

Ashley Park Addition - Phase III

LATERAL 47 MAIN 4 Southwest Interceptor Sewer

Project Number

468-76-245-81895-000-000-001

Index Number

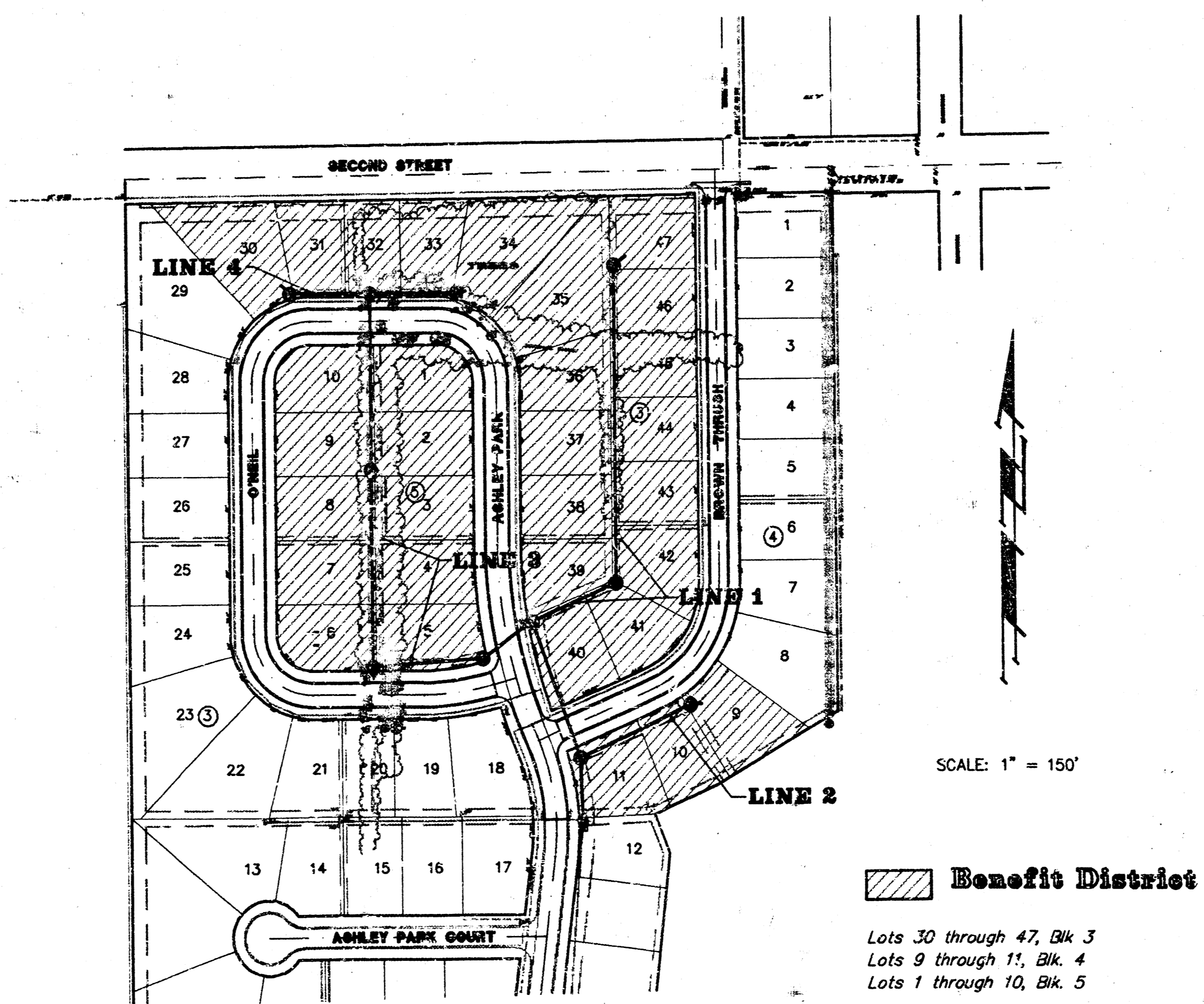
741579

CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

General Notes

- 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.
- 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 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 borrow location.
- 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 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.
- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plan. All costs for grading shall be paid as lump sum for easement grading.
- Traffic will not be affected by construction on this project.



Benchmarks:

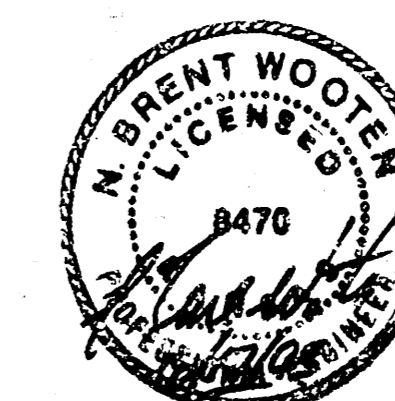
- "□" Cut in top of curb, W. side 35th St. E. of the NE Corner Lot 17, Blk. 3, Ashley Park.
Elev. = 144.16 City Datum
- "□" Cut in top of curb, S. side 40th St. E. of NW corner Lot 29, Blk. 3, Ashley Park.
Elev. = 156.13 City Datum
- "□" Cut in top of curb, S. side E. of NW corner Lot 1, Blk. 4, Ashley Park.
Elev. = 146.90 City Datum

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ADDITION PLAT COPY	6

Beaked
1-27-94
AS PER PLAN
JXB

Project Area

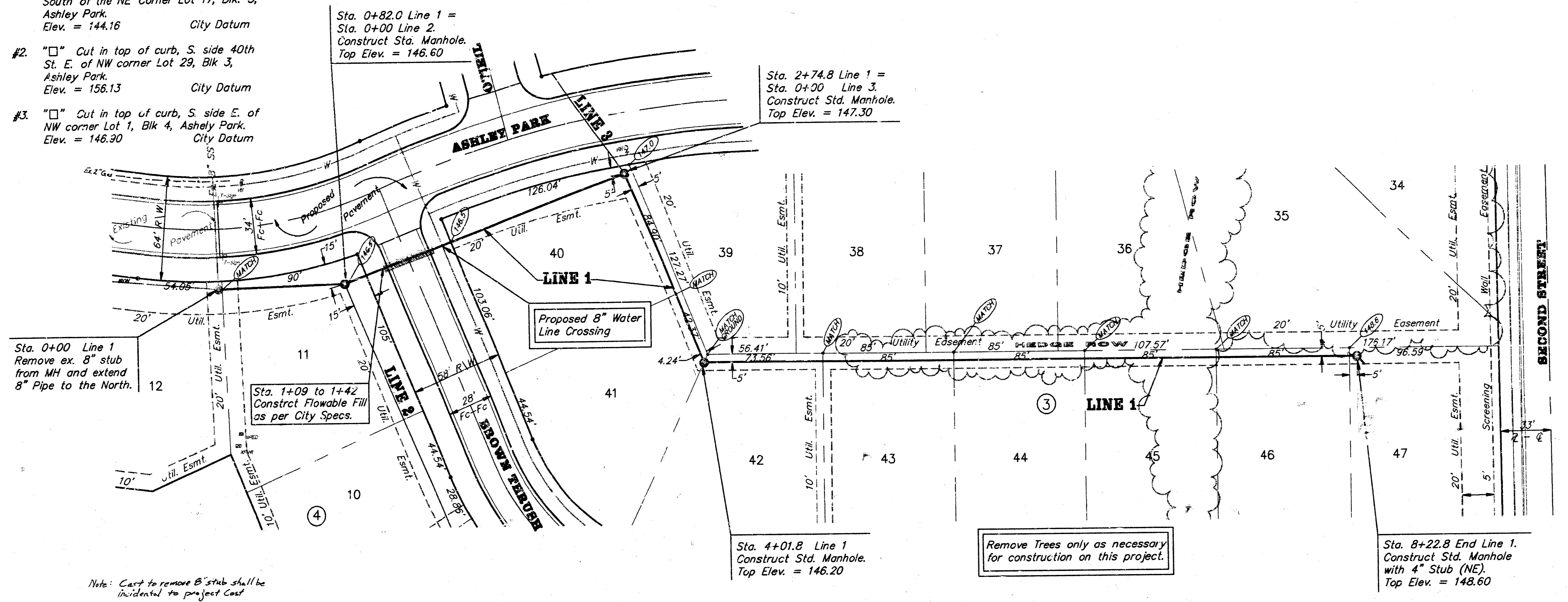


Benchmarks:

- #1. "□" Cut in top of curb, W. side 35'± South of the NE Corner Lot 17, Blk. 3, Ashley Park. City Datum Elev. = 144.16
- #2. "□" Cut in top of curb, S. side 40th St. E. of NW corner Lot 29, Blk 3, Ashley Park. City Datum Elev. = 156.13
- #3. "□" Cut in top of curb, S. side E. of NW corner Lot 1, Blk 4, Ashley Park. City Datum Elev. = 146.30

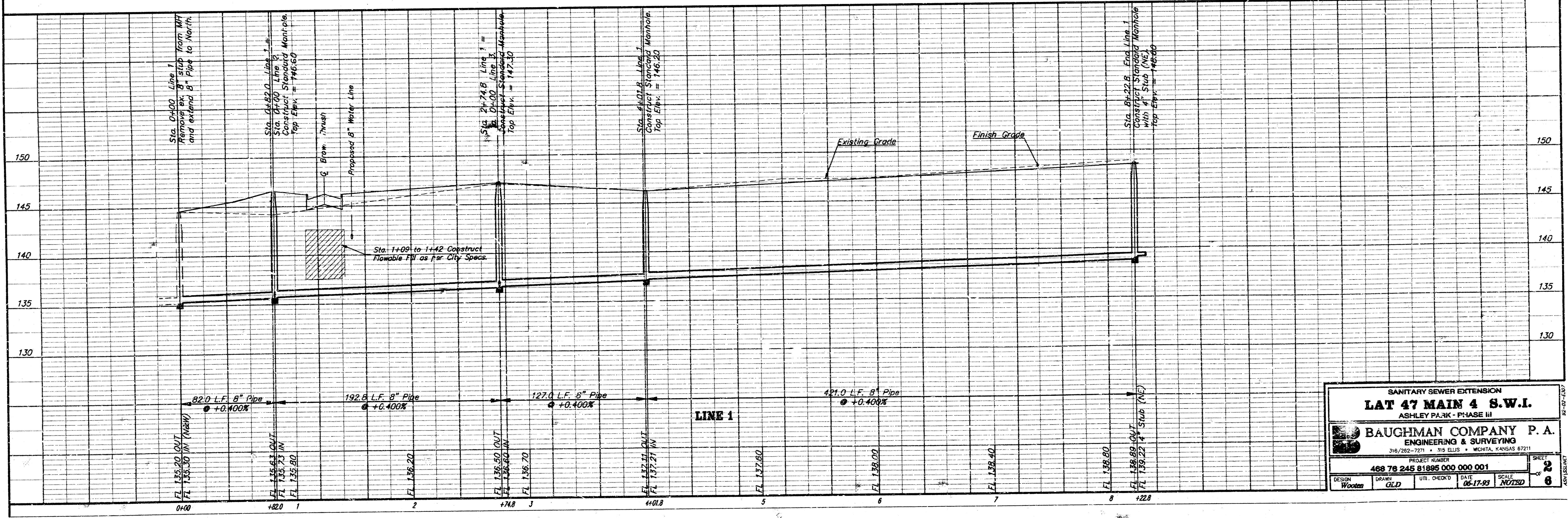


SCALE:
 1" = 40' Horiz.
 1" = 5' Vert.
 • = Iron



Note: Cost to remove 8" stub shall be incidental to project cost

⤴ = Indicates Finish Grade Elevations.

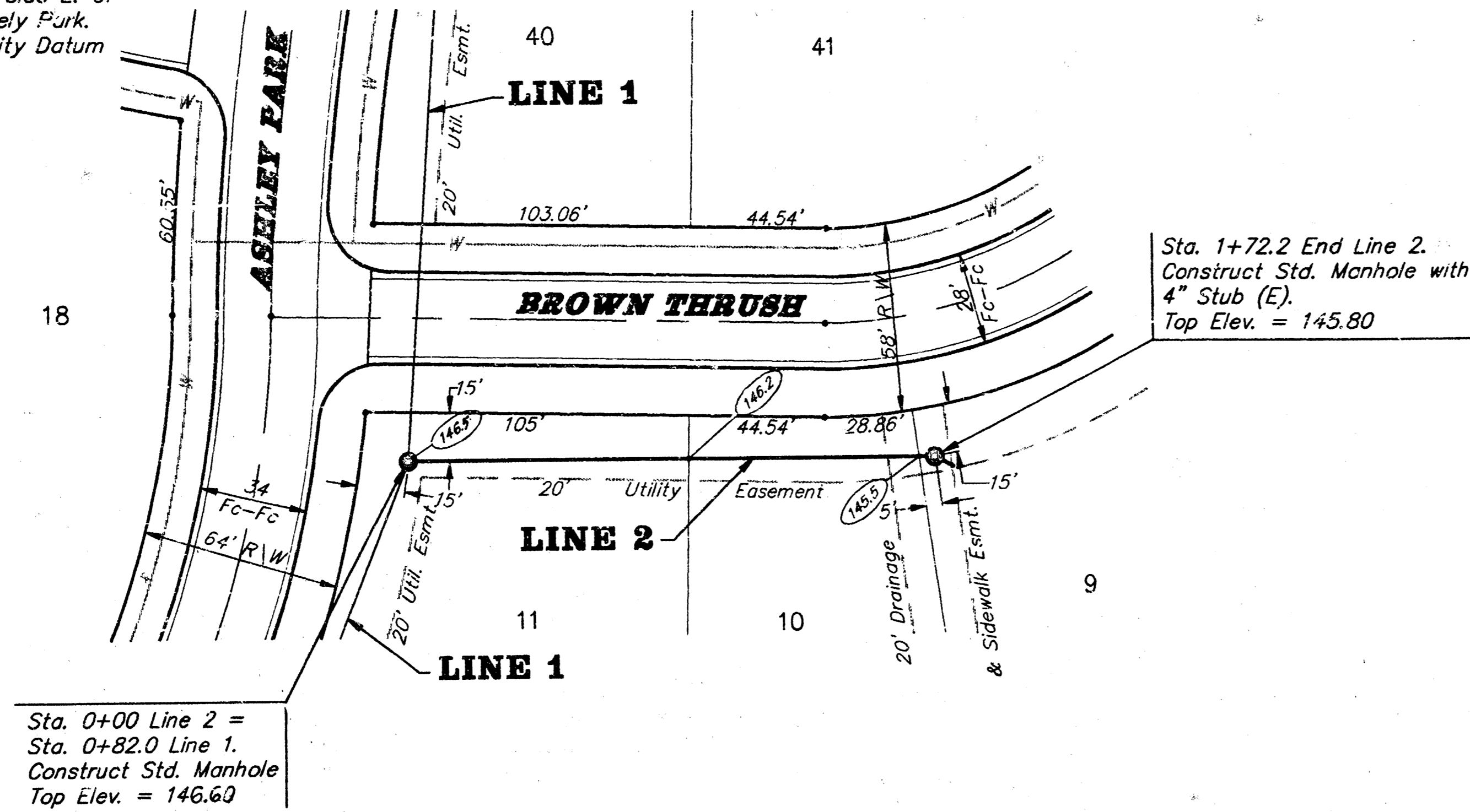


SANITARY SEWER EXTENSION			
LAT 47 MAIN 4 S.W.I.			
ASHLEY PARK - PHASE III			
BAUGHMAN COMPANY P. A.			
ENGINEERING & SURVEYING			
316/262-7701 • 1115 S. 12th • WICHITA, KANSAS 67211			
PROJECT NUMBER			
468 76 245 8195 000 000 001			
DESIGN	DRAWN	DATE	SCALE
Wooten	GLD	06-17-93	NOTED
SHEET			8
OF			6

Benchmarks:

- #1. "□" Cut in top of curb, W. side 35'± South of the NE Corner Lot 17, Blk. 3, Ashley Park. City Datum Elev. = 144.16
- #2. "□" Cut in top of curb, S. side 40th St. E. of NW corner Lot 29, Blk 3, Ashley Park. City Datum Elev. = 156.13
- #3. "□" Cut in top of curb, S. side E. of NW corner Lot 1, Blk 4, Ashley Park. City Datum Elev. = 146.90

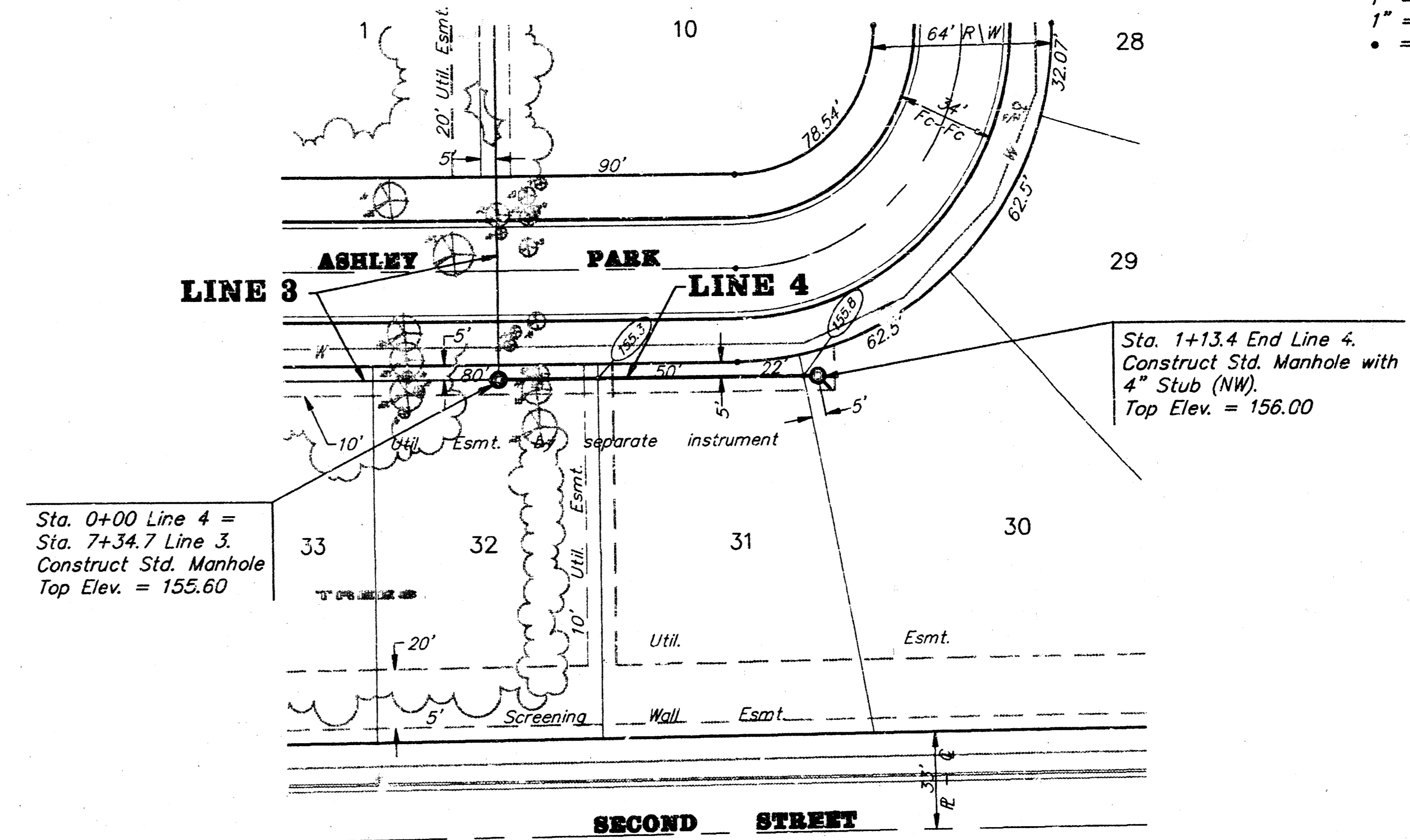
SCALE:
 1" = 40' Horiz.
 1" = 5' Vert.
 • = Iron



Sta. 0+00 Line 2 = Sta. 0+82.0 Line 1. Construct Std. Manhole Top Elev. = 146.60

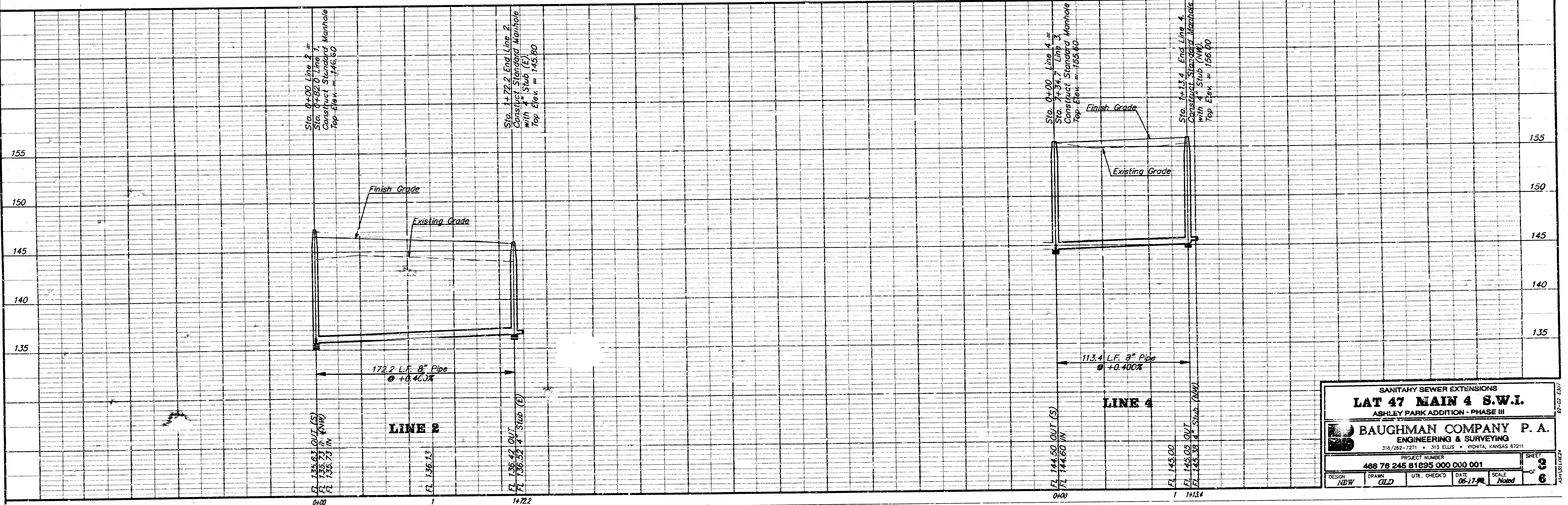
Sta. 1+72.2 End Line 2. Construct Std. Manhole with 4" Stub (E). Top Elev. = 145.80

SCALE:
 1" = 40' Horiz.
 1" = 5' Vert.
 • = Iron



Sta. 0+00 Line 4 = Sta. 7+34.7 Line 3. Construct Std. Manhole Top Elev. = 155.60

Sta. 1+13.4 End Line 4. Construct Std. Manhole with 4" Stub (NW). Top Elev. = 156.00



Sta. 0+00 Line 2 = Sta. 0+82.0 Line 1. Construct Standard Manhole with 4" Stub (NW). Top Elev. = 146.60

Sta. 1+72.2 End Line 2. Construct Standard Manhole with 4" Stub (E). Top Elev. = 145.80

Sta. 0+00 Line 4 = Sta. 7+34.7 Line 3. Construct Standard Manhole with 4" Stub (NW). Top Elev. = 155.60

Sta. 1+13.4 End Line 4. Construct Standard Manhole with 4" Stub (NW). Top Elev. = 156.00

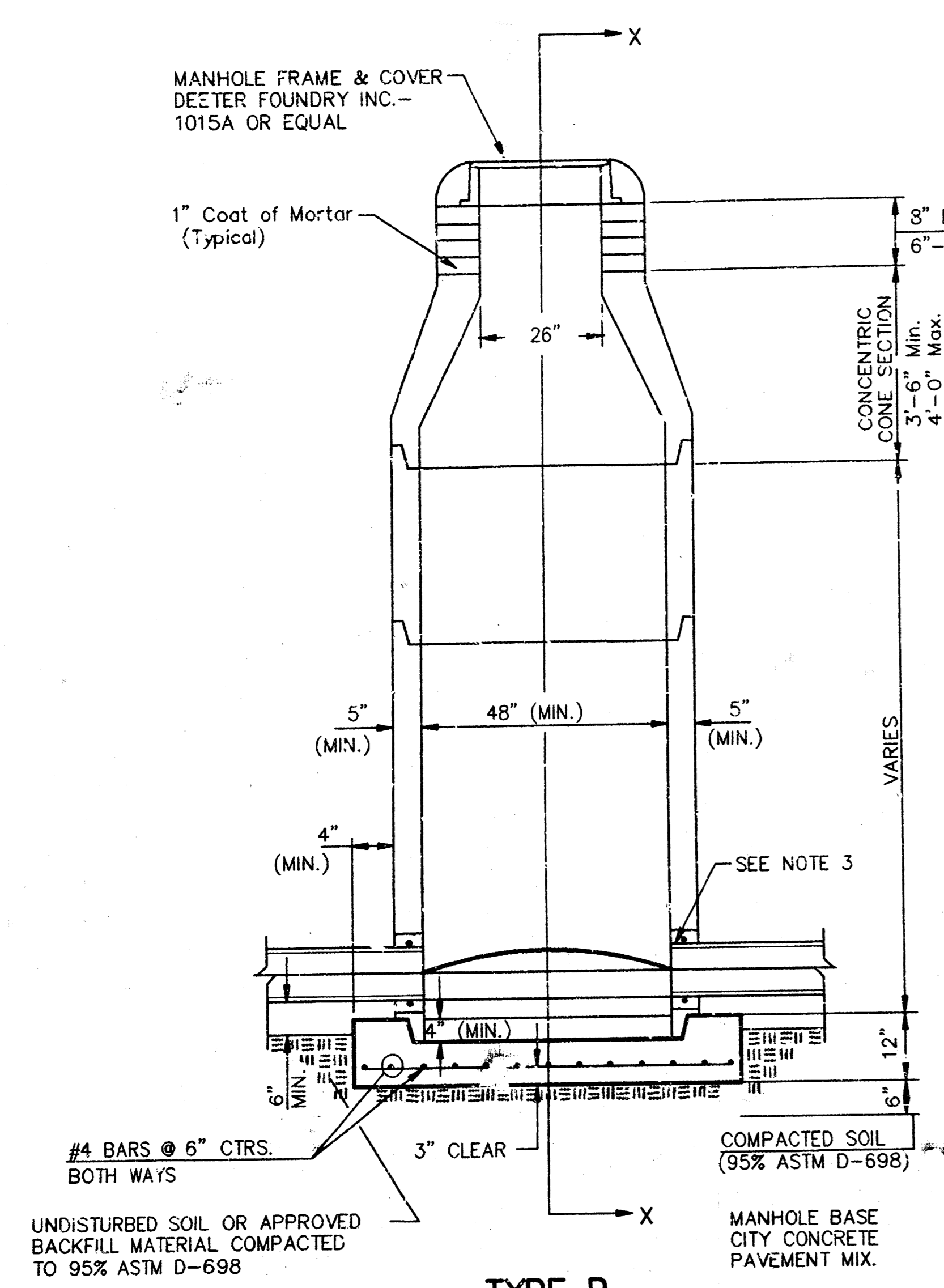
SANITARY SEWER EXTENSIONS
LAT 47 MAIN 4 S.W.I.
 ASHLEY PARK ADDITION - PHASE III

BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/282-7271 • 313 ELLIS • WICHITA, KANSAS 67211

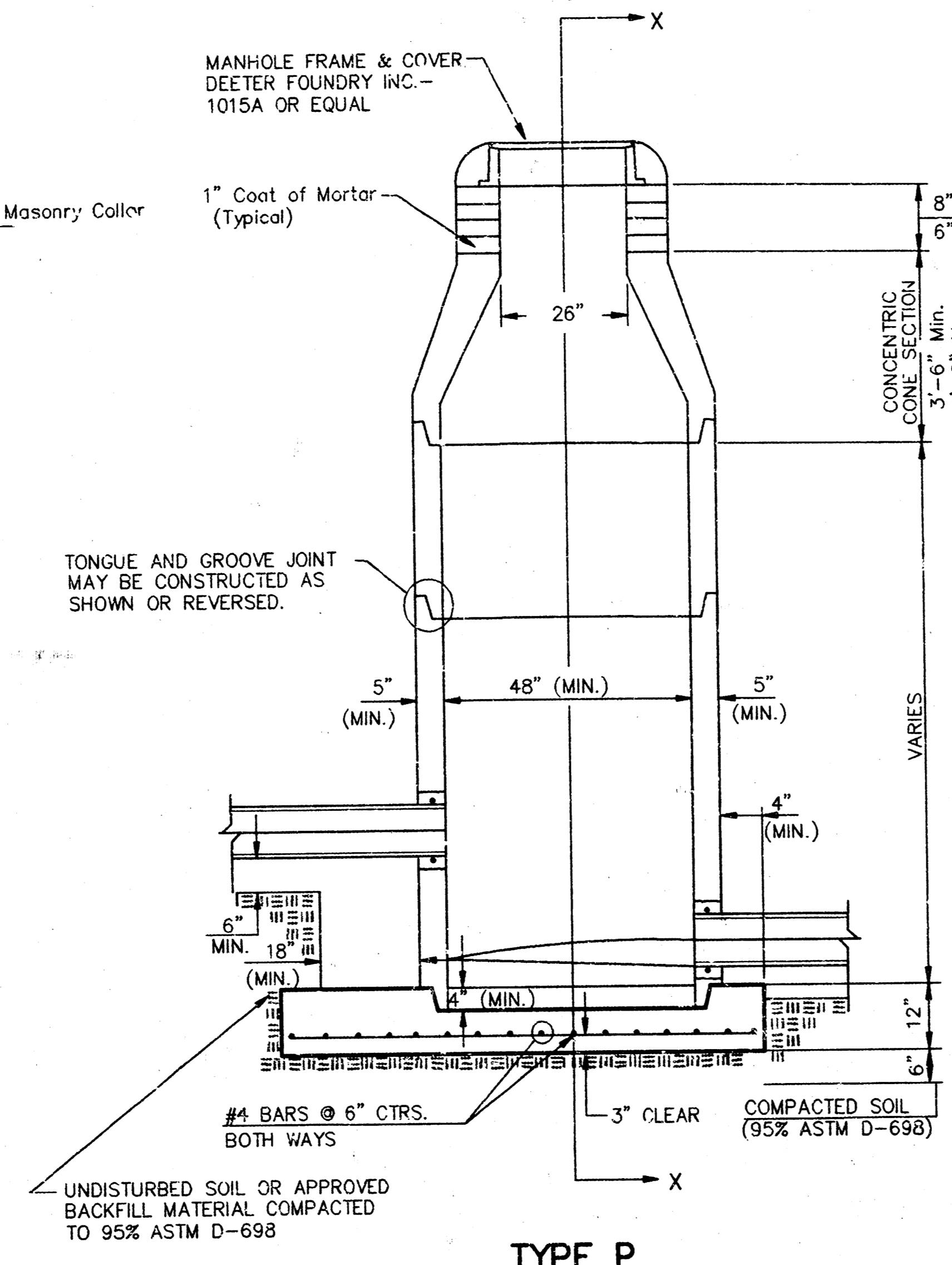
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DESIGN: ADW DRAW: GLD UTIL. CHECKED: DATE: 06-17-98 SCALE: Noted SHEET: 3 OF 6

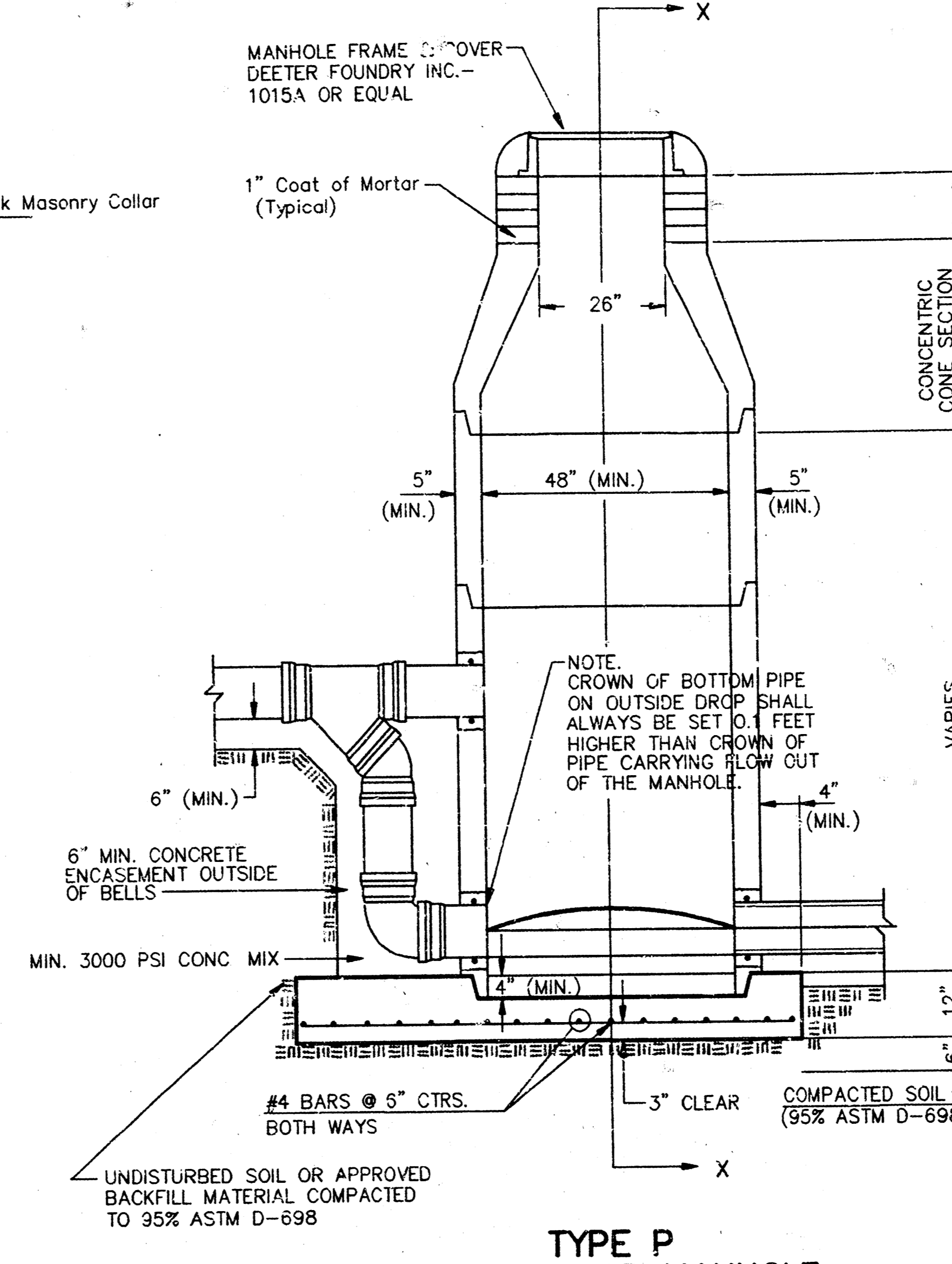
SEWER APPURTENANCES DETAILS



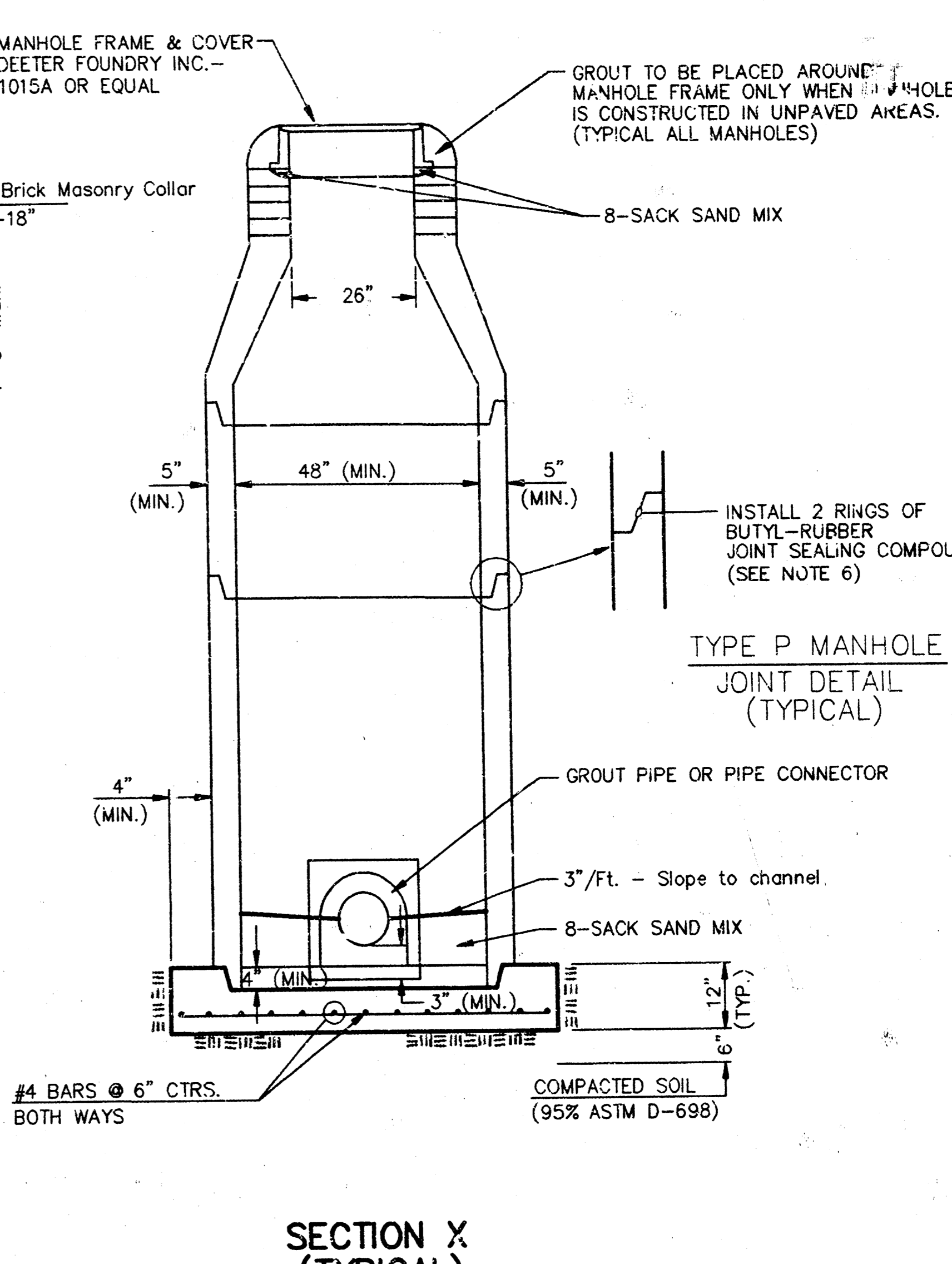
TYPE P STANDARD MANHOLE



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 PIPE SHALL BE GROUDED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASUREMENT 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 TNE MEC SERIES 60 HI-BUILD EPOXOLINE, 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 GROUING 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 GROUDED 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.

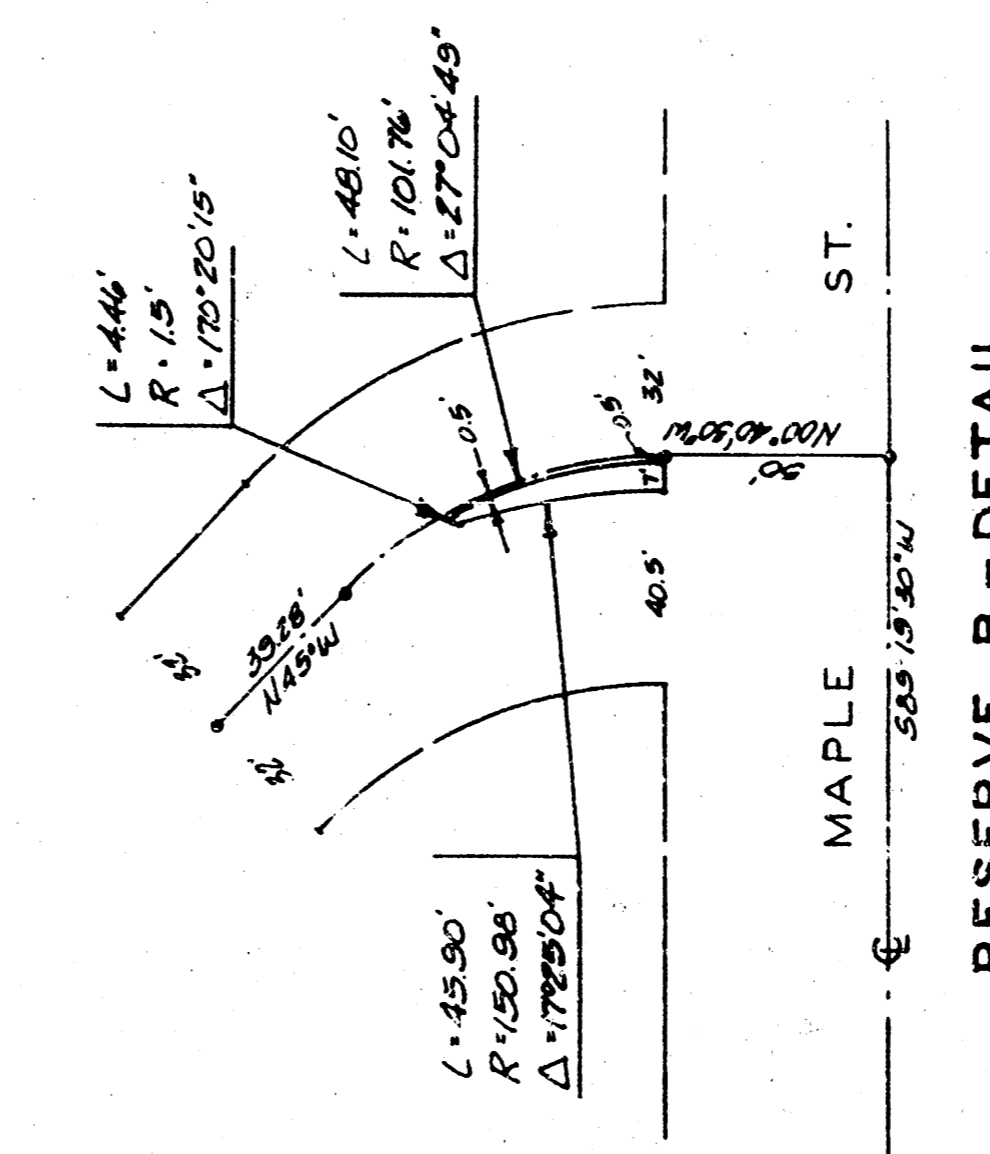
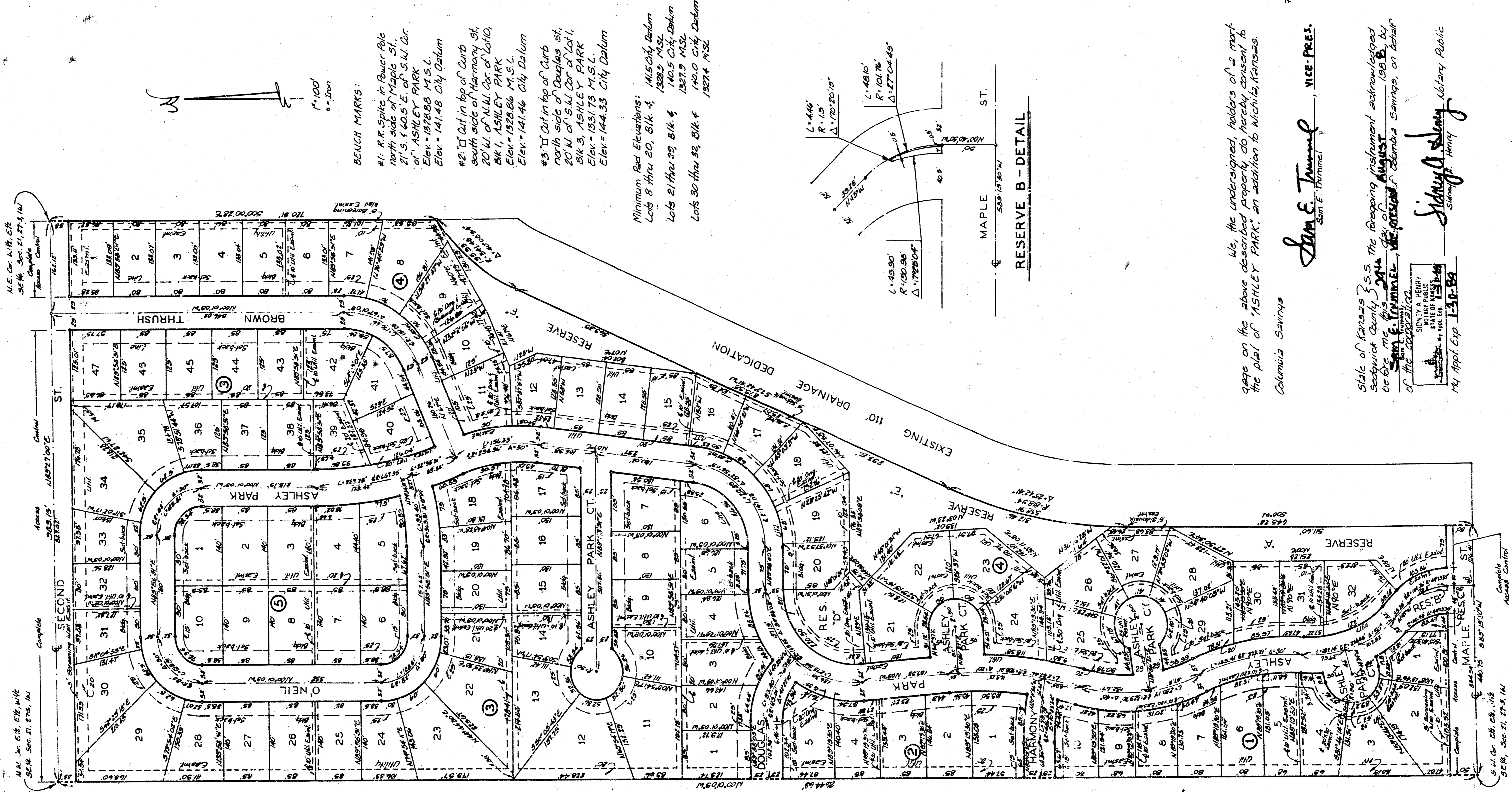
CITY OF WICHITA, KANSAS
STANDARD MANHOLE DETAILS
SEWER APPURTENANCES DETAILS

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

PROJECT NUMBER		SHEET	
468 76 245 81895 000 000 001		5	
DESIGN	DRAWN	APPROVED	SCALE
		DATE	
		06-17-93	6

ASHLEY PARK

AN ADDITION TO WICHITA, KANSAS



State of Kansas } s.s. We, Baughman Company, P.A. Surveyors
 Sedgwick County } in and for said county and state do hereby certify that we have
 surveyed and plotted ASHLEY PARK, an addition to Wichita
 Kansas, and that the accompanying plat is a true and correct
 exhibit of the property surveyed, described as the E 1/2 of the
 E 1/4 of the W 1/4 of Sec 21, Twp 27 S., R 1 W of the 6th
 P.M., Sedgwick County, Kansas and the W 1/2 of the E 1/4 of the
 E 1/4 of said Sec 21, lying west of the western line of the
 drainage dedication recorded on film 328 at Page 1040 and
 as extended south to the south line of said Sec 21. Existing
 easements and dedications being vacated by virtue of K.S.A.
 17-512(b).

24 Aug. 1991
 Date
 Michael S. Baughman
 Here a Surveyor
 Baughman Company, P.A.
 Surveyor

Now all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into lots, blocks, streets and reserves to be known as "ASHLEY PARK", an addition to Wichita, Kansas. Reserves "A", "B", "C" and "D" are hereby reserved for drainage purposes, open space, landscaping, gazebos, walks, and recreational equipment. Reserve "B" and "C" are hereby reserved for landscaping and entry features. Reserve "D" is hereby reserved for recreational purposes, private swimming pool, gazebos, walks, restrooms to the pool side and off street parking. All reserves shall be owned and maintained by the homeowners association for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The setback easements, hereby granted as indicated for setback purposes. The 5 foot wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple Street over and across the south line of Lots 1 and 2, Block 1 and Reserves "A" and "C" and to or from Second Street over and across the north line of Lots 29, 30, 31, 32, 33, 34, 35 and 47, Block 3, and Lot 1, Block 4, are hereby granted to the City of Wichita, Kansas. Minimum Building Pad Elevation for Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 20, Block 4, shall be the M.S.L. City Datum (1928.9 M.S.L.) and for Lots 21, 22, 23, 24, 25, 26, 27, 28 and 29, Block 4, shall be 140.5 City Datum (1927.9 M.S.L.) and for Lots 30, 31 and 32, Block 4, shall be 140.0 City Datum (1927.4 M.S.L.).

- BENCH MARKS:**
- #1. R.R. Spike in Power Pole north side of Maple St., 21.5' 40.5' E. of S.W. Cor. of ASHLEY PARK. Elev. = 1378.88 M.S.L.
 - #2. Oil in top of curb south side of Harmony St., 20' W. of N.W. Cor. of Lot 1, ASHLEY PARK. Elev. = 1378.88 M.S.L.
 - #3. Oil in top of curb north side of Douglas St., 20' W. of S.W. Cor. of Lot 1, ASHLEY PARK. Elev. = 1378.88 M.S.L.
 - #4. City Datum Elev. = 141.46 City Datum
 - #5. Oil in top of curb south side of Harmony St., 20' W. of N.W. Cor. of Lot 1, ASHLEY PARK. Elev. = 141.46 City Datum
 - #6. Oil in top of curb north side of Douglas St., 20' W. of S.W. Cor. of Lot 1, ASHLEY PARK. Elev. = 141.46 City Datum
- Minimum Road Elevations:**
- Lots 8 thru 20, Blk 4, 145.0 City Datum
 - Lots 21 thru 29, Blk 4, 140.5 City Datum
 - Lots 30 thru 32, Blk 4, 140.0 City Datum

J. W. Russell, Inc.
 D. N. Russell
 President

State of Kansas } s.s. The foregoing instrument acknowledged
 Sedgwick County } before me this 25th day of August 1991, by
 J. W. Russell, President of J. W. Russell, Inc., on behalf of
 the corporation.

My Appl. Exp. 7-13-1991
 J. W. Russell, Notary Public

This plat of "ASHLEY PARK", an addition to Wichita, Sedgwick County, Metropolitan Area Planning Commission, Wichita, Kansas, dated this 17th day of August 1991, Sedgwick County Metropolitan Area Planning Commission

Entered on file
 M. Wayne Skovell
 Secretary

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 17th day of August 1991.

Sheets L. Winkler
 City Clerk

Entered on file
 day of September 1991

#970177
 Edward G. Miller
 County Clerk

State of Kansas } s.s. This is to certify that this plat has been
 Sedgwick County } filed for record in the office of the Register of Deeds
 of this State on the 17th day of August 1991, at 11:15 o'clock
 A. M. and is duly recorded.

Late Register
 Register of Deeds

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to the plat of ASHLEY PARK, an addition to Wichita, Kansas.

Sam E. Tamm
 Vice Pres.

State of Kansas } s.s. The foregoing instrument acknowledged
 Sedgwick County } before me this 17th day of August 1991, by
 Sam E. Tamm, Vice President of Columbia Savings, on behalf
 of the corporation.

My Appl. Exp. 1-30-91
 Notary Public