STORM WATER SEWER TO SERVE

BENCOR 2ND ADDITION

Private Project Number

995 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

April 2000

LEGAL DESCRIPTION:

Lot 1, Bencor 2nd Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

Chisled Cross Located At The NW Corner Of Subject Property Adjacent To Existing Curb Inlet.
Elevation: 1118.84 City Datum

GENERAL NOTES:

1. *Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:*

Kansas One-Call	*687-2470*

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

Cox Communication	*262-0661*
or	*263-2061*
Kansas Gas Service	*383-8600*
KGE	*383-8650*
Peoples Gas Company	*942-8811*
Southwestern Bell Telephone Company	*800-344-7233*
City of Wichita Water Department	*268-4908*
City of Wichita Sewer Maintenance	*268-4071*

2. *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.*

3. *Contractor shall not start work on the project until the Project Inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.*

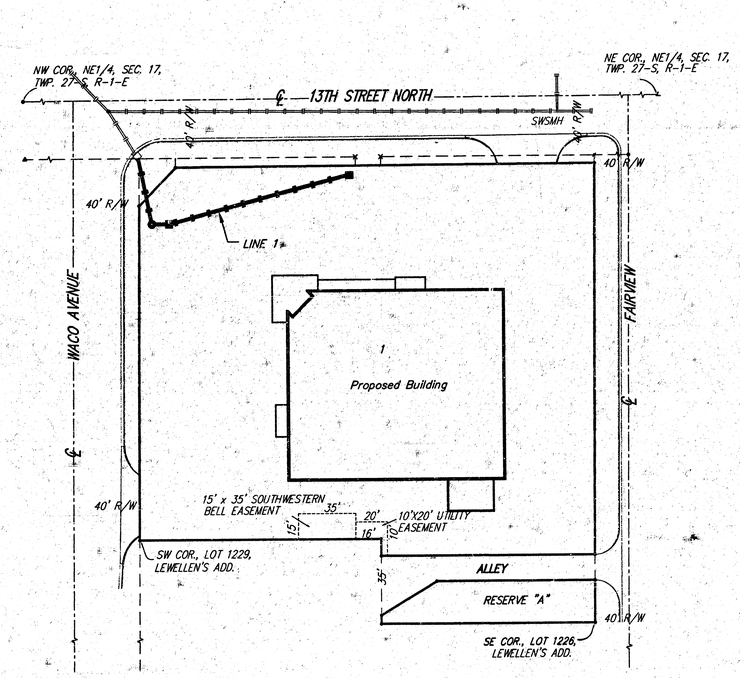
4. *Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices.*

5. *Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.*

6. *Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable: call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.*

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1"=40'

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

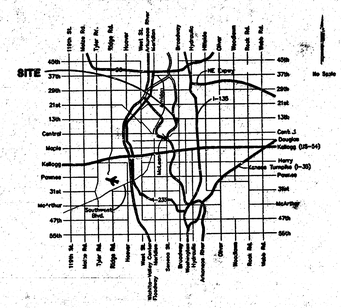
Storm Sewers VRH 5/2/00

NOTE TO CONTRACTORS

Installation, 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).

BOOKED
4-27-01
MCG
D-508

Location Map

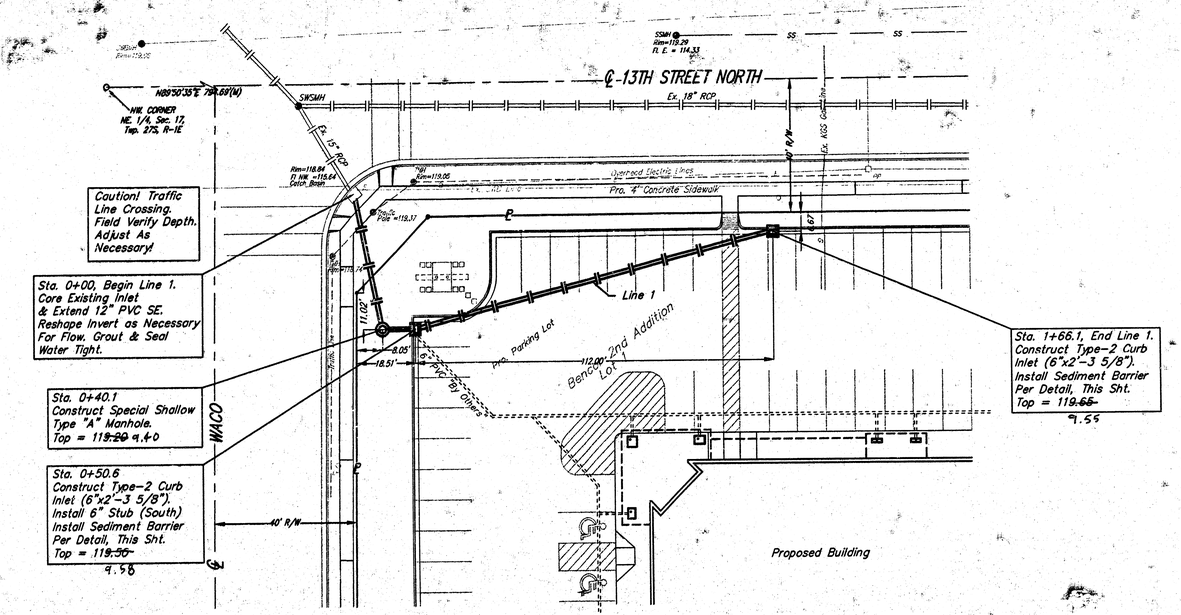


As Built 2/01 KK

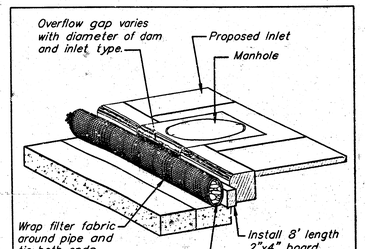


BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

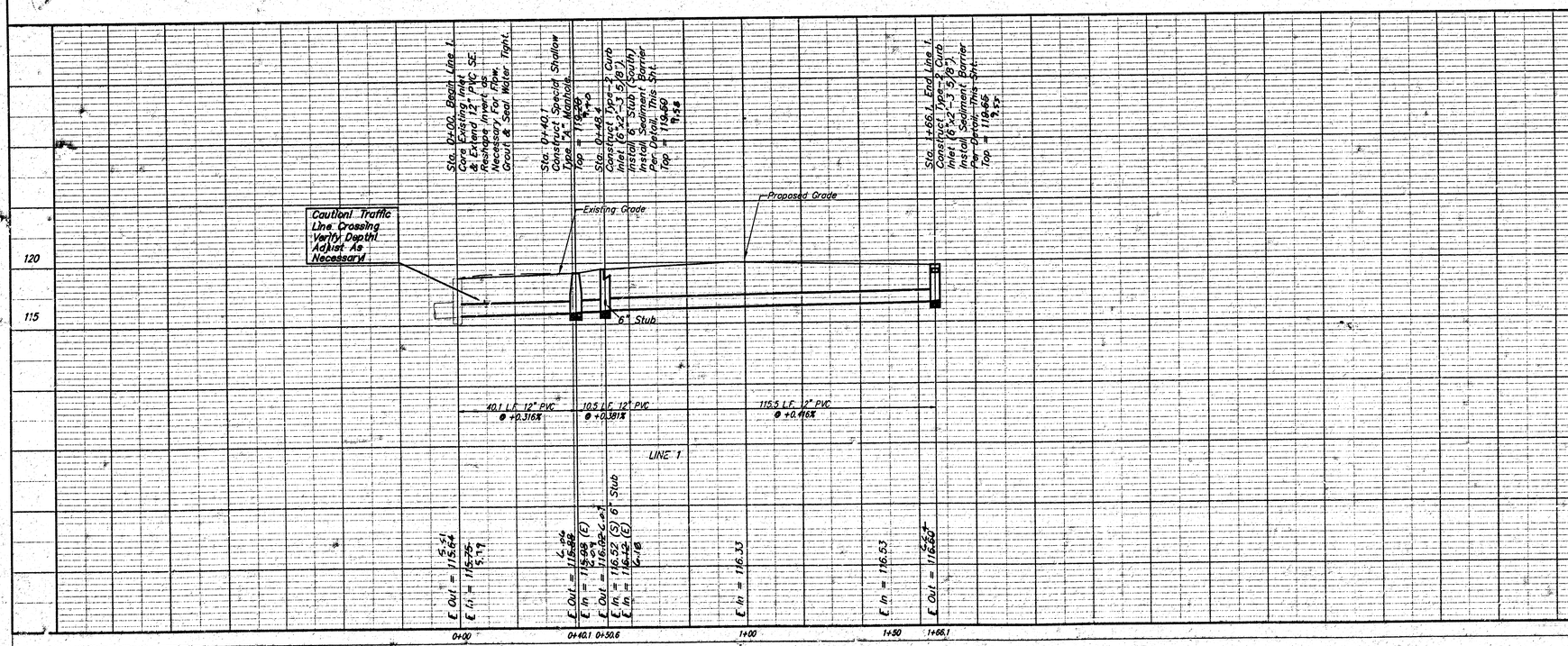
BENCHMARK:
Chisled Cross Located At The NW Corner Of Subject Property Adjacent To Existing Curb Inlet. Elevation: 118.84 City Datum



1" = 20' Horizontal
1" = 5' Vertical
• = Iron



INLET PROTECTION
Perforated Pipe w/ Gravel



As Built 2/01 KH

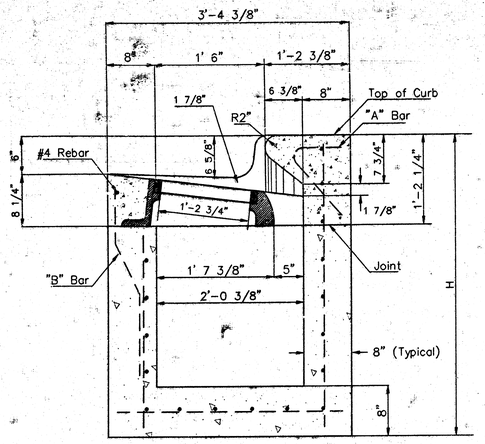
STORM WATER TO SERVE
BENCOR 2ND ADDITION
CITY OF WICHITA

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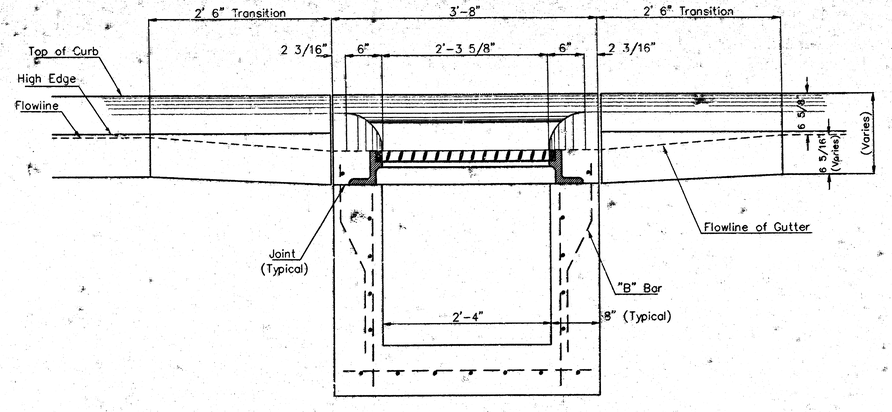
PROJECT NUMBER	SHEET
985 PPS (607851)	2 of 6

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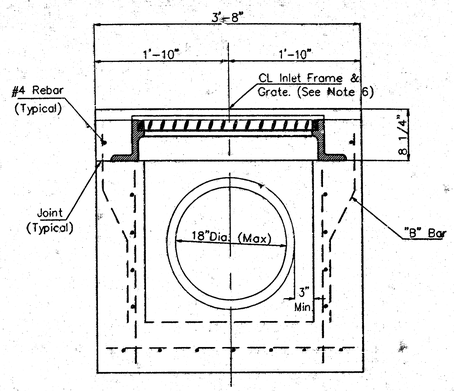
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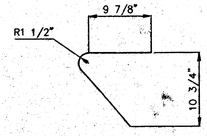
SECTION A-A



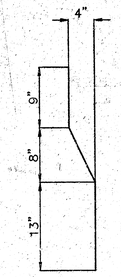
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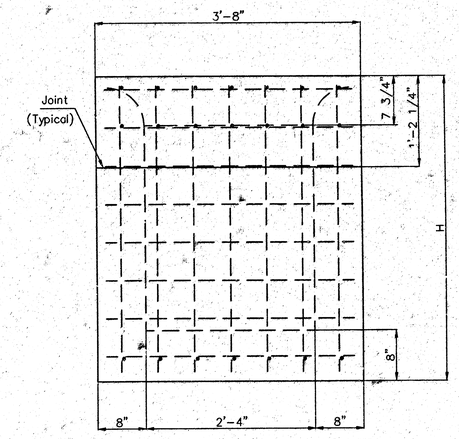
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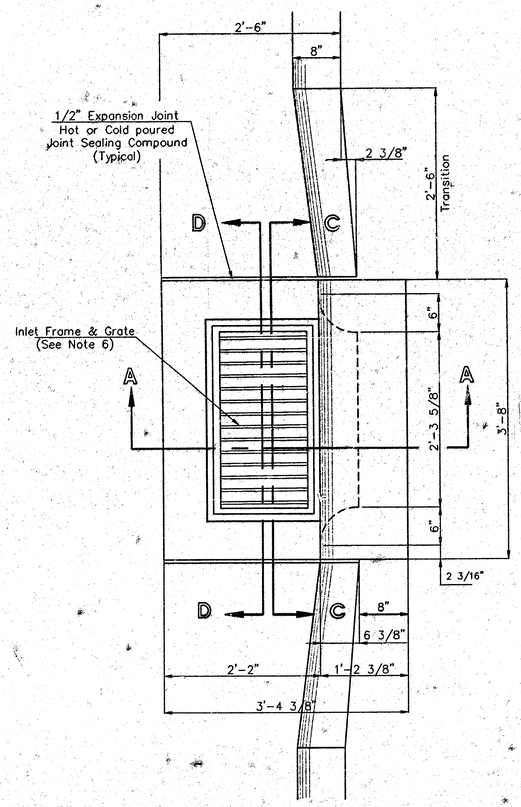
"A" Bar



"B" Bar



REAR WALL



General Notes

1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
3. All bars are #4 with 6" spacing and shall have a minimum clearance of 1 1/2" inches unless otherwise noted on the plans.
4. When directed by the Engineer, a small opening may be required in the back of the inlet in order to drain a low area. Reinforcing bars will extend through the openings. No deductions in concrete quantities will be made for these openings.
5. No deductions will be made in pay length of curb, gutter, or curb and gutter through the inlet area.
6. Use Neenah R-3289 HV Single Inlet Frame and Grate or approved equal. Inlet frame to be proof load tested to 40,000 lbs. on unsupported side.
7. Reinforcing bars shall be cut or bent around pipes. No deduction in concrete quantities shall be made for pipe openings.
8. The vanes of the grate shall be oriented with respect to the flow arrows shown on the plans.

Redrawn Jan.1992

CITY OF WICHITA

STD. TYPE II CURB INLET

INLET OPENINGS - 6"x2'-3 5/8"

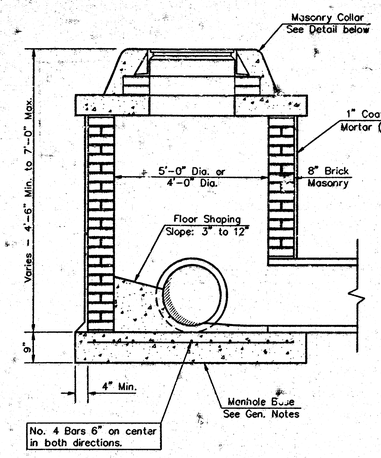
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PROJECT NUMBER	SHEET
995 PPS (607861)	3 of 6

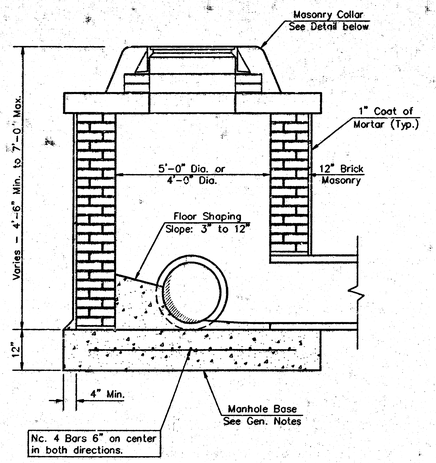
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	1/1987			NONE

00-01-0629

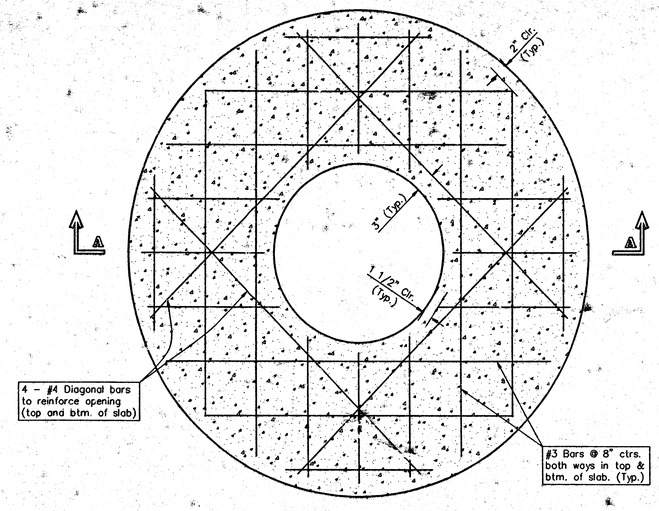
Details 1 of 2



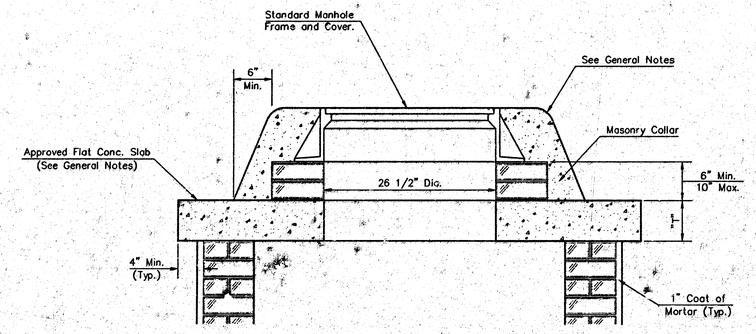
SHALLOW TYPE "A" MANHOLE



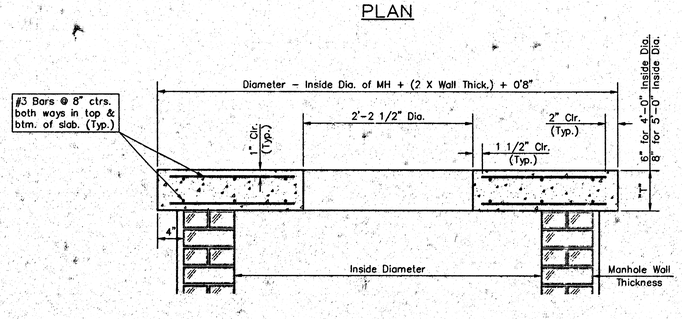
SHALLOW TYPE "B" MANHOLE



PLAN

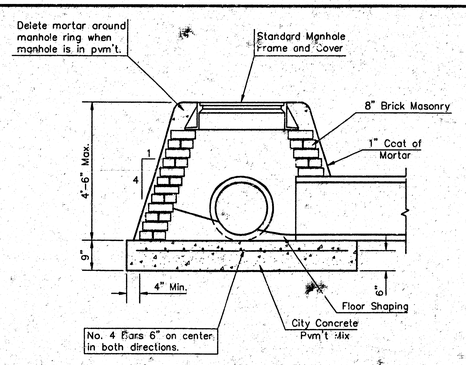


MASONRY COLLAR DETAIL

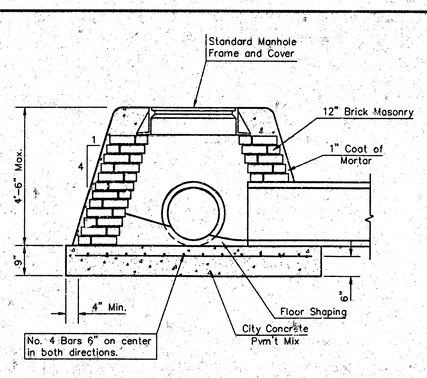


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

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 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. 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.

8. 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"

00-01-6629

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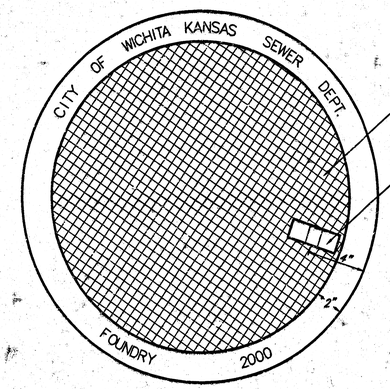
PROJECT NUMBER				SHEET
995 PPS (607881)				4 OF 6
DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE	SCALE NONE

Detail\Shlemh

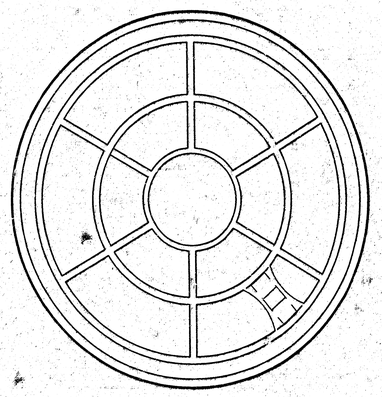
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE COVER
Weight = 180 Lbs.

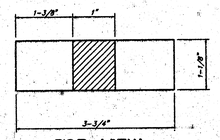


TOP VIEW

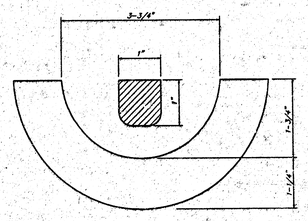


BOTTOM VIEW

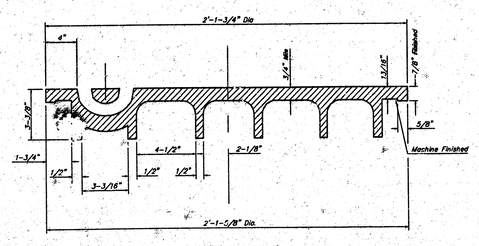
PICKHOLE DETAIL



TOP VIEW

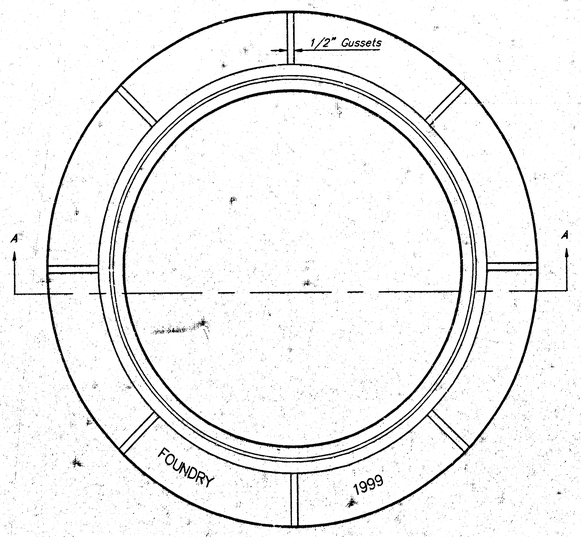


SECTION VIEW

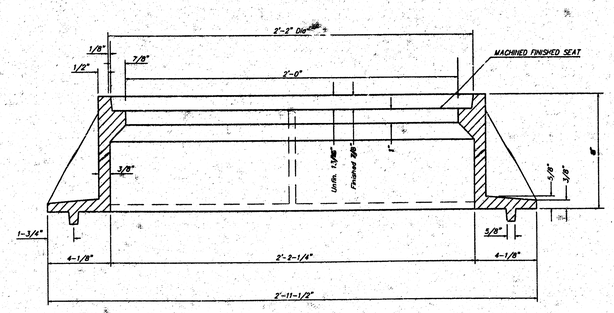


SECTION VIEW

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A–A

GENERAL NOTES

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.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

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.

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 AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

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 INCH 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.

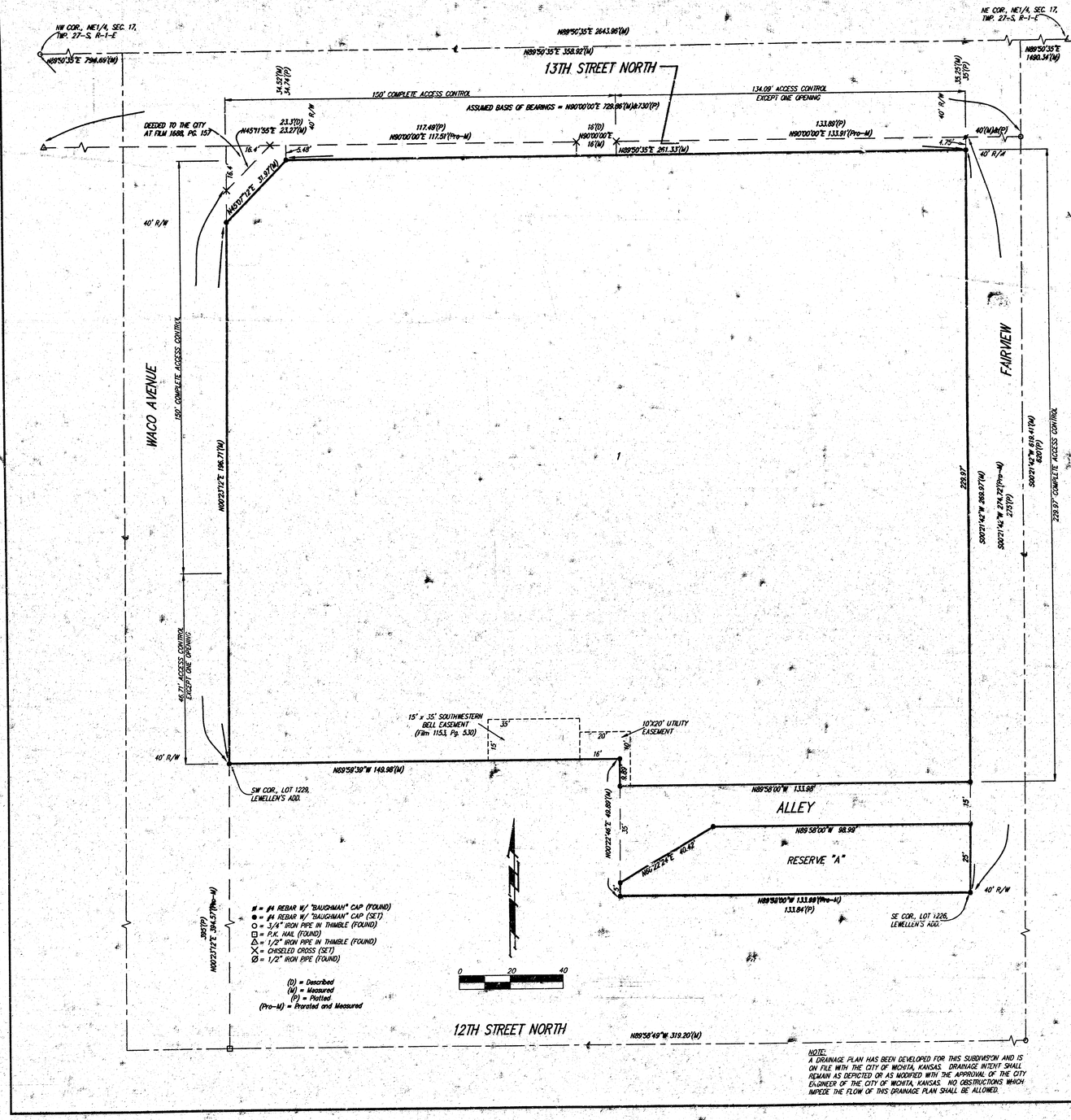
MANHOLE FRAME AND COVER DETAIL
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
995 PPS (607661)	5 OF 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF	NBW	04/00	NONE

W:\2-13\Wichita\Working\00-03-E629



NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BENCOR 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the properly surveyed, described as All of Lots 1229 through 1245 said inclusive on Waco Street, EXCEPT that part of said Lot 1245 described as beginning at the northwest corner of said Lot 1245, thence east on the north line of said Lot 1245, a distance of 16.4 feet; thence southwesterly a distance of 23.3 feet to a point on the west line of said Lot 1245; thence north on the west line of said Lot 1245, a distance of 16.4 feet, to the point of beginning, together with Lots 1226 through 1246 even inclusive on Wichita Street now Fairview all in Lewellen's Addition, Wichita, Kansas, together with all of the alley lying north of the south line of Lot 1229 on Waco and Lot 1230 on Wichita now Fairview.

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

All being situated in the NE1/4 of Sec. 17, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Reserve, an Alley, and Streets to be known as "BENCOR 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets and alley are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, screening walls, landscaping, berms, garages, and residential uses. All abutters rights of access to or from 13th Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided however, that said Lot 1 shall have access to 13th Street North at one location over all except the west 150 feet of the north line of said Lot 1. All abutters rights of access to or from Fairview over and across the east line of said Lot 1 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Waco Avenue over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Waco Avenue at one location over all except the north 150 feet of the west line of said Lot 1. All permitted access locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Waco13, L.L.C.

_____, Member
Benjamin T. Horton

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this_____day of_____, 2000, by Benjamin T. Horton, Member of Bencor/Waco3, L.L.C., on behalf of the company.

_____, Notary Public

My App't. Exp._____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BENCOR ADDITION", Wichita, Sedgwick County, Kansas.

Norwest Bank Texas, N.A.

_____
(Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this_____day of_____, 2000, by_____, _____(Title) of Norwest Bank Texas, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp._____

This plat of "BENCOR 2ND ADDITION", to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2000.

_____
Tricia L. Robello, L.S. #1248
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2000.

_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2000 at_____o'clock___M. and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

STORM SEWER TO SERVE
BENCOR 2ND ADDITION
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 995 PPS (607861)
SHEET: 6 OF 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
SCL	SCL	NBW	04/00	NOTED

bencor21

00-03-6629

2W2 47th St. Waco 2 Add 256 ppp

AT SO 80 8T