

Lat. 490, SWI

SANITARY SEWER IMPROVEMENTS

to serve

TYLER'S LANDING ADDITION

CITY OF WICHITA, KANSAS

Neil D. Cable, P.E. City Engineer

Project Number

468-83577

O.C.A. Number

743971

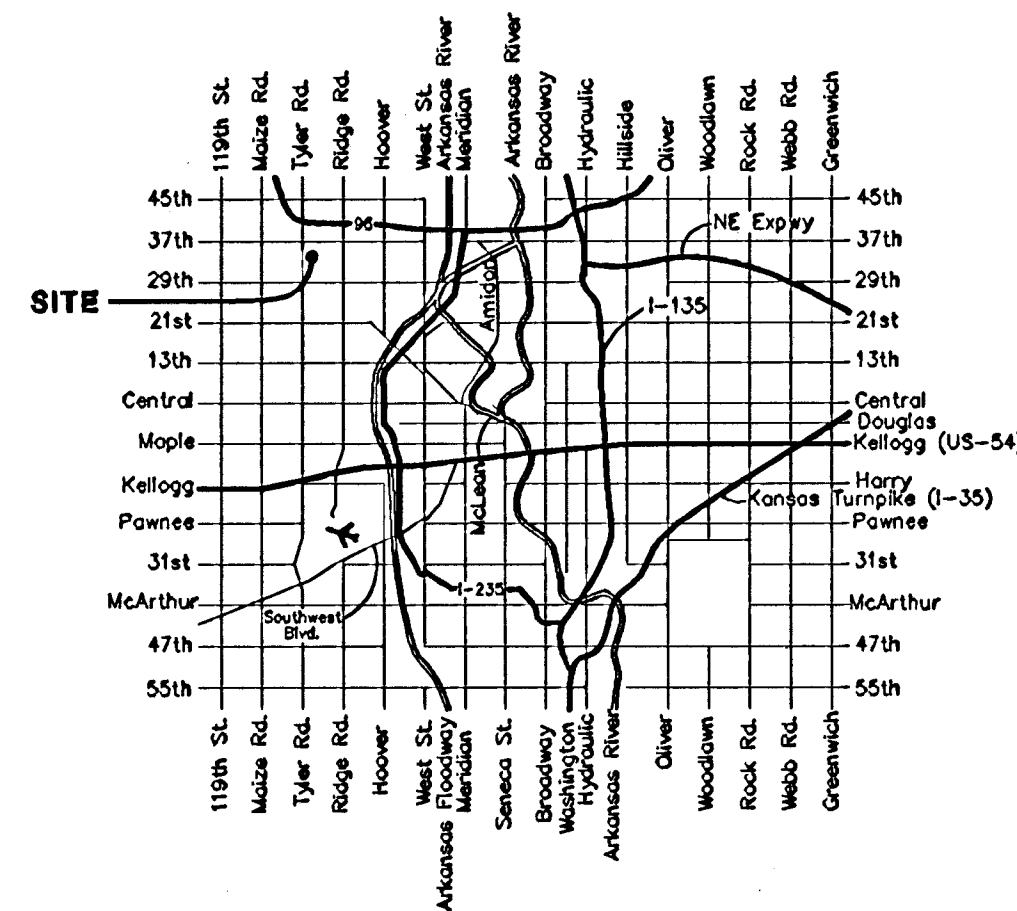
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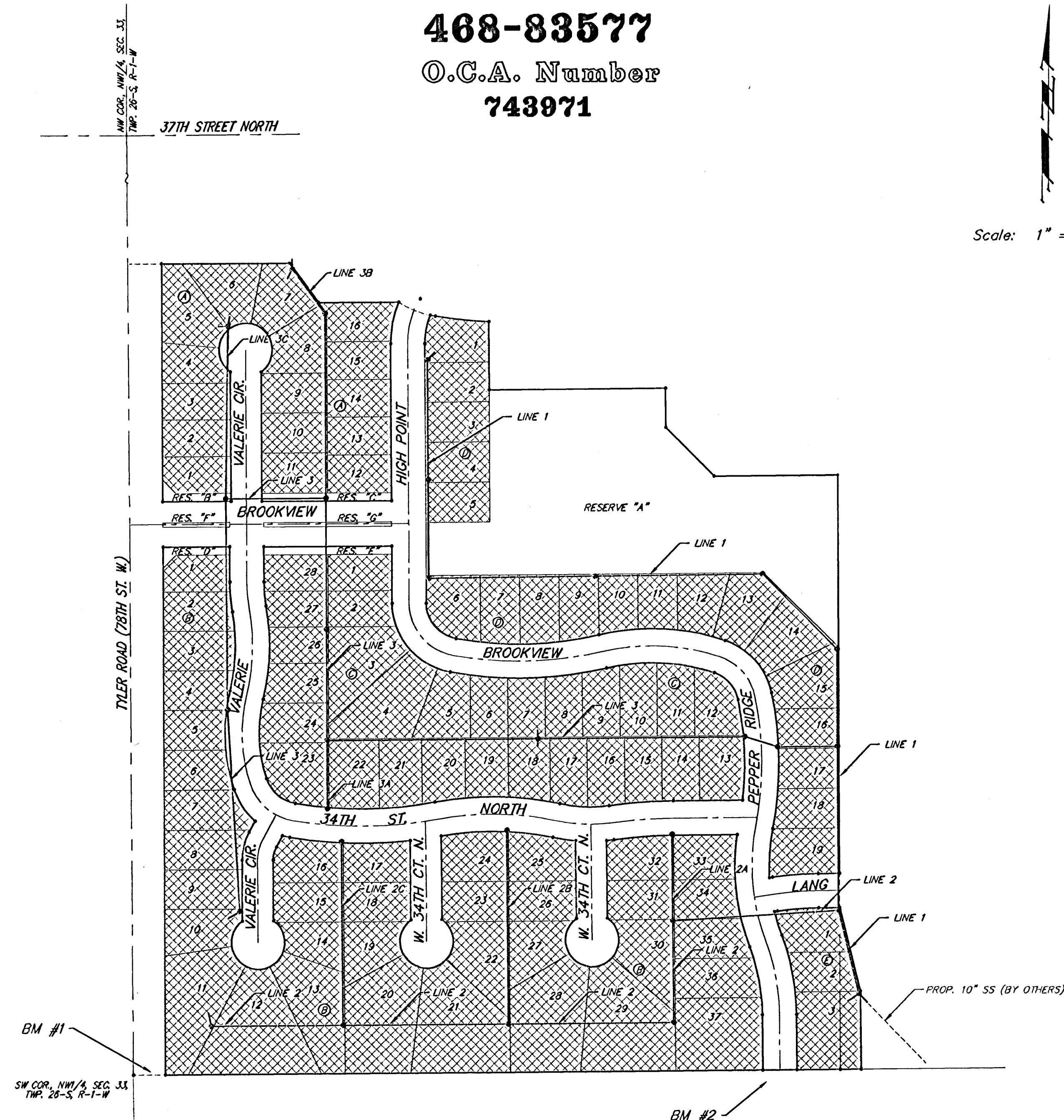
Benchmark

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)



Vicinity Map



Scale: 1" = 150'

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:
Cox Communications 262-4270
Kansas Gas Service 1-888-482-4950
Westar Energy 383-8650
Aquila Energy 1-888-482-4950
Southwestern Bell 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 Pipeline Co. 1-800-231-2551
Williams Pipeline Co. 529-6600
Phillips Pipeline Co. 1-800-766-8230
- 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 on site location. Locations, 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 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.
- 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.
- Contractor shall grade around exposed manholes at a 1:1 slope. Manholes set lower than existing grade shall have a 9" berm constructed around manhole to prevent infiltration into sanitary sewer system. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole. Easements shall be graded with the street improvement project as part of the mass grading plan.

Benefit District



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

AS BUILT
11/18/03
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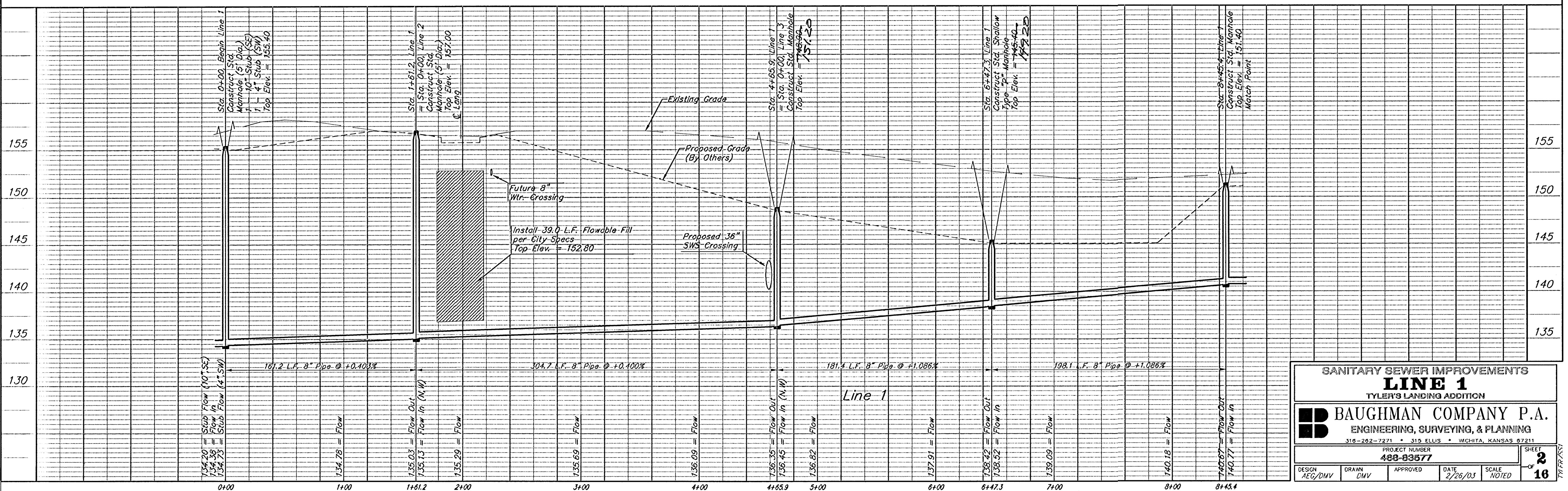
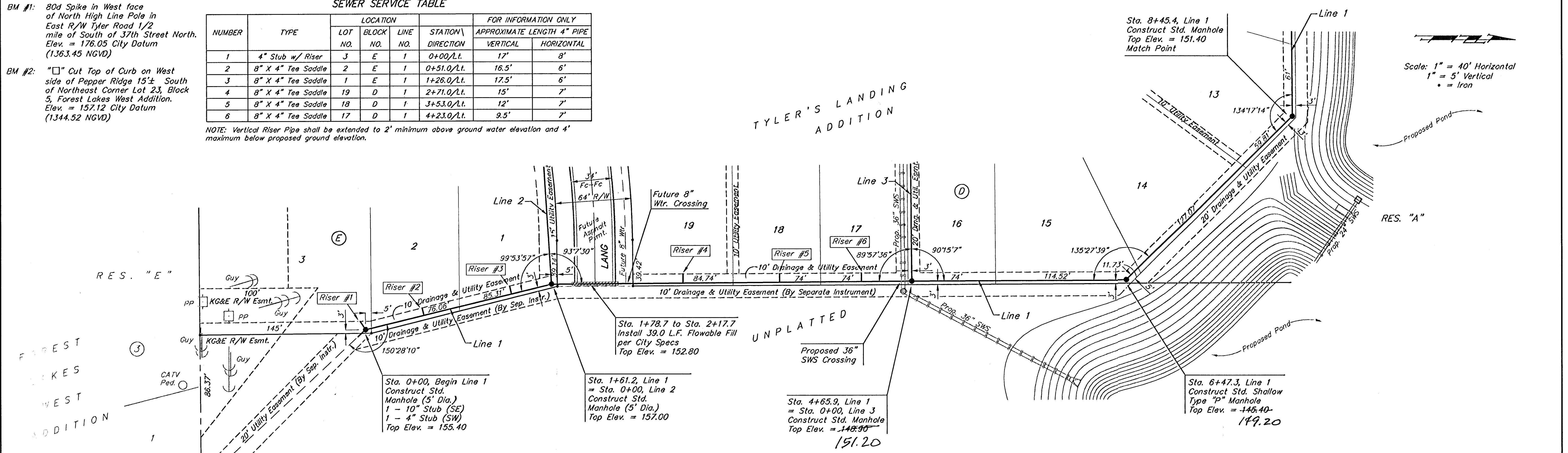
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SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH 4" PIPE
1	4" Stub w/ Riser	3	E	1	0+00/Lt.	17'
2	8" X 4" Tee Saddle	2	E	1	0+51.0/Lt.	16.5'
3	8" X 4" Tee Saddle	1	E	1	1+26.0/Lt.	17.5'
4	8" X 4" Tee Saddle	19	D	1	2+71.0/Lt.	15'
5	8" X 4" Tee Saddle	18	D	1	3+53.0/Lt.	12'
6	8" X 4" Tee Saddle	17	D	1	4+23.0/Lt.	9.5'

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



SANITARY SEWER IMPROVEMENTS
LINE 1
TYLER'S LANDING ADDITION

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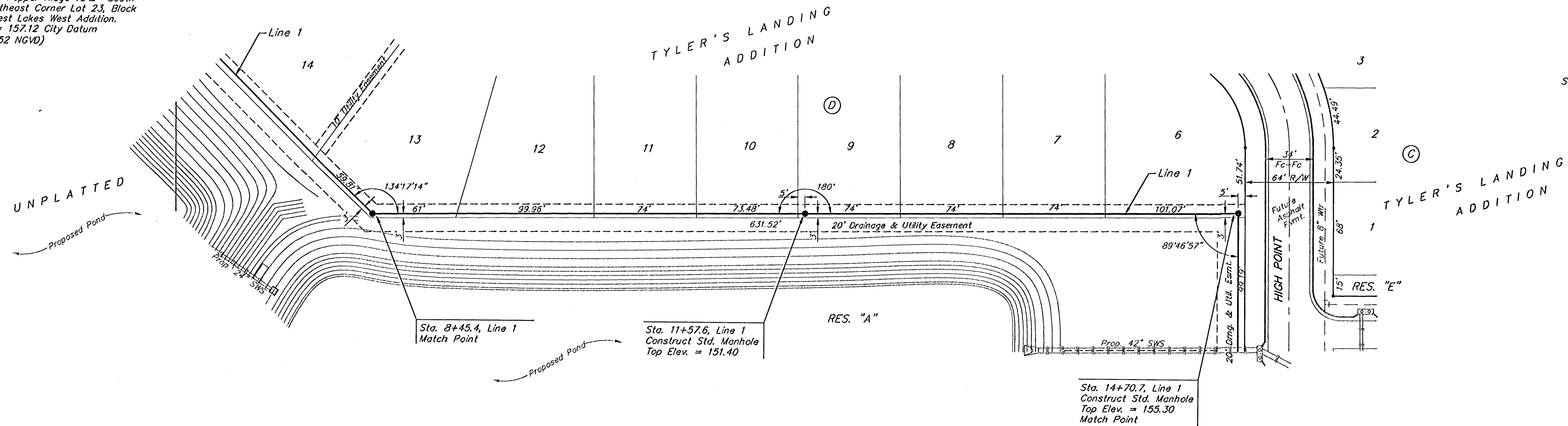
PROJECT NUMBER
488-83677

DESIGN AEG/DMV DRAWN DMV APPROVED DATE 2/26/03 SCALE NOTED

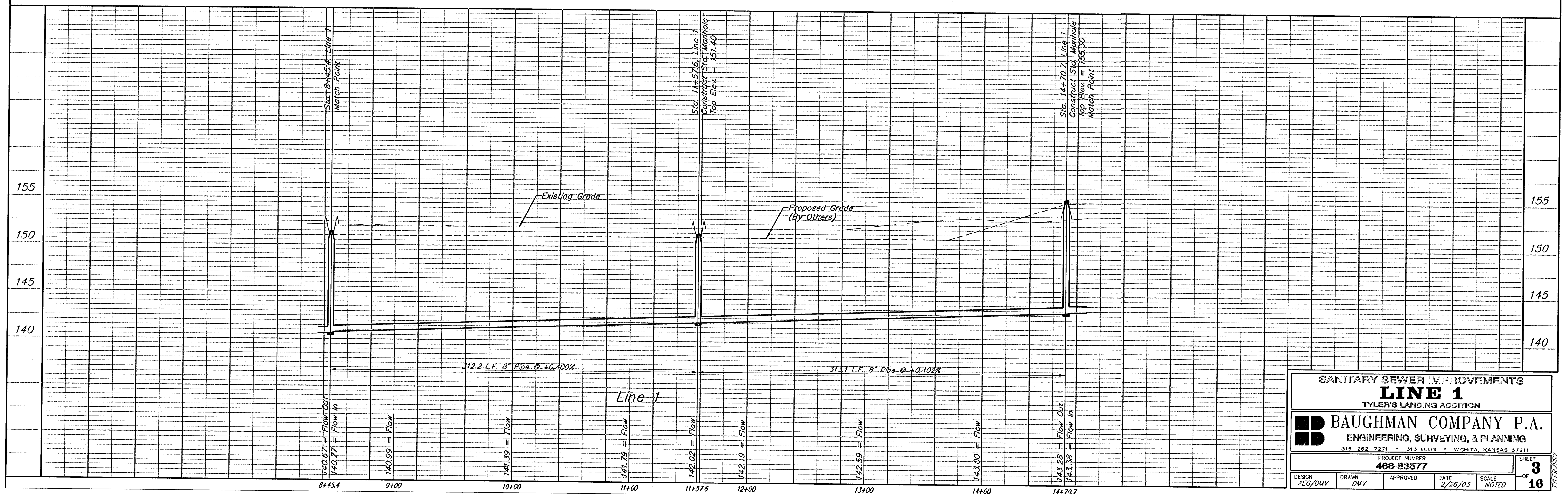
SHEET **2** OF **16**

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)



Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron



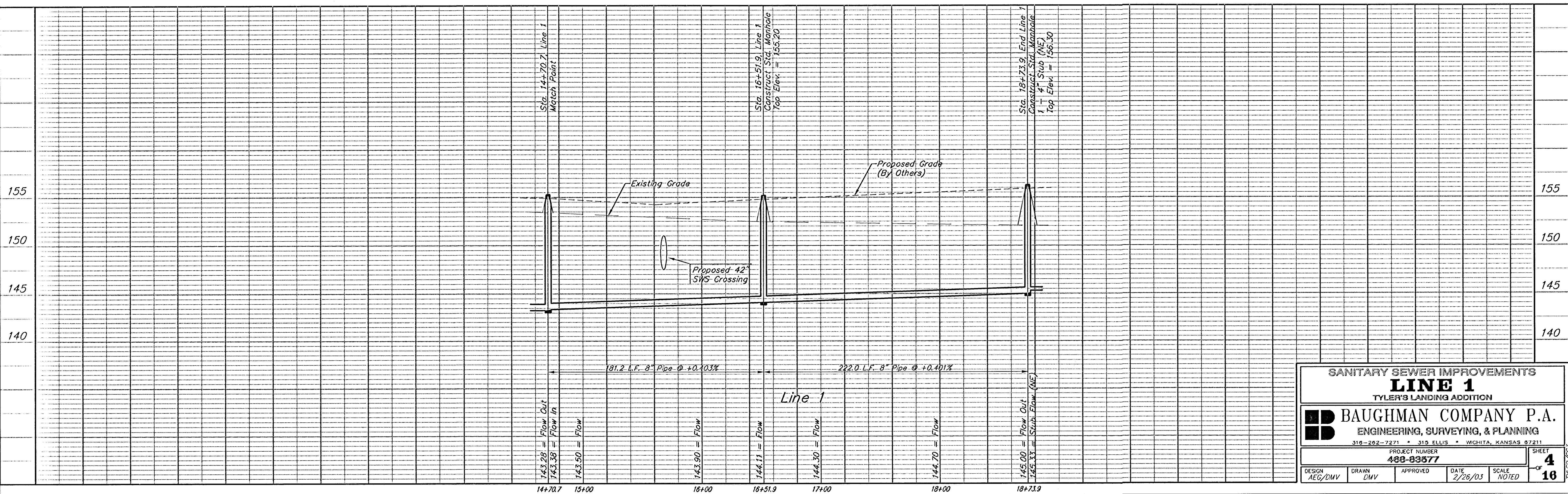
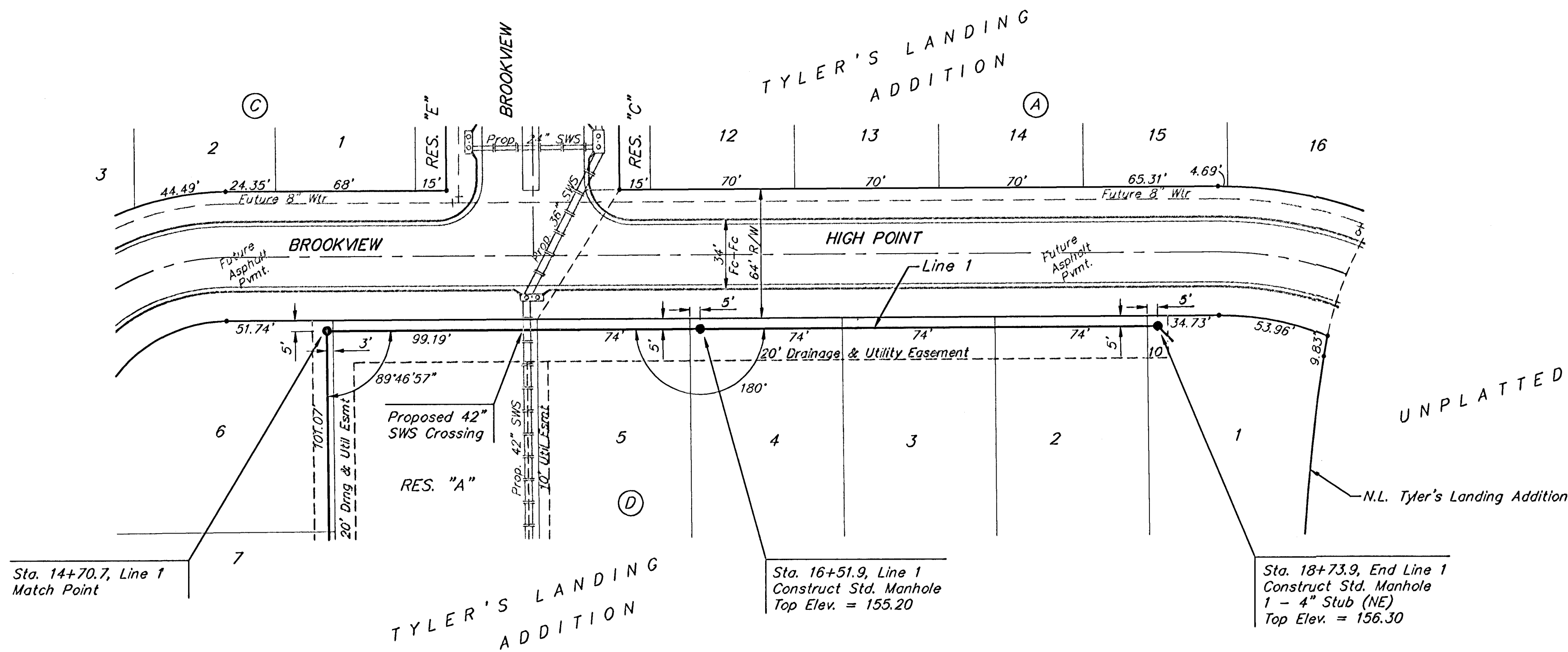
SANITARY SEWER IMPROVEMENTS			
LINE 1			
TYLER'S LANDING ADDITION			
BAUGHMAN COMPANY P.A.			
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315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 488-03677			
DESIGN AEG/DMV	DRAWN DMV	APPROVED	DATE 2/26/03
SCALE NOTED		SHEET 3 OF 16	

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

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• = Iron

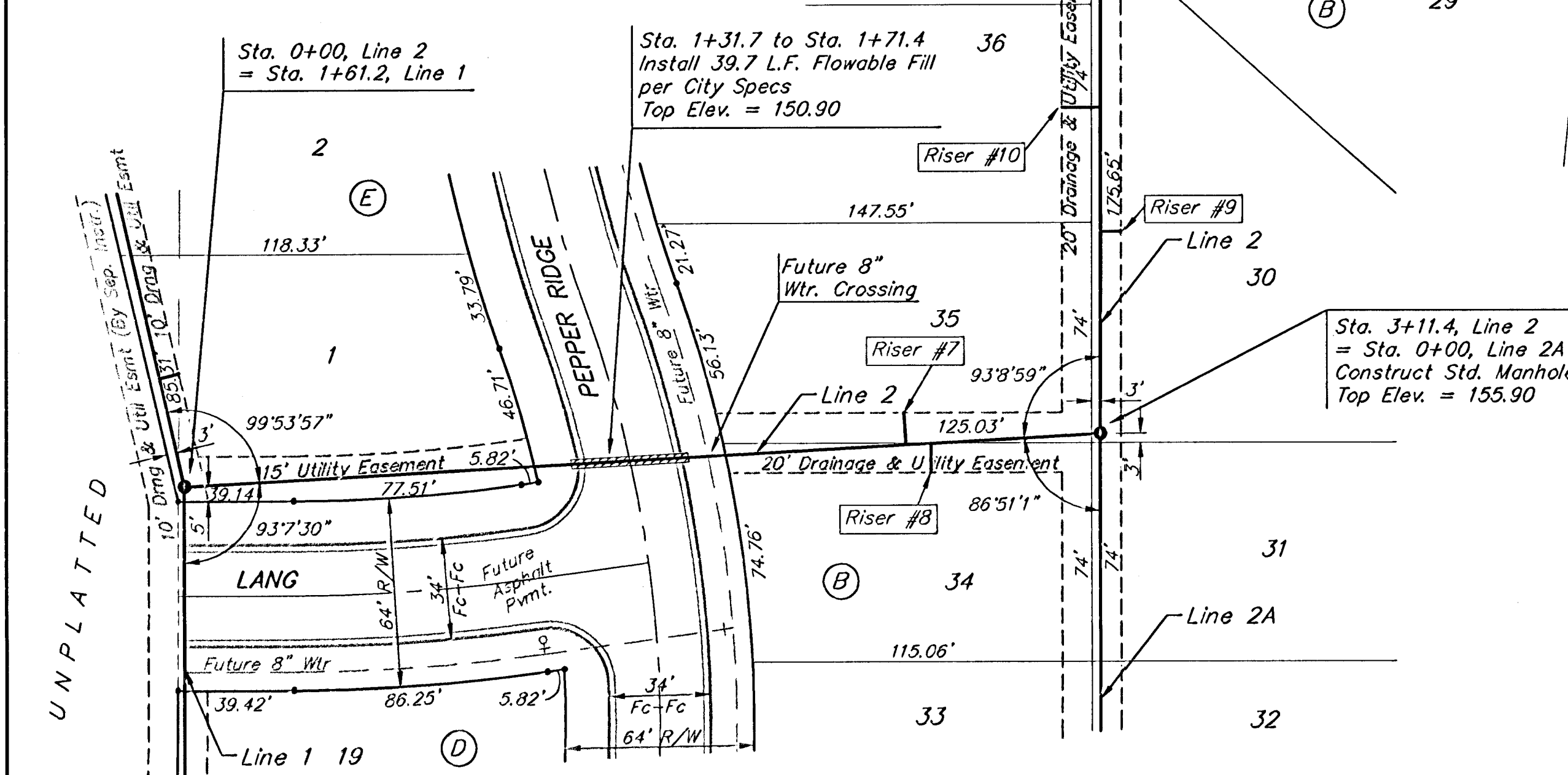


SANITARY SEWER IMPROVEMENTS			
LINE 1			
TYLER'S LANDING ADDITION			
BAUGHMAN COMPANY P.A.			
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PROJECT NUMBER			
468-89577			
DESIGN	DRAWN	APPROVED	DATE
AEG/DMV	DMV		2/26/03
SCALE			NOTED
SHEET			4
OF			16

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

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TYLER'S LANDING ADDITION



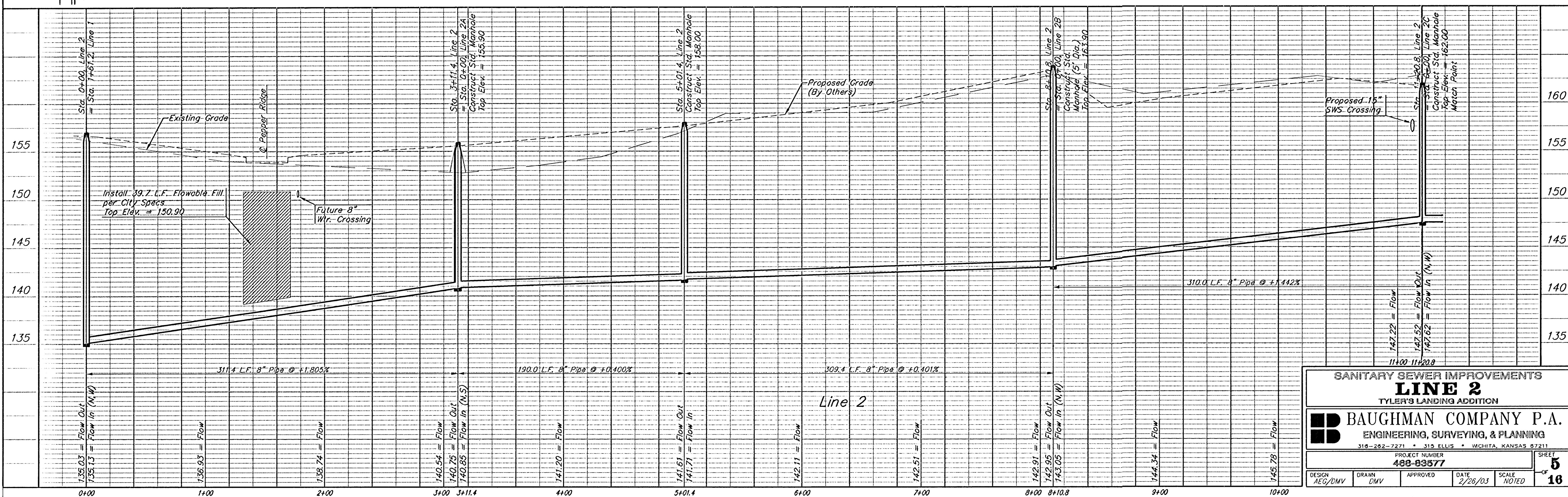
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			STATION\ DIRECTION	FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.		APPROXIMATE LENGTH 4" PIPE	
7	8" X 4" Tee Saddle	35	B	2	2+45.0/Lt.	11'	10.5'
8	8" X 4" Tee Saddle	34	B	2	2+54.0/Rt.	11'	10'
9	8" X 4" Tee Saddle	30	B	2	3+80.0/Rt.	10.5'	7'
10	8" X 4" Tee Saddle	36	B	2	4+23.0/Lt.	11'	13'
11	8" X 4" Tee Saddle	37	B	2	4+88.0/Lt.	11.5'	13'
12	8" X 4" Tee Saddle	29	B	2	5+93.0/Rt.	12.5'	5'
13	8" X 4" Tee Saddle	28	B	2	7+51.0/Rt.	15'	5'
14	8" X 4" Tee Saddle	21	B	2	9+04.0/Rt.	11.5'	5'
15	8" X 4" Tee Saddle	20	B	2	10+66.0/Rt.	11'	5'

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

TYLER'S LANDING ADDITION

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron



SANITARY SEWER IMPROVEMENTS
LINE 2
TYLER'S LANDING ADDITION

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PROJECT NUMBER
488-83577

DESIGN AEG/DNV DRAWN DMV APPROVED DATE 2/26/03 SCALE NOTED

SHEET 5 OF 16

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)

Sta. 13+68.5, End Line 2
Construct Std. Manhole
1 - 4" Stub (NW)
Top Elev. = 170.20

Sta. 3+43.2, End Line 2C
Construct Std. Manhole
Top Elev. = 161.00

SEWER SERVICE TABLE

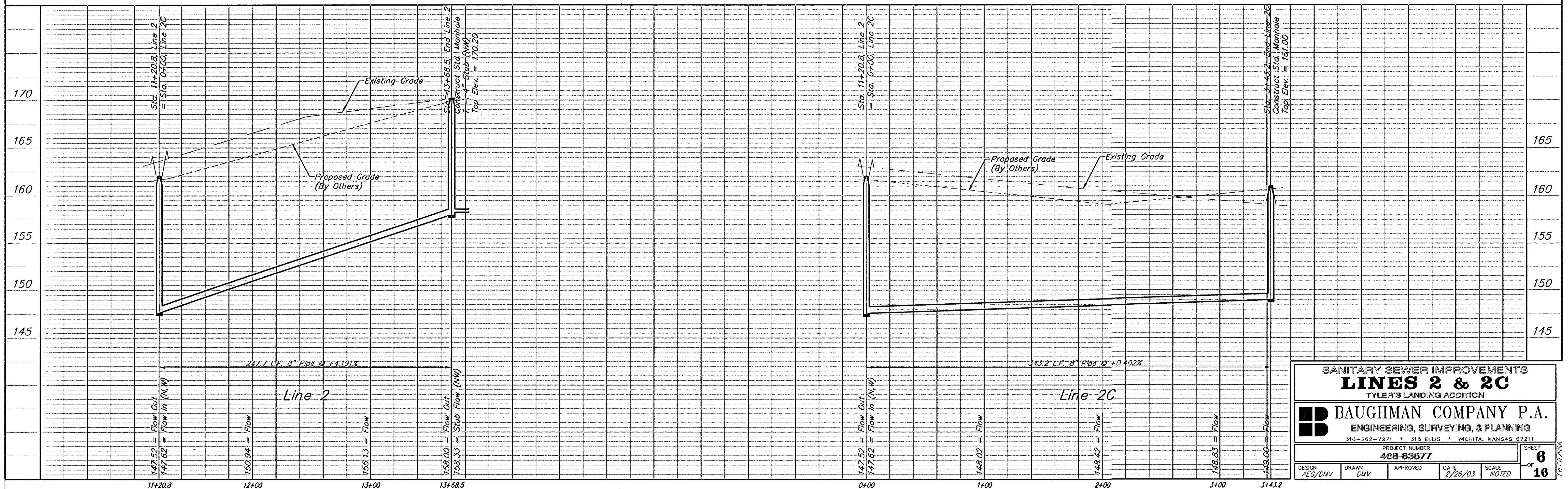
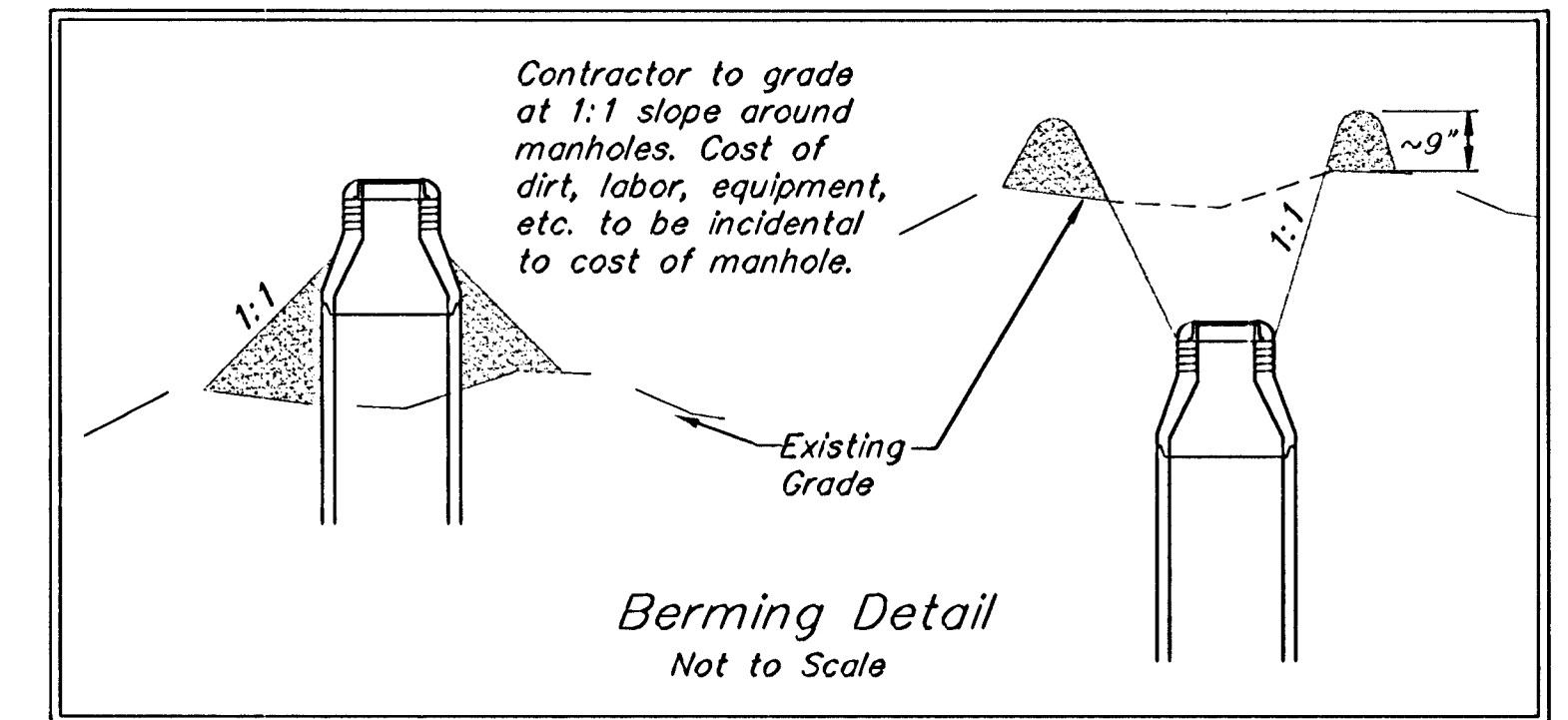
NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH 4" PIPE	
20	8" X 4" Tee Saddle	19	B	2C	1+35.0/Rt.	7.5'	13'
21	8" X 4" Tee Saddle	18	B	2C	2+32.0/Rt.	6.5'	13'
22	8" X 4" Tee Saddle	17	B	2C	3+07.0/Rt.	7'	13'

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

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

UNPLATTED

TYLER'S LANDING
ADDITION



SANITARY SEWER IMPROVEMENTS
LINES 2 & 2C
TYLER'S LANDING ADDITION

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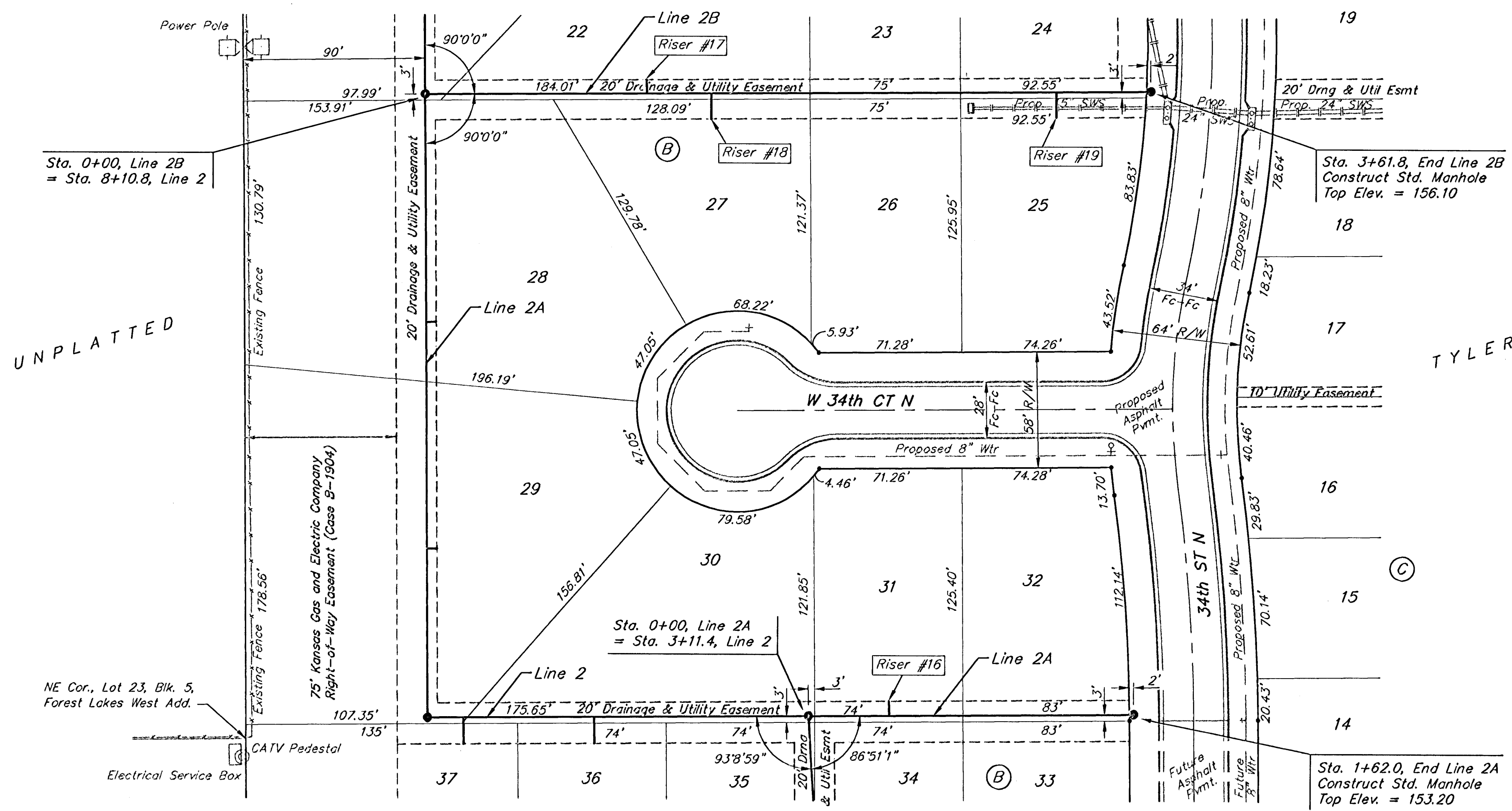
PROJECT NUMBER
488-83577

DESIGN AEG/DWV DRAWN DWV APPROVED DATE 2/26/03 SCALE NOTED

SHEET **6** OF **18**

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)

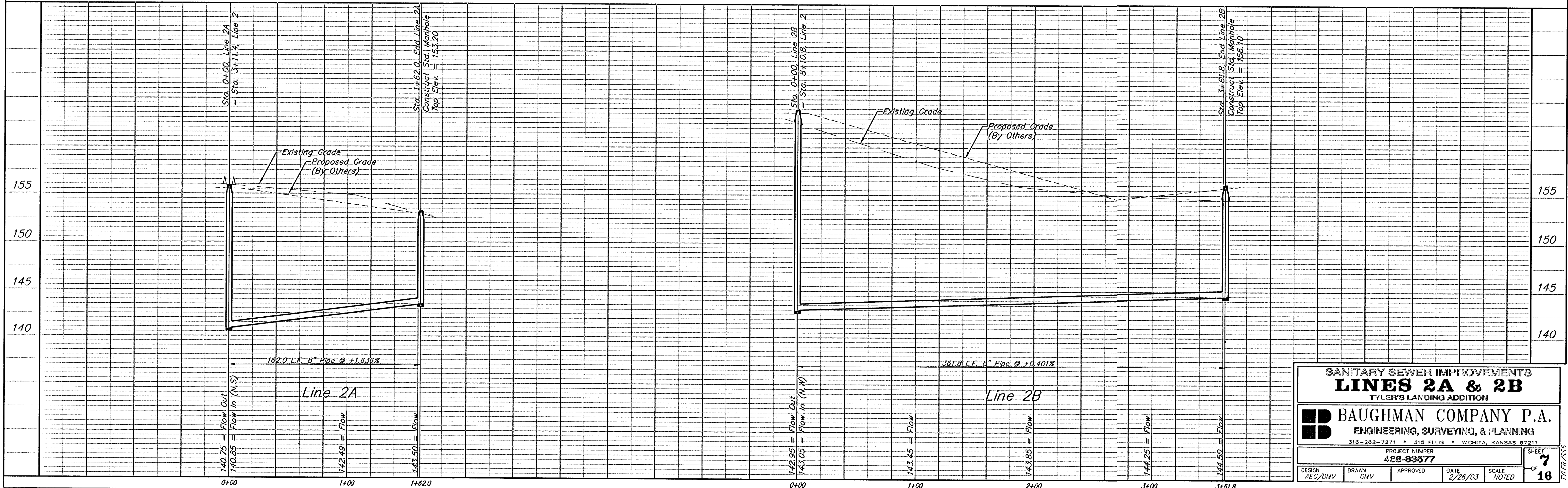


TYLER'S LANDING ADDITION

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL HORIZONTAL
16	8" X 4" Tee Saddle	31	B	2A	0+40.0/Lt.	9' 7'
17	8" X 4" Tee Saddle	22	B	2B	1+10.0/Lt.	12' 7'
18	8" X 4" Tee Saddle	27	B	2B	1+43.0/Rt.	11' 13'
19	8" X 4" Tee Saddle	25	B	2B	3+14.0/Rt.	6.5' 13'

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



SANITARY SEWER IMPROVEMENTS
LINES 2A & 2B
TYLER'S LANDING ADDITION

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PROJECT NUMBER
488-83577

DESIGN AEG/DMV DRAWN DMV APPROVED DATE 2/26/03 SCALE NOTED

SHEET 7 OF 16

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

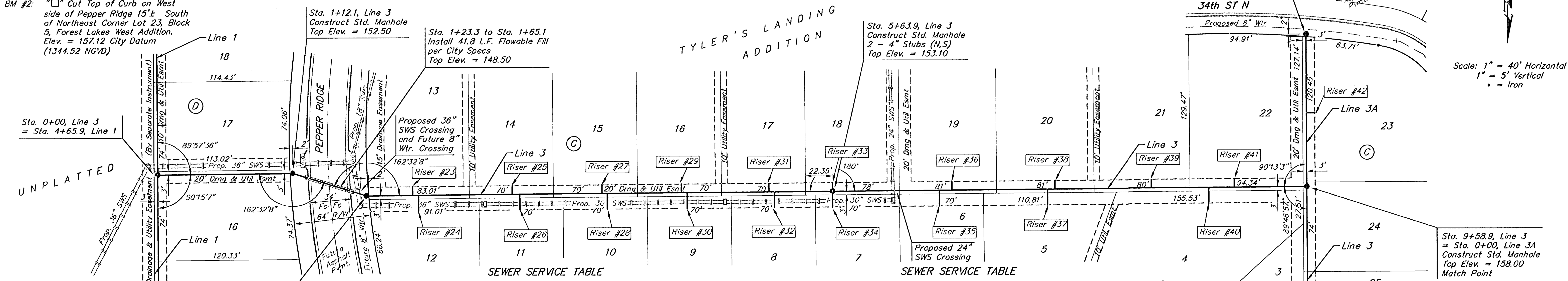
BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)

TYLER'S LANDING ADDITION

TYLER'S LANDING ADDITION

Sta. 1+25.9, End Line 3A Construct Std. Manhole Top Elev. = 161.90

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	
23	8" X 4" Tee Saddle	13	C	3	2+15.0/Lt.	10'	7'
24	8" X 4" Tee Saddle	12	C	3	2+20.0/Rt.	10'	13'
25	8" X 4" Tee Saddle	14	C	3	2+98.0/Lt.	9'	7'
26	8" X 4" Tee Saddle	11	C	3	3+03.0/Rt.	9'	13'
27	8" X 4" Tee Saddle	15	C	3	3+72.0/Lt.	9.5'	7'
28	8" X 4" Tee Saddle	10	C	3	3+77.0/Rt.	9.5'	13'
29	8" X 4" Tee Saddle	16	C	3	4+38.0/Lt.	9'	7'
30	8" X 4" Tee Saddle	9	C	3	4+43.0/Rt.	9'	13'

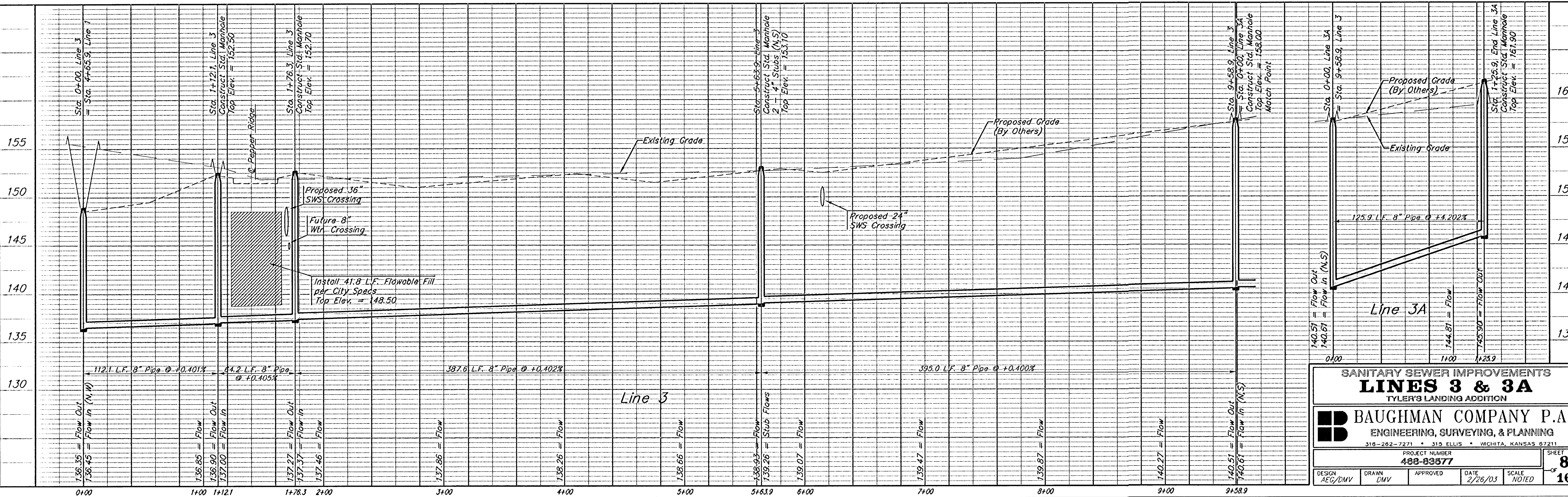
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH 4" PIPE	
31	8" X 4" Tee Saddle	17	C	3	5+11.0/Lt.	8.5'	7'
32	8" X 4" Tee Saddle	8	C	3	5+16.0/Rt.	9'	13'
33	4" Stub w/ Riser	18	C	3	5+63.9/Lt.	10'	7'
34	4" Stub w/ Riser	7	C	3	5+63.9/Rt.	10'	13'
35	8" X 4" Tee Saddle	6	C	3	6+53.0/Rt.	9'	13'
36	8" X 4" Tee Saddle	19	C	3	6+63.0/Lt.	9.5'	7'
37	8" X 4" Tee Saddle	5	C	3	7+43.0/Rt.	10'	13'
38	8" X 4" Tee Saddle	20	C	3	7+49.0/Lt.	10'	7'

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH 4" PIPE	
39	4" Stub w/ Riser	21	C	3	8+28.0/Lt.	11'	7'
40	4" Stub w/ Riser	4	C	3	8+75.0/Rt.	11.5'	13'
41	4" Stub w/ Riser	22	C	3	8+99.0/Lt.	12'	7'
42	4" Stub w/ Riser	23	C	3A	0+61.0/Rt.	12'	7'

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



SANITARY SEWER IMPROVEMENTS
LINES 3 & 3A
TYLER'S LANDING ADDITION

BAUGHMAN COMPANY P.A.
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PROJECT NUMBER
488-83577

DESIGN AEG/DMV DRAWN DMV APPROVED DATE 2/26/03 SCALE NOTED

SHEET
8
OF
16

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

BM #2: "□" Cut Top of Curb on West side of Pepper Ridge 15'± South of Northeast Corner Lot 23, Block 5, Forest Lakes West Addition. Elev. = 157.12 City Datum (1344.52 NGVD)

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY		
		LOT NO.	BLOCK NO.	LINE NO.	STATION DIRECTION	APPROXIMATE LENGTH 4" PIPE	
43	8" X 4" Tee Saddle	24	C	3	9+92.0/Lt.	12.5'	7'
44	8" X 4" Tee Saddle	25	C	3	10+69.0/Lt.	11.5'	7'
45	8" X 4" Tee Saddle	3	C	3	10+93.0/Rt.	11.5'	13'
46	8" X 4" Tee Saddle	26	C	3	11+38.0/Lt.	11'	7'
47	8" X 4" Tee Saddle	27	C	3	11+96.0/Lt.	10'	7'
48	8" X 4" Tee Saddle	2	C	3	12+01.0/Rt.	10'	13'
49	8" X 4" Tee Saddle	28	C	3	12+70.0/Lt.	10'	7'

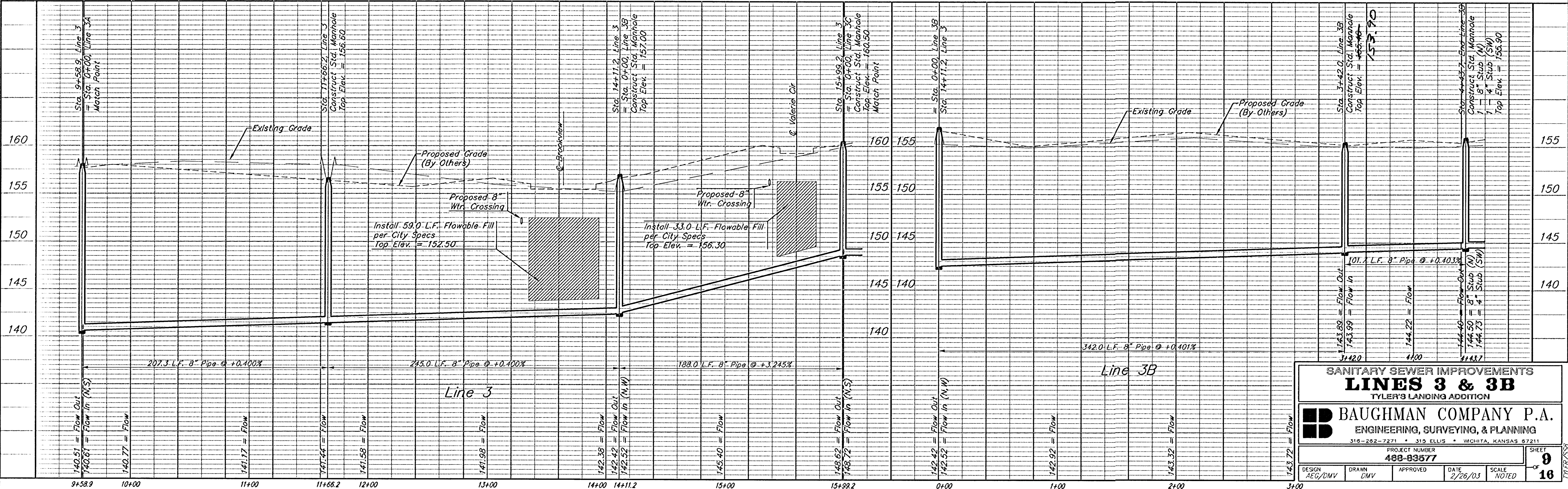
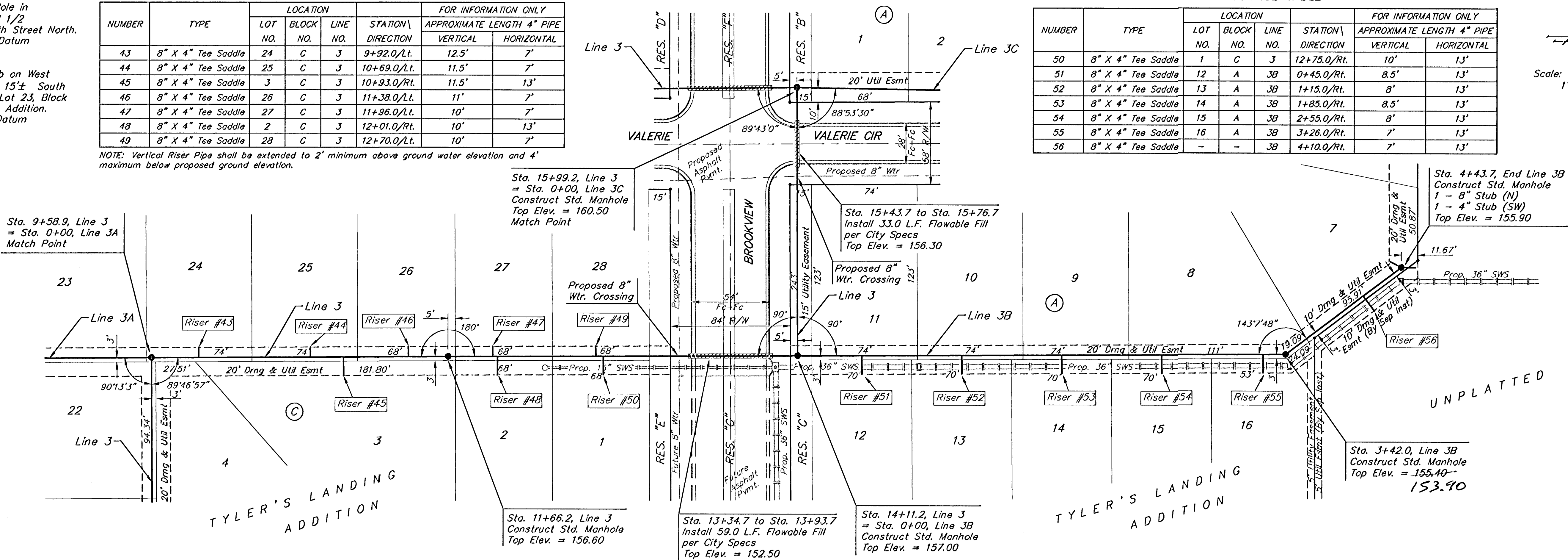
NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY		
		LOT NO.	BLOCK NO.	LINE NO.	STATION DIRECTION	APPROXIMATE LENGTH 4" PIPE	
50	8" X 4" Tee Saddle	1	C	3	12+75.0/Rt.	10'	13'
51	8" X 4" Tee Saddle	12	A	3B	0+45.0/Rt.	8.5'	13'
52	8" X 4" Tee Saddle	13	A	3B	1+15.0/Rt.	8'	13'
53	8" X 4" Tee Saddle	14	A	3B	1+85.0/Rt.	8.5'	13'
54	8" X 4" Tee Saddle	15	A	3B	2+55.0/Rt.	8'	13'
55	8" X 4" Tee Saddle	16	A	3B	3+26.0/Rt.	7'	13'
56	8" X 4" Tee Saddle	-	-	3B	4+10.0/Rt.	7'	13'



Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron



SANITARY SEWER IMPROVEMENTS

LINES 3 & 3B

TYLER'S LANDING ADDITION

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

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PROJECT NUMBER

488-83577

SHEET

9

OF

16

DESIGN

AEG/DMV

DRAWN

DMV

APPROVED

DATE

2/26/03

SCALE

NOTED

BM #1: 80d Spike in West face of North High Line Pole in East R/W Tyler Road 1/2 mile of South of 37th Street North. Elev. = 176.05 City Datum (1363.45 NGVD)

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Sta. 23+69.8, End Line 3 Construct Std. Manhole 1 - 4" Stub (SW) Top Elev. = 168.20

TYLER'S LANDING ADDITION

Sta. 19+94.2, Line 3 Construct Std. Manhole Top Elev. = 165.80

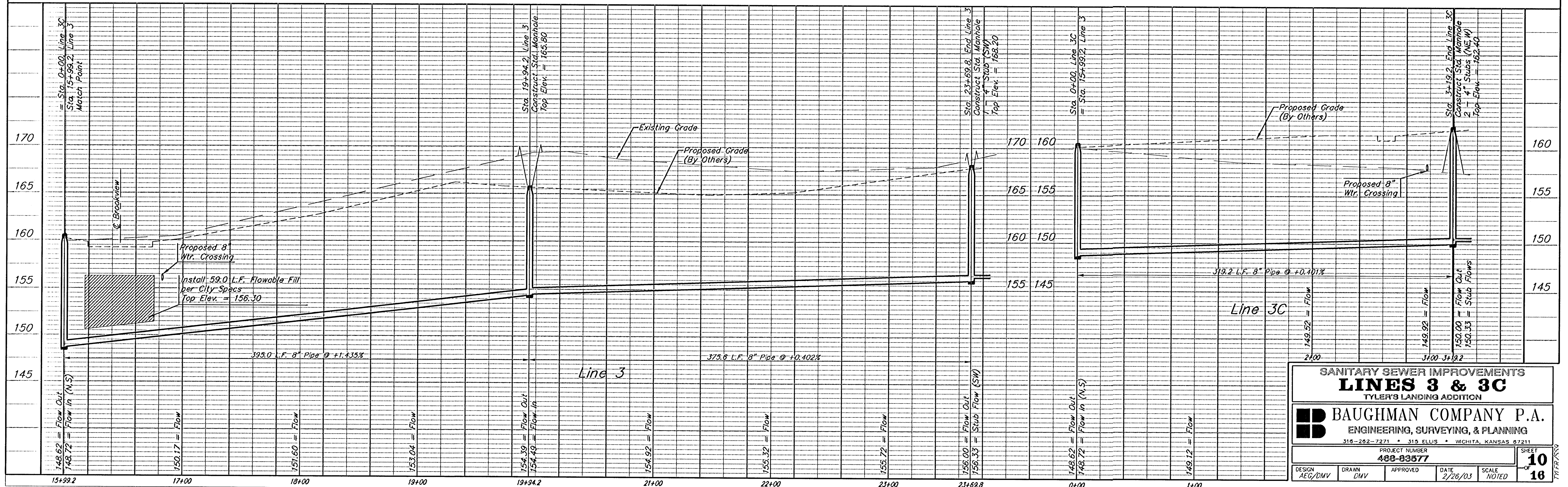
Sta. 16+16.7 to Sta. 16+75.7 Install 59.0 L.F. Flowable Fill per City Specs Top Elev. = 156.30

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron

Sta. 3+19.2, End Line 3C Construct Std. Manhole 2 - 4" Stubs (NE, W) Top Elev. = 162.40

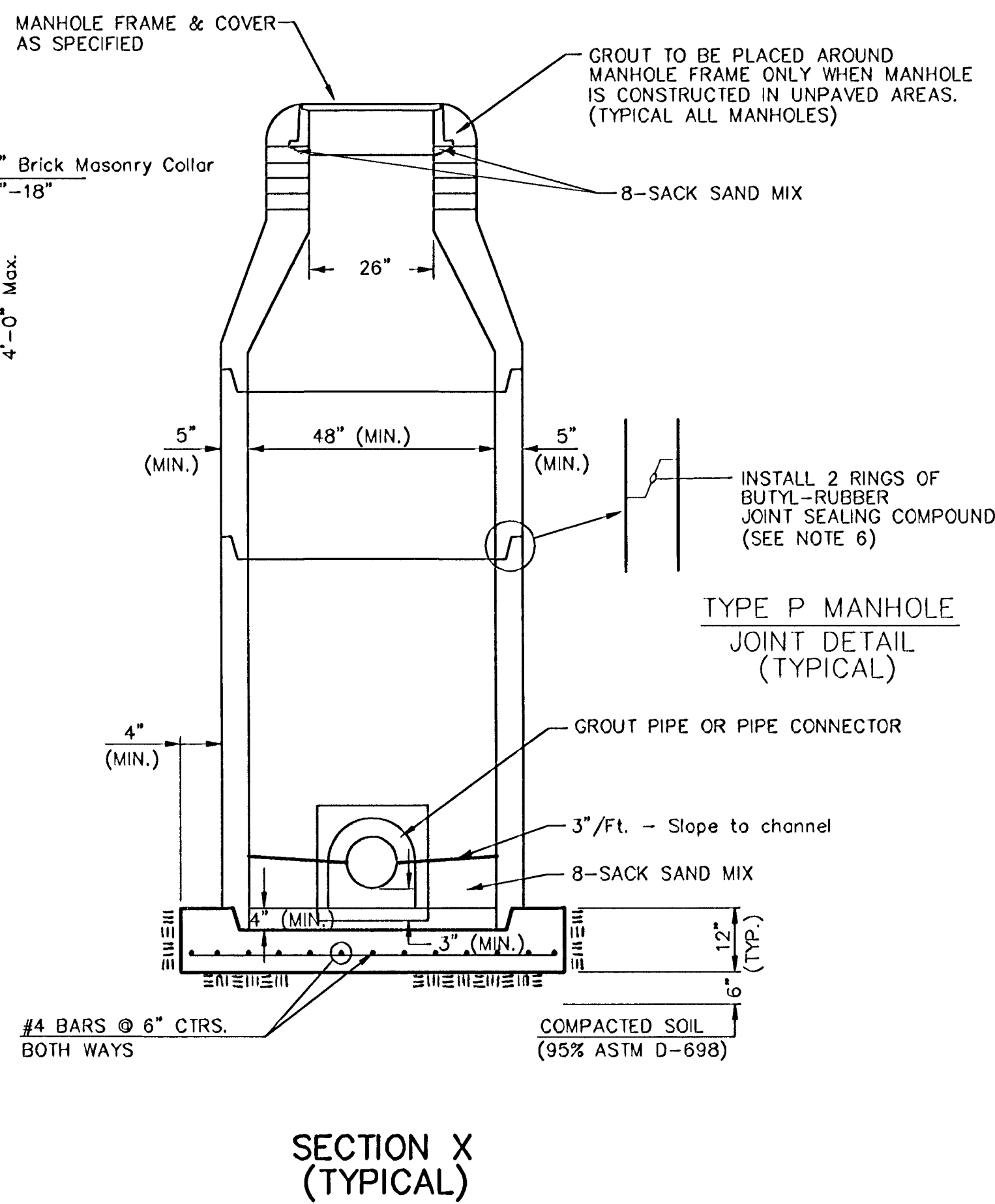
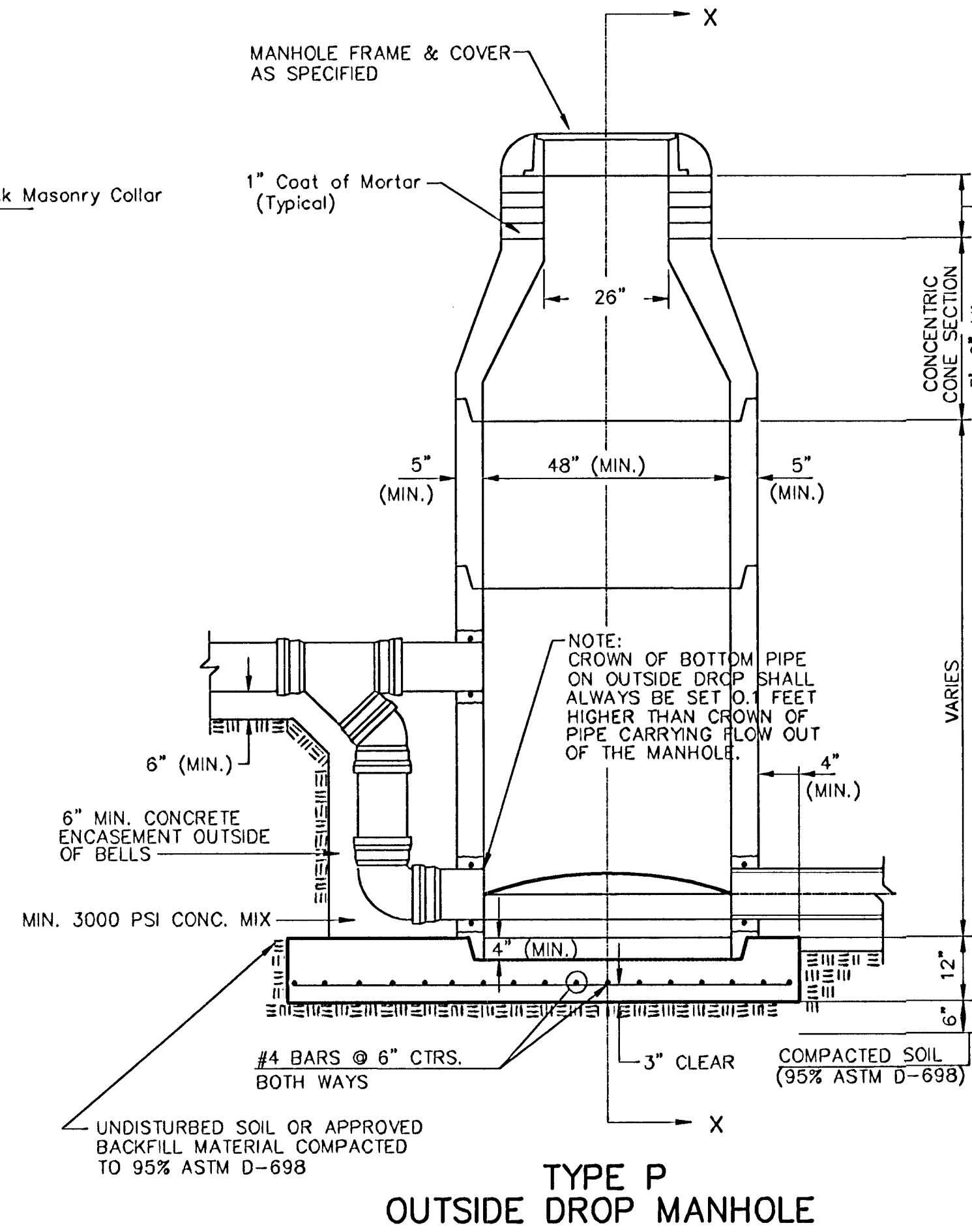
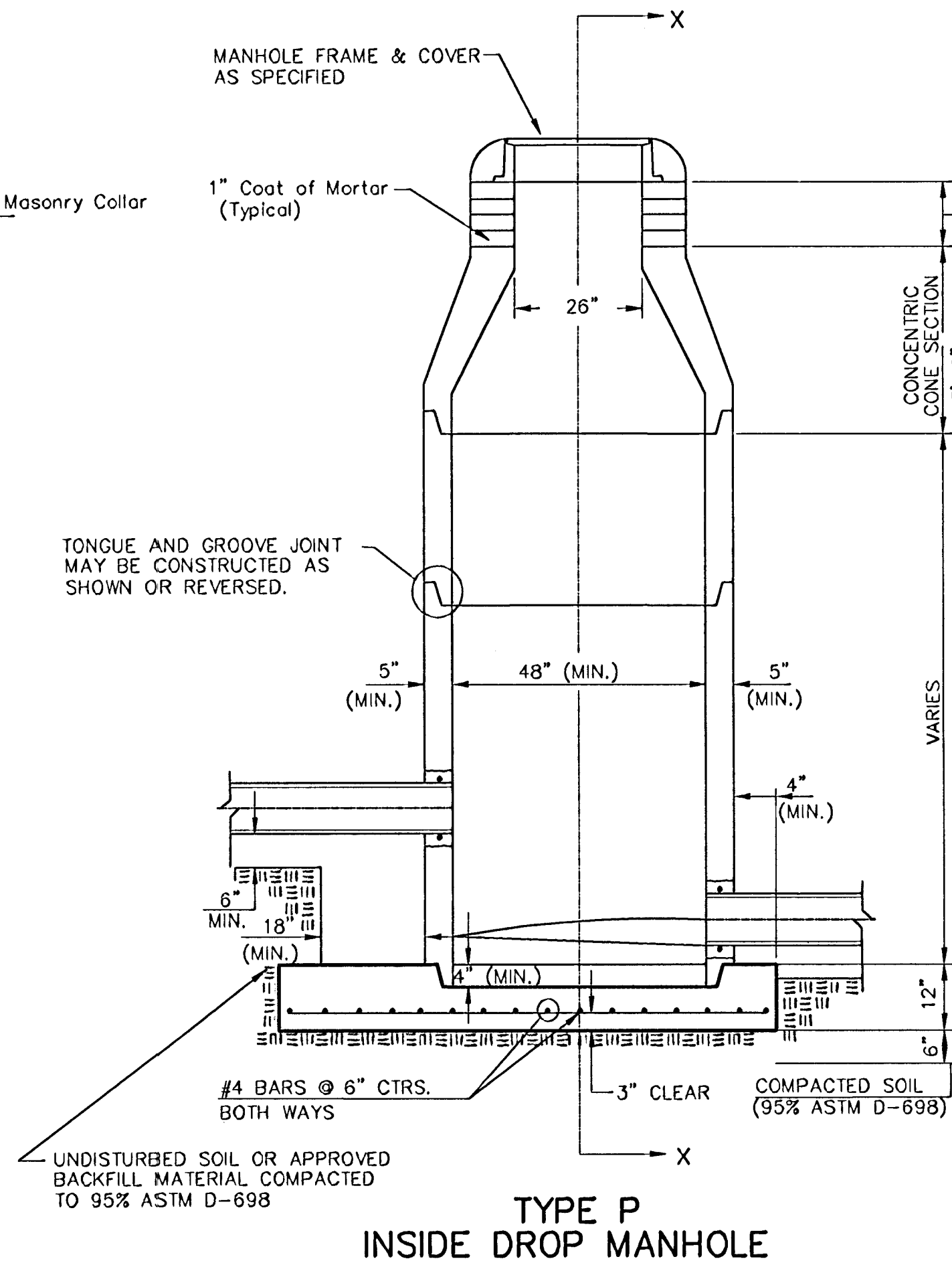
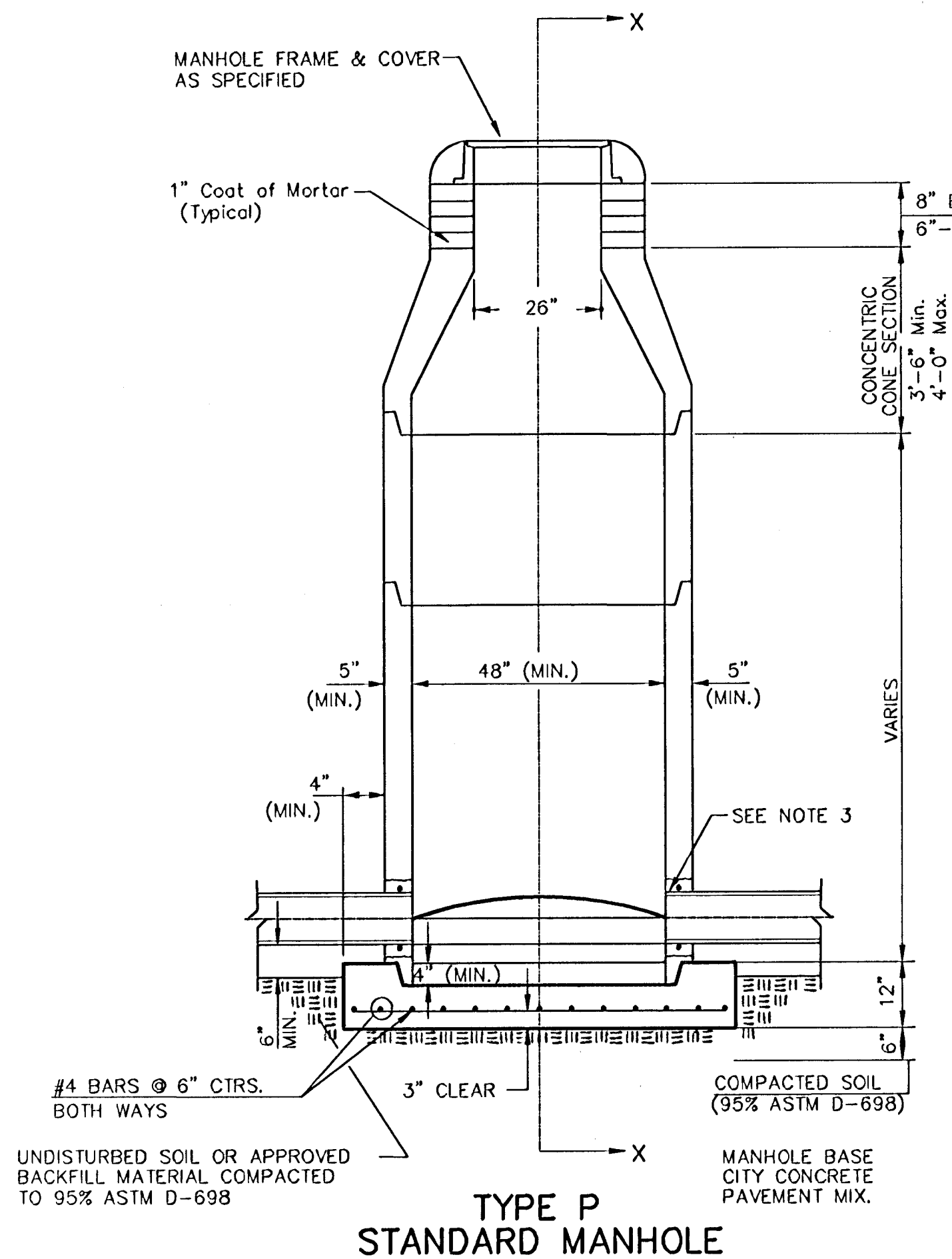
Sta. 15+99.2, Line 3 = Sta. 0+00, Line 3C Match Point

TYLER'S LANDING ADDITION



SANITARY SEWER IMPROVEMENTS				
LINES 3 & 3C				
TYLER'S LANDING ADDITION				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
315-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
488-83877				
DESIGN	DRAWN	APPROVED	DATE	SCALE
REG/DMV	DMV		2/26/03	NOTED
SHEET				10
				16

SEWER APPURTENANCES DETAILS



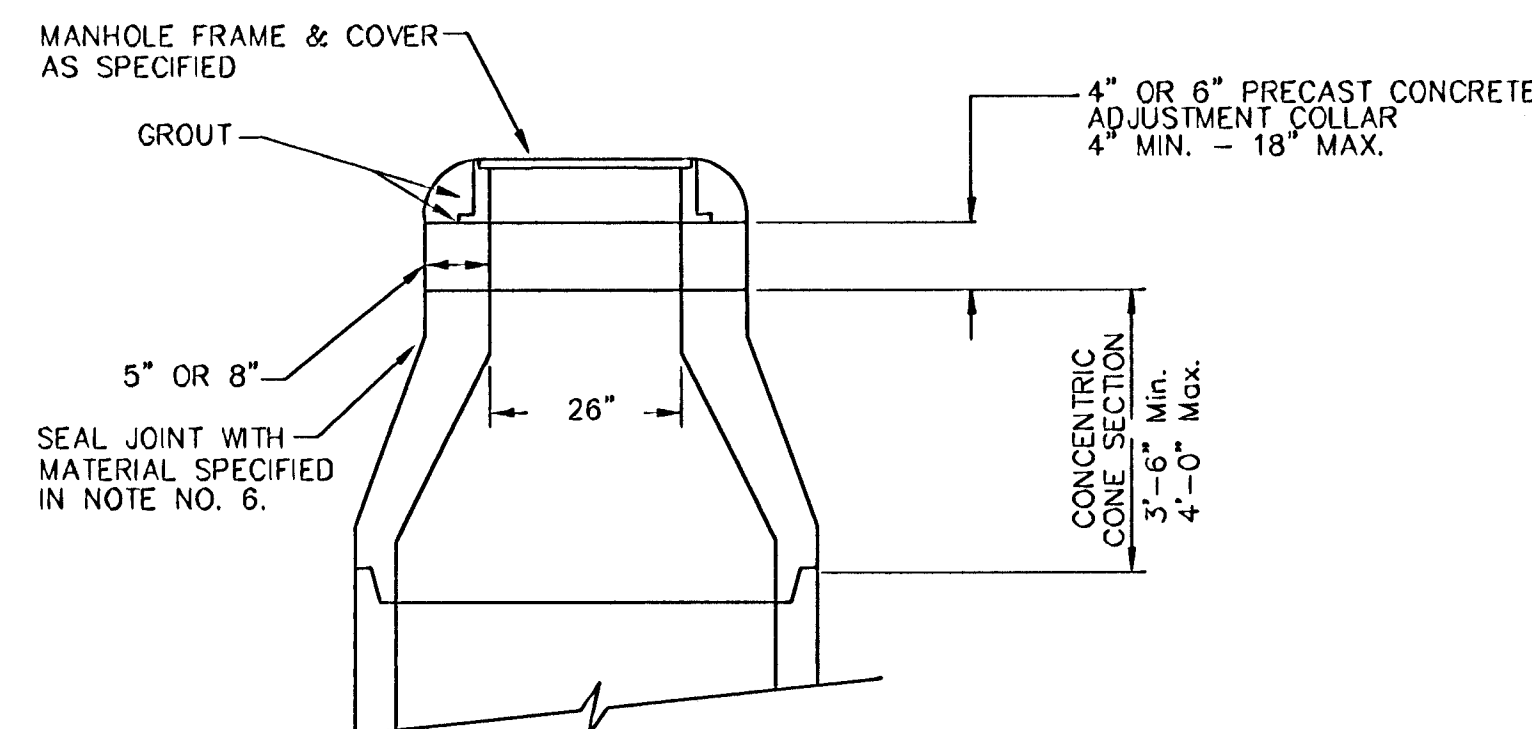
GENERAL NOTES

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 TNEPEC SERIES 66 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 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 ADJUSTMENT IS ALSO ALLOWED.



ALTERNATE CONSTRUCTION IN UNPAVED AREAS

STD. MANHOLE DETAILS

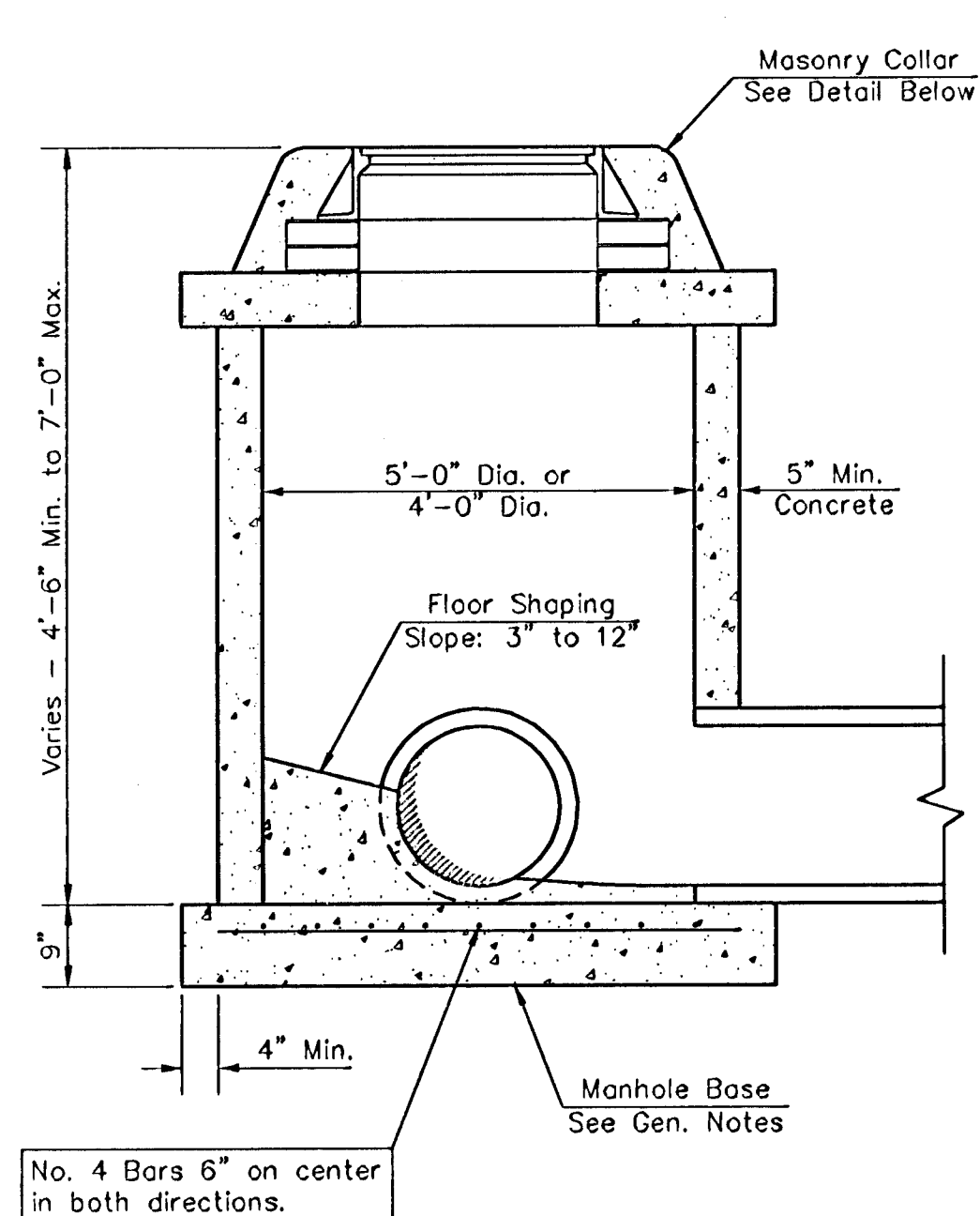
SEWER APPURTENANCES

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

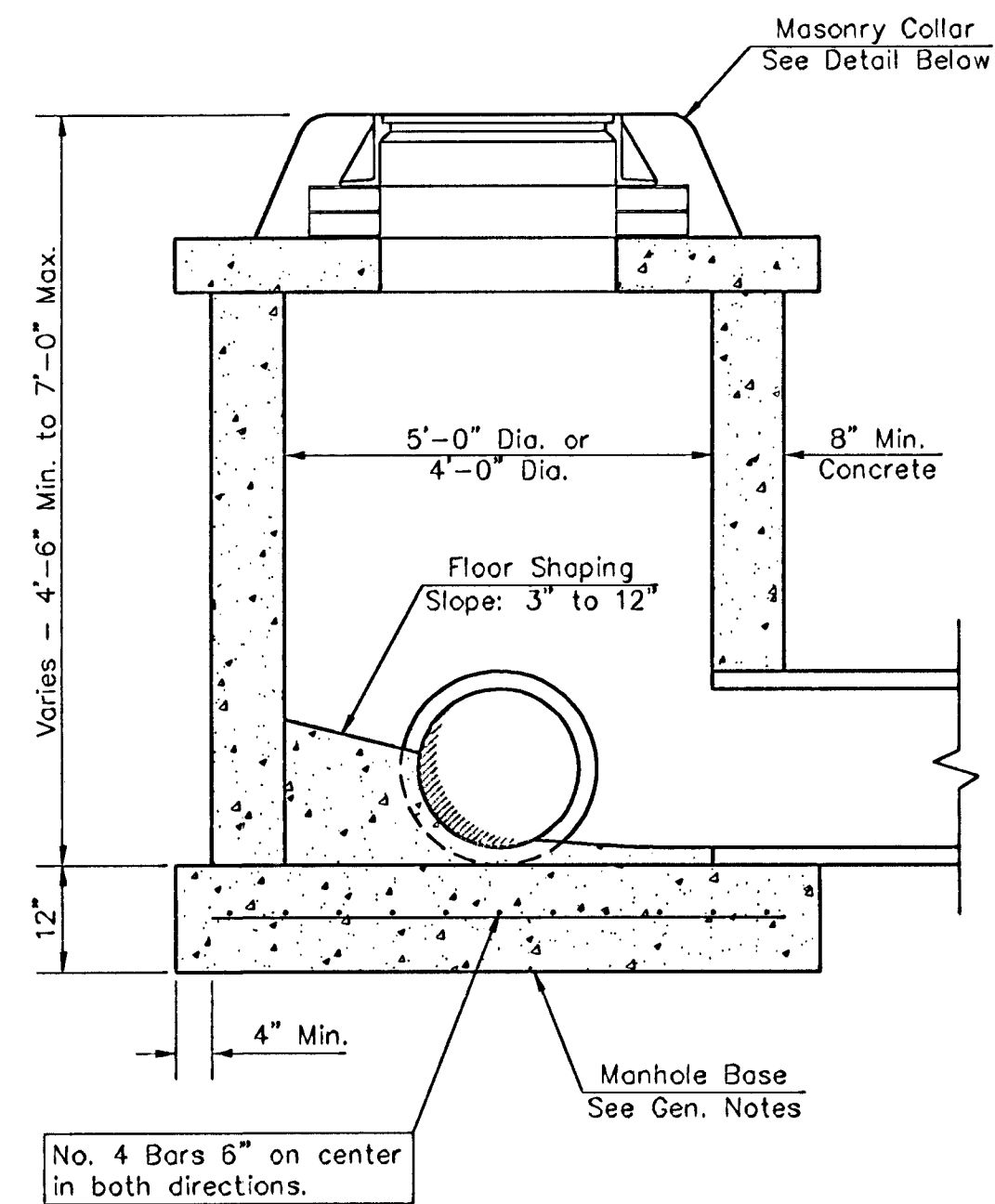
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211					SHEET 11 -OF- 16
PROJECT NUMBER 488-83577					
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE	SCALE NONE	

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OF
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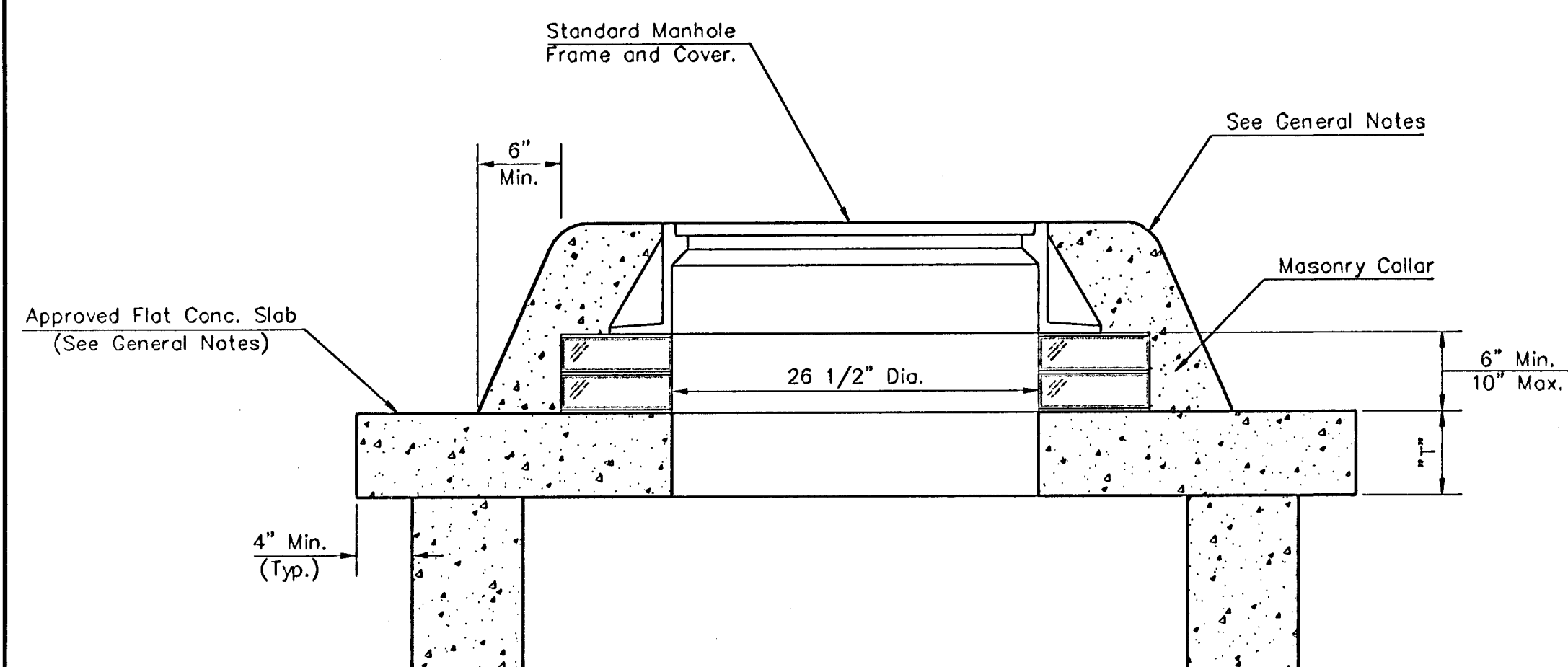
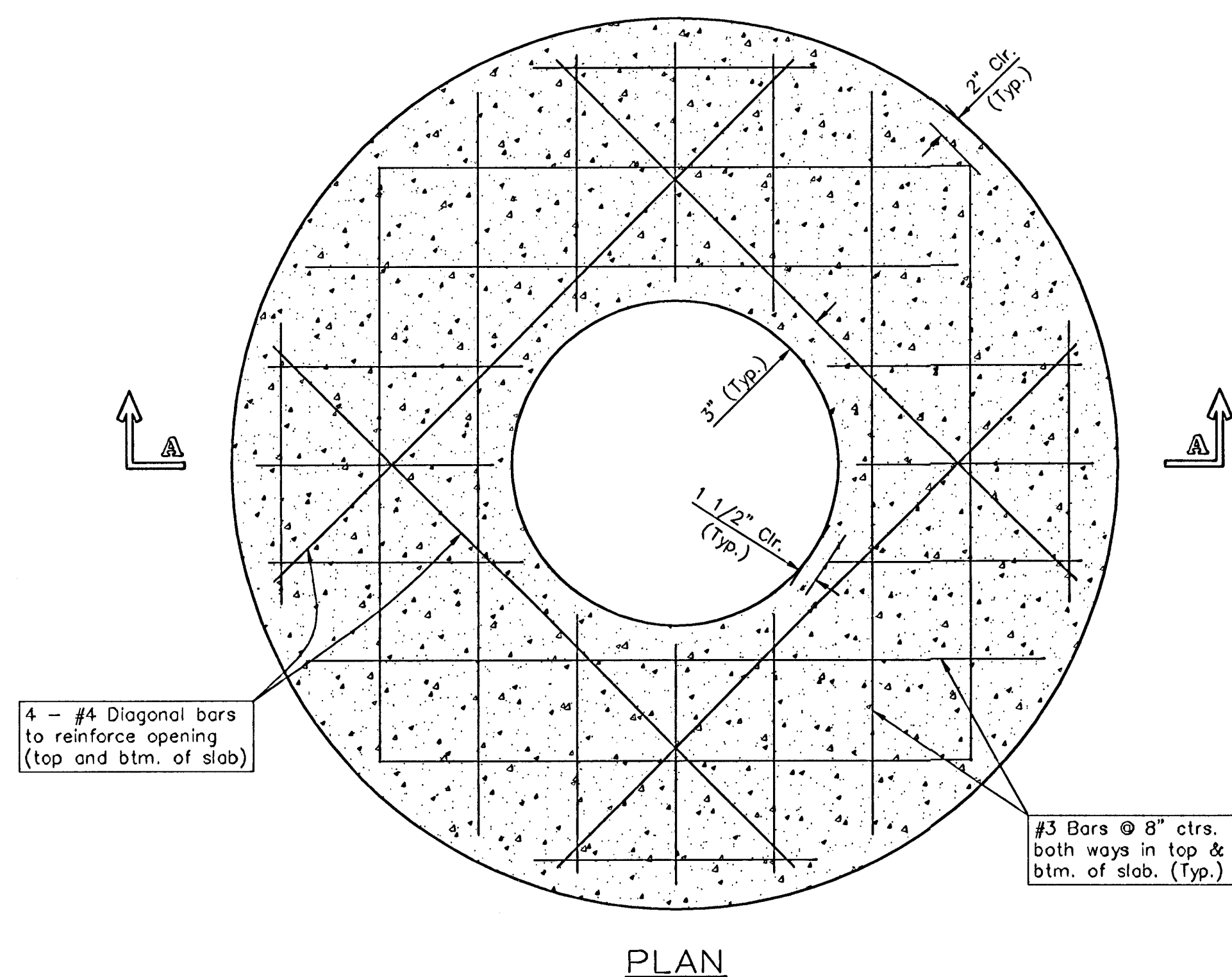
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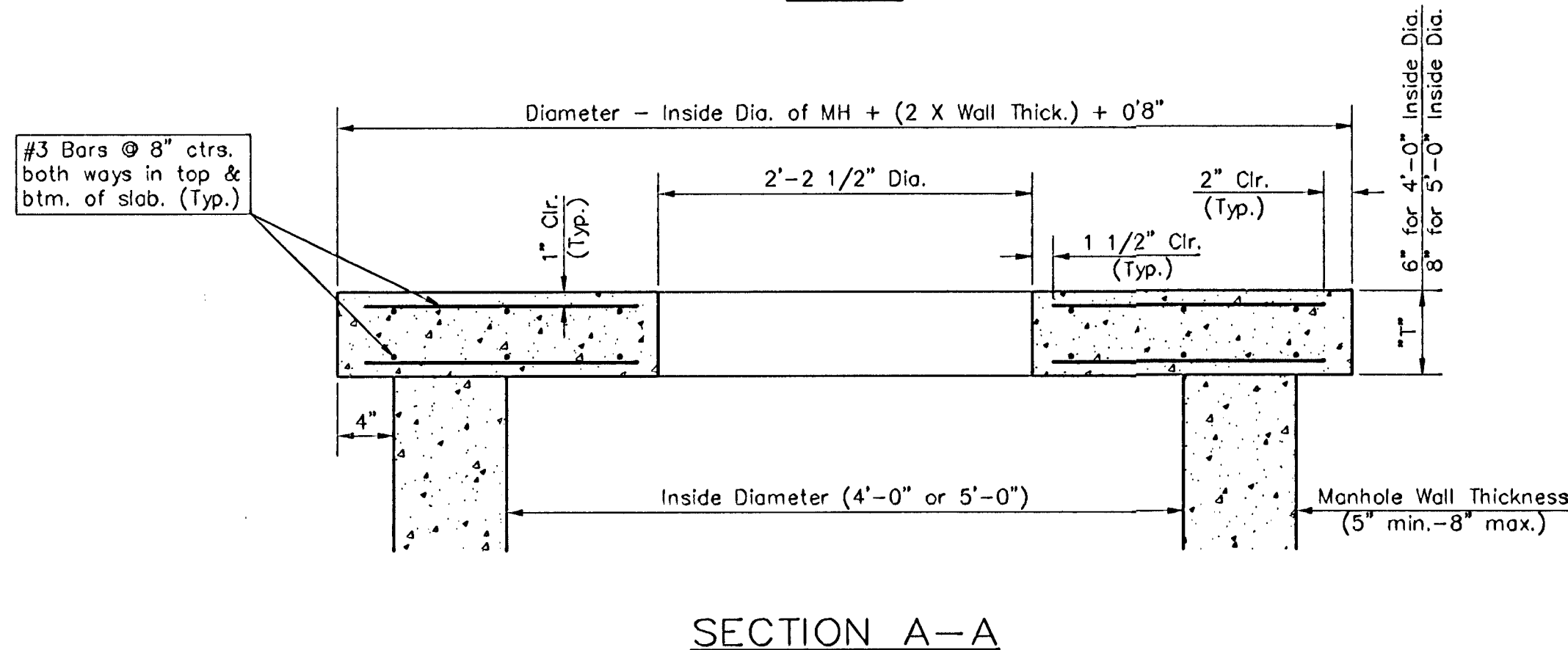
SHALLOW TYPE "P" MANHOLE



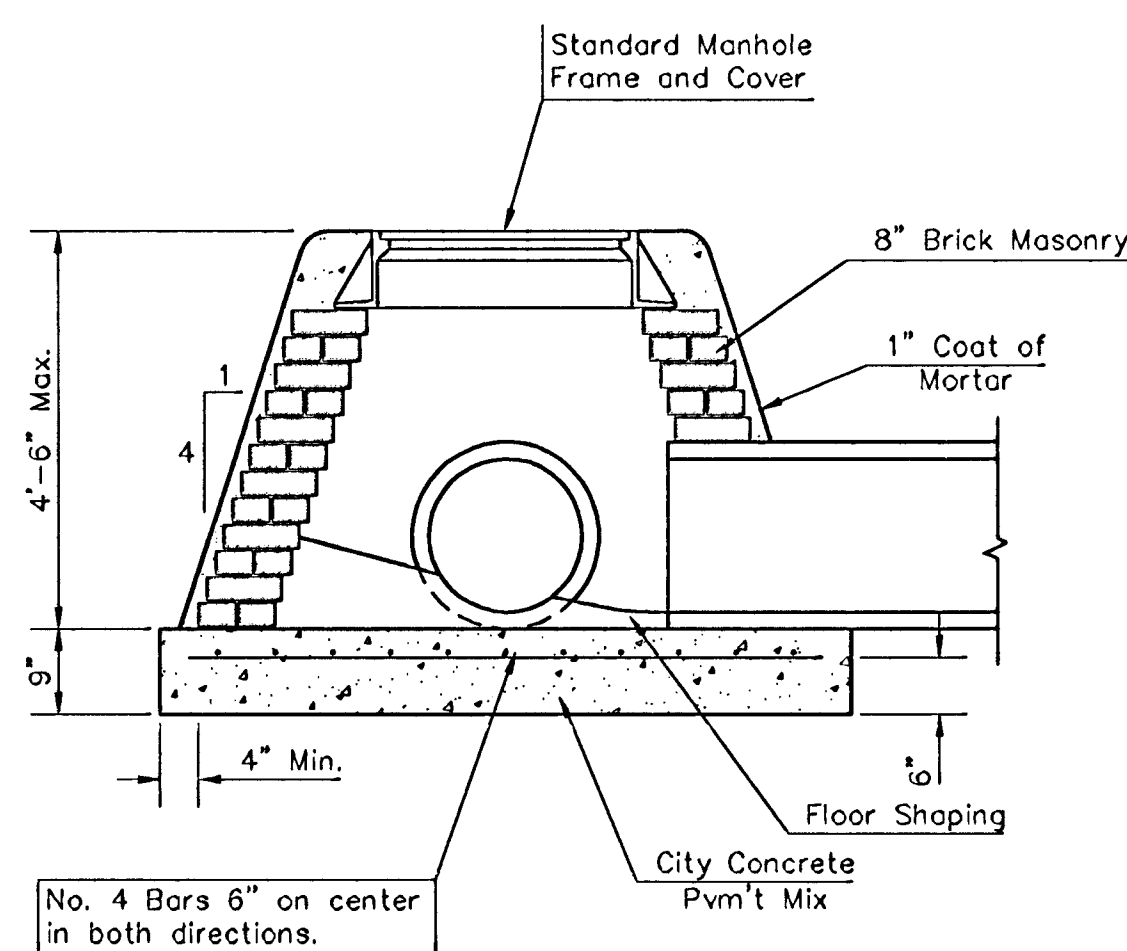
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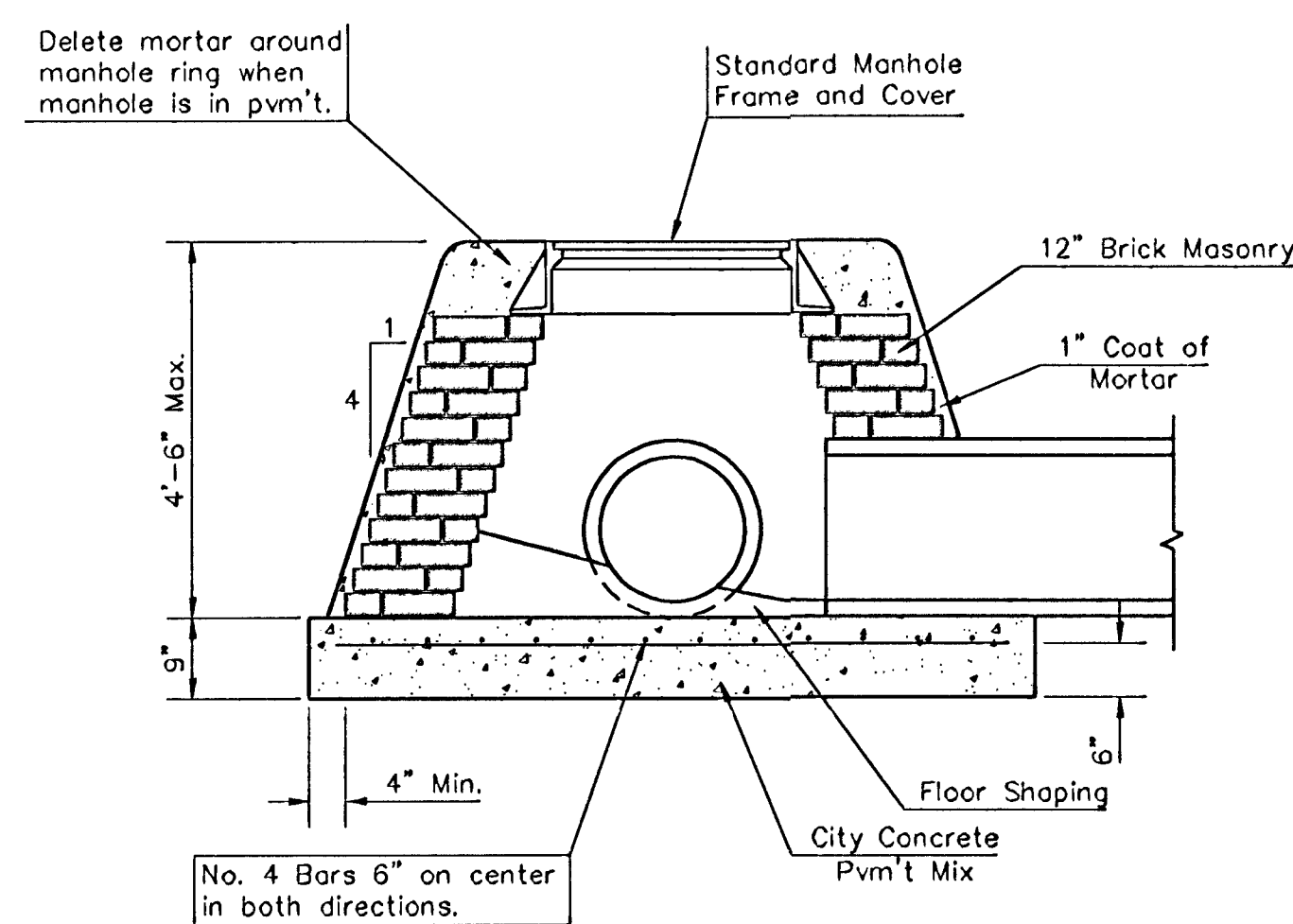
MASONRY COLLAR DETAIL



FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



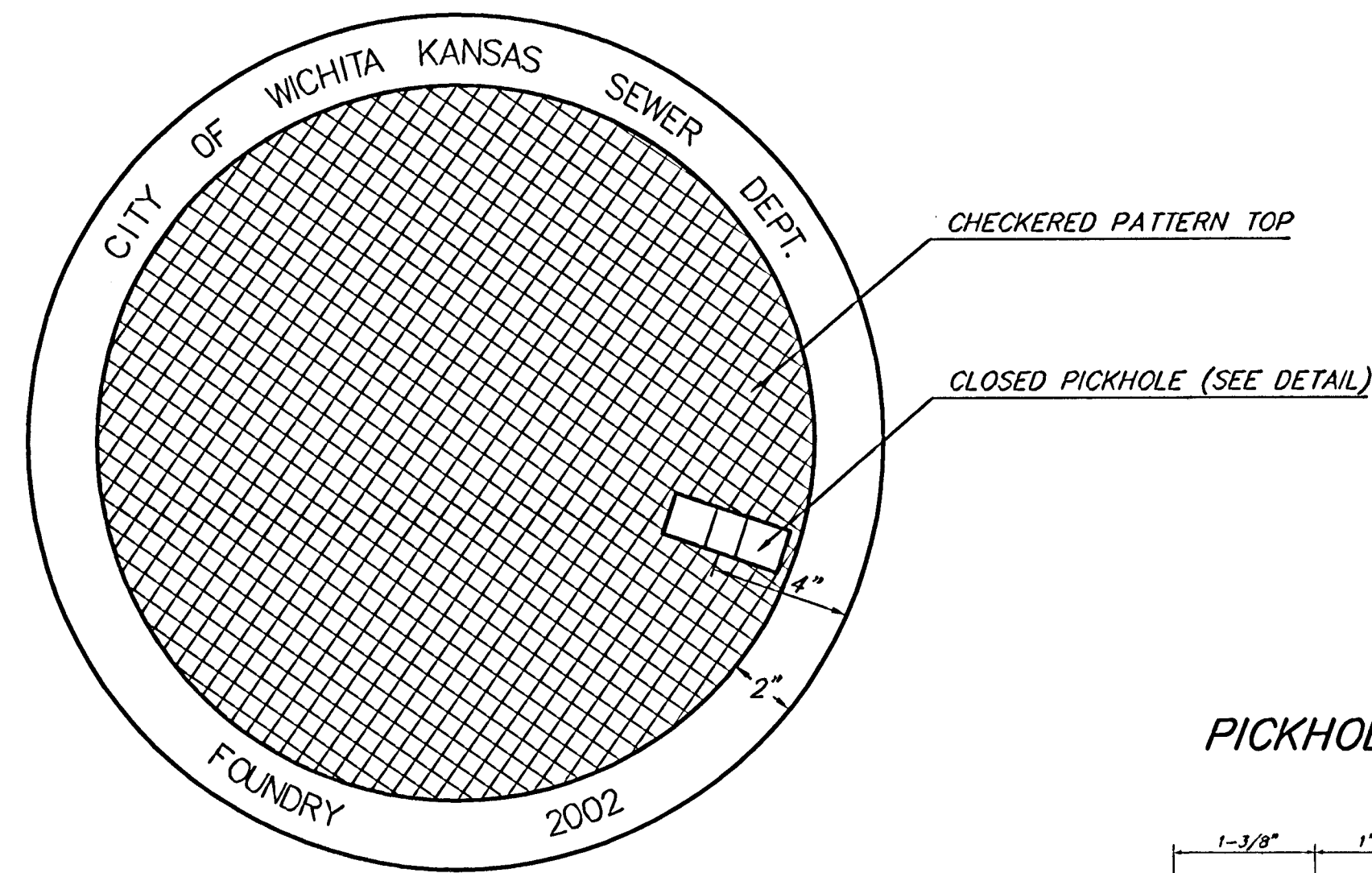
SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

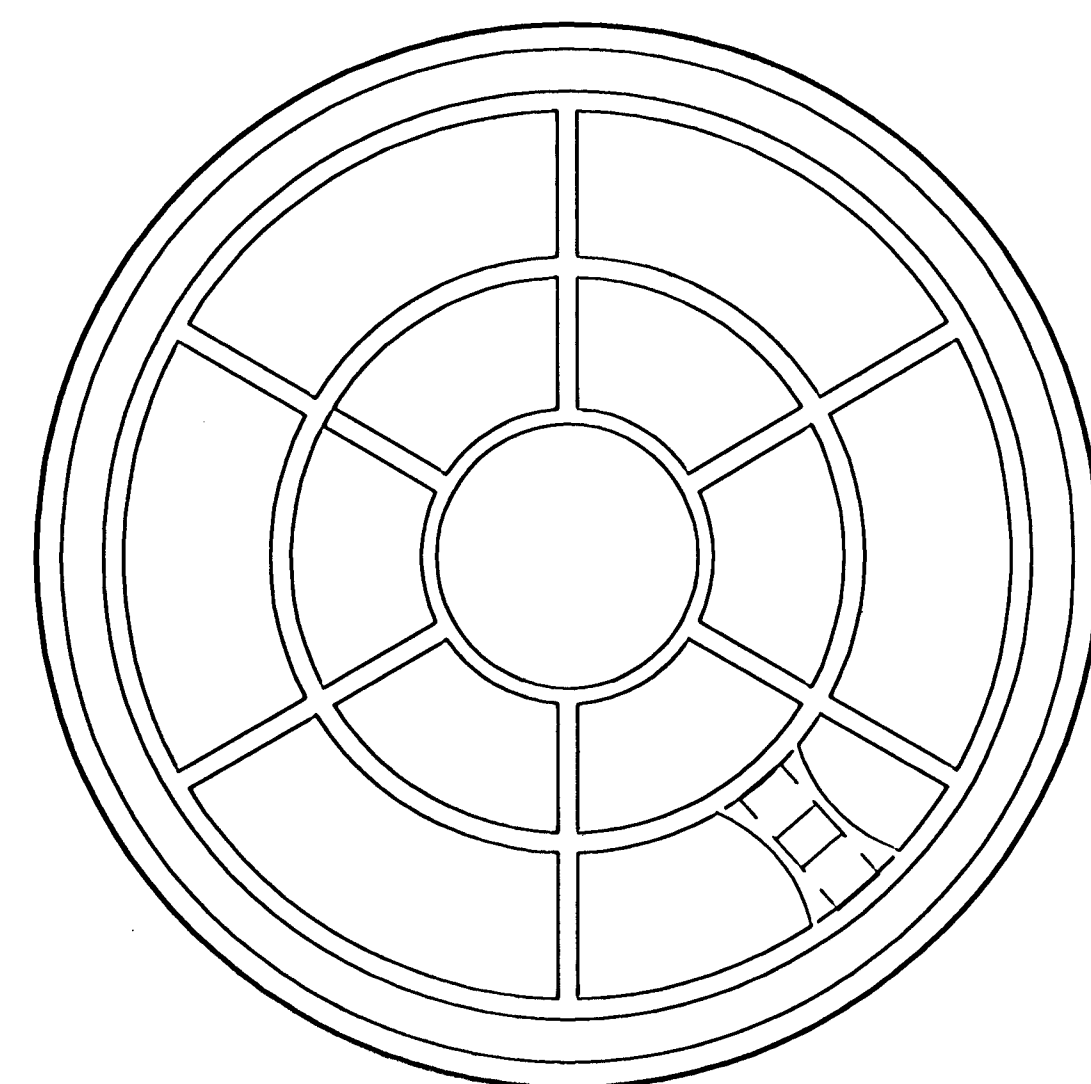
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. 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 "P" and "C" shall be paid for at the unit price bid per each for the type and diameter 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. SHALLOW MANHOLES				
TYPE "P" AND TYPE "C"				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
488-83577				
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF	STAFF		NONE
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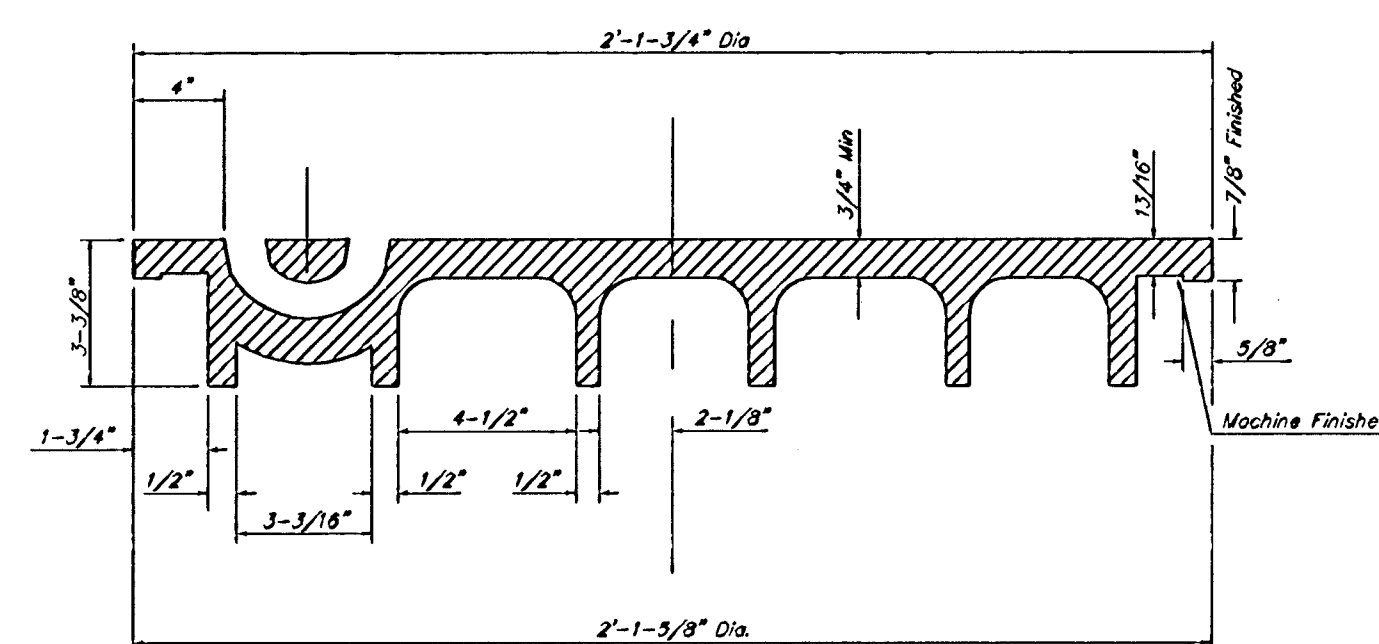
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

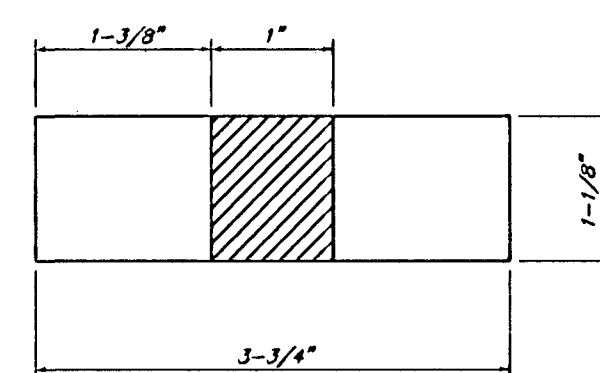


BOTTOM VIEW

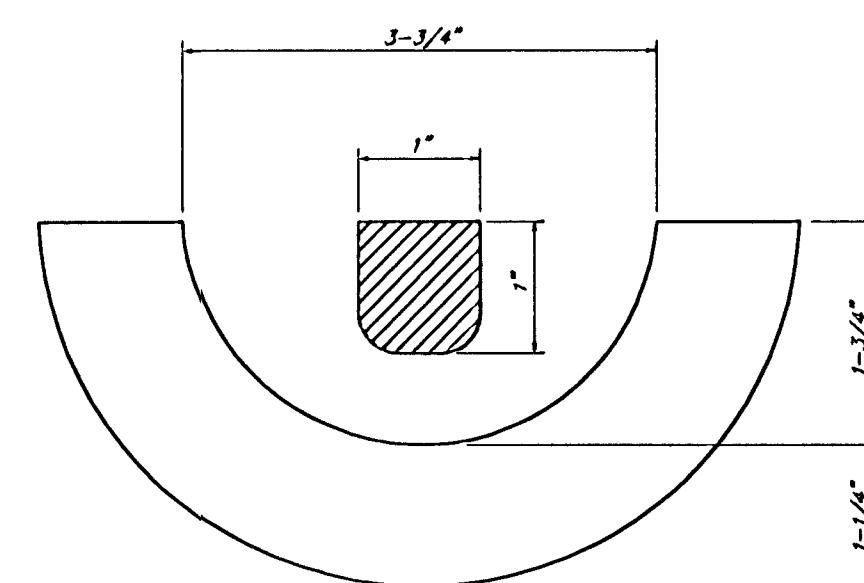


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

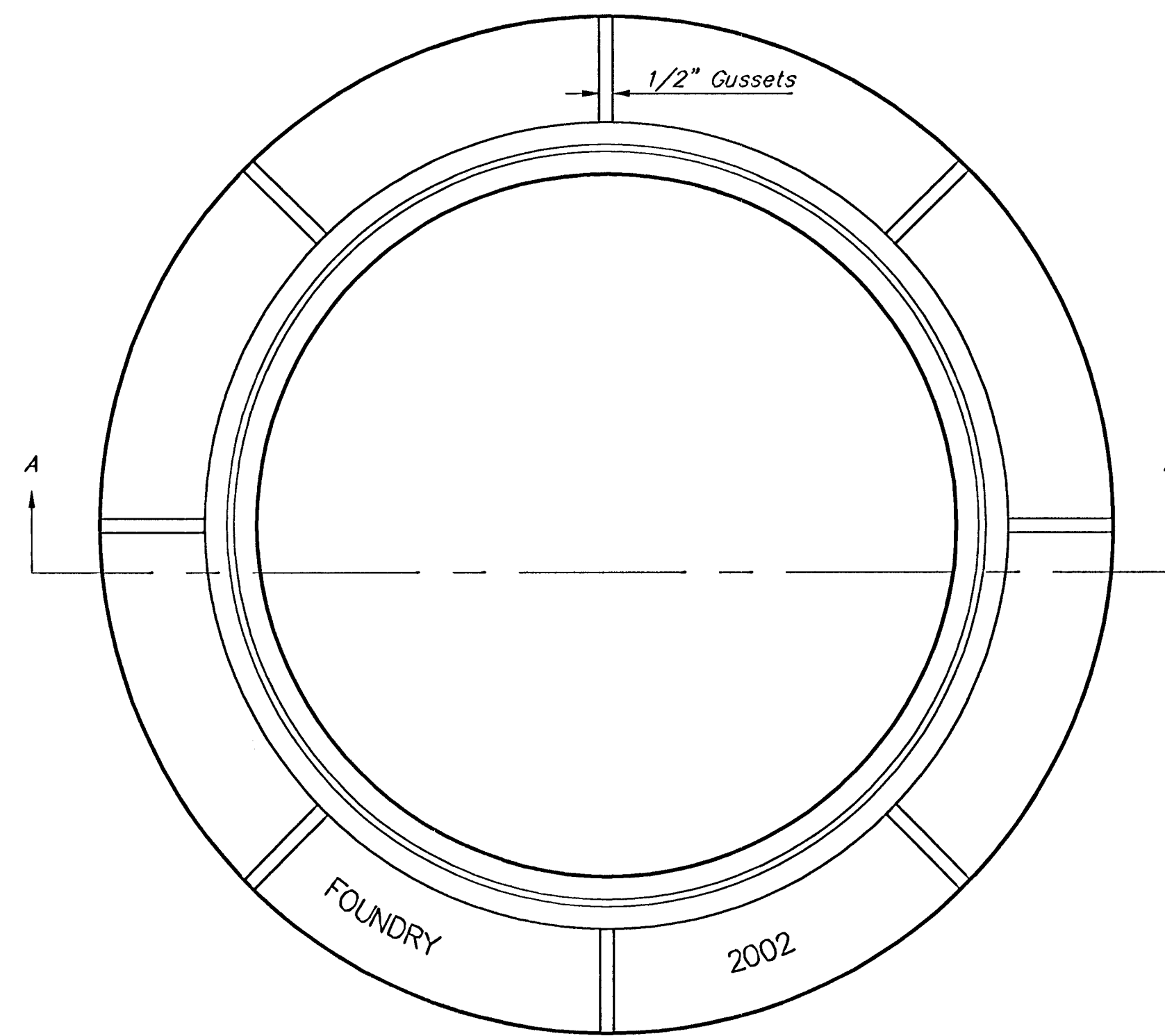


SECTION VIEW

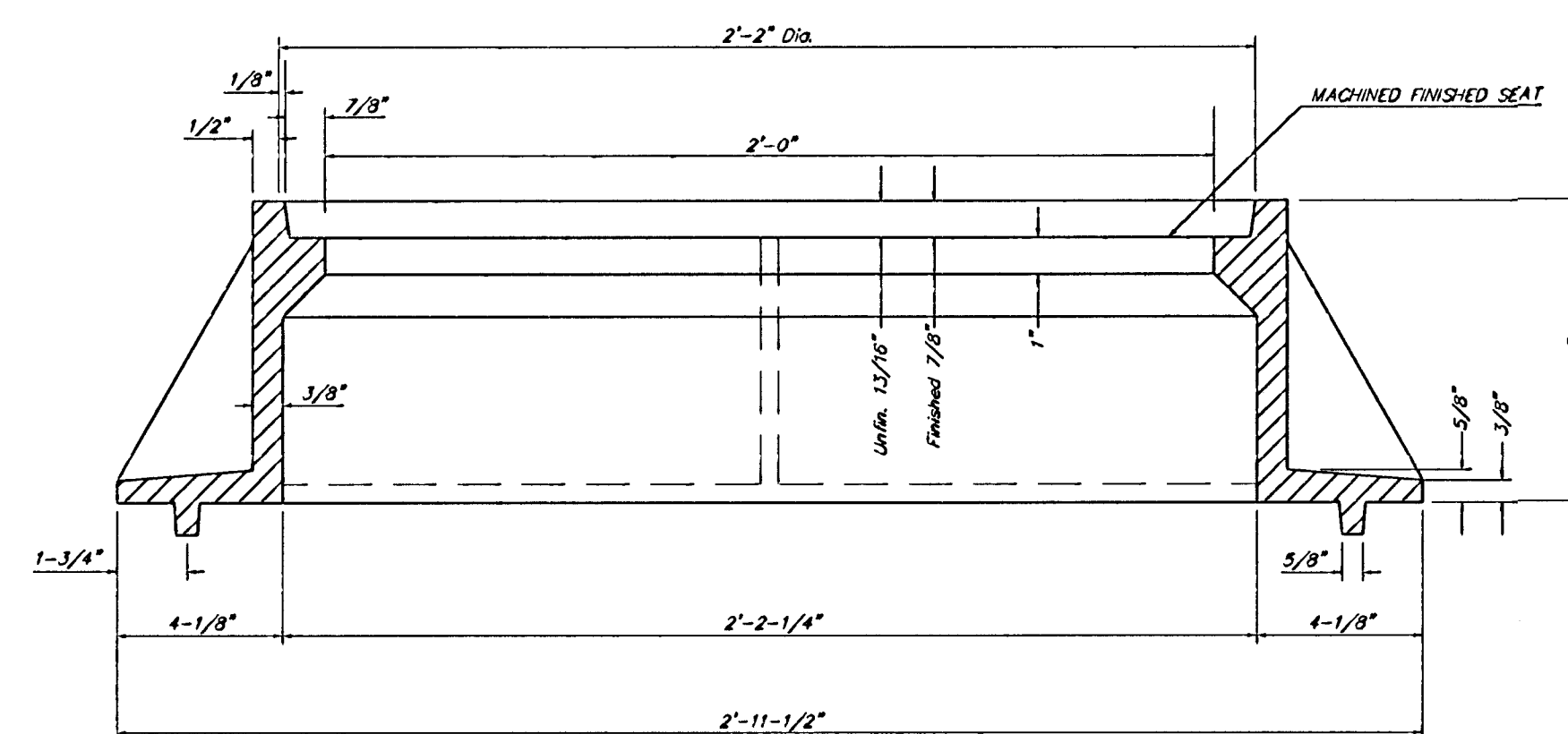
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

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 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.

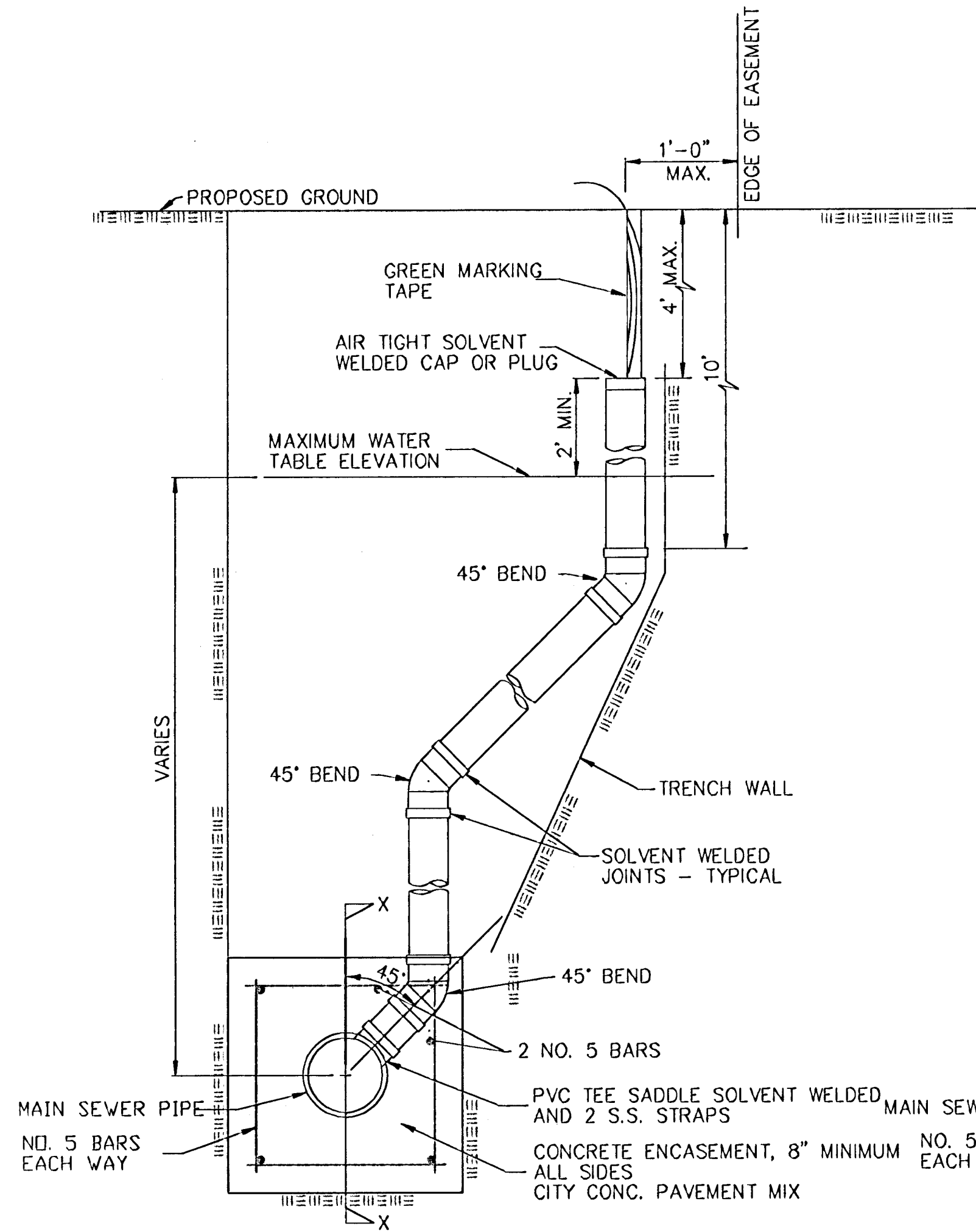
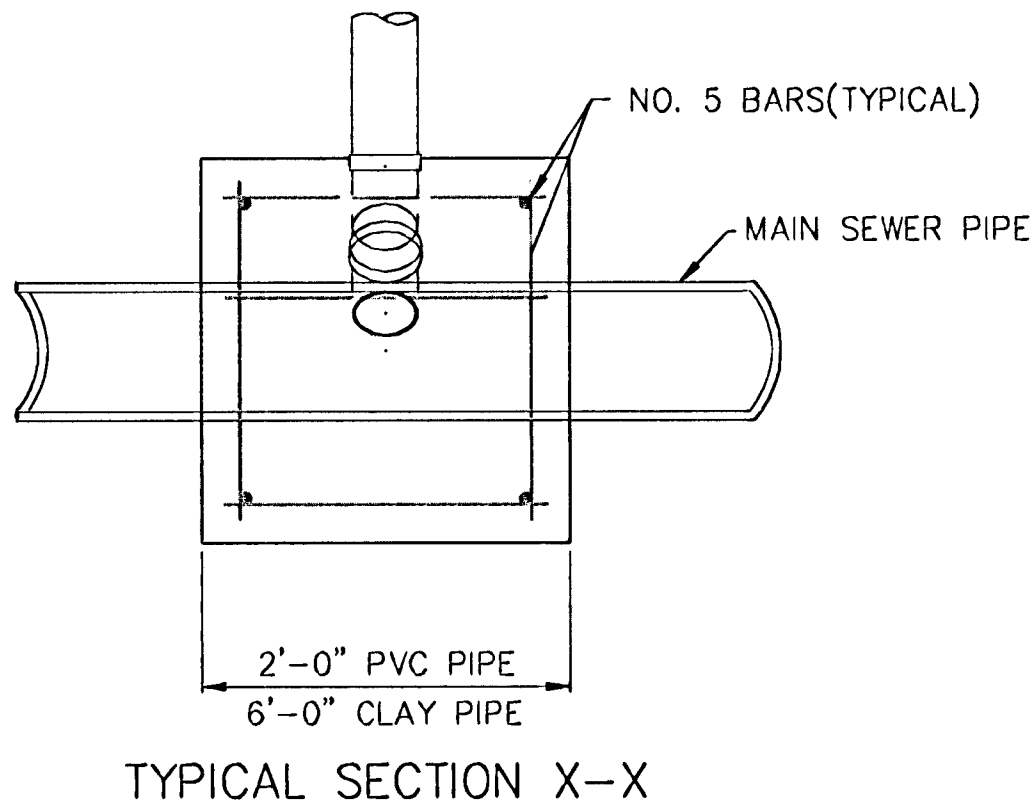
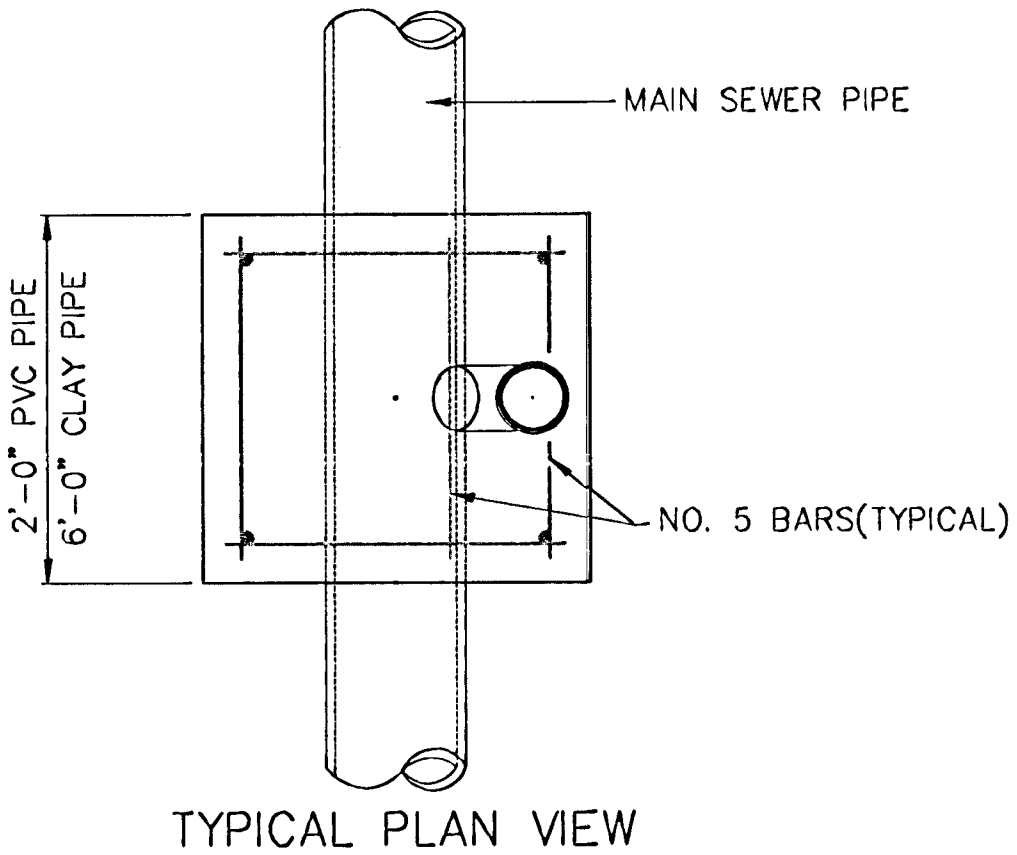
THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER 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 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

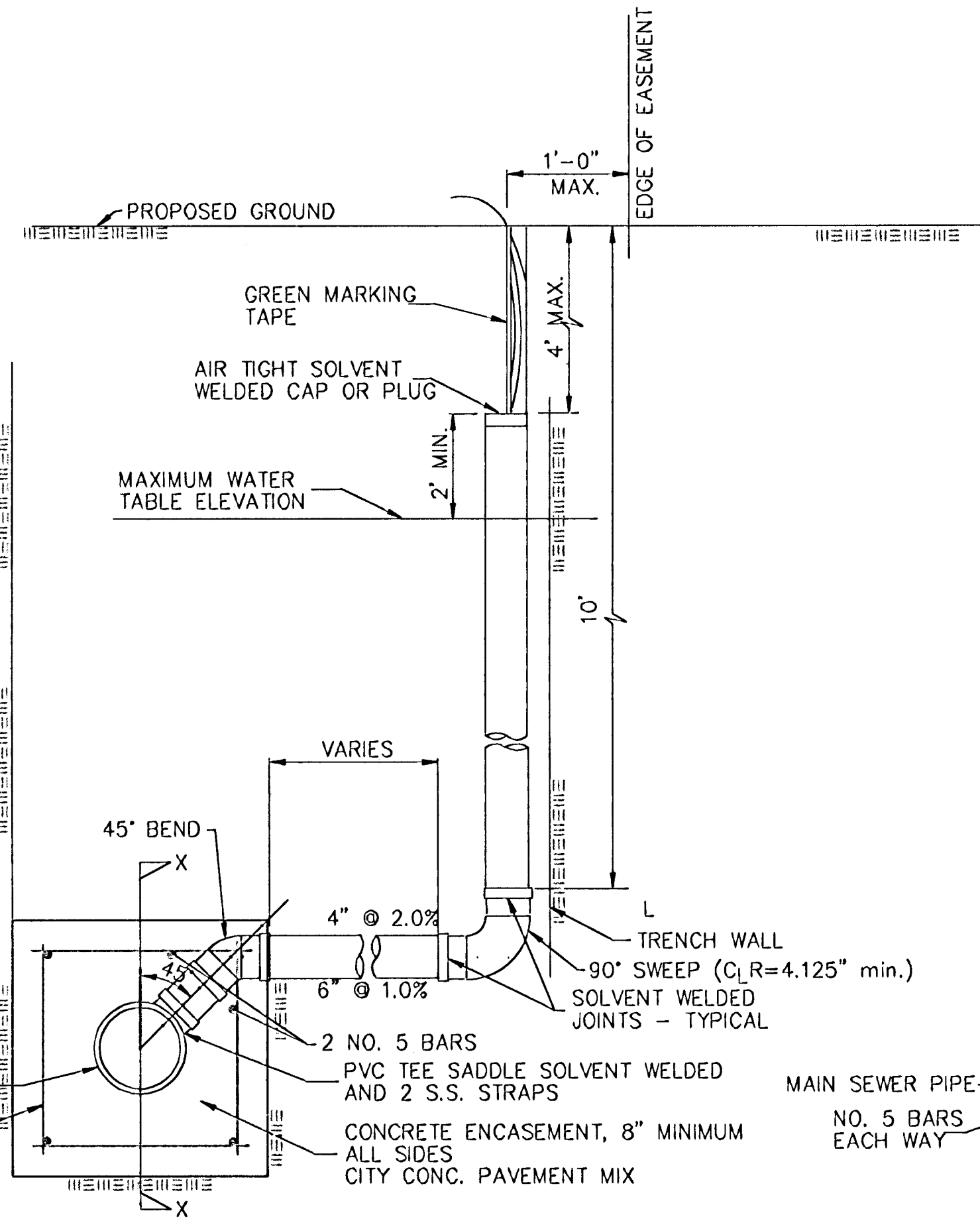
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
488-83577
DESIGN STAFF DRAWN STAFF APPROVED DATE 1/03 SCALE NONE SHEET 13 OF 16

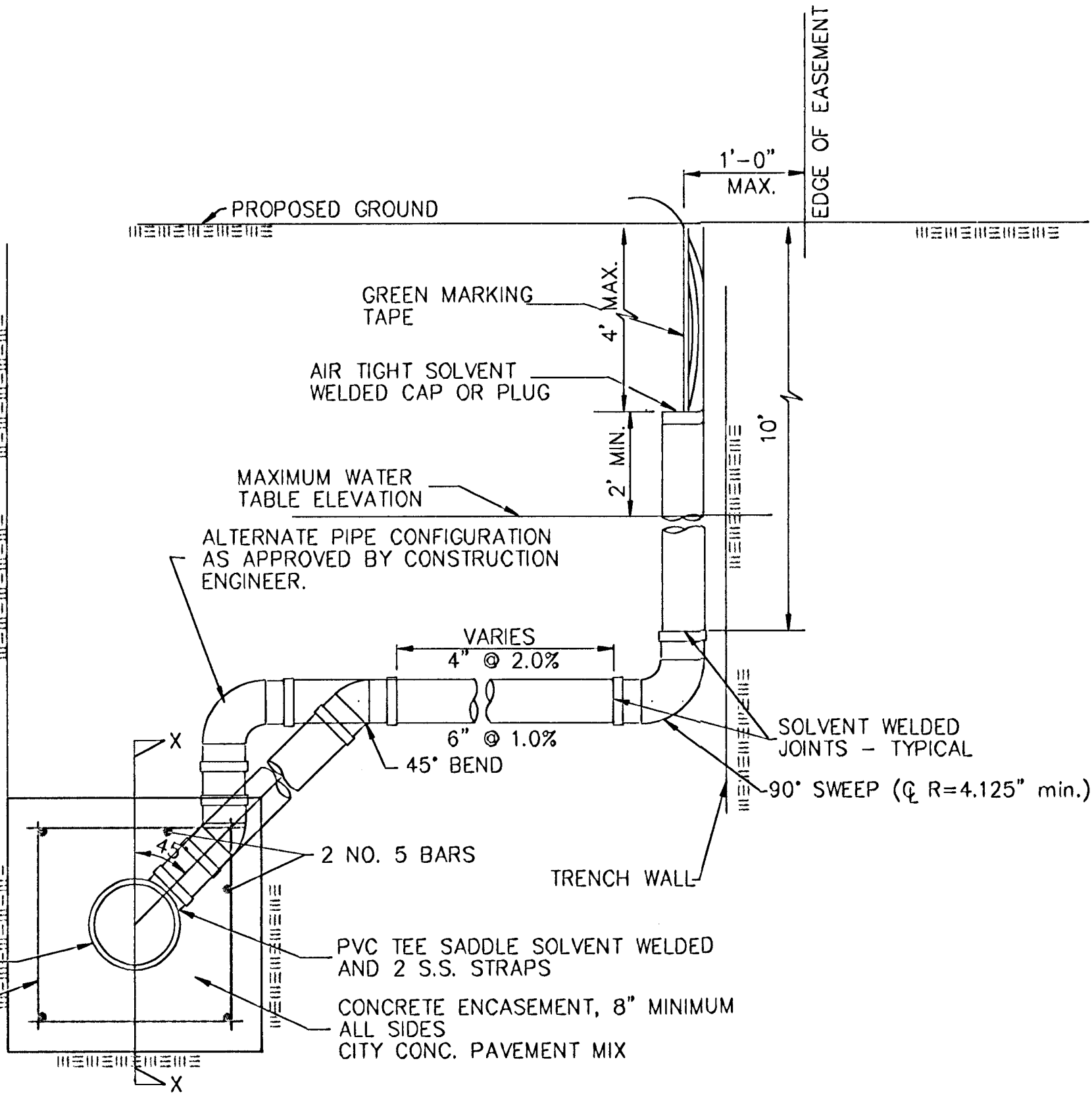
VERTICAL RISER DETAILS
ADOPTED AS STANDARD DESIGN
BY
CITY OF ROSE HILL, KANSAS
OCTOBER 1992



METHOD "A"



METHOD "B"



METHOD "C"

NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

- GENERAL NOTES
1. RISERS. Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table. Risers shall also be installed to serve all lots and tracts where the sanitary sewer main depth is greater than 12 feet below the proposed ground elevation. Installation of risers because of field conditions shall be as approved by the Construction Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.
 2. PIPE STUBS. Pipe stubs shall be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole pipe stub and the flowline of the sanitary sewer main out of the manhole shall not exceed 2 feet. Risers shall be utilized at manhole pipe stubs as indicated in Note 1. Manhole pipe stubs shall be set such that the top of the stub is not lower than the top of the sanitary sewer main.
 3. SIZING. Pipe stubs and risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers or pipe stubs are required because of field conditions, the risers and stubs shall be six-inch diameter for commercial or industrial properties and 4" or 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers and stubs shall be approved by the Construction Engineer prior to installation.
 4. RISER OR STUB MATERIAL. Risers and stubs shall be constructed of Schedule 40 PVC Pipe, meeting the requirements of the latest revision of A.S.T.M. All pipe joints shall be solvent welded.
 5. REINFORCED CONCRETE ENCASEMENT. Riser connections to clay pipe sanitary sewers shall be reinforced concrete encased both ways from the riser centerline. The reinforced concrete encasement shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary Sewer mains shall be reinforced concrete encased one foot each way from the riser centerline. The concrete encasement shall be reinforced using reinforcing steel as shown in the appropriate drawing. The concrete shall conform to the City Standard Specifications for concrete pavement.
 6. BEDDING. Bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.
 7. SUPPORT OF RISERS. Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and backfilling the riser pipe shall be approved by the Construction Engineer.
 8. PLUGGING. The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.
 9. TOP OF THE RISER PIPE. The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. Where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation two feet (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.
 10. MARKING. Locations of the ends of the sanitary sewer riser pipe shall be marked by fastening green colored plastic tape to the end of the riser. The tape shall be supported by a length of wooden 2 x 4, extending from the top of the riser pipe to the proposed ground surface. The green tape shall be visible and extend one foot above the proposed ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.
 11. LOCATION MEASURES. The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicating the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser.
 12. RISER LOCATION. The riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.
 13. PAYMENT. "Sanitary sewer risers" shall be paid for at the contract unit price per each, which price shall be full compensation for all pipe, fittings, marking tape, length of wooden 2 x 4, reinforced concrete encasement, support during backfill, backfill, labor, site restoration, and any other items necessary to complete the work.
- "Manhole stubs" shall be paid for at the contract unit price per each, which shall be full compensation for all labor, material, and incidentals necessary to complete the work including all pipe, fittings, reinforced concrete encasement, and all other items as required and listed for "Sanitary Sewer Risers".

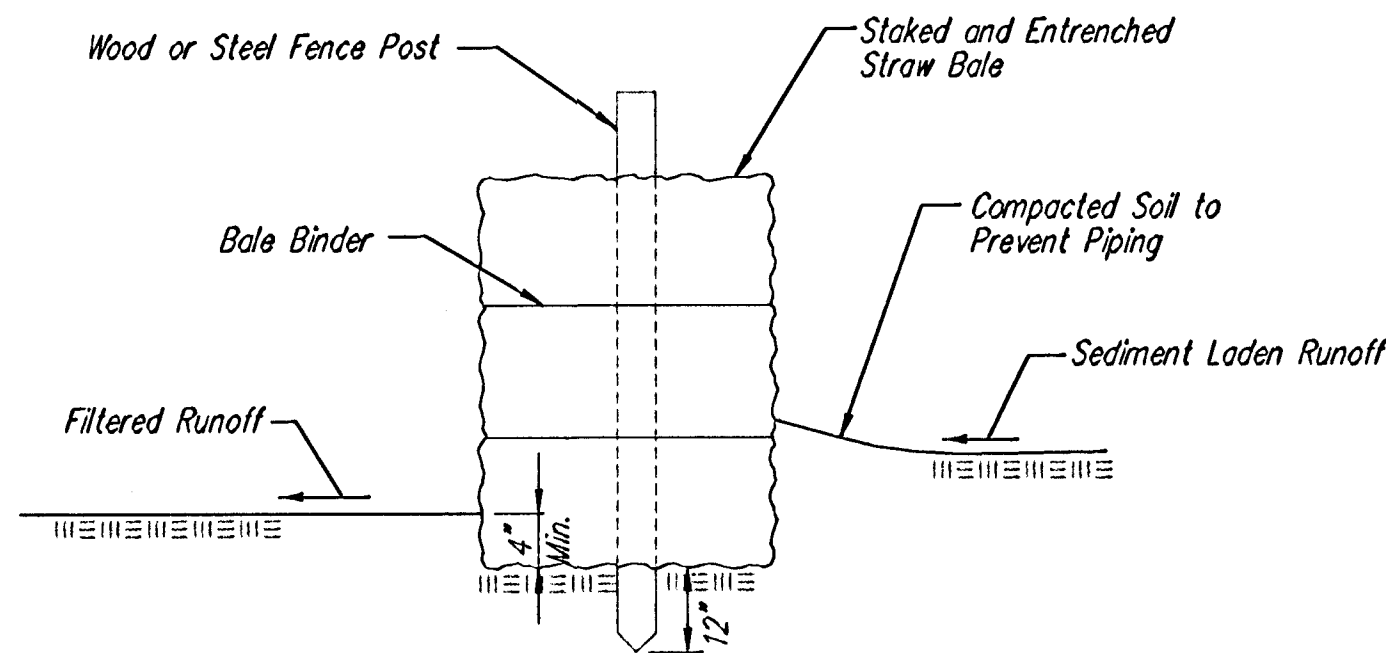
City of Rose Hill Standard
Riser Details

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

PROJECT NUMBER
488-83677

DESIGN DRAWN APPROVED DATE 8/26/02 SCALE NONE

SHEET
14
OF
16



STRAW BALE BARRIERS

Material Specification:

Bale slope barriers may be constructed of wheat straw, oat straw, prairie hay, or bromegrass hay that is free of weeds declared noxious by the Kansas State Board of Agriculture. The stakes used to anchor the bales should be a hardwood material with the following minimum dimensions: 2" square (nominal) by 4' long.

Placement:

A slope barrier should be used at the toe of a slope when a ditch does not exist. The slope barrier should be placed on nearly level ground 5' to 10' away from the toe of a slope. The barrier is placed away from the toe of the slope to provide adequate storage for settling out sediment. When practicable, bale slope barriers should be placed along contours to avoid a concentration of flow. Bale slope barriers can also be placed along right-of-way fence lines to keep sediment from crossing onto adjacent property. When placed in this manner, the slope barrier will not likely follow contours.

Proper installation method:

Excavate a trench the length of the planned slope barrier that is 4" deep and a bale's width wide. Make sure that the trench is excavated along a single contour. When practicable, slope barriers should be placed along contours to avoid a concentration of flow. Place the soil on the upslope side of the trench for later use. Place the bales in the trench, making sure that they are butted tightly. Two stakes should be driven through each bale along the centerline of the ditch check, approximately 6" to 8" in from the bale ends. Stakes should be driven at least 12" into the ground. Once all the bales have been installed and anchored, place the excavated soil against the upslope side of the check and compact it. The compacted soil should be no more than 3" to 4" deep.

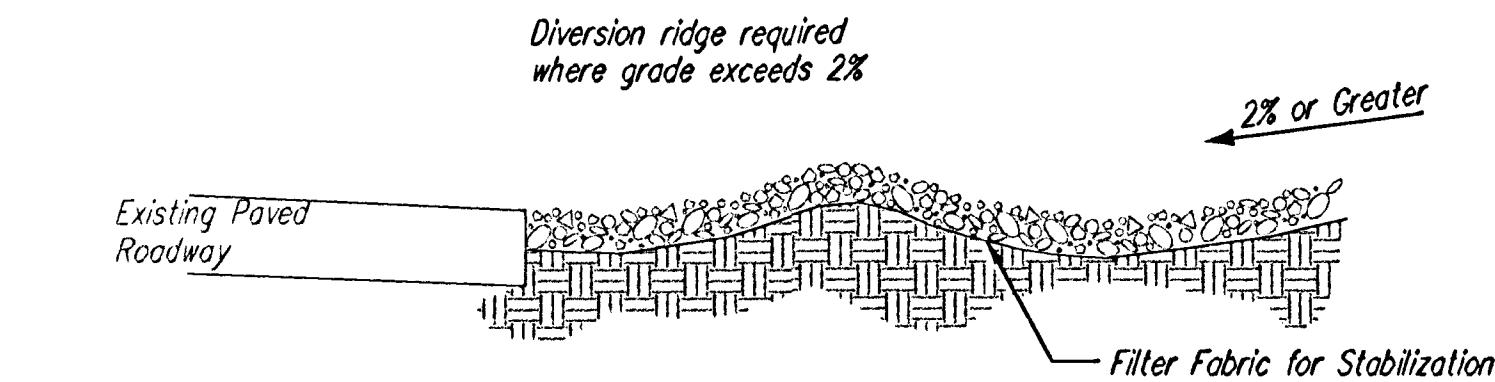
List of common placement/installation mistakes to avoid:

When practicable, do not place bale slope barriers across contours. Slope barriers should be placed along contours to avoid a concentration of flow. Concentrated flow over a slope barrier creates a scour hole on the downslope side of the barrier. The scour hole eventually undermines the bales and the barrier fails. Do not place bale slope barriers in areas with shallow soils underlain by rock. If the barrier is not anchored sufficiently, it will wash out. Bale slope barriers must be dug into the ground. Bales at ground level do not work because they allow water to flow under the barrier.

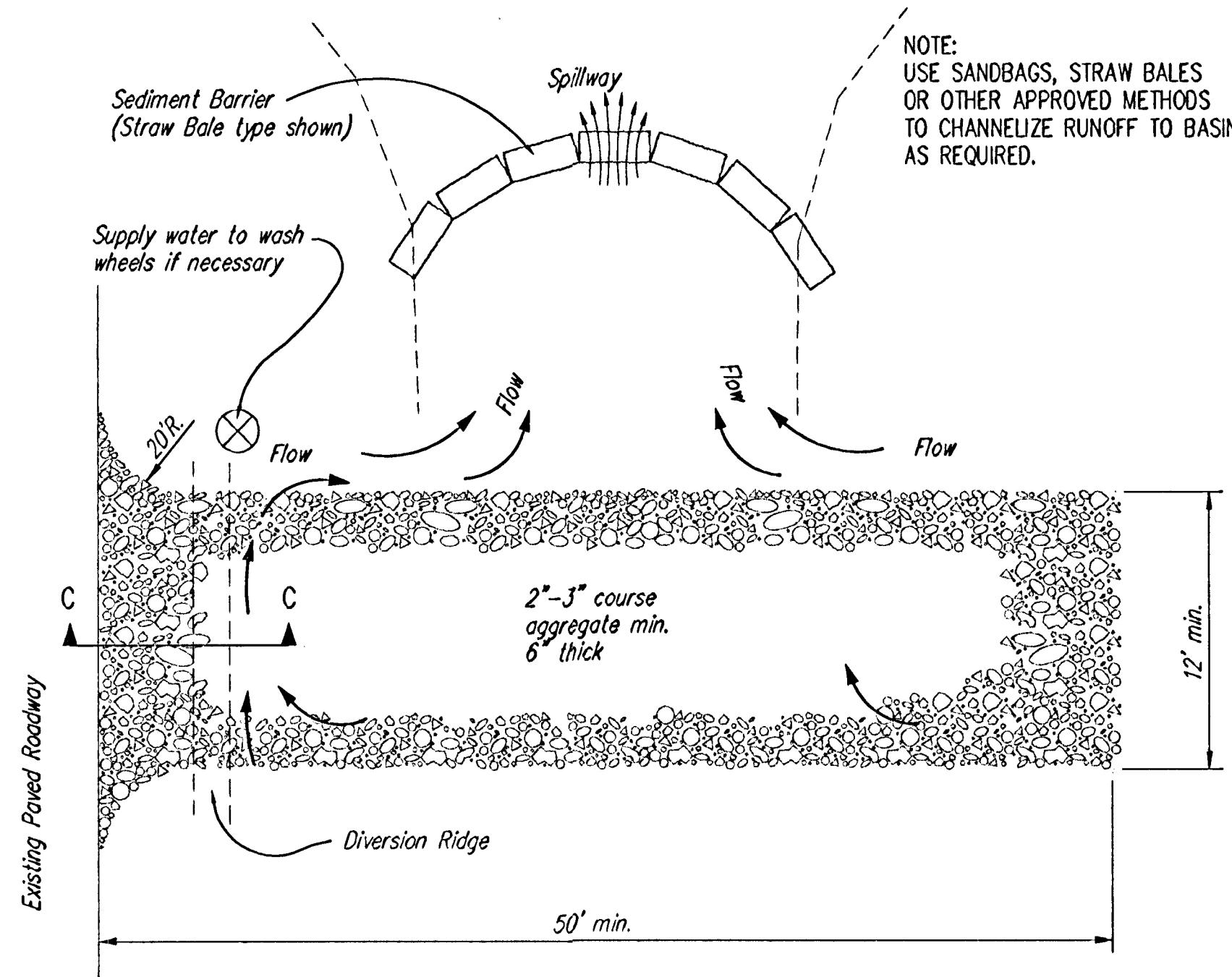
Inspection and Maintenance:

Bale slope barriers should be inspected every 7 days and within 24 hours of a rainfall of 1/2" or more. The following is a list of questions that should be addressed during each inspection:

- Are there any points along the slope barrier where water is concentrating?
- Does water flow under the slope barrier?
- Does water flow through spaces between abutting bales?
- Are any bales dislodged?
- Are bales decomposing due to age and/or water damage?
- Does sediment need to be removed from behind the slope barrier?



SECTION C-C



STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.



SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

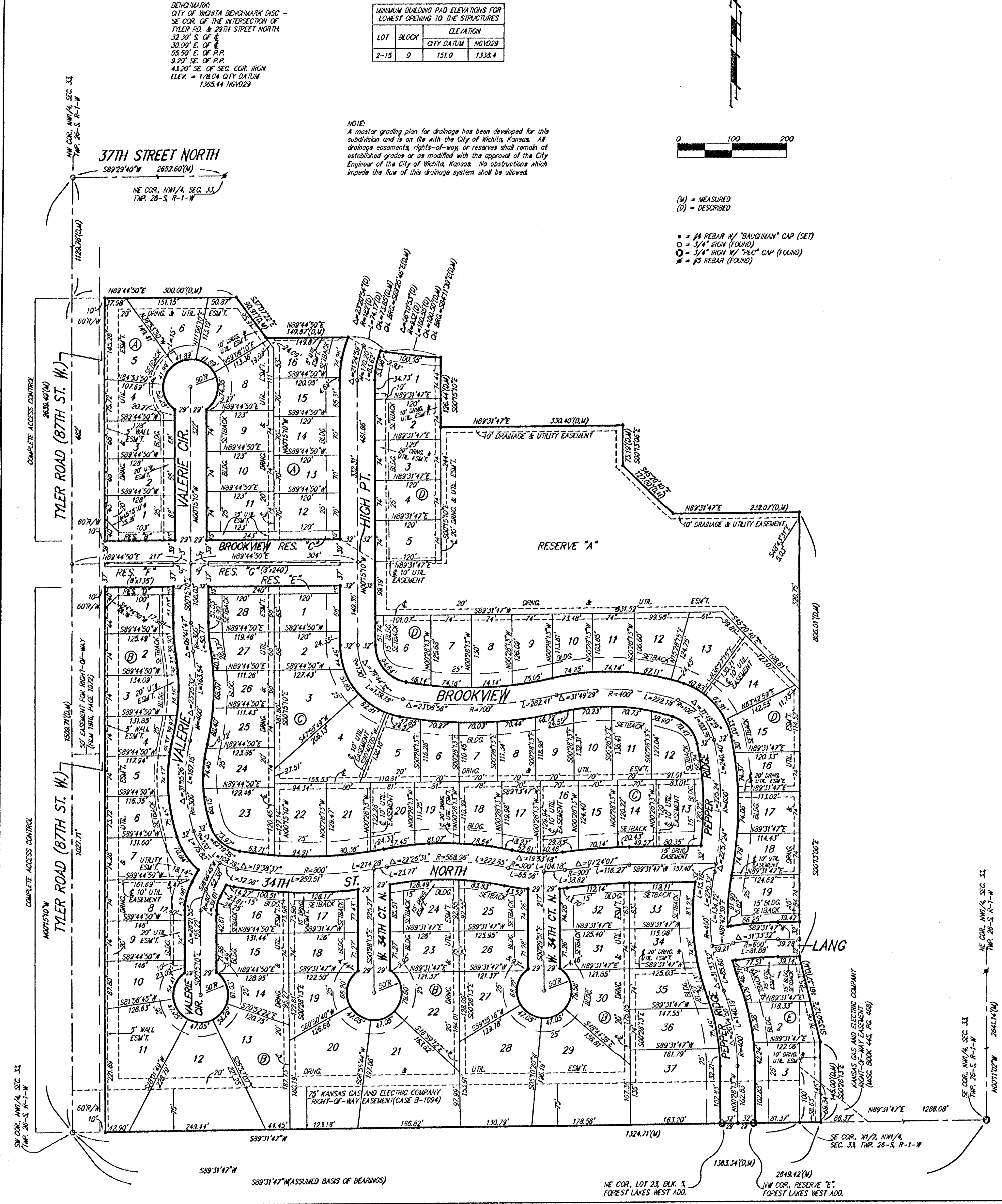
PROJECT NUMBER
468-83577

OCA NO.
743971

DATE
FEB 2003

SHEET 15 OF 16

TYLER'S LANDING ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aloraised county and state do hereby certify that we have surveyed and
platted "TYLER'S LANDING ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: That part of the NW1/4 of
Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas
described as commencing at the NW corner of said NW1/4; thence
S00°15'10"E (assumed) along the west line of said NW1/4, 1129.78 feet
for a point of beginning; thence N89°44'50"E perpendicular to the west
line of said NW1/4, 300.00 feet; thence S37°07'22"E, 90.91 feet; thence
N89°44'50"E, 149.67 feet to a point on a curve to the left; thence
southeasterly along said curve, having a central angle of 23°20'54" and
a radius of 182.00 feet, an arc distance of 74.17 feet, (having a chord
length of 73.65 feet bearing S89°25'46"E), to the P.C.C. of a curve to
the left; thence easterly along said curve, having a central angle of
06°10'53" and a radius of 932.00 feet, an arc distance of 100.55 feet,
(having a chord length of 100.50 feet bearing S84°11'39"); thence
S00°15'10"E, 126.44 feet; thence N89°31'47"E, 330.40 feet; thence
S00°13'06"E, 73.19 feet; thence S45°20'40"E, 127.00 feet; thence
N89°31'47"E, 232.07 feet to a point on the east line of the W1/2
of said NW1/4; thence S00°13'06"E along the east line of the W1/2
of said NW1/4, 806.01 feet; thence S13°50'12"E, 161.37 feet; thence
S00°28'13"E, 145.00 feet to a point on the south line of said NW1/4;
thence S89°31'47"W along the south line of said NW1/4, 136.33 feet
to the SW corner of said NW1/4; thence N00°15'10"W along the west
line of said NW1/4, 1509.71 feet to the point of beginning, all being
subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael D. Conroy, Surveyor
Michael G. Conroy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves to be known as "TYLER'S
LANDING 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. The drainage
easements are hereby granted as indicated for drainage purposes. 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 shall be allowed to cross these easements. The streets are hereby
dedicated to and for the use of the public. Reserves "A" is hereby
reserved for lakes, landscaping, open space, berms, sidewalks, gazebos,
drainage purposes, utilities as confined to easements. Reserves "B", "C",
"D", and "E" are hereby reserved for entry monuments, landscaping, berms,
open space, drainage purposes, and utilities as confined to easements.
Reserve "F" and "G" are hereby reserved for entry monuments,
landscaping, open space, streets, drainage purposes, and utilities as
confined to easement. Reserves "A", "B", "C", "D", "E", "F", and "G"
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. The Minimum
Building Pad Elevations for the lowest opening to the structures shall be
as indicated on the face of the plat.

R & R Realty, LLC,
a Kansas limited liability company
Jay W. Russell, Manager
Ritchie Associates, Inc., Manager
Kevin M. Mullen, President

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 4th day of December, 2002, by Jay W. Russell, Manager of
R & R Realty, LLC, a Kansas limited liability company, on behalf of the
limited liability company.

Susan K. Monette, Notary Public
My App't. Exp. 11-9-03

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

Brad E. Jaeger, Sr. VP
DRAO E. Jaeger

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 5 day of December, 2002, by Brad E. Jaeger,
Sr. V.P., of Legacy Bank, on behalf of the bank.

My App't. Exp. 11/14/04
Dawn M. Decker, Notary Public
Dawn M. Decker, Notary Public
State of Kansas
My App't. Expires 11/14/04

This plat of "TYLER'S LANDING ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 31st day of November, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Henzen, Chair
Bernard A. Henzen
Dale Miller, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 7th day of January, 2003

At the direction of the City Council
Chris Cherches, City Manager
Pat Graves, City Clerk
Pat Graves

on this 9th day of December, 2002.
Deputy County Surveyor
Sedgwick County, Kansas
Nicola L. Robello, L.S. #1246

Entered on transfer record this day
of, 2002.

Don Brace, County Clerk
Don Brace

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, 2002 at o'clock M; and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this 14 day of December, 2002, 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.

Susan K. Monette, Notary Public
My App't. Exp. 11-9-03

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7721 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\TYLER'S LANDING\TYLER'S LANDING.DWG-100