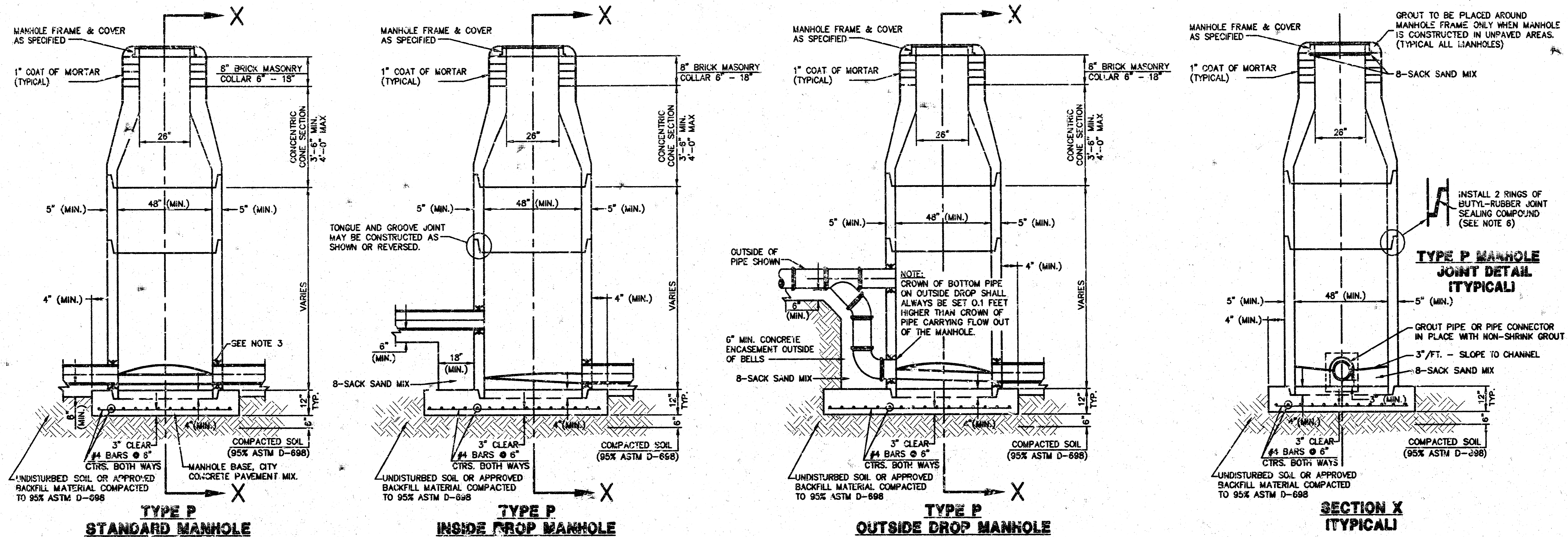


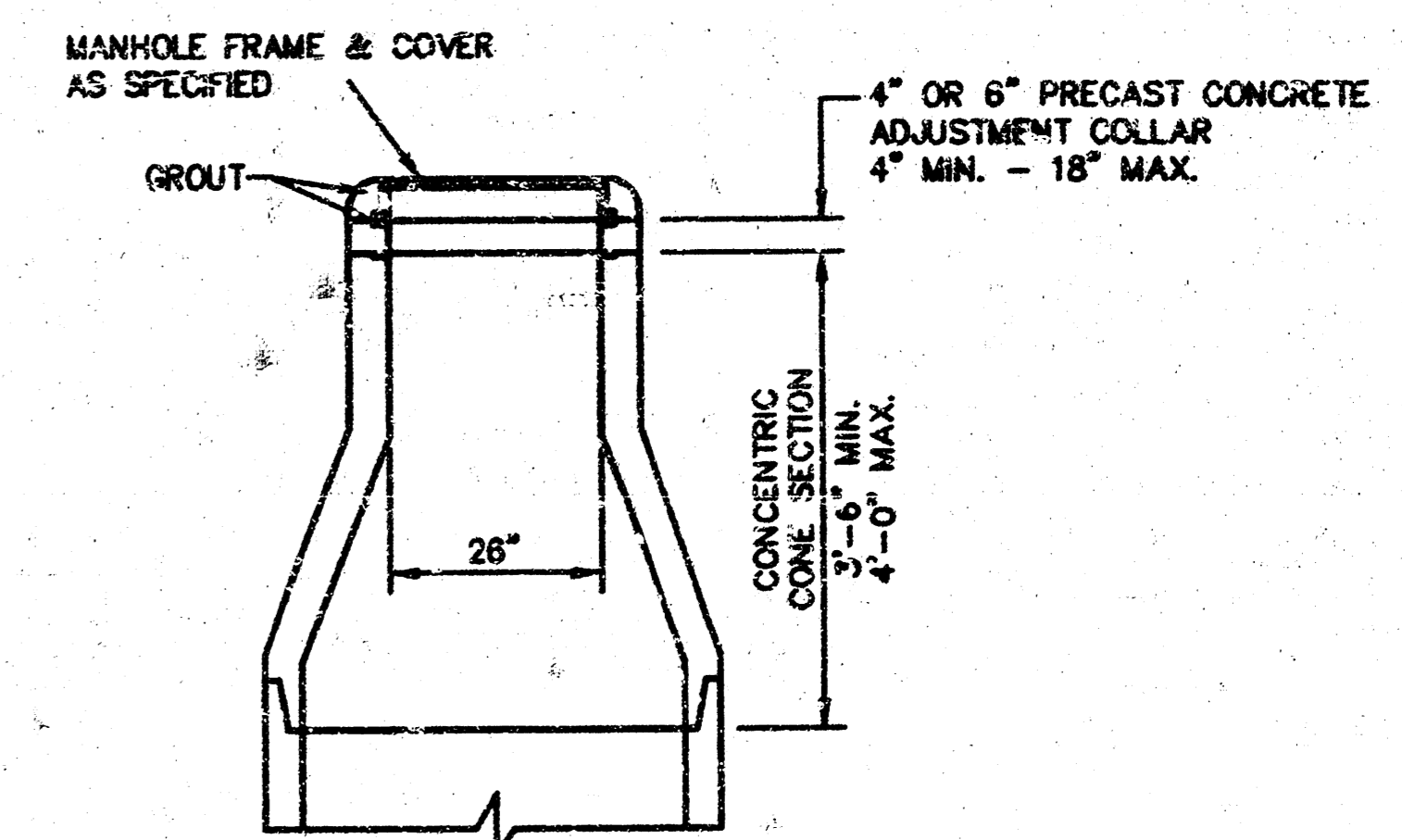
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA



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 TMECC SERIES 68 HI-BUILD EPOXYLINE, 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 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 IN 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.



REVISED: 6-12-88

MANHOLE DETAILS

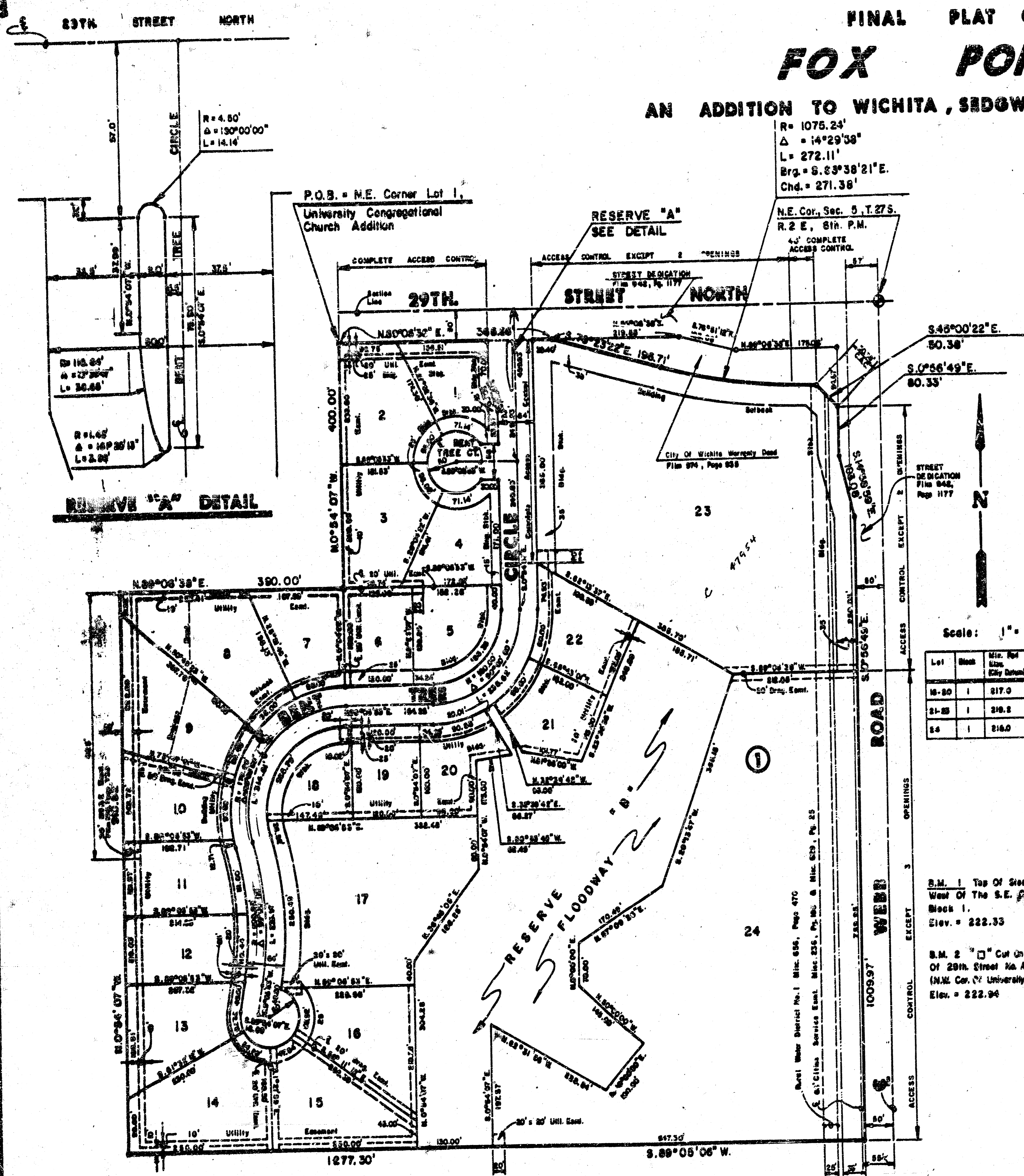
CITY OF WICHITA, KANSAS 2 / 4

Design	C.O.W.	Checked by	Checked by
Drawn by	Date	Date JAN 1998	Job No. 9810E_80

E 7-30

FINAL PLAT OF FOX POINTE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



R = 1075.24'
 Δ = 14°29'38"
 L = 272.11'
 Brg. = S. 63°38'21" E.
 Chd. = 271.36'

N.E. Cor. Sec. 5, T.27 S.
 R. 2 E., 8th P.M.
 4 1/2' COMPLETE ACCESS CONTROL

Scale: 1" = 100'

Lot	Area	Ac.	City Parcel	City Parcel
18-20	1	217.0	1404.4	
21-23	1	218.8	1404.4	
24	1	218.0	1404.4	

B.M. 1 Top Of Steel Fence Post 4.5' West Of The S.E. Corner Of Lot 24 Block 1.
 Elev. = 222.33

B.M. 2 1" x 1" Cut On Top Of South Curb Of 29th Street At The E. Of Cypress (N.W. Cor. Of University Congregational Church Addition).
 Elev. = 222.94

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "FOX POINTE" 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 herein:

A tract of land lying in Government Lot 1, Section 8, Township 27 South, Range 2 East of the 8th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, University Congregational Church Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 04' 38" E, 346.86 feet, parallel and 50' South of the North line of said Government Lot 1; thence S 78° 23' 22" E, 196.71 feet to a point on a curve to the left; thence along said curve 272.11 feet, said curve having a central angle of 14° 29' 38", a radius of 1075.24 feet and a long chord of 271.36 feet, bearing S 63° 38' 21" E, a distance of 271.36 feet to a point lying 60 feet West of the East line of said Government Lot 1; thence S 00° 54' 07" E, 60.33 feet, parallel with the East line of said Government Lot 1; thence S 14° 58' 59" E, 103.08 feet to a point lying 50.00' West of the East line of said Government Lot 1; thence S 00° 54' 07" E, 1009.97 feet to the North line of said University Congregational Church Addition; thence S 39° 08' 04" E, 177.28 feet along the North line of said Deer Run Addition, to the East line of University Congregational Church Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 00° 54' 07" E, 310.52 feet along the East line of said University Congregational Church Addition; thence S 00° 54' 07" E, 300.00 feet along the East line of said University Congregational Church Addition to the East line of said University Congregational Church Addition; thence N 00° 54' 07" E, 400.00 feet along said East line of University Congregational Church Addition 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 30 day of August 1988.

Kenneth H. Bengtson
 Kenneth H. Bengtson, P.E., License #222
 Mid-Kansas Engineering Consultants, P.A.
 3600 N. Rock Road, Building 7000
 Wichita, Kansas 67226



Now all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineer's Certificates, have caused the same to be surveyed and plotted into Lots, Blocks, Streets and Reserves the same to be known as "FOX POINTE" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The Reserves shall be owned and maintained by the Homeowners Association. Reserve A is platted for landscaping and other purposes. Reserve B is platted for drainage and related structures, floodway, walk, stairs, gazebos, landscaping, recreation facilities and picnic facilities. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the floodway 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 City Engineer. All abutters right of access to or from 29th Street North over and across the North lines of Lots 1, 2 and 24, Block 1, are hereby granted to the City of Wichita, provided, however, Lot 23, Block 1 shall have access to 29th Street North at two (2) locations, all locations to be determined by the City Engineer. All abutters right of access to or from Webb Road over and across the East lines of Lots 23 and 24, Block 1, are hereby granted to the City of Wichita, provided, however, that Lot 23, Block 1 shall have access to Webb Road at two (2) locations and Lot 24, Block 1 shall have access to Webb Road at three (3) locations, all locations to be determined by the City Engineer. Minimum pad elevations shall be as indicated on the face of the plat.

Richard J. Hastings #973717
 Richard J. Hastings

STATE OF KANSAS
 SEDGWICK COUNTY
 Be it remembered that on this 30 day of August, 1988, before me a Notary Public in and for said State of Kansas, Kenneth H. Bengtson, do 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.

Mary Ann Tate Notary Public
 My Appointment Expires: 9-9-92

Mary Ann Tate Notary Public
 My Appointment Expires: 9-9-92

STATE OF KANSAS
 SEDGWICK COUNTY

Be it remembered that on this 30 day of August, 1988, before me a Notary Public in and for said State of Kansas, Max L. Harvat, do 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.

Mary Ann Tate Notary Public
 My Appointment Expires: 9-9-92

We, the Mid Kansas Federal Savings & Loan Association, Mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE".

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION

By: *Max L. Harvat*
 Max L. Harvat, Senior Vice-President

STATE OF KANSAS
 SEDGWICK COUNTY

Be it remembered that on this 30 day of August, 1988, before me a Notary Public in and for said State of Kansas, Karen L. Meyer, do 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.

Karen L. Meyer Notary Public
 My Appointment Expires: 9/1/90

This plat of "FOX POINTE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18 day of August, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

ETHEL PERDUE Chairman
Mary Ann Tate Secretary
 MARY ANN TATE

This plat approved and all dedications shown hereon, if not previously approved, by the City Council of the City of Wichita, Kansas, this 28th day of August, 1988.

Sheldon Kaman Mayor
Dale L. Dean Deputy City Clerk
 SHELDON KAMAN
 DALE L. DEAN

Entered on transfer record this 6 day of August, 1988.
Sheldon Kaman County Clerk
 SHELDON KAMAN

STATE OF KANSAS
 SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 14th day of August, 1988, at 2:50 P.M.

Pat Kestice Register of Deeds
 PAT KESTICE
Ed Reed Deputy
 ED REED



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