

SANITARY SEWER IMPROVEMENTS

To Serve

Newman University Addition

Lot 1

922 PPS (607861)

CITY OF WICHITA, KANSAS

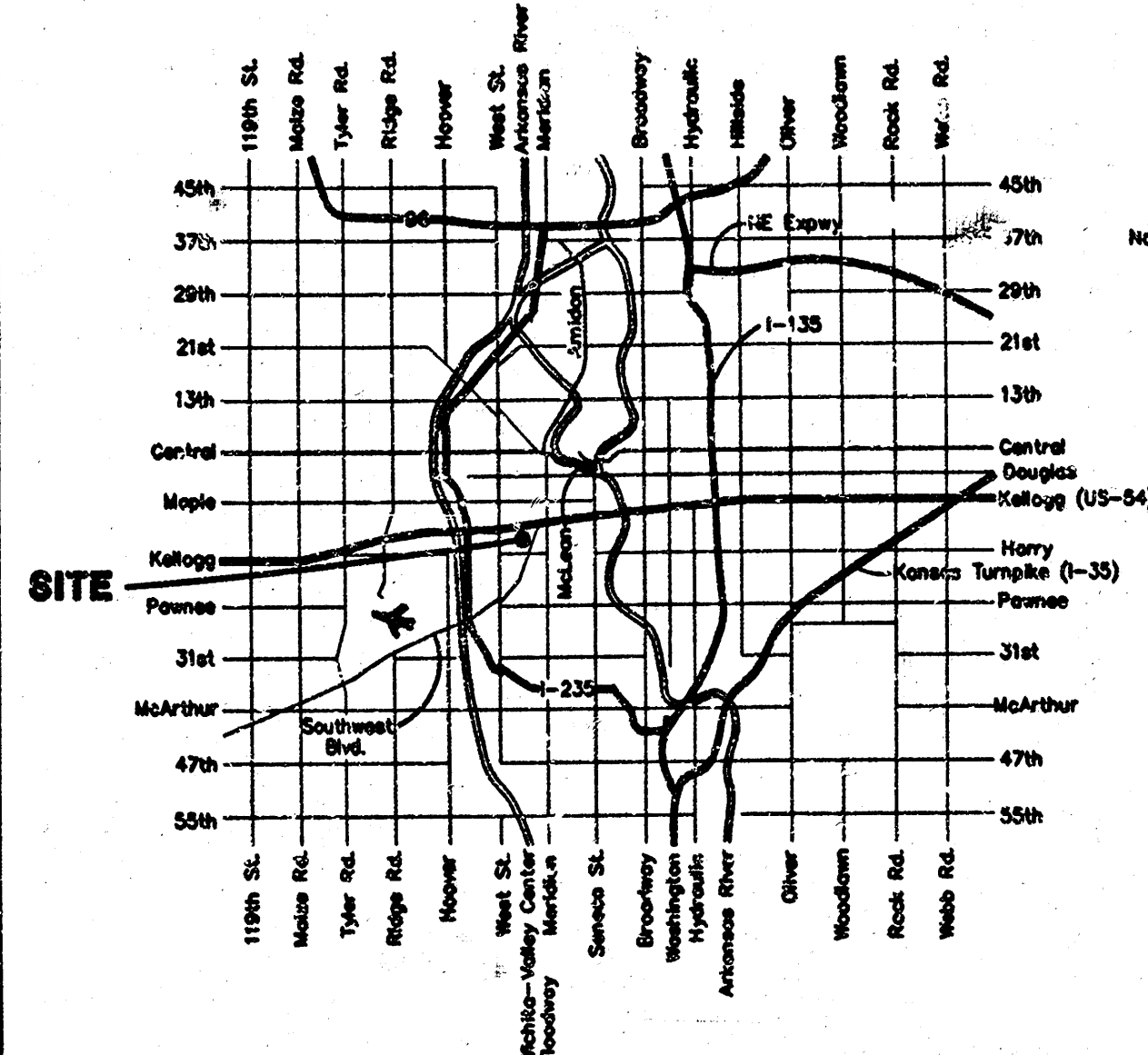
Michael E. Lindebak, P.E., City Engineer

August 1999

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Multimedia Television 262-0661
K.P.L. Gas Service Company 383-8630
Kansas Gas & Electric Company 383-8600
Peoples Gas Company 942-8350
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Maintenance 268-4071
- The Contractor shall notify pipeline companies at least 48 hours in advance of work being performed across and/or adjacent to pipelines.
- 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.
- All areas disturbed by construction operations shall be seeded with fescue grass at a rate of 7 lbs/1000 sq. ft. immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.
- 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.
- 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.
- Sheridan shall remain open during construction. Southbound lane will be closed only between 8:00AM & 4:00PM. Barriers and detour signage shall be in accordance with City of Wichita Specs.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of five (5) days notice prior to start of construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage 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.

LOCATION MAP



SHEET INDEX

Cover/Plan/Profile Sheet	1
Manhole Details	2
Manhole Lid and Rim Details	3
Copy Of Plat	4

LEGAL DESCRIPTION

Lot 1, Newman University Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK

City of Wichita Brass Disc, Top of Curb
@ SE Corner of Sheridan & McCormick.
Elevation = 111.46 City Datum

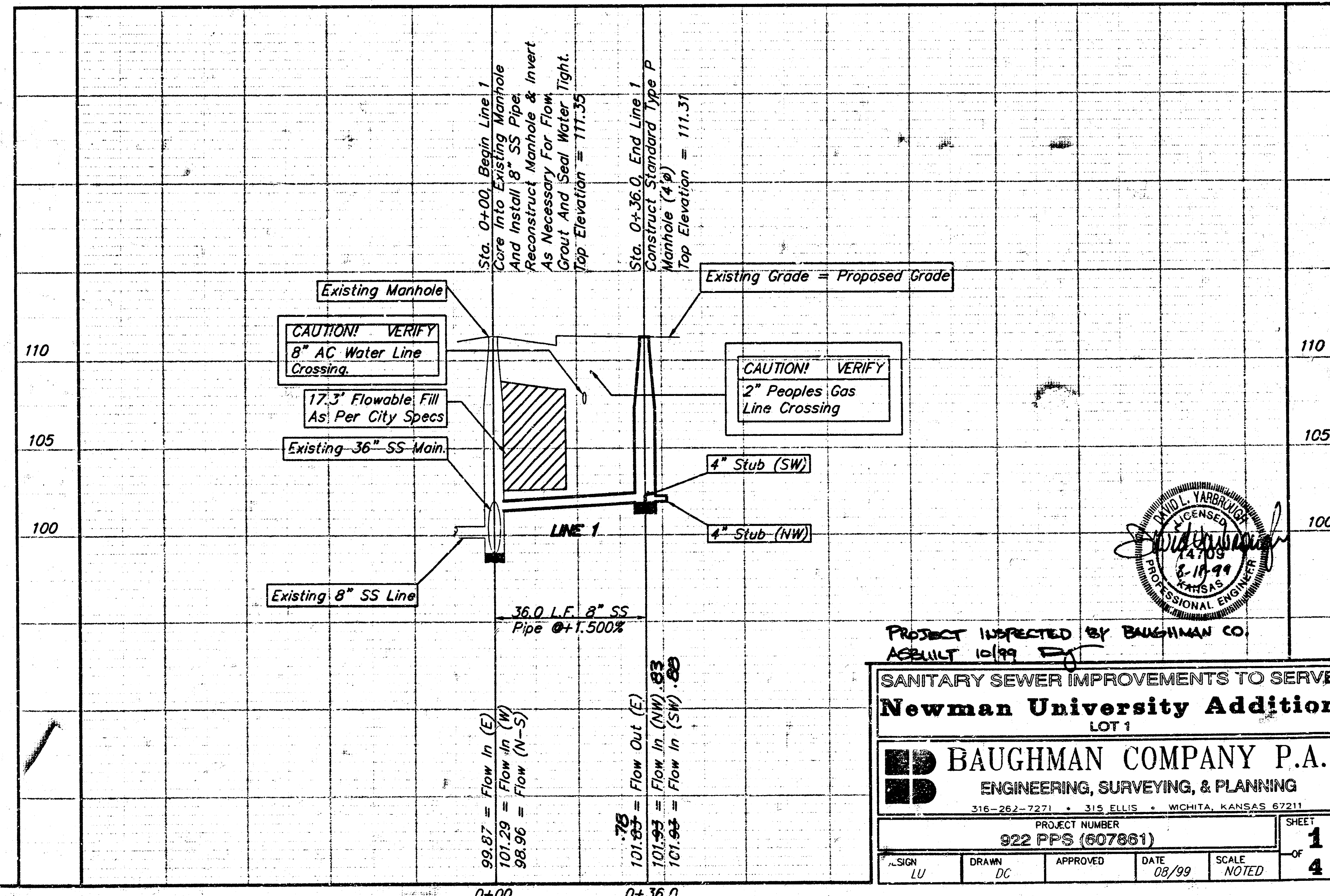
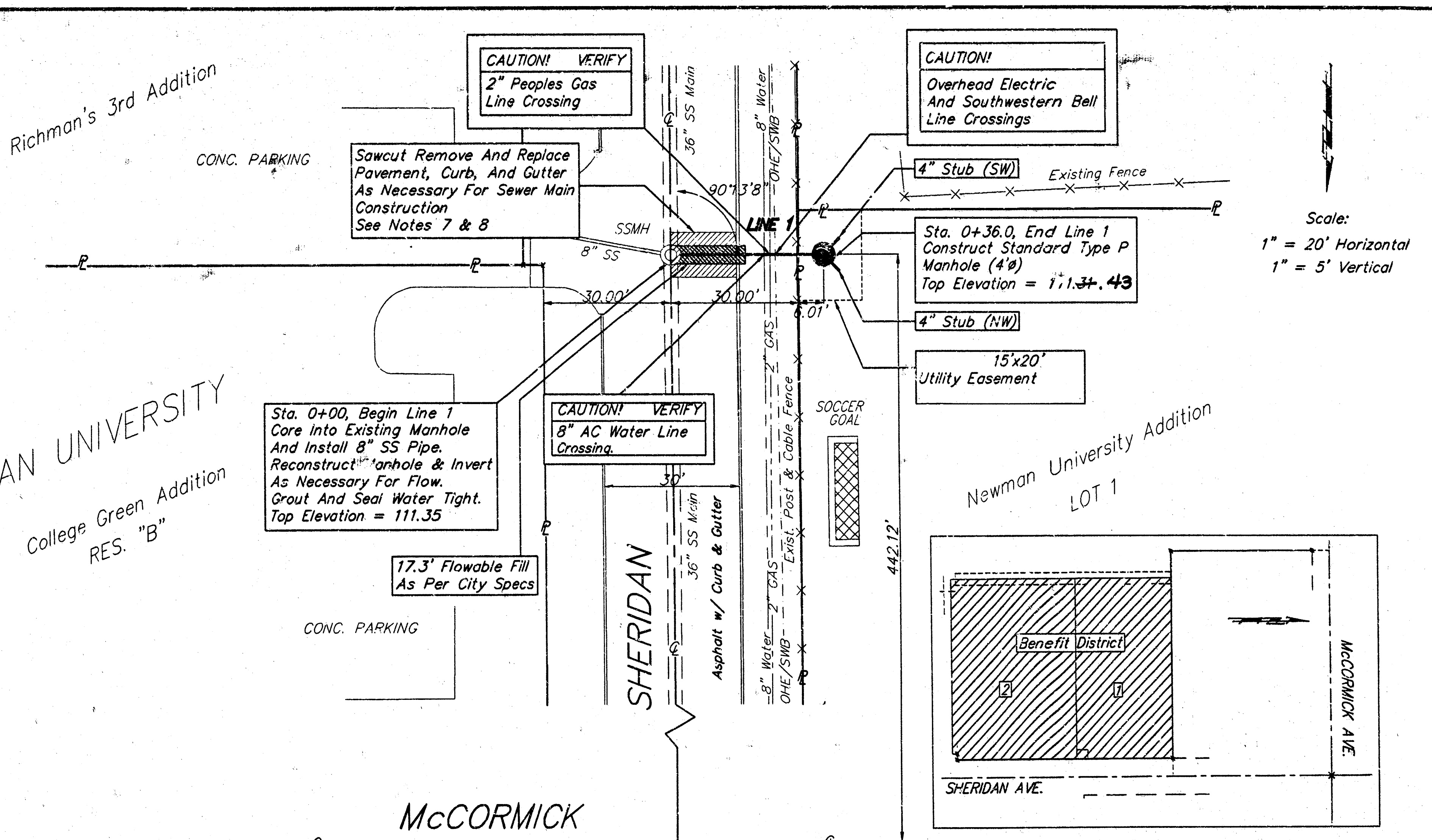
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 8/26/99

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
1-25-00
P-103
RDL



Project Inspected by BAUGHMAN CO.
ASBUILT 10/19/99

**SANITARY SEWER IMPROVEMENTS TO SERVE
Newman University Addition
LOT 1**

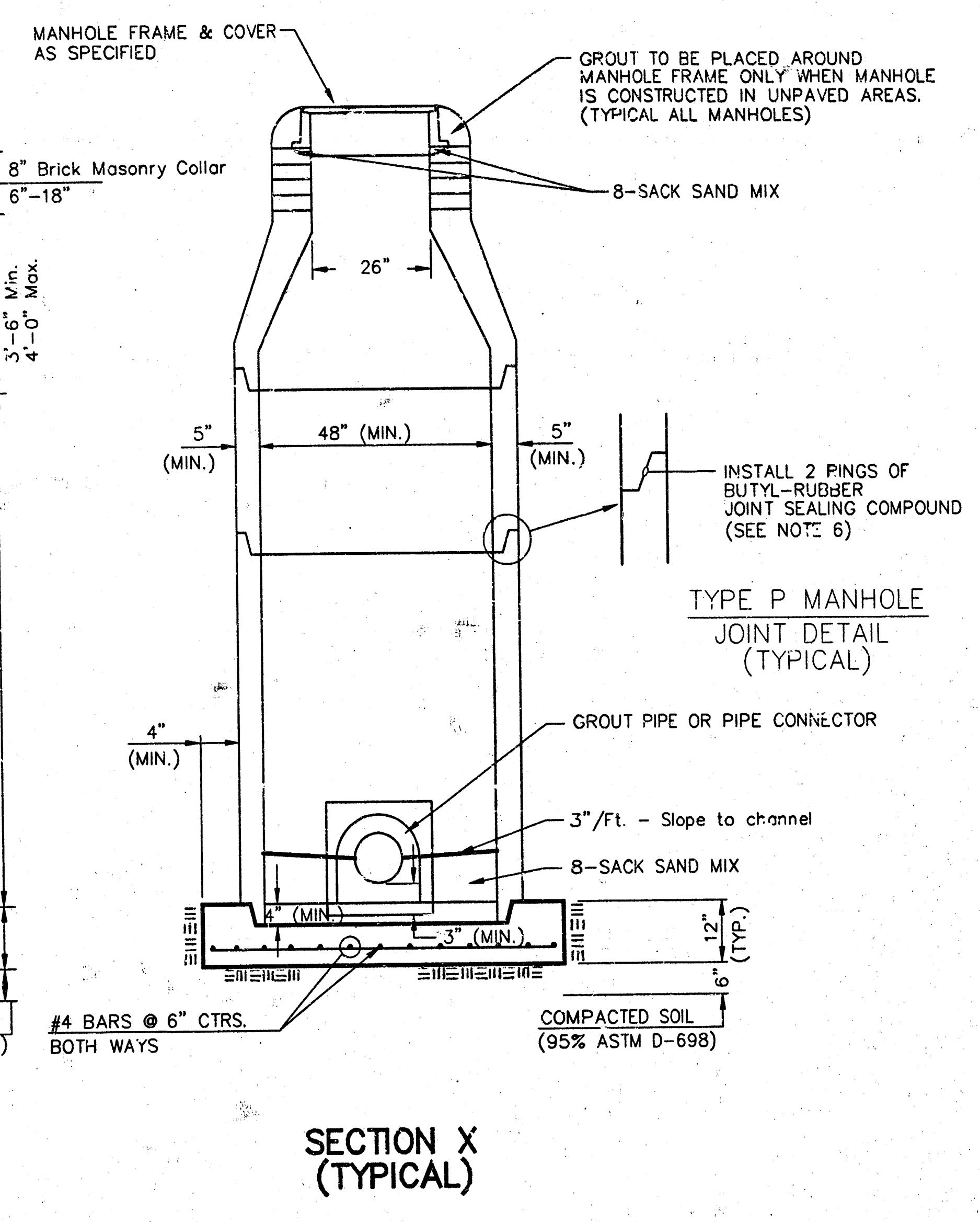
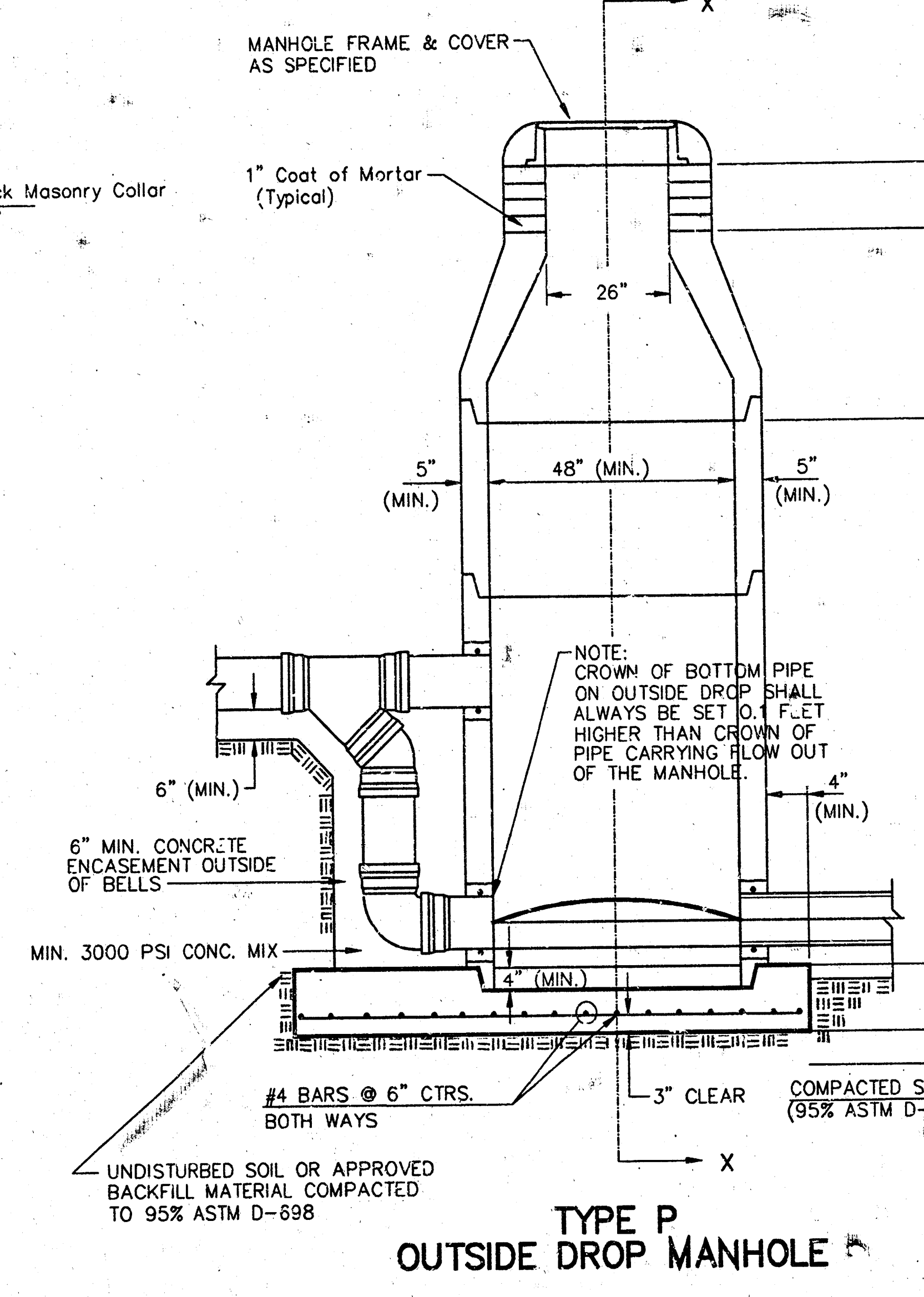
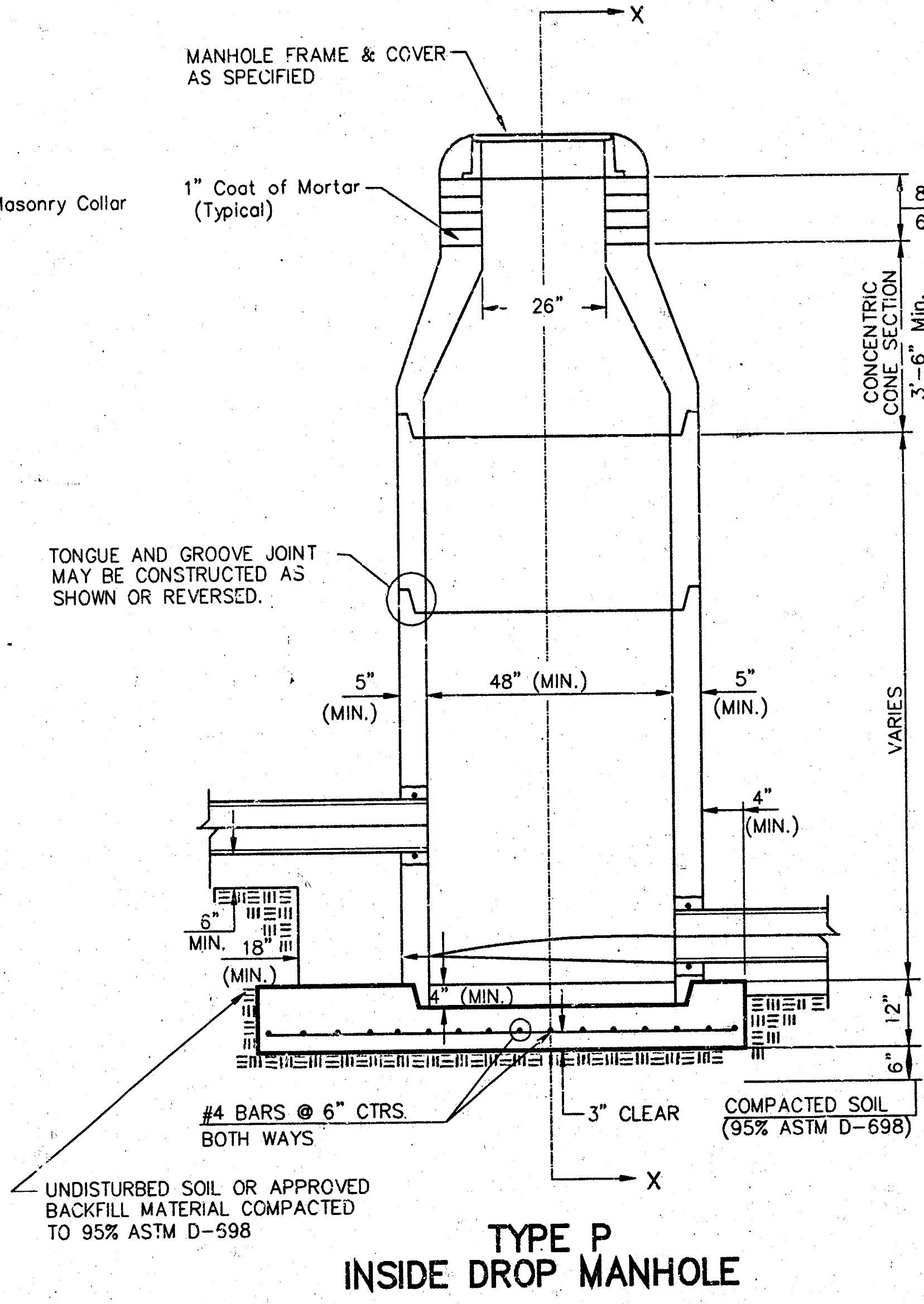
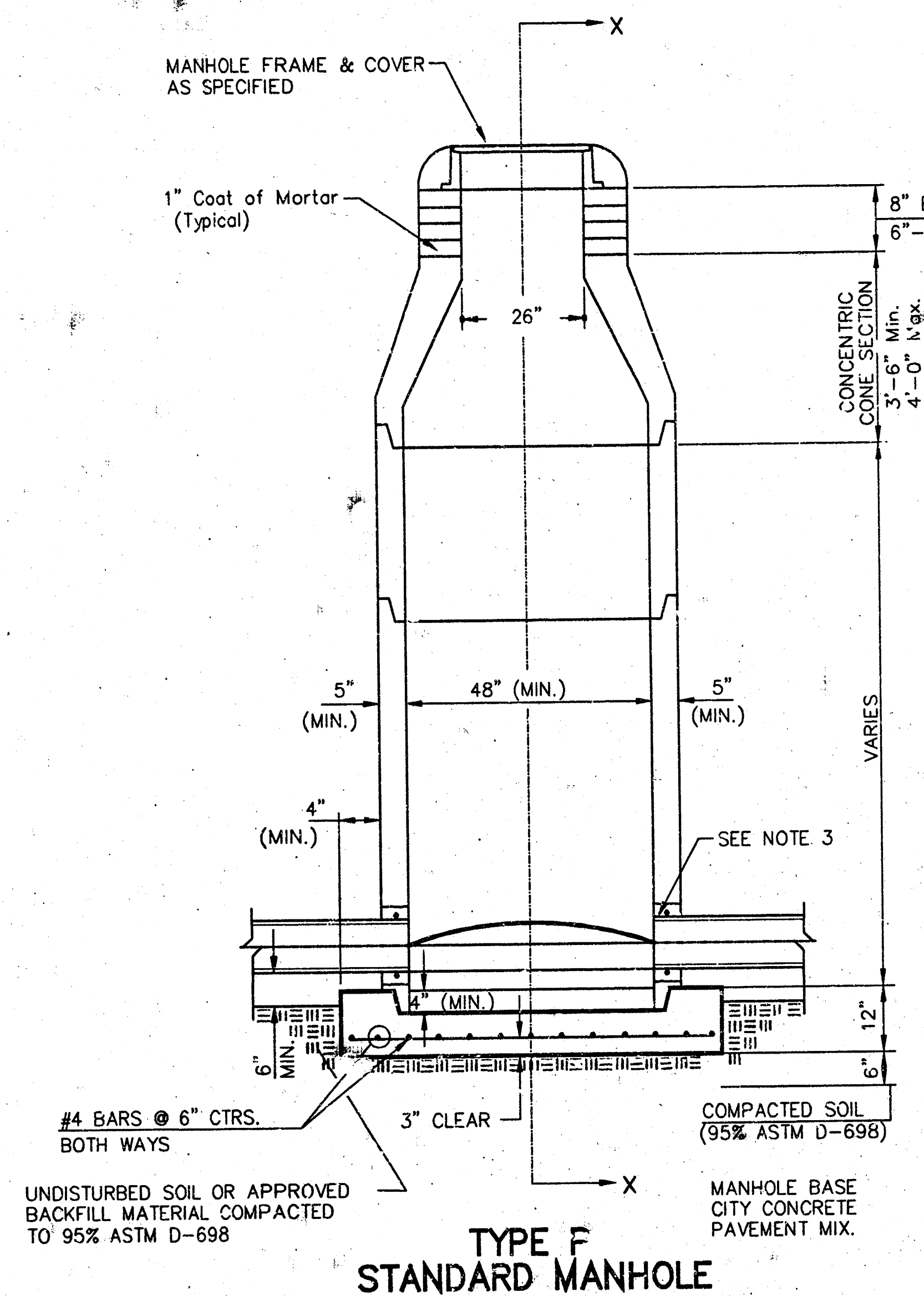
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-261-7271 • 318 BELLUS • WICHITA, KANSAS 67211

PROJECT NUMBER: **922 PPS (607861)**

SHEET: **1** OF **4**

DATE: **08/99** SCALE: **NOTED**

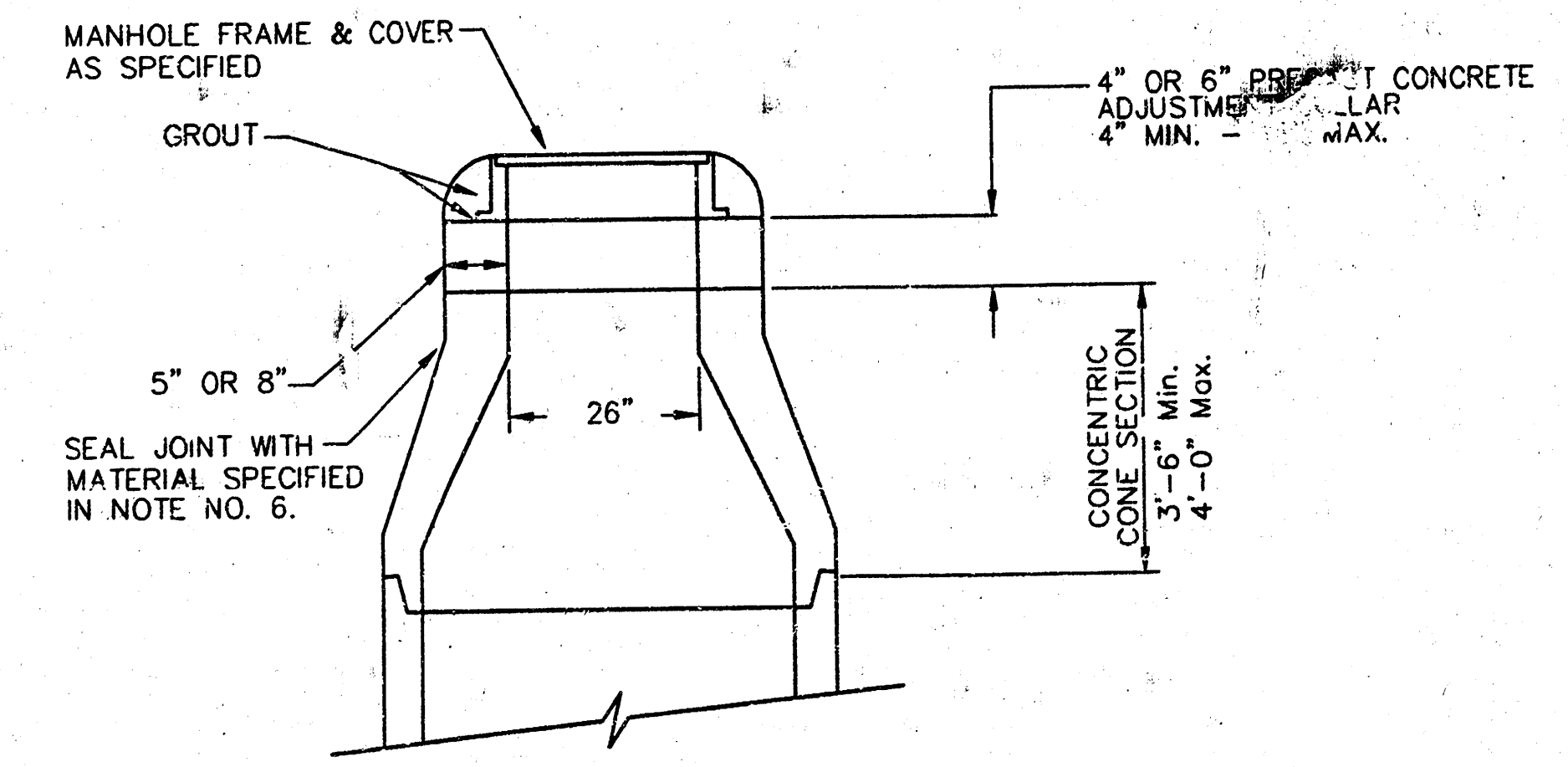
SEWER APPURTENANCES DETAILS



- 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 (NEMEC SERIES 66 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 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.

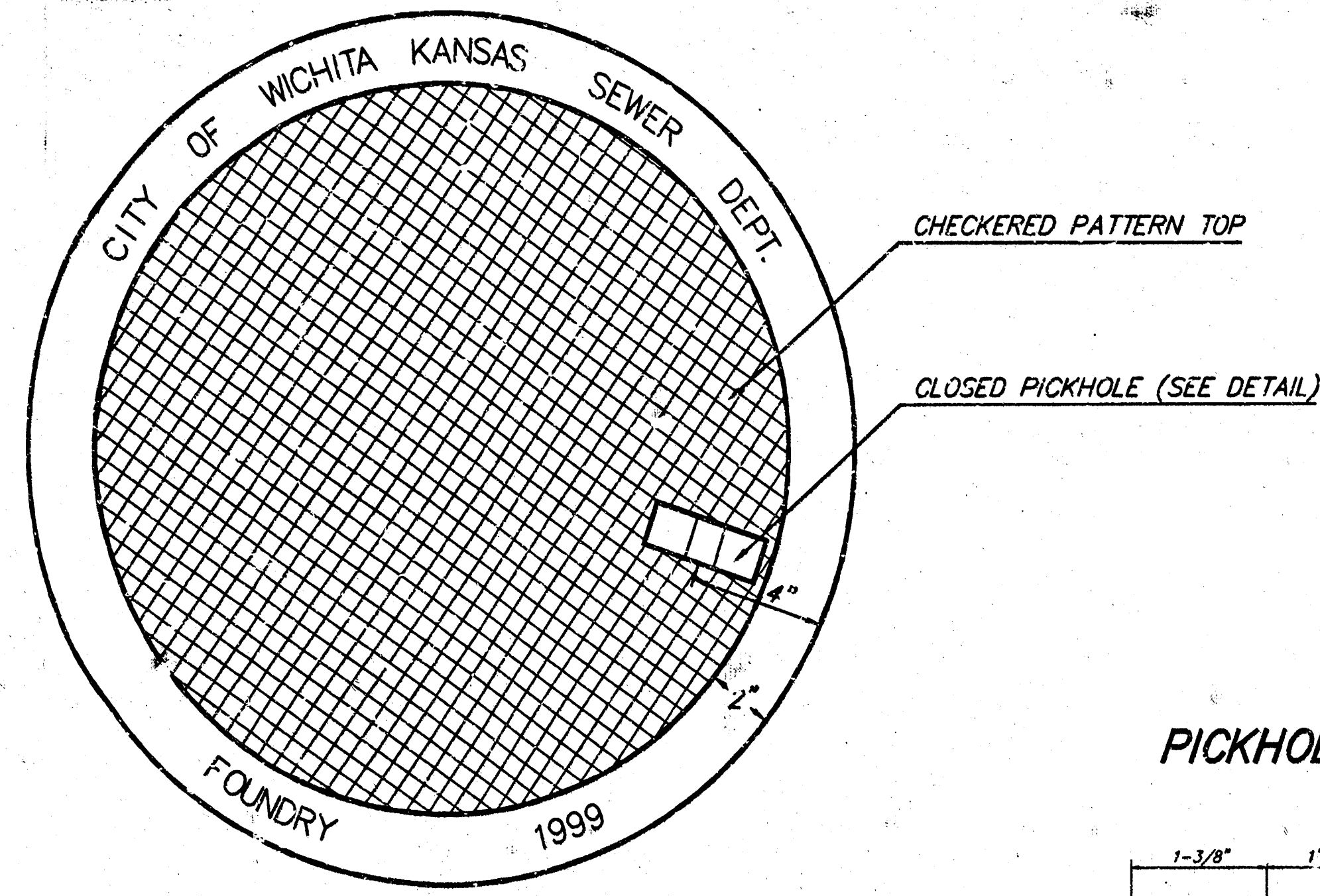
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED 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 NON-SHRINK 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 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 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 LEAVE 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 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.

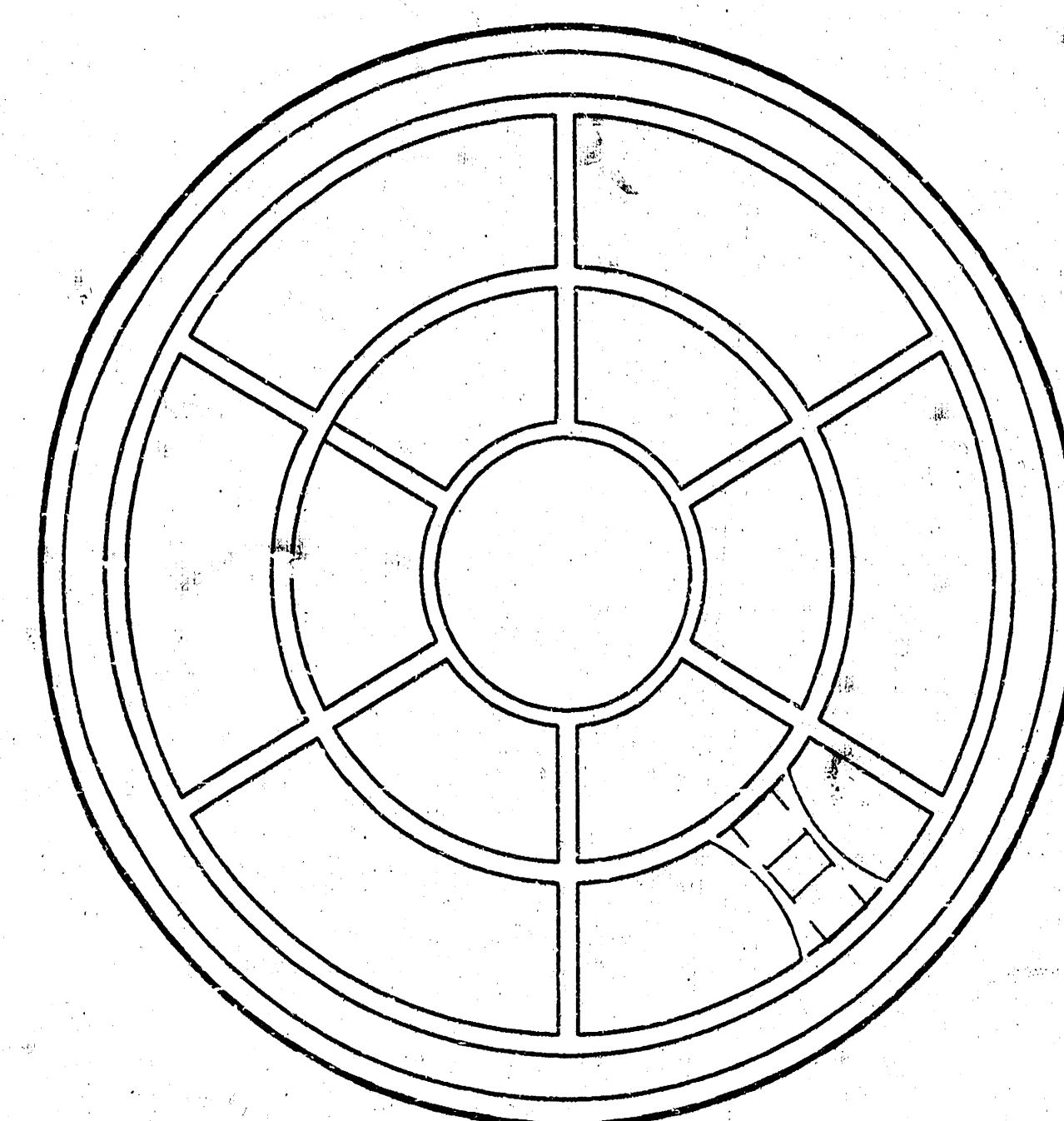


CITY OF WICHITA			
STD. MANHOLE DETAILS			
SEWER APPURTENANCES			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-282-7271 • 316 ELLIS • WICHITA, KANSAS 67201			
PROJECT NUMBER			
922 PPS (607961)			
DESIGN	DRAWN	APPROVED	DATE
STAFF	STAFF	STAFF	08/99
SCALE			SHEET
NONE			2
			4

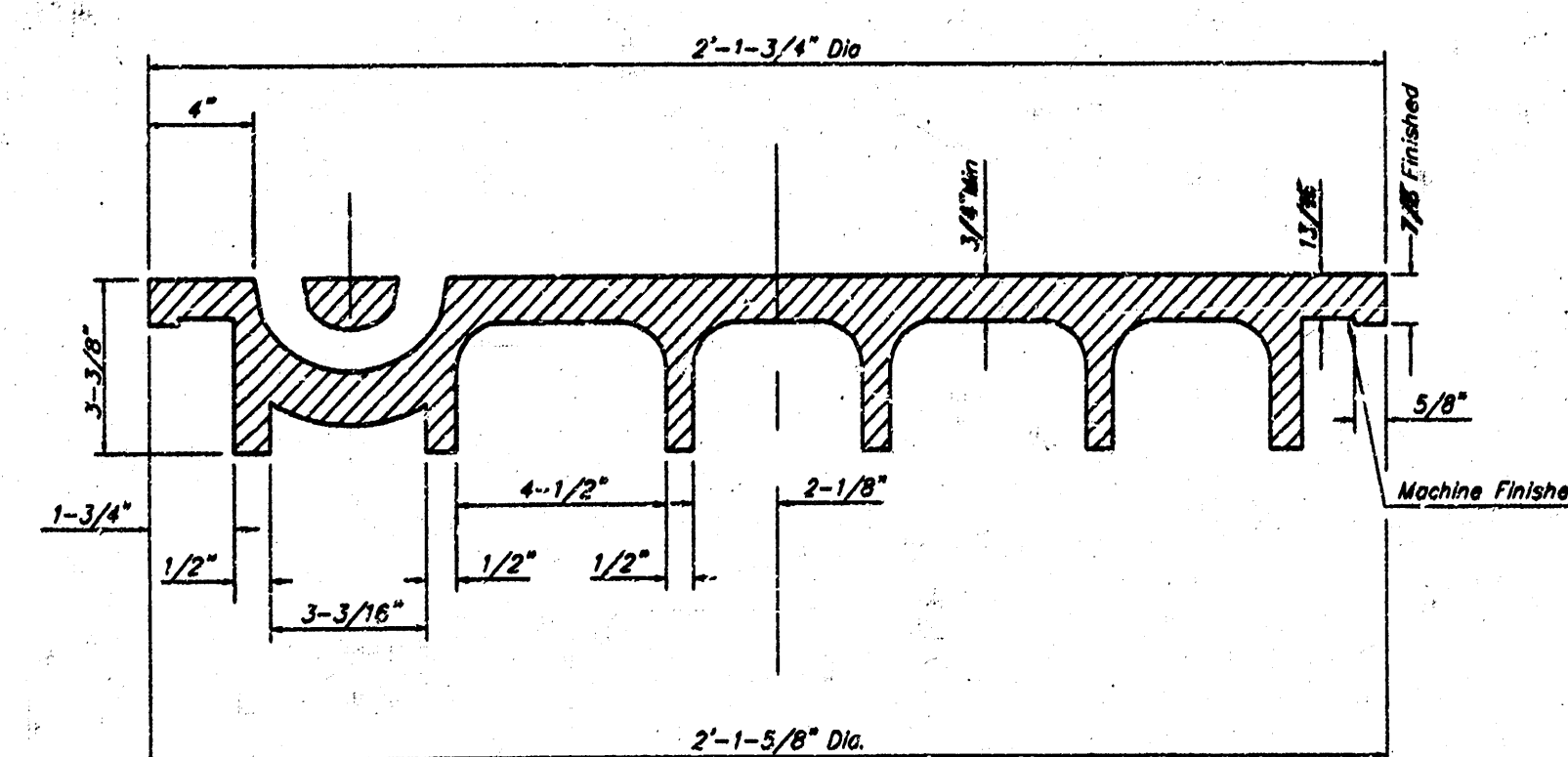
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

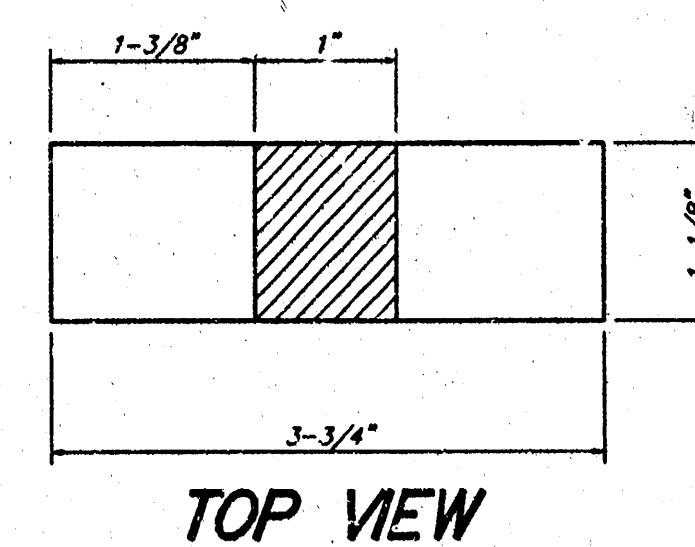


BOTTOM VIEW

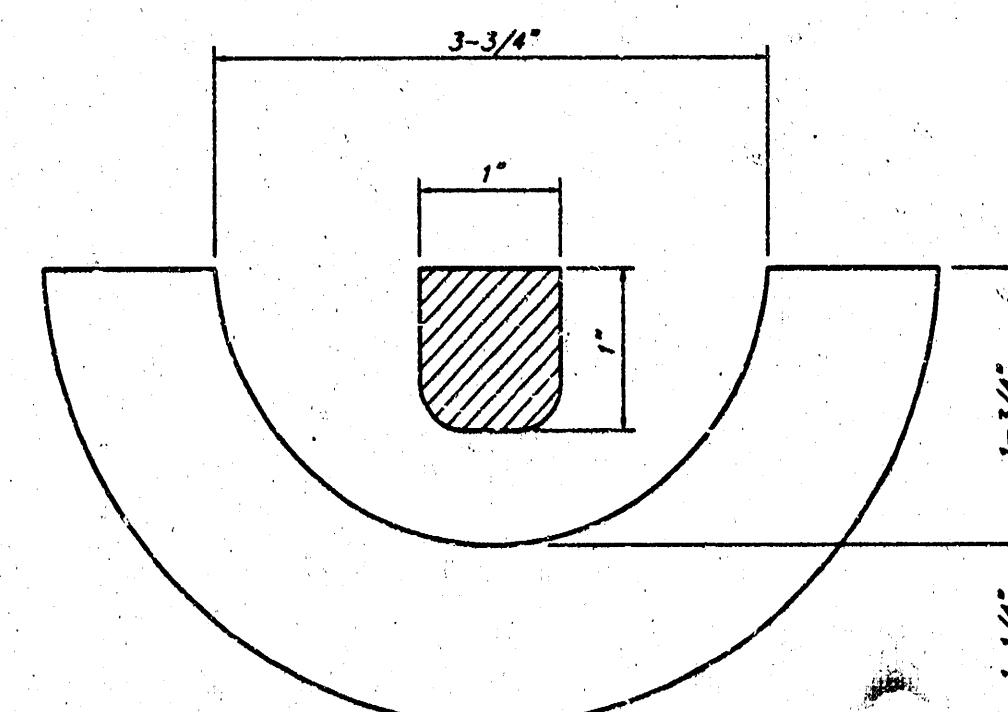


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

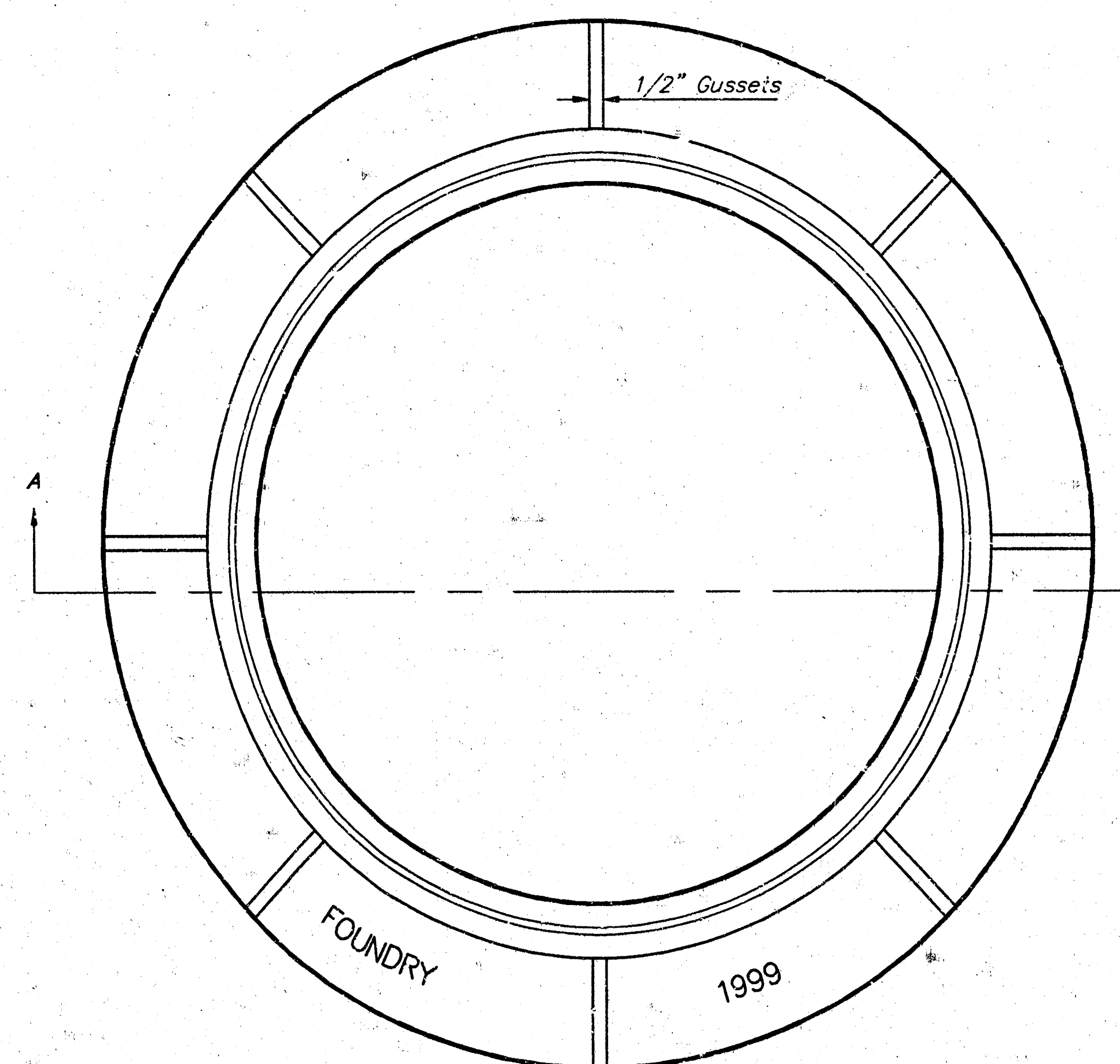


SECTION VIEW

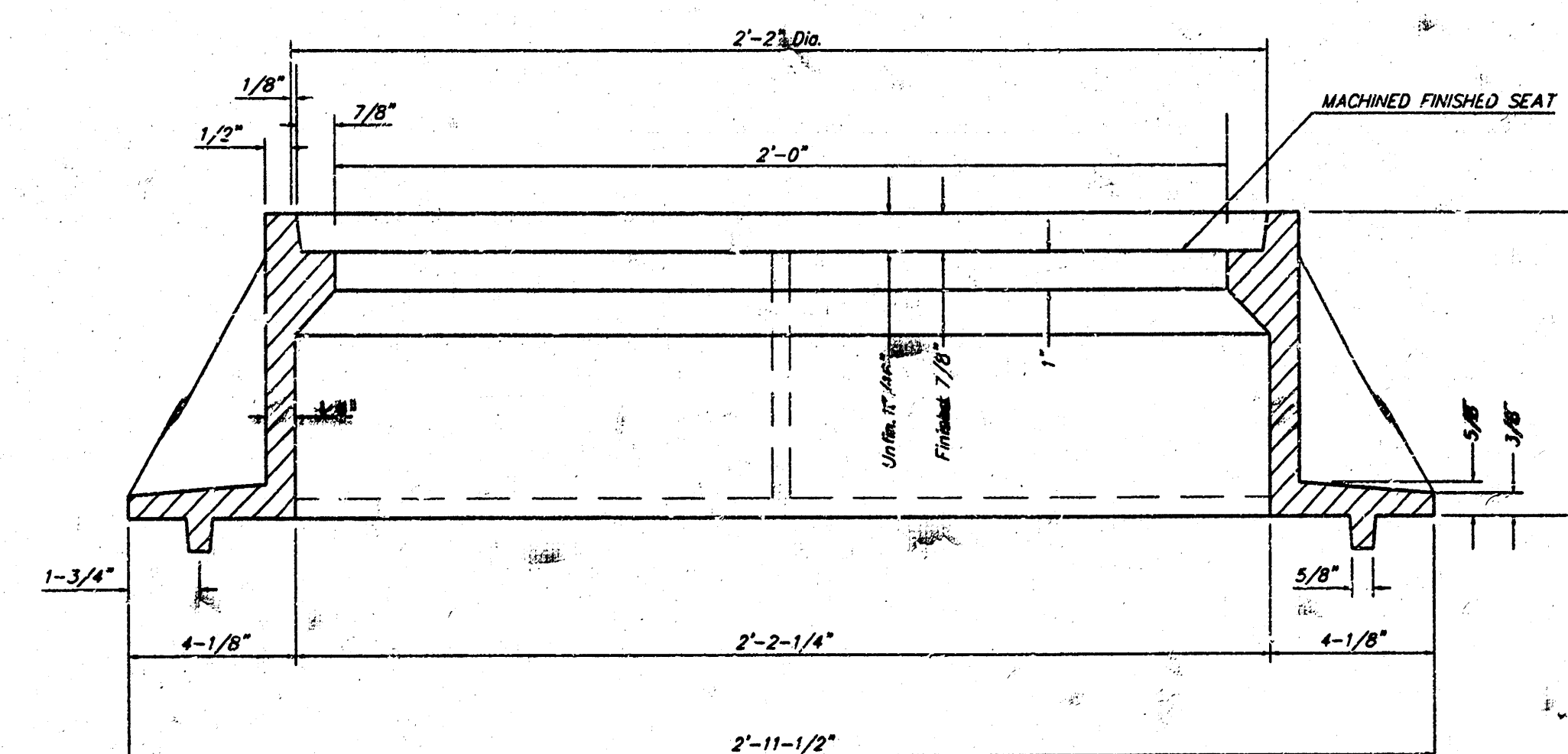
MANHOLE FRAME AND COVER DETAIL

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.

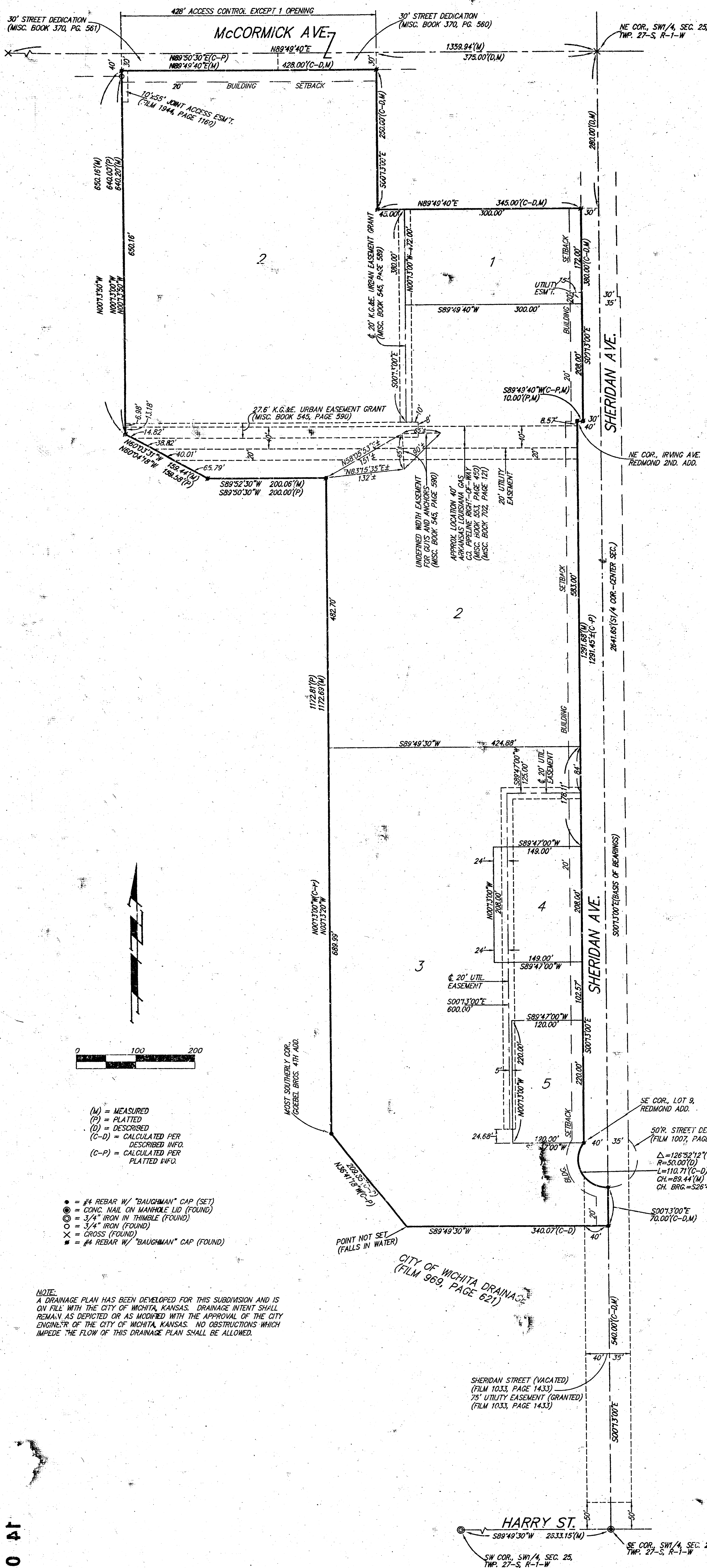
THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING 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 316-262-7271 • 315 E. US • WICHITA, KANSAS 67211					
PROJECT NUMBER 622 FPS (607861)					
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE 08/99	SCALE NONE	SHEET 3 OF 4

NEWMAN UNIVERSITY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A. Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and plotted "NEWMAN UNIVERSITY ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows:

A tract of land in the SW1/4 of Sec. 25, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas, more particularly described
as follows: All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
and 15 as platted in Redmond Addition to Wichita, Kansas, together
with Walker Rd., All Hallows Rd., and Monroe Ave. as depicted in said
Redmond Addition, TOGETHER with all of Lots 1, 2, 3, 4, 5, 6, 7, 8,
9, 10, 11, 12, 13, 14, 15, 16, and 17 as platted in Redmond 2nd.
Addition to Wichita, Kansas, together with Irving Ave., All Hallows Rd.,
and Walker Ave. as depicted in said Redmond 2nd. Addition, TOGETHER
with the remaining part of said SW1/4 lying east of the east line of
Goebel Bros. 4th Addition, Wichita, Sedgwick County, Kansas, and as
extended north, and lying northeast and east of the City of Wichita,
Kansas property as depicted in Film 969, Page 621, together with
that part of the north line of said City of Wichita, Kansas property, as
extended east, EXCEPT that part taken for street in Film 1007, Page 1493,
and EXCEPT the north 280.00 feet of the east 375.00 feet of said SW1/4.

All being situated in the SW1/4 of Sec. 25, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael D. Conrey
Michael G. Conrey, Surveyor
KANSAS
LAND SURVEYOR
LS-972-5-99

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots and a Street to be known as "NEWMAN UNIVERSITY
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The street is hereby dedicated to and for the
use of the public. All abutters rights of access to or from McCormick
Avenue over and across the north line of Lot 2 are hereby granted to
the City of Wichita, Kansas provided, however, that said Lot 2 shall
have access to McCormick Avenue at one location as shall be determined
by the City Engineer of the City of Wichita, Kansas.

Adorers of the Blood of Christ
of Wichita, Kansas, Inc.

Sister Jeanne Stewart, A.S.C.
Sister Jeanne Stewart, A.S.C., Vice-President

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 25th day of AUGUST, 1999, by Sister Jeanne
Stewart, A.S.C., Vice-President of Adorers of the Blood of Christ of
Wichita, Kansas, Inc., on behalf of corporation.

My App't. Exp. 5/5/01
Philip J. Meyer
PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "NEWMAN UNIVERSITY ADDITION", 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 _____, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

William M. Johnson
Chairman

Marvin 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 _____, 1999.

Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this _____ day
of _____, 1999.

James Aiford
County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1999, at _____ o'clock _____ M., and is duly
recorded.

Bill Mec
Register of Deeds

Linda Kizzire
Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-242-7271 • 316-242-7272 • WICHITA, KANSAS 67211

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