

SANITARY SEWER TO SERVE 127th RETAIL ADDITION

LOTS 1-6

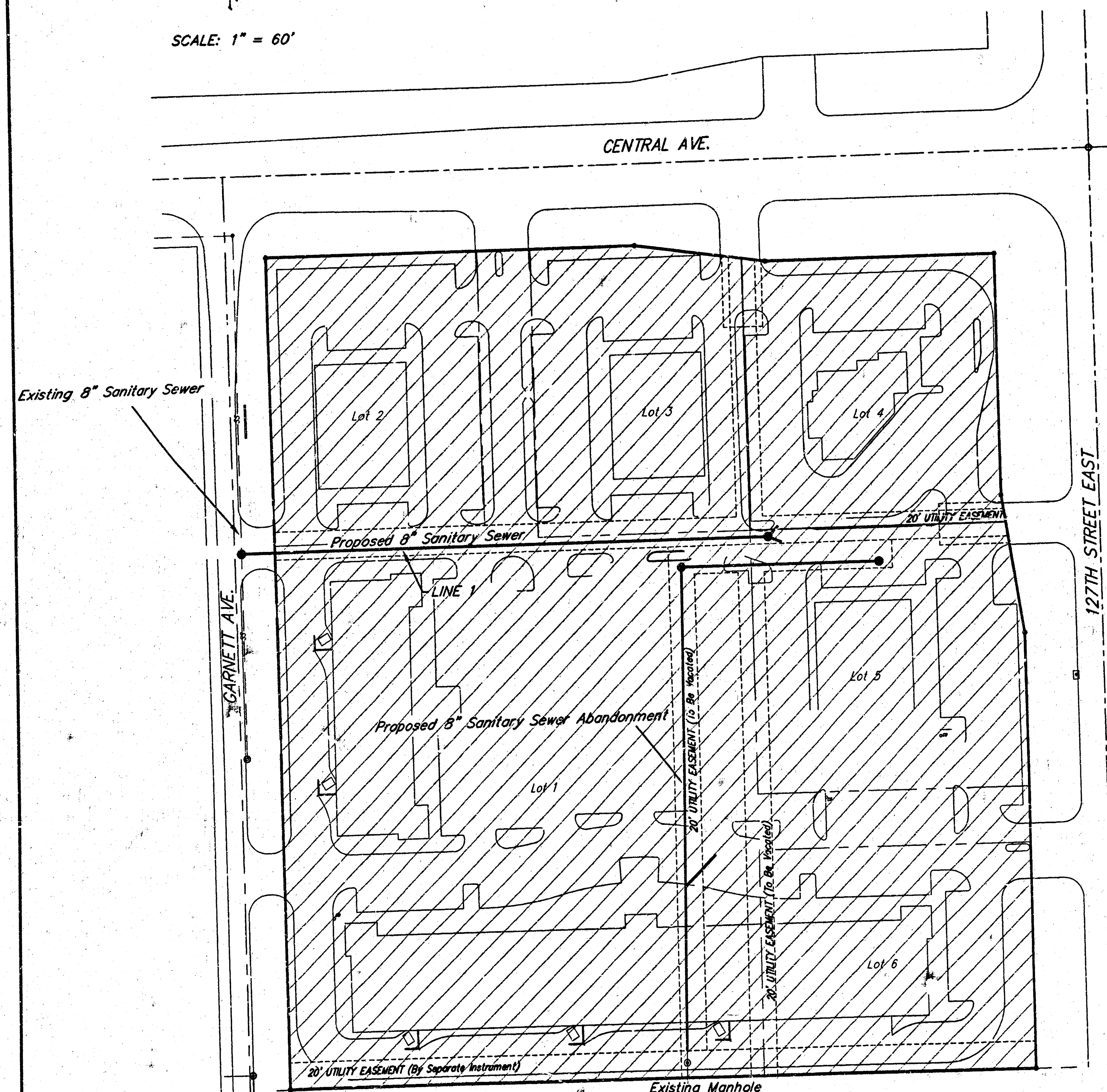
Private Project Number
1139 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer
July, 2001

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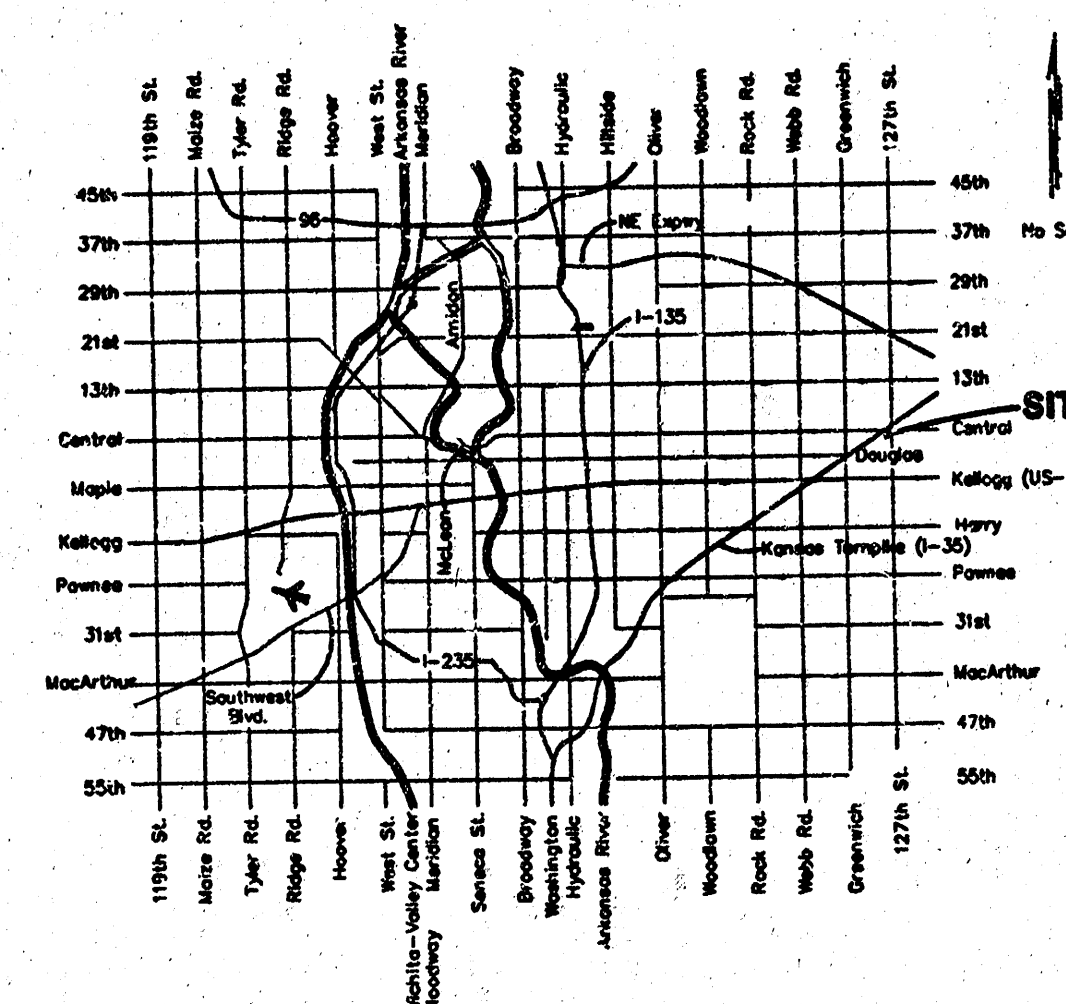
SCALE: 1" = 60'



Benchmark:

"□" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.
Elevation: 1369.58 MSL
Elevation: 182.18 City Datum

Location Map



Legal Description

Lots 1-6, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

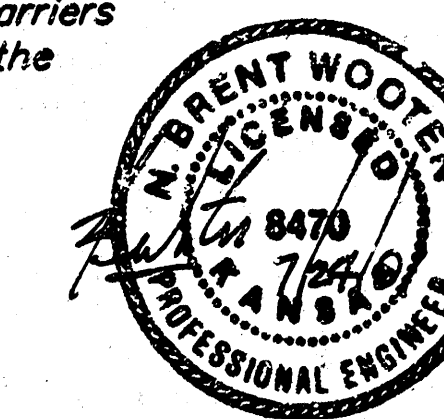
General Notes

- 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 Company 363-8600
Kansas Gas & Electric Company 383-8650
Peoples Gas Company 942-7800
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 265-4908
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- All R/W areas disturbed by construction operations shall be seeded with K-31 Fescue at a rate of 8 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- Garnett shall remain open during construction. Barriers and detour signage shall be in accordance with the Manual On Uniform Traffic Control Devices.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- 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.

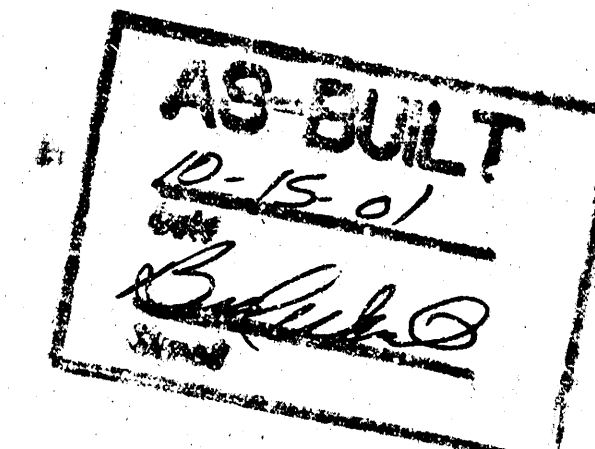
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Sanitary Sewers *Juliana Kellman 7-24-01*

NOTE TO CONTRACTORS

Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7231 • 318-282-7231 • WICHITA, KANSAS 67211



Booked
P-192
R.D.L.
10/17/01

127&Central\ss-1-city; 01-03-E945

LEGAL DESCRIPTION:

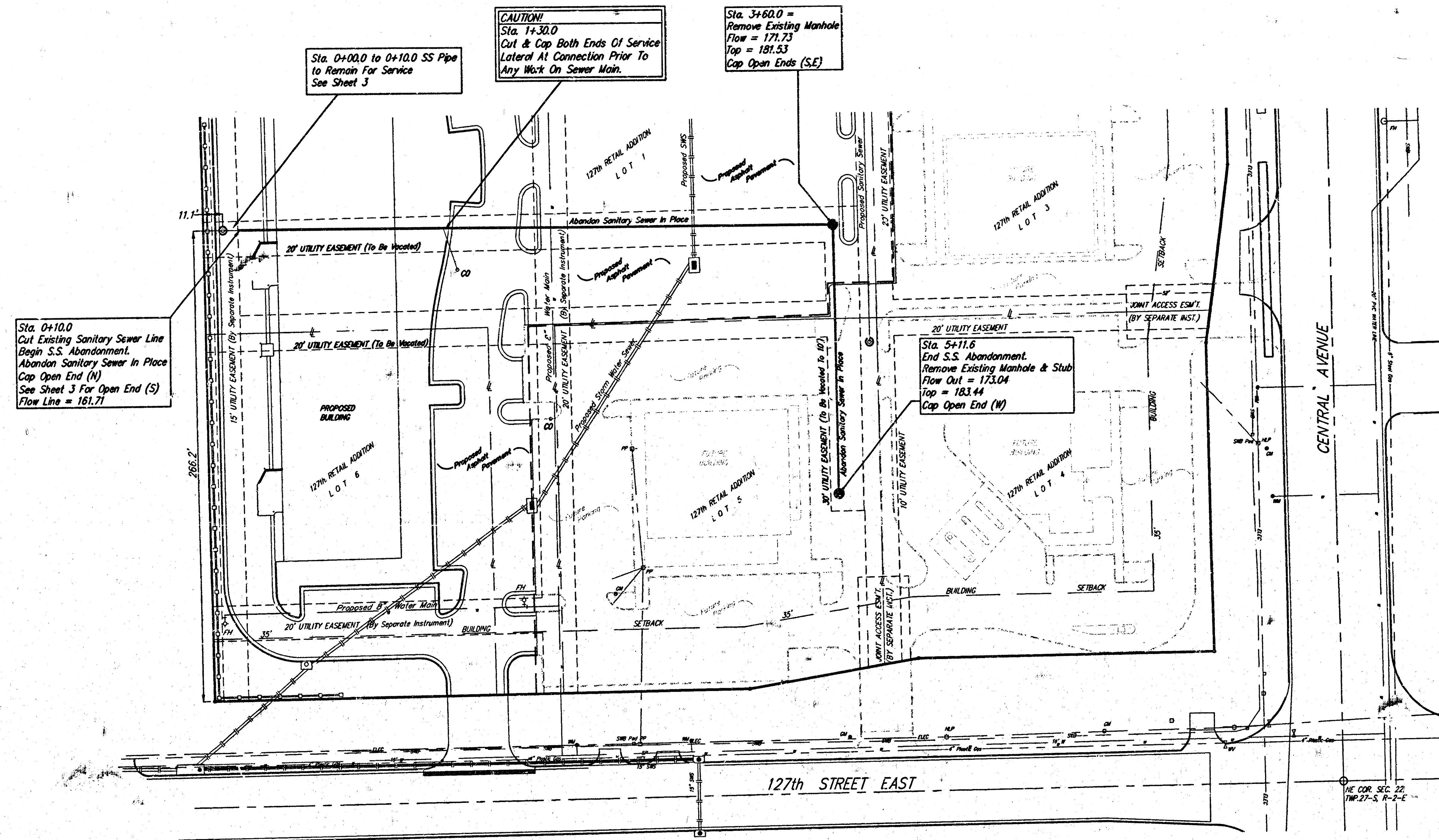
Lots 1 - 6, 127th Retail Addition, Wichita, Sedgewick County, Kansas.

BENCHMARK:

"B" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.
Elevation: 1369.58 MSL

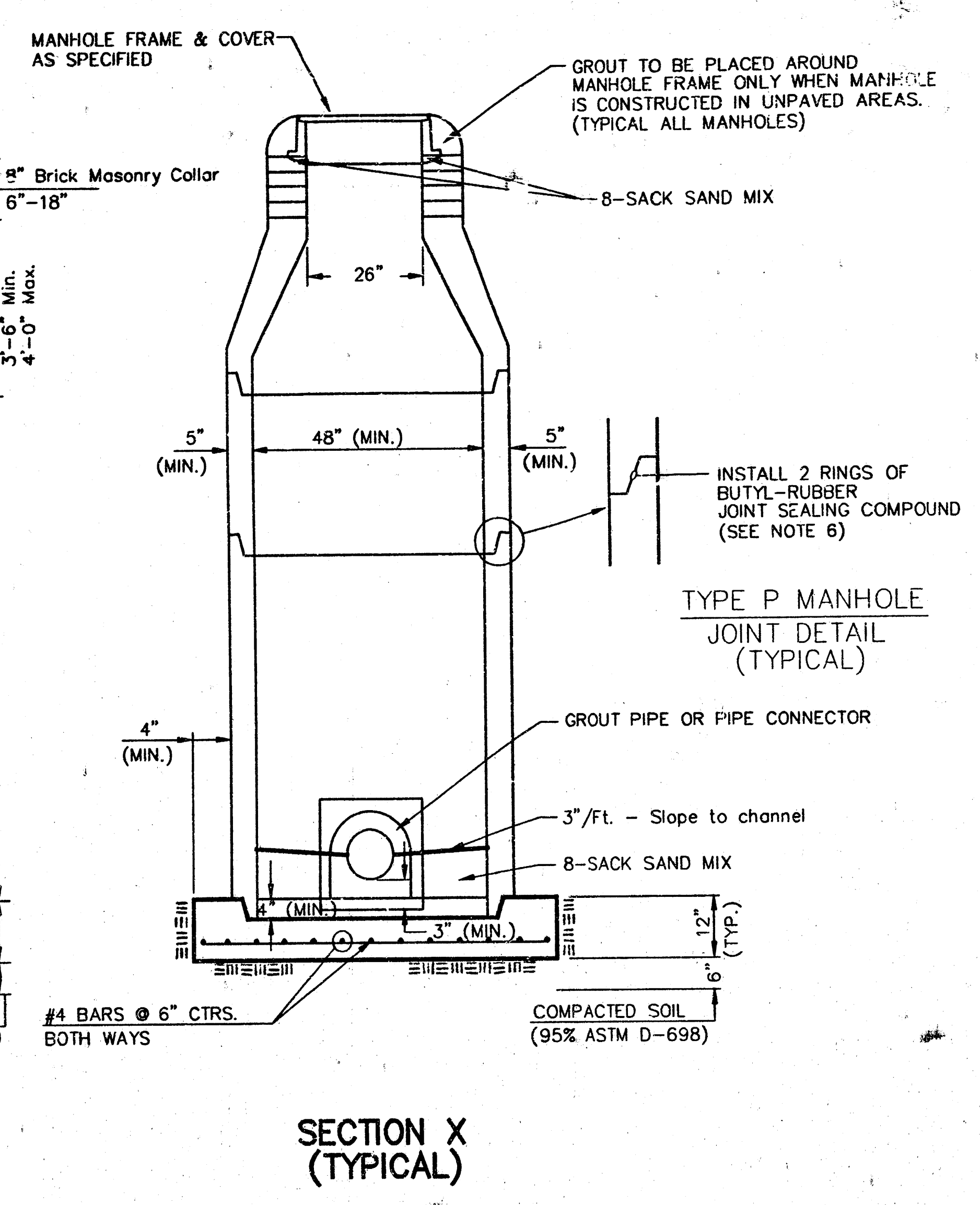
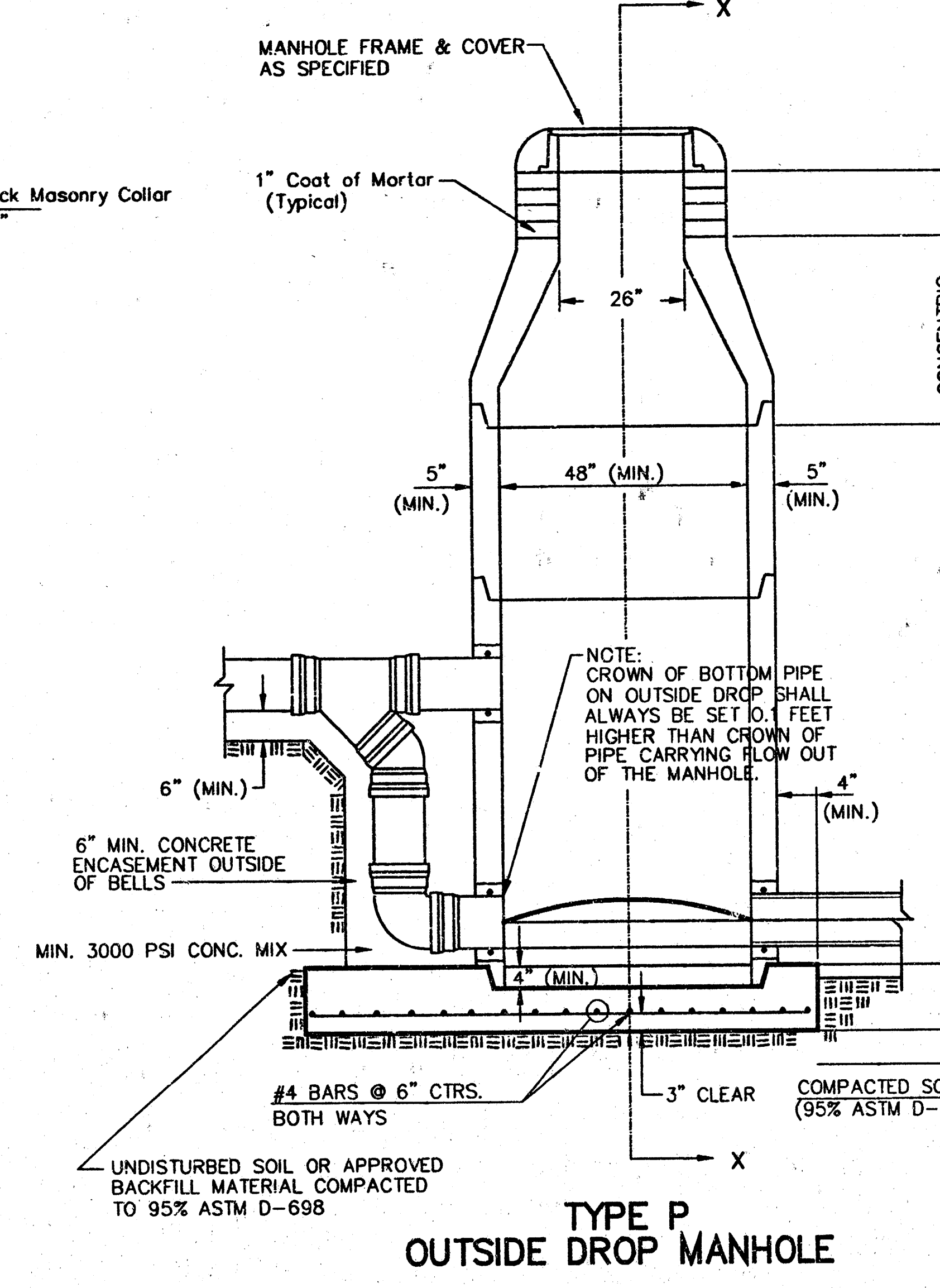
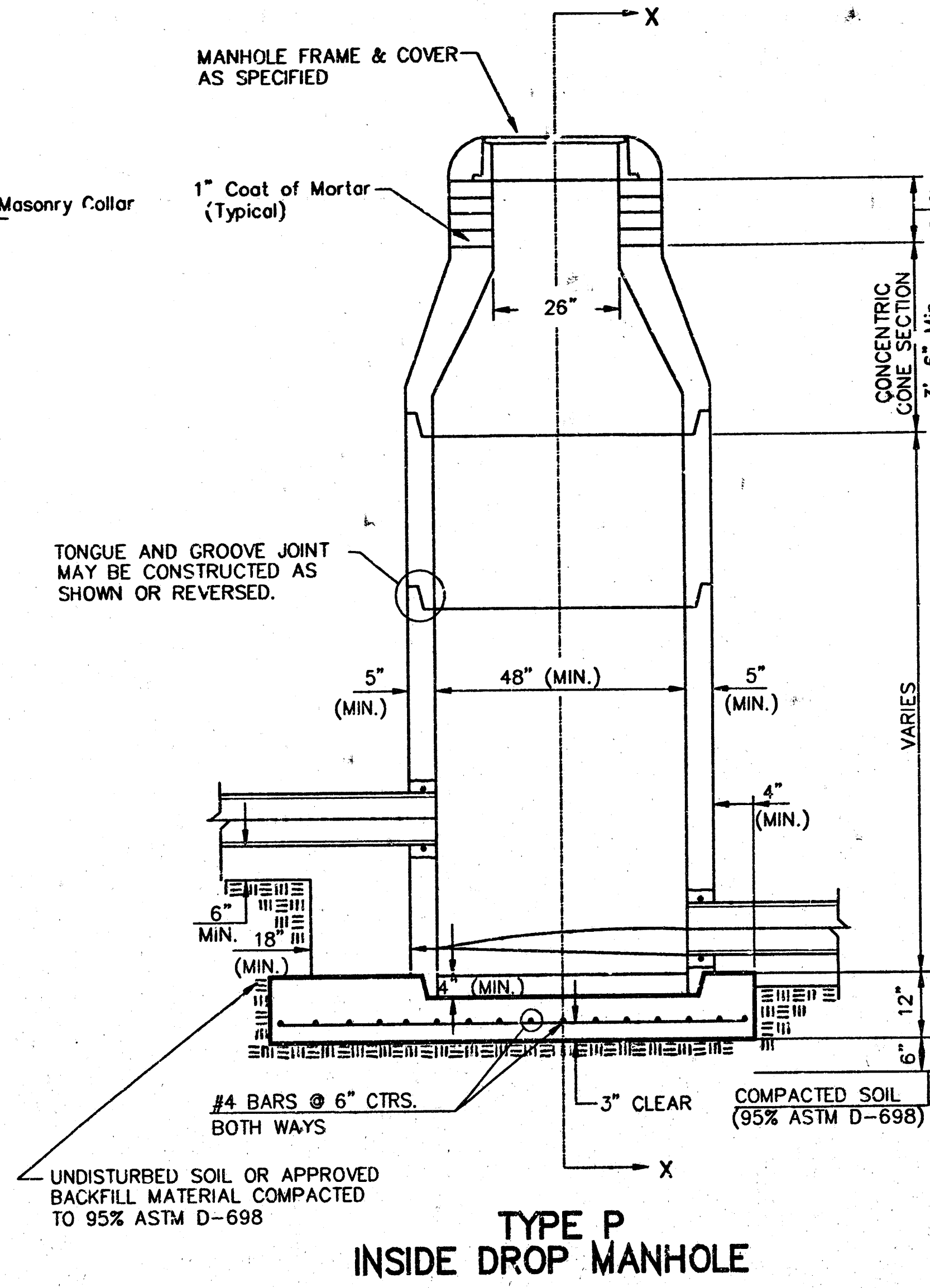
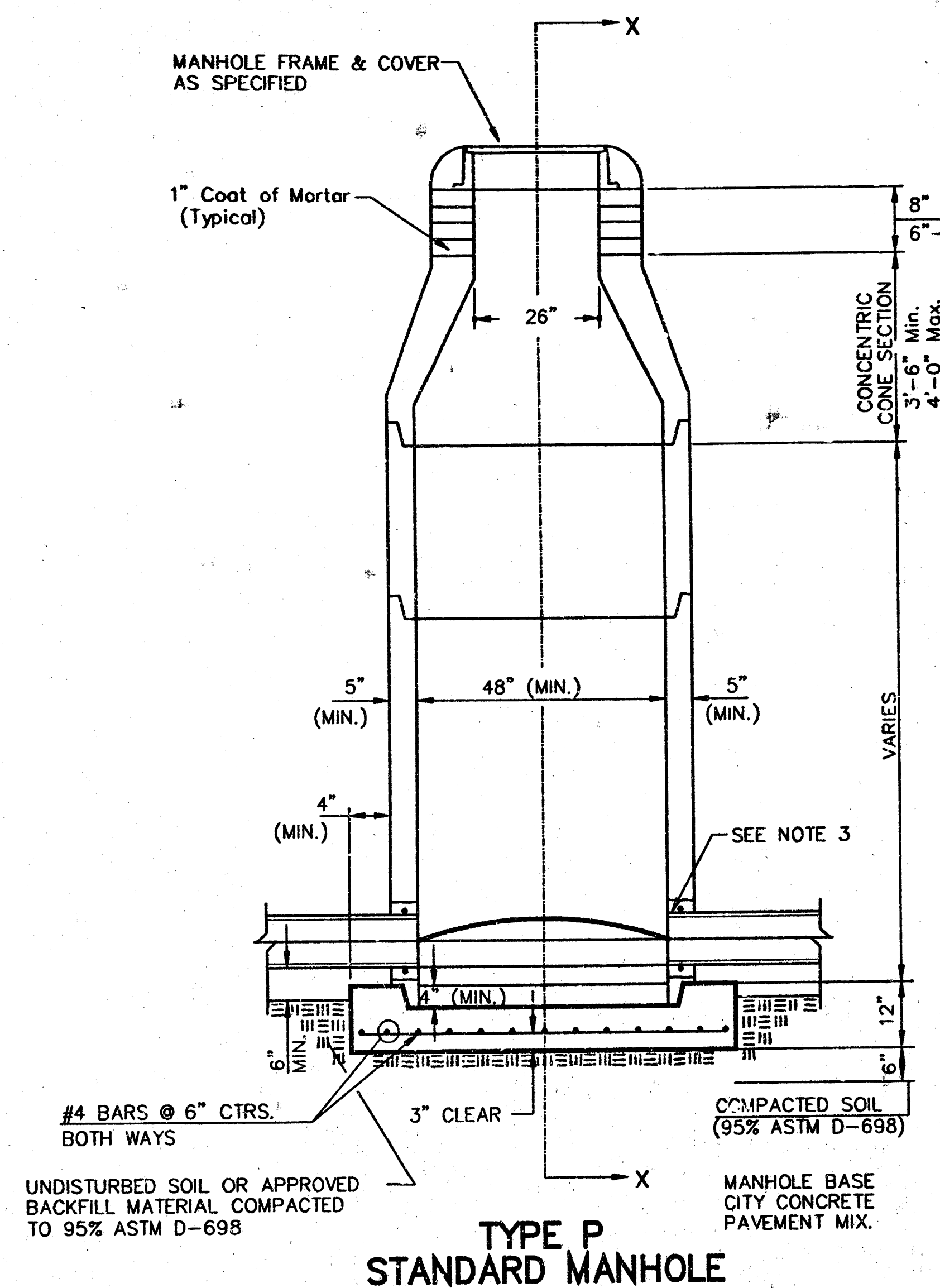


SCALE:
1" = 40'
• = IRON



SANITARY SEWER TO SERVE					
127th RETAIL ADDITION					
LOTS 1-6					
BAUGHMAN COMPANY P.A.					
ENGINEERING, SURVEYING, & PLANNING					
316-282-7221 • 315-ELIUS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
1139 PPS (607861)					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
LU	LU		07-01	NOTED	3
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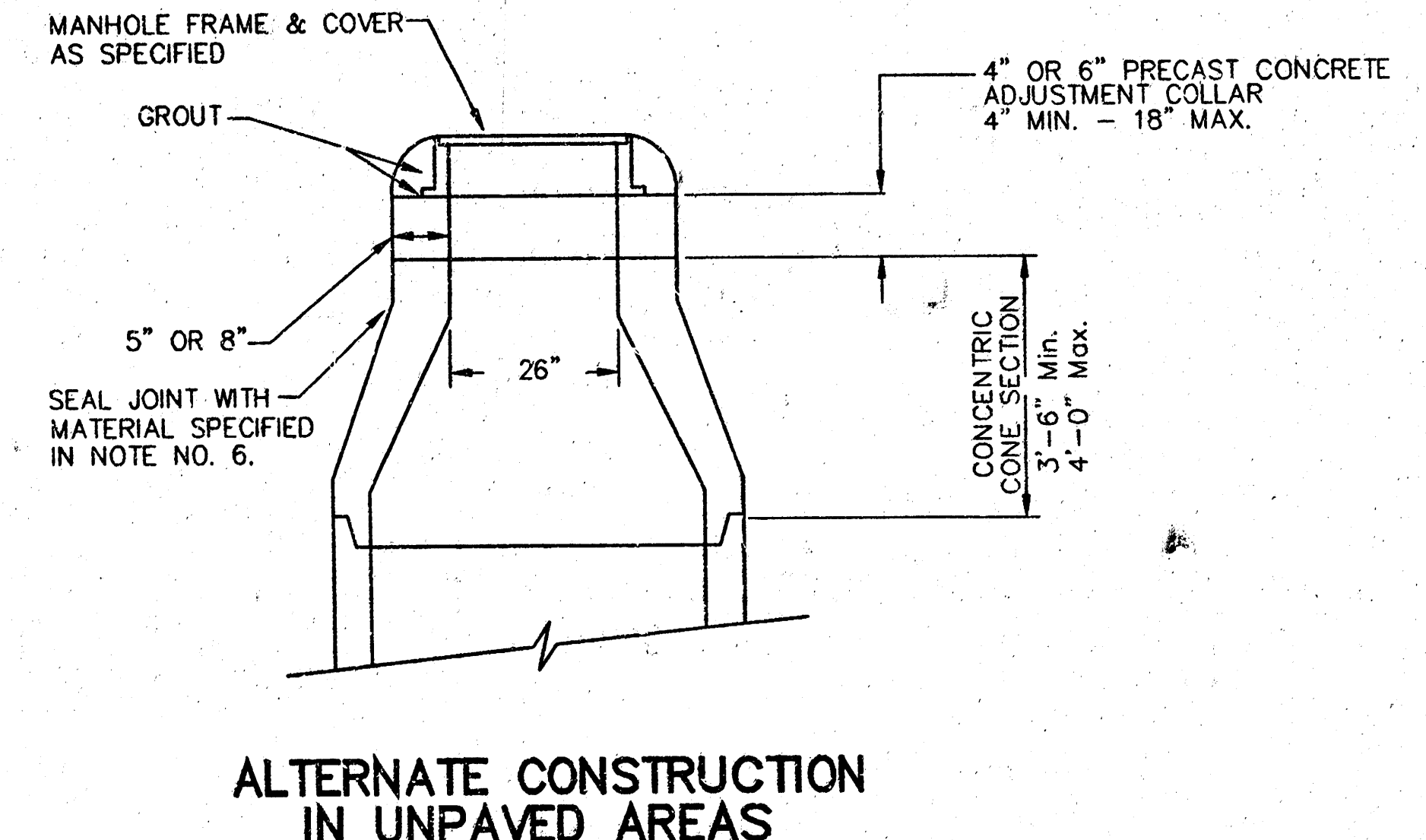
SEWER APPURTENANCES DETAILS



- GENERAL NOTES**
- PRECAST MANHOLE NOTES**
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
 - APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 H-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
 - JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 - PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
 - TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
 - LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
 - MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT SPECIFICATIONS 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 REINFORCED TO MEET 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.

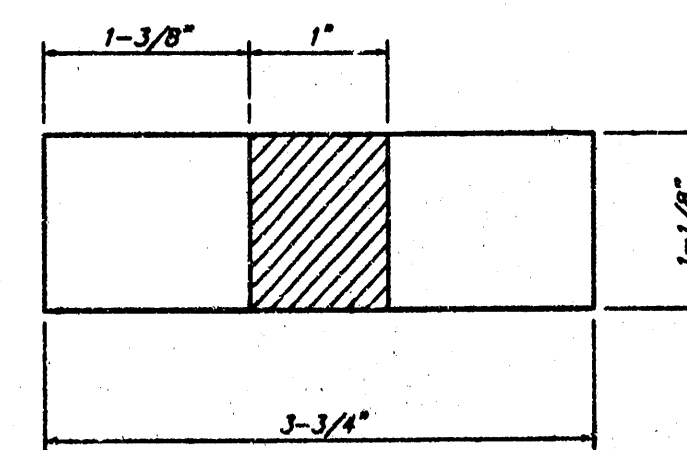
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING 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 INSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



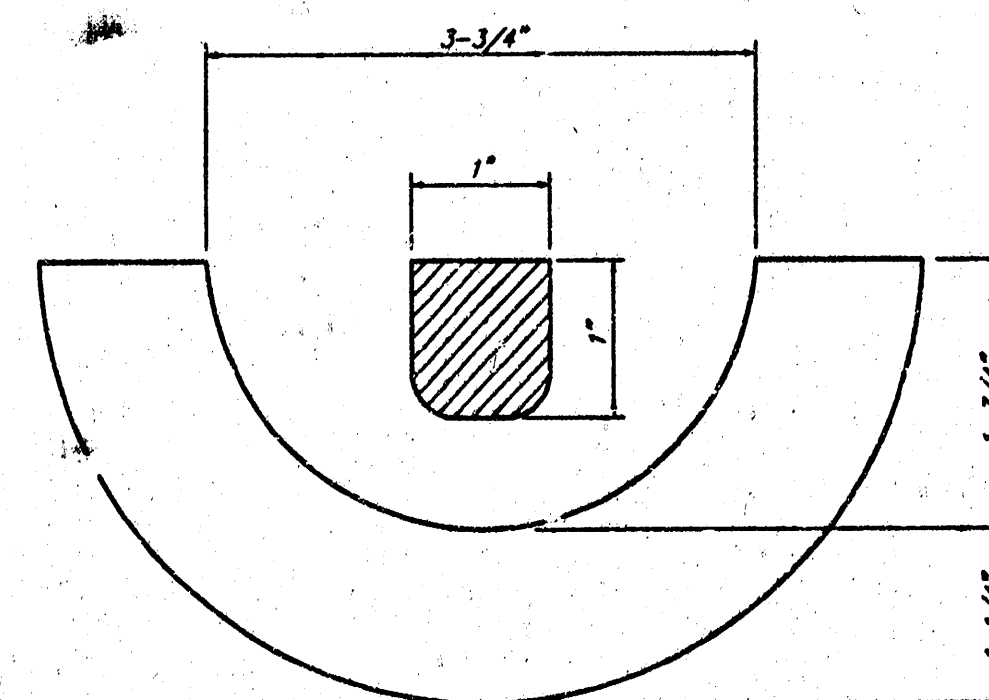
CITY OF WICHITA			
STD. MANHOLE DETAILS			
SEWER APPURTENANCES			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-282-7271 • 1808 ELLIS • WICHITA, KANSAS 67201			
PROJECT NUMBER: 1139 PPS (607861)			
DESIGN	DRAWN	APPROVED	DATE
STAFF	STAFF	STAFF	07/01
SCALE		NONE	
SHEET		4	
OF		6	

MANHOLE COVER
Weight = 180 Lbs.

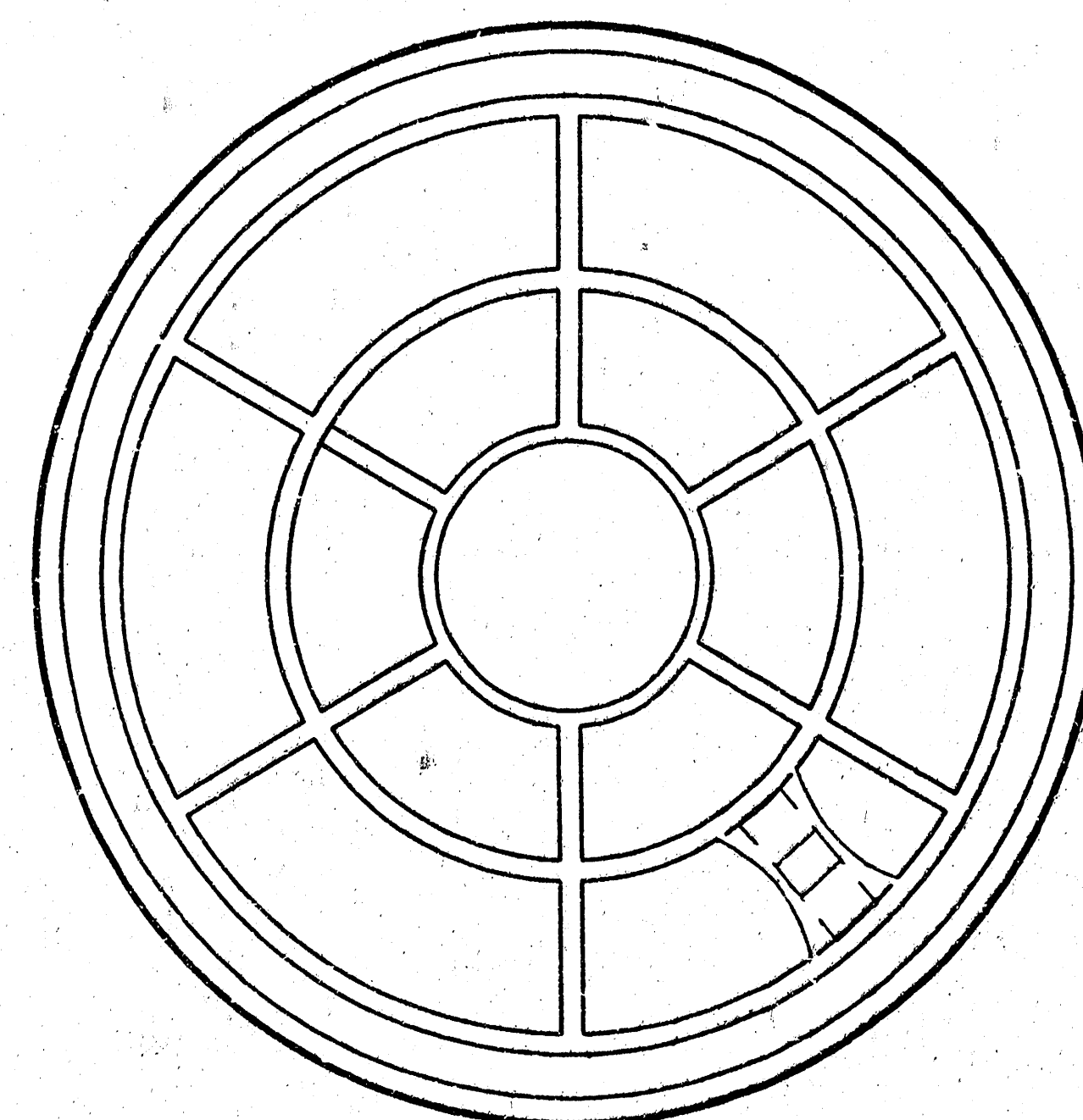
TOP VIEW



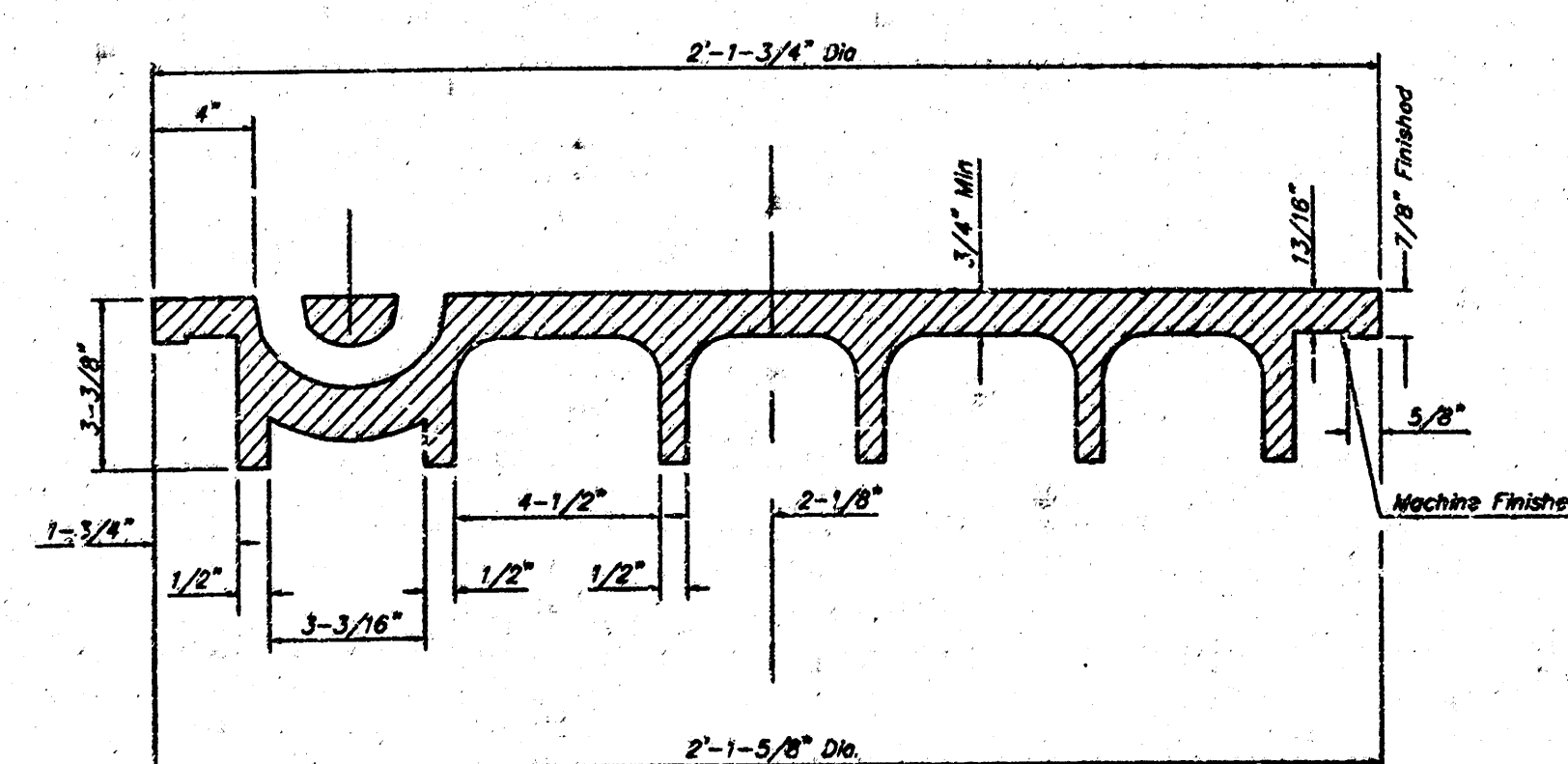
TOP VIEW



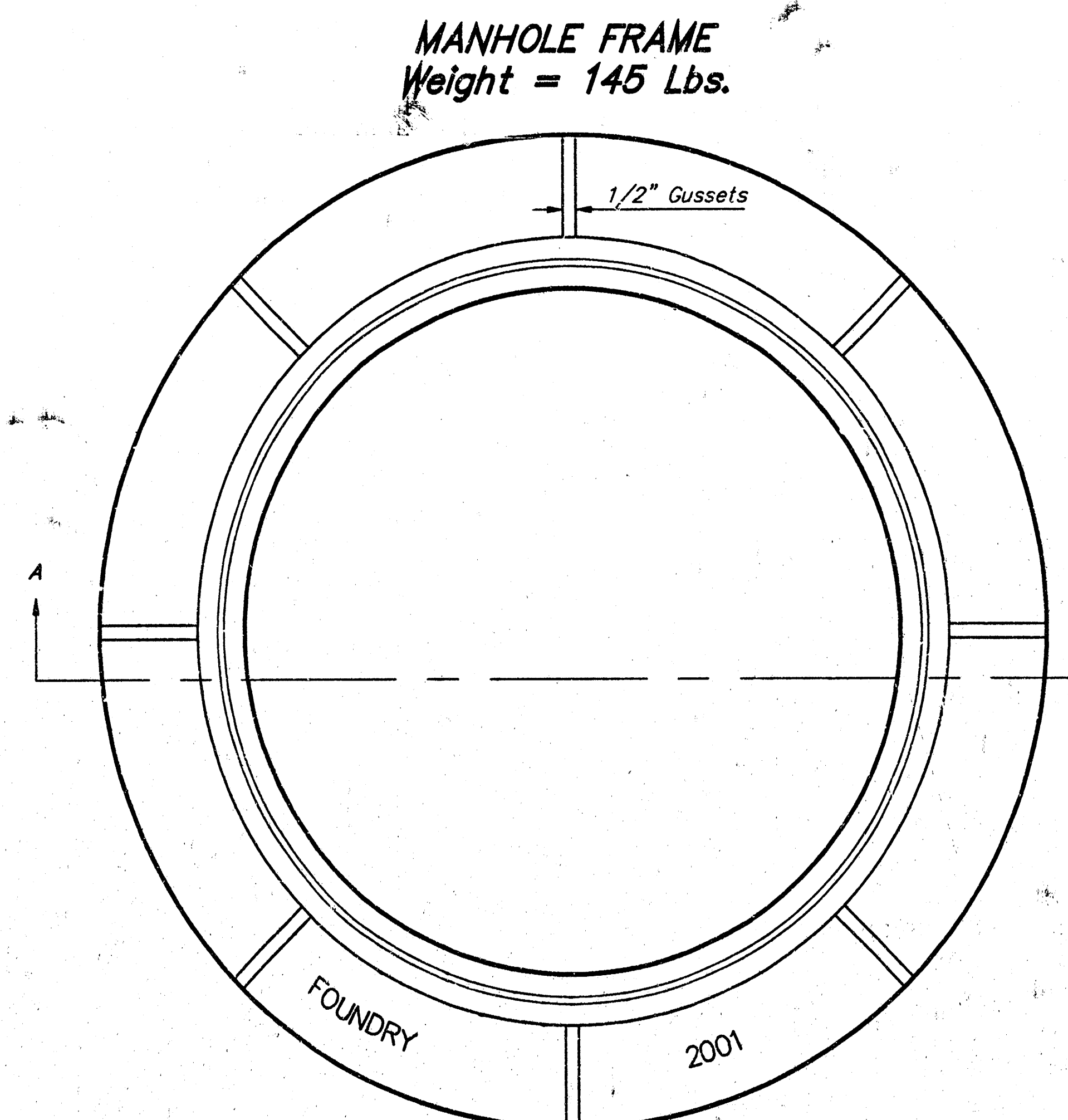
SECTION VIEW



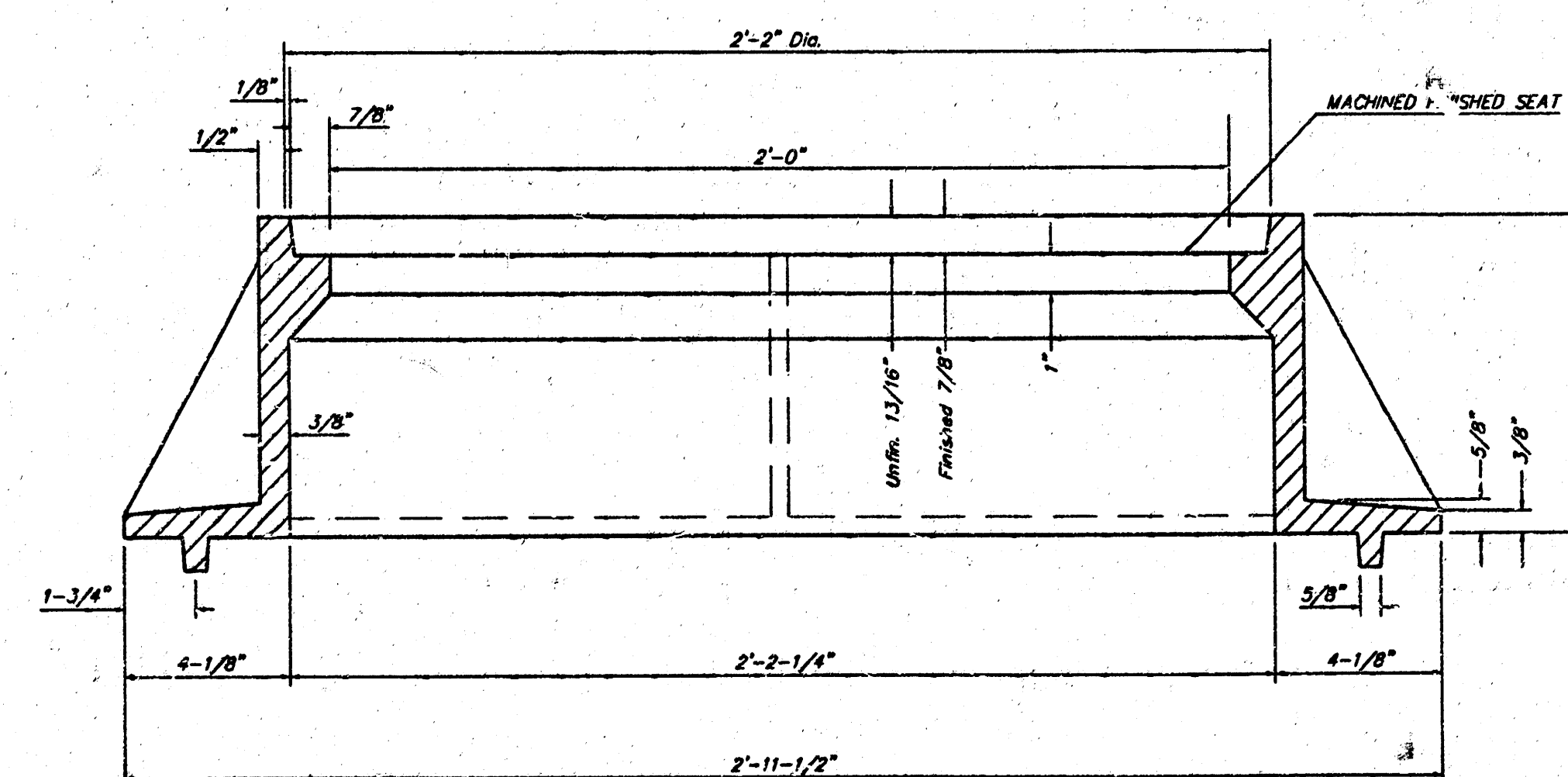
BOTTOM VIEW



SECTION VIEW



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. 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.

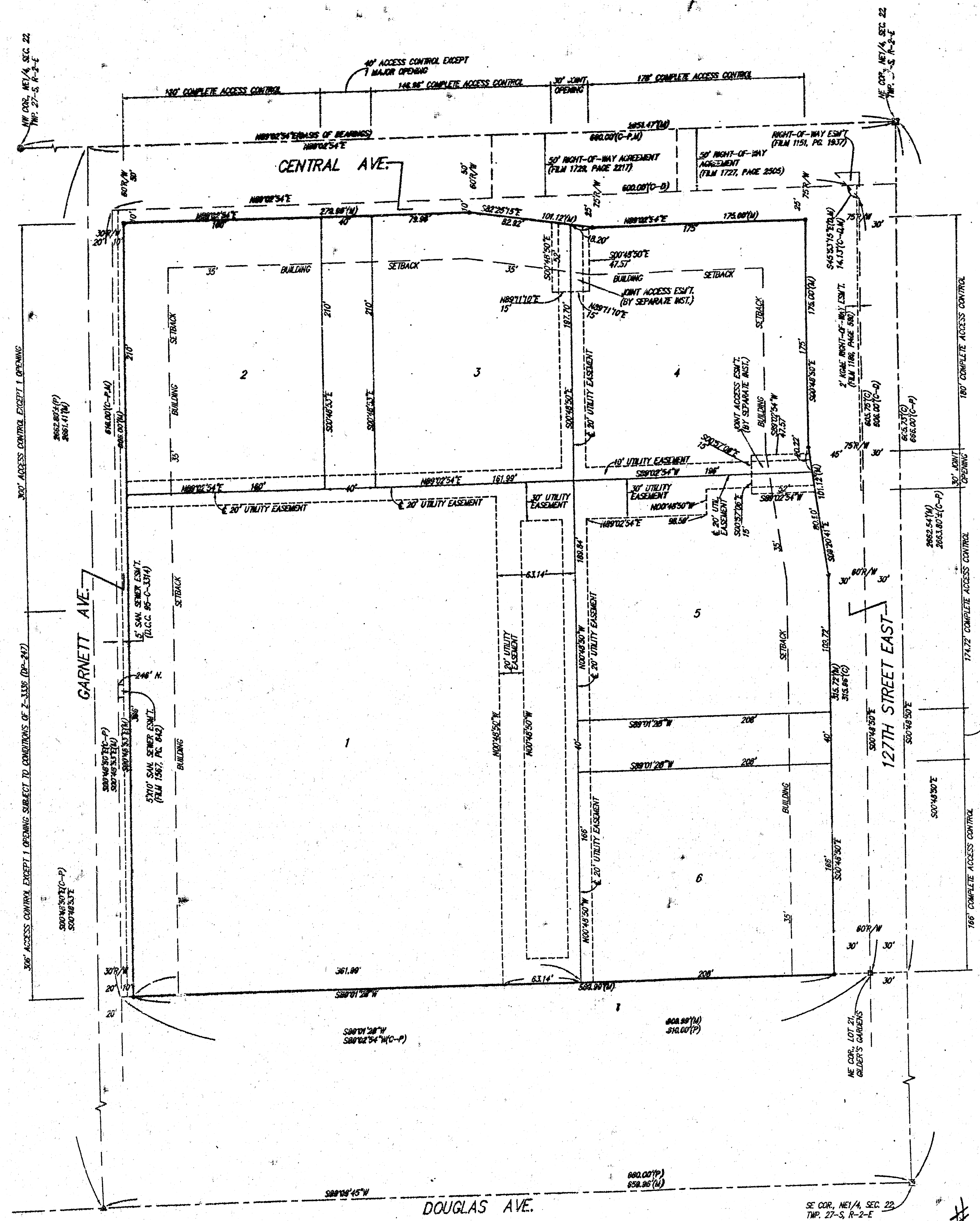
MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME 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 CLEARANCES BETWEEN THE COVER AND FRAME SHALL NOT EXCEED 1/16" 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 MANIFOLD 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 MICHA SWEET 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 DRAWING. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE 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				
 BEAUCHAMP COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER 1139 FPS (607851)				SHEET 5
DESIGN BY JAF	DRAWN BY JAF	APPROVED	DATE 7/21	SCALE AS SHOWN
				OF 6

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows: The north 390 feet of Lot 1, EXCEPT the
north 20 feet 246 feet of Lot 1, Elder's Gardens, Sedgwick County, Kansas,
TOGETHER with the east 331.3 feet of the NE 1/4 of the NE 1/4 of the NE 1/4
of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas,
EXCEPT the north 285 feet thereof, TOGETHER with the west 150 feet of
the east 331.3 feet of the north 285 feet of the NE 1/4 of Sec. 22, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with the following
described tract: Beginning at the NE corner of said Sec. 22; thence west
along the north line of said Sec. 22, 181.3 feet; thence south 285 feet;
thence east 181.3 feet to a point on the east line of said Sec. 22; thence
north 285 feet to the point of beginning.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).
All being situated in the NE 1/4 of Sec. 22, Twp. 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. 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, and Streets, to be known as "127TH RETAIL ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities. The streets are hereby dedicated to and for the use of the
public. All abutters rights of access shall be as depicted on the face
of the plat and are hereby granted to the City of Wichita, Kansas. The
permitted access opening locations shall be determined by the City
Engineer of the City of Wichita, Kansas.

Michael G. Loveland, Lynn L. Loveland
Robert L. Loveland, Charlotte Loveland

Melanie G. Joseph Living Trust dated April 17, 1996
Melanie G. Joseph, Trustee
James Joseph, Jr., Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 22nd day of December, 1999, by Michael G. Loveland and
Lynn L. Loveland, husband and wife.

My App't. Exp. 7-15-00
Dawn A. Truman, Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 22nd day of December, 1999, by Robert L. Loveland and
Charlotte Loveland, husband and wife.

My App't. Exp. 7-15-00
Dawn A. Truman, Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 22nd day of December, 1999, by Melanie G. Joseph and
James Joseph, Jr., Trustees of the Melanie G. Joseph Living Trust dated
April 17, 1996, on behalf of the trust.

My App't. Exp. 5-17-03
Carlene Diller, Notary Public

This plat of "127TH RETAIL ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 29 day of November, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman
Marvin S. Kraut, Secretary

This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
and consent is hereby given for the formation of sanitary sewer
districts within the boundary of this plat by the Board of Sedgwick
County Commissioners as they deem necessary to provide sanitary
sewer service to this area, this 24th day of February, 2000.

Bob Knight, Mayor
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 29th day of December, 1999

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

Entered on transfer record this 17th day
James Alford, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 17th day
of February, 2000, at 3:31 o'clock P.M. and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzio, Deputy

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "127TH
RETAIL ADDITION", Wichita, Sedgwick County, Kansas.
Southwest National Bank

Timothy McLaughlin, Senior President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 22nd day of December, 1999, by Timothy McLaughlin,
Sr. Vice President of Southwest National Bank, on behalf of the bank.

My App't. Exp. 7-15-00
Dawn A. Truman, Notary Public

BAUGHMAN COMPANY P.A.

18 14 05 05