

PRIVATE SANITARY SEWER TO SERVE WESTLINK CHRISTIAN CHURCH ADDITION

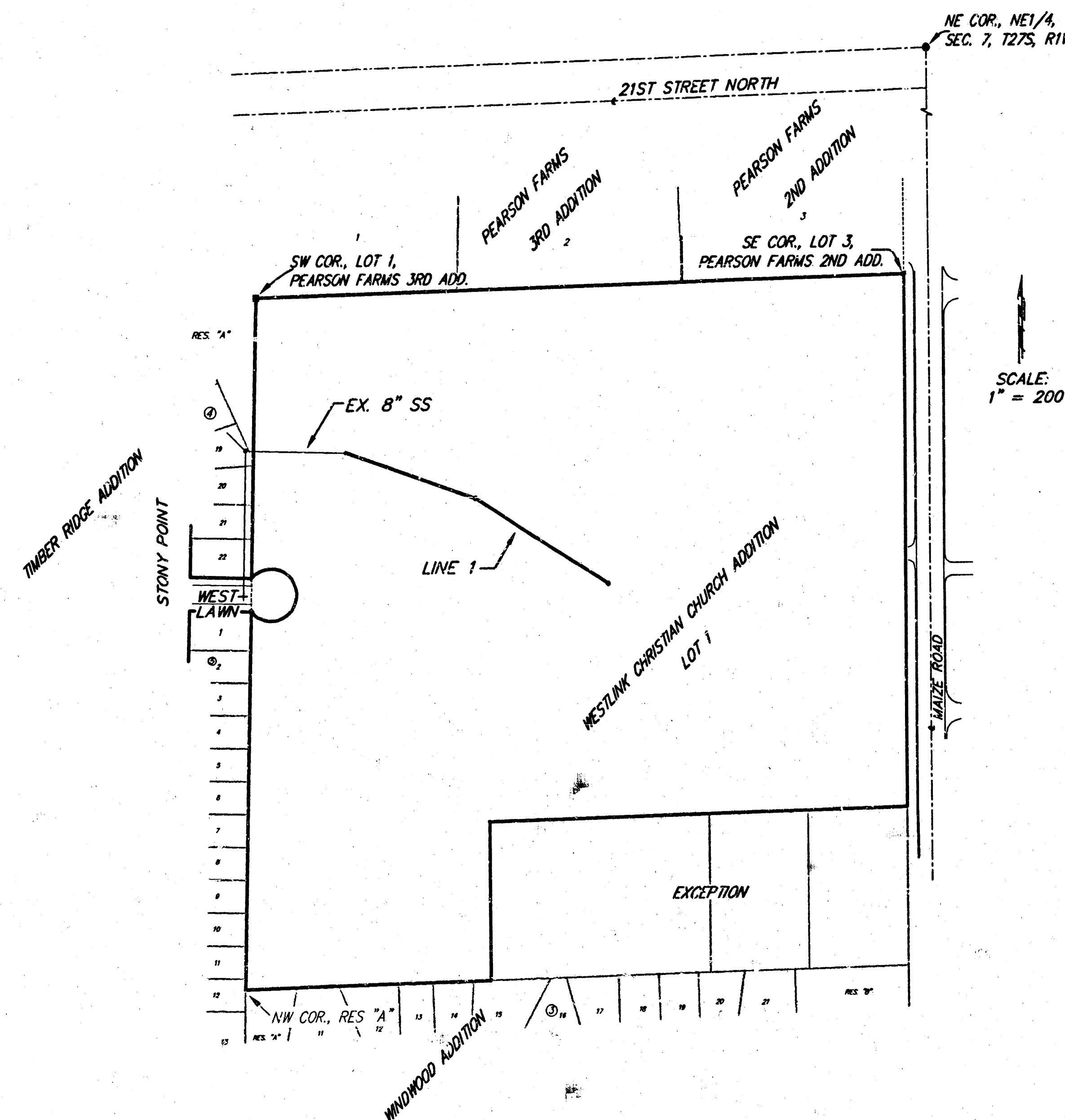
LOT 1

Private Project Number: 1192 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebsak, P.E. City Engineer

DECEMBER 2001



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Legal Description

Lot 1, Westlink Christian Church Addition, Wichita
Sedgwick County, Kansas.

Bench Marks

- Maize Rd. and 17th Street North
City of Wichita Bench Mark - 0.5 mi. South of 21st St.
11.00' South of 1/4 Sec. Corner Iron.
43.00' East of 1/4 Sec. Corner Iron
Elevation = 161.05 (Per City Record)
- "a" Cut Located at the East Side of Maize
Center Line Headwall of RCBG
East Side of Maize Road
760'± South of 1/4 Sec. North
Elevation = 164.93 (City Datum)

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 12/27/01

NOTE TO CONTRACTORS

Installation, 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).

General Notes:

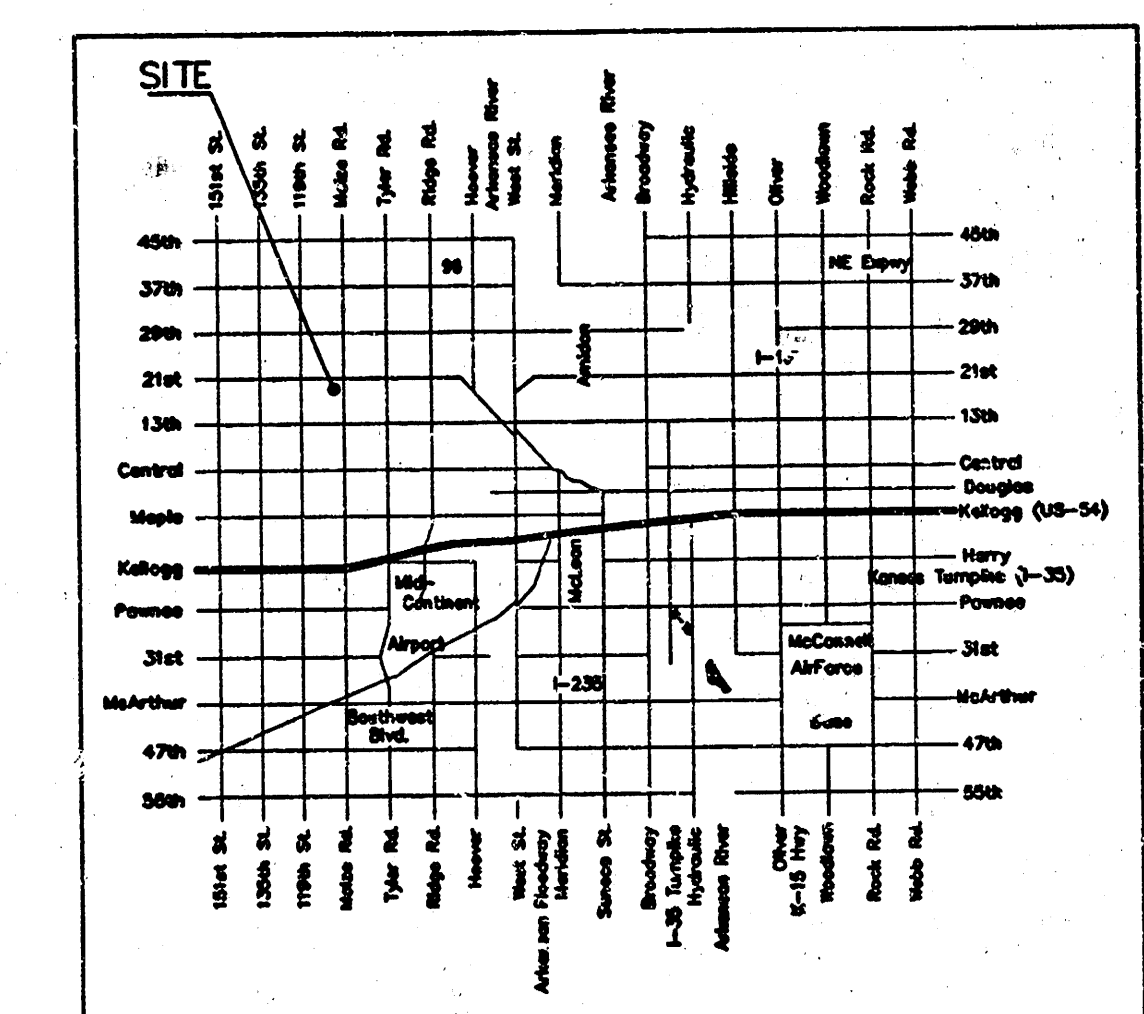
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

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

Cox Communications, Inc.	262-0661
K.G.E. Electric Service	363-6650
Kansas Gas Service	383-6600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

- 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 which are in direct conflict 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 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 reestablished by a licensed land surveyor in accordance with state laws.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- 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 disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- The Contractor may Contact Baughman Company For Staking, Inspection, and Certification Proposal.

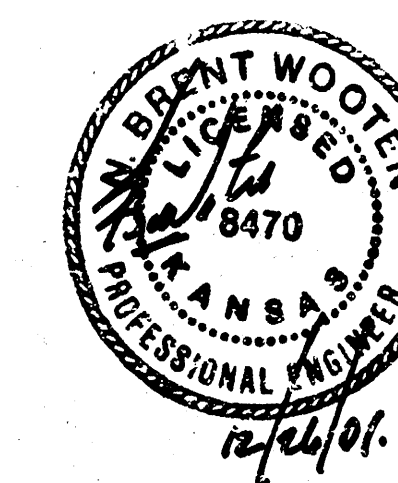


LOCATION MAP

McCullough

As Built 3/02 KK 12/24/2001

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211
F:\ENG\Wichita\CC\SSCOV2.DWG-SCL



18 17 03 15

1. Maize Rd. and 17th St. North
COW Bench Mark. 0.5 miles south of 21st St.
11.00 ft. South of 1/4 section corner iron.
43.00 ft. East of 1/4 section corner iron

2. "□" Located on the East side of Maize Rd. on the C of Headwall of the RCBC Located 760 ft. + South of the 21st & Maize Intersection.

North Property Line

399.86'

Proposed Telephone Line

Proposed Electric Line

EX. 8" SS

UTILITY

EASEMENT

162'12"47"

Contractor Shall Restore Ditch To Exist. Conditions

Sta. 0+00, Begin Const. w/8" SS Pipe From Exist. MH. Grout & Seal Water Tight.

163'164'162'161'160'161'162'163'

166'50"44"

20' UTIL. ESM" BY SEPARATE INSTRUMENT

Ex. Ditch

Ex. 8" Water

259.37'

Proposed Building F.F.E. = 169.00

CAUTION! 15" RCP Crossing! Verify Depth! Remove & Replace As Necessary For Construction.

Sta. 5+81.2, End Line 1. Construct Standard Manhole. 1 - 4" Stub (NE) Rim Elev. = 158.20

Proposed Roof Drain Structure

Pro. 4" SS

Ex. 15" RCP

WESTLINK CHRISTIAN CHURCH ADDITION LOT 1

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			STATION\ DIRECTION	FOR INFORMATION ONLY		
		LOT NO.	BLOCK NO.	LINE NO.		APPROXIMATE LENGTH: 4" PIPE		
						VERTICAL	HORIZONTAL	
1	8" X 4" Tee Saddle	1	A	1	4+46.5/Lt. ✓	12"	10'	✓
2	8" X 4" Tee Saddle	1	A	1	4+78.7/Lt. ✓	12"	10'	✓
3	8" X 4" Tee Saddle	1	A	1	4+90.8/Lt. ✓	12"	10'	✓
4	4" Stub	1	A	1	5+79.1/NE ✓	0.2'	10'	✓

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' above proposed ground elevation.

WEST

32' R/W

50' R/W

WEST PROPERTY LINE

UTILITY

EASEMENT

EX. 10" SS

EX. 8" SS

20'

19

20

21

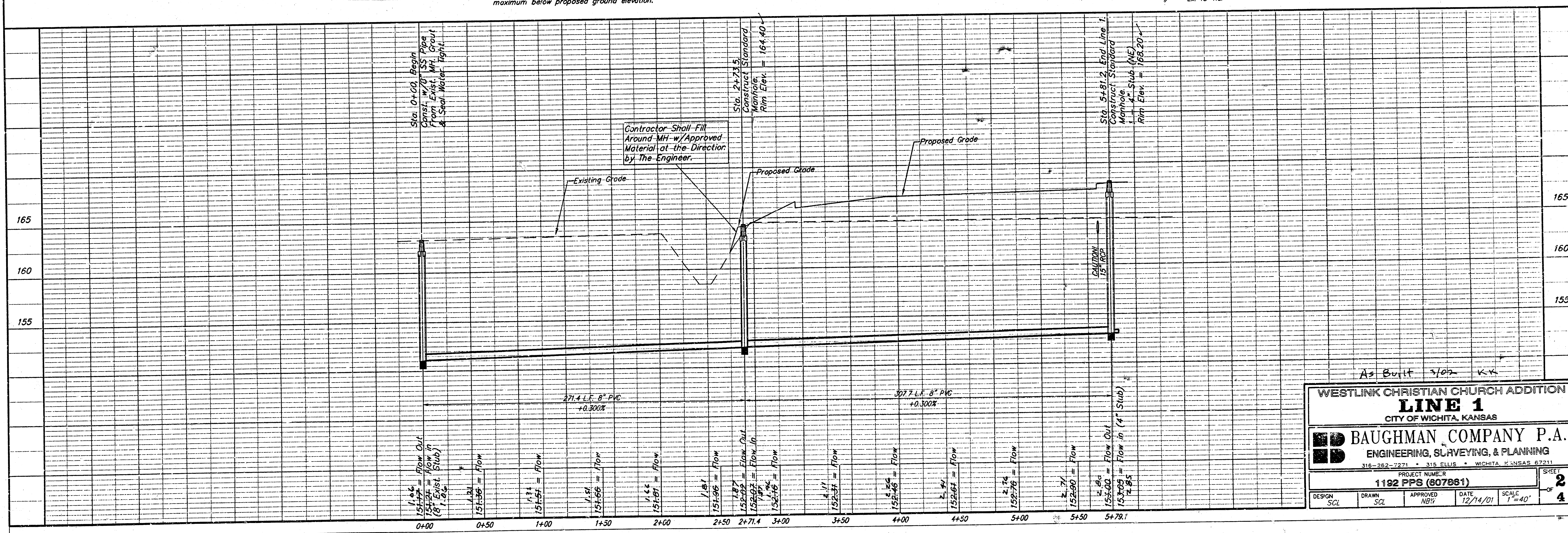
22

TIMBER RIDGE ADDITION

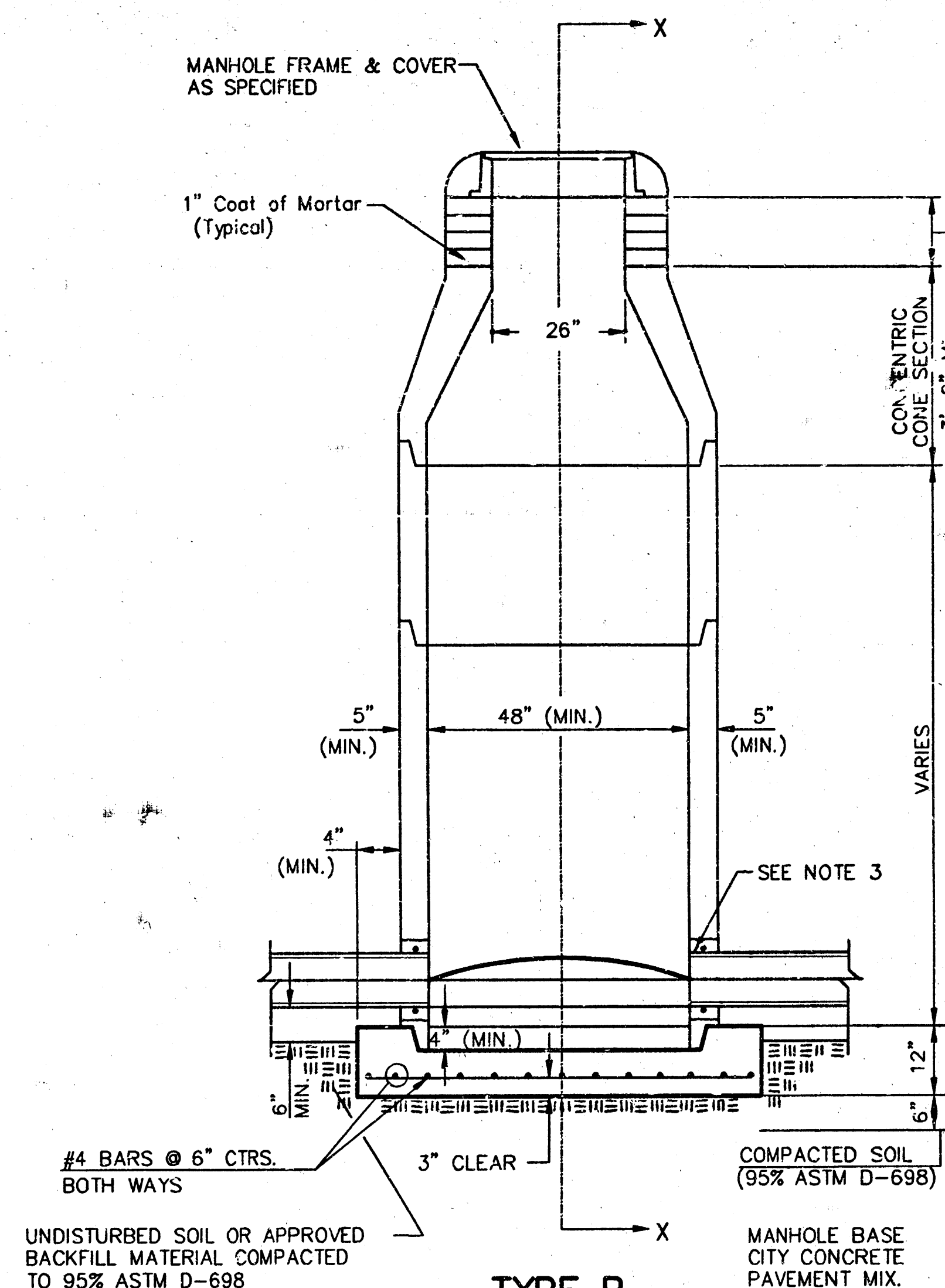
SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
• = IRON

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY		
		LOT	BLOCK	LINE	STATION DIRECTION	APPROXIMATE LENGTH: 4" PIPE	
		NO.	NO.	NO.		VERTICAL	HORIZONTAL
1	8" X 4" Tee Saddle	1	A	1	4+46.5/Lt ✓	12'	10' ✓
2	8" X 4" Tee Saddle	1	A	1	4+78.7/Lt ✓	12'	10' ✓
3	8" X 4" Tee Saddle	1	A	1	4+90.8/Lt ✓	12'	10' ✓
4	4" Stub	1	A	1	5+79.1/NE ✓	0.2'	10' ✓

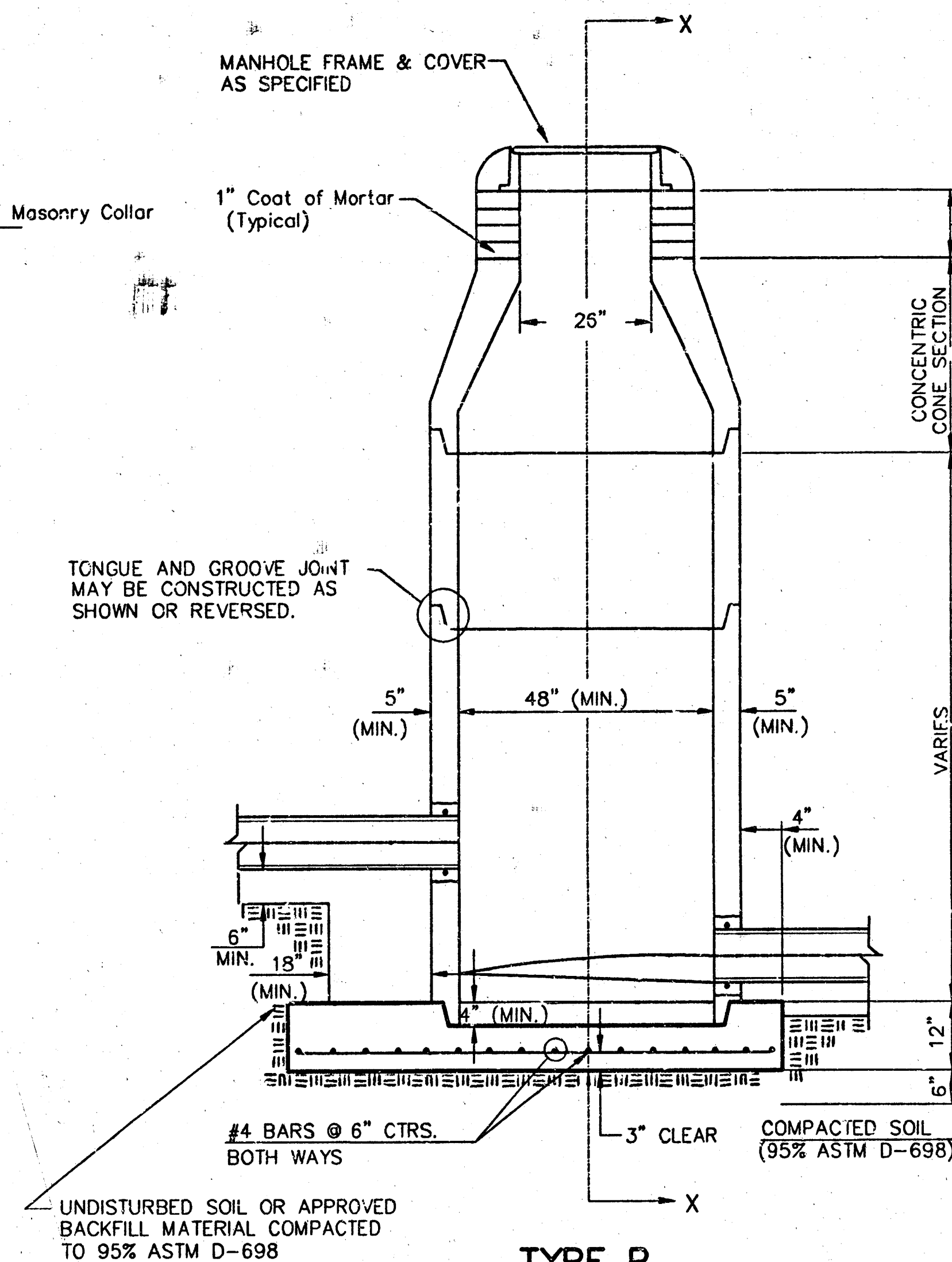
NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



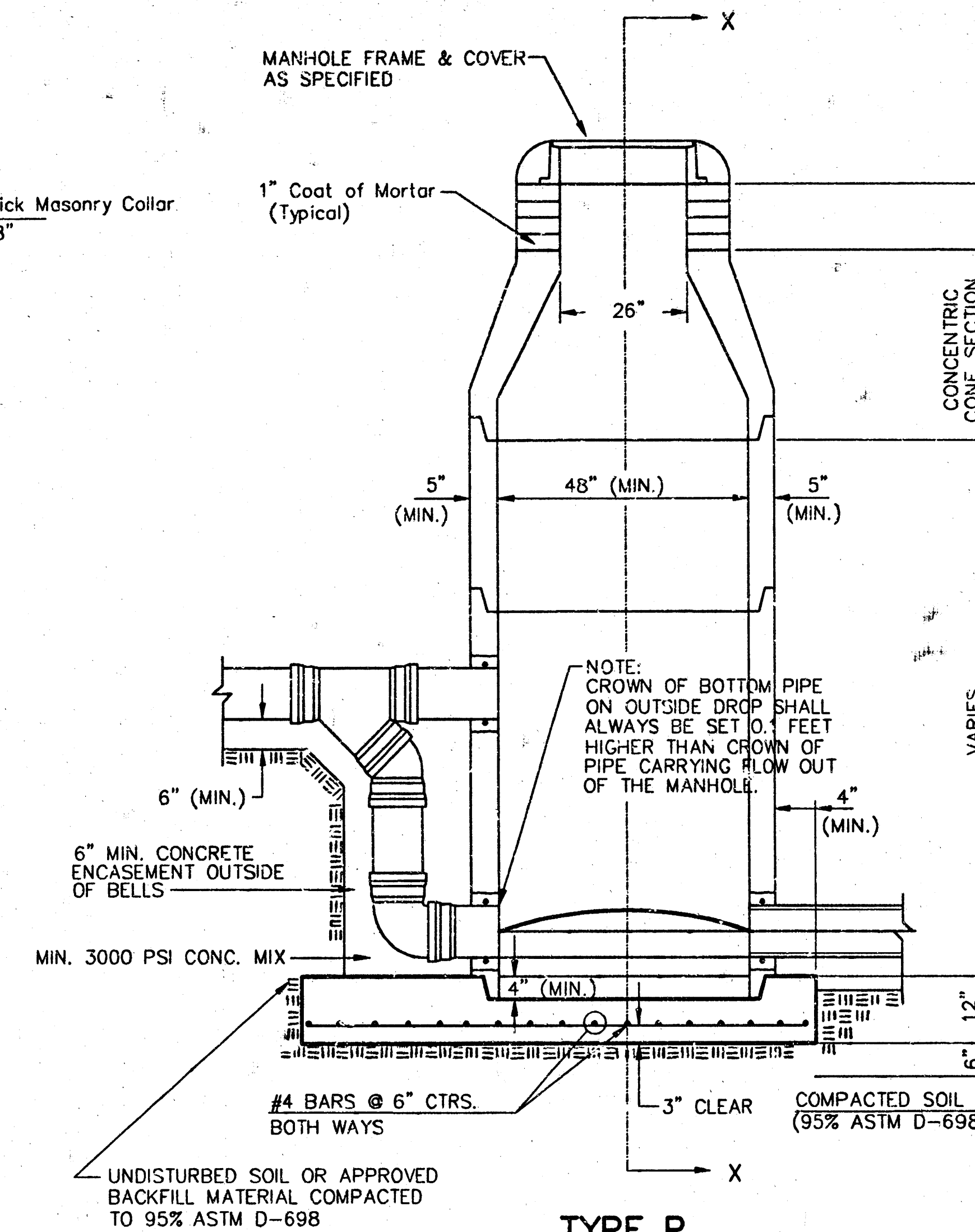
SEWER APPURTENANCES DETAILS



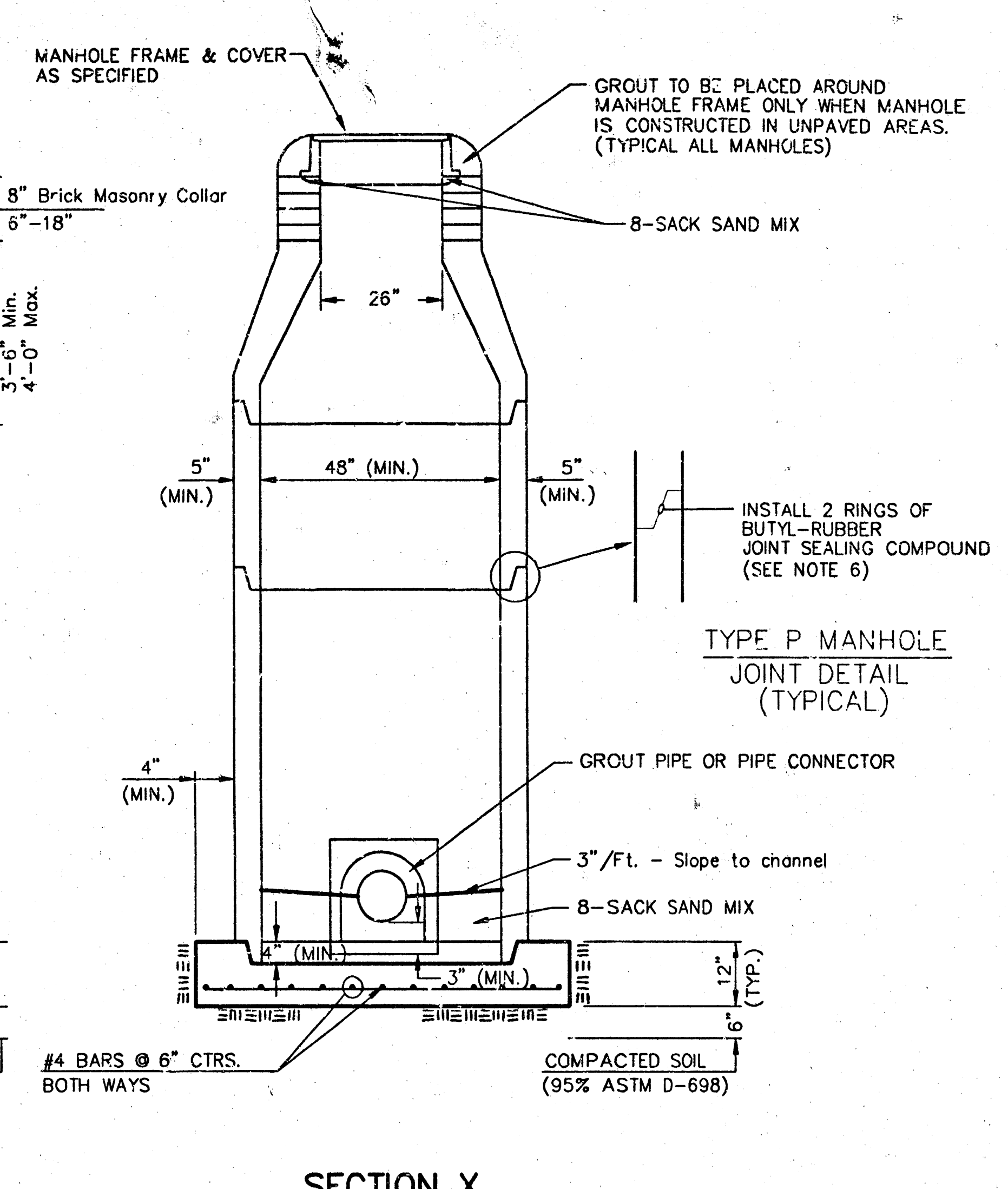
**TYPE P
STANDARD MANHOLE**



**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



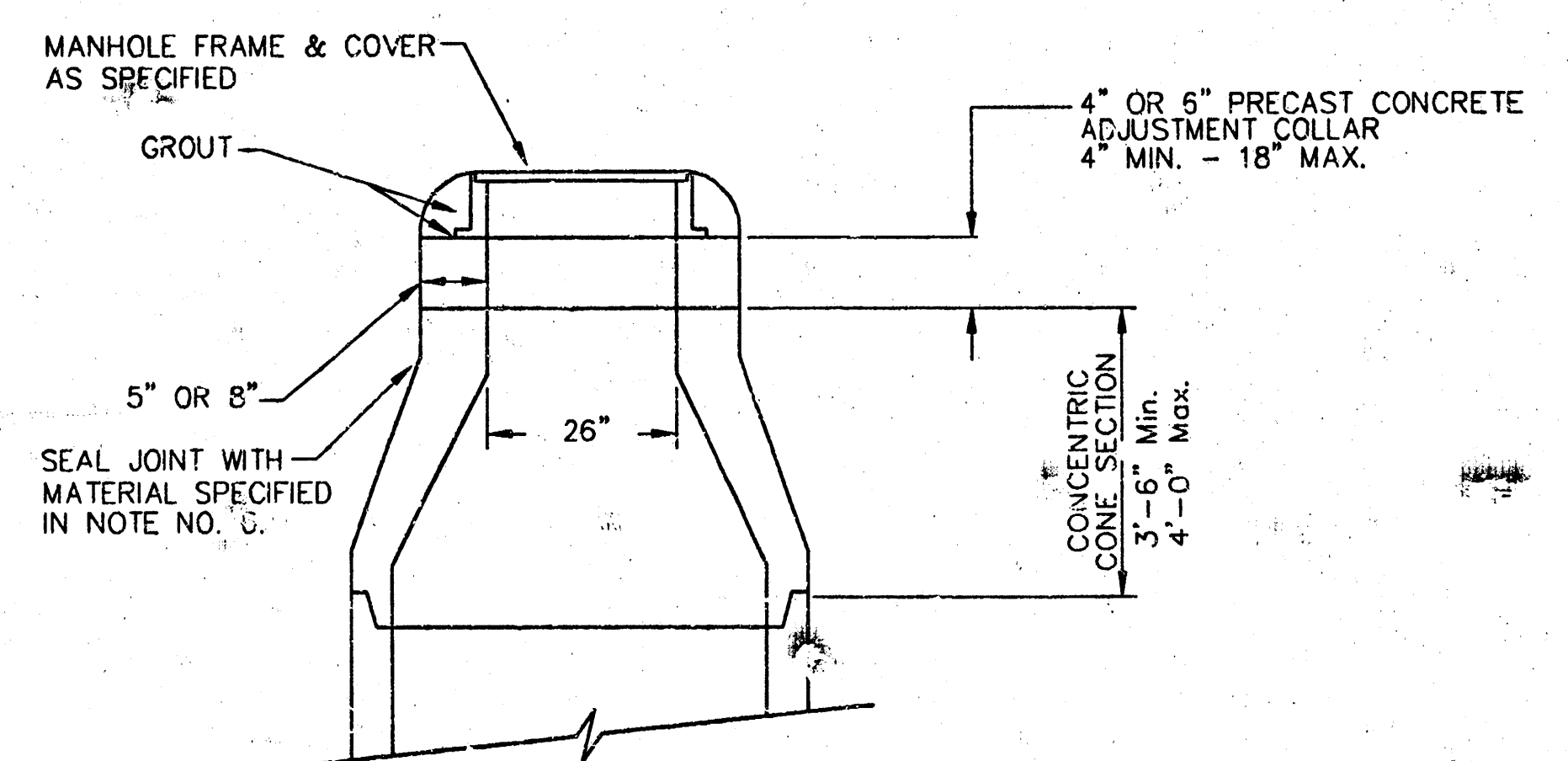
**SECTION X
(TYPICAL)**

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 TNEVEC SERIES 66 HI-BUILD EPOXYLINE, 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 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.

- 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 NON-SHRINK 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 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.

- 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**

STD. MANHOLE DETAILS			
SEWER APPURTENANCES			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
315-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
1192 PPS (807861)		3	
DESIGN	DRAWN	APPROVED	DATE
STAFF	STAFF	STAFF	12/01
SCALE		NONE	
		4	

WESTLINK CHRISTIAN CHURCH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
County of Sedgwick)
We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "WESTLINK CHRISTIAN CHURCH ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as the S1/2 of the NE1/4 of the NE1/4
of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,
EXCEPT the east 50 feet thereof for road, TOGETHER with the N1/2 of
the SE1/4 of the NE1/4 of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M.,
Sedgwick County, Kansas, EXCEPT the east 50 feet thereof for road, and
EXCEPT the south 293.0 feet of the east 874.12 feet thereof.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12 - 512(b).

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
Surveyor

Know all men by these presents that we, the undersigned,
have caused the land described in the Surveyors certificate to be
platted into a Lot and a Street to be known as "WESTLINK CHRISTIAN
CHURCH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The street is hereby dedicated to and for the
use of the public. All abutters rights of access to or from Maize Road
over and across the east line of Lot 1 are hereby granted to the City
of Wichita, Kansas provided, however, that Lot 1 shall have access to
Maize Road at three locations as shall be determined by the City Engineer
of the City of Wichita, Kansas. The Minimum Building Pad Elevation for
the lowest opening to the structures shall be 164.5 City Datum,
(1351.9 M.S.L.).

Westlink Christian Church, a Kansas Corporation

Norman Sauder
Trustee

Greg Seiwert
Trustee

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged be-
fore me this 25th day of March, 1992, by Norman Sauder,
Trustee of Westlink Christian Church, a Kansas Corporation, on
behalf of the corporation.

My App't Exp. 10/01/1999
Marry B. Robey
Notary Public

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged be-
fore me this 25th day of March, 1992, by Greg Seiwert,
Trustee of Westlink Christian Church, a Kansas Corporation, on
behalf of the corporation.

My App't Exp. 10/01/1999
Marry B. Robey
Notary Public

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"WESTLINK CHRISTIAN CHURCH ADDITION", Wichita, Sedgwick County, Kansas.

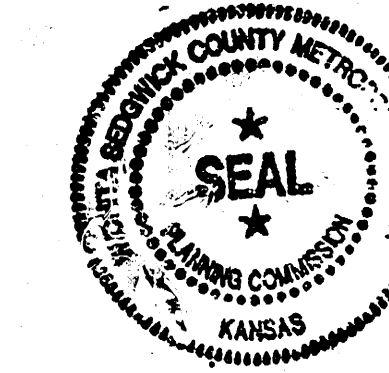
Intrust Bank, N.A.

Roger Eastwood
Sr. V.P.

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged be-
fore me, this 1st day of April, 1992, by Roger Eastwood,
Sr. Vice-Pres. of Intrust Bank, N.A., on behalf of the bank.

My App't Exp. 3-4-2001
Joyce Haynes
Notary Public

This plat of "WESTLINK CHRISTIAN CHURCH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 9th day of November, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.



John C. Frye
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 2nd day of June, 1992.

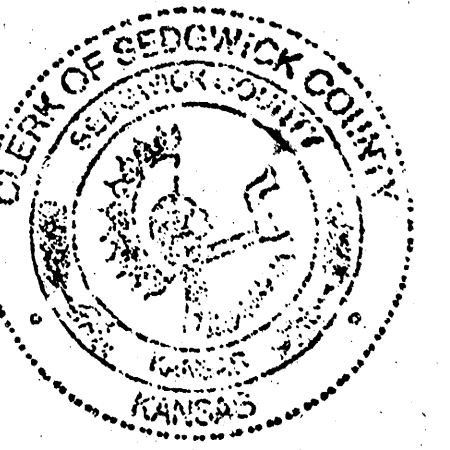


Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this 15th day
of June, 1992.

James Aford
County Clerk



State of Kansas) SS
Sedgwick County)
This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 15th day
of June, 1992, at 10:30 o'clock P.M.; and is duly
recorded.



Bill Tisek
Register of Deeds

Linda Kinnick
Deputy

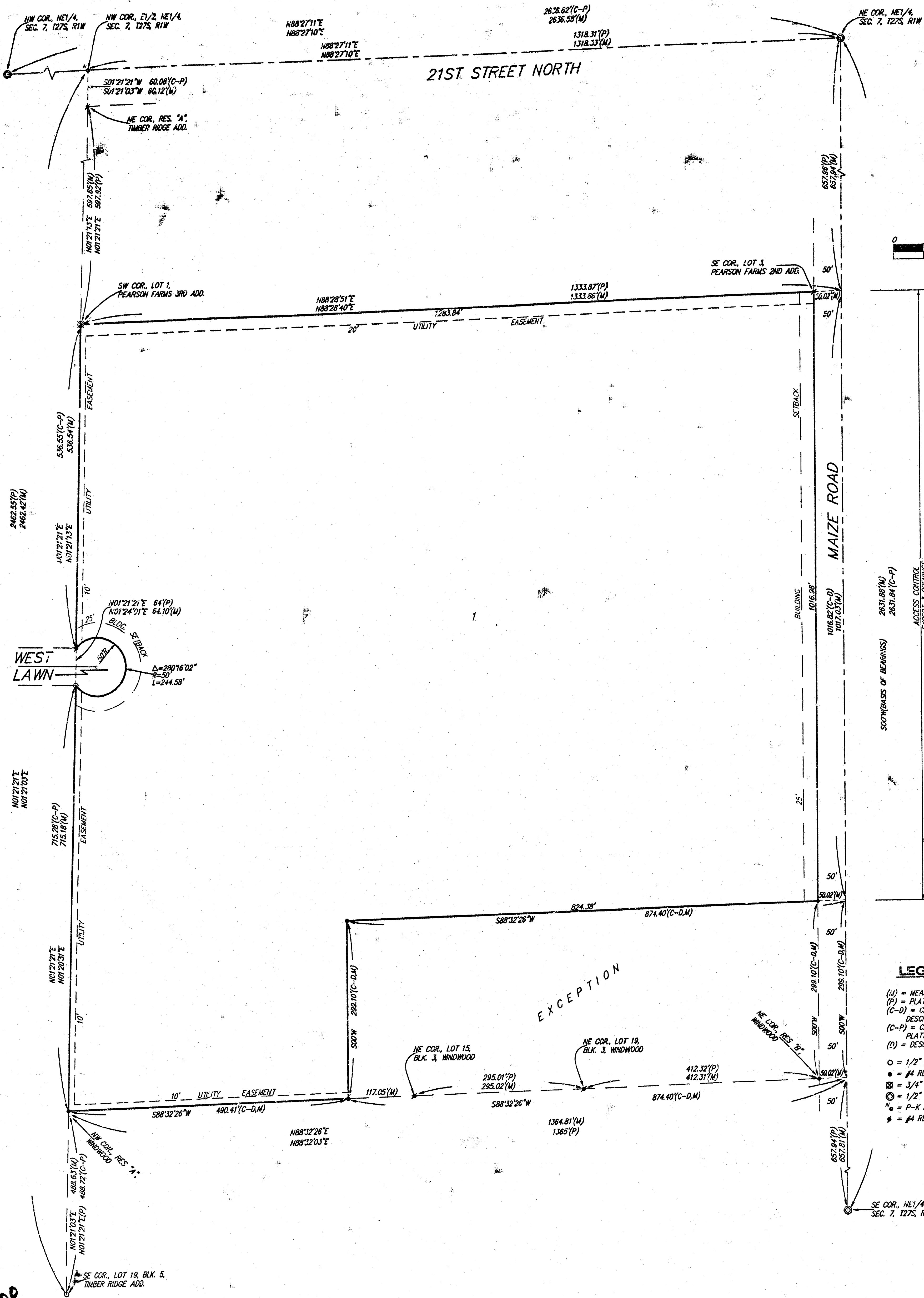
1699075

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

PC88-3

18 14 03 12

Wichita-Sedgwick County Metropolitan Area Planning Commission
11-15-92



LEGEND:
(M) = MEASURED
(P) = PLATTED
(C-D) = CALCULATED PER
DESCRIBED INFO.
(C-P) = CALCULATED PER
PLATTED INFO.
(D) = DESCRIBED
O = 1/2" IRON (FOUND)
= # REBAR W/ "BUSHMAN" CAP (SET)
= 3/4" IRON (FOUND)
= 1/2" IRON IN THIMBLE (FOUND)
= P-K NAIL (FOUND)
= # REBAR W/ "BAUGHMAN" CAP (FOUND)

20.00
ck

101-142