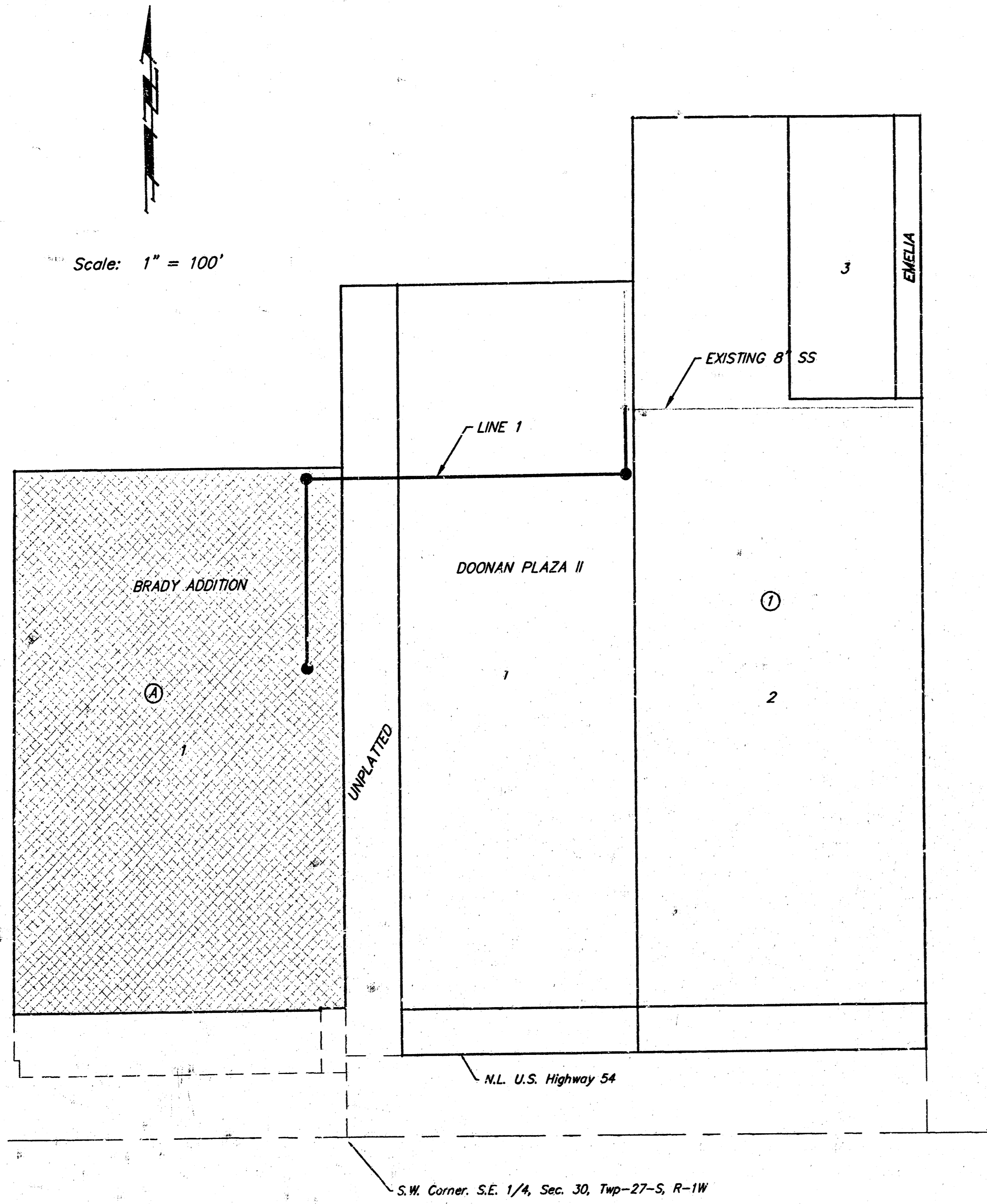


# PRIVATE SANITARY SEWER IMPROVEMENTS

## to serve **Brady Addition** CITY OF WICHITA, KANSAS

Michael E. Lindelbak, P.E. City Engineer

Private Project Number  
**1041 PPS (607861)**



### Benchmark

**BENCHMARKS:**  
 "□" Cut in Face of Walk at S.E. Corner of 7th Maintenance Building, Brady Addition.  
 Elevation = 143.20 (City Datum)  
 "□" Cut in Top of N.E. Corner of Concrete Retaining Wall, Doonan Plaza II.  
 Elevation = 142.64 (City Datum)

### Sheet Index

Title Sheet	1
Line 1	2
Standard Manhole Detail	3
Shallow Manhole Detail	4
Ring & Cover Detail	5
Copy of Plat	6

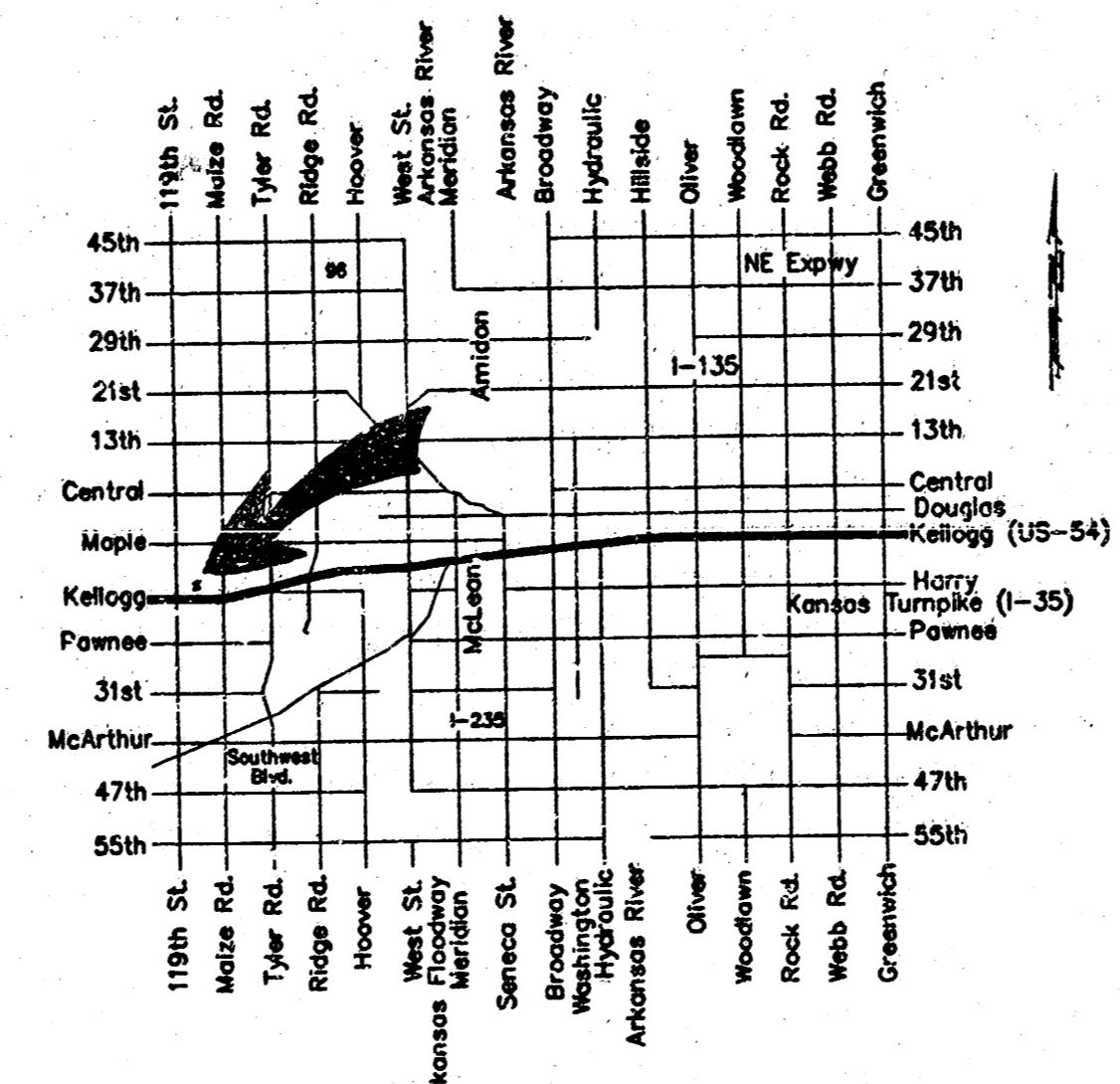
### GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:  

Kansas One-Call	687-2470
-----------------	----------

 The Contractor must notify the following in case of an emergency:  

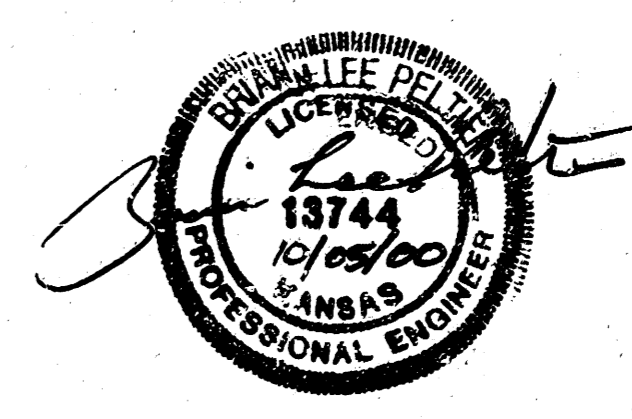
Sax Communications	262-0681
Kansas Gas Service	323-8614
Kansas Gas & Electric Company	323-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company 1-800-344-7233	
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- 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.
- All areas disturbed by construction operations shall be seeded with ryegrass at a rate of 300 lbs/acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.



APPROVED AS NOTED  
 BY CITY ENGINEER OF WICHITA  
 Sanitary Sewer VRH 10/5/00  
 NOTE TO CONTRACTORS  
 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 public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

Benefit District

Vicinity Map



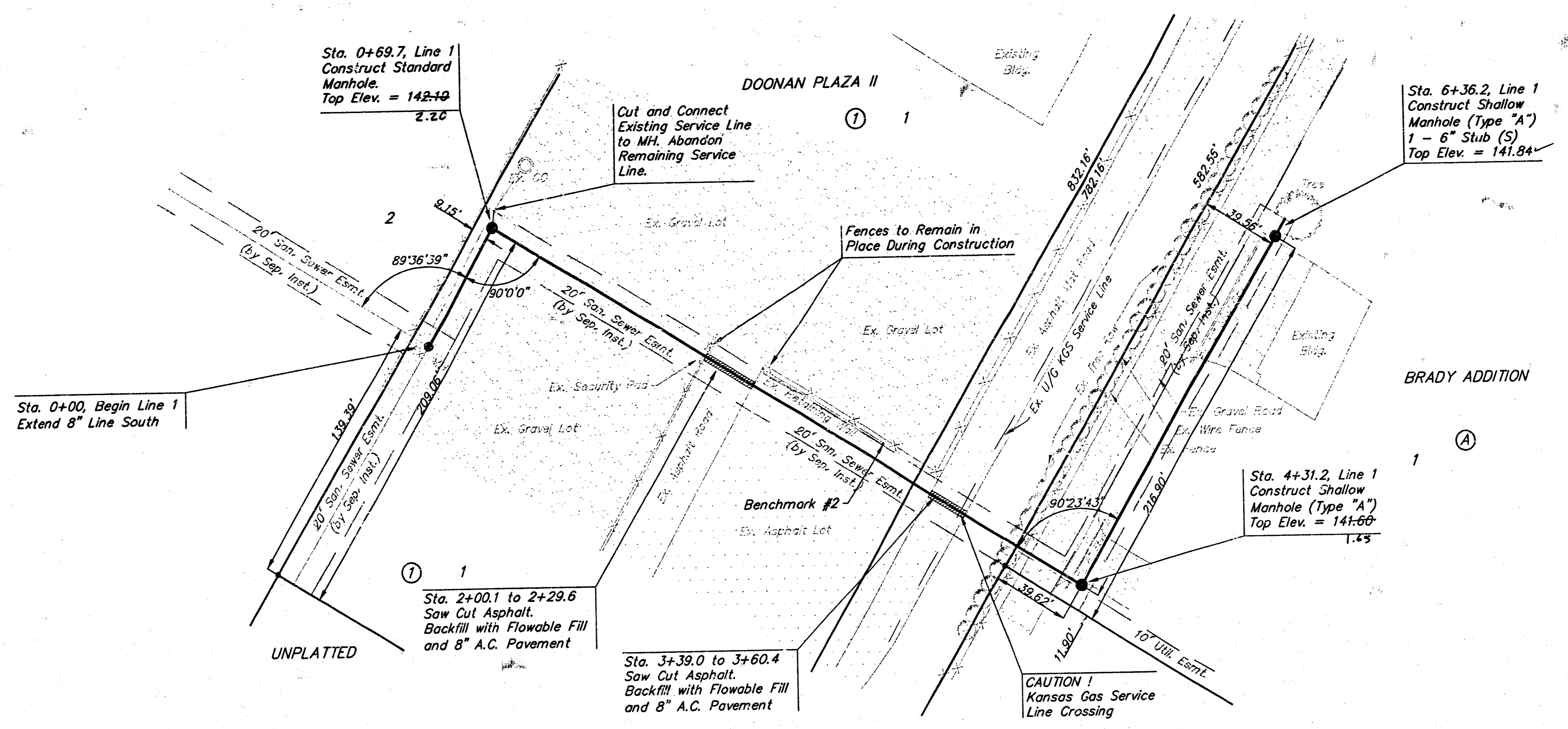
Booked  
 P-167  
 3-20-01  
 R. LOOMIS

As Built 10/00 Kx August 30, 2020  
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-263-7271 • 310 ELLIS • WICHITA, KANSAS 67211

**BENCHMARKS:**

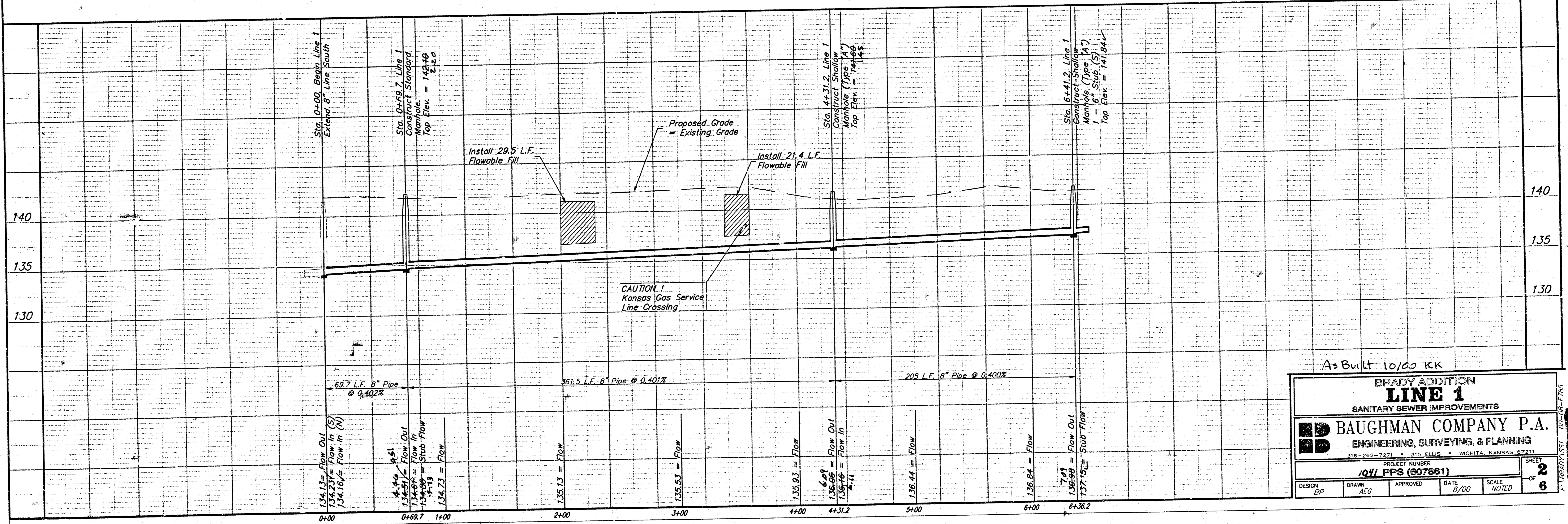
- #1. "□" Cut in Face of Walk at S.E. Corner of Tin Maintenance Building, Brady Addition. Elevation = 143.20 (City Datum)
- #2. "□" Cut in Top of N.E. Corner of Concrete Retaining Wall, Doonan Plaza II. Elevation = 142.64 (City Datum)

Scale:  
 1" = 40' Horizontal  
 1" = 5' Vertical  
 • = Iron



Owner to Remove & Replace Existing Fence As Necessary for Construction.

Remove Trees Only as Necessary for Construction. Cost to be Included in "Site Clearing & Restoration"



As Built 10/00 KK

**BRADY ADDITION**  
**LINE 1**  
 SANITARY SEWER IMPROVEMENTS

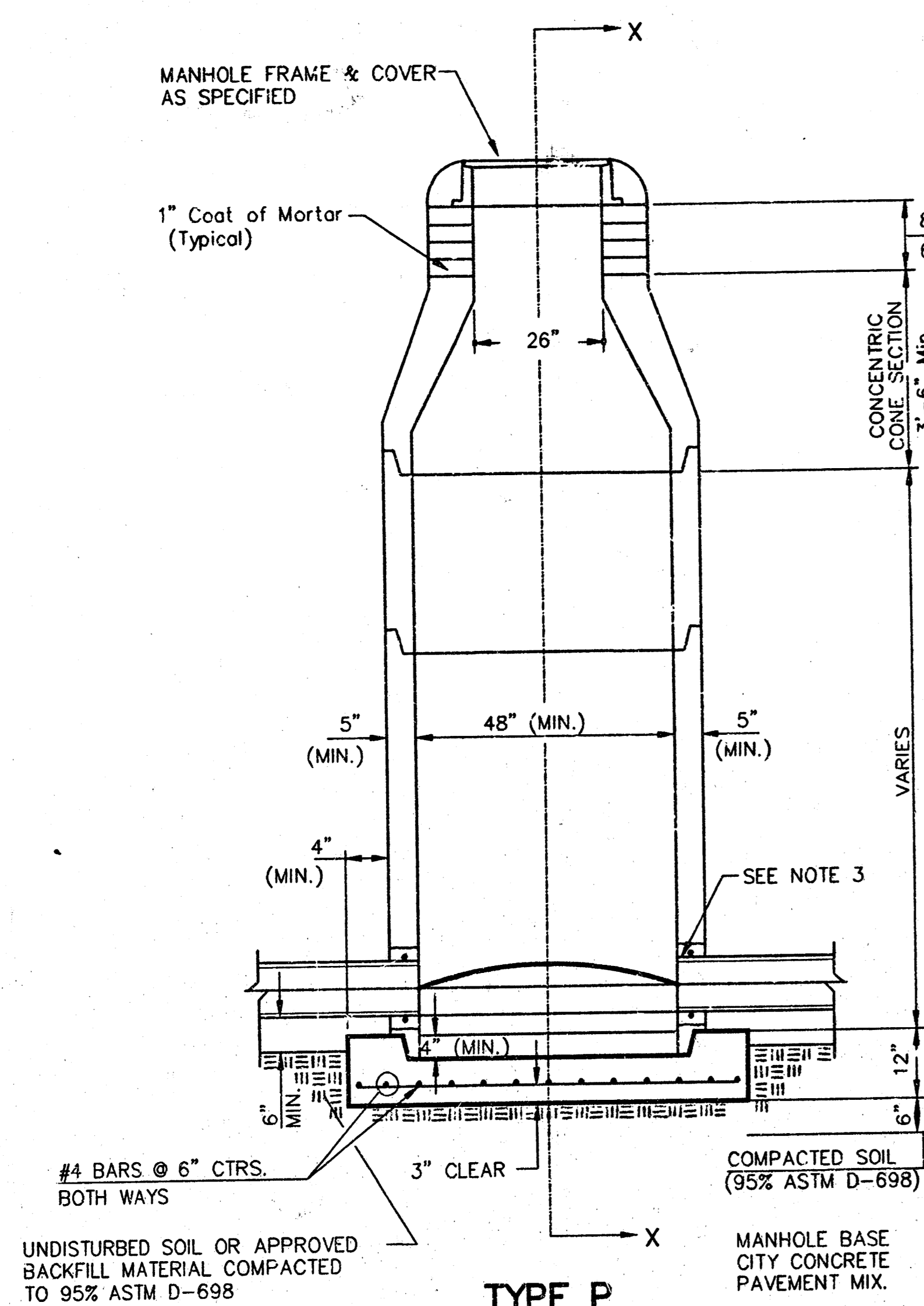
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-282-2271 • 312 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **1041 PPS (S07861)**

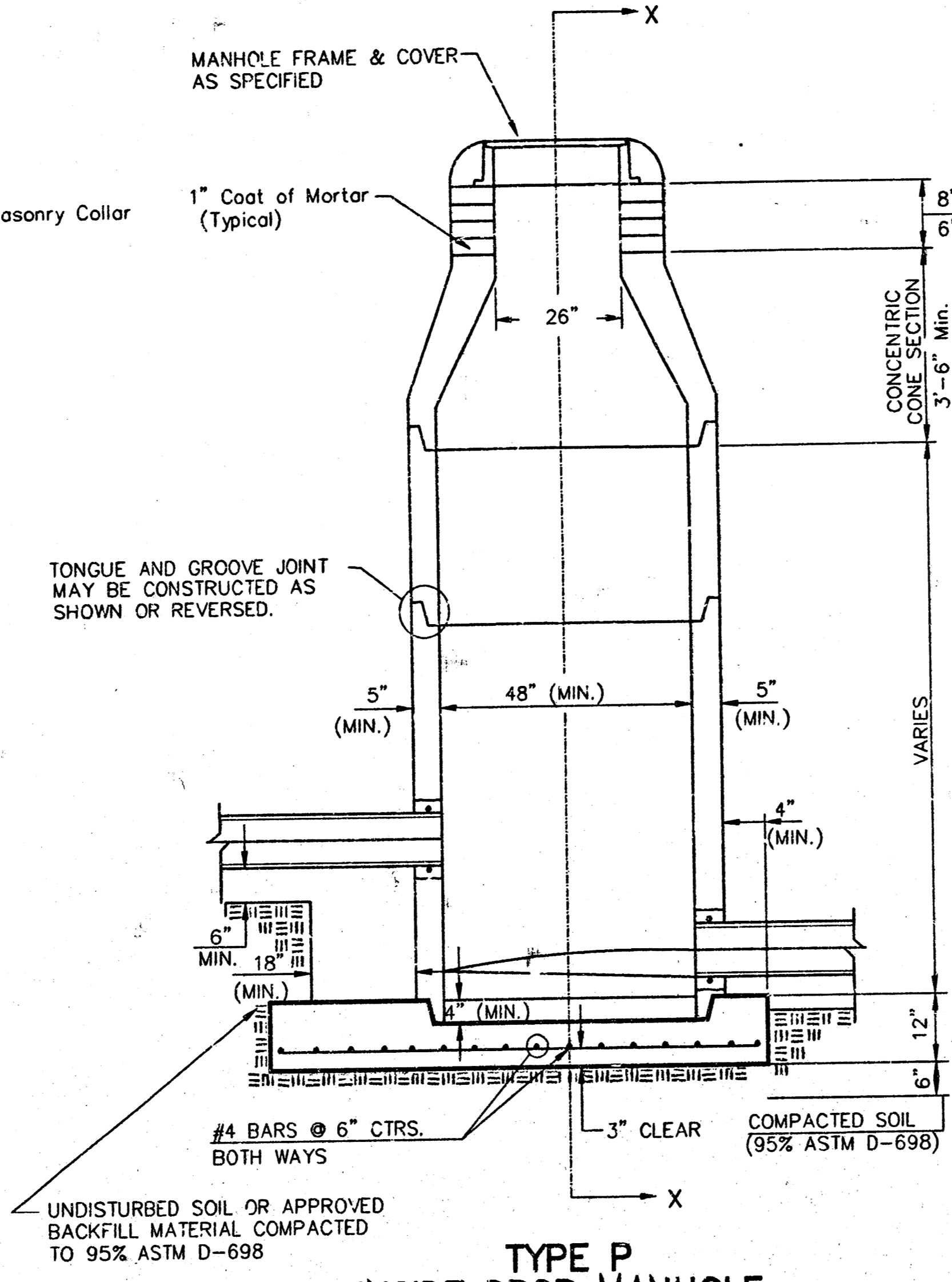
DESIGN: BP    DRAWN: AEG    APPROVED: \_\_\_\_\_    DATE: 8/00    SCALE: NOTED

SHEET **2** OF **6**

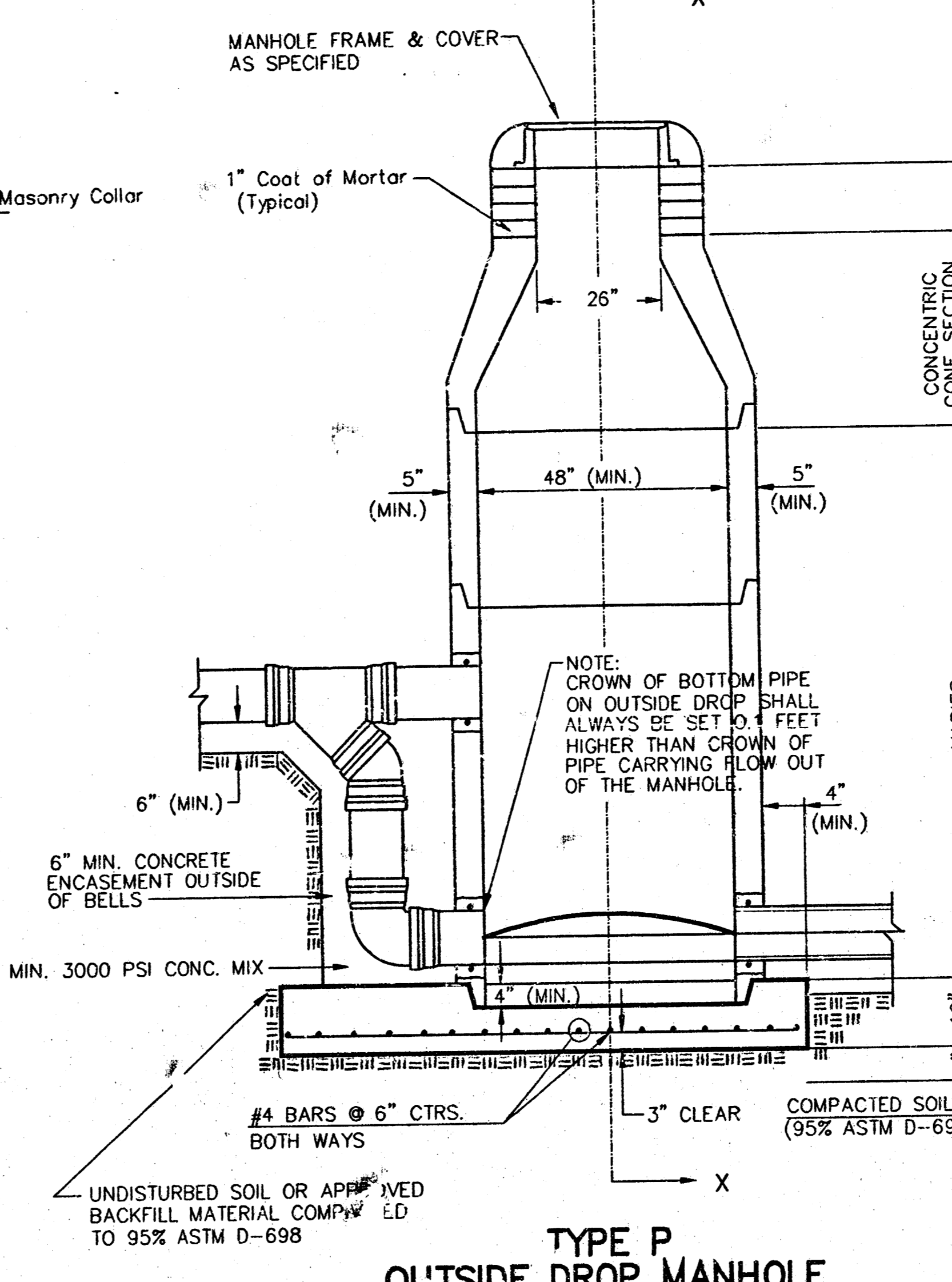
# SEWER APPURTENANCES DETAILS



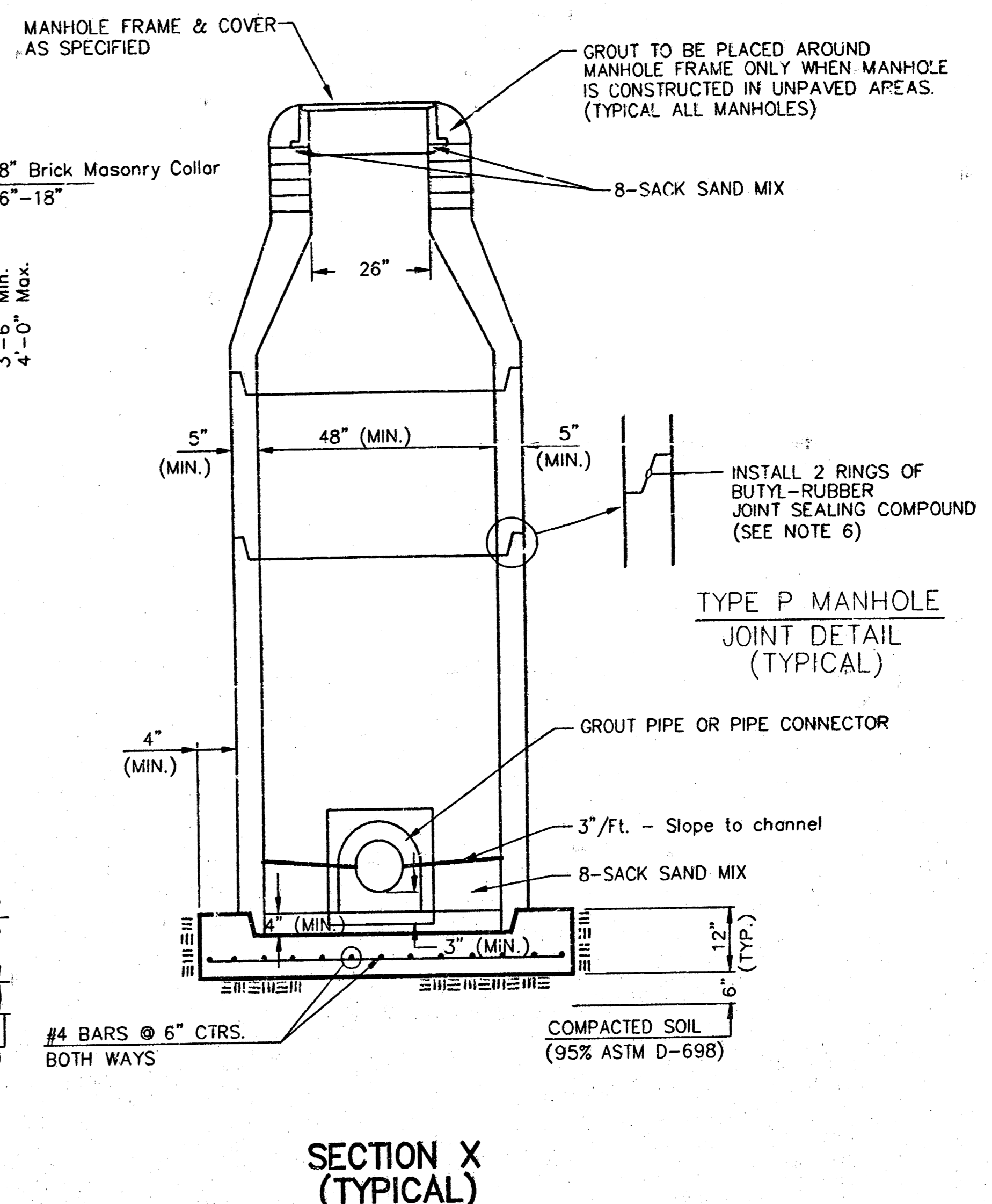
**TYPE P STANDARD MANHOLE**



**TYPE P INSIDE DROP MANHOLE**



**TYPE P OUTSIDE DROP MANHOLE**



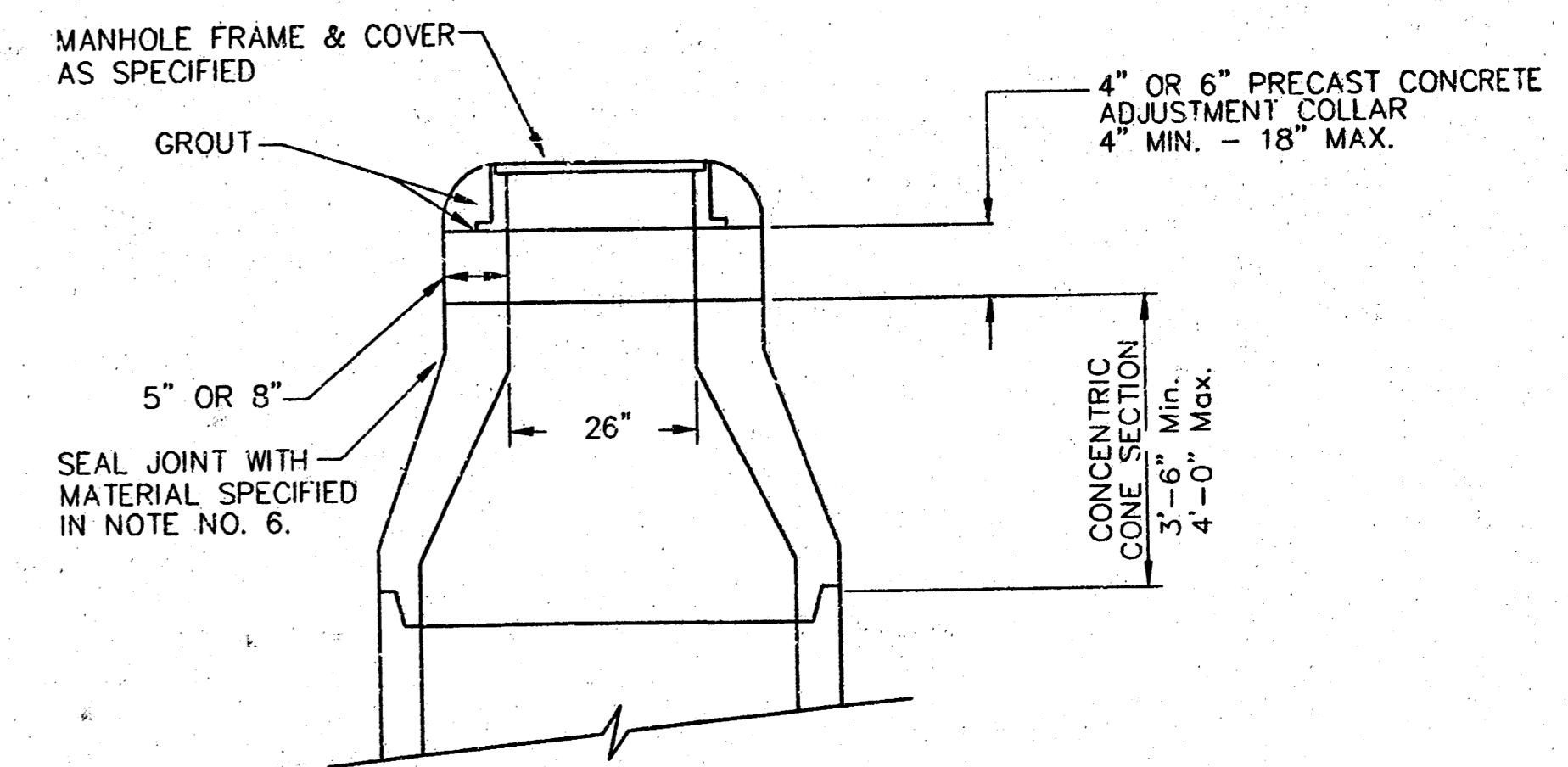
**SECTION X (TYPICAL)**

**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 INEMEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS 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 NON-SHRINK 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 DRAWINGS.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' 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 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. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



**ALTERNATE CONSTRUCTION IN UNPAVED AREAS**

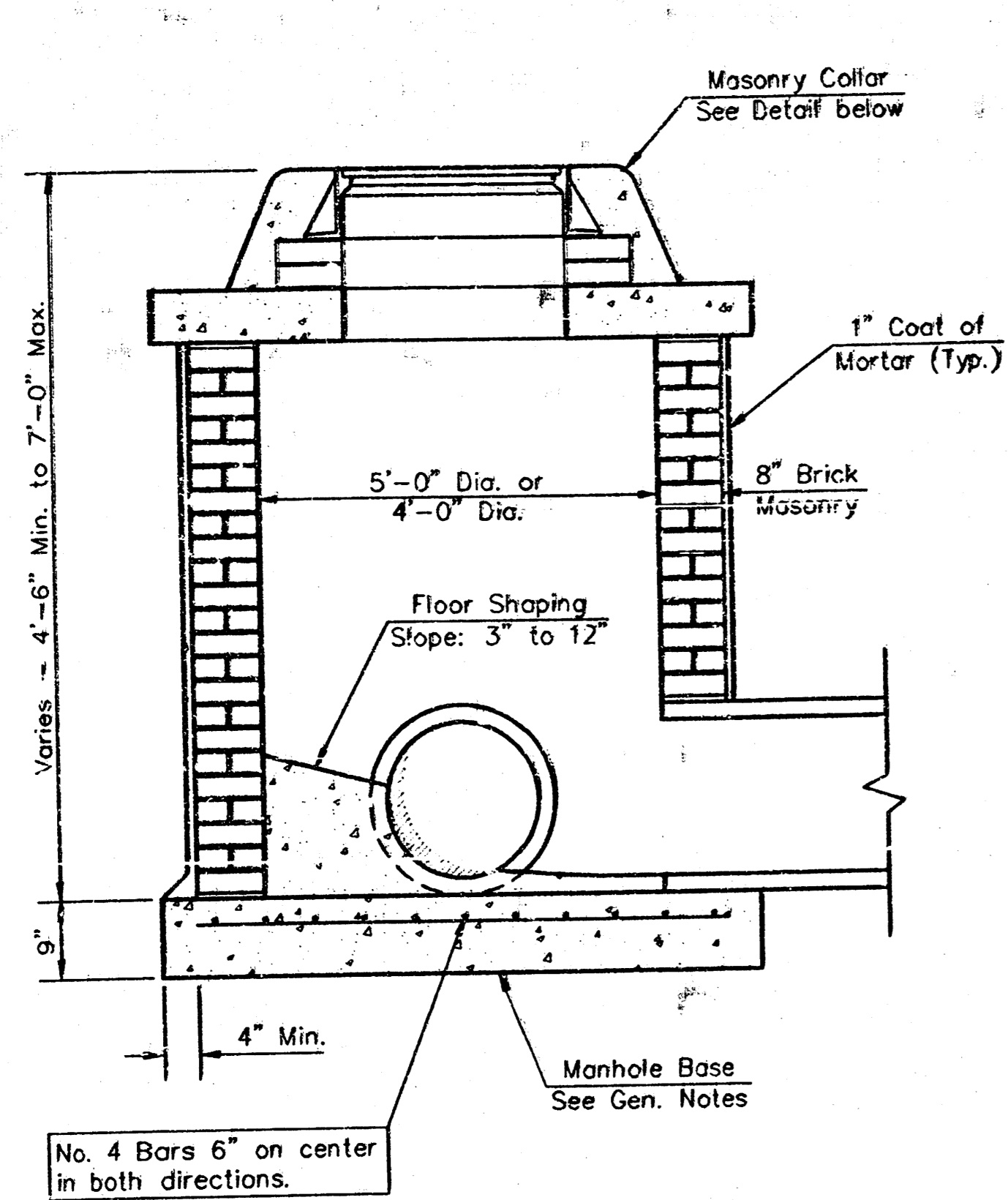
CITY OF WICHITA  
**STD. MANHOLE DETAILS**  
SEWER APPURTENANCES

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-282-2271 • 315 ELLIS • WICHITA, KANSAS 67211

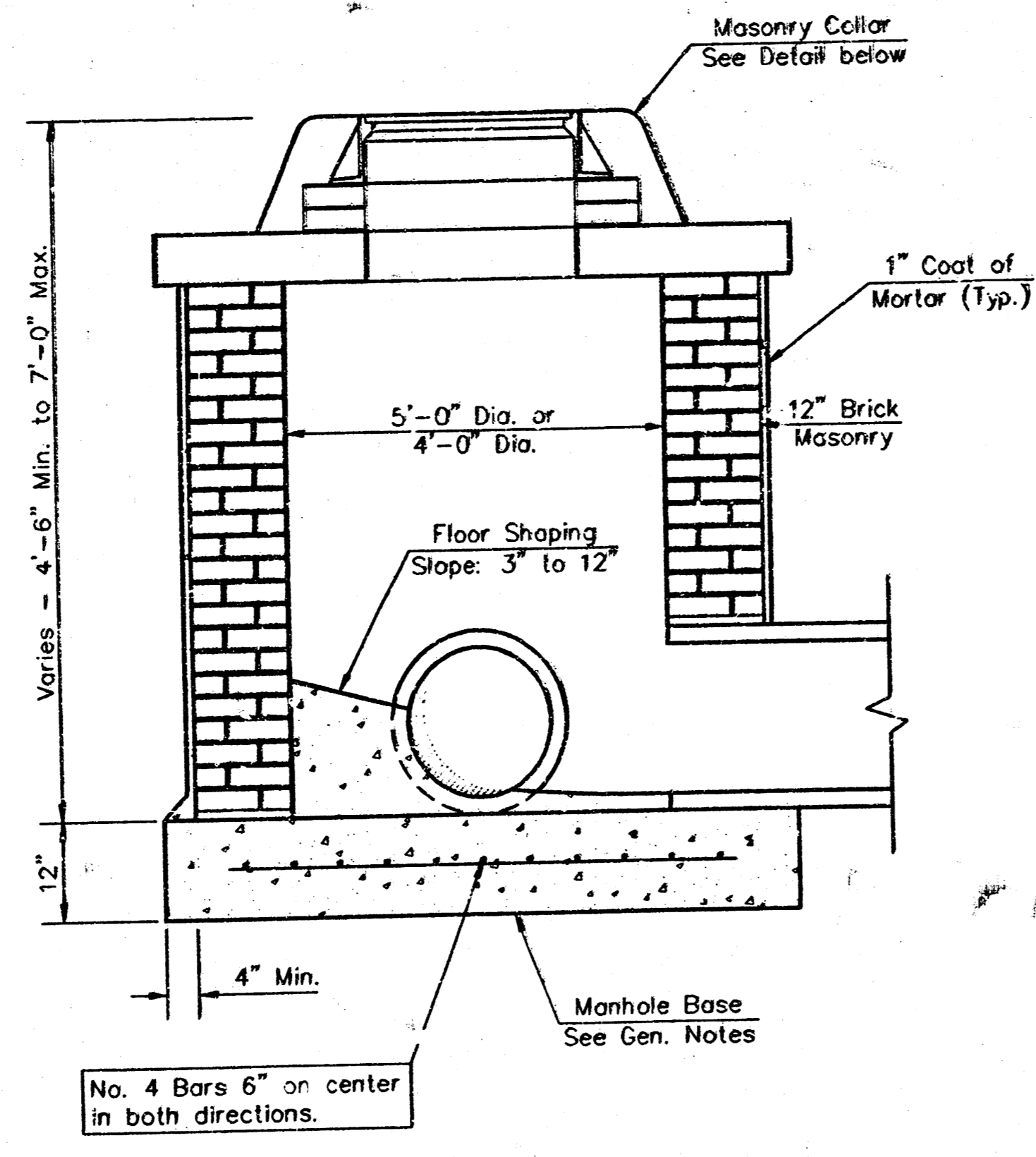
PROJECT NUMBER  
**1041 PPS (607861)**

DESIGN STAFF    DRAWN STAFF    APPROVED    DATE    SCALE NONE

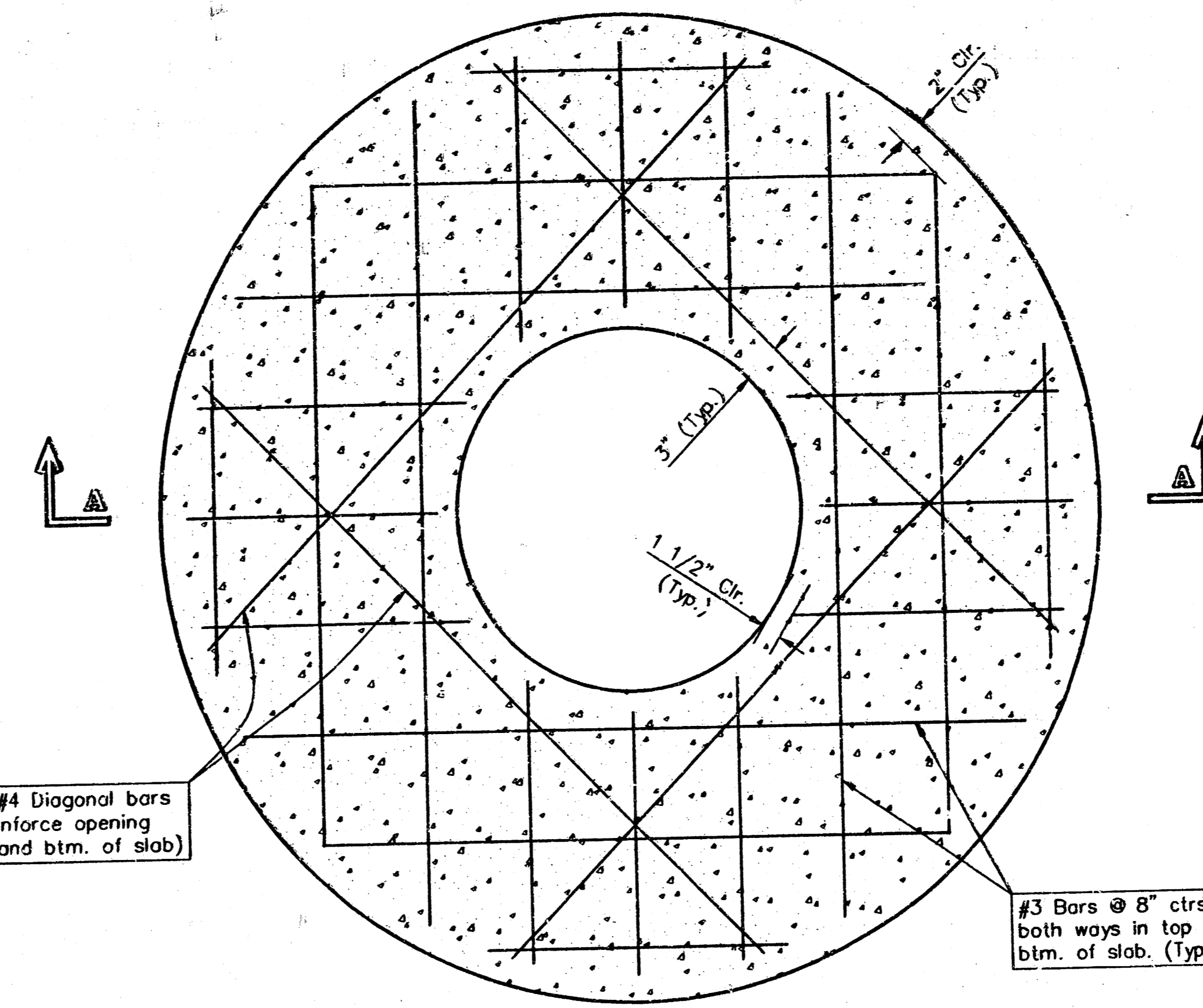
SHEET **3** OF **8**



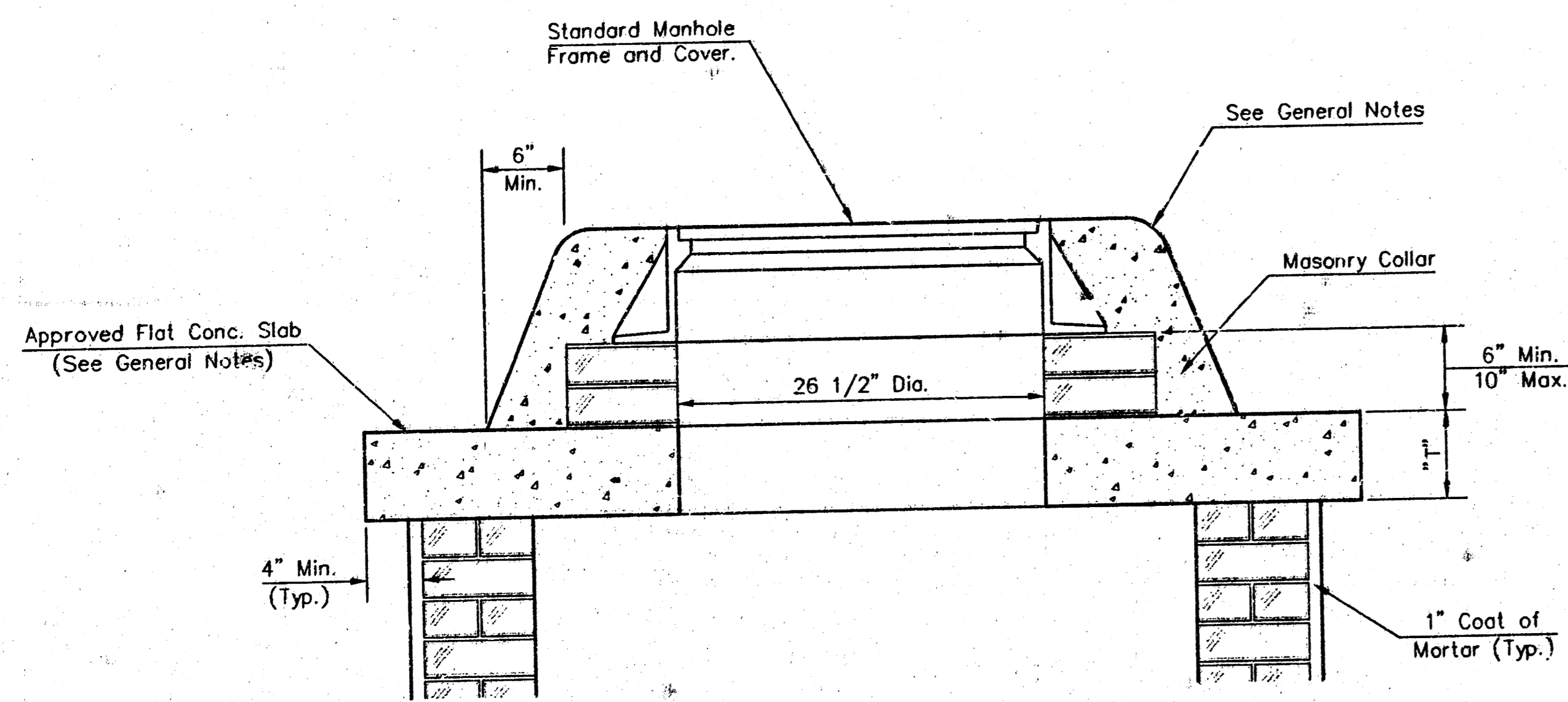
SHALLOW TYPE "A" MANHOLE



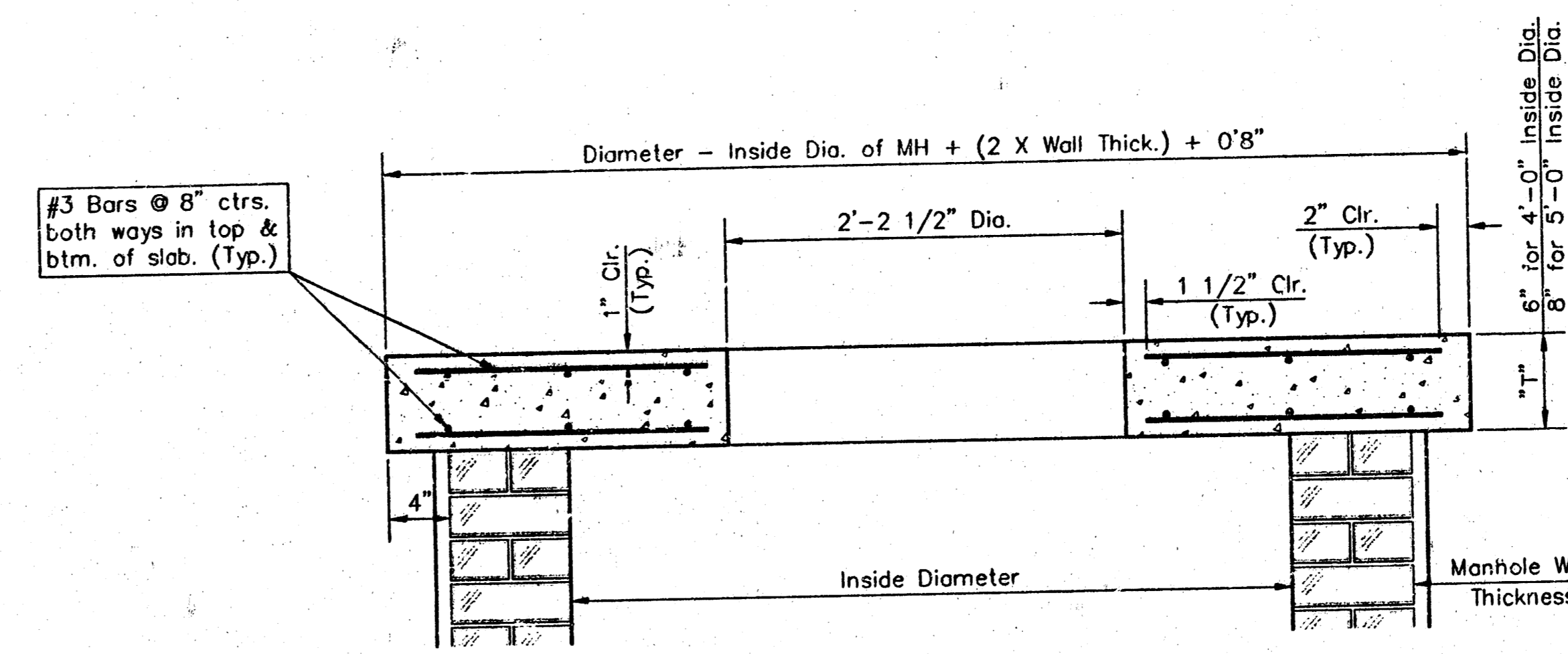
SHALLOW TYPE "B" MANHOLE



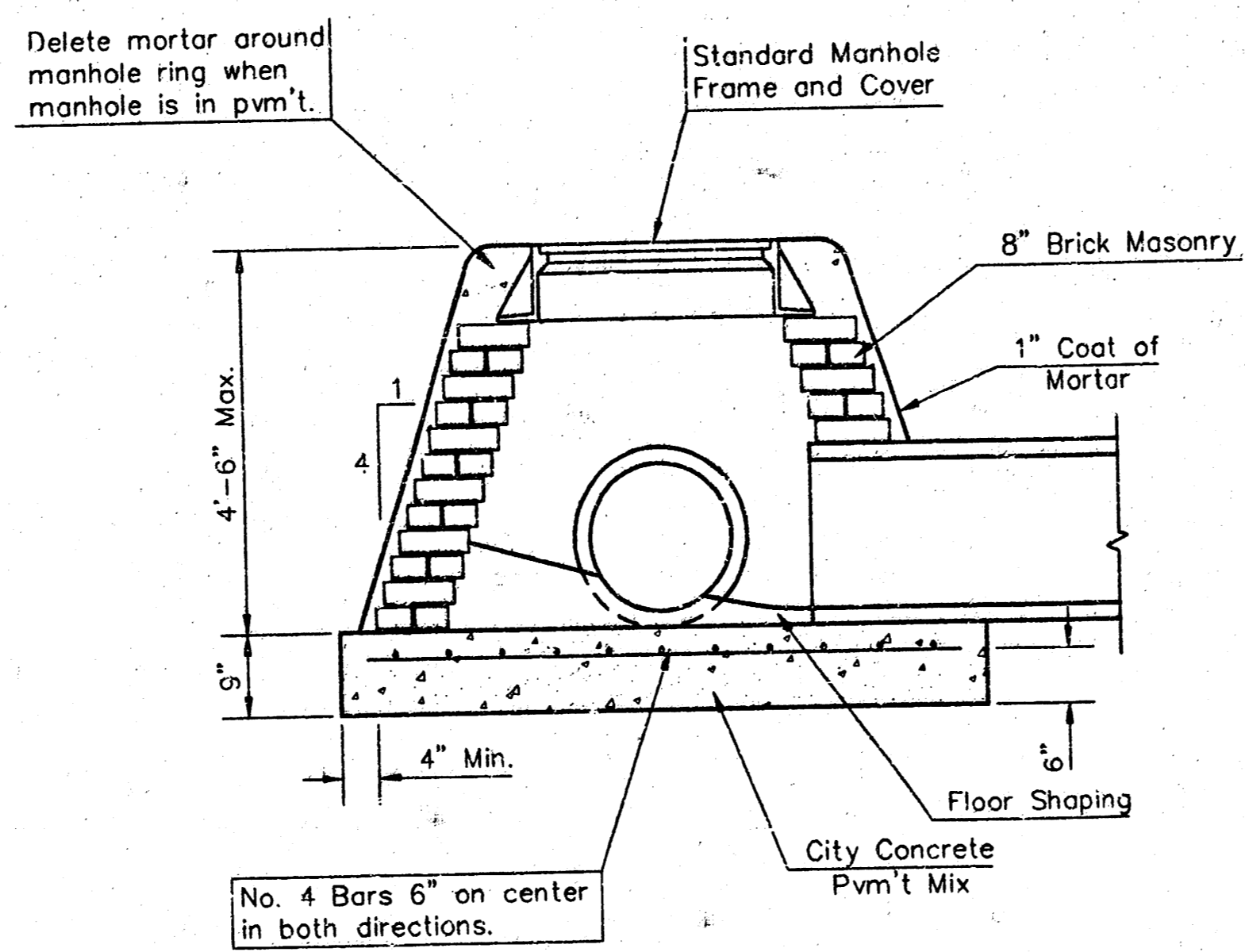
PLAN



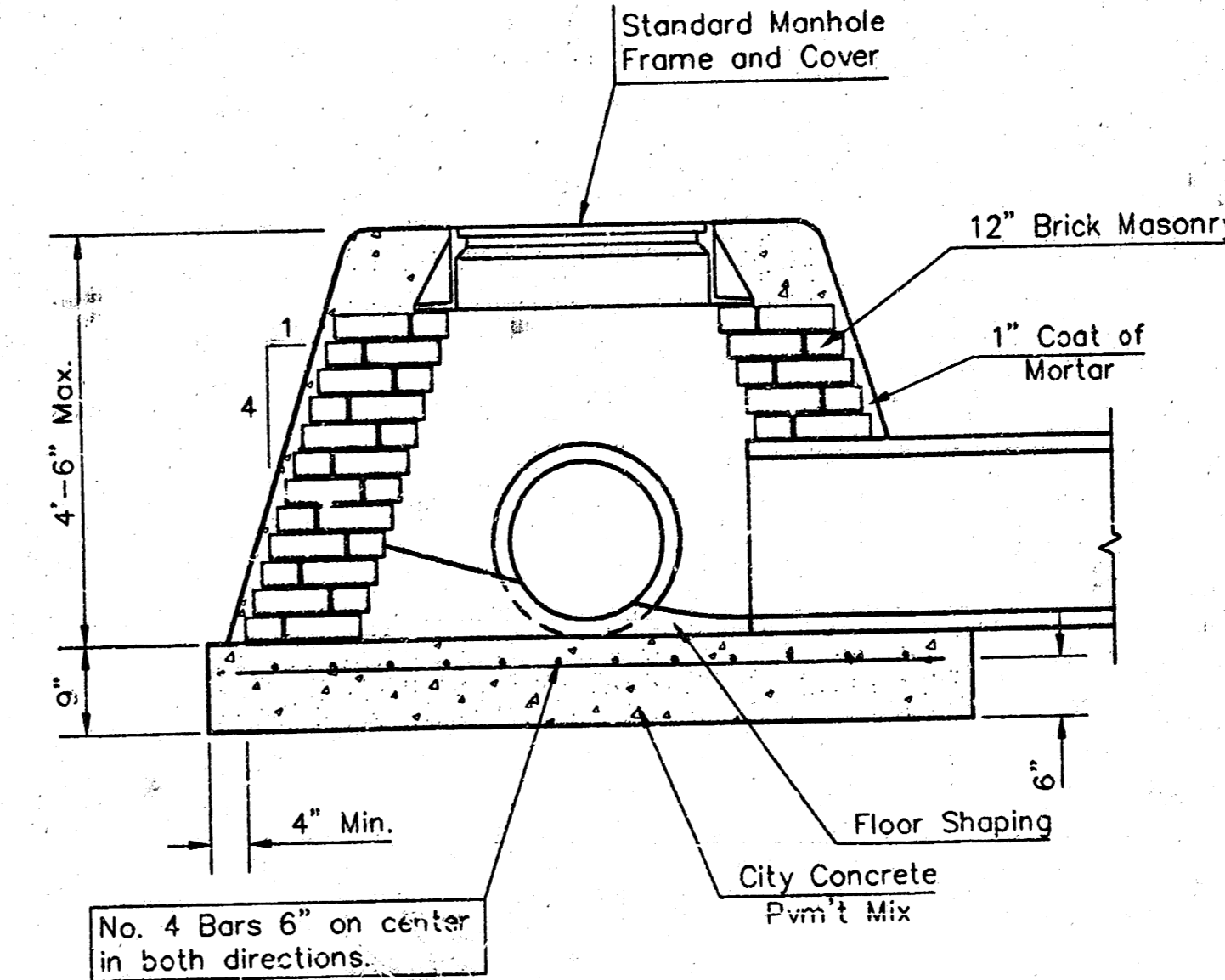
MASONRY COLLAR DETAIL



SECTION A-A  
FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" 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 cement 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" shallow manholes can be used on sewers 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". 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 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.
- 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. 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "A" and "B" shall be paid for at the unit price bid per each, for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

CITY OF WICHITA, KANSAS  
**Std. Manhole Detail**  
 TYPE "A" AND TYPE "B"

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 318-262-7221 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**1041 PPS (607861)**

DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE	SCALE NONE	SHEET 4
					OF 8



# BRADY ADDITION

SEDGWICK COUNTY, KANSAS.

82-111

This plat of "BRADY ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 4<sup>th</sup> day of October 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Olson Chairman  
Robert A. Kohn Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 1<sup>st</sup> day of November 1984.

Robert A. Kohn Mayor  
Ronald C. Grick City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1984.

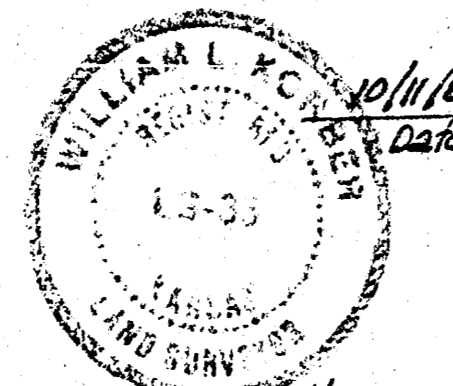
Jack Spratt Chairman  
Tom Spaul Commissioner  
Michael J. Fourn County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1984.

Michael J. Fourn County Clerk

State of Kansas? s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this 3<sup>rd</sup> day of December 1984 at \_\_\_\_\_ P.M.; and is duly recorded.

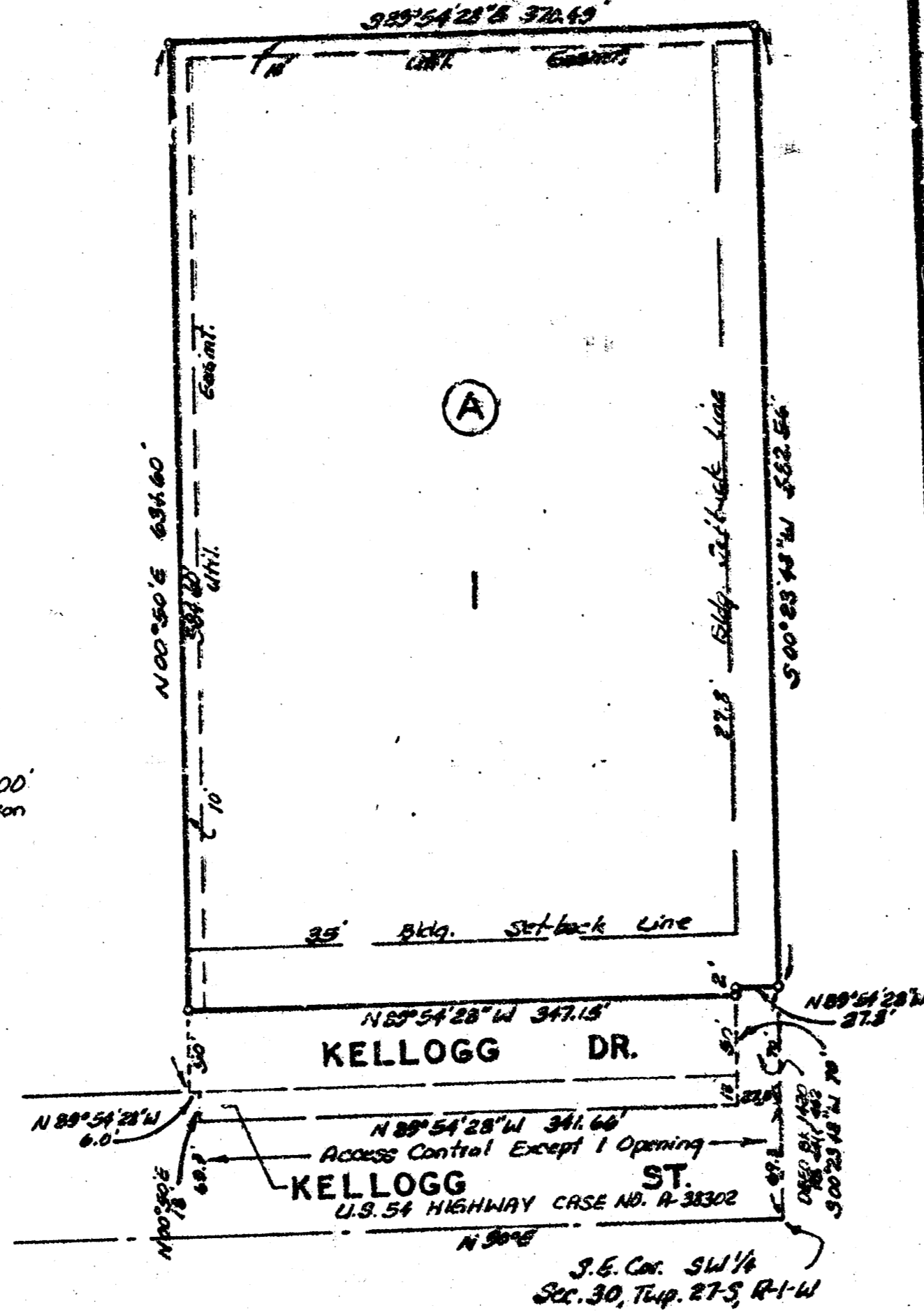
William C. Korber Register of Deeds  
Pat Kether Deputy



# 722642

State of Kansas? s.s. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1984 by Catherine P. Brady, Co-Trustee and Joseph J. Brady, Co-Trustee of the Catherine P. Brady Trust, on behalf of the Trust, and of the Joseph J. Brady Trust on behalf of the Trust.

\_\_\_\_\_ Notary Public  
 My Appt. Exp. \_\_\_\_\_



State of Kansas? s.s. We, Baughman Company, P.A. Surveyors Sedgwick County, Kansas do hereby certify that we have surveyed and platted "BRADY ADDITION," Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the S.E. corner of the SW 1/4 of Sec. 30, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence west along the south line of said SW 1/4 374.100'; thence north parallel with the west line of said SW 1/4, to a point 128' west north of the north right-of-way line of U.S. Highway as established in condemnation Case No. A-38302; thence east parallel with the north line of said Highway right-of-way to the east line of said SW 1/4; thence south along the east line of said SW 1/4 to the place of beginning; except that part condemned for Highway in Case No. A-38302, and that part deeded for Highway in Deed Book 1420, at pages 441 and 442.

Baughman Company, P.A.  
William C. Korber Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot Block and Streets to be known as "BRADY ADDITION," Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of Access to or from Kellogg St. over and across the south line of Kellogg Dr. are hereby granted to the appropriate governing body, provided however that Kellogg Dr. shall have Access to Kellogg St. at 1 point as shall be determined by the appropriate governing body.

Joseph J. Brady Trust  
Catherine P. Brady Trust  
Catherine P. Brady Co-Trustee  
Joseph J. Brady Co-Trustee

82-111

22 NOLA Y6628-TIVB2A 2771401