

DRAINAGE IMPROVEMENTS TO SERVE COMOTARA SUBDIVISION CITY OF WICHITA, KANSAS

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 Company 1-888-482-4950
Westar Energy (Electric) 383-8650
SBC Telephone Company 1-800-286-8313
City of Wichita Water Department 262-6000
City of Wichita Sewer Maint. (San. Sewer) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- Replace with sod in kind all disturbed areas per City of Wichita Specifications in the shortest possible time.
- Prior to bidding the project, each bidder shall visit the site and satisfy himself of surface & subsurface conditions. Each bidder shall also fully inform himself as to the extent of the scope of work to be performed.
- 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.
- Properties within the project limits may have underground sprinkler systems which may conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction of the project. The Contractor will be required to replace/re-install all sprinkler heads and/or valves such that the sprinkler system is in operational order. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as SUBSIDIARY to the contract pay items of work.
- 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.
- 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.
- Contractor to remove concrete sidewalk to the nearest construction joint if within 3' of joint. Saw cut if over 3' from joint. Removal and replacement of pavement shall not be paid for directly, but shall be considered SUBSIDIARY to other items in the project.
- The Contractor shall give all property owners/tenants of developed property directly abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.

PROJECT NO. 468-84057

May 2005

OCA NO. 660506

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Plan & Profile	2
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Bench Mark:

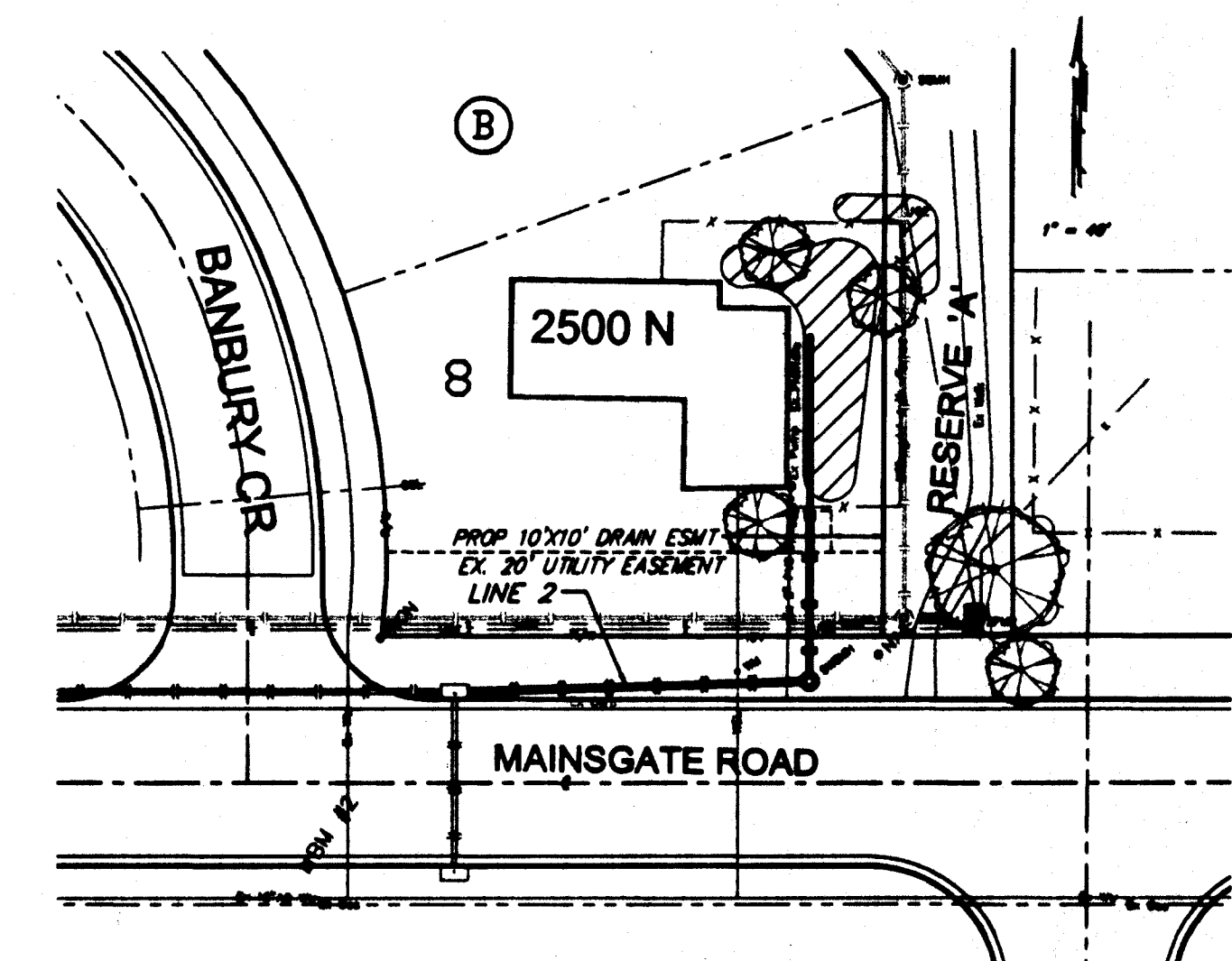
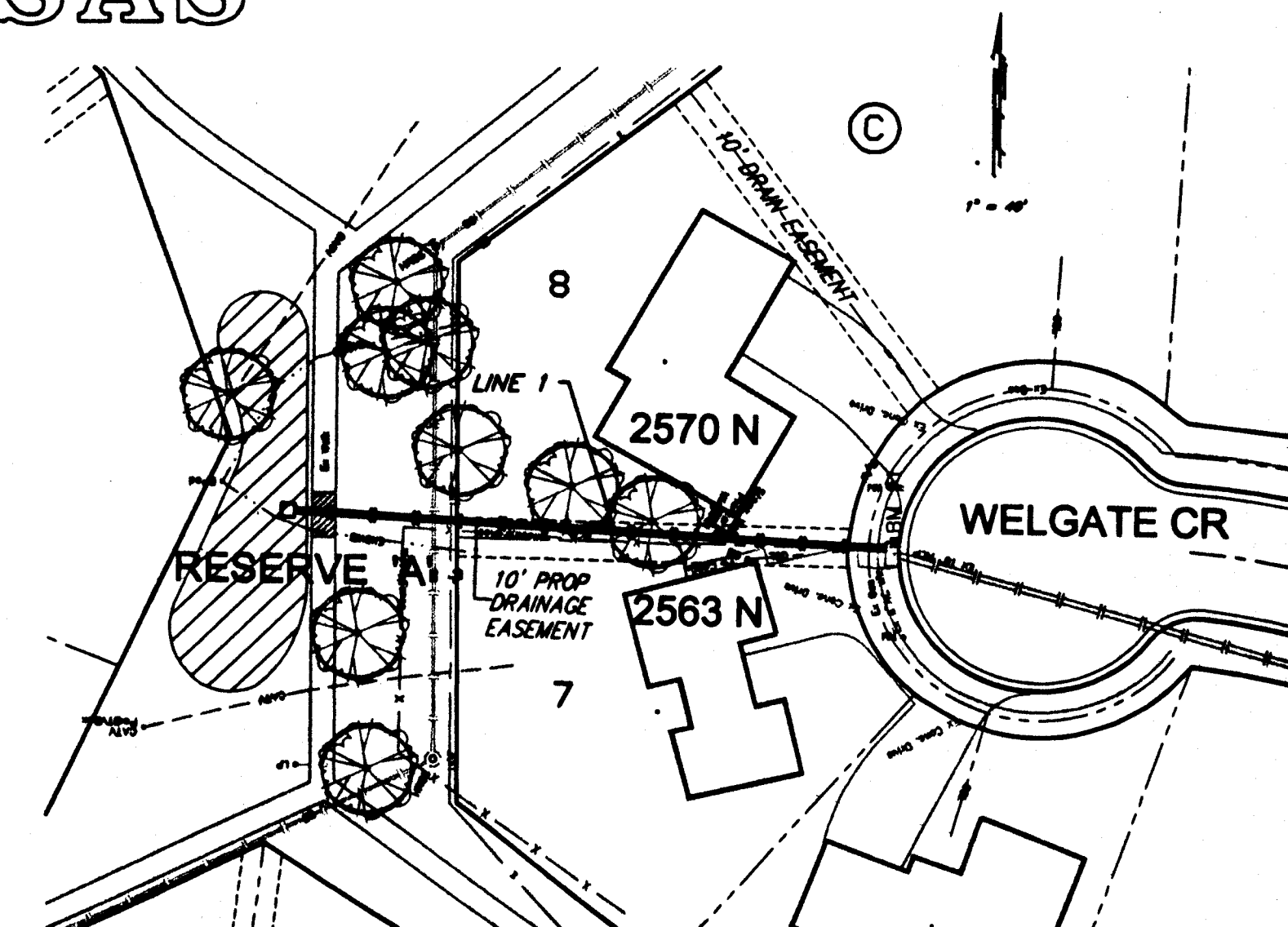
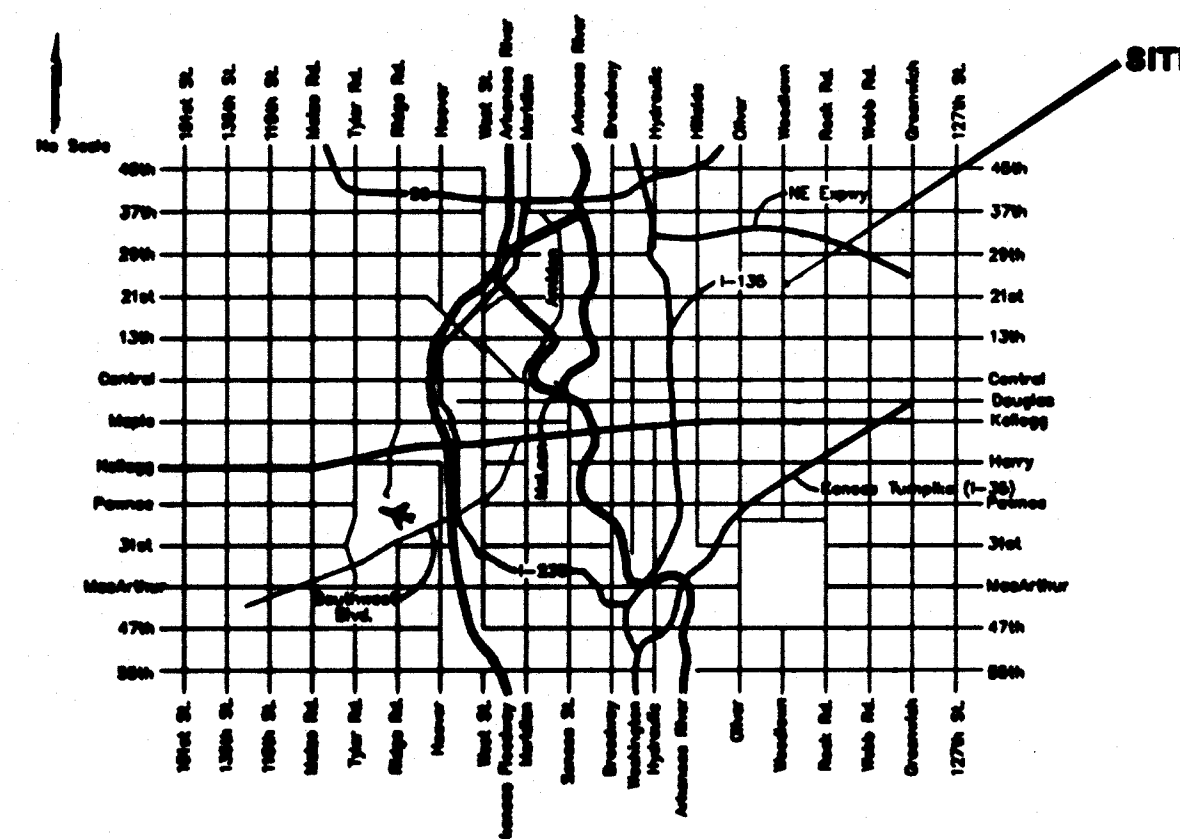
BM #1 "X" CUT ON NE CORNER OF CB AT THE WEST END OF WELGATE CIRCLE
BETWEEN LOT 7 & 8, BLK. C OF COMOTARA 1ST ADD.
Elevation = 193.13 (City Datum)

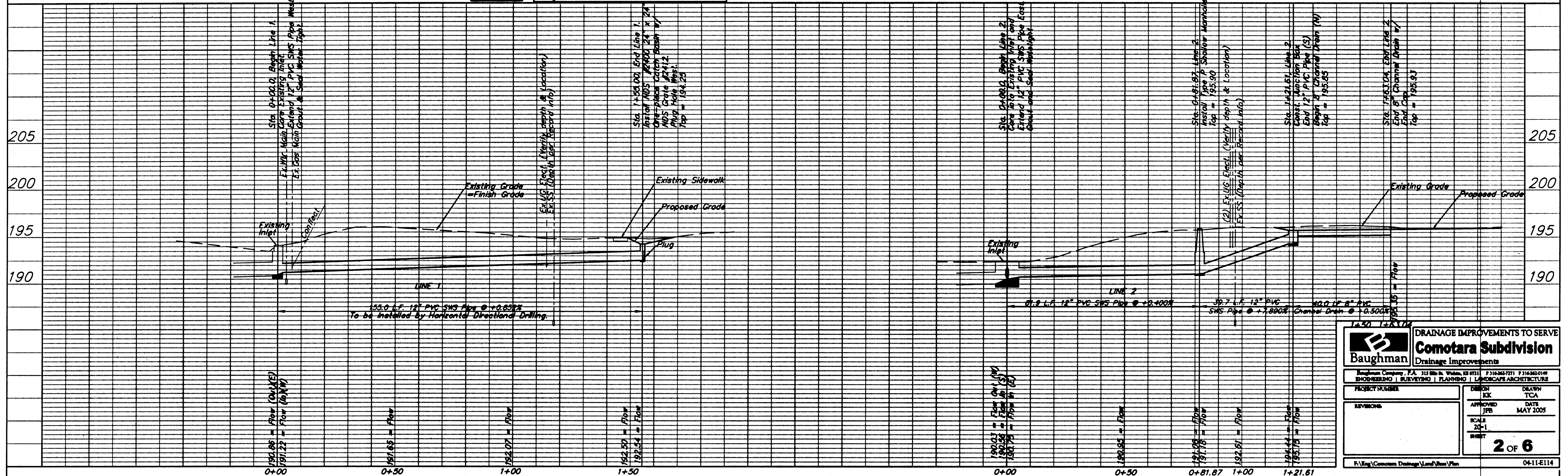
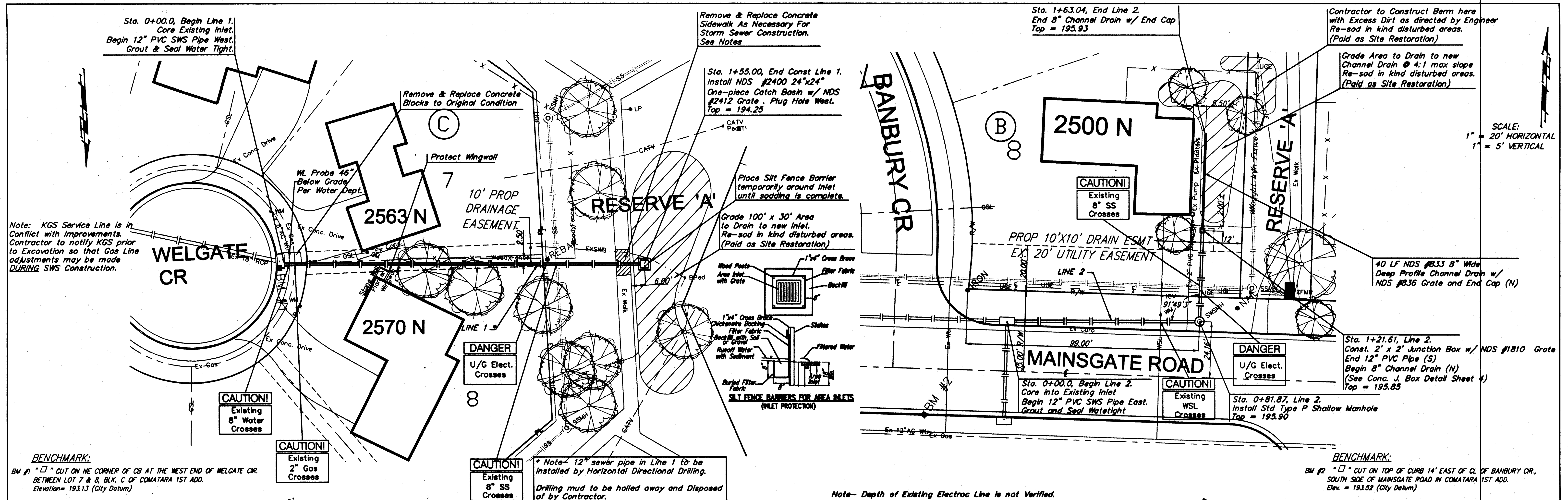
BM #2 "X" CUT ON TOP OF CURB 14' EAST OF CL OF BANBURY CIR.,
SOUTH SIDE OF MAINSGATE ROAD IN COMOTARA 1ST ADD.
Elev. = 193.52 (City Datum)

Legal Description

Lot 8, Block B and Lot 7 and 8 Block C, Comotara 1st
an Addition to Wichita, Sedgewick County, Kansas

Location Map





DRAINAGE IMPROVEMENTS TO SERVE

Baughman Comotara Subdivision

Drainage Improvements

Engineering Company, P.A. 313 10th St. W., Wadena, MN 56601 P 313-933-7271 F 313-933-0149

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: _____

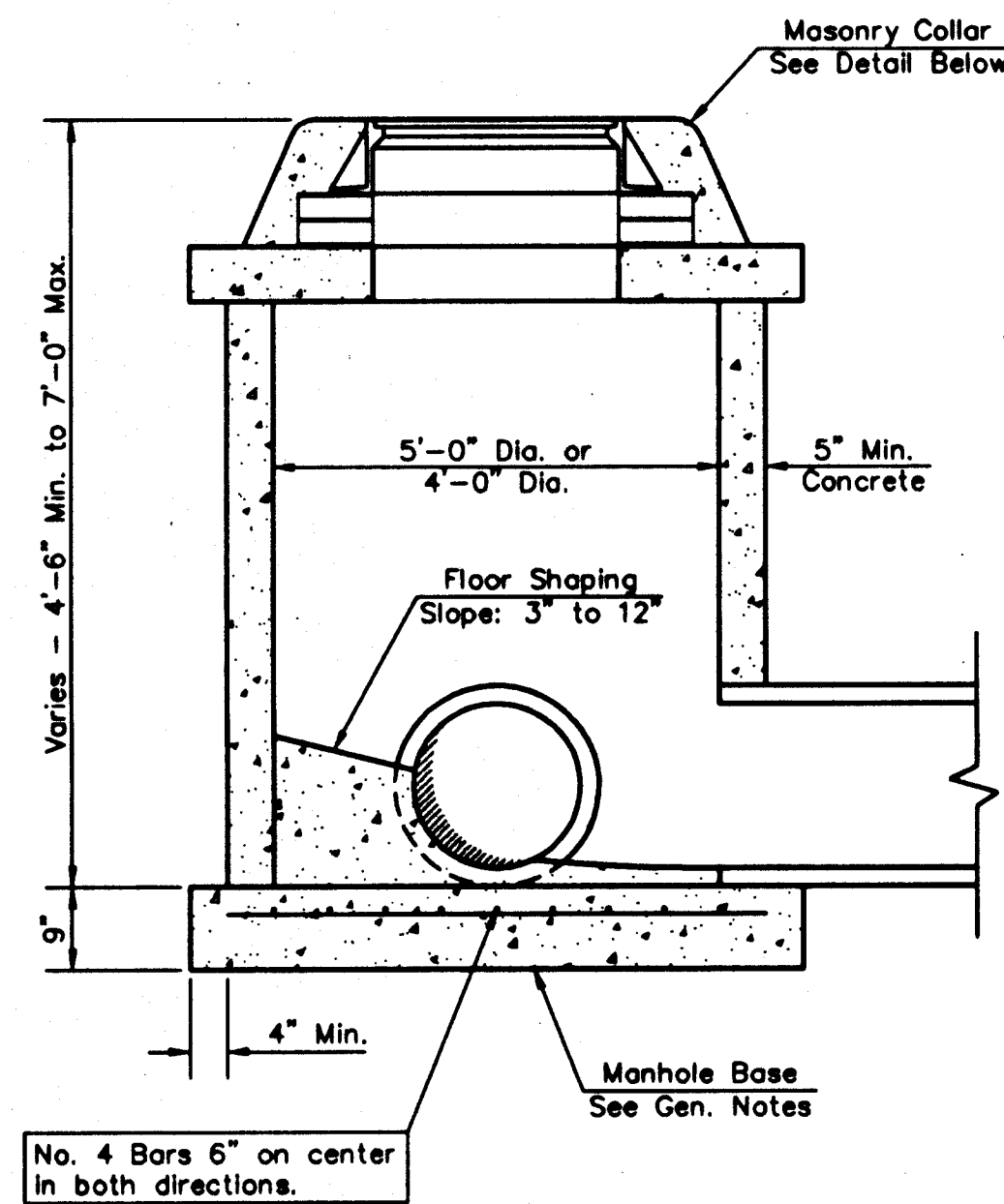
REVISIONS:

DATE: MAY 2005

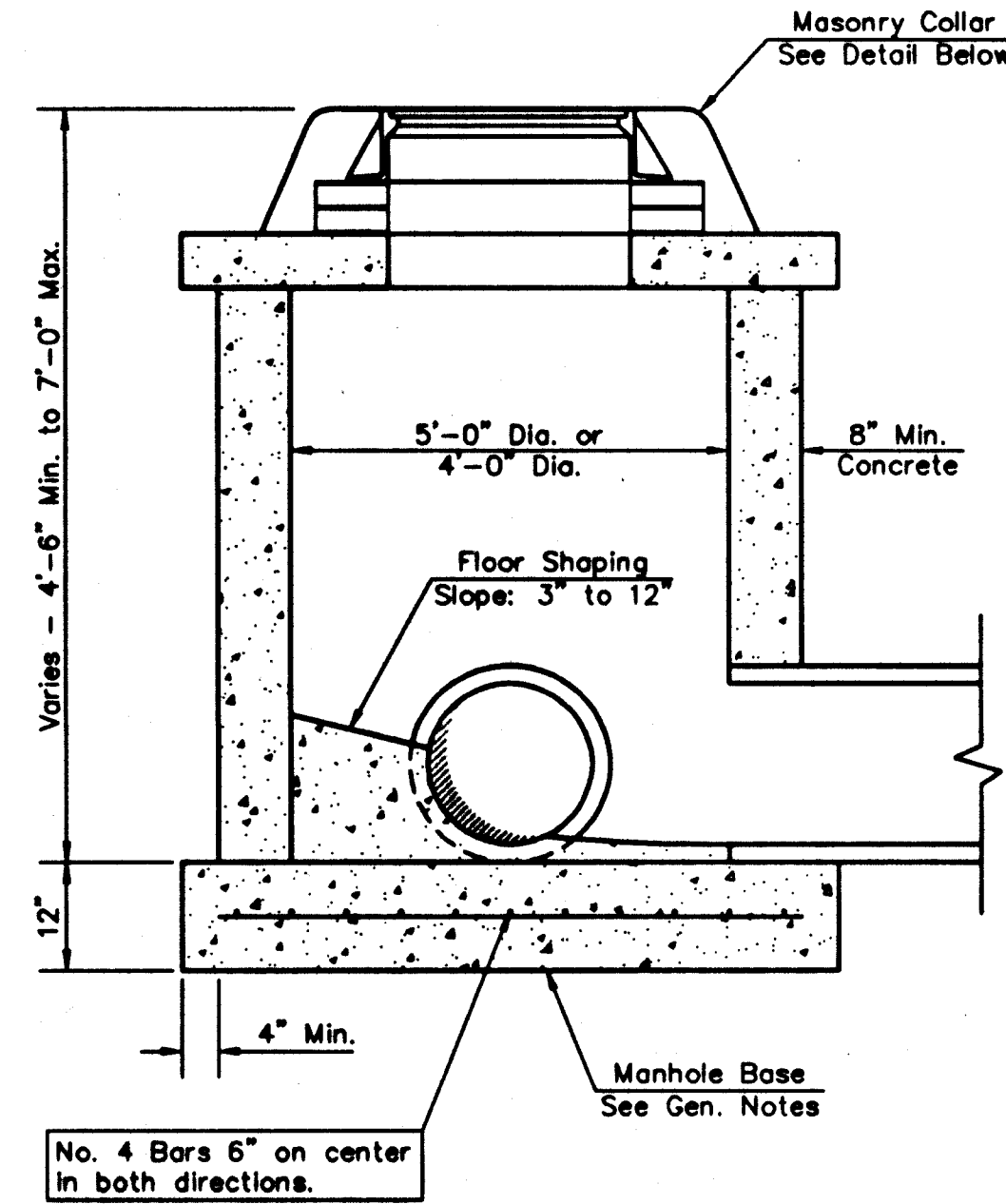
SCALE: 25'-1" = 1"

2 OF 6

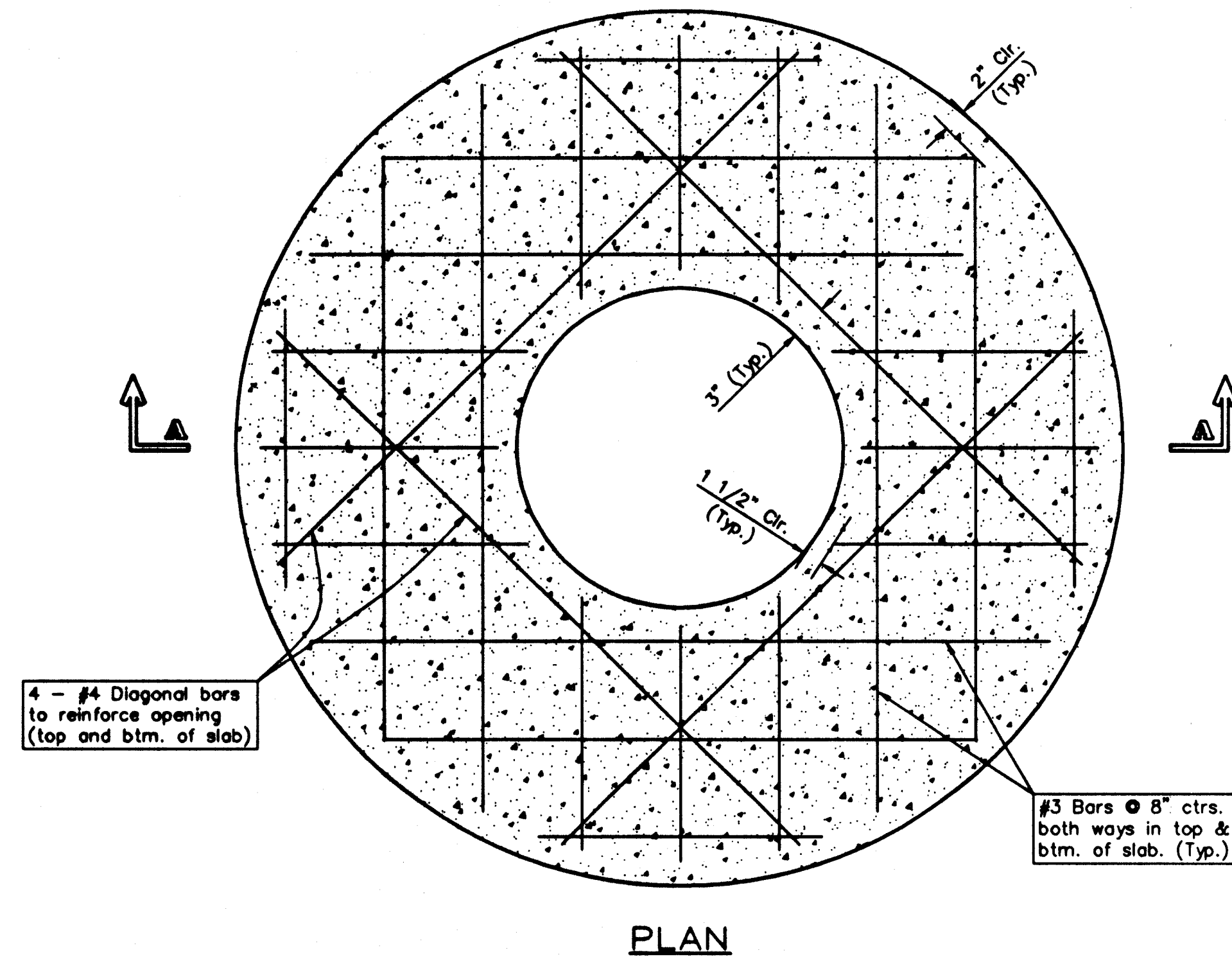
F:\Eng\Comotara\Drainage\Land\Sheet\Plan 04-11-E114



SHALLOW TYPE "P" MANHOLE

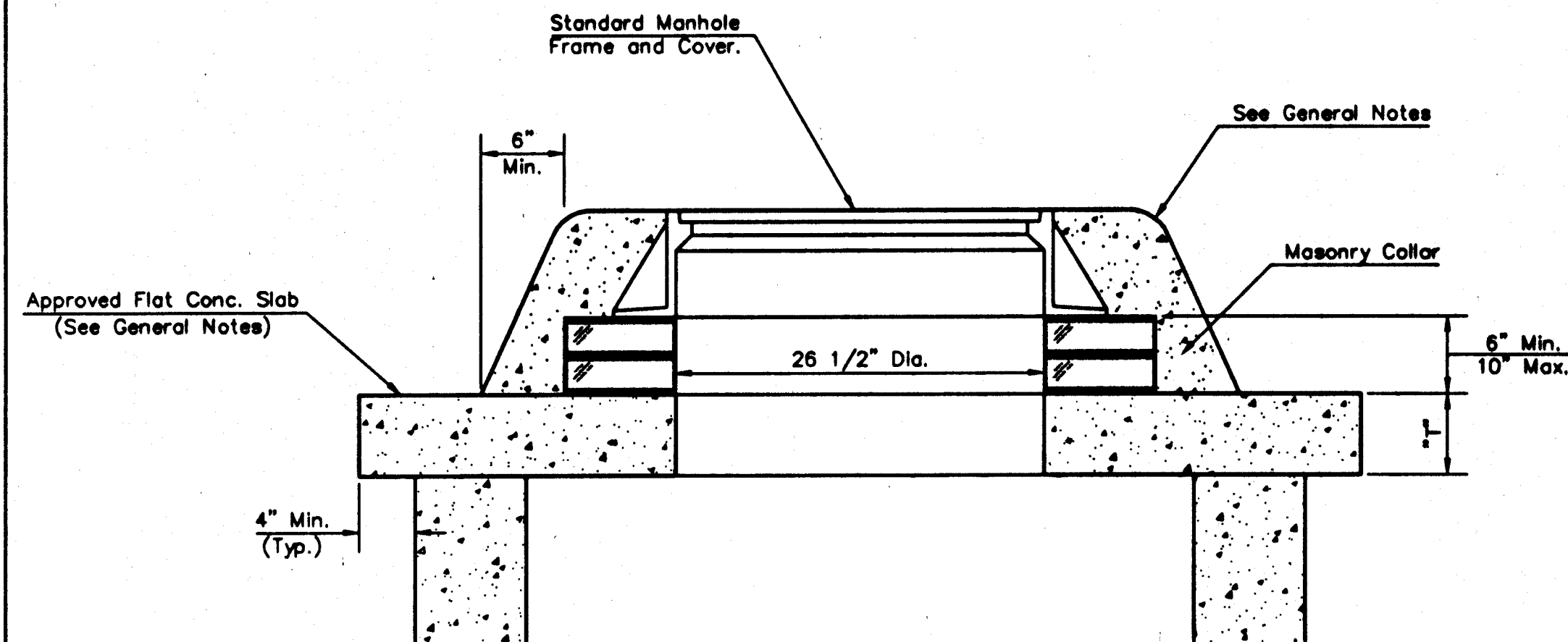


SHALLOW TYPE "C" MANHOLE

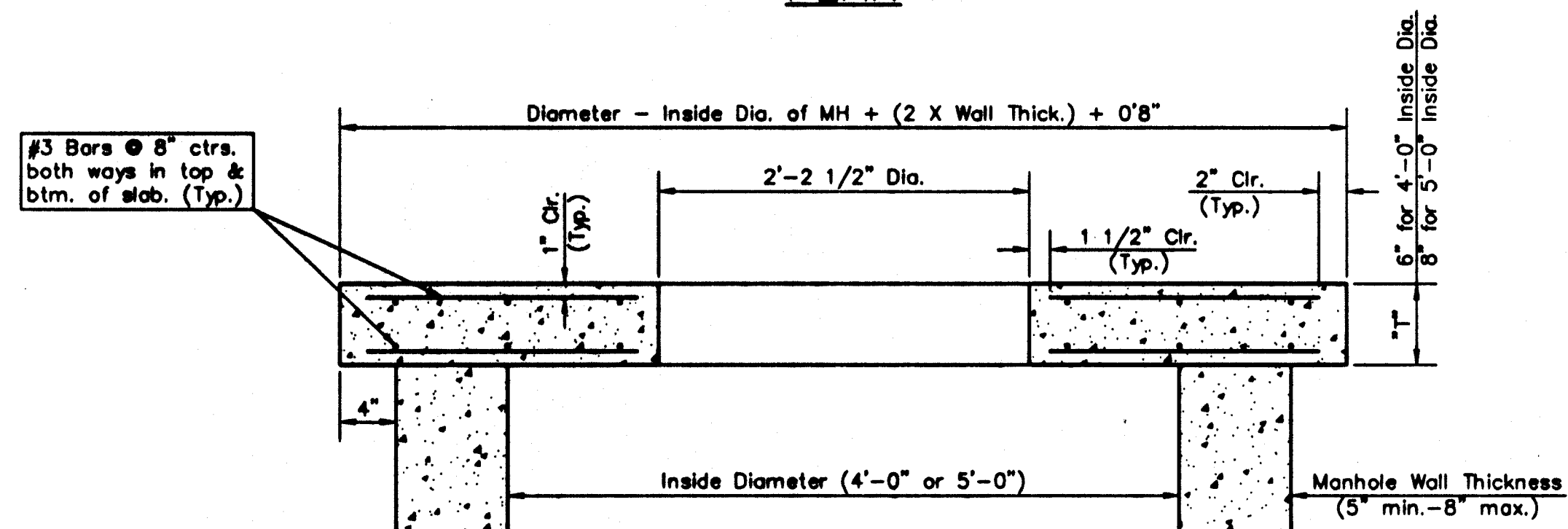


GENERAL NOTES

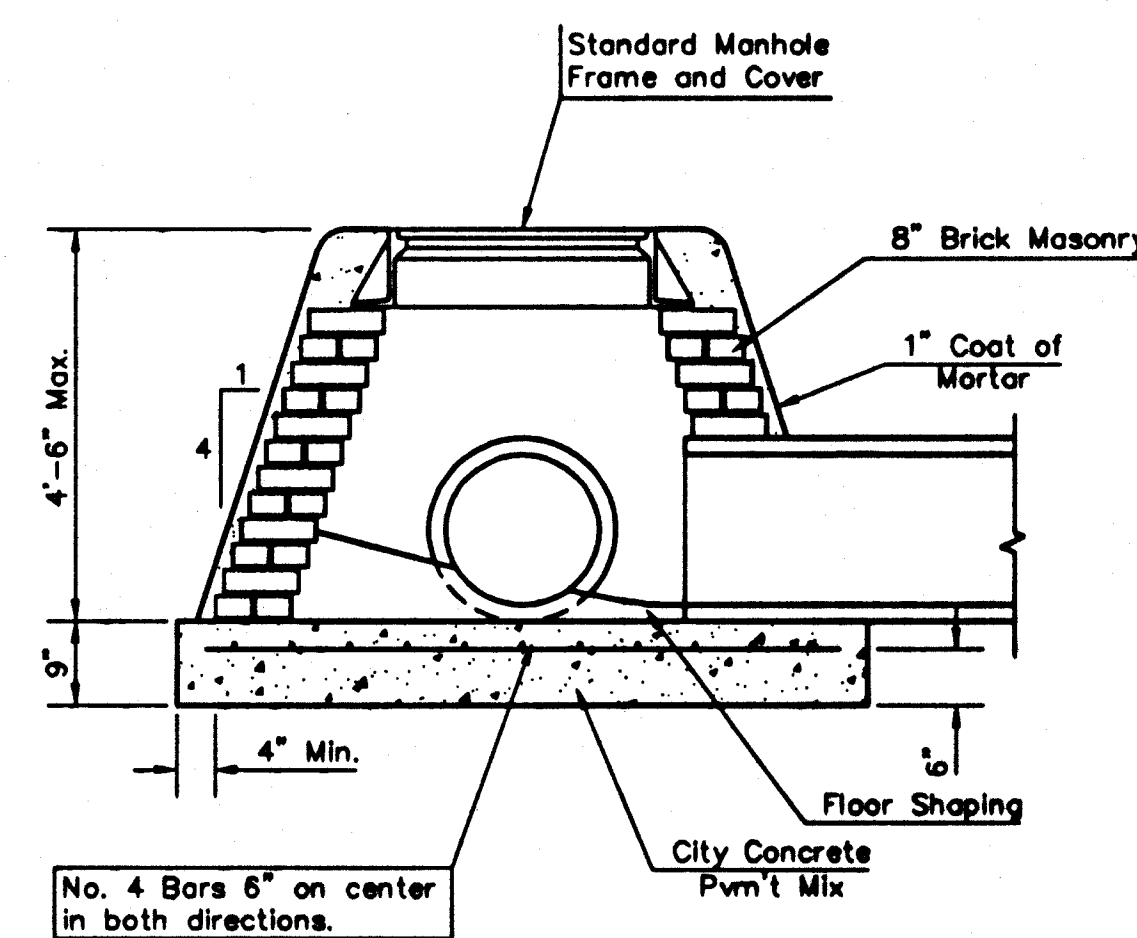
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining 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 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 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 C62-87.



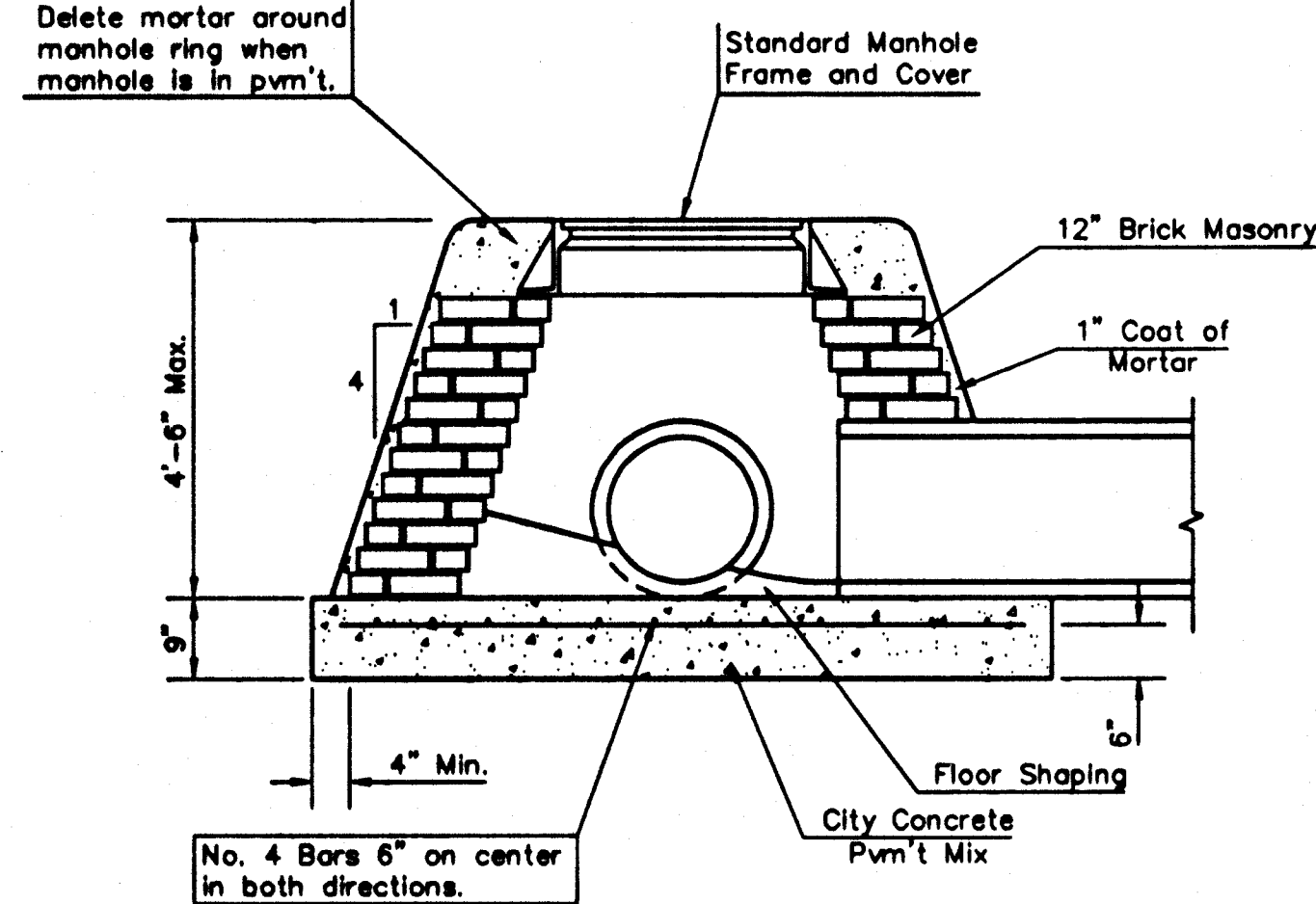
MASONRY COLLAR DETAIL



FLAT CONCRETE SLAB DETAILS

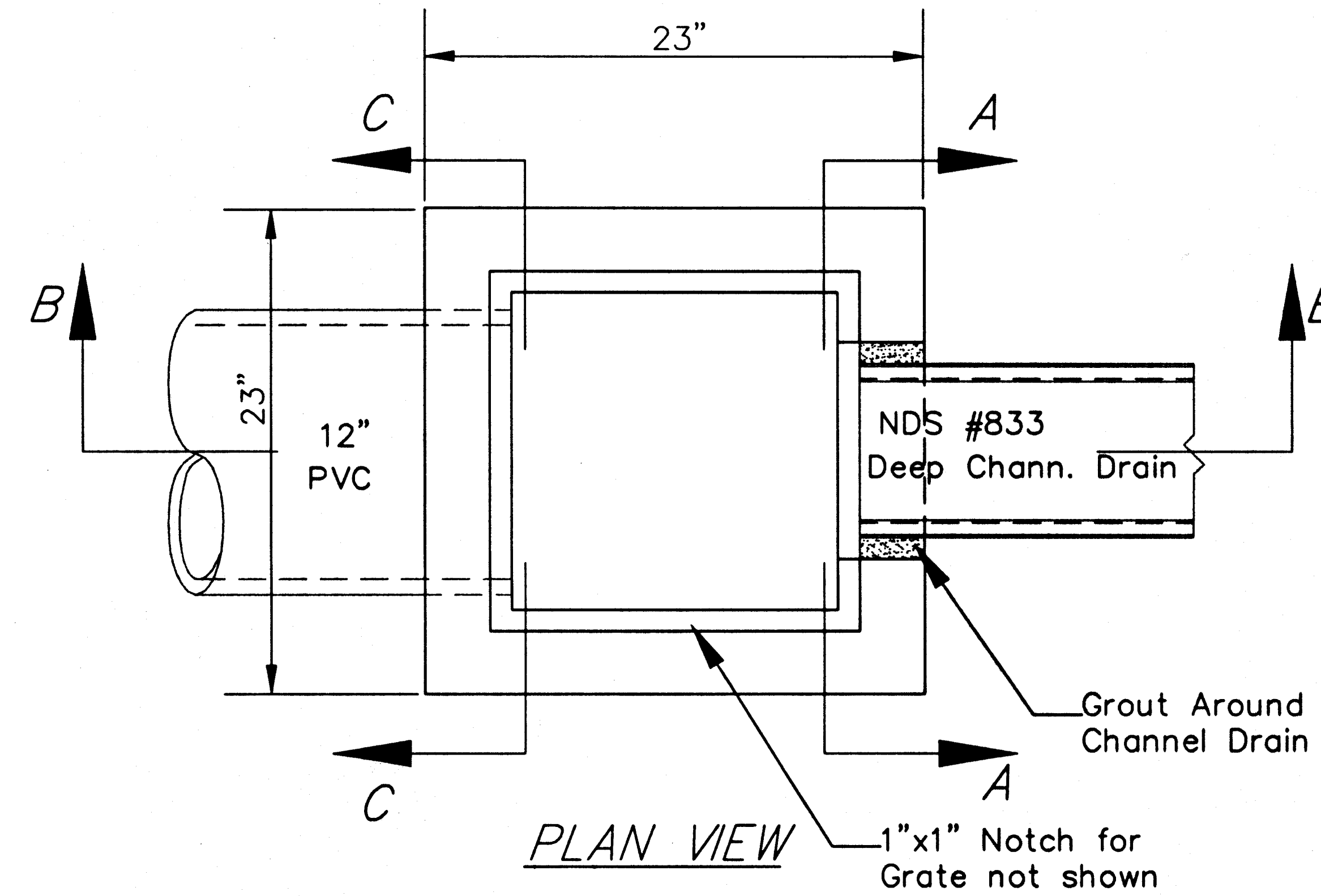


SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

Std. Shallow Manholes Type "P" and Type "C"	
Baughman Company, P.A. 11111 11th St. Suite 1000, P.O. Box 11111, Dallas, Texas 75211 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER 47230000X	DESIGN C.O.W.
REVISIONS	DRAWN Staff
APPROVED None	DATE MAY 2005
SCALE None	SHEET 3 OF 6
P:\Eng\Concrete Drainage\Draw\Shallow.dwg 04-11-11	



GENERAL NOTE

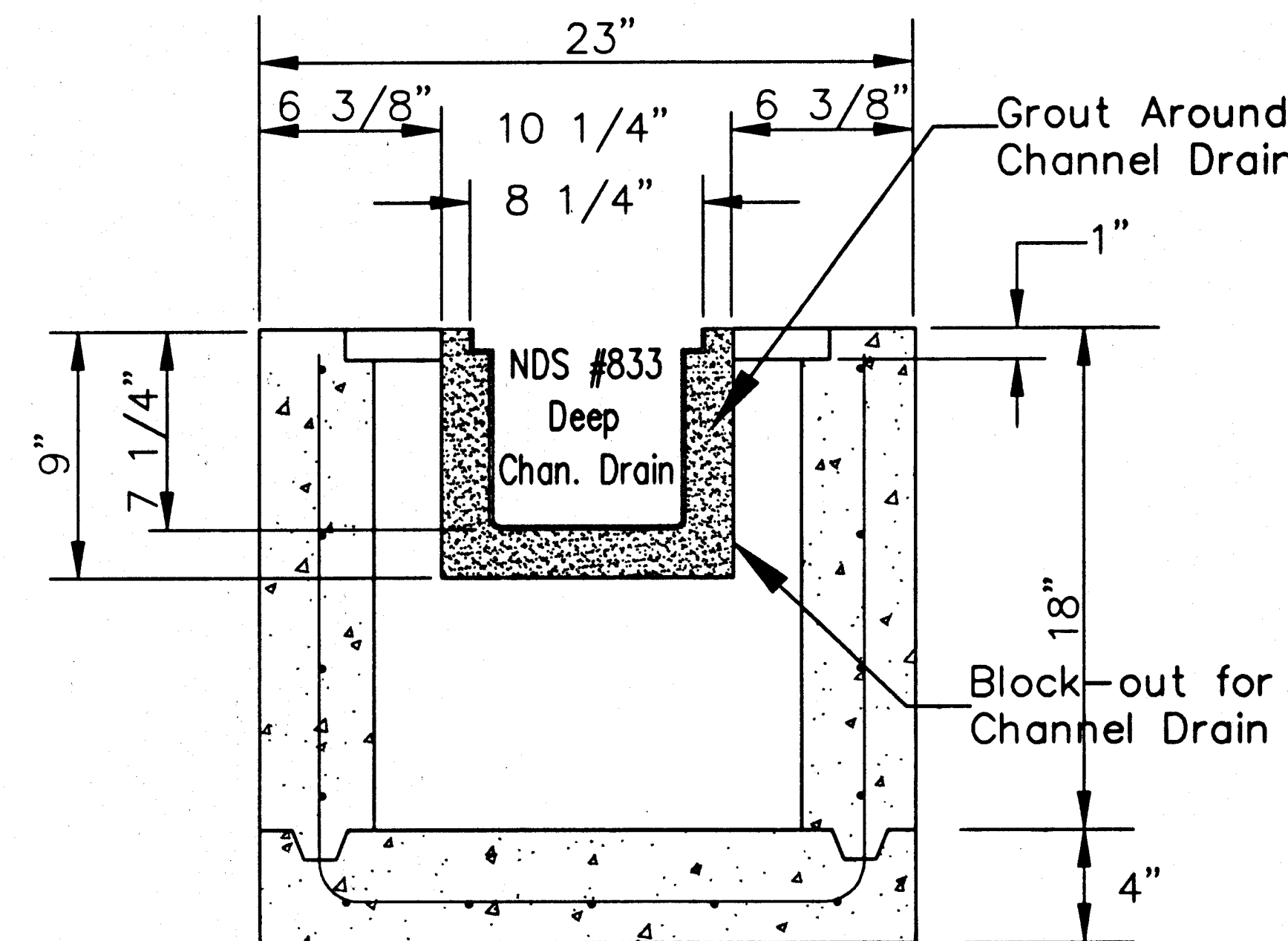
Use Class A Concrete throughout. All exposed edges shall be finished with an edging tool.

All bars are #4 @ 6" spacing and shall have a minimum clearance of 1 1/2" unless otherwise noted on the plans. Cut or bend bars around wall openings.

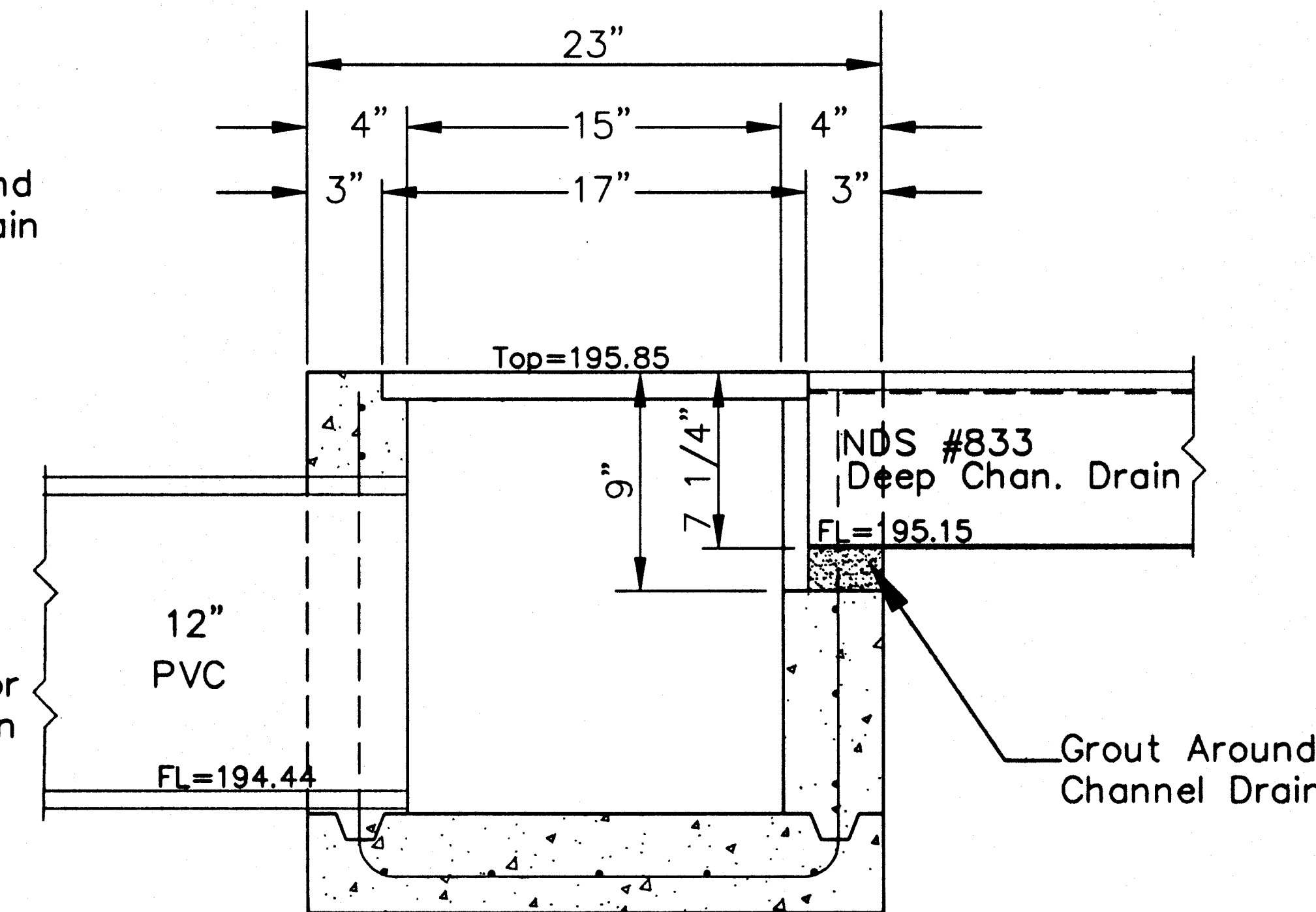
Grates Not shown:

For Junction Box - NDS #1810 Grate (16 7/8"x16 7/8"x1")

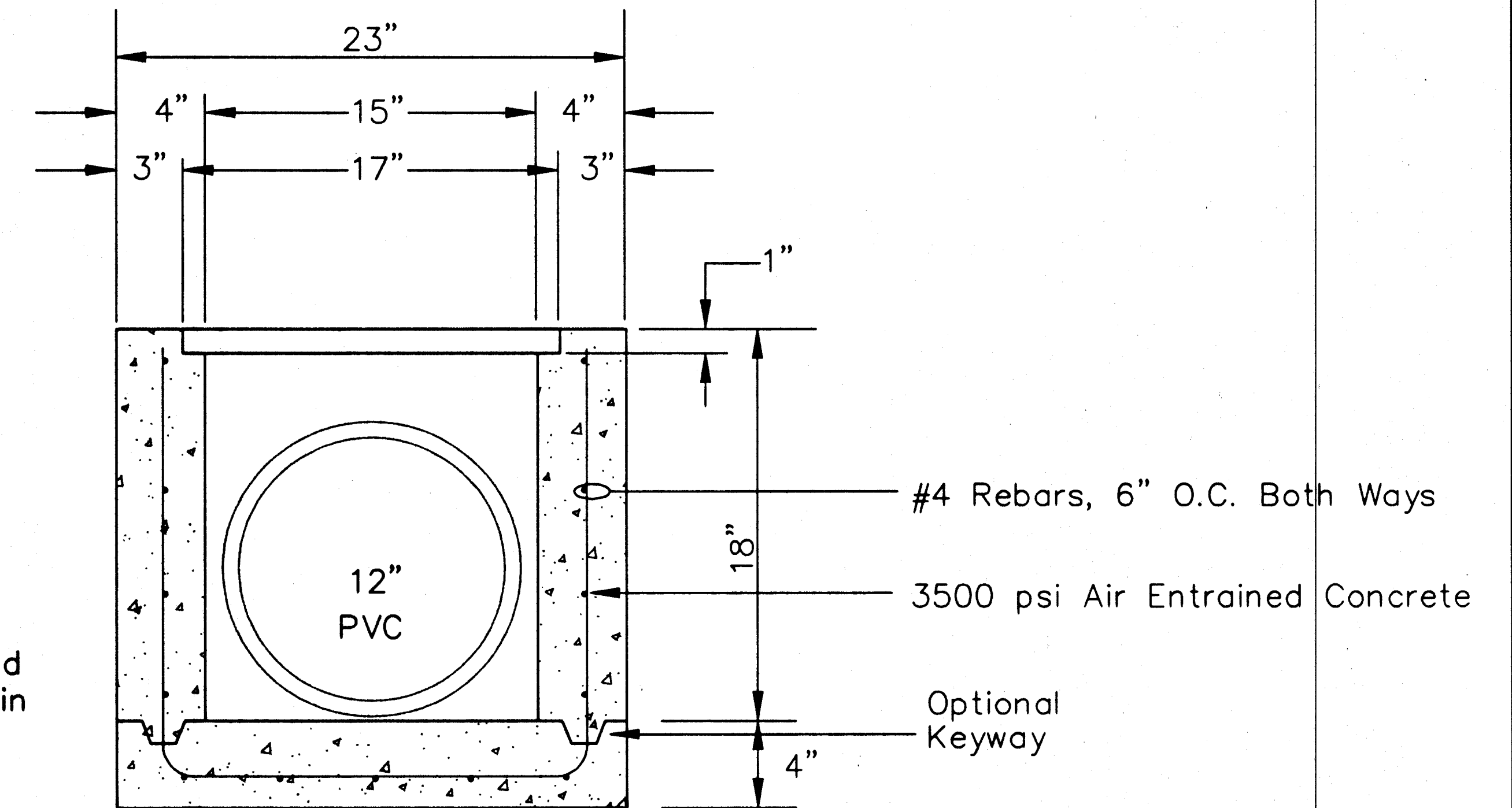
For Drainage Channel - NDS #836



SECTION A-A



SECTION B-B



SECTION C-C

CONCRETE JUNCTION BOX DETAILS

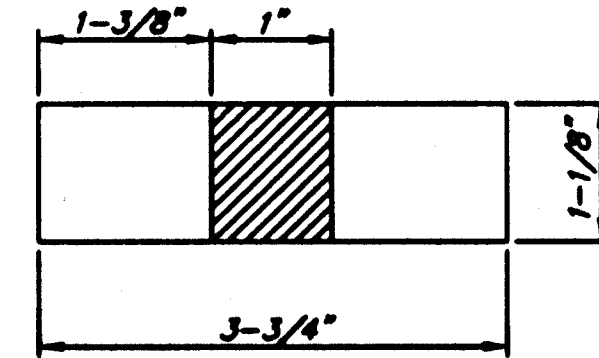
		Concrete Junction Box	
Baughman Company, P.A. 315 Elm St., Suite 200, Framingham, MA 01901		Area Drainage (Channel Drain to PVC Pipe)	
PROJECT NUMBER 4722-0000X		DESIGN KK	
REVISIONS		DRAWN TCA	
APPROVED JFB		DATE MAY 2005	
SCALE 5=1		SHEET 4 OF 6	
P:\Mtg\Concrete Drainage\Detail\VB.dwg		04-11-E114	

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

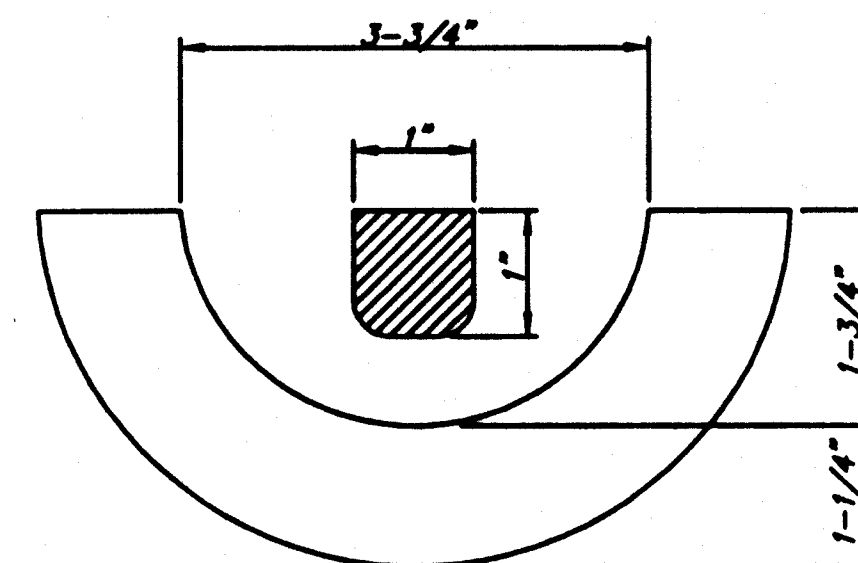
**LIGHT WEIGHT
MANHOLE FRAME
Weight = 161 Lbs.**



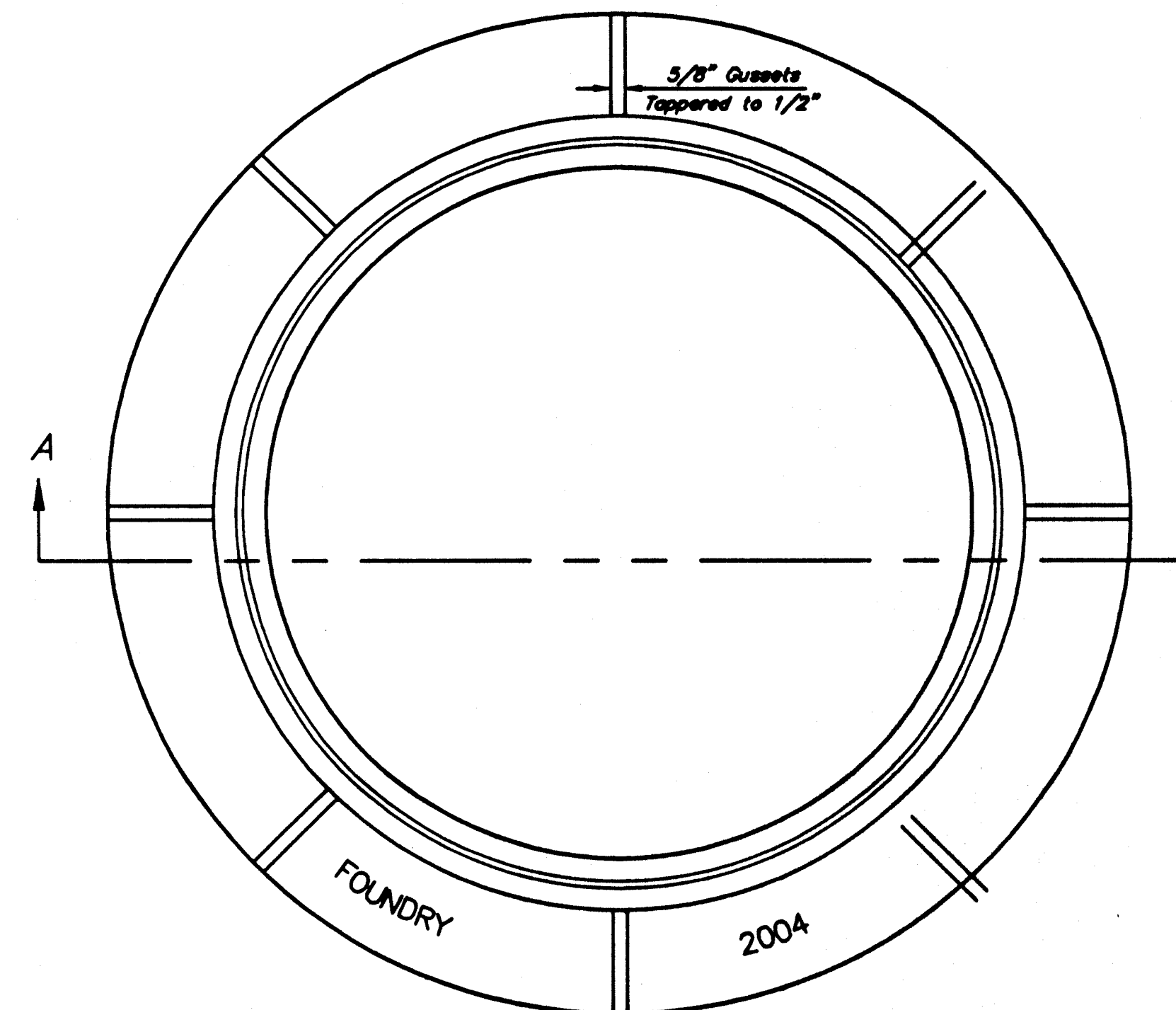
TOP VIEW



TOP VIEW

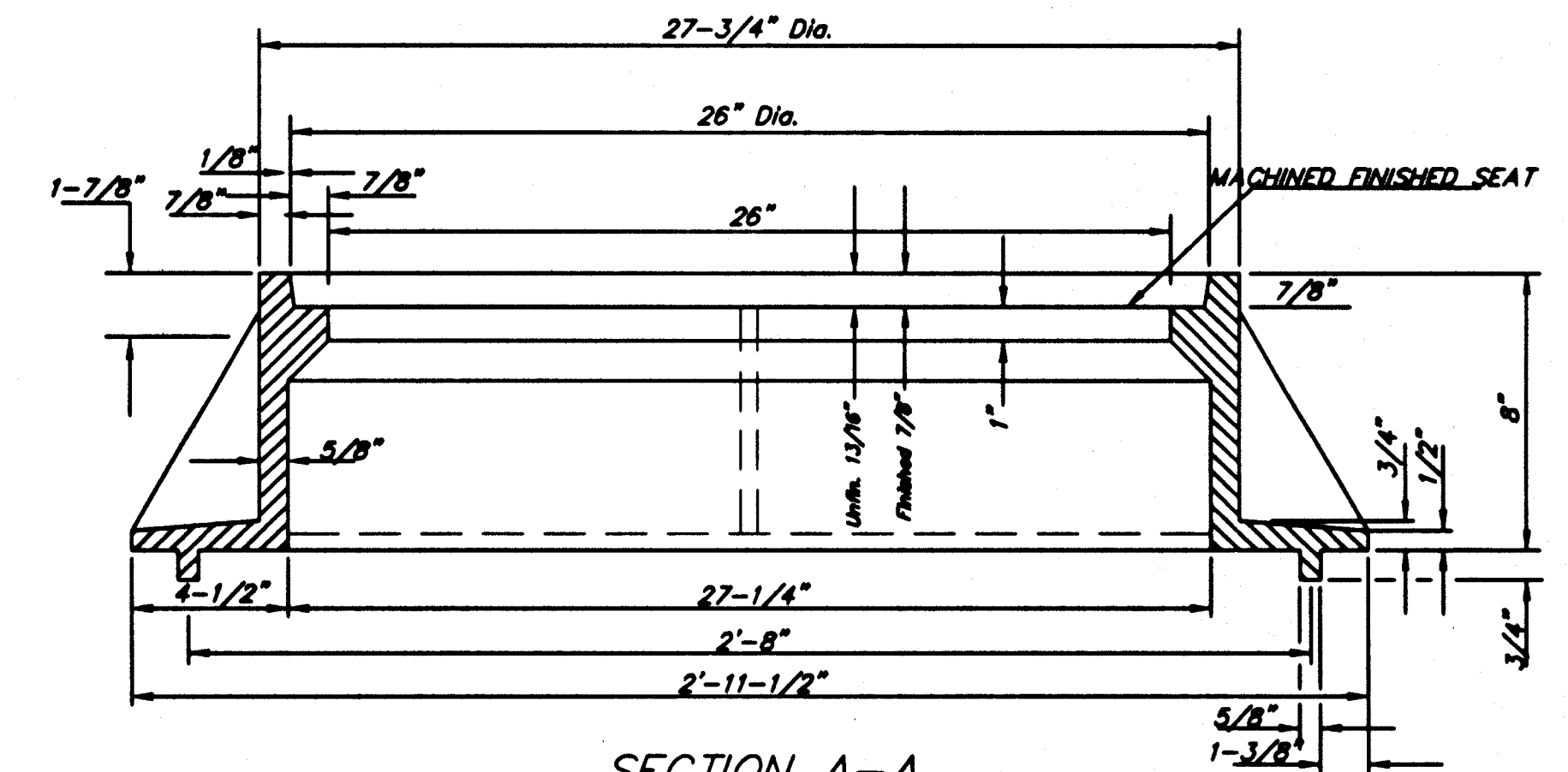


SECTION VIEW

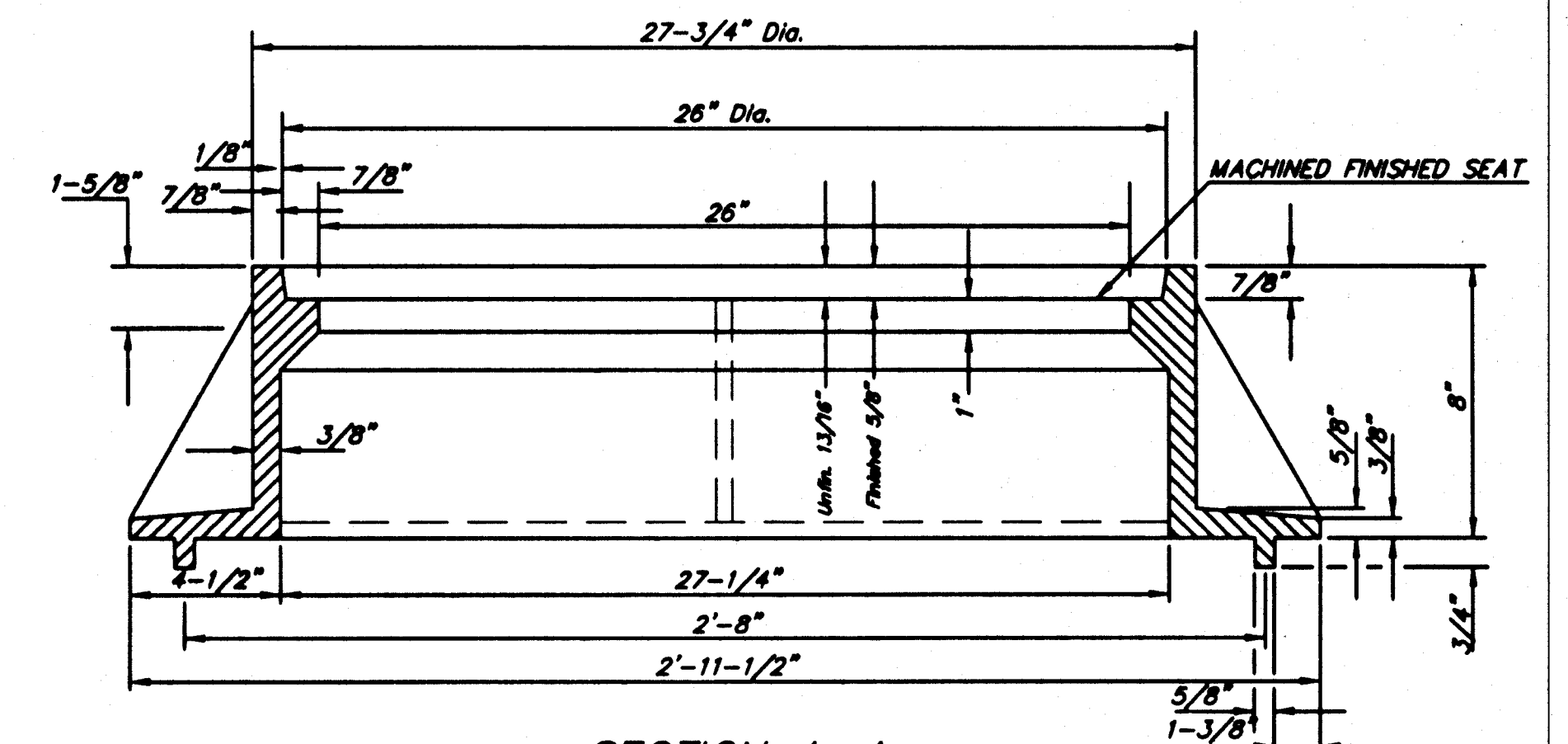


TOP VIEW

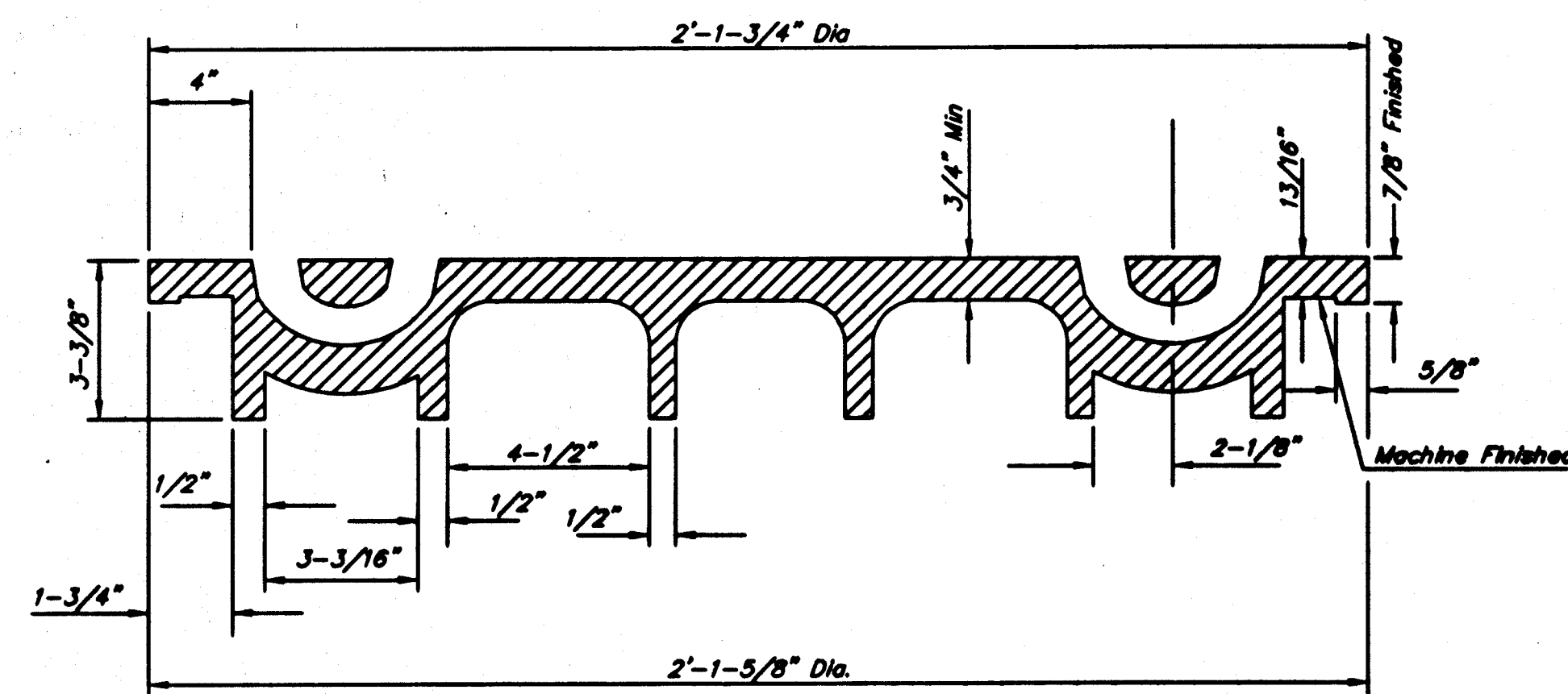
GENERAL NOTES



SECTION A-A
STANDARD
MANHOLE FRAME
Weight = 250 Lbs.

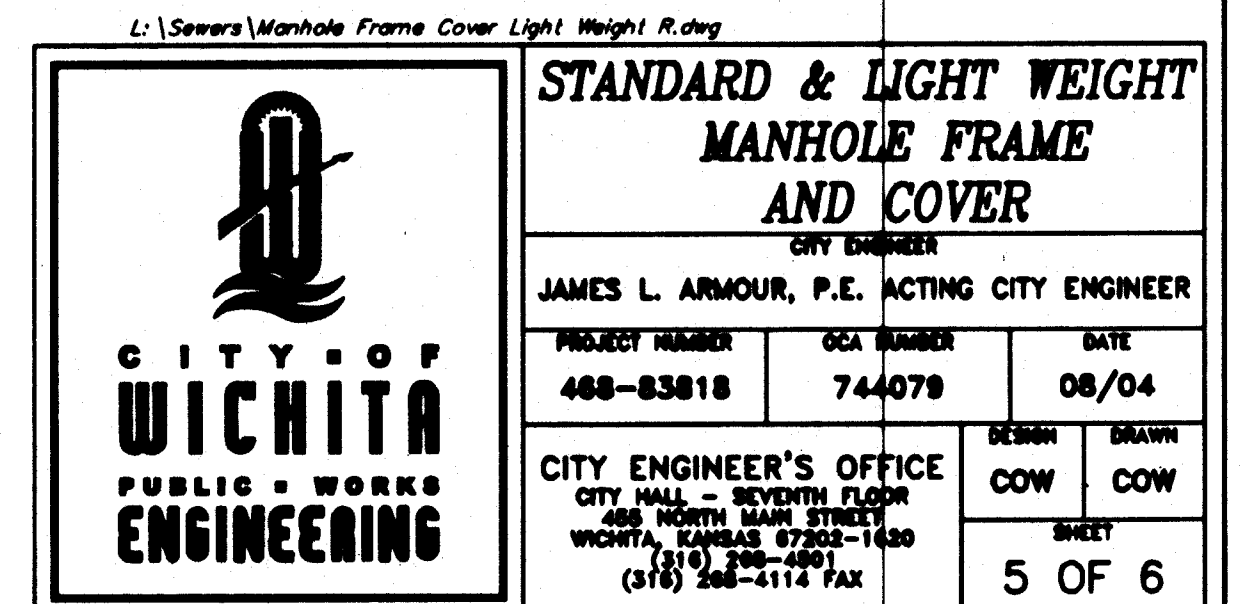


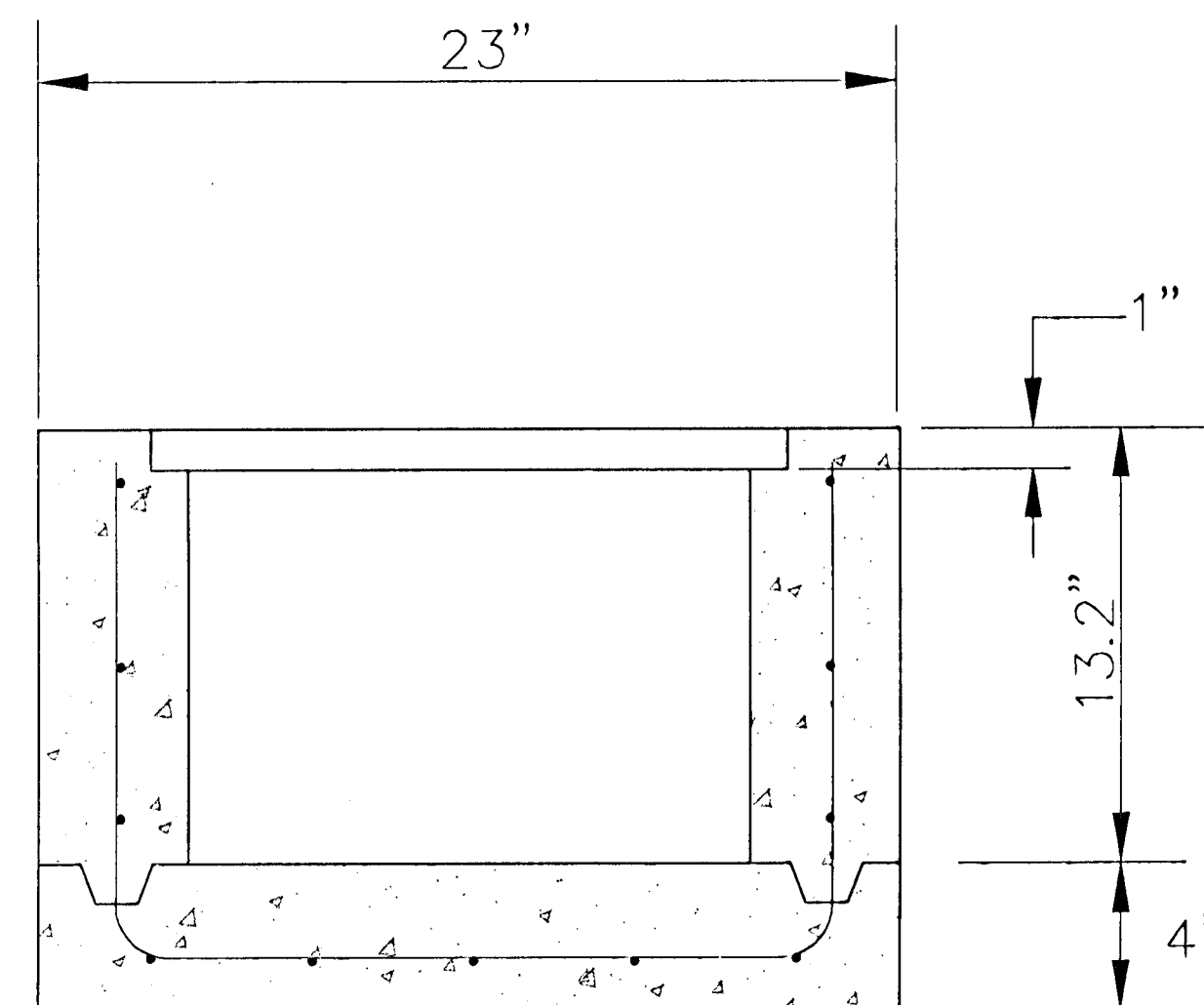
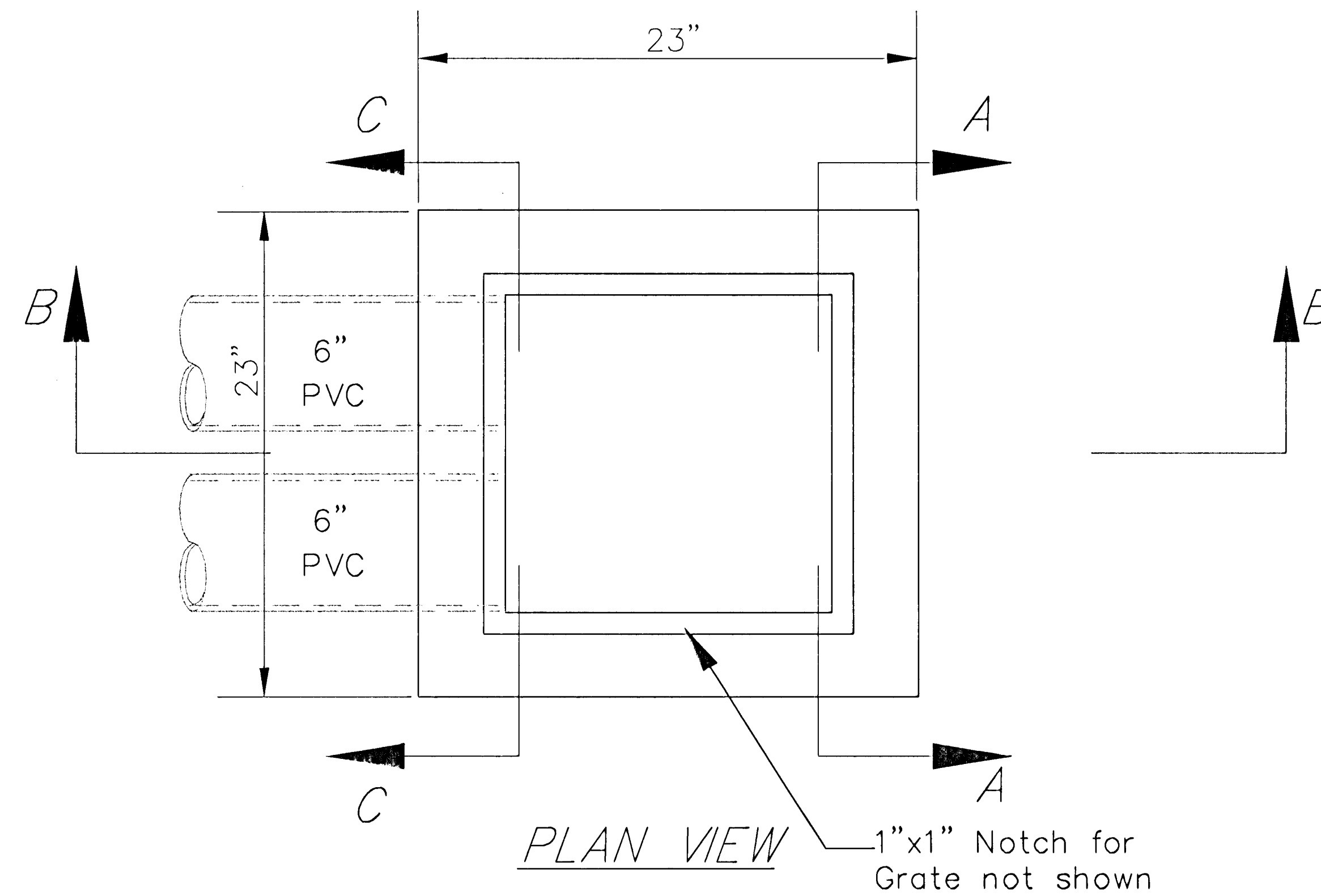
SECTION A-A
LIGHT WEIGHT
MANHOLE FRAME
Weight = 161 Lbs.



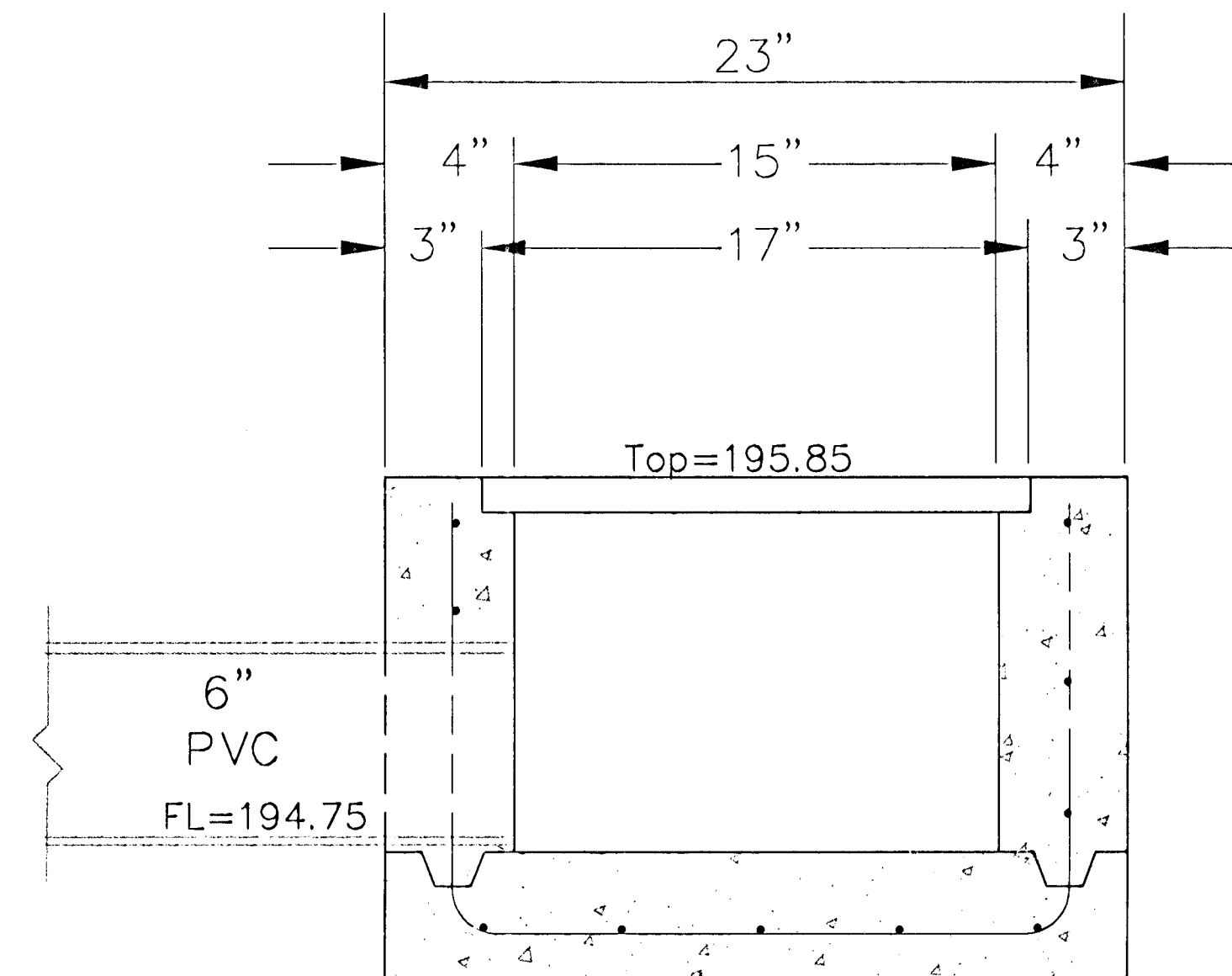
SECTION VIEW

1. 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.
2. LIGHT WEIGHT MANHOLE CASTINGS SHALL WEIGH A MINIMUM OF 180 POUNDS ON THE SOLID COVER AND 161 POUNDS ON THE MANHOLE RING. THIS IS A TOTAL OF 341 POUNDS ON A RING AND COVER SET. CASTINGS WEIGHING LESS THAN THE MINIMUM SPECIFICATIONS WILL NOT BE ACCEPTED.
3. STANDARD MANHOLE CASTINGS SHALL WEIGH A MINIMUM OF 180 POUNDS ON THE SOLID COVER AND 430 POUNDS ON THE MANHOLE RING. THIS IS A TOTAL OF 610 POUNDS ON A RING AND COVER SET. CASTINGS WEIGHING LESS THAN THE MINIMUM SPECIFICATIONS WILL NOT BE ACCEPTED.
4. 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.
5. THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME REGRESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED $\frac{1}{8}$ " AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH THAT THESE SEATING SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.
6. 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 $\frac{1}{2}$ " INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF MICHITA SANITARY SEWER", OR "CITY OF MICHITA STORM SEWER". 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 25% OF THE TOTAL AREA OF THE DRAWING. THE POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.
7. MANHOLE FRAME WITHOUT MUDRING TO BE USED ONLY ON RECONSTRUCTION PROJECTS WHERE ADDITIONAL CLEARANCE IS NEEDED.

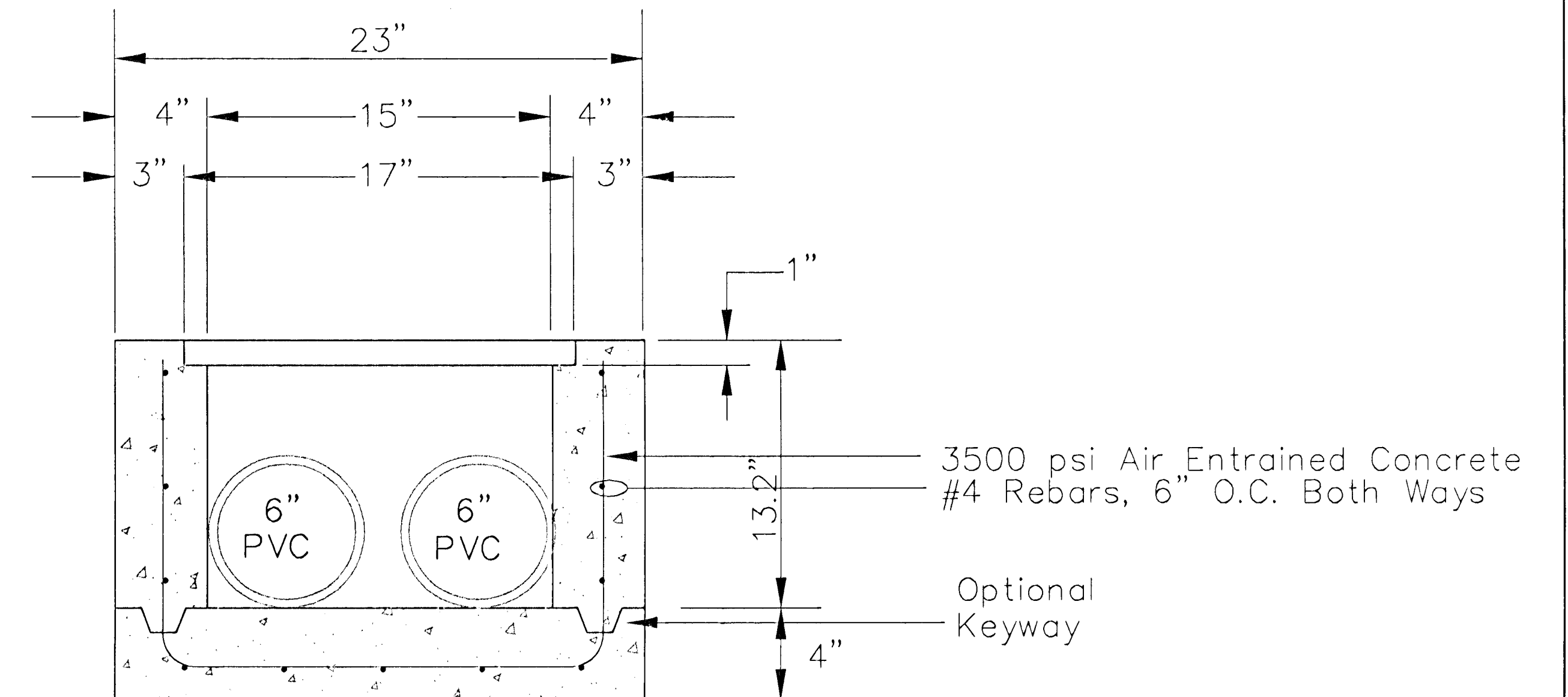




SECTION A-A



SECTION B-B



SECTION C-C

GENERAL NOTE

Use Class A Concrete throughout. All exposed edges shall be finished with an edging tool.

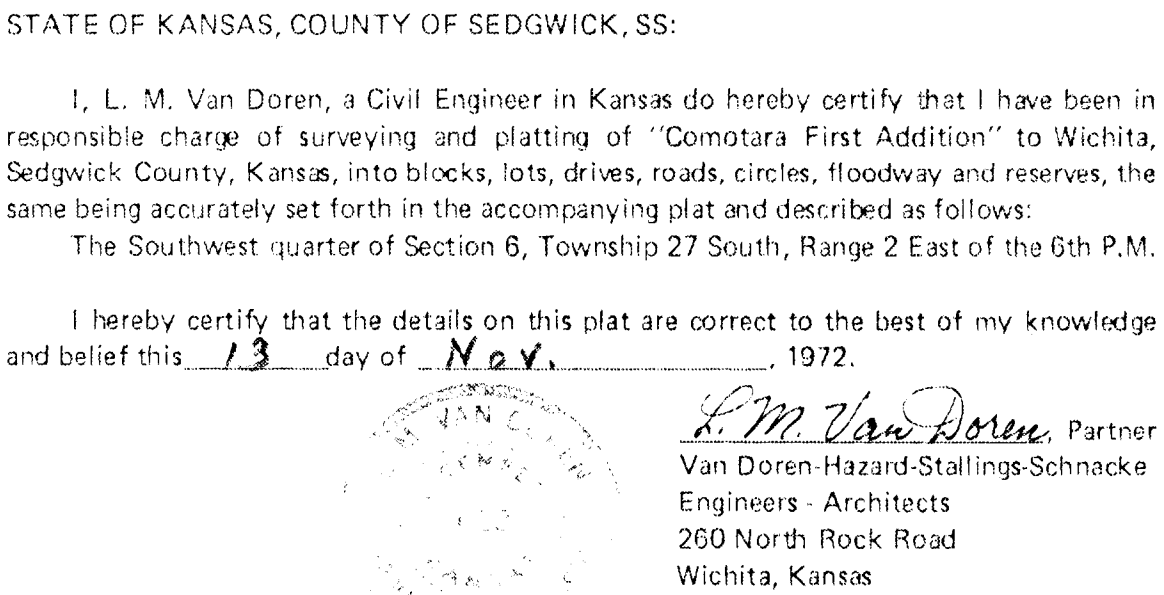
All bars are #4 @ 6" spacing and shall have a minimum clearance of 1 1/2" unless otherwise noted on the plans. Cut or bend bars around wall openings.

Grates Not shown:

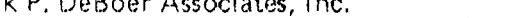
For Junction Box - NDS #1810 Grate (16 7/8"x16 7/8"x1")

CONCRETE JUNCTION BOX DETAILS

		Concrete Junction Box Area Drainage (Drain to PVC Pipe)	
Baughman Company, P.A. 315 Elm St. Waltham, MA 02154 P 3163621111 F 3163621149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 472-XXXXX		DESIGN KK	
REVISIONS:		DRAWN TCA	
		APPROVED JFB	
		DATE MAY 2005	
		SCALE 5=1	
		SHEET 3 OF 4	
F:\Eng\Comotara Drainage\Detail\JB.dwg		04-11-E114	



Know all men by these presents that we the undersigned, property owners of the land above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into blocks, lots, streets, floodway and reserves, the same to be known as "COMOTARA FIRST ADDITION" to Wichita, Sedgwick County, Kansas. The drives, roads and circles are hereby dedicated to and for the use of the public reserves "A", "D", "E", "F", "G", and "H" are platted for the use of sidewalks, utilities, drainage, recreation, buffer zones and open spaces. Reserve "B" and "C" is platted for the use of sidewalks, utilities, drainage, recreation, buffer zones, open spaces and/or public use. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita - Sedgwick County Flood Control Office or their successors of office. All abutters rights of access to or from 21st Street North over and across the south lines of Reserve "H", Lot "A", Reserve "G" and Block "K", and to or from Woodlawn Avenue over and across the west lines of Reserve "H", Lot "B" and Reserve "A", are hereby granted to the City of Wichita. Provided however that Lot "A" or Reserve "H" except the west 40 feet thereof, shall have access to 21st Street North at one location and Lot "B" shall have access to Woodlawn Avenue at two locations, said locations to be determined by the City Engineer of the City of Wichita, Kansas. No building pad will be permitted below Elevation 190.0.

Jack P. DeBoer Associates, Inc.

 Jack P. DeBoer, President

 Joyce A. Hartman, Secretary

We, the First National City Bank, New York City, New York, mortgagees on the above described property, do hereby consent to the plat of "COMOTARA FIRST ADDITION".

The First National City Bank, New York City, New York

• Walter Klein &c.

ATTEST: Ron E. Finca WALTER C KLEIN JR
RON E FINCA

STATE OF NEW YORK, COUNTY OF NEW YORK, SS:

Be it remembered that on this 10TH day of NOVEMBER, 1972, before me, a Notary Public in and for said State and County, came The First National City Bank, New York City, New York, by WALTER S. KLEIN JR. and RON E. FINECH to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

Joseph F. Ponder Notary Public
JOSEPH F. PONDER
Notary Public, State of New York
Qualified on June 10, 1968
Commission Expires March 31, 1974

My Commission expires _____

This plat of "COMOTARA FIRST ADDITION" has been submitted to and approved by the
Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 9th day of November, 1972.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Alvin J. Hennessy Chairman
Alvin J. Hennessy

Robert A. Lakin Secretary
Robert A. Lakin

FINAL PLAT OF COMOTARA FIRST ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
NOVEMBER 1972
DEVELOPER : JACK P DEBOER ASSOCIATES, INC
ENGINEER : VAN DOREN-HAZARD-STALLINGS-SCHNACKE

GENERAL NOTES

1. Building setback lines on 21st Street and Woodlawn Avenue are 35.00 feet, Mainsgate Road, Wolden Drive and Bramblewood are 25.00 feet unless otherwise noted on the plat. Banbridge Road and all circles are 20.00 feet.
2. Utility Easements are 10.00 feet wide centered on lot lines unless otherwise noted on the plat.
3. Minimum Building Pad elevation will be Elevation 190.0

Entered on Transfer Record this 27 day of February, 1972.
Marie Warden, County Clerk
 Marie Warden

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 PM on the 27th day of Feb, 1973.

John Hale, Register of Deeds

John Hale, Deputy

Pearl B. Gilbert

STATE OF KANSAS, COUNTY OF SEDGWICK, SS: This is to certify that this plat was refiled this 1st day of May, 1974, by Van Doren-Hazard-Stallings, for the purpose of correcting a dimension error in the southeasterly line of Lot 7, Block "E", from 105.05' to 115.05' and the arc distance on the westerly side of Reserve "B" from 215.18' to 217.96'

John H. Hale, Register of Deeds
Pearl B. Gilbert, Deputy

John H. Hale
Pearl B. Gilbert

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 18 day of November, 1972, before me, a Notary Public in and for said State and County, came Jack P. DeBoer, Associates, Inc., by Jack P. DeBoer, President and Joyce A. Hartman, Secretary, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

Janet G Bryant, Notary Public
My Commission expires August 25, 1976

This plan approved and all dedications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas, this 28th day of November, 1972.

Glen J. Shanahan, Mayor
Glen J. Shanahan

Ralph E. Eberly, City Clerk
Ralph E. Eberly

This plat approved and all dedications shown herein, if any, accepted by the Board of County Commissioners of Shawnee County, Kansas, this 27 day of Feb, 1973.

Earl E. Rush, Chairman

Elmer S. Peters, Commissioner

Tom Scott, Commissioner

ATTEST: Mario Warden, County Clerk

Mario Warden

Res. CDV. F 150 pg 1304
 demand to Comptroller, Sacramento, Charge + Field F 390 pg 124

Page 132 / SHEET 1 OF 2 SHEETS
20-50-80-47