

805 PPS

**GENERAL NOTES**

1. Contractor will be required to provide a minimum advance notice of twenty-four (24) hours to utility companies prior to starting any excavation as follows:

Kansas One-Call 687-2470

2. The Contractor must notify the following in case of an emergency:

Cablevision 262-4270 or 263-2061  
K.C.&E. Gas 383-8650  
K.C.&E. Electric 383-8650  
People's Natural Gas Company 942-8350 or 263-8161  
Southwestern Bell Telephone Company 1-571-2611  
City of Wichita Water Department 268-4908  
City of Wichita Sewer Maintenance 268-4071

3. 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.

4. 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.

5. 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.

6. 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 other pay items of work.

7. The Contractor will be responsible for reseeded all disturbed areas as per City of Wichita specifications.

**SANITARY SEWER  
TO SERVE LOTS 1 THROUGH 4  
WEST TOWNE INDUSTRIAL ADDITION  
PROJECT NO. 805-PPS  
INDEX CODE 607861**

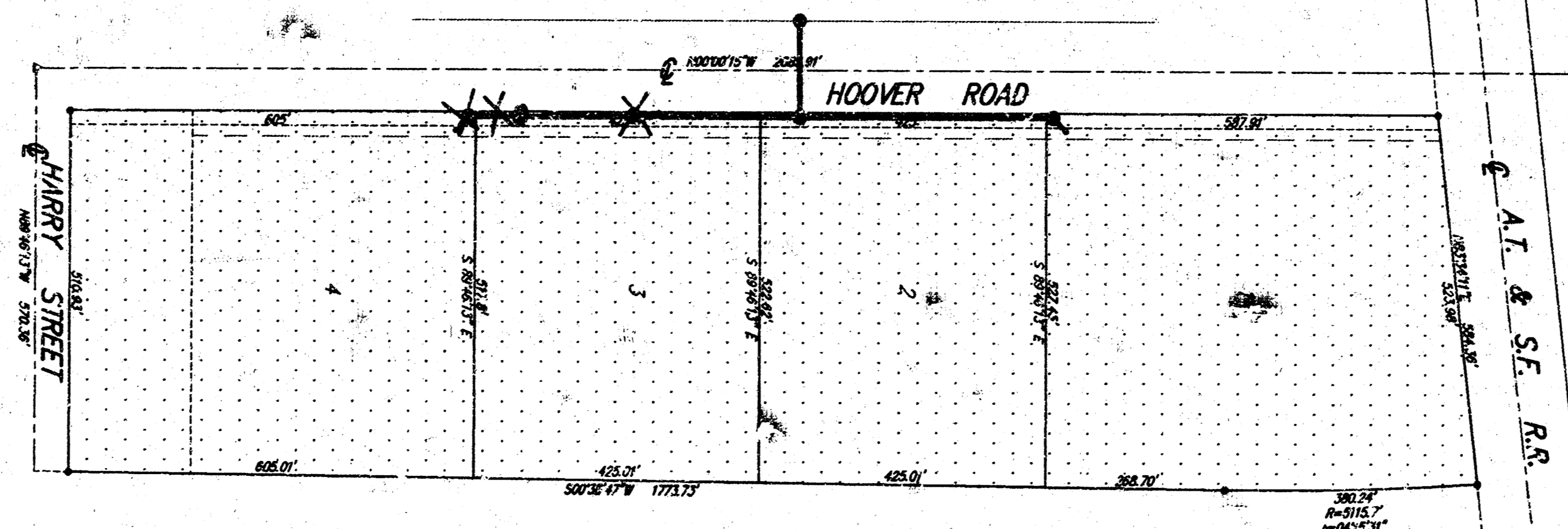
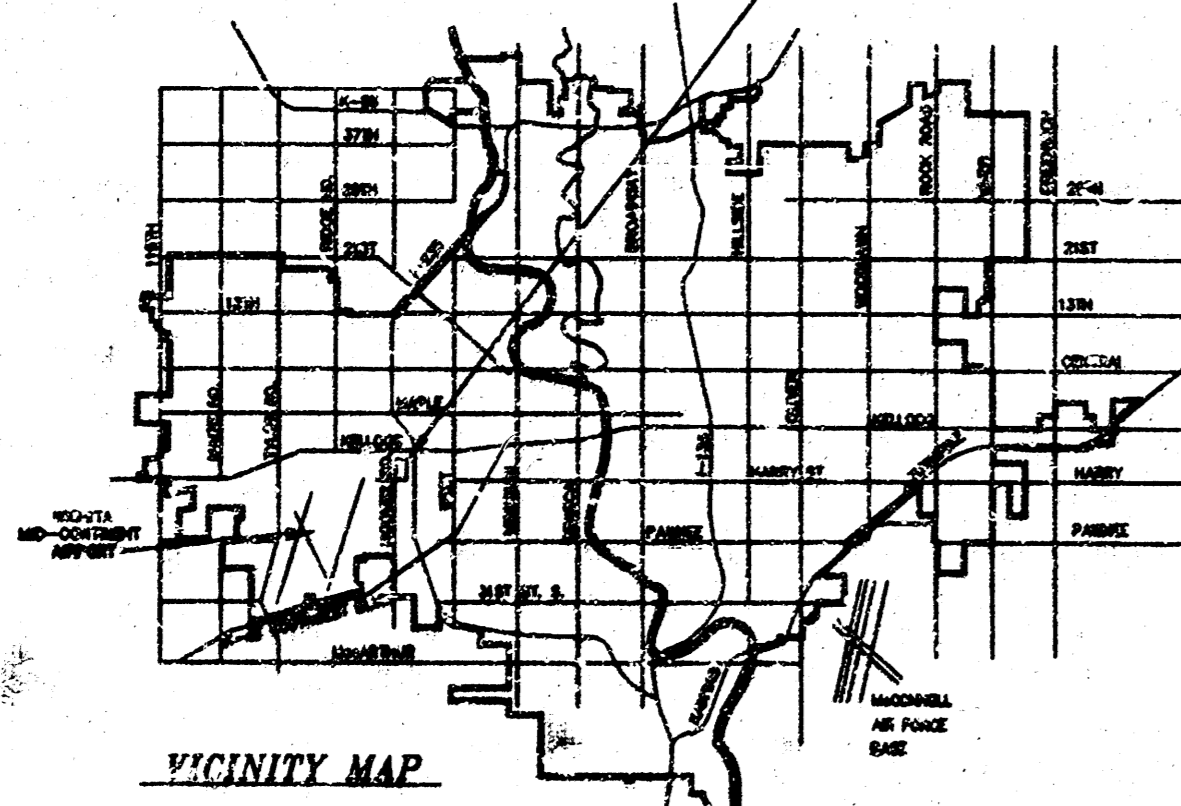
**CITY OF WICHITA, KANSAS  
MICHAEL E. LINDEBAK, P.E. - CITY ENGINEER**

**INDEX**

- 1. TITLE SHEET
- 2. PLAN AND PROFILE - LINE 1
- 3. PLAN AND PROFILE - LINE 2
- 4. MANHOLE DETAILS
- 5. PLAT

SRB  
SCALE: 1" = 200'

WEST TOWNE INDUSTRIAL ADDITION

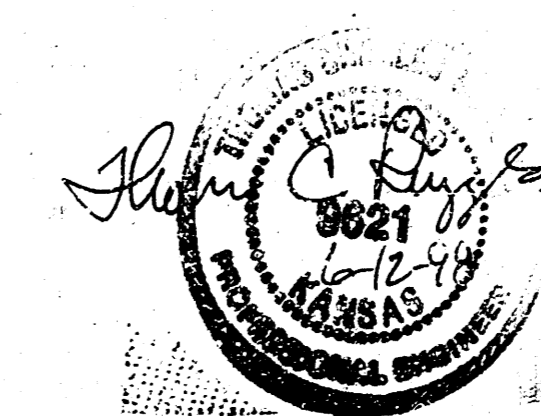


WICHITA-VALLEY CENTER  
FLOOD CONTROL RIGHT-OF-WAY  
CASE NO. A-31849

**BENEFIT DISTRICT**

Booked  
p-55  
12-21-98  
R.D.L.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
Sanitary Sewers VRH 6/12/98  
  
NOTE TO CONTRACTORS  
Inspection and testing for this project are to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection, nor shall any work be commenced without written authorization by the City Engineer.



WILDCAT CDDJT.

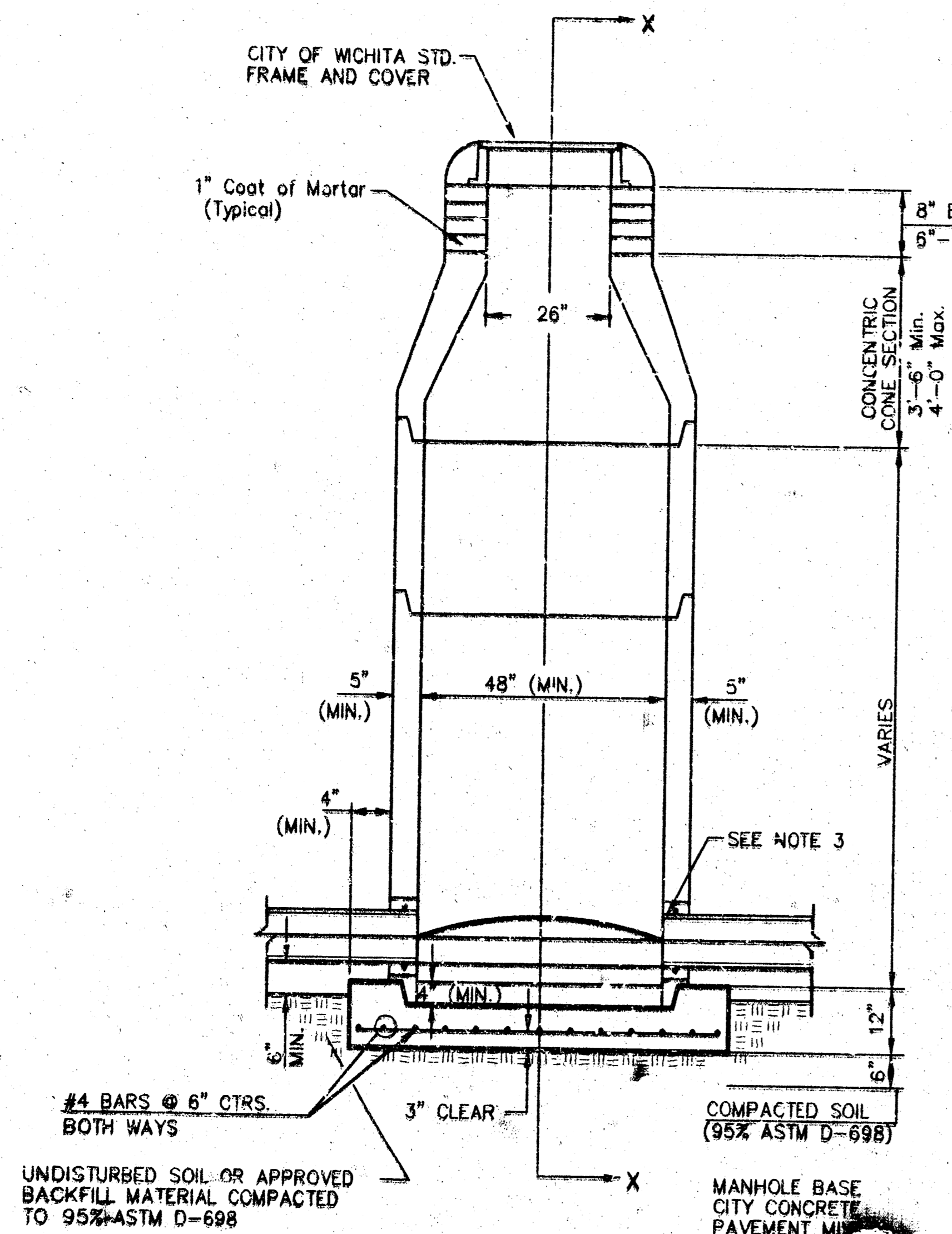
"As Built" July 27, 1998 E SCR

SRB 316-284-6009  
324 NORTH MAIN WICHITA, KANSAS 67203 FAX 284-4621  
SAVOY, RUGGLES & BOHM, P. A.  
ENGINEERING & SURVEYING

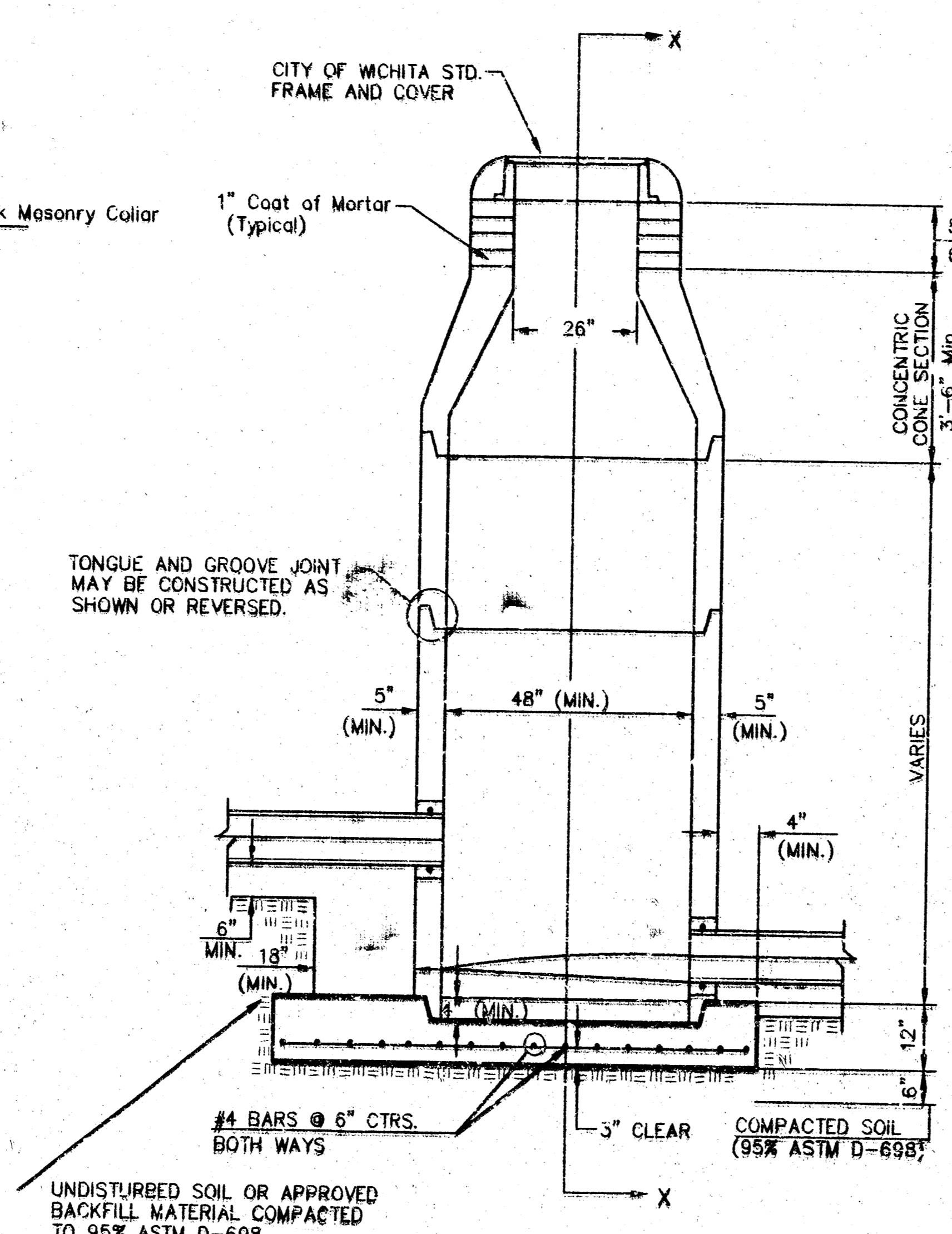




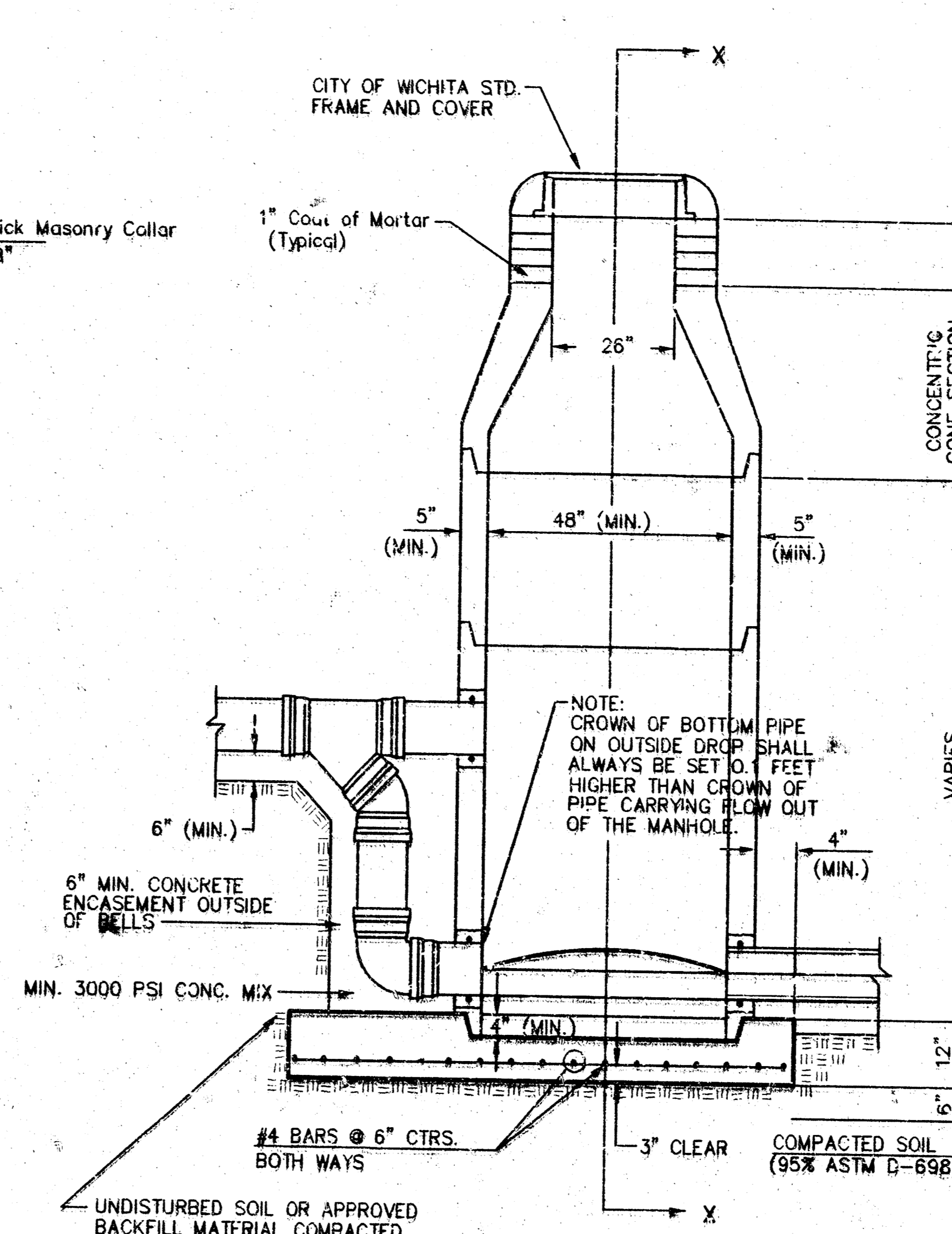
# SEWER APPURTENANCES DETAILS



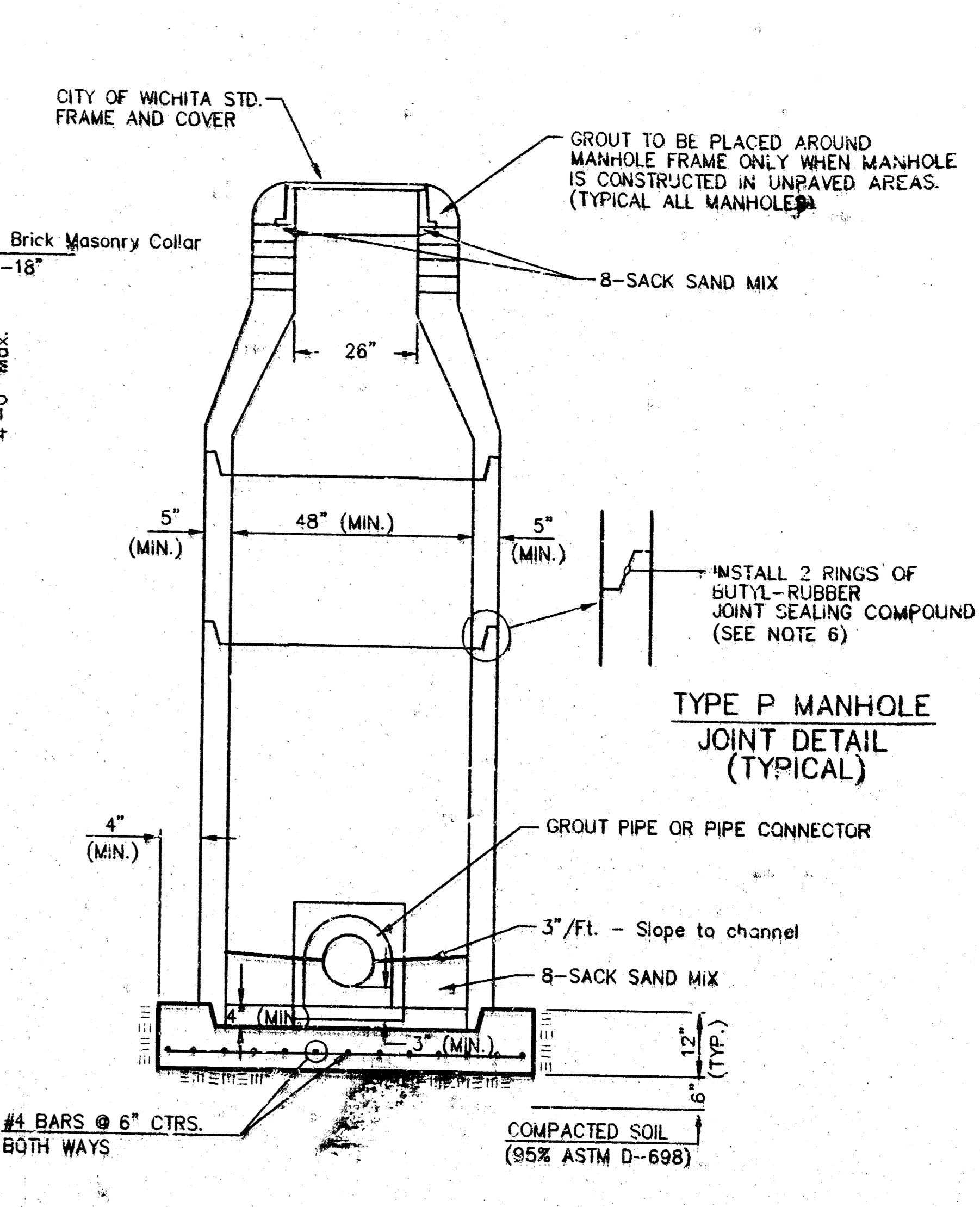
**TYPE P  
STANDARD MANHOLE**



**TYPE P  
INSIDE DROP MANHOLE**



**TYPE P  
OUTSIDE DROP MANHOLE**



**TYPE P MANHOLE  
JOINT DETAIL  
(TYPICAL)**

**GENERAL NOTES  
PRECAST MANHOLE NOTES**

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. 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.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS INEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.).
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. 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 SHARP INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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.

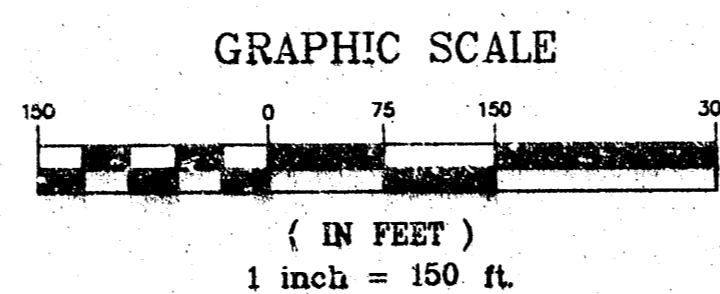
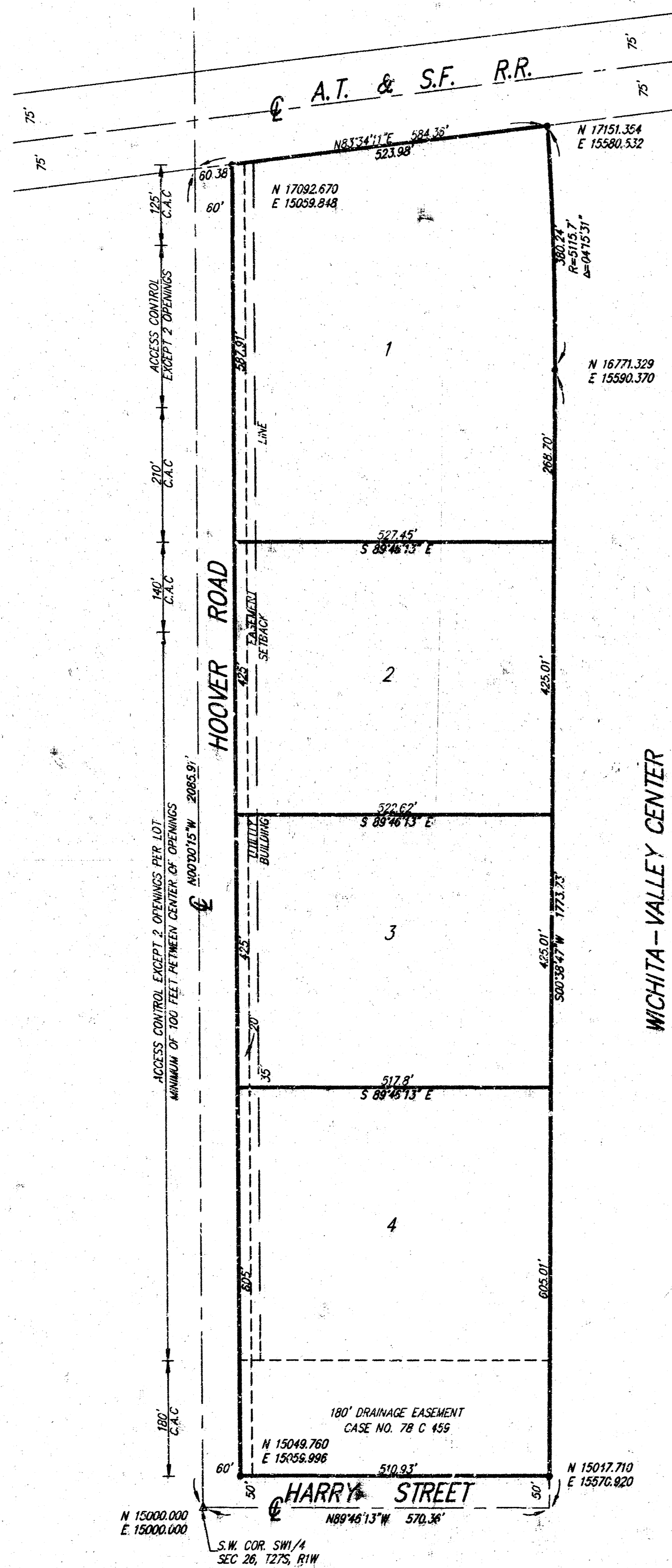
11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
12. 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 NONSHRINK 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 WHOLE.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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 3" 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.

|   |   |              |
|---|---|--------------|
| <p>THE CITY OF WICHITA</p> <p>CITY ENGINEER'S OFFICE<br/>CITY HALL - SEVENTH FLOOR<br/>ONE NORTH WALK STREET<br/>WICHITA, KANSAS 67202<br/>(316) 243-5111 FAX</p> | <b>STANDARD<br/>TYPE 'P'<br/>MANHOLES</b> |              |
|   | M. E. LINDERAK P.E. - CITY ENGINEER       |              |
|   | PROJECT NUMBER                            | INDEX CODE   |
|   | DATE<br>MAY 88                            | SHEET 4 OF 5 |

# WEST TOWNE INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



BENCH MARK:  
RR 2nd E. face of tree  
10' ± S 30' ± E of  
the S.W. corner of Subject Property  
Elev. = 1305.81 M.S.L.

Minimum Pad Elev. = 117.8 City Datum  
1305 M.S.L.

LEGEND

- ▲ = IRON (FOUND)
- = 1/2" REBAR W/SHD CAP (SET)
- C.A.C. = COMPLETE ACCESS CONTROL

WICHITA - VALLEY CENTER  
FLOOD CONTROL RIGHT-OF-WAY  
CASE NO. A-31849

State of Kansas) SS  
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WEST TOWNE INDUSTRIAL 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 W1/2 of the SW1/4 of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying south of the A.T.&S.F. Railroad right-of-way, except that part taken for floodway in District Court Case No. A-31849.

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

Date \_\_\_\_\_  
Savoy, Ruggles & Bohm, P.A.  
Surveyor  
Mark A. Savoy RLS #788

This plat of "WEST TOWNE INDUSTRIAL 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 \_\_\_\_\_, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Chairman  
John C. Frye  
\_\_\_\_\_  
Secretary  
Marvin S. Kraut

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Mayor  
Bob Knight  
\_\_\_\_\_  
City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
County Clerk  
James Alford

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, and Streets to be known as "WEST TOWNE INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The Streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer. Minimum Pad elevations are as shown on the face of the plat.

Industrial Assets, LLC.

\_\_\_\_\_  
Managing Partner  
Randall J. Voth

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by Randall J. Voth, Managing Partner of Industrial Assets, LLC, on behalf of the company.

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Larry Consover  
\_\_\_\_\_  
Deputy  
Michael D. Hurtt

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "WEST TOWNE INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_ of Intrust Bank, on behalf of the Bank.

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