

Lat. 5, Main 18, S.W.I.
SANITARY SEWER IMPROVEMENTS
 to serve

BUCKHEAD 3RD ADDITION - PHASES I & II

Project Number
468-82845
 Index Code
743583

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

GENERAL NOTES:

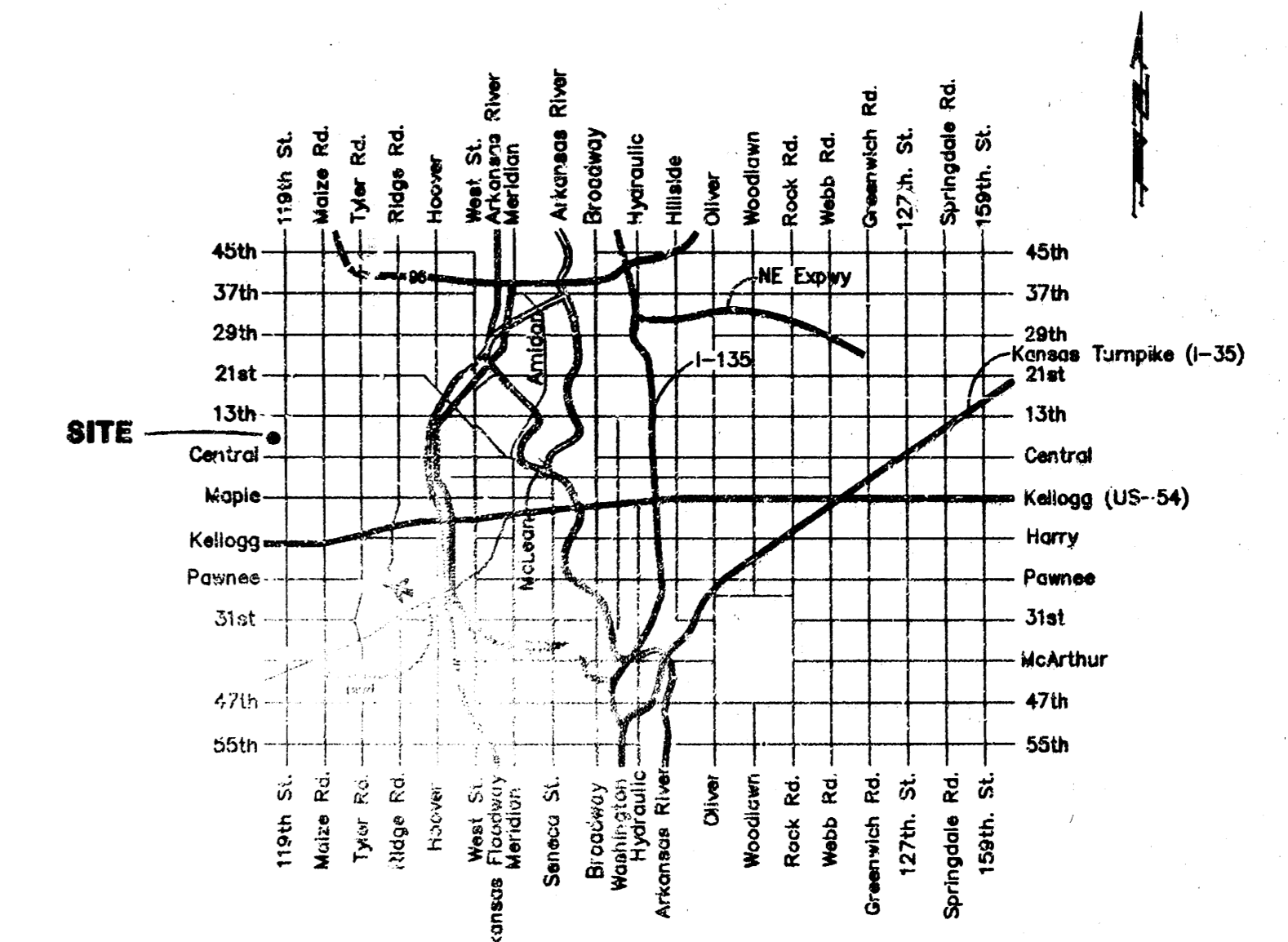
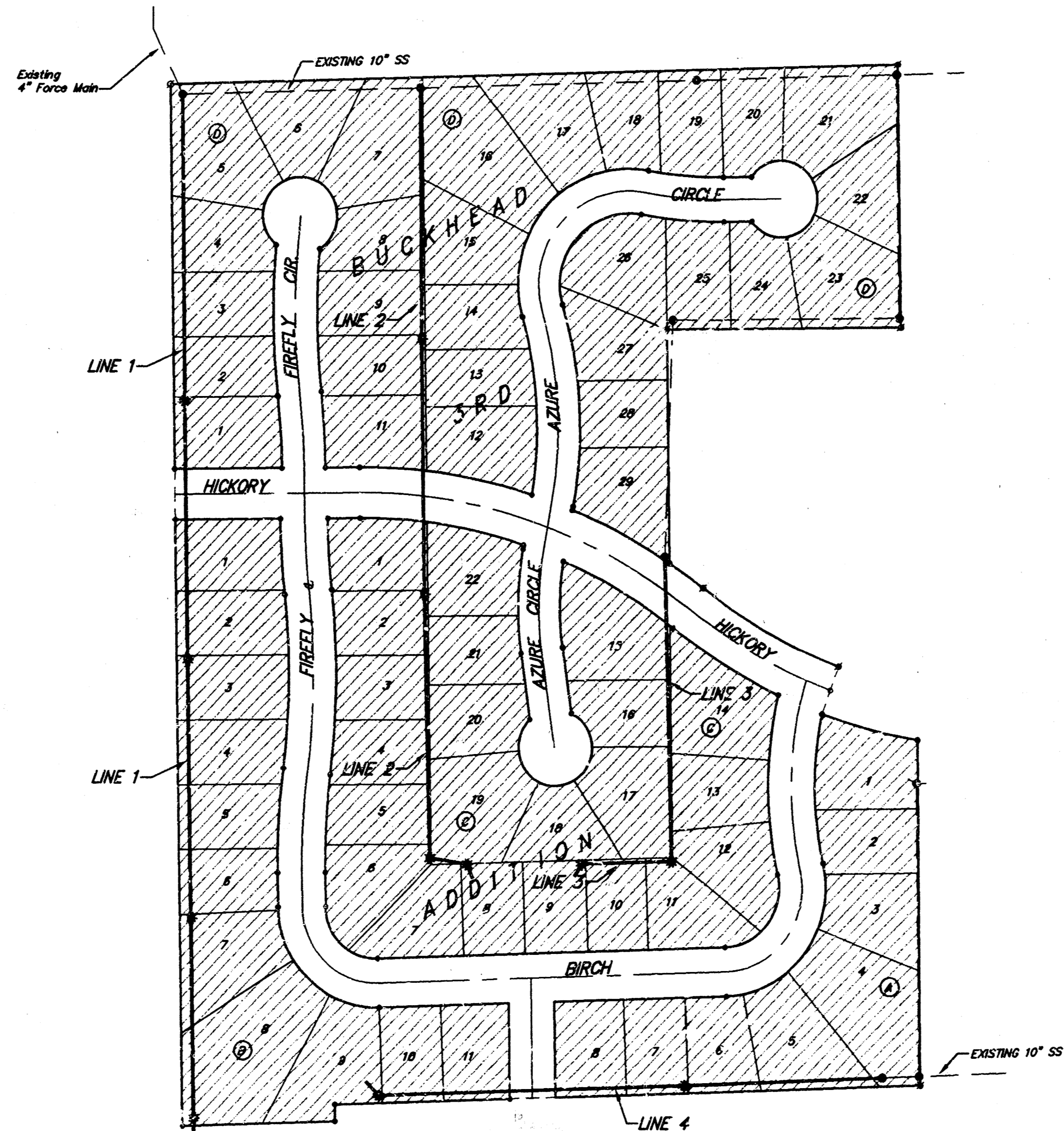
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Multimedia Cablevision 262-0661
 K.F.L. Gas Service Company 383-8650
 Kansas Gas & Electric Company 383-8600
 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 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 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.
- 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.
- 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. Prior to seeding, area shall be prepared per City specs.
- 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.
- When connecting to existing MH or stub, the contractor shall reshape MH bottom or adjust the existing stubs' alignment or elevation as necessary. Cost shall be subsidiary to other bid items.

BENCHMARKS:

"□" Cut in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk.
 Elev. = 155.59 (City Datum)
 "□" Cut in Top of Curb at North Side of Hickory Street, 56.5' East of & of 119th Street W.
 Elev. = 158.97 (City Datum)

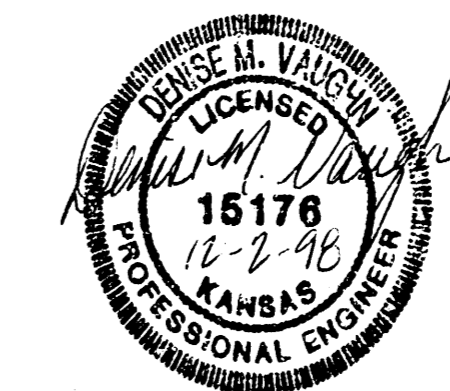
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Vicinity Map

Benefit District:



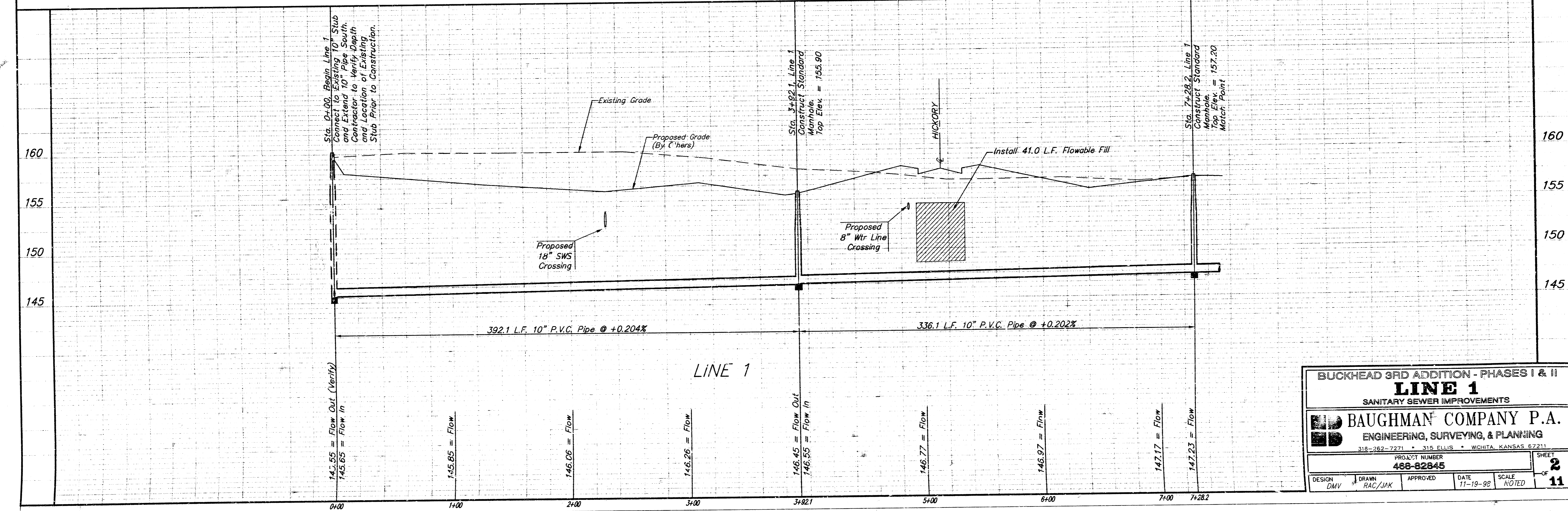
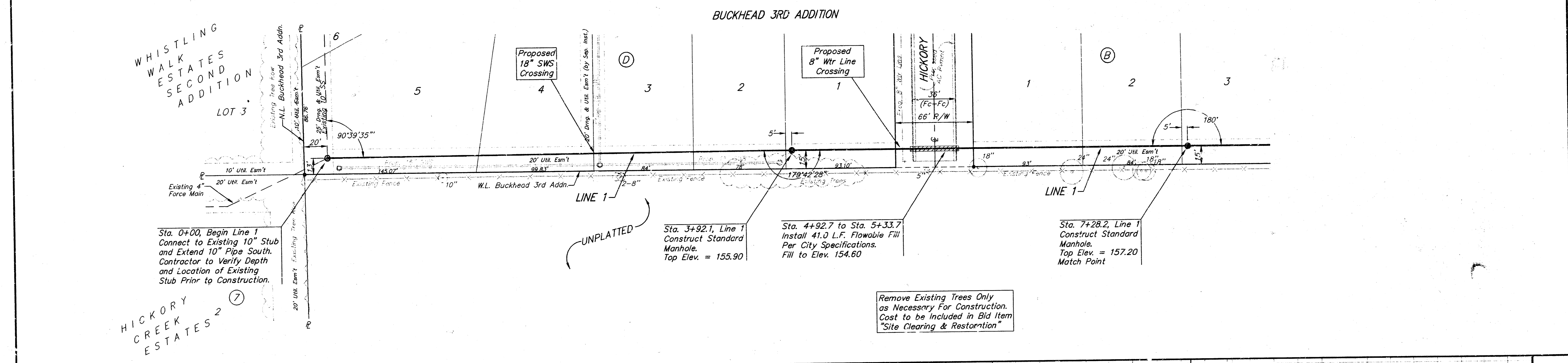
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARKS:

"□" Cut in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk.
Elev. = 155.59 (City Datum)

"□" Cut in Top of Curb at North Side of Hickory Street, 56.5' East of $\frac{1}{2}$ of 119th Street W.
Elev. = 158.97 (City Datum)

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



BUCKHEAD 3RD ADDITION - PHASES I & II
LINE 1
SANITARY SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-82845**

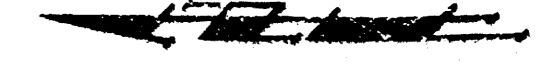
DESIGN: DMV | DRAWN: RAC/JAK | APPROVED: [Signature] | DATE: 11-19-98 | SCALE: NOTED | SHEET: **2** OF **11**

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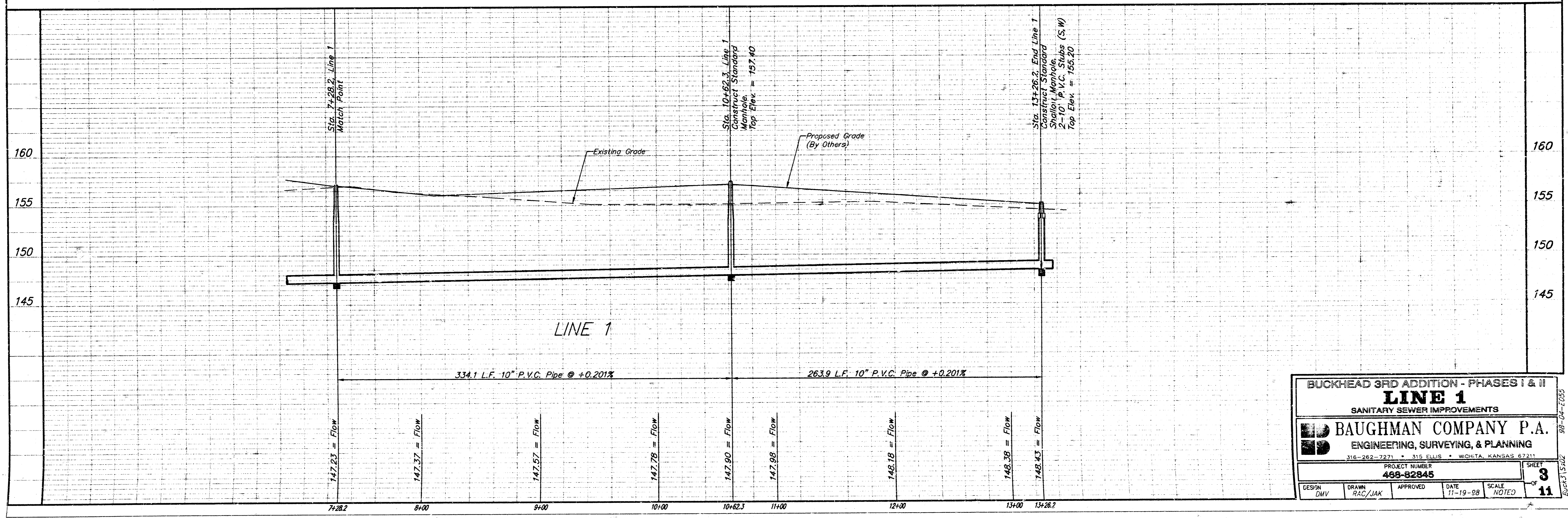
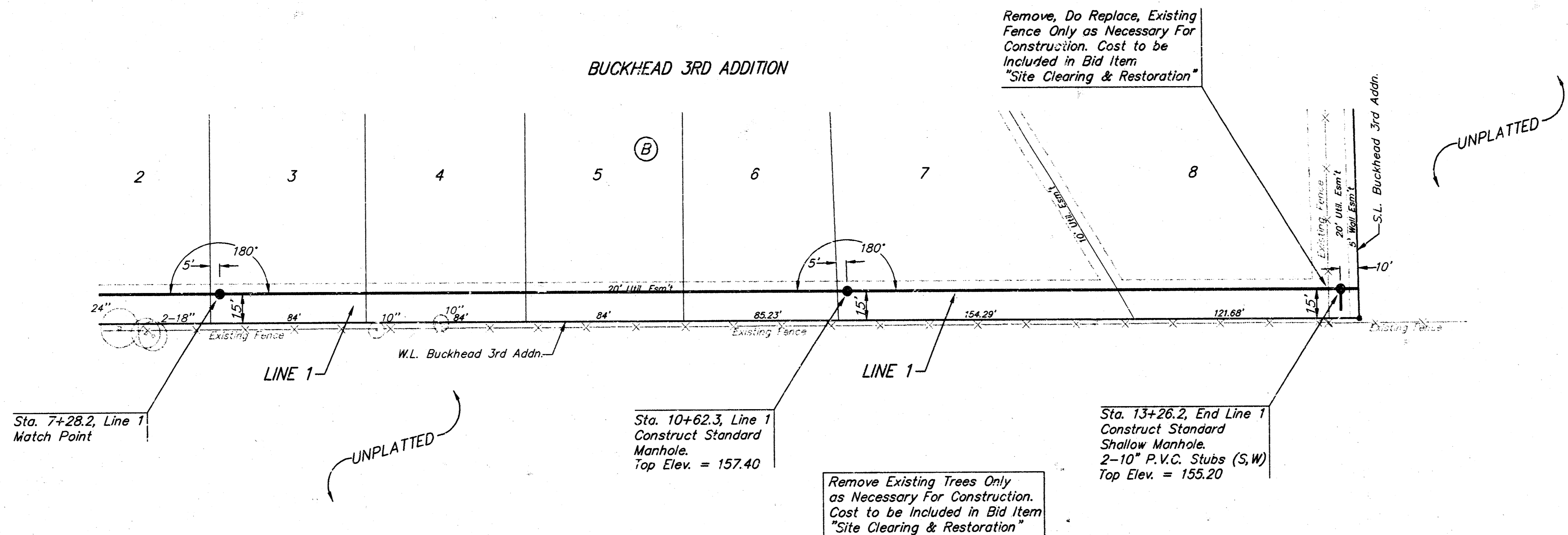
BENCHMARKS:

"□" Cut in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk.
Elev. = 155.39 (City Datum)

"□" Cut in Top of Curb at North Side of Hickory Street, 56.5' East of @ of 119th Street W.
Elev. = 158.97 (City Datum)



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



BUCKHEAD 3RD ADDITION - PHASES I & II				
LINE 1				
SANITARY SEWER IMPROVEMENTS				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-2271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER 488-82845				
DESIGN DMV	DRAWN RAC/JAK	APPROVED	DATE 11-19-08	SCALE NOTED
				SHEET 3 OF 11

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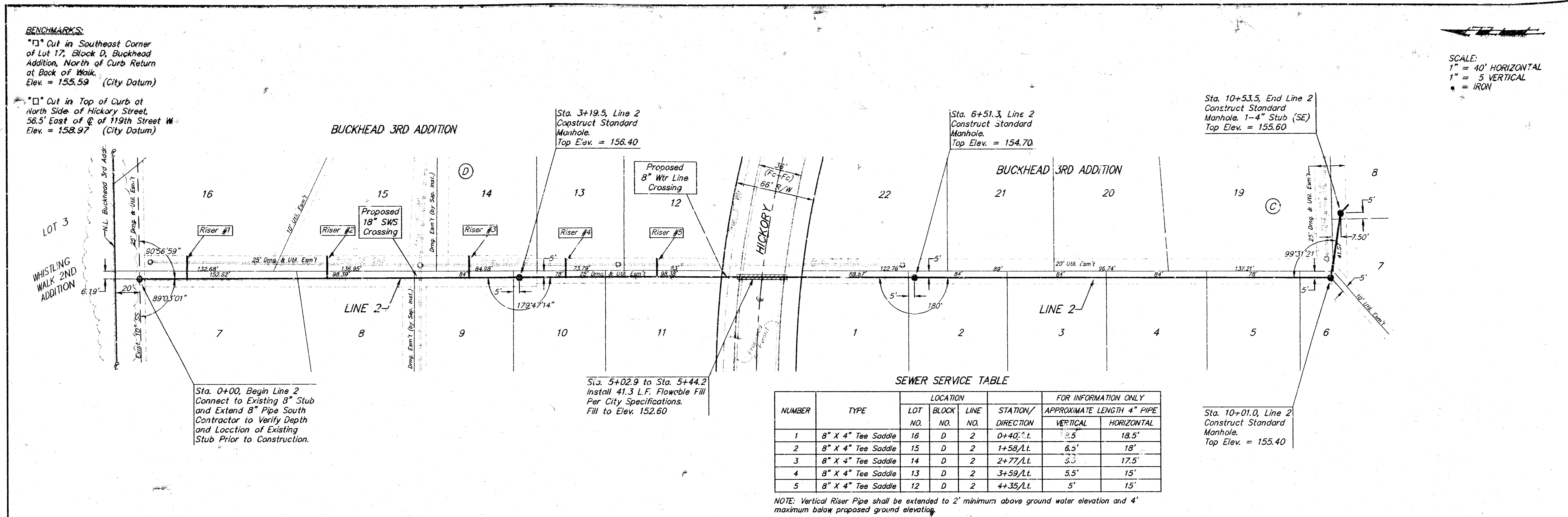
98-04-2085
BUCK313.DWG

BENCHMARKS:

"□" Out in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk.
Elev. = 155.59 (City Datum)

"□" Out in Top of Curb at North Side of Hickory Street, 56.5' East of Q of 119th Street W.
Elev. = 158.97 (City Datum)

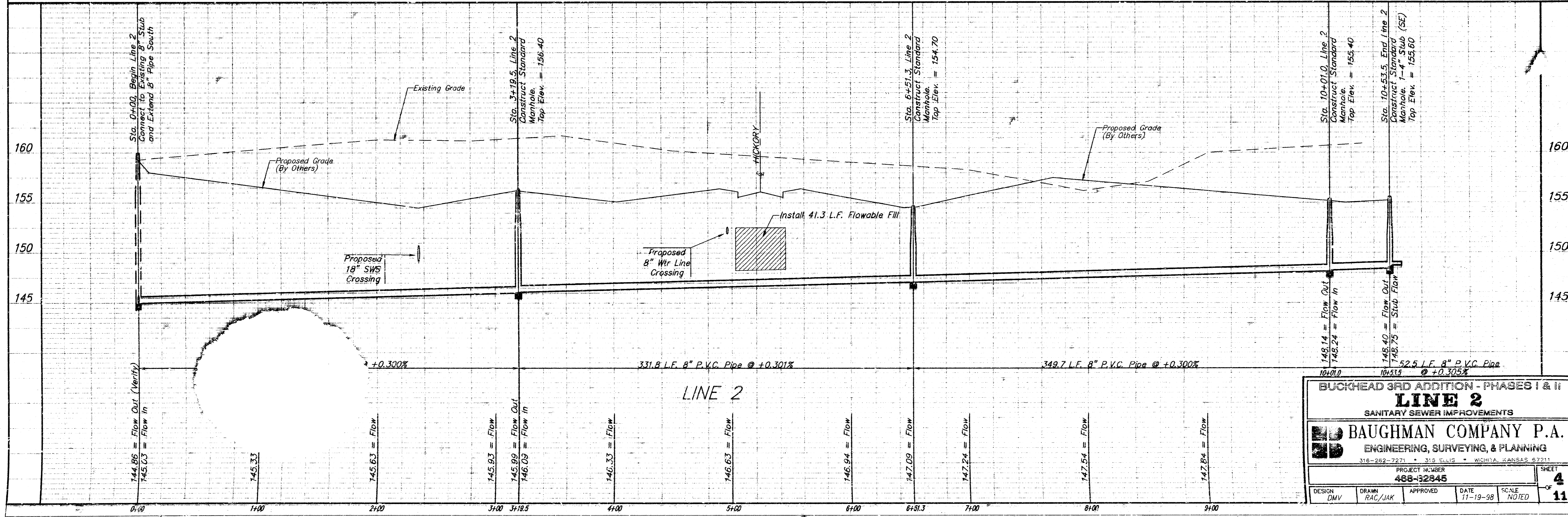
SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
● = IRON



SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION/DIRECTION	APPROXIMATE LENGTH 4" PIPE
1	8" X 4" Tee Saddle	16	D	2	0+40.0 t.	2.5' 18.5'
2	8" X 4" Tee Saddle	15	D	2	1+58.0 Lt.	6.3' 18'
3	8" X 4" Tee Saddle	14	D	2	2+77.0 Lt.	3.3' 17.5'
4	8" X 4" Tee Saddle	13	D	2	3+59.0 Lt.	5.5' 15'
5	8" X 4" Tee Saddle	12	D	2	4+35.0 Lt.	5' 15'

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



BUCKHEAD 3RD ADDITION - PHASES I & II
LINE 2
SANITARY SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-252-7271 • 313 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-32845** SHEET: **4** OF **11**

DESIGN: DMV DRAWN: RAC/JAK APPROVED: DATE: 11-19-98 SCALE: NOTED

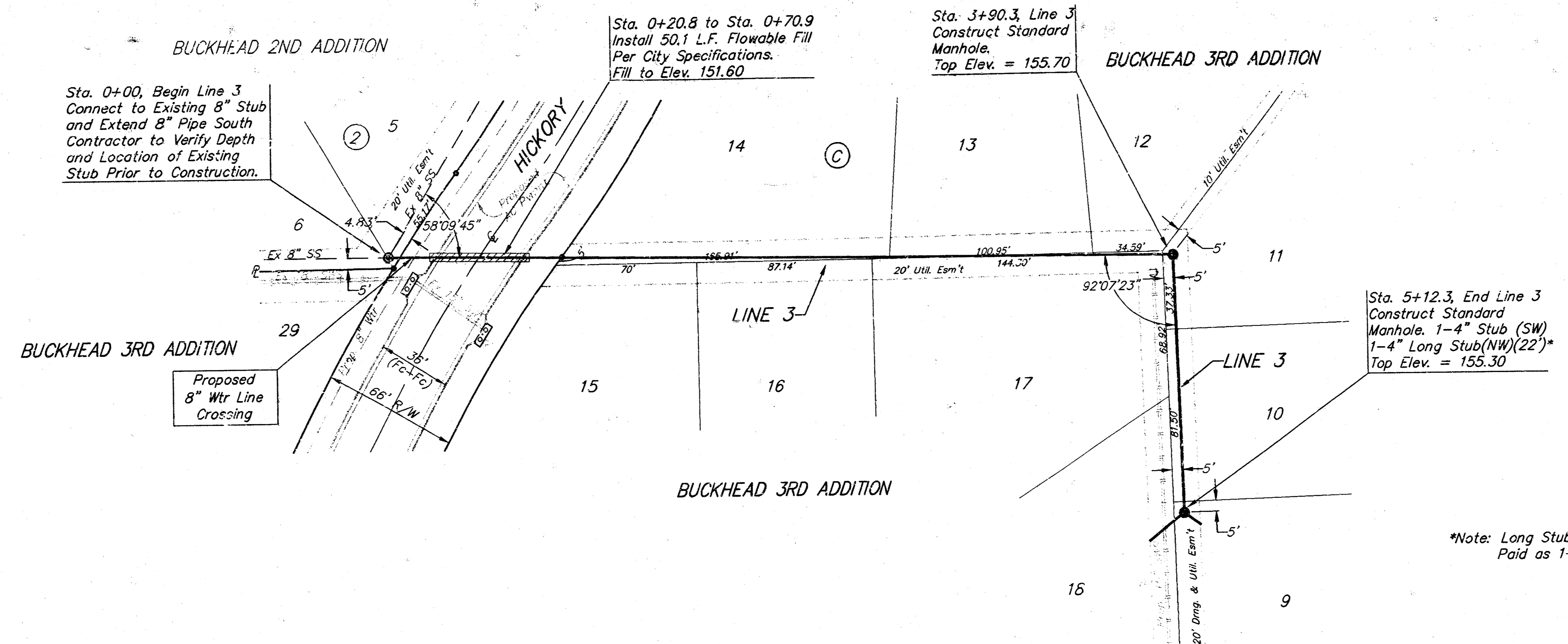
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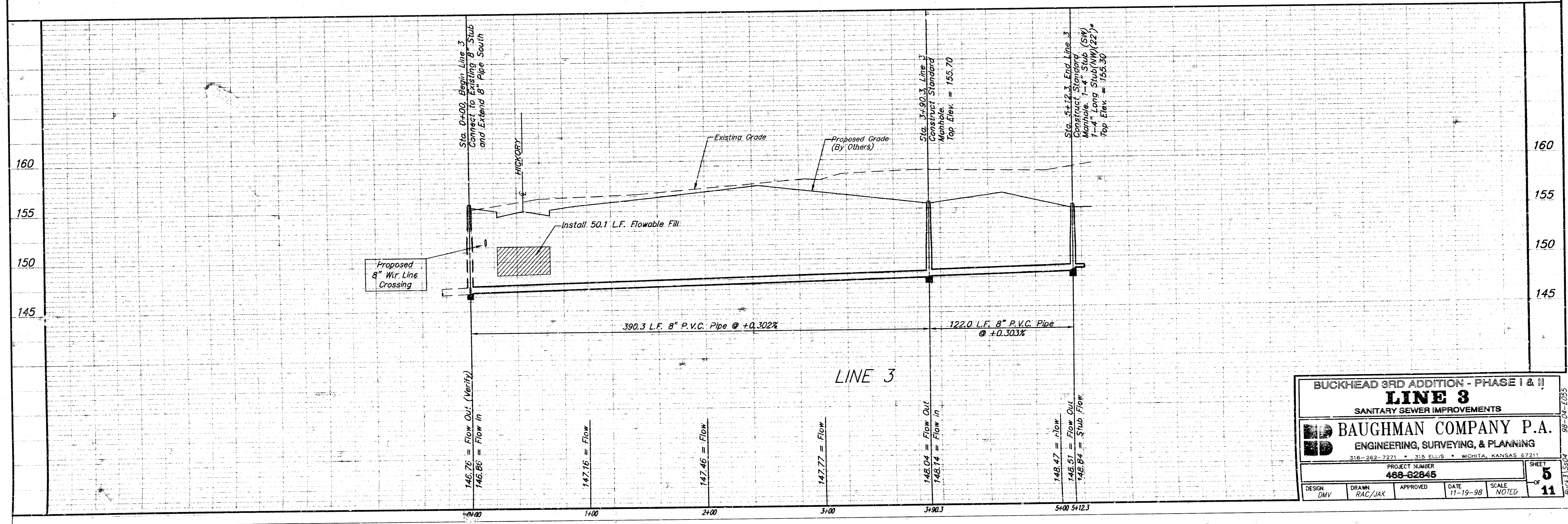
"C" Cut in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk.
Elev. = 155.59 (City Datum)

"L" Cut in Top of Curb at North Side of Hickory Street, 56.5' East of @ of 119th Street W.
Elev. = 158.97 (City Datum)

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



*Note: Long Stub to be Paid as 1-4" Stub



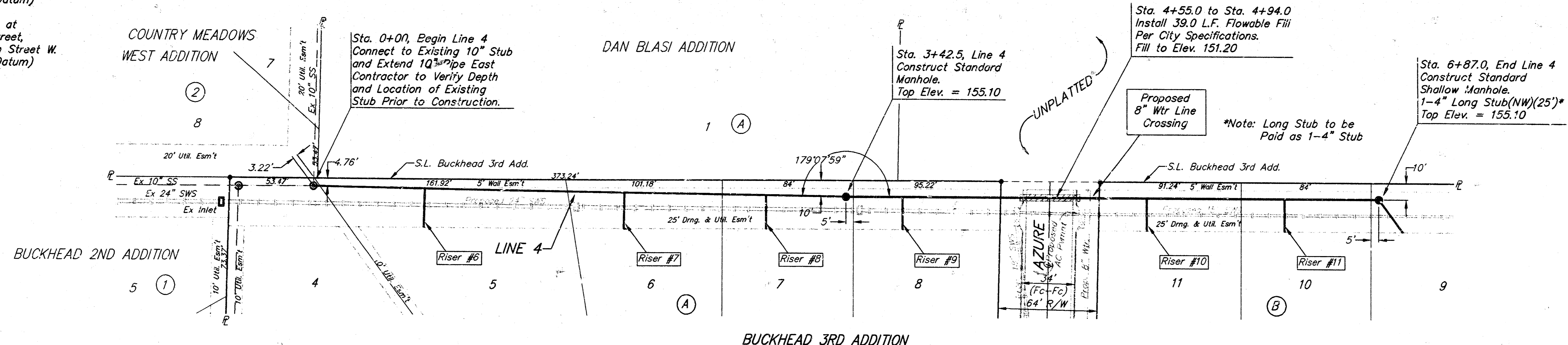
BUCKHEAD 3RD ADDITION - PHASE I & II			
LINE 3			
SANITARY SEWER IMPROVEMENTS			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
318-262-7221 • 318 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
468-02845		5	
DESIGN	DRAWN	APPROVED	SCALE
DMV	RAC/JAK	11-19-98	NOTED

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98-04-1295
BUCK3\SS04

BENCHMARKS:
 "□" Cut in Southeast Corner of Lot 17, Block D, Buckhead Addition, North of Curb Return at Back of Walk. Elev. = 155.59 (City Datum)

"□" Cut in Top of Curb at North Side of Hickory Street, 56.5' East of @ of 119th Street W. Elev. = 158.97 (City Datum)

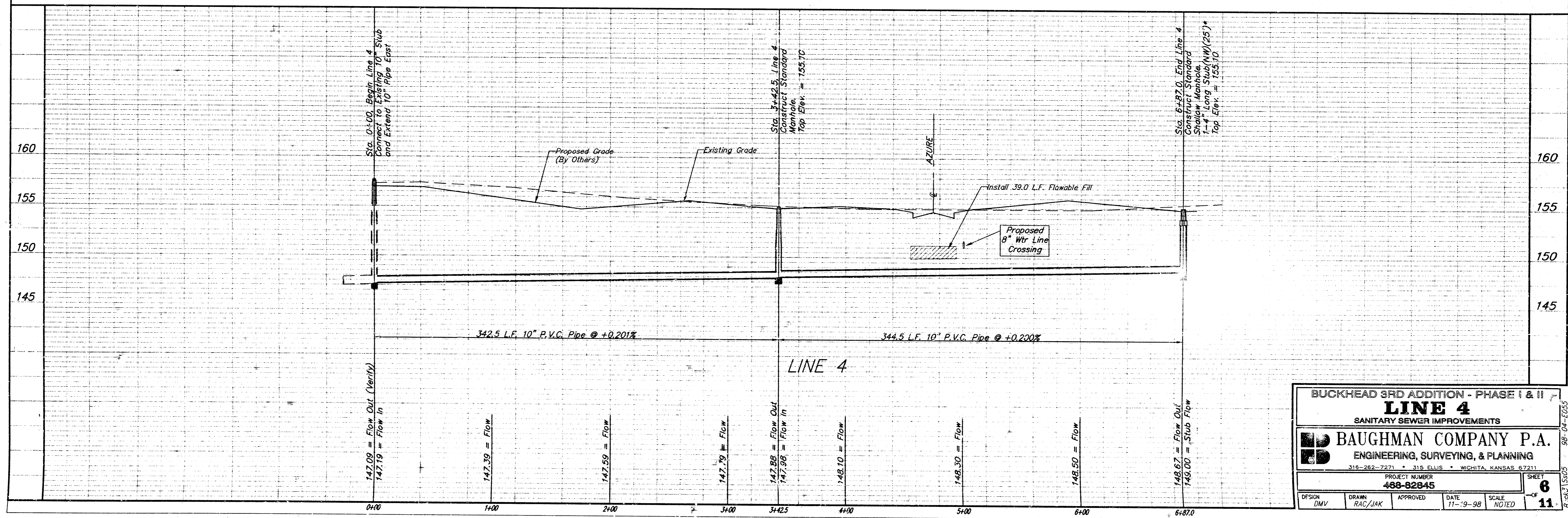


SCALE:
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL
 • = IRON

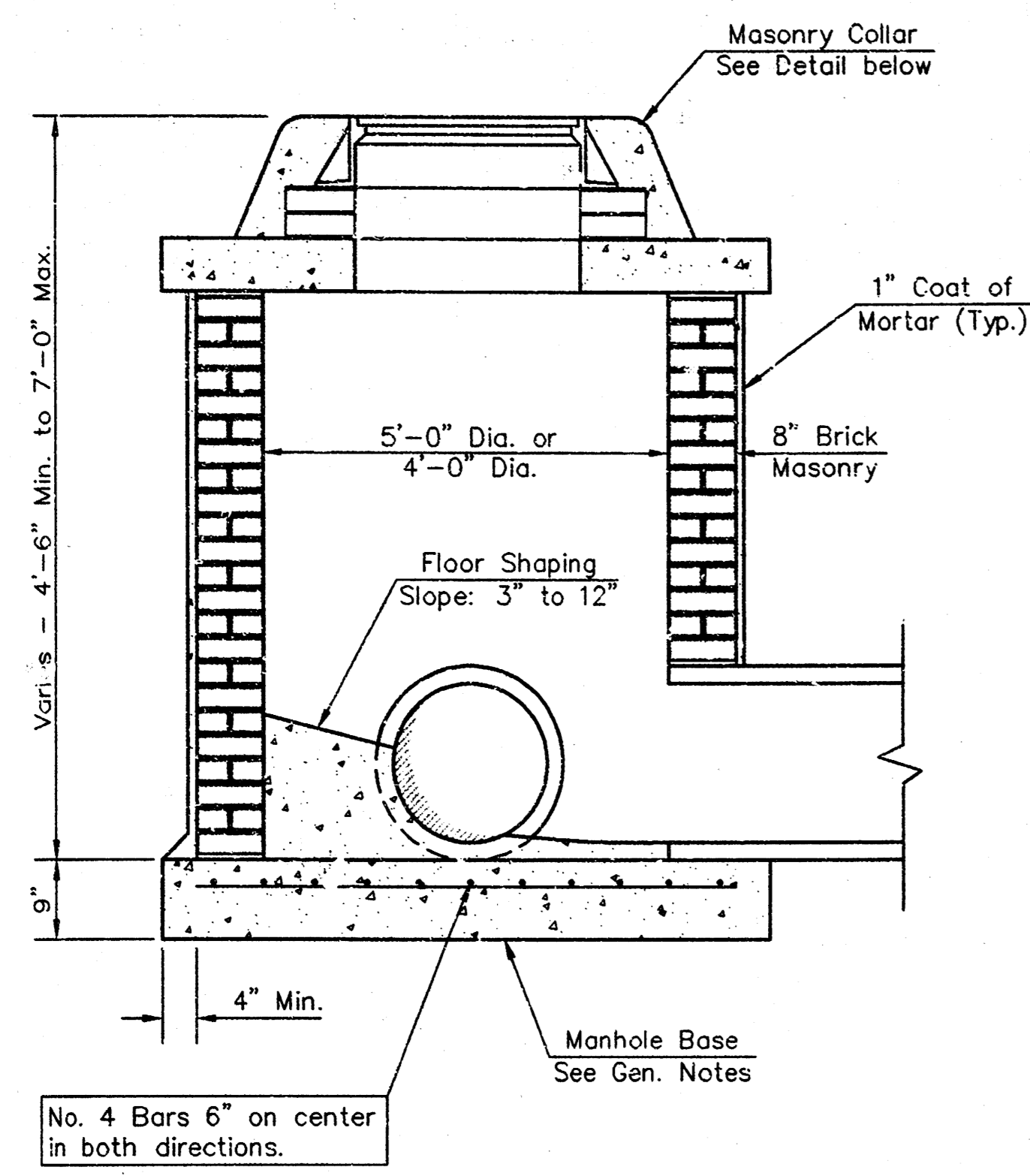
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION/DIRECTION	APPROXIMATE LENGTH 4" PIPE
6	10" X 4" Tee Saddle	5	A	4	0+72/Rt.	5' 24'
7	10" X 4" Tee Saddle	6	A	4	2+00/Rt.	3.5' 22'
8	10" X 4" Tee Saddle	7	A	4	2+92/Rt.	3.5' 21'
9	10" X 4" Tee Saddle	8	A	4	3+79/Rt.	3' 20'
10	10" X 4" Tee Saddle	11	B	4	5+37/Rt.	3' 20'
11	10" X 4" Tee Saddle	10	B	4	6+26/Rt.	3' 20'

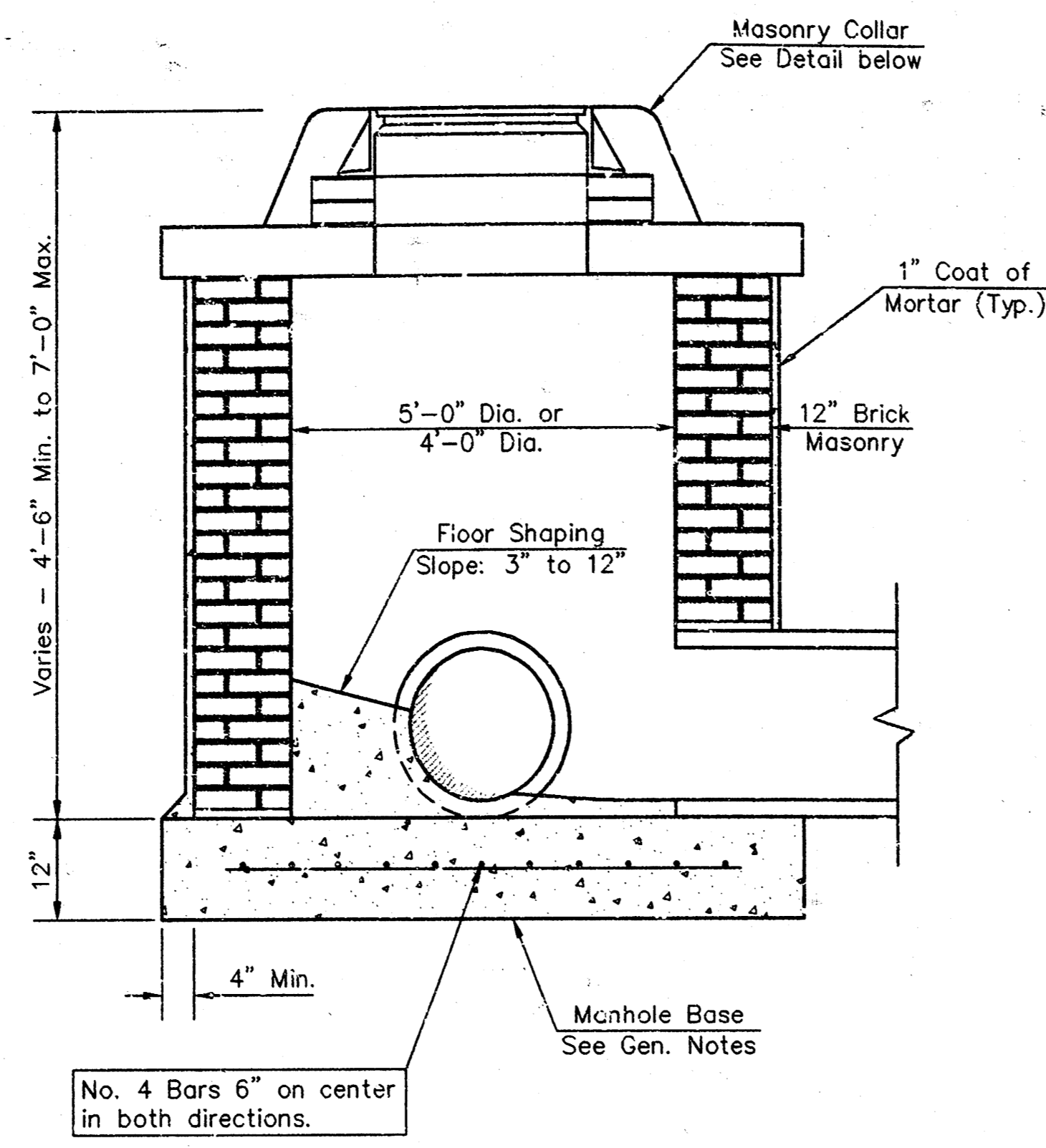
NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



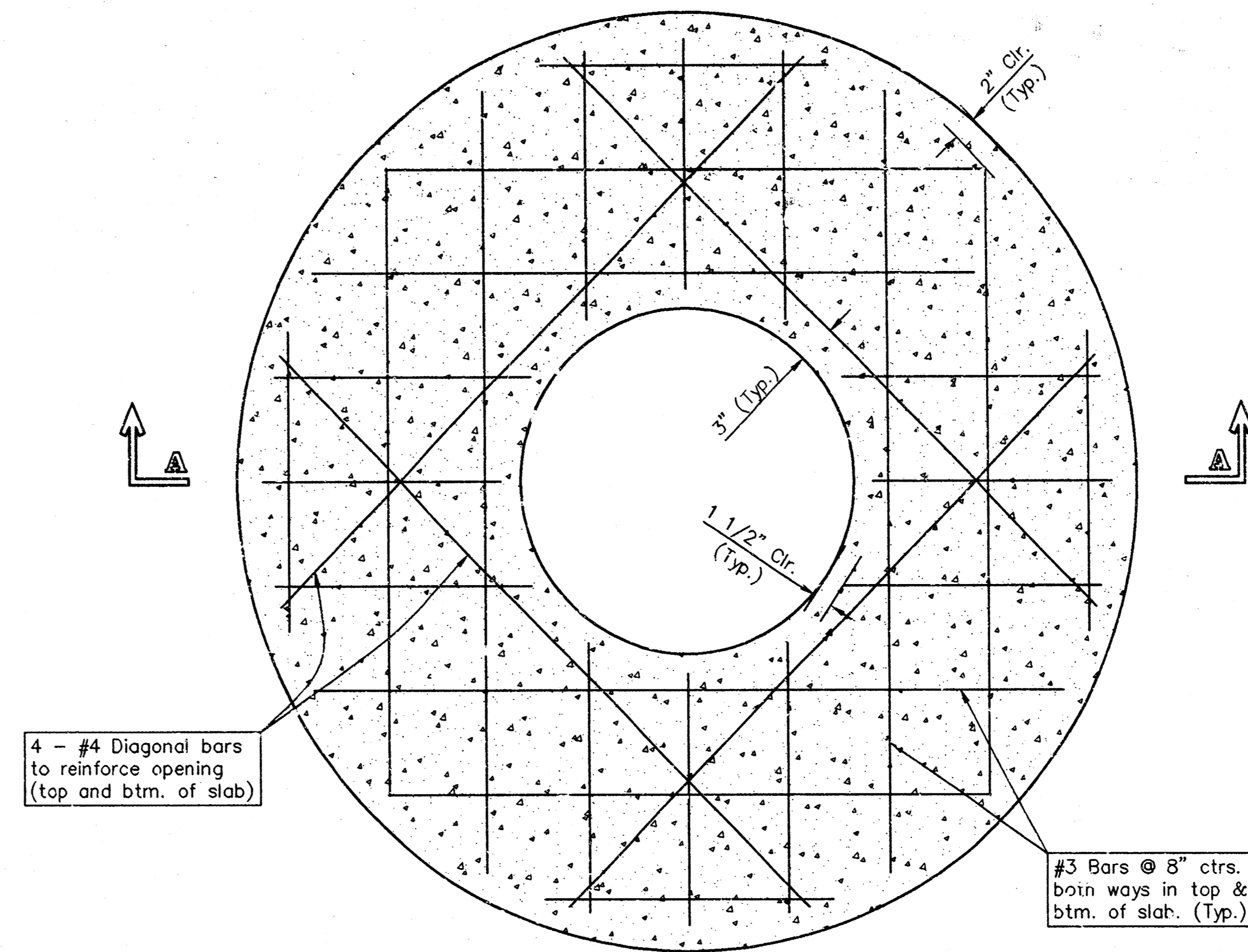
BUCKHEAD 3RD ADDITION - PHASE I & II
LINE 4
 SANITARY SEWER IMPROVEMENTS
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 315-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211
 PROJECT NUMBER: 468-82845
 SHEET 6 OF 11
 DESIGN: DMV DRAWN: RAC/LAK APPROVED: DATE: 11-19-98 SCALE: NOTED



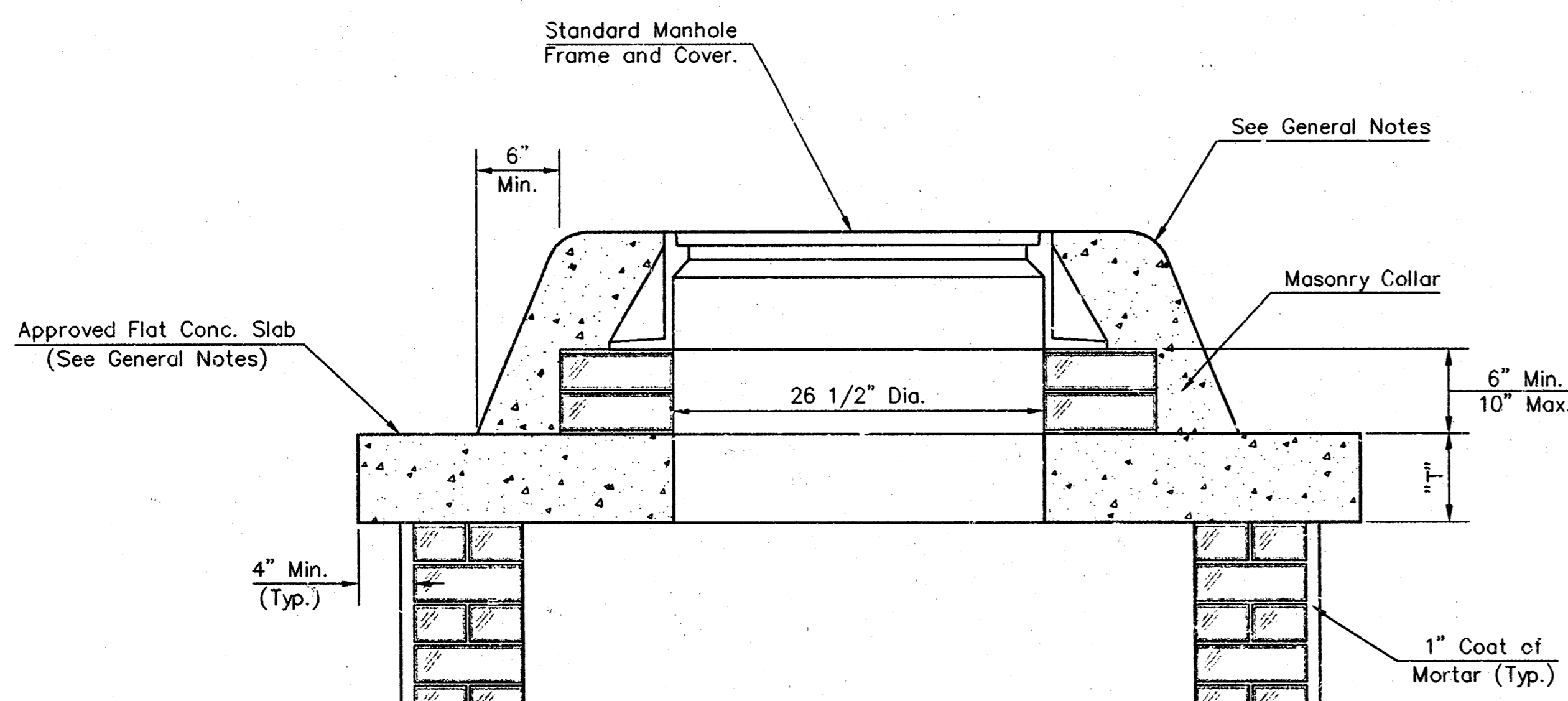
SHALLOW TYPE "A" MANHOLE



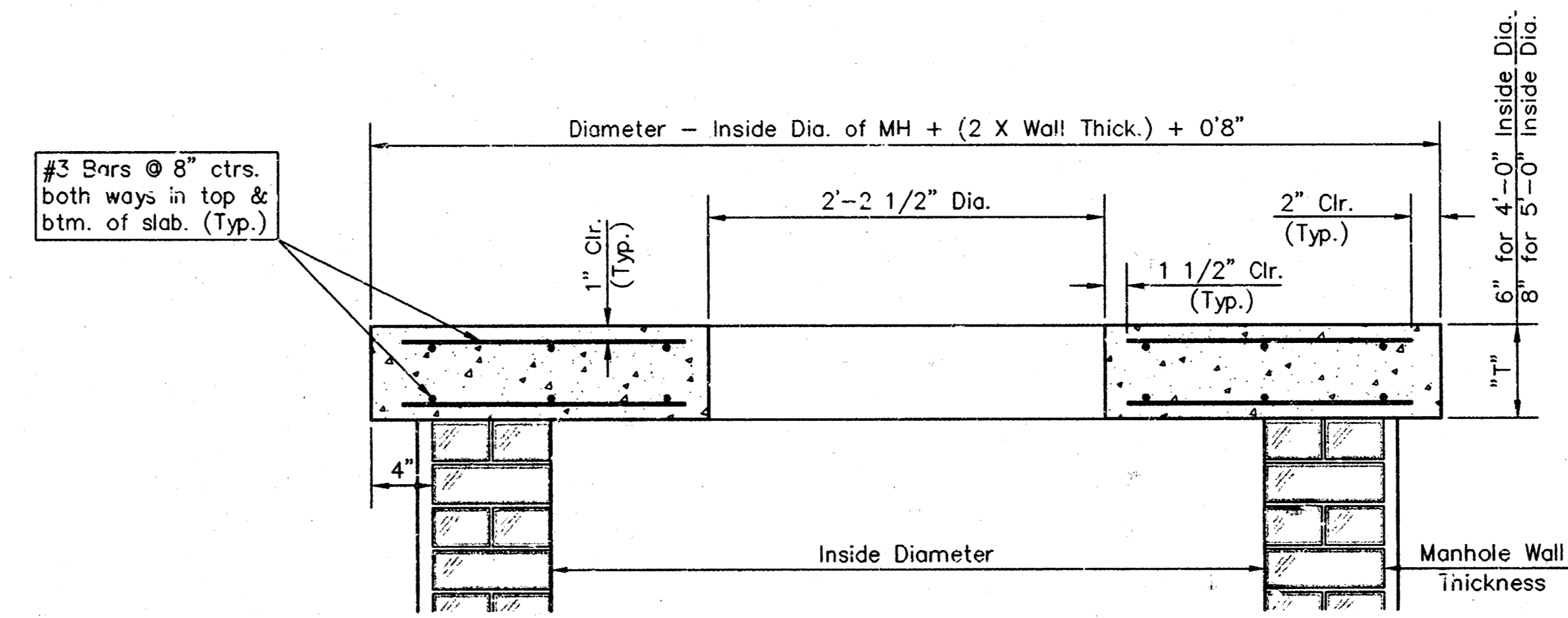
SHALLOW TYPE "B" MANHOLE



PLAN

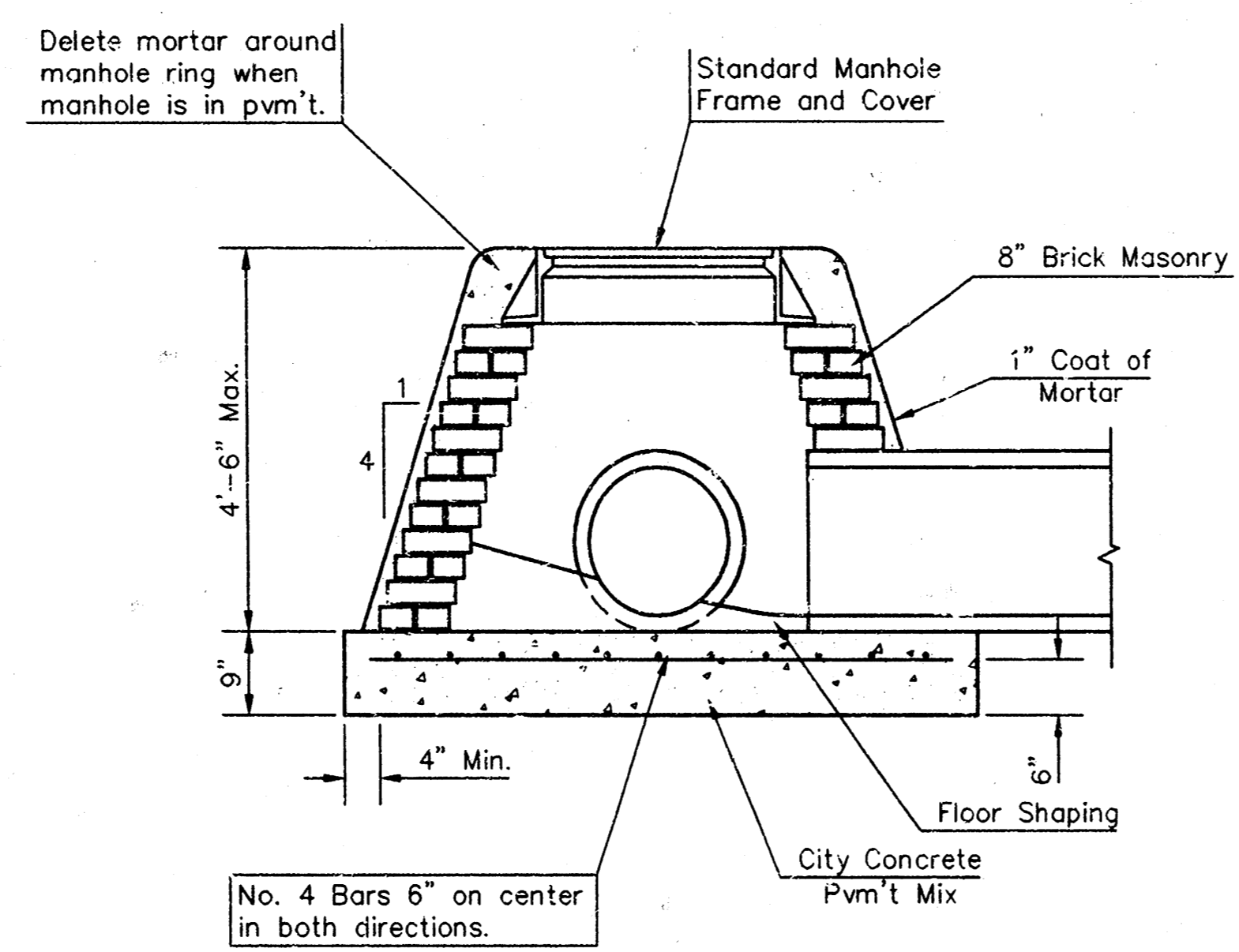


MASONRY COLLAR DETAIL

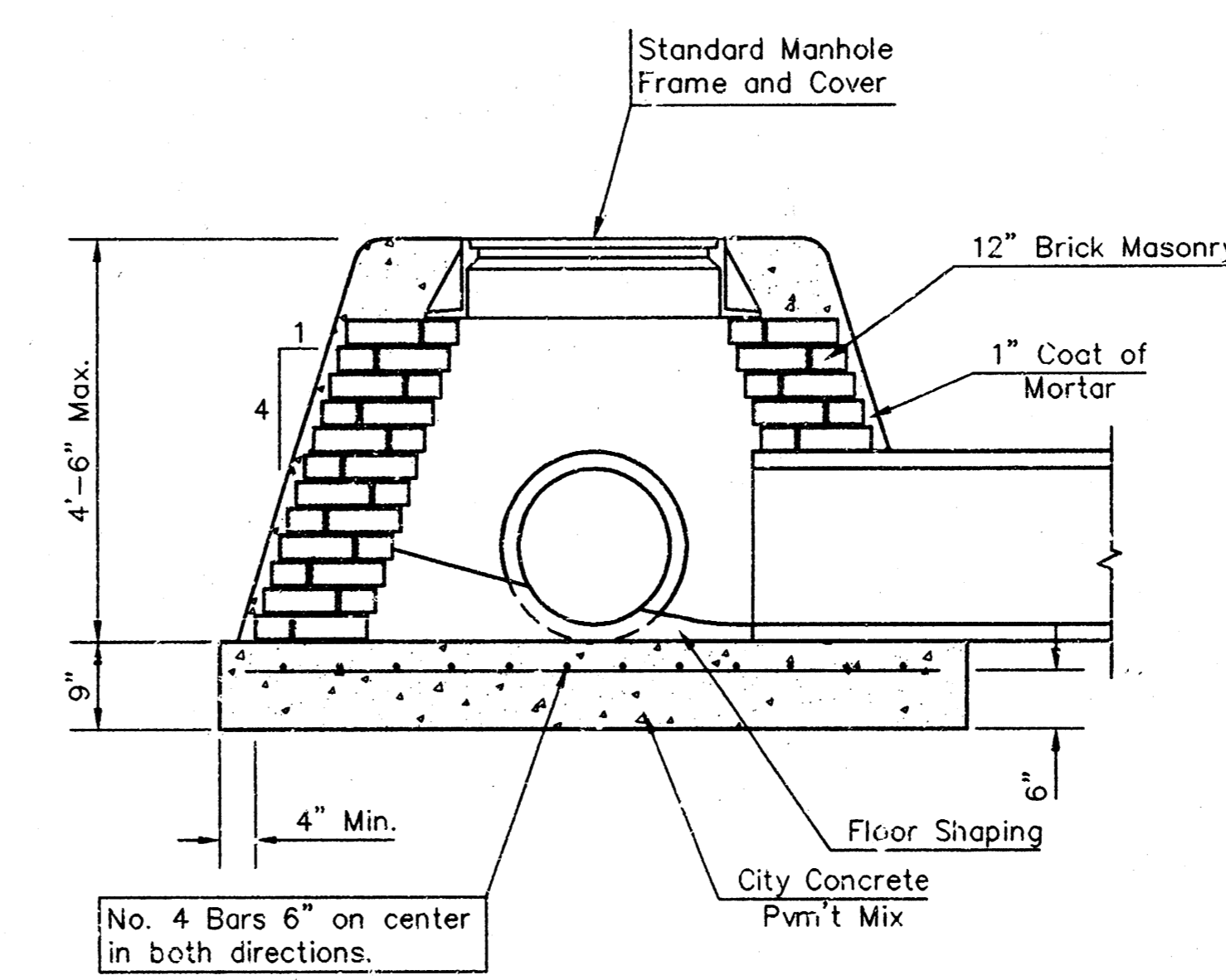


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

- 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 cement 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" shallow manholes can be used on sewers 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". 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 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.
- 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. 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

CITY OF WICHITA, KANSAS
Std. Manhole Detail
 TYPE "A" AND TYPE "B"

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 318-262-7273 • 318 ELLIS • WICHITA, KANSAS 67211

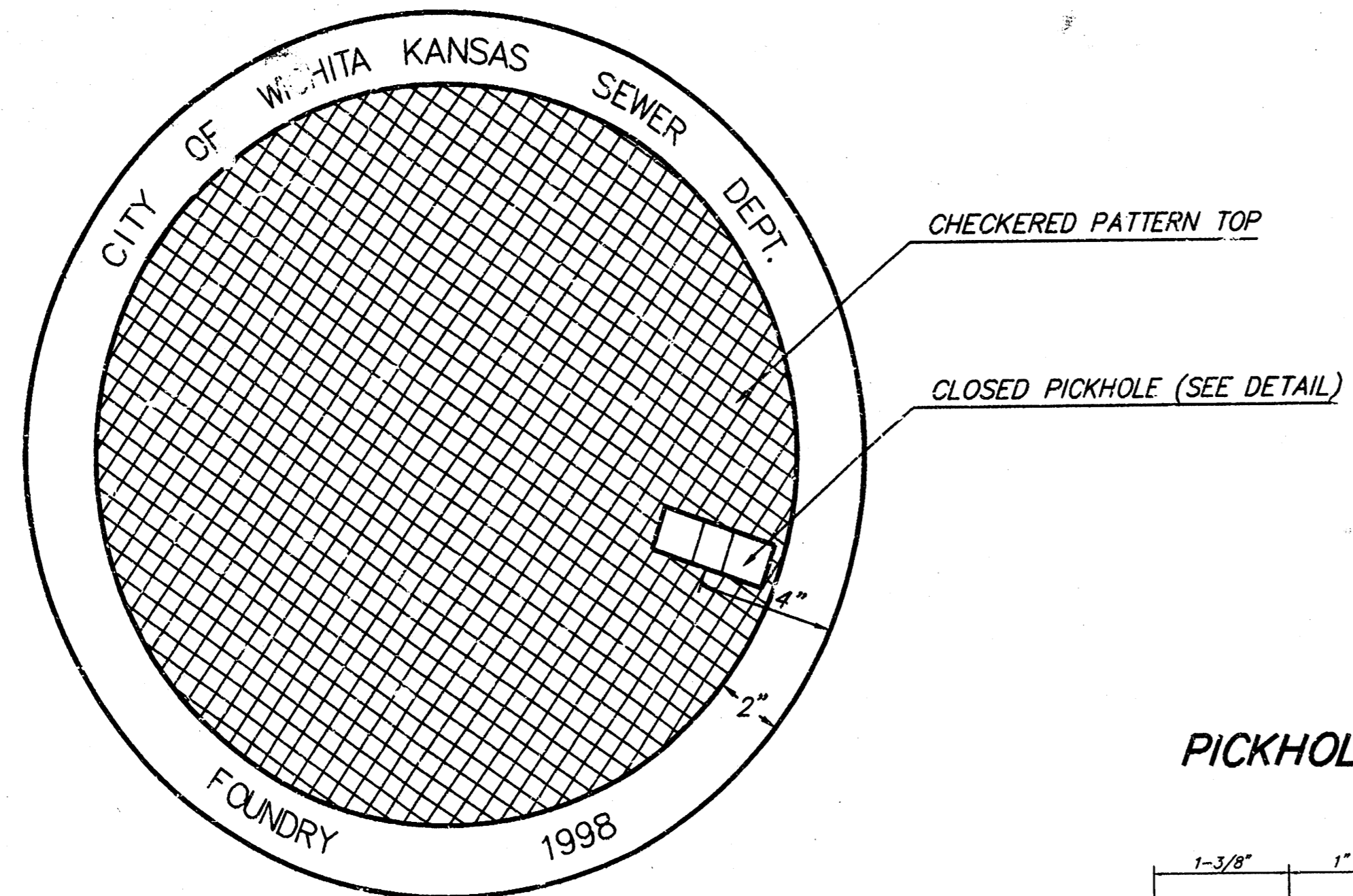
PROJECT NUMBER
468-82845

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: NONE SHEET: **8** OF **11**

MANHOLE COVER
Weight = 180 Lbs.

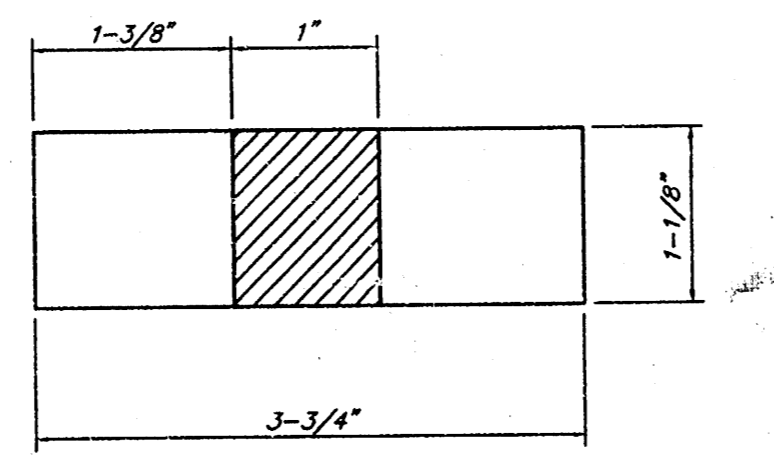
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

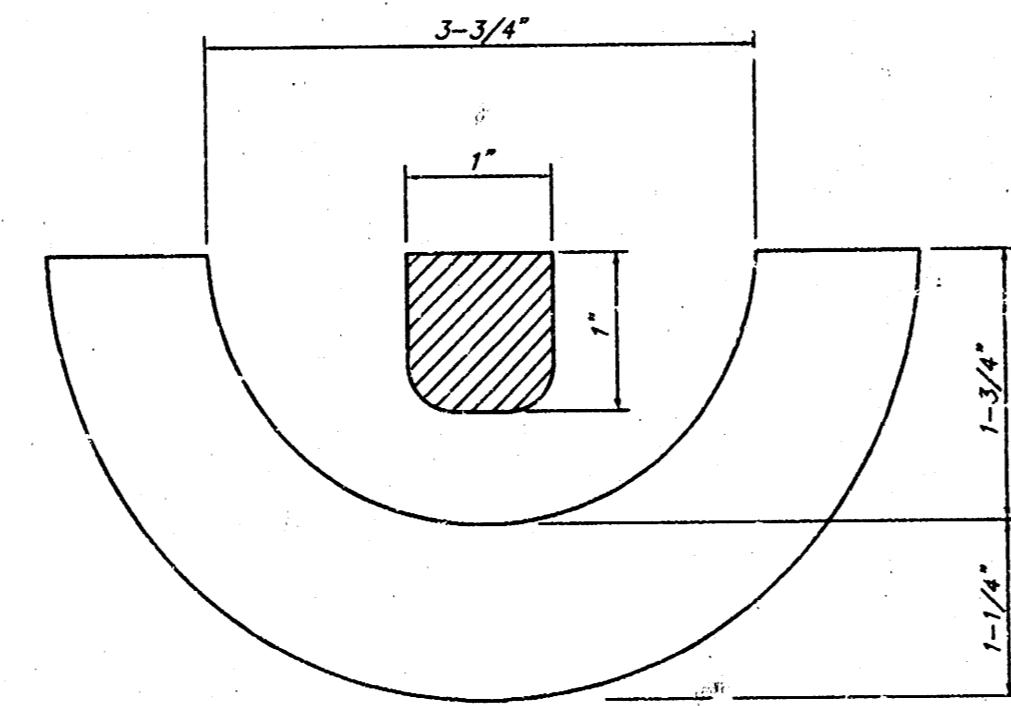


TOP VIEW

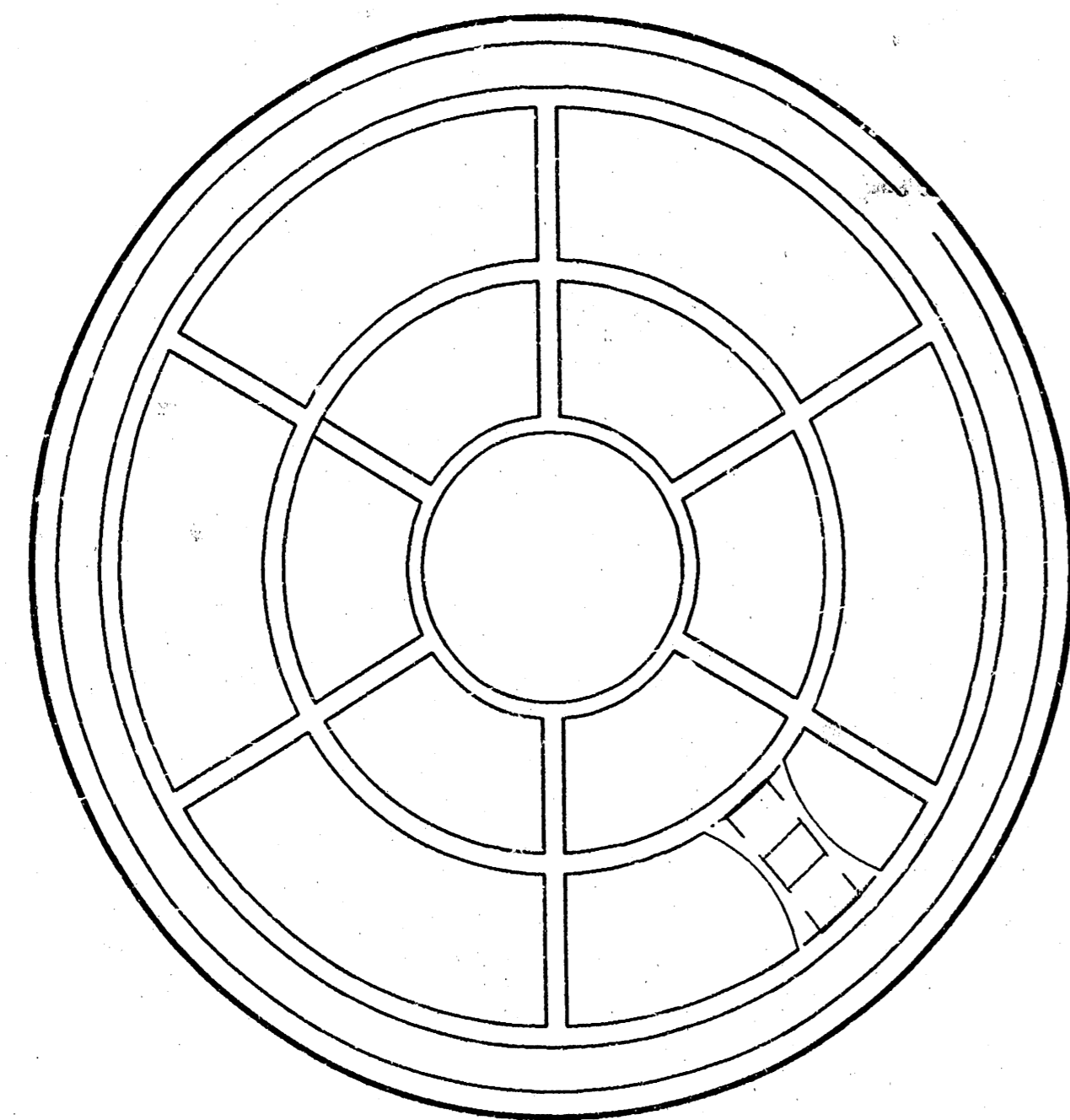
PICKHOLE DETAIL



TOP VIEW



SECTION VIEW

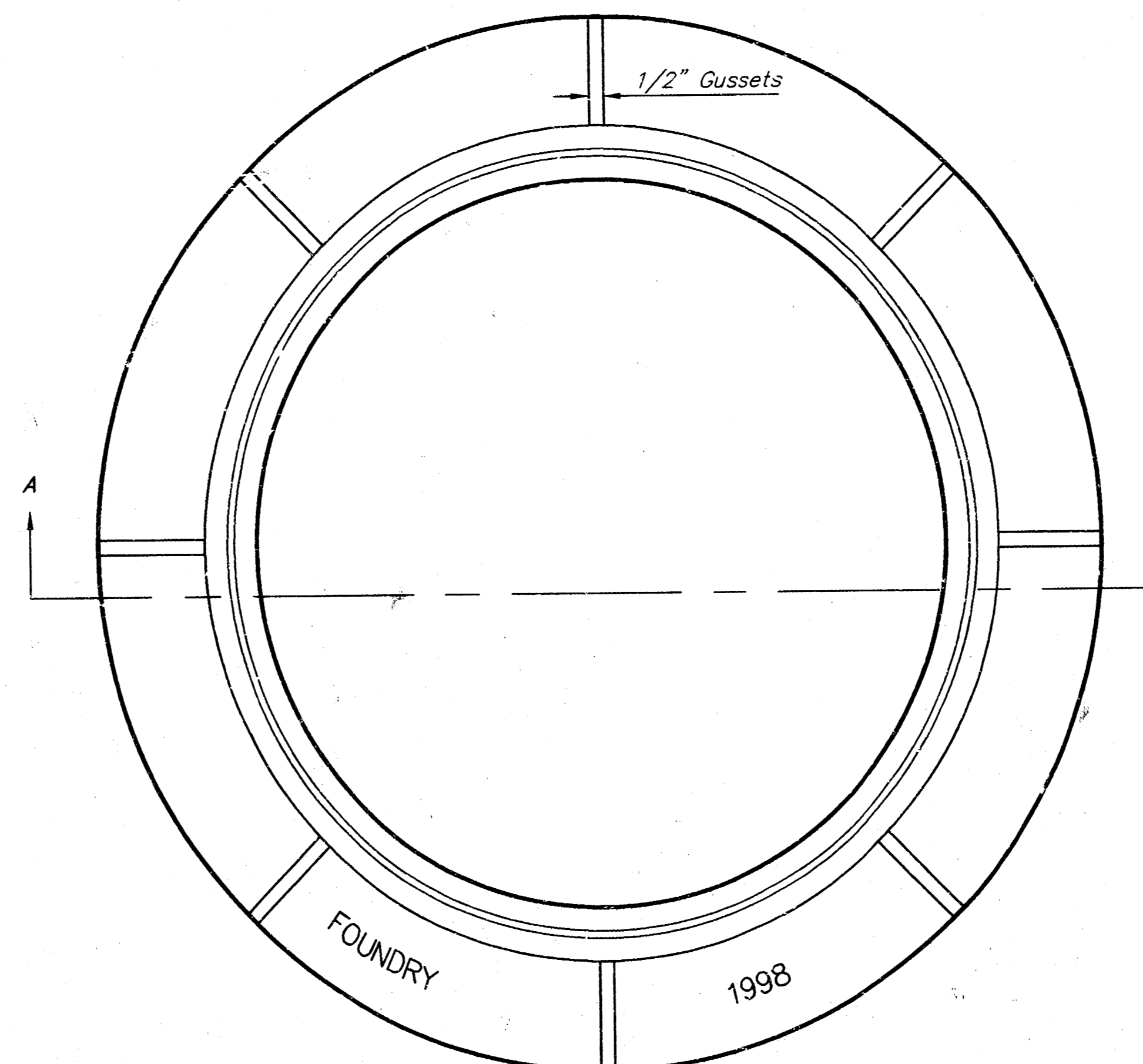


BOTTOM VIEW

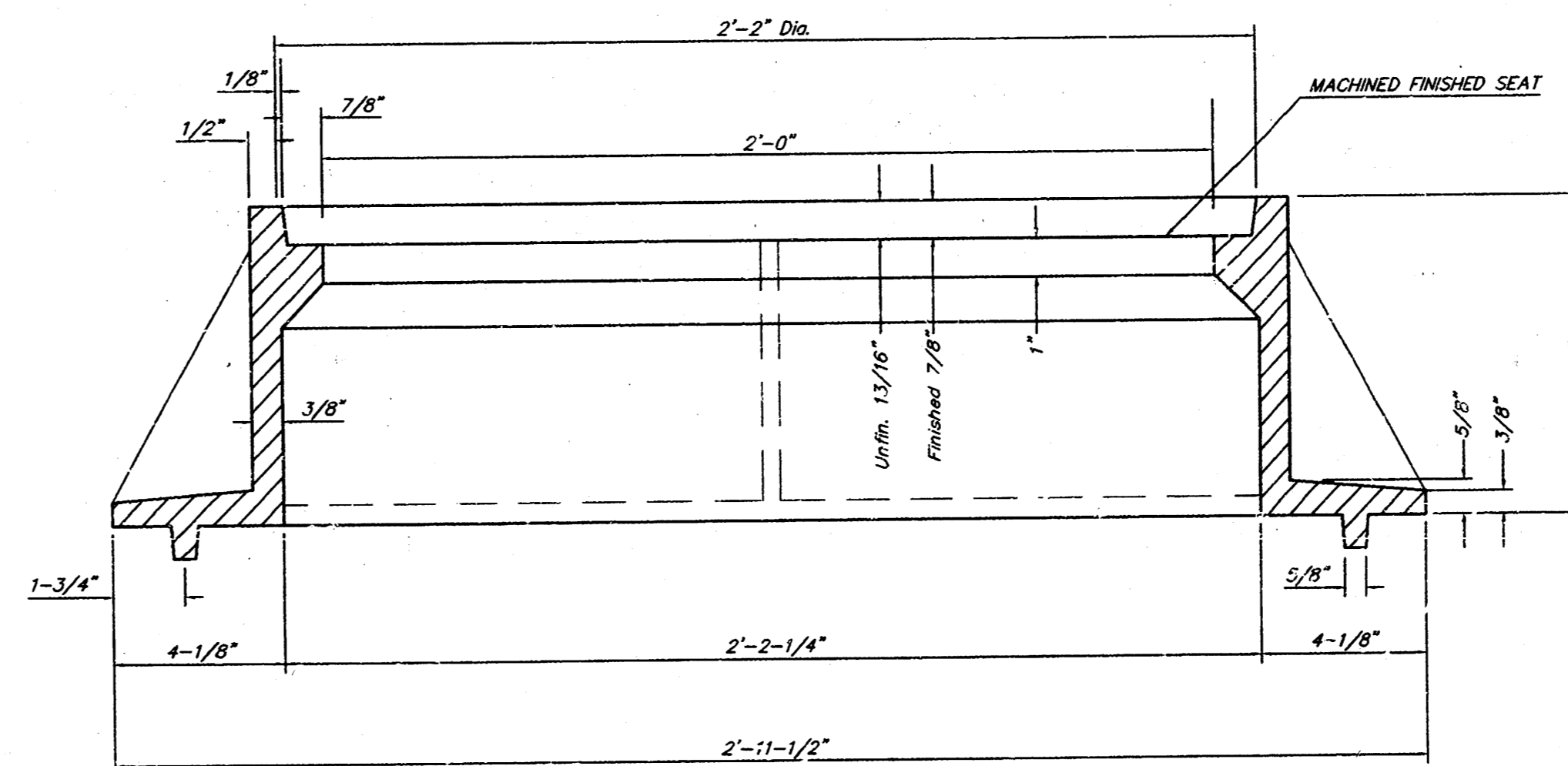


SECTION VIEW

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH (4") TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1" IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL				
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS				
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING				
315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER 488-82345				SHEET 9
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE	SCALE NONE
				11

BUCKHEAD 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

This plot of "BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 12th day of MARCH, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission

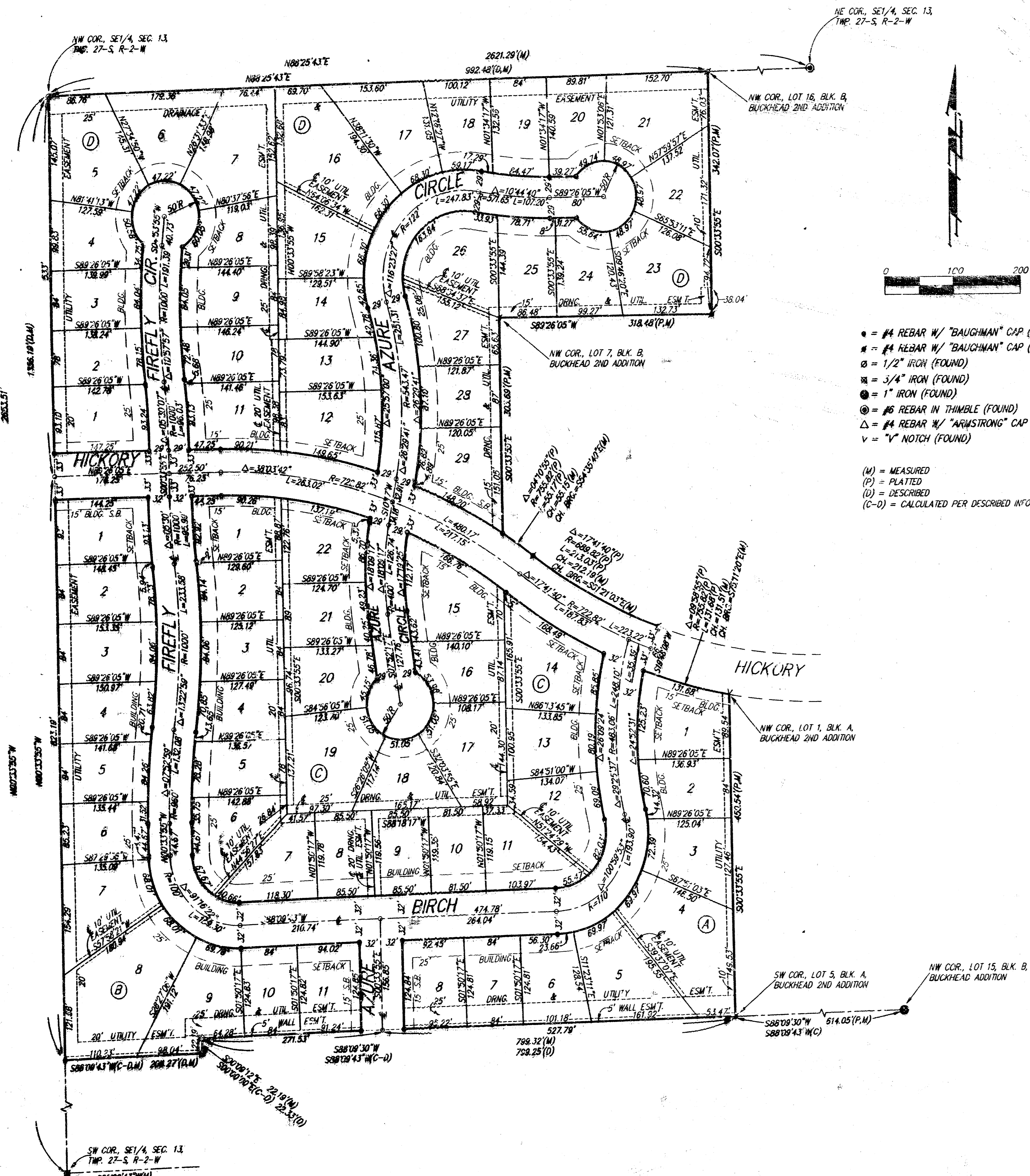


Richard Lopez Chairman
Richard Lopez
Marvin S. Kraut Secretary
Marvin S. Kraut

This plot approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 16th day of JUNE, 1998.



Bob Knight Mayor
Bob Knight
Pat Burnett City Clerk
Pat Burnett



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1/2" IRON (FOUND)
 - = 3/4" IRON (FOUND)
 - = 1" IRON (FOUND)
 - ⊙ = #6 REBAR W/ THIMBLE (FOUND)
 - △ = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
 - ∇ = "Y" NOTCH (FOUND)
- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: Beginning at the SW corner of
Lot 5, Block A, Buckhead 2nd Addition, Wichita, Sedgwick County, Kansas;
thence west parallel with the south line of the SE1/4 of Sec. 13, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas and 1320 feet north
of said SE1/4, 799.25 feet; thence south parallel with the east line of
said SE1/4, 22.33 feet, more or less, to a point 1297 feet north of the
south line of said SE1/4, 22.33 feet, more or less, to said south line;
thence west parallel with the south line of said SE1/4, 208.27 feet, more
or less, to a point on the west line of said SE1/4, thence north along
the west line of said SE1/4, 1336.19 feet, more or less, to the NW corner
of said SE1/4; thence east along the north line of said SE1/4, 992.48 feet
to the NW corner of Lot 16, Block B, in said Buckhead 2nd Addition;
thence S00°33'55"E, 742.07 feet to the NE corner of Lot 8 in said
Block B; thence S89°26'05"W, 318.48 feet to the NW corner of Lot 7
in said Block B; thence S00°33'55"E, 303.69 feet to the SW corner of
Lot 5 in said Block B, said SW corner being on a curve to the right,
thence southeasterly along said curve, having a central angle of 04°10'55"
and a radius of 755.82 feet, an arc distance of 55.17 feet to the P.R.C.
of a curve to the left; thence southeasterly along said curve, having a
central angle of 17°41'40" and a radius of 688.82 feet, an arc distance
of 213.03 feet to the NW corner of Hickory as platted in said Buckhead 2nd
Addition; thence S19°48'08"W, 66 feet to the SW corner of said Hickory,
said SW corner being on a curve to the left; thence southeasterly along
said curve, having a central angle of 09°58'55" and a radius of 755.82 feet,
an arc distance of 131.68 feet to the NW corner of Lot 1, Block A, in said
Buckhead 2nd Addition; thence S00°33'55"E, 450.54 feet to the point of
beginning.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).
Baughman Company, P.A.
Michael G. Conroy Surveyor
Michael G. Conroy

Know all men by these presents that we,
the undersigned, have caused the land in the surveys certificate to be
platted into Lots, Blocks, and Streets, to be known as "BUCKHEAD 3RD
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted, as indicated for the construction and maintenance of all public
utilities. The wall easements are hereby granted as indicated for the
construction and maintenance of a private wall and utility main lines and
service lines shall be allowed to cross these easements. 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.

Kelsey Development, Inc.
Paul E. Kelsey President
Paul E. Kelsey
State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 6th day of MAY, 1998, by Paul E. Kelsey,
President of Kelsey Development, Inc., on behalf of the corporation.

Judith M. Terhune Notary Public
JUDITH M. TERHUNE
My Appl. Exp. 11-7-2001

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"BUCKHEAD 3RD ADDITION", Wichita, Sedgwick County, Kansas.
Prairie State Bank
Carmen Campbell Vice-President
Carmen Campbell

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 1st day of MAY, 1998, by
Carmen Campbell, Vice-President of Prairie State Bank, on behalf of the
bank.
Judith M. Terhune Notary Public
JUDITH M. TERHUNE
My Appl. Exp. 11-7-2001

Entered on transfer record this 23rd day
of October, 1998.

James W. ... County Clerk
James W. ...

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 23rd day
of October, 1998, at 2:09 o'clock P.M.; and is duly recorded

Bill Meek Register of Deeds
Bill Meek
Debra ... Deputy
Debra ...



1735693

18-15-05-01 11/11
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

20.00