

PROJECT NUMBER	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
	1994	1	9

BUREAU OF PUBLIC SERVICES 4MC-061



BENCHMARKS:

- B.M.#1 "□" Top of Curb, West end of Curb Return, SW Corner of Sandpiper and Swallow, Shadybrook Farm Addition. Elev. = 1312.20 M.S.L.
- B.M.#2 "□" Top of Curb, West end of Curb Return, SW Corner of Sagebrush and Swallow, Shadybrook Farm Addition. Elev. = 1315.12 M.S.L.

INDEX of SHEETS:

1. Title Sheet
2. Notes & Project Area
3. Lateral 1 Plan/Profile
4. Laterals 2 & 3 Plan/Profiles
5. Laterals 4 & 5 Plan/Profiles
6. Precast Manhole Details
7. Backfill Details
8. Plat - The Orchard At Shadybrook Farm

SANITARY SEWER IMPROVEMENTS

FOR

THE ORCHARD AT SHADYBROOK ADDITION

SEDGWICK COUNTY, KANSAS

AUGUST 1994

As Built 11-28-94 AZ

PLANS PREPARED BY:

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

APPROVED: DATE:

David C. Spears
COUNTY ENGINEER / DIRECTOR OF PUBLIC SERVICES
DATE: 8/12/94

APPROVED DATE:

Betsy Quinn 8/16/94
CHAIR
BOARD OF COUNTY COMMISSIONERS

FILED:

FILED IN THE OFFICE OF THE SEDGWICK COUNTY CLERK
Brenda S. ... Chief Deputy 8/16/94
COUNTY CLERK DATE

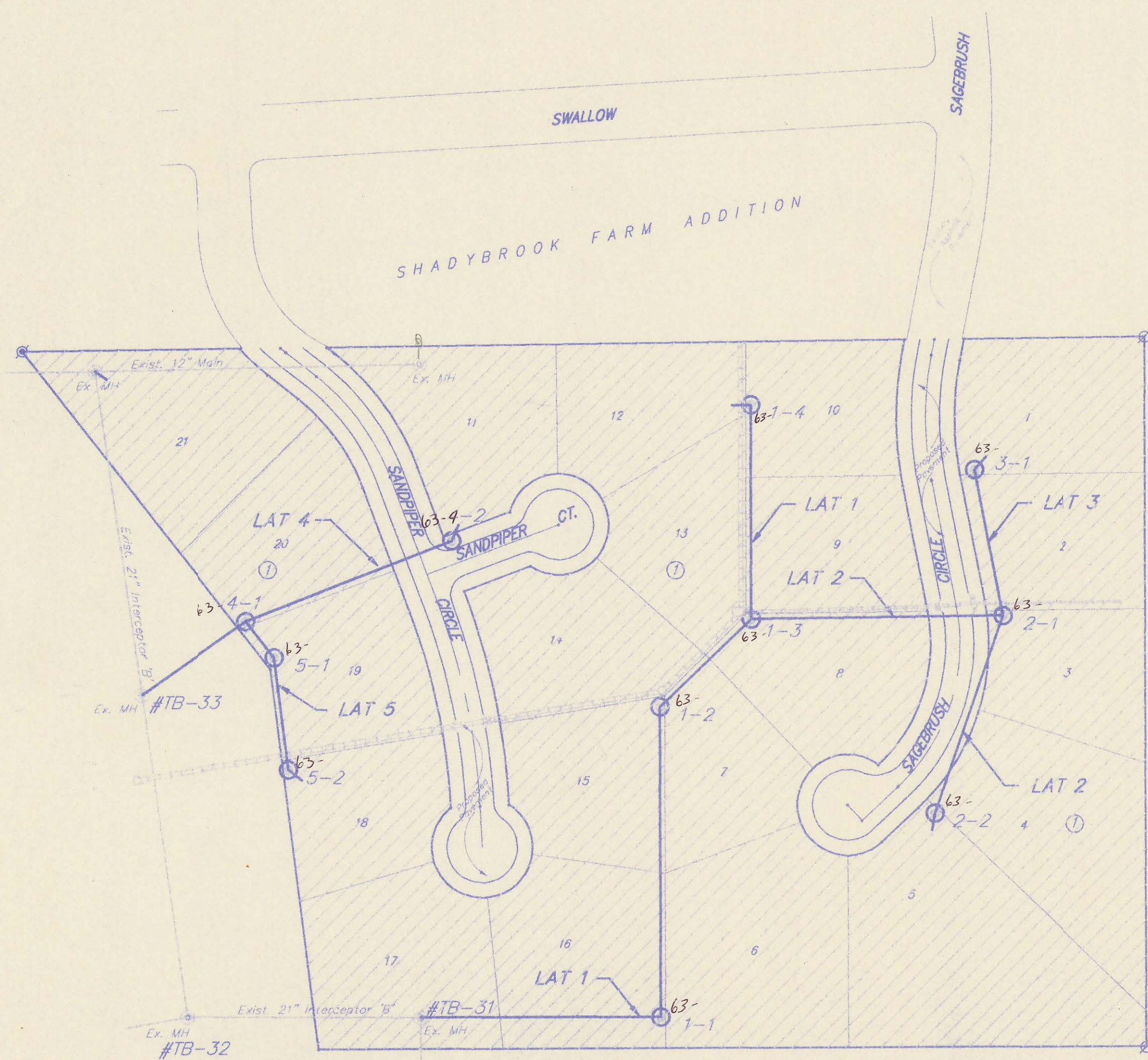


NET LENGTH OF PROJECT FT. MILES

4MC-061

THE ORCHARD AT SHADYBROOK FARM

SEDGWICK COUNTY, KANSAS.



SCALE:
1" = 100'

SANITARY SEWER BENEFIT DISTRICT

GENERAL NOTES

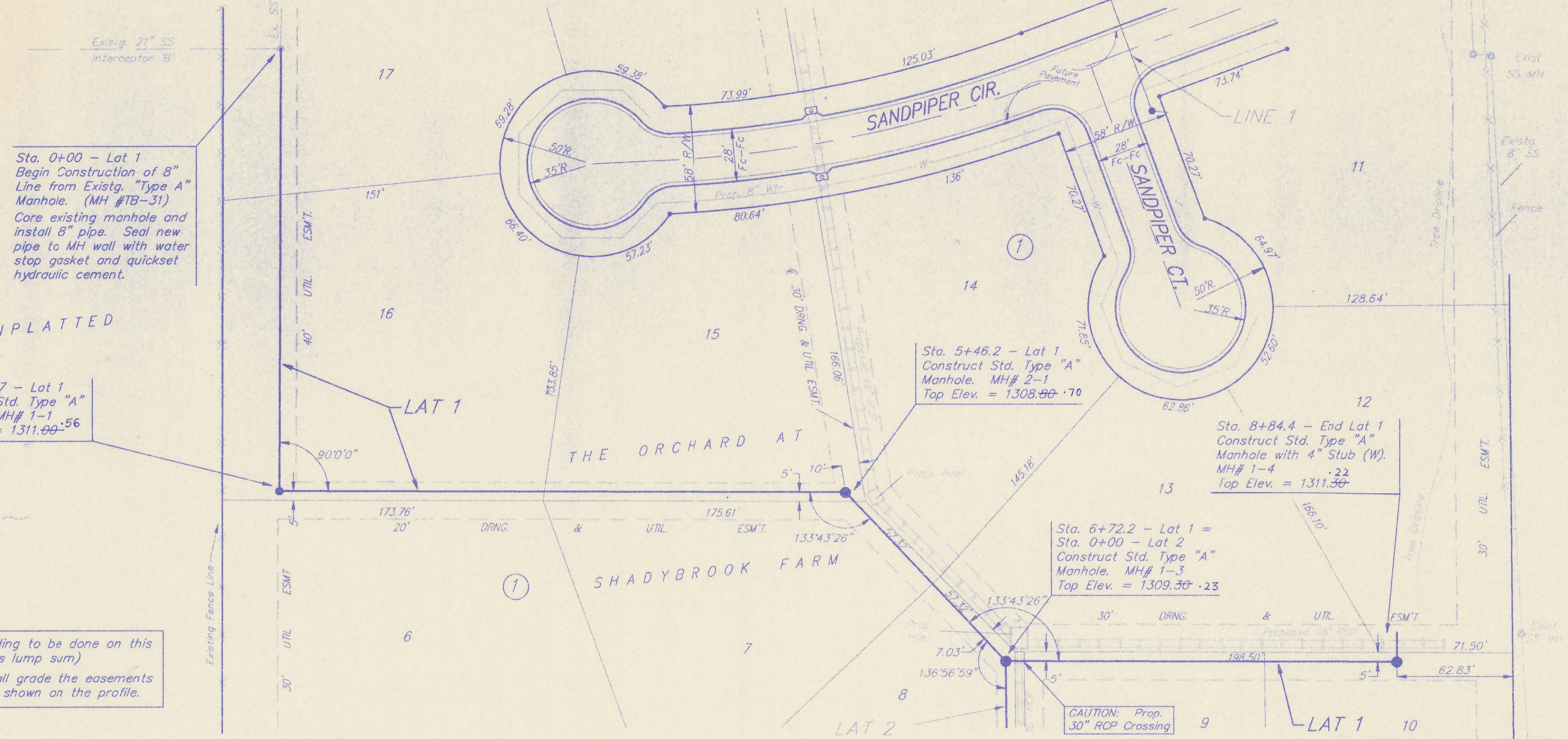
- All Elevations shown are USGS Datum.
- At least 72 hours prior to beginning any excavation (excluding weekends and holidays), the Contractor shall contact the Kansas-One-Call system, a utility location service, at 687-2470 to request the following utility companies to locate any existing lines within the project area: Multimedia Cable TV, Wichita Water, Southwestern Bell Telephone, K.G.&E. Gas and K.G.&E. Electric.
- The buried utilities as shown on the plans are approximate locations only. It should be noted that other buried lines and cables may exist which are not shown on these plans. The Contractor shall exercise extreme caution during trenching operations to avoid damaging these lines. Any lines damaged shall be replaced or repaired immediately as directed by the Engineer at the Contractor's expense.
- The Contractor shall contact the Sedgwick County Eastern Sewer District (733-0202) at least 24 hours before connecting new sewer pipe to the existing sewer system. The Contractor shall keep any construction debris from entering the existing sanitary sewer during construction. A mechanical plug shall be installed and maintained to isolate the existing sewer from the new construction until the new construction is cleaned, televised, and has been accepted to prevent water or debris from entering the existing sewer. The water used for cleaning shall not be added to the flow of the existing sewer. The cleaning or otherwise accumulated water shall be pumped or otherwise removed prior to televising.
- All manholes constructed on this project shall have self-sealing frames.
- All pipe joints shall be layed and pushed "full home", with the beveled end of the spigot making full contact with the chamfered area at the throat of the bell or socket, with no separation between them. If separation is determined, the pipe shall be excavated and reloid according to specifications at the Contractor's expense.
- All excavation from this project shall remain on this site. Excess excavation shall be stored at locations to be determined by the developer. Contact Donald Scott at 684-1703 for the location of placement of excess excavation.
- Rubble from the removal of miscellaneous structures including trees and brush 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.
- 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.
- 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 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 shall 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. Prior to start of construction, the contractor shall flag and return all property corners that may be disturbed by construction operations, and verify these in the field in the presence of the Engineer and the Contractor's surveyor. After construction and before final inspection, a letter signed and sealed by the licensed land surveyor certifying replacement of all disturbed property corners shall be submitted to the Engineer.
- The Contractor shall contain his operation to permit traffic through and across construction at existing roadways at all times. The Contractor shall erect warning signs, flashing lights, and barricades in compliance with the manual on uniform traffic control devices to ensure safety as directed in the general conditions. The Contractor shall limit the extent of trench to remain open overnight and weekends to less than 50 feet.
- The Contractor shall restore all ditches, swales, road shoulders, and banks to their original slopes and grades. Where existing entrance pipe, drainage pipe, signs, fences, etc., conflict with the proposed work herein, they shall be removed and replaced or reset. The replacement of all the aforementioned items, including seeding, fertilizer and mulching shall be considered subsidiary to "site clearing and restoration".
- Easements and right-of-ways provided by the owner for the project are shown in the plans. The Contractor shall be responsible for the acquisition of any additional temporary easements or right-of-ways that he desires to use in completing the work.
- Positive drainage shall be provided for all areas on or near spoil areas. Natural drainage ways shall be maintained.
- The Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of 10 days advance notice prior to start of construction in the vicinity of the affected property.
- All trench backfill shall be either type I or type III unless noted otherwise.
- Top elevations for manholes are approximate only. Top elevations for manholes shall be set as follows:
 - Outside of traveled ways, 0.4 feet above finish grade.
 - Paved traveled ways, flush with finish grade.
 - Unpaved traveled ways, as directed by the Engineer.
- The Contractor shall also contact the following at least 72 hours prior to beginning construction to advise them of the intended work and of his proposed schedule:
Sedgwick County Bureau of Public Services
1250 S. Seneca
Wichita, KS. 67213
Mr. Jim Weber
(316) 383-7901
- It shall be the responsibility of the Contractor to satisfy himself as to the existence of unusual subsurface conditions, and to allow for such conditions in his bid.
- 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.

NOTES & PROJECT AREA

ORCHARD AT SHADYBROOK FARM
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE	SHEET
JF9	JF9		8/15/94	NOTED	2

94-09-1013



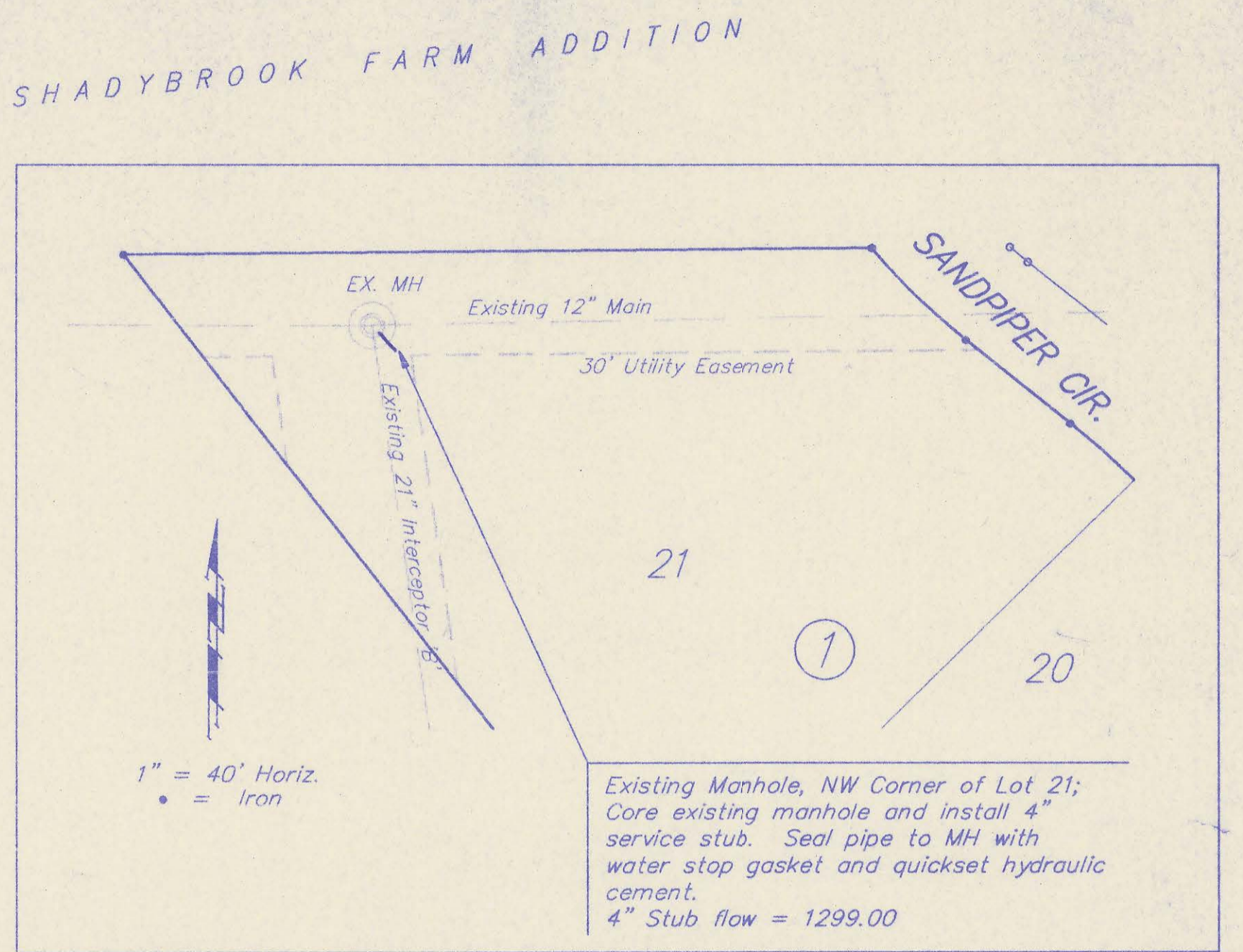
BENCHMARKS:

B.M.#1 "□" Top of Curb, West end of Curb Return, SW Corner of Sandpiper and Swallow, Shadybrook Farm Addition. Elev. = 1312.20 M.S.L.

B.M.#2 "□" Top of Curb, West end of Curb Return, SW Corner of Sagebrush and Swallow, Shadybrook Farm Addition. Elev. = 1315.12 M.S.L.

SCALE:

1" = 40' Horiz.
 1" = 5' Vert.
 • = Iron



Sta. 0+00 - Lat 1
 Begin Construction of 8" Line from Existg. "Type A" Manhole. (MH #TB-31)
 Core existing manhole and install 8" pipe. Seal new pipe to MH wall with water stop gasket and quickset hydraulic cement.

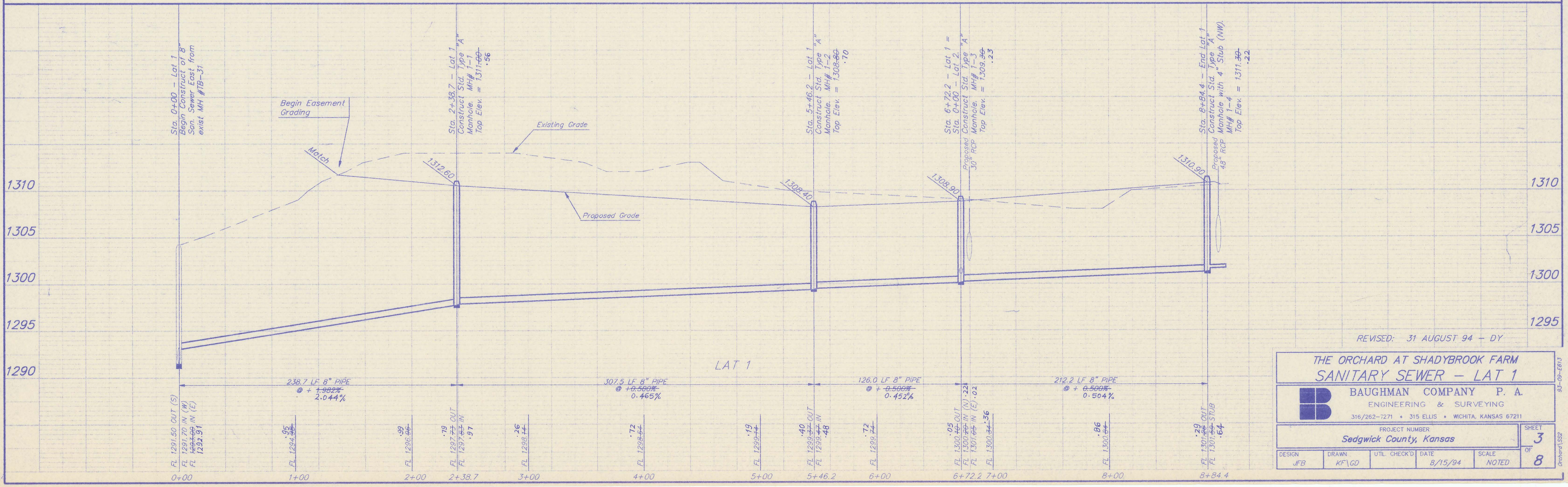
Sta. 2+38.7 - Lat 1
 Construct Std. Type "A" Manhole. MH# 1-1
 Top Elev. = 1311.00-56

Sta. 5+46.2 - Lat 1
 Construct Std. Type "A" Manhole. MH# 2-1
 Top Elev. = 1308.00-70

Sta. 8+84.4 - End Lat 1
 Construct Std. Type "A" Manhole with 4" Stub (W). MH# 1-4
 Top Elev. = 1311.00-22

Sta. 6+72.2 - Lat 1 =
 Sta. 0+00 - Lat 2
 Construct Std. Type "A" Manhole. MH# 1-3
 Top Elev. = 1309.00-23

Easement grading to be done on this sheet. (Paid as lump sum)
 Contractor shall grade the easements to the grades shown on the profile.



REVISED: 31 AUGUST 94 - DY

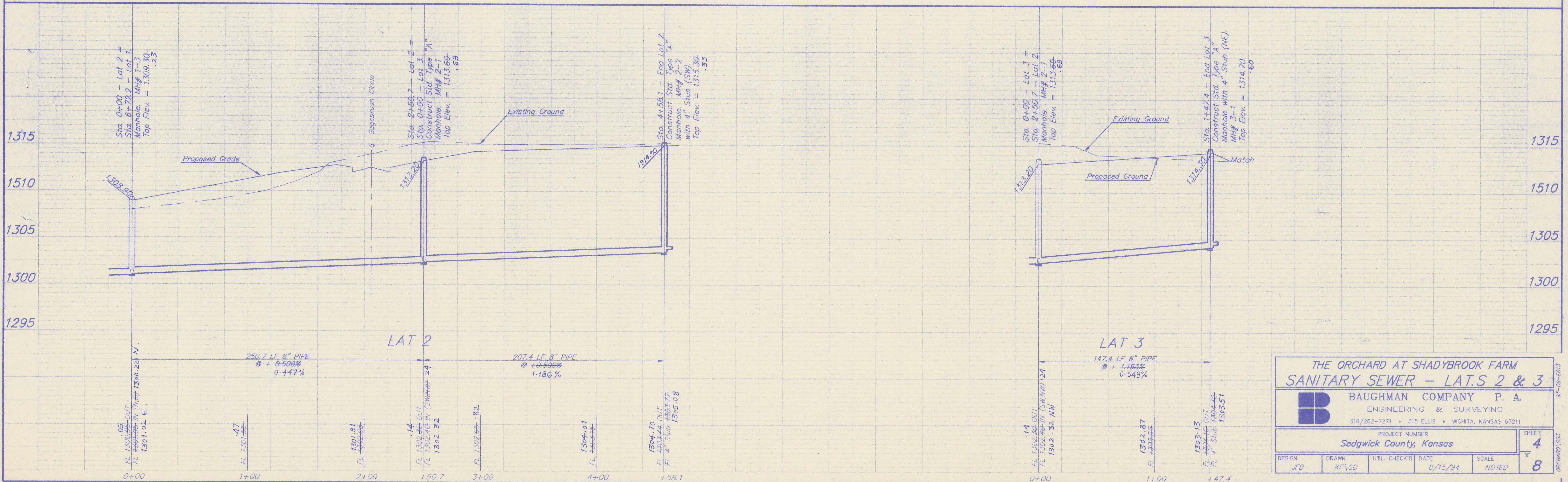
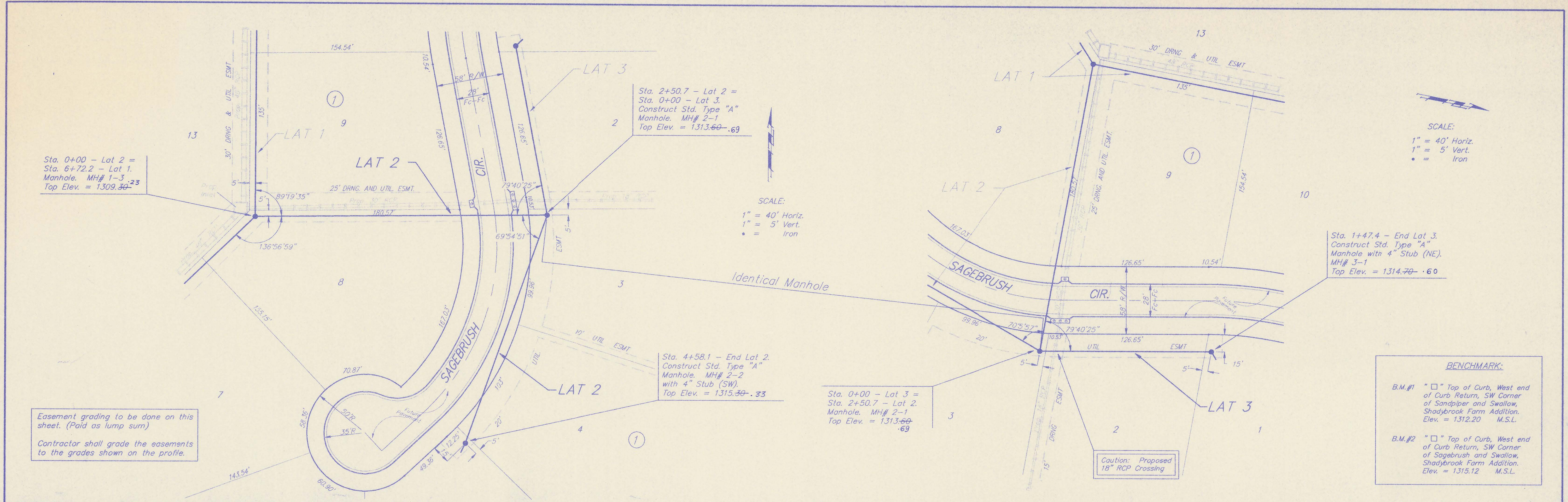
**THE ORCHARD AT SHADYBROOK FARM
 SANITARY SEWER - LAT 1**

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

PROJECT NUMBER
Sedgwick County, Kansas

DESIGN JFB	DRAWN KF/GD	UTIL. CHECK'D	DATE 8/15/94	SCALE NOTED	SHEET 3 OF 8
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93-09-EP1.8
 Original SS2



THE ORCHARD AT SHADYBROOK FARM
SANITARY SEWER - LATS 2 & 3

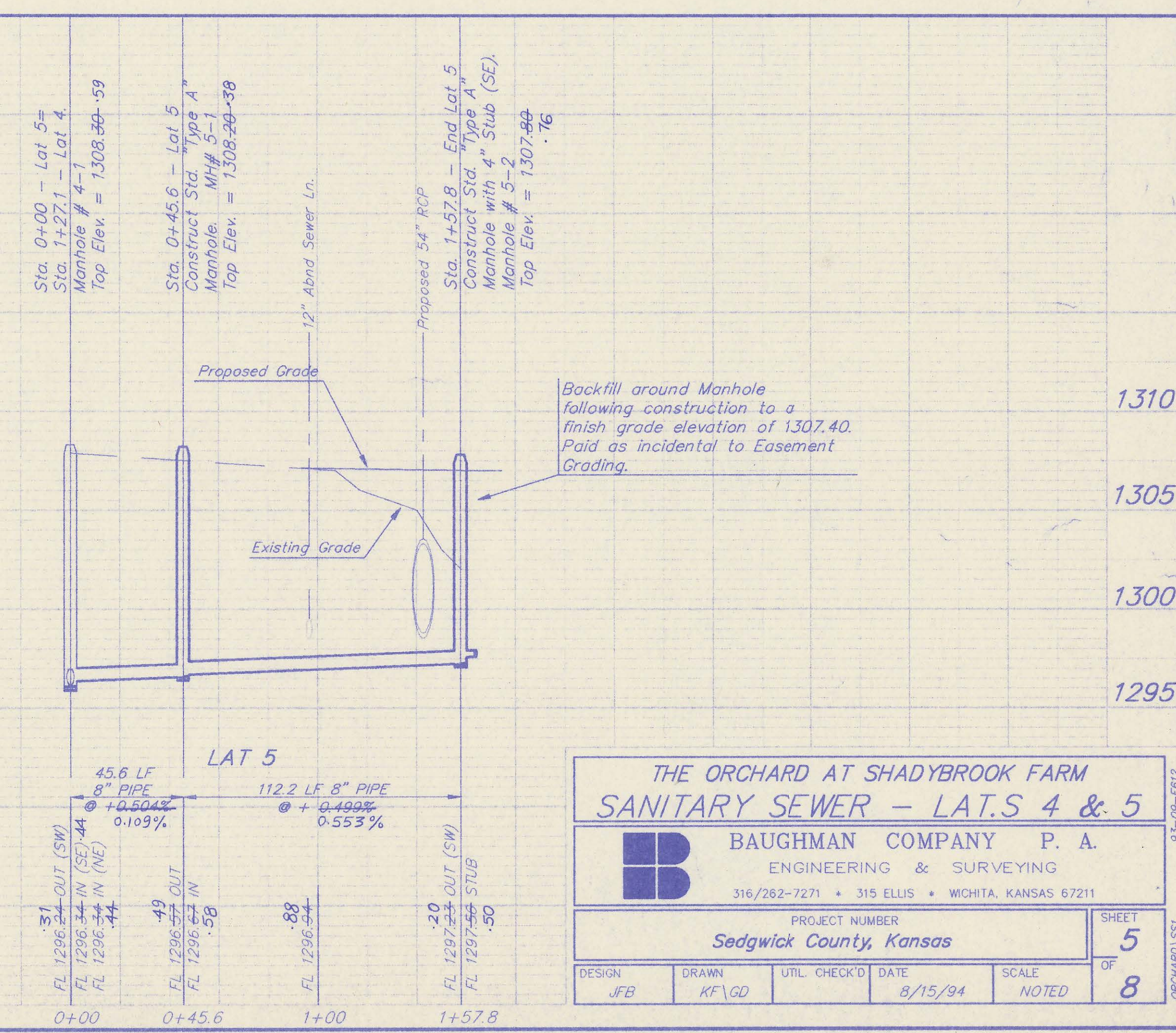
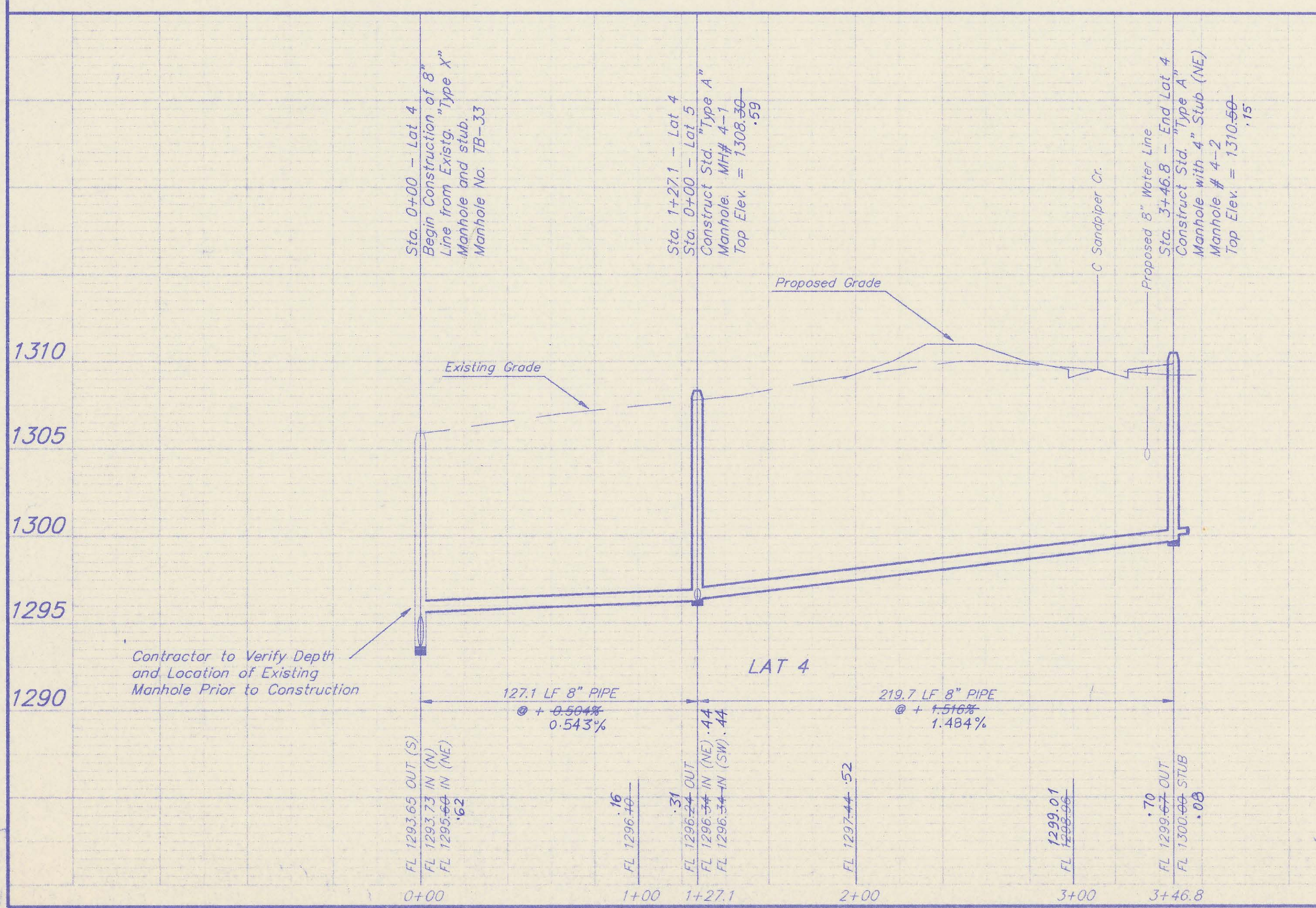
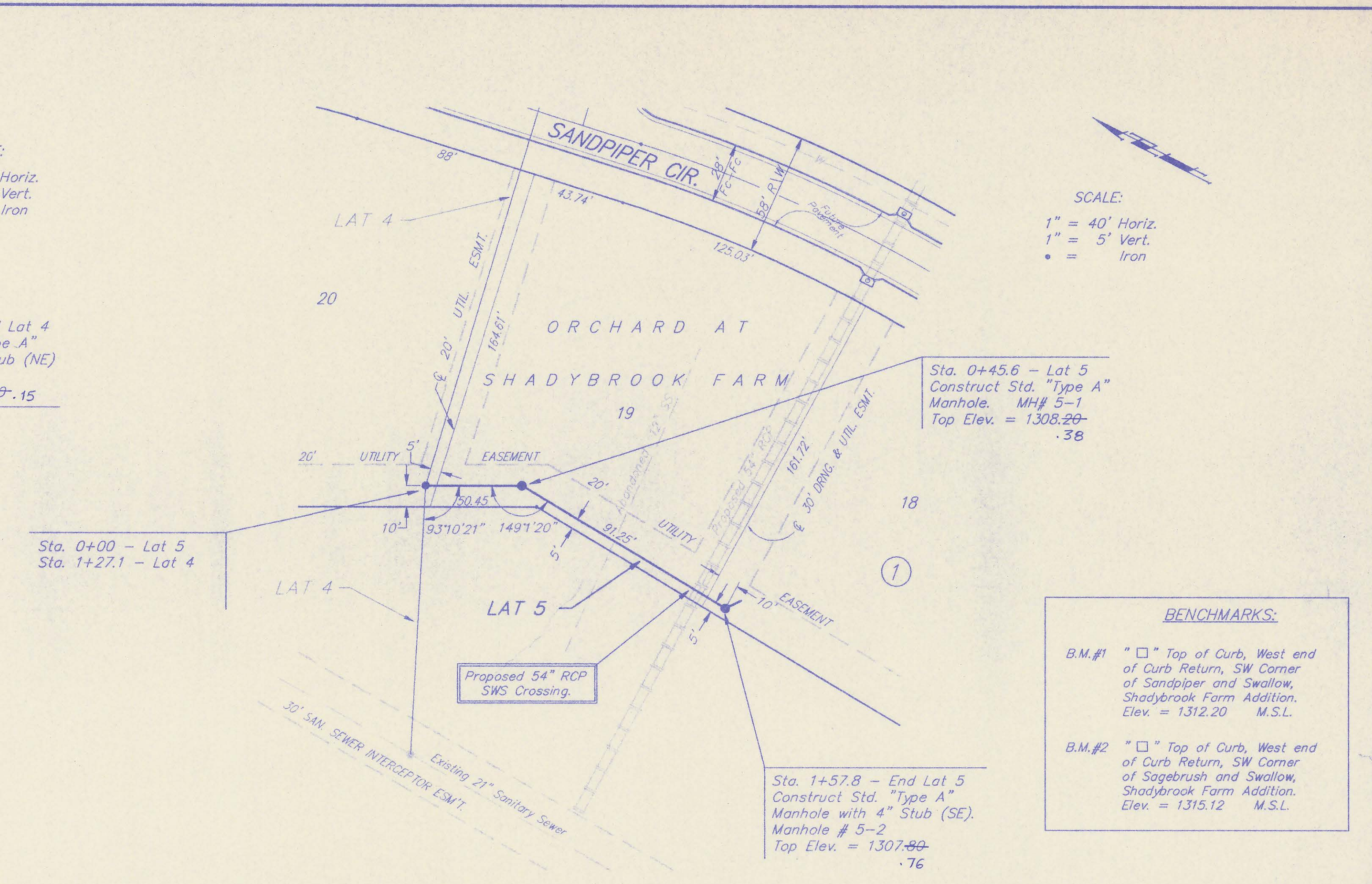
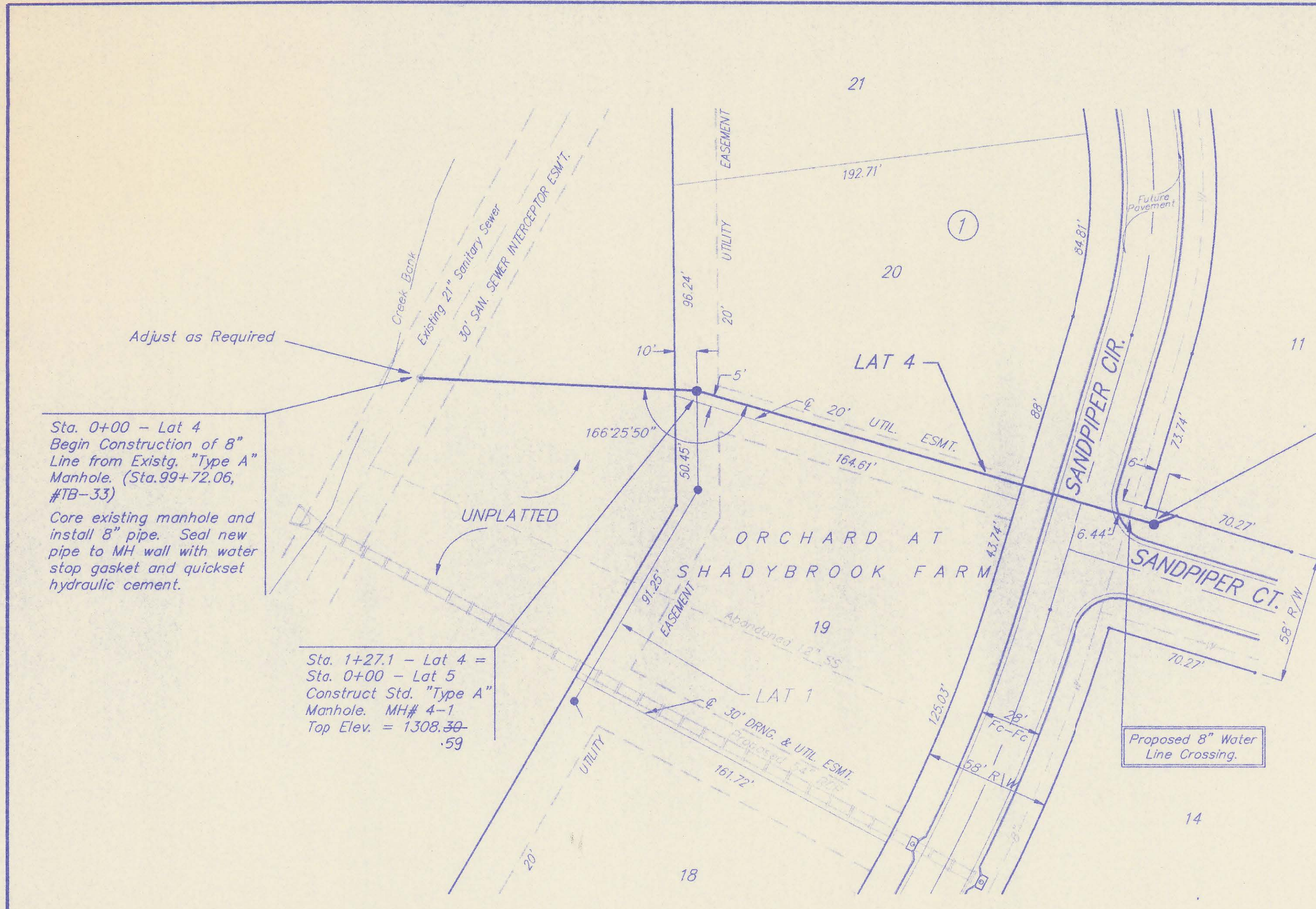
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 516/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
Sedgwick County, Kansas

DESIGN JFB	DRAWN KF/GD	UTIL. CHECK'D	DATE 8/15/94	SCALE NOTED
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SHEET
4
 OF
8

ORCHARD 1033 87-09-EG13



THE ORCHARD AT SHADYBROOK FARM
SANITARY SEWER - LATS 4 & 5

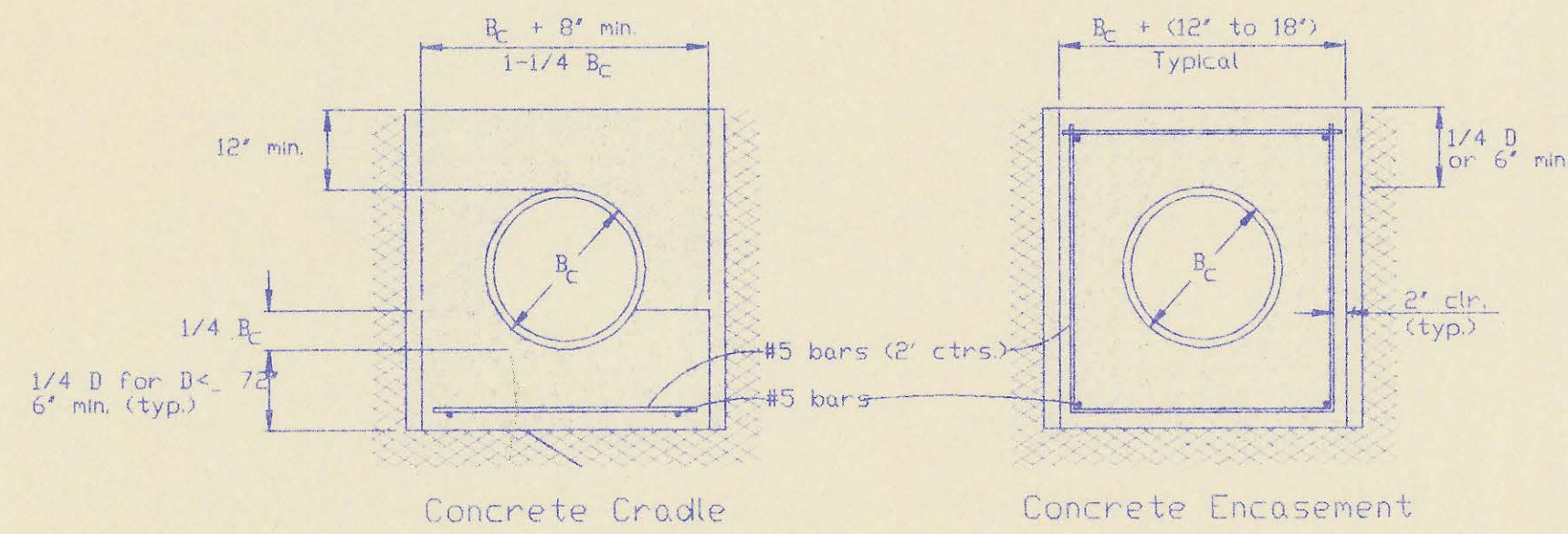
BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
Sedgwick County, Kansas

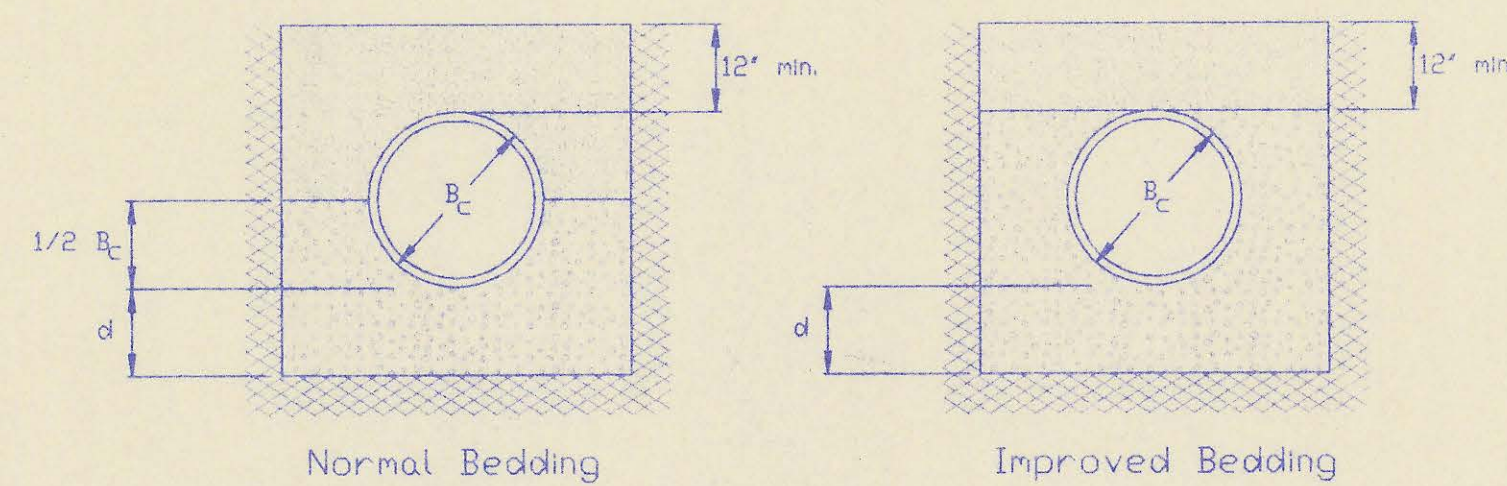
DESIGN JFB DRAWN KF/GD UTIL CHECKED DATE 8/15/94 SCALE NOTED SHEET 5 OF 8

ORCHARD (S)

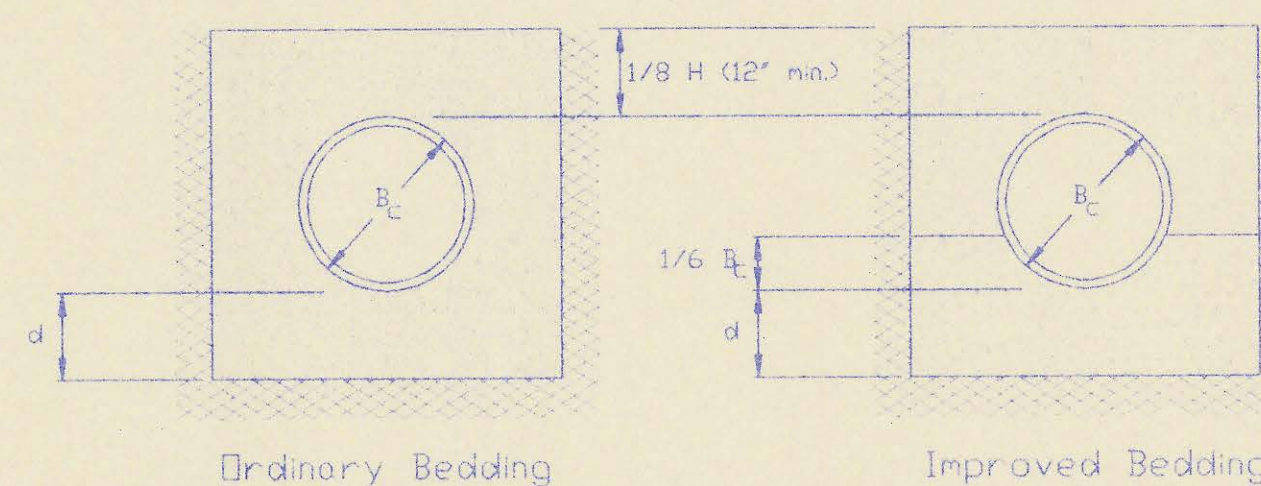
DATE	
BY	
PLAN	
CHECKED	
CHECKED	



CLASS A



CLASS B



CLASS C

PIPE ZONE BACKFILLING

- R_c = Outside Pipe Diameter
- H = Backfill from Top of Pipe to Existing Ground
- D = Inside Pipe Diameter
- d = Depth of Bedding Material Below Pipe
- [Symbol] = Granular Bedding Material or Sand-Gravel Bedding
- [Symbol] = Compacted Embedment
- [Symbol] = Concrete (Class III)

Depth of Bedding Material Below Pipe		
D	d(min) Soil	d(min) Rock
27' & smaller	4'	6'
30' to 60'	5'	9'
66' & larger	6'	12'

Granular Bedding Material shall be an approved material consisting of durable crushed rock conforming with the requirements of the latest revision of ASTM C-33 Size No. 67 (3/4" to No. 4); to be placed in not more than 6" layers and compacted by slicing with a shovel or vibrating. Soundness, abrasion, and absorption limits shall be as required for coarse aggregates in Section 03010-Concrete Work in the specifications.

Sand-Gravel Bedding Material - sand-gravel mix meeting Type UD-1 of the 1990 Kansas Standard Specifications for State Road and Bridge Construction.

Compacted Embedment shall be an approved sand material free from debris, organic material, and stones with 100% passing the 3/4" sieve to be placed in uniform layers not more than 6" thick and compacted to 90 percent maximum density as determined by ASTM D1557. Granular Bedding Material may be substituted for all or part of Compacted Embedment Materials.

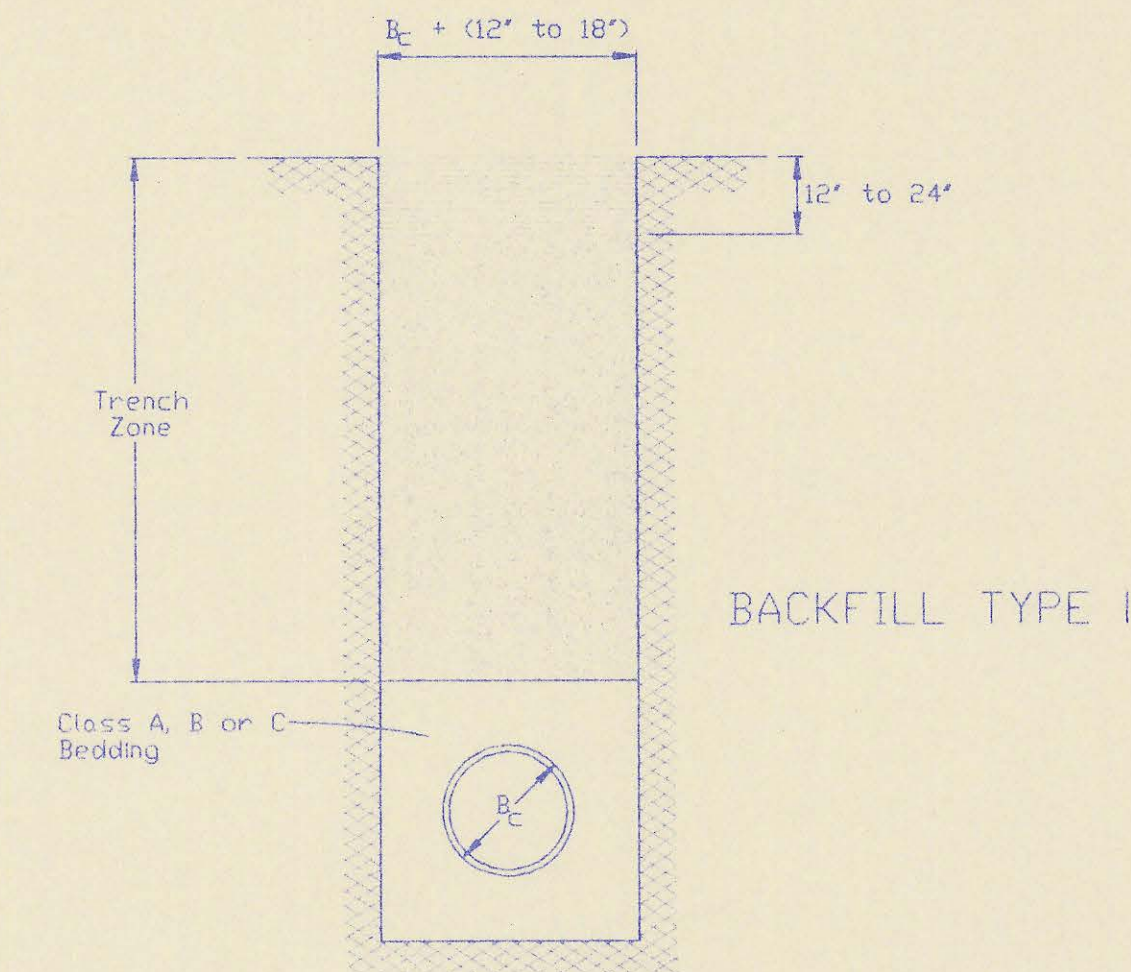
Class A "Concrete Cradle" and/or Class A "Concrete Encasement" is not required unless specified on the plans. However, where unexpected trench conditions exist or improper trenching is performed Class A Bedding may be required as determined by the Engineer.

Class B Bedding shall be used for all flexible pipe.

- a. Class B Normal Bedding shall be used for PVC Pipe unless wet conditions are encountered.
- b. Class B Improved Bedding shall be used for other flexible pipe, and for PVC pipe in wet conditions.

Class C Bedding shall be used for all rigid pipe.

- a. Class C Ordinary Bedding shall be used for all rigid pipe unless wet conditions are encountered.
- b. Class C Improved Bedding shall be used for wet conditions existing in the trench, as directed by the Engineer, at no additional cost to the Owner. The dimensions shall be equal to that required for "rock" excavation (see specifications).



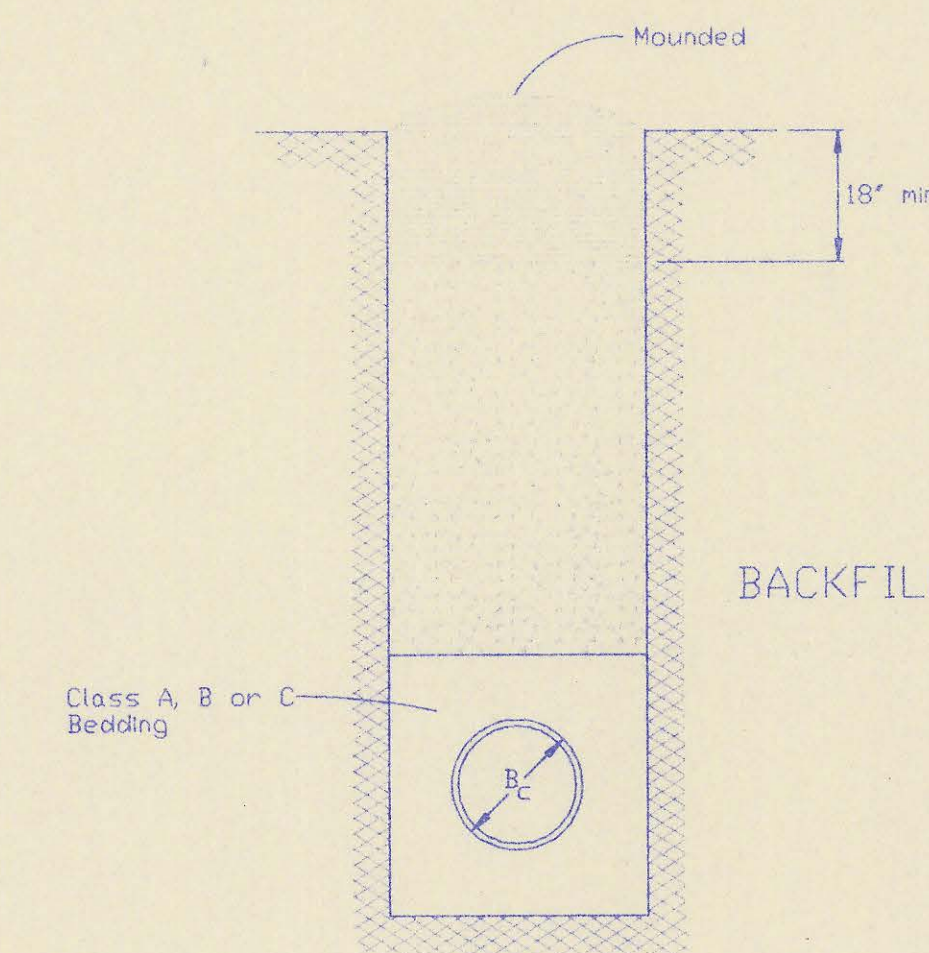
BACKFILL TYPE I

- R_c = Outside Pipe Diameter
- [Symbol] = Compacted Granular Backfill
- [Symbol] = Uncompacted Earth Backfill
- [Symbol] = Compacted Earth Backfill

Compacted Granular Backfill material shall be an approved sand material free from debris, organic material and stones with 100% passing the 3/4" sieve and not more than 15% passing a No. 200 sieve; to be jetted and mechanically vibrated into place and compacted to 90% density as determined by ASTM D1557.

Uncompacted Earth Backfill material may be natural soil free from large clods or stones, brush, roots more than 2 inches in diameter, debris, and junk. Flooding with water shall be provided as directed by the Engineer.

Compacted Earth Backfill shall consist of material existing prior to trenching or selected material as directed by the Engineer, and shall be compacted to 90% density as determined by ASTM D1557.



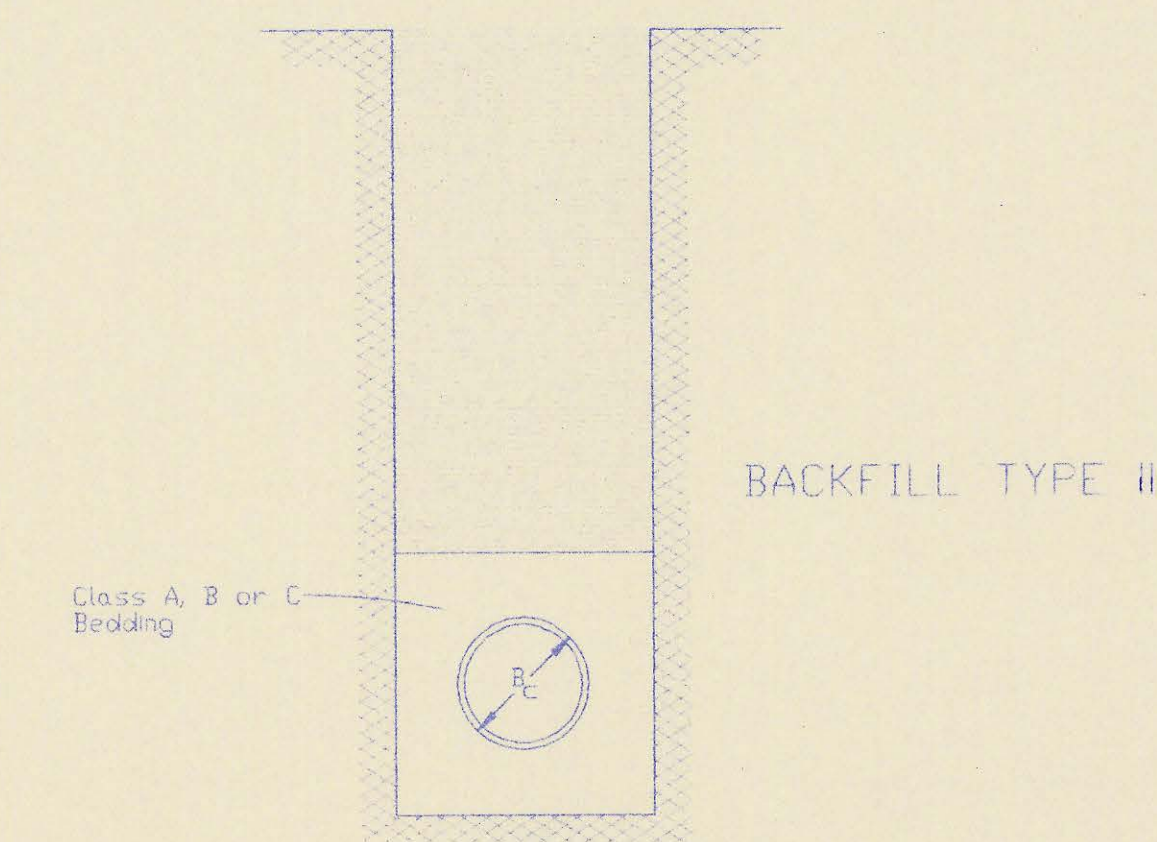
BACKFILL TYPE II

Backfill: Backfill material and compaction requirements shall conform to either Type I, Type II or Type III as specified in the plans. One year's maintenance will be required on all backfill.

Backfilling Through Rock: Backfilling through rock shall be performed as specified in the paragraph Backfill above, except that the Pipe Zone is increased to provide eighteen (18) inches of cover over the pipe. When approved by the Engineer the remainder of the backfill may be excavated rock provided the excavated rock has been broken up so that earth and rock will thoroughly mix and not result in voids around the larger pieces of rock. Any excess rock remaining after the trench has been backfilled shall be removed or wasted as directed by the Engineer.

Backfilling Under Pavement: Backfilling under existing or proposed pavement shall be performed as Backfill Type I to a level of two (2) feet from the bottom of the pavement. The remainder of the trench shall be backfilled with selected material, sufficiently damp to be properly compacted in layers not exceeding six (6) inches in depth, compaction shall be performed with mechanical tampers and continued until a relative density of 95 percent of modified density, in conformance with ASTM D1557 is attained.

Backfilling Under Gravel Streets: Where the trench crosses or is in existing gravel surfaced streets, the backfill shall be compacted as provided in the paragraph "Backfilling Under Pavement".



BACKFILL TYPE III

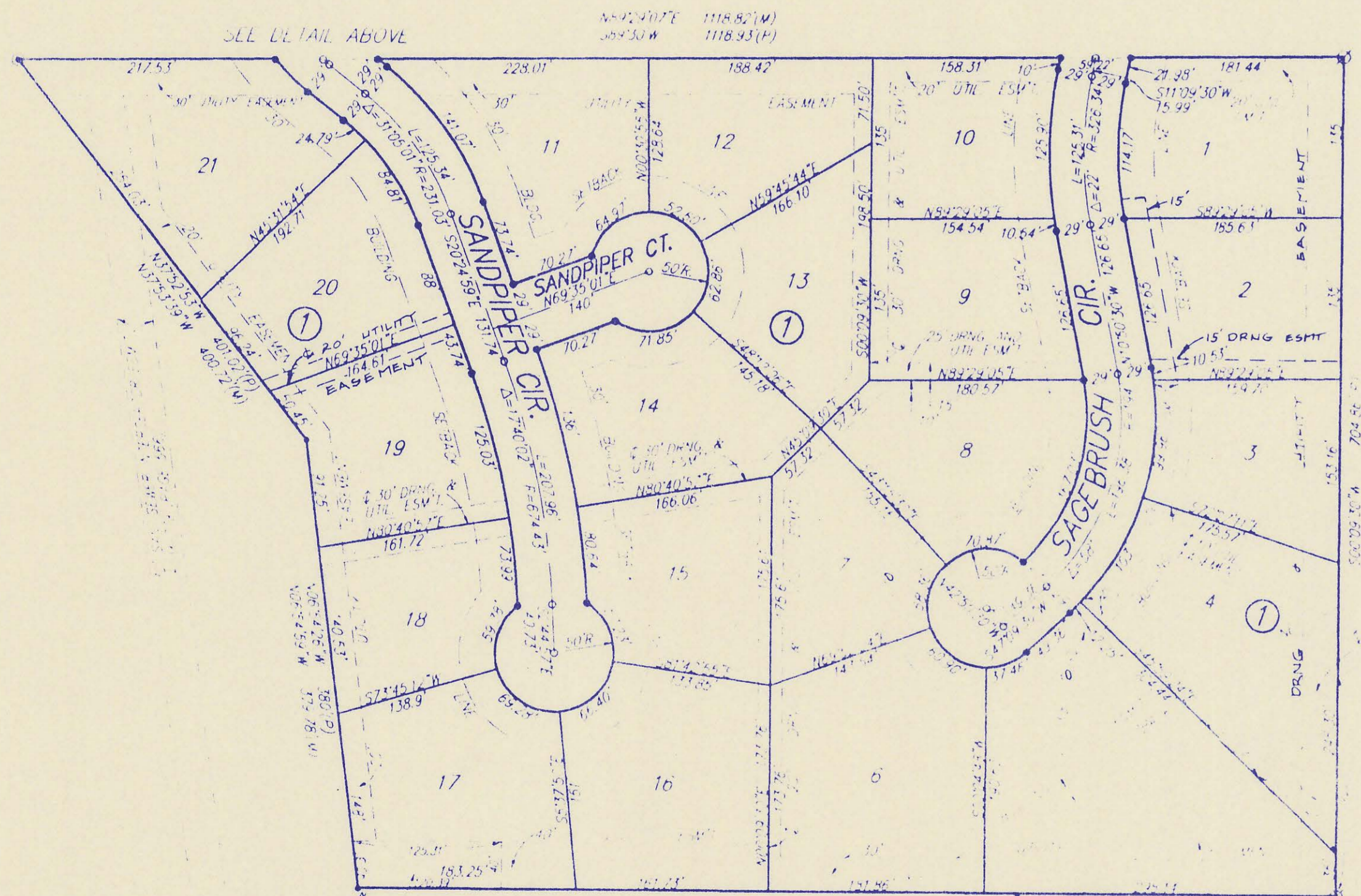
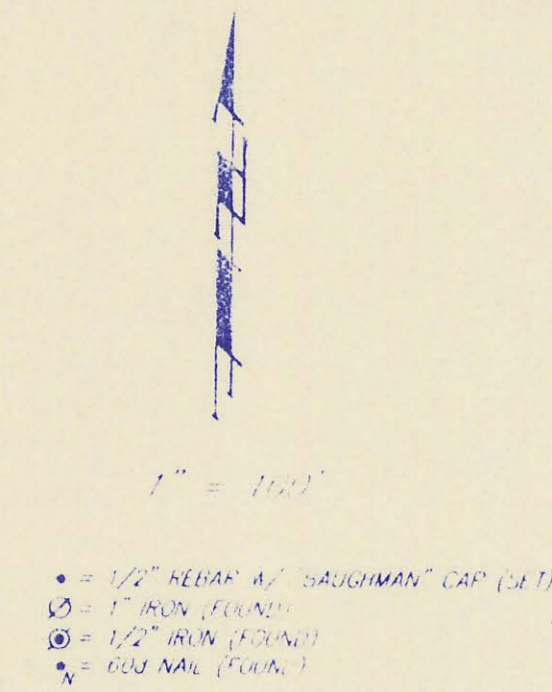
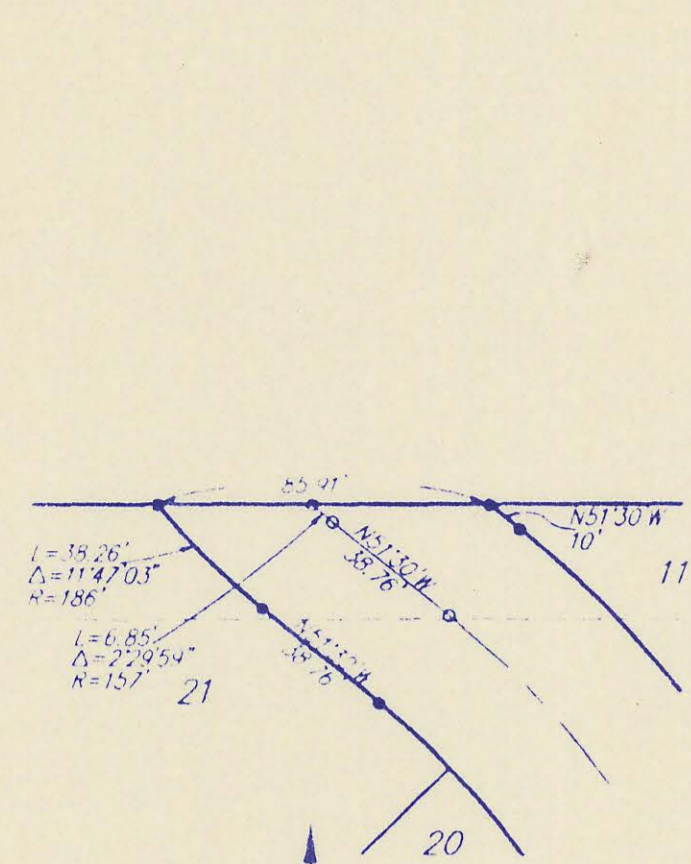
TRENCH ZONE BACKFILLING

No.	Revision	By	Date
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BACKFILL DETAILS
 ADOPTED AS STANDARD DESIGN SEPTEMBER, 1989
 BY
 SEDGWICK COUNTY BUREAU OF PUBLIC SERVICES
 DAVID C. SPEARS, PE, DIRECTOR, BUREAU OF PUBLIC SERVICES/COUNTY ENGINEER

THE ORCHARD AT SHADYBROOK FARM

AN ADDITION TO
SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot	Block	Elevation M.S.L.
17	1	1306.0
18	1	1306.5
19	1	1307.0
20	1	1307.5
21	1	1308.0

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 ORCHARD AT SHADYBROOK FARM", an Addition
to Sedgwick County, Kansas, and that the accompanying plat is a
true and correct exhibit of the property surveyed described as and
being a replat of Lot 6, Block 8, Shadybrook Farm Addition, Sedg-
wick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 24, Twp 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas.
Existing easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.
 Gregory F. Severns, Surveyor

This plat approved and all dedications shown
hereon accepted by the Board of County Commissioners of Sedgwick
County, Kansas, this 11 day of July, 1994.

Betsy Gwin Chair
BETSY GWIN
Andrew L. Bird Chairman Pro-Term
ANDREW L. BIRD
Paul W. Hancock Commissioner
PAUL W. HANCOCK
Thomas G. Winters Commissioner
THOMAS G. WINTERS
Mark F. Schreiber Commissioner
MARK F. SCHREIBER
Susan E. Crockett-Spoon County Clerk
Susan E. Crockett-Spoon



Know all men by these presents that we, the
undersigned owners, have caused the land described in the surveyors
certificate to be platted into Lots, a Block, and Streets to be known
as "THE ORCHARD AT SHADYBROOK FARM", an Addition to Sedgwick
County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities.
The drainage easement is hereby granted as indicated for drainage
purposes. The drainage and utility easements are hereby granted
as indicated 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. The Minimum Building Pad Elevations
for the lowest opening to the structures are as shown on the
accompanying plat.

Scott Land Developers, Inc.
Donald N. Scott President
Donald N. Scott

This plat of "THE ORCHARD AT SHADYBROOK
FARM", an Addition to Sedgwick County, Kansas, has been submitted
to and approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this 15th day of December, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner Chairman
JAMES D. MINER
Marvin S. Kroul Secretary
MARVIN S. KROUL

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 15th day of December, 1993, by Donald N.
Scott, President of Scott Land Developers, Inc., on behalf of the
corporation.

Philip J. Meyer, Notary Public
My App'l. Exp. 5/1/97



Entered on transfer records this 17 day
of May, 1994.
Susan E. Crockett-Spoon County Clerk
Susan E. Crockett-Spoon

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this 8th day of March, 1994.

Elma Broadfoot Mayor
Elma Broadfoot
Pat Quinlan City Clerk
Pat Quinlan



Pat Kettler Register of Deeds
Pat Kettler
Phyllis Luanda Deputy Register of Deeds
Phyllis Luanda