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

CITY OF WICHITA KANSAS

MICHAEL E. LINDEBAK, 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 SURVEYRG OR A LICENSED PROFESSIONAL ENGINEER IM ACCORDANCE WITH STATE LAWS.

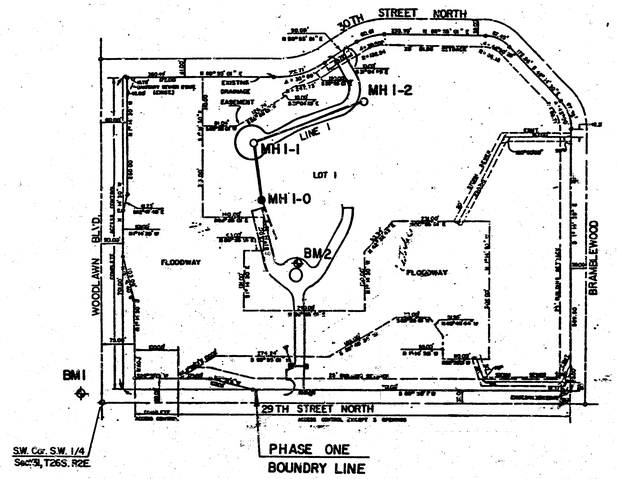
2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OS THE MOUND 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.



N

Scale: 1" = 150'

INDEX TO DRAWINGS

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

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers
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 " " CUT ON N. SIDE, RCB BM CORNER 49' W & 17' N OF CENTERLINE OF 29TH ST. NORTH & WOODLAWN ELEV. = 175.85

B.M. #2 TOP OF 3/8" BAR AT BAD. PT. ON THE TURN-A-BANK. 455' E & 375' N OF CENTERLINE OF 29TH ST. NORTH & WOODLAWN ELEV. = 174.10

KENNETH M. HENDRIX LICENSED 7239 KANSAS PROFESSIONAL ENGINEER

MK EC

SANITARY SEWER EXTENSION ALLEN'S FARM

Design GJA
Drawn by DLM
Checked by KHB
Date Jan. 1985
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 N. ROCK ROAD
BUILDING 800
WICHITA, KANSAS
682-6561

1/4

Sheet 1 of 4

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ALLENS FARM PHASE II
SANITARY SEWER
PROJ. NO. 468-245-76-8000-000-000-0008

30TH ST. NO.

NOTE:

1. LOCATION OF 6" STUBS TO BE VERIFIED BY THE CONTRACTOR WITH THE DEVELOPER. CONTACT JOE LEE AT 838-6750.
2. 6" STUBS NOT TO BE CONSTRUCTED UNTIL 8" LINE HAS BEEN AIR TESTED.
3. 6" LINES ARE TO BE INSTALLED ON SLOPES OF ¼" PER FOOT. IDENTIFY ENDS OF 6" LINES WITH GREEN PLASTIC TAPE AS DESCRIBED ON STANDARD RISER DETAIL SHEET.

Lot 1

Pool

Exist. Pavt.

PLAN LINE 1

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

Sta 0+00 Line / Existing Manhole Mh. Top Elev.=172.00

Sta 0+48 Line / Install 6" Stub (E) 2-42"

Sta 1+43.7 Line / Const. Std. Type 4' Dia. Manhole M.H. Top Elev.=174.30 And Install 6" Stub (NW) 2-42"

Sta 1+94 Line / Install 6" Stub (E) 1-30"

Sta 1+99 Line / Install 6" Stub (E) 2-30"

Sta 1+80 Line / Install 6" Stub (W) 2-20"

Sta 3+14 Line / Install 6" Stub (S) 2-20"

Sta 3+38 Line / Install 6" Stub (N) 2-20"

Sta 4+16.20 Line / Const. Std. Type 4' Dia. Manhole M.H. Top Elev.=176.20 Install 6" Stub (E) 2-42"

Proposed Pavement

Existing Ground

Proposed 8" Water Line

143.7 L.F. - 8" Pipe @ 0.40%

216.50 L.F. - 8" Pipe @ 0.40%

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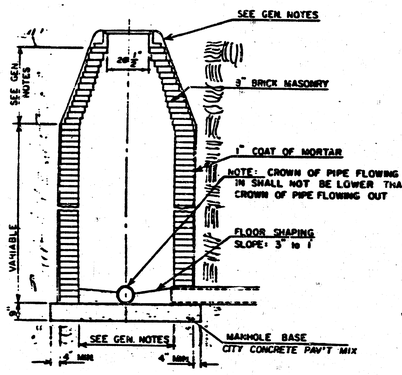
SEWER APPURTENANCES DETAILS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

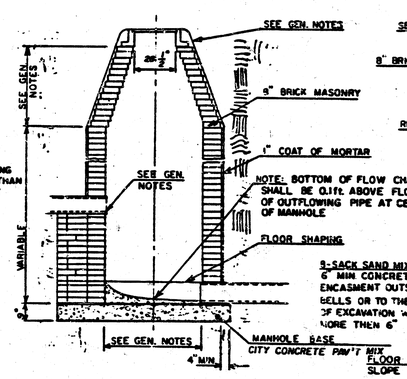
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

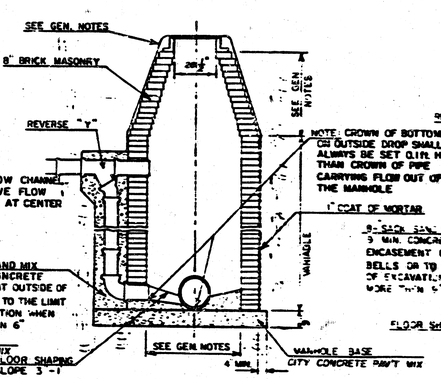
TYPE "A" MANHOLE



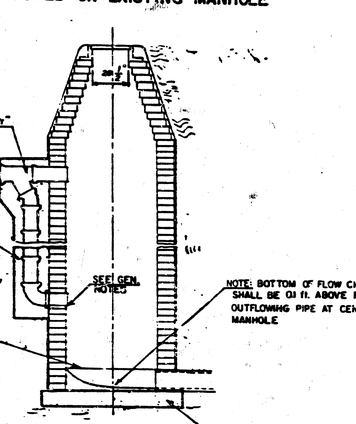
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



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 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 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.

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ALLENS FARM

State of Kansas
ss:
County of Sedgwick

This is to certify that this plat was refiled in the Office of the Register of Deeds this 26th day of MARCH, 1981, at 11:30 o'clock, A.M. to correct the following dimensional reference for the south half of 30th Street North east of Woodlawn from 35 feet to 41 feet.

Sette F. McCart, Register of Deeds
Sette F. McCart

Pat Kettler, Deputy
Pat Kettler

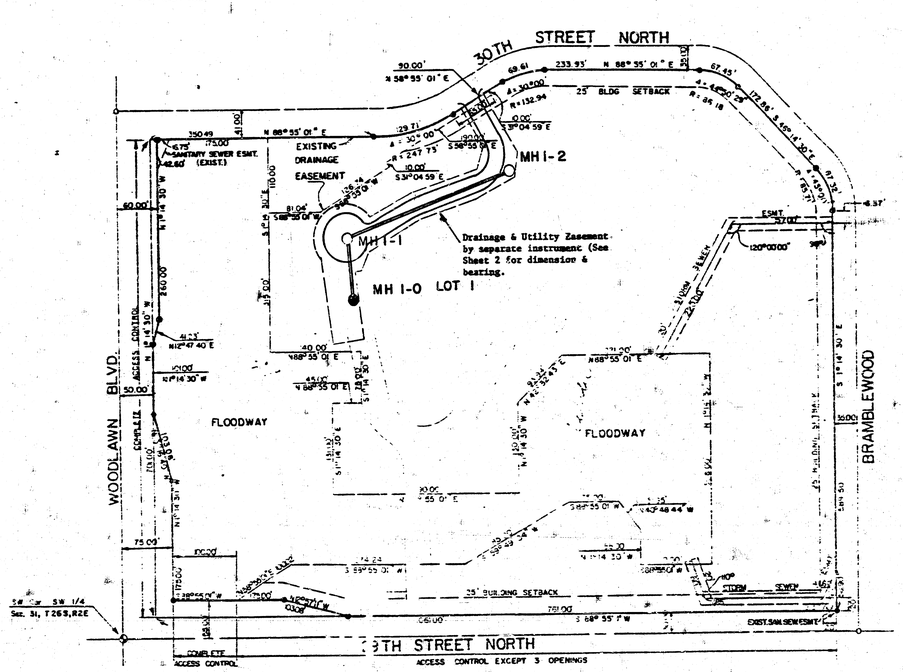
REFILE
L-531371

FINAL PLAT OF

ALLENS FARM

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE 1"=100'
MIN. FAD=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, Sedgwick 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 50 feet Northerly and 50 feet Easterly from the Southwest corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence Northerly along said East line of Woodlawn boulevard bearing North 1°14'30" West, 721.00 feet to the Southwest corner of Cottonwood Village First Addition to Wichita, Sedgwick County, Kansas; thence Easterly along the boundary of said addition bearing North 88°55'01" East, 350.49 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 247.75 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 152.94 feet, and a length of 80.01 feet; thence North 88°55'01" East, 21.97 feet to the Southeast corner of Cottonwood Village Second Addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition bearing North 88°55'01" East, 211.96 feet; thence along a curve to the right having a central angle of 44°50'29", a radius of 86.18 feet and a length of 67.45 feet; thence South 46°14'30" East, 172.86 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 67.52 feet; thence South 1°14'30" East, 100.50 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, Sedgwick County, Kansas; thence Southerly along the West line of Bramblewood bearing South 1°14'30" 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, 1061.00 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, 1980.

STEVEN E. ANDERSON
1255
KANSAS
LAND SURVEYOR

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

Know all men 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, Sedgwick 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-Sedgwick County Flood Control Office or their successors or office. Easments for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. All private rights 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, provided, however, that the subdivision shall have access to Twenty-Ninth Street North at three locations to be determined by the Engineers of the City of Wichita. Minimum pad elevation shall be 1[illegible] feet of Wichita datum.

Bramblewood Development Company

C. J. Nelson
C. J. Nelson, President

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this 1st day of October, 1980 before me, a Notary Public in and for said State and County, came the Bramblewood Development Company by C.J. Nelson, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn L. Dixon, Notary Public

My Appointment Expires: My Appointment Expires May 17, 1981

This plat of "Allens Farm" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, this 3rd day of September, 1980.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James L. Chambers, Jr., Vice - Chairman

Robert J. Sims, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 9th day of October, 1980.

Robert B. Knight, Mayor

Ronald W. Hein, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 29 day of October, 1980.

Everett Peterson, Chairman

Jim Skoog, Commissioner

Ronald E. Bragg, Commissioner

Morris Kay, County Clerk

Approved on transfer entered this 30 day of October, 1980.

Lee Thomas, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK

I hereby certify that the within instrument was filed for record on the 30th day of October, 1980 at 8:30 o'clock A.M. and duly recorded in Book [illegible] of Deeds, Page [illegible].

Office of Register of Deeds

Pat Kettler

REFILE
20.00
20.00

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