

Lat. 67, Main 9, SS #23
SANITARY SEWER IMPROVEMENTS

to serve
WILLOWBEND NORTH ESTATES 2ND ADDITION

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

Project Number

468-83686

O.C.A. Number

744003

Benchmark

BM #1: "□" Cut on top of curb, 30'± N of the NE corner of Barton Creek, Willowbend North Estates 2nd Addition. Elev. = 191.31 City Datum

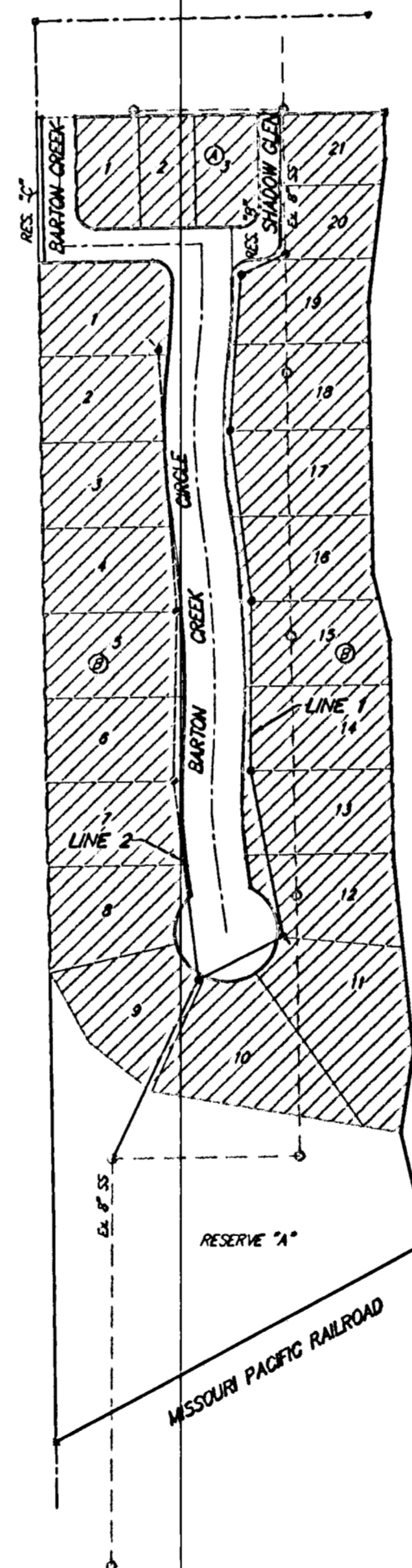
BM #1: "□" Cut on top of curb at the E end of the NE curb return, Castle Pines St. & Barton Creek. Elev. = 196.79 City Datum

Sheet Index

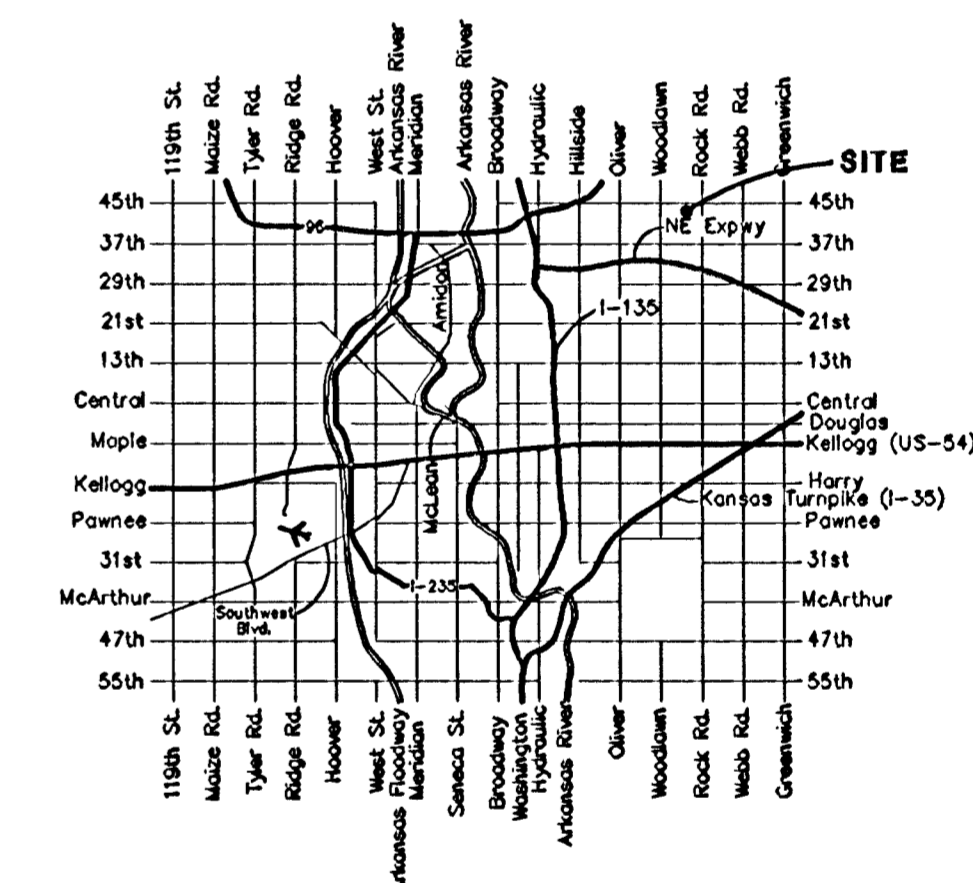
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GENERAL NOTES:

- 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 1-800-303-0357
 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.
- When connecting to existing manhole or stub, the contractor shall reshape manhole bottom or adjust the existing stub's alignment or elevation as necessary. Cost shall be subsidiary to project.
- All areas disturbed by construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City specifications.
- Excess trench material shall be stockpiled on site at a location indicated by the Engineer. Contractor shall leave easements in original condition.



Scale: 1" = 150'



Vicinity Map

Per Plan
 3/1/04
 RAL
 .PDF



Benefit District

July 2003

BENCHMARKS:
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 Elev. = 196.79 City Datum

Sta 0+00, Line 1
 Core existing manhole and extend pipe NE. Seal & grout around pipe. Reshape invert if necessary. Sever & plug pipe to east. Cost of coring, sealing, grouting, reshaping, and plugging to be incidental to cost of pipe.

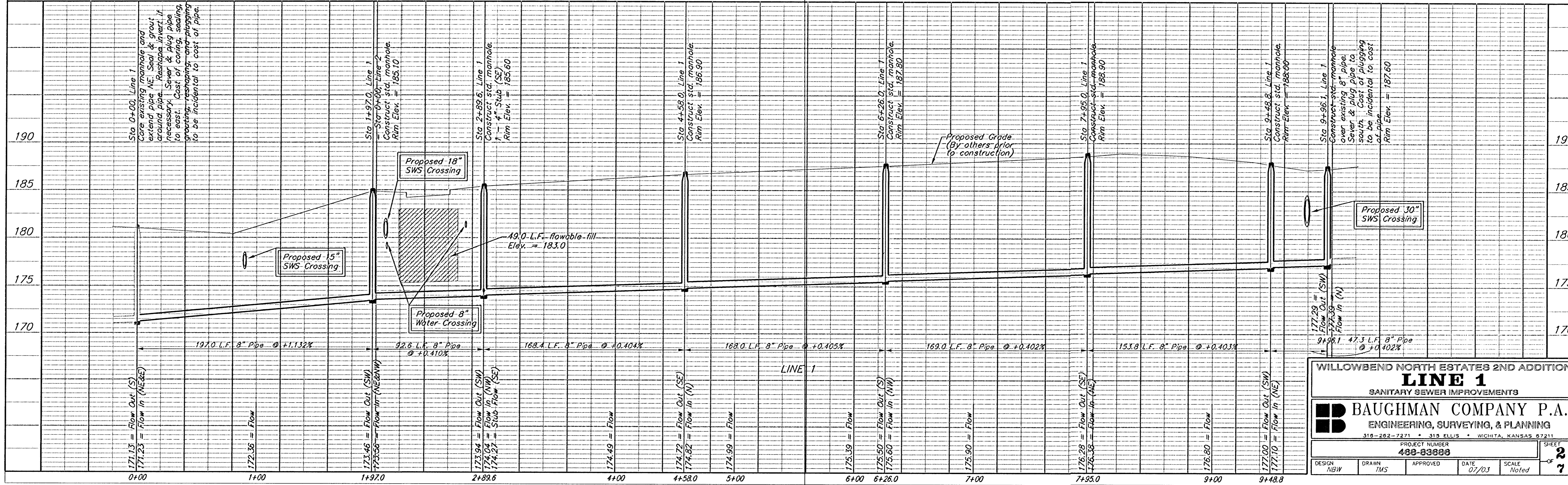
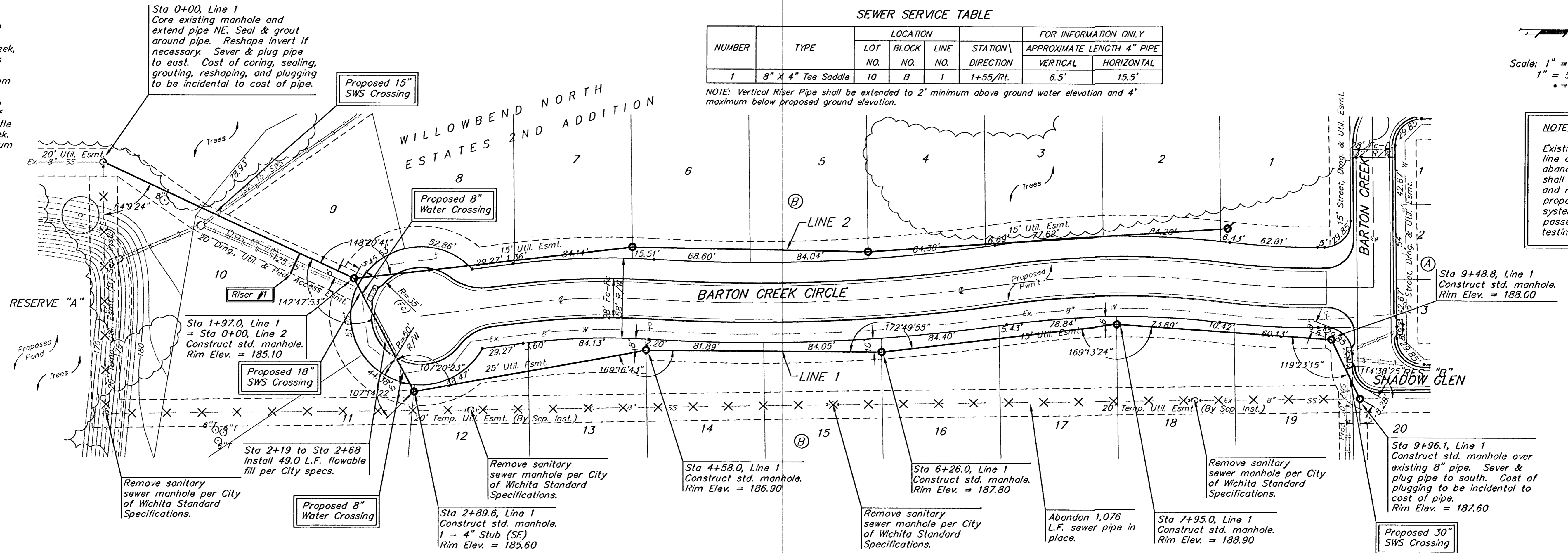
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	APPROXIMATE LENGTH 4" PIPE	
1	8" X 4" Tee Saddle	10	B	1	1+55/Rt.	VERTICAL	HORIZONTAL
						6.5'	15.5'

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

NOTE:
 Existing sanitary sewer line and manholes to be abandon and removed shall only be abandoned and removed once the proposed sanitary sewer system is built and passed all necessary testing.



WILLOWBEND NORTH ESTATES 2ND ADDITION
LINE 1
 SANITARY SEWER IMPROVEMENTS

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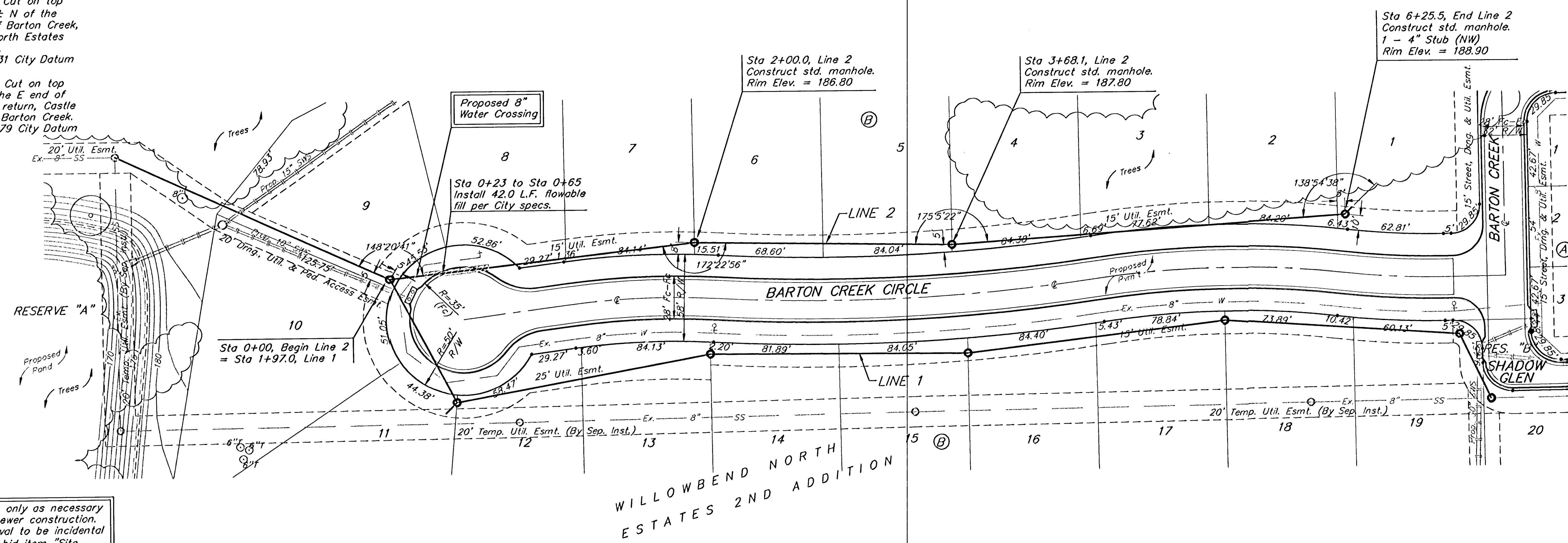
PROJECT NUMBER: **488-83888**

DESIGN: MBW DRAWN: TMS APPROVED: [Signature] DATE: 07/03 SCALE: Noted

SHEET: **2** OF **7**

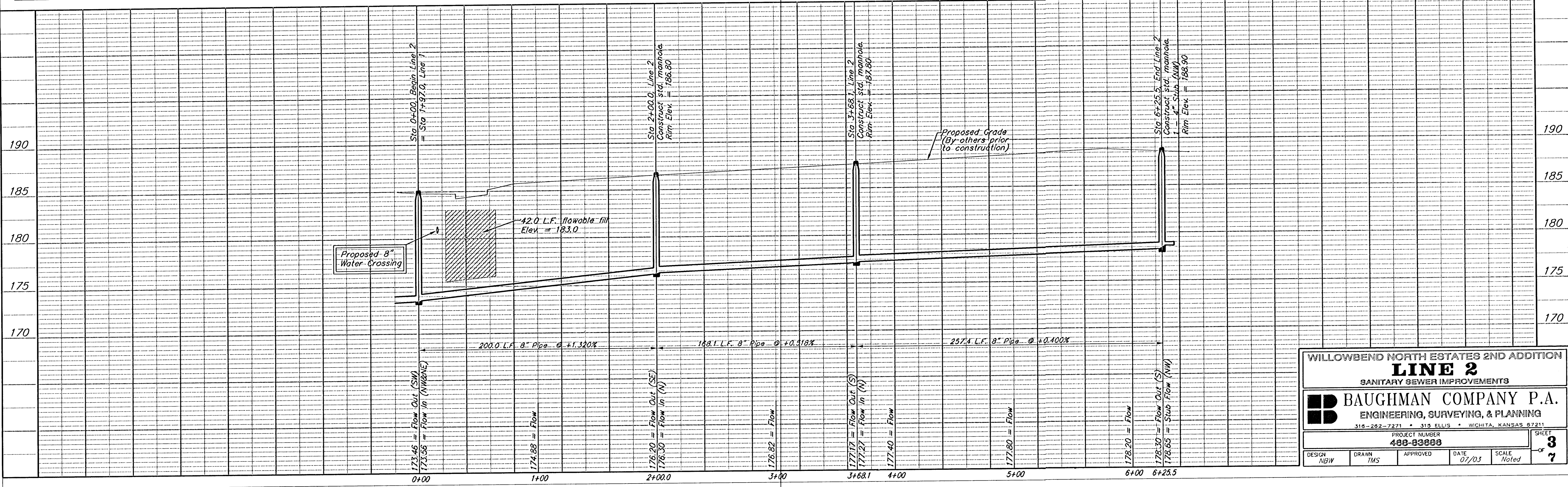
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 1" = 5' Vertical
 • = Iron



NOTE:
 Existing sanitary sewer line and manholes to be abandon and removed shall only be abandoned and removed once the proposed sanitary sewer system is built and passed all necessary testing.

Remove trees only as necessary for sanitary sewer construction. Cost of removal to be incidental to lump sum bid item "Site Clearing & Restoration".



WILLOWBEND NORTH ESTATES 2ND ADDITION
LINE 2
 SANITARY SEWER IMPROVEMENTS

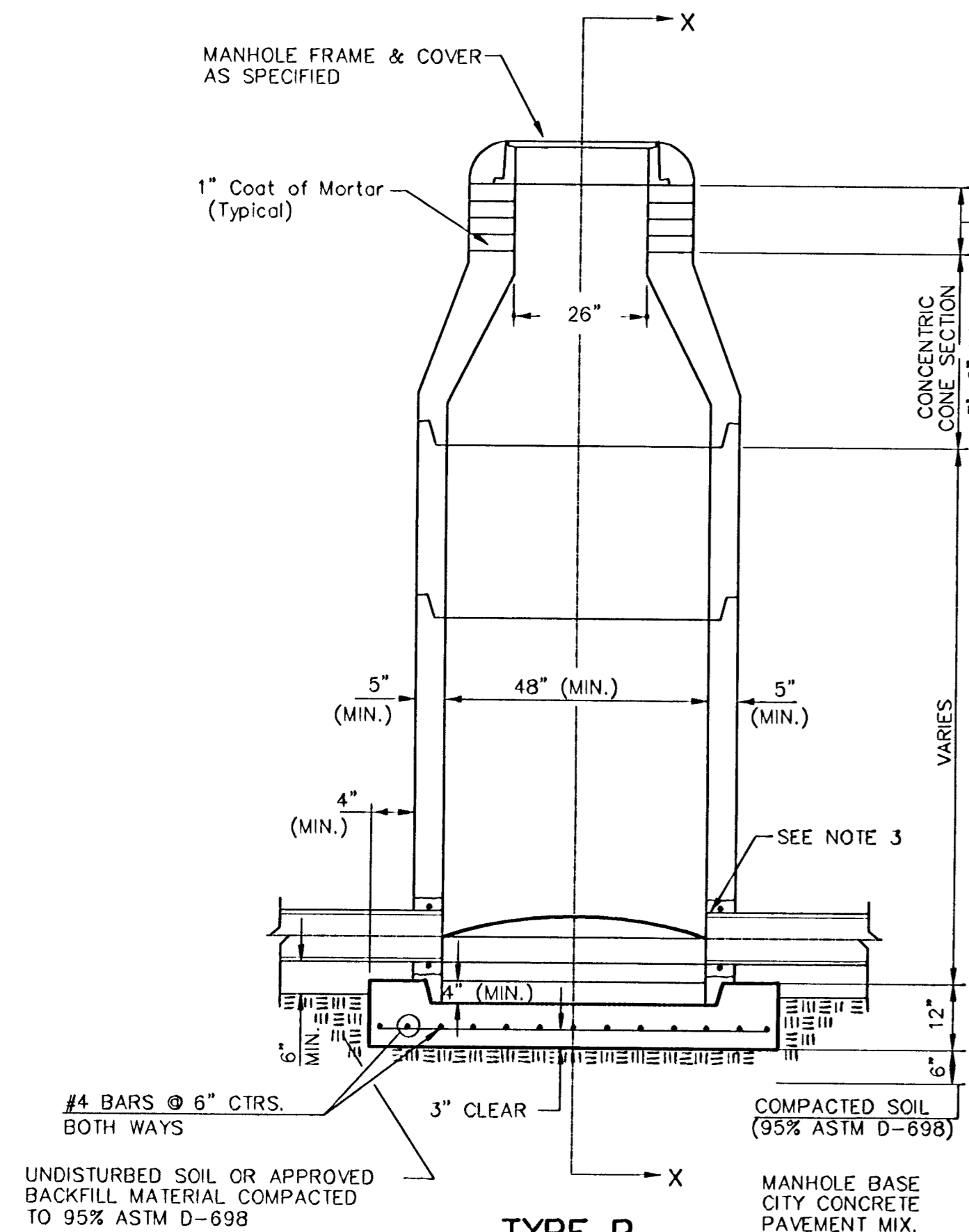
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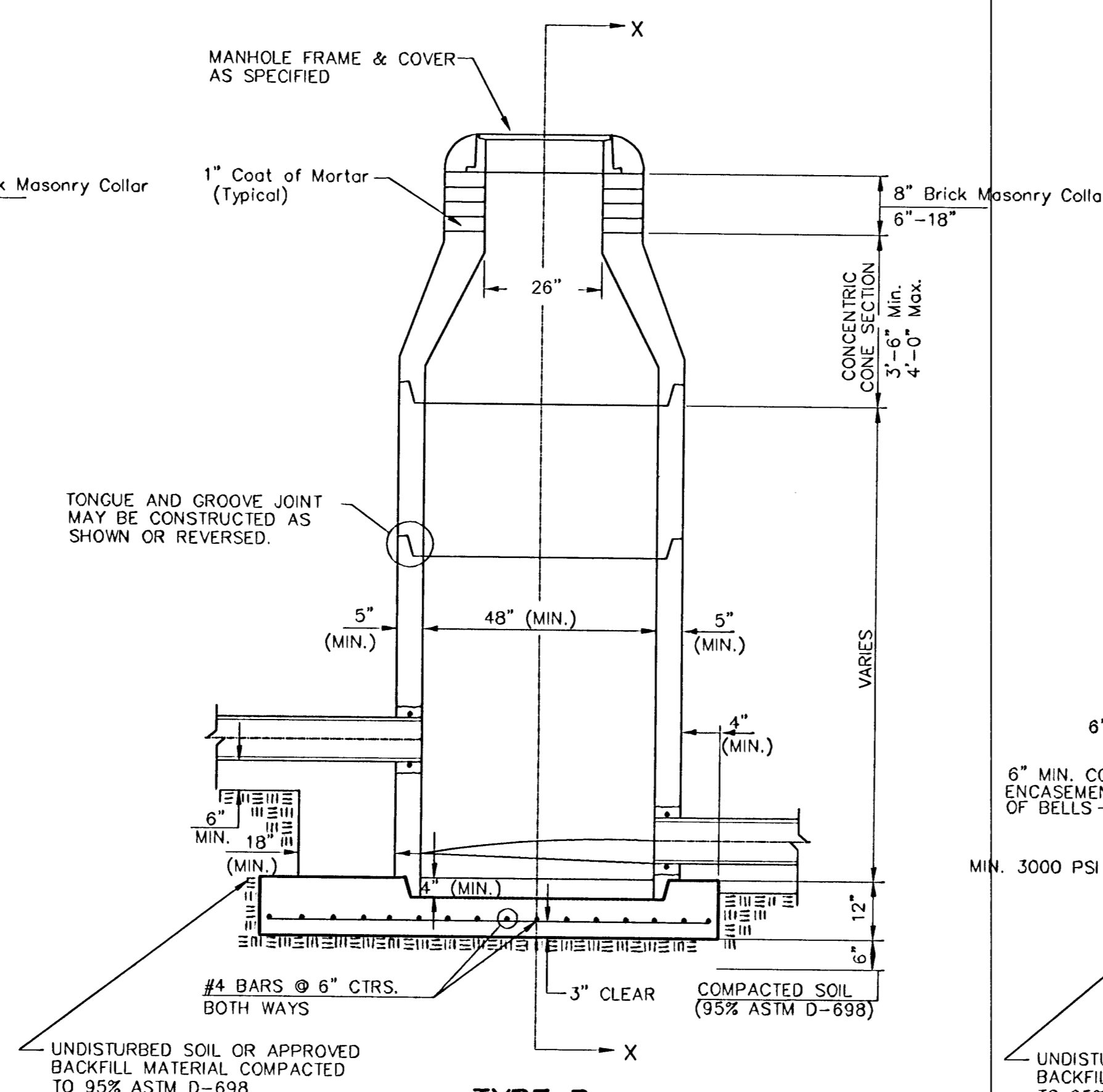
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SHEET: **3** OF **7**

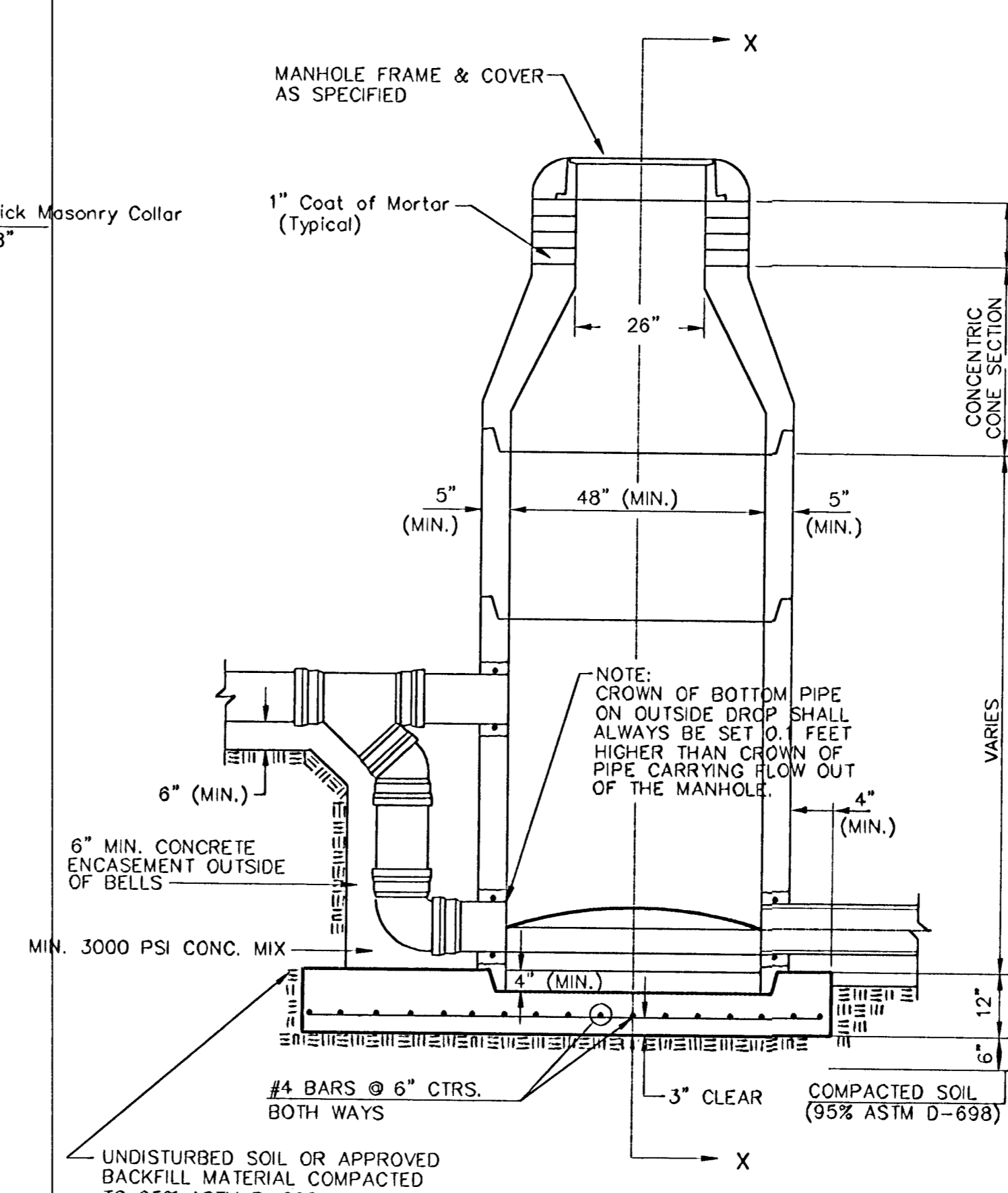
SEWER APPURTENANCES DETAILS



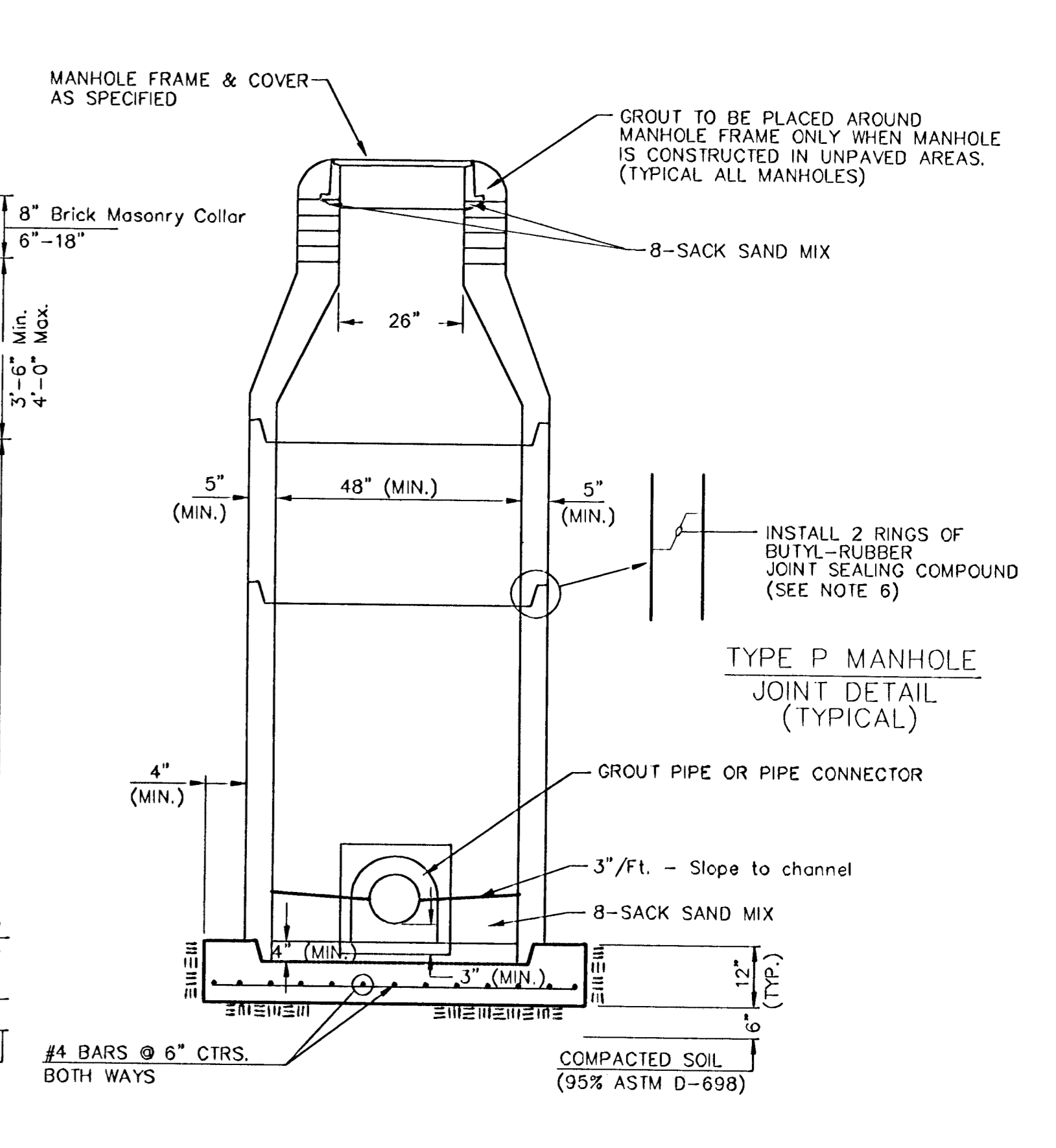
TYPE P STANDARD MANHOLE



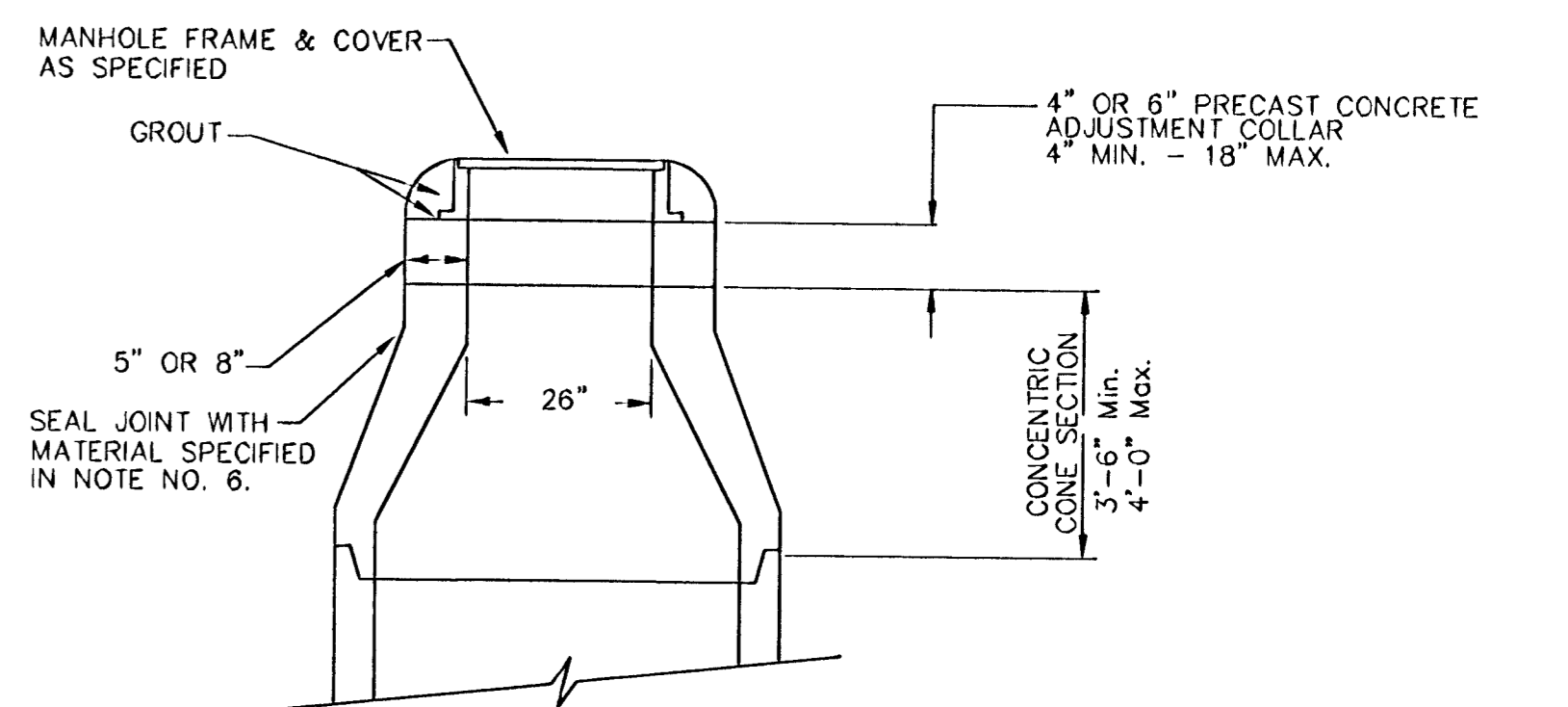
TYPE P INSIDE DROP MANHOLE



TYPE P OUTSIDE DROP MANHOLE



SECTION X (TYPICAL)



ALTERNATE CONSTRUCTION IN UNPAVED AREAS

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 TNEEC 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 SEWER 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 GRADLED 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.

STD. MANHOLE DETAILS
SEWER APPURTENANCES

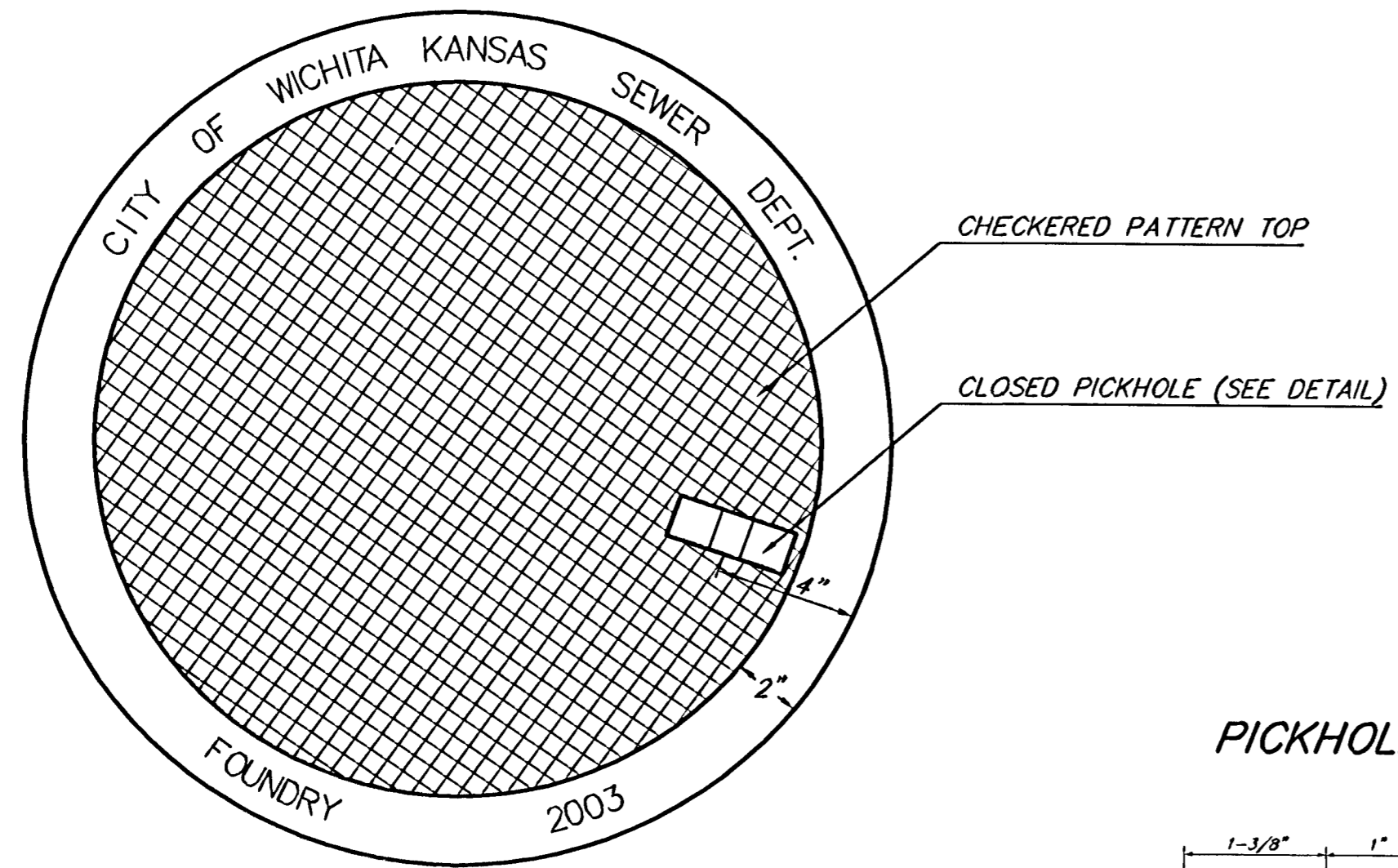
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

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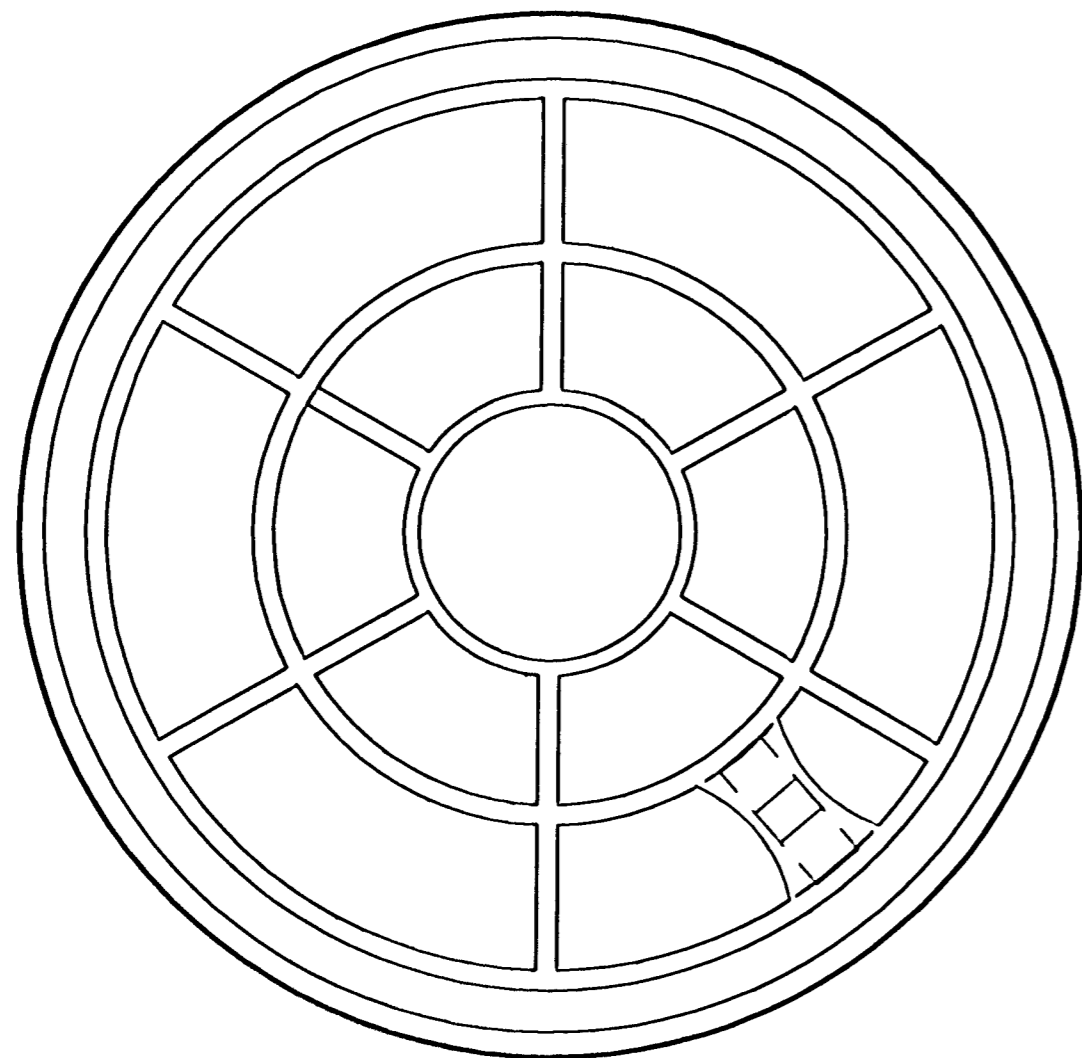
PROJECT NUMBER
488-03688

DESIGN STAFF DRAWN STAFF APPROVED DATE SCALE NONE SHEET 4 OF 7

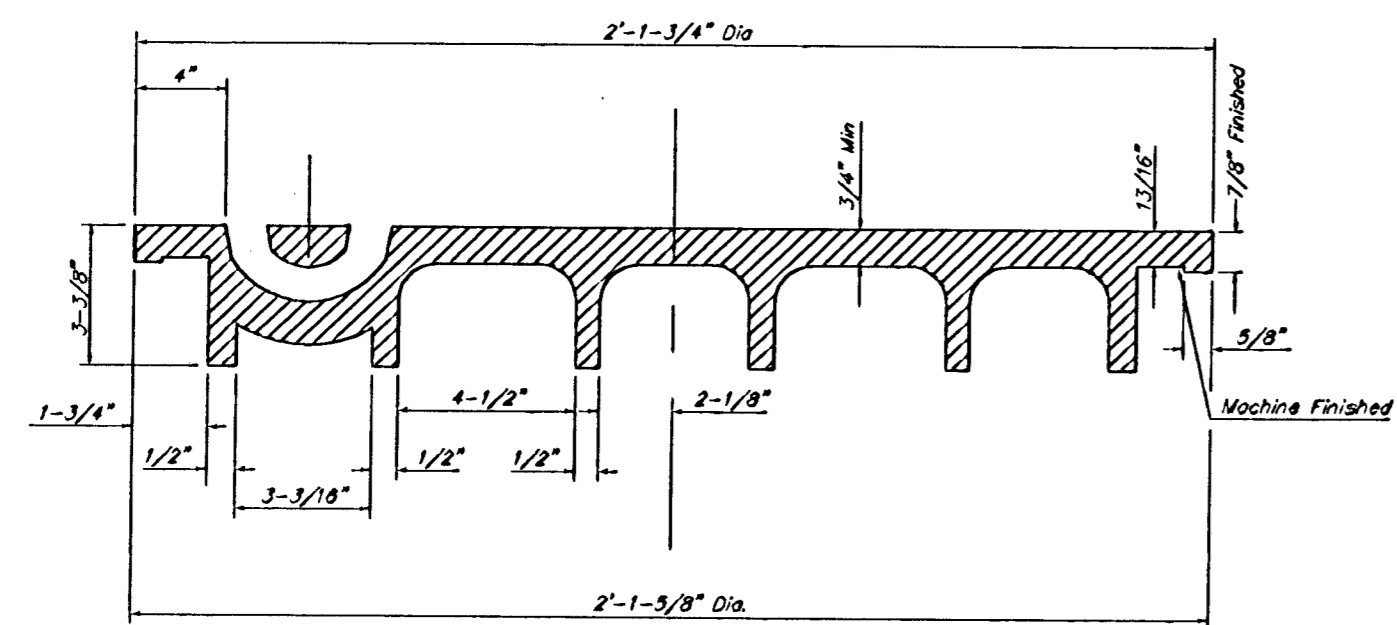
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW



BOTTOM VIEW

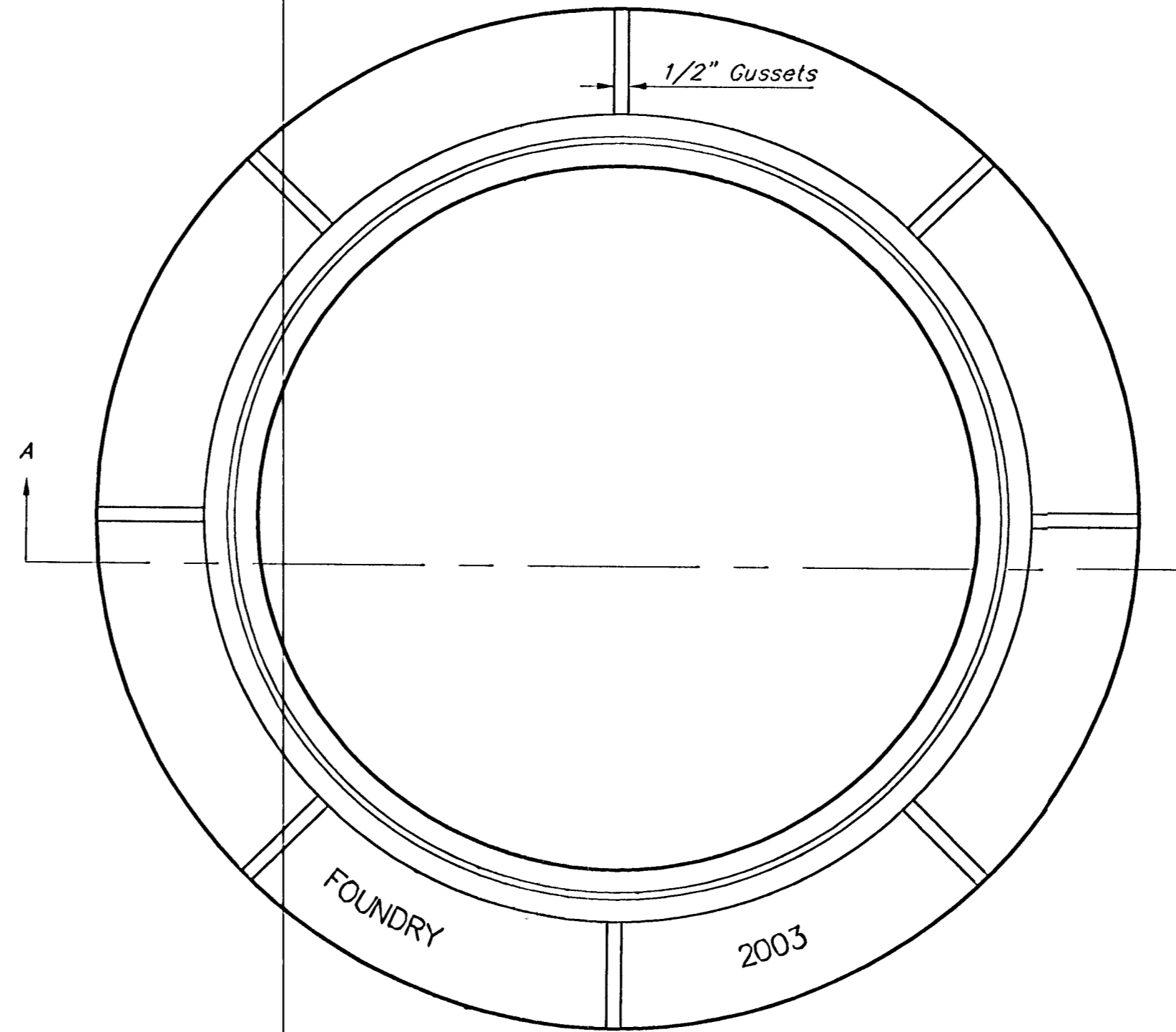


SECTION VIEW

MANHOLE FRAME AND COVER DETAIL

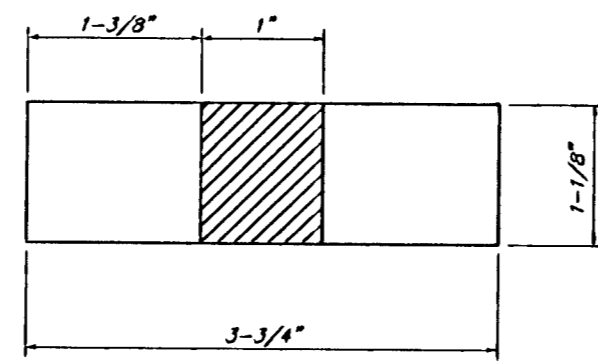
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.

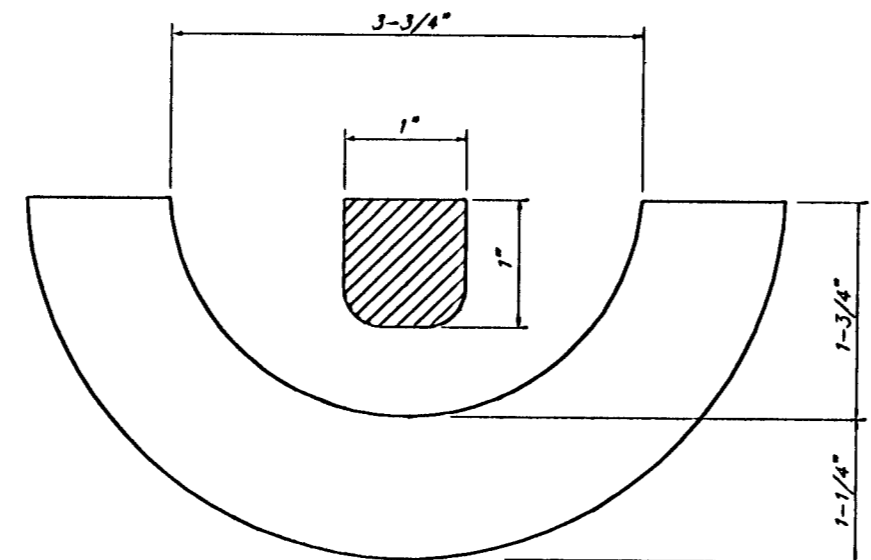


TOP VIEW

PICKHOLE DETAIL



TOP VIEW



SECTION VIEW

GENERAL NOTES

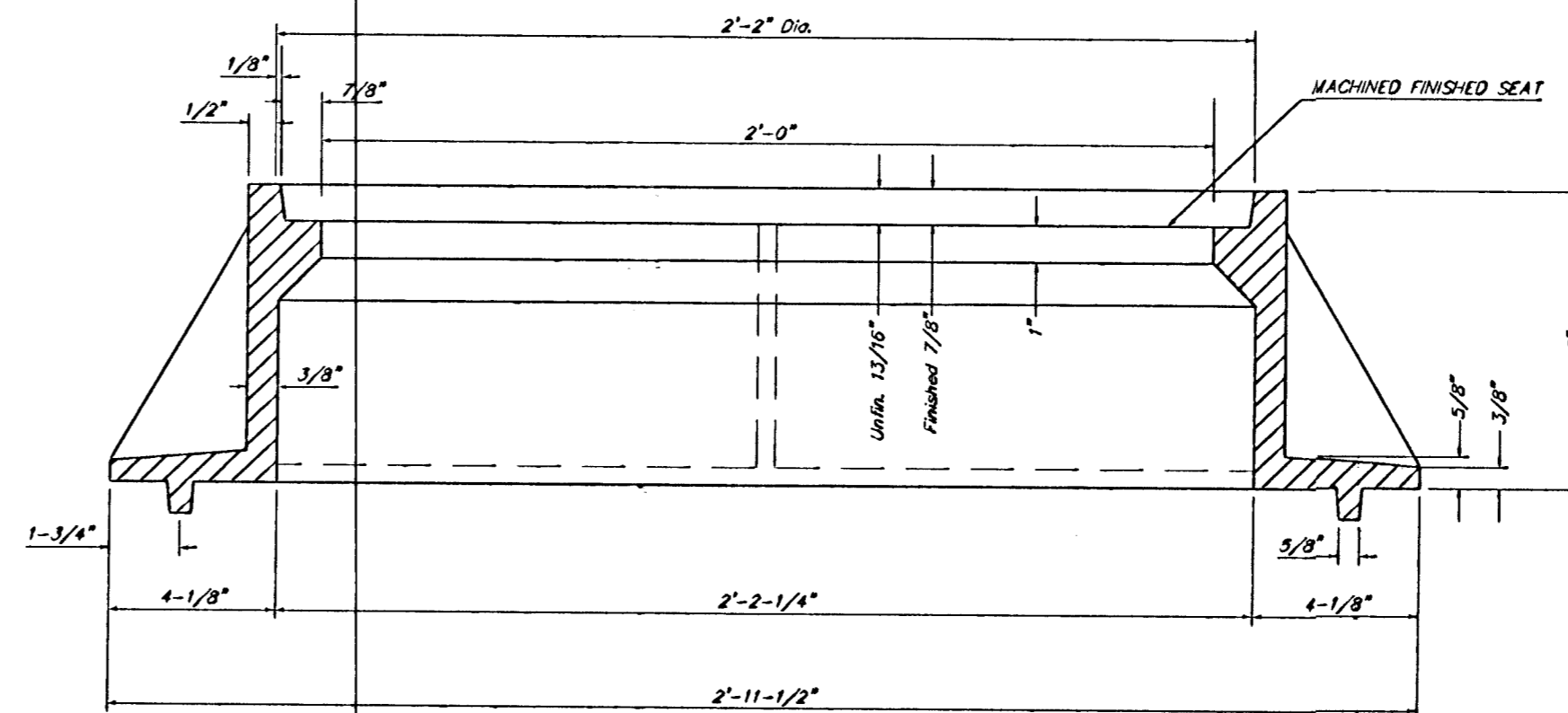
MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED 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.



SECTION A-A

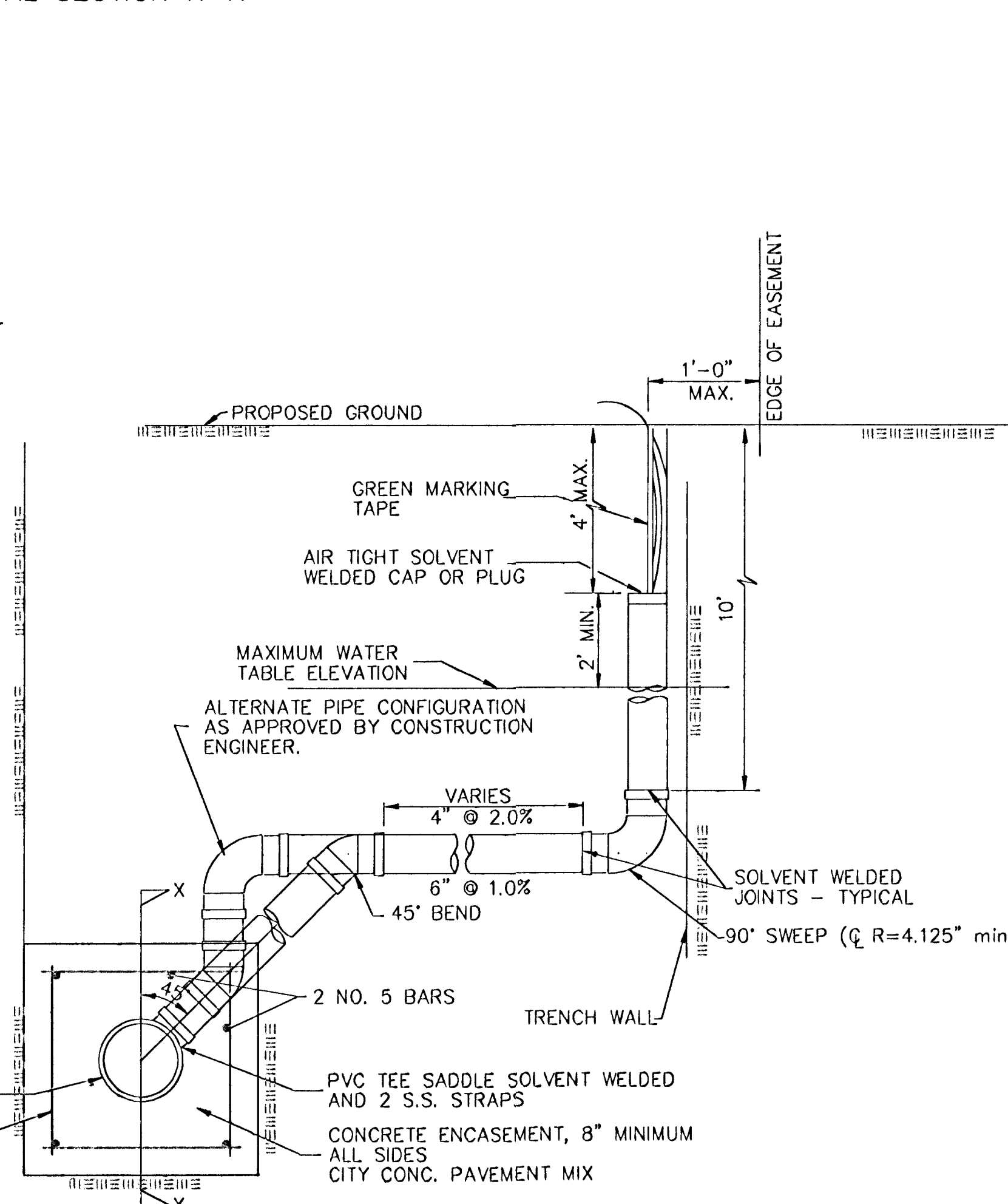
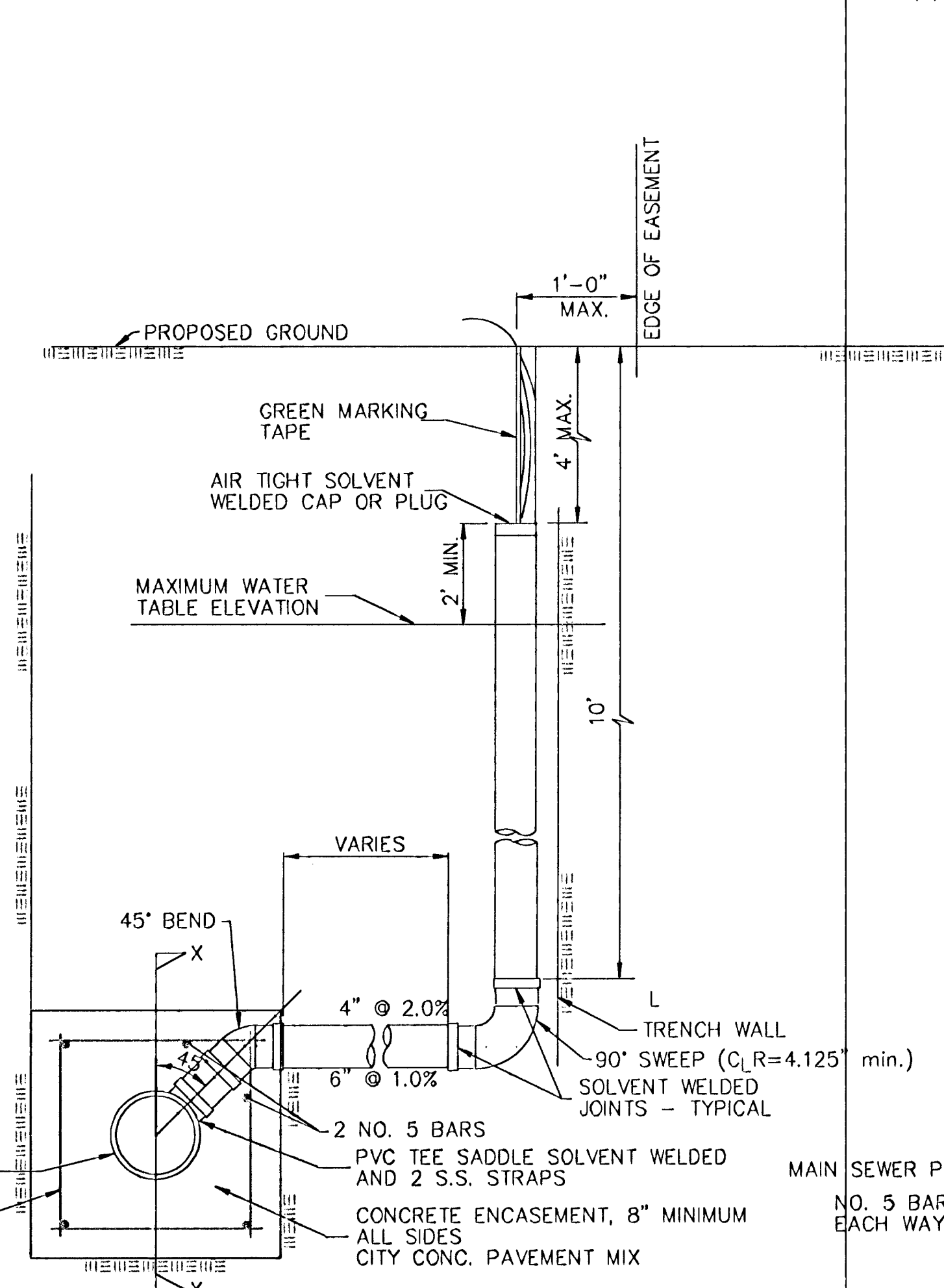
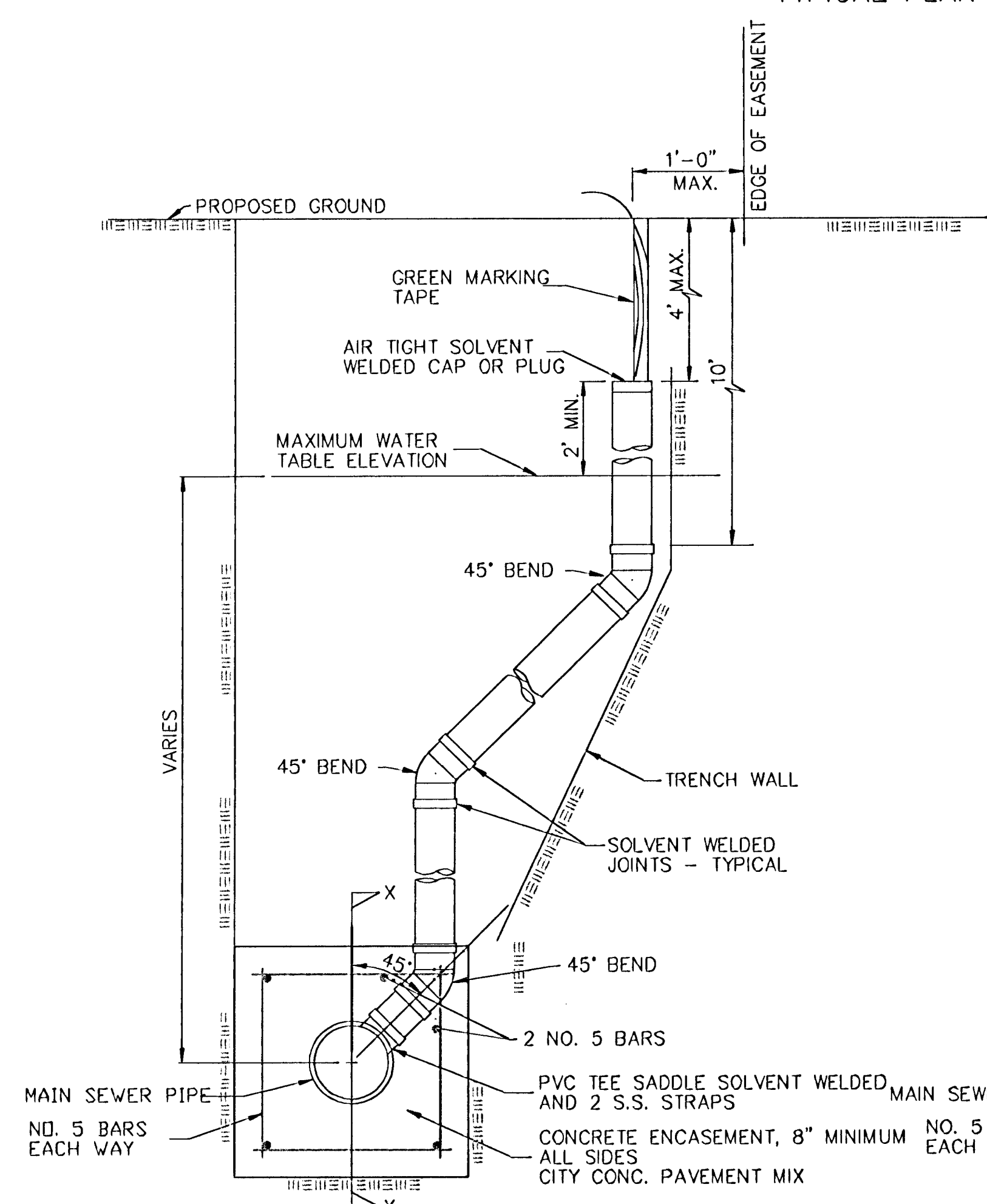
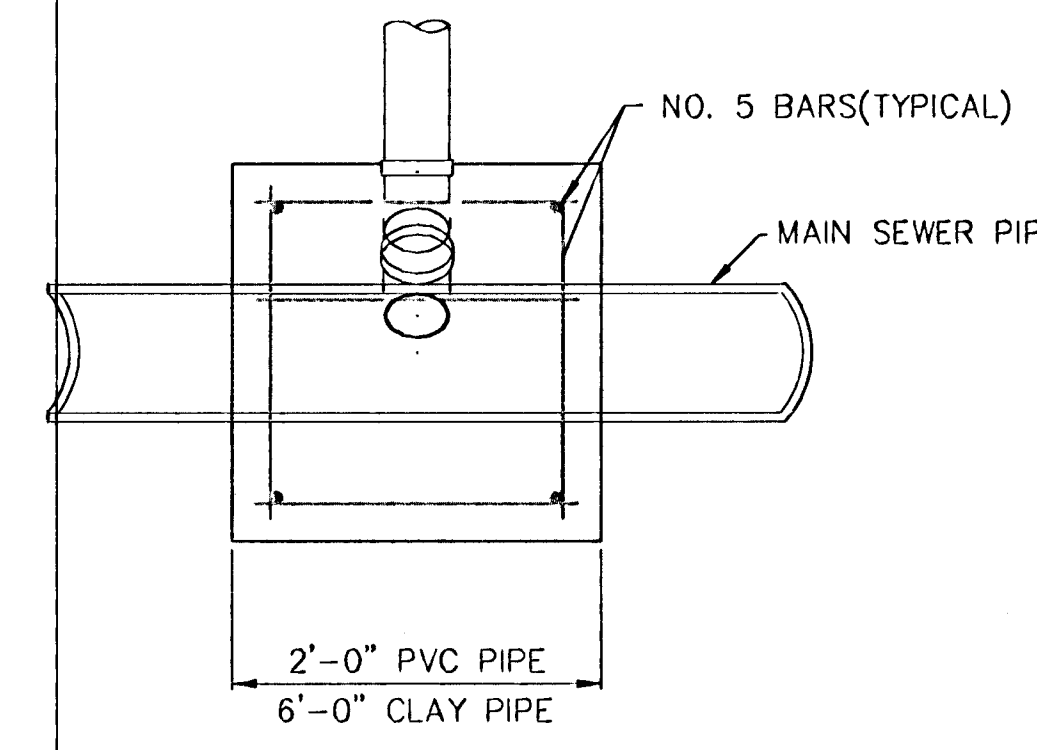
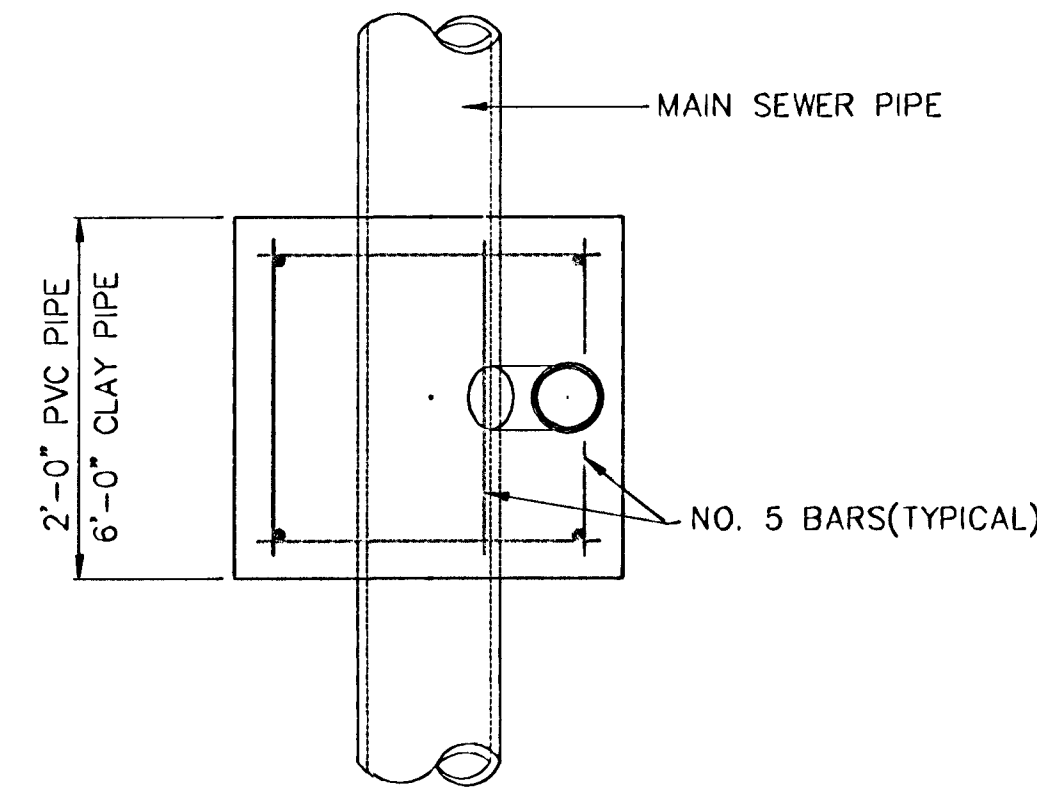
MANHOLE FRAME AND COVER DETAIL			
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING <small>316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211</small>			
PROJECT NUMBER 488-03088			SHEET 5
DESIGN STAFF			OF 7
DRAWN STAFF	APPROVED	DATE	SCALE NONE

VERTICAL RISER DETAILS

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 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".



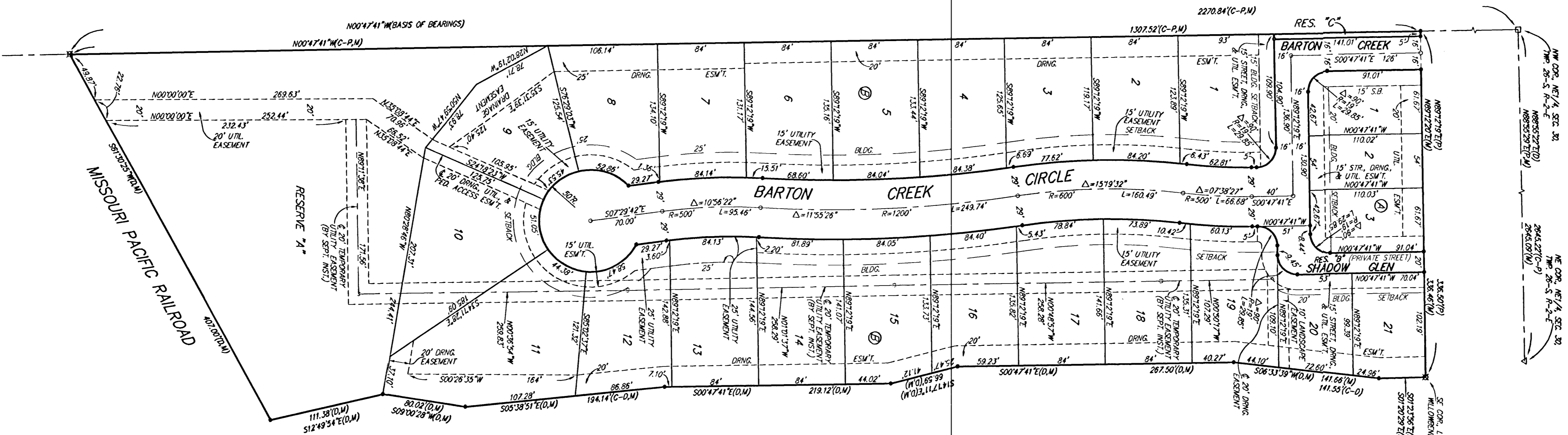
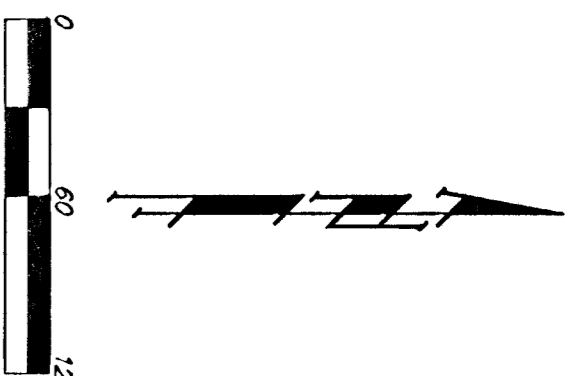
NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

Riser Details			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 488-83888			SHEET 6
DESIGN	DRAWN	APPROVED	DATE 8/26/02
		SCALE NONE	OF 7

03-03-ES93
Details RiserDetail

WILLOWBEND NORTH ESTATES 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

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NOTE: A tentative grading plan for drainage has been developed for this subdivision. The drainage system is shown on the plat. The drainage easements, rights-of-way, or reserves shall remain in effect until the City of Wichita, Kansas, has approved the final plan of the drainage system filed for approval.

ANNUAL BUILDING PAD ELEVATIONS FOR LOTS 8 THROUGH 17 OF THE SUBDIVISION			
LOT	BLOCK	ELEVATION	CITY DATUM
8 & 10, 17	B	142.00	

BENCHMARK:
 "C" C&G, TOP OF CURB,
 307.2 N. OF THE NE COR.
 BARTON CREEK, WILLOWBEND
 ELEV. = 151.37 CITY DATUM
 "D" C&G, TOP OF CURB,
 EAST END OF THE CURB RETURN,
 CORNER PLOTS 5, 6 & BARTON
 ELEV. = 156.79 CITY DATUM

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the Northwest Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 30, thence east along the North line of said Northwest Quarter bearing N88°55'22"E, 1296.59 feet; thence S00°47'54"E, 1596.61 feet to the North right-of-way line of the Missouri Pacific Railroad; thence southwest along said North line bearing S61°30'24"W, 1465.01 feet to the West line of said Northwest Quarter; thence north along said West line, 2271.18 feet to the point of beginning, EXCEPT the north 35 feet thereof and EXCEPT a tract commencing at the Southwest corner of said Northwest Quarter, thence N00°46'40"W, 402.39 feet along the West line of said Northwest Quarter to a point on the North right-of-way line of the Missouri Pacific Railroad Company, thence N61°30'25"E, 402.00 feet along said North right-of-way line to the point of beginning; thence N12°49'54"W, 111.36 feet; thence N09°00'28"E, 80.02 feet; thence N05°38'51"W, 600.82 feet; thence N06°33'39"E, 289.02 feet; thence N01°20'29"W, 391.89 feet; thence N25°00'59"E, 272.55 feet; thence N43°51'43"E, 84.72 feet; thence N23°56'12"E, 94.51 feet; thence S70°00'19"E, 162.17 feet; thence N81°14'39"E, 165.88 feet; thence S42°56'04"E, 76.63 feet; thence S12°39'47"E, 88.83 feet; thence S10°21'55"W, 349.29 feet to a point on said North right-of-way line; thence S61°30'25"W, 524.42 feet along said North right-of-way line to the point of beginning, and EXCEPT that part platted as Willowbend North Addition, an addition to Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as Willowbend North Estates, an addition to Wichita, Sedgwick County, Kansas, TOGETHER with a tract of land lying in the Northwest Quarter of Section 30, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter, thence N88°55'29"E, 318.80 feet along the North line of said Northwest Quarter, thence S00°47'41"E, 1150.63 feet parallel to the West line of said Northwest Quarter to the point of beginning; thence S00°47'41"E, 267.50 feet parallel to the West line of said Northwest Quarter, thence S14°17'11"E, 65.59 feet; thence S00°47'41"E, 219.12 feet parallel to the West line of said Northwest Quarter, thence N05°38'51"W, 406.67 feet; thence N06°33'39"E, 142.47 feet to the point of beginning. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Know all men by these presents that we the undersigned, have caused the land in the surveyor's certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The drainage, utility and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access to or from Reserve "A", "B", and "C" and no fences or other obstructions shall be constructed or placed on or within this easement. The landscape easement is hereby granted as indicated for landscaping purposes and screening walls. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, lakes, landscaping, berms, sidewalks, drainage purposes, and utilities as confined to easements. Reserve "B" is hereby reserved for private streets, driveways, emergency vehicle access, utilities, drainage purposes, open space, landscaping, irrigation, and sidewalks. Reserve "B" shall provide access for Lots 20 and 21, Block B. Reserve "C" is hereby reserved for streets, open space, landscaping, irrigation, and entry monuments. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners' association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Legacy Bank

_____,
 Brad E. Yeager, President

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Brad E. Yeager, President of Legacy Bank, on behalf of the bank.

My Exp. _____, Notary Public

This plat of "WILLOWBEND NORTH ESTATES 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 2003.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____,
 Bernard A. Herten, Chair

_____,
 John L. Schlegel, Secretary

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

_____,
 Carlos Mayans, Mayor

_____,
 Pat Groves, City Clerk

Reviewed in accordance with K.S.A. 58-2005
 on this _____ day of _____, 2003.

_____,
 Ticlo L. Robello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

_____,
 Dan Bruce, County Clerk

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 _____, 2003 at _____ o'clock _____ M. and is duly recorded.

_____,
 Bill Meek, Register of Deeds

_____,
 Linda Kiztine, Deputy

