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

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:

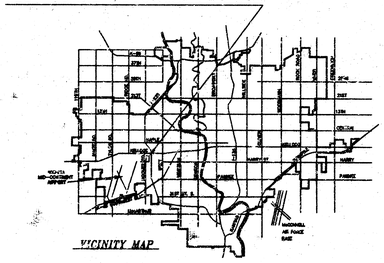
   Kansas One-Call 687-2470

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

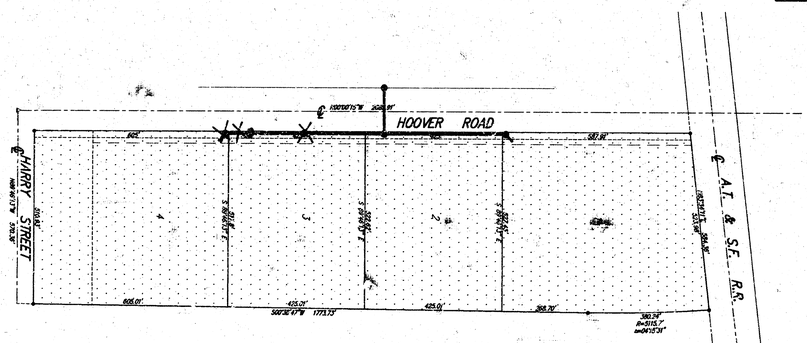
Cablevision	262-4270 or 263-2061
K.G.&E. Gas	383-8650
K.G.&E. Electric	383-8600
People's Natural Gas Company	942-8350 or 263-8161
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

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 reseeding all disturbed areas as per City of Wichita specifications.

WEST TOWNE INDUSTRIAL ADDITION



VICINITY MAP



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

BENEFIT DISTRICT

SRB

SCALE: 1" = 200'

INDEX

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

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 COURT.

"As Built" July 27, 1998 JCL

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-6009 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CONTRACTOR TO VERIFY FLOW OF 8" STUB BEFORE CONSTRUCTION

STA. 0+00
EXISTING MANHOLE
S.W. INTERCEPTOR
TOP = 119.12
FLO (42") = 98.40
FLO IN (8" STUB) = 100.50

CAUTION!
6" HP OIL LINE CROSSING
CONTRACTOR TO VERIFY
DEPTH BEFORE CONSTRUCTION

CAUTION!
MULTIPLE SWB CROSSING
CONTRACTOR TO VERIFY
DEPTH BEFORE CONSTRUCTION

CAUTION!
16" WATER MAIN
CROSSING

28°59'

STA. 0+48.42
BEGIN BORE

STA. 0+96.22
END BORE

17.80'

LINE 1

Edge of Pavement

HOOVER STREET

Existing Pavement

Edge of Pavement

30°11'

℄ LINE 2

6.00'

LINE 1

366.54'

20' UTILITY EASEMENT

STA. 1+36.20
CONSTRUCT STD.
TYPE 'P' MH
TOP = ~~116.19~~ 116.95

IRON

6.00'

10.50
12.00'

45°00'

5+13.22

STA. 5+12.72
CONSTRUCT STD.
TYPE 'P' MH
TOP = ~~116.19~~ 116.21
4" STUB (NE)

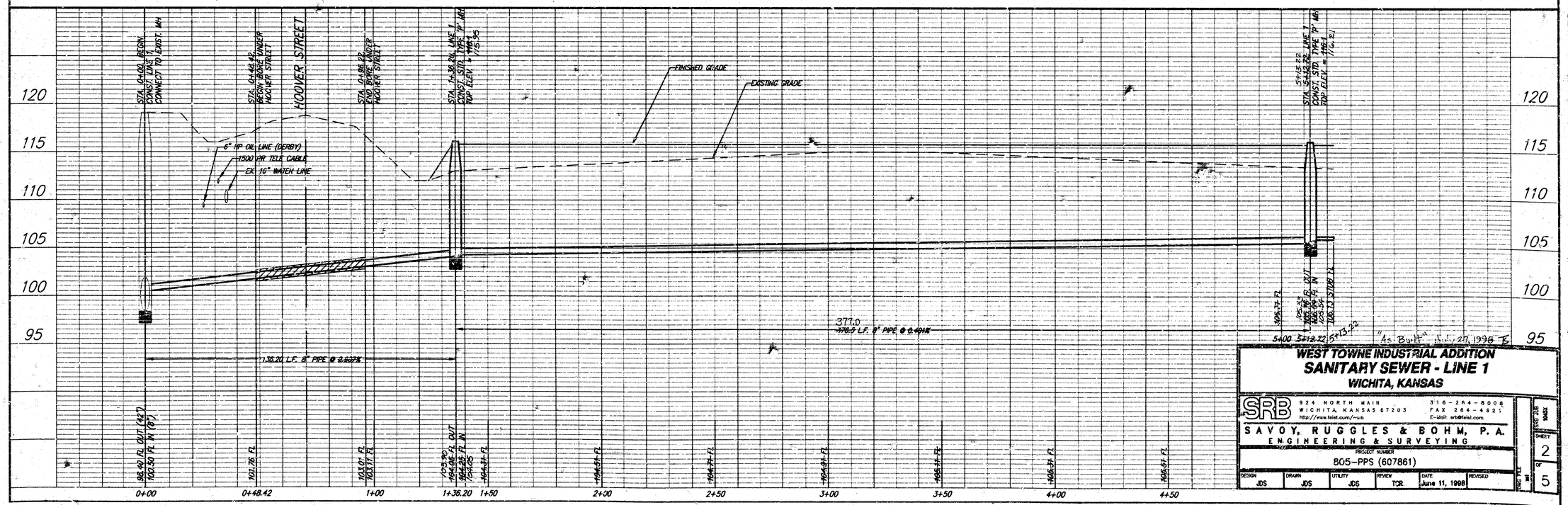
LOT 2, WEST TOWNE INDUSTRIAL ADDITION

LOT 1

SRB

SCALE: 1"=20' HORZ.
1"= 5' VERT.

BENCHMARK: CITY OF WICHITA DISC
N. END OF W. HEADWALL OF R.C.B.C.
100 FT. N. OF INTERSECTION HARRY & HOOVER.
ELEV. = 114.26 (CITY DATUM)



WEST TOWNE INDUSTRIAL ADDITION
SANITARY SEWER - LINE 1
WICHITA, KANSAS

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

PROJECT NUMBER
865-PPS (607861)

DESIGN	DRAWN	UTILITY	REVIEW	DATE	REVISED
JDS	JDS	JDS	TDR	June 11, 1998	

SHEET NO. 2 OF 5 SHEETS

STA. 0+00, LINE 2 =
STA. 1+36.20, LINE 1
BEGIN 8" PIPE
FLO IN = 101.25 104.02

BENCHMARK: CITY OF WICHITA DISC
N. END OF W. HEADWALL OF R.C.B.C.
100 FT. N. OF INTERSECTION HARRY & HOOVER.
ELEV. = 114.26 (CITY DATUM)

SRB

SCALE: 1"=20' HORZ.
1"= 5' VERT.

LOT 2

LOT 3, WEST TOWNE INDUSTRIAL ADDITION

LOT 4

35' BUILDING SETBACK

LINE 1

LINE 2

20' UTILITY EASEMENT

IRON

90°0"

LINE 1

6.00'

~~415.90~~ 415.47'

LINE 2

67.57'

135°0"

IRON

~~18.00~~ 18.00'

6.00'

Edge of Pavement

Existing Pavement

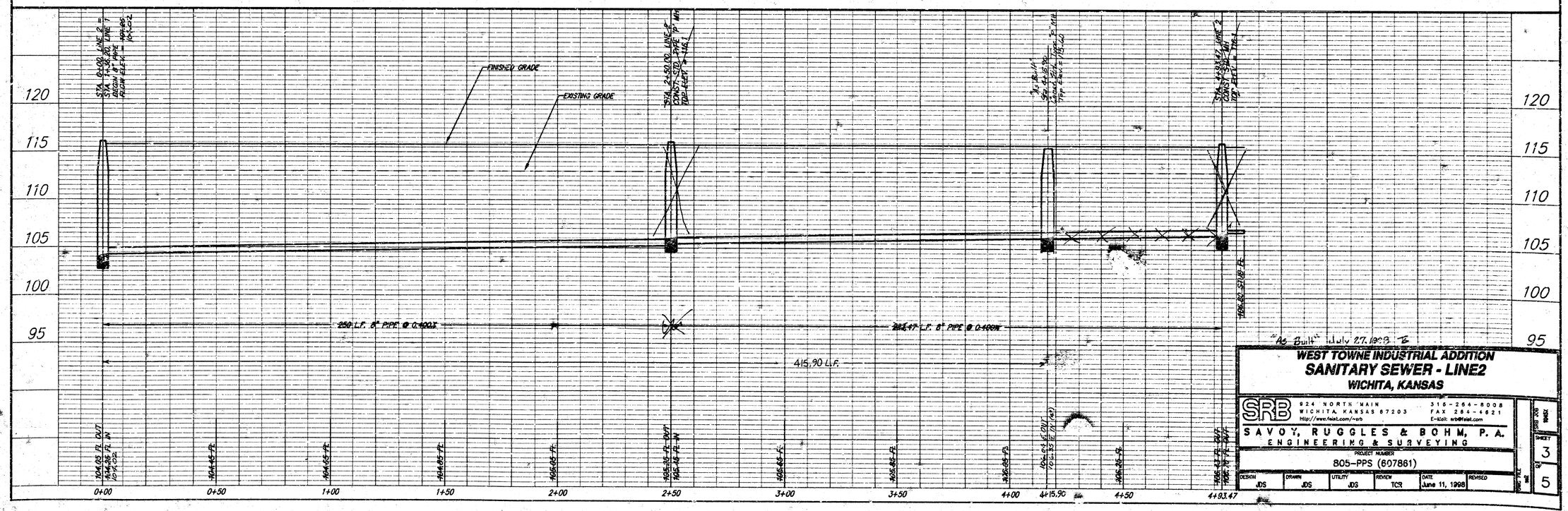
HOOVER STREET

Edge of Pavement

STA. 2+50.00
CONSTRUCT STD.
TYPE "P" MH
TOP = 116.10

As BUILT
Sta. 4+15.90
CONSTRUCT STD.
TYPE "P" MH
TOP 115.60
4" Stub. (SE)

STA. 4+93.47
CONSTRUCT STD.
TYPE "P" MH
TOP = 116.18
4" STUB (SE)



As Built July 27, 1998 JE

WEST TOWNE INDUSTRIAL ADDITION
SANITARY SEWER - LINE2
WICHITA, KANSAS

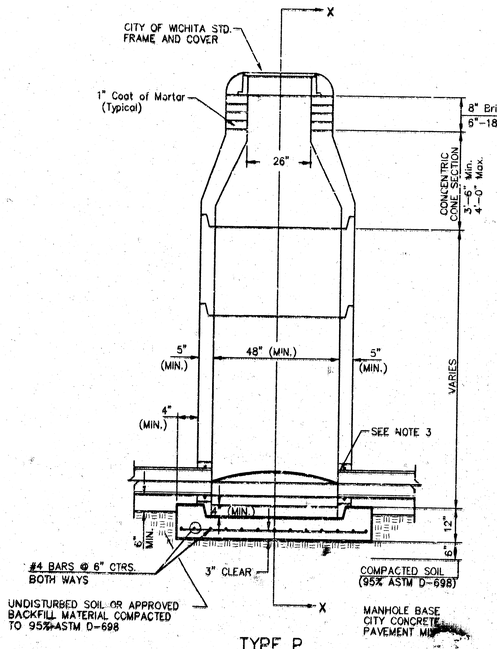
SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-Mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

PROJECT NUMBER
805-PPS (607861)

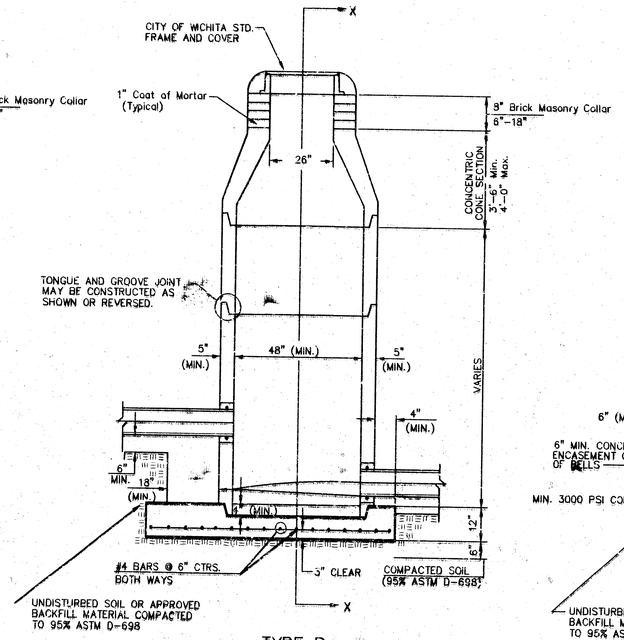
DESIGN	DRAWN	UTILITY	REVIEW	DATE	REVISED
JDS	JDS	JDG	TCR	June 11, 1998	

SHEET NO. 3 OF 5 SHEETS

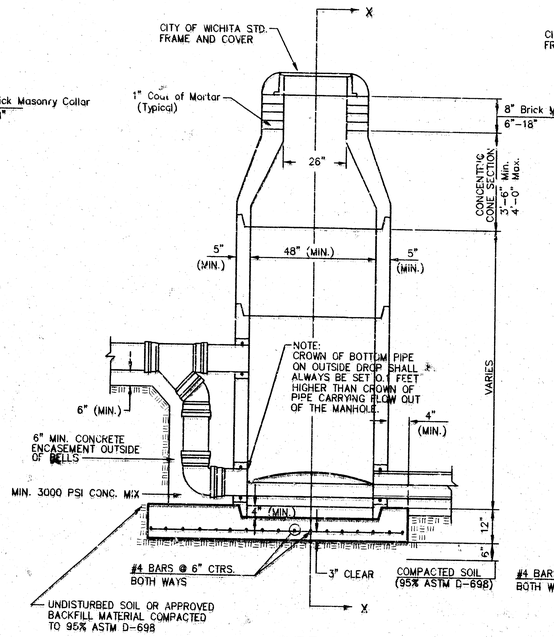
SEWER APPURTENANCES DETAILS



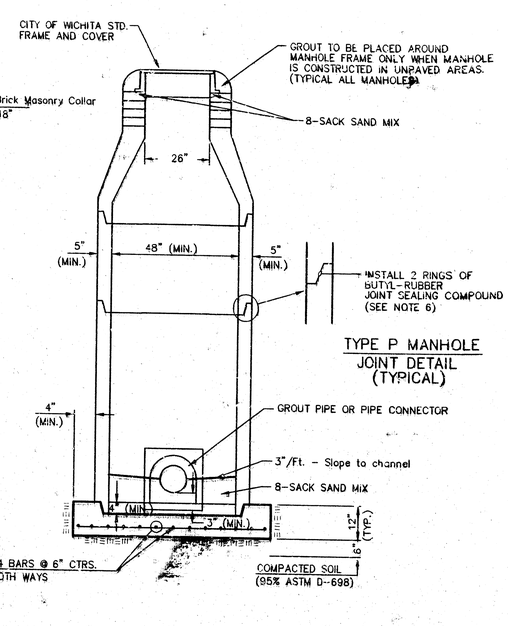
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE



SECTION X
(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 TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 C..AT 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 SHAPED 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 MANHOLE.
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 MAHOLE. 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.

THE CITY OF WICHITA

CITY ENGINEER'S OFFICE
CITY HALL – SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4351
(316) 268-4519 FAX

STANDARD TYPE 'P' MANHOLES

M. E. LINDEBAK P.E. – CITY ENGINEER

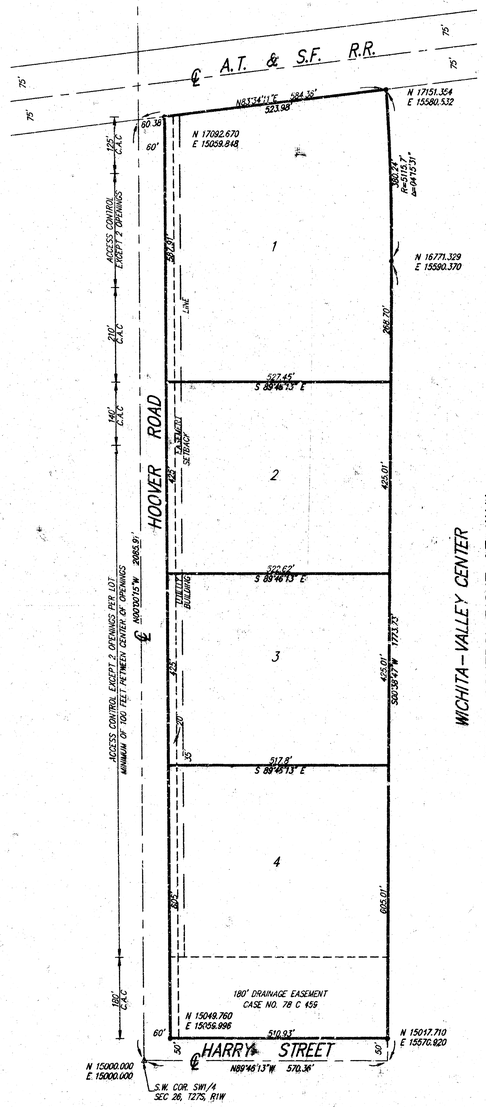
PROJECT NUMBER | INDEX CODE

DATE MAR 06

SHEET 4 OF 5

WEST TOWNE INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



WICHITA-VALLEY CENTER FLOOD CONTROL RIGHT-OF-WAY
CASE NO. 4-31840

SRB

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

1 inch = 150 ft.

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

Minimum Pad Elev. = 117.6 City Datum
1305 M.S.L.

LEGEND

⌀ = IRON (FOUND)

● = 1/2" REBAR W/SHB CAP (SET)

C.A.C. = COMPLETE ACCESS CONTROL

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).

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy RLS #788

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. _____

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

_____, _____

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. Krout

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

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 Consolver

_____ Deputy
Michael D. Hurtt

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. _____

97 05 07 01

5/5