

SANITARY SEWER PLANS FOR **YMCA, SOUTH WICHITA BRANCH** LOT 4, BLK. 1, YMCA SOUTH ADDITION

INDEX NO. #607861
USER CODE 865PPS

CITY OF WICHITA, KANSAS
MICHAEL E. LINDBAK, CITY ENGINEER

GENERAL NOTES

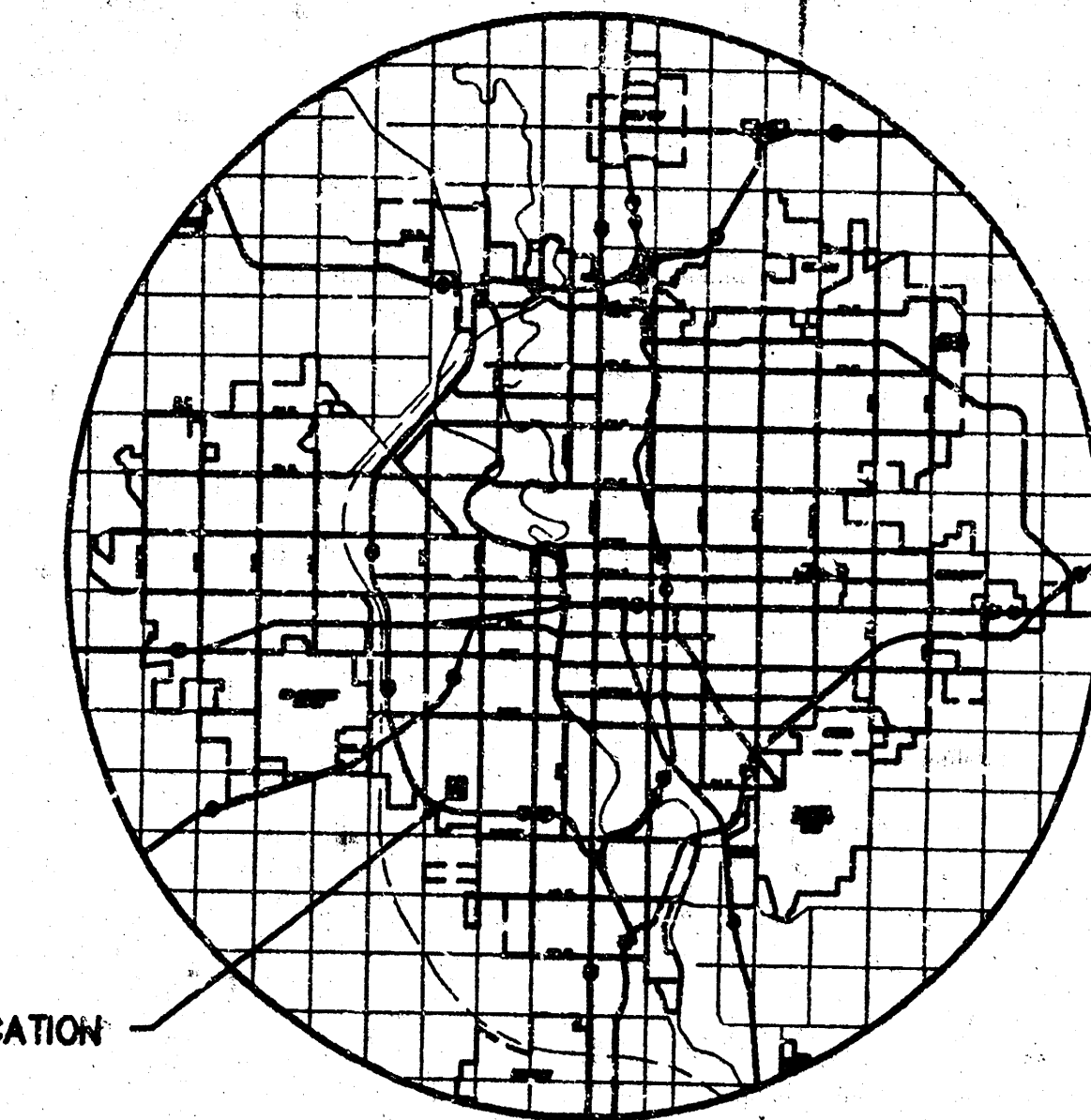
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233
or 687-2470 (LOCAL WICHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

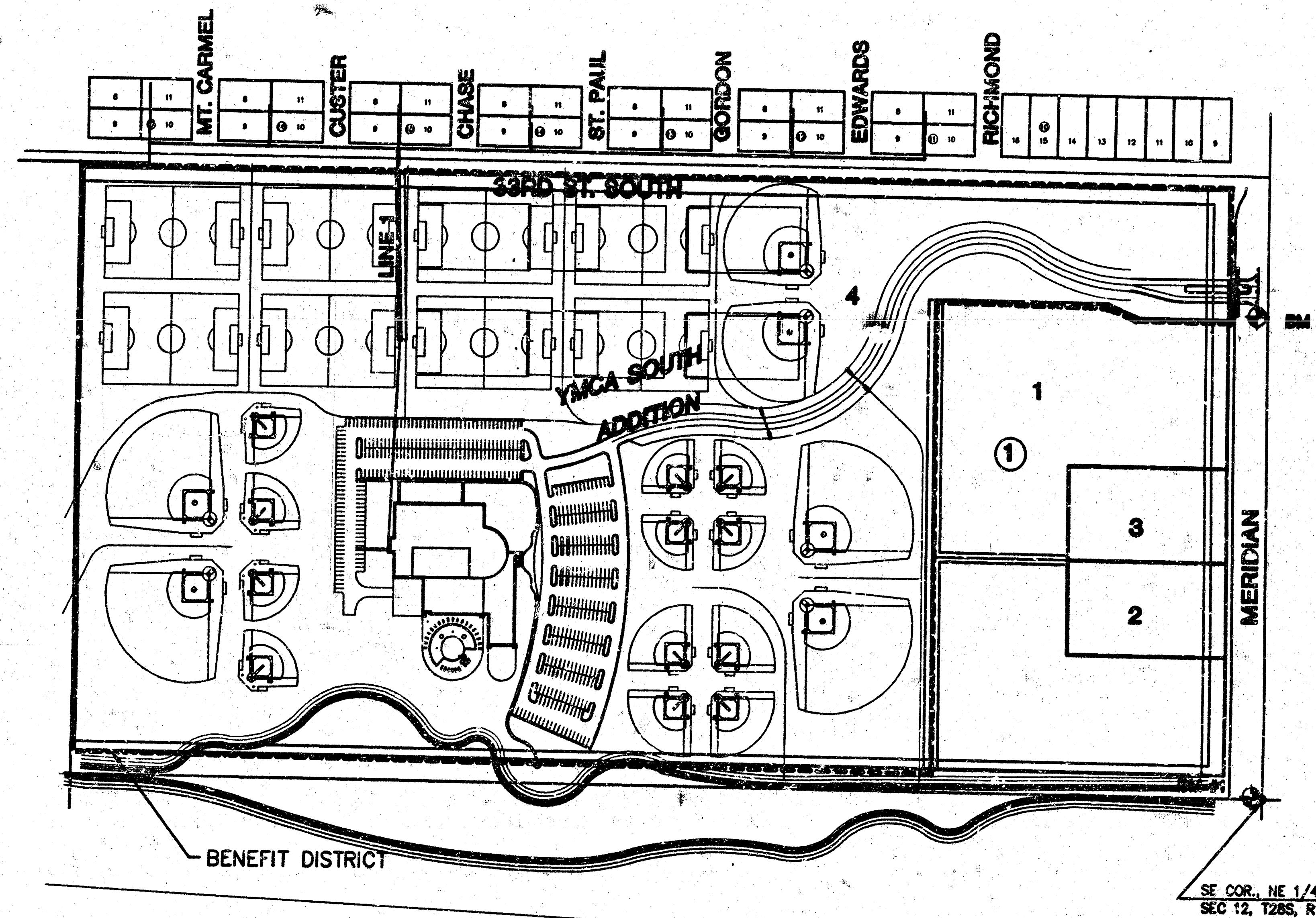
SOUTHWESTERN BELL TELEPHONE COMPANY 1-571-2115
CABLEVISION 282-4270 or 283-2081
KANSAS GAS & ELECTRIC 284-1141
CITY OF WICHITA SEWER MAINTENANCE 288-4071
PEOPLES NATURAL GAS 942-7800
CITY OF WICHITA WATER DEPARTMENT 288-4908

- 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 UNDESIRABLE 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 THE 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.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNSUITABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
- 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.
- CONTRACTOR SHALL FINAL GRADE EASEMENTS ACCORDING TO THE PROPOSED PROFILE INDICATED IN THESE PLANS.
- THIS PROJECT IS AN EXTENSION TO THE CITY OF WICHITA METROPOLITAN AREA SANITARY SEWER SYSTEM. PLANS AND SPECIFICATIONS CONFORM TO THE REQUIREMENTS OF THE CITY OF WICHITA. IF THESE PLANS OR SPECIFICATIONS CONFLICT WITH CITY OF WICHITA SPECIFICATIONS, CITY OF WICHITA SPECIFICATIONS WILL PREVAIL. CONSTRUCTION DETAILS NOT INCLUDED WILL BE AS PUBLISHED IN THE CITY OF WICHITA "STANDARD SPECIFICATIONS".
- ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200 LBS./ACRE WITHIN 10 DAYS OF CONSTRUCTION. COST SHALL BE SUBSIDIARY TO PROJECT.



SITE LOCATION

LOCATION MAP



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

SANITARY SEWERS VR4 11/9/98
STORM SEWERS _____
DRIVEWAY APPROACHED _____
WATER MAINS _____
PAVING _____

NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT IS 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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION-WORK SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

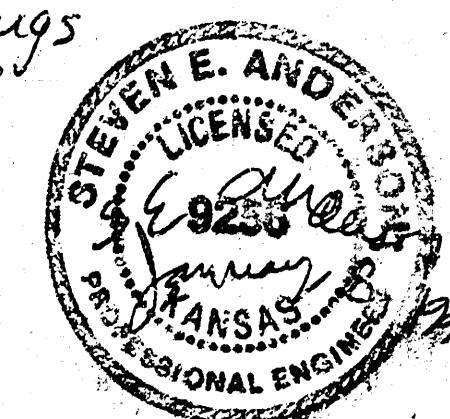
BENCHMARKS

- BM #1 - "C" BRASS DISC @ W HUBGUARD RCBC,
NORTH OF I-235 ON MERIDIAN
ELEV. = 100.15 (1287.55)
- BM #2 - "C" CUT TO W SIDE MERIDIAN E OF NE
COR. LOT 1, BLK. 1 YMCA SOUTH ADDITION
ELEV. = 96.48 (1283.88)

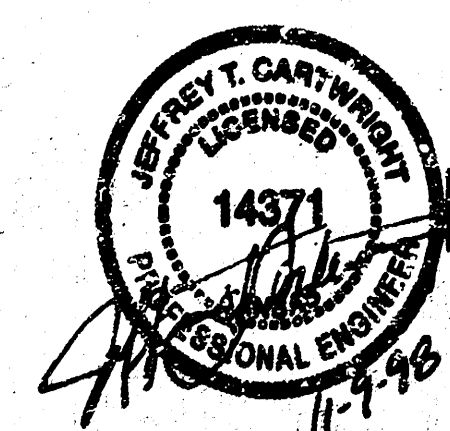
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	LINE 1 PLAN/PROFILE
4	FINAL PLAT

As-Constructed Drawings
S. E. Anderson PE/LS
Consulting Engineer
Whitewater, KS
January, 1999

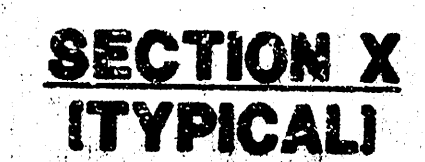
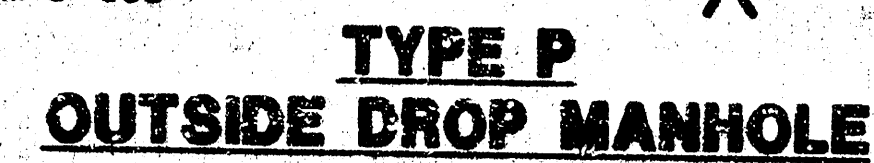
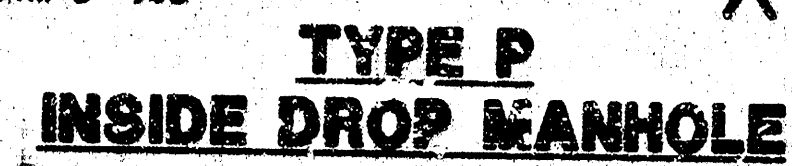
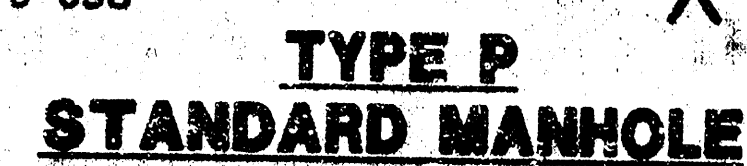


YMCA SOUTH WICHITA BRANCH PROJECT NAME		
SANITARY SEWER PLANS SHEET TITLE		
JTC DESIGN BY:	DAC DRAWN BY:	JTC CHECKED BY:
NOVEMBER 1998 DATE	28073 JOB NO.	1 / 4 SHEET/OF



MID-KANSAS ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS 67206
316-684-9600

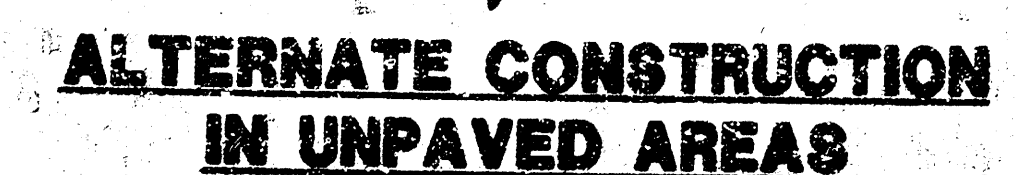
**ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA**



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. EACH 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 TNEDEC SERIES 68 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS 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 SECTIONS 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 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.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS IN THE EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE THE 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 COMPLETE CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING WHICH 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 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 NEARLY 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.

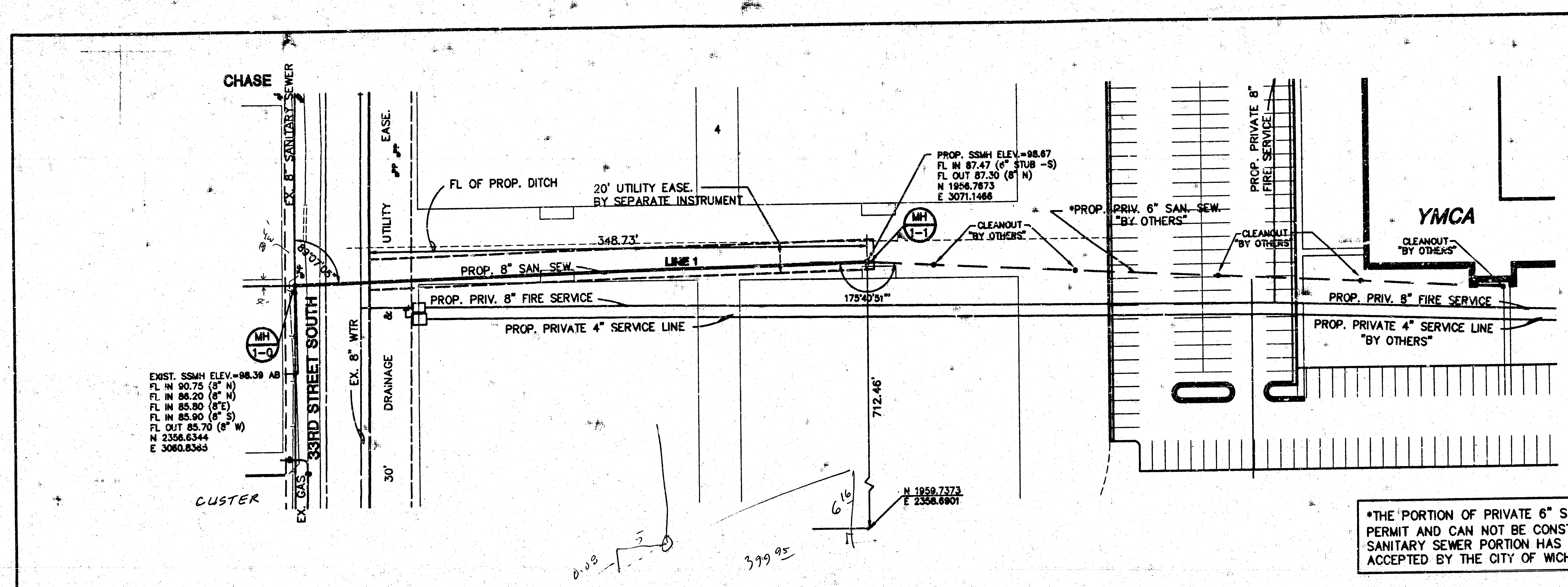
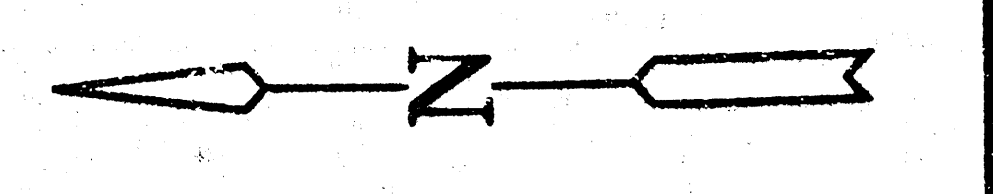
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRAWLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN 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. 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 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.



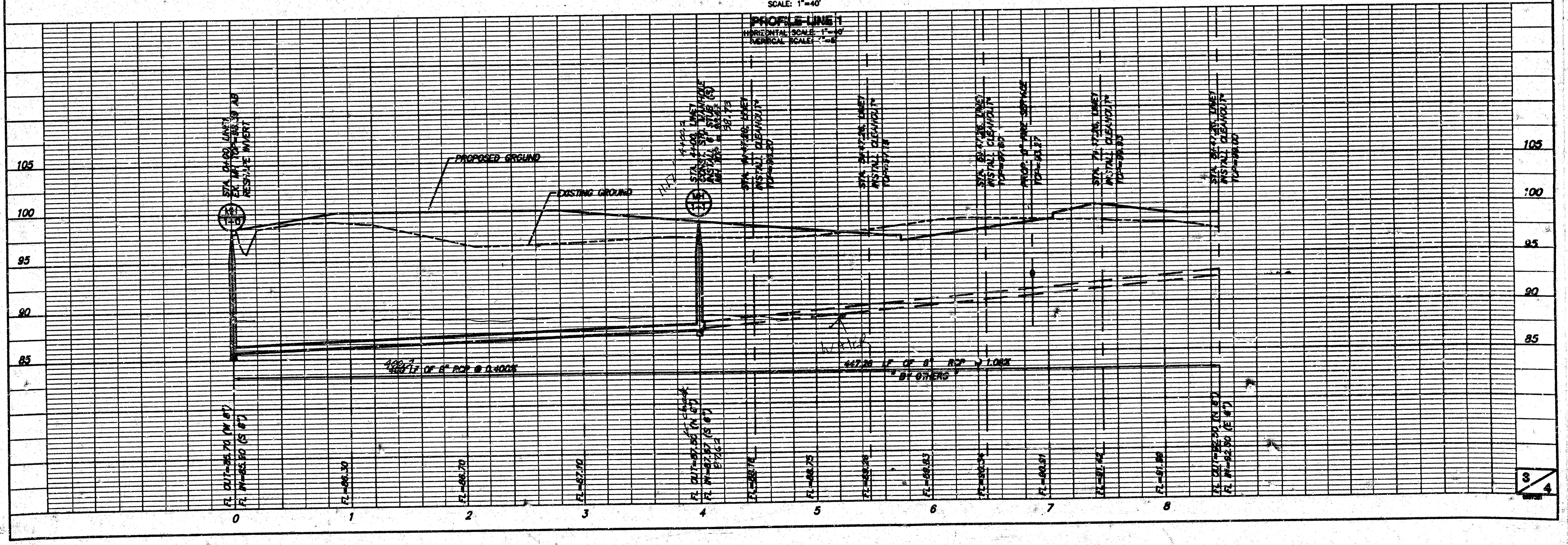
CITY OF WICHITA, KANSAS

Design	C.O.W.	Checked by		Checked by	2 OF 4
Drawn by		Date		Date OCT. 1998	Job No. 98073BD

YMCA, SOUTH WICHITA BRANCH
SANITARY SEWER LINE 1
PROJ. 95076

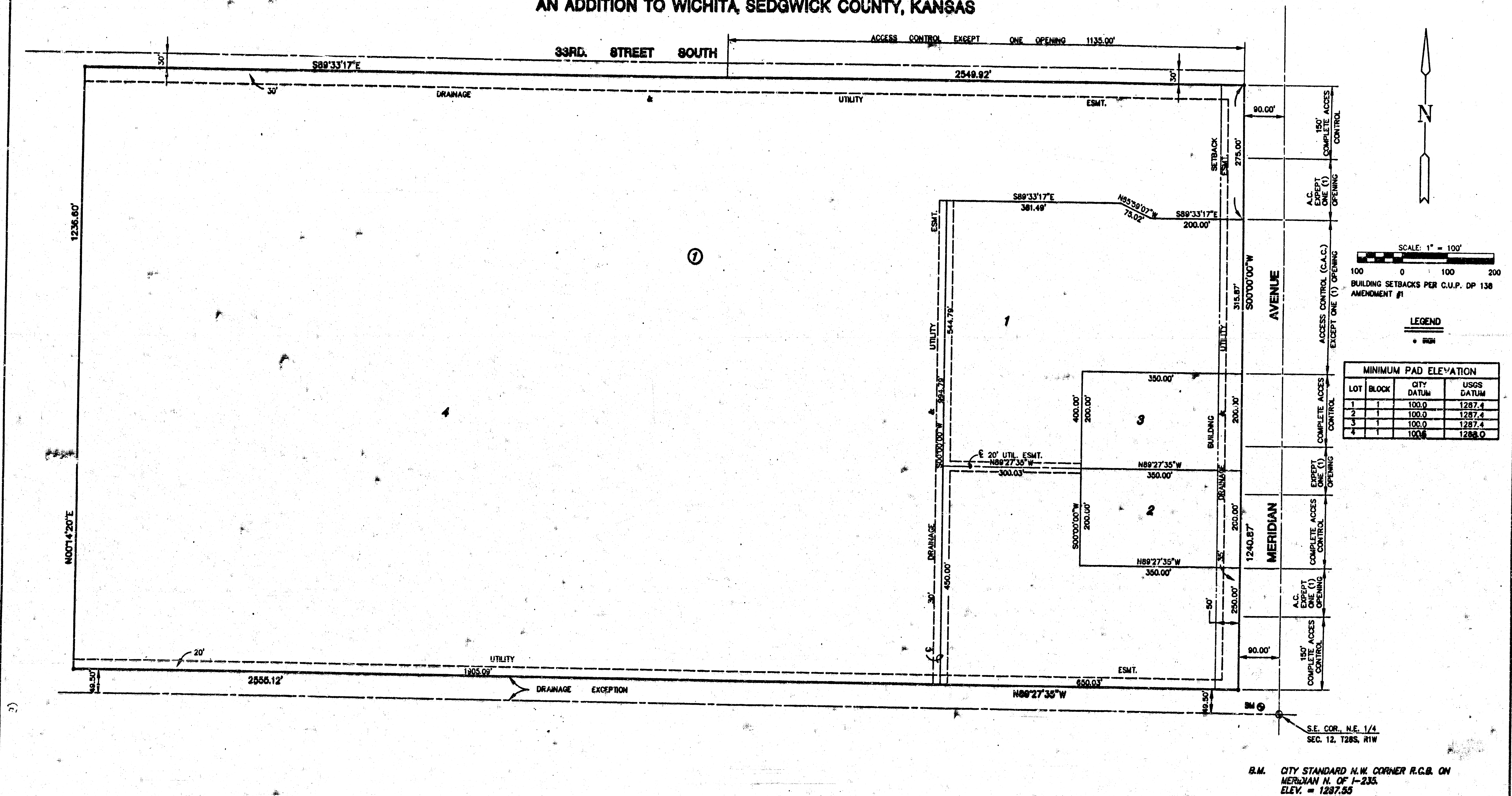


PLAN-LINE 1
SCALE: 1"=40'



FINAL PLAT OF
YMCA SOUTH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS



PC 89-6B

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

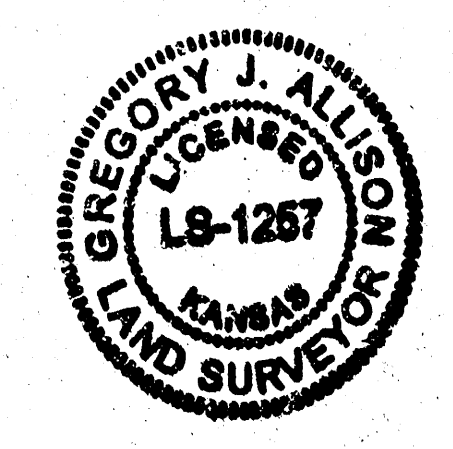
FINAL PLAT OF
YMCA SOUTH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "YMCA SOUTH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of MERIDIAN OUTLET MALL, an addition to Wichita, Sedgwick County, Kansas, that being Lots 1 through 26, inclusive, Block 1 and Lots 1 and 2, Block 2, Reserves A, B, C, D, 35th Street South, 35th Street South Circle, and Gordon Circle. All lots, blocks, streets, utility easements, drainage easements, access control, reserves, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 27th day of April, 1998.

Gregory J. Allison
Gregory J. Allison
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67208



Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block the same to be known as "YMCA SOUTH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All egress rights of access to or from Meridian over and across the East line of YMCA SOUTH ADDITION are hereby dedicated to the City of Wichita, provided however, Lots 1, 2, 3, and 4, Block 1 shall have access to Meridian as indicated on the accompanying plat. All egress rights of access to or from that part of 33rd Street South lying East of Gordon, over and across the North line Lot 4, YMCA SOUTH ADDITION, are hereby dedicated to the City of Wichita, provided however, Lot 4 shall have access to 33rd Street South as indicated on the accompanying plat. The City Engineer shall approve all points of access. The building setbacks shall be in accordance with the Meridian Outlet Mall Community Unit Plan, (DP-138) Amendment No. 1 on file in the office of the Wichita-Sedgwick County Metropolitan Area Planning Department. Minimum pad elevations are as indicated on the accompanying plat.

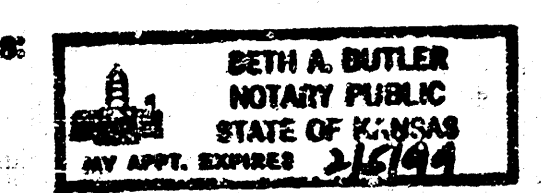
BUILDERS, INC. a Kansas corporation
Bradley K. Sfriso
Bradley K. Sfriso
Executive Vice President

STATE OF KANSAS)
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley K. Sfriso, Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Beth A. Butler
Beth A. Butler
Notary Public
My appointment expires:



The Young Men's Christian Association of Wichita, Kansas

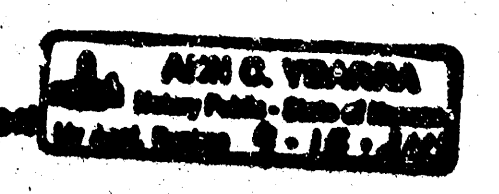
Ronald L. Marshall
Ronald L. Marshall, Board President-Elect

STATE OF KANSAS)
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ronald L. Marshall, Board President-Elect, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann C. Ybarra
Ann C. Ybarra
Notary Public
My appointment expires: 9-15-2000

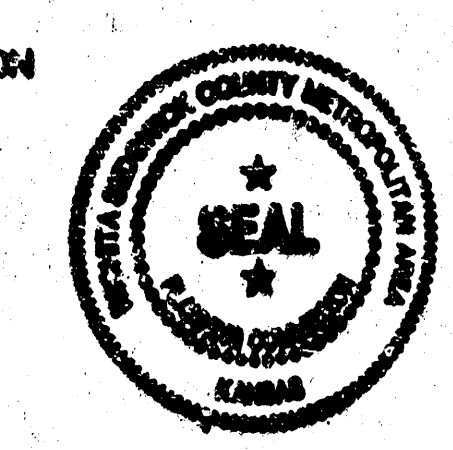


This plat of "YMCA SOUTH ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Filed this 26th day of March, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Richard Lopez Chairman
Marvin S. Kreut Secretary
Marvin S. Kreut



This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 24th day of JUNE, 1998.

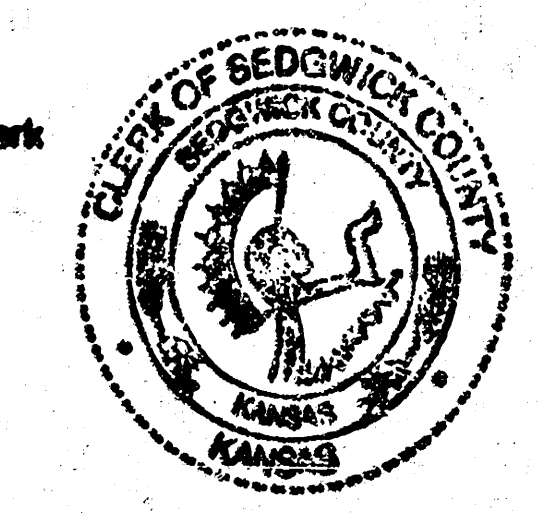
Bob Knight Mayor



Pat Burnett City Clerk
Pat Burnett

Entered on transfer record this 9th day of July, 1998.

James Afford County Clerk
James Afford



40.00
ck