

Lat. 327, Southwest Interceptor Sewer TO SERVE WILDERNESS AT THE PARK - PHASE 1

Project No.
468 76 245 82352 000 000 001
Index Code:
741975

CITY OF WICHITA, KANSAS
Michael E. Lindebak City Engineer

June, 1994

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:

Cablevision 262-4270
or
K.P.L. Gas Service Company 263-2061
Kansas Gas & Electric Company 263-7511
Arkio Gas Company 264-1141
942-8350
263-9161

Southwestern Bell Telephone Company: 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Maintenance 268-4071

2. 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.

3. 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.

4. 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.

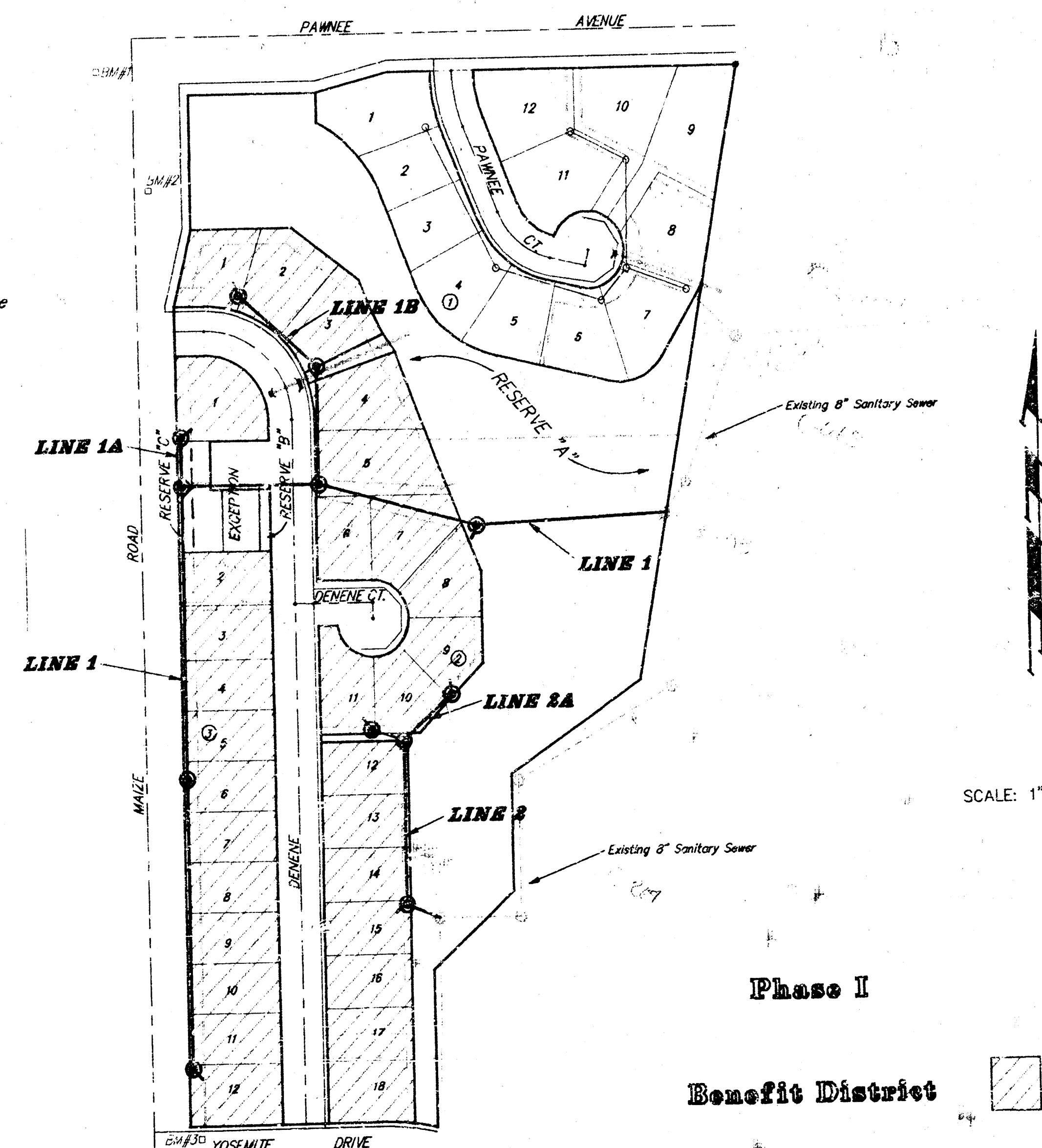
5. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

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. All areas disturbed by construction operations shall be seeded with rye grass and mulched immediately following construction in that area.

8. Rubble from the removal of miscellaneous structures, including trees and shrubs which are 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 sights 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.

9. The 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 for as lump sum for easement grading.



Project Area

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PLAN/PROFILE - LINE 1	2-3
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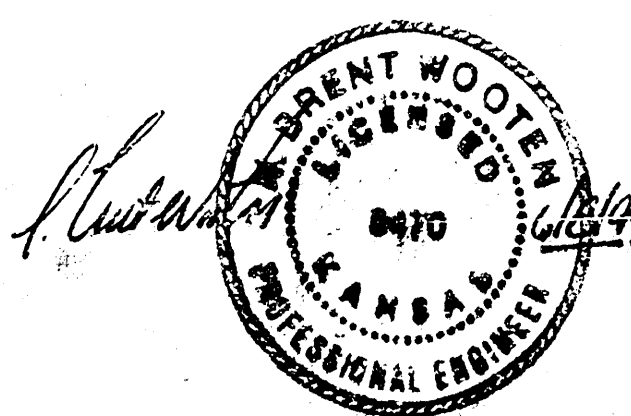
Benchmarks:

#1 City Standard Disk 42.3' South of Pawnee Rd. Centerline and 49.5' West of Maize Rd. Centerline Elev. = 135.10 City Datum

#2 "□" on NE Cor of Conc Box Culvert 198' South of Pawnee Rd. Centerline and 19' East of Maize Rd. Centerline Elev. = 134.53 City Datum

#3 "□" at Top Curb 65' East of Maize Rd. Centerline and 18.5' North of the Yosemite Drive Centerline Elev. = 143.67 City Datum

Booked 11-10-94
Hs Per Plan



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

BENCHMARKS:

#1 City Standard Disk 42.3' South of Pawnee Rd. Centerline and 49.5' West of Maize Rd. Centerline Elev. = 135.10 City Datum

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Sta 0+29.7 Line 1
Top Elev = 130.60
Contractor to Connect
To Existing Manhole
Cost Subsidiary to Project

Sta 2+96.0 Line 1
Construct Standard
Manhole 1- 4" Stub (SW)
Top Elev. = 134.60

Sta 7+06.4 Line 1
= Sta 0+00 Line 1A
Construct Standard
Manhole
Top Elev. = 139.10
Match Point

Contractor to verify
Location & Depth of
exist. manhole prior
to construction.

CAUTION!
U/G Pwr
Ln. X-ing

Remove Trees,
Clear and Crub
Roots.

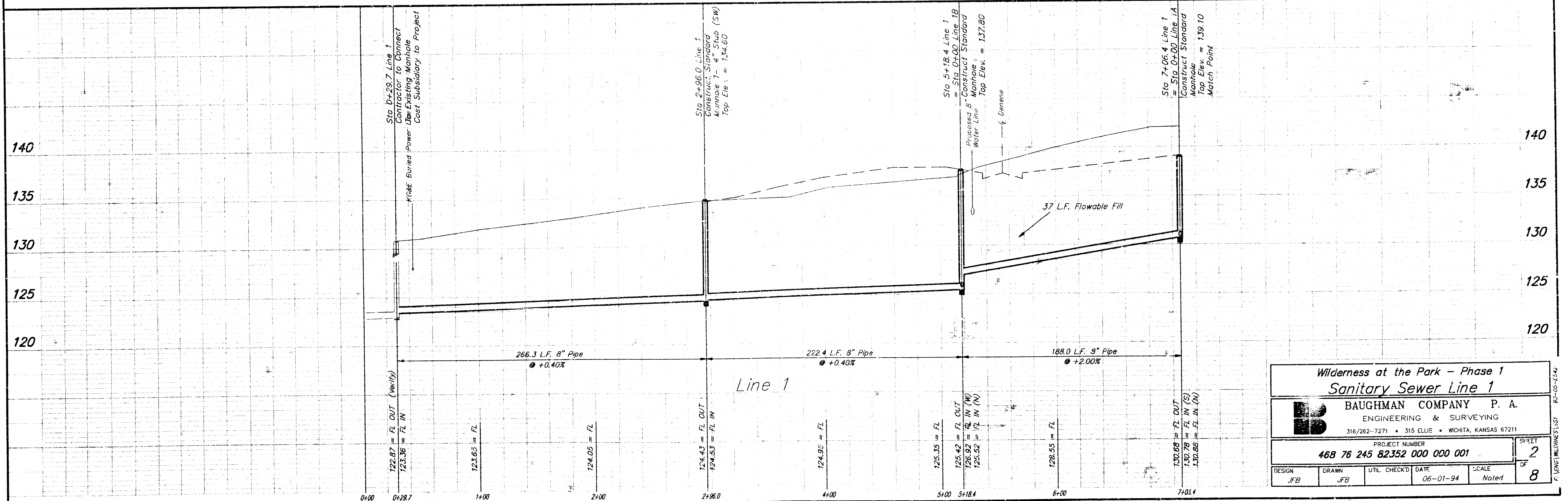
Sta 5+18.4 Line 1
= Sta 0+00 Line 1B
Construct Standard
Manhole
Top Elev. = 137.80

Sta. 5+36 to 5+73
Construct Flowable Fill
as per City Specs.

SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
• = IRON

Note: Remove Trees only as necessary
for construction of this project.
Cost of Removal to be Incidental
to Project Cost.

WILDERNESS AT THE PARK ADDITION

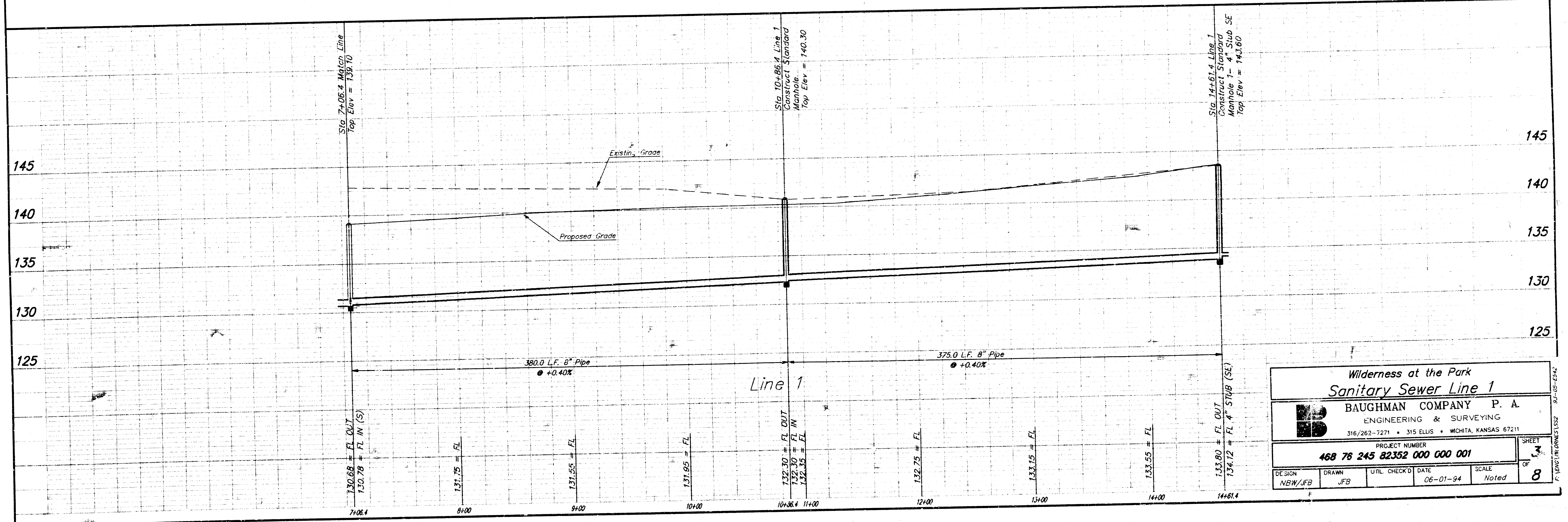
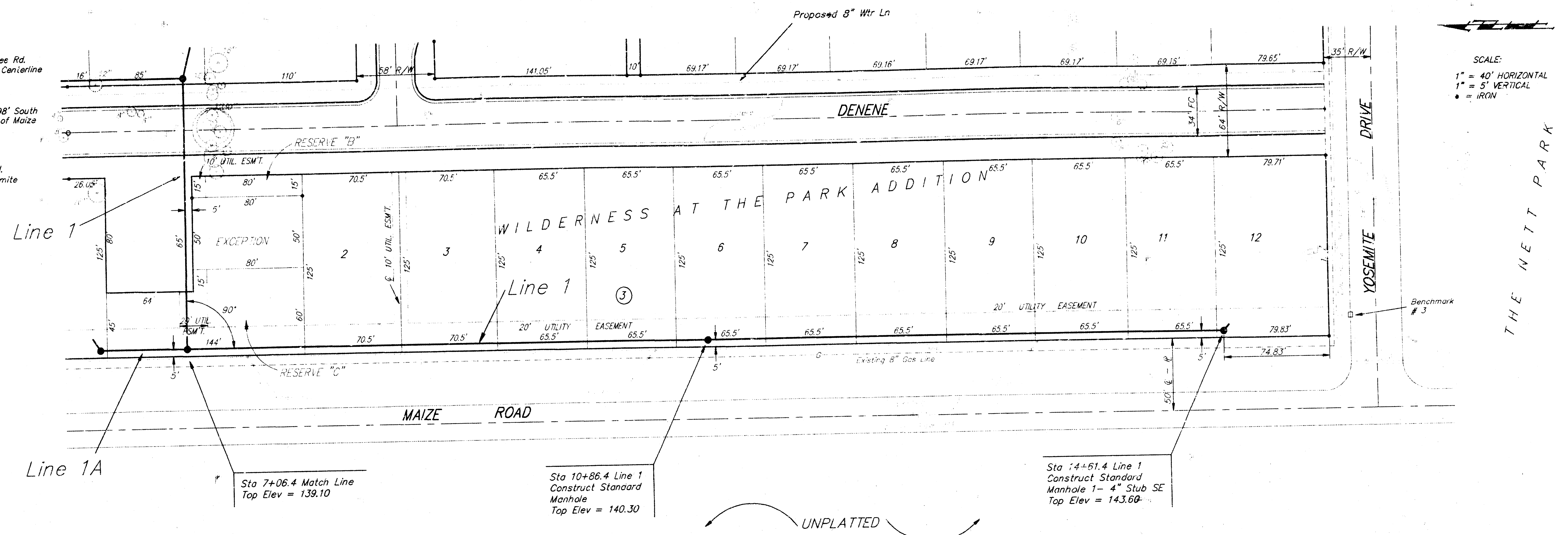


BENCHMARKS:

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#3 "□" at Top Curb 65' East of Maize Rd. Centerline and 18.5' North of the Yosemite Drive Centerline Elev. = 143.67 City Datum



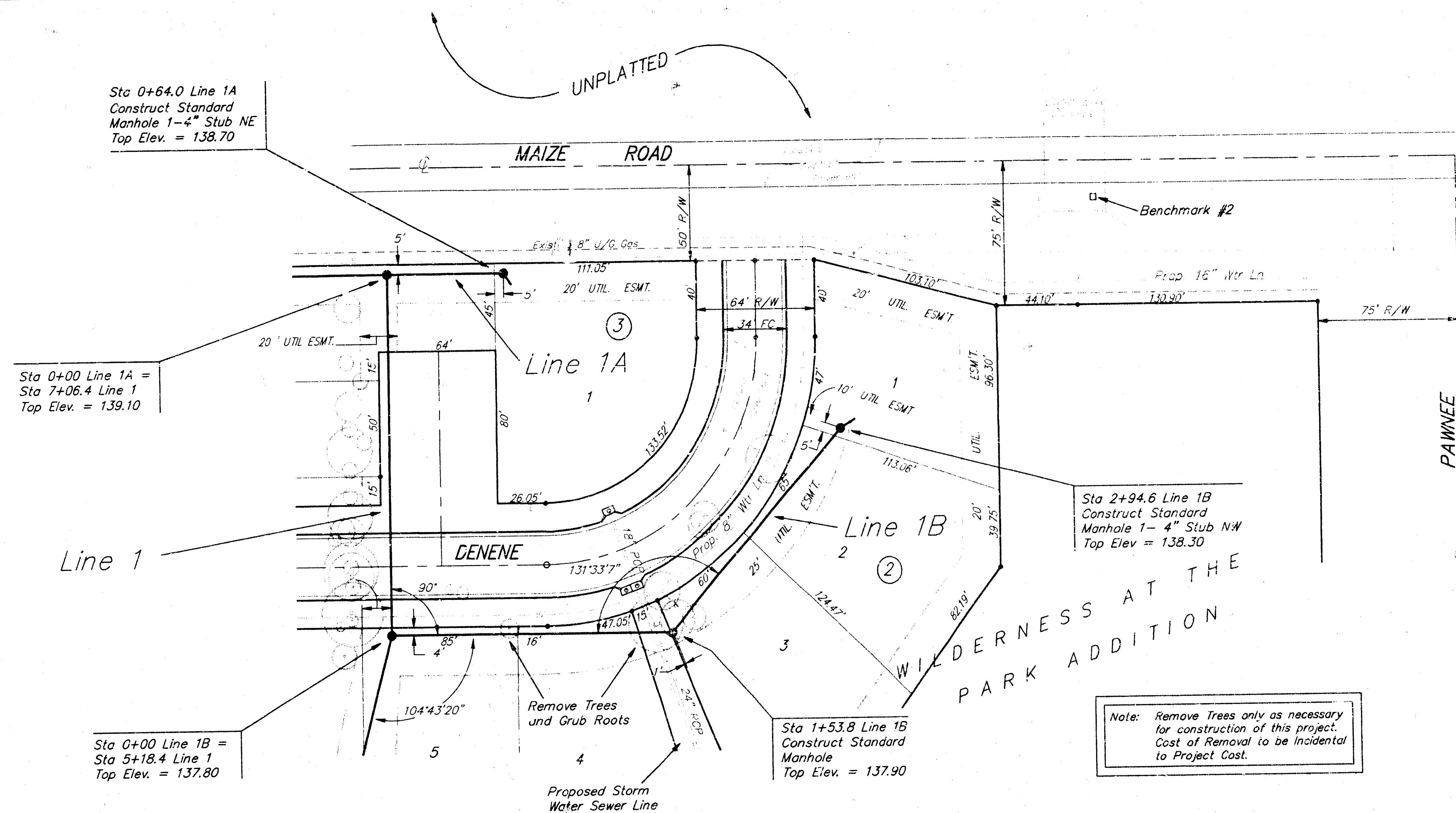
Wilderness at the Park Sanitary Sewer Line 1					
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER 468 76 245 82352 000 000 001					
DESIGN NBW/JFB	DRAWN JFB	UTIL CHECK'D DATE 06-01-94	SCALE Noted	SHEET 3	OF 8

BENCHMARKS:

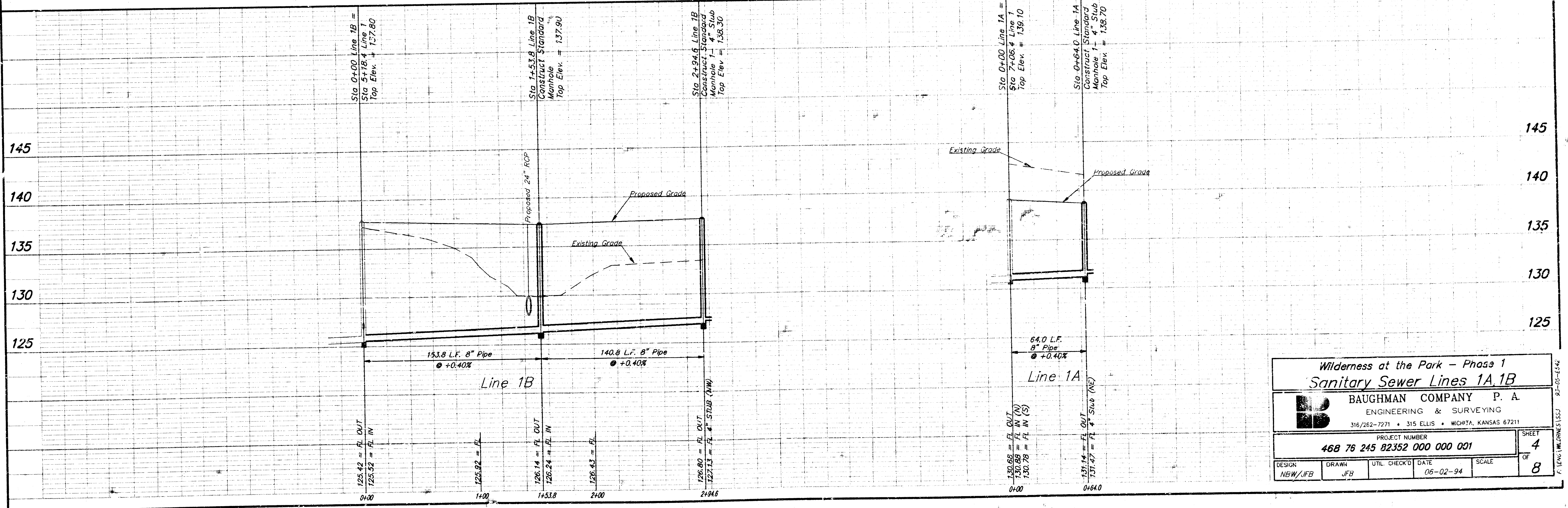
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Centerline and 49.5' West of Maize Rd. Centerline
Elev. = 135.10 City Datum

#2 "X" on NE Cor of Conc Box Culvert 198' South
of Pawnee Rd. Centerline and 19' East of Maize
Rd. Centerline
Elev. = 134.53 City Datum

#3 "X" at Top Curb 65' East of Maize Rd.
Centerline and 18.5' North of the Yosemite
Drive Centerline
Elev. = 143.67 City Datum



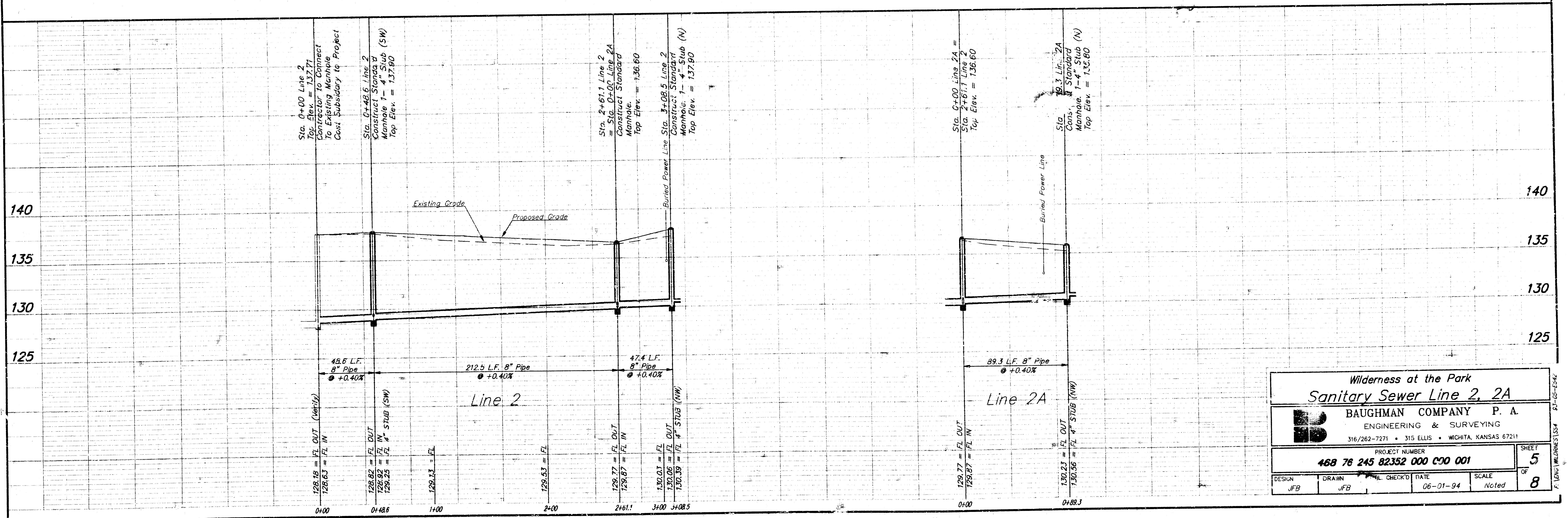
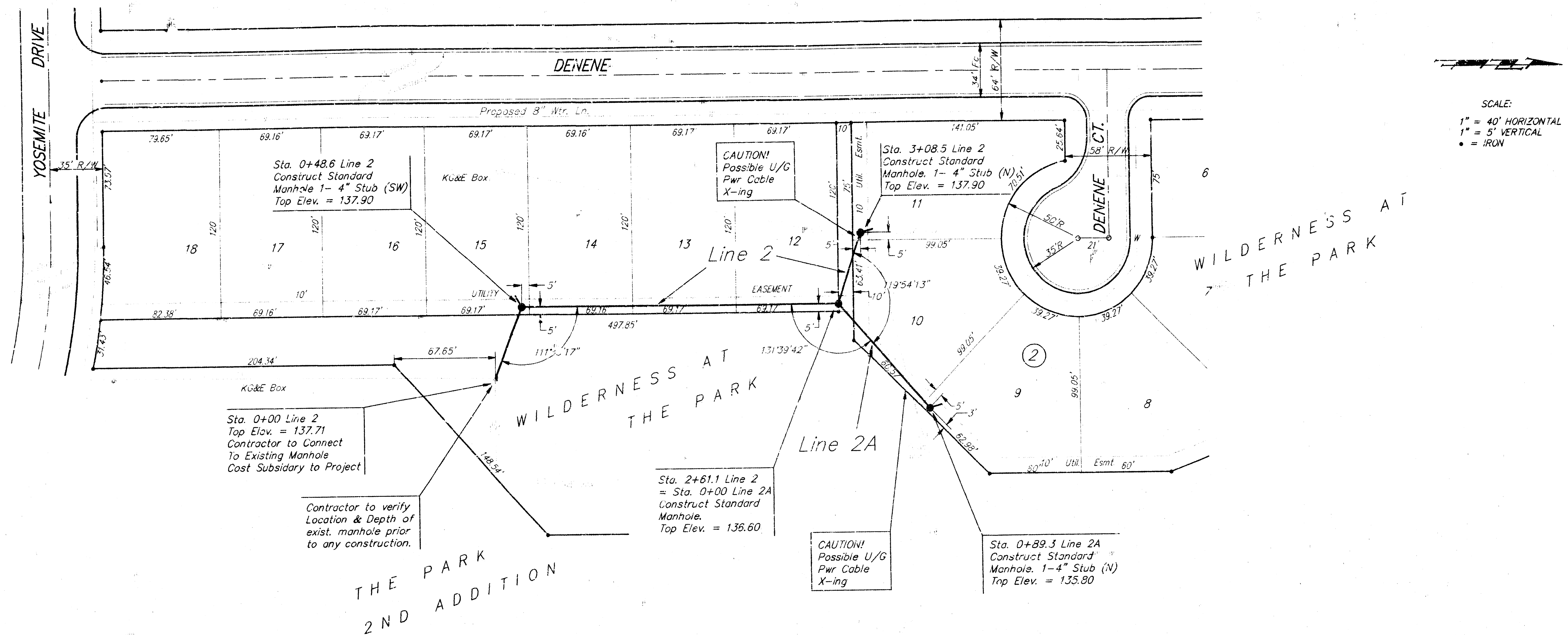
SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
• = IRON



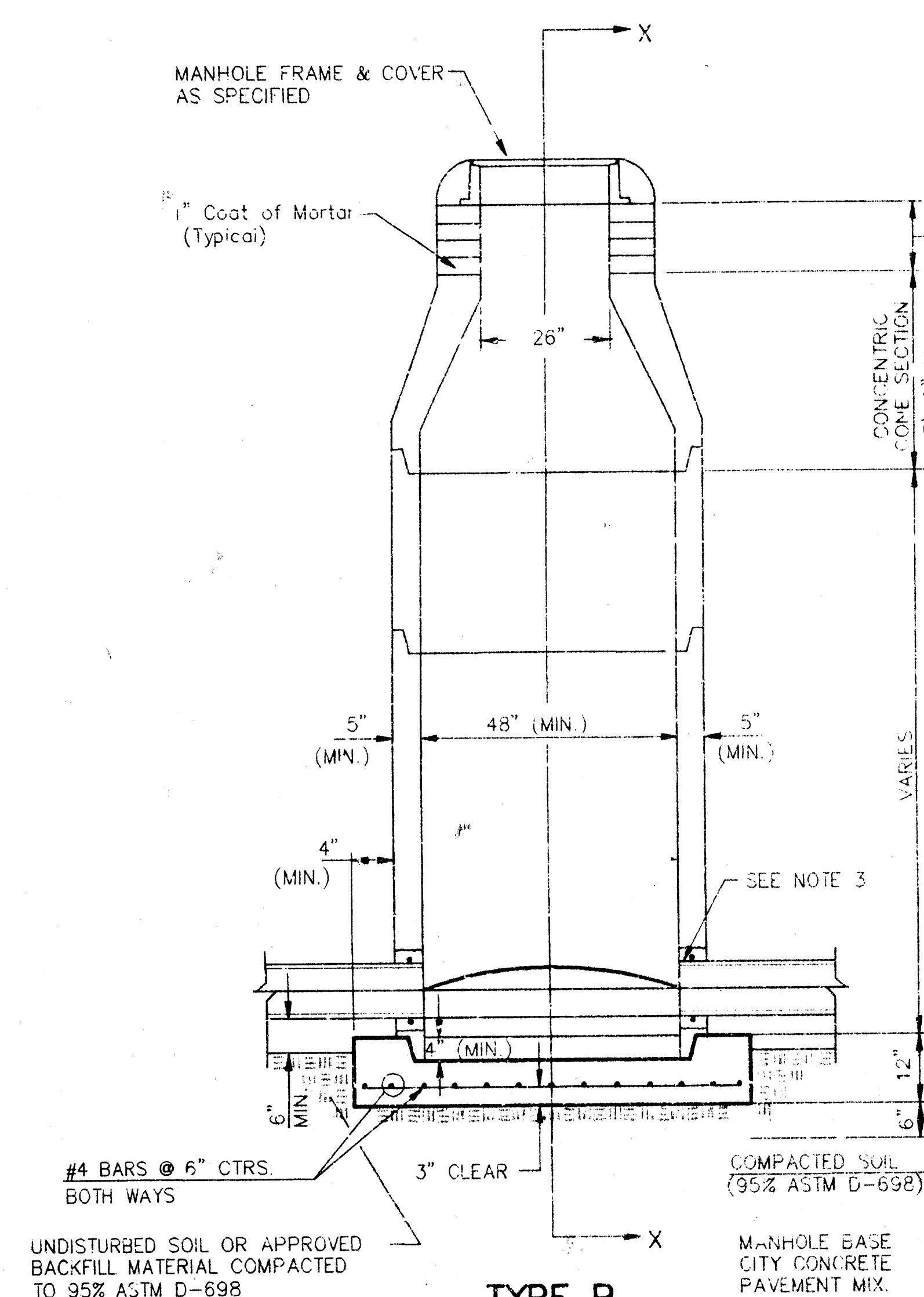
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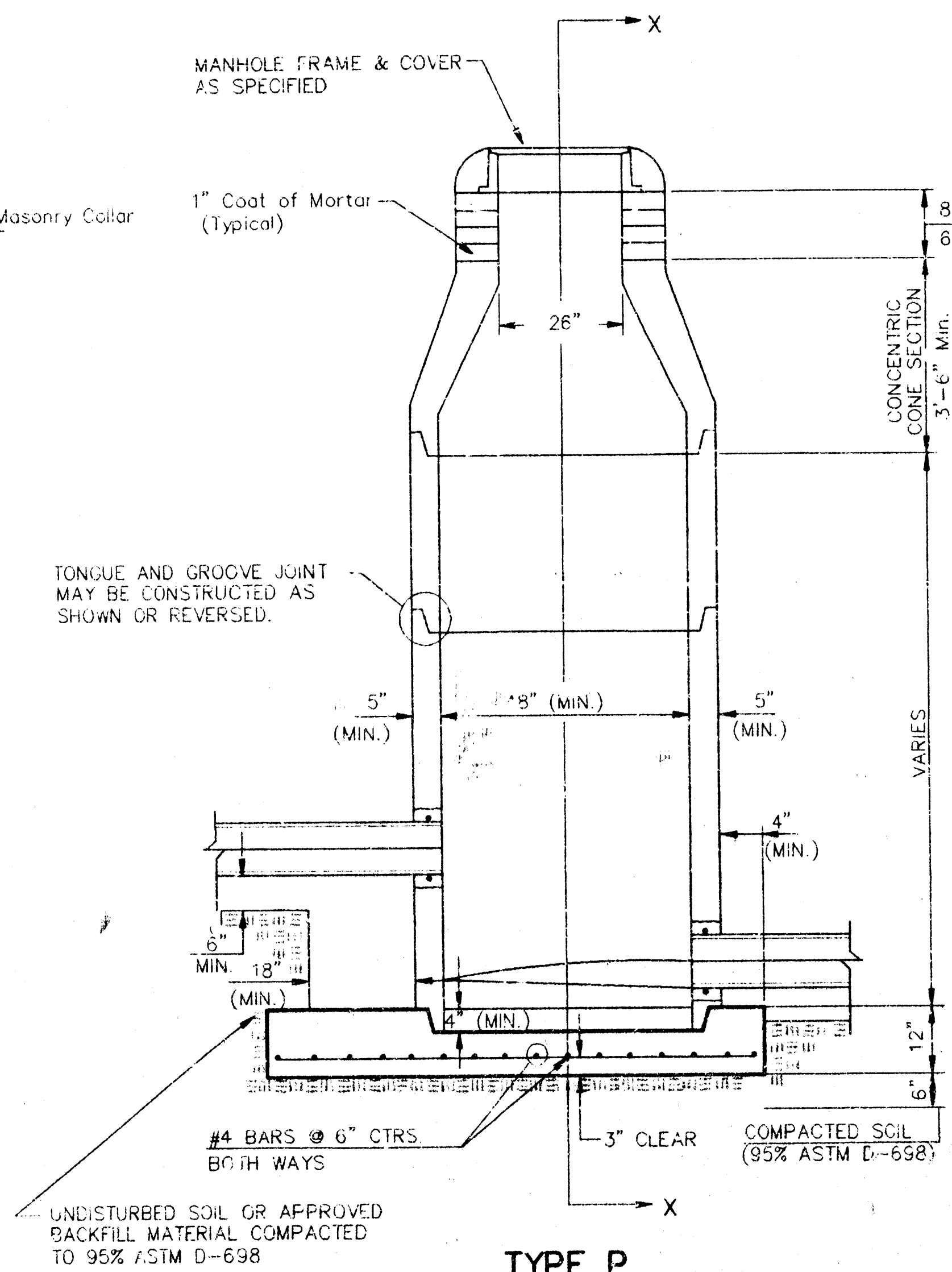
#3 "□" at Top Curve 65' East of Maize Rd.
Centerline and 18.5' North of the Yosemite
Drive Centerline
Elev. = 143.67 City Datum



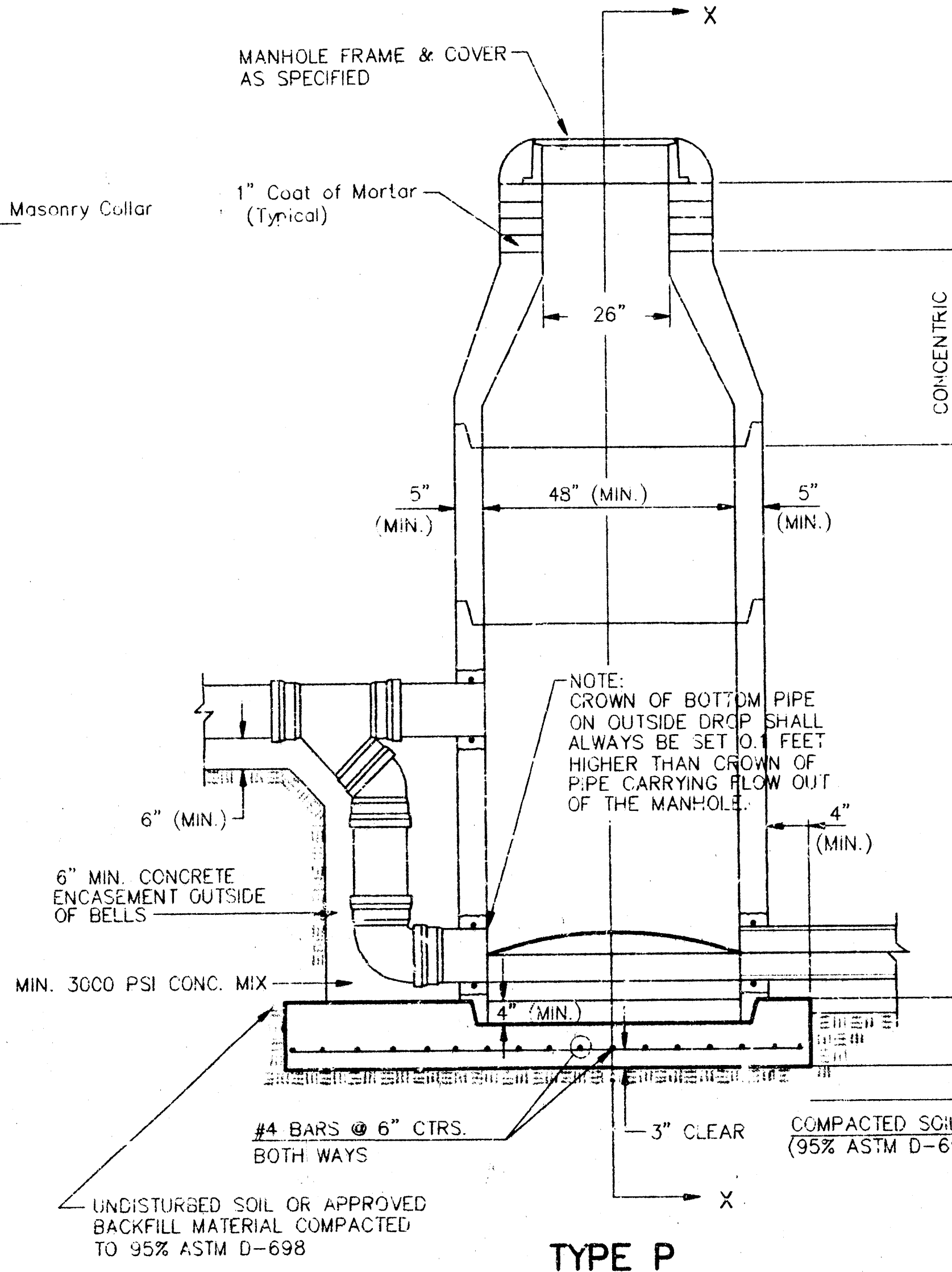
SEWER APPURTENANCES DETAILS



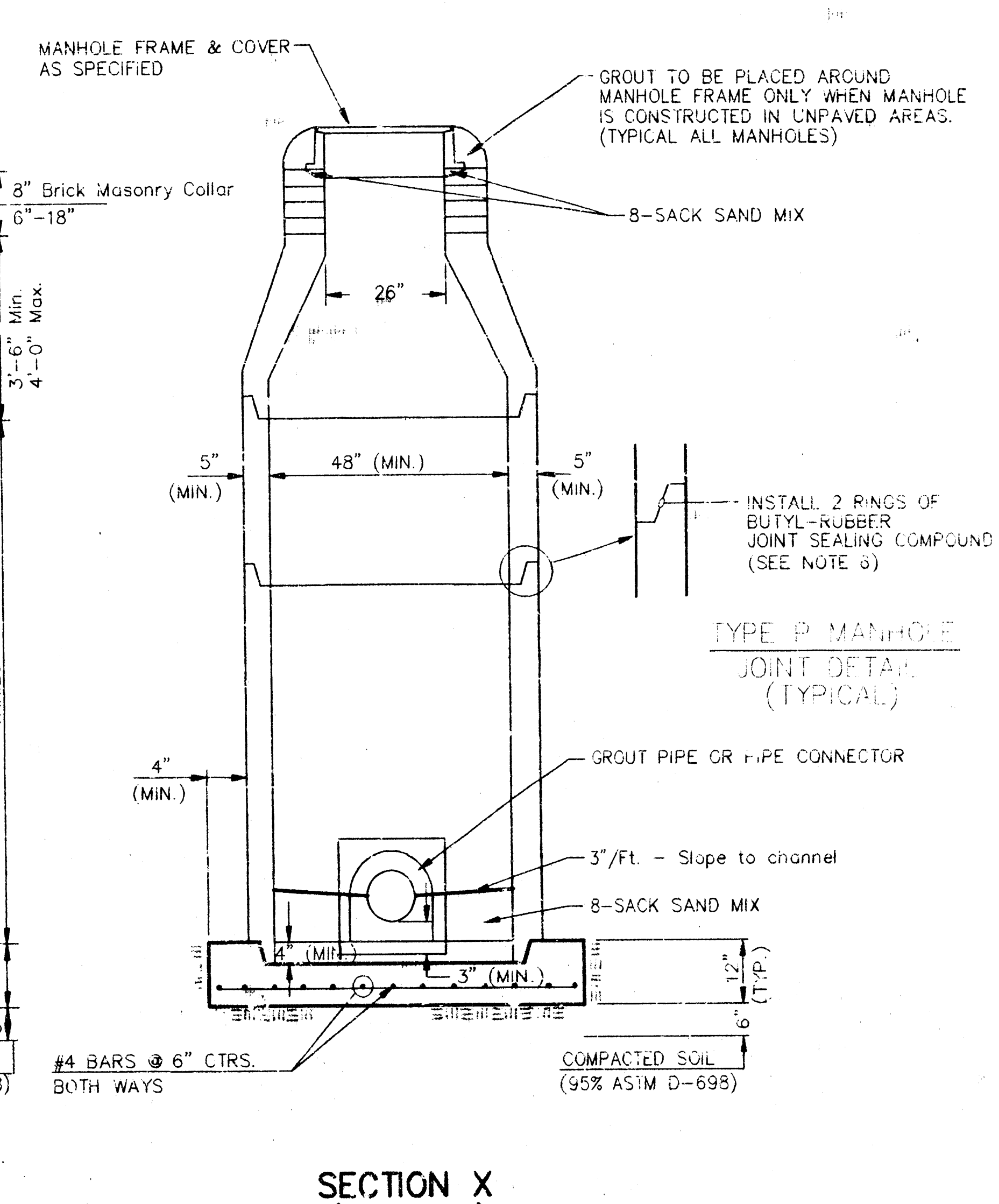
**TYPE P
STANDARD MANHOLE**



**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



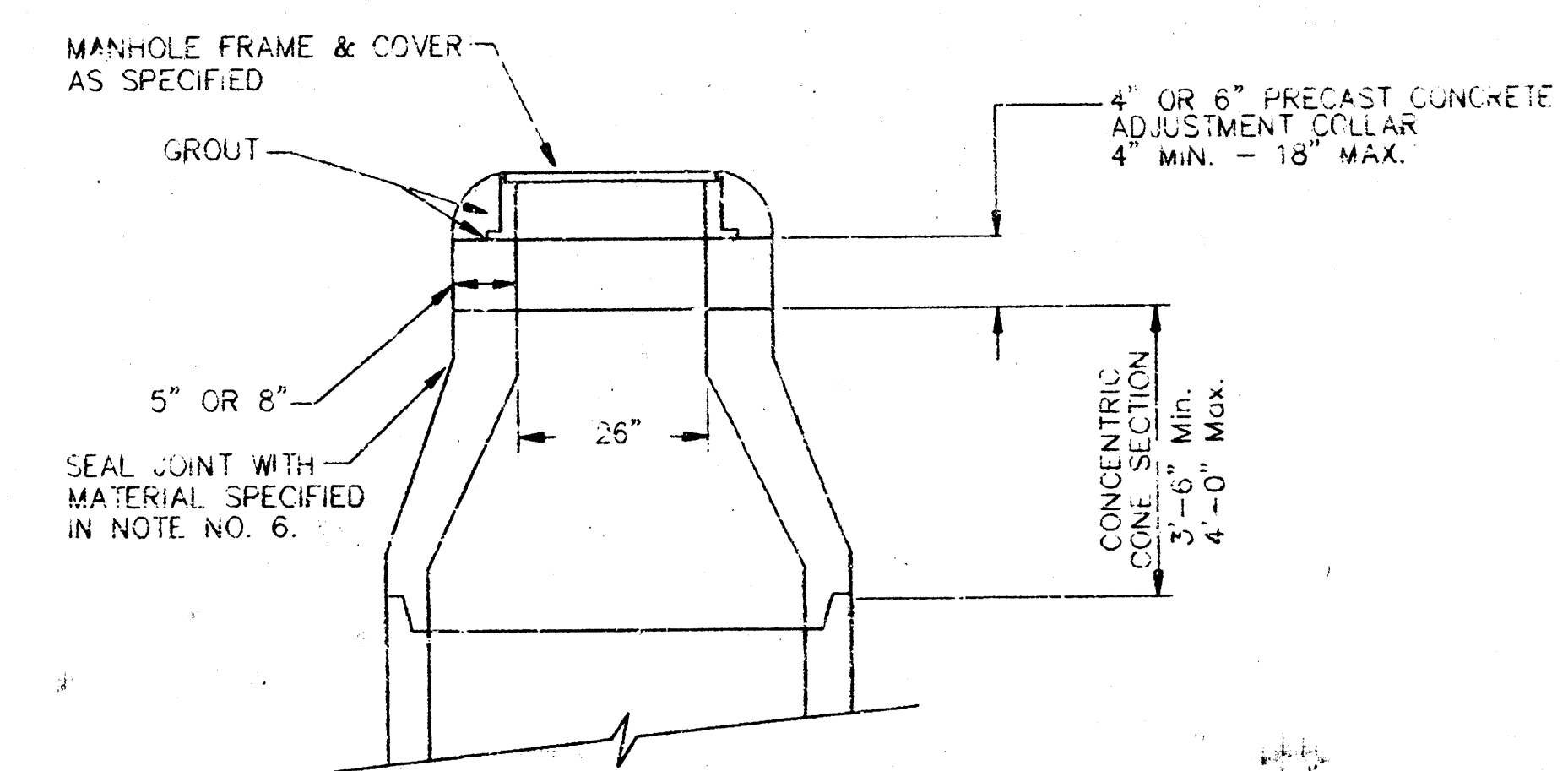
**SECTION X
(TYPICAL)**

GENERAL NOTES PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE 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.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXY, DRY THICKNESS OF 8 MILS (MIN.).
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 3 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

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

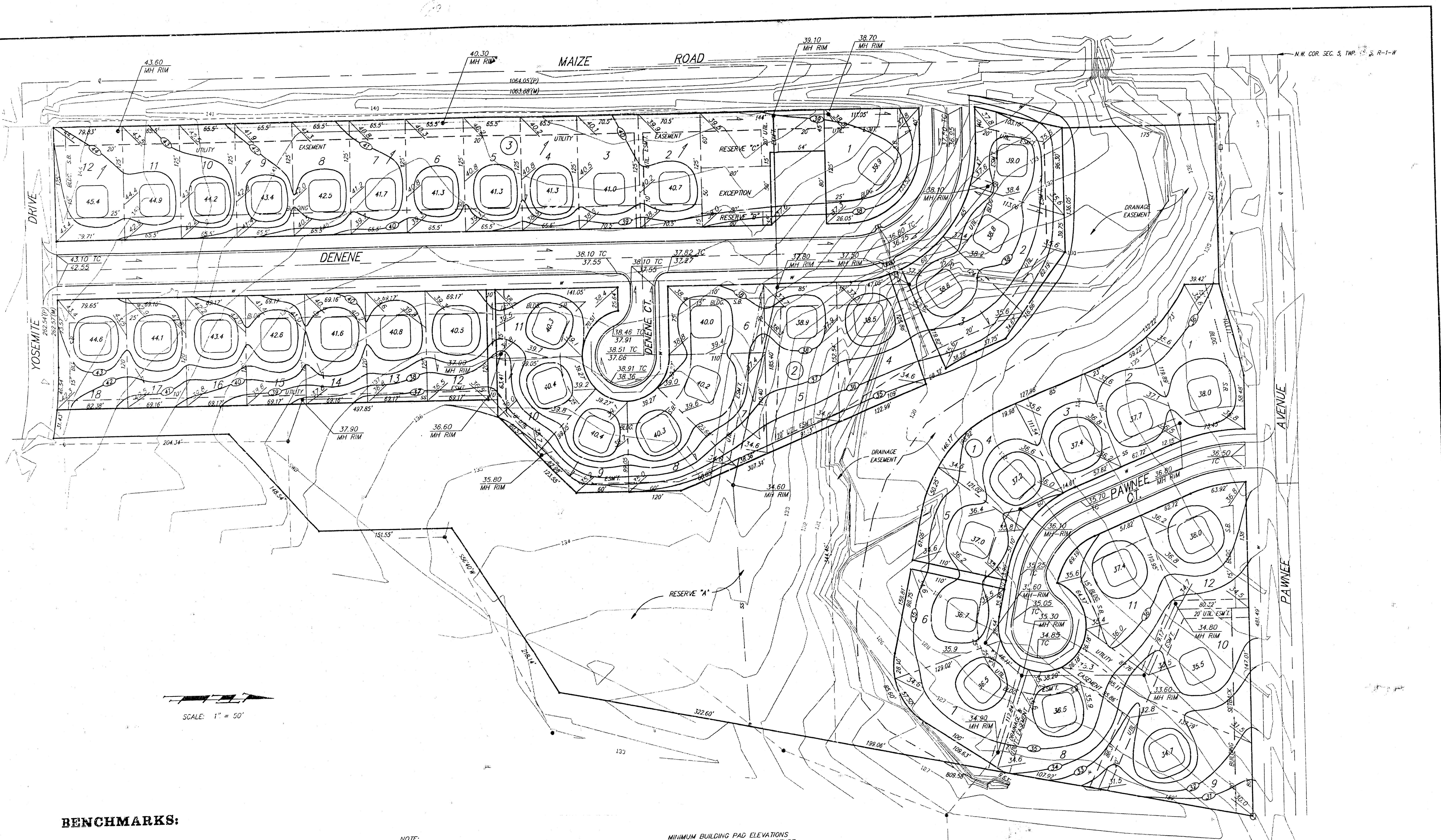
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING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



**ALTERNATE CONSTRUCTION
IN UNPAVED AREAS**

CITY OF WICHITA, KANSAS STANDARD MANHOLE DETAILS SEWER APPURTENANCES DETAILS

BAUGHMAN COMPANY P. A.		REV.
ENGINEERING & SURVEYING		NOV. 1983
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211		
PROJECT NUMBER		SHEET
468-76-245-82352-000-001		6
DESIGN	DRAWN	APPROVED
		DATE
		SCALE
		None
		8



BENCHMARKS:

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

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

LOT	BLOCK	ELEVATION	
		CITY DATUM	M.S.L.
1, 2, 3	1	135.6	1323.0
1, 2, 3	2	135.6	1323.0
4, 5, 6, 7	1	134.6	1322.0
4, 5	2	134.6	1322.0

Easement Grading Note
Approximate Excavation = 600 c.y.
Approximate Fill = 160 c.y.
Indicates area of project to be graded by the spot elevations on the grading plan. Cost of grading to be paid as L.S. Easement Grading. Contractor to evenly spread excess excavation on lots. Contact Alex Spernes 948-2200

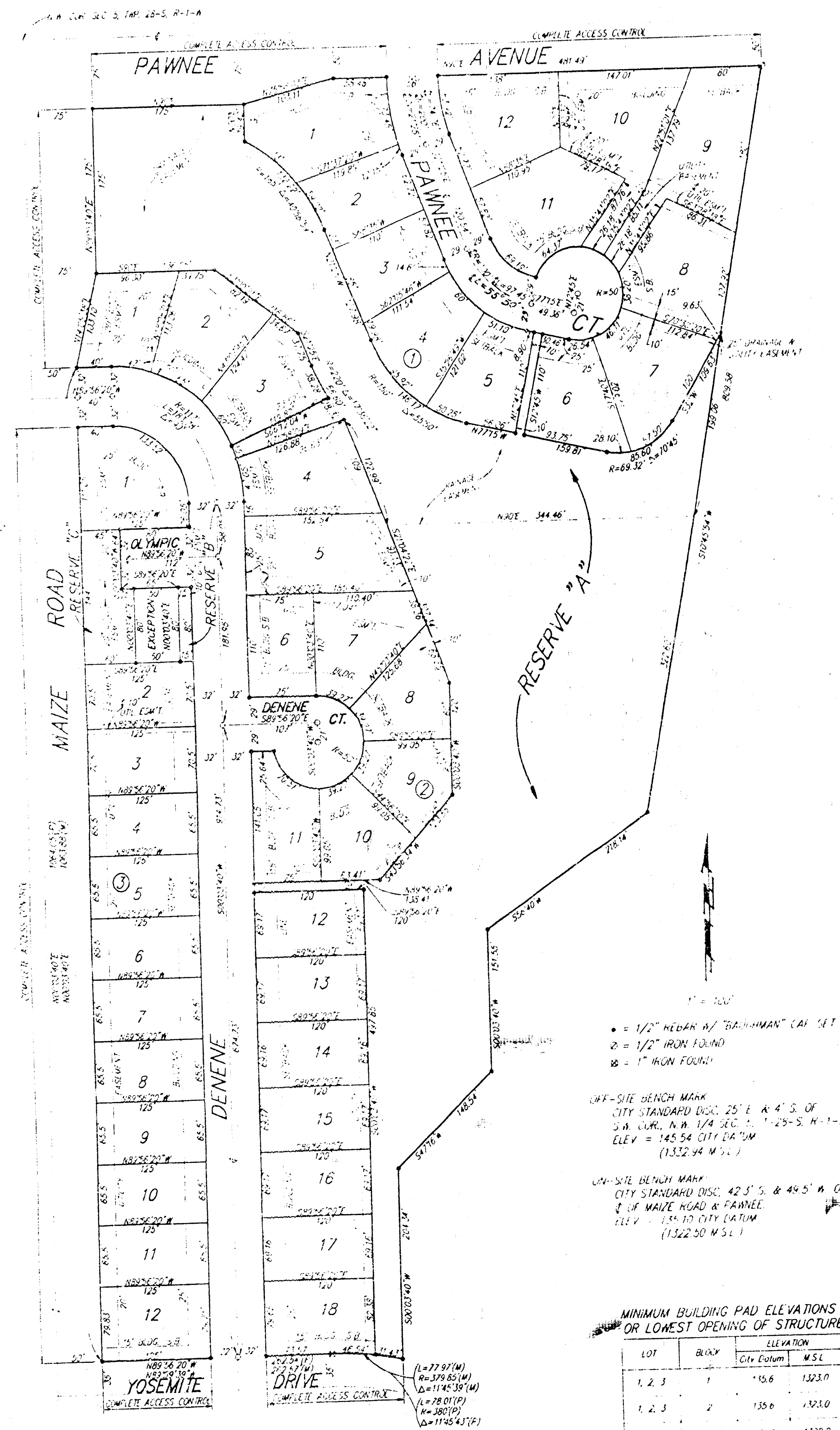
LOT GRADING PLAN
WILDERNESS AT THE PARK

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

PROJECT NUMBER				SHEET
				7
DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE
	BAM		10-14-93	1"=50'

WILDERNESS AT THE PARK

AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS

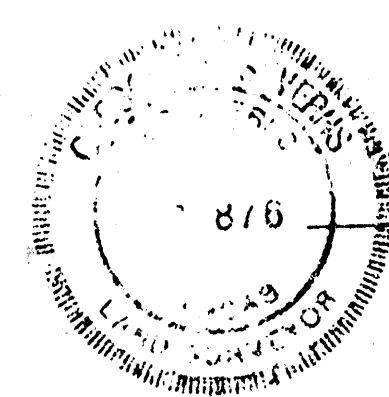


State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County, Kansas, do hereby certify that we have surveyed and plotted "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the land described as and being a replat of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, and 63, Block 1 and Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2 together with all of Pawnee Court, Olympic Court, Olympic Circle, Shenandoah Drive and Shenandoah Courts lying within said Blocks 1 and 2, and together with all of Reserve "A" within said Block 1 lying west of the following described line: Beginning at the N.E. Corner of said Reserve "A" in said Block 1; thence S10°45'54"W along the existing east line of said Reserve "A" and extended 809.58 feet; thence S56°40'W, 218.14 feet; thence S00°03'40"W, 151.55 feet; thence S47°16'W, 148.54 feet; thence S00°03'40"W, 204.84 feet to a point on the north line of Yosemite Drive, and all of Reserve A, within said Block 2. All as located in THE PARK, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

1/7/93
Date

Baughman Company, P.A.



Gregory F. Severns
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and reserves to be known as "WILDERNESS AT THE PARK", 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 easement is hereby granted 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 open space, recreational uses, sidewalks, and drainage and utility easements. The drainage easement in said Reserve "A" is hereby granted for drainage purposes. Reserve "A" shall be maintained by the Homeowner's Association. Reserves "B" and "C" are hereby reserved for landscaping, open space, and the construction and maintenance of all public utilities as confined to easements. Reserves "B" and "C" shall be owned and maintained by the owner of Lot 1, Block 3. All abutters rights of access to and from Pawnee Ave. over and across the north line of Lots 1, 9, 10, and 12, Block 1, and the north line of Reserve "A" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Maize Road over and across the west line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3, the west line of Lot 1, Block 2, and the west line of Reserves "A" Block 3, are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Yosemite Drive over and across the south line of Lot 12, Block 3, and Lot 18, Block 2 are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the face of this plat.

A. J. Soerries
Carrol M. Soerries

The Park Homeowners' Association, No. 1

Mark P. Barofsky 9-6-93 President
Mark Barofsky

Karen Shape 9-6-93 Secretary
Karen Shape

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick County, Kansas.

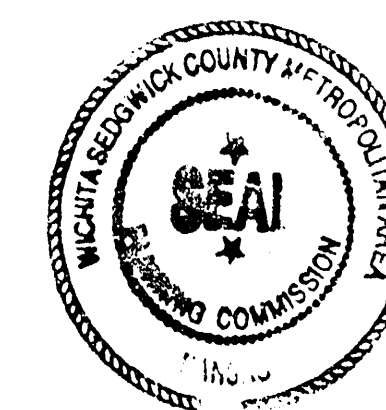
Emprise Bank

Larry C. Burns
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me this 8th day of September, 1993, by Larry C. Burns, Esq., V.P. of Emprise Bank, on behalf of the bank.

My App't Exp. 8-10-94
Melanie H. Penner
Notary Public

This plat of "WILDERNESS AT THE PARK", 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 11th day of September, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Chairman
Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 16th day of September, 1993.

Ema Broadfoot
Mayor

Pat Burnett
Deputy City Clerk

State of Kansas) SS The foregoing instrument was acknowledged before me this 1st day of September, 1993, by A. J. Soerries and Carrol M. Soerries, husband and wife.

My App't Exp. 5-4-96
Lenna J. Chappelle
Notary Public

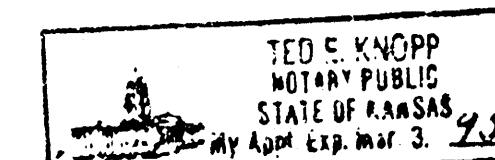
Entered on transfer record this 1st day of September, 1993.

Susan E. Crockett-Spoon
County Clerk



#1341676

State of Kansas) SS The foregoing instrument was acknowledged before me this 7th day of September, 1993, by Mark Barofsky, President of The Park Homeowners' Association, No. 1, on behalf of the association.



My App't Exp. 3-3-95
Ted E. Knopp
Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds this 10th day of DECEMBER, 1993, at 10:00 A.M., and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

10-5-4-1