SANITARY SEWER PLANS

REED'S COVE ADDITION

LATERAL 4 OF MAIN 14 FOUR MILE CREEK

PROJECT NO. 468-83621

CITY OF WICHITA, KANSAS

NEIL D. CABLE, CITY ENGINEER

OCA 743985

GENERAL NOTES

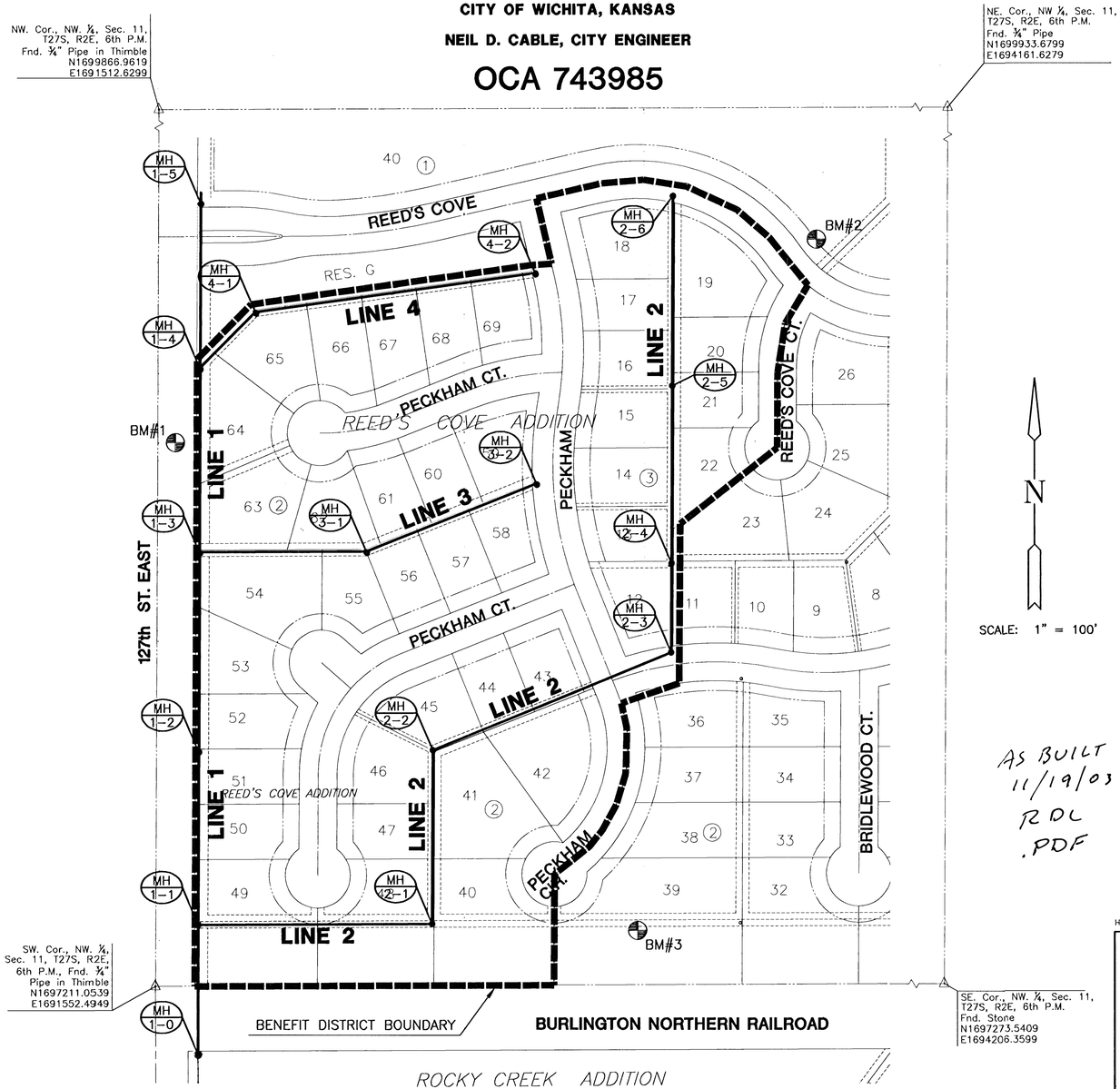
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
2. EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

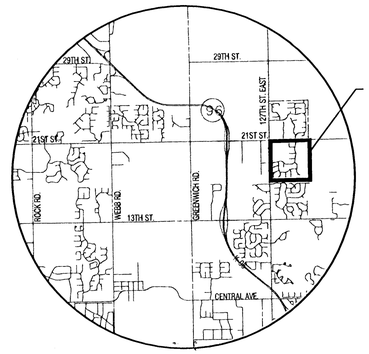
   KANSAS ONE-CALL 1-800-344-7233
   or 687-2470 (LOCAL WICHITA)

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SOUTHWESTERN BELL TELEPHONE COMPANY	1-800-734-7630
CABLEVISION	262-0661
K.G.&E. (GAS & ELECTRIC)	383-8600
CITY OF WICHITA WATER & SEWER MAINTENANCE	262-6000

4. 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.
5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
6. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
8. PRIOR TO LAYNG SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
9. ALL EXISTING TREES ARE AN IMPORTANT ASSET TO THE DEVELOPER. NO TREE OF ANY SIZE SHALL BE REMOVED UNLESS NOTED OTHERWISE. THE CONTRACTORSHALL COORDINATE TREE REMOVAL WITH MKEC.
10. EQUIPMENT AND CONSTRUCTION MATERIALS SHALL REMAIN OUT OF AND AWAY FROM TREE DRIPLINES SO AS NOT TO COMPACT THE ROOT ZONE OR DAMAGE THE TREE. CONSULT WITH ENGINEER BEFORE GRADING NEAR DRIPLINE OF TREES
11. ANY TREE THAT MUST HAVE BRANCHES REMOVED SHALL BE TRIMMED WITH A SHARP INSTRUMENT/TOOL THAT IS INTENDED FOR SUCH OPERATIONS. GAIN APPROVAL FROM MKEC BEFORE REMOVING BRANCHES FROM ANY TREE. KNOCKING BRANCHES OFF WITH A BACKHOE OR OTHER SIMILAR MACHINES IS NOT ACCEPTABLE!
12. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200LBS./ ACRE WITHIN 10 DAYS OF CONSTRUCTION.
13. EXCESS EXCAVATION MAY BE WASTED ON SITE IN APPROVED
14. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION. COST SUBSIDIARY TO PROJECT. LOCATIONS.
15. CONTRACTOR TO INSTALL PLASTIC SEWER MANHOLE MARKERS. SEWER DEPARTMENT WILL PROVIDE THE MATERIALS. COST TO INSTALL MARKERS SUBSIDIARY TO MANHOLES.





LOCATION MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3-7	PLAN & PROFILE
8	RISER DETAILS
9-10	BMP DETAILS
11	FINAL PLAT

SCALE: 1" = 100'

BENCHMARKS

BM 1 RR SPIKE IN W. FACE 4TH PP NORTH OF RR TRACKS ON EAST SIDE OF 127TH ST. EAST, 837'+/- NORTH & 27'+/- EAST OF W COR SEC 11, T 27 S, R 2 E. ELEV.=1364.99

BM 2 "T" POST 10'+/- NE OF PC ON SOUTH SIDE LOT 40 BLOCK 1, REED'S COVE, 49' +/- NW OF SW COR LOT 39, BLOCK 1. ELEV.=1368.12

BM 3 RR SPIKE IN N. FACE N. H-POLE, 2ND H-POLE EAST OF 127TH ST. EAST, 742' E. & 84' N OF W 1/4 COR SEC 11, T 27 S, R 2 E. ELEV.=1370.26

AS BUILT
11/19/03
RDL
.PDF

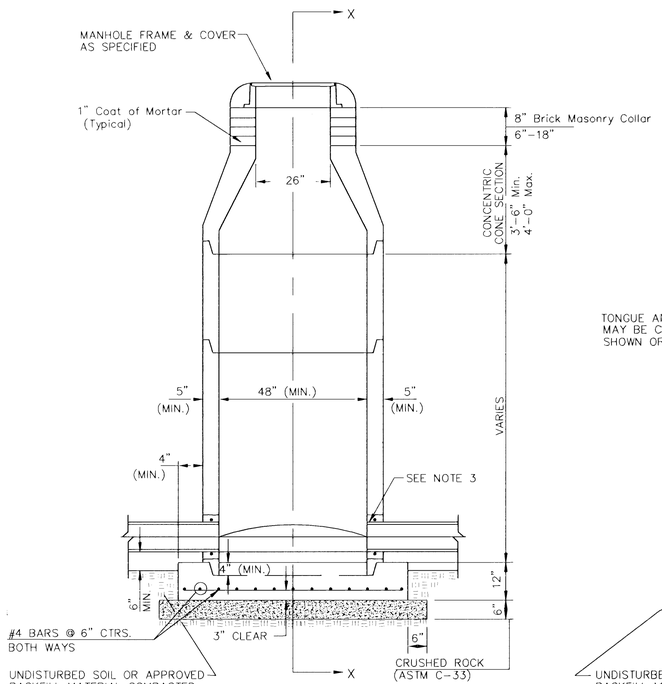
GREGORY J. ALLISON LICENSED 11159 KANSAS PROFESSIONAL ENGINEER 11/23/03

H:\CML\02121\DWG\SAN\MAIN\02121_BT

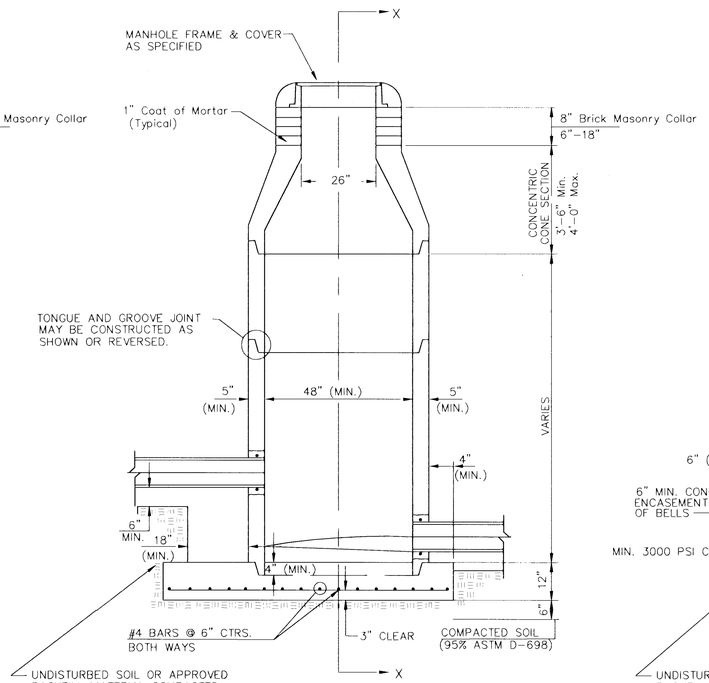
MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

REED'S COVE ADDITION PHASE 4 (PROJECT NAME)		
SANITARY SEWER PLANS (SHEET TITLE)		
DFL (DESIGN BY:)	BFL (DRAWN BY:)	GJA (CHECKED BY:)
APRIL 2003 (DATE)	02121_bt (DRAWING NAME)	1 / 11 (SHEET/OF)

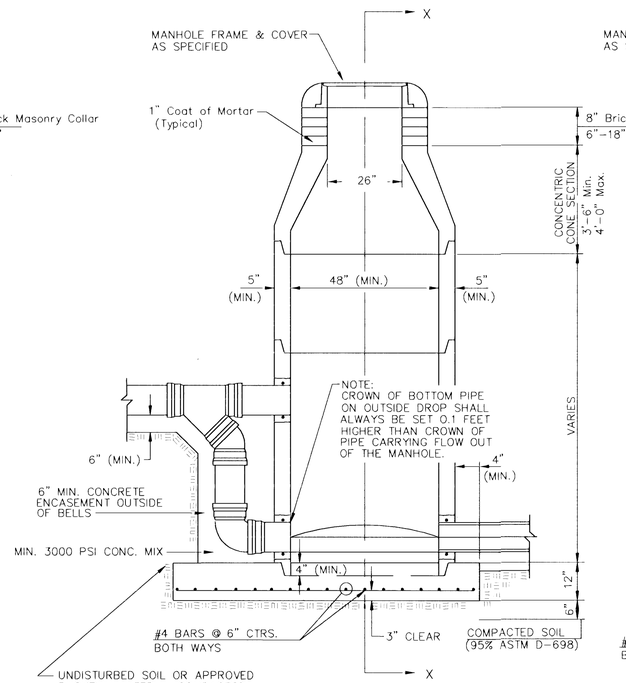
SEWER APPURTENANCES DETAILS



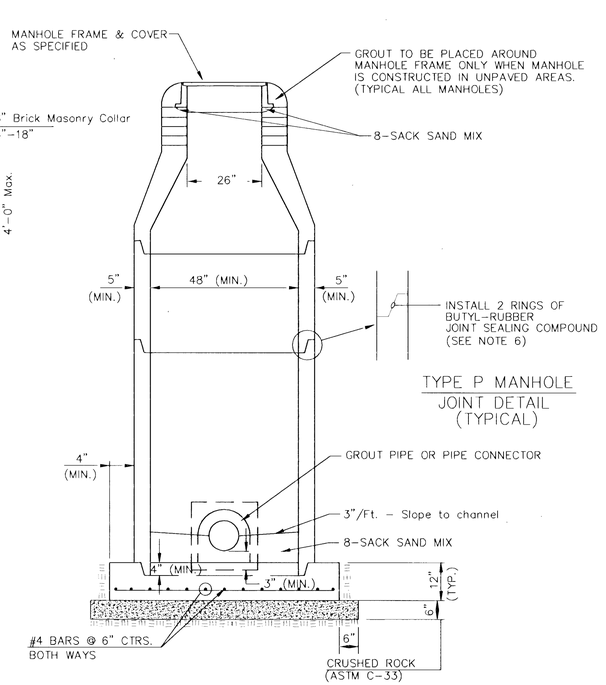
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE



SECTION X
(TYPICAL)

GENERAL NOTES

PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON–SHRINK GROUT SHALL BE NON–METALLIC TYPE.
3. 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 SUPPORTED 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.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI–BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. 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.
9. LIFTING HOLES SHALL BE FILLED WITH NON–SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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.
11. 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.
12. 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.
13. 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 NEAT 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.
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MAHOLE. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. CRUSHED ROCK CONFORMING TO ASTM C–33 WITH A GRADATION OF NO. 67 SHALL BE INSTALLED AT THE BASE OF THE MANHOLE TO A DEPTH OF NO LESS THAN 6", AND SHALL EXTEND NO LESS THAN 6" OUTSIDE THE DIAMETER OF THE CONCRETE FLOOR OF THE MANHOLE.
20. WALL THICKNESS SHALL BE 1" GREATER THAN MANHOLE DIAMETER IN FEET.
21. THE FULL DIAMETER OF THE MANHOLE SHALL EXTEND THE ENTIRE DEPTH OF THE MANHOLE TO THE CONE SECTION. NO REDUCTION IN MANHOLE DIAMETER WILL BE ALLOWED.

REV. 1/05/01, MCG

THE CITY OF WICHITA

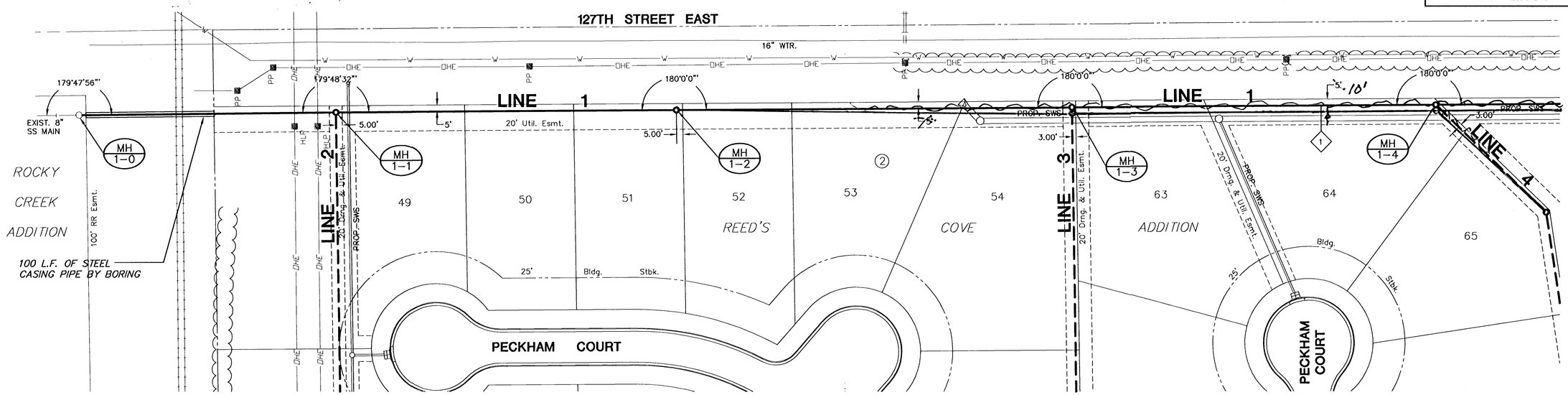
CITY ENGINEER'S OFFICE
CITY HALL – SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4601
(316) 268-4114 FAX

STANDARD TYPE 'P' MANHOLES

NEIL D. CABLE P.E. – CITY ENGINEER

PROJECT NUMBER	INDEX CODE
468-83621	743985
DATE: APR. 03	SHEET 2 OF 11

REED'S COVE ADDITION
SANITARY SEWER PLANS
LINE 1



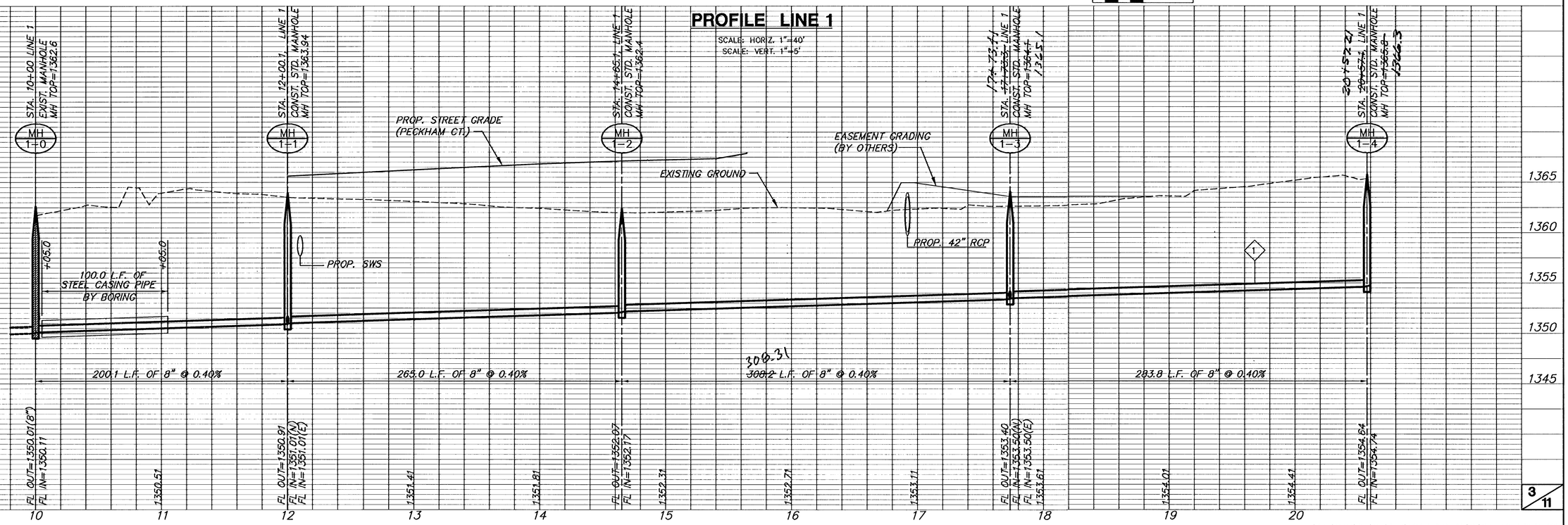
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1 RISER LOCATION (SEE RISER TABLE ON SHT. 8)

PROFILE LINE 1

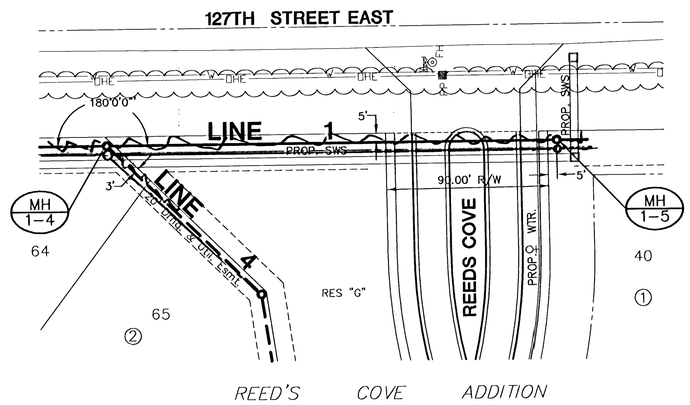
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REED'S COVE ADDITION
SANITARY SEWER PLANS
LINE 1 & LINE 3

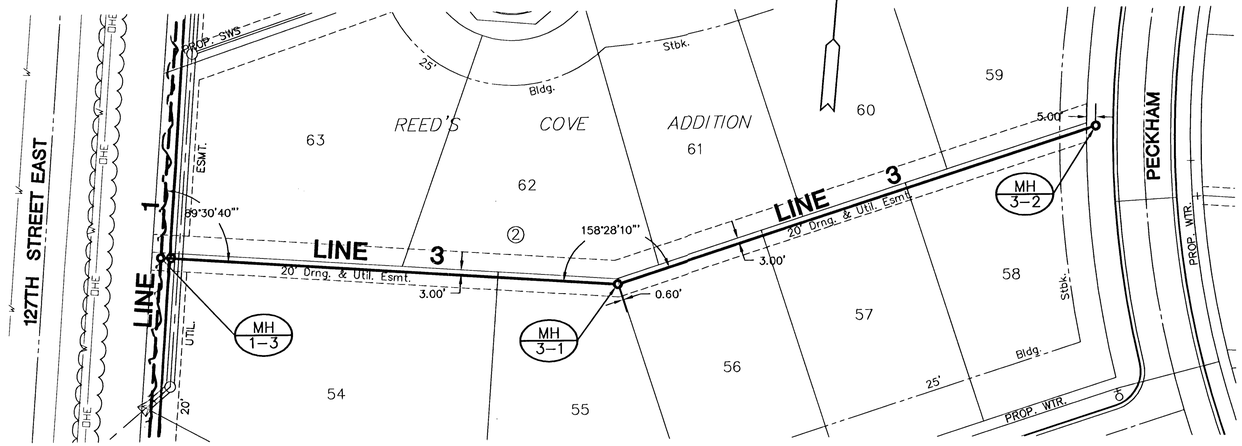
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PLAN LINE 1

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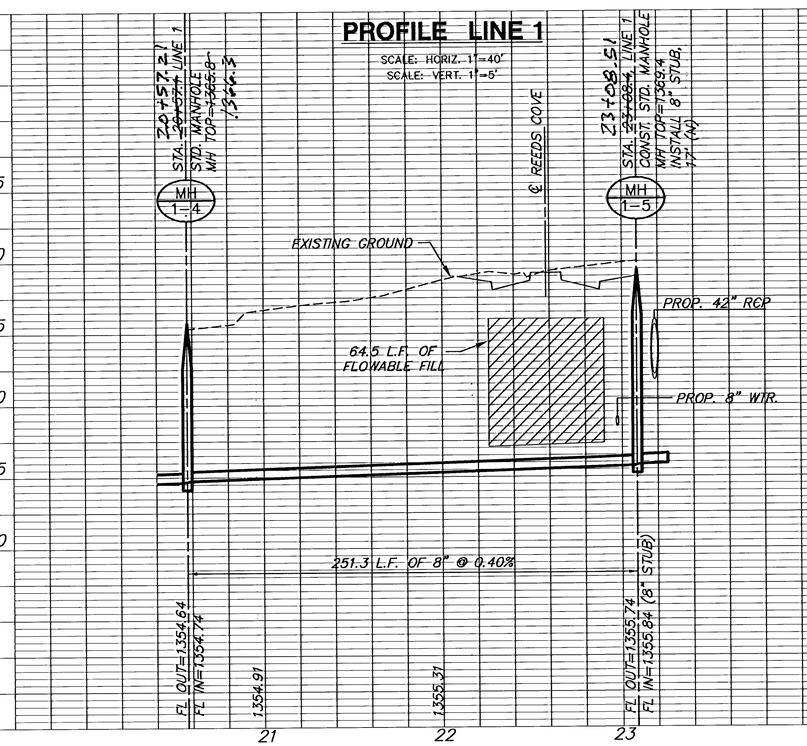
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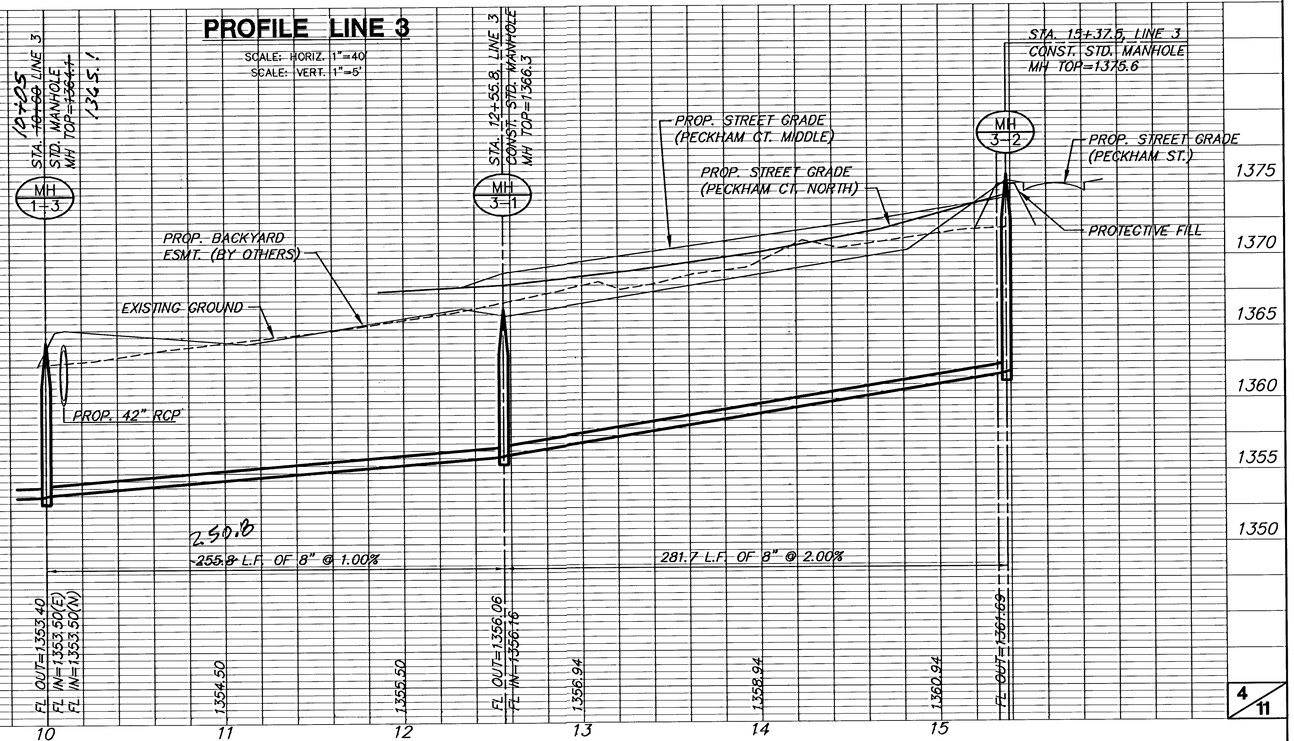
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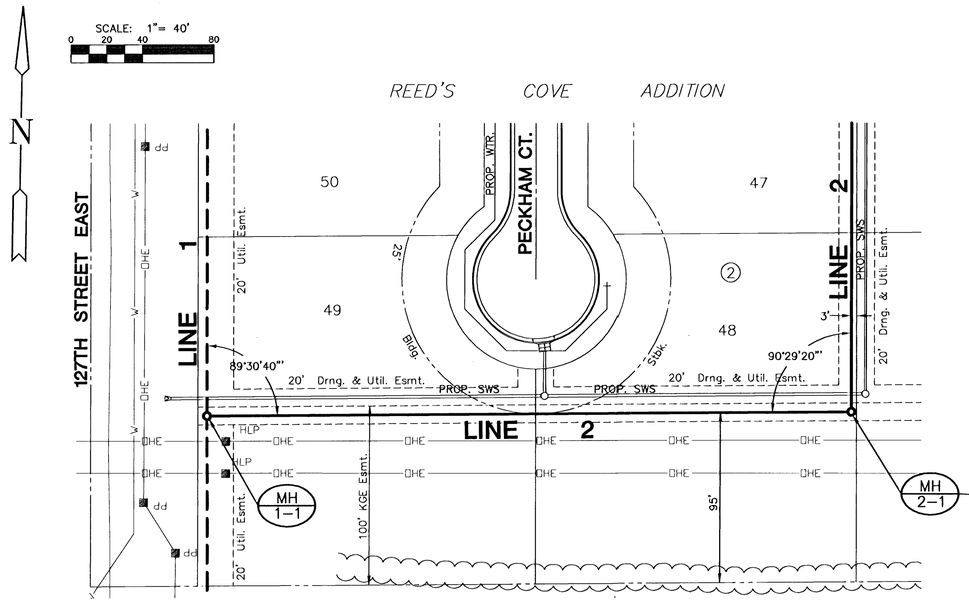
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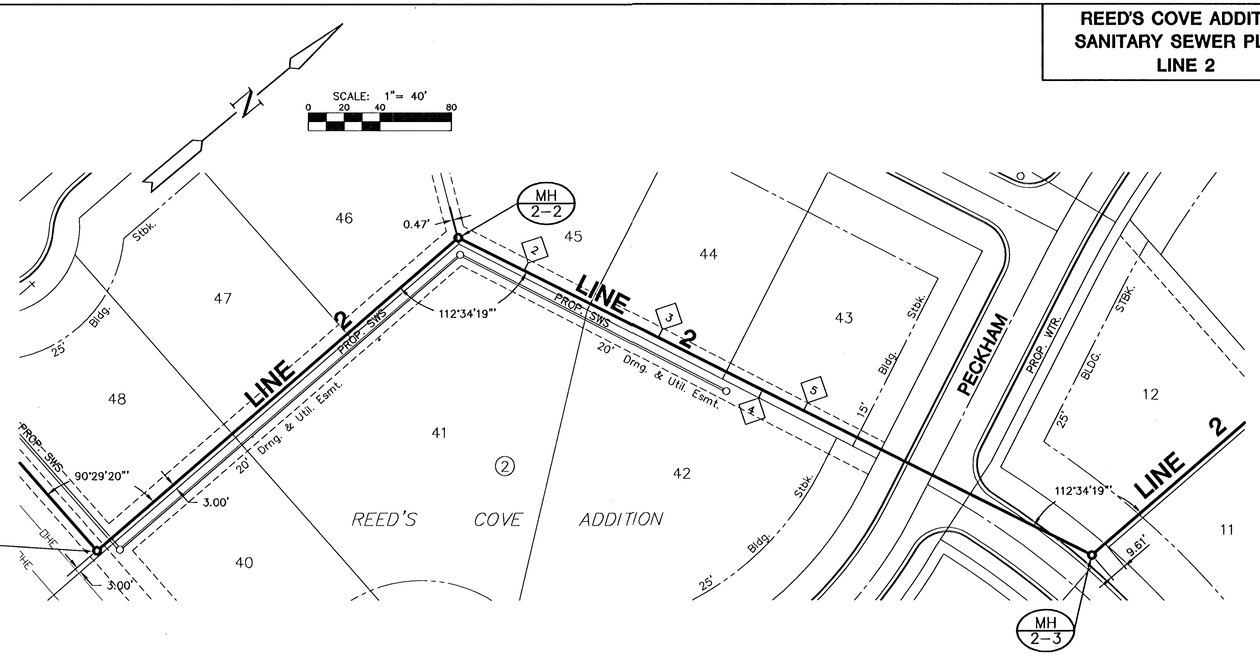
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REED'S COVE ADDITION
SANITARY SEWER PLANS
LINE 2

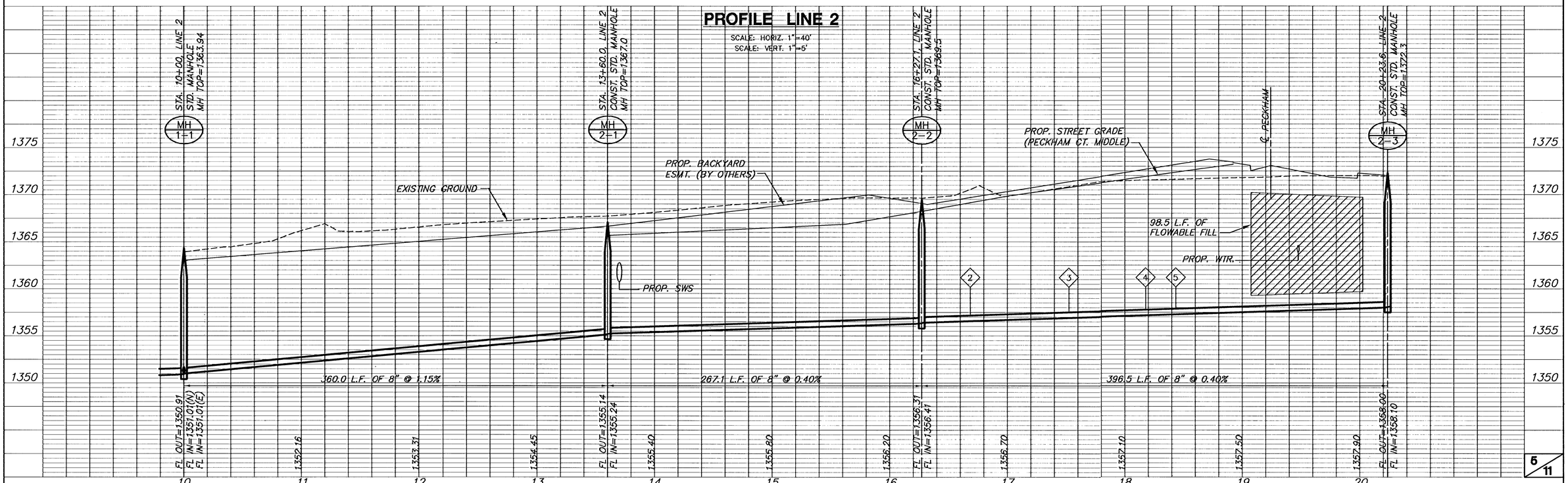




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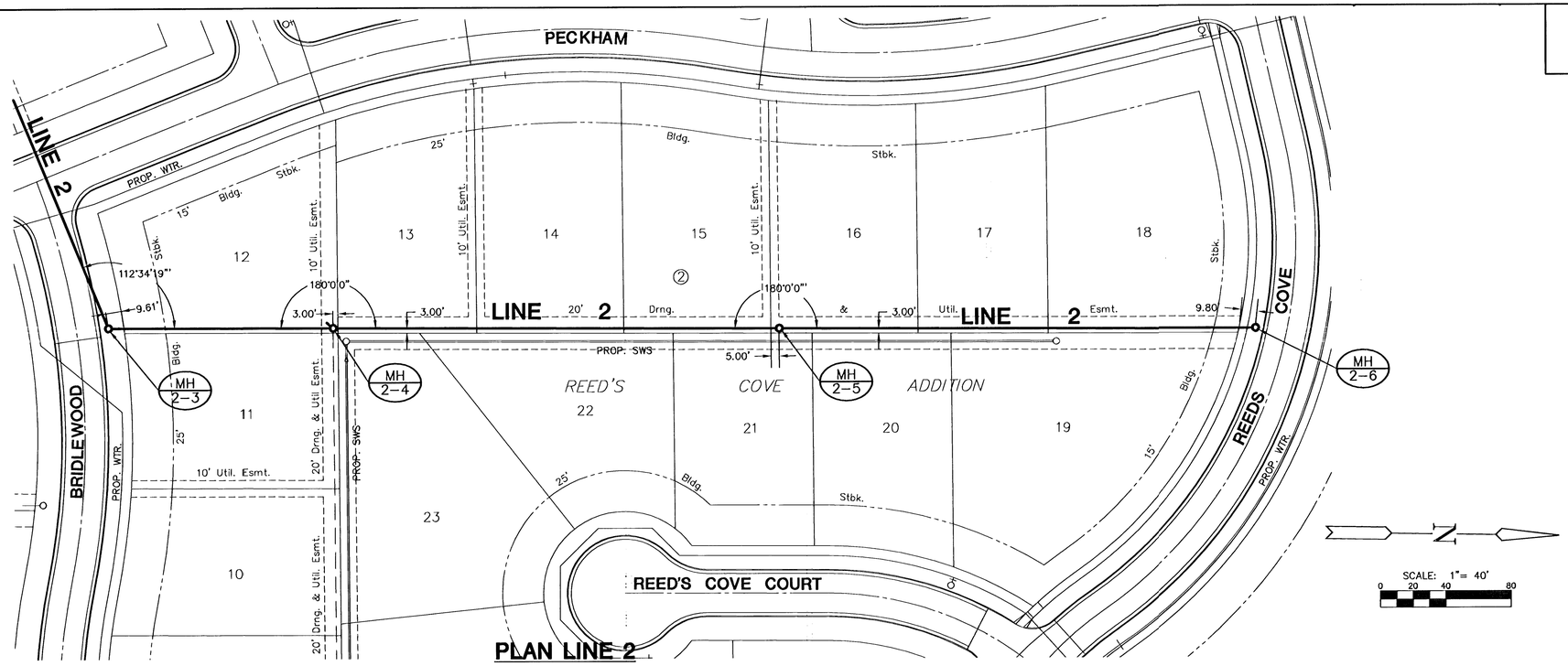
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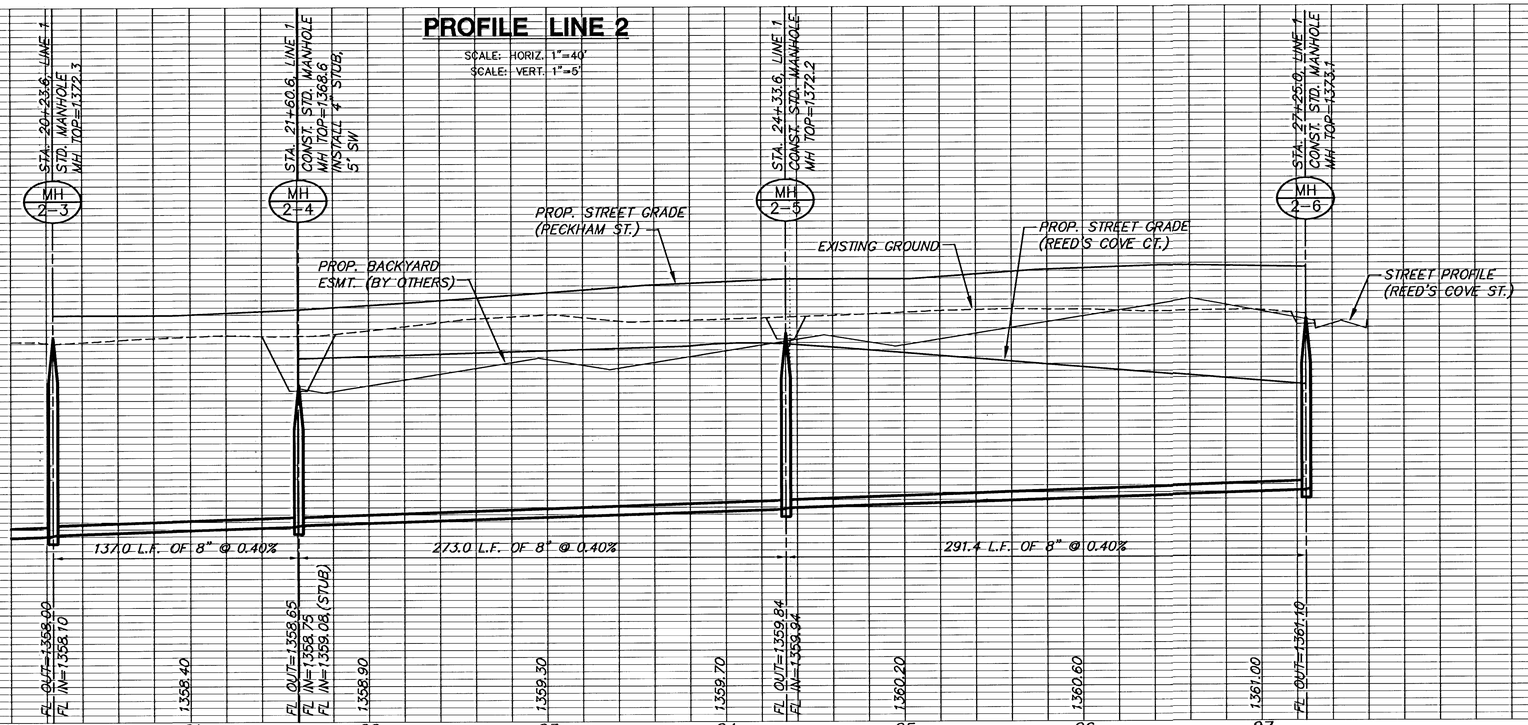
REED'S COVE ADDITION
SANITARY SEWER PLANS
LINE 2



PLAN LINE 2

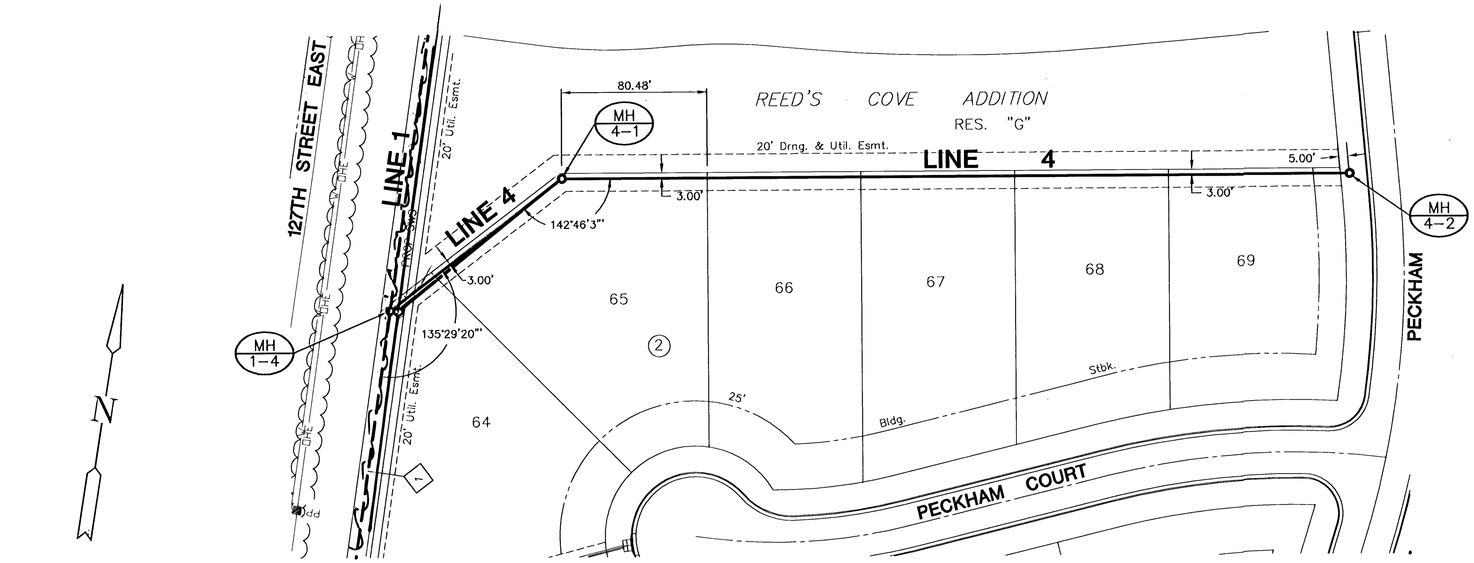
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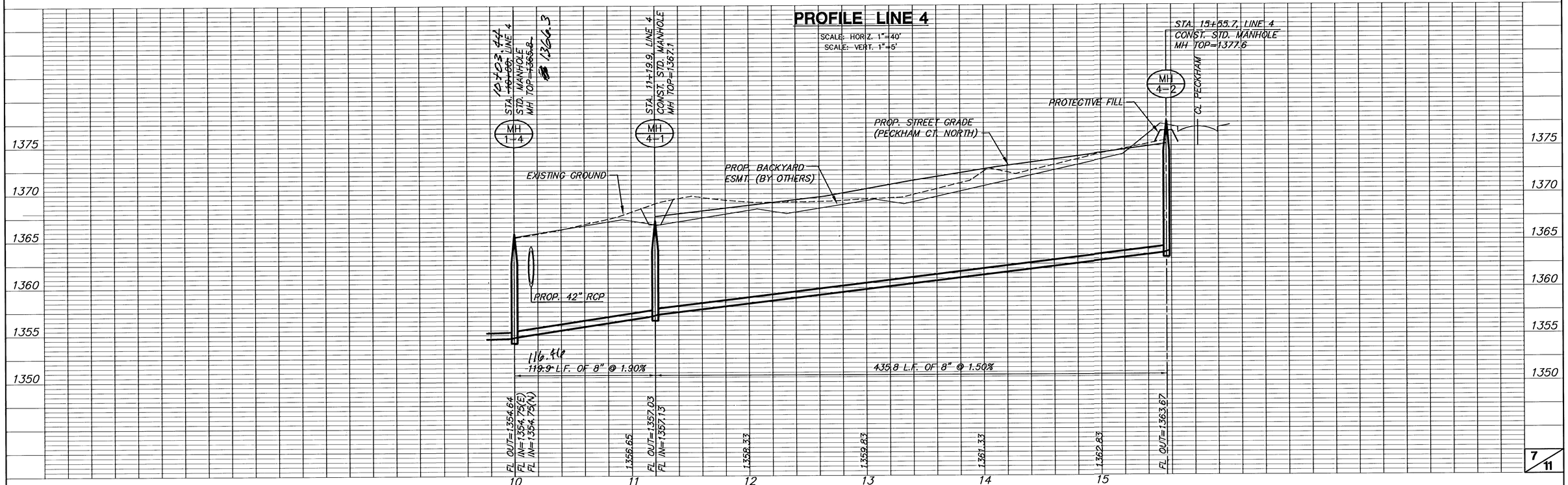
REED'S COVE ADDITION
SANITARY SEWER PLANS
LINE 4



PLAN LINE 4

PROFILE LINE 4

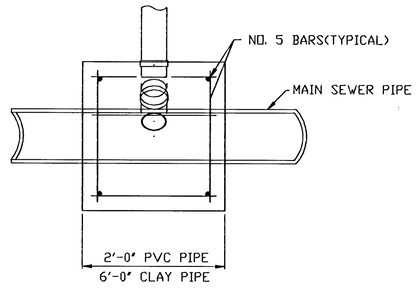
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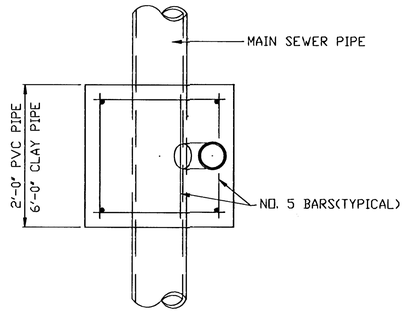
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VERTICAL RISER DETAILS
ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA, KANSAS
OCTOBER 1992

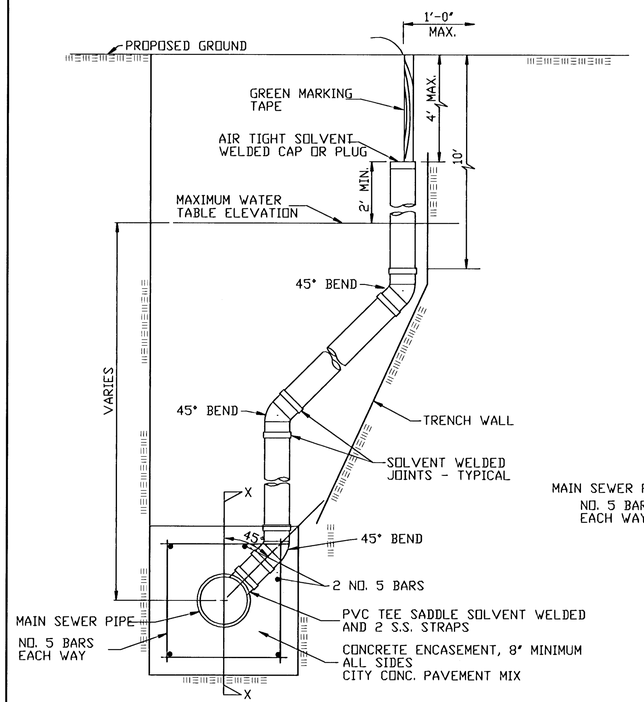
SEWER SERVICE TABLE							
NO.	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION/ DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL	APPROXIMATE LENGTH 4" PIPE HORIZONTAL
1	TEE SERVICE CONNECTION	64	2	1	19+68/RT.	10'	15'
2	TEE SERVICE CONNECTION	45	2	2	16+69/LT.	11'	5'
3	TEE SERVICE CONNECTION	44	2	2	17+53/LT.	12'	5'
4	TEE SERVICE CONNECTION	42	2	2	18+18/RT.	13'	15'
5	TEE SERVICE CONNECTION	43	2	2	18+43/LT.	13'	5'



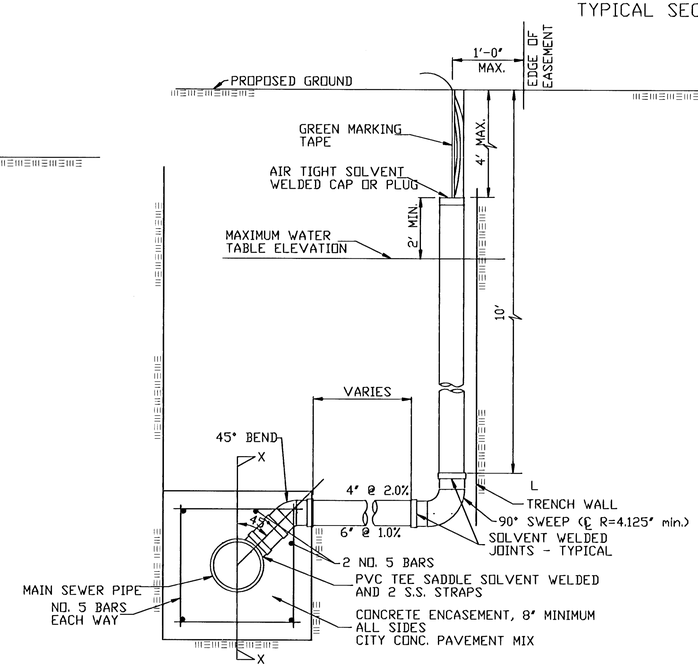
TYPICAL SECTION X-X



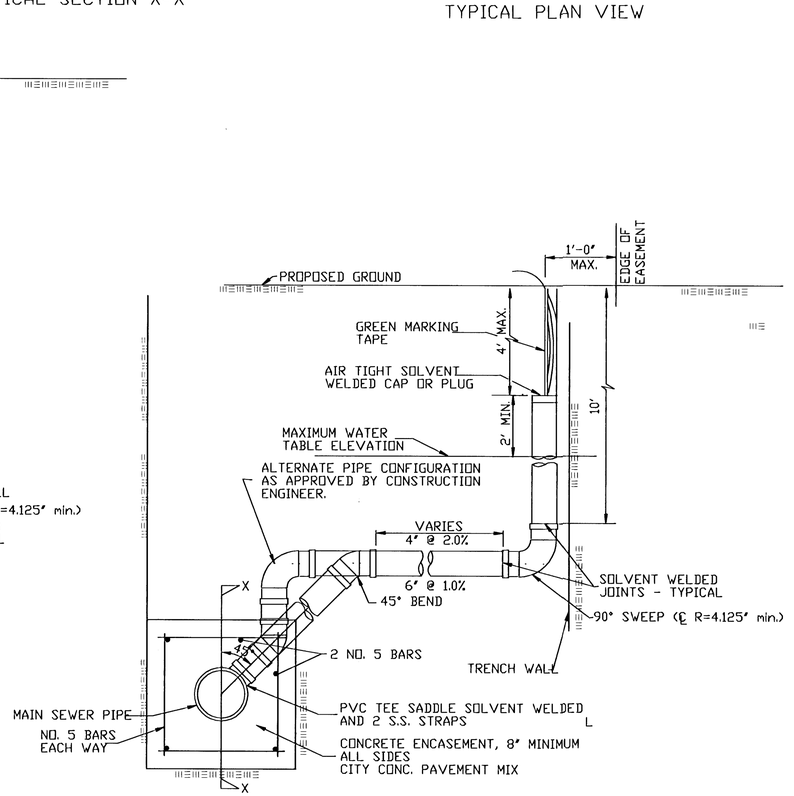
TYPICAL PLAN VIEW



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 6" 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 SDR 35 PVC Pipe or 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.

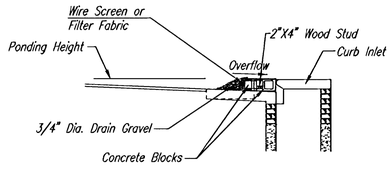
'Manhole stubs' shall be paid for at the contract unit price per each, which shall be full compensation for all labor, material, and incidentals necessary to complete the work including all pipe, fittings, reinforced concrete encasement, and all other items as required and listed for 'Sanitary Sewer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

THE CITY OF WICHITA
CITY ENGINEER'S OFFICE
CITY HALL – SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
(316) 268-4114 FAX

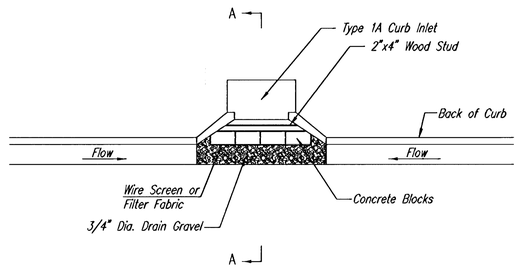
VERTICAL RISER DETAIL

NEIL D. CABLE P.E. – CITY ENGINEER

PROJECT NUMBER	INDEX CODE
468-83621	743985
DATE: APR. 03	SHEET 8 OF 11



SECTION A–A



CURB INLET GRAVEL FILTERS
(INLET PROTECTION–RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided.

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an undue traffic hazard.

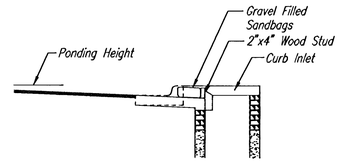
Instructions for Installing:

STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
STEP 3: Place 1" to 1–1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary. An alternative installation is the use of gravel bags supported by a 2"x4" board to prevent collapsing.

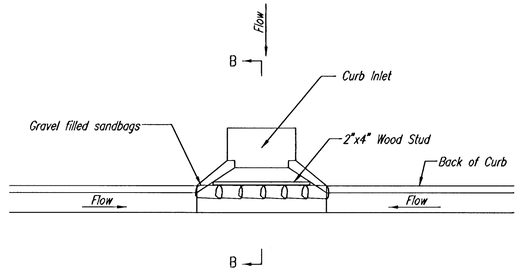
Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

Maintenance:

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.

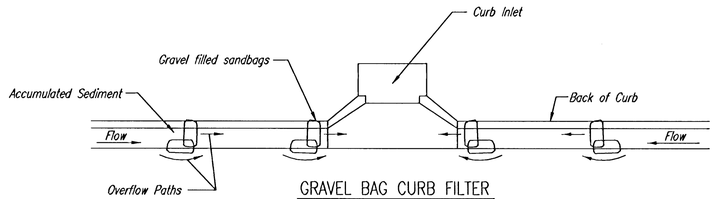


SECTION B–B



CURB INLET SANDBAG FILTERS
(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



GRAVEL BAG CURB FILTER
(INLET PROTECTION)

NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

CURB SEDIMENT TRAPS

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be completed using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

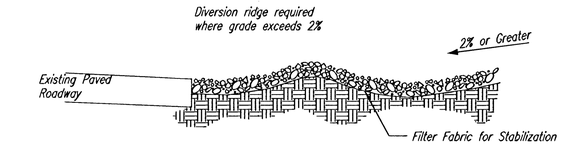
Spacing:

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

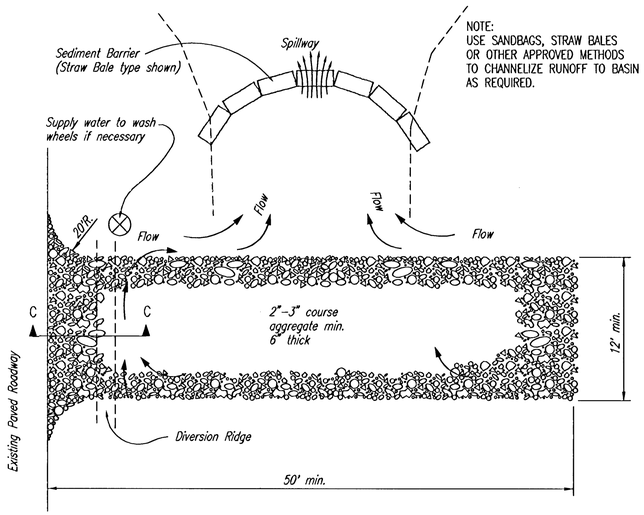
GRADE (%)	SPACING (FEET)
0.5	75
1.0	45
2.0	18
3.0	12
4.0	9
5.0	6

Maintenance:

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



SECTION C–C



STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

CITY OF WICHITA

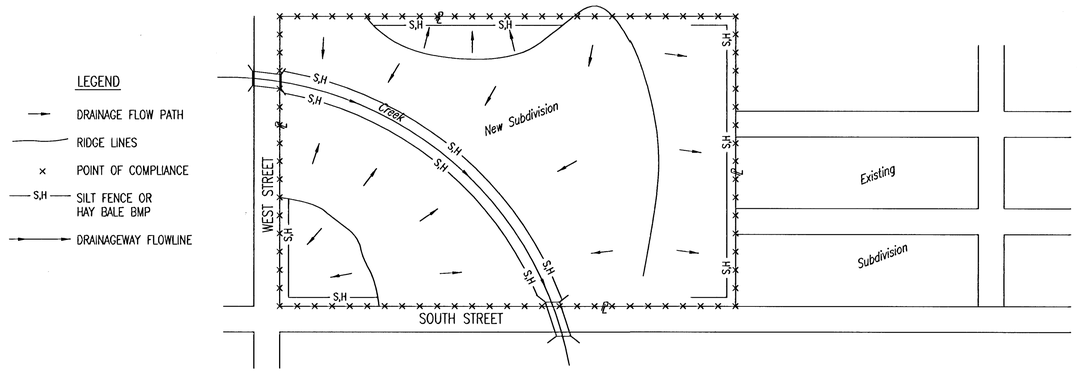
SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER	OCA NO.
468-83621	743985
DATE: APR 2003	SHEET 9 OF 11

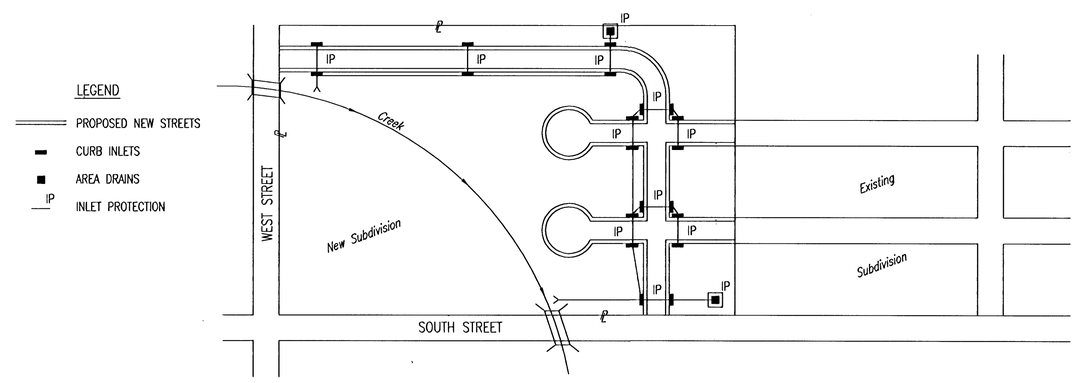
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PHASE 1 – INITIAL EARTHWORK AND UTILITIES (EXCEPT STORM SEWER)



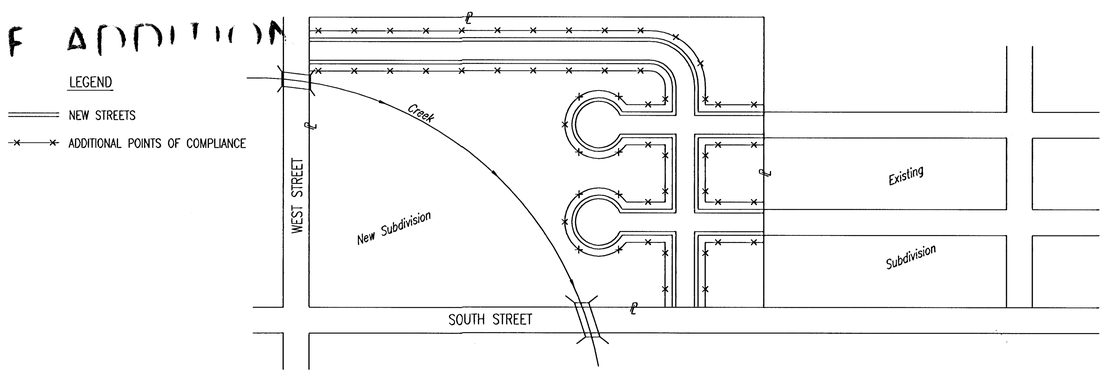
1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, THE POINTS OF COMPLIANCE ARE THE PERIMETER BOUNDARIES AND ANY DRAINAGE WAYS OR STORM SEWERS DRAINING THROUGH OR FROM THE SITE. SHOULD LAKES BE CONSTRUCTED WITHIN THE SUBDIVISION THAT WILL DISCHARGE DURING STORMS, THEY ARE ALSO A POINT OF COMPLIANCE.
2. HAYBALES OR SILT FENCE MUST BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ON SITE WATER CAN DRAIN OFF THE PROPERTY. THESE BMP'S WILL ALSO BE INSTALLED ALONG ANY DRAINAGE DITCH OR LAKE THAT CAN DISCHARGE.
3. SHOULD SILT OR SEDIMENT ENTER THE DITCHES OR GUTTERLINES ON THE ADJACENT BOUNDRY STREETS, APPROPRIATE BMP'S WILL BE PLACED WITHIN THE SUBDIVISION TO PREVENT THIS.
4. ANY MUD TRACKED ONTO ADJACENT STREETS WILL BE REMOVED AT THE END OF EACH WORK DAY.
5. CONTRACTORS WORKING WITHIN THE SITE WILL NOT BE REQUIRED TO USE INDIVIDUAL BMP'S AS LONG AS THOSE SPECIFIED ABOVE ARE IN PLACE AND EFFECTIVE. CONTRACTORS WORKING ON THE BOUNDRY LINE STREETS OR ON ADJACENT PROPERTIES TO EXTEND UTILITIES ARE EXPECTED TO USE BMP'S AT THEIR WORK LOCATIONS, AS NEEDED.
6. UTILIZE STABILIZED CONSTRUCTION ENTRANCE AT ENTRANCE AND EXIT ONTO ANY EXISTING PUBLIC STREETS.
7. THE SUBDIVISION DEVELOPER (OWNER) SHALL INSTALL AND MAINTAIN THE ON-SITE BMP'S.

PHASE 2 – INSTALLATION OF STORM SEWER

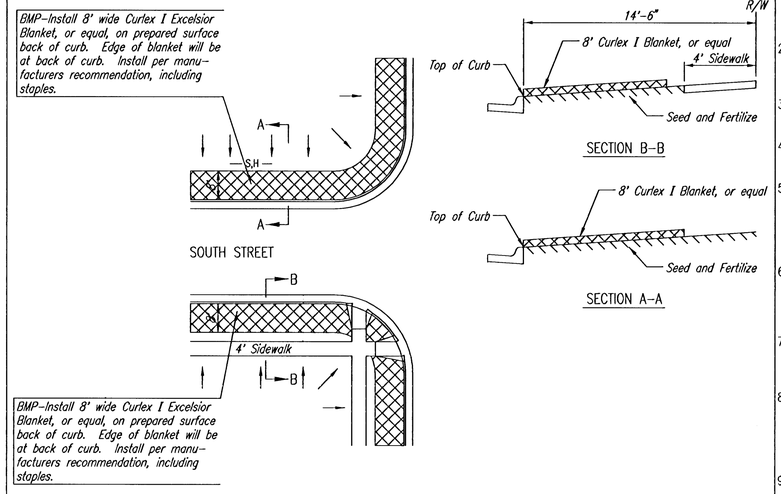


1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL BMP'S REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. AREA DRAINS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, HAYBALE OR SILT FENCE PROTECTION WILL BE INSTALLED AROUND THEM.
4. CURB OPENING INLETS – AS SOON AS WATER CAN FLOW INTO THESE DRAINS, INLET PROTECTION BMP'S MUST BE INSTALLED. SEE PHASE 3 – STREET CONSTRUCTION.
5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE BMP'S. IF WATER CANNOT FLOW INTO CURB INLETS UNTIL STREET CONSTRUCTION IS COMPLETE, THEN STREET CONTRACTOR WILL INSTALL INLET PROTECTION.
6. THE SUBDIVISION DEVELOPER WILL MAINTAIN THESE BMP'S ONCE INSTALLED.
7. ONCE ALL DISTURBED GROUND DRAINING TO AN INLET HAS BEEN RESTABILIZED WITH GRASS OR SOD, THE SUBDIVISION DEVELOPER WILL BE RESPONSIBLE FOR PERMANENTLY REMOVING THE INLET PROTECTION.

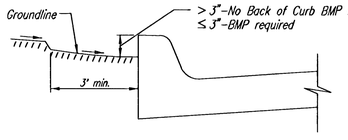
PHASE 3 – STREET CONSTRUCTION



1. DURING THIS PHASE OF SUBDIVISION CONSTRUCTION, NEW STREETS ARE INSTALLED. ALL BMP'S INSTALLED DURING PHASE 1 AND 2 MUST STILL BE MAINTAINED. THE POINT OF COMPLIANCE NOW SHIFTS TO THE BACK OF CURB ALONG EACH STREET.
2. CURB OPENING INLET PROTECTION:
   A. SUMP AREAS – INLET PROTECTION SHALL BE PROVIDED WHEN STREET SUBGRADE WORK IS COMPLETED.
   B. NON-SUMP LOCATIONS – PROVIDE INLET PROTECTION AS SOON AS BASE COURSE ASPHALT IS INSTALLED, BEFORE THE SURFACE COURSE LIFT.
3. BMP'S WILL BE REQUIRED BACK OF CURB WHEREVER WATER CAN FLOW OVER THE CURB AND THE CURB HAS BEEN BACKFILLED TO WITHIN 3" OR LESS OF THE TOP OF CURB (SEE CURB BACKFILL DETAIL). FOR CURBS NOT YET ENTIRELY BACKFILLED (3" OR MORE BELOW TOP OF CURB), BMP'S WILL BE REQUIRED AT POINTS WHERE WATER BREAKS OVER CURB WHICH COULD RESULT IN THE PLACEMENT OF SEDIMENT IN THE GUTTER.
4. SEE DETAIL THIS SHEET ON BACK OF CURB PROTECTION.
5. THE BACK OF CURB PROTECTION SPECIFIED ON THIS PLAN MAY HAVE TO BE SUPPLIMENTED WITH HAYBALE OR SILT FENCE BMP'S AT LOCATIONS WHERE CONCENTRATED FLOW RESULTS IN SEDIMENT BEING CARRIED OVER THE EXCELSIOR MATS.
6. THE STREET CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING BACK OF CURB BMP'S.
7. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE BACK OF CURB BMP'S IN FRONT OF THEIR LOTS UNTIL SUCH TIME AS ADJACENT DISTURBED EARTH IS STABILIZED WITH GRASS OR SOD.



BACK OF CURB PROTECTION DETAIL



CURB BACKFILL DETAIL

GENERAL NOTES:

1. THE INTENT OF ALL BEST MANAGEMENT PRACTICES (B.M.P.'S) IS TO PREVENT ERODED SOIL FROM ENTERING DITCHES, STORM SEWERS, OR ANY OTHER DRAINAGE FEATURE.
2. THIS SHEET IS INTENDED TO PROVIDE GUIDELINES AS TO WHAT TYPE OF BMP'S WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS. CONTRACTORS ARE EXPECTED TO BID PROJECTS ACCORDINGLY.
3. BMP'S SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS TO REMAIN EFFECTIVE. MAINTENANCE SHALL BE AS INDICATED ON THE BMP DETAIL SHEETS.
4. PERSONS DESTROYING BMP'S SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING THEM OR INSTALLING SUITABLE REPLACEMENT BMP'S.
5. THE DEVELOPMENT OF ANY SUBDIVISION THAT DISTURBS 5 ACRES OR MORE WILL REQUIRE A FEDERAL/STATE NPDES STORMWATER PERMIT. THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED. EROSION CONTROL BMP'S ARE REQUIRED. THE DETAILS SHOWN ON THIS SHEET ARE THE MINIMUM STANDARDS TO BE SHOWN ON POLLUTION PREVENTION PLAN.
6. FOR SUBDIVISIONS SMALLER THAN 5 ACRES, SOIL EROSION BMP'S ARE REQUIRED. ALSO, DEVELOPERS AND CONTRACTORS ARE ENCOURAGED TO DEVELOP POLLUTION PREVENTION PLANS FOR EACH PROJECT PRIOR TO CONSTRUCTION.
7. FAILURE TO USE AND MAINTAIN BMP'S IS A VIOLATION OF SECTION 16.32 OF THE CITY CODE AND WILL SUBJECT THE SUBDIVISION DEVELOPER AND CONTRACTORS TO THE PENALTIES PROVIDED THEREIN.
8. THE APPLICATION OF BMP'S SHOWN ON THIS SHEET IS FOR SITUATIONS NORMALLY ENCOUNTERED. FROM TIME TO TIME, SITUATIONS WILL ARISE THAT MAY REQUIRE A DIFFERENT BMP OTHER THAN THAT SHOWN. BMP'S, OTHER THAN THOSE SHOWN, MAY BE UTILIZED SO LONG AS THEY ARE EFFECTIVE AND MAINTAINED.
9. A STABILIZED EARTH SURFACE IS DEFINED AS ONE THAT IS HARD SURFACED WITH CONCRETE, ASPHALT, OR THE LIKE, OR ONE ON WHICH 70% OF THE GRASS HAS GERMINATED ON THE ENTIRE SURFACE.

CITY OF WICHITA

SOIL EROSION BMPS SUBDIVISION DEVELOPMENT PROCESS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER	OCA NO.
468-83621	743985
DATE: APR 2003	SHEET 10 OF 11

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DSNR: DEP OPER: DEP SCALE: 1=1.00
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FINAL PLAT

REED'S COVE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW. Cor., NW. ¼, Sec. 11, T27S, R2E, 6th P.M. Fnd. ¾" Pipe in Thimble

℄ 21st ST. NORTH

BASIS OF BEARINGS: KANSAS SOUTH ZONE GRID BEARING OF N88°33'26"E(M) 2649.84'(M) N. LINE NW. ¼

NE. Cor., NW ¼, Sec. 11, T27S, R2E, 6th P.M. Fnd. ¾" Pipe

ACCESS CONTROL EXCEPT ONE OPENING 275.12'

COMPLETE ACCESS CONTROL 300.00'

1773.22'

℄ 127th ST. E

N00°51'36"W(M) 2656.21'(M)

COMPLETE ACCESS CONTROL 1108.15'

1153.15'

30' STREET DEDICATION

ESMT.

STBK.

BLDG.

UTIL. 575.12'

RES. "H" (SEE DETAIL)

REEDS COVE

RESERVE "G"

PECKHAM CT.

PECKHAM CIR.

PECKHAM

REEDS COVE CT.

BRIDLEWOOD CT.

BRIDLEWOOD

GLEN WOOD CT.

GLEN WOOD

GLEN WOOD CIR.

RESERVE "D"

RES. "E"

RES. "A"

FLOODWAY

258.49' S52°13'51"E

165.19' S28°38'49"E

114.89' S08°04'16"W

S00°57'48"E(M) 2650.51'(M)

990.52'

S00°57'48"E

S88°39'04"W

2624.60'

100' KGE ESMT. BOOK 594 PAGE 585

BURLINGTON NORTHERN RAILROAD

SW. Cor., NW. ¼, Sec. 11, T27S, R2E, 6th P.M., Fnd. ¾" Pipe in Thimble

SE. Cor., NW. ¼, Sec. 11, T27S, R2E, 6th P.M. Fnd. Stone

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	166.1	1353.5
2	1	166.1	1353.5
4	1	166.1	1353.5
5	1	166.1	1353.5
9	1	169.6	1357.0
10	1	169.1	1356.5
11	1	168.1	1355.5
12	1	168.1	1355.5
13	1	166.6	1354.0
14	1	166.6	1354.0
15	1	168.1	1355.5
16	1	168.1	1355.5
17	1	169.1	1356.5
18	1	169.6	1357.0
1	2	165.6	1353.0
2	2	165.6	1353.0
3	2	165.6	1353.0
4	2	165.6	1353.0
5	2	165.6	1353.0
6	2	165.6	1353.0
7	2	165.6	1353.0
8	2	163.6	1351.0
9	2	160.8	1348.2
10	2	160.7	1348.1

NOTE

Please contact Westar Energy (or its successor) Electric Transmission Engineering Department (currently 785-575-8167) before conducting any proposed construction activities that could place people, equipment, or facilities within Westar Energy easement shown on this plat, designated as Book 594, Page 585 dated January 3, 1967.

N

SCALE: 1" = 100'

100 0 100 200

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- • = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION

11/11

10-10-21-21