

SANITARY SEWER

TO SERVE LOT 1, NEW WESTERN 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

CITY OF WICHITA, KANSAS
M.E. LINDEBAK CITY ENGINEER

PRIVATE PROJECT NO. 646PPS
INDEX NO. 607861

July 1996

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Sanitary Sewers VRH 8/2/96
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

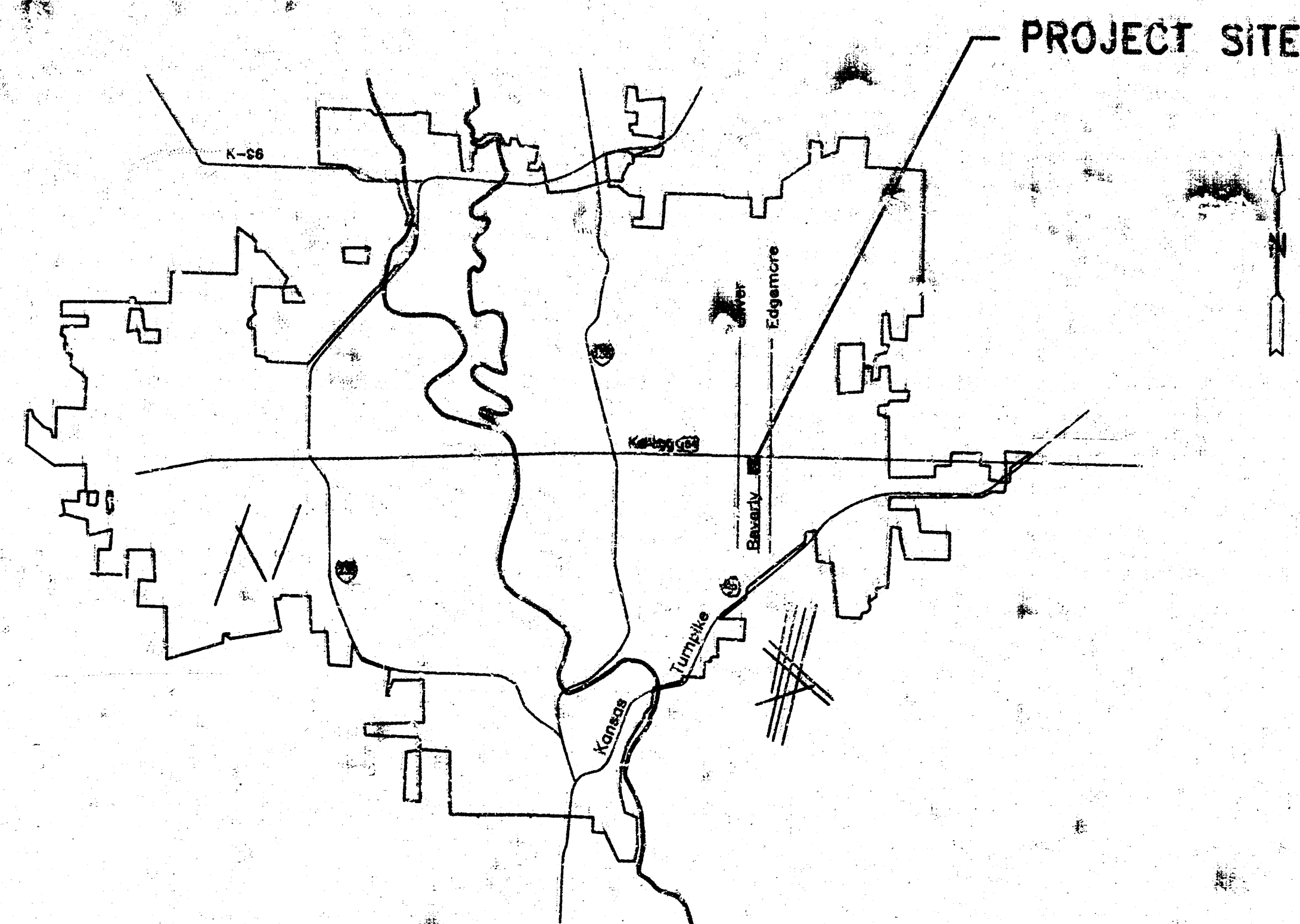
NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER/DEVELOPER. SAID INSPECTION IS 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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

NOTES

- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:
KANSAS ONE-CALL 687-2470
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

CABLEVISION	262-4270 OR 263-2061
KANSAS GAS & ELECTRIC (GAS)	263-7511
KANSAS GAS & ELECTRIC (ELECTRIC)	264-1141
ARKLA GAS COMPANY	942-8350 OR 263-8161
SOUTHWESTERN BELL TELEPHONE	1-571-2011
CITY OF WICHITA WATER DEPT.	268-4808
CITY OF WICHITA SEWER MAINTENANCE	268-4071
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
- UNLESS OTHERWISE SPECIFIED ON THE PLANS, MANHOLES MAY BE TYPE "P", "C" OR "D" MANHOLES. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD DETAIL DRAWINGS.
- TRAFFIC WILL NOT BE AFFECTED IN THIS AREA OF CONSTRUCTION.



INDEX

- Title Sheet
- Key Map
- Manhole Standard Details
- Plan & Profile
- Final Plat - New Western 4th

BENCHMARK

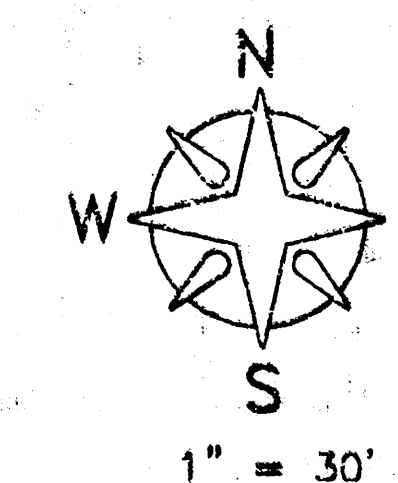
- "X" at Top of Curb W. Side Storm Wash in Kellogg Median, 44' N. and 20' E. of NW Cor. Lot 1, New Western 4th Addition. Elev = 153.43' City Datum

Booked
10-28-96
JKB
From As Bldgs

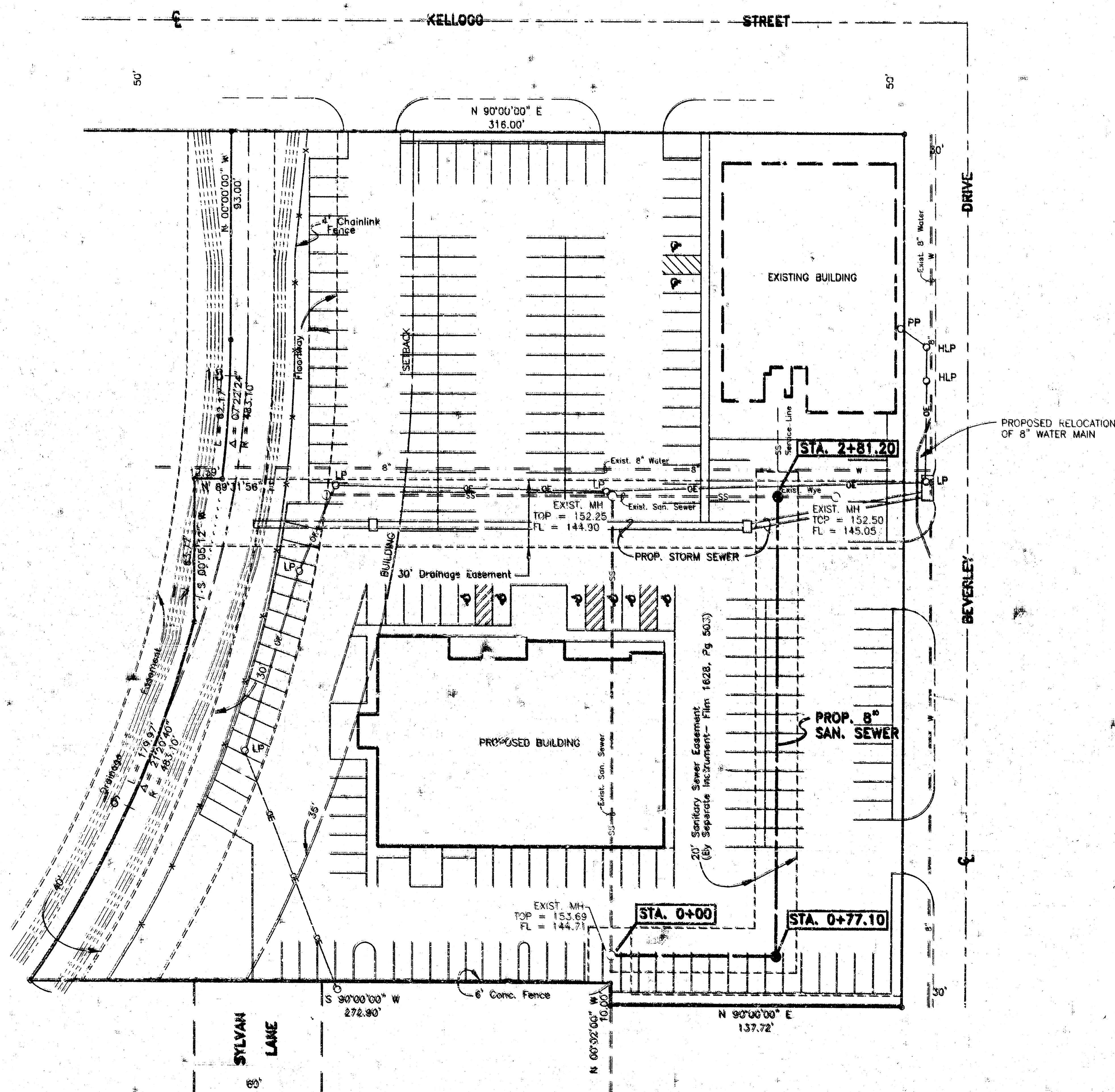


AS BUILT 3/24/12/96
MOEHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

646PPS



NEW WESTERN 4TH ADDITION

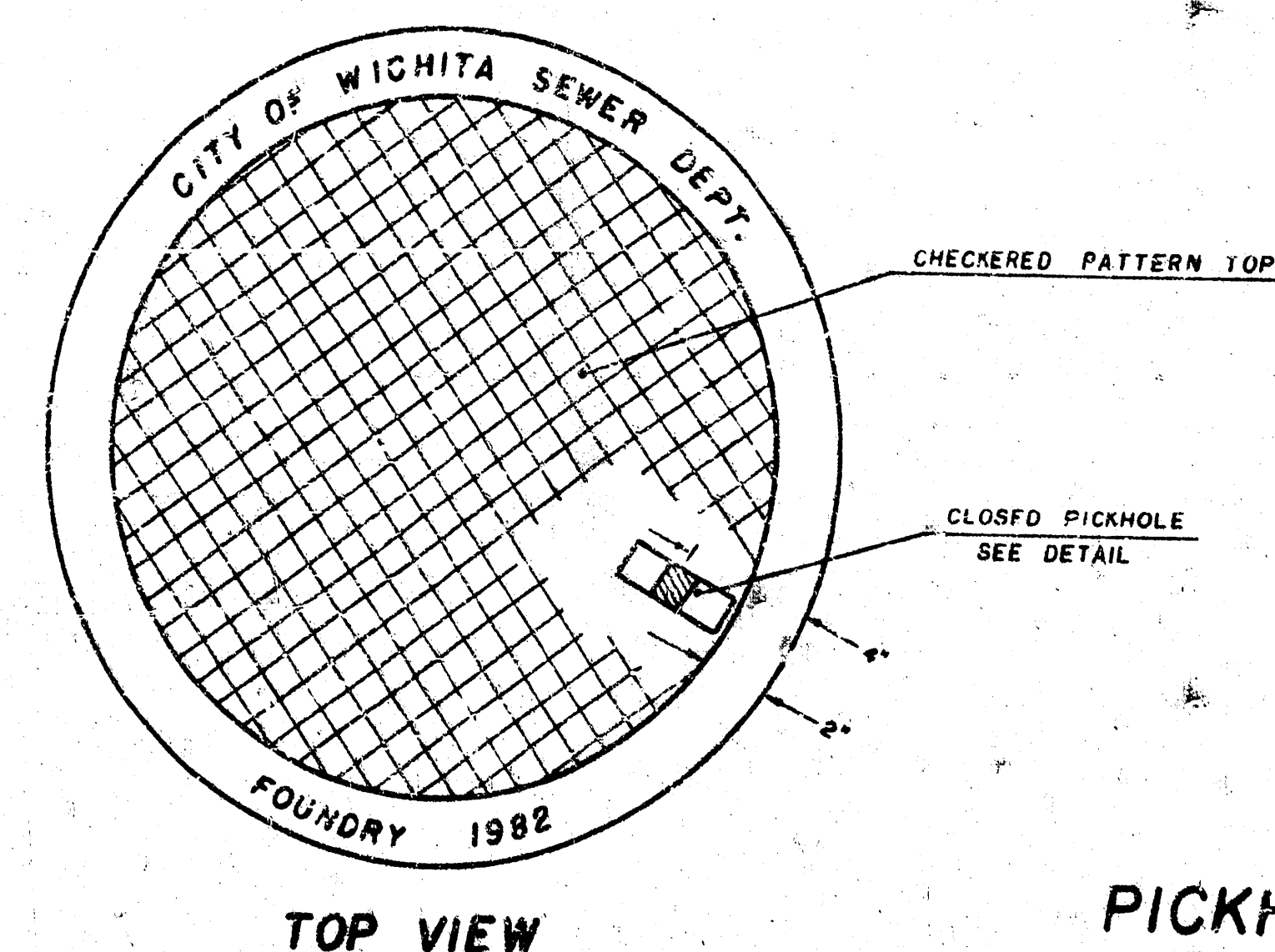


SANITARY SEWER KEY MAP	
MOEHRING & ASSOCIATES	
CONSULTING ENGINEERS - SURVEYORS	
433 S. HYDRAULIC WICHITA, KS.	
(316) 263-8291	
PRIVATE PROJ. NO. 646PPS / INDEX NO. 607661	
DATE: JULY 1996	SHEET 2

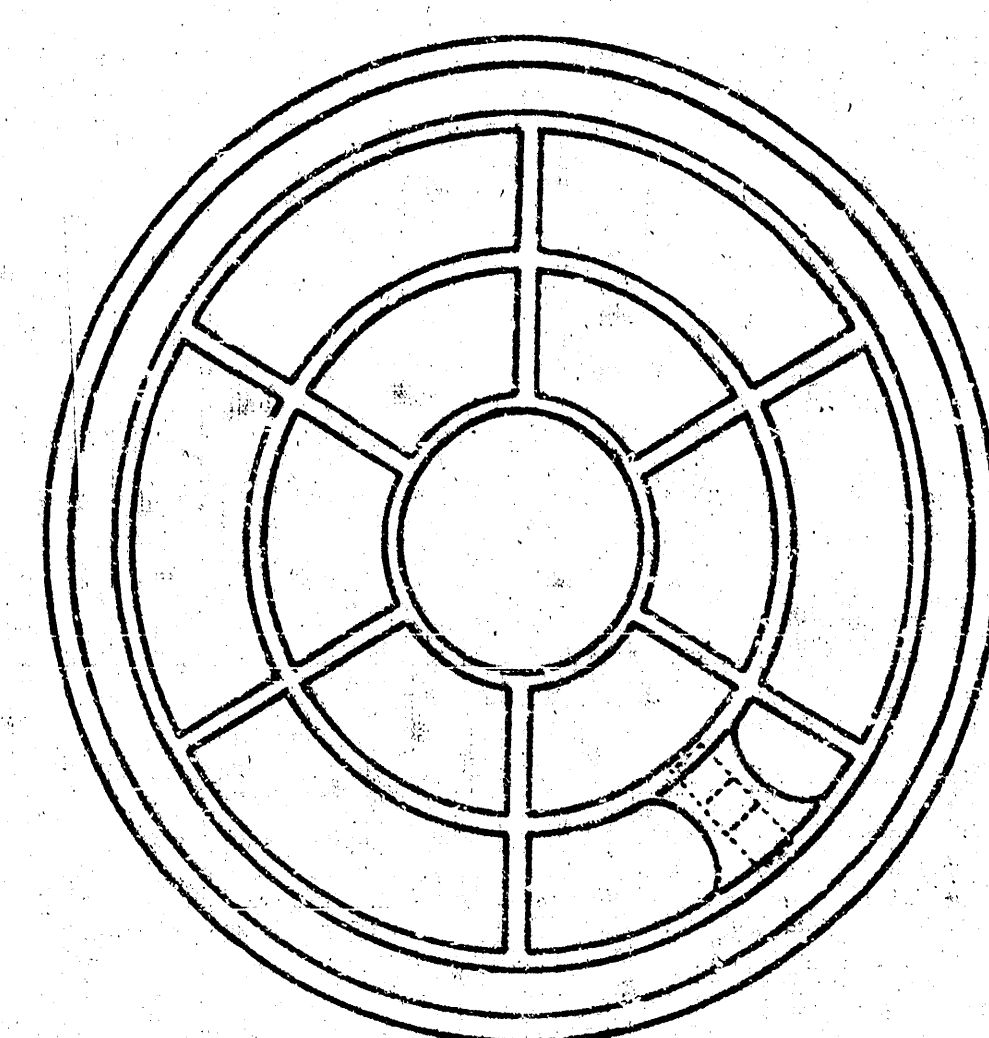
MANHOLE FRAME AND COVER DETAIL

MANHOLE COVER

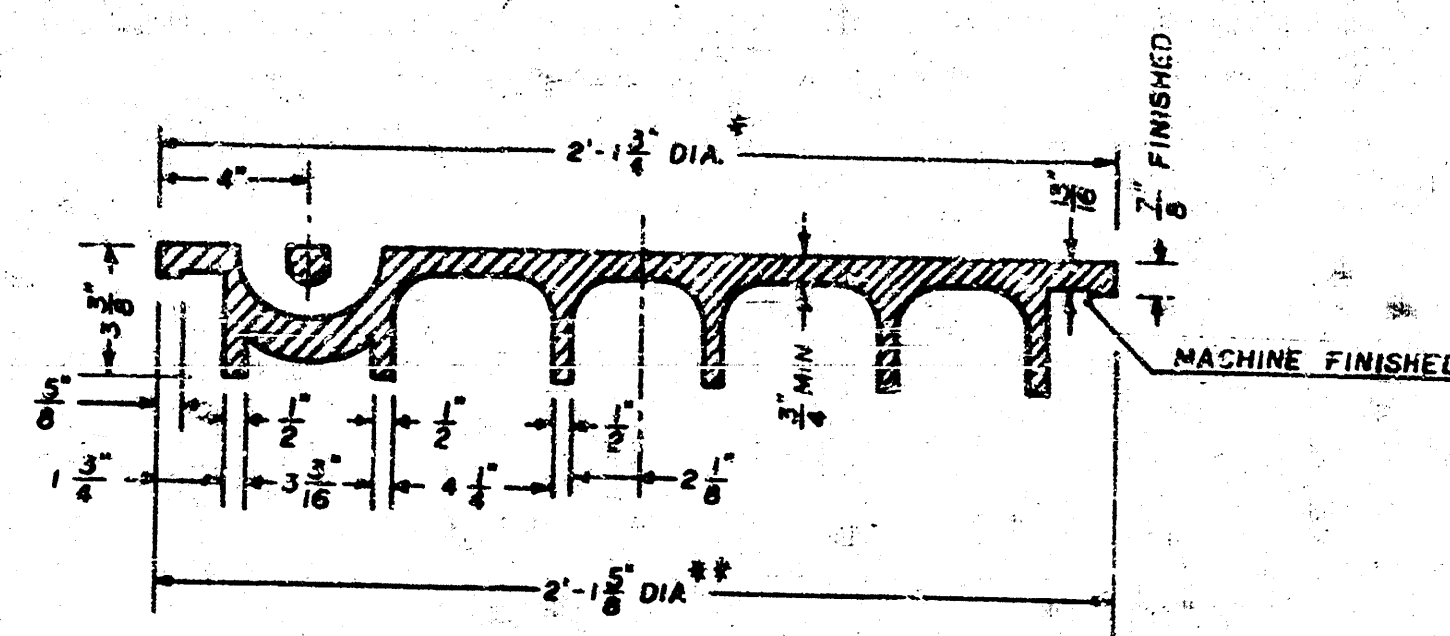
Weight: 180 Lbs.



TOP VIEW



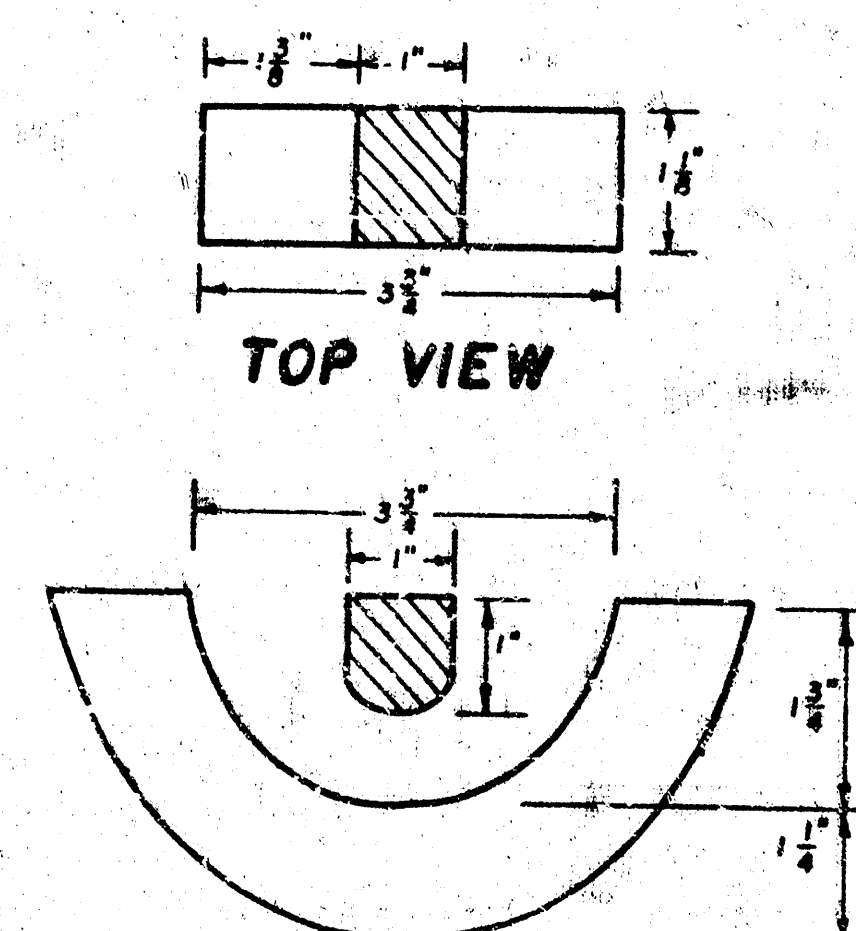
BOTTOM VIEW



SECTION VIEW

* OUTSIDE DIA. TOP OF COVER
** OUTSIDE DIA. BOTTOM OF COVER

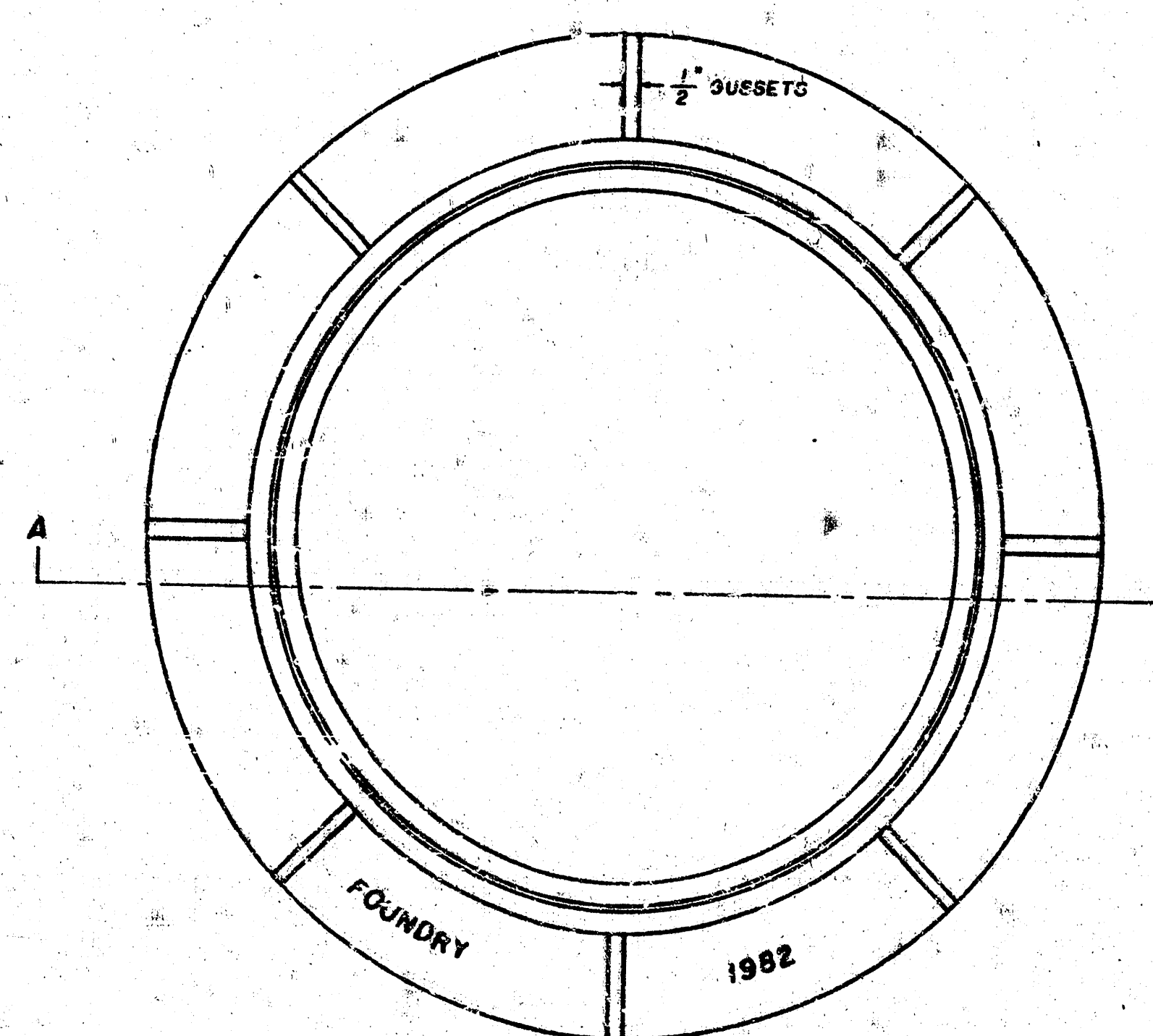
PICKHOLE DETAIL



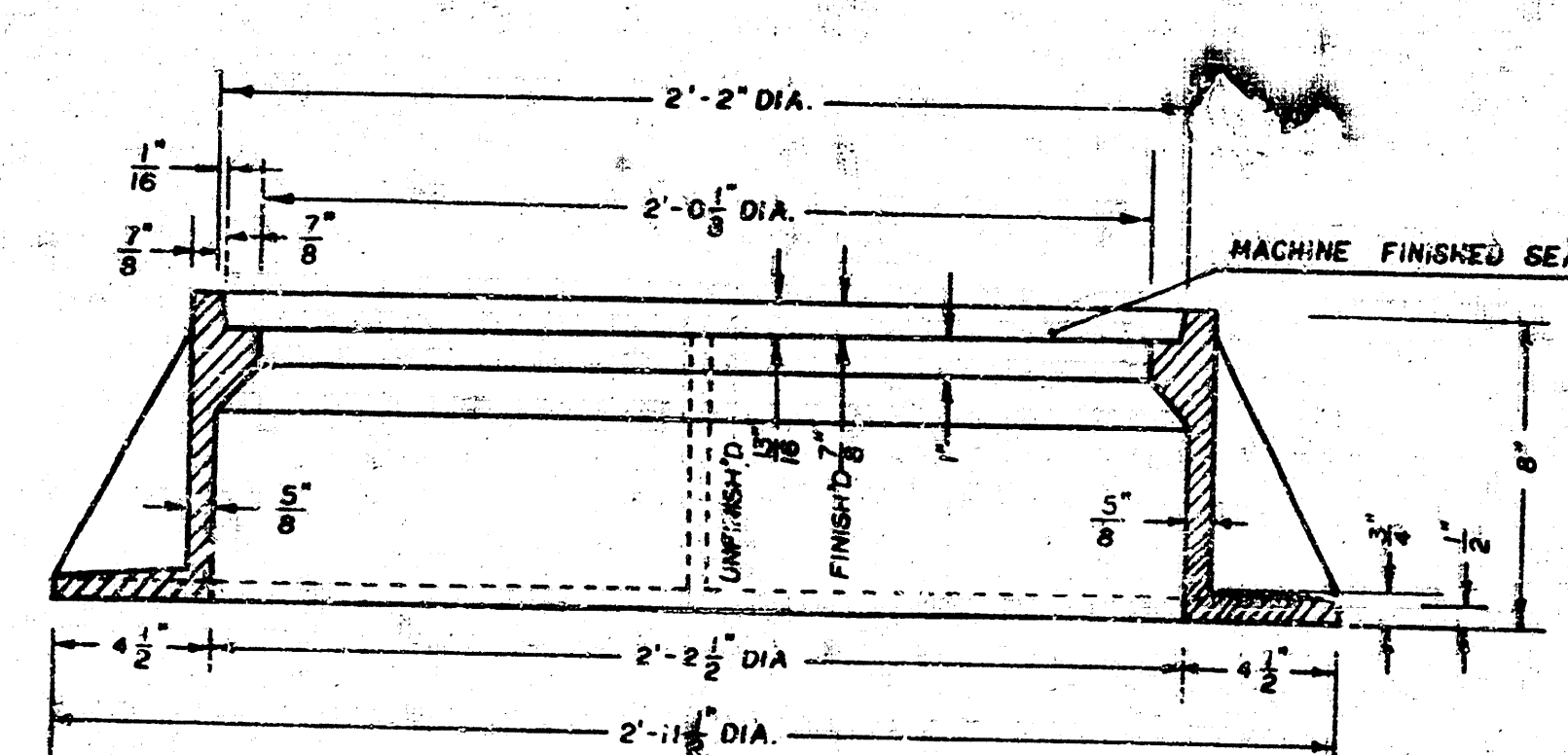
SECTION VIEW

MANHOLE FRAME

Weight: 240 Lbs.



TOP VIEW

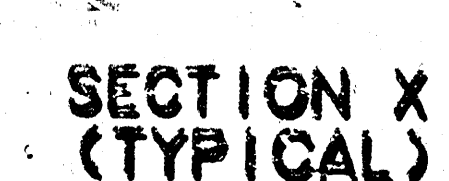
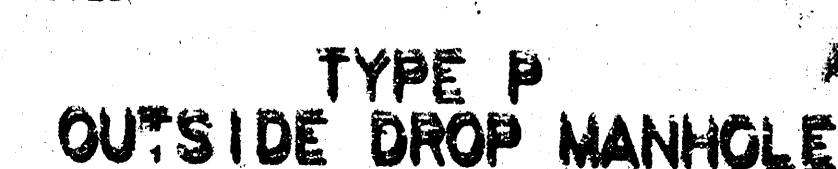
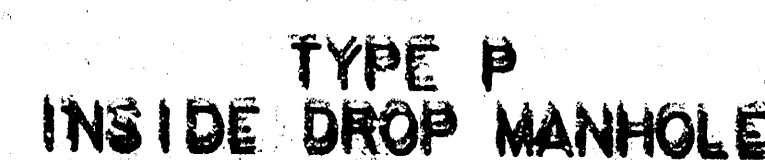


SECTION A-A

GENERAL NOTES

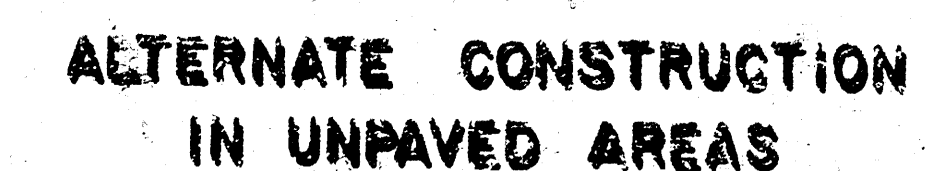
1. MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
2. MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.
3. MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.
4. THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
5. THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1" IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

CITY OF WICHITA

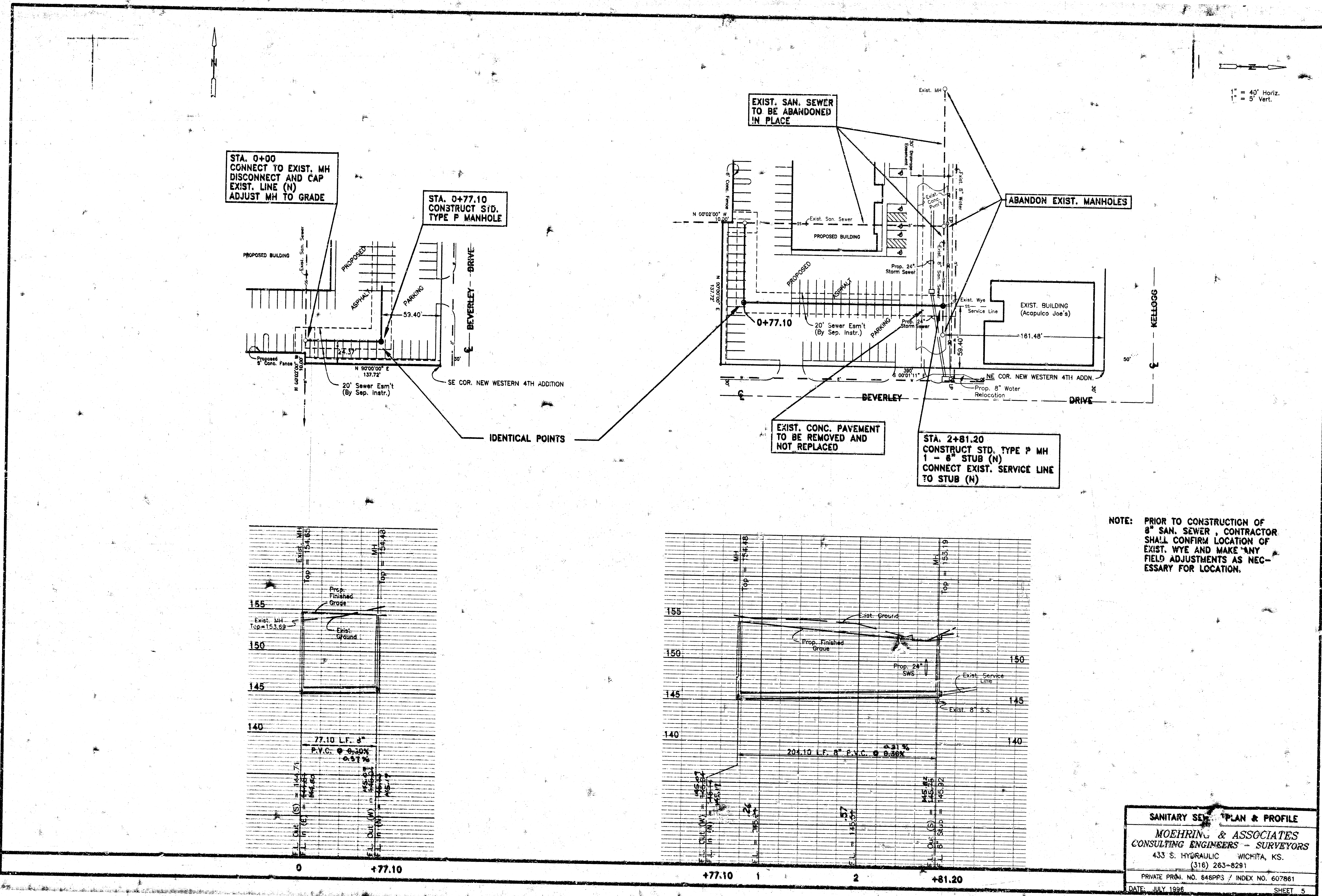


- [illegible]

15. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE RELEVANT GOVERNMENT STANDARDS SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
16. THE VERTICAL FREE FALL DROP INSIDE MANHOLES SHALL NOT EXCEED 2' NEVER BE SET LOWER THAN THE CROWN OF INFLOWING PIPE. THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BUILT OUTSIDE DROP MANHOLES SHALL BE RIGID AND STAINED TO SUPPORT INSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DRAININGS WILL BE 4" UNLESS INDICATED OTHERWISE.
18. A RIGID MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON MANHOLE COVER AND CONCRETE CORE. THIS COLLAR WILL HAVE A BALL BEARING ON MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.



REVISED NOV. 1993
NOTE NO. 16 REVISED JAN. 1991
Revised 3-21-89
Revised 8-10-88
2000000 1122 12 1993



NEW WESTERN 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lot 1, New
Western 3rd Addition, Wichita, Sedgwick County, Kansas, and a portion
of Sylvan Lane, part of Block 3, Beverley Manor, Sedgwick County,
Kansas, part of Reserve "A", Cain and Smith's Replat of a part
of Block 3 in Beverley Manor, Sedgwick County, Kansas, and a part
of Lot 10, Replat of a portion of Block Three of Beverley Manor
to Wichita, Sedgwick County, Kansas further described as Commencing
at the SE. Corner of Lot 10 in said Replat of a portion of Block Three
of Beverley Manor to Wichita, Sedgwick County, Kansas; thence north
along the east line of said Lot 10, 10 feet for a point of beginning;
thence west parallel with the south line of said Lot 10 and
extended west to a point on the centerline of a 40 foot drainage
easement as recorded in Misc. Book 167, Page 134 and in
Misc. Book 167, Page 132; thence northeasterly along the centerline
of said drainage easement to the S.W. Corner of Lot 1, New Western
3rd Addition, Wichita, Kansas; thence east along the south line of
said Lot 1, 240.51 feet to a deflection corner in the south line of
said Lot 1; thence south 50 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public dedications and easements being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Steven L. Willett
Steven L. Willett
Surveyor

Know all men by these presents that we,
the undersigned have caused the land in the surveyors certificate to be
platted into a lot, to be known as "NEW WESTERN 4TH ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities.
The drainage and utility easement is hereby granted as indicated for
drainage purposes and for the construction and maintenance of all public
utilities. All abutters rights of access to or from Kellogg Street over and
across the north line of Lot 1 are hereby granted to the City of Wichita,
Kansas provided, however, that Lot 1 shall have access to Kellogg Street
at two locations as shall be determined by the City Engineer of the City
of Wichita, Kansas. All abutters rights of access to or from Beverley
Drive over and across the east line of Lot 1 and to or from Sylvan
Lane over and across the south line of Lot 1 are hereby granted to
the City of Wichita, Kansas provided, however, that Lot 1 shall have
access to Beverley Drive at two locations over all except the south 50 feet
of the east line of Lot 1 as shall be determined by the City Engineer of
the City of Wichita, Kansas. No new building shall be constructed below a
minimum building pad elevation of 1343.0 Mean Sea Level (155.60 City Datum).
The roadway shall be the responsibility of the owner of Lot 1, until such
time as the appropriate governing body elects to assume the responsibility
for the maintenance and improvement of the drainage. No building shall
be constructed on or within said roadway; nor shall any fill, change of
grade, creation of a channel or other work be carried on without the per-
mission of said appropriate governing body; additional improvements and/or
activities may be permitted within said roadway, such as landscaping, and
parking is permitted within said roadway.

New Western L.C.

Lindy Andeel
Lindy Andeel
Member

Lindy Andeel
Lindy Andeel
Member

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 15th day of August, 1995, by Lindy Andeel,
Member, New Western L.C., on behalf of the company.

My App'l. Exp. 12/31/97

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 15th day of August, 1995, by Lindy Andeel,
a single person.

My App'l. Exp. 12/31/97

We, the undersigned, holders of mortgages
on the above described property do hereby consent to the plat
of "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County, Kansas.
Southwest National Bank of Wichita

John W. Long
John W. Long
VICE-PRESIDENT

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 15th day of August, 1995, by John W. Long,
VICE-PRESIDENT of Southwest National Bank of Wichita, on behalf of
the bank.

My App'l. Exp. 12/31/97

This plat of "NEW WESTERN 4TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 15th day of May, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McCarty
John W. McCarty
Chairman

Marvin S. Raut
Marvin S. Raut
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 29th day of August, 1995.

Bob Knight
Bob Knight
Mayor

Pat Burnett
Pat Burnett
Deputy City Clerk

Entered on transfer record this 19th day
of September, 1995.

James E. Cracker
James E. Cracker
County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 18th day
of September, 1995, at 3 o'clock P.M., and is duly recorded.

1478811

Pat Kettler
Pat Kettler
Register of Deeds

Ed Resa
Ed Resa
Deputy

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE		
Lot	City Datum	M.S.L.
1	155.60	1343.00

BENCH MARK: City disc located on the
N.E. Corner of RCB
at Pinecrest & Orme
Elev. = 151.61 (City Datum)
1339.01 (MSL)

