

Lat. 36, Main 19, SWI  
SANITARY SEWER IMPROVEMENTS

to serve  
**TYLER'S LANDING 6TH ADDITION**  
CITY OF WICHITA, KANSAS

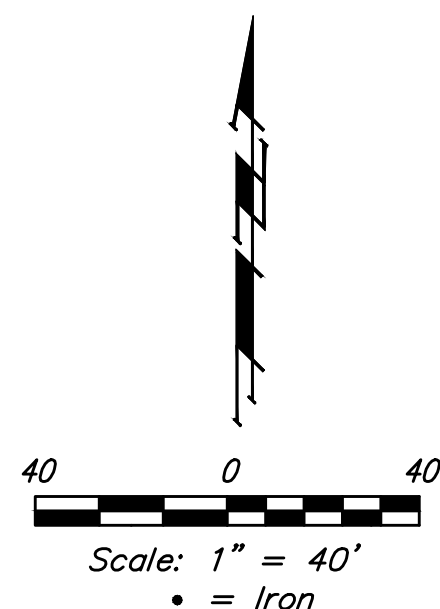
Gary Janzen, P.E. City Engineer  
Project Number  
468-85143  
OCA Number  
744426

Dondlinger Construction - Contractor  
J. Brand - City of Wichita, Field Project Engineer  
T. Dvorak - City of Wichita, Inspector  
Stub & Risers  
As-built  
Release Date: 01/12/2017  
pdf: apr 01/13/2017

**BENCHMARKS**

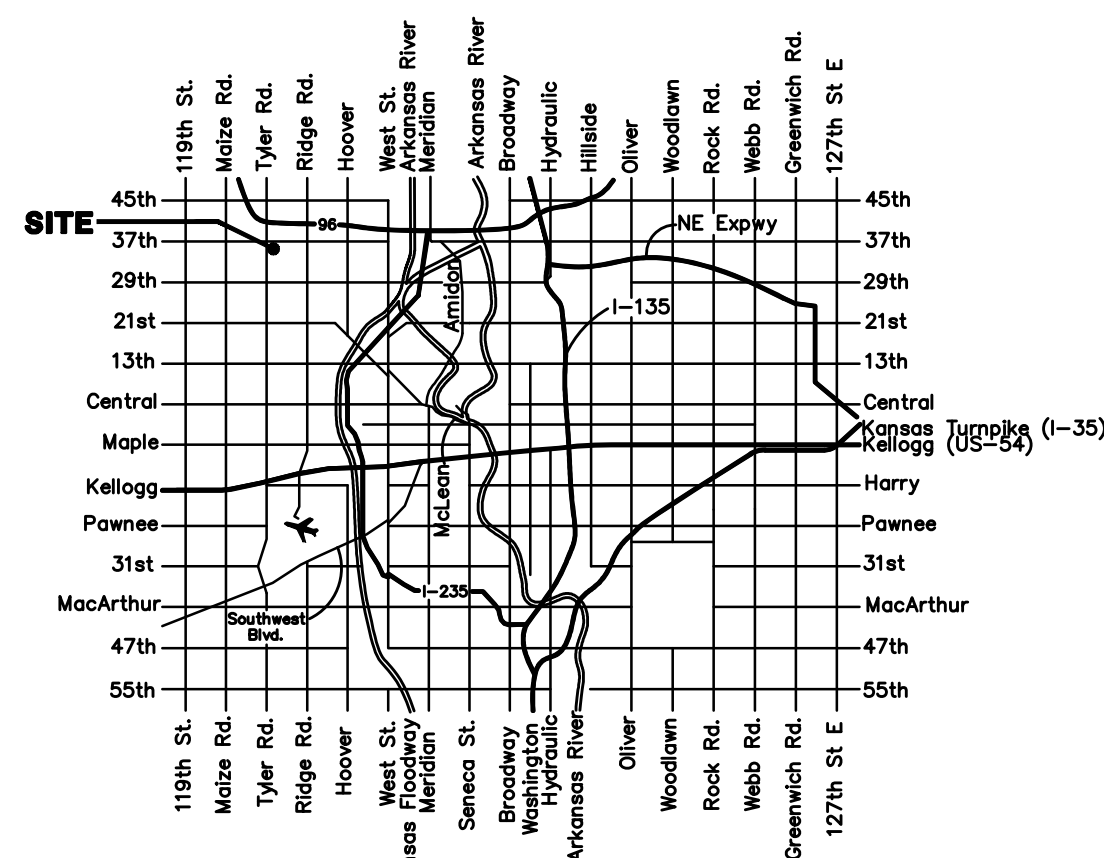
BM#1: "□" Cut with Cross in Curb  
Return at Southeast Corner of  
Intersection of 37th St. N. and Tyler,  
Approximately 47' South and 49.5'  
East of the Center of Intersection  
Elev. = 1343.53 NAVD88

BM#2: "□" Cut with Cross in South  
Line of 37th St. N. Approximately  
41.5' South and 1,026' East of the  
Center of the Intersection of 37th St.  
N. and Tyler.  
Elev. = 1337.39 NAVD88



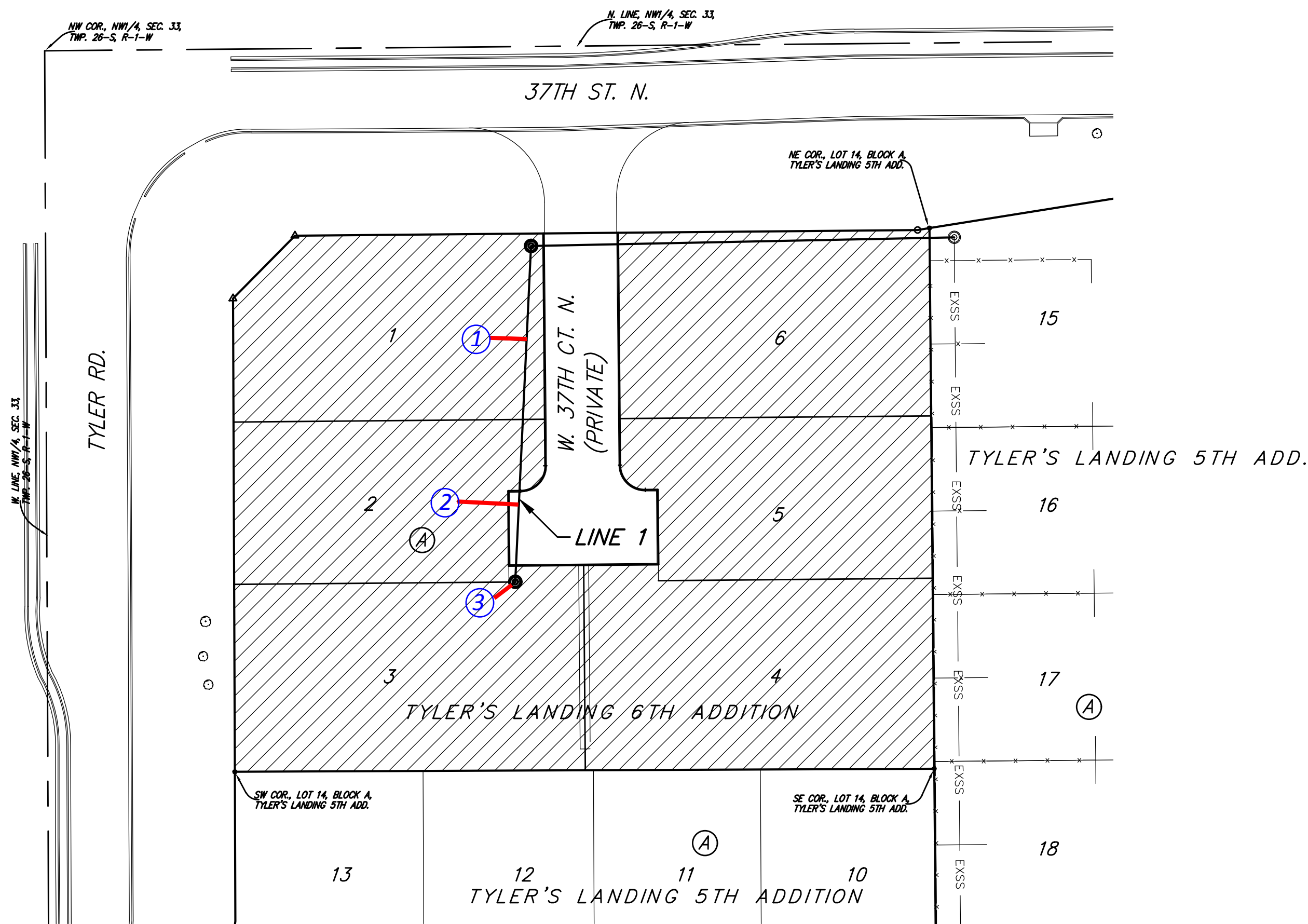
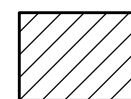
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Vicinity Map

BENEFIT DISTRICT



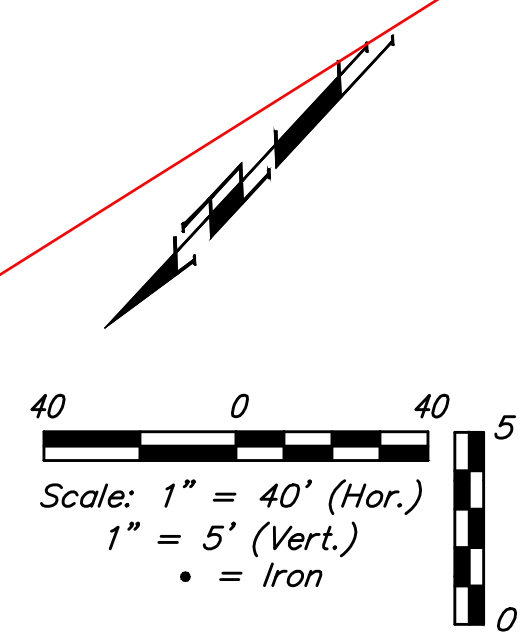
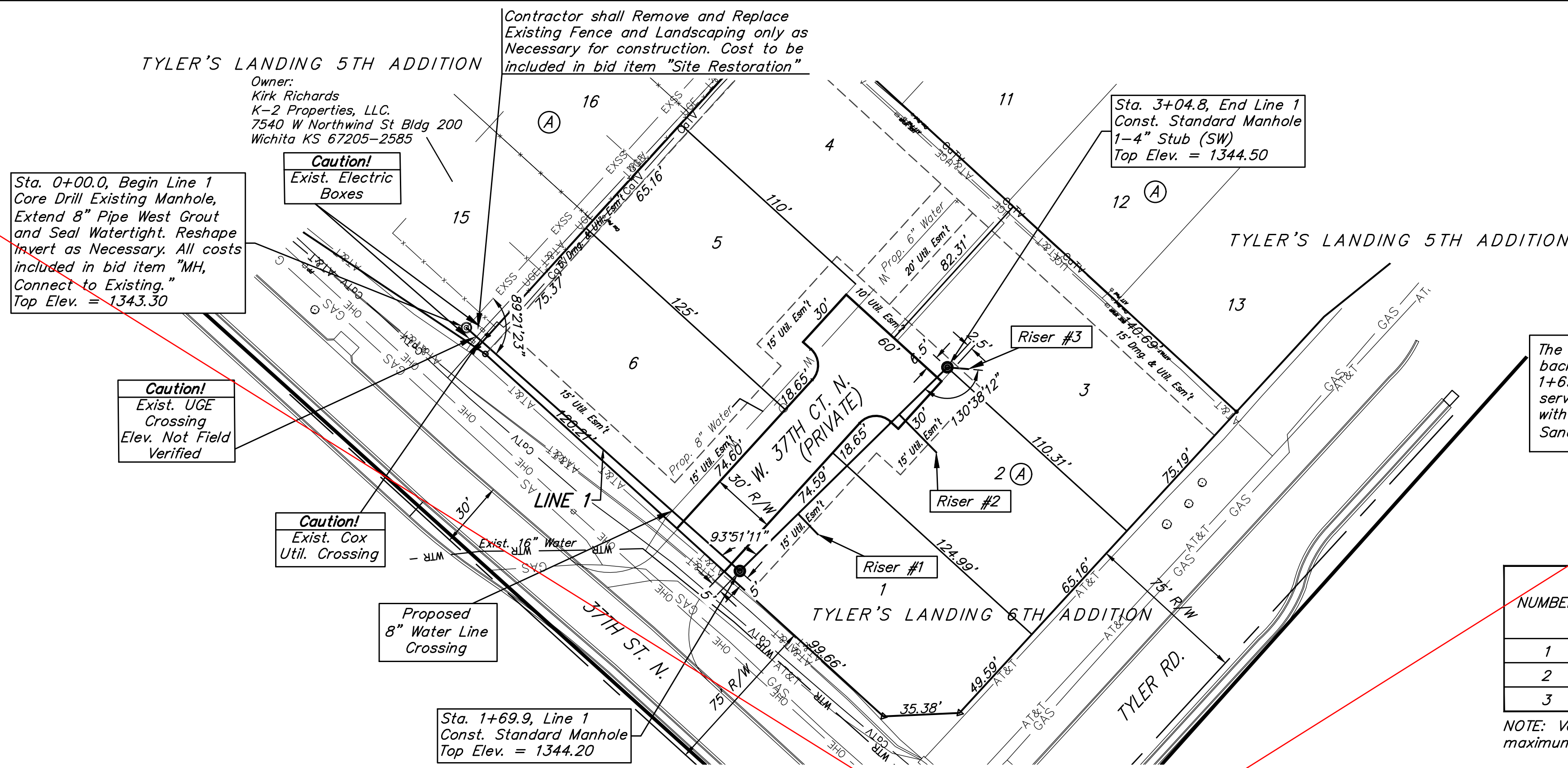
**GENERAL NOTES:**

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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 262-4270  
Kansas Gas Service 1-888-482-4950  
Westar Energy 383-8650  
Black Hills Energy 1-800-303-0357  
AT&T 268-2245  
City of Wichita Water Dept. 268-4563  
City of Wichita Sewer Maint. 268-4024  
City of Wichita Storm Sewer Maint. 268-4090  
City of Wichita Traffic Maint. 268-4034  
Conoco Phillips Pipeline Co. 1-877-267-2290  
Southern Star Pipeline Co. 529-6600  
Kinder-Morgan Pipeline Co. 1-888-844-5658
- Utility service lines, poles, valve boxes, meters, and etcetera 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, in the opinion of the Engineer, that 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 ONLY with the Developer or Baughman Company 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 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 existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the Contractor and until project is accepted by the City of Wichita. The on-site Engineer shall complete weekly reports on the status of erosion control measures. The Contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site Engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMP's".
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- 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 directly and this cost shall be considered as subsidiary to the other pay of items of work.
- Contractor to remove and replace fence and landscaping as necessary for construction. Contact Kirk Richards PH# (316) 721-7844, one week notice prior to construction.
- All areas disturbed during construction shall be seeded as follows (Temporary Seeding):  
  
Seed: Ryegrass: 5 lbs/1000 sq. ft.  
  
All seeding operations shall conform to City of Wichita Standard Specifications. All costs associated with seeding shall be included in bid item "Project Seeding".
- The developer for this project is Jay Russell PH# (316) 722-2417.



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BM#2: "□" Cut with Cross in South Line of 37th St. N. Approximately 41.5' South and 1,026' East of the Center of the Intersection of 37th St. N. and Tyler. Elev. = 1337.39 NAVD88



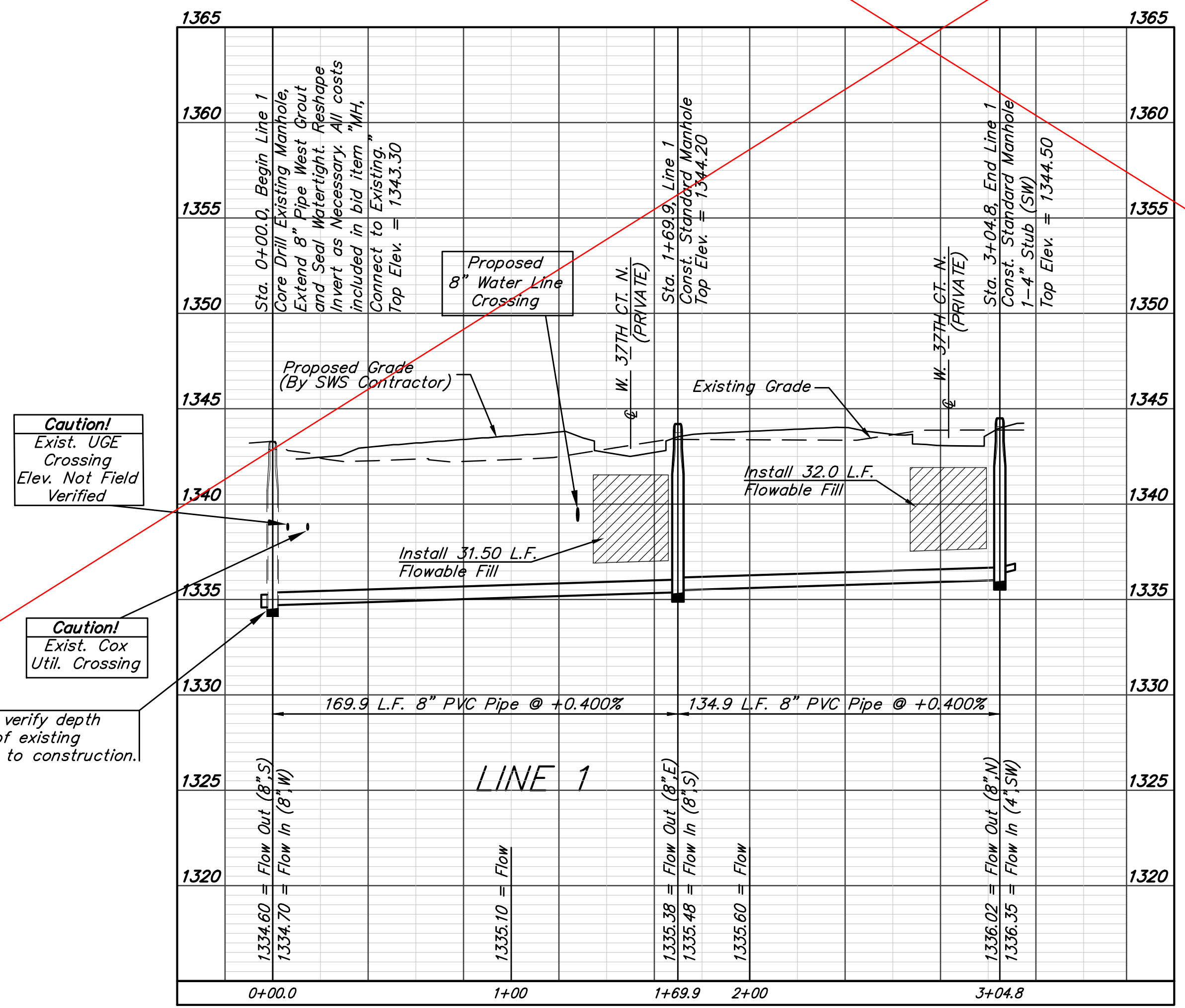
The Contractor shall be required to backfill trench with sand from Sta. 1+69.9 to Sta. 3+04.8 Line 1. All service lines shall also be backfilled with sand. To be bid as L.F. Fill, Sand (Flushed and Vibrated)

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY		
		LOT NO.	BLOCK NO.	LINE NO.	STATION/DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
1	8" X 4" Tee	1	A	1	2+07.79/Rt.	5.5'	13.3'
2	8" X 4" Tee	2	A	1	2+73.58/Rt.	5.0'	24.6'
3	4" Stub w/Riser	3	A	1	3+04.80/Rt.	6.3'	9.8'

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

See revised plan sheet



**Baughman** Tyler's Landing 6th Addition  
**LINE 1**  
 Sanitary Sewer Improvements

Baughman Company, P.C. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 468-85143 DESIGN: AEG DRAWN: DJL  
 APPROVED: DATE: 8/16

REVISIONS:

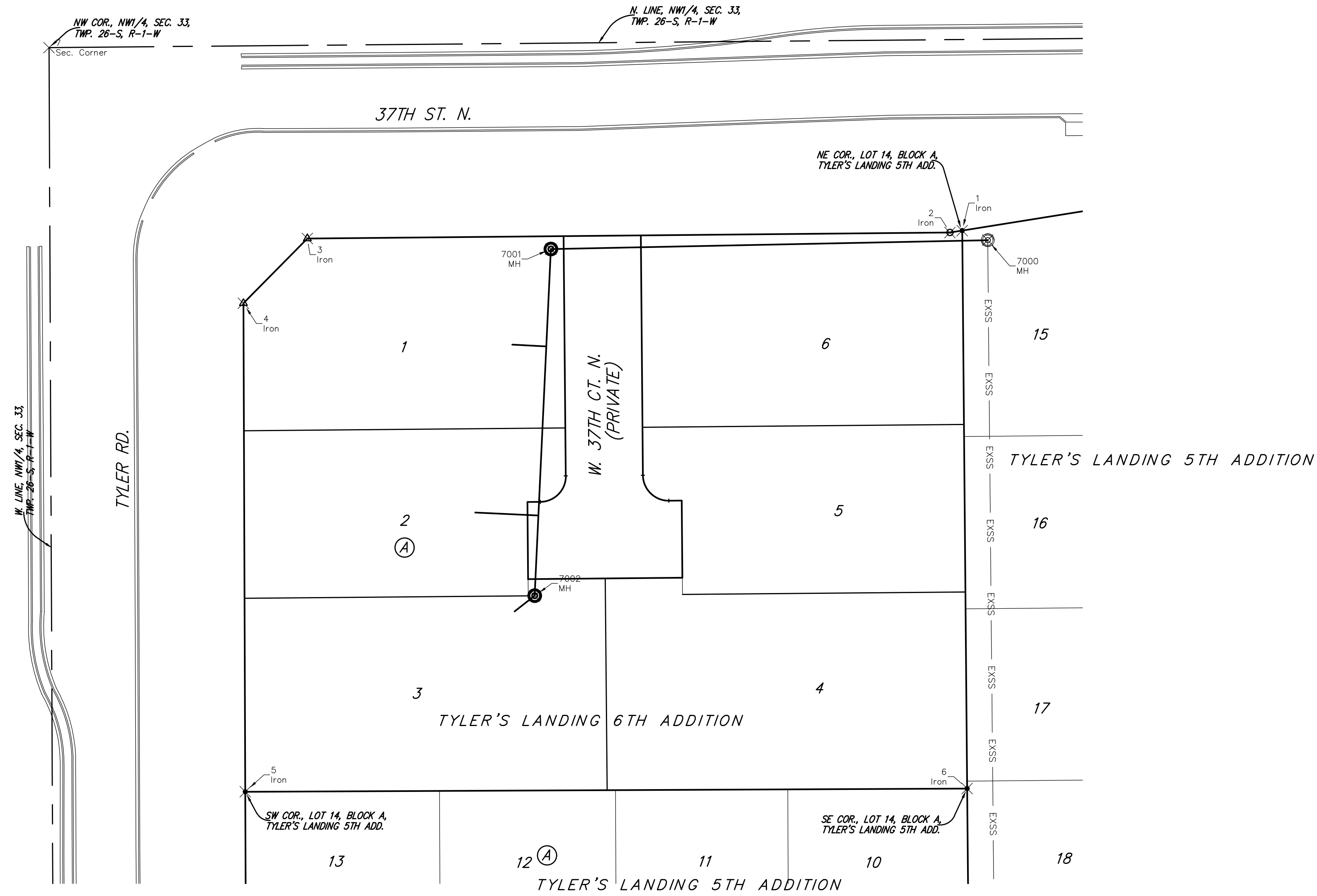
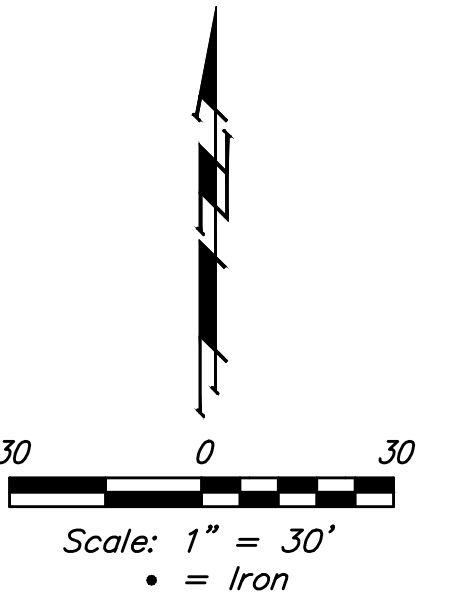
SCALE: Noted  
 SHEET: **2 OF 13**

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Sanitary Sewer

Control Points			
Point #	Northing	Easting	Description
7000	30030.01	40329.61	MH
7001	30026.53	40159.75	MH
7002	29891.74	40153.44	MH

Irons

Control Points			
Point #	Northing	Easting	Description
1	30033.73	40319.69	Iron
2	30032.97	40314.91	Iron
3	30030.66	40065.05	Iron
4	30005.48	40040.19	Iron
5	29815.55	40040.92	Iron
6	29816.78	40321.61	Iron
7	30104.88	39964.59	Sec. Corner

**Baughman** Tyler's Landing 6th Addition  
**COORDINATES**  
 Sanitary Sewer Improvements

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER  
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DESIGN DRAWN  
 AEG DJL  
 APPROVED DATE  
 Noted 8/16

SCALE  
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 SHEET

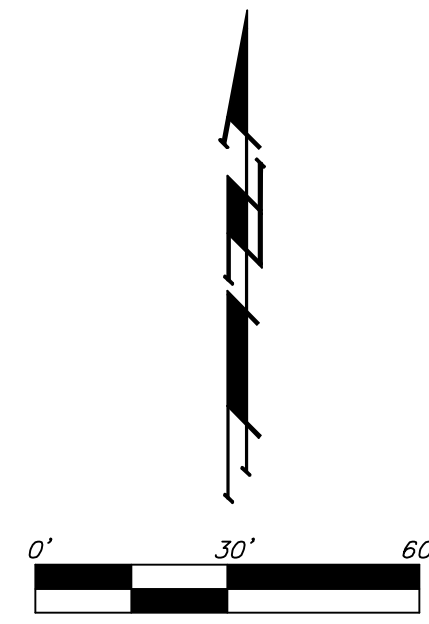
**12 OF 13**



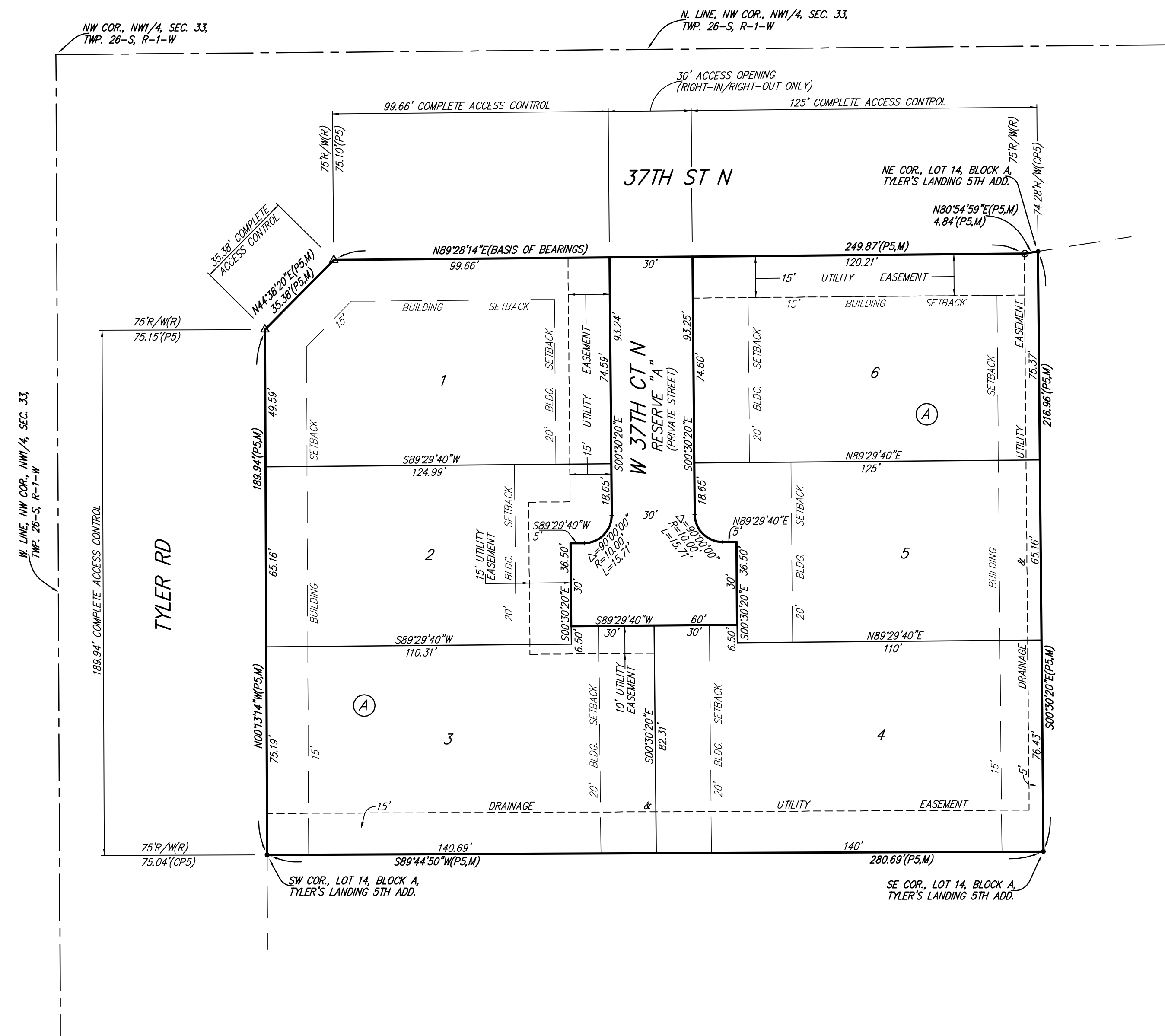
# TYLER'S LANDING 6TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - △ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- (M) = MEASUREMENT  
 (R) = RECORD MEASUREMENT  
 (PS) = PLATTED INFORMATION FROM TYLER'S LANDING 5TH ADDITION  
 (CPS) = CALCULATED INFORMATION FROM TYLER'S LANDING 5TH ADDITION



NOTE:  
 ADDITIONAL BUILDING SETBACKS  
 AND OTHER REQUIREMENTS PER  
 COMMUNITY UNIT PLAN DP-267.



NOTE:  
 A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TYLER'S LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 14, Block A, Tyler's Landing 5th Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, access controls, building setback lines, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Northwest Quarter of Section 33, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
 Michael G. Conrey

This plat of "TYLER'S LANDING 6TH 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 \_\_\_\_\_, 2016.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
 Carol Chapman Neugent

\_\_\_\_\_, Secretary  
 Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_, Mayor  
 Jeff Longwell

\_\_\_\_\_, City Clerk  
 Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Reserve to be known as "TYLER'S LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements. Reserve "A" is hereby reserved for a private street, including sidewalks, drainage purposes, landscaping, open space, and utilities. Reserve "A" shall provide access to or from Lots 1 through 6, inclusive, Block A. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

R & R Realty, LLC,  
 a Kansas limited liability company

\_\_\_\_\_, Manager  
 Jay W. Russell

\_\_\_\_\_, Manager  
 Kevin M. Mullen, President of  
 Ritchie Associates, Inc.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Jay W. Russell, Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

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

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

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

\_\_\_\_\_, Deputy County Surveyor  
 Tricia L. Robello, L.S. #1246  
 Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_, County Clerk  
 Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Tonya Buckingham

\_\_\_\_\_, Deputy  
 Judy J. Paget

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TYLER'S LANDING 6TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ of Legacy Bank, on behalf of the bank.

\_\_\_\_\_, Notary Public

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