WAR INDUSTRY SEWER
LATERAL 25, MAIN 22
PENSTEMON SECOND PHASE 3

PROJECT NO.
468-76-245-81295-000-000-001

CITY OF WICHITA, KANSAS

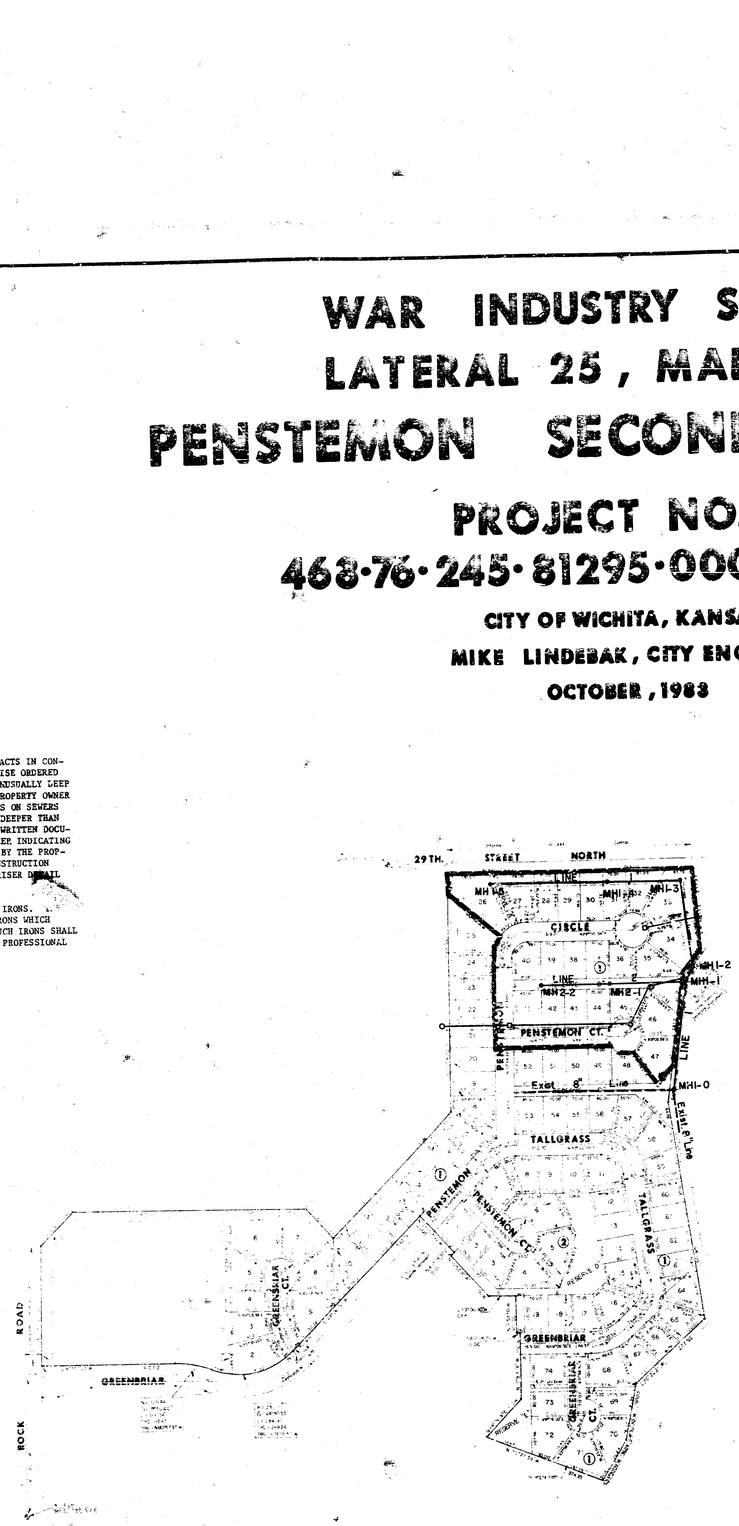
MIKE LINDEBAK, CITY ENGINEER

OCTOBER, 1983

GENERAL NOTES

1. RISER PIPE SHALL BE INSTALLED TO SERVE INDIVIDUAL LOTS OR TRACTS IN CONJUNCTION WITH NEW SANITARY SEWER CONSTRUCTION, UNLESS OTHERWISE ORDERED BY THE ENGINEER, BECAUSE OF GROUND WATER, UNSTABLE SOIL OR UNUSUALLY DEEP CONSTRUCTION. RISER LOCATIONS SHALL BE AS APPROVED BY THE PROPERTY OWNER WITH THE CONCURRENCE OF THE ENGINEER. INSTALLATION OF RISERS ON SEWERS BECAUSE OF UNUSUAL DEPTH WILL BE REQUIRED WHEN THE SEWER IS DEEPER THAN TWELVE FEET (12'). THE CONTRACTOR WILL BE REQUIRED TO FILE WRITTEN DOCUMENTATION WITH THE ENGINEER IN A FORM APPROVED BY THE ENGINEER INDICATING THE LOCATIONS WHERE RISERS ARE TO BE INSTALLED AS REQUESTED BY THE PROPERTY OWNER OR HIS AUTHORIZED REPRESENTATIVE. RISER PIPE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SHOWN ON THE STANDARD RISER DETAIL SHEET.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. A CONTRACTOR SHALL 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.



BENCHMARKS

B.M.=213.02 City of Wichita B.M. Disc. 44' S. & 48' W. of Rock Rd. & 29th St. N.
B.M.=232.82 R.R. Spk. S. Fr. F.P.W. Side 29th St. N. 600± E. of Rock Rd.
B.M.=211.83 R.R. Spk. S.W. Fc. Hedge Tree N. Side 29th St. & 1/2 E. of Rock Rd.
B.M.=211.44 C. of W. B.M. Disc. 25.5' N & 9.0' W. of 1/4 Sec. Cor. 1/2 Mile E. of Rock Rd. on 29th St.
B.M.=225.42 R.R. Spk. F.P.N. Side 29th St. & 1300± W. of Webb Rd.
B.M.=220.526 Webb Rd. & 29th St. of W. B.M. Disc. 44' N. & 38' W. of C.L. Both
B.M.=222.44 R.R. Spk. F.P. - 200' S. of Greenbriar

N

Scale: 1"= 200'

LEGEND

= Benefit District Boundry
= Proposed Sanitary Sewer
= Existing Sanitary Sewer

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 2
4	M.H. DETAILS
5	FINAL PLAT

As Built
JLL
7-84

RICHARD CARSON BAIR LICENSED 6803 KANSAS PROFESSIONAL ENGINEER

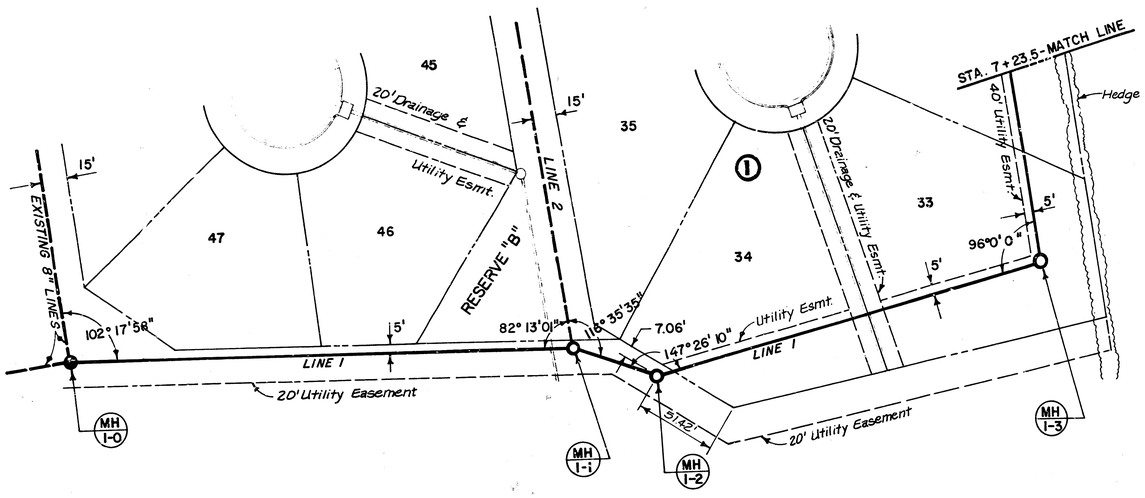
MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561

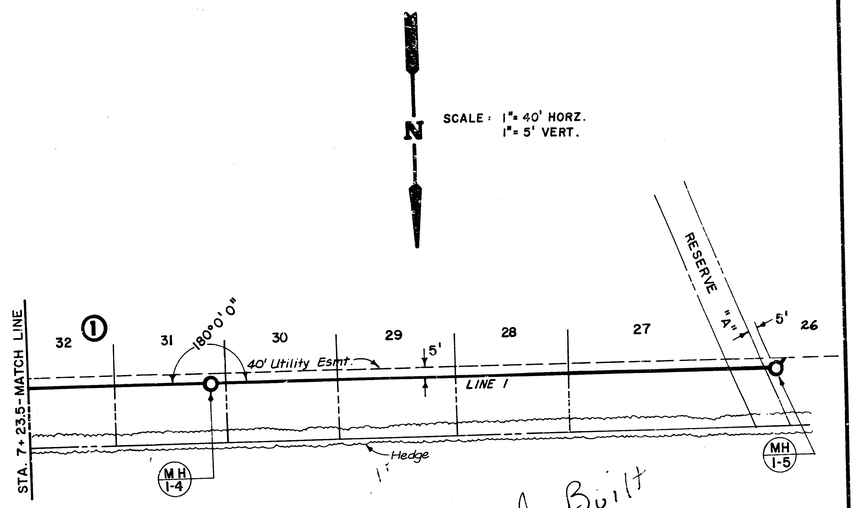
SANITARY SEWER EXTENSION PENSTEMON SECOND PHASE 3

Design RCB
Drawn by KDO
Checked by KHB
Date Oct. 1983
Job no.
Sheet 1 of 5

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PENSTEMON SECOND PHASE 3
W.I.S. LAT. 25, MAIN 22 PJCT NO.
468-76-245-81295-000-000-001





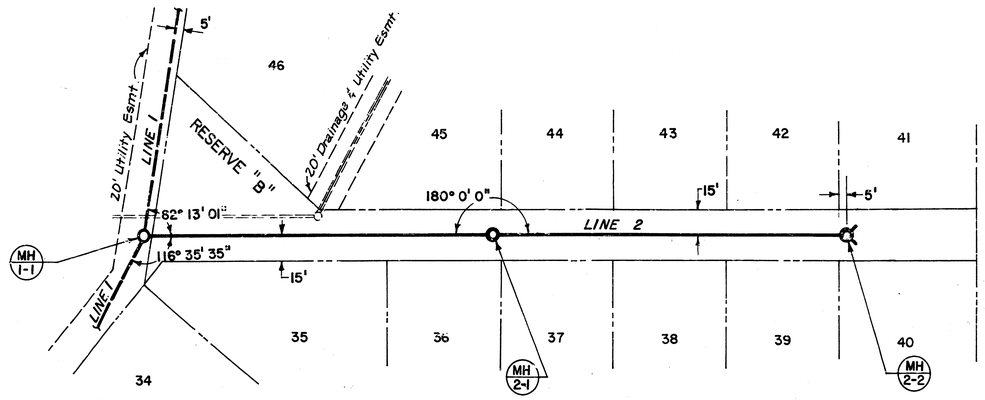
As Built
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7-84



2/5

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FENSTEMON SECOND PHASE 3
WIS LAT. 25, MAIN 22 PJCT. NO.
468-76-245-81295-000-000-001

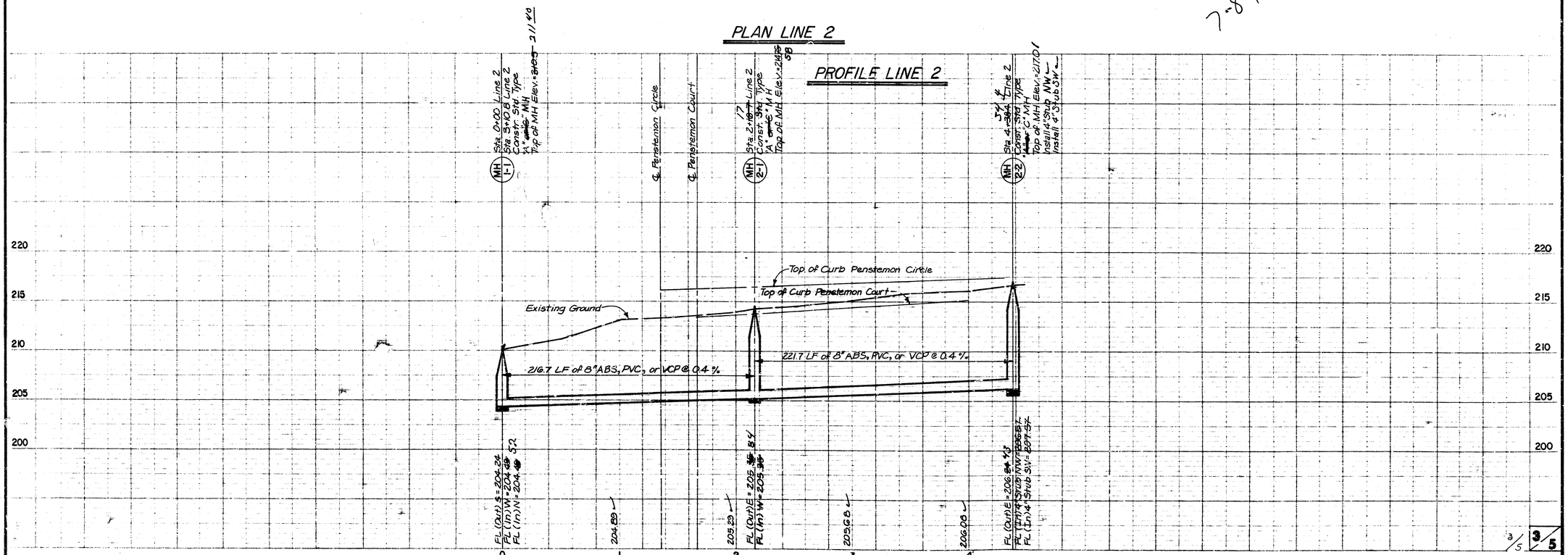


SCALE : 1"= 40' HORZ.
1"= 5' VERT.

As Built
JLL
7-84

PLAN LINE 2

PROFILE LINE 2



REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

SEWER APPURTENANCES DETAILS

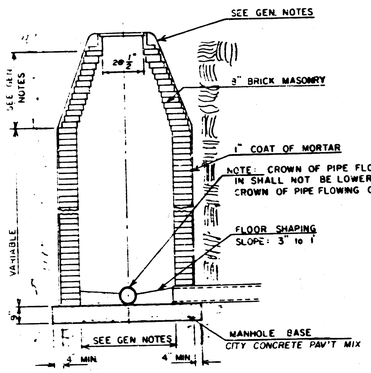
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

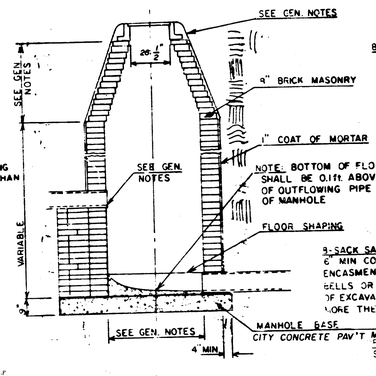
MANHOLE COORDINATES

Manhole Number	North Coordinate	East Coordinate
1-0	11,807.3650	5302.3241
1-1	12,115.9121	5339.3999
1-2	12,163.5568	5362.3162
1-3	12,408.5562	5332.7681
1-4	12,405.1028	5107.1573
1-5	12,399.7768	4759.0917
2-1	12,112.4856	5122.7507
2-2	12,108.9801	4901.1084

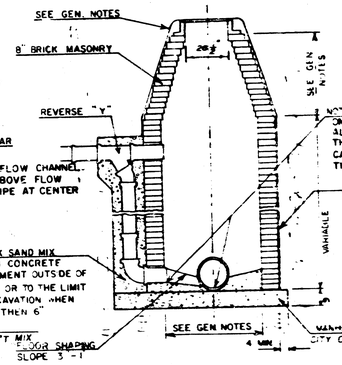
TYPE "A" MANHOLE



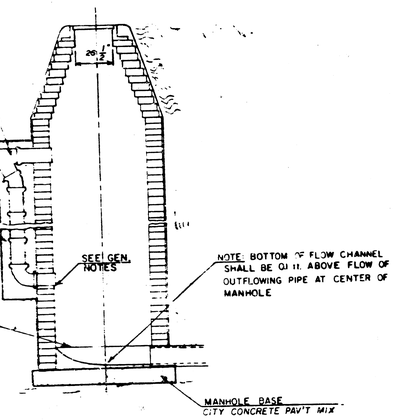
TYPE "A" INSIDE DROP MANHOLE

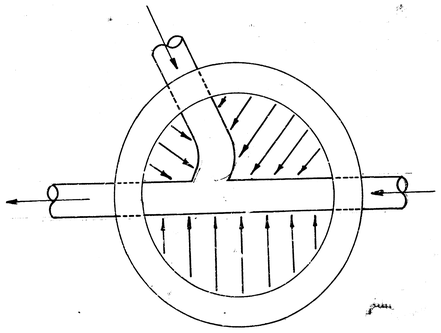


TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP CONSTRUCTED ON EXISTING MANHOLE





GROUT DETAIL
For M.H. 1-1
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. 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. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. 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'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLTED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 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.

3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXTSTING 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. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.

4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLUTION 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.

5. 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 THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

6. 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.

7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' 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.

8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

PENSTEMON SECOND PHASE 3
WLS. LAT. 25, MAIN 22 PJCT NO.
468-76-245-81295-000-000-001

4/5
4
5

FINAL PLAT OF

PENSTEMON SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Penstemon Second Addition", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land in the northwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M.; a part of which has been platted as Reserve "A" Penstemon, and a portion of Central Christian Second Addition; described as beginning at the intersection of the north line of Greenbriar and the east line of Rock Road; thence northerly along the east line of Rock Road bearing N 0° 54' 22" W, 345.00 feet; thence N 44° 06' 30" E, 141.39 feet; thence N 89° 07' 23" E, 725.00 feet; thence S 45° 53' 30" E, 118.49 feet; thence N 44° 06' 30" E, 514.98 feet; thence N 0° 55' 22" W, 694.52 feet; thence N 89° 07' 23" E, 753.00 feet; thence S 4° 32' 53" E, 237.27 feet; thence S 39° 43' 46" W, 81.14 feet; thence S 64° 51' 07" W, 386.00 feet; thence S 10° 03' 30" E, 641.08 feet; thence S 46° 32' 31" W, 277.50 feet; thence S 9° 30' 30" W, 169.53 feet; thence S 34° 50' 09" W, 136.24 feet; thence N 70° 27' 35" W, 374.95 feet, thence N 44° 06' 30" E, 133.14 feet; thence N 0° 53' 30" W, 192.16 feet; thence S 89° 06' 30" W, 10.00 feet; thence N 0° 53' 30" W, 110.00 feet; thence S 89° 06' 30" W, 83.41 feet; thence N 45° 53' 30" W, 166.18 feet; thence N 44° 06' 30" E, 15.00 feet; thence N 45° 53' 30" W, 249.00 feet; thence S 44° 06' 30" W, 542.76 feet to a point on a curve to the right having a central angle of 64° 50' 53", a radius of 251.07 feet, a long chord of 269.24 feet bearing S 76° 31' 57" W, thence along said curve 284.16 feet to a point on a curve to the left having a central angle of 19° 50' 00", a radius of 329.44 feet, a long chord of 113.47 feet bearing N 80° 57' 37" W, thence along said curve 114.04 feet; thence S 89° 07' 23" W, 410.02 feet to the Point of Beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 25th of June, 1983.

Kenneth H. Bengtson
Kenneth H. Bengtson, Professional Engineer
Mid-Kansas Engineering Consultants, P.A.
246 North Rock Road, Suite 130
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "Penstemon Second Addition", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of all public utilities and drainage. Reserves are platted for construction and maintenance of utilities, drainage, cart paths, recreation, buffer zones and open space and shall be owned and maintained by the Homeowners Association. Reserve "A" is also platted for an emergency access easement. The building setbacks shall be in accordance with the Tallgrass Community Unit Plan (U.P. - 961) on file in the City of Wichita, Sedgwick County Metropolitan Area Planning Department Office.

Tallgrass Company

By: William F. Bixter
WILLIAM F. BIXTER

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

Be it remembered that on this 1st day of July, 1983, before me, a Notary Public in and for said State and County, came Tallgrass Company by William F. Bixter, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda S. Graham
Notary Public LINDA S. GRAHAM

NOTARY PUBLIC STATE OF KANSAS LINDA S. GRAHAM
My Appointment Expires: 8-4-84

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 6th day of JULY, 1983.

Jack Sprat, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Dorothy K. White, County Clerk
Dorothy K. White

Entered on transfer record this 6th day of JULY, 1983.

Dorothy K. White, County Clerk
Dorothy K. White

STATE OF KANSAS
ss:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 PM on the 11TH day of JULY, 1983.

Bette F. McCart, Register of Deeds
Bette F. McCart

Pat Kettler, Deputy
Pat Kettler

#640692

This plat of "Penstemon 2nd Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 2nd day of June, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

David Banvard, Chairman

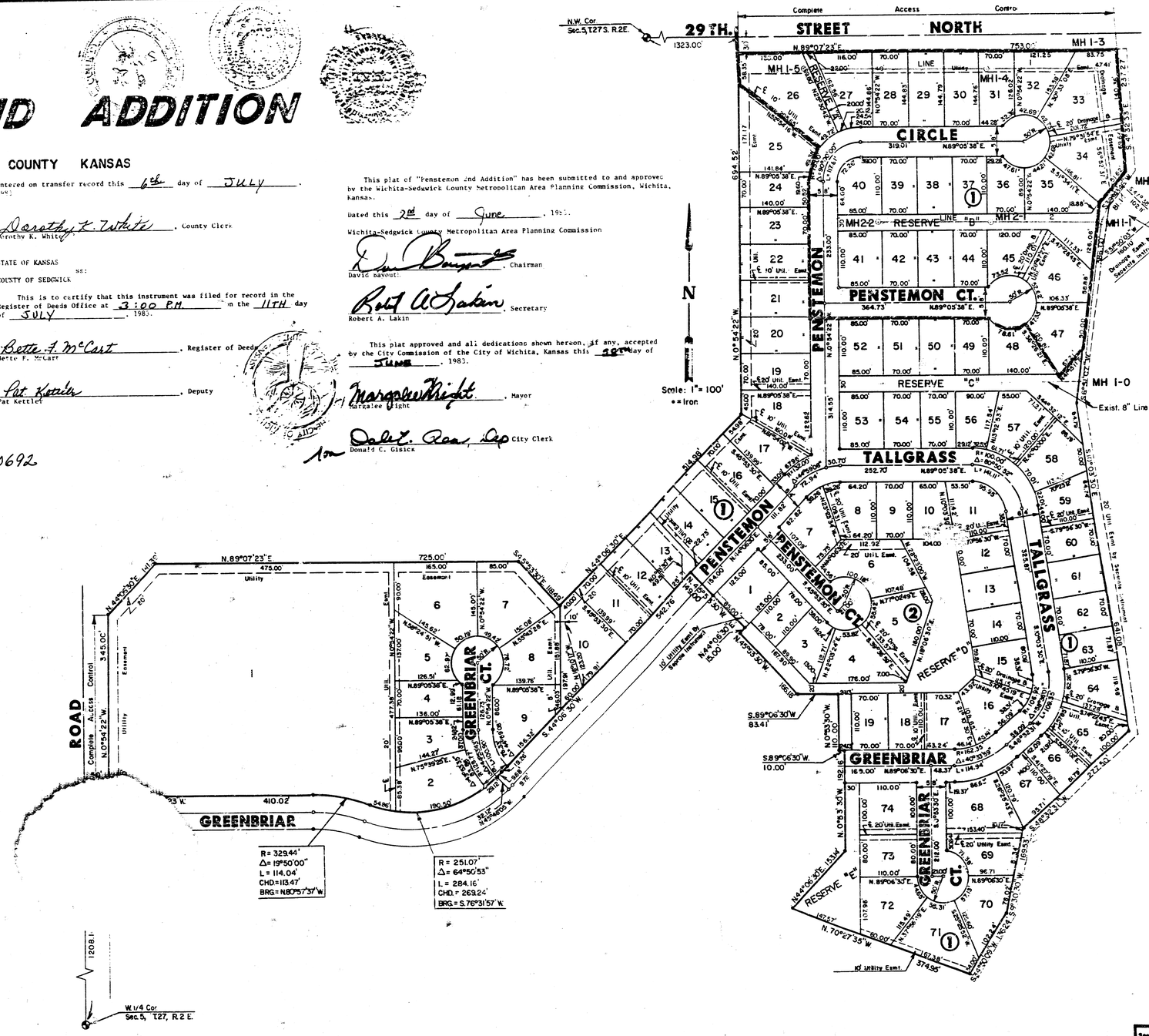
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 28th day of JUNE, 1983.

Margaret Wright, Mayor

Donald C. Gisick, City Clerk

20.00



REVISION	JULY, 1983	M.K.E.C.

Sheet 5 of 5

Portfolio Comments F.594 Pg 1537

S-2 3-26

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