

# SANITARY SEWER IMPROVEMENTS TO SERVE CONQUEST NORTH ADDITION

Private Project Number

**556 PPS (607861)**

**CITY OF WICHITA, KANSAS**  
**Michael E. Lindebak, City Engineer**

## GENERAL NOTES:

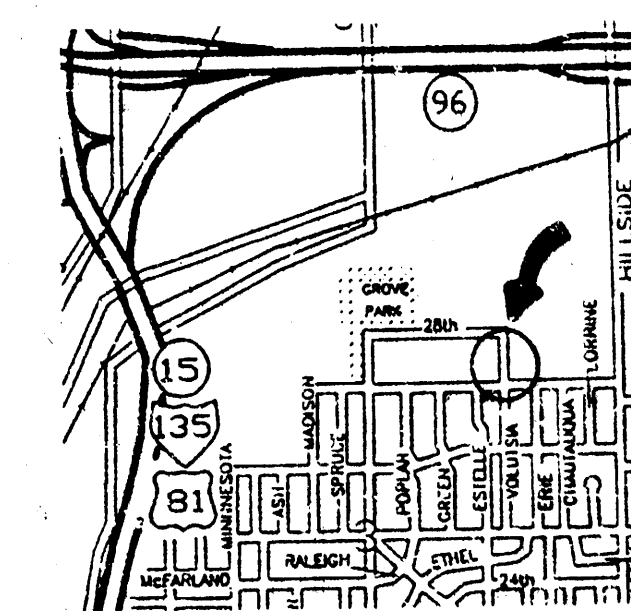
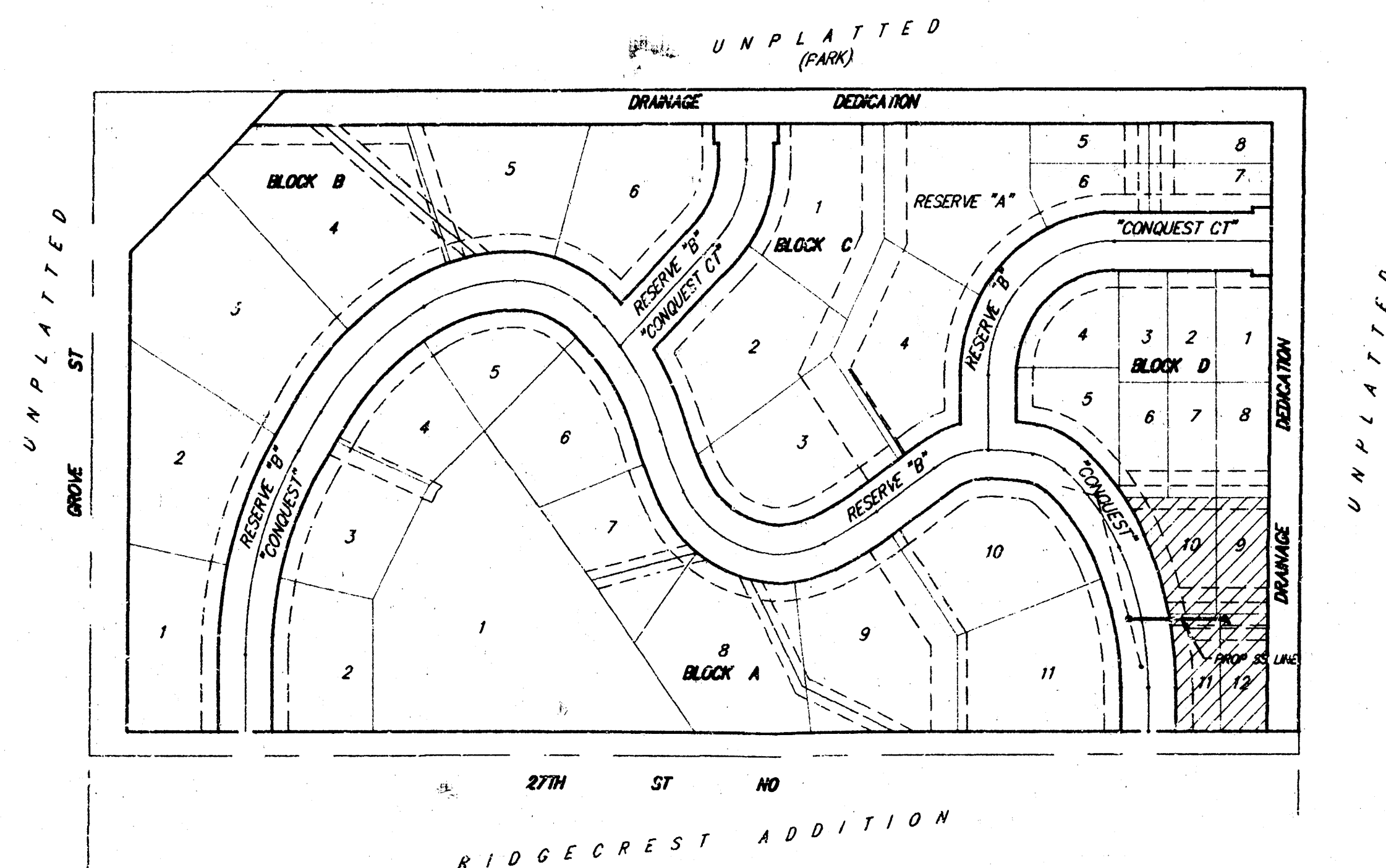
1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

|                                     |            |
|-------------------------------------|------------|
| Cablevision                         | 262-4270   |
| or                                  | 263-2061   |
| K.P.L. Gas Service Company          | 363-8600   |
| Kansas Gas & Electric Company       | 363-8600   |
| Arkla Gas Company                   | 942-8350   |
| Southwestern Bell Telephone Company | 1-571-2611 |
| City of Wichita Water Department    | 268-4908   |
| City of Wichita Sewer Maintenance   | 268-4071   |

2. 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.
3. Properties within the project limits may have underground sprinkler systems in public right-of-way which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction of the project. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.
4. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.
5. 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.
6. 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.
7. 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.
8. 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.
9. Removal of existing pavement and/or replacement of existing pavement shall conform to the applicable sections of the City of Wichita Standard Specifications. Minimum limits of such pavement removal and replacement shall be one foot beyond the limits of the excavation made for the sewer line, except when such lines of removal are within three (3) feet of an existing joint, the limits of removal shall be extended to the existing joint.
10. All areas disturbed by construction operations shall be seeded with Rye Grass at a rate of 300 lbs./acre immediately following construction in that area.



Site Location

## BENCHMARK:

City Std. Disk @ 25th St. North  
& Grove, 41' S. & 21.5' E. of the  
C of Both.  
Elev. = 141.65 (City Datum)  
1329.05 (M.S.L.)

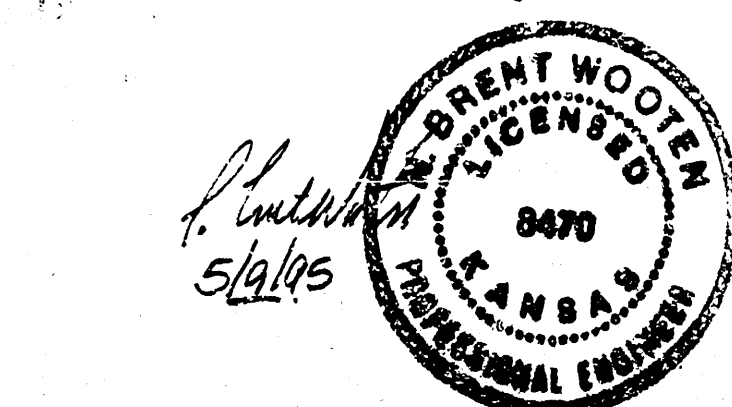
## INDEX:

1. Title Sheet
2. Plan/Profile
3. Std. Manhole Detail
4. Copy of Plat

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
Sanitary Sewers VRH 5/9/95

## NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

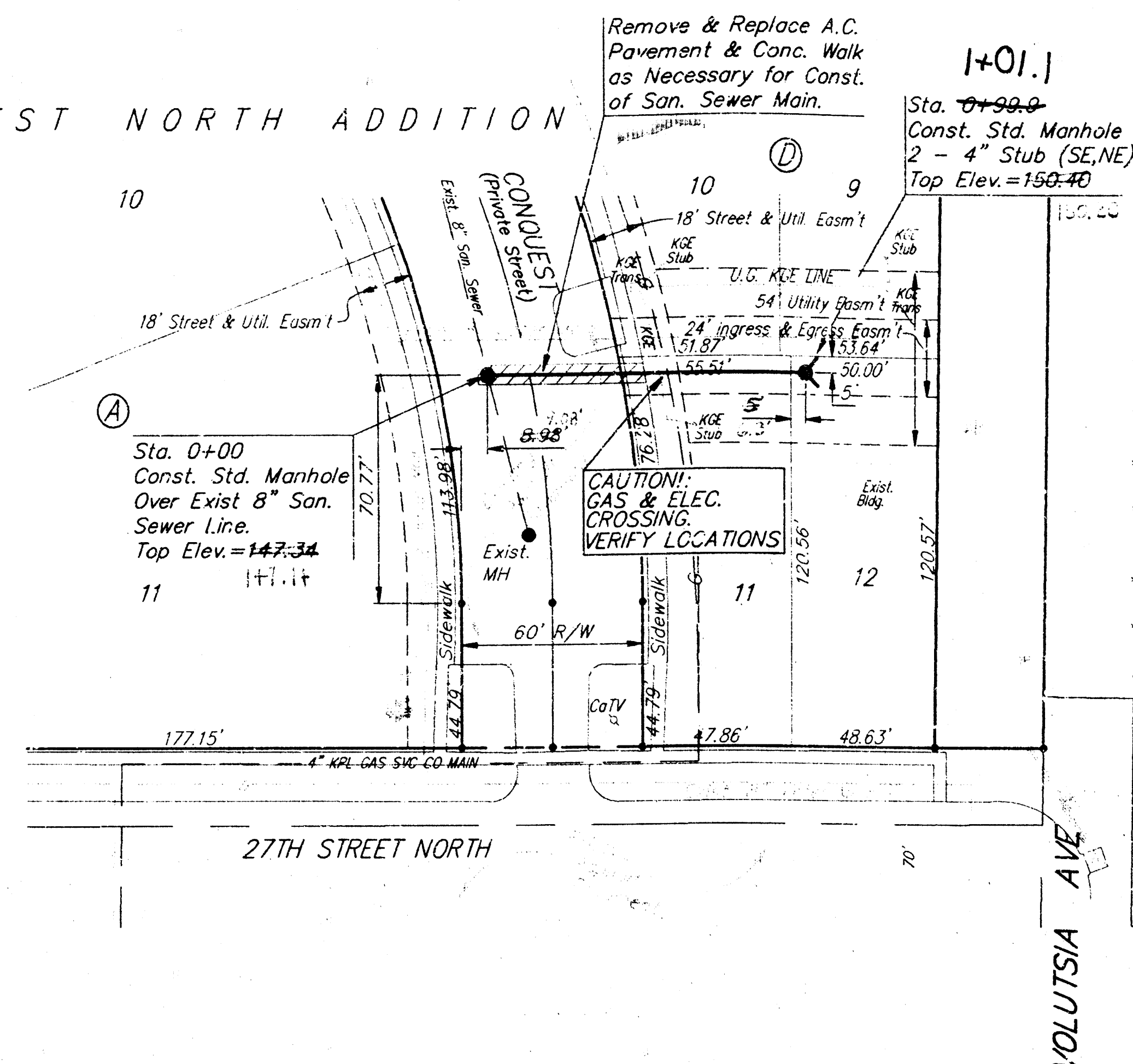


BAUGHMAN COMPANY P. A.  
ENGINEERING & SURVEYING  
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

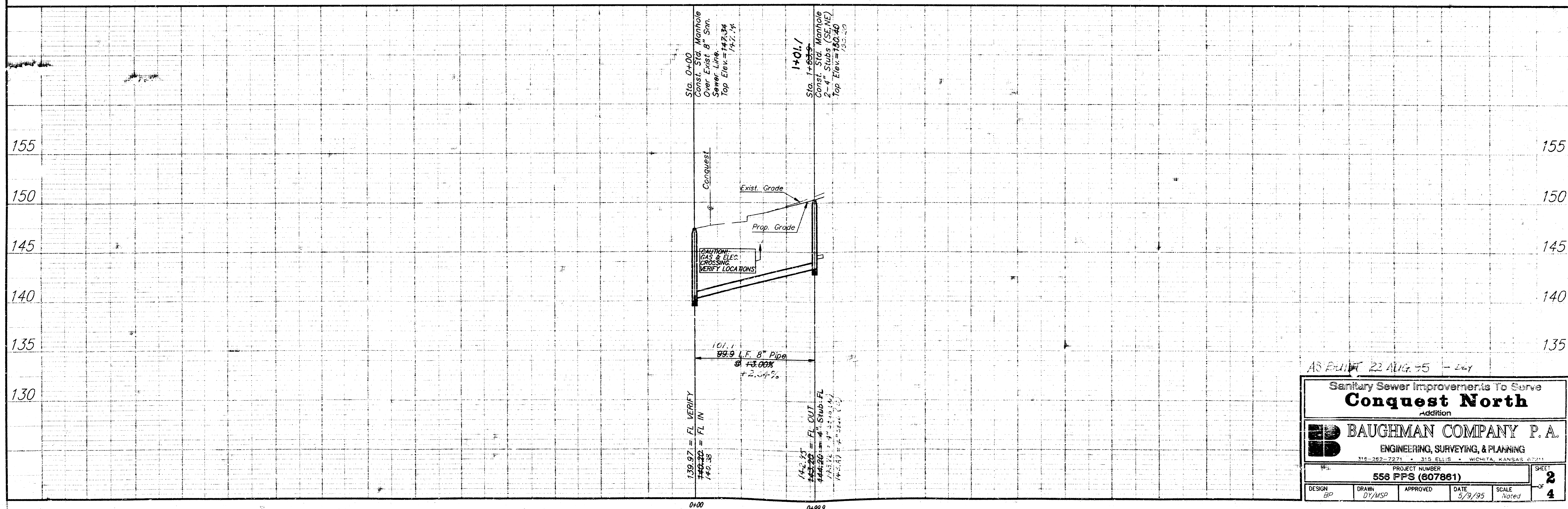


BENCHMARK  
City Std. Disk @ 25th St. North  
& Grove: 41' S. & 21.5' E. of the  
C of Both.  
Elev. = 141.65 (City Datum)  
1329.05 (M.S.L.)

# CONQUEST NORTH ADDITION



Scale: 1" = 40' Horizontal  
1" = 5' Vertical  
• = Iron



AS BUILT 22 AUG. 95 - 244

Sanitary Sewer Improvements To Serve  
**Conquest North**  
Addition

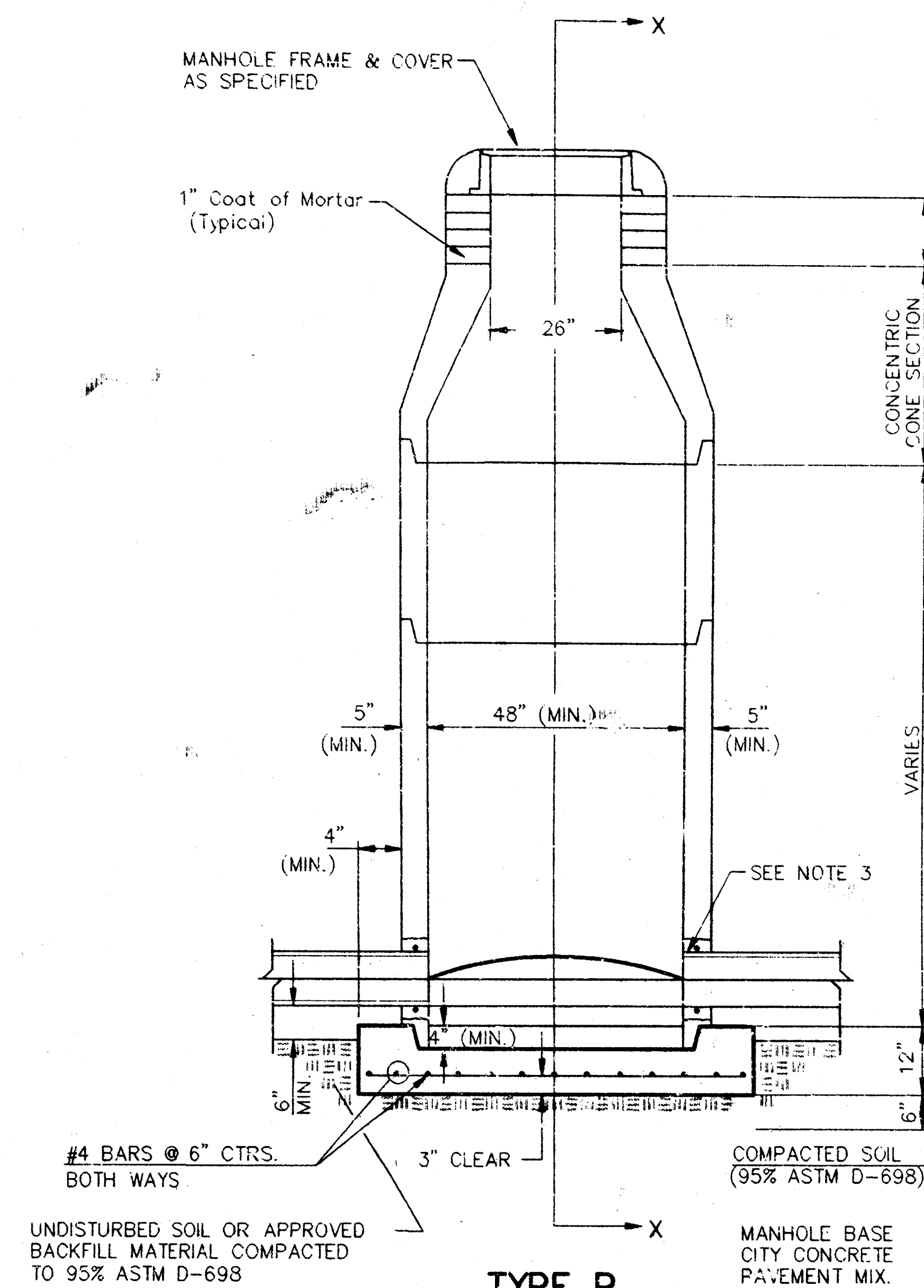
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
116-762-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**558 PPS (607881)**

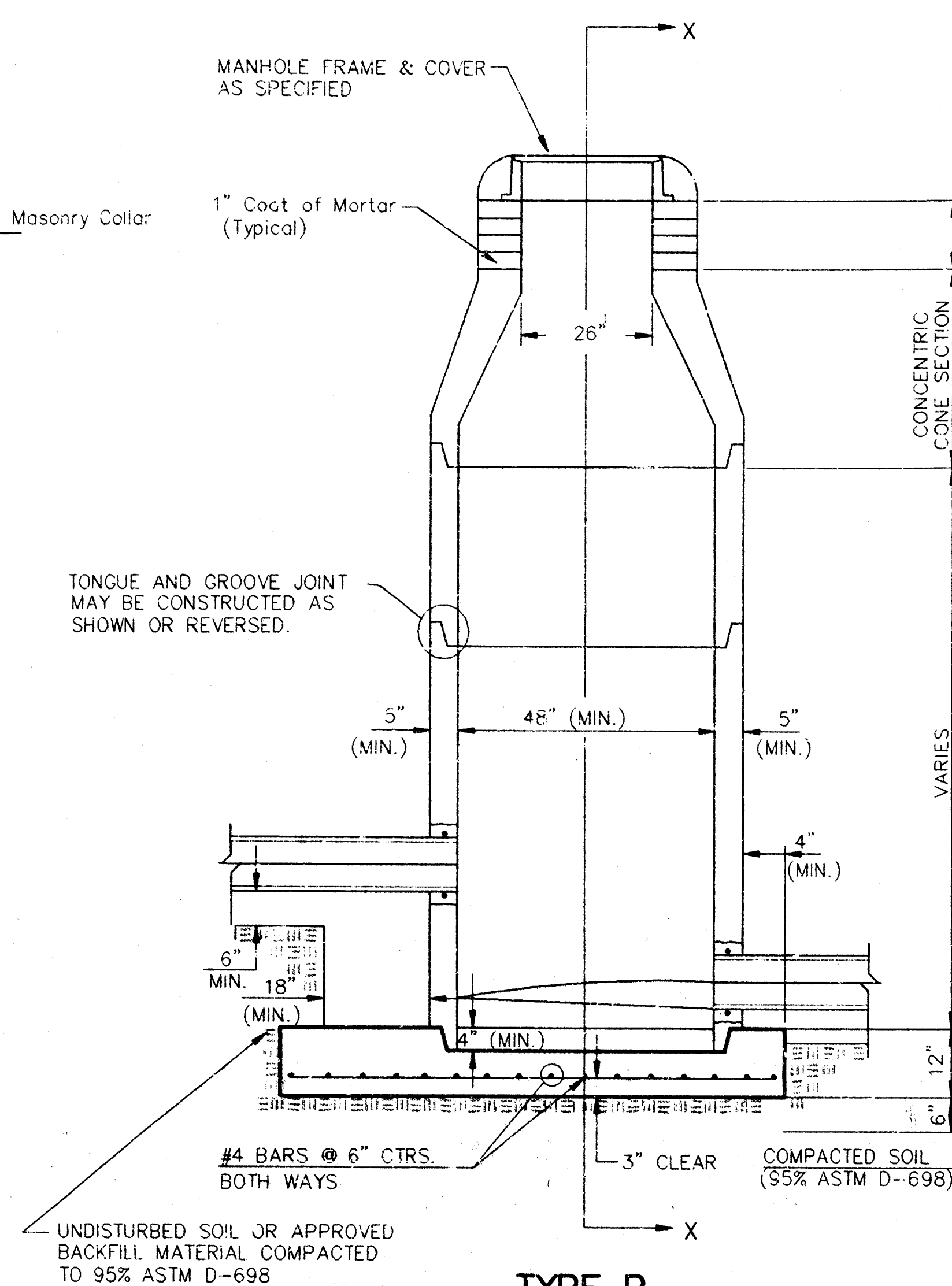
|              |                 |          |                |                |                       |
|--------------|-----------------|----------|----------------|----------------|-----------------------|
| DESIGN<br>BP | DRAWN<br>DY/MSP | APPROVED | DATE<br>5/9/95 | SCALE<br>Noted | SHEET<br>2<br>OF<br>4 |
|--------------|-----------------|----------|----------------|----------------|-----------------------|



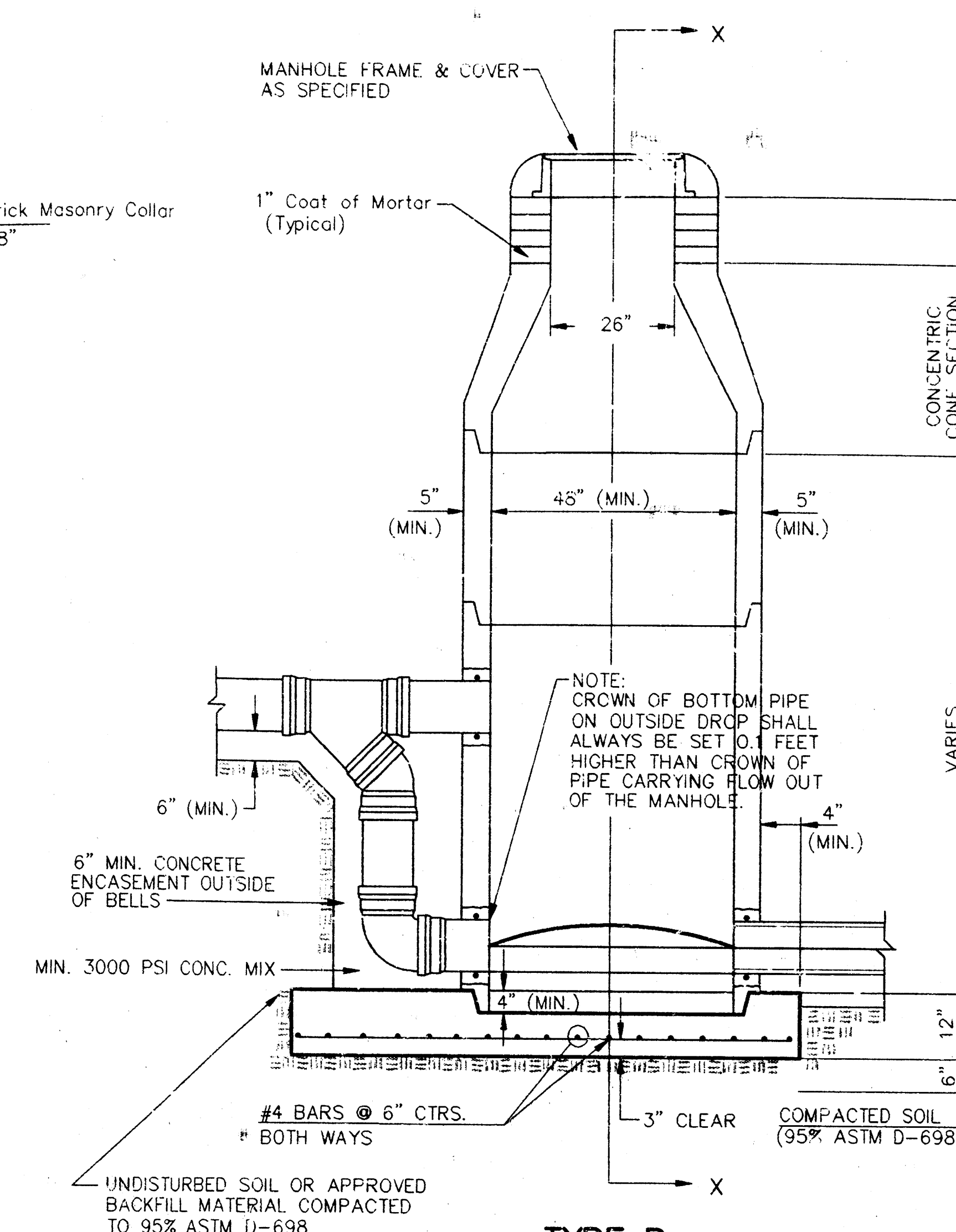
# SEWER APPURTENANCES DETAILS



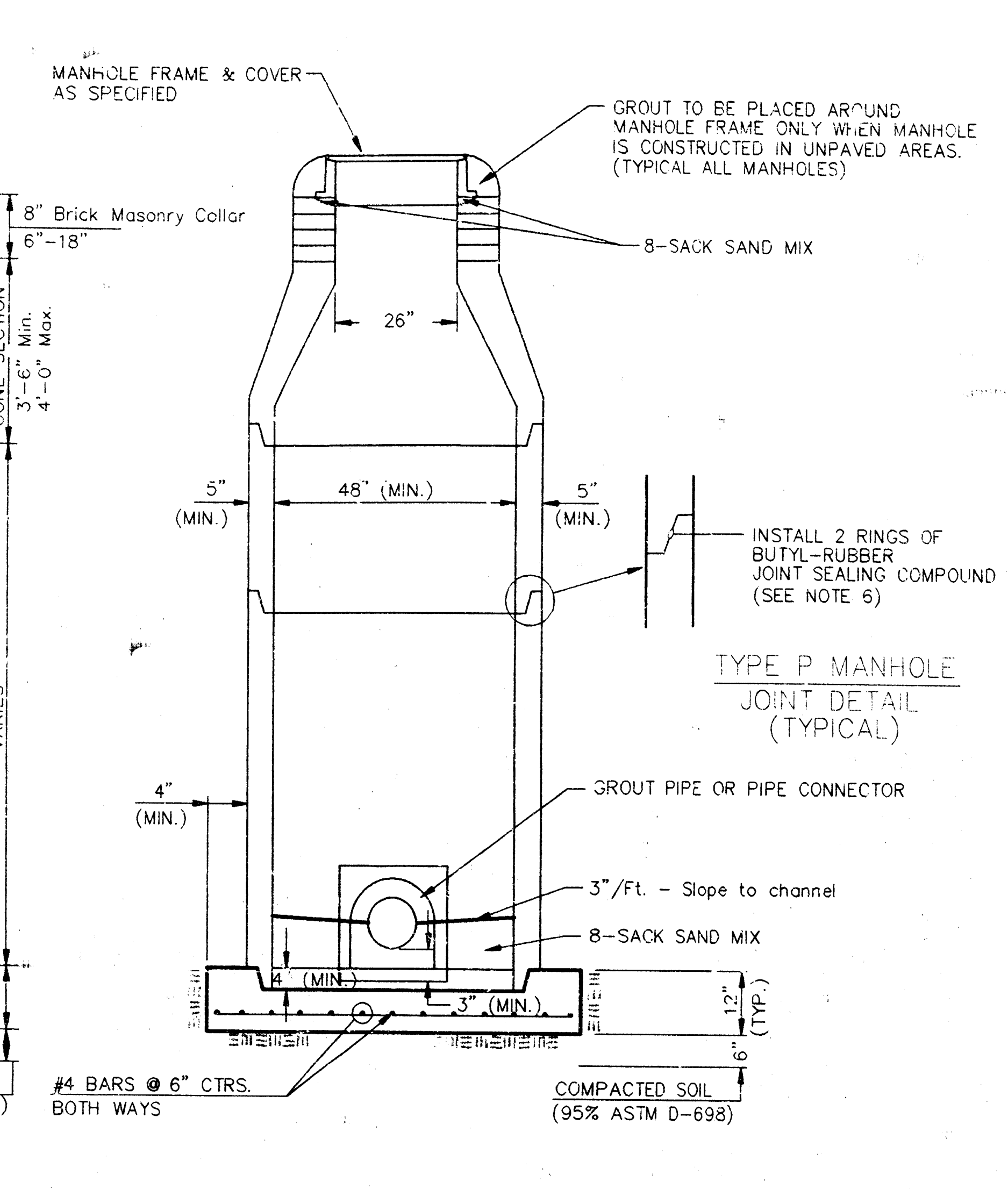
**TYPE P  
STANDARD MANHOLE**



**TYPE P  
INSIDE DROP MANHOLE**



**TYPE P  
OUTSIDE DROP MANHOLE**



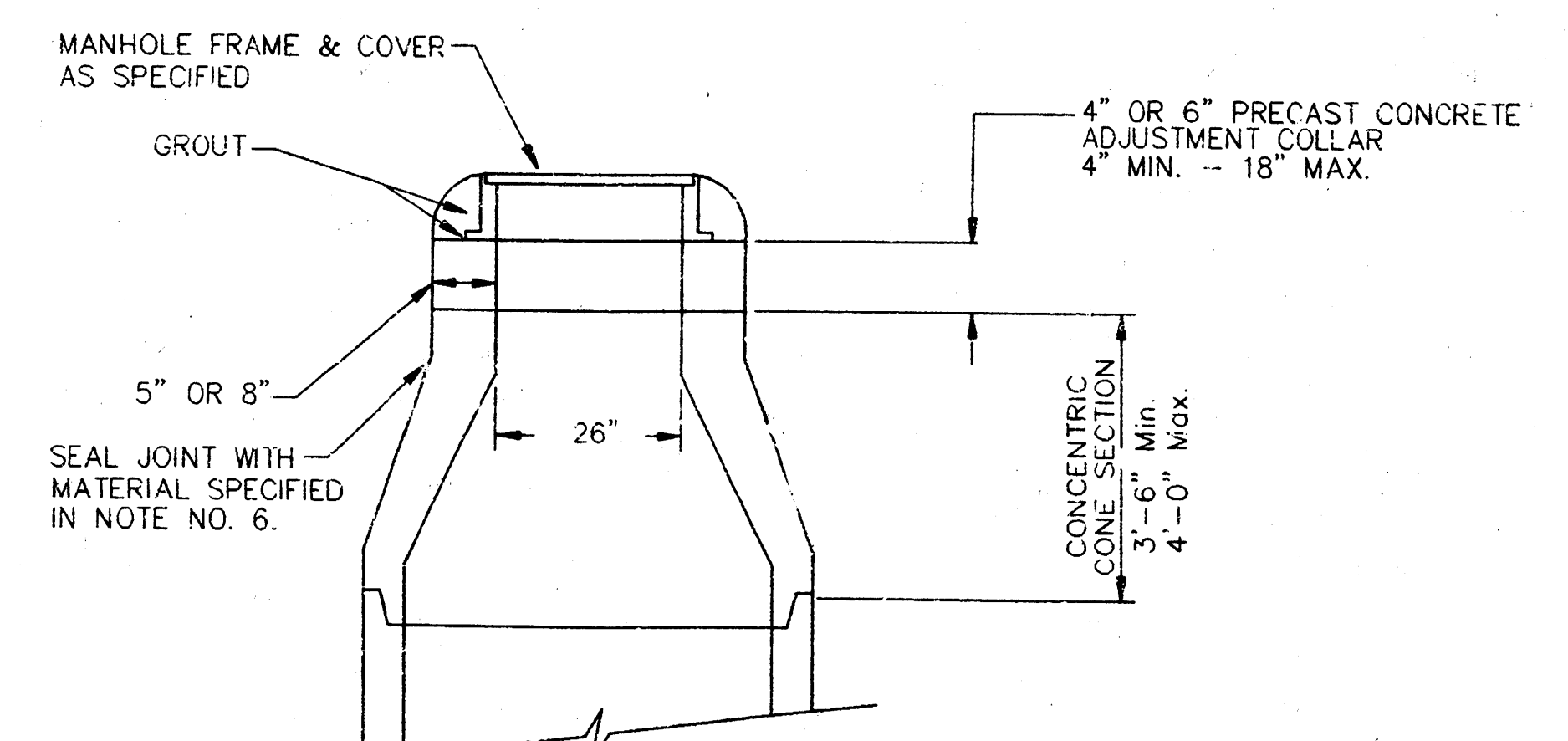
**SECTION X  
(TYPICAL)**

## 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 TNEDEC SERIES 66 HI-BUILD EPOXYLINE, 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 DRAWING, 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 MANHOLE. 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.



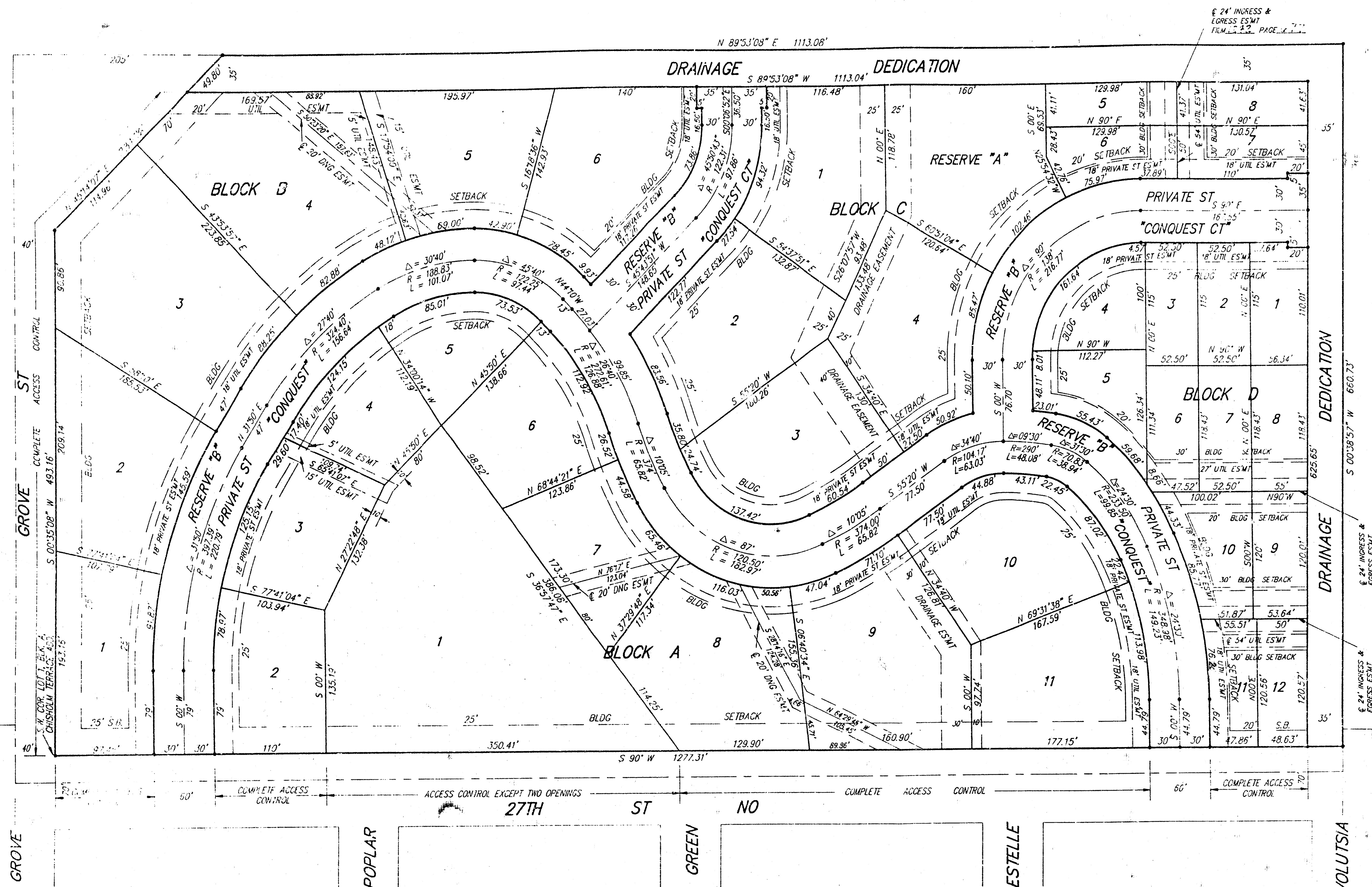
**ALTERNATE CONSTRUCTION  
IN UNPAVED AREAS**

|                                                  |       |          |           |
|--------------------------------------------------|-------|----------|-----------|
| CITY OF WICHITA, KANSAS                          |       |          |           |
| STANDARD MANHOLE DETAILS                         |       |          |           |
| SEWER APPURTENANCES DETAILS                      |       |          |           |
| BAUGHMAN COMPANY P. A.                           |       |          | REV.      |
| ENGINEERING, SURVEYING & PLANNING                |       |          | NOV. 1993 |
| 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211 |       |          |           |
| PROJECT NUMBER                                   |       |          | SHEET     |
| 556 PPS (607861)                                 |       |          | 3         |
| DESIGN                                           | DRAWN | APPROVED | DATE      |
|                                                  |       |          | May 1995  |
| SCALE                                            |       | None     |           |
|                                                  |       | OF 4     |           |



# CONQUEST NORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)  
Sedgwick County)

We, Baughman Company, P.A., Surveyors of aforesaid county and state do hereby certify that we have surveyed and platted "CONQUEST NORTH ADDITION", Wichita, 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 Block A, Chisholm Terrace Addition, Wichita, Sedgwick County, Kansas, together with the 35 foot Volusia Avenue right-of-way, line of the south line of said Lot 1, extended east and the 35 foot east St. No. right-of-way, lying east of the northwesterly line of said Lot 1, extended northeasterly.

All being situated in the NW1/4 of the NE1/4 of Sec. 17, T.27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

The streets and all existing public utility easements being vacated in virtue of K.S.A. 12-517(c).

Baughman Company, P.A.

Date 6 FEB 1992

Mark A. Savoy  
Mark A. Savoy

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, Reserves and a Drainage Dedication to be known as "CONQUEST NORTH ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for recreational purposes; tennis courts, swimming pool and open space. Reserve "B" is hereby reserved for private street, parking and utility and drainage easement purposes. Reserves A and B shall be owned and maintained by the homeowners association for the addition. The private street easements are hereby reserved for private street, parking and sidewalk purposes. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage and storm sewer purposes. The drainage dedication is hereby dedicated to the public for drainage purposes. All abutters rights of access to or from Grove St. over and across the west and northwesterly lines of Lots 1, 2, 3, and 4, Block B and to or from 27th St. No. over and across the south line of Lot 1, Block D, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 11, Block A, and Lots 11 and 12, Block D, are hereby granted to the City of Wichita, provided however that Lot 1, Block A, shall have access to 27th St. No. at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. Minimum Building Pad Elevations for lowest opening to structures shall be as shown on the face of the plat.

We, American National Bank of Wichita, holder of a mortgage on the above described property do hereby consent to this plat of CONQUEST NORTH ADDITION, Wichita, Sedgwick County, Kansas.

American National Bank of Wichita  
Patrick J. Ryan, Jr. President

State of Kansas) S.S. The foregoing instrument acknowledged before me, this 23 day of June, 1992, by Patrick J. Ryan, Jr., President of American National Bank of Wichita, on behalf of American National Bank of Wichita.

My App't Exp. 4-20-97 Notary Public

North Mark: City Standard Elev. 25th St. No. 27th St. No. & Grove St. No. 21.5' E of the E. of Both Elev. 141.65 City Datum Elev. 1329.05 MSL

Square cut on top curb 27th St. No. & Grove St. North end curb return, N.E. Cor. of Intersection Elev. 154.76 City Datum Elev. 1342.16 MSL

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

Dated this day of 1992. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman  
Christopher J. Goebel  
Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of 1992.

Mayor  
Bob Knight  
Deputy City Clerk  
Pat Burnett

Entered on transfer record this 7th day of July 1992.

#1395816

State of Kansas)  
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 8th day of July 1992, at 2:30 o'clock P.M., and is duly recorded.

Pat Kettler  
Pat Kettler  
Ed Resa  
Ed Resa

JM Limited, a Kansas Corporation  
ABNER V.J. JACKSON President

State of Kansas)  
Sedgwick County)

The foregoing instrument acknowledged before me, this 21st day of June, 1992, by ABNER V.J. JACKSON, President of JM Limited, a Kansas Corporation, on behalf of said Corporation.

Notary Public  
Mildred E. Prang

My App't. Exp. 2-3-95