SANITARY SEWER 23
LAT. 33 , MAIN 7
WATERFORD NORTH THIRD
PROJECT NO.
468-76-245-81431-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
FEBRUARY, 1985

As Built
J.A.L.
11-85

GENERAL NOTES

1. 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.

2. 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.

3. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.

4. 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 EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.

5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

6. COST OF EXCAVATION, HAULING AND DUMPING EXCESS EXCAVATION TO BE SUBSIDIARY TO PROJECT.

7. TREES TO BE REMOVED ARE MARKED ⊗. ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED SHALL BE SAVED.

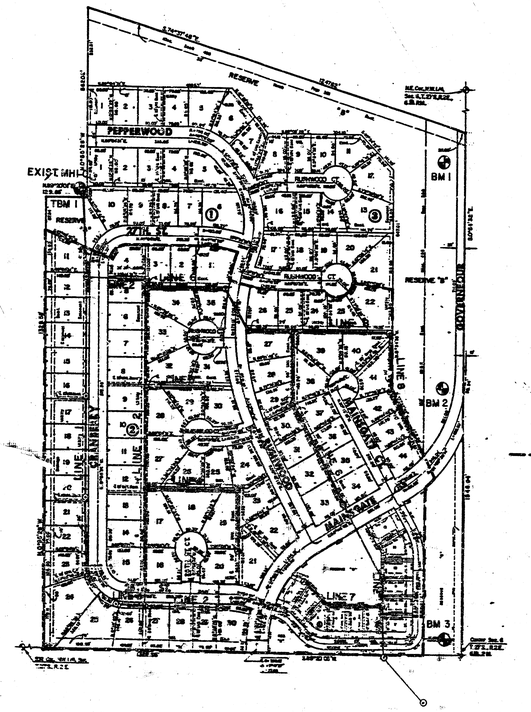
BENCH MARKS

B.M. #1 Railroad spike west face of west pole first H-pole south of 29th. Elev. = 187.88

B.M. #2 Railroad spike west face of west pole second H-pole south of 29th. Elev. = 191.85

B.M. #3 Railroad spike west face of west pole third H-pole south of 29th. Elev. = 195.71

TBM #1 South rim of existing manhole 1-0. Elev. = 177.36



N

Scale: 1"= 200'

BENEFIT DISTRICT BOUNDARY

INDEX TO DRAWINGS

SHEET NO.	DISCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 2
4	LINE 2,3,&4
5	LINE 5&6
6	LINE 6
7	LINE 7&8
8	MANHOLE DETAILS
9-10	FINAL PLAT

KENNETH R. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

MICHAEL D. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

WATERFORD NORTH THIRD - PHASE 1 - SANITARY SEWER PLANS

Design RDSH
Drawn by DLM
Checked by BHG
Date FEB. 1985
Job No.

Sheet 1 of 10

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 N. ROCK ROAD
BUILDING 800
WICHITA, KANSAS 67206
682 5361

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PHASE I
WATERFORD NORTH THIRD
SAN. SEWER 23, LAT. 33, MAIN 7
PROJ. NO. 468-76-245-8431-000-000-001

N

Scale: 1"= 40' Horiz.
1"= 5' Vert.

WATERFORD NORTH THIRD ADDITION

CRANBERRY

S 0°35'29" E.

PROPOSED WATER LINE

EXIST. LINE

178°43'16"

S 2°12'15" E.

181°15'06"

180°00'00"

180°03'06"

S 2°52'23" E.

RESERVE "A"

RESERVES ARE PLATTED FOR THE USE OF LANDSCAPING, UTILITIES, DRAINAGE, RECREATION AND OPEN SPACE.

Utility Esmt.

20' Util. Esmt. By Separate Instrument

55' R/W

MH 1-0 · MH 1-1 · MH 1-2 · MH 1-3 · MH 1-4

As Built J.L.L. 11-85

PLAN LINE 1

PROFILE LINE 1

Sta. 0+00 Line 1 - Existing Manhole Top Of M.H. Elev.= 177.36 Exist. Stub To South

Sta. 2+31 Line 1 - Sta. 0+00 Line 2 Const. Std. Type #4 w/ 0" Manhole Top Of M.H. Elev.= 180.00

Sta. 5+32 Line 1 - Const. Std. Type #4 w/ 2" Manhole Top Of M.H. Elev.= 183.13

Sta. 9+02 Line 1 - Const. Std. Type #4 w/ 2" Manhole Top Of M.H. Elev.= 186.00

Sta. 11+56.00 Line 1 - Const. Std. Type #4 w/ 2" Manhole Top Of M.H. Elev.= 189.10 Insta 11 4" STUB @ 1.0%

Existing Ground

231 L.F. - 8" Pipe @ 1.0%

361.2 L.F. - 8" Pipe @ 1.0%

310 L.F. - 8" Pipe @ 1.0%

213 L.F. - 8" Pipe @ 1.0%

Exist. E Out = 169.04
Exist. E (Stub) = 169.24

E Out = 169.86
E In (1) = 169.45
E In (2) = 169.45

E Out = 172.11
E In = 172.66
173.12

E Out = 176.16
E In = 176.16

E Out = 178.89
E In = 178.89

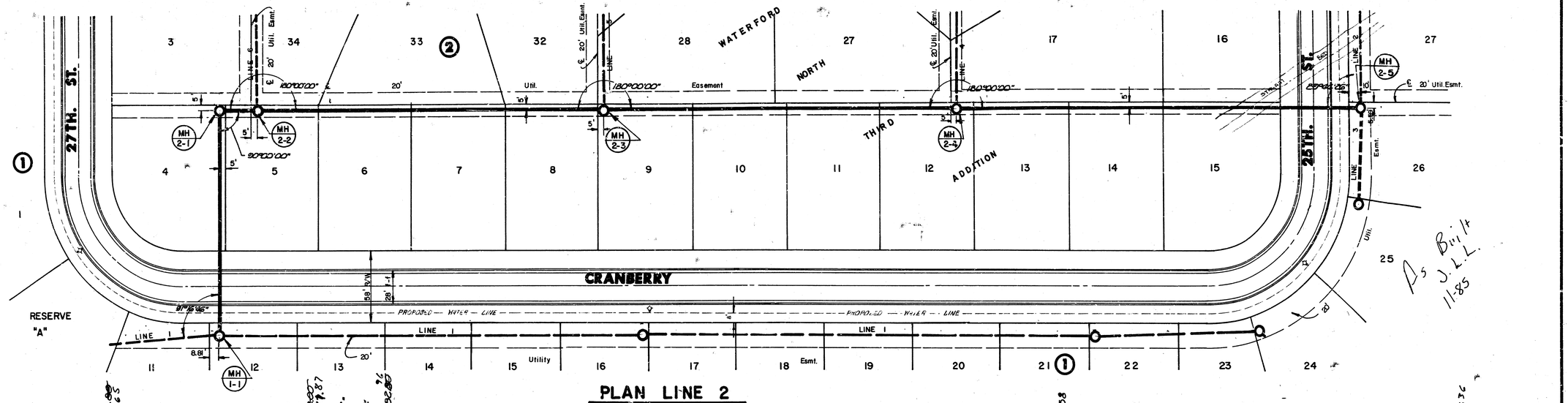
MKEC. 2/10 2 10

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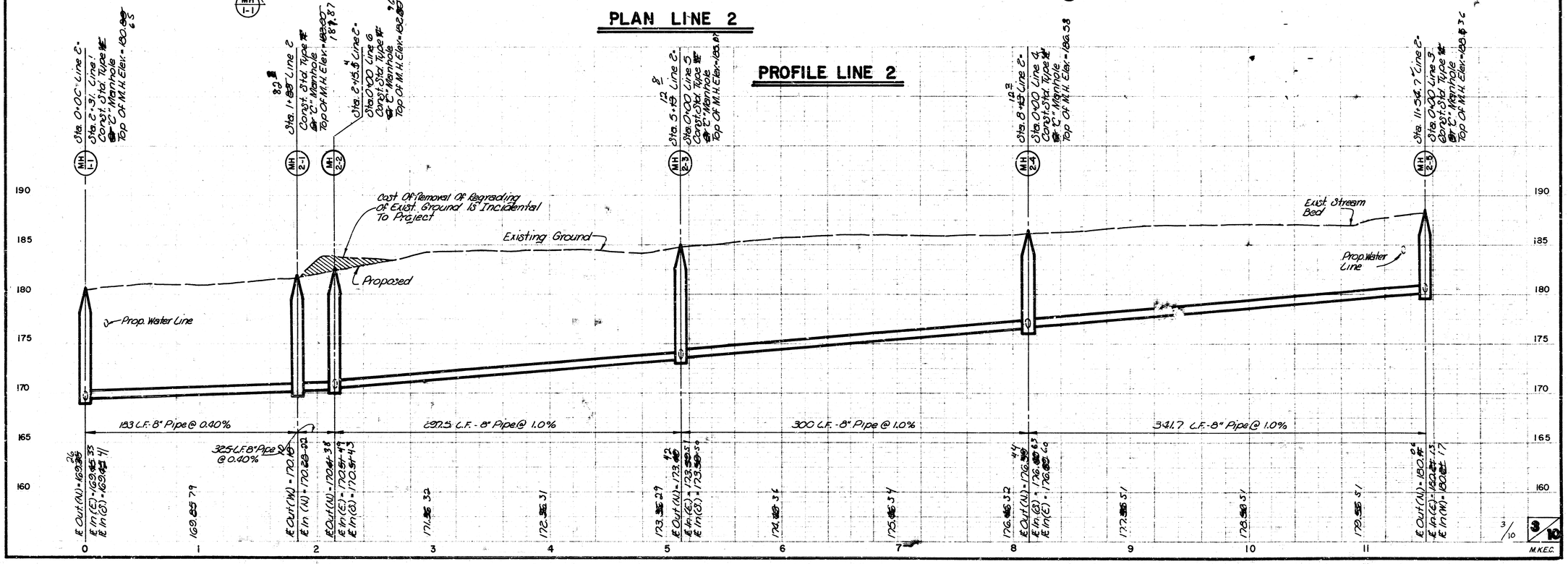
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Scale: 1"= 40' Horiz.
1"= 5' Vert.



PLAN LINE 2

PROFILE LINE 2



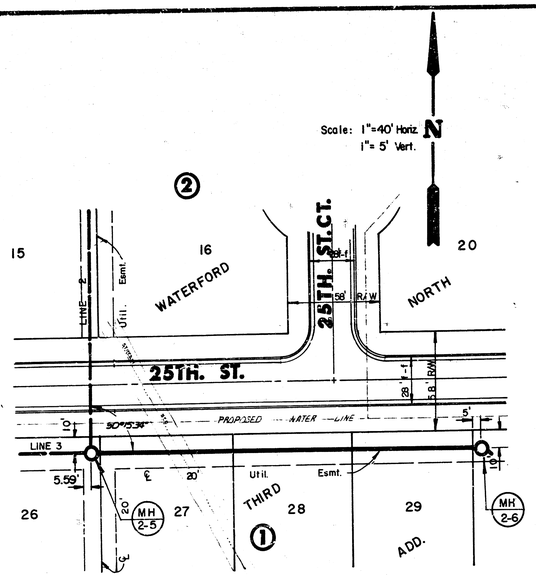
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J.L.L.
11-85

3/10

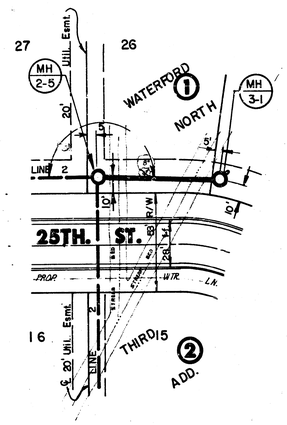
M.K.E.C.

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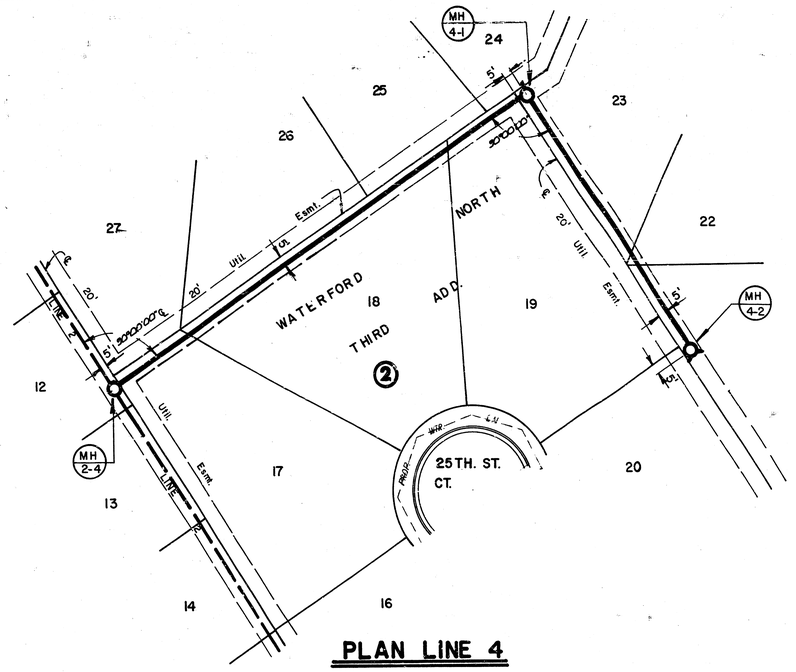
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PLAN LINE 2

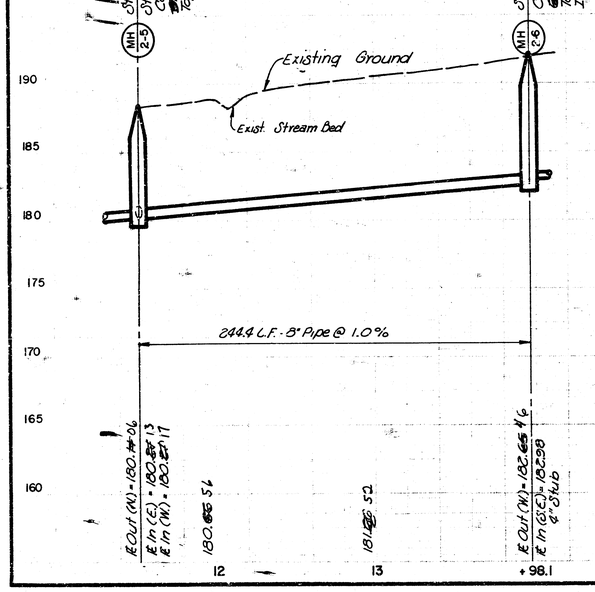


PLAN LINE 3

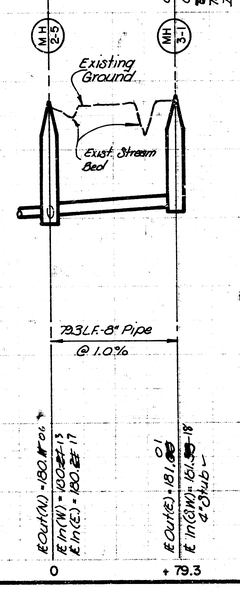


PLAN LINE 4

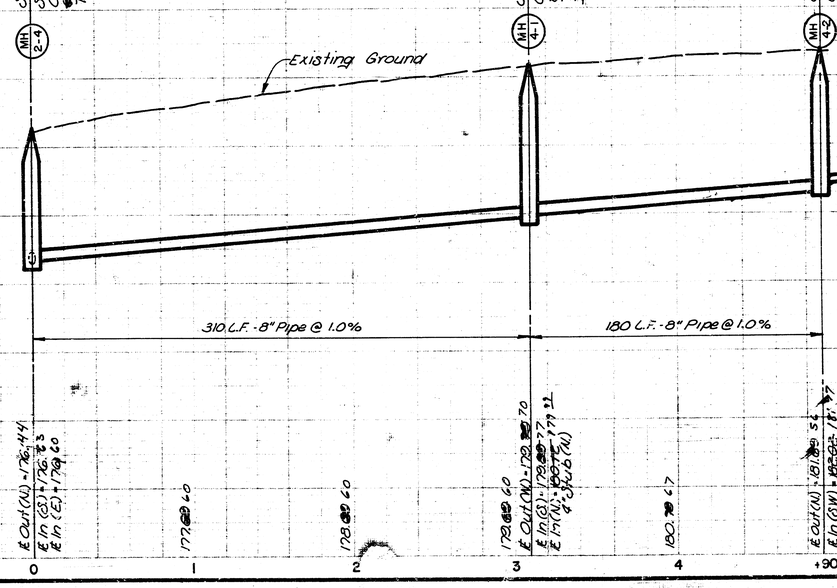
PROFILE LINE 2



PROFILE LINE 3



PROFILE LINE 4



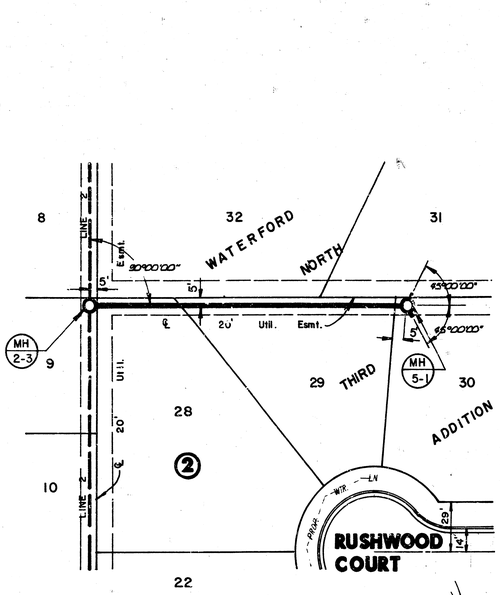
As Built
J.L.L.
11-85

4/10

M.K.E.C.

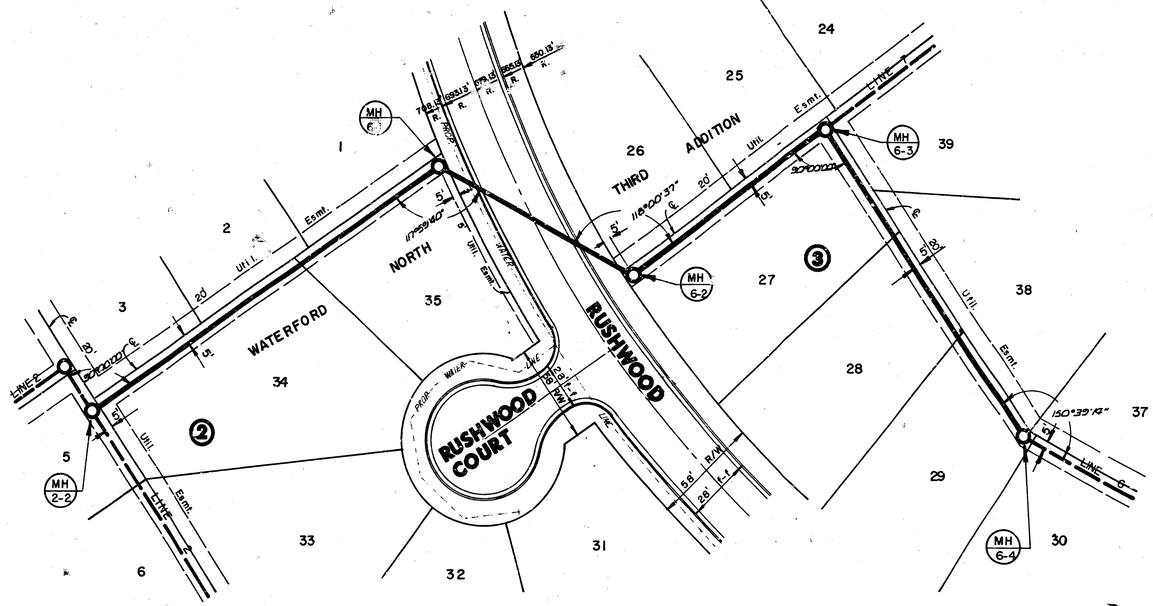
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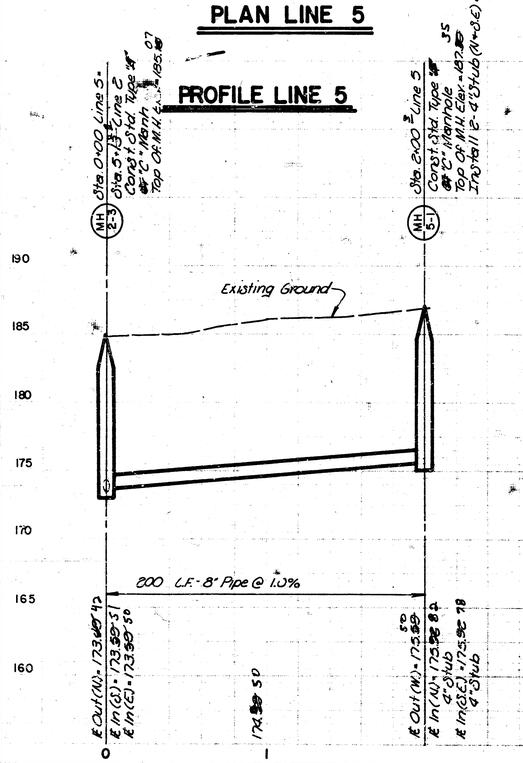


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1"= 5' Vert.



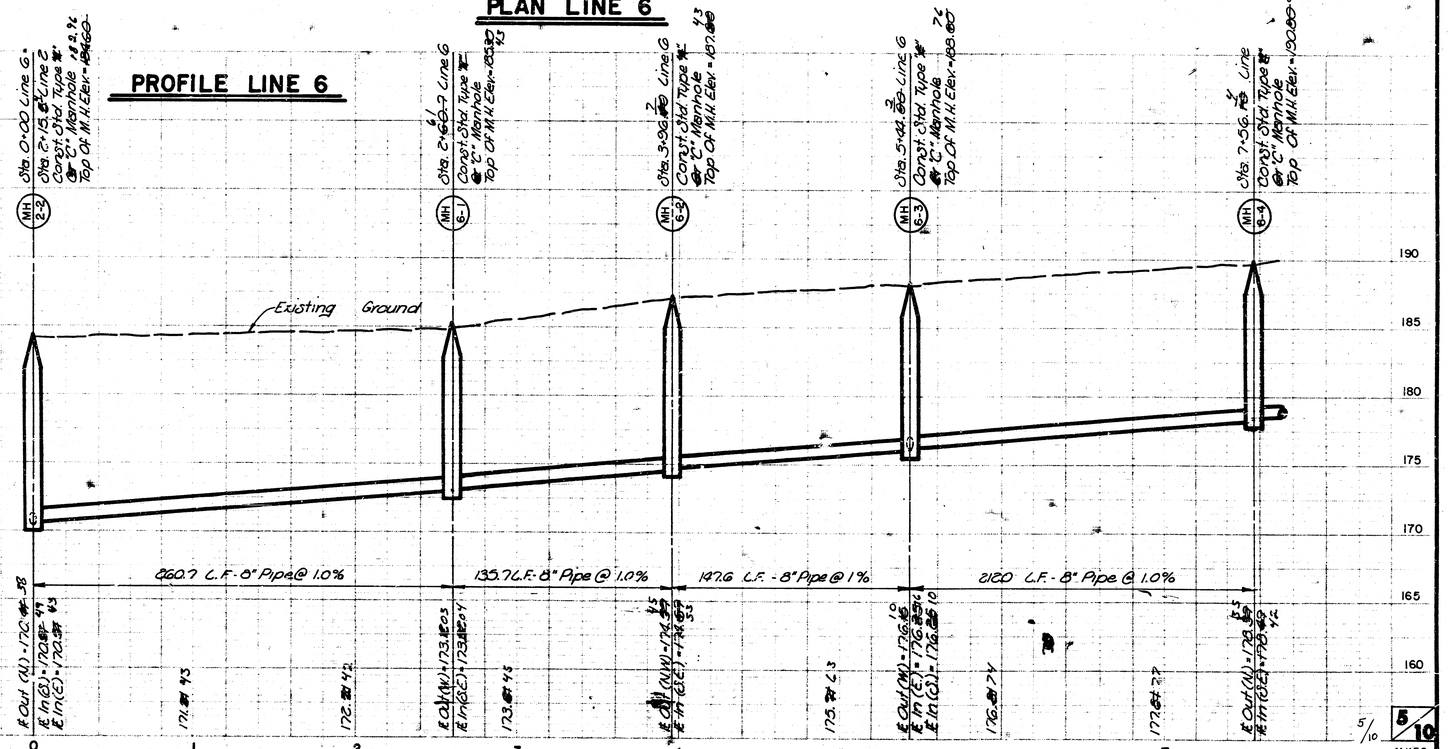
PLAN LINE 5

PROFILE LINE 5



PLAN LINE 6

PROFILE LINE 6



5/10

M.K.E.C.

As Built
J.L.L.
11-85

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SAN. SEWER 23, LAT. 33, MAIN 7
PROJ. NO. 466-76-245-81431-000-000-001

Scale: 1"= 40' Horiz.
1"= 5' Vert.

N

PLAN LINE 6

PROFILE LINE 6

RESERVES ARE PLATTED FOR THE USE OF LANDSCAPING, UTILITIES, DRAINAGE, RECREATION AND OPEN SPACE.

RESERVES ARE PLATTED FOR THE USE OF LANDSCAPING, UTILITIES, DRAINAGE, RECREATION AND OPEN SPACE.

*Note: Contractor Should Move Ahead To MH #6-9 Verify Existing ℄ Before Laying Sanitary Sewer From MH 6-7

Existing Ground

Proposed Water Line

346.3 L.F.-8" Pipe @ 1.8%

245.8 L.F.-8" Pipe @ 0.56%

71.5 L.F.-8" Pipe @ 0.56%

162 L.F.-8" Pipe @ 0.56%

193 L.F.-8" Pipe @ 0.56%

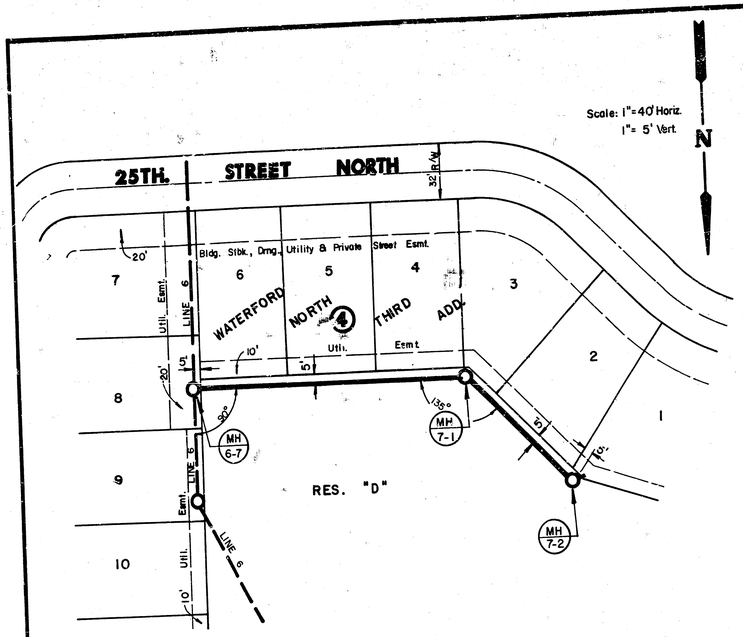
As Built
J.L.L.
11-85

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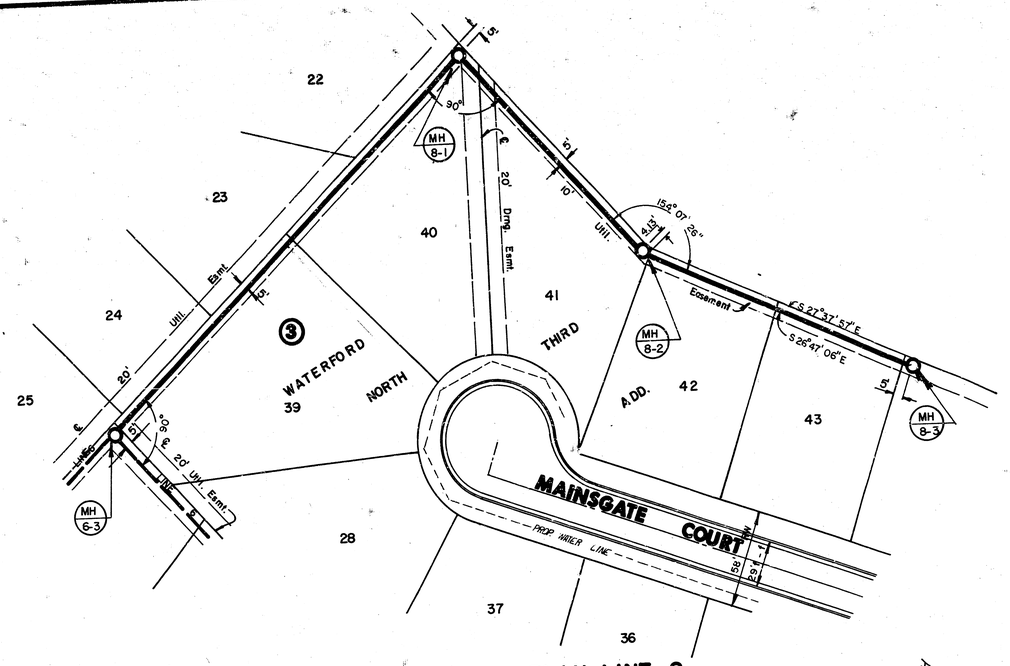
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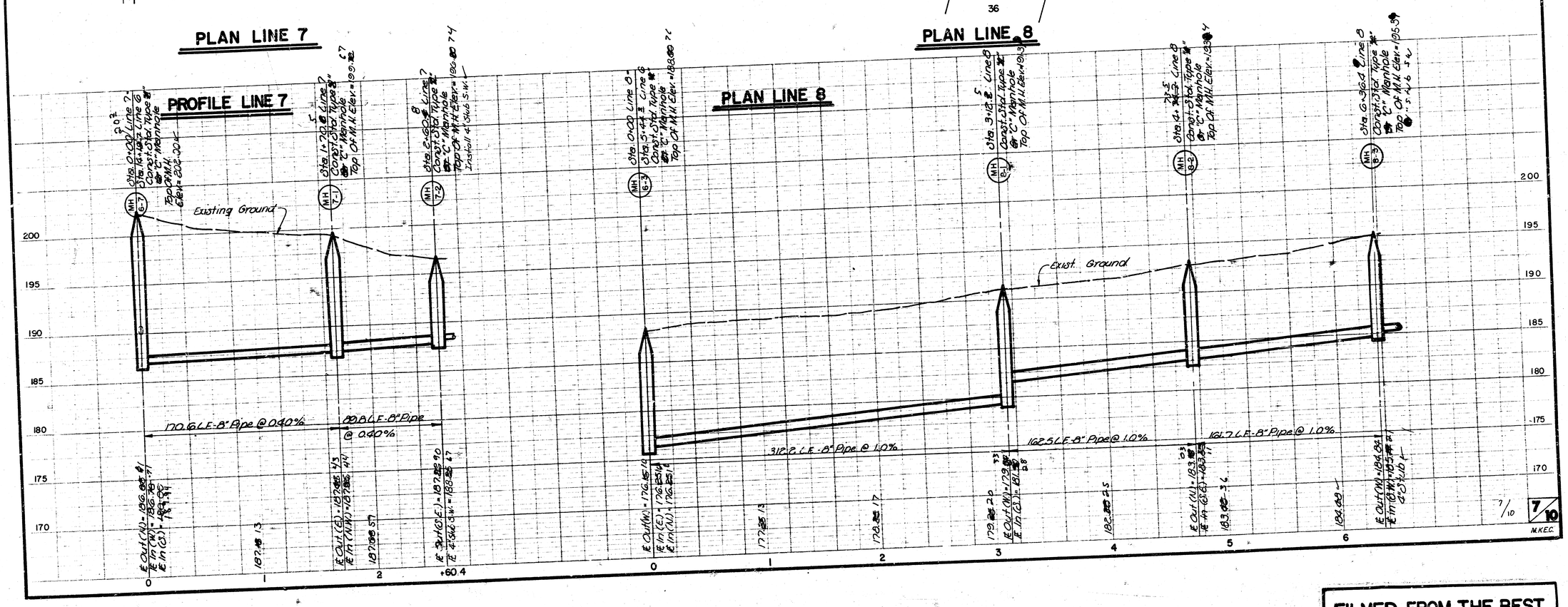


PLAN LINE 7



PLAN LINE 8

PROFILE LINE 7



PLAN LINE 8

As Built 11-85 J.S.B.

7/10

7/10

M.K.E.C.

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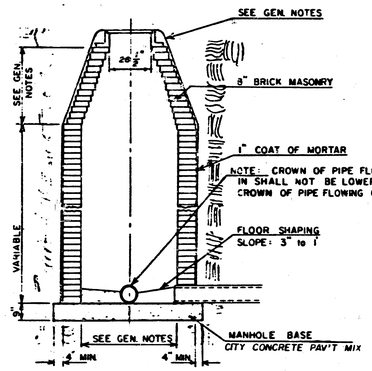
SEWER APPURTENANCES DETAILS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

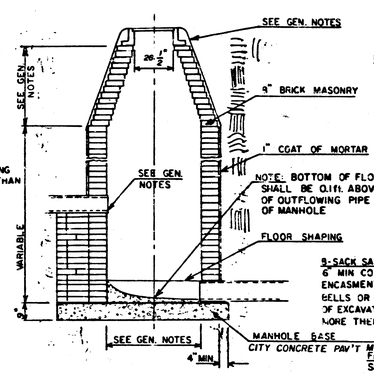
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

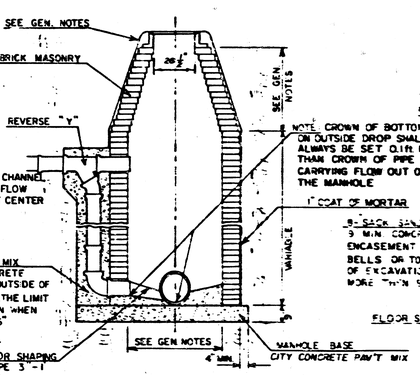
TYPE "A" MANHOLE



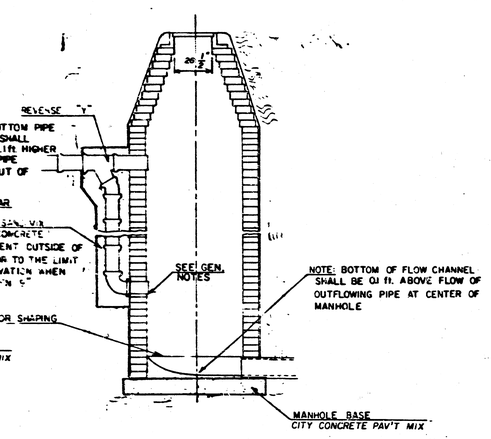
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

1. 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. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. 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'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLTED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" 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.

3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLSS 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. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.

4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLUTION 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.

5. 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 MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

6. 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.

7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' 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.

8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

8/10

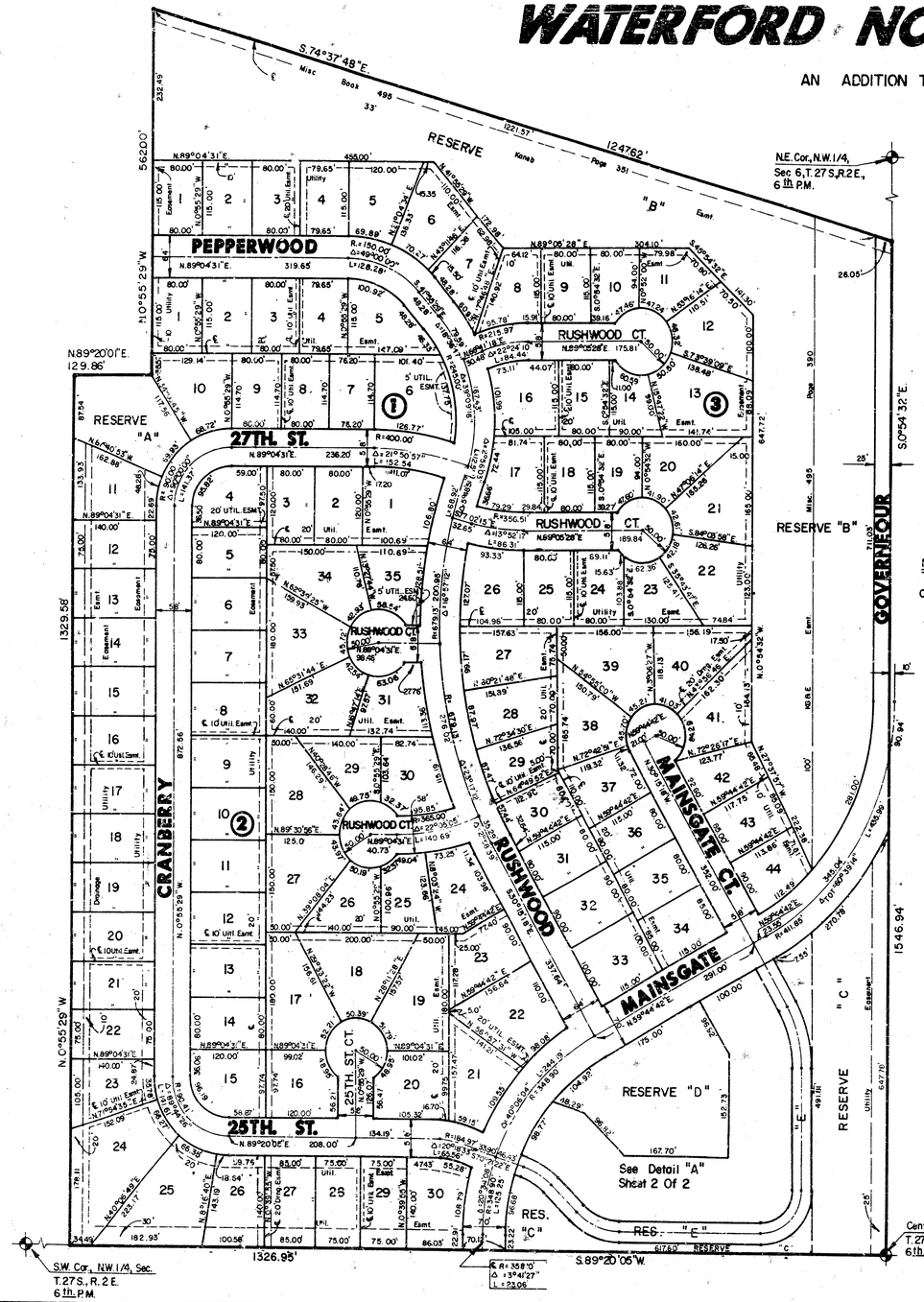
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FINAL PLAT OF

WATERFORD NORTH THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

• = Iron

NOTE:
Setbacks Are As Per C.U.P. D.P.-73

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WATERFORD NORTH THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A replat of "Pepperwood Second Addition", an addition to Wichita, Sedgwick County, Kansas, located within the northwest quarter of Section 6, Township 27 south, Range 2 east of the 6th P.M.

All lots, easements, building setbacks and streets within the above described property are being 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 29th day of January, 1985.

Michael D. Harding
Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
3500 N.Rock Road, Bldg. 800
Wichita, KS 67226

MICHAEL D. HARDING LICENSED 9399 KANSAS PROFESSIONAL ENGINEER

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "WATERFORD NORTH THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of public utilities and drainage are hereby granted. (Reserves are platted for the use of landscaping, utilities, drainage, recreation and open space.) Reserve "E" is being platted for construction and maintenance of public utilities, drainage, and a private street.) The reserves shall be owned and maintained by the Homeowners' Association. The maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and for a 2.0 foot roof overhang. Building setbacks shall be as shown on the Comotara Residential Community Unit Plan (DP-73) on file at the Wichita-Sedgwick County Planning Department office, 10th floor, 455 N. Main, Wichita, Kansas.

Landmark Communities, Inc.

By: Robert R. Fox
Robert R. Fox
President
Landmark Communities, Inc.

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this 23rd day of Jan, 1985, before me, a Notary Public in and for said State and County, came the Landmark Communities Inc. by Robert R. Fox, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same, on behalf of the Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn R. Dwen, Notary Public

My Appointment Expires:

We the Fourth National Bank & Trust, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "Waterford North Third Addition".

The Fourth National Bank & Trust

By:
J.D. Newman

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered on this day of , 1985, before me, a Notary Public in and for said State and County, came the Fourth National Bank & Trust, Wichita, Kansas, by J.D. Newman, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

, Notary Public

My Appointment Expires:

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

Dated this 29th day of NOVEMBER, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson, Chairman

Hold - don't get Lakins signature
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this day of , 1985.

Robert G. Knight, Mayor

Donald C. Gisick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of , 1985.

, Chairman

, Commissioner

, Commissioner

Attest: , County Clerk

Entered on transfer record this day of , 1985.

, County Clerk

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at day of , 1985.

, Register of Deeds

, Deputy

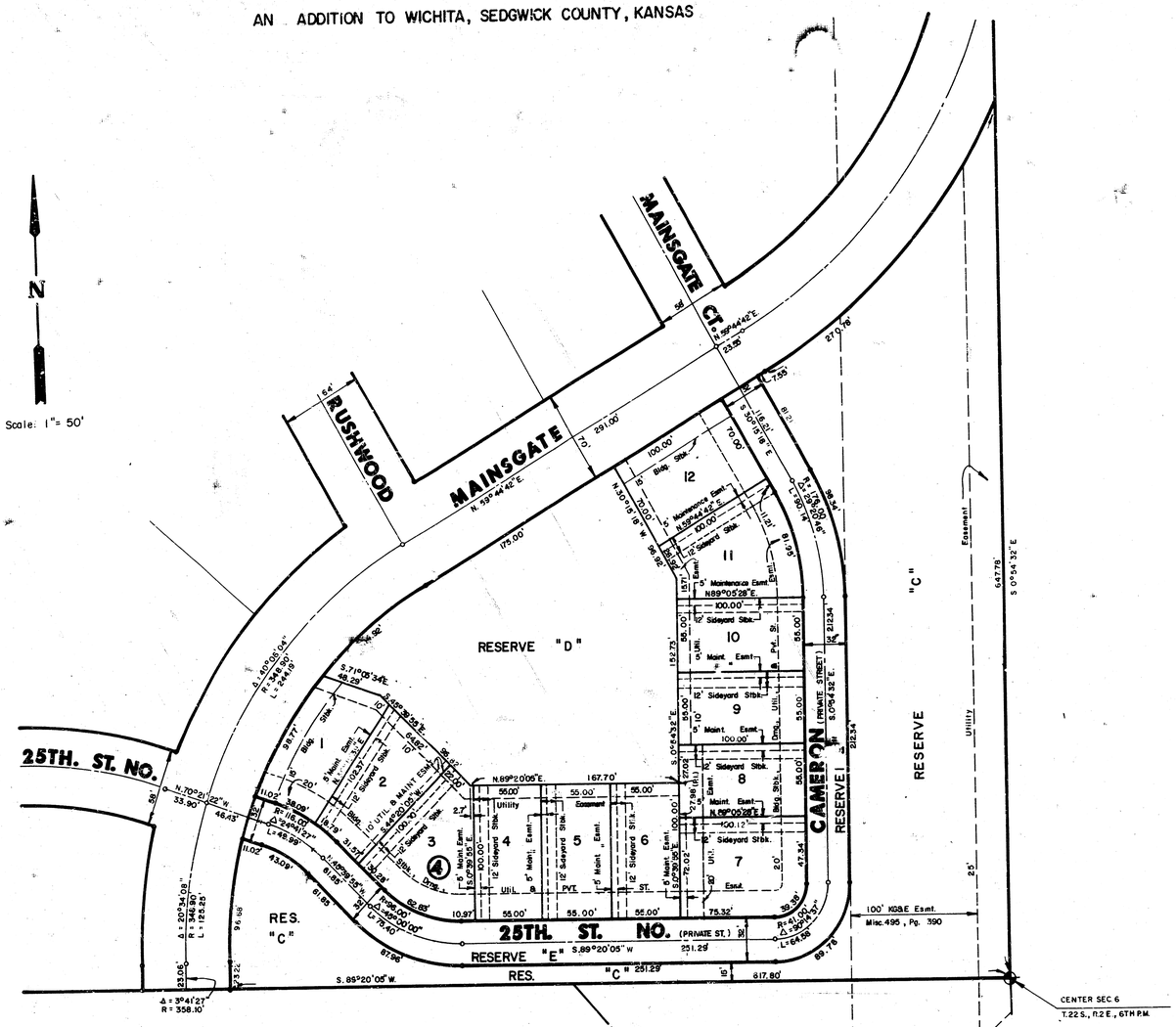
9/10 9/10

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FINAL PLAT OF

WATERFORD NORTH THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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