

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233
or 687-2470 (LOCAL WICHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SOUTHWESTERN BELL TELEPHONE COMPANY 1-571-2115
CABLEVISION 262-4270 OR 263-2061
K. P. & L. GAS SERVICE COMPANY 263-7511
KANSAS GAS & ELECTRIC 264-1141
CITY OF BEL AIRE 744-2451
ARKLA GAS COMPANY 942-8350 OR 263-8161

4. 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.
5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
6. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING 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 OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
8. PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RE-SHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
9. 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. COST OF REMOVAL SHALL BE PAID AS SITE PREPARATION AND RESTORATION.

BENCHMARKS

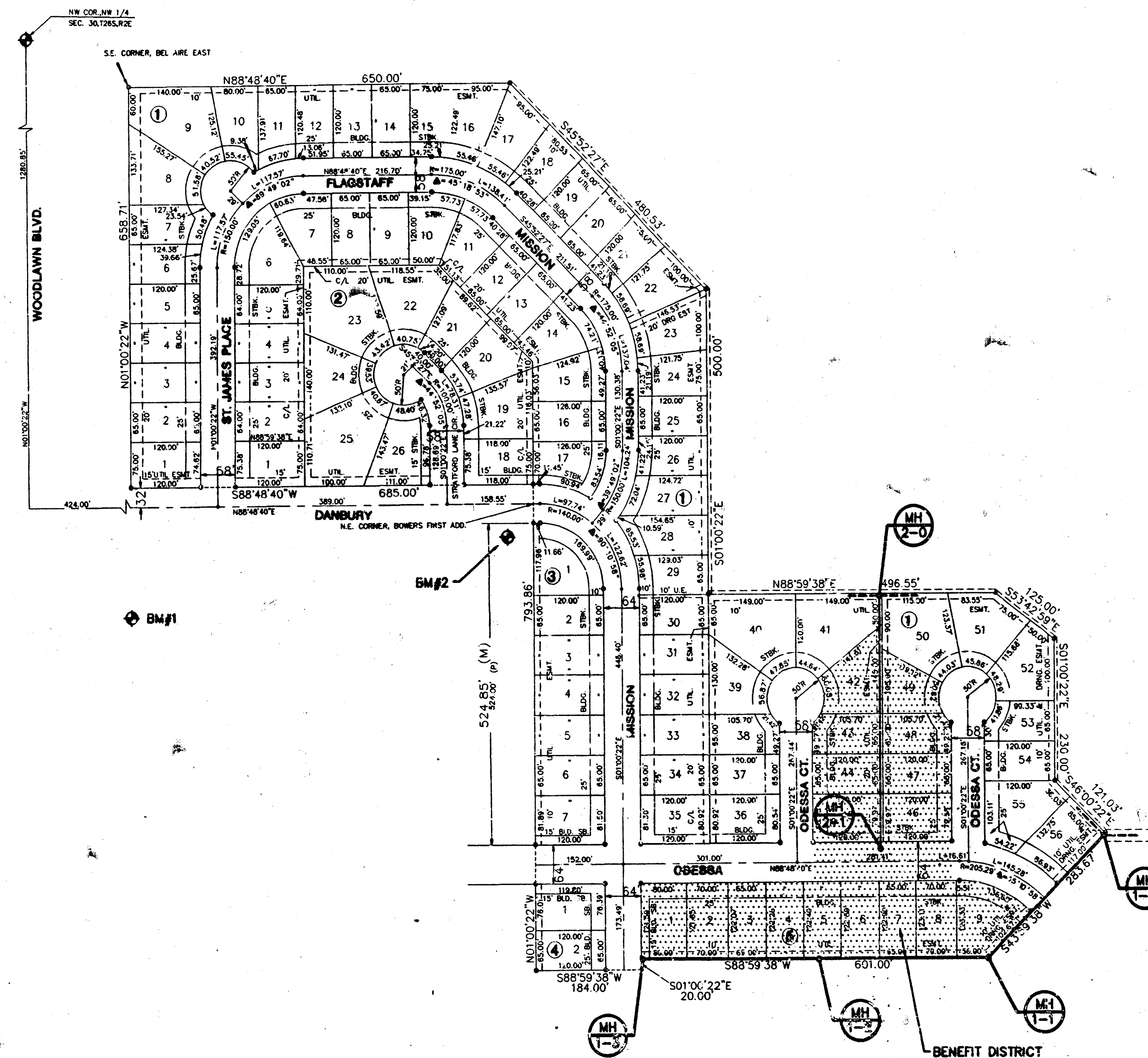
- BM #1 "□" CUT ON T.C. N.E. COR. OF WOODLAWN COURT ADD.
ELEV. = 1391.37
- BM #1 "□" CUT ON T.C. AT E. END OF S.E. RETURN DANBURY & STRATFORD LANE.
ELEV. = 1396.14

SCALE: 1" = 150'

LEGEND

SANITARY SEWER PLANS PHASE III SUMMIT HILL

AN ADDITION TO
CITY OF BEL AIRE
SEDGWICK COUNTY, KANSAS
JANUARY 1994



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3-4	PLAN & PROFILE SHEETS
5	FINAL PLAT

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers *2-174 P.E.A.*

Storm Sewers _____

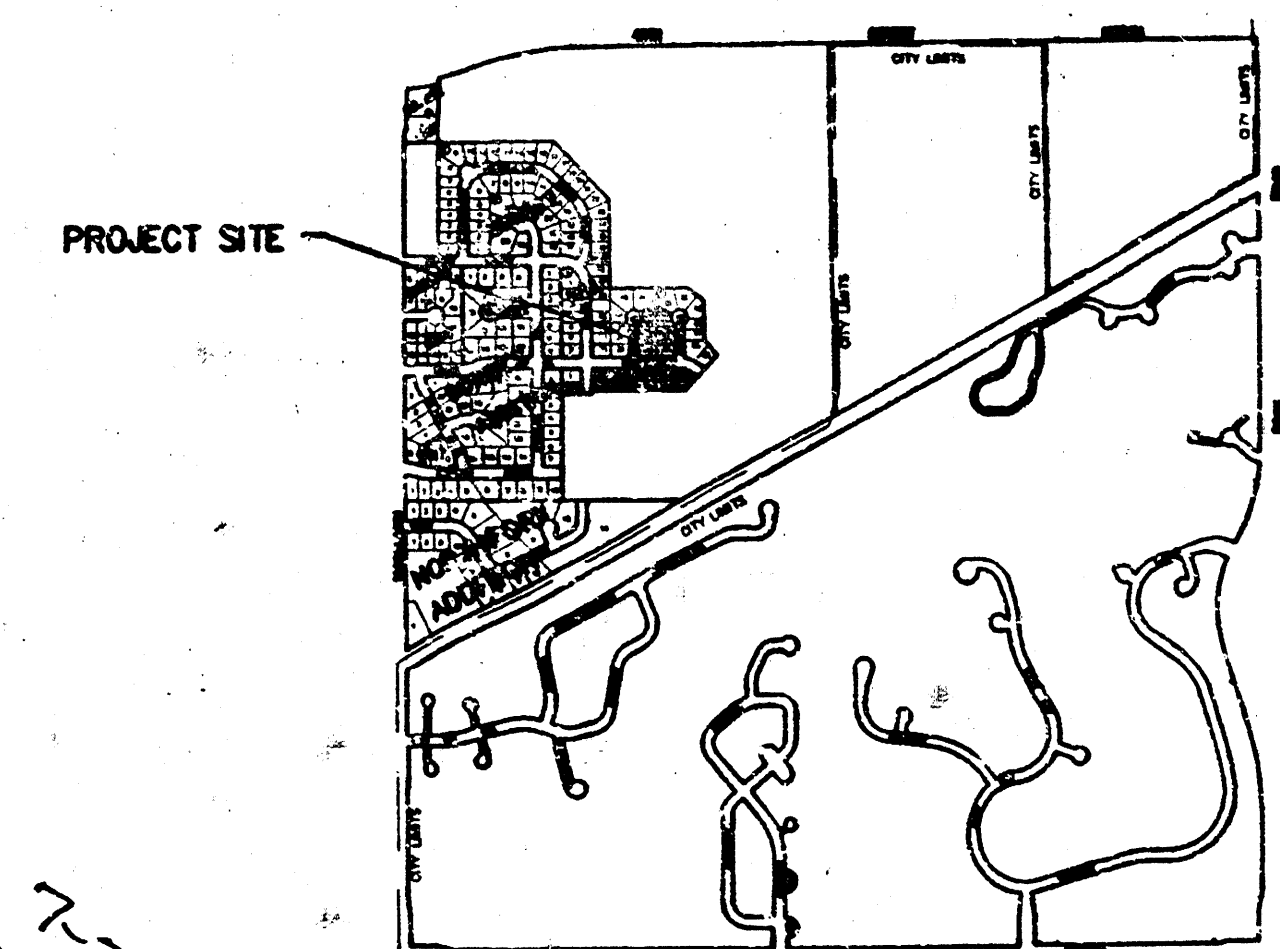
Driveway Approaches _____

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 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 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.



LOCATION MAP

PRIVATE PROJECT #441PPS(607861)



SUMMIT HILL
ADDITION PHASE III

SANITARY SEWER
PLANS

MID-KANSAS ENGINEERING CONSULTANTS INC.
3500 NORTH ROCK ROAD
BUILDING #300
WICHITA, KANSAS 67226

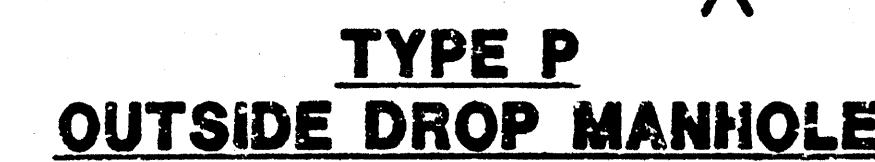
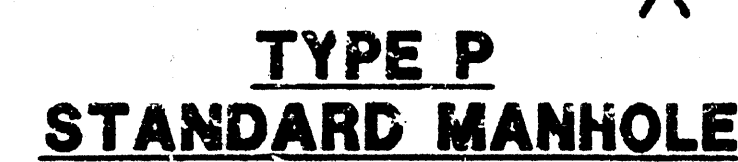
(316) 636-5566

Drawn by	G.J.A.
Checked by	W.N.J.
Checked by	G.J.A.
Date	1/94
Job No.	9234SANT
Sheet	1
of	5

Booked 7-26-94
From As Boils

AS BUILT 7-14-94

**ADOPTED AS STANDARD DESIGN
BY
CITY OF WICHITA**



PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A&E.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. 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 GROUT 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.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNE MEC SERIES 66 HI-BUILD EPOXILINE, DRY THICKNESS OF 8 MILS (MIN).
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. 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.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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 ENTERING 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.
11. 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.
12. 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. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. 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.
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRAWLED 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.
15. 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.
16. 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.
17. 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.
18. A BRICK COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCRETE COLLAR. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 18" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.



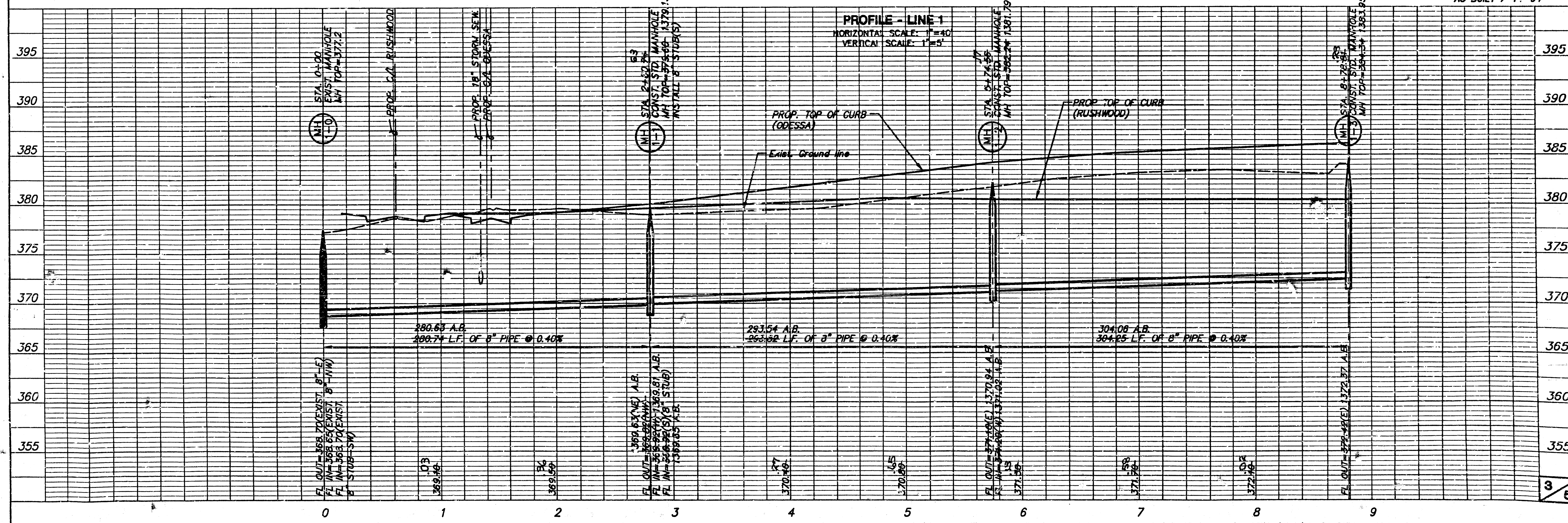
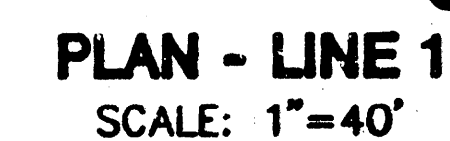
AS BUILT 7-14-94

MID-KANSAS ENGINEERING CONSULTANTS INC.
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
(316) 636-556

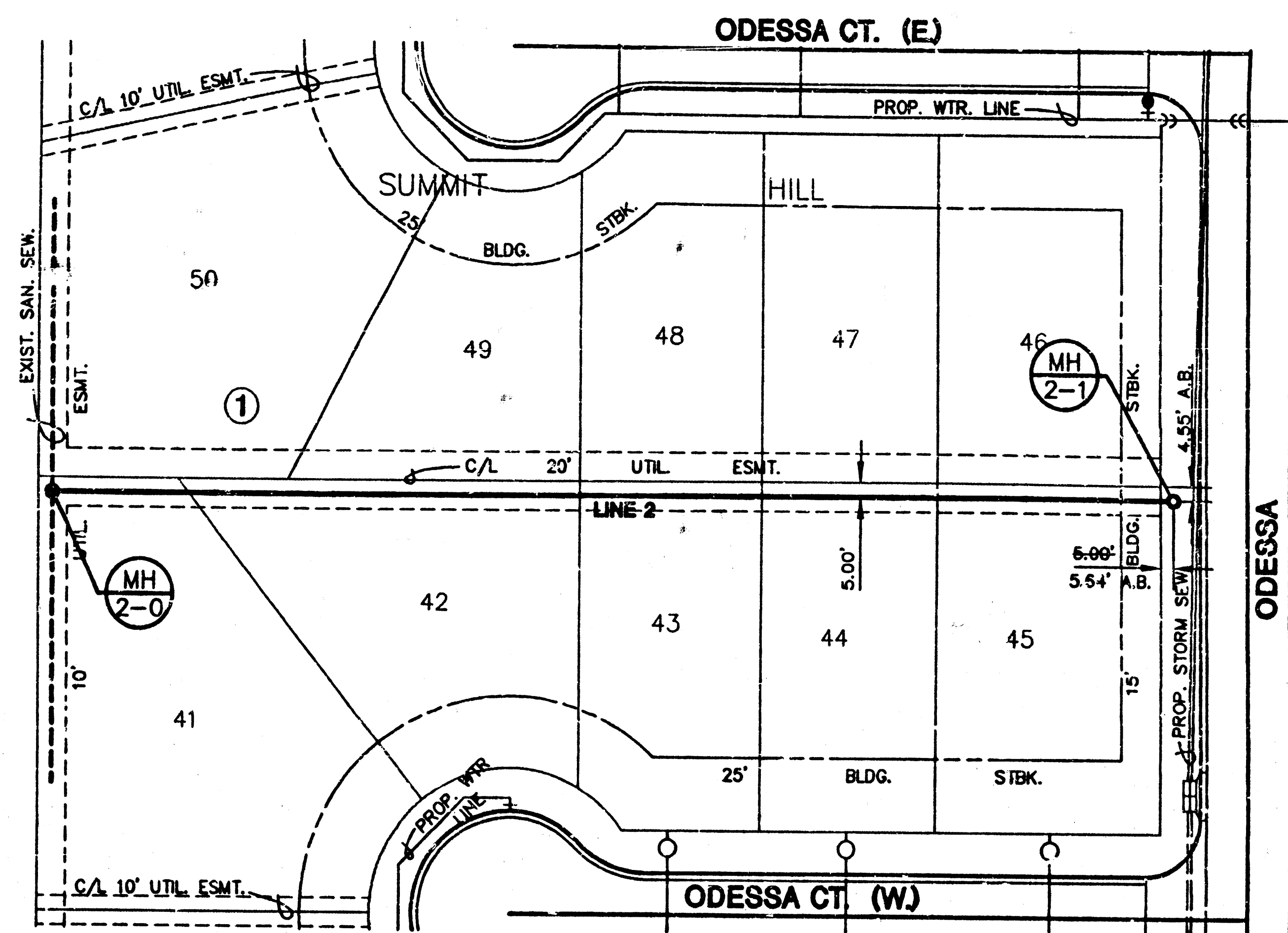
(316) 636-5566

Design	GA
Drawn by	WNJ
Checked by	GA
Date	1/94
Job no.	MMDTLS

Sheet **2**
5

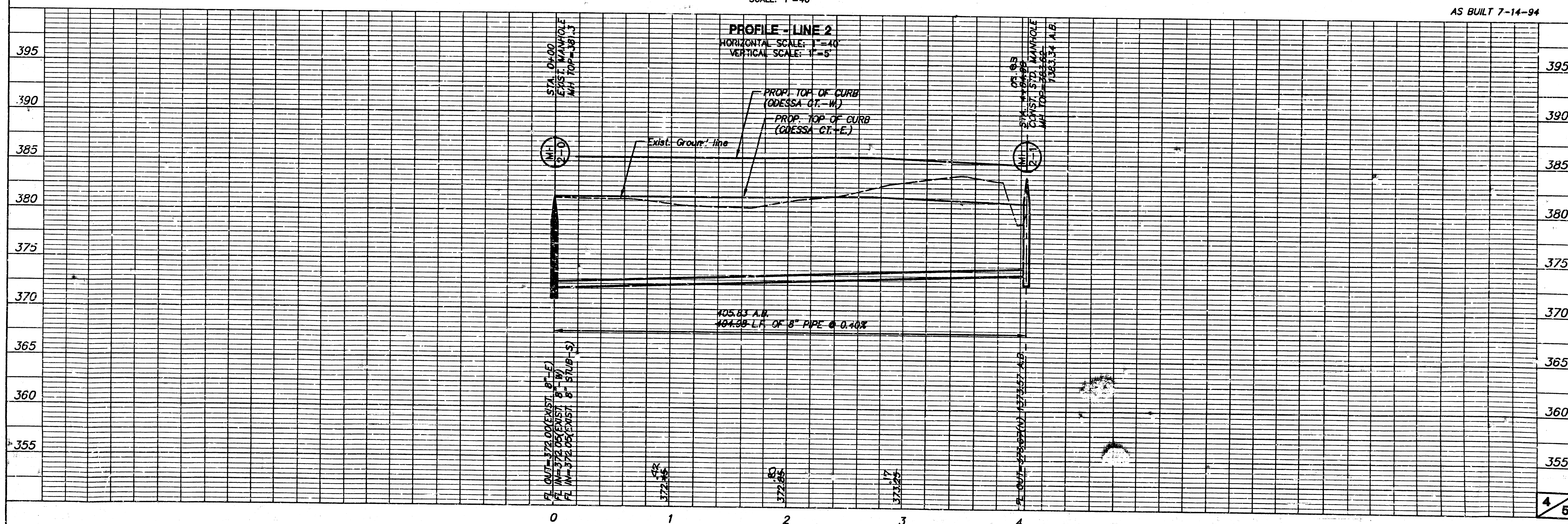


**SUMMIT HILL
ADDITION PHASE III**



PLAN - LINE 2
SCALE: 1"=40'

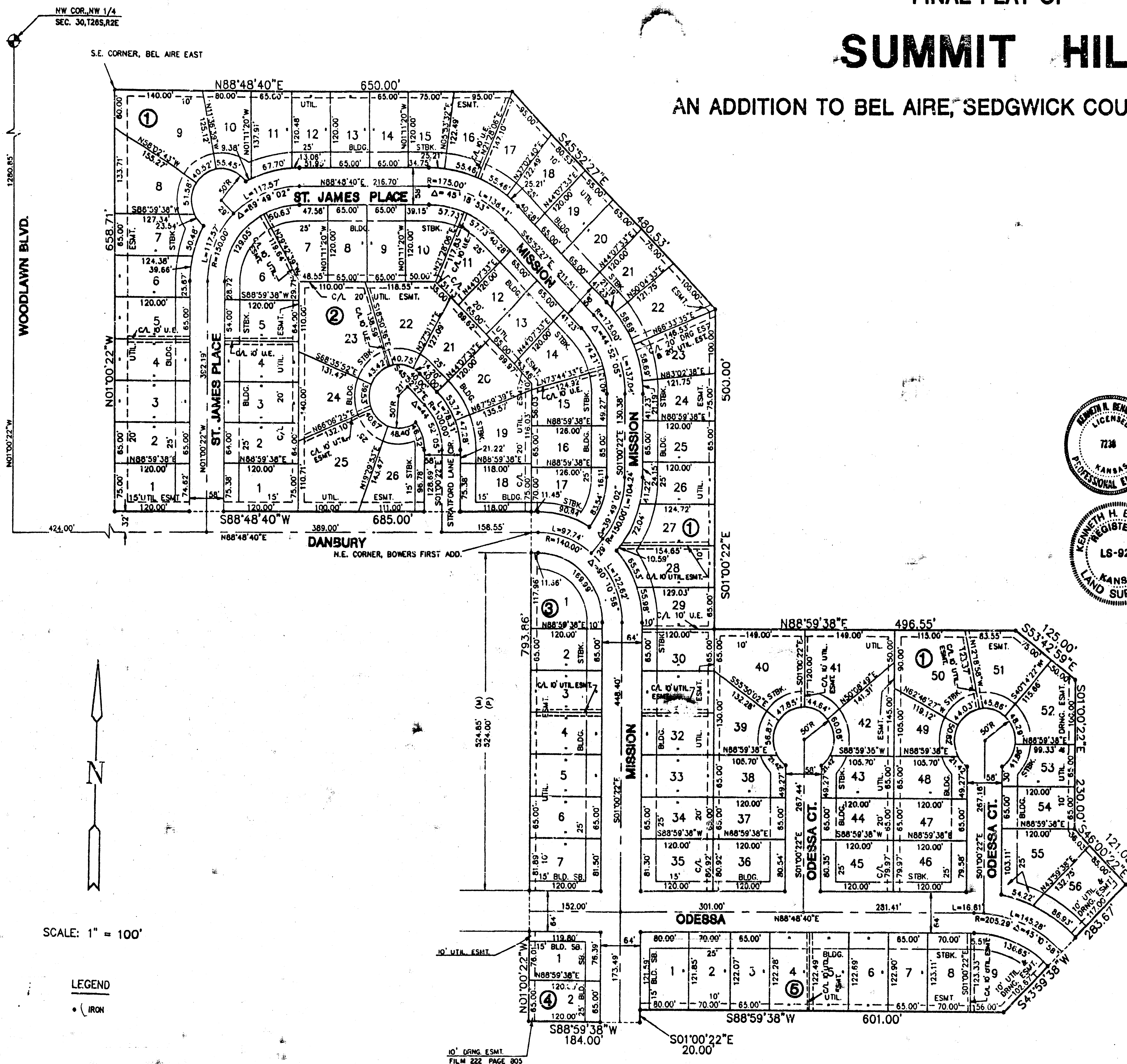
AS BUILT 7-14-94



4 5

FINAL PLAT OF SUMMIT HILL

AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS



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 platting of "SUMMIT HILL", an addition to Bel Aire, Sedgwick County, Kansas, into lots, blocks, and streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 30, Township 25 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at a point on the East line and 1827.02' feet South of the Northeast corner of said Northwest Quarter; thence S 88° 59' 38" W, 538.57 feet to the point of beginning; thence S 43° 59' 38" W, 285.67 feet; thence S 88° 59' 38" W, 601.00 feet; thence S 01° 00' 22" E, 20.00 feet; thence S 88° 59' 38" W, 184.00 feet to a point on the East line of BOWERS FIRST ADDITION, an addition to Bel Aire, Sedgwick County, Kansas; thence N 01° 00' 22" W, 793.86 feet, as measured (324.00 feet, as platted) along said East line, said line being parallel with the West line of said Northwest Quarter, to a point lying 32.00 feet North of the Northeast corner of said addition; thence S 88° 48' 40" W, 685.00 feet along the North line of the Street Dedication as described in Film 218, Page 71; thence N 01° 00' 22" W, 658.71 feet to the Southeast corner of BEL AIRE EAST ADDITION, an addition to Bel Aire, Sedgwick County, Kansas; thence N 88° 48' 40" E, 630.00 feet; thence S 45° 52' 27" E, 482.53 feet; thence S 01° 00' 22" E, 500.00 feet; thence N 88° 59' 38" E, 496.55 feet; thence S 53° 42' 59" E, 125.00 feet; thence S 01° 00' 22" E, 230.00 feet; thence S 46° 00' 22" E, 121.03 feet 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 18 day of May, 1992.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, INC.
3500 N. Rock Road, Building #800
Wichita, KS

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets the same to be known as "SUMMIT HILL", an addition to BEL AIRE, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted.

SUMMIT HILL, INC.

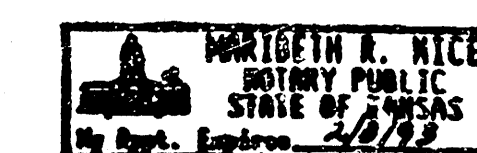
Philip M. Snodgrass
By: Philip M. Snodgrass, President

STATE OF KANSAS)
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 18th day of May, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Philip M. Snodgrass, President for Summit Hill, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Maribeth R. Nice #1213247
Notary Public
Maribeth R. Nice
My appointment expires: 2/3/99



We, Prairie States Bank, of Augusta, Kansas, mortgagees on the above described property, do hereby consent to the plat of "SUMMIT HILL".

PRAIRIE STATES BANK

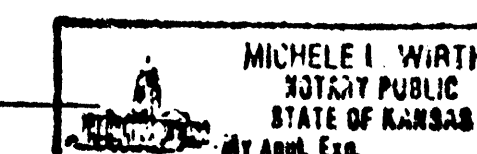
Steven R. Gumm
By: Steven R. Gumm

STATE OF KANSAS)
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 18th day of May, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Steven R. Gumm, for Prairie States Bank of Augusta, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Michelle L. Wirhs
Notary Public
Michelle L. Wirhs
My appointment expires: 8-12-95



This plat of SUMMIT HILL has been submitted to and approved by the Bel Aire Planning Commission, BEL AIRE, Kansas.

Dated this 18th day of February, 1992.

BEL AIRE PLANNING COMMISSION

Beverly K. Dunning CHAIRMAN
Beverly K. Dunning

Betty L. Martine SECRETARY
Betty L. Martine

This plat approved and all dedications shown hereon, if any, accepted by the City Commissioners of the City of Bel Aire, Kansas, this 18th day of May, 1992.

Harold Smith MAYOR
Harold Smith

Sherryl L. Cutter CITY CLERK
Sherryl L. Cutter

Enter on transfer record this 3rd day of June, 1992.

Don Wright COUNTY CLERK
Don Wright

STATE OF KANSAS)
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 3rd day of JUNE, 1992, at 10:30 AM.

Pat Kettler REGISTER OF DEEDS
Pat Kettler

Phyllis Hernandez DEPUTY
Ed. Rasmussen

