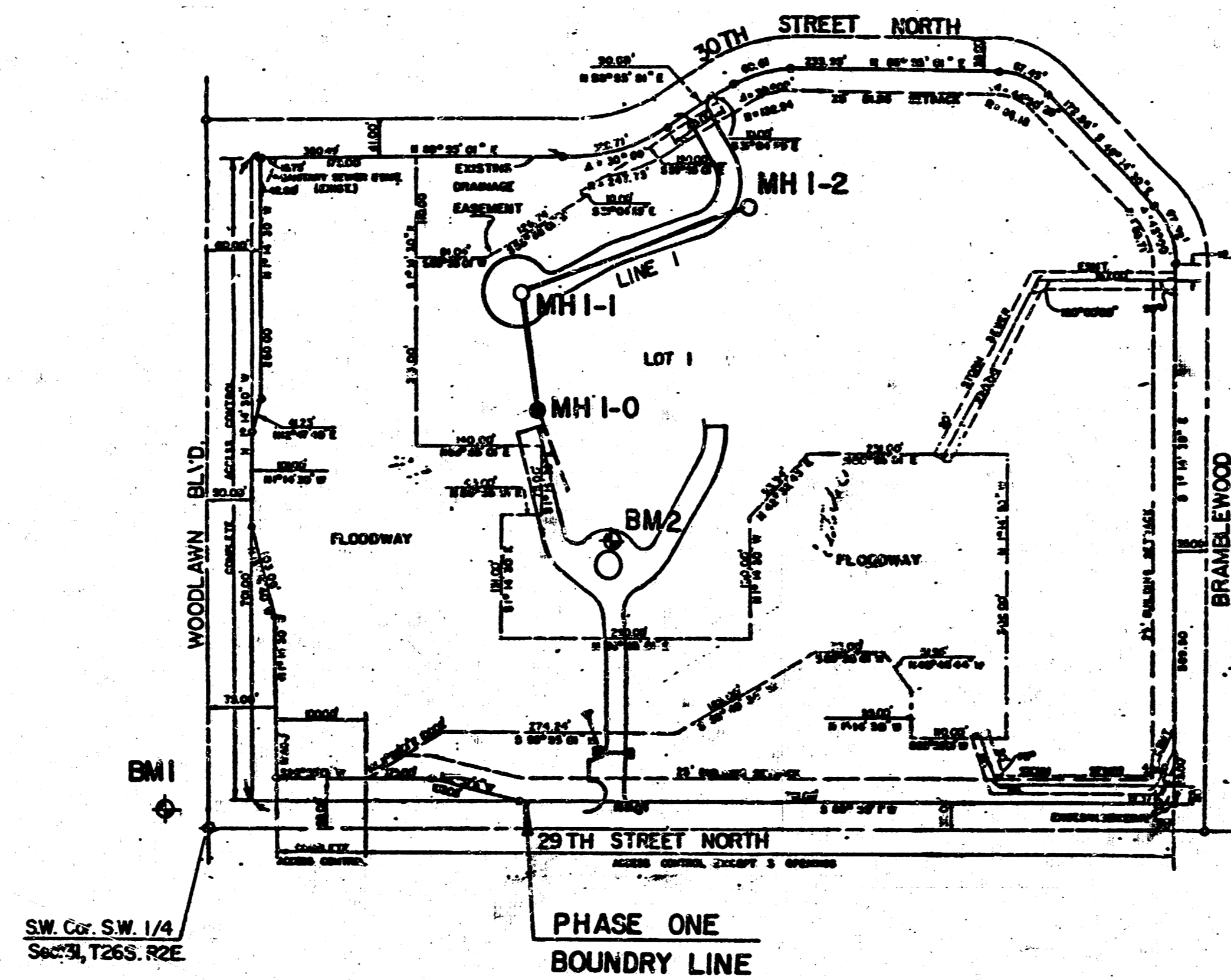


**PRIVATE SANITARY SEWER
SERVING
ALLENS FARM PHASE 2
PROJECT NO.
468-76-245-80001-000-000-003**

CITY OF WICHITA KANSAS
MICHAEL E. LINDBAK, CITY ENGINEER
JANUARY, 1985

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE 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.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. 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.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. ALL WORK TO BE DONE ACCORDING TO CITY OF WICHITA SPECIFICATIONS.



INDEX TO DRAWINGS

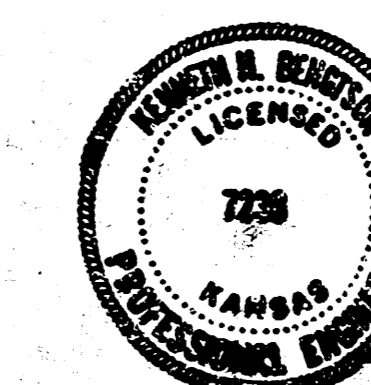
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	MANHOLE DETAILS
4	FINAL PLAT

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers *MEL*
Storm Sewers _____
Driveway Approaches _____

NOTE TO CONTRACTOR
This project will be constructed under the supervision of the CITY ENGINEER and conforming to the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will prepay the City of Wichita for all costs of Inspection.

BENCH MARKS

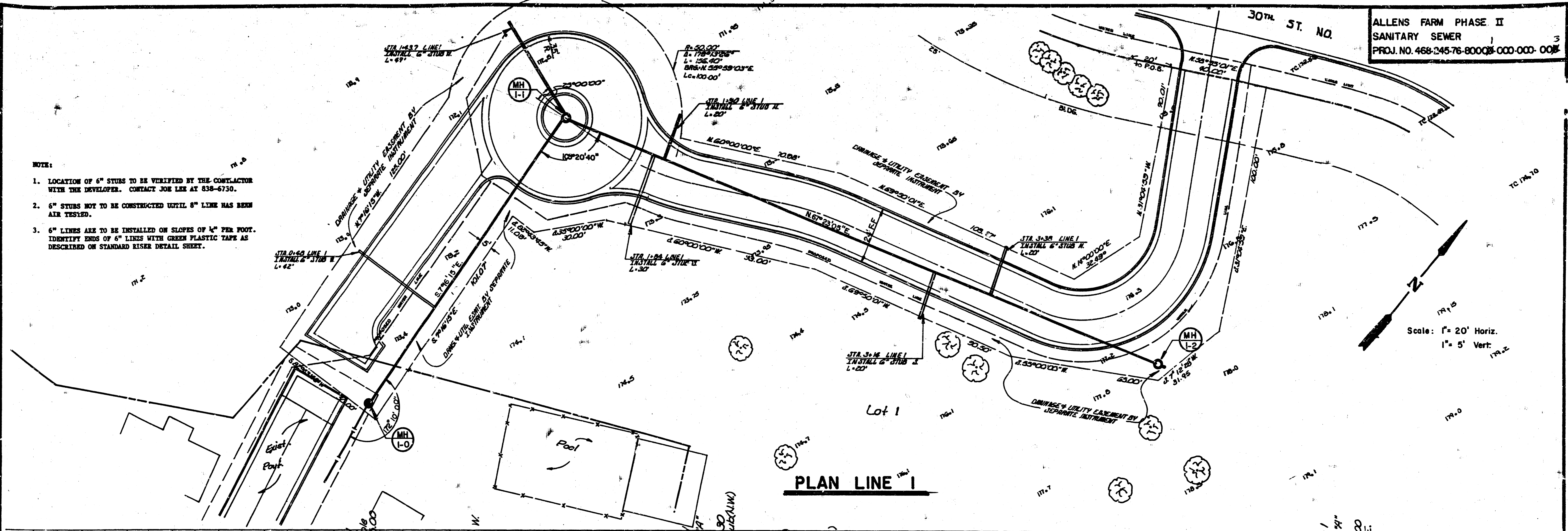
- B.M. #1 " " " " CITY OF W. BENCH MARK CORNER 49° W & 17° N OF CENTERLINE OF 29TH ST. BENEATH WOODLAWN ELEV. = 175.85
- B.M. #2 TOP OF 3/4" BAR AT RAD. PT. ON THE TURN-A-BANK. 455° E & 379° N OF CENTERLINE OF 29TH ST. BENEATH WOODLAWN ELEV. = 174.10



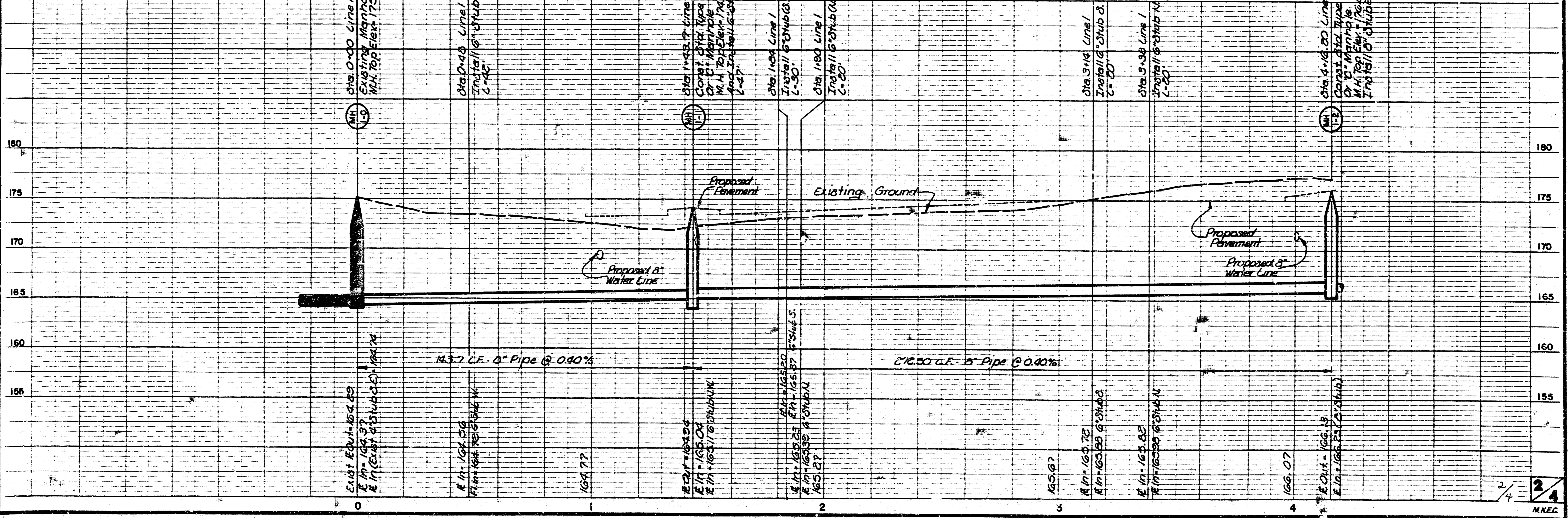
	SANITARY SEWER EXTENSION ALLENS FARM	Drawn by GJA Checked by DLM Checked by KHB Date Jan. 1985
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 N. ROCK ROAD BUILDING 800 WICHITA, KANSAS	682-6561

FILMED FROM THE BEST AVAILABLE COPY

- NOTE:
1. LOCATION OF 6" STUBS TO BE VERIFIED BY THE CONTRACTOR WITH THE DEVELOPER. CONTACT JOE LEE AT 838-6730.
 2. 6" STUBS NOT TO BE CONSTRUCTED UNTIL 8" LINE HAS BEEN AIR TESTED.
 3. 6" LINES ARE TO BE INSTALLED ON SLOPES OF 1/4" PER FOOT. IDENTIFY ENDS OF 6" LINES WITH GREEN PLASTIC TAPE AS DESCRIBED ON STANDARD RISER DETAIL SHEET.



Scale: 1" = 20' Horiz.
1" = 5' Vert.



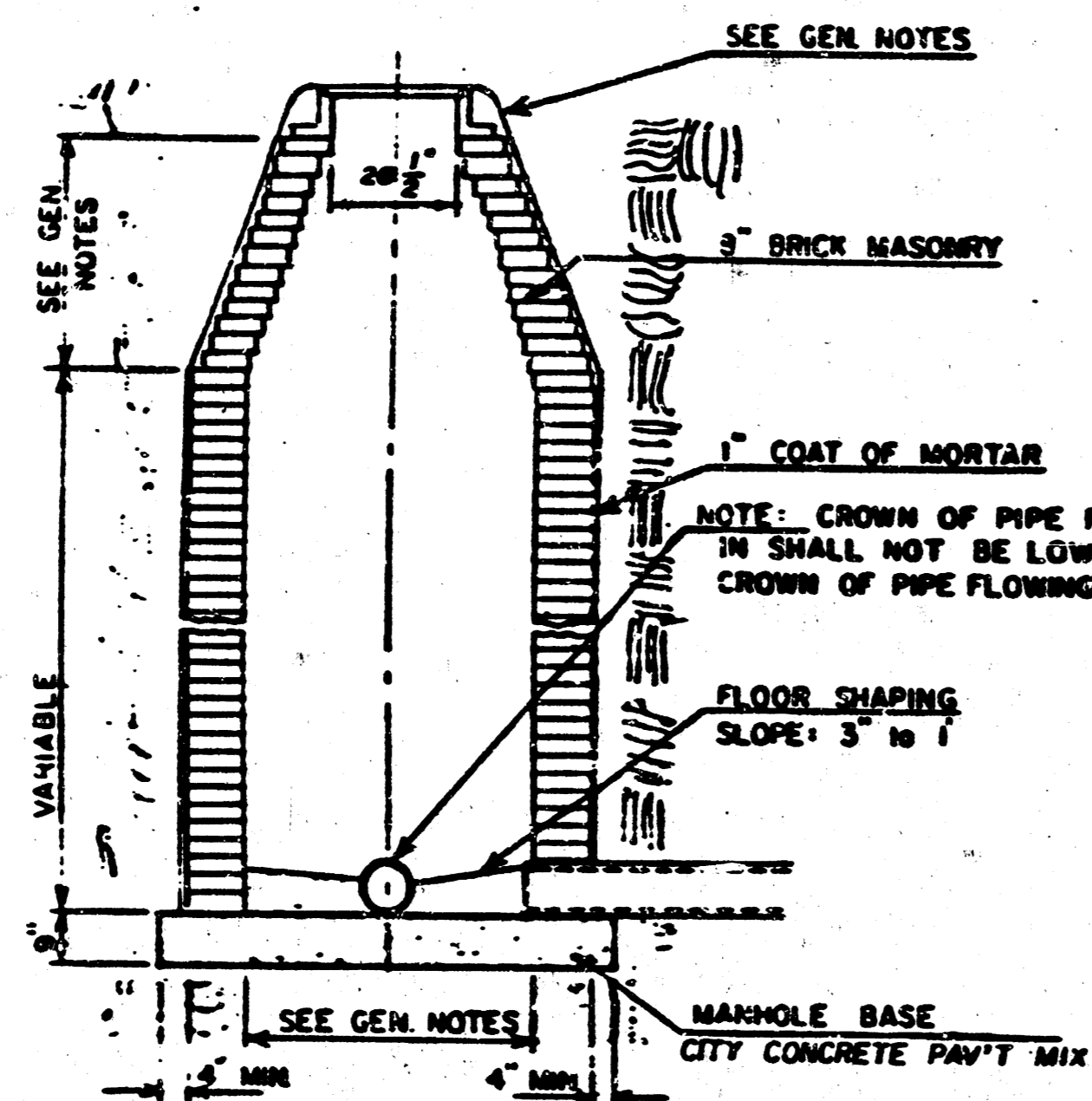
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN
BY

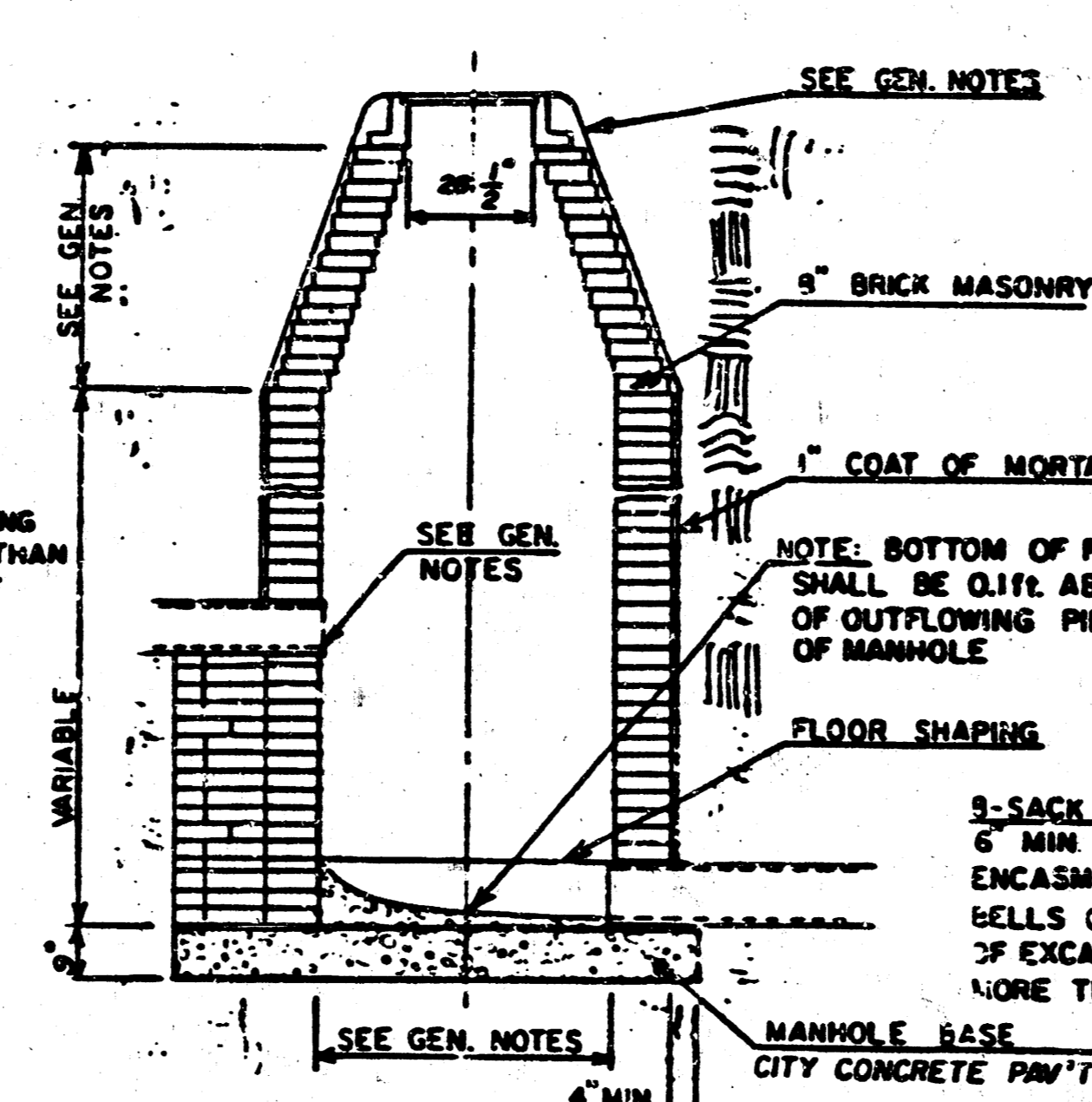
CITY of WICHITA, KANSAS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

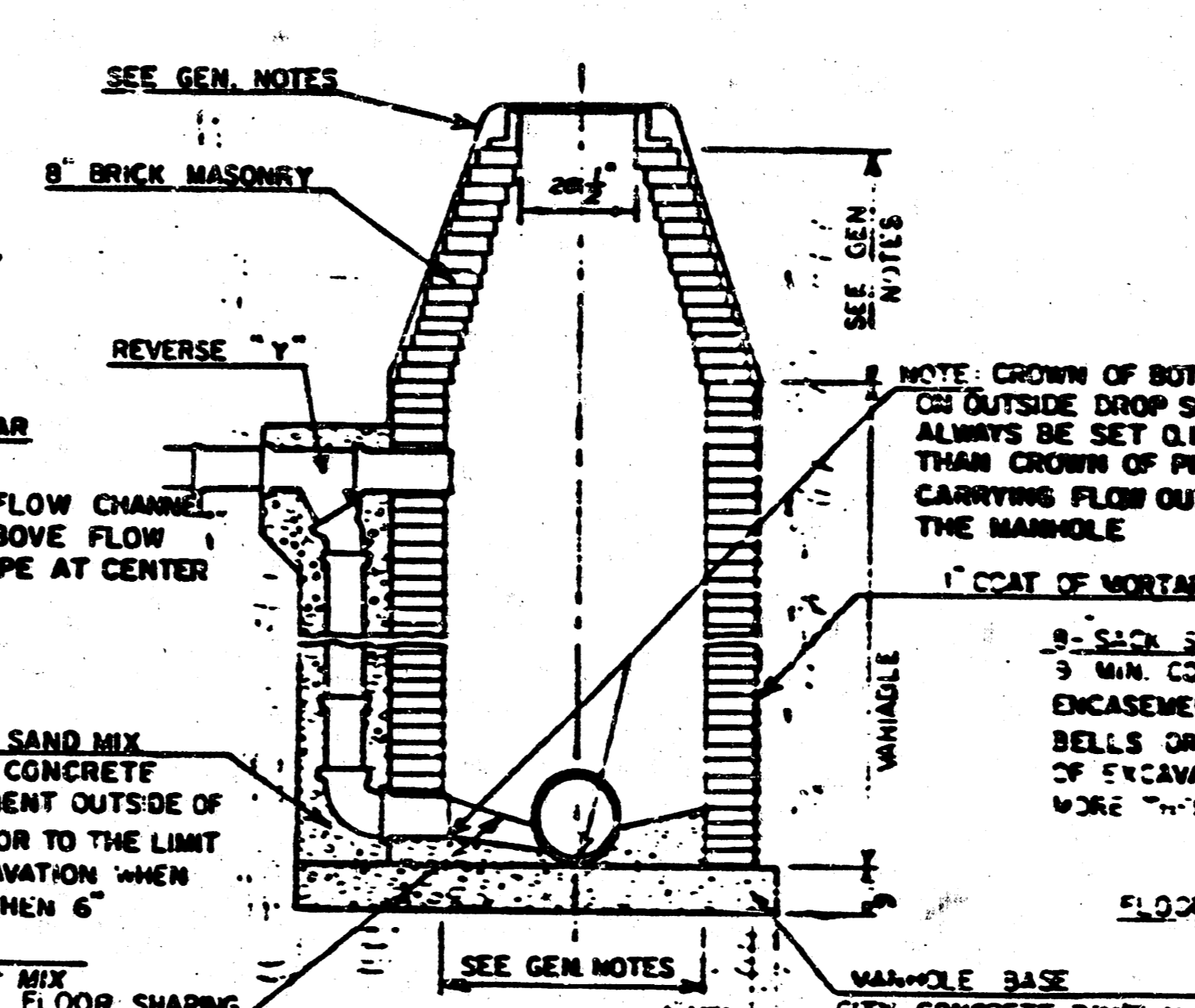
TYPE "A" MANHOLE



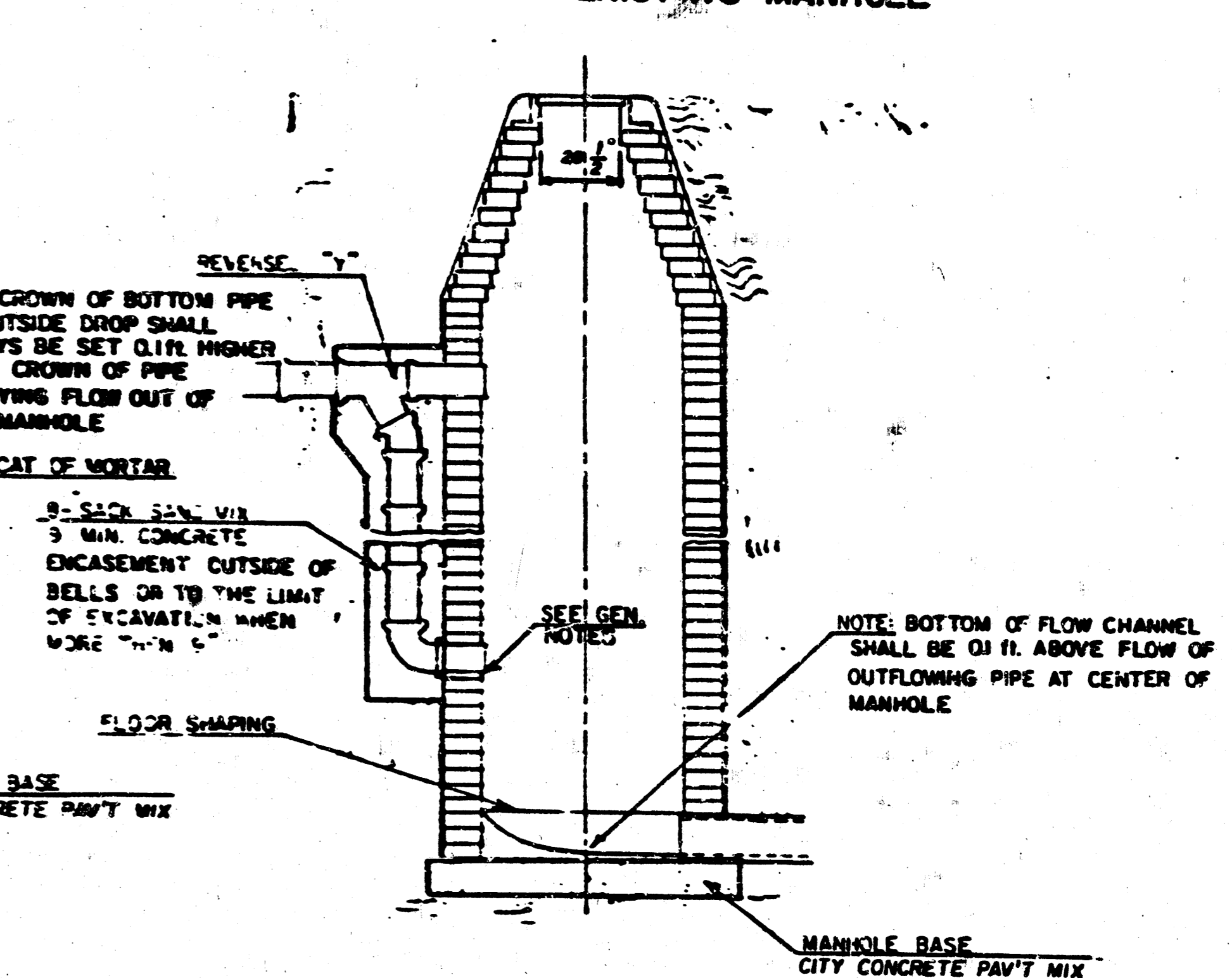
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

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

ALLENS FARM

State of Kansas
County of Sedgewick

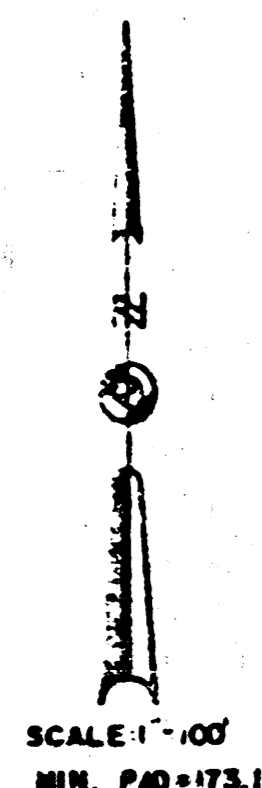
This is to certify that this plat was refilled in the Office of the Register of Deeds this 26th day of MARCH, 1931, at 11:30 o'clock, A.M. to correct the following dimensions reference for the south half of 30th Street North east of Woodlawn from 35 feet to 41 feet.

Boete J. McCast Register of Deeds
Pat Kapper Deputy

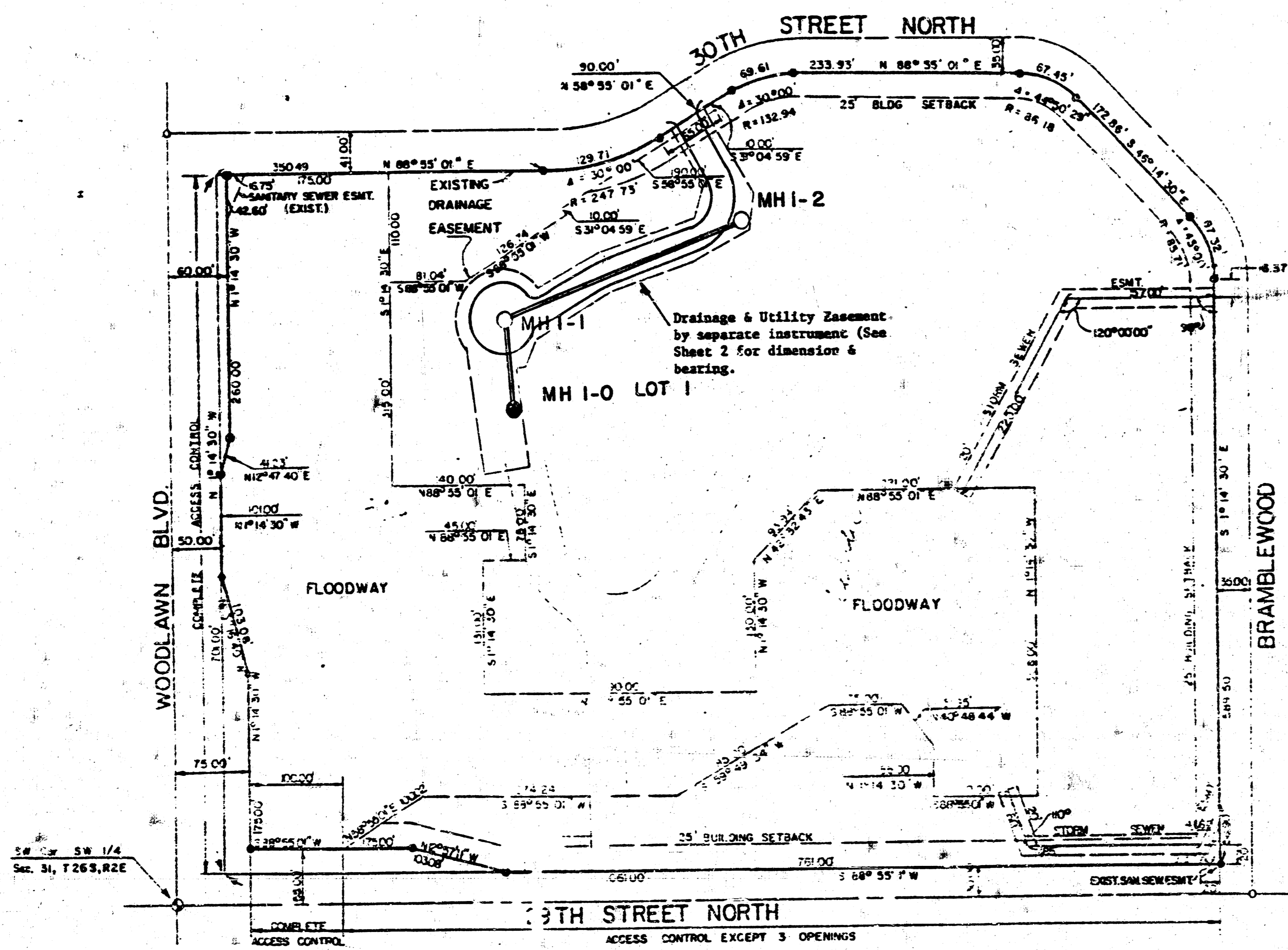
FINAL PLAT OF ALLENS FARM

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REFILE
1531371



SCALE 1"=100'
MIN. PAD=173.1'



I, Steven E. Anderson, a Land Surveyor in Kansas do hereby certify that I have been in responsible charge of surveying and platting of "Allens Farm", an addition to Wichita, Sedgewick County, Kansas into a lot, streets and a floodway, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the intersection of the north right of way line of Twenty-Ninth Street North and the east right of way line of Woodlawn Boulevard; said point of beginning being 40 feet Northerly and 30 feet Easterly from the Southwest corner of Section 31, Township 24 South, Range 2 East of the 6th P.M.; thence northerly along said East line of Woodlawn Boulevard bearing north 1°14'50" West, 701.00 feet to the southwest corner of Cottonwood Village First Addition to Wichita, Sedgewick County, Kansas; thence Easterly along the boundary of said addition bearing north 88°55'01" East, 350.00 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 117.73 feet and a length of 129.71 feet; thence North 58°55'01" East, 90.00 feet; thence along a curve to the right having a central angle of 30°00'00", a radius of 132.94 feet, and a length of 99.61 feet; thence North 88°55'01" East, 21.97 feet to the southwest corner of Cottonwood Village Second Addition to Wichita, Sedgewick County, Kansas; thence along the boundary of said addition bearing north 88°55'01" East, 211.00 feet; thence along a curve to the right having a central angle of 44°50'29", a radius of 66.18 feet and a length of 67.43 feet; thence South 46°18'50" East, 172.66 feet; thence along a curve to the right having a central angle of 45°00'00", a radius of 82.71 feet and a length of 67.32 feet; thence South 1°14'50" East, 100.00 feet to the intersection of the west right of way line of Bramblewood and the north line of Block 1, Cottonwood Village Third Addition to Wichita, Sedgewick County, Kansas; thence Southerly along the west line of Bramblewood bearing South 1°14'50" East, 423.00 feet to the North right of way line of Twenty-Ninth Street North; thence westerly along said north line of Twenty-Ninth Street North bearing South 88°55'01" West, 1161.00 feet to the point of beginning; containing 17.97 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1st day of October, 1930.



By Steven E. Anderson
Steven E. Anderson
VAN DOREN-HAZARD-STALLINGS
2nd North Rock Road, Suite 250
Wichita, Kansas 67206

I know all who by these presents that we the undersigned property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, streets, and a floodway, the same to be known as "Allens Farm", an addition to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgewick County Flood Control Office or their successors of office. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All other easements of access over and across the north line of Twenty-Ninth Street North and the east line of Woodlawn are hereby granted to the City of Wichita, Kansas; however, that the subdivision shall have access to Twenty-Ninth Street North at three locations to be determined by the Engineer of the City of Wichita. Minimum sub elevation shall be 1000 feet above sea level.

Wichitan Development Company
C. J. Nelson
President

STATE OF KANSAS
COUNTY OF SEDGWICK

It is remembered that on this 1st day of October, 1930, before me, a Notary Public in and for said State and County, came the Wichitan Development Company by C. J. Nelson, President to be 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.

Conrad R. Quisenberry Notary Public
My Appointment Expires: My Appointment Expires May 12, 1931

This plat of "Allens Farm" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission.

Approved this 1st day of September, 1930.

Wichita-Sedgewick County Metropolitan Area Planning Commission

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

This plat approved and all indications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas this 28th day of October, 1930.

Adrian B. Kuyper Mayor

Donald A. Hines City Clerk

This plat approved and all indications shown herein, if any, accepted by the Board of County Commissioners of Sedgewick County, Kansas this 29th day of October, 1930.

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

James L. Gaudin Chairman

Robert J. Allen Secretary

John W. Smith Treasurer

Donald C. Gregg Commissioner

REFILE
20.00
28-00