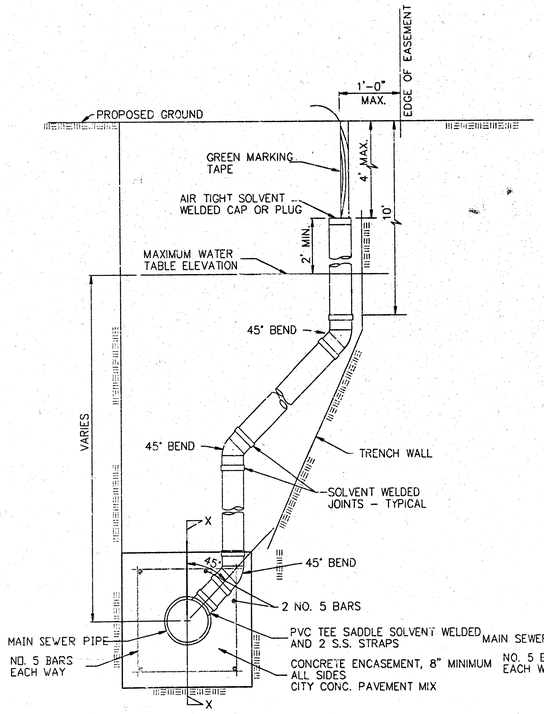
ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA, KANSAS
OCTOBER 1992



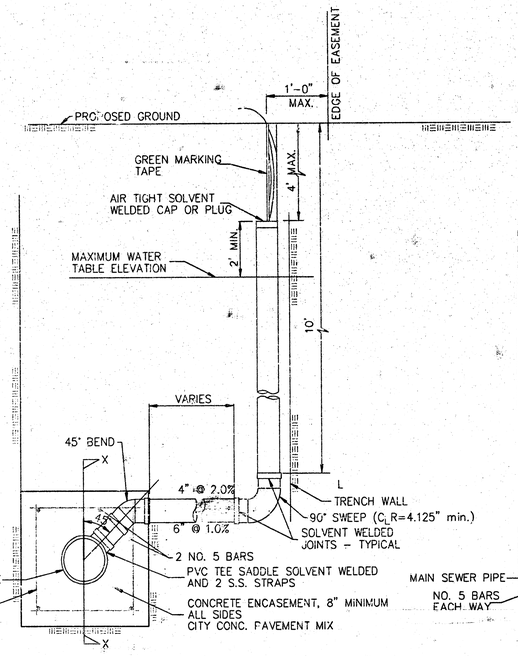
TYPICAL PLAN VIEW



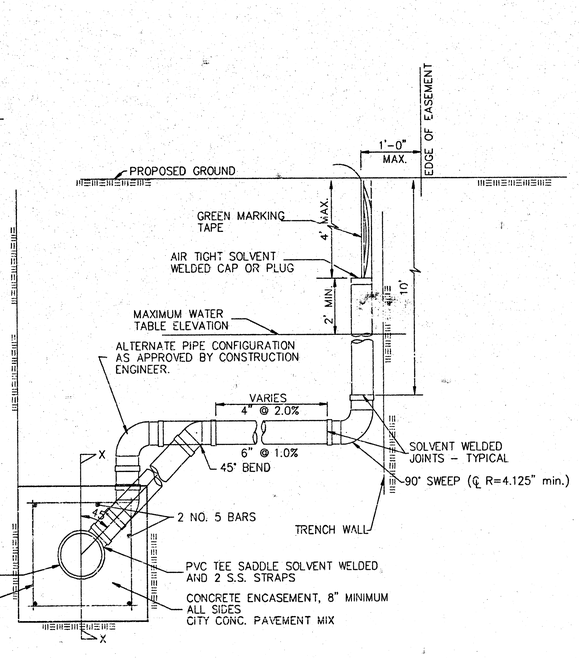
TYPICAL SECTION X-X



METHOD "A"



METHOD "B"



METHOD "C"

NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

GENERAL NOTES

1. RISERS. Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table. Risers shall also be installed to serve all lots and tracts where the sanitary sewer main depth is greater than 12 feet below the proposed ground elevation. Installation of risers because of field conditions shall be as approved by the Construction Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.

2. PIPE STUBS. Pipe stubs shall be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole pipe stub and the flowline of the sanitary sewer main out of the manhole shall not exceed 2 feet. Risers shall be utilized at manhole pipe stubs as indicated in Note 1. Manhole pipe stubs shall be set such that the top of the stub is not lower than the top of the sanitary sewer main.

3. SIZING. Pipe stubs and risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers or pipe stubs are required because of field conditions, the risers and stubs shall be six-inch diameter for commercial or industrial properties and 4" or 5" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers and stubs shall be approved by the Construction Engineer prior to installation.

4. RISER OR STUB MATERIAL. Risers and stubs shall be constructed of Schedule 40 PVC Pipe, meeting the requirements of the latest revision of A.S.T.M. . All pipe joints shall be solvent welded.

5. REINFORCED CONCRETE ENCASEMENT. Riser connections to clay pipe sanitary sewers shall be reinforced concrete encased both ways from the riser centerline. The reinforced concrete encasement shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary Sewer mains shall be reinforced concrete encased one foot each way from the riser centerline. The concrete encasement shall be reinforced using reinforcing steel as shown in the appropriate drawing. The concrete shall conform to the City Standard Specifications for concrete pavement.

6. BEDDING. Bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.

7. SUPPORT OF RISERS. Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and backfilling the riser pipe shall be approved by the Construction Engineer.

8. PLUGGING. The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.

9. TOP OF THE RISER PIPE. The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. Where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation two feet (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.

10. MARKING. Locations of the ends of the sanitary sewer riser pipe shall be marked by fastening green colored plastic tape to the end of the riser. The tape shall be supported by a length of wooden 2 x 4, extending from the top of the riser pipe to the proposed ground surface. The green tape shall be visible and extend one foot above the proposed ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.

11. LOCATION MEASURES. The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicating the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser.

12. RISER LOCATION. The riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.

13. PAYMENT. "Sanitary sewer risers" shall be paid for at the contract unit price per each, which price shall be full compensation for all pipe, fittings, marking tape, length of wooden 2 x 4, reinforced concrete encasement, support during backfill, backfill, labor, site restoration, and any other items necessary to complete the work.

"Manhole stubs" shall be paid for at the contract unit price per each, which shall be full compensation for all labor, material, and incidentals necessary to complete the work including all pipe, fittings, reinforced concrete encasement, and all other items as required and listed for "Sanitary Sewer Risers".

Baughman

CITY OF WICHITA, KANSAS

Riser Details

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.262.2221 F 316.262.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN STAFF	DRAWN STAFF
REVISIONS	APPROVED	DATE
	SCALE NONE	
	SHEET 3 OF 4	

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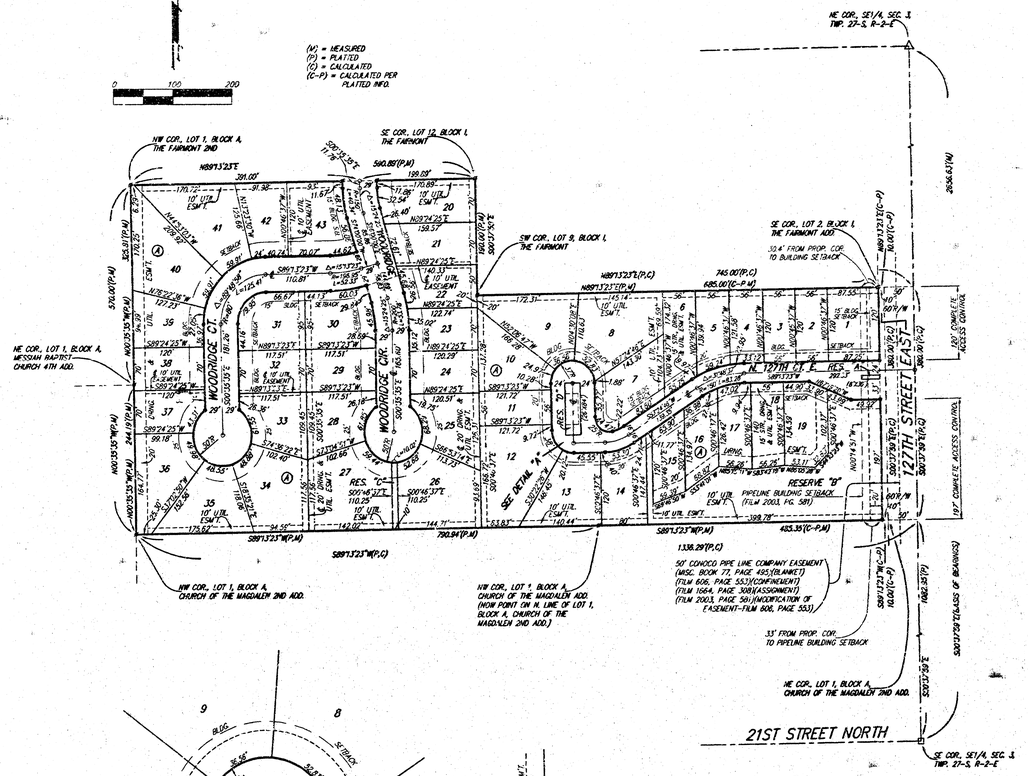
THE FAIRMONT 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

● = ¼" REBAR W/ "B. JOHNAW" CAP (SET)
■ = ¼" REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 1/2" IRON (FOUND)
△ = STONE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.

0 100 200



NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

BENCHMARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK "JC 41" SOUTH AND 58' WEST OF IRON 6, BOTH 17.0' SW OF ASPHALT, 14.2' EAST OF P.P. 17.0' WES) OF P.P.
ELEV. = 1371.95 CITY DATUM (1361.38 NGVD29)

TOP OF IRON "-SE COR., SE1/4, SEC. 3, TWP. 27-S, R-2-E, (127TH ST. EAST & 21ST ST. NORTH).
ELEV. = 1398.01 CITY DATUM (1385.41 NGVD29)

"+" CUT, SW COR., LOT 25, BLOCK H, THE FAIRMONT.
ELEV. = 2[illegible].61 CITY DATUM (1392.01 NGVD29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
14-19	A	1381	1376.5
36-40	A	1385	1383.9

NOTE:
LOTS 1 THROUGH 18, BLOCK A, WITHIN THE FAIRCHILD 3RD SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is c true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Block A, The Fairmont 2nd, an Addition to Wichita, Sedgwick County, Kansas.

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

Baughman Company, P.A.

_____, Surveyor
Michael G. Correy

Know all men by these presents that we, the undersigned, hove caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "THE FAIRMONT 3RD", an Addition to 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 drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, landscaping, drainage purposss, open space, streets, and utilities. Reserve "B" is hereby reserved for lakes, drainage purposes. open spaces, berms, pedestrian access and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, sidewalks, and public pedestrian access. No obstructions shall be constructed or placed on or within said Reserve "C". Reserve "D" is hereby reserved for open space, landscaping, streets, parking as confined to easements, drainage purposes, and utilities. The parking easements within said Reserve "D" shall be used for residential parking exclusively. No obstructions shall be constructed or placed on or within the parking easements in said Reserve "D". Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent Lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Fairmont LLC, a Kansas limited liability company
Ritchie Associates, Inc., Manager

_____, President
Kevin M. Mullen

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this____day of_____, 2004, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of Fairmont LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "THE FAIRMONT 3RD", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

_____, _____
(Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged be-fore me, this____day of_____, 2004, by_____, _____ (Title) of INTRUST Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp._____

This plat of "THE FAIRMONT 3RD", an Addition to 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_____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Mornell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, 2004.

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

Entered on transfer record this____day of_____, 2004.

_____, County Clerk
Don Brace

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____day of_____, 2004 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
F:\PLAT\THE FAIRMONT 3RD ADD\DWG\FAIRMONT3RD.DWG MGC