

Sanitary Sewer Improvements For

# LATERAL 103, WESTLINK SANITARY SEWER TIMBER RIDGE 2<sup>nd</sup> ADDITION

LOTS 1 through 18, Blk. 1  
LOTS 1 through 38, Blk. 2

Project No.

**468 76 245 82240 000 000 001**

City of Wichita, Kansas - Michael E. Lindebak, 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 and/or information.

- Cablevision 282-4270 or 283-2051
- K.P.L. Gas Service Company 283-7511
- Kansas Gas & Electric Company 284-1141
- Ark's Gas Company 942-8350 or 283-8161
- S.W. Bell Telephone Company 1-571-2811
- City of Wichita Water Department 285-4908
- City of Wichita Sewer Maintenance 288-4071
- City of Wichita Engineering Division 288-4501
- City of Wichita Traffic Engineering 288-4446

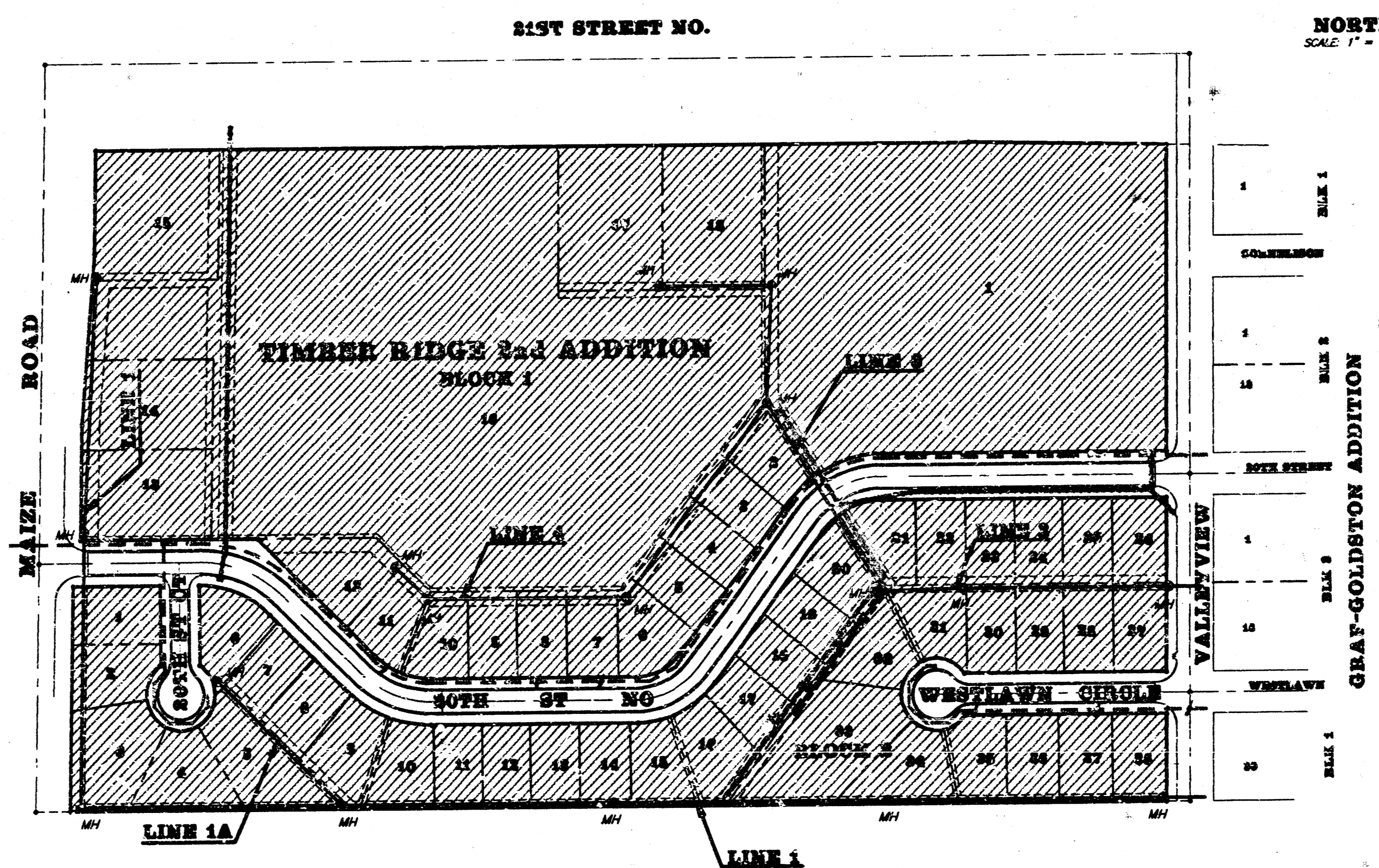
1. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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.
2. 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 cause unsightly appearance will not be approved. All disposal sites 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 bog location.

3. The Engineer shall take field ties to all quarter section corners. The Contractor shall set a City survey monument in the required location where such quarter section corners fall within the limits of pavement construction. Survey monuments will be furnished by the City. The Engineer will accurately locate and install the iron at the quarter section corner. This work will not be paid for directly, but shall be considered subsidiary to the other pay items of work in the contract.
4. The Contractor shall be responsible for preserving property irons. The Contractor will be required to 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.
5. 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.
6. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed methods 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.
7. Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the sewerment grading plan.

TRAFFIC WILL NOT BE EFFECTED BY CONSTRUCTION ON THIS PROJECT.

**Benchmarks:**

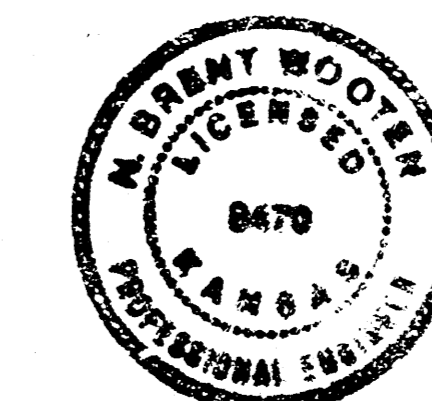
- BM #1. City Disc, 64°E & 99°S of Maize Road and 21st Street North. Elev. = 164.30 CD
- BM #2. "D", T.C. 14.5'E & 15° S of Lot 1, Blk. 1 Timber Ridge 2nd Addition. (NE Cor. Valleyview & 20th St.) Elev. = 159.26 CD



Benefit District

INDEX CODE:

741871



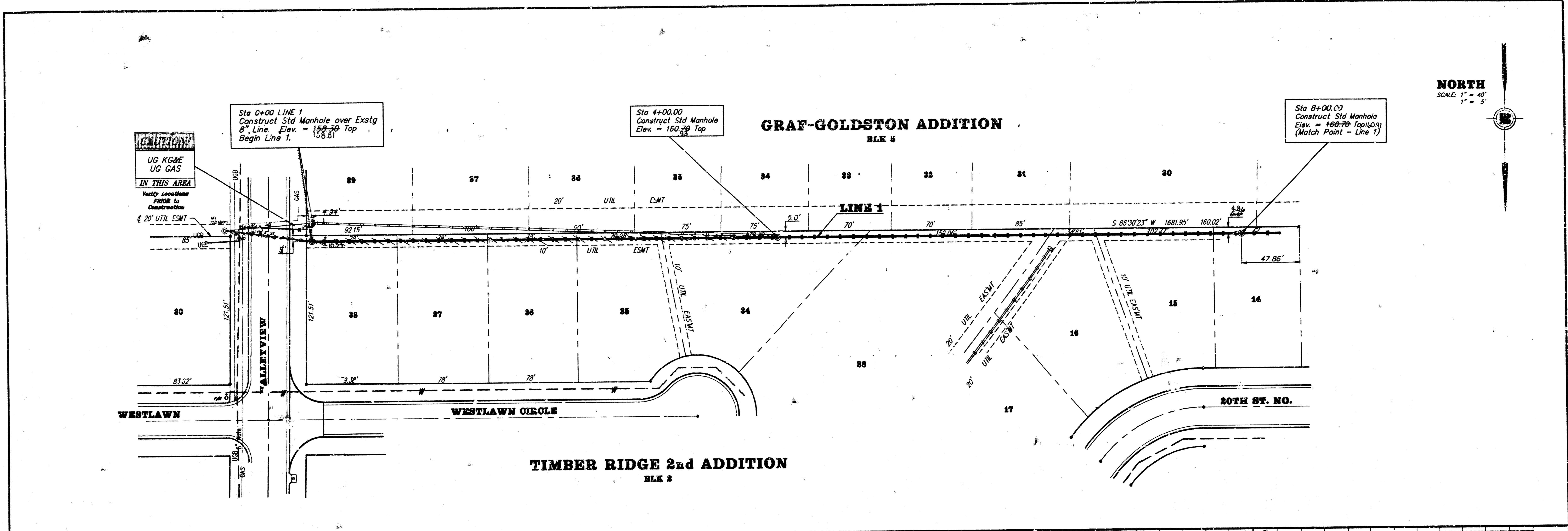
**INDEX of SHEETS**

TITLE SHEET	1
PLAN/PROFILE - LINE 1	2 - 4
PLAN/PROFILE - LINE 1A	5
PLAN/PROFILE - LINE 2	6
PLAN/PROFILE - LINE 3	7
PLAN/PROFILE - LINE 4	8
MANHOLE DETAIL SHEET	9
LOT GRADING PLAN	10
PLAT COPY	

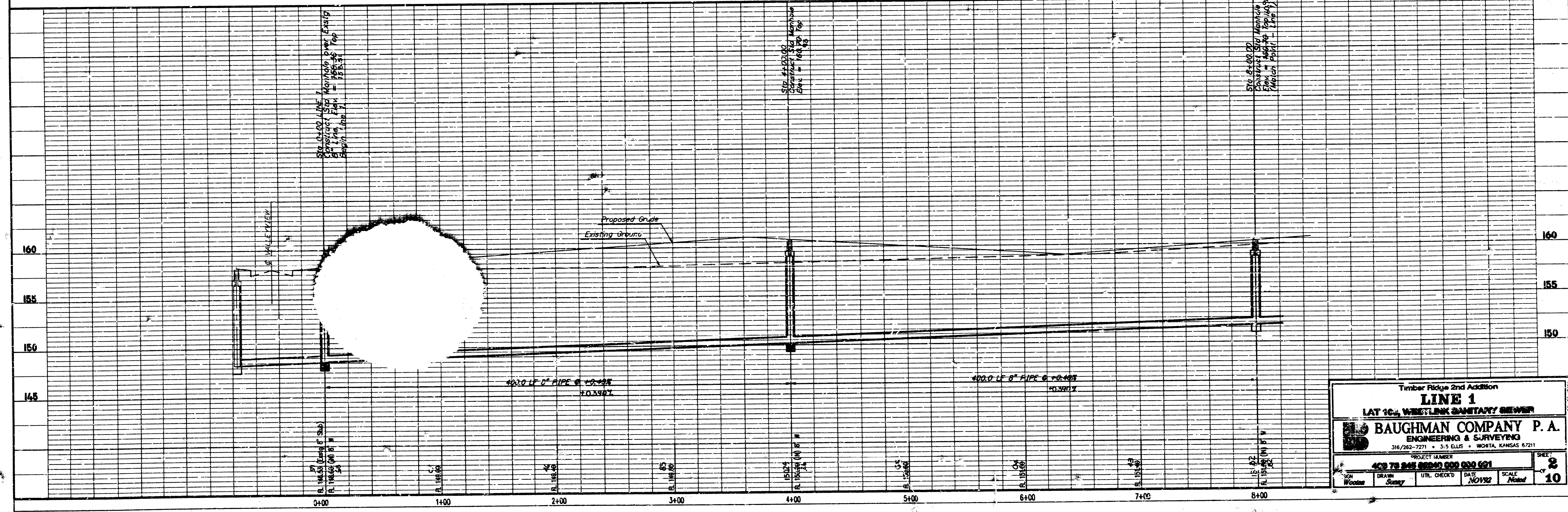
As Built 7-12-93 A-Z.

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

*Booked  
10/14/93 JKB  
From As Bults*



**NORTH**  
SCALE: 1" = 40'  
1" = 5'



Timber Ridge 2nd Addition  
**LINE 1**  
LAT 10, WESTLINK SANITARY SEWER

**BAUGHMAN COMPANY P. A.**  
ENGINEERING & SURVEYING  
316/262-7271 • 315 ELLIS • NORTH, KANSAS 67111

PROJECT NUMBER: 400 70 248 0000 000 001  
DRAWN: Sunny  
UTL CHECKED: DATE: NOV 92  
SCALE: AS SHOWN  
SHEET: 2 OF 10



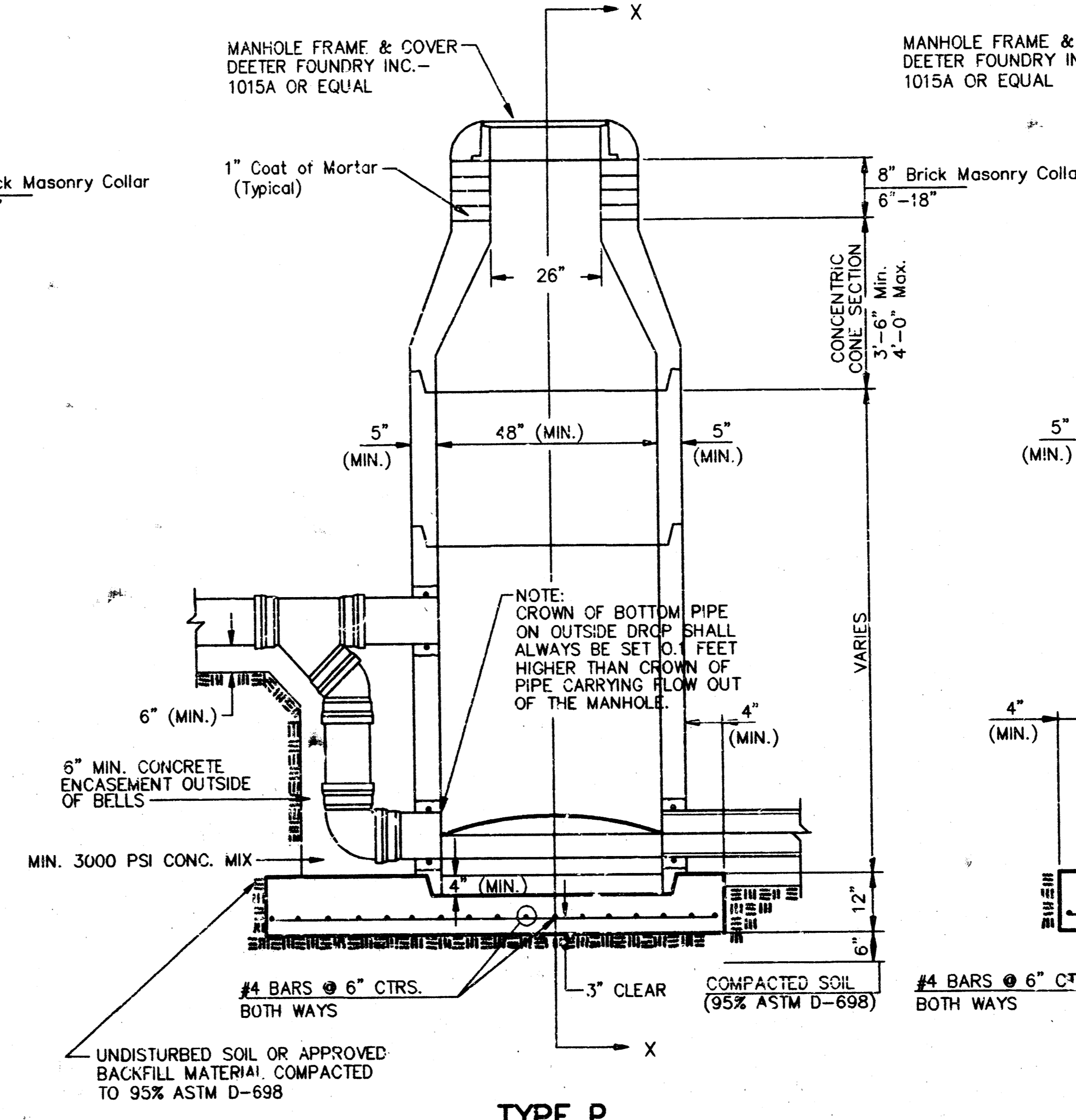
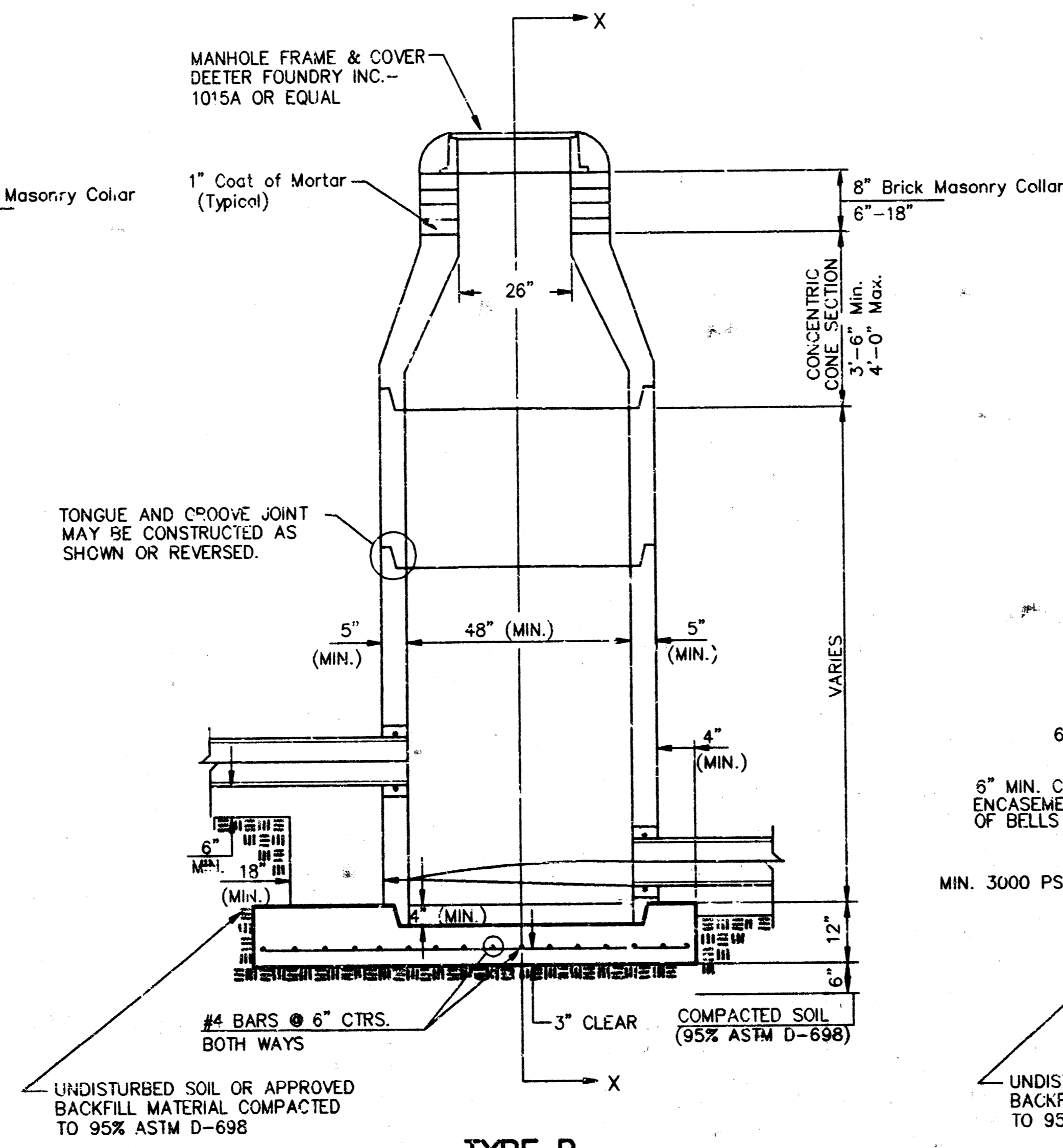
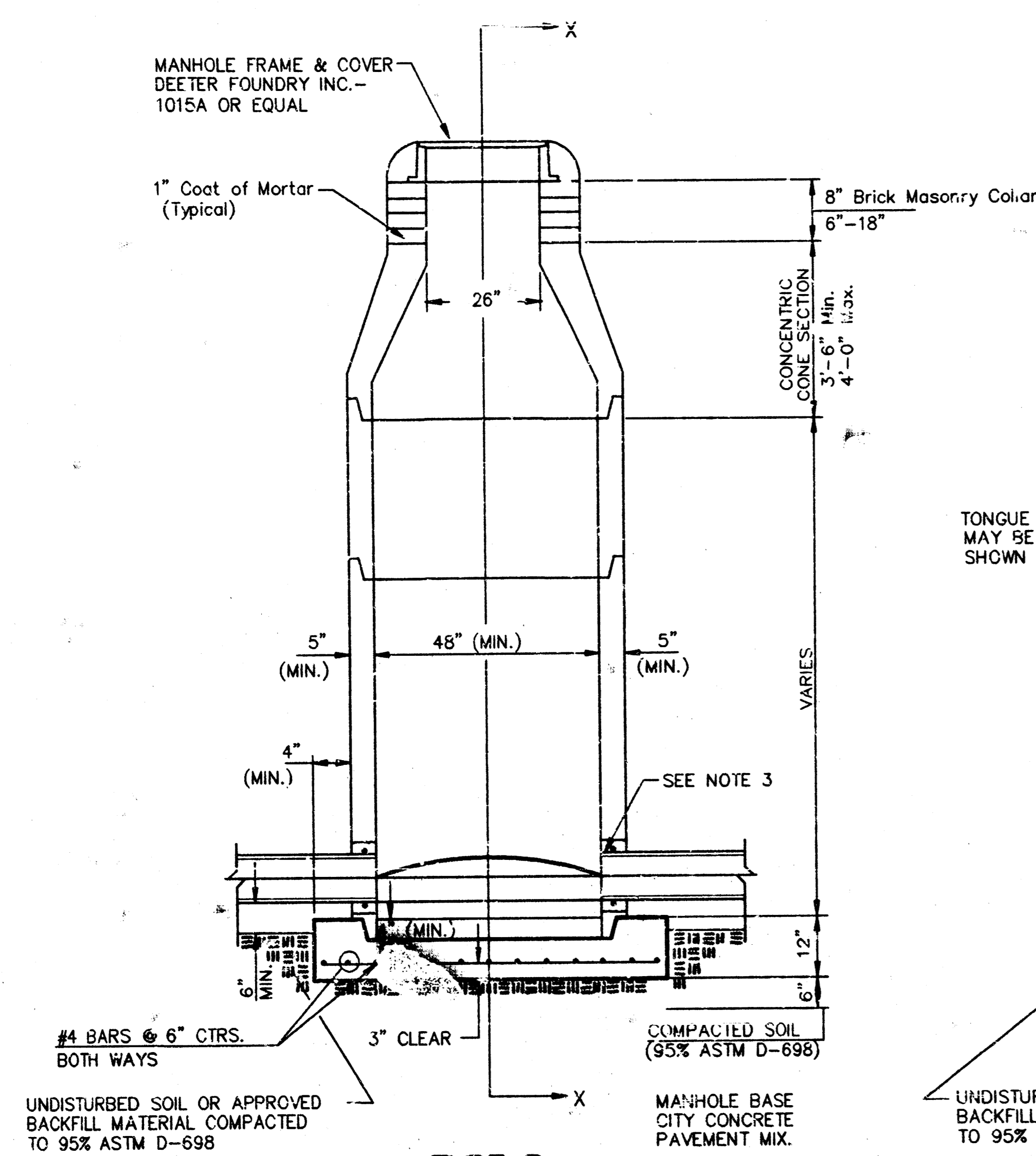








# SEWER APPURTENANCES DETAILS



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 TNEPEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 3 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MODBARM 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 EXTERIOR 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 5". 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 ADJUSTMENTS IS ALSO ALLOWED.

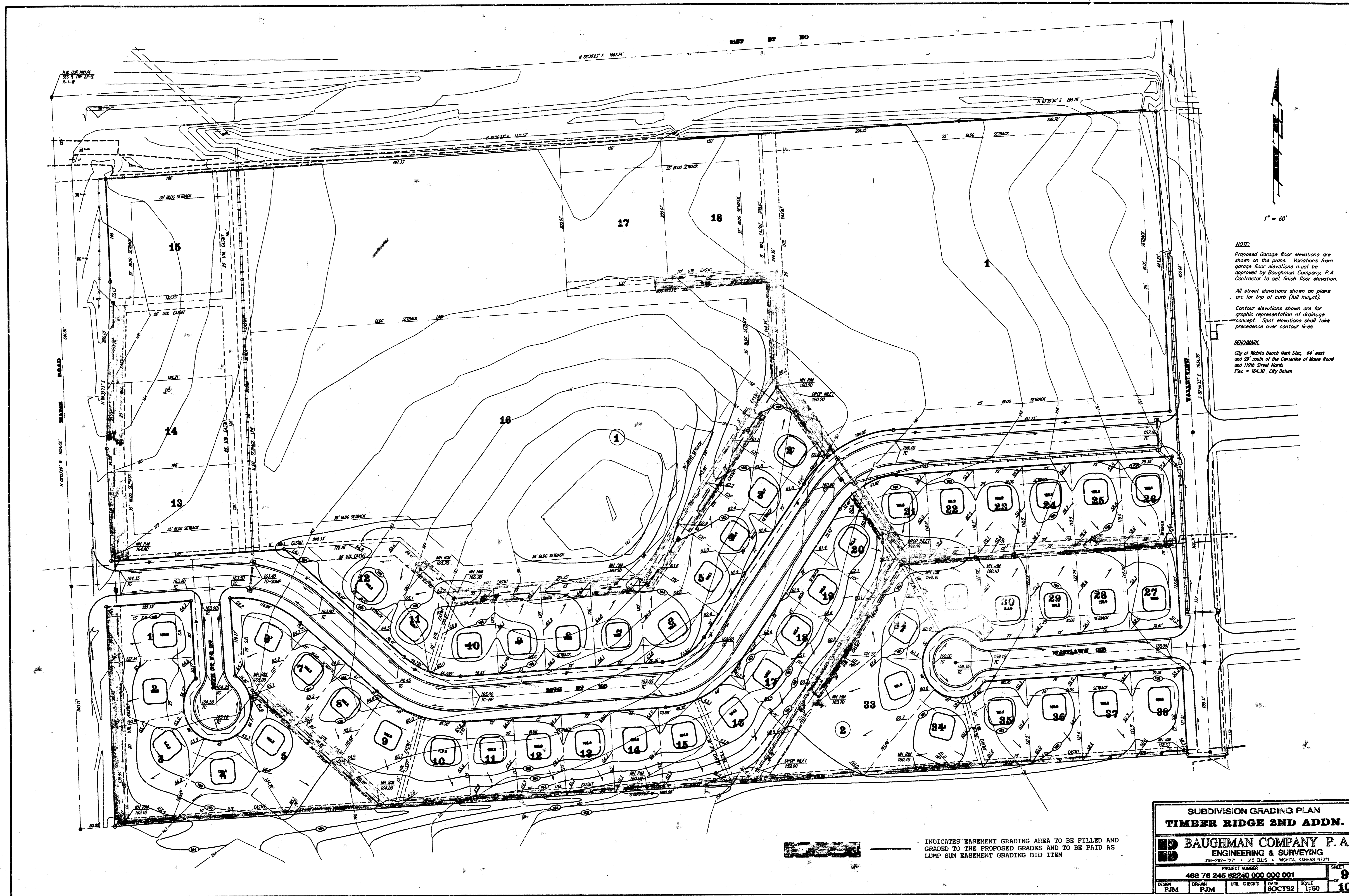
**CITY of WICHITA, KANSAS**  
STANDARD MANHOLE DETAILS  
SEWER APPURTENANCES DETAILS

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

PROJECT NUMBER  
**488 78 245 82240 000 000 001**

DESIGN	DRAWN	APPROVED	DATE	SCALE

REV. SHEET  
OF **8**  
**10**



**NOTE:**  
 Proposed Garage floor elevations are shown on the plans. Variations from garage floor elevations must be approved by Baughman Company, P.A. 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.

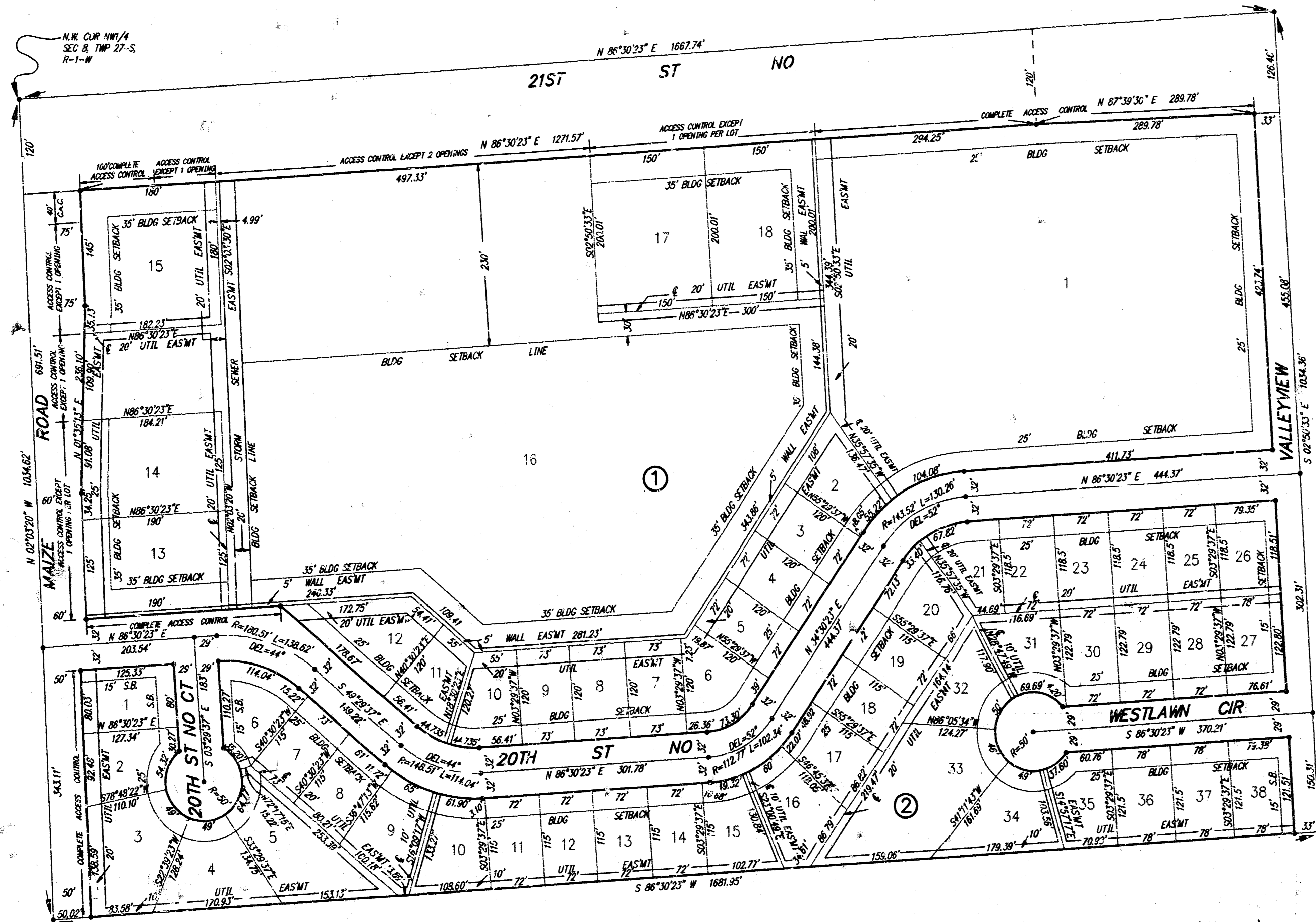
**BENCHMARK:**  
 City of Wichita Bench Mark Disc. 64' east and 99' south of the Centerline of Maze Road and 119th Street North.  
 Elev. = 104.30' City Datum

INDICATES BASEMENT GRADING AREA TO BE FILLED AND GRADED TO THE PROPOSED GRADES AND TO BE PAID AS LUMP SUM BASEMENT GRADING BID ITEM

SUBDIVISION GRADING PLAN			
<b>TIMBER RIDGE 2ND ADDN.</b>			
<b>BAUGHMAN COMPANY P. A.</b>			
ENGINEERING & SURVEYING			
316-262-7771 315 ELLIS WICHITA, KANSAS 67211			
PROJECT NUMBER: 488 76 245 82240 000 000 001			
DESIGN: FJM	DRAWN: FJM	DATE: 8OCT92	SCALE: 1"=60'
			SHEET: 9 OF 10

# TIMBER RIDGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and state do hereby certify that we have surveyed  
and platted "TIMBER RIDGE 2ND ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as that part of the NW1/4 of Sec. 8,  
Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, beg-  
inning at the N.W. Corner of said NW1/4; thence N 86°30'23" E, along  
the north line of said NW1/4, 1667.74 feet; thence S 02°50'33" E,  
parallel with the east line of said NW1/4, 1034.36 feet; thence  
S 86°30'23" W, parallel with the north line of said NW1/4, 1681.96 feet  
to a point on the west line of said NW1/4; thence N 02°03'20" W,  
along the west line of said NW1/4, 1034.62 feet to beginning, except  
therefrom those portions deeded for road purposes and recorded on  
Film 226, page 257; Film 226, Page 258; Film 226, Page 259 and  
Film 229, Page 1 and except therefrom that part dedicated to the  
for street purposes and recorded on Film 706, Page 503.  
Existing public easements and dedications being vacated  
by virtue of K.S.A. 12-512(b).

Date \_\_\_\_\_ Surveyor  
Mark A. Savoy



Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors cer-  
tificate to be platted into Lots, Blocks, and Streets to be known as  
"TIMBER RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The  
wall easements are hereby granted as indicated for the construction  
and maintenance of a private screening wall and utility main lines and  
service lines are allowed to cross these easements. The utility eases-  
ments are hereby granted as indicated for the construction and main-  
tenance of all public utilities. The streets are hereby dedicated to  
and for the use of the public. All abutters rights of access to or  
from Maize Rd, over and across the west line of Lots 13, 14, 15,  
and 16, Block 1 and Lots 1, 2, and 3, Block 3 and to or from 21st  
St. No. over and across the north line of Lots 1, 15, 16, 17, and 18,  
Block 1 and to or from 20th St. No. over and across the south line  
of Lots 13 and 16, Block 1 are hereby granted to the appropriate  
governing body, provided however that Lots 13, 14, and 16 shall have  
access to Maize Rd at one location each and that Lot 15 shall have  
access to Maize Rd at one location over all except the north 40 feet  
of the west line thereof and that Lot 15 shall have access to 21st  
St. No. at one location over all except the west 100 feet of the north  
line thereof; that Lot 16 shall have access to Maize Rd at two loca-  
tions and that Lots 17 and 18 shall have access to 21st St No at one  
location each, all rs shall be determined by the Engineer of the ap-  
propriate governing body. The storm sewer easement is hereby grant-  
ed as indicated for the construction and maintenance of a storm  
sewer.

This plat of "TIMBER RIDGE 2ND 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 \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Mayor  
Bob Knight  
\_\_\_\_\_  
Deputy City Clerk  
Pat Burnett

Entered on transfer record, this \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_  
County Clerk  
Don Wright

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly  
recorded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler  
\_\_\_\_\_  
Deputy  
Ed Resa

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by  
John F. Weber, Marlene K. Hartman and Mary Jo Hieger, Co-Trustees  
of the Josephine C. Weber Irrevocable Trust dated 12-28-87, on be-  
half of the Trust.

\_\_\_\_\_  
Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by  
Josephine C. Weber, Trustee of the Josephine C. Weber Trust dated  
2-1-88, on behalf of the Trust

\_\_\_\_\_  
Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by  
Matthias F. Eck, President of B & E, Inc., on behalf of the corporation.

\_\_\_\_\_  
Notary Public  
My App't. Exp. \_\_\_\_\_

Josephine C. Weber Irrevocable Trust dated 12-28-87

\_\_\_\_\_  
Co-Trustee  
John F. Weber  
\_\_\_\_\_  
Co-Trustee  
Marlene K. Hartman  
\_\_\_\_\_  
Co-Trustee  
Mary Jo Hieger

Josephine C. Weber Trust dated 2-1-88

\_\_\_\_\_  
Trustee  
Josephine C. Weber

Equitab's Interest Holder  
\_\_\_\_\_  
President  
B & E, Inc.  
Matthias F. Eck

<b>ADDITION PLAT COPY</b>			
TIMBER RIDGE 2ND ADDITION			
<b>BAUGHMAN COMPANY P. A.</b>			
ENGINEERING & SURVEYING			
316,262-127 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER	483 78 2-18 92240 000 001	SHEET	10
DATE	JAN 23	SCALE	NOTE
DESIGN	DRAWN	UTIL. CHECKED	DATE