

SANITARY SEWER PLANS

FRANK & JOHNNY'S ADDITION

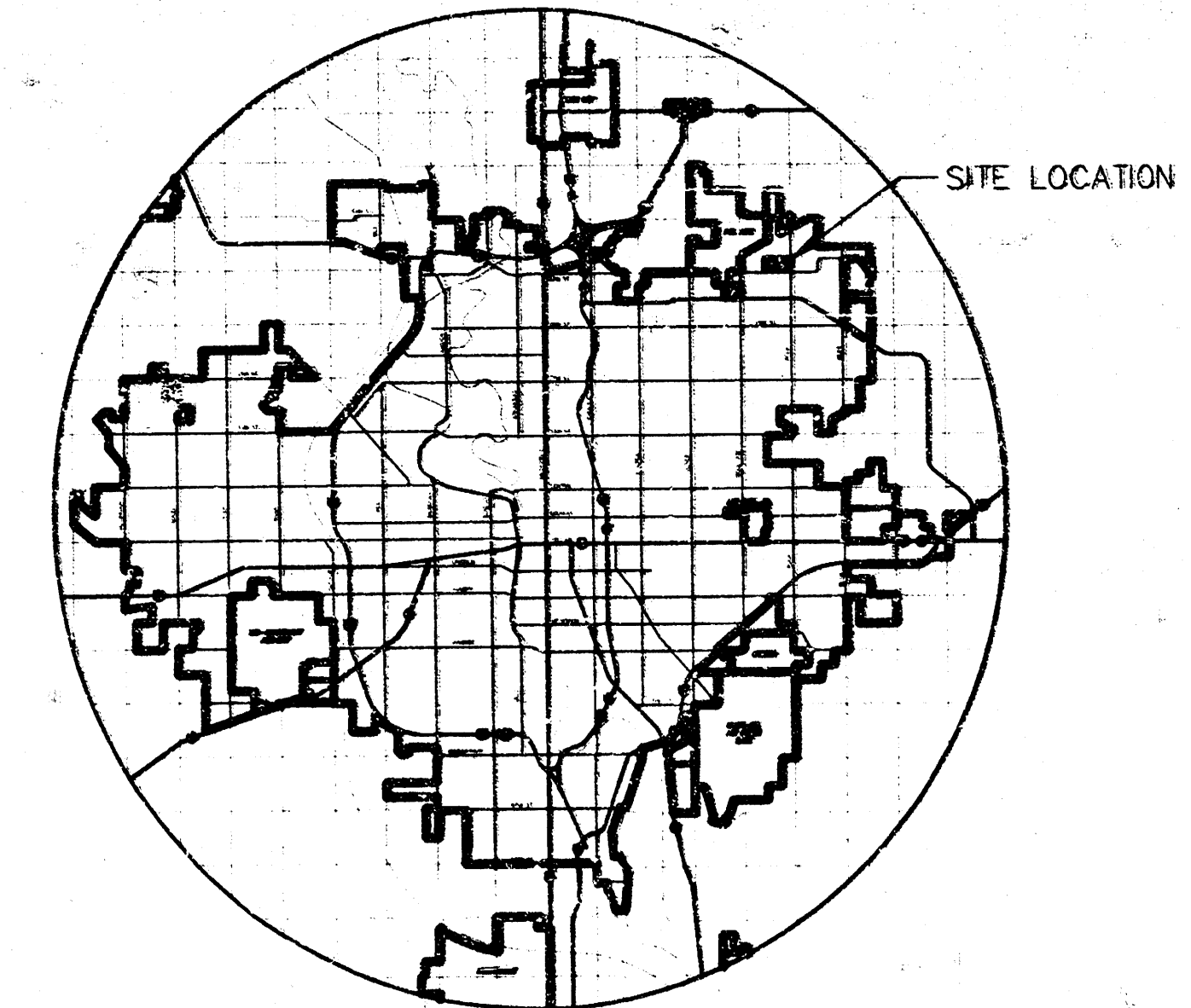
SANITARY SEWER LATERAL 32, MAIN 9, SS #23

PROJECT NO. 468-81835

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
O.C.A NO. 743816

GENERAL NOTES

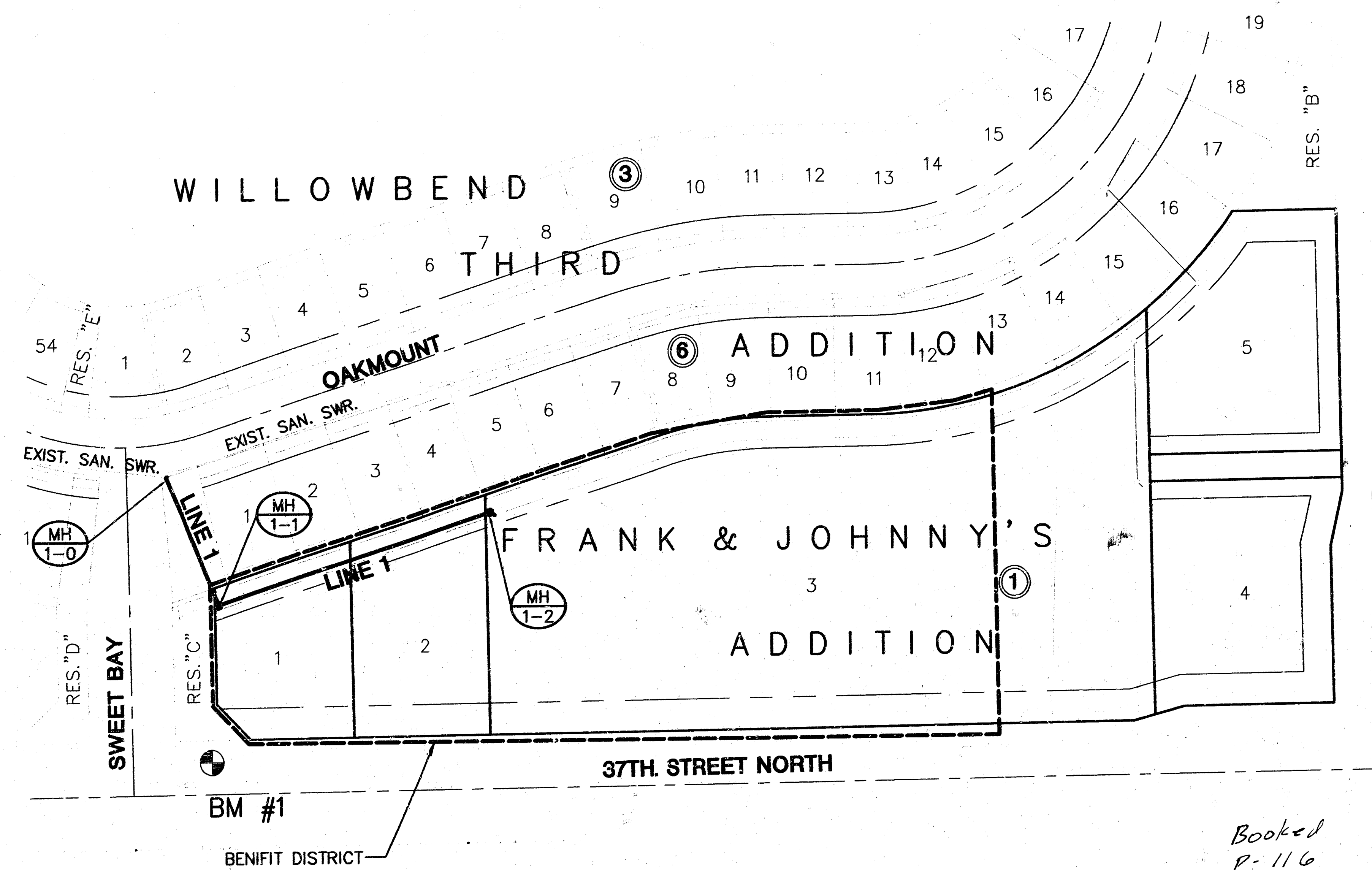
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
 - EXISTING 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 | 1-800-734-7590 |
| CABLEVISION | 263-2061 |
| KG&E (GAS & ELECTRIC) | 383-8600 |
| CITY OF WICHITA WATER & SEWER MAINTENANCE | 262-6000 |
| WILLIAMS NATURAL GAS | 524-0491 |
- OR 1-800- 324-9696 (AFTER 4 p.m.)
- 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.
 - COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
 - A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED 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.
 - CONNECTING TO EXISTING MANHOLES:
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 UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL BORE CUT INTO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF CONNECTING TO EXISTING MANHOLES 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.
 - (A). ALL DISTURBED AREAS WITHIN BENEFIT DISTRICT TO BE SEEDDED WITH RYE GRASS AT A RATE OF 200 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. EXISTING GRASS AND LANDSCAPE AREAS NEED TO BE RESTORED PER AR-78.
(B). ALL DISTURBED AREAS WITHIN RESERVE "C" OF THE WILLOWBEND 3RD ADDITION TO BE SODDED. ALL LANDSCAPE AND IRRIGATION FEATURES TO BE RESTORED TO EXISTING CONDITION PER AR-78. COST IS SUBSIDIARY TO SITE CLEARING AND RESTORATION.



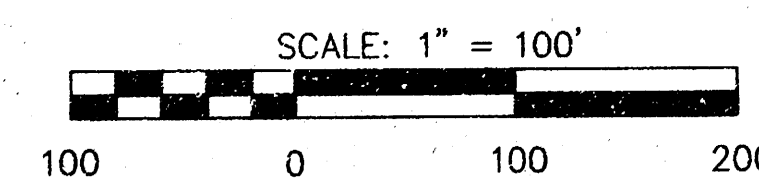
LOCATION MAP

INDEX TO DRAWINGS

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



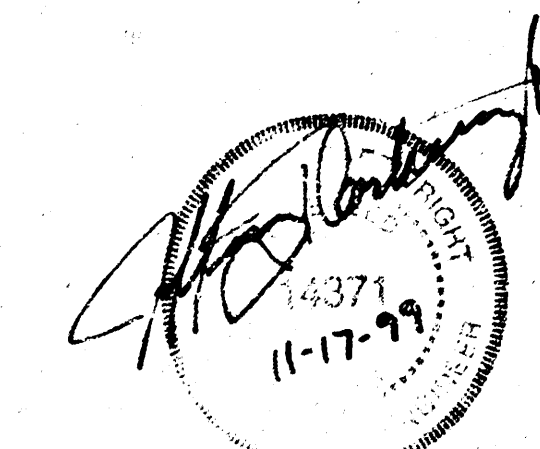
Booked
P-116
2-17-00
R. Loomis
Per Plan



LEGEND
• IRON

BENCHMARK

BM #1 RR SPIKE IN NORTH FACE OF
PP NE OF SWEETBAY & 37TH
ELEV. = 190.20



FRANK & JOHNNY'S ADDITION SANITARY SEWER PLANS PROJECT NAME		
TITLE SHEET SHEET TITLE		
JC DESIGN BY:	DM/GJR DRAWN BY:	JC CHECKED BY:
NOVEMBER 1999 DATE	F-J-CVR JOB NO.	1 / 4 SHEET/OF

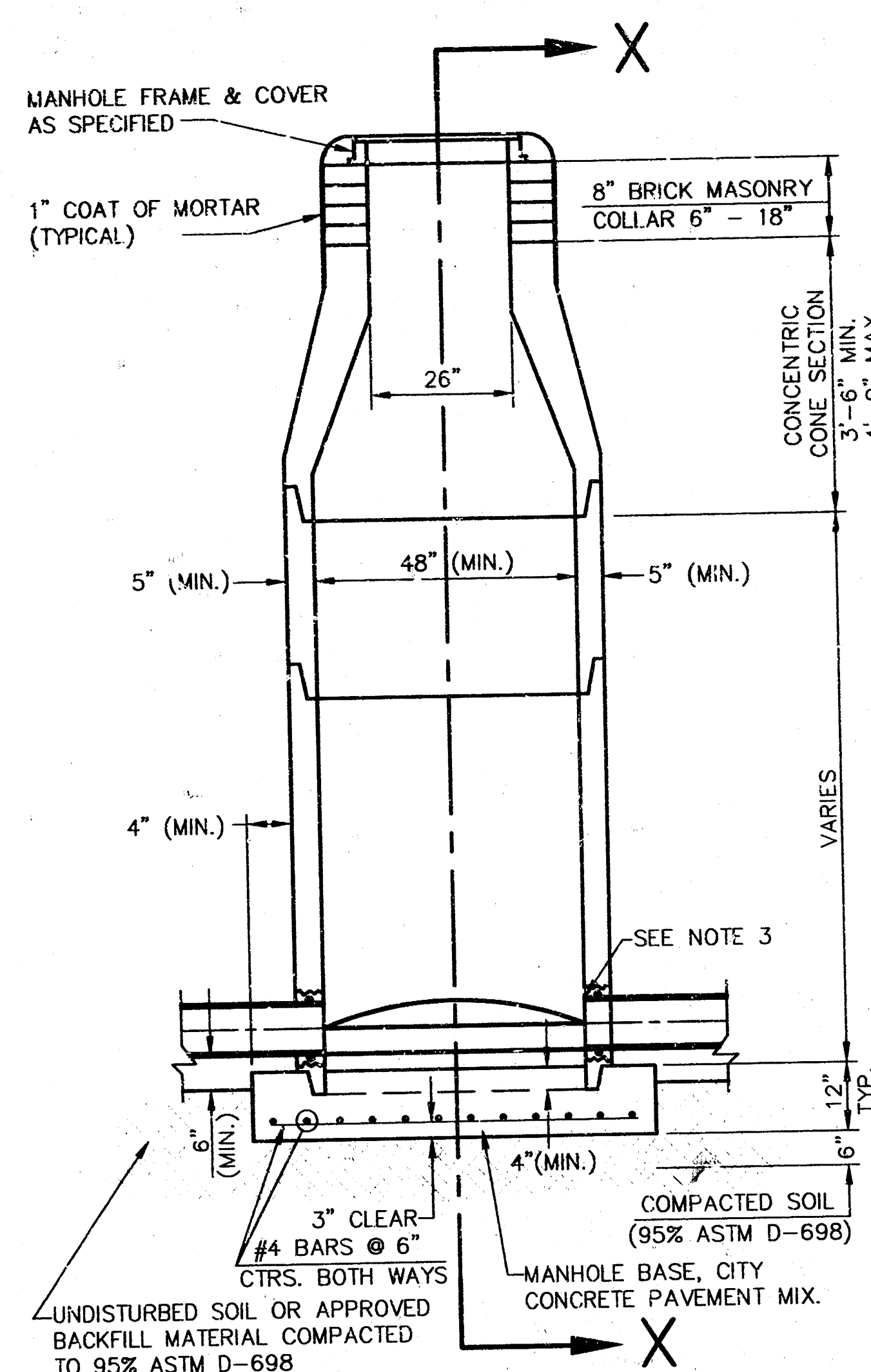
MID-KANSAS ENGINEERING CONSULTANTS, INC.
411 N WEBB ROAD
WICHITA, KS. 67206
316-684-9600

SEWER APPURTENANCES DETAILS

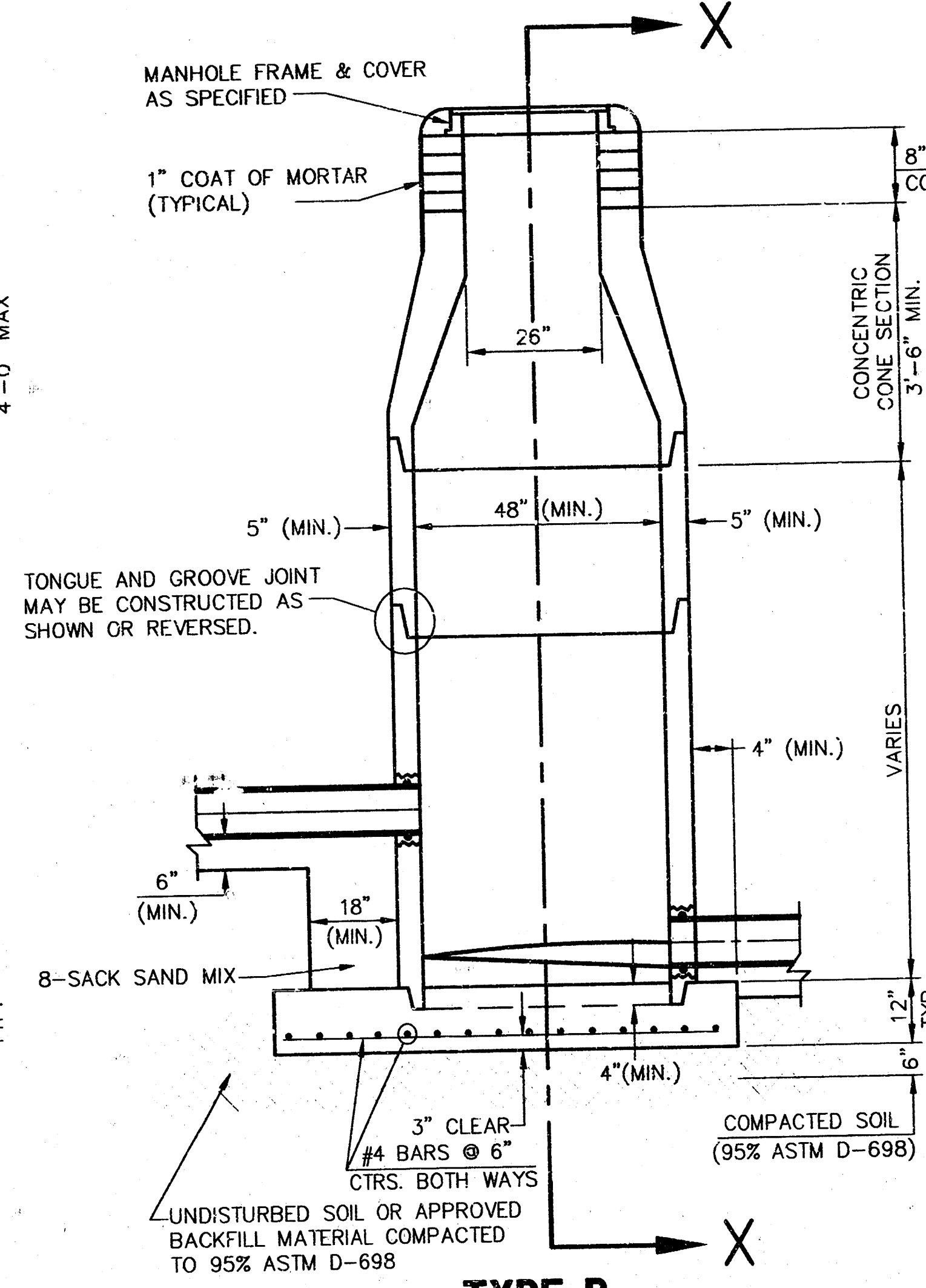
ADOPTED AS STANDARD DESIGN

BY

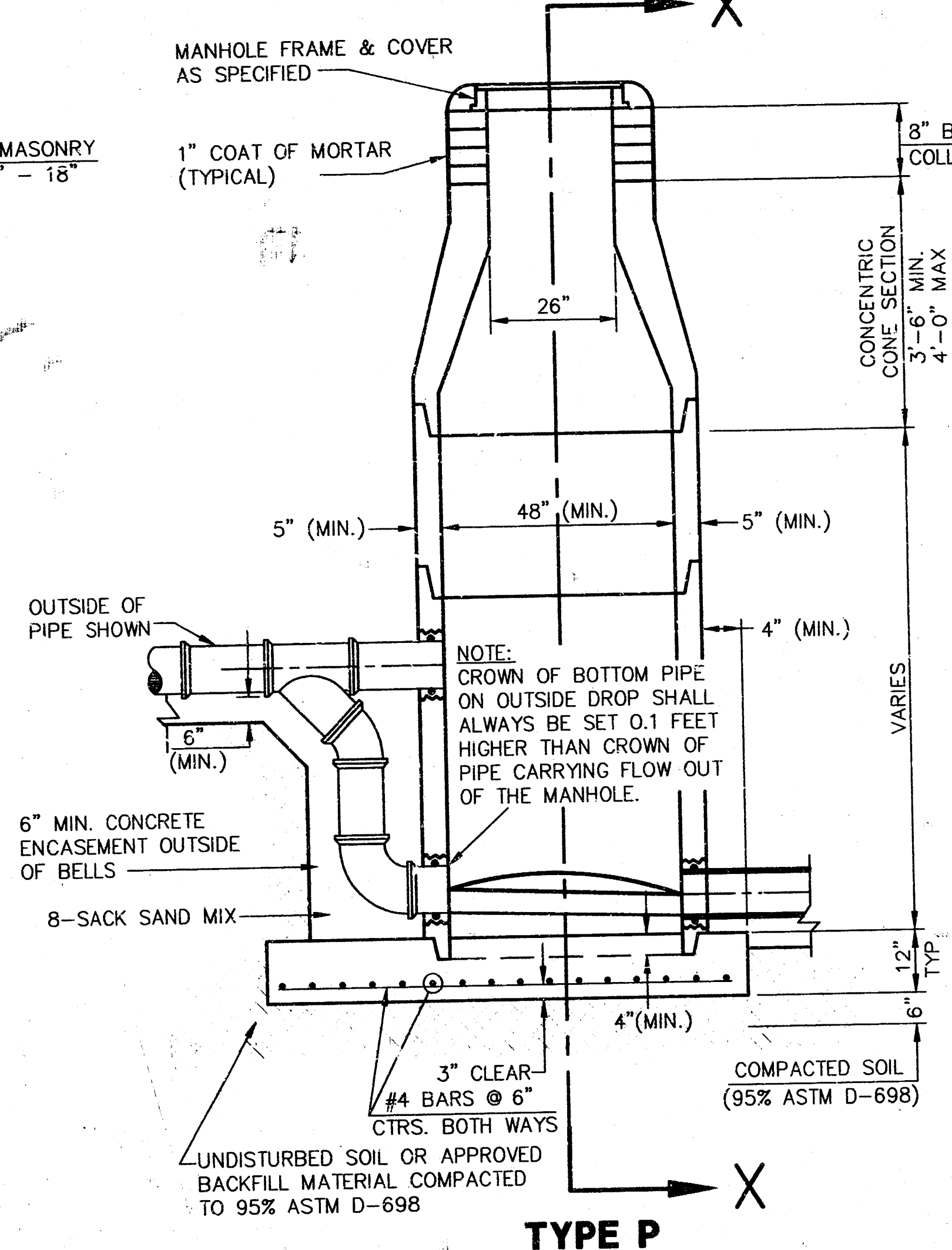
CITY OF WICHITA



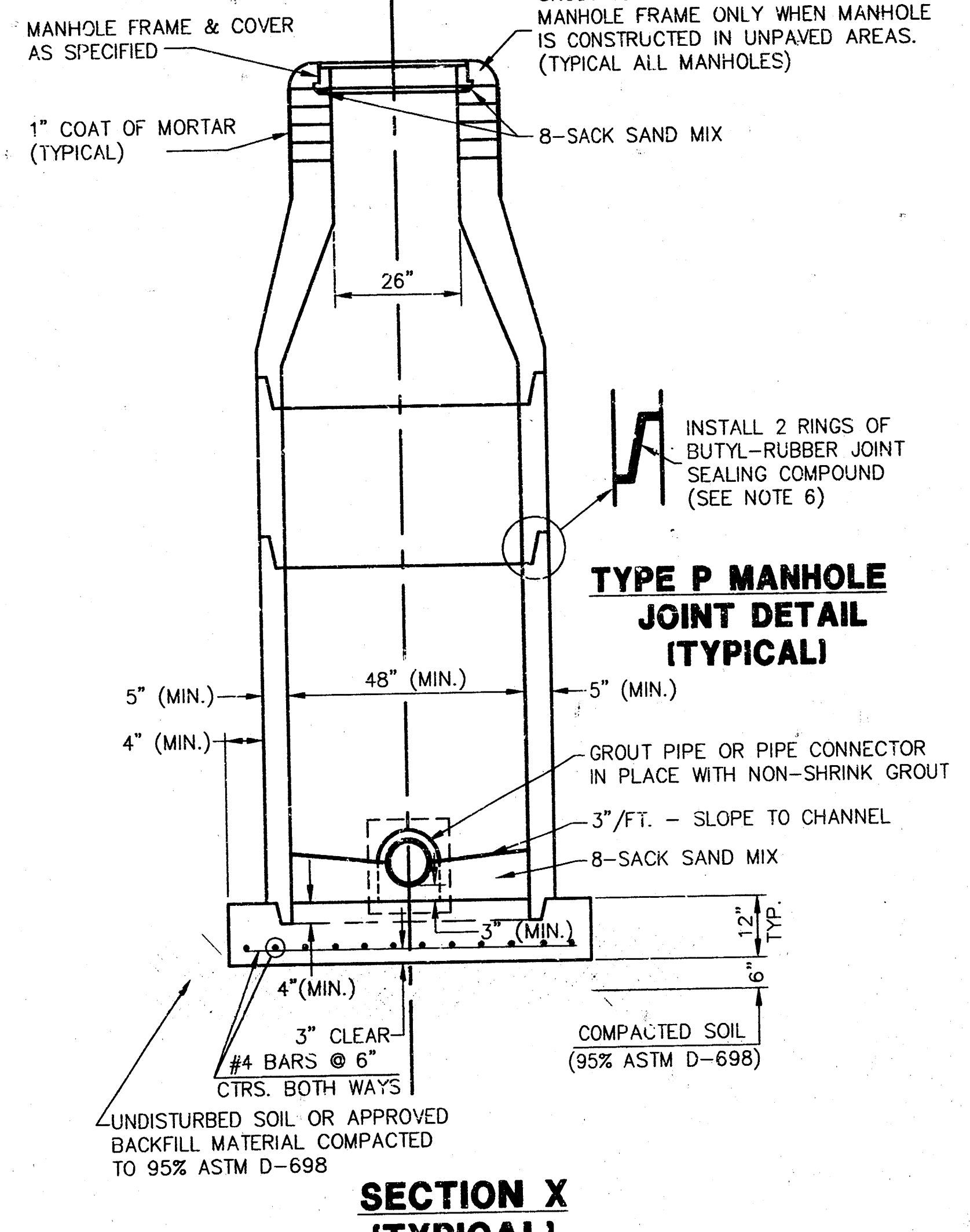
**TYPE P
STANDARD MANHOLE**



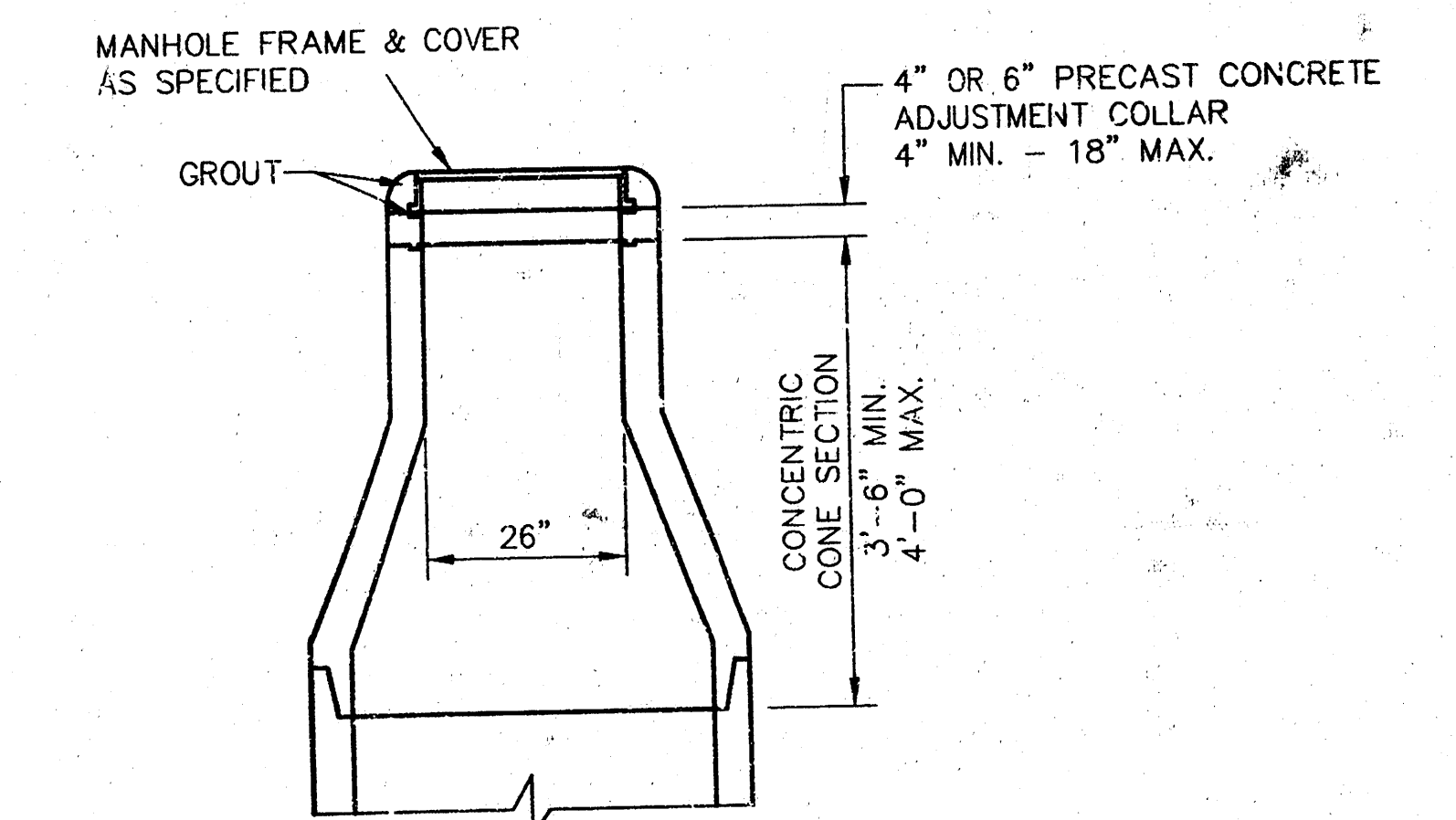
**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



**SECTION X
(TYPICAL)**



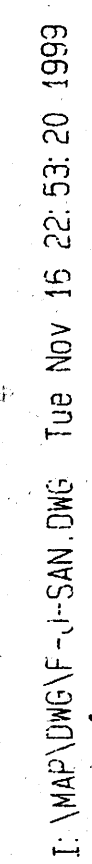
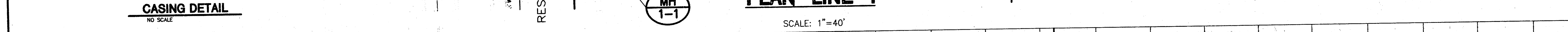
**ALTERNATE CONSTRUCTION
IN UNPAVED AREAS**

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 TNEDEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS 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 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.
- 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 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.
- 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.
- 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. 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 OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL 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.

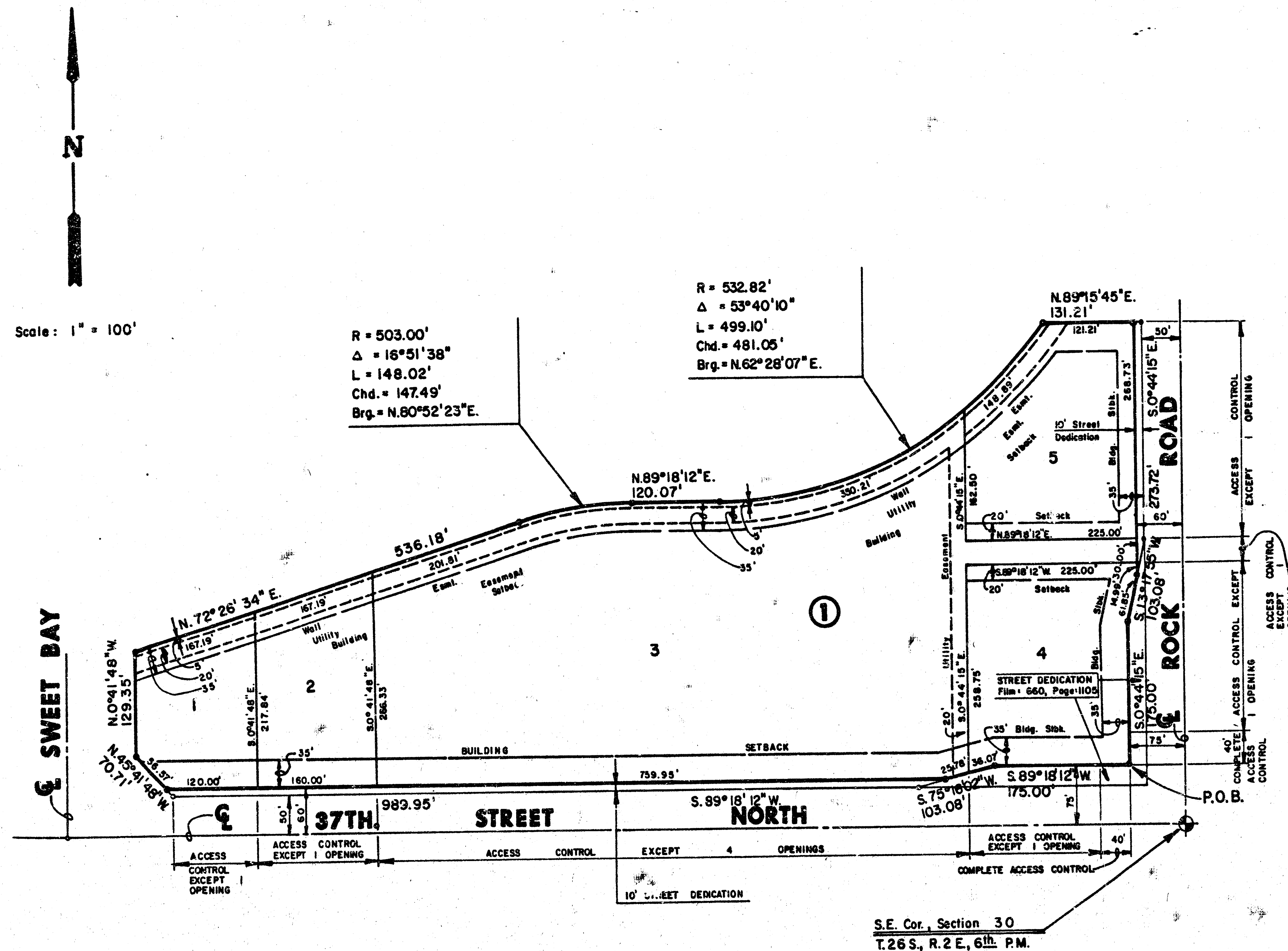
MANHOLE DETAILS

CITY OF WICHITA, KANSAS			
Design	C.O.W.	Checked by	Checked by
Drawn by	Date	Date JULY 1996	Job No. F-J-DTL



FINAL PLAT OF FRANK & JOHNNY'S ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FRANK & JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block and Streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point lying 75.00 feet North of the South line and 75.00 feet West of the East line of said Southeast Quarter; thence West parallel and 75.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 175.00 feet; thence S 75° 16' 02" W, 103.08 feet; thence West parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 989.95 feet; to the Southeast corner of Reserve C, Willowbend Third Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the East line of said Reserve C, N 45° 41' 48" W, 70.71 feet; thence continuing along said East line N 0° 41' 48" W, 129.35 feet; thence along a Southerly line of said Willowbend Third Addition N 72° 26' 34" E, 536.18 feet to a point on the South line of Lot 7, Block 6 of said addition, said point also being on a curve to the right; thence 148.02 feet along said curve having a radius of 503.00 feet, a central angle of 16° 51' 38" and a long chord bearing N 52° 23' E, 147.49 feet to the Southwest corner of Lot 10, Block 6 of said addition; thence N 89° 18' 12" E, 120.07 feet to the beginning of a curve to the left; thence 499.10 feet along said curve having a radius of 532.82 feet, a central angle of 53° 40' 10" and a long chord bearing N 62° 28' 07" E, 481.05 feet to the Southeasterly corner of Lot 17, Block 6 of said addition, said point also being the Southwest corner of Reserve B of said addition; thence N 89° 15' 45" E, 131.21 feet along the South line of said Reserve B; thence Southerly parallel and 50.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 273.72 feet; thence S 13° 17' 55" W, 103.08 feet; thence Southerly parallel and 75.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 175.00 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 17th day of February, 1988.

Kenneth H. Bengtson, P.E., N.L.S., 1922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block and streets the same to be known as "FRANK AND JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. The 5' wall easement is dedicated for the construction and maintenance of a wall. Utilities may cross the wall easement. All abutters right of access to or from 37th Street North, over and across the south line of FRANK AND JOHNNY'S ADDITION, are hereby granted to the City of Wichita, provided however Lots 1, 2, and 4, Block 1, shall have access to 37th Street North at one location each and Lot 3, Block 1, shall have access to 37th Street North at four locations. All abutters right of access to or from Rock Road, over and across the East line of FRANK AND JOHNNY'S ADDITION are hereby granted to the City of Wichita; provided however that Lots 3, 4 and 5, Block 1 shall have access to Rock Road at one location each. All access locations shall be determined by the City Engineer.

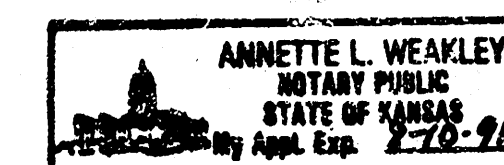
WOODLAUM DEVELOPMENT COMPANY,
a partnership

By: Donald J. Moyer, Attorney-in-fact for
Woodlaum Development Company

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Donald J. Moyer, Attorney-in-fact for Woodlaum Development Company, 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.

Annette L. Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: Aug. 10, 1991



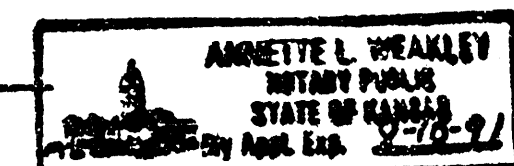
WORTHROCK REALTY PARTNERS,
a Kansas general partnership

By: Virginia P. Abloh, Pres.
Virginia P. Abloh
Killarney Investments, Inc.,
managing partner

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 17th day of February, 1988, before me a Notary Public in and for said State and County, came Virginia P. Abloh, on behalf of Killarney Investments, Inc., managing partner, 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.

Annette L. Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: Aug. 10, 1991



This plat of "FRANK AND JOHNNY'S ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 14th day of February, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John J. Hanson, Chairman
John J. Hanson
Marvin S. Kroust, Secretary
Marvin S. Kroust



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 17th day of March, 1988.

Robert G. Knight, Mayor
Robert G. Knight
Deke E. Resa, Deputy City Clerk
Deke E. Resa



Entered on transfer record this 9 day of March, 1988.
Don Wright, County Clerk
Don Wright



STATE OF KANSAS
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 9th day of March, 1988, at 2:35 P.M.

Pat Kettler, Register of Deeds
Pat Kettler
Ed Resa, Deputy
Ed Resa



FIRST NATIONAL BANK, Liberal, Kansas

By: Richard D. Meyer, VP
Richard D. Meyer, Assistant Vice-President

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 22 day of February, 1988, before me a Notary Public in and for said State and County, came Richard D. Meyer, on behalf of First National Bank, Liberal, Kansas, 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.

Gayle M. Montanez, Notary Public
Gayle M. Montanez
My Appointment Expires: 11-25-91

