

PRIVATE SANITARY SEWER IMPROVEMENTS TO SERVE LOT 1

WICHITA RETIREMENT RESIDENCE ADDITION CITY OF WICHITA, KANSAS MICHAEL E. LINDEBAK, P.E. - CITY ENGINEER PROJECT NO. 988 PPS OCA CODE 607861

GENERAL NOTES

Contractor will be required to provide a minimum 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 an emergency:

Cablevision	262-4270 or 263-2061
Kansas Gas Service	383-8650
KGE Electric	383-8600
Peoples Natural Gas Company	342-8350 or 263-8161
Southwestern Bell Telephone Company	1-571-2011
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

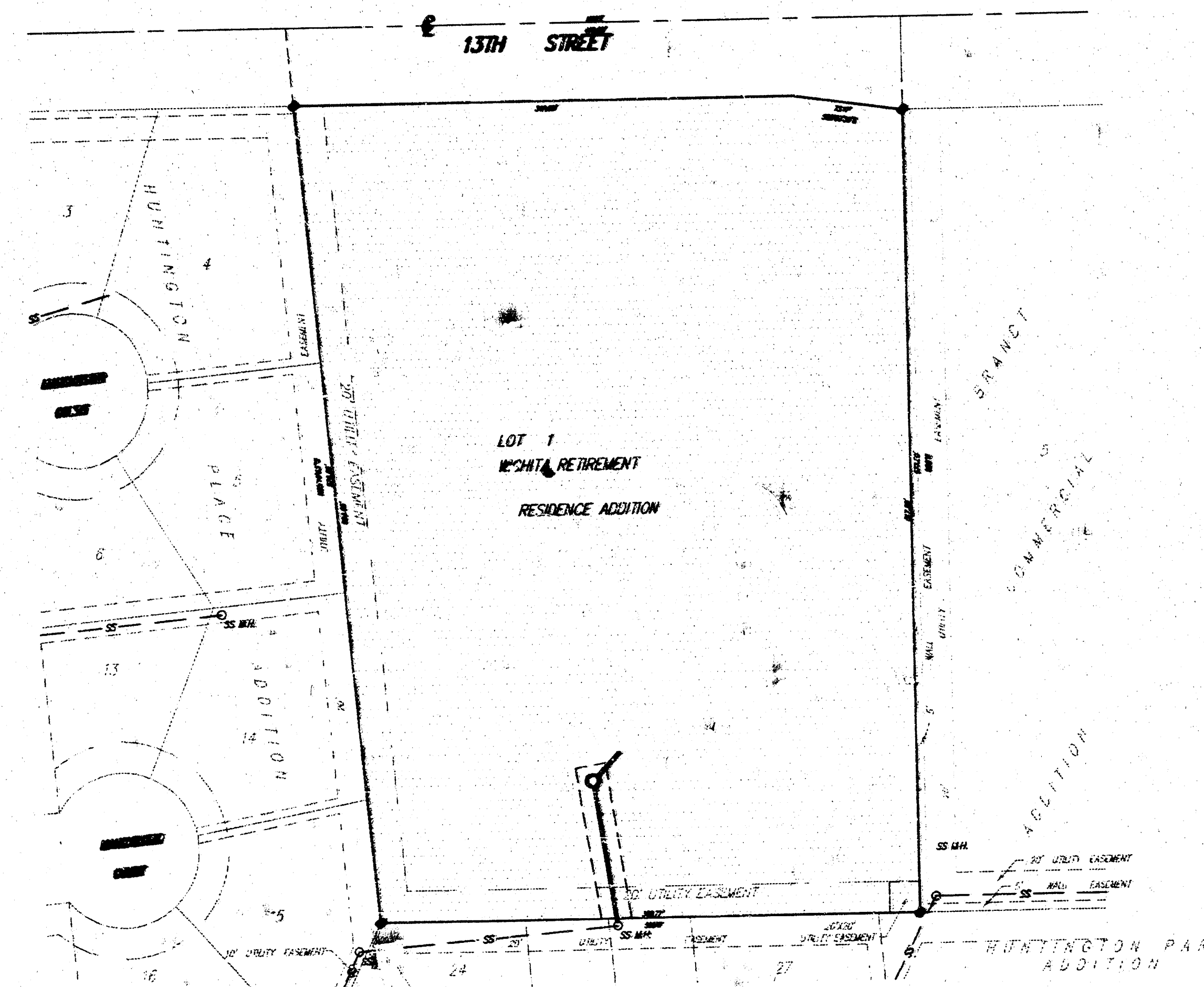
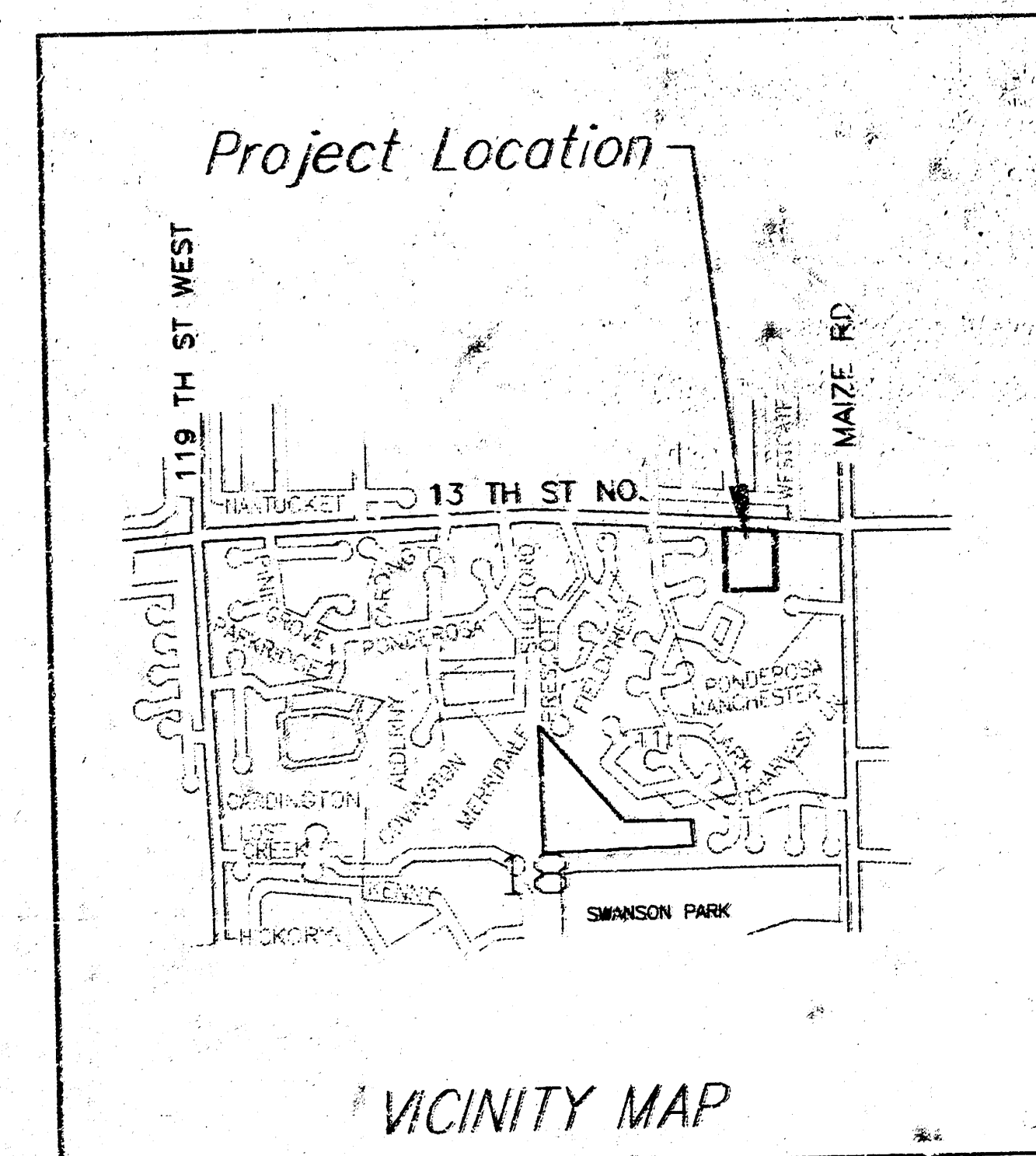
Interurban traffic generated outside the project area and local business or apartment traffic generated within the project area are to be carried through construction as further promulgated by project special provisions.

The Contractor shall give all property owners and/or tenants of developed property directly 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.

The Contractor will provide temporary seeding of the R/W with rye grass at a rate of 100lbs/acre.

Existing lawn needs to be restored per AR-78.



IMPROVEMENT DISTRICT

INDEX

1. TITLE SHEET
2. PLAN/PROFILE
3. TYPE 'P' MANHOLE DETAIL
4. FINAL PLAT

BENCHMARKS

BENCH MARK: CITY OF WICHITA STANDARD DISC N.W. COR. OF INTERSECTION OF MAIZE R. & 13TH ST. N. 108.5' N. & 71' W. OF INTERSECTION OF CENTERLINE OF BOTH
ELEV.=1347.42 MGD

ON SITE B.M.: "1" CUT ON TOP OF CURB 101.4' W. & 25.4' N. OF N.E. COR. OF LOT 1, WICHITA RETIREMENT RESIDENCE ADDITION
ELEV.=1345.80 MGD

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

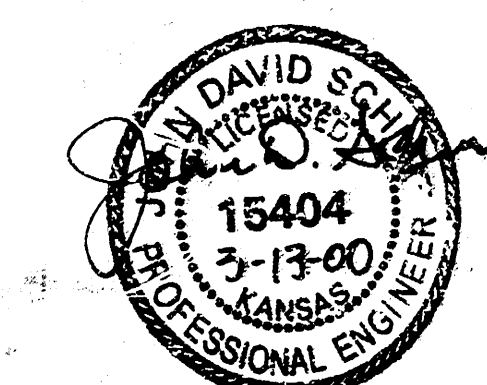
Sanitary Sewers VRH 3/13/00
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

NOTE TO CONTRACTORS

Inspection and testing for this project are 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.

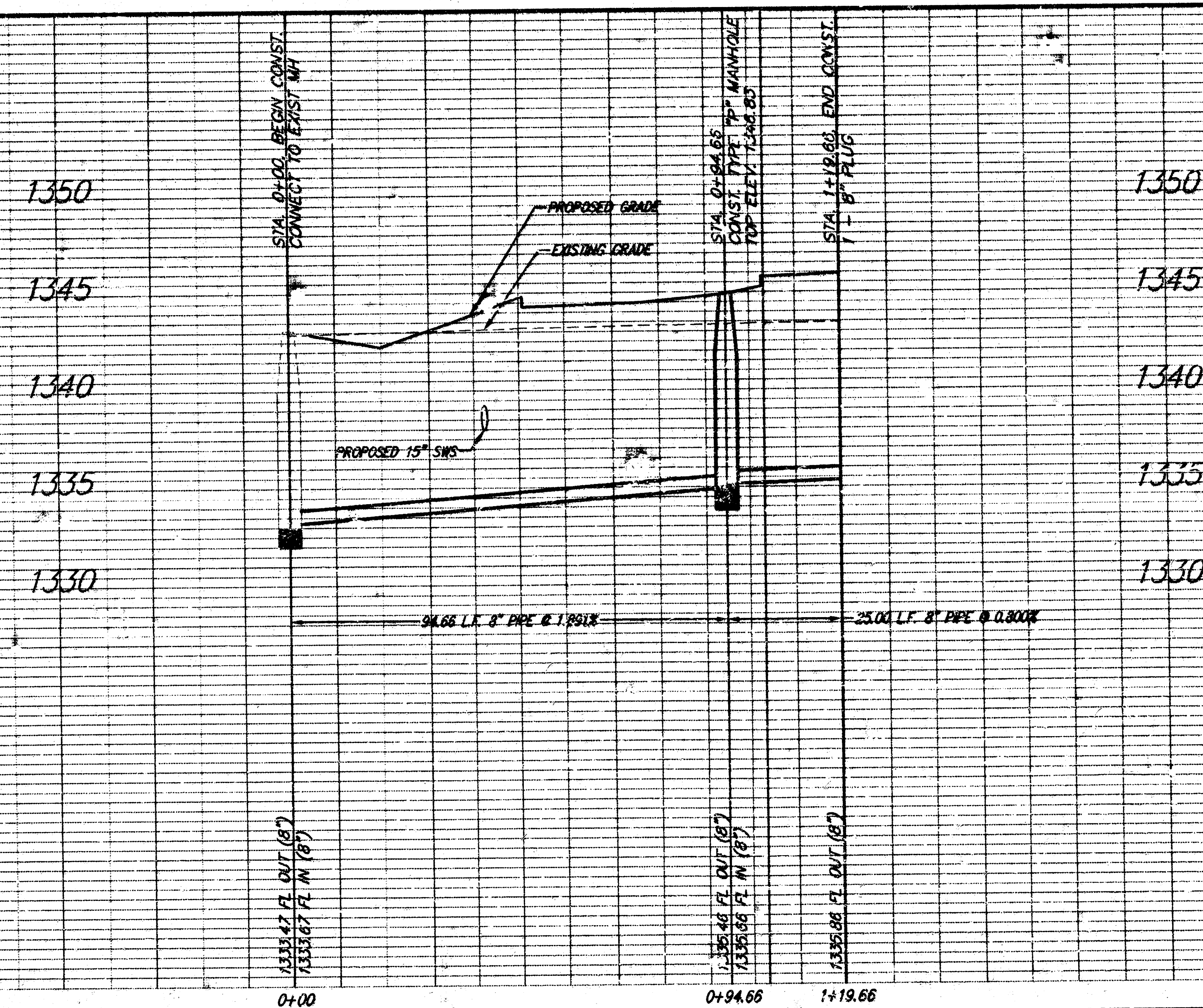
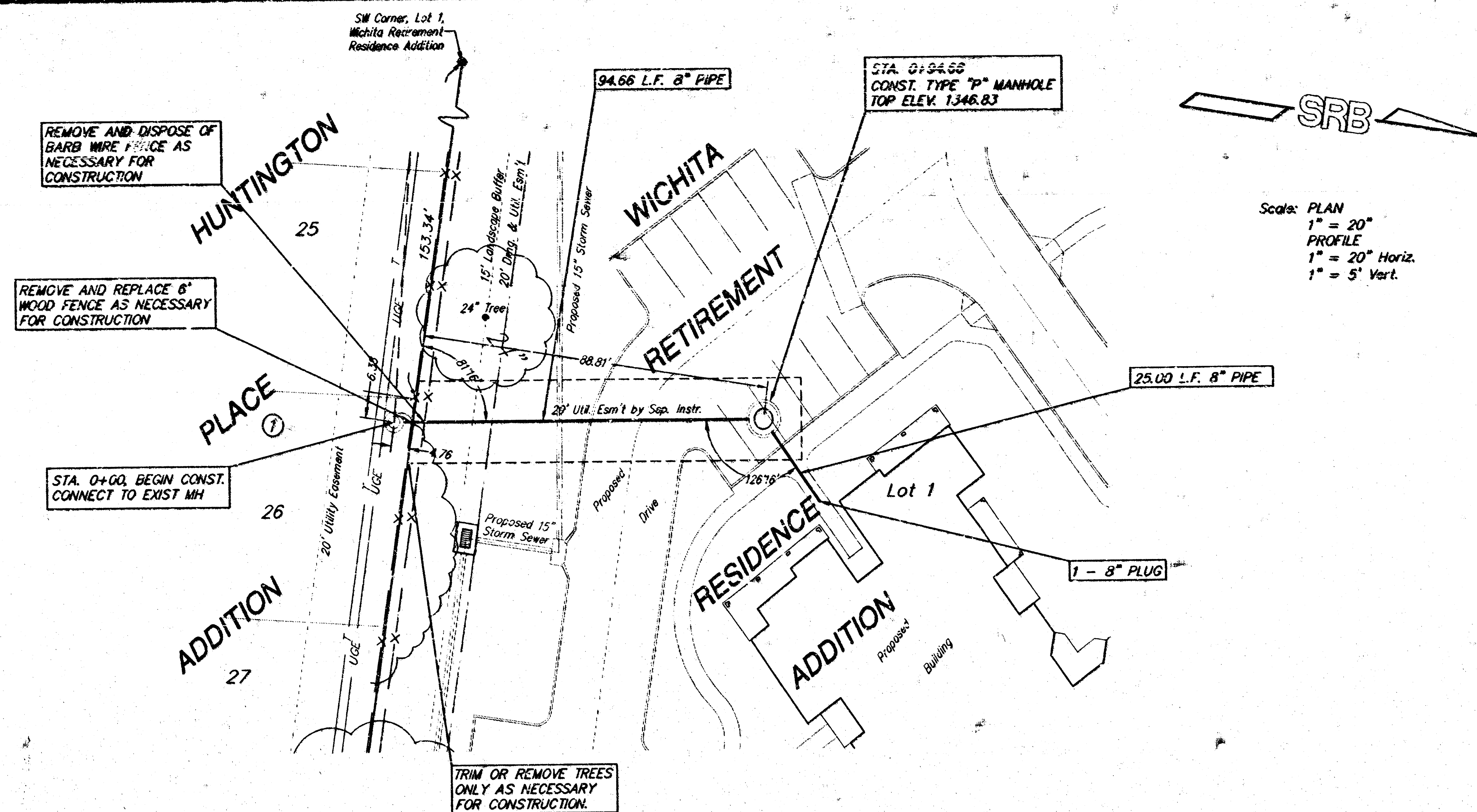
"As Built" per plan

SRB 824 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



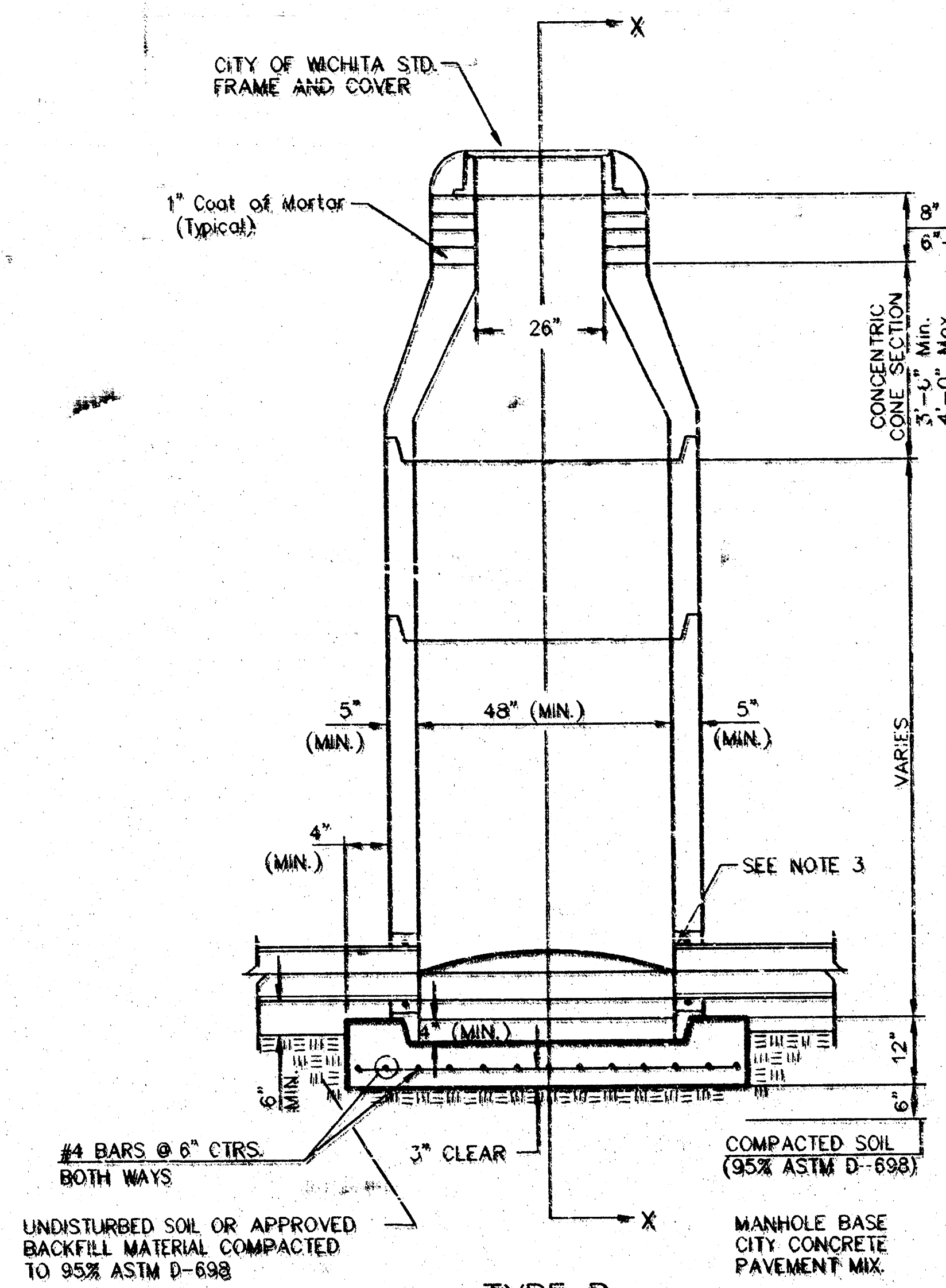
Booked
P-131
RPL
6-13-00

18-08-02 02



PRIVATE SANITARY SEWER EXTENSION SERVING WICHITA RETIREMENT RESIDENCE WICHITA, KANSAS			
SRB		824 NORTH MAIN WICHITA, KANSAS 67203 http://www.srb.com/~srb	
316-264-8008 FAX 316-264-4621 E-Mail: srb@earthlink.net		SAVOY, RUGGLES & BOHM, P.A. ENGINEERING & SURVEYING	
PROJECT NUMBER 988-PPS (607861)			
DESIGN JDS	DRAWN JDS	UTILITY JDS	REVIEWED C. JH
DATE Feb. 18, 2000		REVISED	
SHEET 2		4	

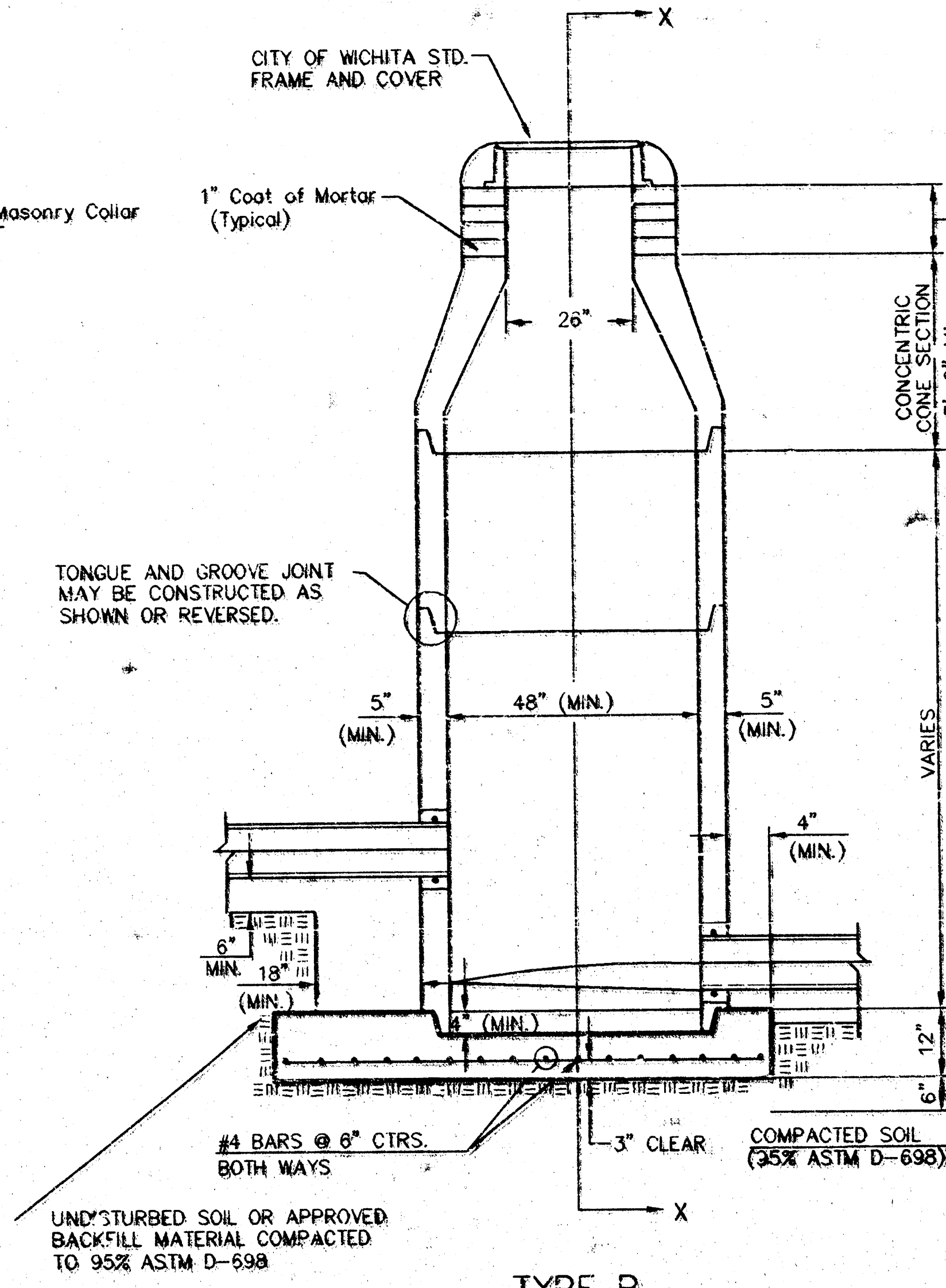
SEWER APPURTENANCES DETAILS



TYPE P
STANDARD MANHOLE

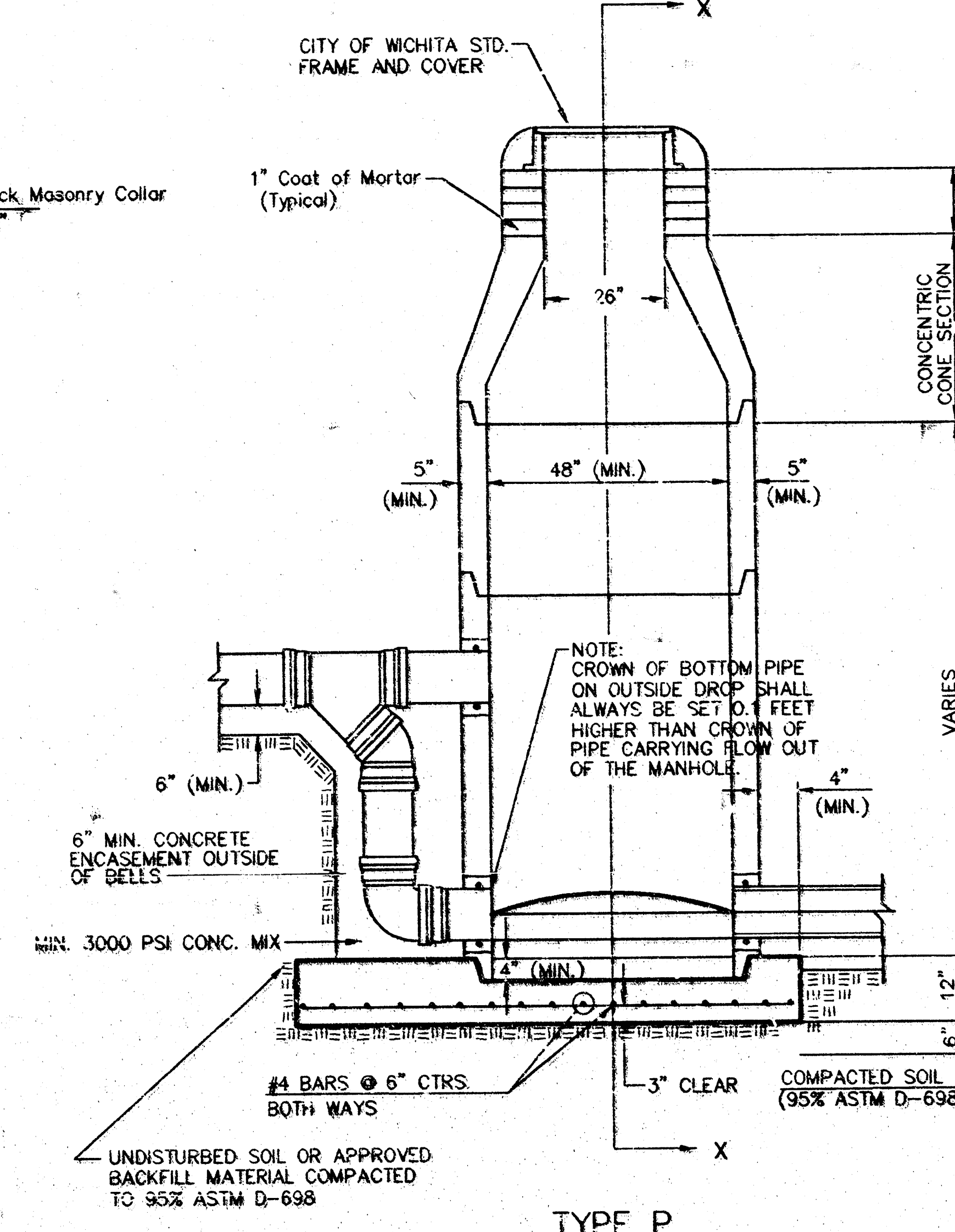
GENERAL NOTES PRECAST MANHOLE NOTES

- 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 TNEC SERIES 65 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 5'. 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.



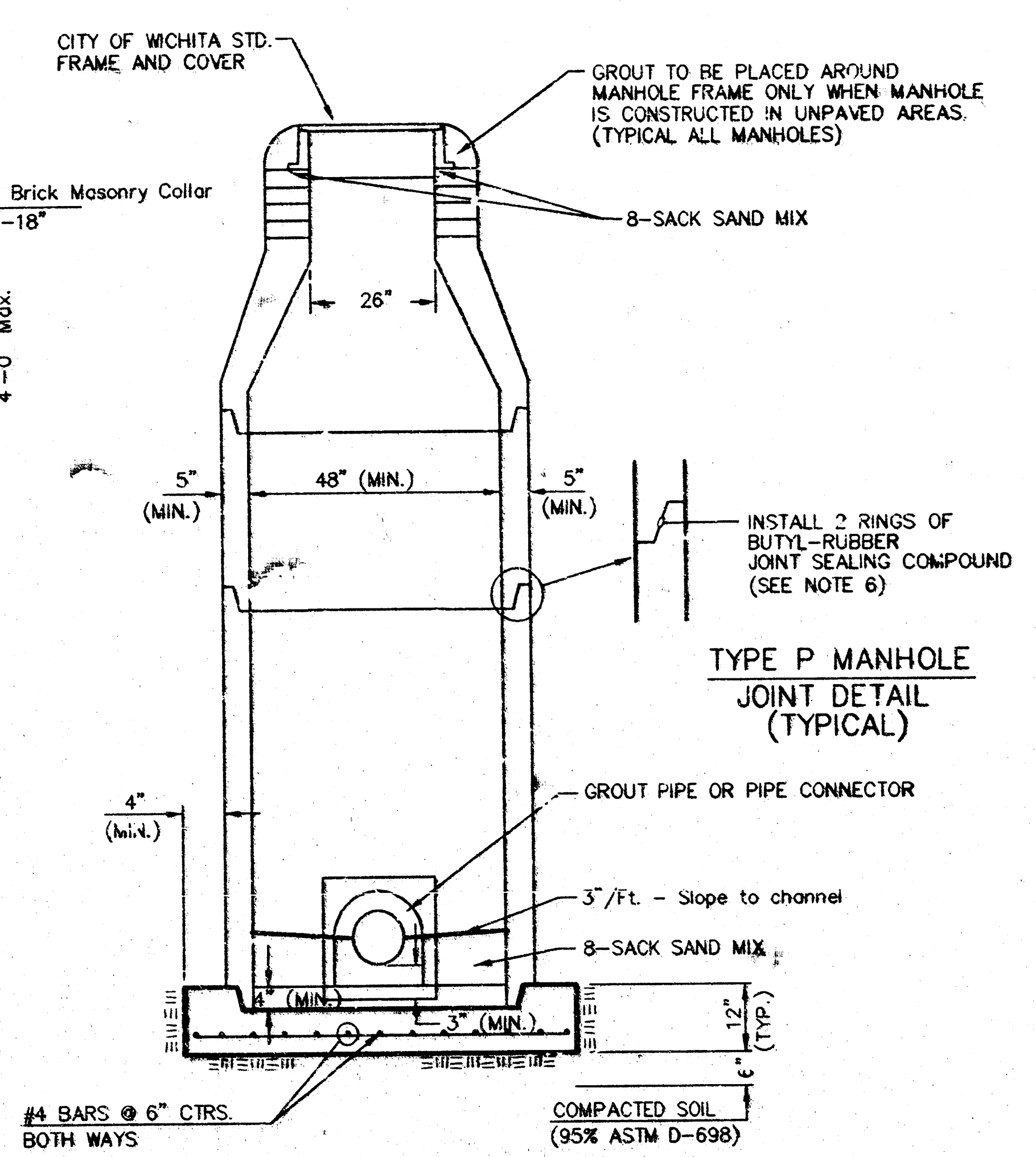
TYPE P
INSIDE DROP MANHOLE

- 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 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.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOORS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FLOORS 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 JOINT ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.



TYPE P
OUTSIDE DROP 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 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.



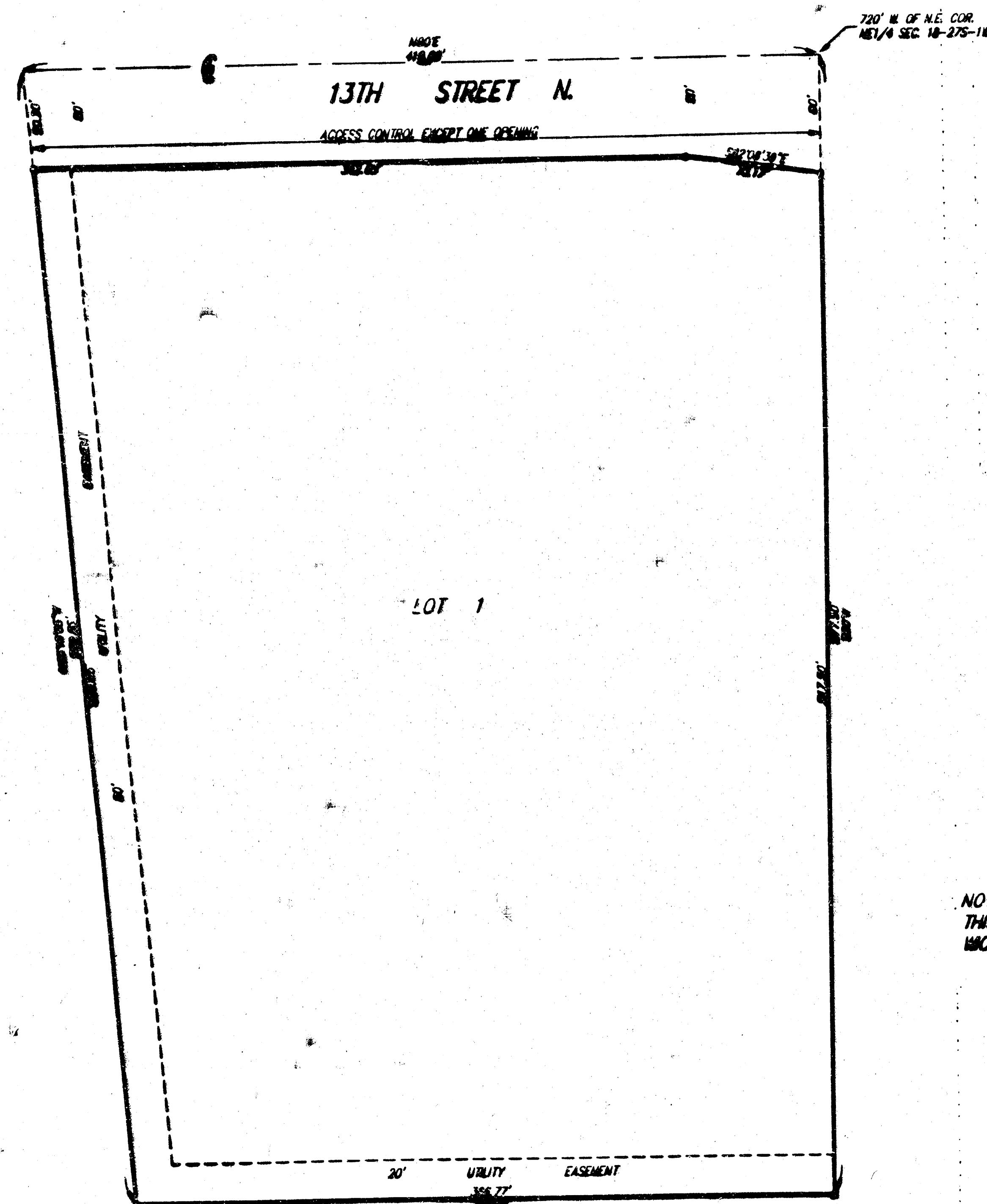
SECTION X
(TYPICAL)

THE CITY OF WICHITA CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 400 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 266-4141 (316) 266-4142 FAX	STANDARD TYPE 'P' MANHOLES	
	M. E. LINDERAK P.E. - CITY ENGINEER	
	PROJECT NUMBER 988 PPS	CCA # 607861
	DATE MAR 96	SHEET 3 OF 4

WICHITA RETIREMENT RESIDENCE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

LIBRARY COPY
SEDGWICK COUNTY, KANSAS
BOARD OF COMMISSIONERS



State of Kansas)
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The north 35 rods of the east 68 3/4 rods of the Northeast Quarter of Section 18, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, except that part platted as Brandt Commercial Addition, Wichita, Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(h).

Savoy, Ruggles & Bohm, P.A.

Date 22 November 1999
Mark A. Spry Surveyor
KANSAS
LAND SURVEYORS
No. 788

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 to be known as "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for its construction and maintenance of all public utilities. All abutter's 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, provided, however, that Lot 1 shall have access to 13th Street North at one location as shall be approved by the City Engineer for the City of Wichita, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Colson & Colson Construction Co.

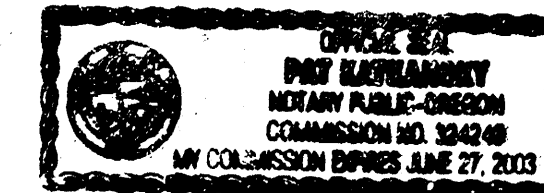
William E. Colson Managing General Partner
William E. Colson

State of Oregon)
County of Marion)

The foregoing instrument acknowledged before me, this 19th day of November, 1999, by William E. Colson, Managing General Partner, on behalf of Colson & Colson Construction Co.

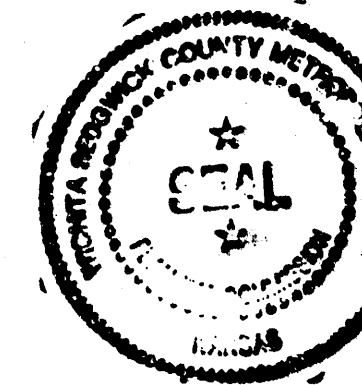
Let Kathanachy Notary Public

My App't. Exp. 6-27-03



This plat of "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 26th day of August, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission



William M. Robinson Chairman
Marvin S. Trout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 17th day of December, 1999.

Bob Knight Mayor
Pat Burnett City Clerk



Reviewed in accordance with K.S.A. 58-2005 on this 30th day of November, 1999.

Tricia L. Robello Deputy County Surveyor
Tricia L. Robello, LS #1246

State of Kansas)
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 17th day of December, 1999, at 1:15 o'clock P.M. and is duly recorded.

Bill Meek Register of Deeds
Linda Kizore Deputy

Entered on transfer record this 17th day of December, 1999.



James Alford County Clerk

SRB 824 NORTH MAIN
WICHITA, KANSAS 67203
310-264-8008
FAX 264-4621
http://www.srb.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WIG FILE: 014209F-RC
PROJECT NO. 98001402

18 08 05
4 OF 4