

# CONSTRUCTION PLANS FOR SANITARY SEWER SYSTEM EXTENSIONS SPENCER GARDENS 2ND ADDITION TO THE CITY OF WICHITA, KANSAS

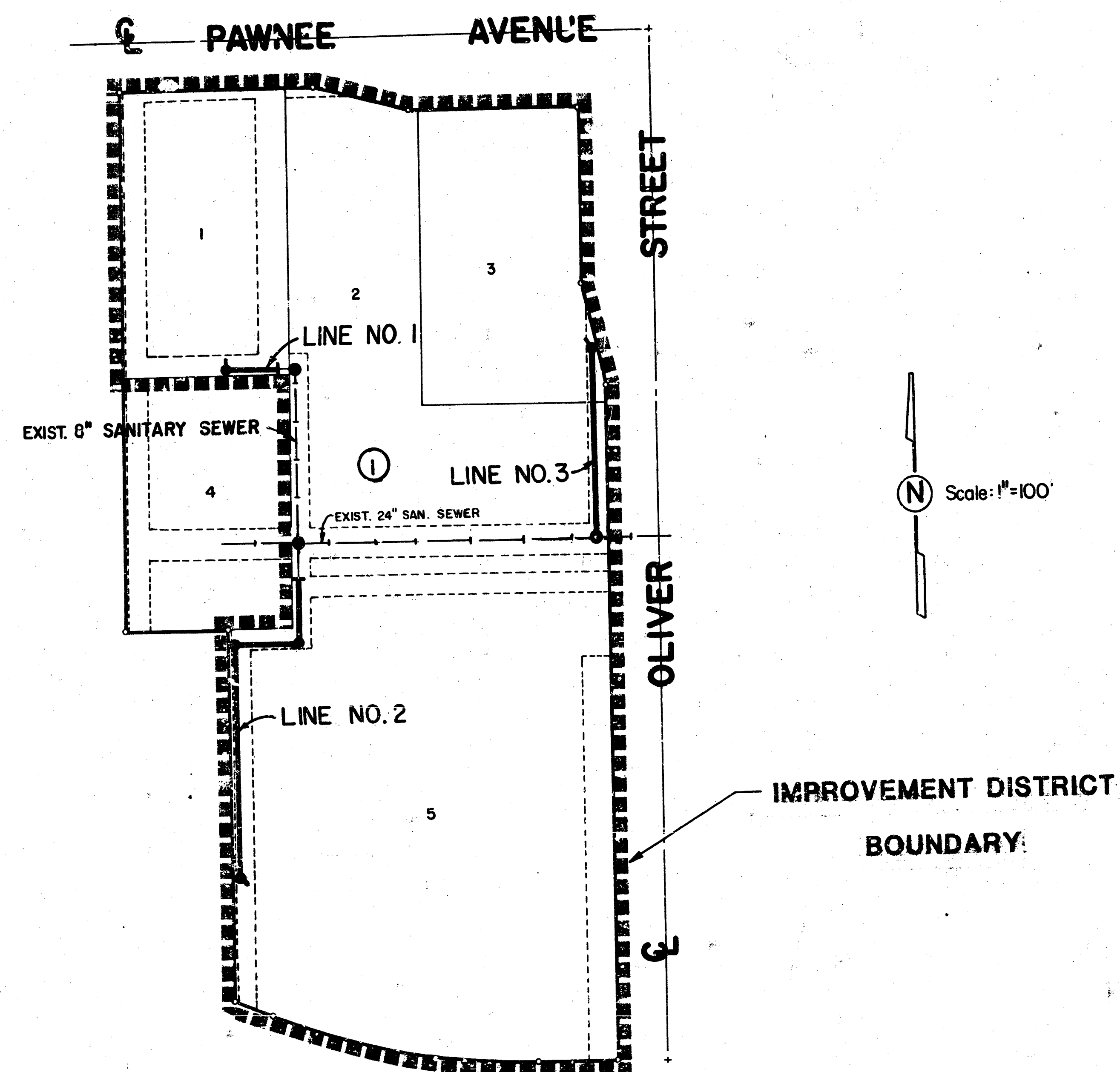
## LATERAL 97, WAR INDUSTRIES SEWER

PROJECT NO. 468-76-245-81852-000-000-001

MICHAEL E. LINDEBAK, P.E.-CITY ENGINEER

### GENERAL NOTES

1. 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.
2. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
3. 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 or a licensed professional engineer in accordance with state laws.
4. The Contractor shall verify fio line elevations and alignment of the connection points to existing sewer lines before beginning construction.



### INDEX

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### BENCH MARKS

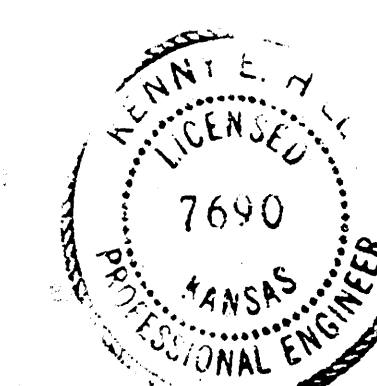
- B.M. #1 City of Wichita Std. Disc 52' N. and 42' E. of the centerlines of Oliver and Pawnee. Elev. 121.146
- B.M. #2 "x" cut in North side of K&E Manhole Ring 15' Right of Sta. 0+40 Line No. 2. Elev. 116.66
- B.M. #3 Spike in Light Pole in West side of Oliver 415' S. of E. Pawnee. Elev. 121.17

SEPTEMBER 1988

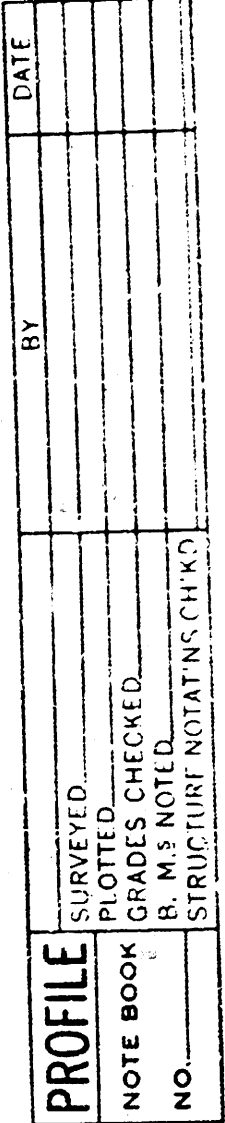
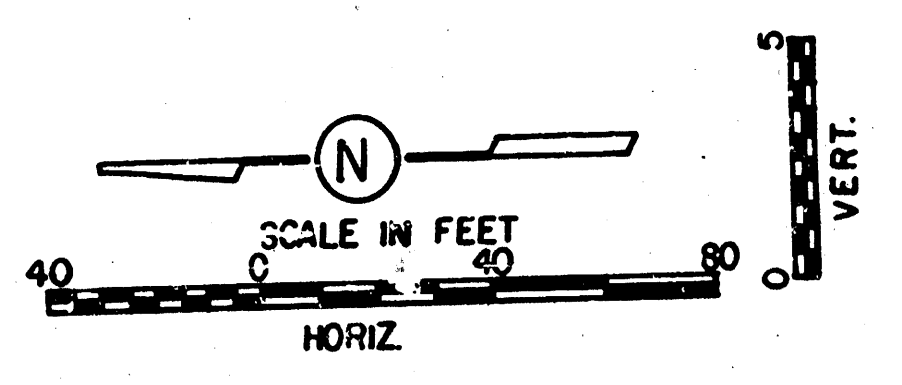
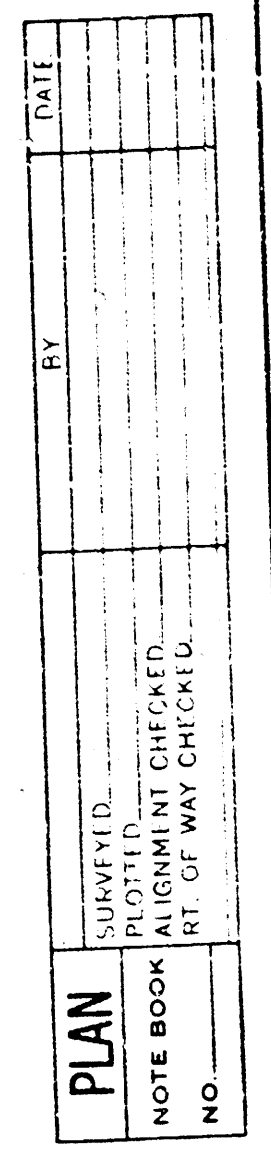
PLANS PREPARED

BY

POE & ASSOCIATES OF KANSAS INC.  
CONSULTING ENGINEERS  
434 N. Oliver, Suite 110 • Wichita, KS 67208 • 316/885-4114



SHEET 1 OF 6



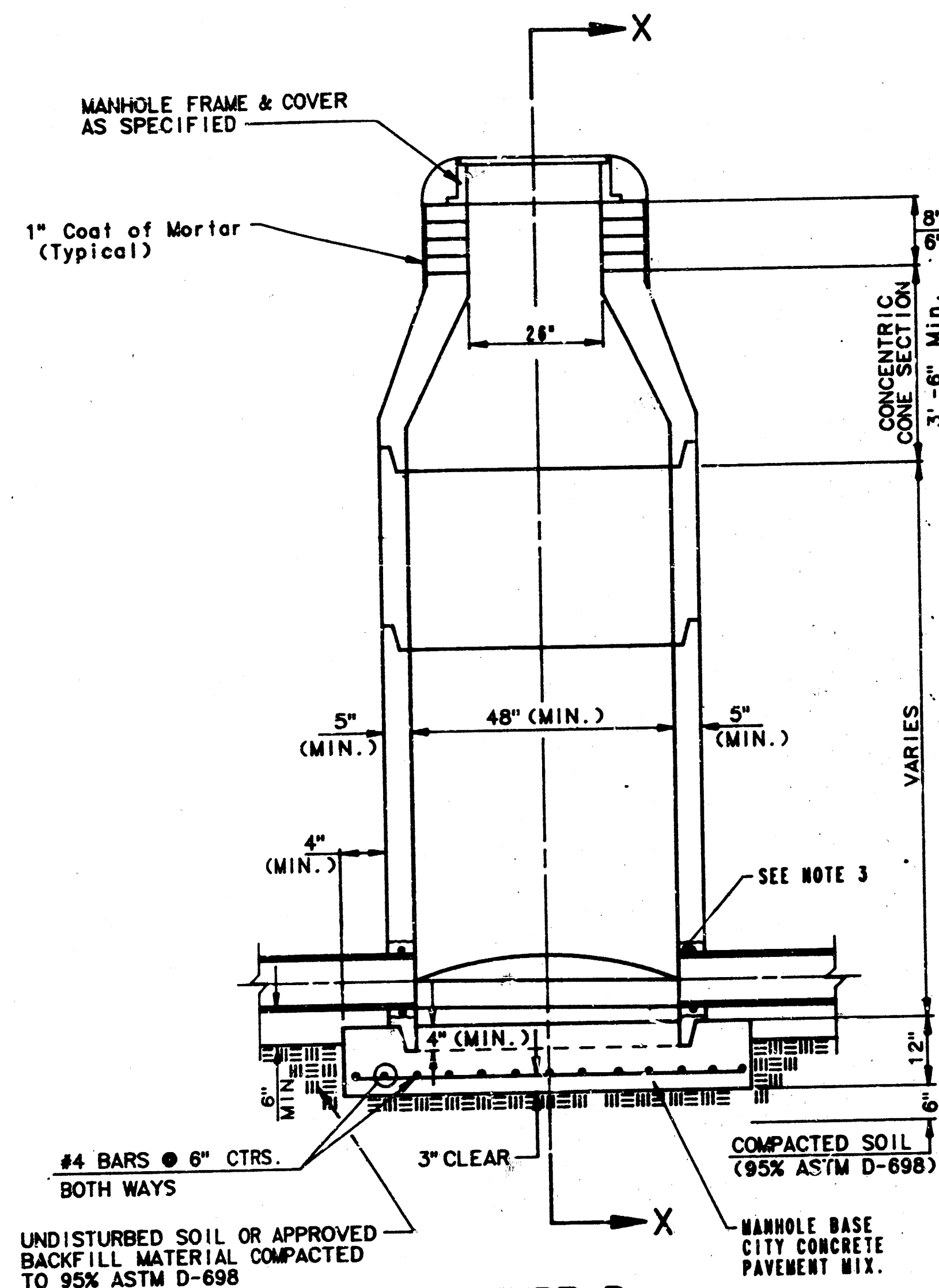
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|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>POE &amp; ASSOCIATES OF KANSAS INC.</b><br><b>CONSULTING ENGINEERS</b><br>434 N. Oliver, Suite 110      Wichita, KS 67208      316-685-4114 |                                                                                                                                                                      |
| ENGINEER<br><b>K.H.</b><br>DSG. TECH.<br><b>L.B.</b><br>DRAWN BY<br><b>T.B.</b><br>DATE<br><b>SEPT 1988</b><br>SHEET<br><b>2</b> OF <b>6</b>   | <b>CITY OF WICHITA, KANSAS</b><br><b>SPENCER GARDENS 2 ND ADDITION</b><br><b>SANITARY SEWER SYSTEM EXTENSIONS</b><br><b>PROJECT NO. 468-76-245-01852-000-000-001</b> |

# SEWER APPURTENANCES DETAILS

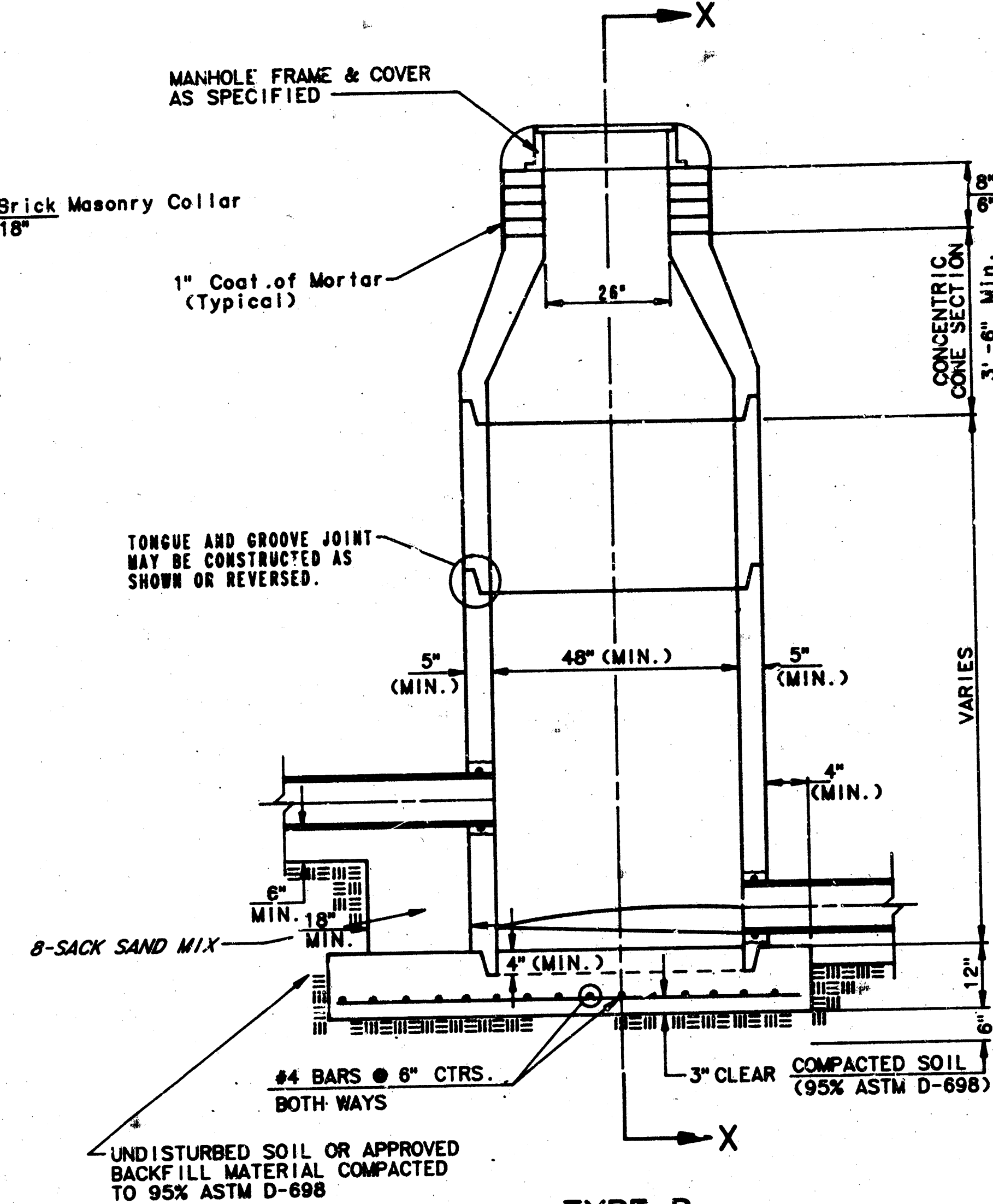
## ADOPTED AS STANDARD DESIGN

### BY

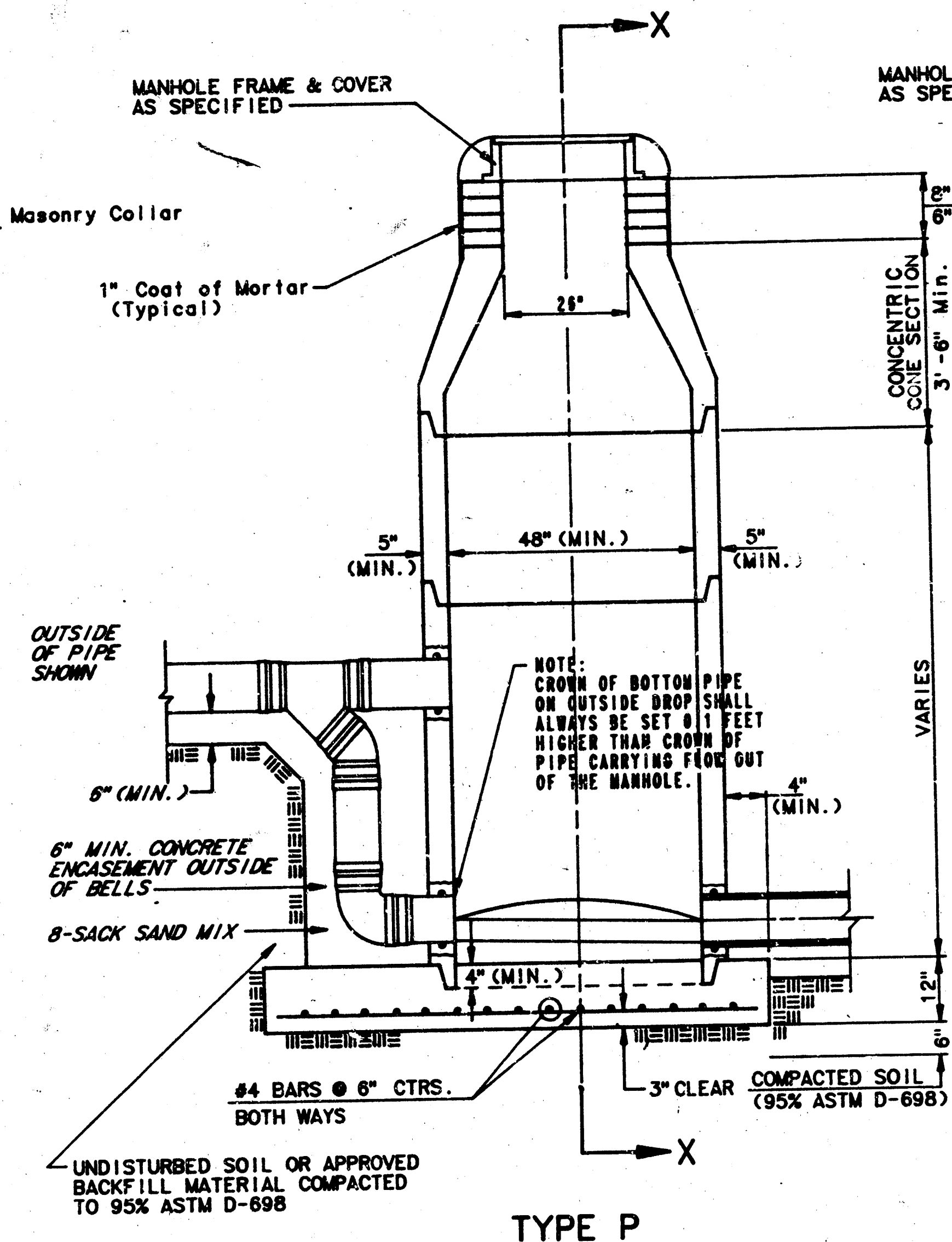
### CITY OF WICHITA



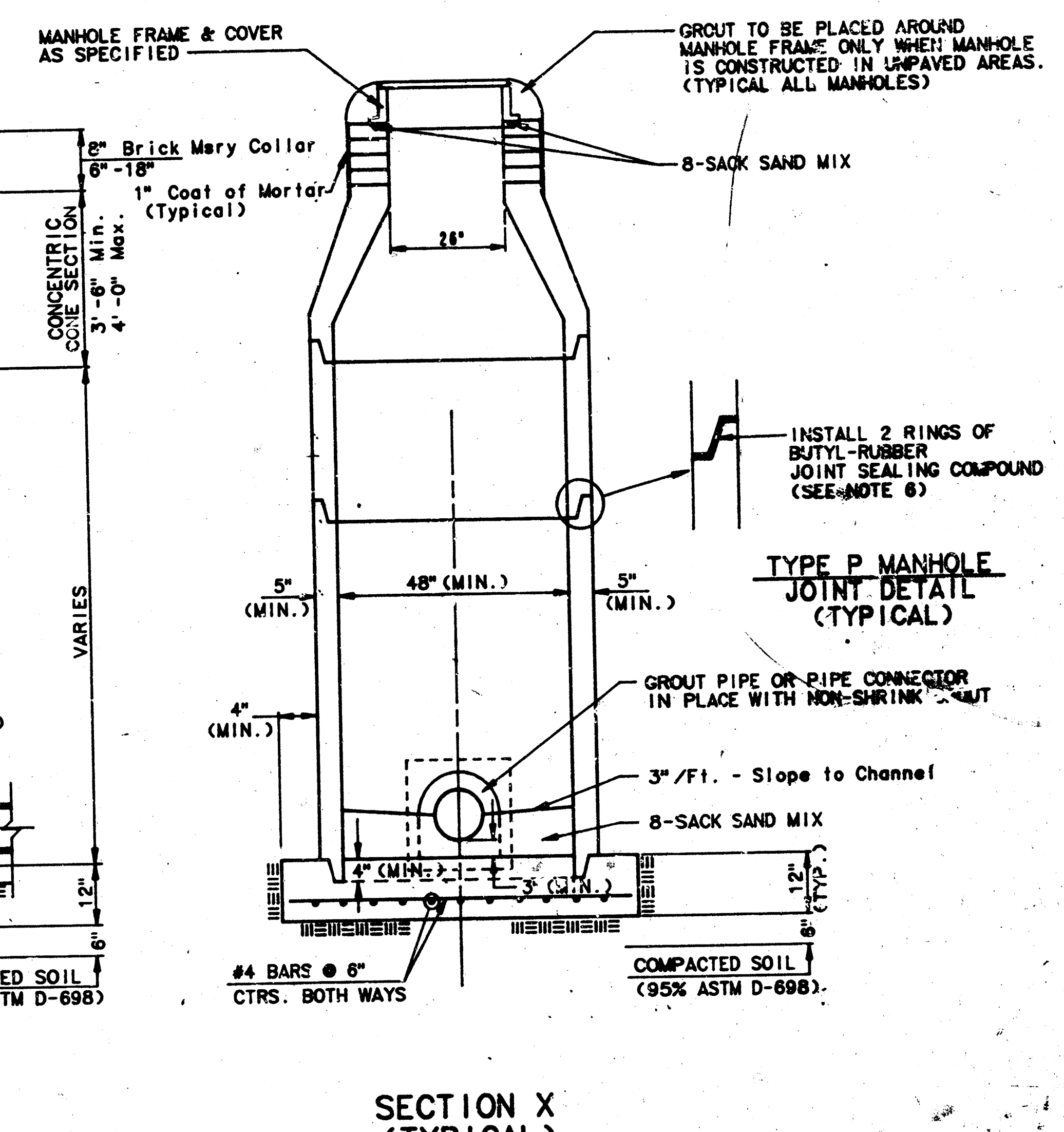
TYPE P  
STANDARD MANHOLE



TYPE P  
INSIDE DROP MANHOLE



TYPE P  
OUTSIDE DROP MANHOLE



SECTION X  
(TYPICAL)

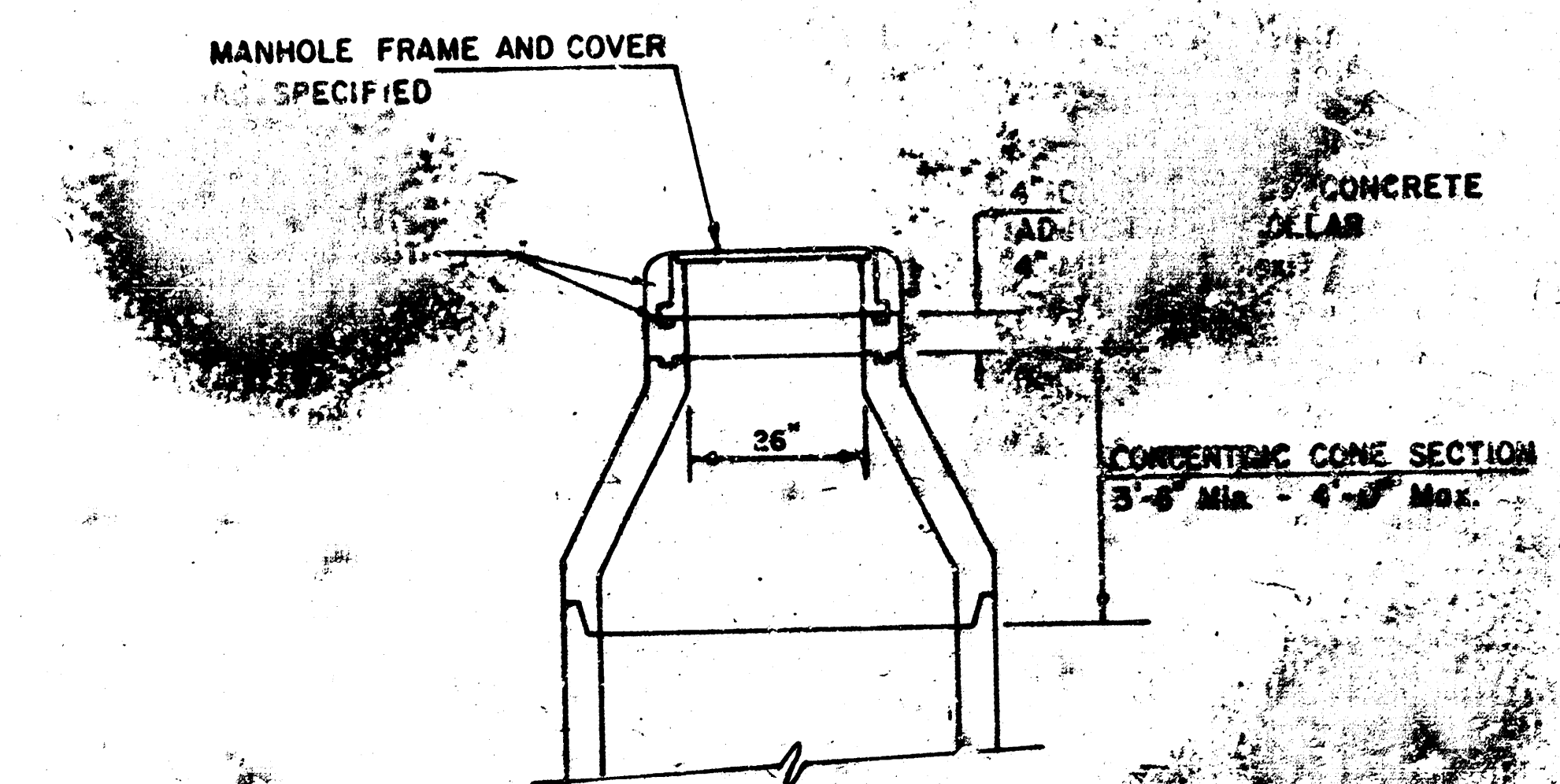
#### GENERAL NOTES

#### PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF A.S.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.D.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 ENCASUREMENT 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 TRENEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINUS COATING.
6. JOINT SEALING COMPOUND SHALL BE BEST 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 SLAB 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 SPECIFICATIONS USING CITY STANDARD PAVING 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.

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.D.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 FEW 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 LAYED THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO REVEAL 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 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.

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 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.



ALTERNATE CONSTRUCTION  
IN UNPAVED AREAS

CITY OF WICHITA, KANSAS  
SPENCER GARDENS 2ND ADDITION  
SANITARY SEWER SYSTEM EXTENSIONS  
PROJECT NO. 468-75-245-61852-000-000-001

Revised: June 12, 1986

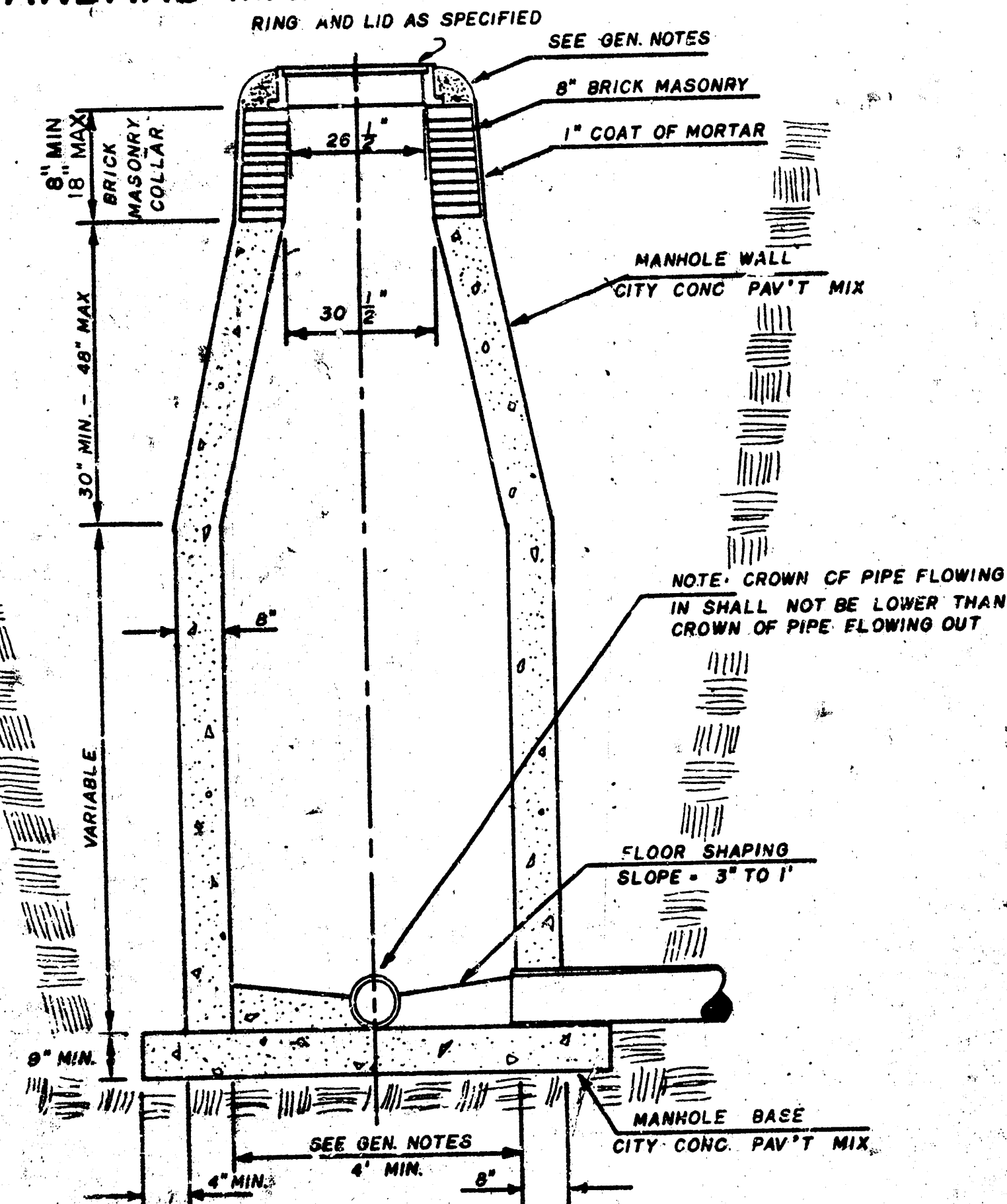
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# SEWER APPURTENANCES DETAILS

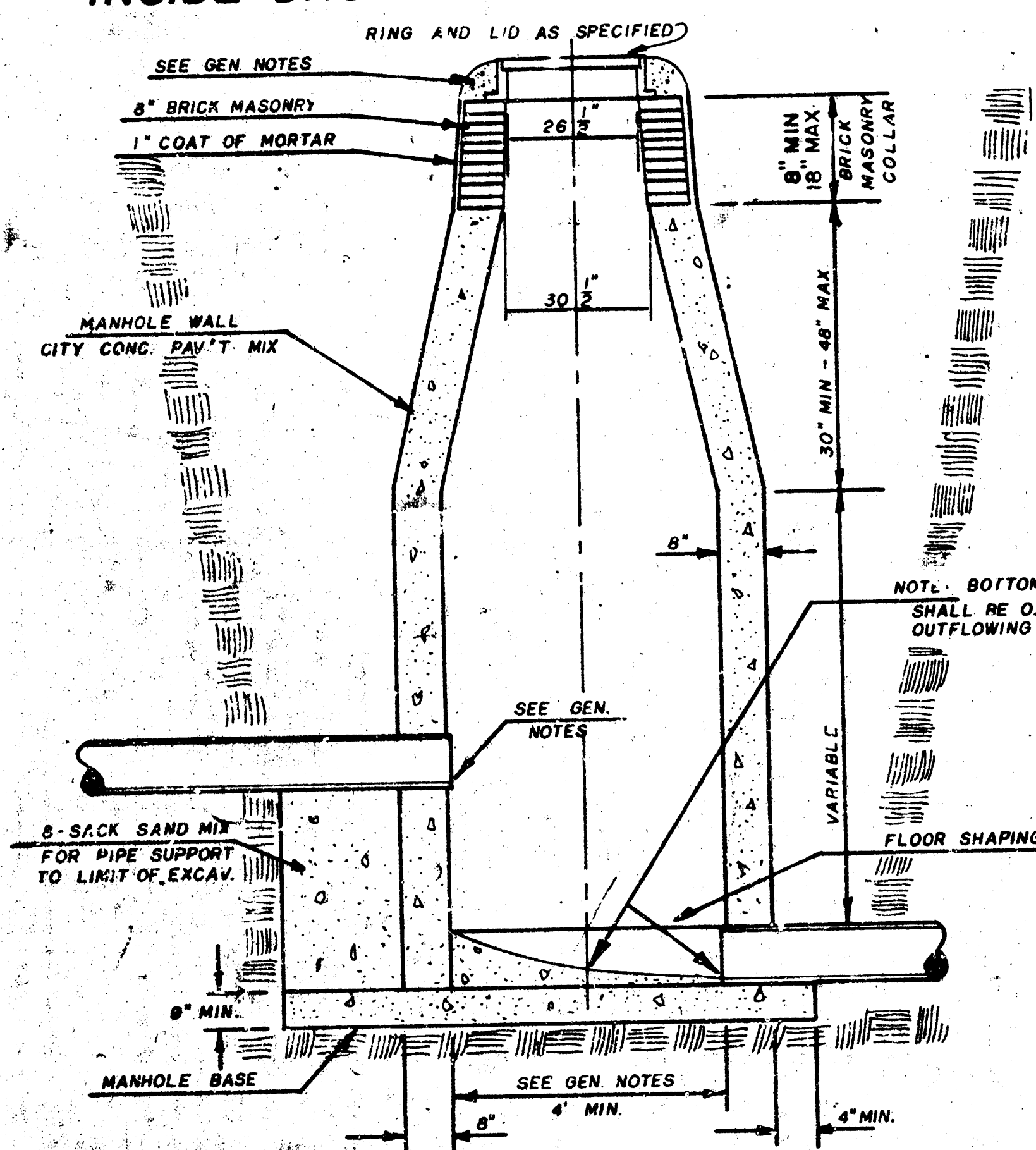
ADOPTED AS STANDARD DESIGN  
BY

City of Wichita, Kansas

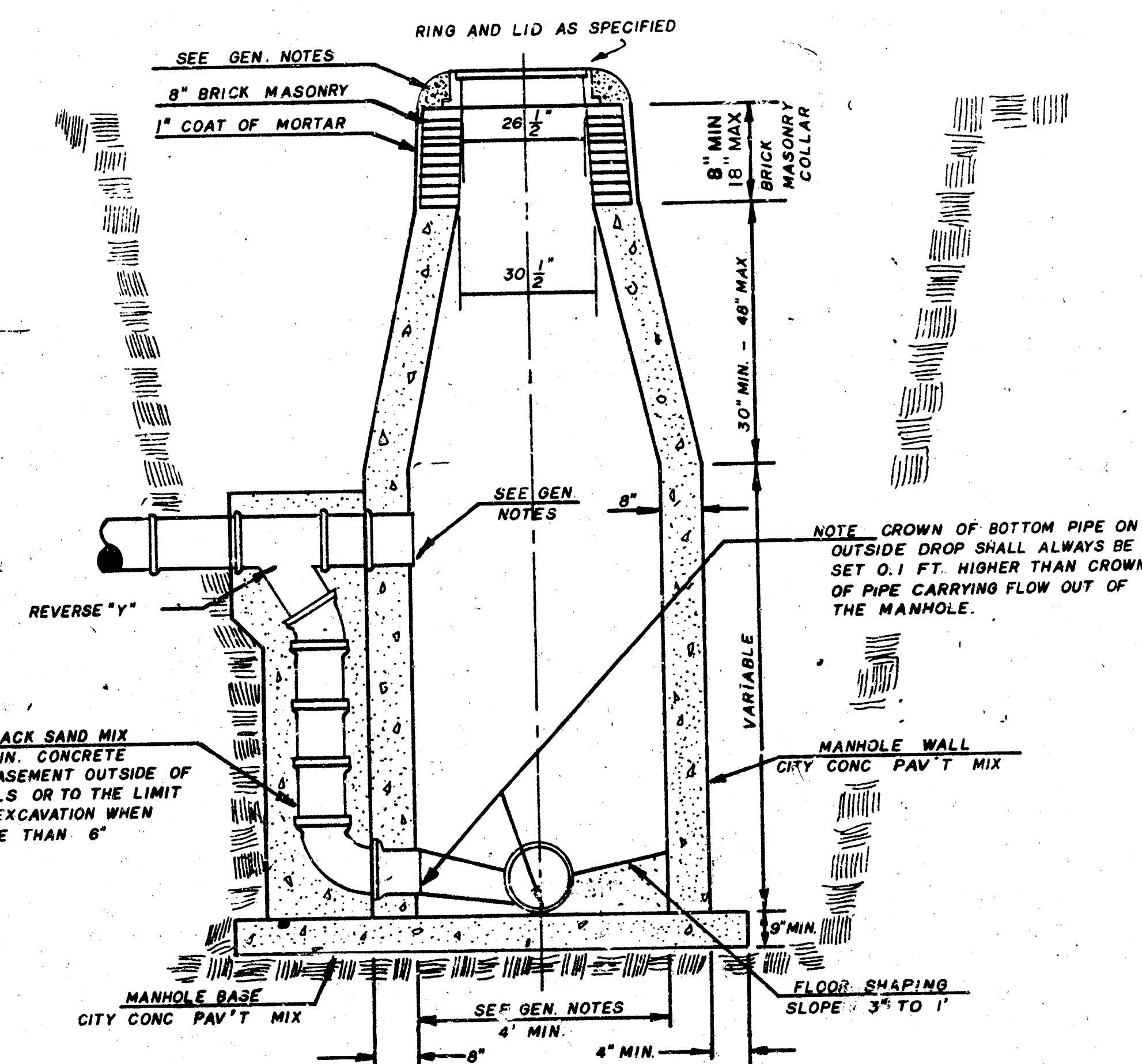
STANDARD MANHOLE TYPE "C"



INSIDE DROP MANHOLE TYPE "C"



OUTSIDE DROP MANHOLE TYPE "C"



## GENERAL NOTES

- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 9 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE WALLS AND 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 TYPE "C" MANHOLES CAN BE MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "C" MANHOLES SHALL BE CONSTRUCTED ONLY WHERE PIPE SIZES ARE 8" OR SMALLER. THE INSIDE DIAMETER OF TYPE "C" MANHOLES SHALL BE 4'. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASE. REINFORCING STEEL SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. REINFORCING STEEL SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. COST OF FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- AN OPENING SHALL BE CUT IN THE MANHOLE WALL FOR THE UPPER INLET PIPE FOR INSIDE AND OUTSIDE DROP MANHOLES. THE UPPER INLET PIPE SHALL BE GROUTED INTO THIS OPENING WITH NON-SHRINKING GROUT. THE EXTERIOR OF THIS COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT.
- 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 MANHOLE SHALL HAVE THE TOP HALF REMOVED TO MATCH 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.
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- STANDARD MANHOLES TYPE "C" AND STANDARD INSIDE DROP MANHOLES TYPE "C" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "C" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

CITY OF WICHITA, KANSAS  
SPENCER GARDENS 2ND ADDITION  
SANITARY SEWER SYSTEM EXTENSIONS  
PROJECT NO. 468-76 245-81852-000-000-001

FILMED FROM THE BEST  
AVAILABLE COPY ....

CITY OF WICHITA, KANSAS

CITY OF WICHITA, KANSAS  
SPENCER GARDENS 2ND ADDITION  
SANITARY SEWER SYSTEM EXTENSIONS  
PROJECT NO. 468-76-245-81852-000-000-001

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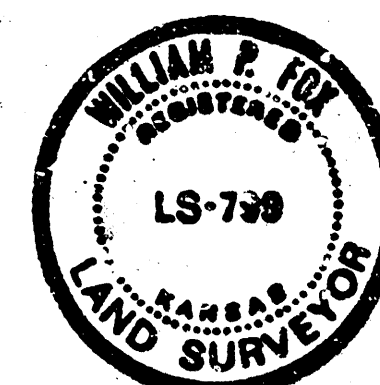
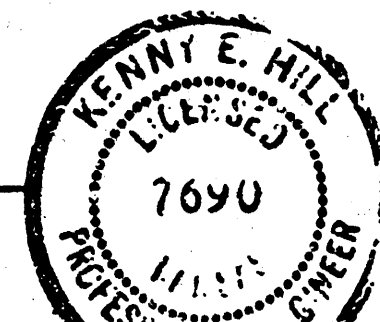
STATE OF KANSAS } ss.  
COUNTY OF SEDGWICK

We, Kenny E. Hill, and William P. Fox, being duly licensed respectively as a Professional Engineer and Land Surveyor in said County and State, do hereby certify that we have planned and surveyed SPENCER GARDENS 2nd ADDITION to Wichita, Sedgwick County, Kansas, being a replat of Lot 3, Lot 5 and part of Lots 2 and 4, Block A, SPENCER GARDENS ADDITION to Wichita, Sedgwick County, Kansas, being described as follows:

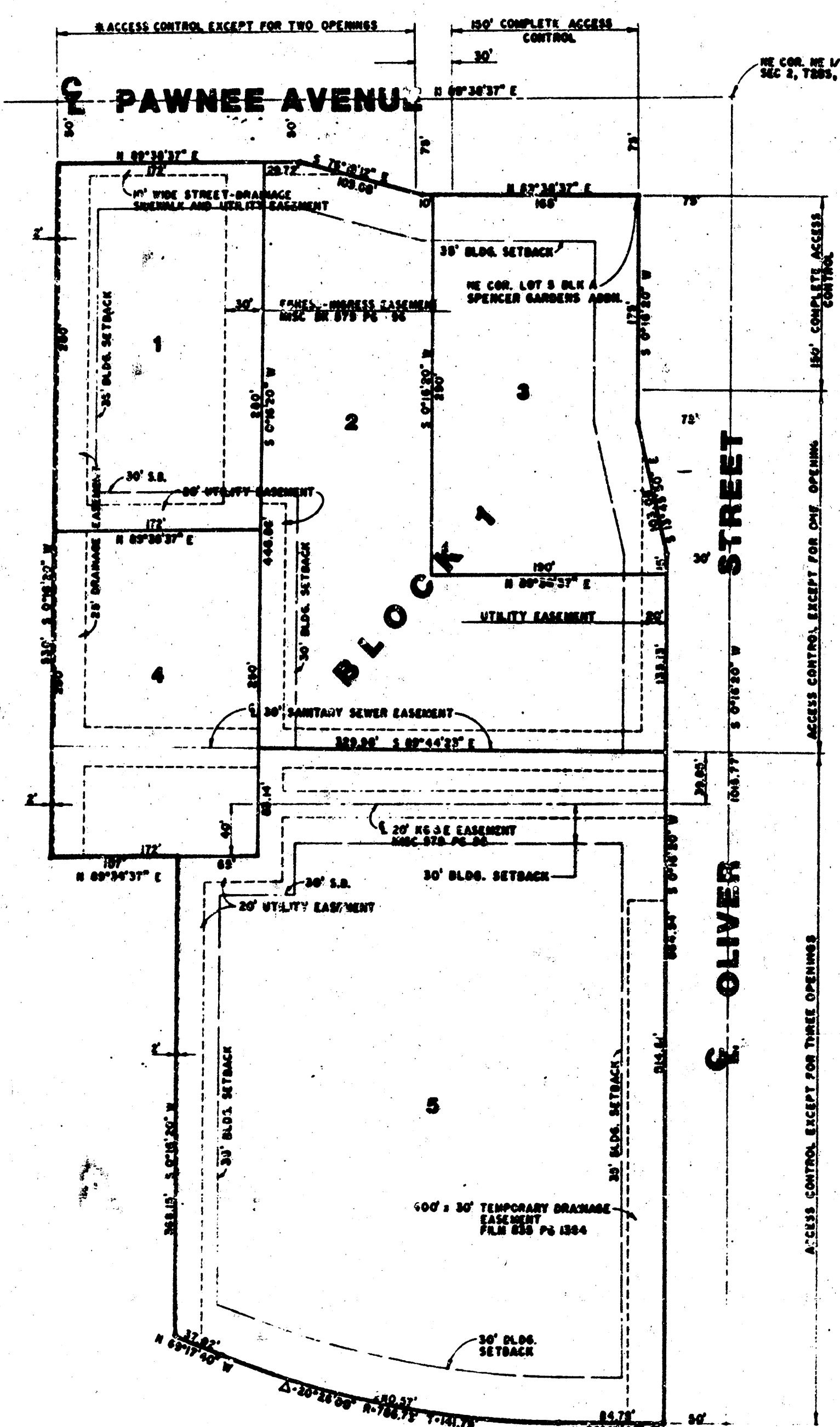
Beginning at the Northeast Corner of Lot 5, Block A, SPENCER GARDENS ADDITION to Wichita, Sedgwick County, Kansas; thence S 89°38'37" W for a distance of 175 feet; thence N 76°19'12" W for a distance of 103.08 feet; thence S 89°38'37" W for a distance of 201.72 feet; thence S 00°16'20" W for a distance of 530.04 feet; thence N 89°38'37" E for a distance of 107.00 feet; S 00°16'20" W for a distance of 368.15 feet; thence S 89°17'40" E for a distance of 37.92 feet; thence on a circular curve to the left having a radius of 786.73 feet and a central angle of 20°26'00" for an arc distance of 280.57 feet; thence S 89°43'40" E for a distance of 34.78 feet; thence N 00°16'20" E for a distance of 664.94 feet; thence N 13°45'50" W for a distance of 103.08 feet; thence N 00°16'20" E for a distance of 175.00 feet to the point of beginning, containing 9.61 acres more or less. The accompanying plat is a true and correct exhibit of property surveyed. The bearing of the centerline of Oliver is assumed to be S 00°16'20" W.

Dated this 16TH day of DECEMBER, 1987.

Kenny E. Hill  
Kenny E. Hill, P.E.  
William P. Fox  
William P. Fox, L.S.



SEE PLATTING TEXT

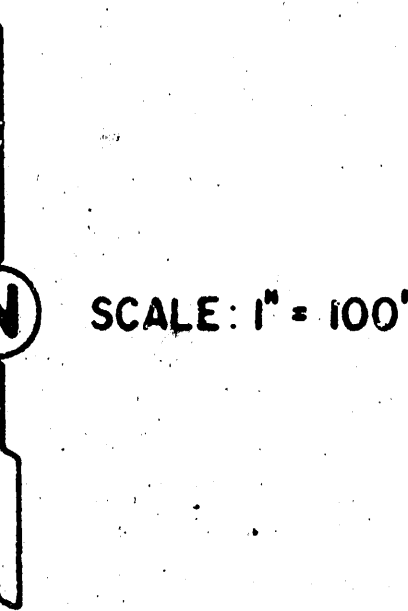


KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned property owners of the land described in the Engineer's Certificate, have caused this land to be replatted into lots and a block. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Development of this property shall be in accordance with SPENCER GARDENS Commercial Community Unit Plan DP-163, a copy of which is on file in the Metropolitan Area Planning Department. Special provisions for building setback lines between Lots 2 and 3 are indicated on the DP-163 C.U.P. All abutters rights of access to and from Pawnee Avenue and Oliver Street over and across the North and East line of Block A are hereby granted to the City of Wichita, except for the 30 foot wide opening to Pawnee between Lot 2 and Lot 3 and except for two additional openings to Pawnee from Lot 1 or one opening to Pawnee per lot from Lot 1 and Lot 2, and except that Lots 2 and 3 shall have access control to Oliver except for one opening. South of the North 150 feet of these lots and except that Lot 5 shall have access to Oliver at 3 locations, said locations of all openings to be approved by the City Engineer of Wichita, Kansas. Platted easements, building setback lines, access control or other public reservations shall be vacated by this replat by virtue of K.S.A. 12-512(b) amended.

Nancy E. Taylor  
NANCY E. TAYLOR  
Joe L. Guyot  
JOE L. GUYOT  
Chester A. Hupp  
CHESTER A. HUPP  
Robert L. Wilson  
ROBERT L. WILSON  
James E. Taylor  
JAMES E. TAYLOR  
James E. Taylor II  
JAMES E. TAYLOR II  
Rick D. Lee  
VICKI D. LEE  
Sandra J. Pouchey  
SANDRA J. POCHEY

Beth J. Love  
BETH J. LOVE  
Lila Guyot  
LILA L. GUYOT  
Olive A. Hupp  
OLIVE A. HUPP  
Mabel N. Wilson  
MABEL N. WILSON  
Margaret L. Wilson  
MARGARET L. WILSON  
Jeffrey E. Taylor  
JEFFREY E. TAYLOR  
Pam Taylor  
PAM TAYLOR  
Robert E. Lee  
ROBERT E. LEE  
Michael Pouchey  
MICHAEL POCHEY



LEGEND  
○ FOUND PROPERTY IRONS  
● SET PROPERTY IRONS

KNOW ALL MEN BY THESE PRESENTS:

That we, Industrial State Bank, holders of a mortgage on the property described in the Engineer's Certificate do hereby consent to the plat of SPENCER GARDENS 2nd ADDITION.

INDUSTRIAL STATE BANK  
By W.R. Hook  
W.R. Hook, President

ATTEST: Michael L. Cooney  
Michael L. Cooney, Secretary

STATE OF KANSAS } ss.  
COUNTY OF SEDGWICK

Be it remembered, that on this 14th day of DECEMBER, 1987, before me a Notary Public in aforesaid County and State, came Industrial State Bank, by its President, W.R. Hook, to me known to be the same person who executed the foregoing instrument on behalf of the corporation, duly acknowledged by me.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Marcia Reardon  
Notary Public MARCIA REARDON (SEAL)

My Appointment Expires: 9/1/90

This Plat of SPENCER GARDENS 2nd ADDITION to Wichita, Sedgwick County, Kansas has been submitted and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 3-2 day of September, 1987

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
John Terry Moore Chairman  
Harvin J. Krout Secretary (SEAL)

This Plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 10TH day of MAY, 1988.

Sheldon Kamen Mayor  
Dale E. Resa Deputy City Clerk

Entered on transfer record this 6 day of June, 1988.

Don Wright County Clerk (SEAL)

STATE OF KANSAS } ss.  
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds office at 11:20 A.M. on the 6TH day of JUNE, 1988.

Pat Hettler Register of Deeds  
Ed Resa Chief Deputy

\* 950928

SPENCER GARDENS 2ND ADDITION  
TO WICHITA, SEDGWICK COUNTY, KANSAS

20.006

PROJECT NO. 468-76-245-81852-000-000-001

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