

SANITARY SEWER TO SERVE Bencor 2nd Addition Lot 1

Private Project Number

997 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

May 2000

General Notes

- 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 Communications 262-4270
Kansas Gas Service 383-8600
KGE 383-8650
Peoples Gas Company 945-7000
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- Trees and shrubs 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.
- 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.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's 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.

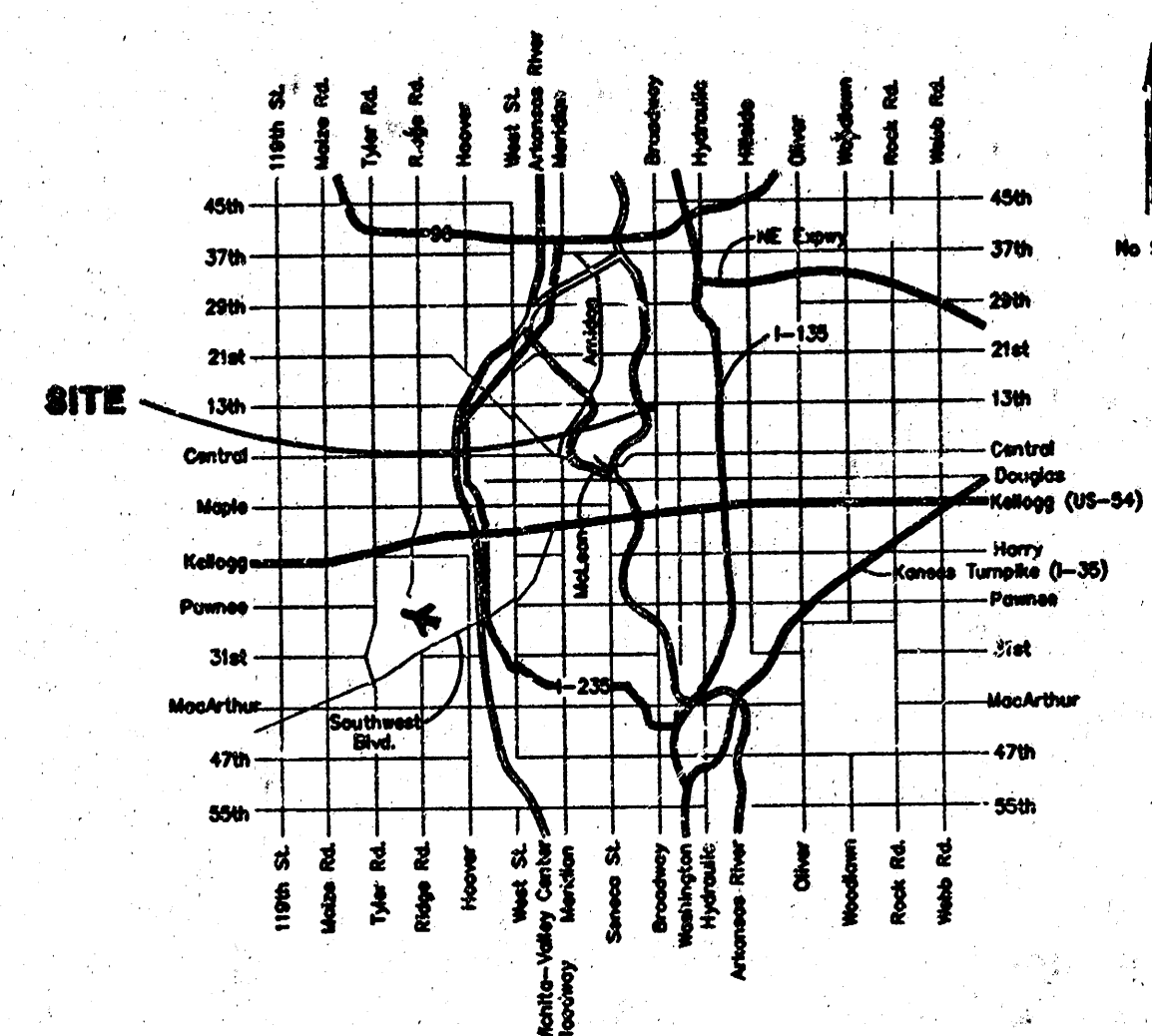
BENCHMARK:

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

LEGAL DESCRIPTION:

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

Location Map



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

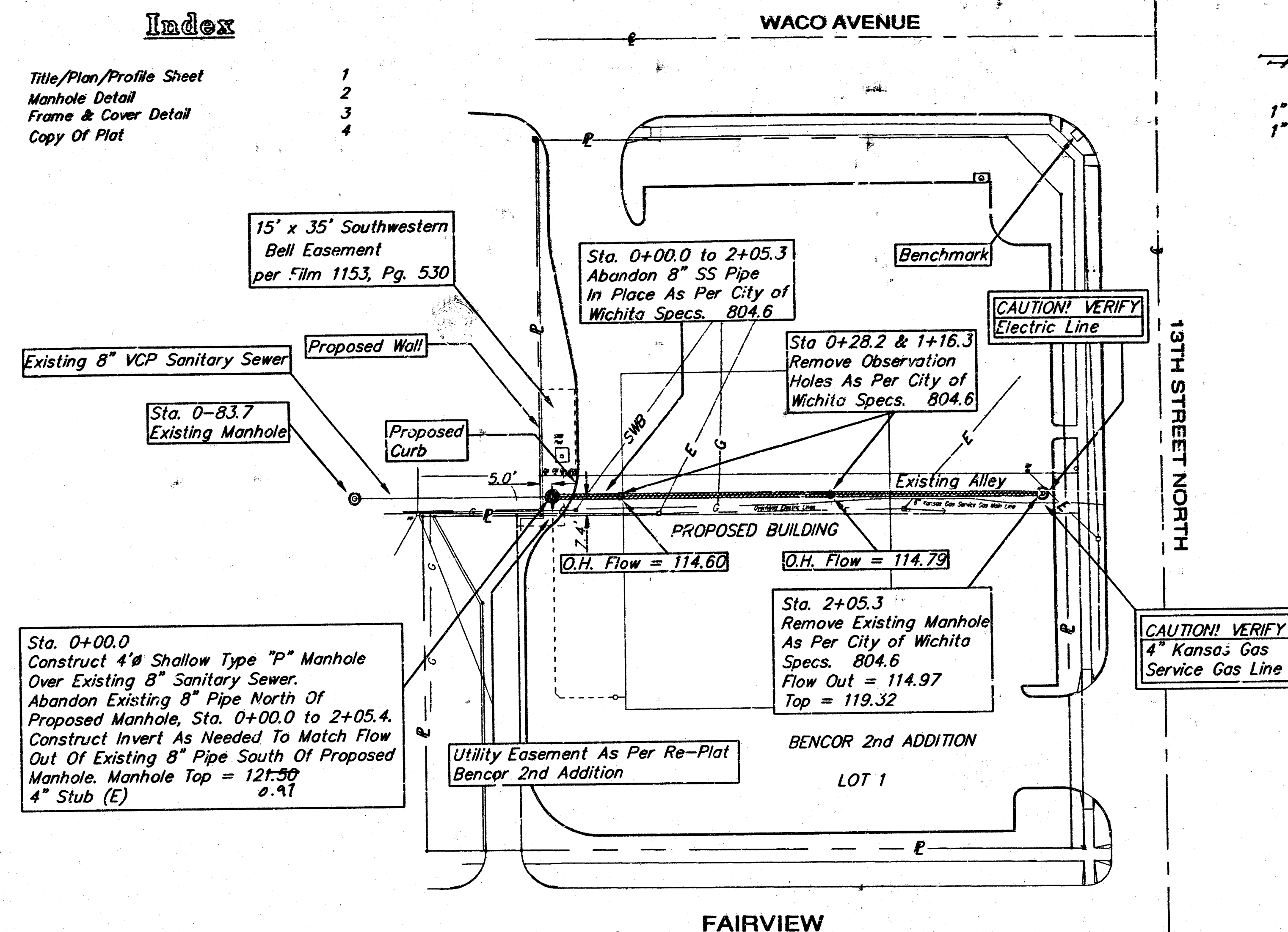
Sanitary Sewers - VRH 5/9/00

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).

Index

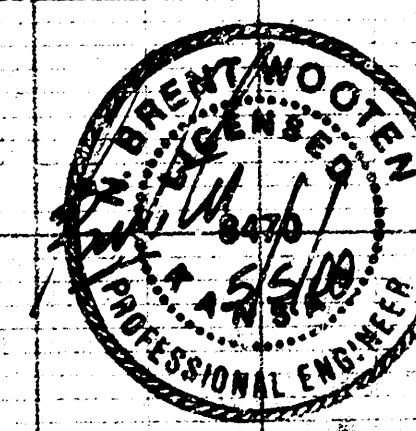
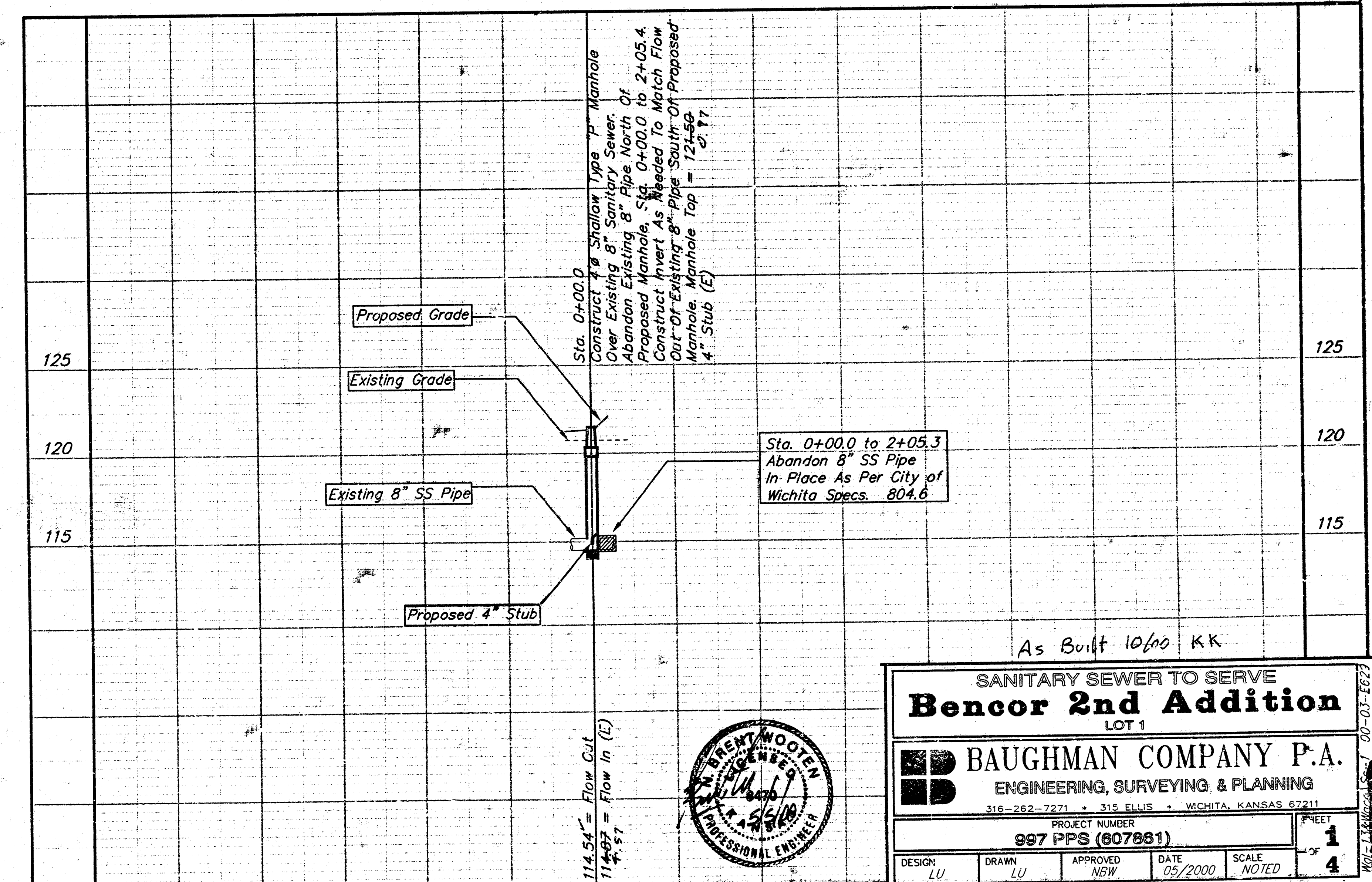
- Title/Plan/Profile Sheet
- Manhole Detail
- Frame & Cover Detail
- Copy Of Plat



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Construct 4\"/>

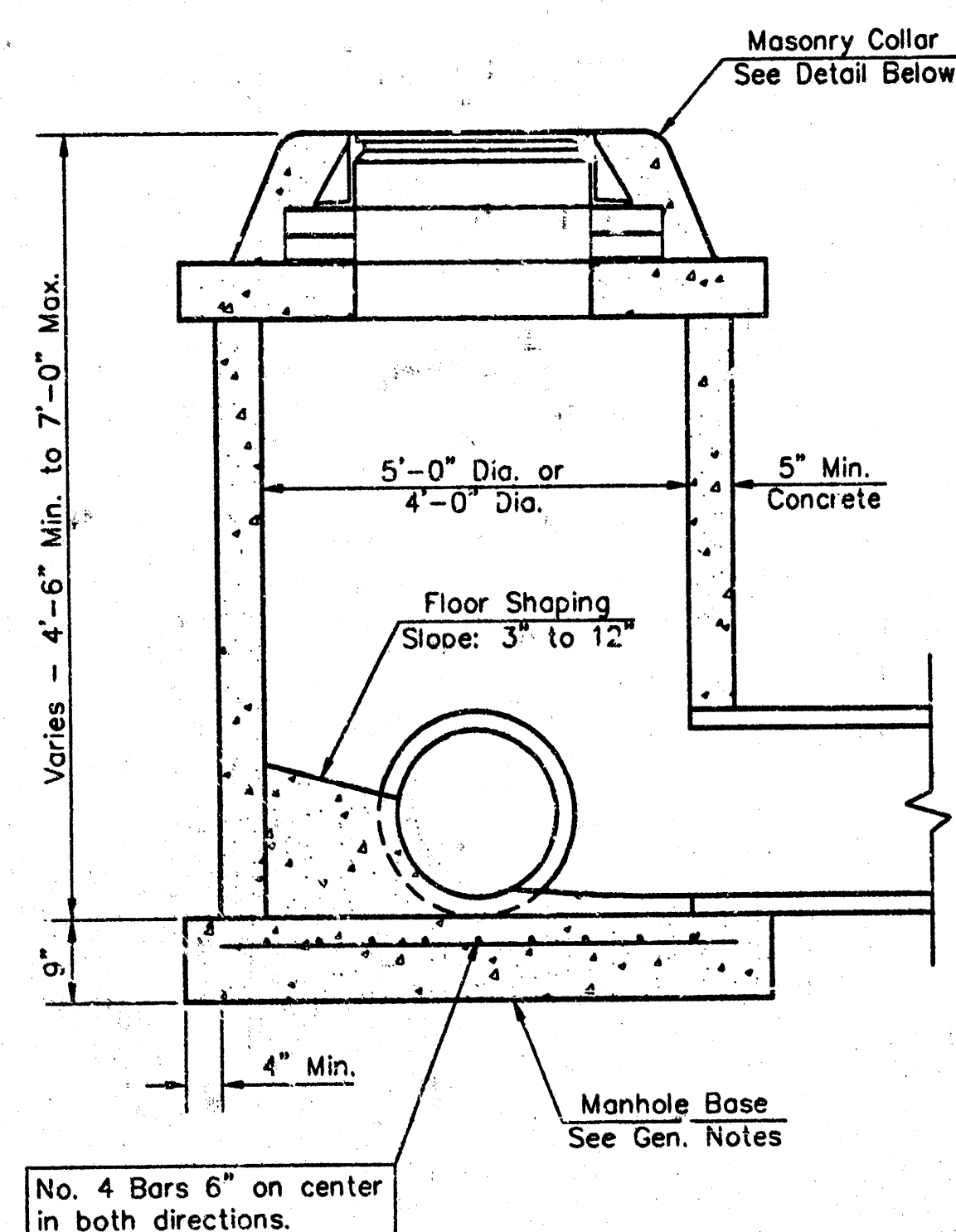
Utility Easement As Per Re-Plat
Bencor 2nd Addition

LOT 1

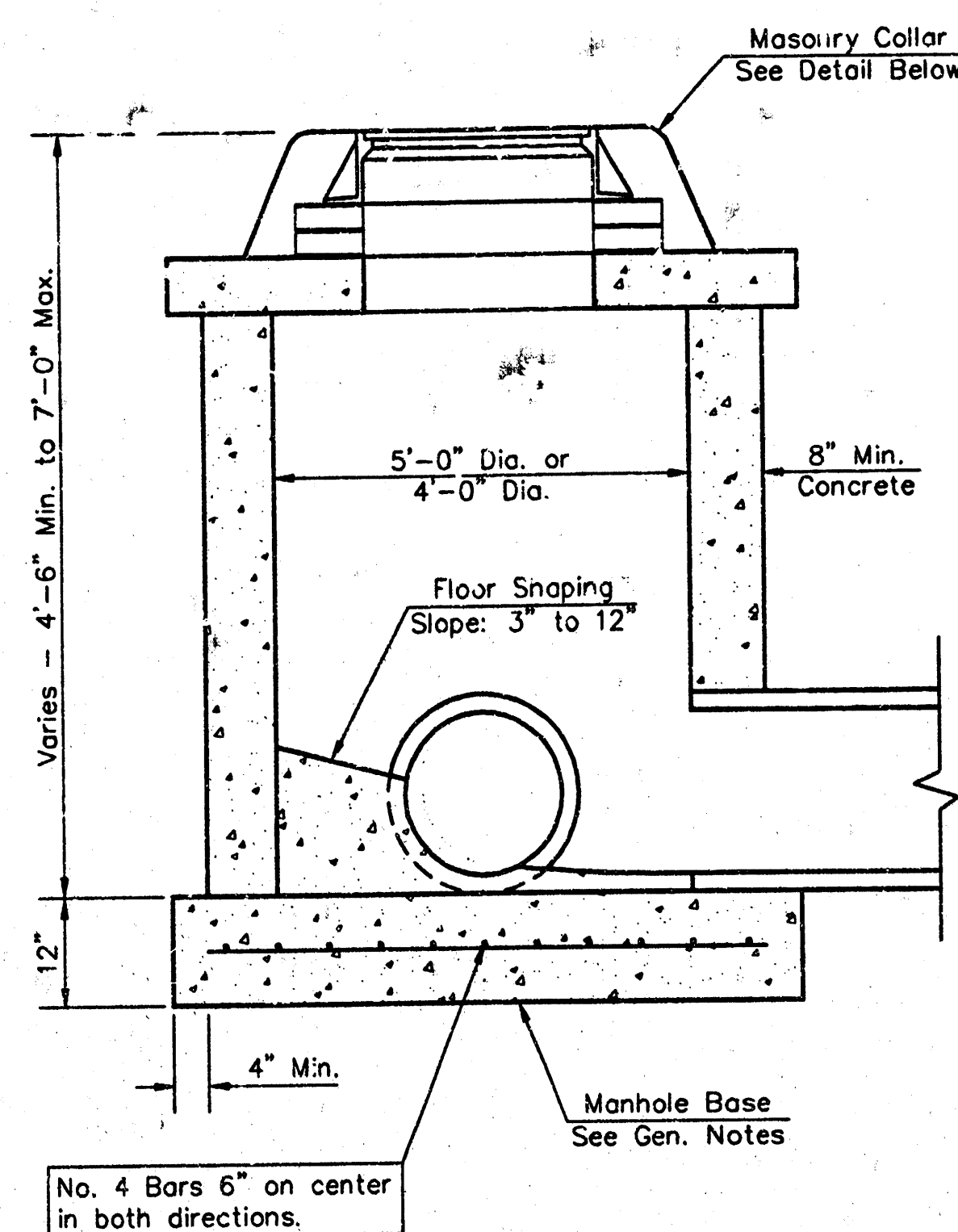


SANITARY SEWER TO SERVE Bencor 2nd Addition LOT 1			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING & PLANNING 316-262-7271 • 316-ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 997 PPS (607861)		DATE 05/2000	
DESIGN LU	DRAWN LU	APPROVED NOTED	SCALE NOTED
SHEET 1		OF 4	

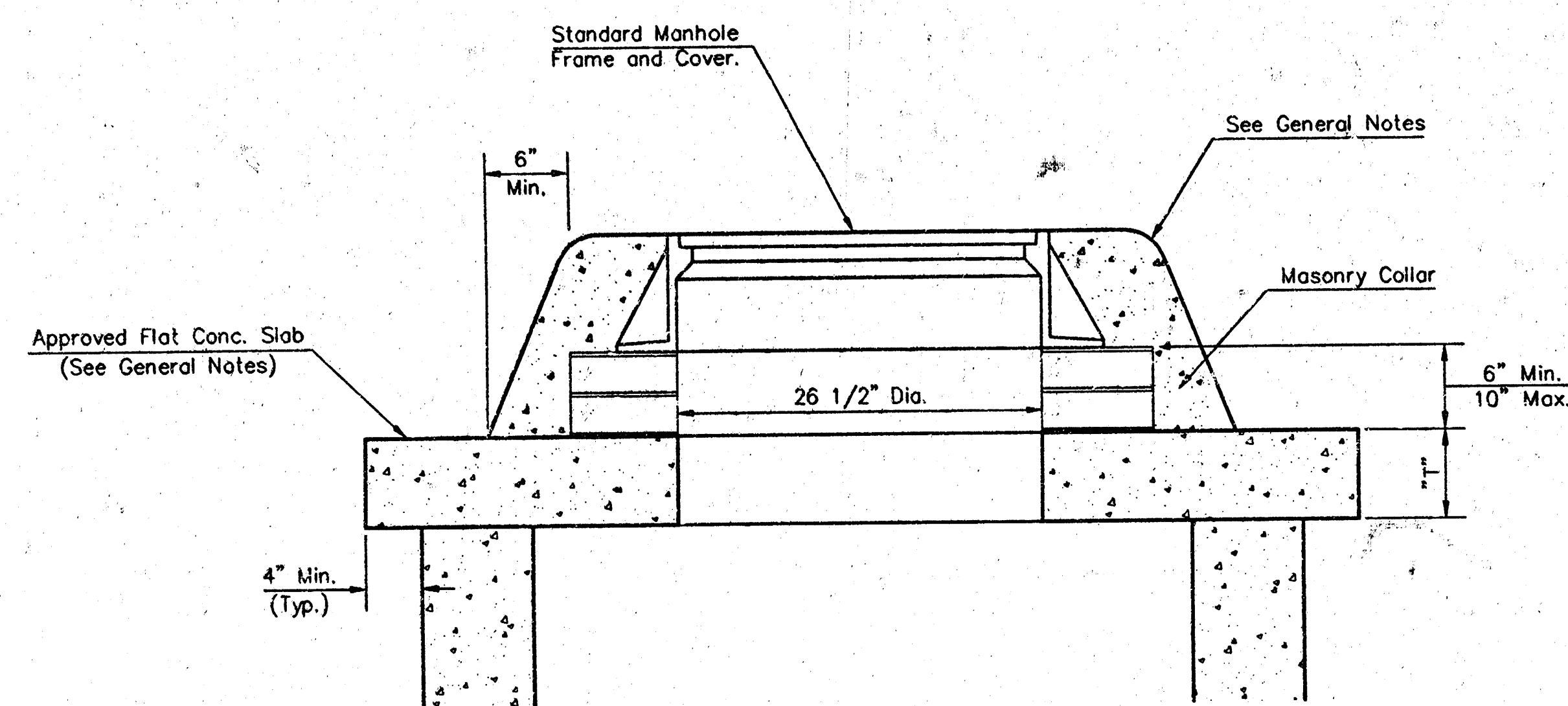
Booked
A-B1
3-23-01
R. LODMIS



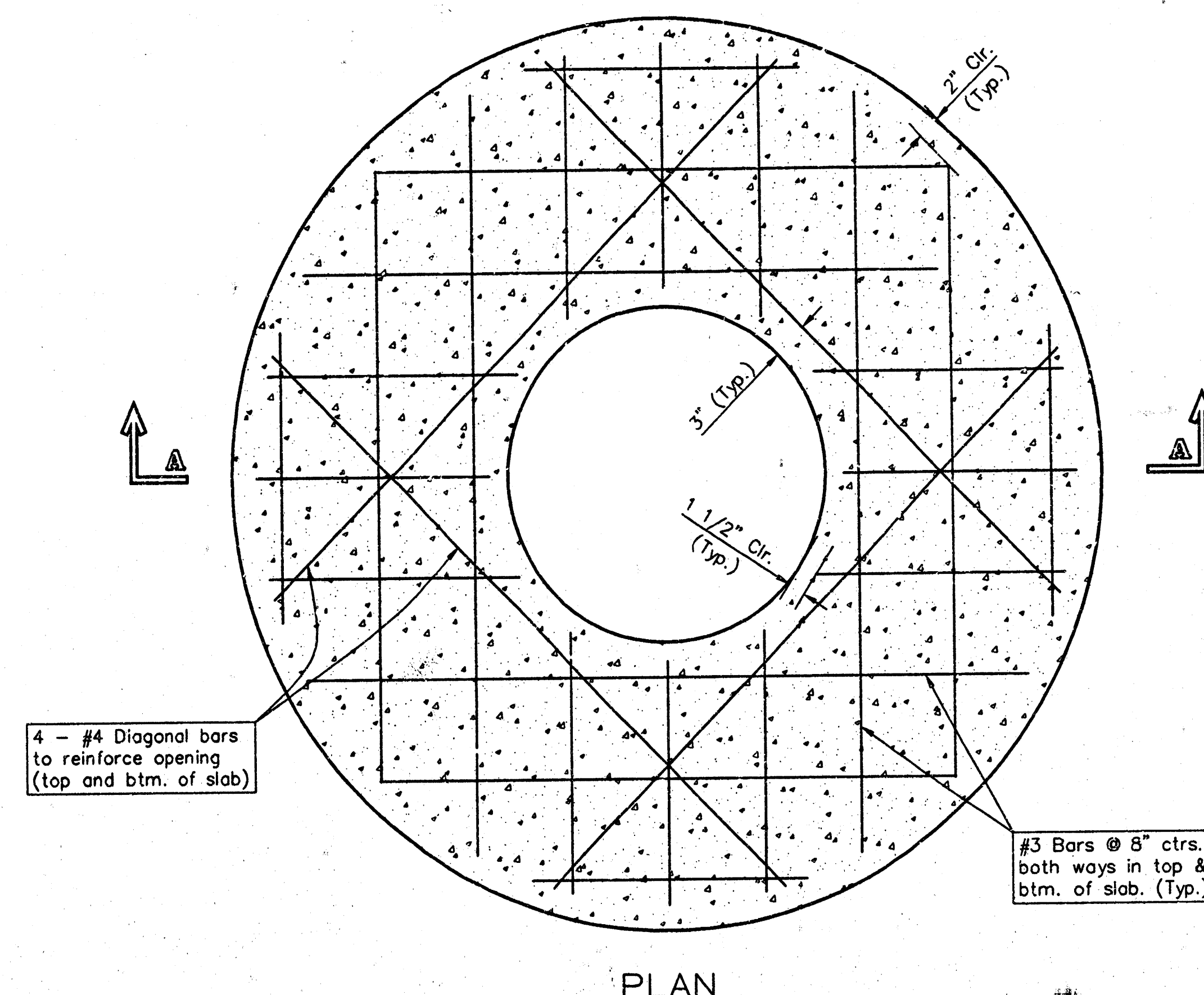
SHALLOW TYPE "P" MANHOLE



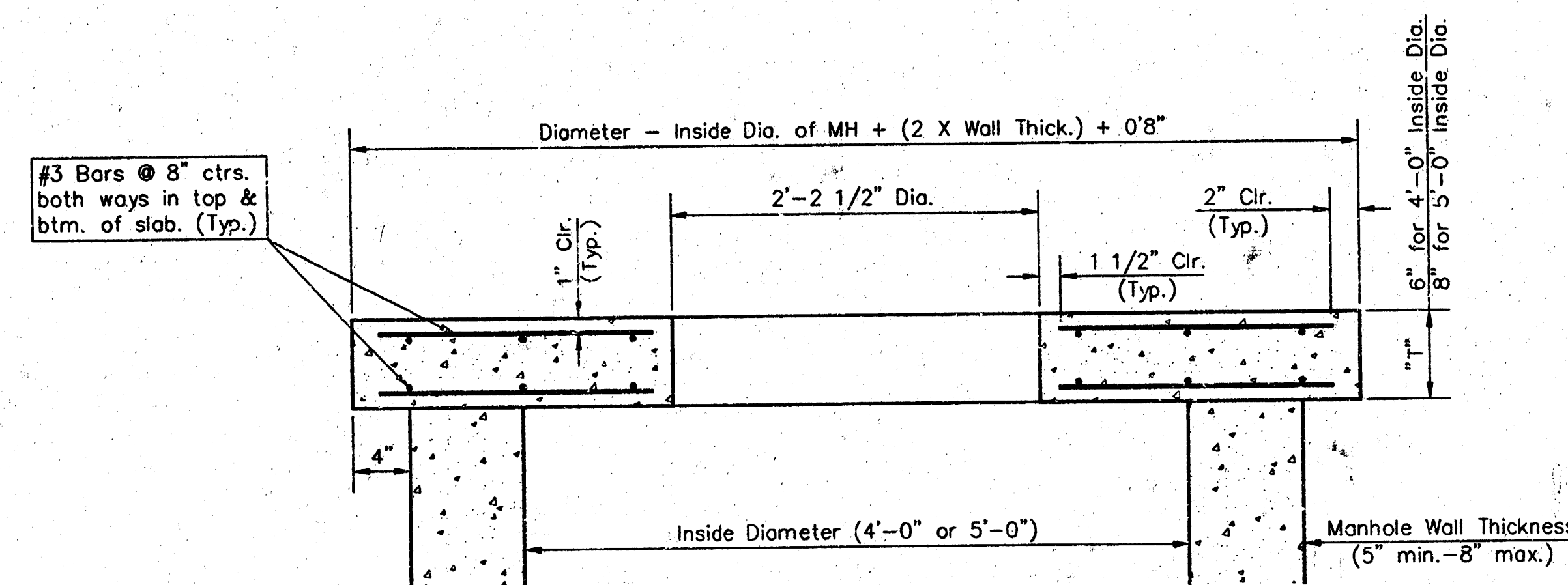
SHALLOW TYPE "C" MANHOLE



MASONRY COLLAR DETAIL



PLAN



SECTION A-A

FLAT CONCRETE SLAB DETAILS

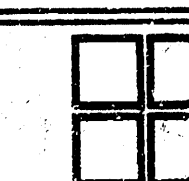
GENERAL NOTES

- 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. 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.
- 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.
- 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 rest 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 joints adjacent to manhole shall be included in the unit price bid for the 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "P" and "C" shall be paid for at the unit price bid per each for the type and diameter indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C52-87.

CITY OF WICHITA, KANSAS
STANDARD SHALLOW MANHOLES
TYPE "P" AND TYPE "C"

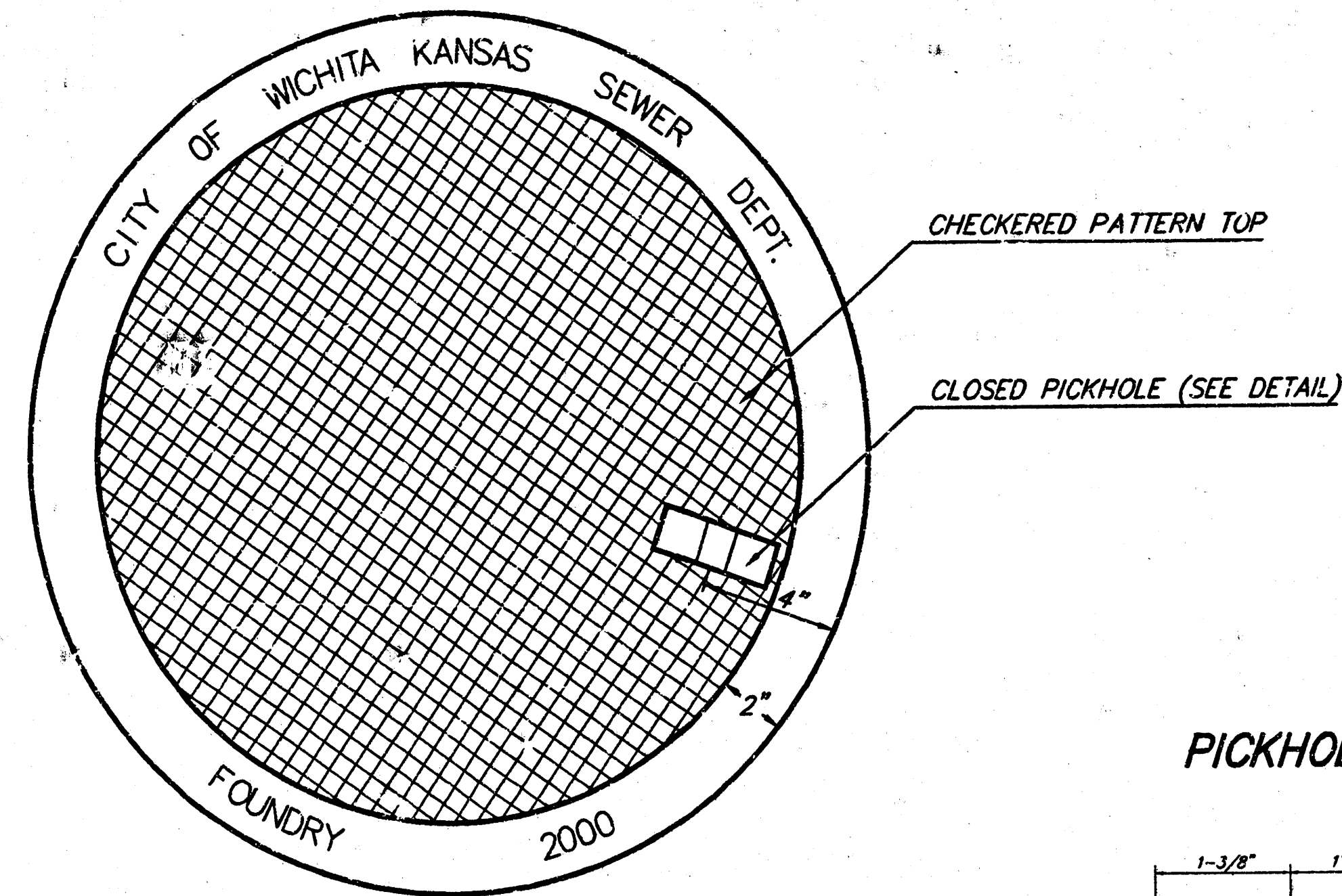
PROJECT NUMBER
997 PPS (807881)

SHEET
2 OF 4

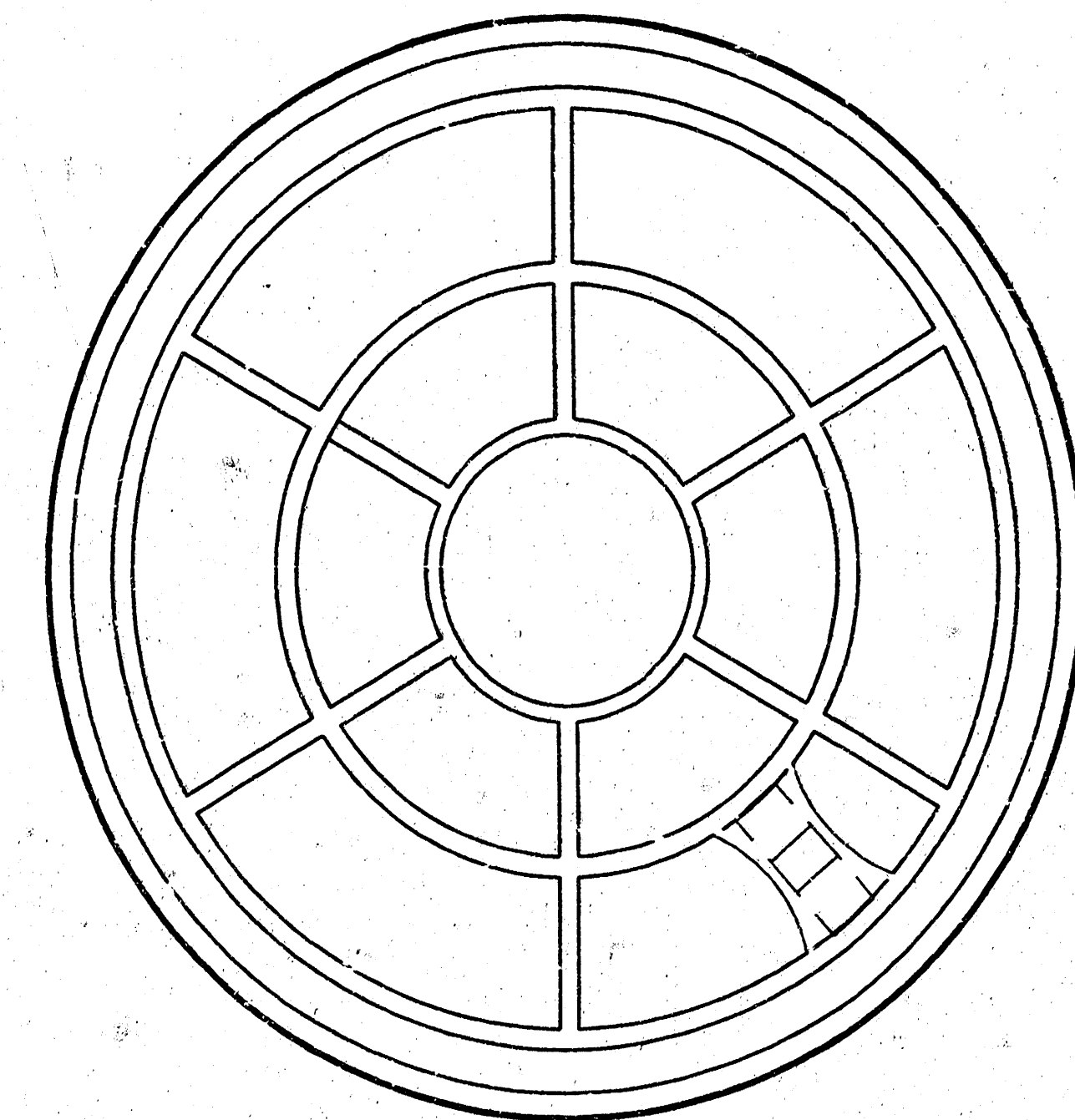


BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

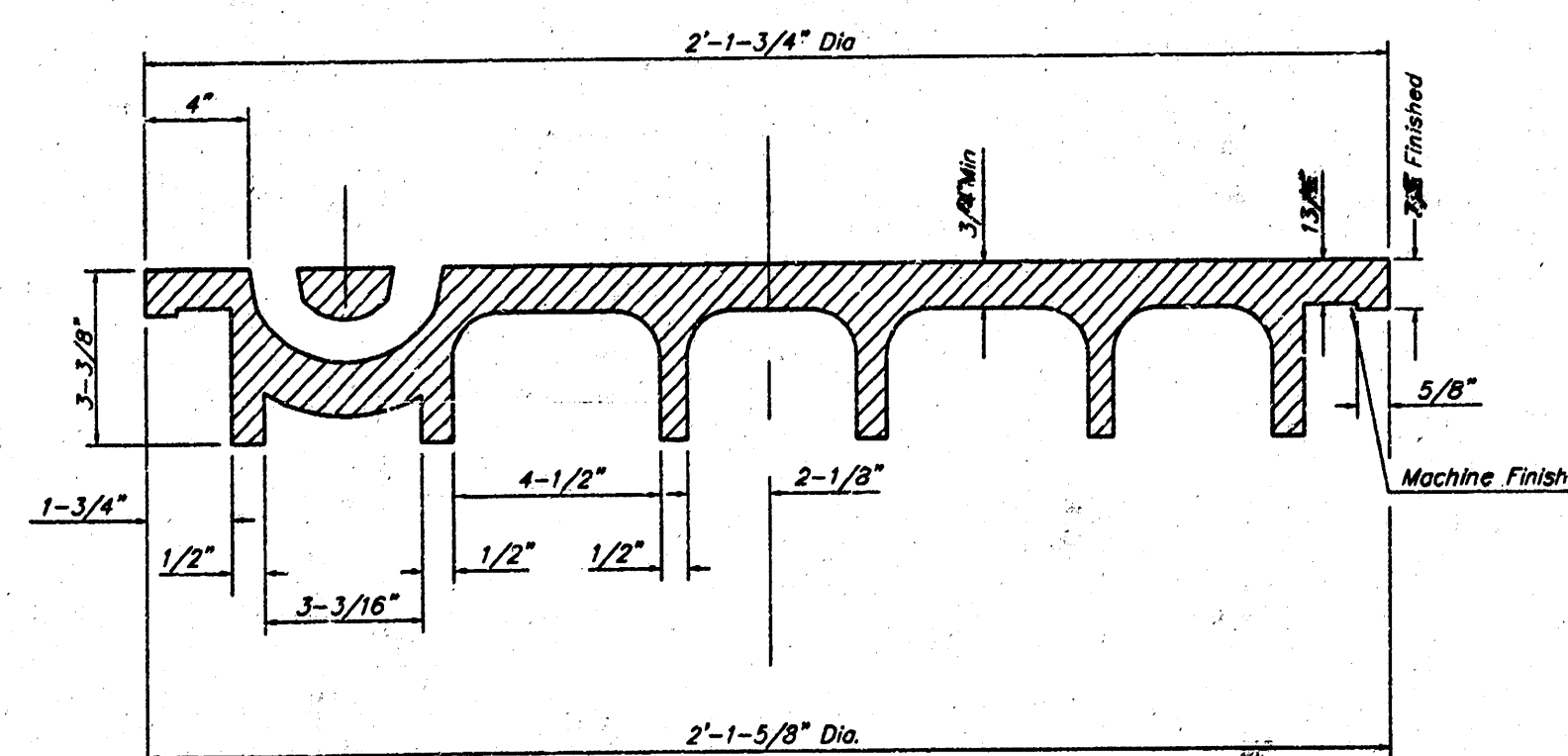
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

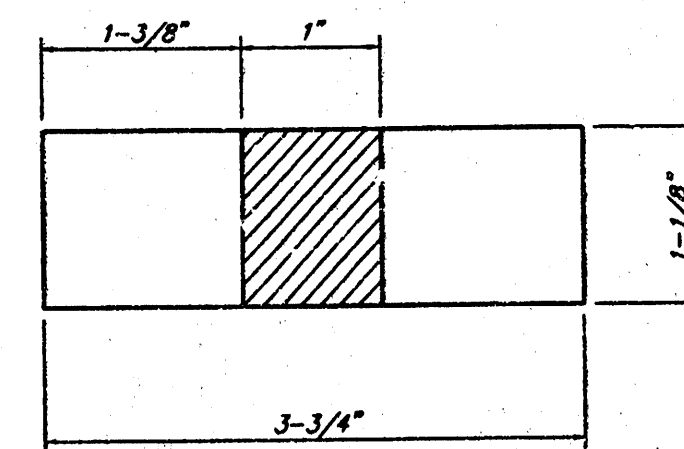


BOTTOM VIEW

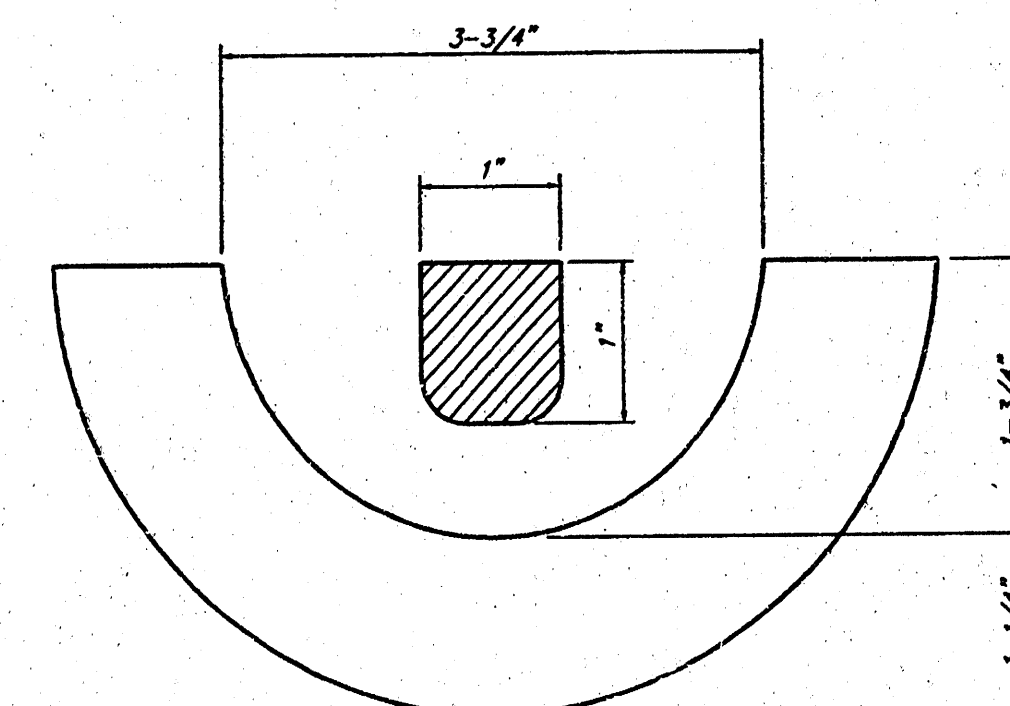


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

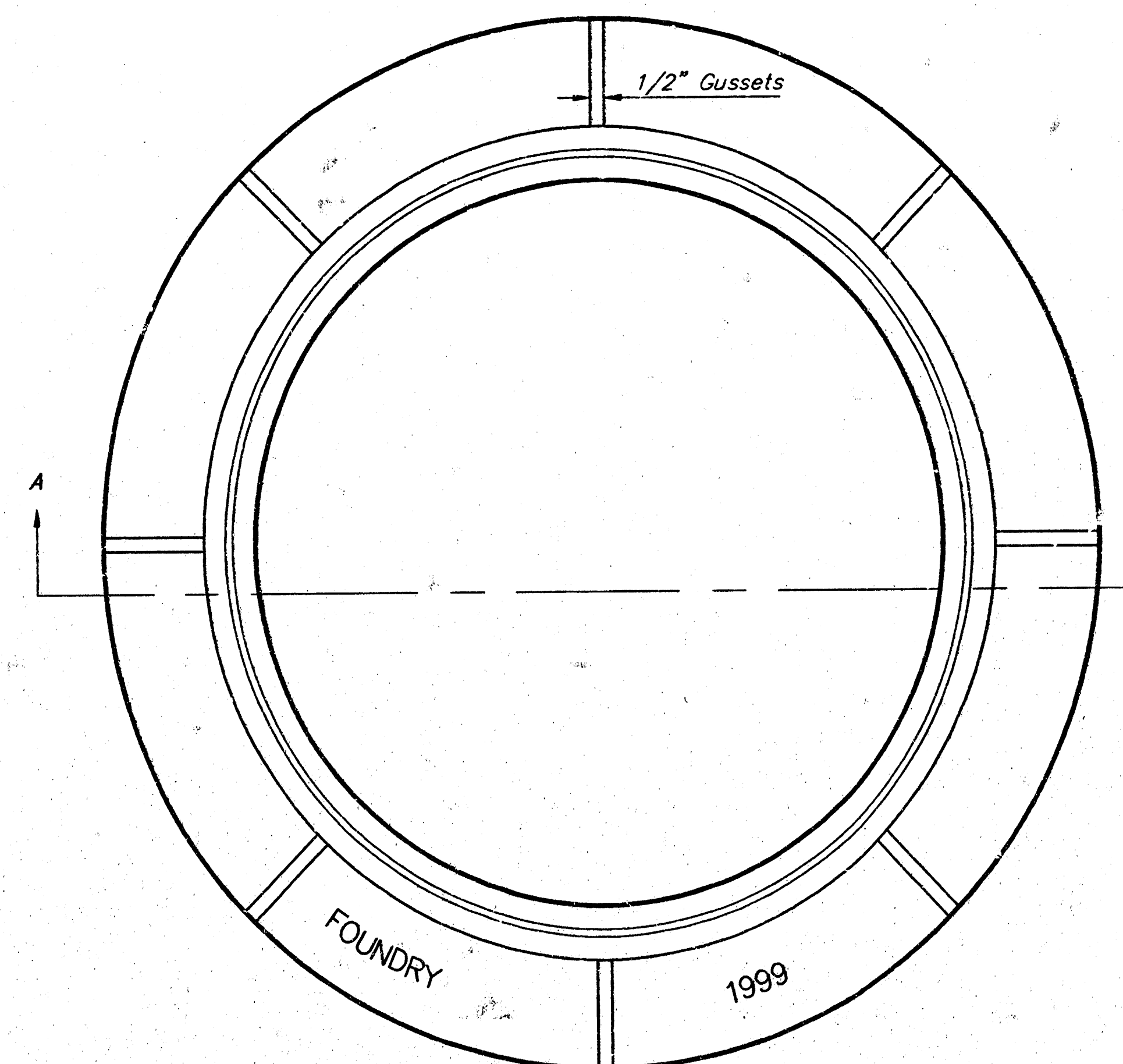


SECTION VIEW

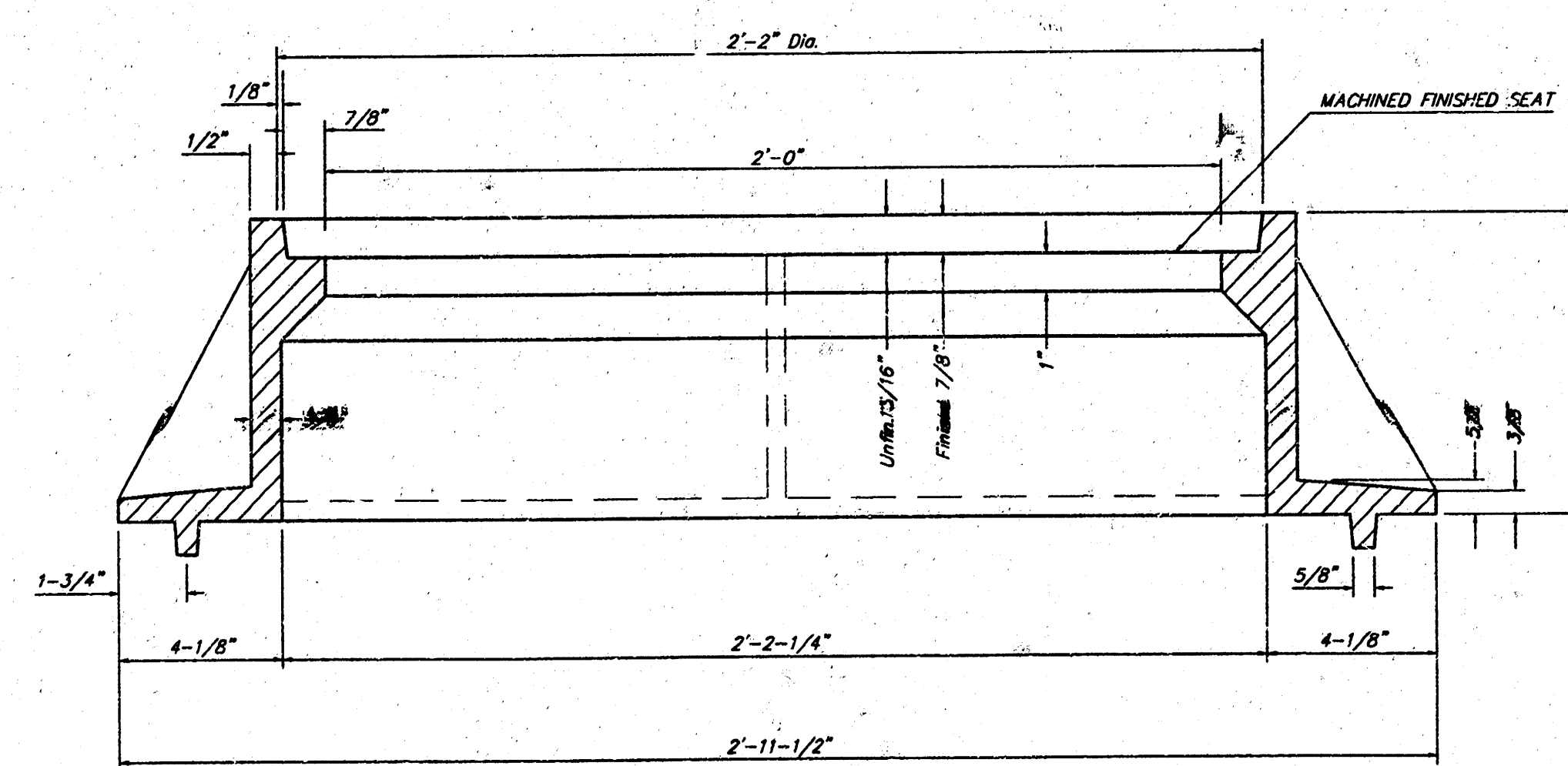
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

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.

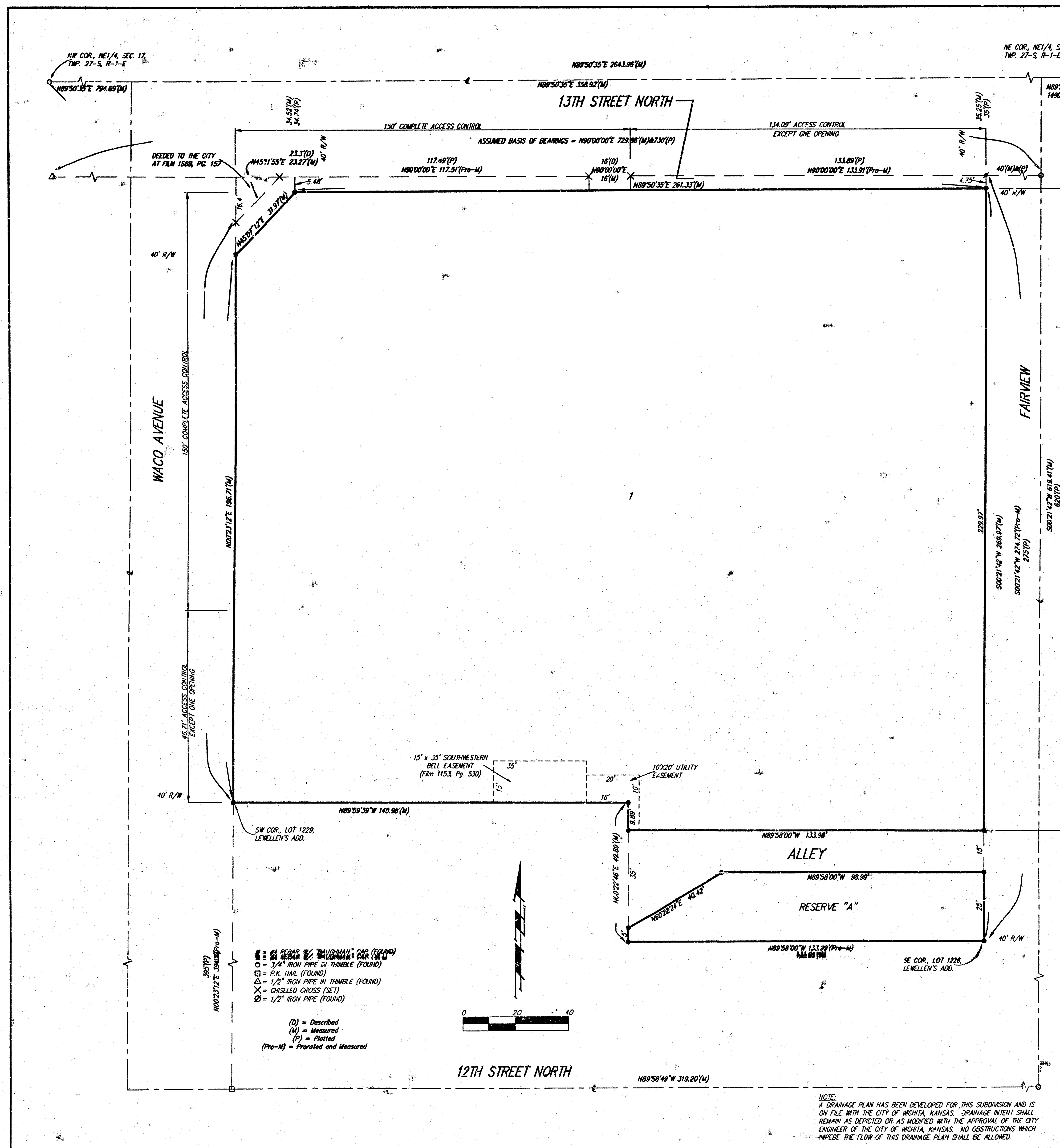
MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

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			
316-262-2211 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 997 PPS (607861)			
DESIGN STAFF	DRAWN STAFF	APPROVED NEW	DATE 05/00
SCALP NONE			SHEET 3 OF 4



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 property
surveyed, described as All of Lots 1229 through 1245 odd 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 NE 1/4 of Sec. 17, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.
Surveyor
Michael G. Conroy

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, barns, 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/Waco, L.L.C.
Benjamin T. Horton, Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this day of 2000, by Benjamin T. Horton, Member
of Bencor/Waco, L.L.C., on behalf of the company.

My App't. Exp. _____, Notary Public

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "BENCOR
2ND ADDITION", Wichita, Sedgwick County, Kansas.
Norwest Bank Texas, N.A.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this day of 2000, by _____, Notary Public
_____ of Norwest Bank Texas, N.A., on behalf of the bank.

My App't. Exp. _____, Notary Public

This plat of "BENCOR 2ND ADDITION", to
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this day of 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman
Mandi S. Krout, Secretary

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

Bob Knight, Mayor
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of 2000.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this day
of 2000.

James Allard, County Clerk

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 P.M., and is duly recorded.

Bill Meek, Register of Deeds

Linzie Kizzire, Deputy

BENCOR 2ND ADDITION			
CITY OF WICHITA, KANSAS			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
PROJECT NUMBER		SHEET	
694 PPW (6078-3)		4	
DESIGN	DRAWN	APPROVED	DATE
			05/00
SCALE		NOTED	
		4	

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