

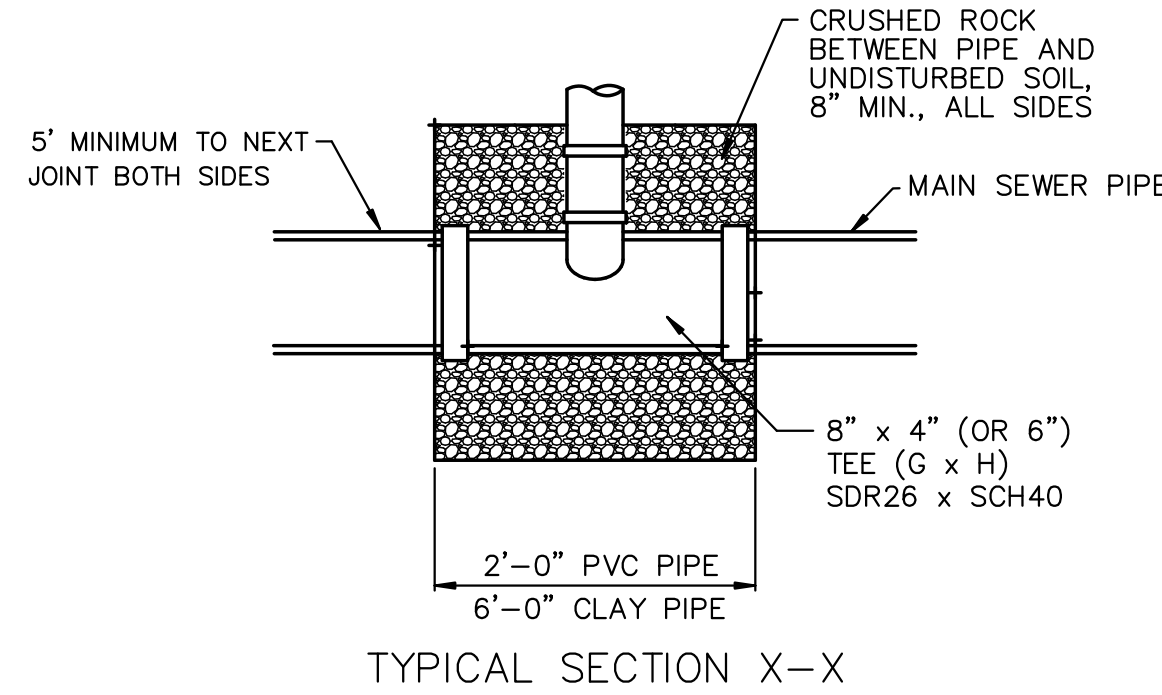
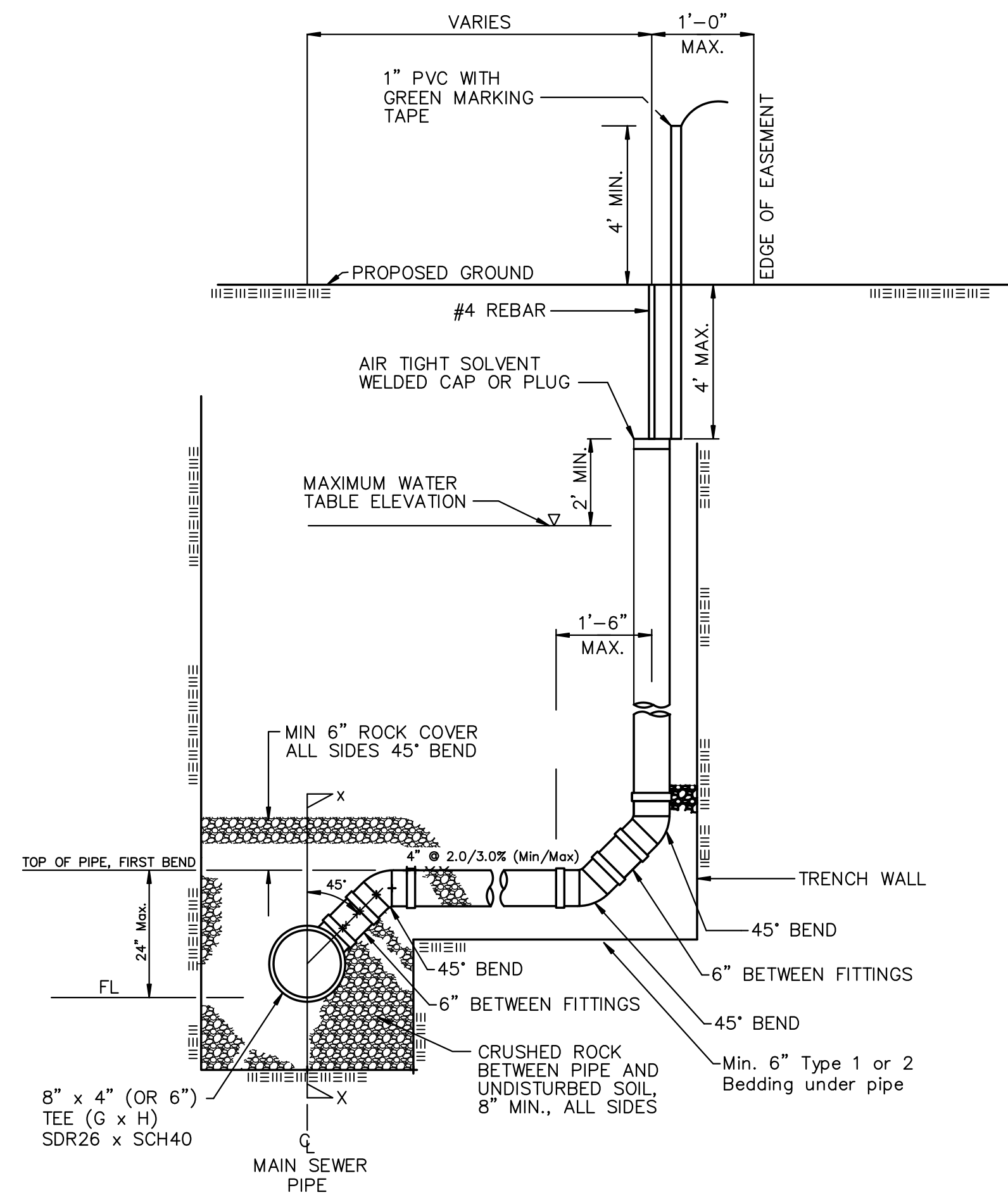
VERTICAL RISER DETAILS



ADOPTED AS STANDARD DESIGN
BY CITY OF WICHITA, KANSAS
AUGUST 2007

GENERAL NOTES

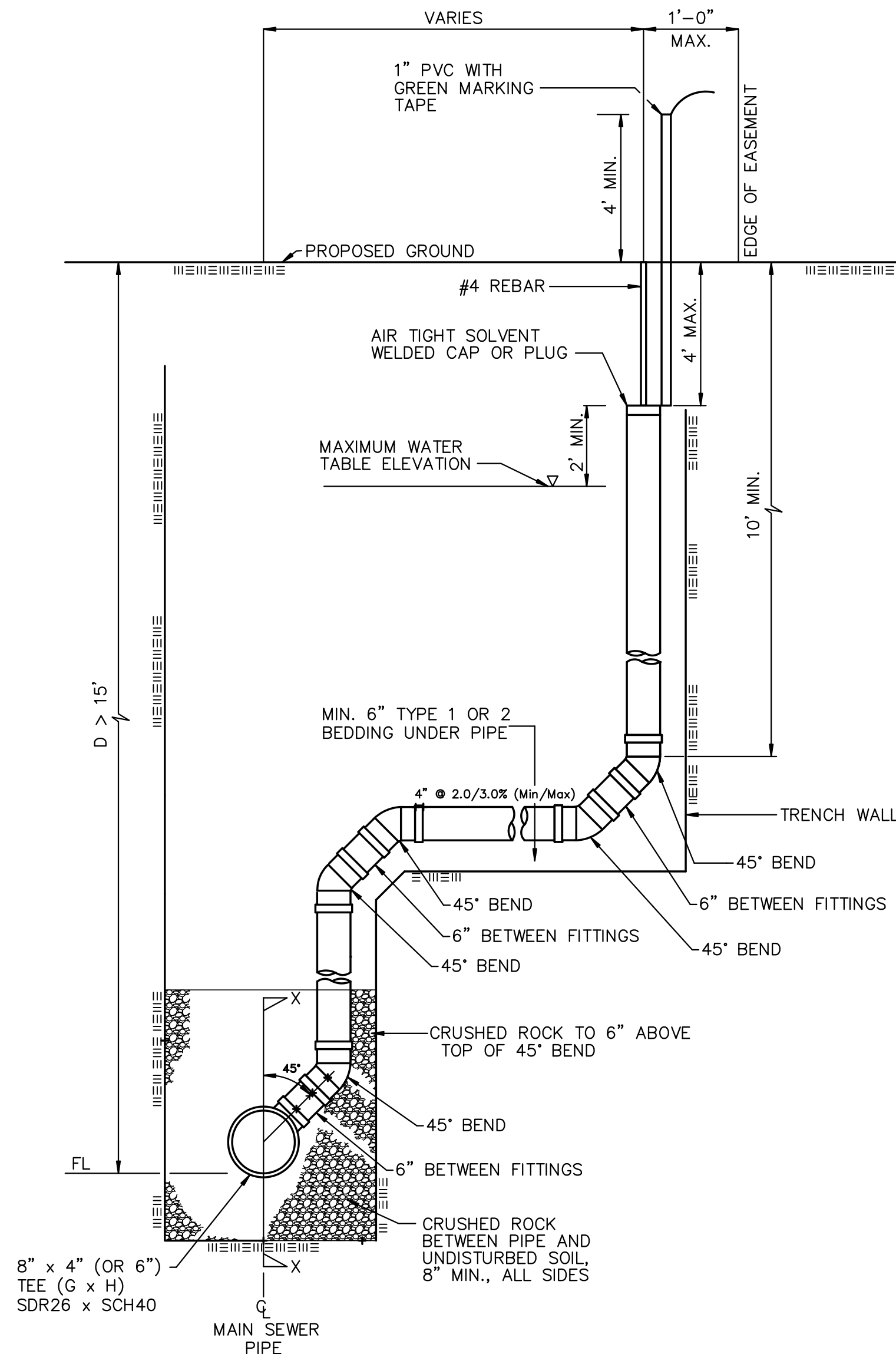
- RISERS.** Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table. Risers shall also be installed to serve all lots and tracts where the sanitary sewer main depth is greater than 12 feet below the proposed ground elevation. Installation of risers 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.
- PIPE STUBS.** Pipe stubs shall be installed in manholes where 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.
- 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 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers and stubs must be approved by the Construction Engineer prior to installation.
- 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, on the riser itself, shall be solvent welded. The 8" x 4" or 8" x 6" full body tee shall be SDR 26 PVC pipe, gasket x solvent weld.
- ROCK ENCASEMENT.** Riser connections to clay pipe sanitary sewers shall be rock encased both ways from the riser centerline. The rock 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 rock encased one foot each way from the riser centerline. Crushed rock shall conform to ASTM C-33, Gradation No. 67, and shall meet all requirements for Portland Cement Concrete Pavement Coarse Aggregate, Section 406.2, City of Wichita Standard Specifications. Crushed rock for bedding and encasement shall extend to the limits of the manhole excavation.
- BEDDING.** Beyond the limits of the rock encasement, 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.
- 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.
- 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.
- 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.
- MARKING.** Locations of the ends of the sanitary sewer riser pipe shall be marked by installing 1" PVC from the top of the riser to a minimum of 4" above the top of finished grade. No. 4 rebar shall be placed centered over the riser from the cap to the existing ground. The 1" PVC pipe shall be wrapped with green colored plastic tape, for the full length above ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identifying underground sewers.
- 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.
- 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.
- 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 1" PVC, length of No. 4 rebar, rock 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, rock encasement, and all other items as required and listed for "Sanitary Sewer Risers".



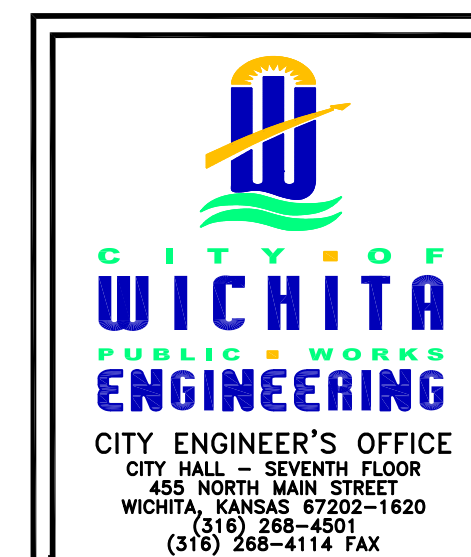
 = CRUSHED ROCK *
 = UNDISTURBED SOIL

* CRUSHED ROCK USED FOR ENCASEMENT AND BEDDING SHALL CONFORM TO ASTM C-33, GRADATION NO. 67, AND SHALL MEET ALL REQUIREMENTS FOR PORTLAND CEMENT CONCRETE PAVEMENT COARSE AGGREGATE, SECTION 406.2, CITY OF WICHITA STANDARD SPECIFICATIONS. ALL CRUSHED ROCK FOR BEDDING AND ENCASEMENT SHALL EXTEND TO THE LIMITS OF THE MANHOLE EXCAVATION.



NO.	TYPE	LOCATION				FOR INFORMATION ONLY	
		ADDRESS	LINE NO.	STATION/DIRECTION	APPROXIMATE LENGTH 4" PIPE		
					VERTICAL	HORIZONTAL	
1	TEE SERVICE CONNECTION	LOT 6, BLOCK 3	1	10+46/RT.	12'	-5' 7"	
2	TEE SERVICE CONNECTION	LOT 5, BLOCK 3	1	11+27/RT.	-11' 9"	-5' 6"	
3	TEE SERVICE CONNECTION	LOT 4, BLOCK 3	1	12+08/RT.	8'	-5' 6"	
4	TEE SERVICE CONNECTION	LOT 9, BLOCK 2	2	10+46/LT.	12'	13'	
5	TEE SERVICE CONNECTION	LOT 8, BLOCK 2	2	10+49/RT.	12'	7'	
6	TEE SERVICE CONNECTION	LOT 10, BLOCK 2	2	11+31/LT.	11'	13'	
7	TEE SERVICE CONNECTION	LOT 7, BLOCK 2	2	11+34/RT.	11'	7'	
8	TEE SERVICE CONNECTION	LOT 11, BLOCK 2	2	12+16/LT.	9'	13'	
9	TEE SERVICE CONNECTION	LOT 6, BLOCK 2	2	12+19/RT.	9'	7'	
10	TEE SERVICE CONNECTION	LOT 12, BLOCK 2	2	13+02/LT.	8'	13'	
11	TEE SERVICE CONNECTION	LOT 13, BLOCK 2	2	13+90/LT.	7'	13'	
12	TEE SERVICE CONNECTION	LOT 13, BLOCK 1	5	10+44/LT.	10'	12'	
13	TEE SERVICE CONNECTION	LOT 12, BLOCK 1	5	11+64/LT.	8'	7'	

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



**VERTICAL
RISER
DETAIL**

JAMES L. ARMOUR, P.E. - CITY ENGINEER

PROJECT NUMBER 468-84770 INDEX CODE 744328

DATE Jul 06 Sheet 3 of 15

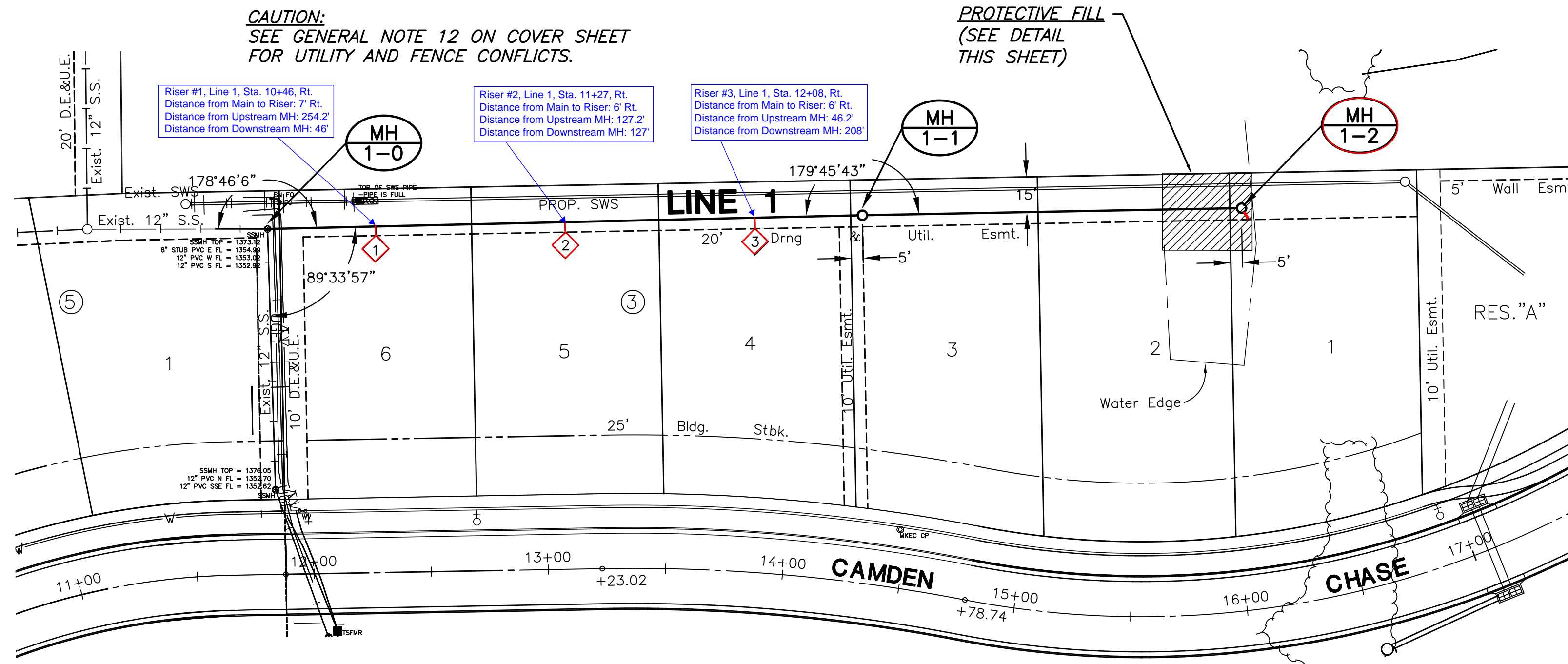
SANITARY SEWER PLANS
MONARCH LANDING
THIRD ADDITION

LINE 1
SHEET TITLE
468-84770
PROJECT NUMBER

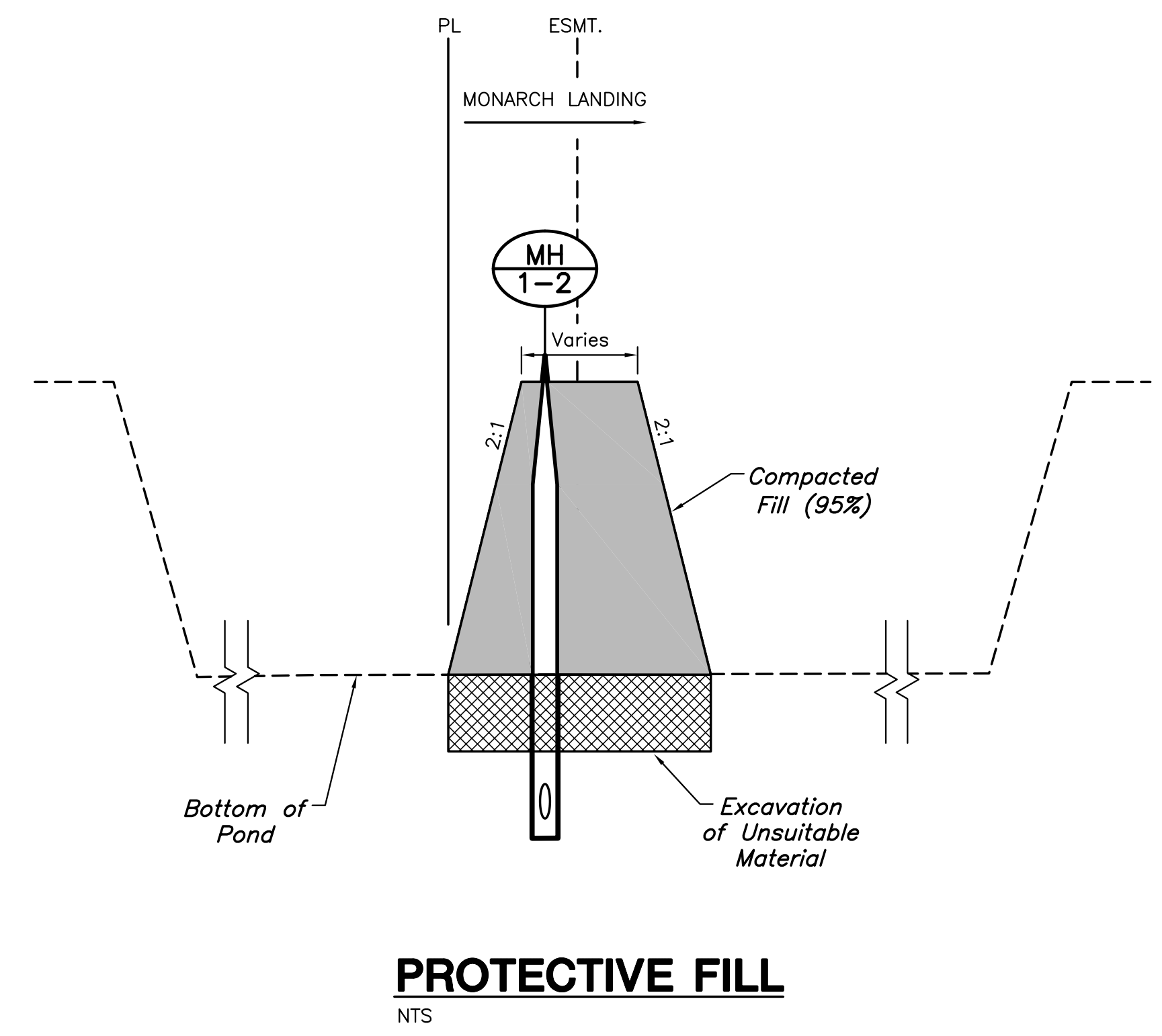
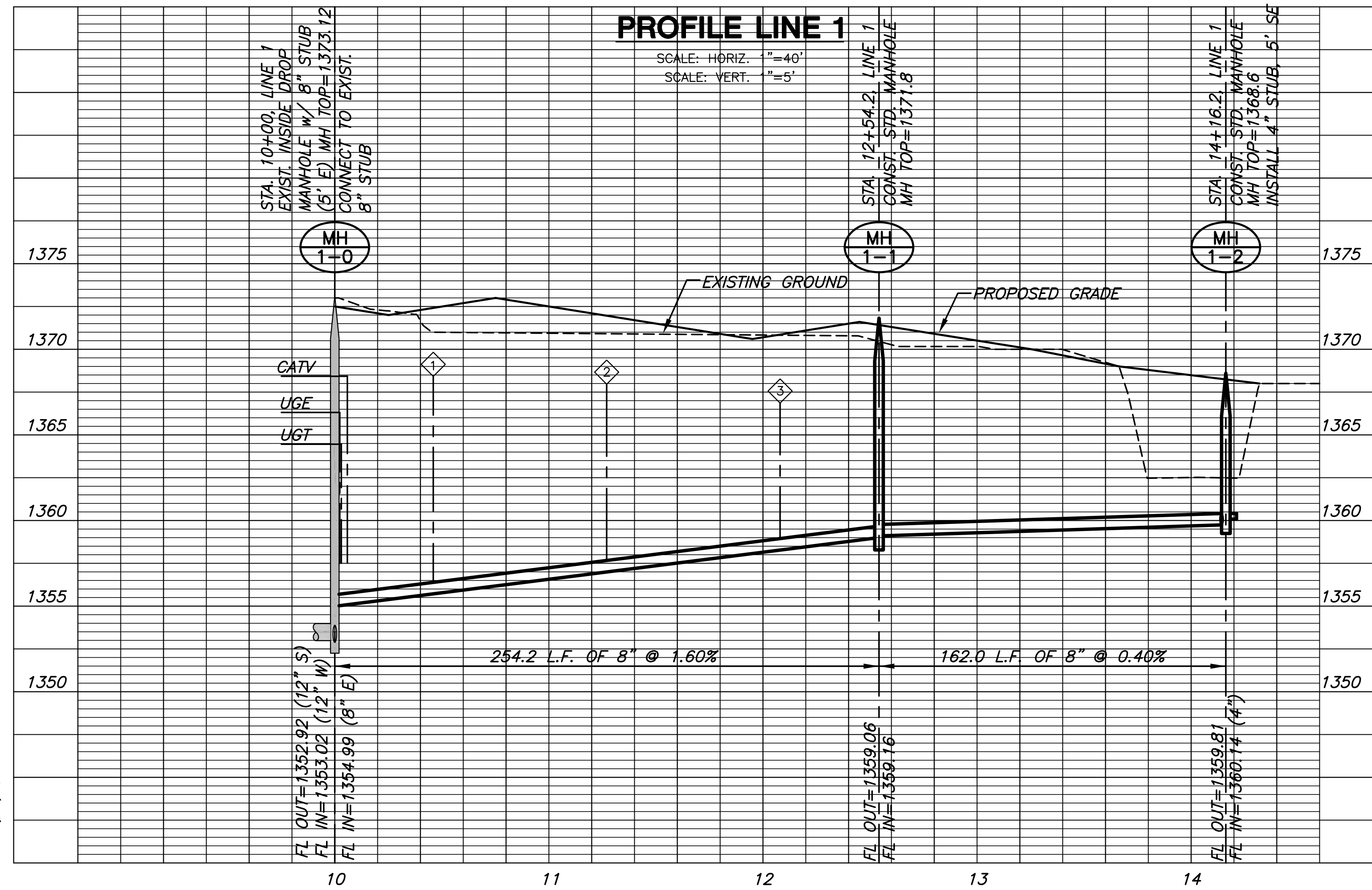
DFL / KKL / GJA
DESIGNED / DRAWN / CHECKED

ISSUED
July 2011
REVISED

SHEET NO.
4 of 15



NOTE:
CONTRACTOR TO VERIFY
DEPTH AND LOCATION OF
EXISTING UTILITIES PRIOR
TO CONSTRUCTION.



The Contractor shall de-water the existing pond and remove unsuitable material from the bottom of the pond down to unsaturated, stable material for the full width of the sanitary sewer line construction area. The width to be determined by the excavation depth below the adjacent elevations on either side of the pond, based on a 10' top width and 2:1 side slopes. Suitable fill material shall be imported or obtained on site and placed in layers not exceeding 6" in depth. Fill material shall be compacted to 95% density. The sanitary sewer line shall be placed within the compacted earth bridge area. The cost of excavating the pond and placing the earth bridge shall not be a pay item but shall be considered subsidiary to the cost of installing the 8" sanitary sewer line.

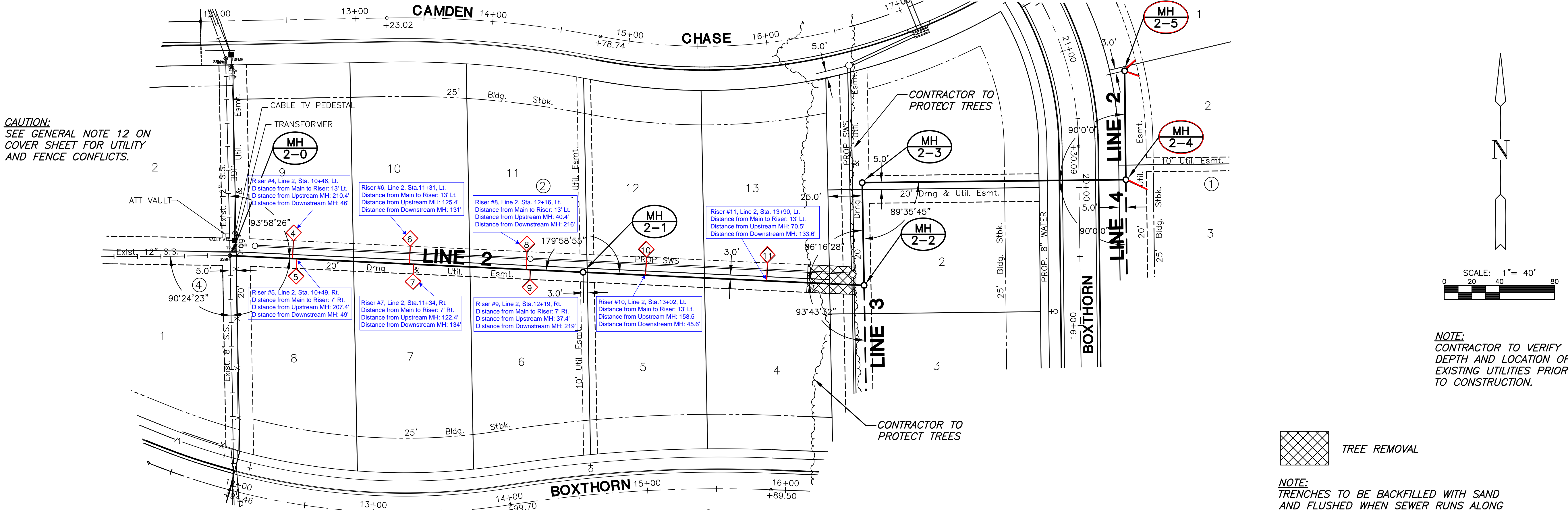
SANITARY SEWER PLANS
MONARCH LANDING
THIRD ADDITION

LINE 2
SHEET TITLE
468-84770
PROJECT NUMBER

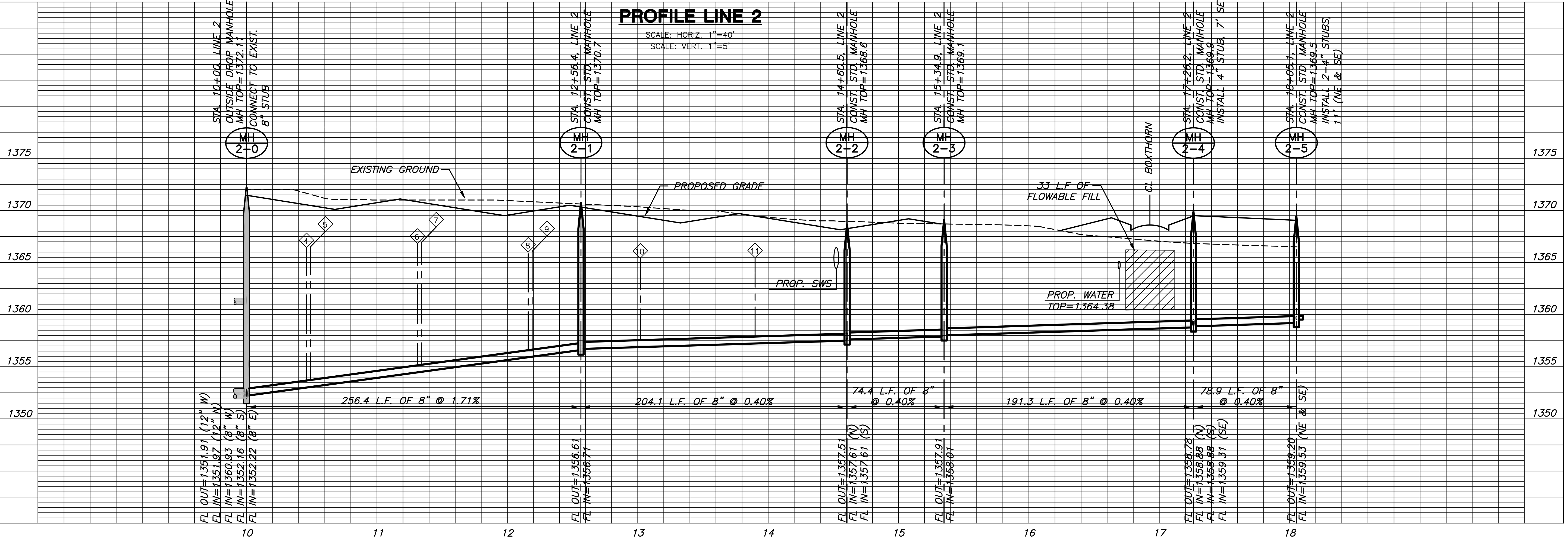
DFL / KKL / GJA
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July 2011
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PLAN LINES 2



PROFILE LINE 2

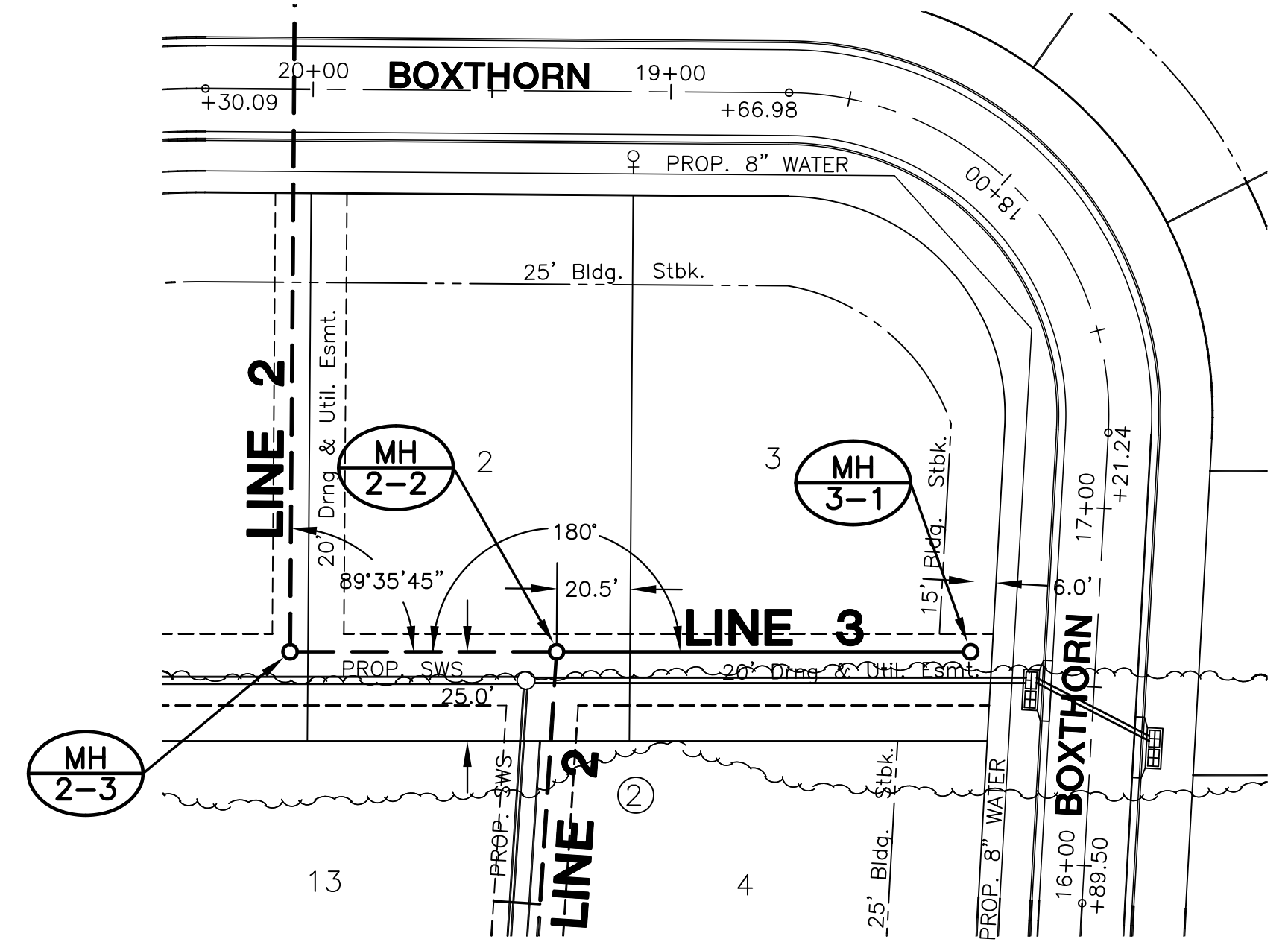
SCALE: HORIZ. 1"=40'
SCALE: VERT. 1"=5'

CAUTION:
SEE GENERAL NOTE 12 ON
COVER SHEET FOR UTILITY
AND FENCE CONFLICTS.

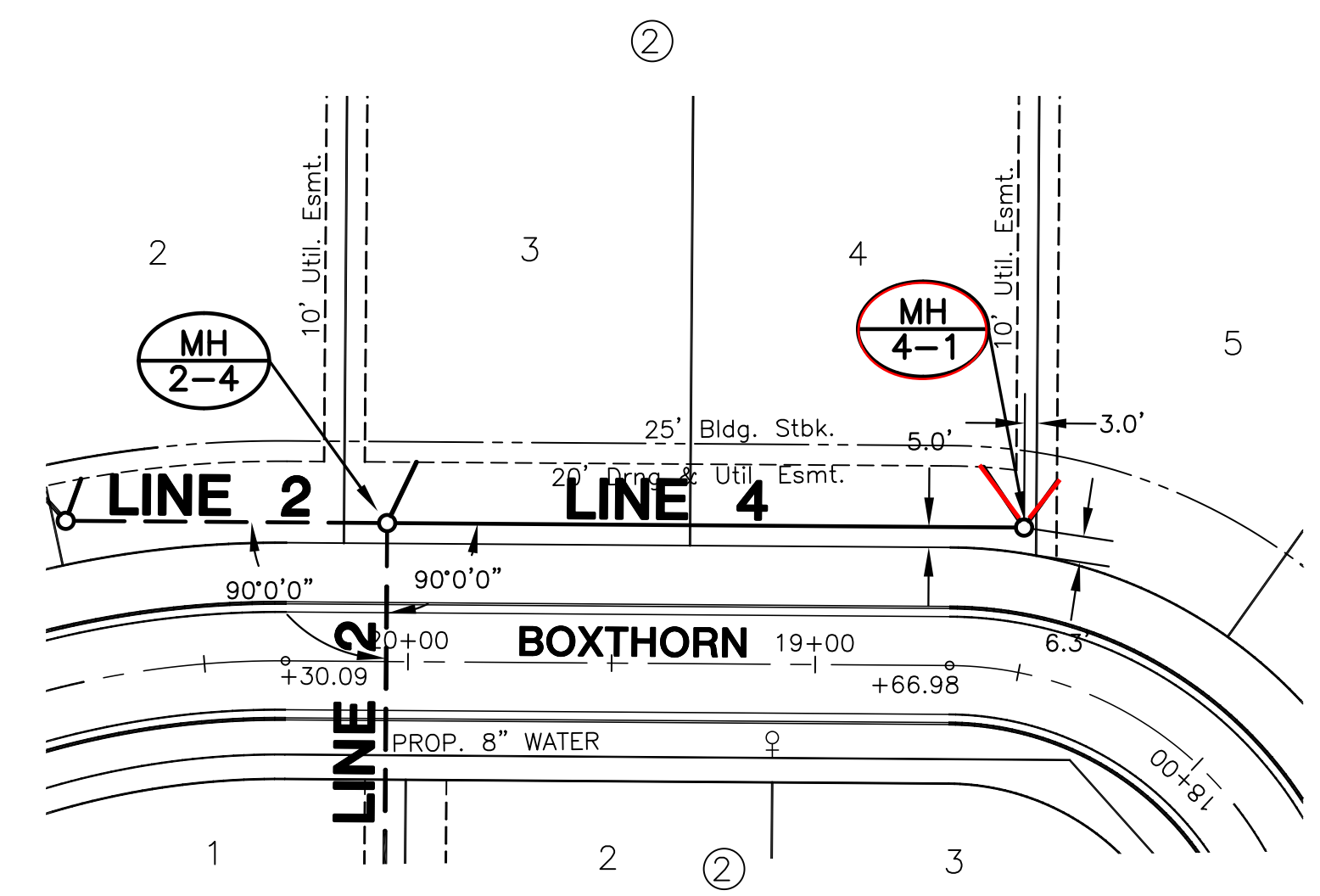
NOTE:
CONTRACTOR TO VERIFY
DEPTH AND LOCATION OF
EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

TREE REMOVAL

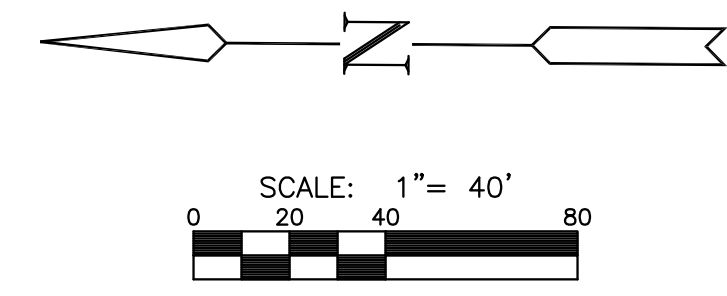
NOTE:
TRENCHES TO BE BACKFILLED WITH SAND
AND FLUSHED WHEN SEWER RUNS ALONG
FRONT OF LOTS (LINE 2, MH 2-4 TO MH 2-5))



PLAN LINE 3

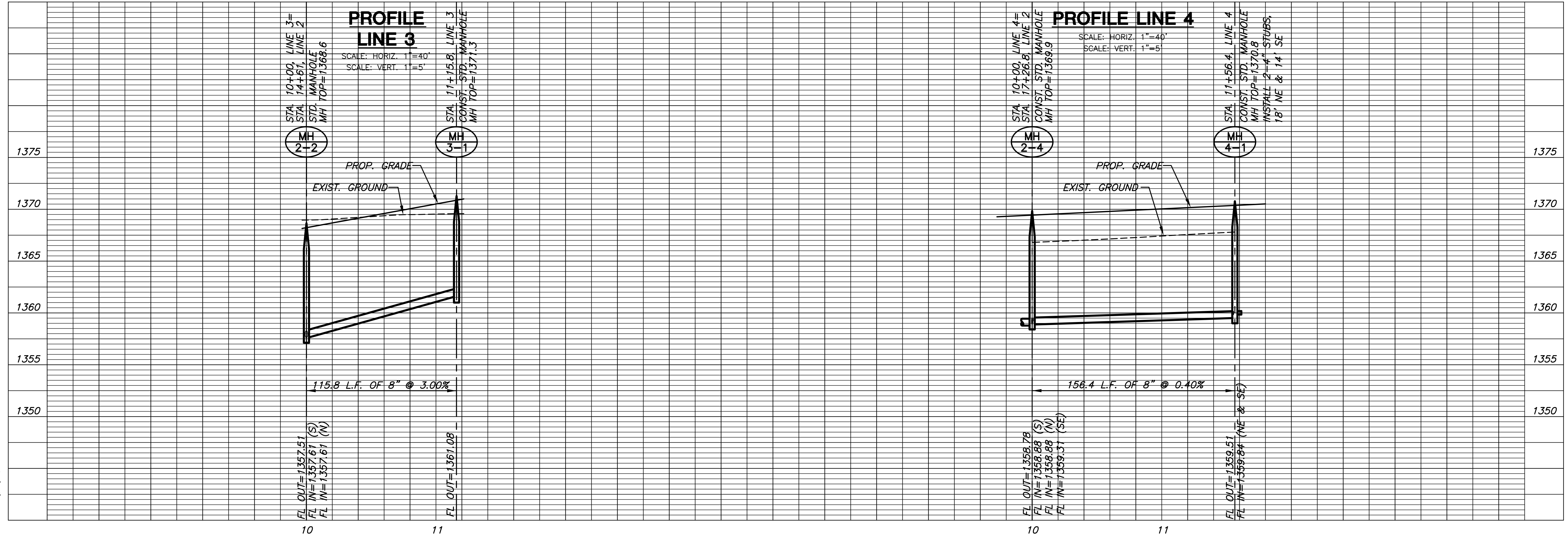


PLAN LINE 4



NOTE:
CONTRACTOR TO VERIFY
DEPTH AND LOCATION OF
EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

NOTE:
TRENCHES TO BE BACKFILLED WITH SAND
AND FLUSHED WHEN SEWER RUNS ALONG
FRONT OF LOTS (LINE 4, MH 2-4 TO MH 4-1)



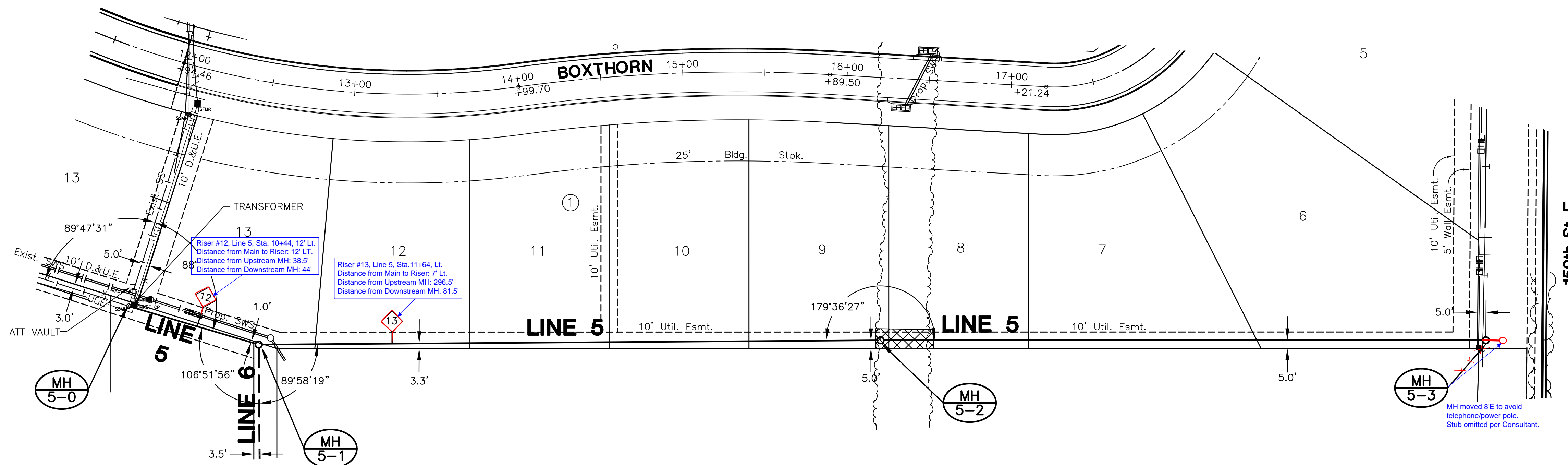
SANITARY SEWER PLANS
MONARCH LANDING
THIRD ADDITION

LINES 3 & 4
SHEET TITLE
468-84770
PROJECT NUMBER

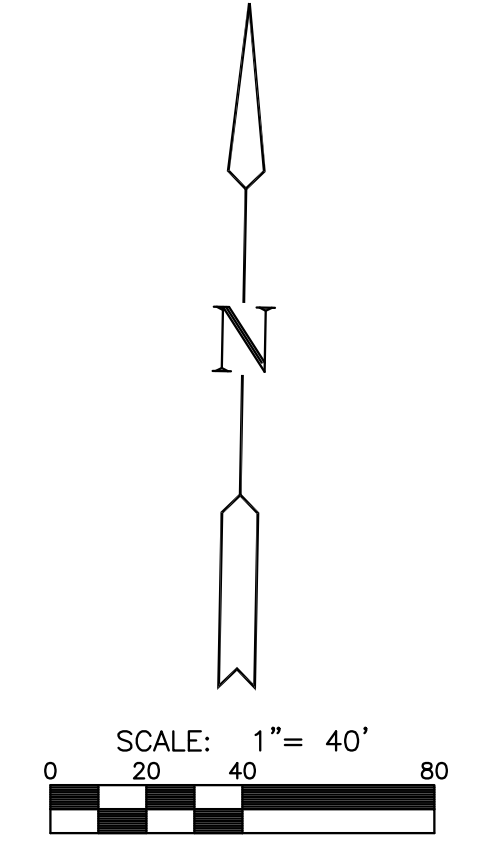
DFL | KKL | GJA
DESIGNED | DRAWN | CHECKED

ISSUED
July 2011
REVISED

SHEET NO.
6 of 15



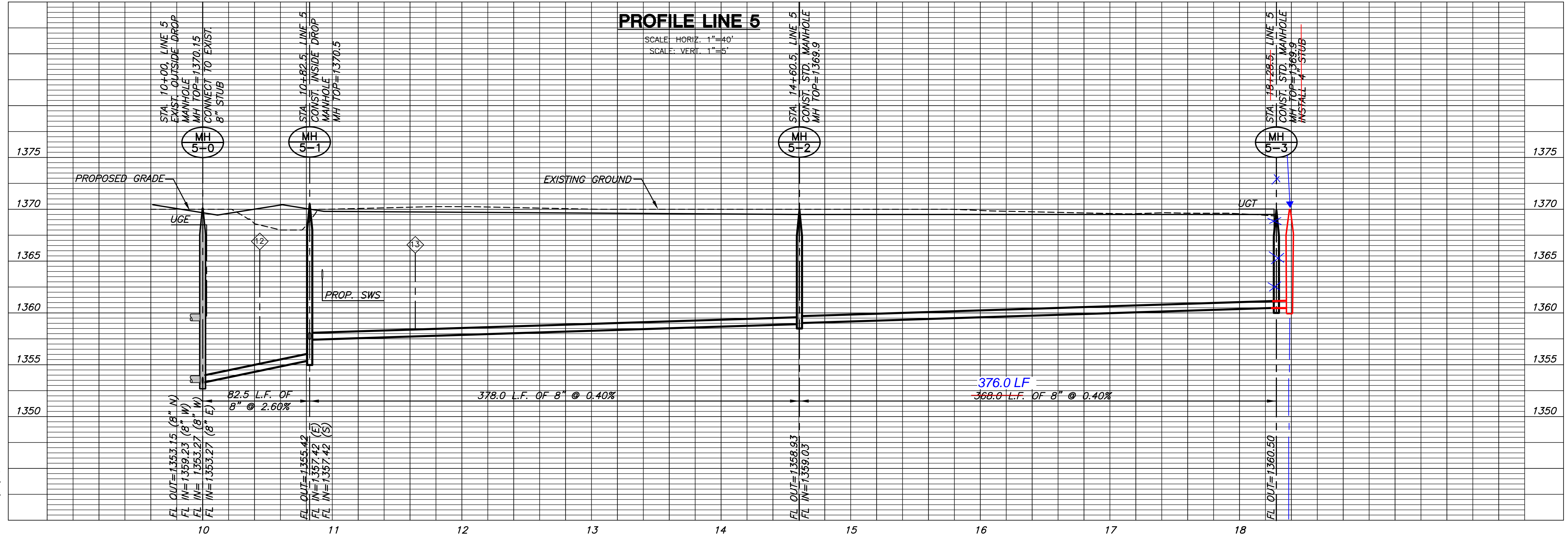
CAUTION:
SEE GENERAL NOTE 12 ON
COVER SHEET FOR UTILITY AND
FENCE CONFLICTS.



NOTE:
CONTRACTOR TO VERIFY
DEPTH AND LOCATION OF
EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

CAUTION:
SEE GENERAL NOTE 12 ON
COVER SHEET FOR UTILITY AND
FENCE CONFLICTS.

PLAN LINE 5



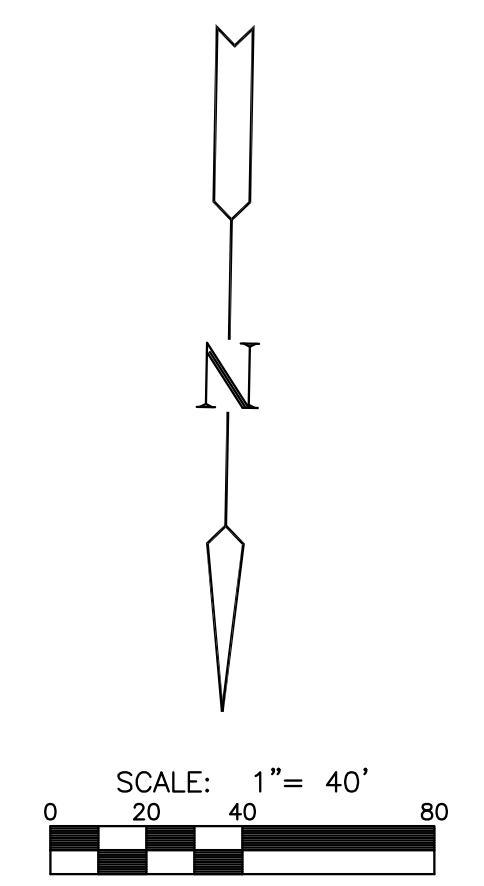
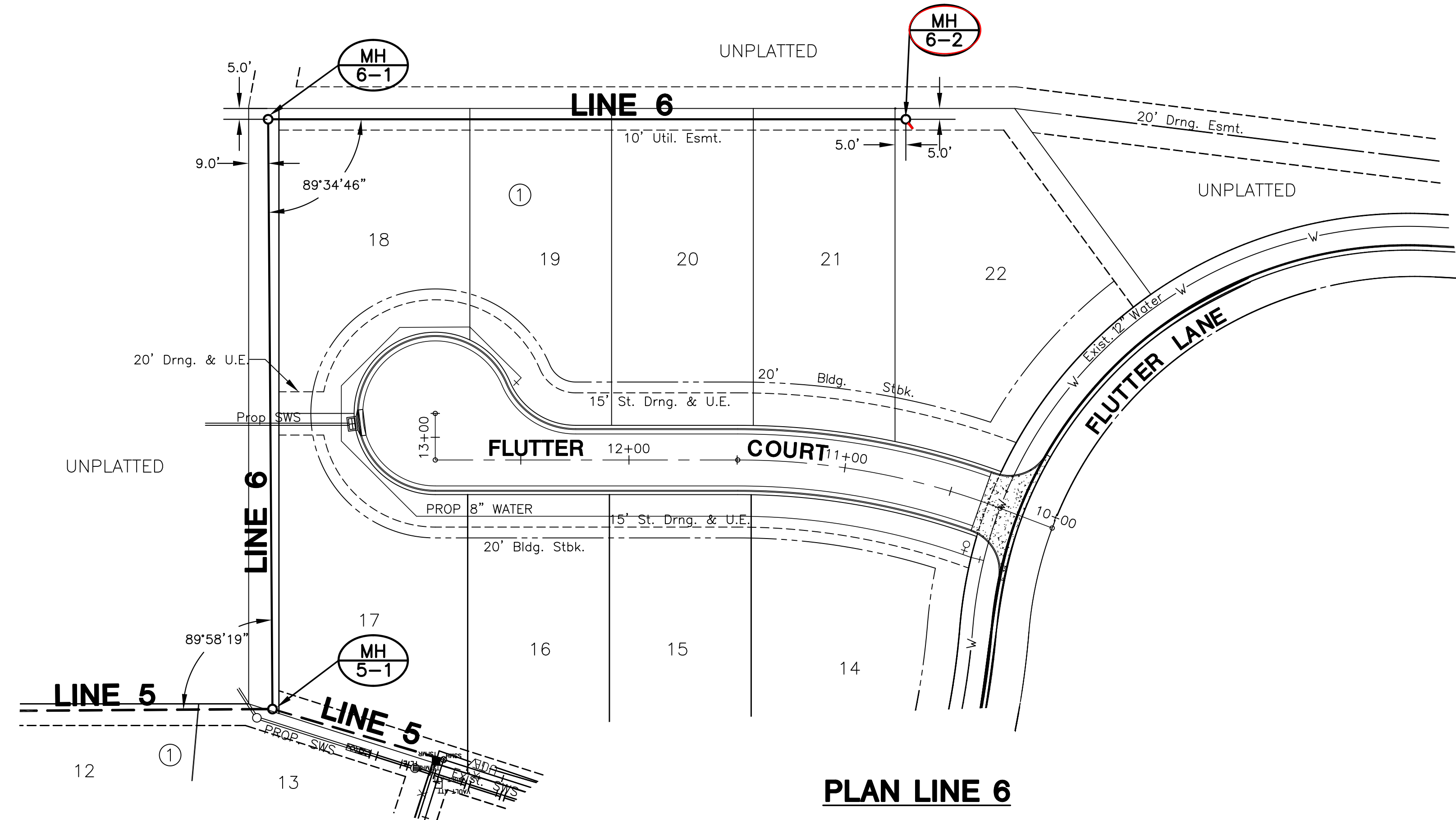
SANITARY SEWER PLANS
MONARCH LANDING
THIRD ADDITION

LINE 5
SHEET TITLE
468-84770
PROJECT NUMBER

DFL | KKL | GJA
DESIGNED | DRAWN | CHECKED

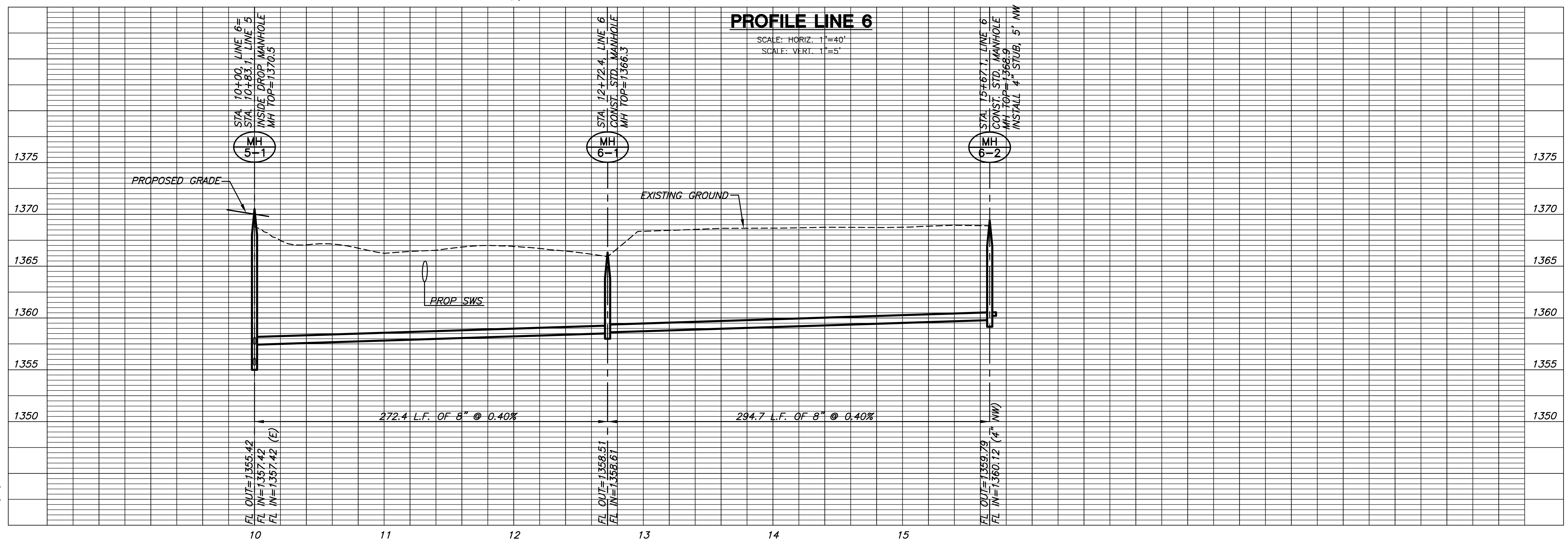
ISSUED
July 2011
REVISED

SHEET NO.
7 of 15



NOTE:
CONTRACTOR TO VERIFY
DEPTH AND LOCATION OF
EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

PLAN LINE 6



SANITARY SEWER PLANS
MONARCH LANDING
THIRD ADDITION

LINE 6
SHEET TITLE
468-84770
PROJECT NUMBER

DFL / KKL / GJA
DESIGNED / DRAWN / CHECKED

ISSUED
July 2011
REVISED

SHEET NO.
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CERTIFICATE OF SURVEY

I, Gregory J. Allison, a registered land surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MONARCH LANDING THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of the Southeast Quarter, Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 1; thence along the east line of said Southeast Quarter on a Kansas coordinate system with and 650.00 feet north of the south line of said Southeast Quarter, S88°55'31"W, 790.00 feet; thence S01°04'29"E, 275.00 feet; thence S88°55'31"W, 354.04 feet; thence N37°18'14"W, 106.46 feet to a point on the east right-of-way line of Flutter Lane, said point being a point on a non-tangent curve to the left; thence along said curve and said east right-of-way line, 182.95 feet to a reverse curve, said curve to the left having a central angle of 50°23'40", a radius of 208.00 feet, and a long chord distance of 177.11 feet, bearing N28°48'47"E; thence along said reverse curve continuing along said east right-of-way line, 102.66 feet to the southwest corner of Lot 1, Block 3, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas, said curve having a central angle of 15°59'03", a radius of 368.00 feet, and a long chord distance of 102.33 feet, bearing N11°36'28"E; thence along the south line of said Block 3 for the next two courses, S87°42'19"E, 128.47 feet; thence S73°24'04"E, 97.51 feet to the southeast corner of said Block 3; thence along the east line of said Block 3, N16°46'34"E, 120.09 feet to the south right-of-way line of Boxthorn Street, being a point on a non-tangent curve to the right; thence along said curve and said south right-of-way line, 16.60 feet, said curve having a central angle of 01°47'51", a radius of 529.00 feet, and a long chord distance of 16.60 feet, bearing N76°07'04"W; thence N14°46'52"E, 58.00 feet to the north right-of-way line of said Boxthorn Street, being the southeast corner of Block 4, said addition; thence along the east line of said Block 4, N01°03'01"W, 280.20 feet to the south right-of-way line of Camden Chase Street; thence along said south right-of-way line, S88°58'38"W, 22.83 feet; thence N01°01'22"W, 64.00 feet to the north right-of-way line of said Camden Chase Street, being the southeast corner of Block 5, said addition; thence along the east line of said Block 5, N01°03'01"W, 131.86 feet to the northeast corner of said addition, being a point on the north line of said Southeast Quarter of said Southeast Quarter; thence along said north line, N88°56'59"E, 866.12 feet to the east line of said Southeast Quarter of said Southeast Quarter; thence along said east line, S00°38'46"E, 677.23 feet to the POINT OF BEGINNING.

All streets, easements, setbacks, access controls, dedications, together with that portion of a Drainage Easement recorded Doc.#/FLM-PG: 28857837, and any other public dedications all within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief. this ___ day of _____, 2011.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned property owner of the land above set forth in the Registered Land Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets the same to be known as "MONARCH LANDING THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Private screening fences, walls, and associated appurtenances may cross drainage and/or utility easements. The wall easements are hereby platted for the construction and maintenance of a private wall. Utilities and drainage may cross the wall easement.

The streets are hereby dedicated to and for the use of the public.

Reserves "A", "B", and "C" are platted for drainage, utilities confined by easements, sidewalks, landscaping, irrigation, signs, open space, berms, and monuments. The Reserves held as owned and maintained by the developer and/or a Lot Owner's Association and/or successors or assigns and are reserved for the stated uses.

A drainage plan has been developed for this plat. Drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

MONARCH LANDING, LLC, a Kansas limited liability company

Kevin Mullen, President
Richie Development Corporation, manager

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This instrument was acknowledged before me on this ___ day of _____, 2011, by Kevin Mullen, President, Richie Development Corporation, manager, Monarch Landing, LLC, a Kansas limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:
My Term Expires: _____

MORTGAGE CERTIFICATE

INTRUST Bank, N.A. holder of a mortgage on the above described property, does hereby consent to the plat of "MONARCH LANDING THIRD ADDITION."

INTRUST Bank, N.A.

Gary D. Schmitt, Executive Vice President

This instrument was acknowledged before me on this ___ day of _____, 2011, by Gary D. Schmitt, Executive Vice President, INTRUST Bank, N.A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public:
My Term Expires: _____

FINAL PLAT

MONARCH LANDING THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION CERTIFICATE

This plat of "MONARCH LANDING THIRD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 2011

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Debra Miller Stevens, Chair

John H. Schlegel, Secretary

COUNTY SURVEYOR

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2011.

Trida L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby accepted and this plat is hereby approved by the governing body of the City of Wichita, Kansas.

Dated this ___ day of _____, 2011

At the direction of the City Council.

Carl Brewer, Mayor

Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered on transfer record this ___ day of _____, 2011

Kelly B. Arnold, County Clerk

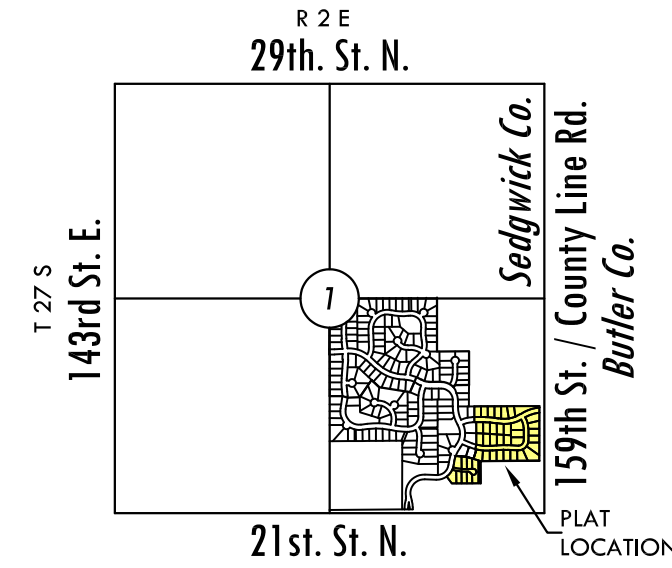
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2011, at ___ o'clock ___ M; and is duly recorded.

Bill Meek, Register of Deeds

Tonya E. Buckingham, Deputy



VICINITY MAP

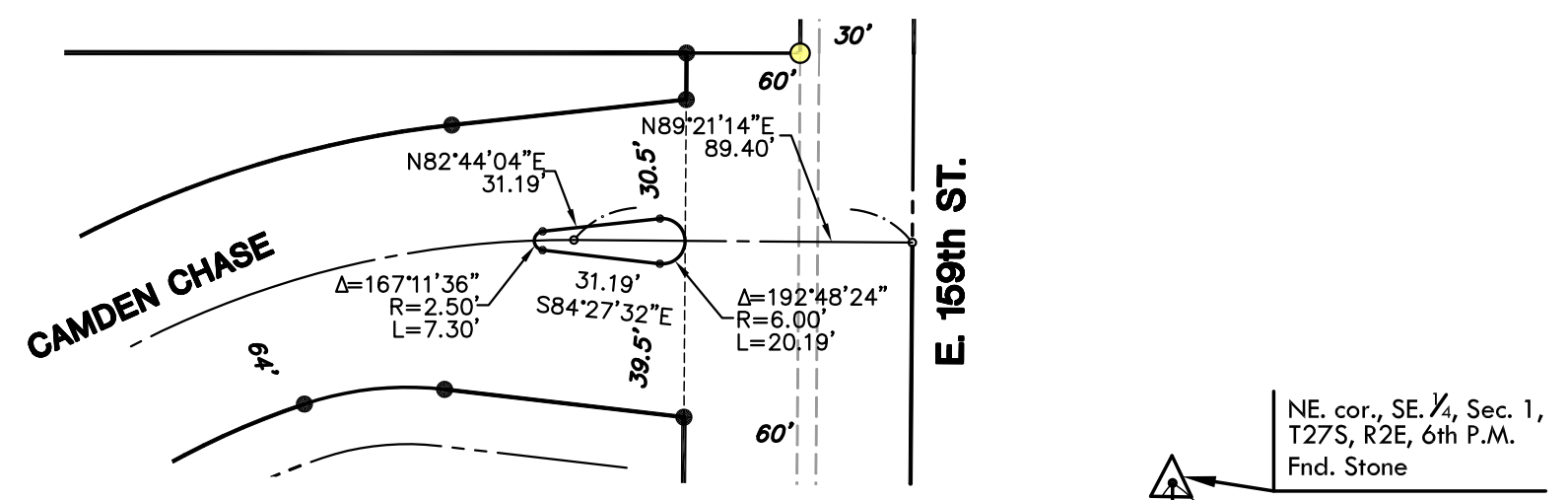
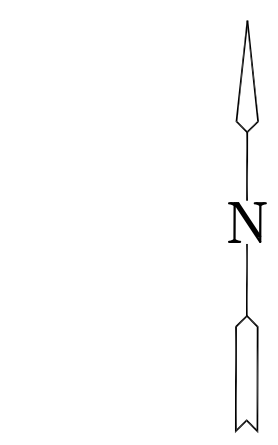
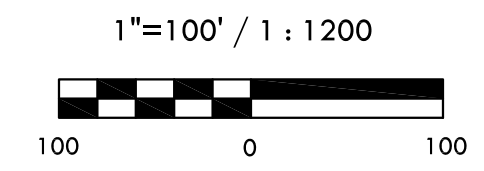
BENCH MARKS

- BM#2 Railroad spike in north side of power pole, 92'4" east and 50' south of the South Quarter corner, Sec. 1, T27S, R2E. Elev. = 1373.14 NAVD88
BM#5 Railroad spike in north side of power pole, 1040' west and 51' south of the southeast corner, Sec. 1, T27S, R2E. Elev. = 1369.00 NAVD88

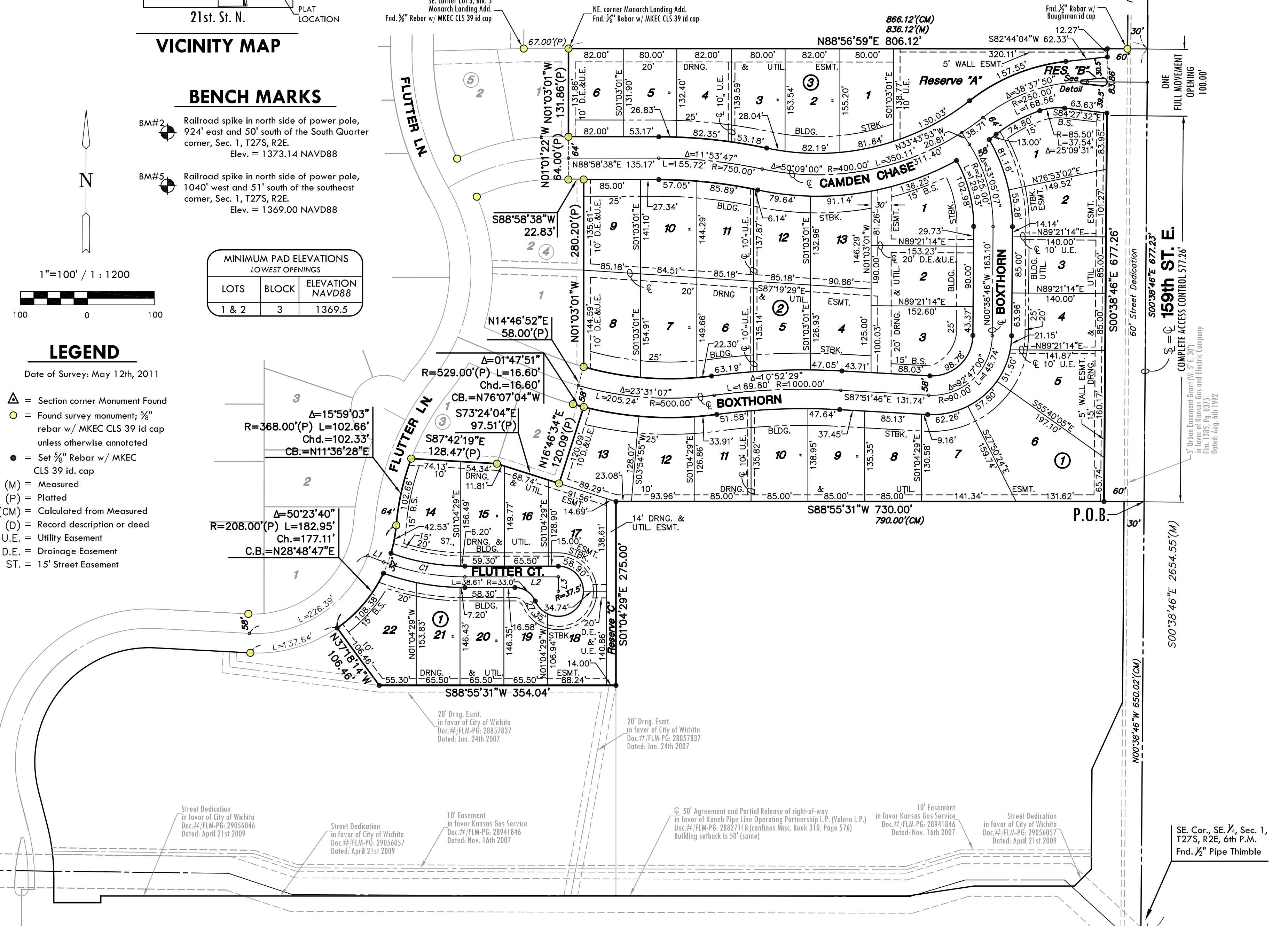
MINIMUM PAD ELEVATIONS LOWEST OPENINGS table with columns LOTS, BLOCK, ELEVATION NAVD88. Values: 1 & 2, 3, 1369.5

LEGEND

- Delta symbol = Section corner Monument Found
Yellow circle = Found survey monument; 3/8" rebar w/ MKEC CLS 39 id cap unless otherwise annotated
Black circle = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
(M) = Measured
(P) = Platted
(CM) = Calculated from Measured
(D) = Record description or deed
U.E. = Utility Easement
D.E. = Drainage Easement
ST. = 15' Street Easement



DETAIL RESERVE "B"



Basis of Bearing: Kansas coordinate system of 1983 south zone grid bearing of S00°38'46"E along the E. line of the SE 1/4, Sec. 1, T27S, R2E, 6th P.M.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

STREET CENTERLINE CURVE TABLE with columns CURVE, LENGTH, RADIUS, DELTA, CHORD, BEARING. Values for C1: 123.97, 341.00, 20°49'47", 123.29, S80°39'36"E

STREET CENTERLINE TABLE with columns LINE, LENGTH, BEARING. Values for L1: 25.76, S70°14'42"E; L2: 139.80, N88°55'31"E; L3: 21.50, S01°04'29"E

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

SE. Cor., SE 1/4, Sec. 1, T27S, R2E, 6th P.M.
Fnd. 1/2" Pipe Thimble

Wichita Easement Grant in favor of Kansas Gas and Electric Company
Doc. #/FLM-PG: 29056057
Date: April 21, 2009

NE. corner Monarch Landing Add.
Fnd. 3/8" Rebar w/ MKEC CLS 39 id cap

NE. cor., SE 1/4, Sec. 1, T27S, R2E, 6th P.M.
Fnd. Stone