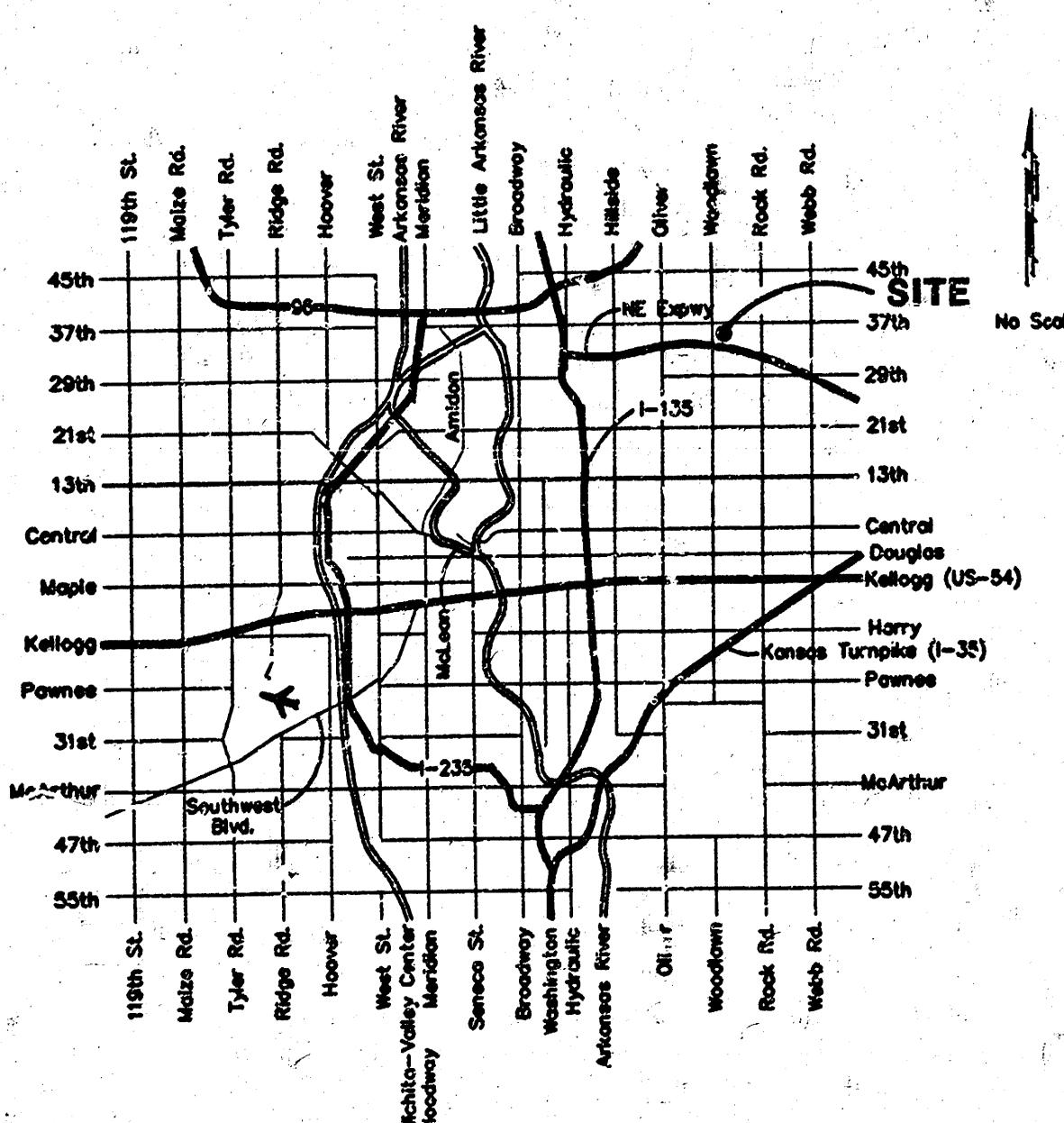


GENERAL NOTES:

- 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.P.L. Gas Service Company 383-8650
 Kansas Gas & Electric Company 383-8650
 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 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 plans~~. All costs for grading shall be paid as lump sum for easement grading.
- 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.

LOCATION MAP

SANITARY SEWER IMPROVEMENTS TO SERVE BRUSH CREEK 3RD ADDITION PHASE 2 - LOTS 3 - 8

Private Project Number 916 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

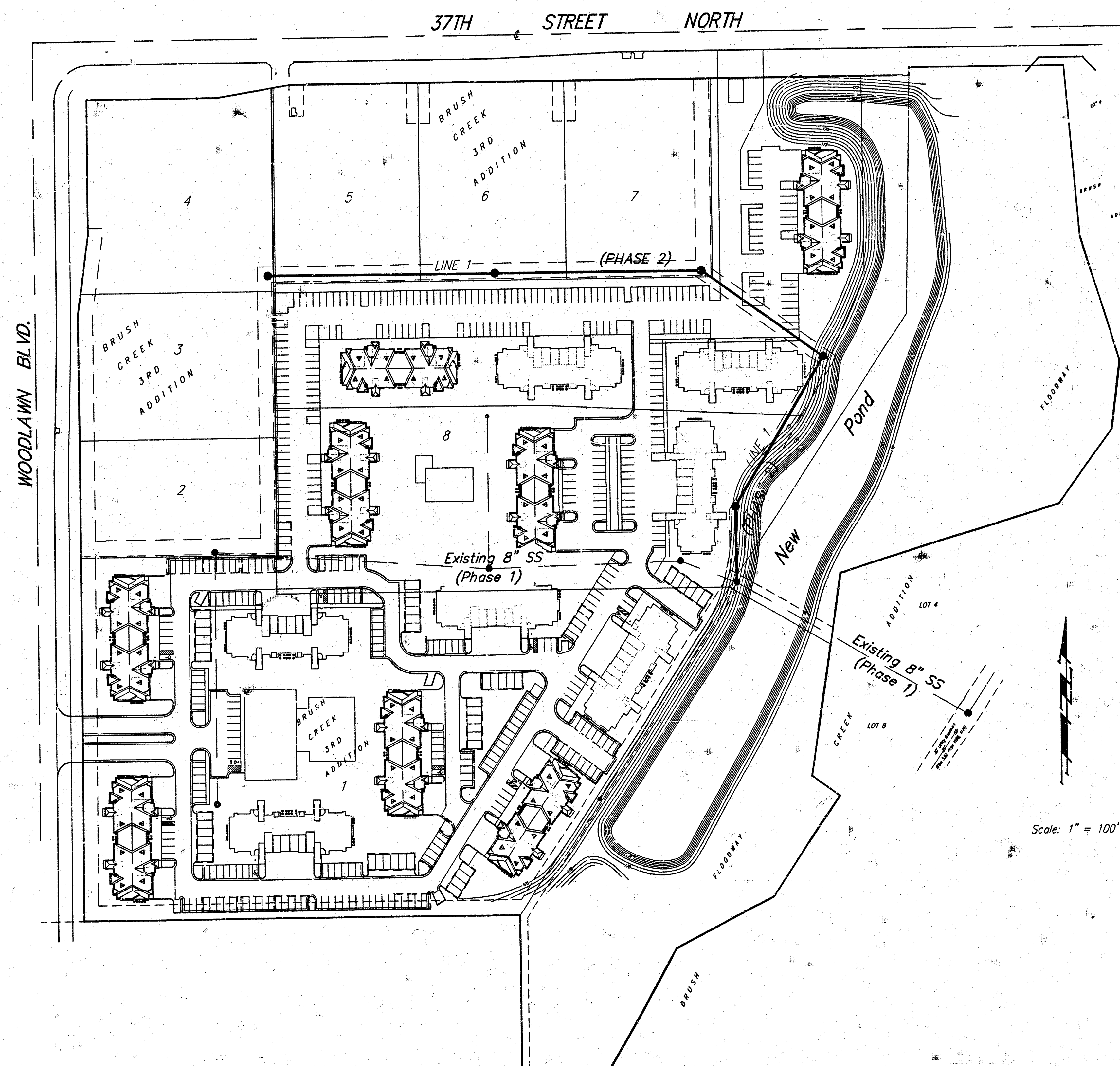
JULY 1999

BENCHMARK:

CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH ST. NO.
SE. COR. OF INTERSECTION, 75.7' E. & 56.3' S. OF E. BOTT
ELEVATION = 183.04 (CITY DATUM)

INDEX:

- Title Sheet
- Plan/Profile Sheet
- Plan/Profile Sheet
- Standard Type 'P' Manhole Detail
- Std. Frame and Cover Detail
- Copy of Plat

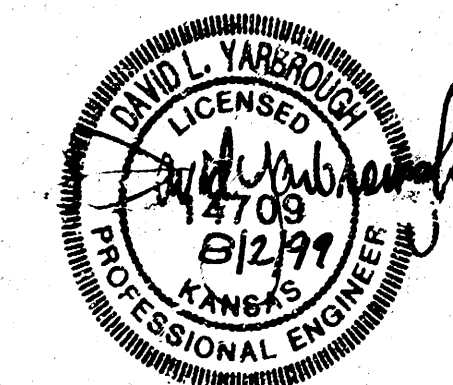


APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 8/5/99

NOTE TO CONTRACTORS

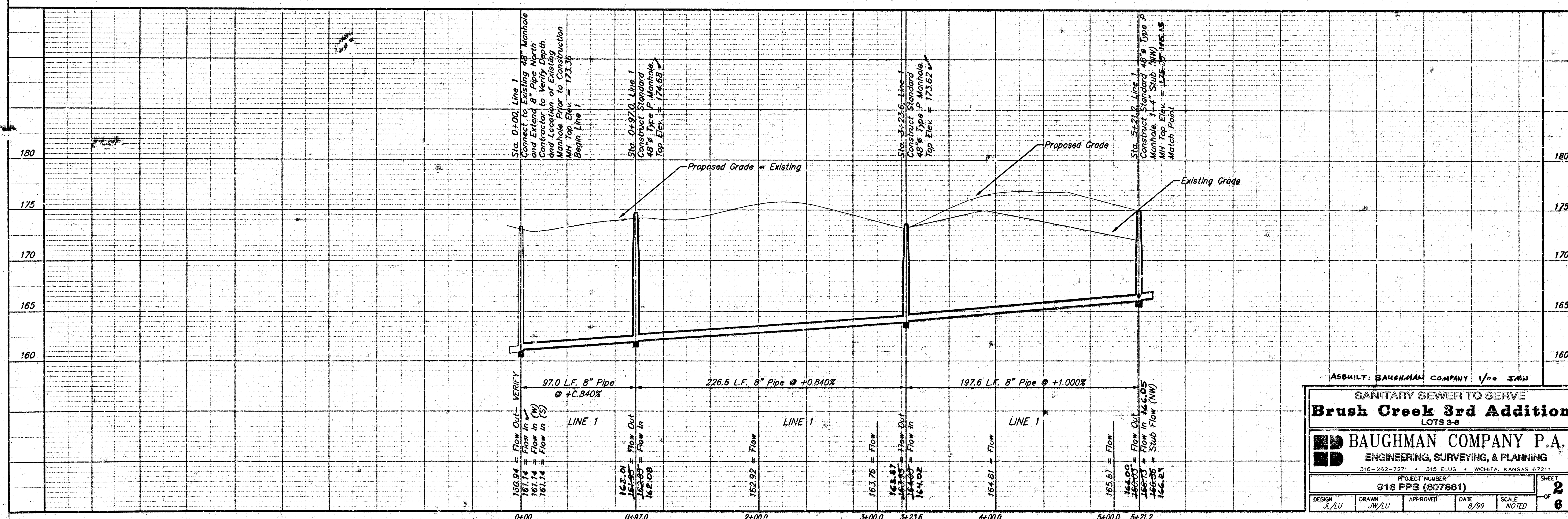
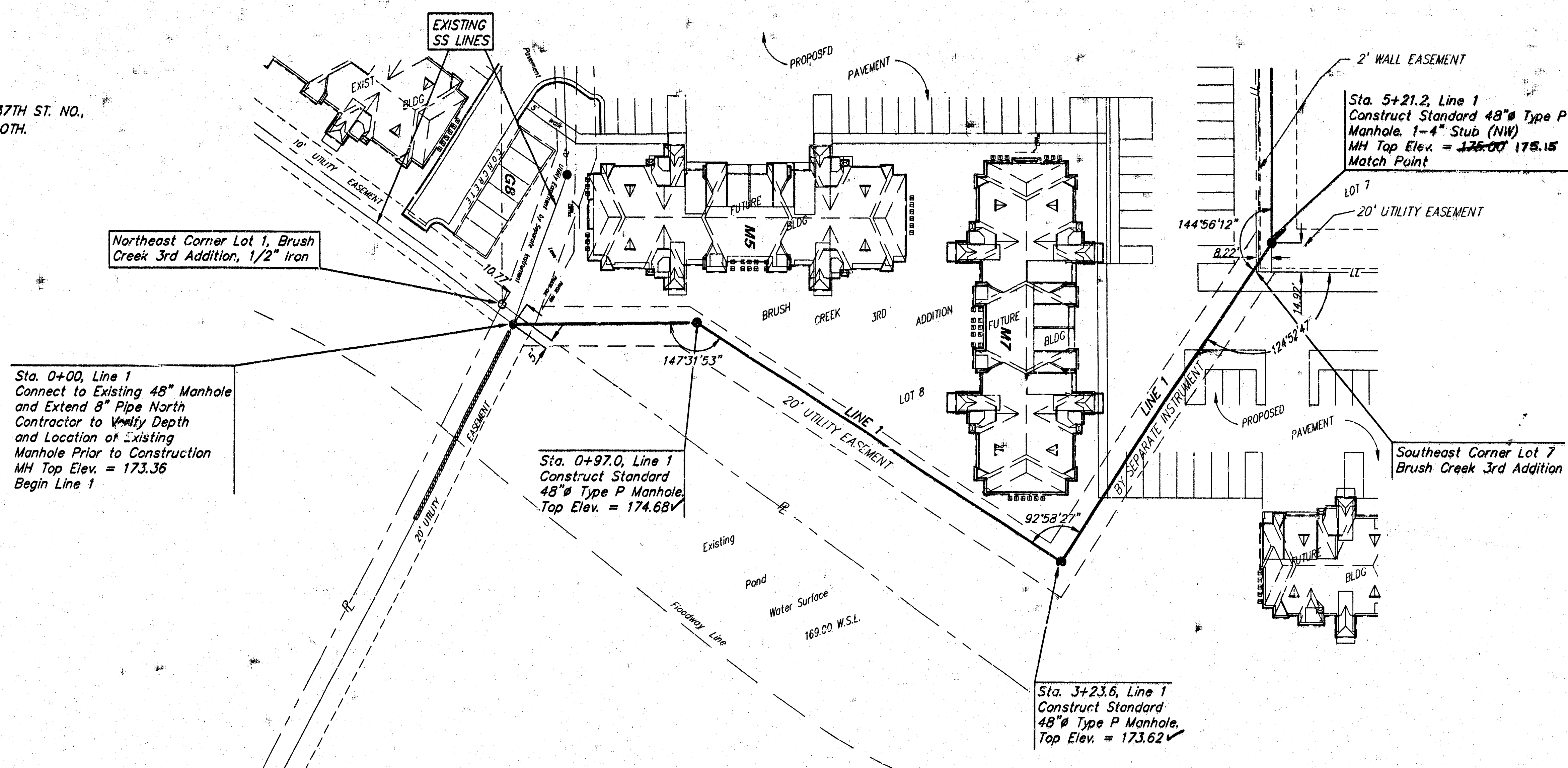
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).



PROJECT INSPECTED + ASBUILT
BY BAUGHMAN COMPANY 1/00
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67201

19-07-01-07

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH ST. NO.
SE. COR. OF INTERSECTION, 75.7' E. & 56.3' S. OF C BOTH.
ELEVATION = 183.04 (CITY DATUM)



ASBUILT: BAUGHMAN COMPANY 1/00 JMD

SANITARY SEWER TO SERVE
Brush Creek 3rd Addition
LOTS 3-8

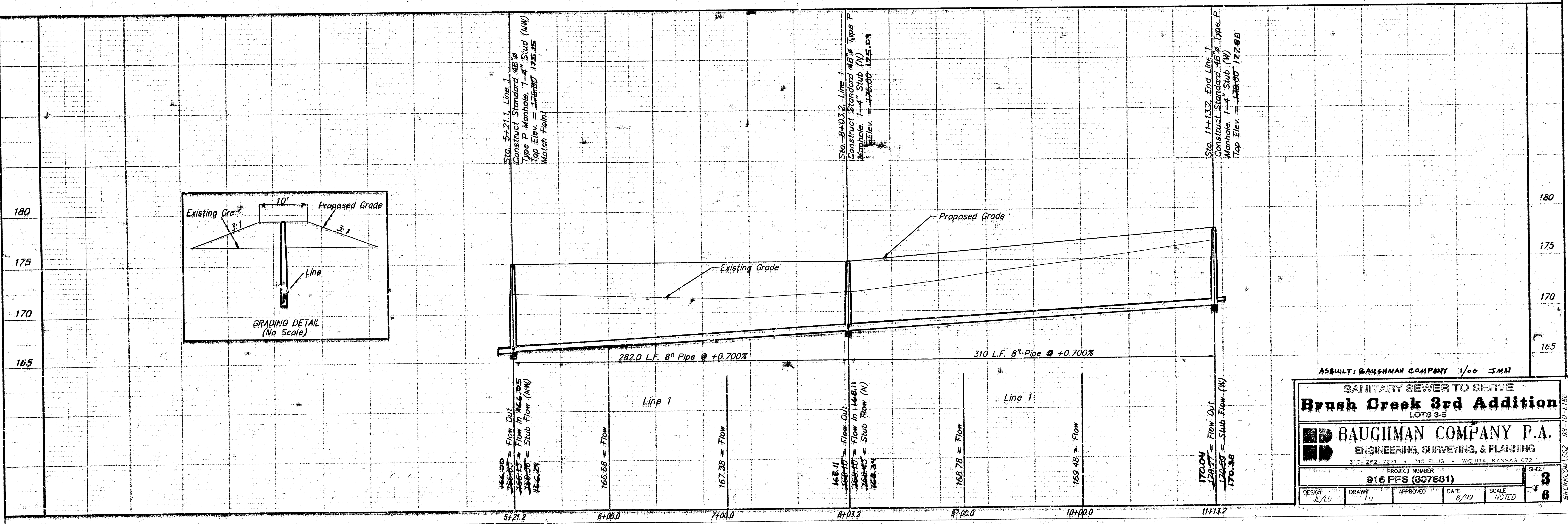
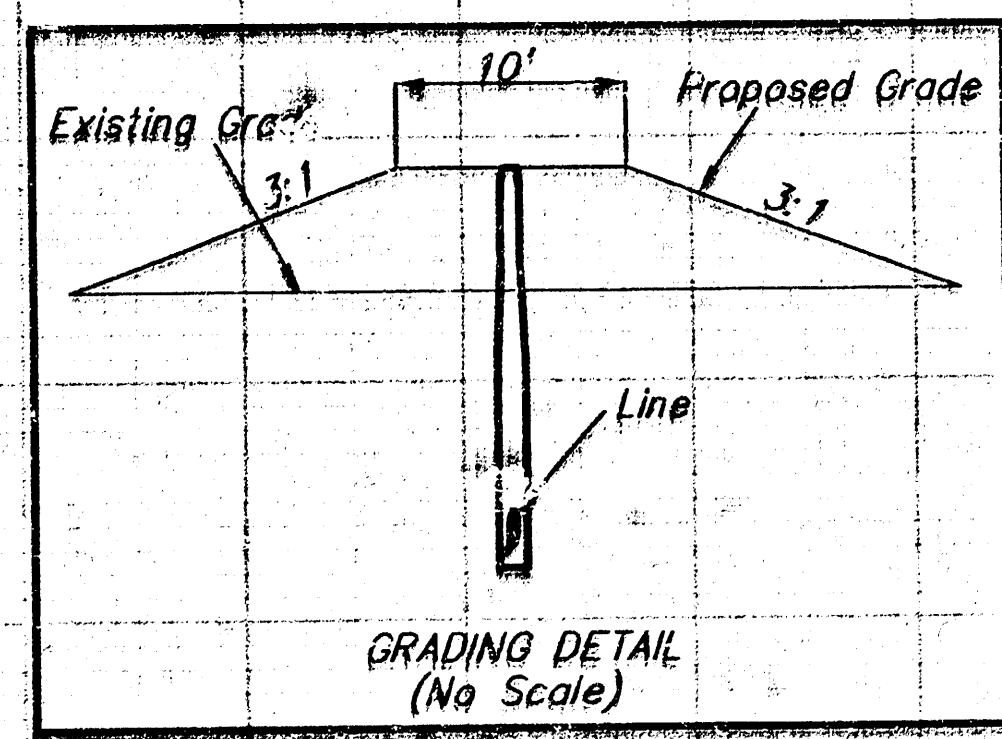
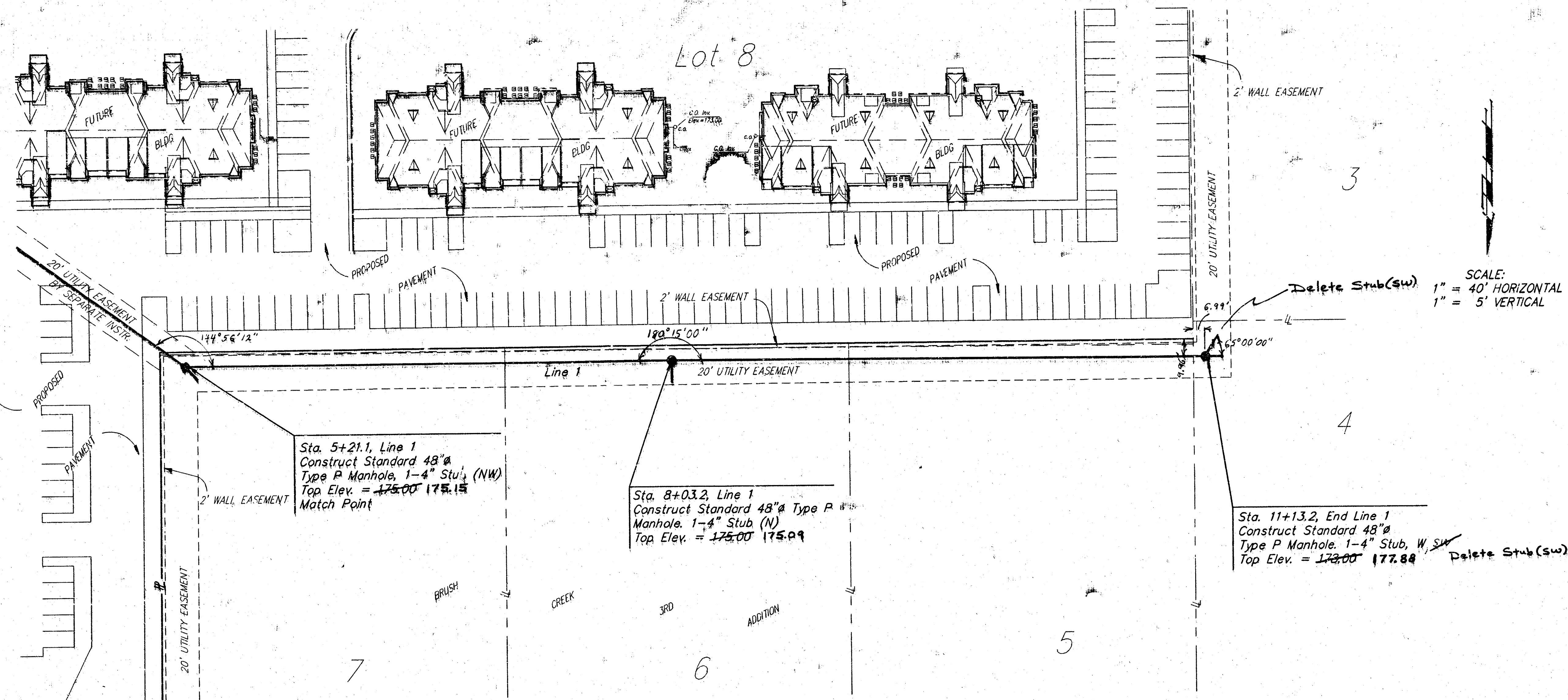
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
316 PPS (007861)

DESIGN: JLU DRAWN: JLU APPROVED: DATE: 8/99 SCALE: NOTED

SHEET
2
OF
6

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH ST. NO.
SE. COR. OF INTERSECTION, 75.7' E. & 58.3' S. OF Q. B.O.T.
ELEVATION = 183.04 (CITY DATUM)



ASBUILT: BAUGHMAN COMPANY 1/00 JMN

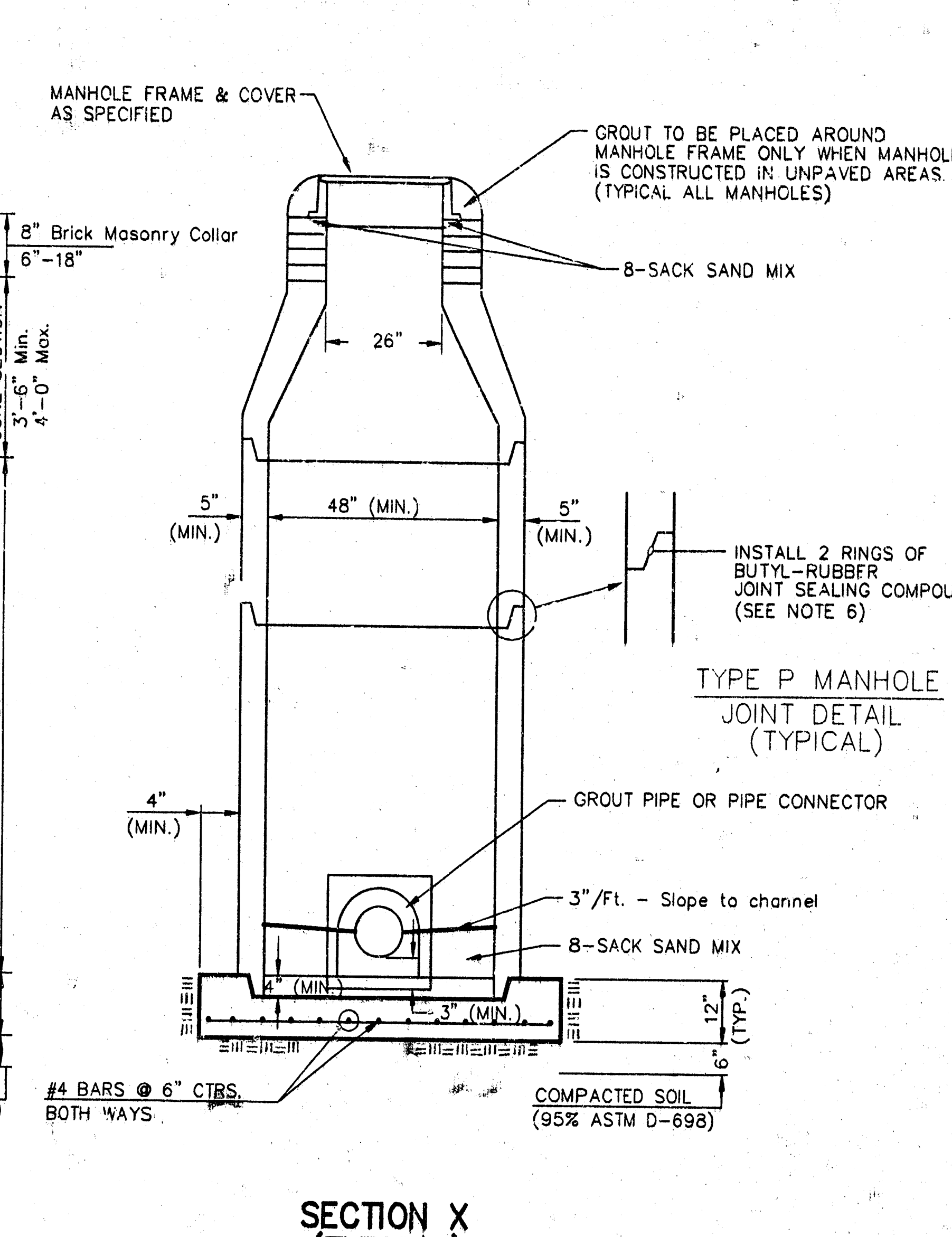
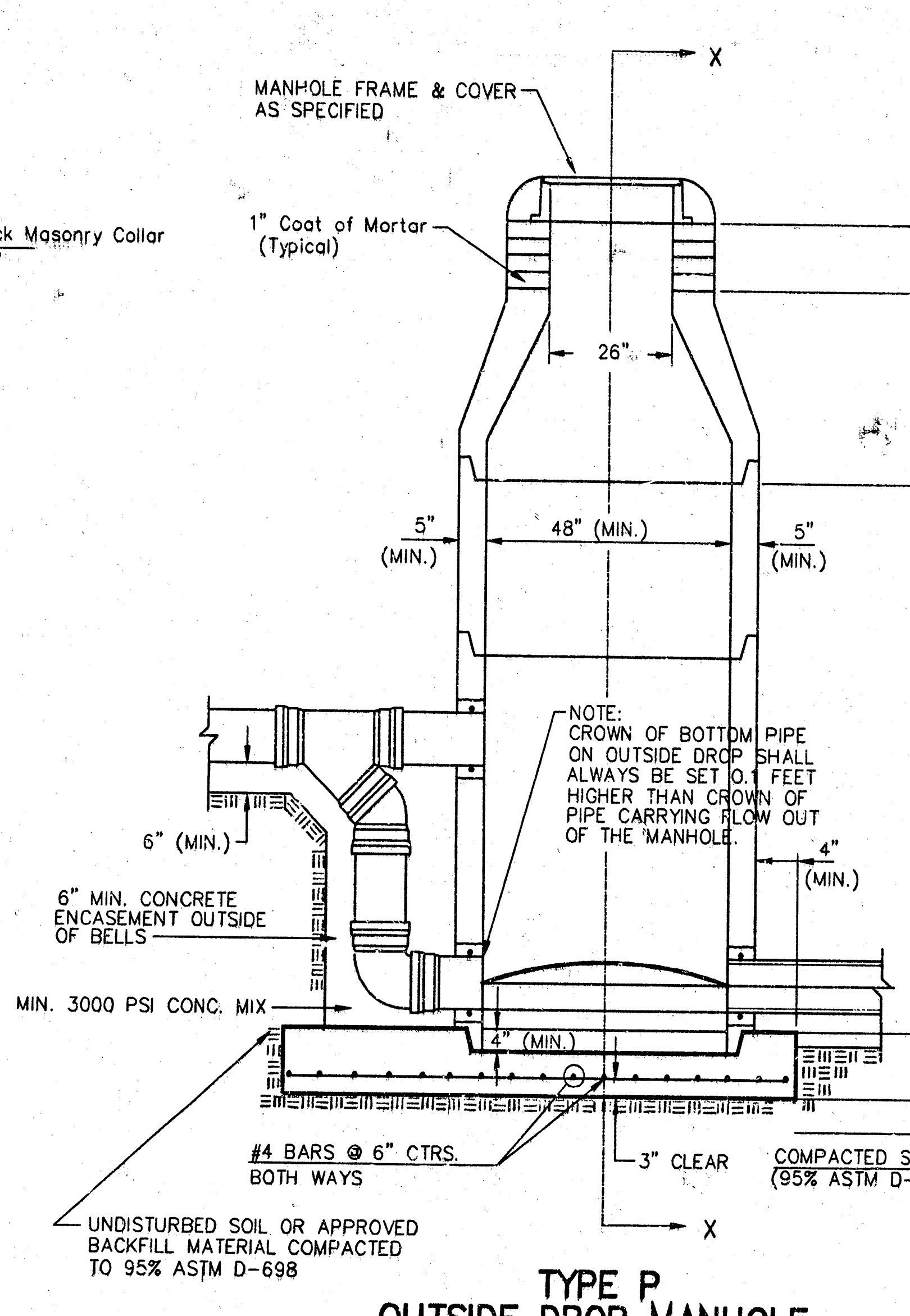
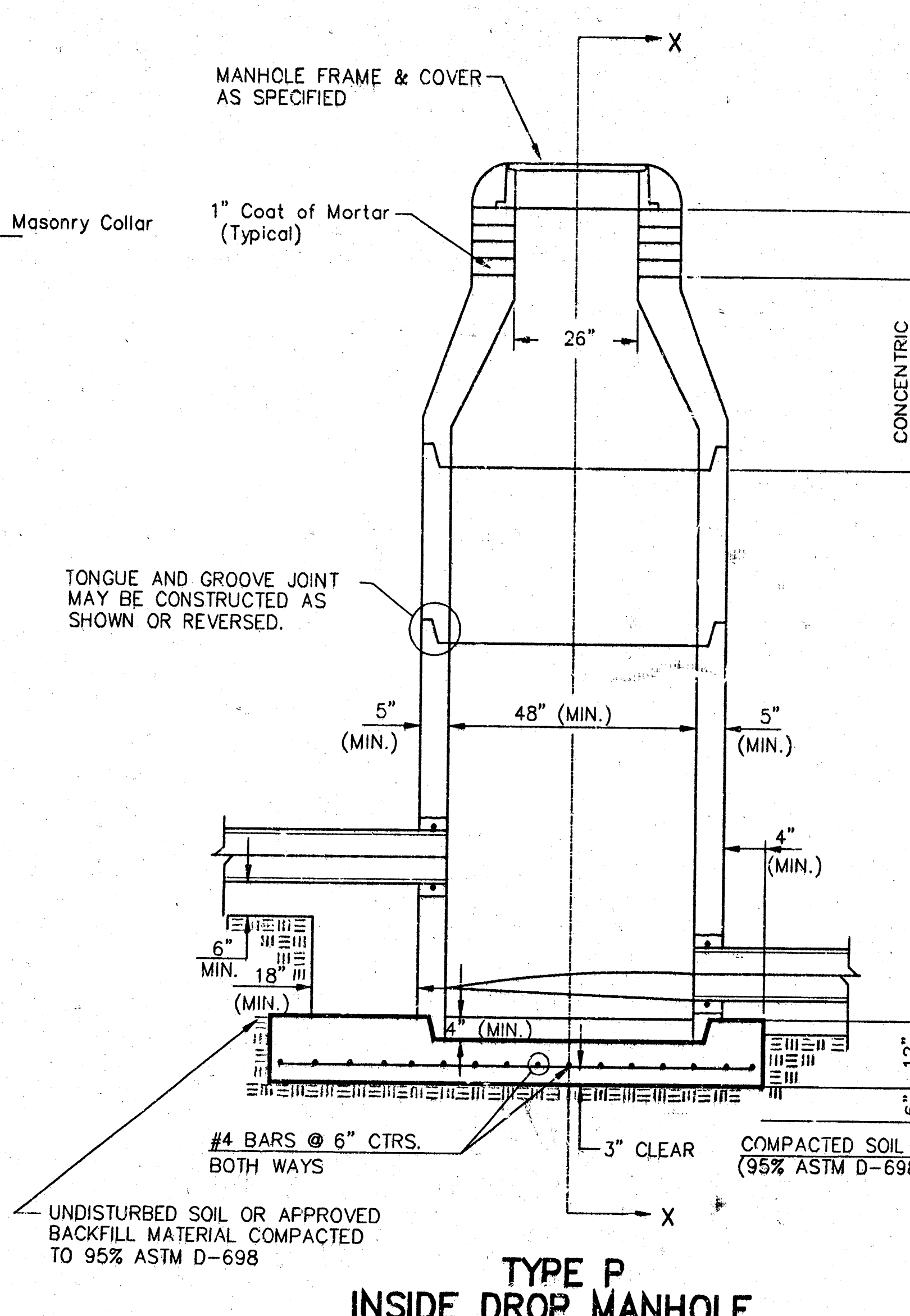
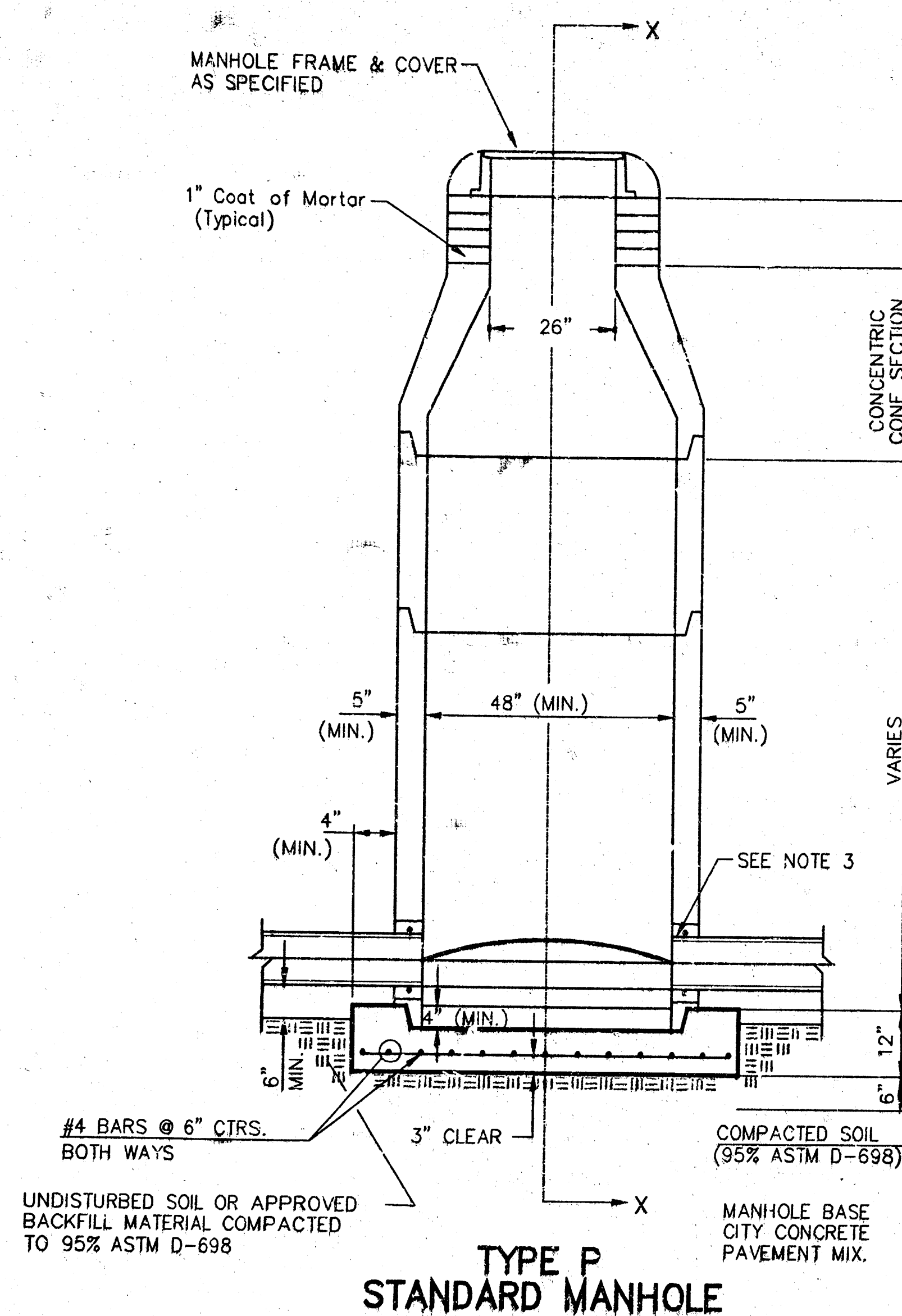
**SANITARY SEWER TO SERVE
Brush Creek 3rd Addition**
LOTS 3-6

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
311-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 916 FPS (807861)

DESIGN: J/LU	DRAWN: LU	APPROVED:	DATE: 8/99	SCALE: NOTED	SHEET: 3 OF 6
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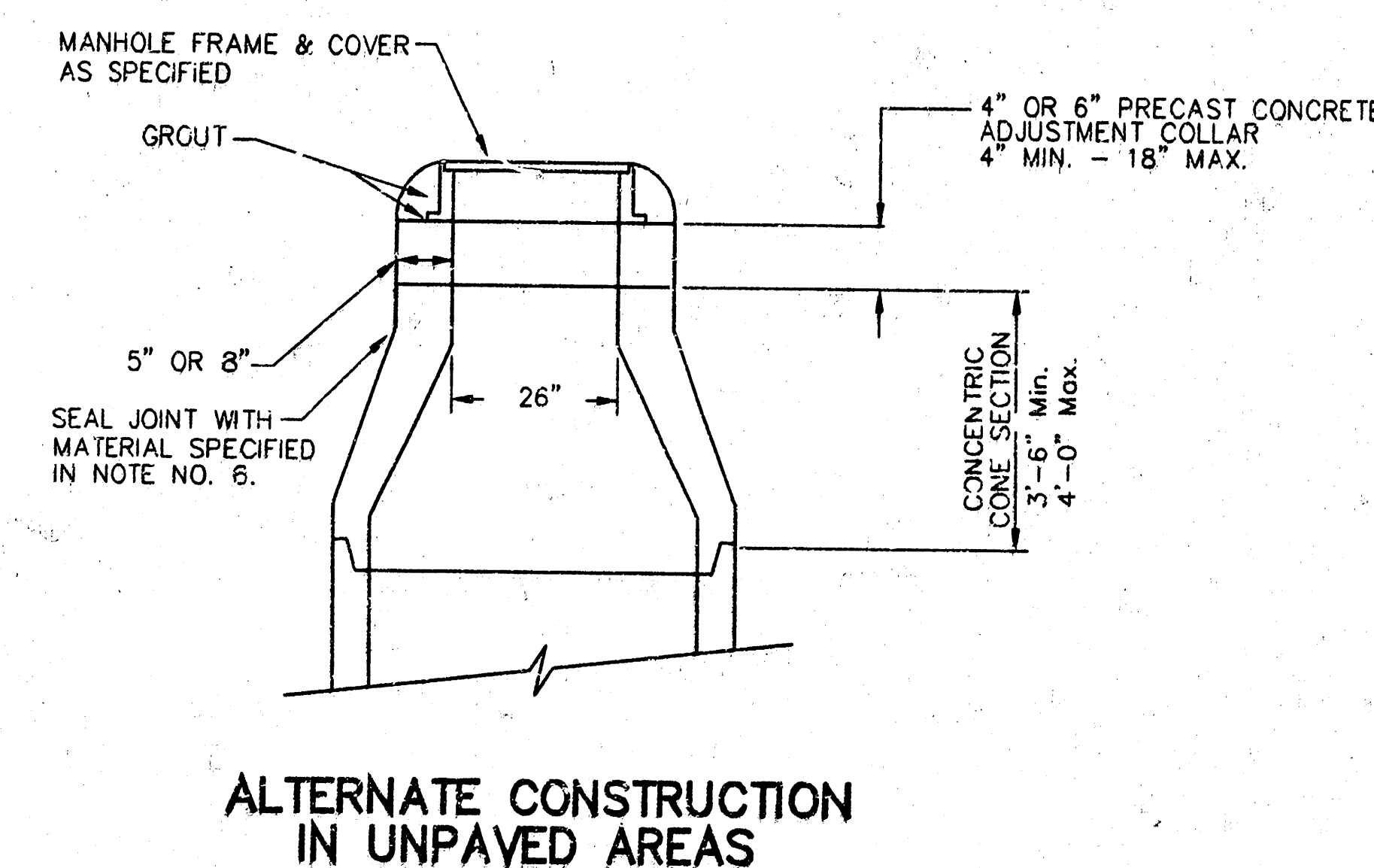
SEWER APPURTENANCES DETAILS



- 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 TNEC 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 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.

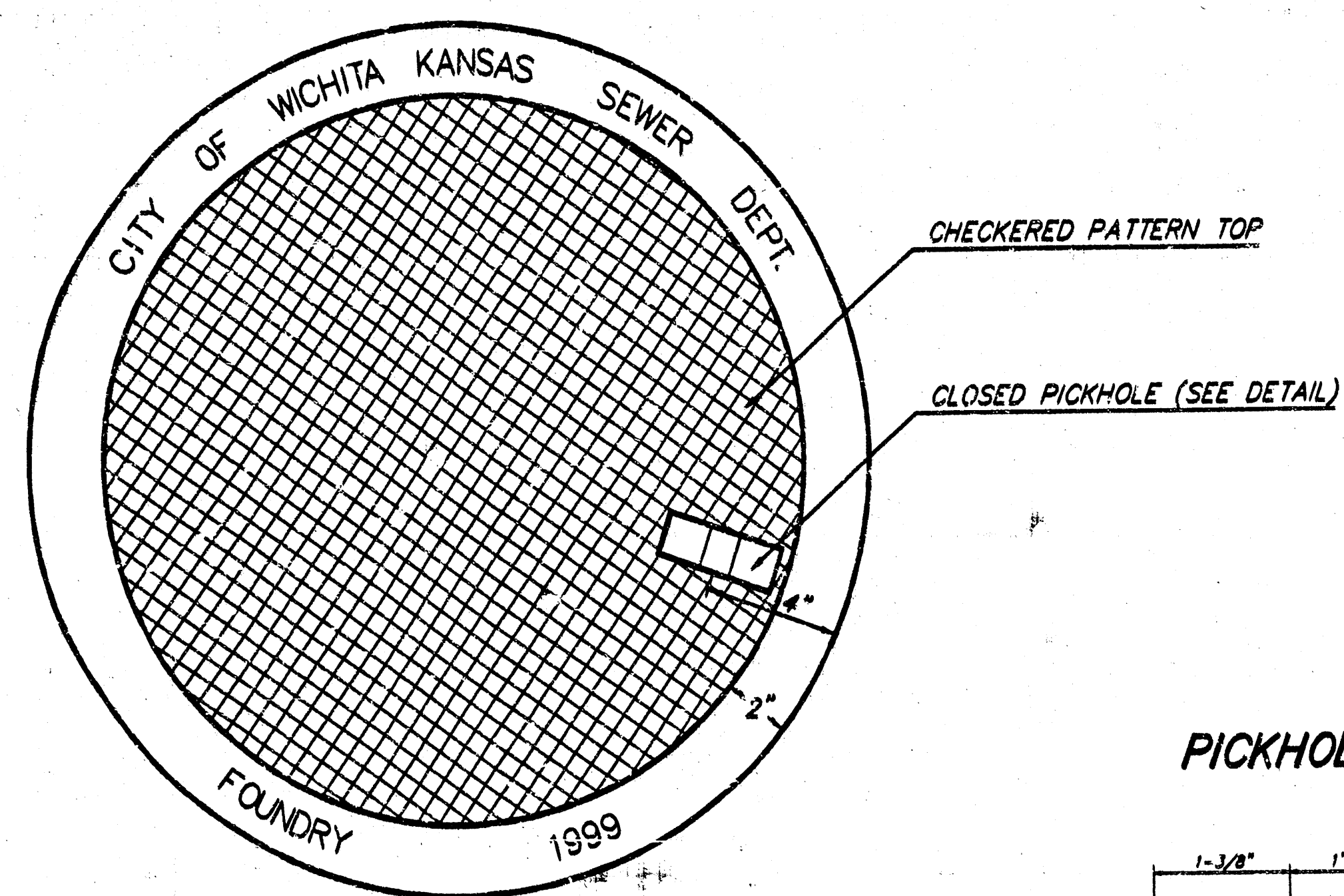


CITY OF WICHITA			
STD. MANHOLE DETAILS			
SEWER APPURTENANCES			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
306-283-7221 • 312 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
916 FFS (607881)			
DESIGN	URBAN	APPROVED	DATE
STAFF	STAFF	8/99	SCALE
			NONE
SHEET			4
OF			8

MANHOLE COVER
Weight = 180 Lbs.

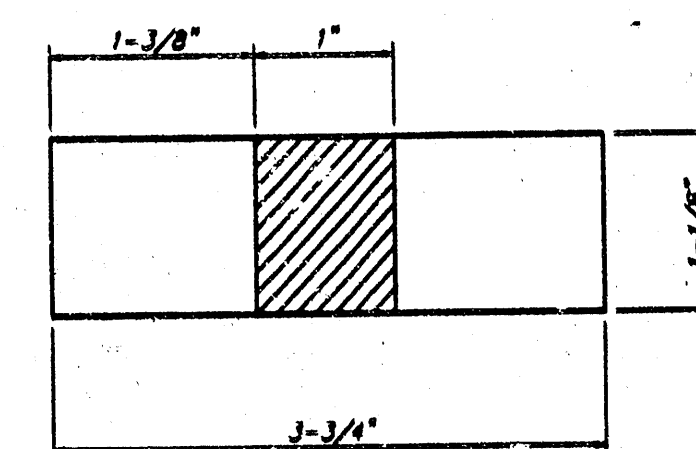
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

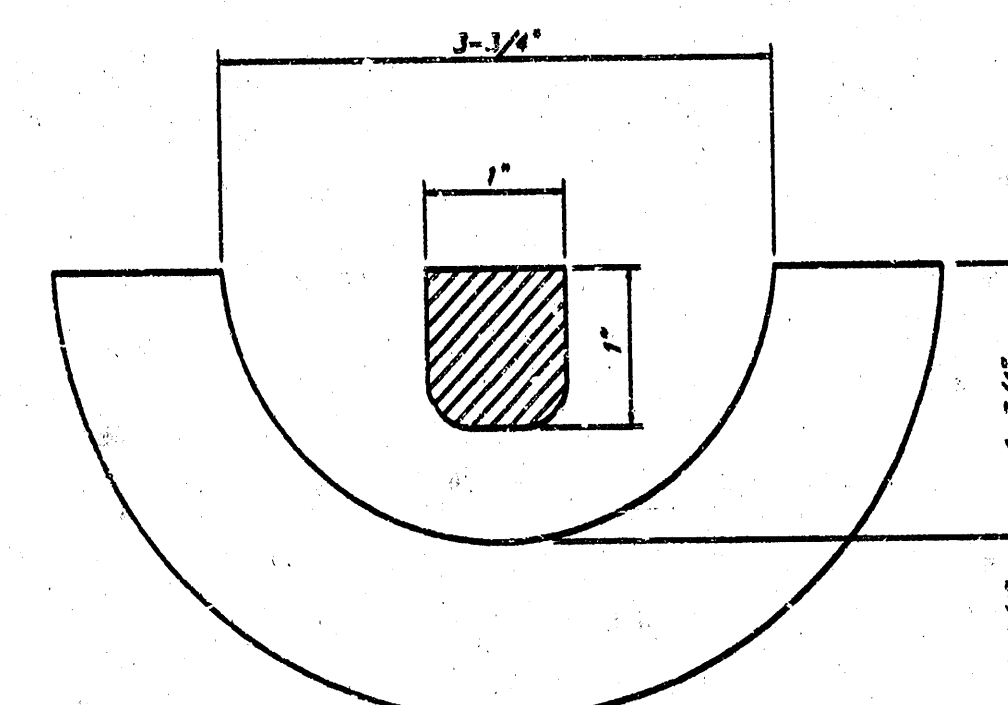


TOP VIEW

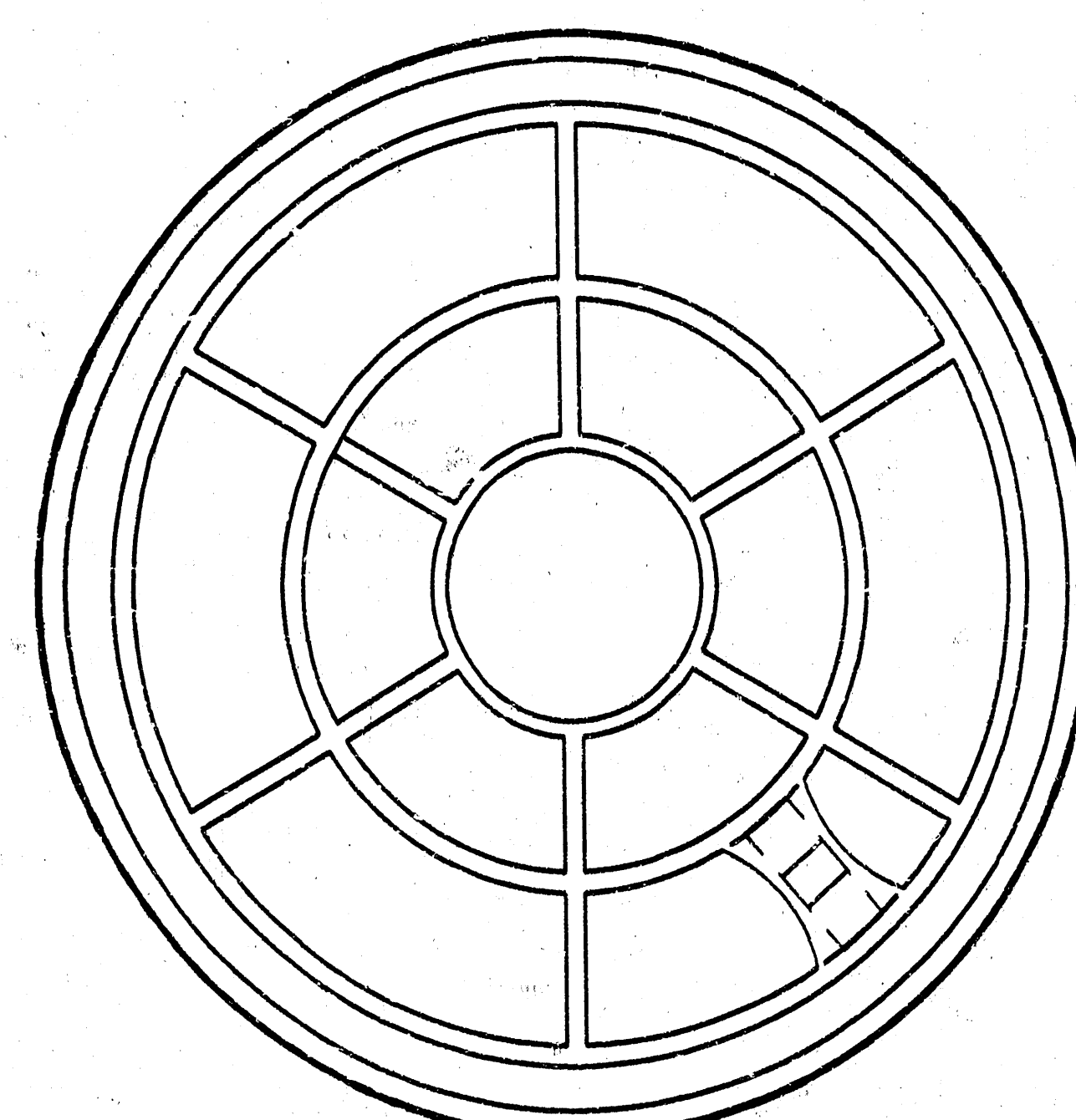
PICKHOLE DETAIL



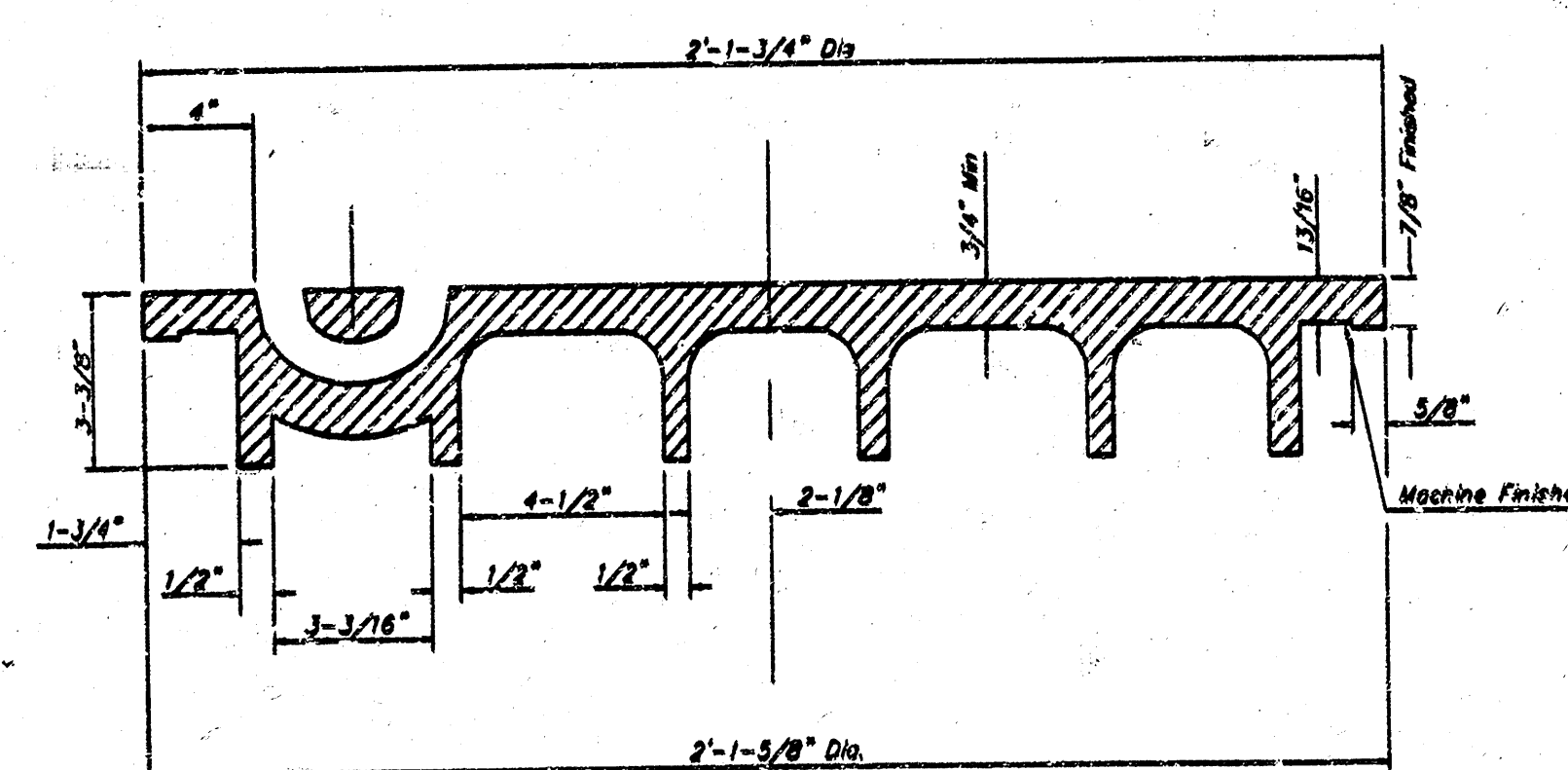
TOP VIEW



SECTION VIEW

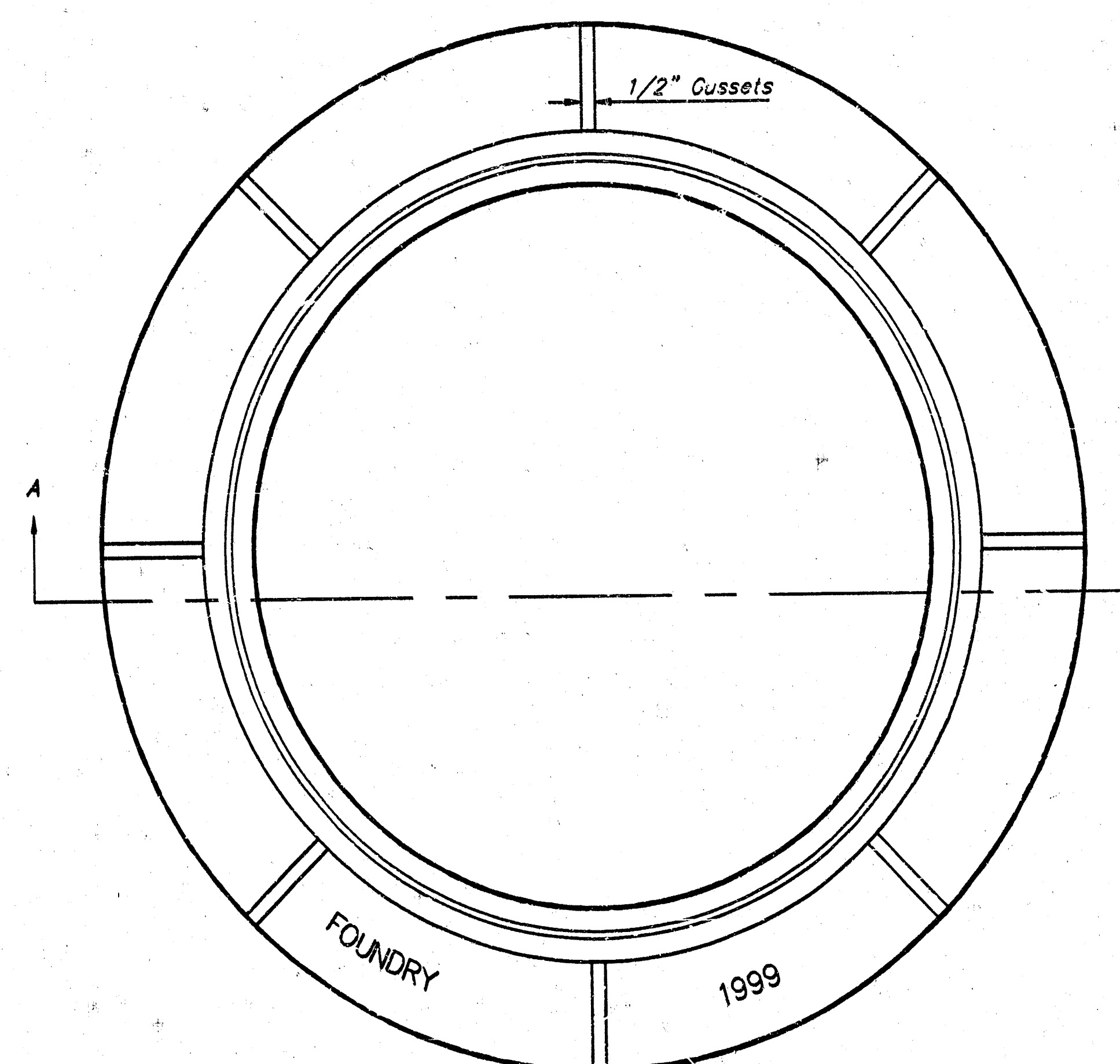


BOTTOM VIEW

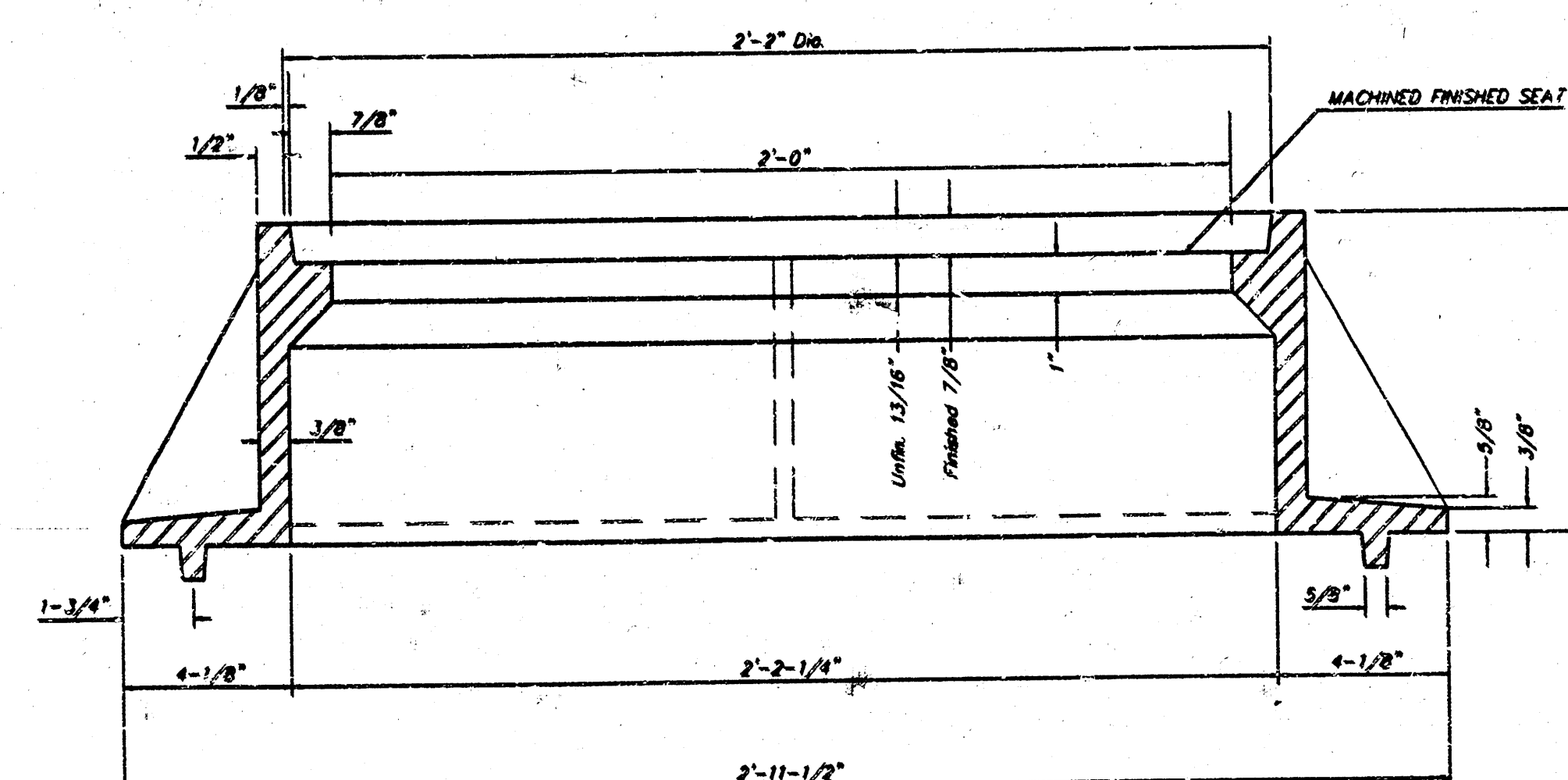


SECTION VIEW

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 AND 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 $\frac{1}{8}$ " AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. 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 MARKED WITH REGARDS TO THE CITY OF WICHITA. THE LETTERS AT LEAST 1 INCH 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. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUTS SHALL NOT EXCEED THE AREA 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				
316-265-1271 • 316-ELIUS • WICHITA, KANSAS 67211				
PROJECT NUMBER 916 PPS (607861)				SHEET 5 OF 6
DESIGN DATE	DRAWN DATE	APPROVED	DATE	SCALE <i>AS SHOWN</i>

BRUSH CREEK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company P.A., Surveyors in
Sedgwick County) Sedgwick County and State do hereby certify that we have surveyed and
aforesaid County and State do hereby certify that we have surveyed and
platted "BRUSH CREEK 3RD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A replat of Lots 1,
2 and 3, Block 1, Brush Creek Addition, Wichita, Kansas.

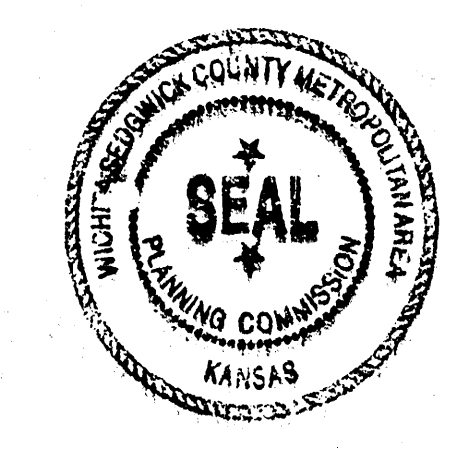
All being situated in the NW 1/4 of Sec. 31, Twp. 26-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Co., P.A.

Michael G. Canrey
Michael G. Canrey
Surveyor

This plat of "BRUSH CREEK 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 16th day of April, 1998
Wichita-Sedgwick County Metropolitan Area Planning Commission



Richard L. Lopez, 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 7th day of July, 1998.

Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this 17th day
of July, 1998.
James Alford, County Clerk

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 17th day
of July, 1998, at 11:30 o'clock A.M. and is duly
recorded.

1708468

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 17th day of July, 1998, by Jack K.
Stamp, Vice-President of W.B. Carter Construction Co., Inc., a Joint
Venturer of Brushcreek Community, Joint Venture, personally
known to me to be the same person who executed the within
instrument of writing and such person duly acknowledged the
execution of the same.

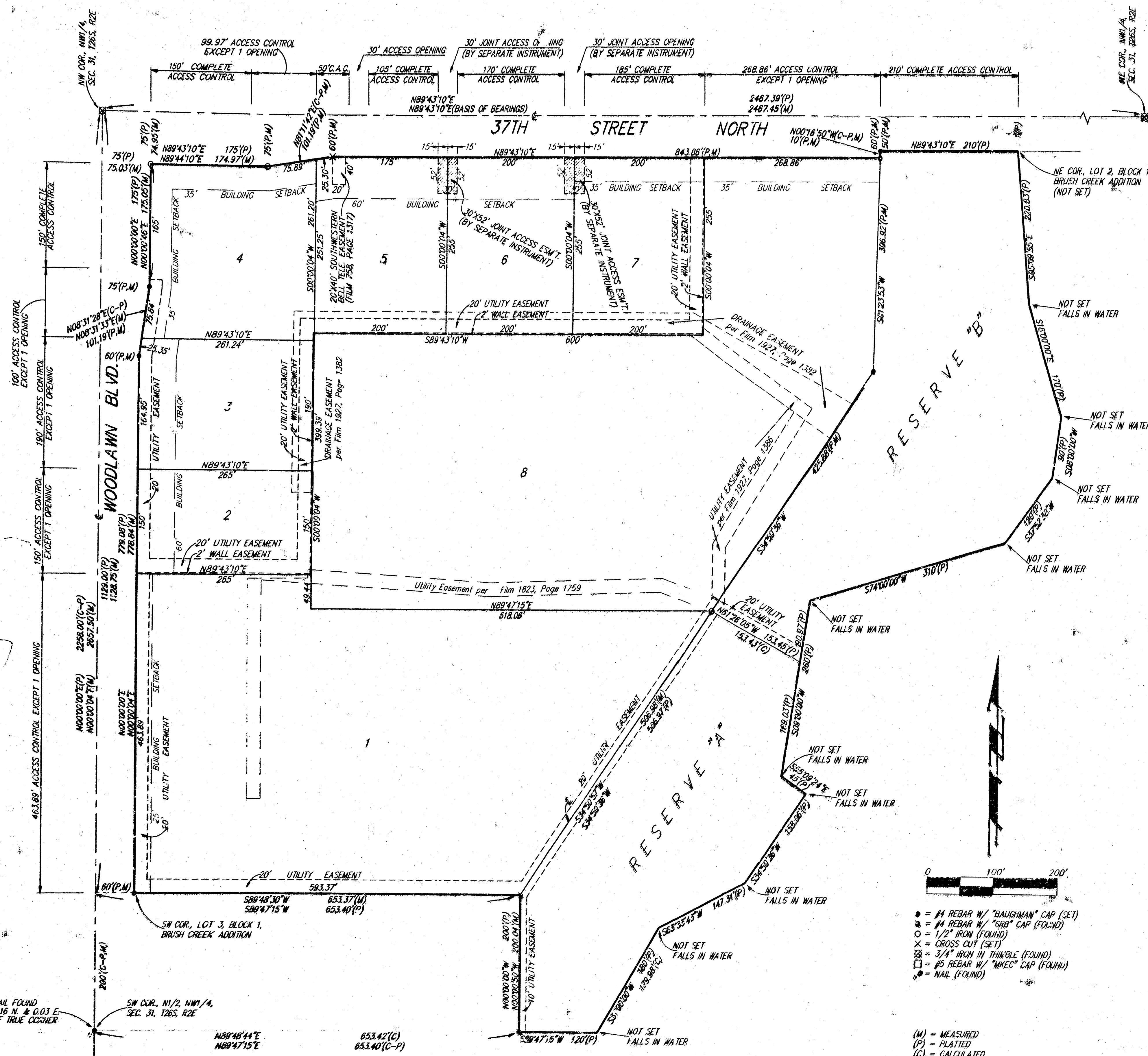
In testimony whereof, I have hereunto set my hand and affixed
my official seal the day and year above written.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-2-2001

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 17th day of July, 1998, by William L.
Korber, a Joint Venturer of Brushcreek Community, Joint Venture,
personally known to me to be the same person who executed the
within instrument of writing and such person duly acknowledged the
execution of the same.

In testimony whereof, I have hereunto set my hand and affixed
my official seal the day and year above written.

Judith M. Terhune, Notary Public
My App'l. Exp. 11-2-2001



(M) = MEASURED
(P) = PLOTTED
(C) = CALCULATED
(C-P) = CALCULATED PER
PLOTTED INFO.

NOTE:
ADDITIONAL BUILDING SETBACKS PER
COMMUNITY UNIT PLAN 07-128, AMENDMENT #1.

LOT	ELEVATION	
	CITY DATUM	M.S.L.
1	176	1363.4
8	176.6	1363.0

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH ST. NO.
SE. COR. OF INTERSECTION, 75.7' E. & 56.3' S. OF E. B.O.M.
ELEVATION = 183.04 (CITY DATUM)

20.00
ck

BAUGHMAN COMPANY P.A.
1000 S. WILSON ST., SUITE 100
WICHITA, KANSAS 67201
316-267-7271 • 316-267-7272 • 316-267-7273