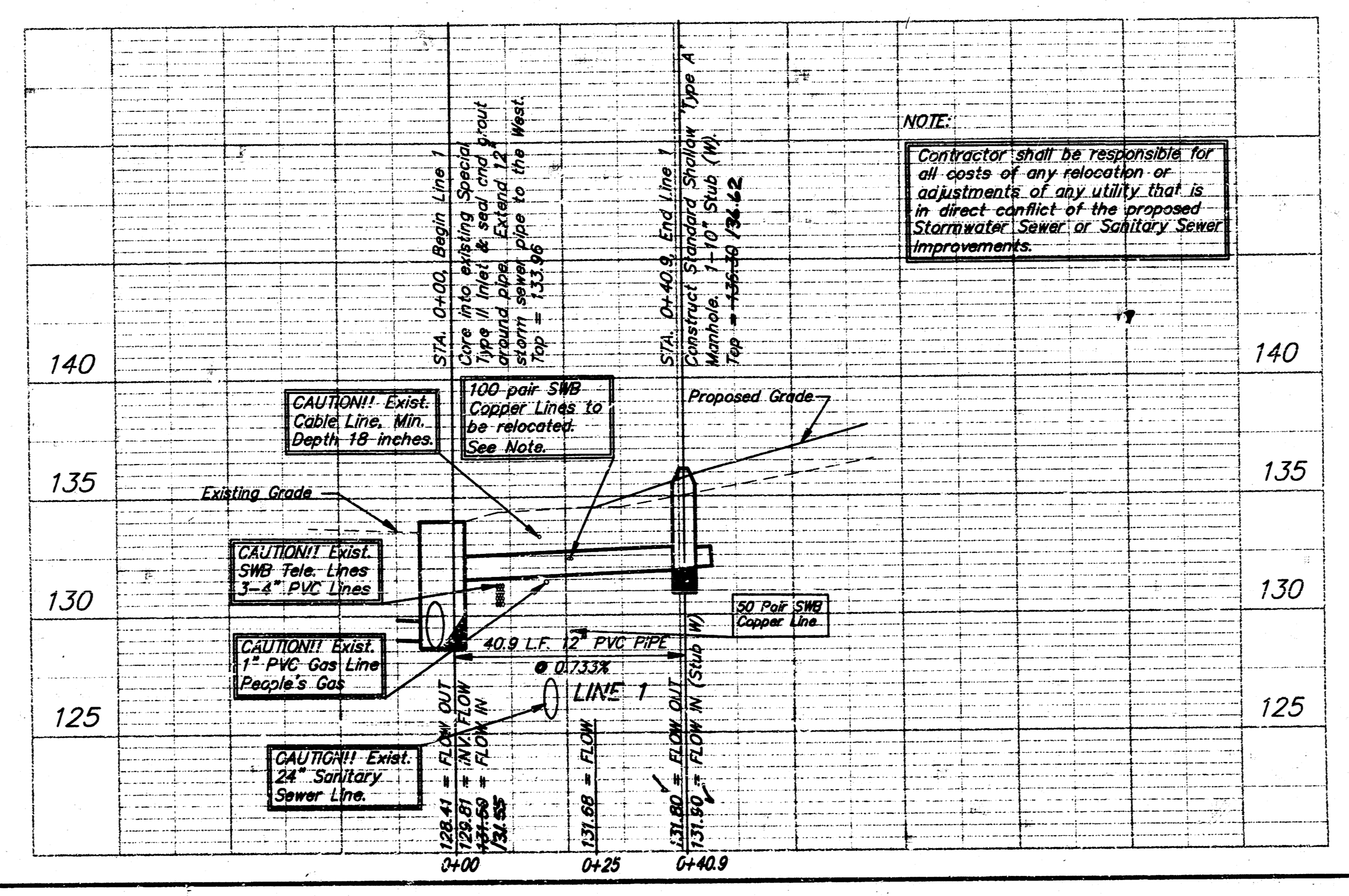
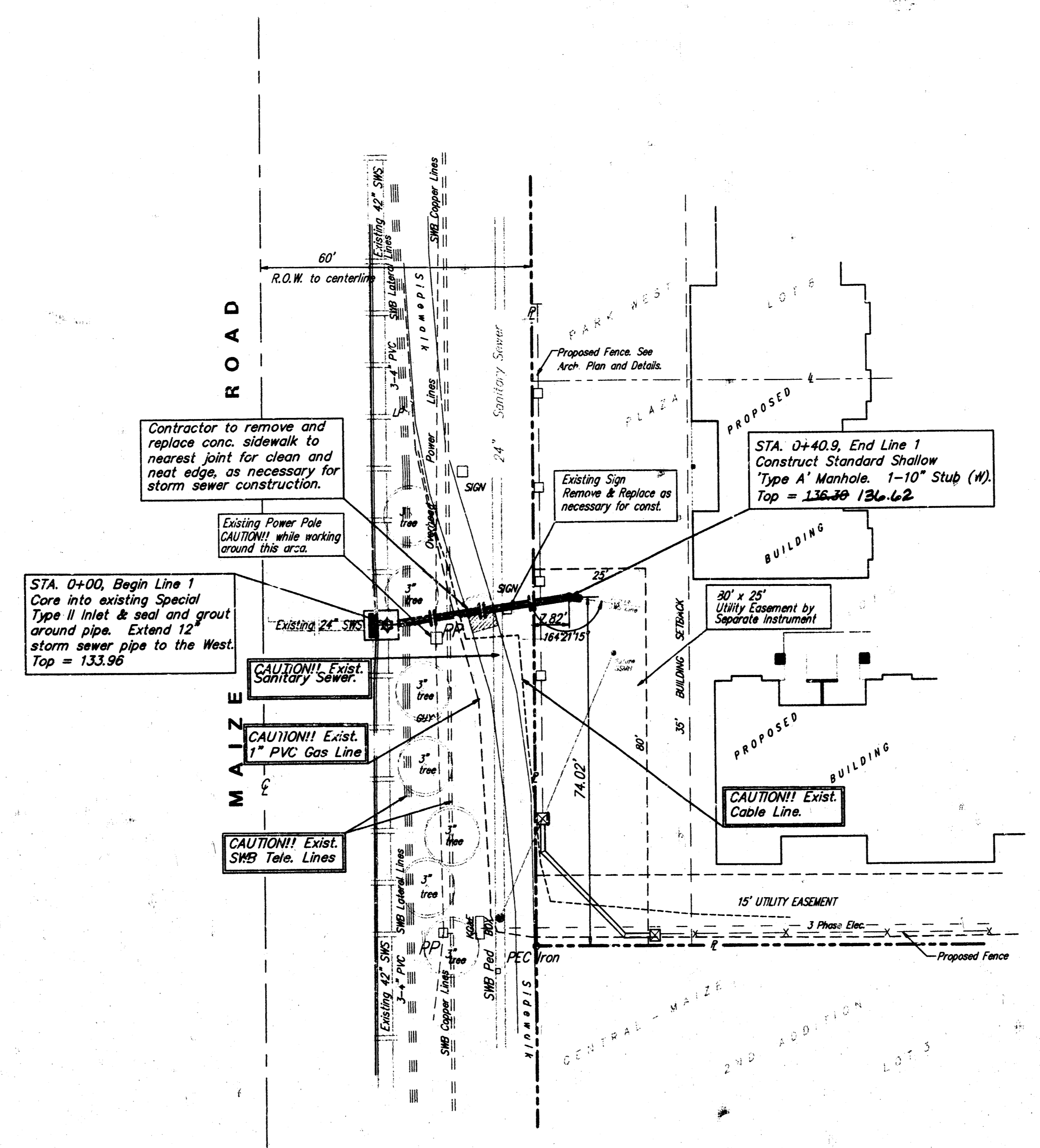


Scale: 1" = 20' HORIZ.
 1" = 5' VERT.
 ● = IRON



NOTE:
 Contractor shall be responsible for all costs of any relocation or adjustments of any utility that is in direct conflict of the proposed Stormwater Sewer or Sanitary Sewer Improvements.

ACQUITT 2/10/98 BAUGHMAN COMPANY P.A. - JY

LOTS 5 AND 6, PARK WEST PLAZA

LINE 1

STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

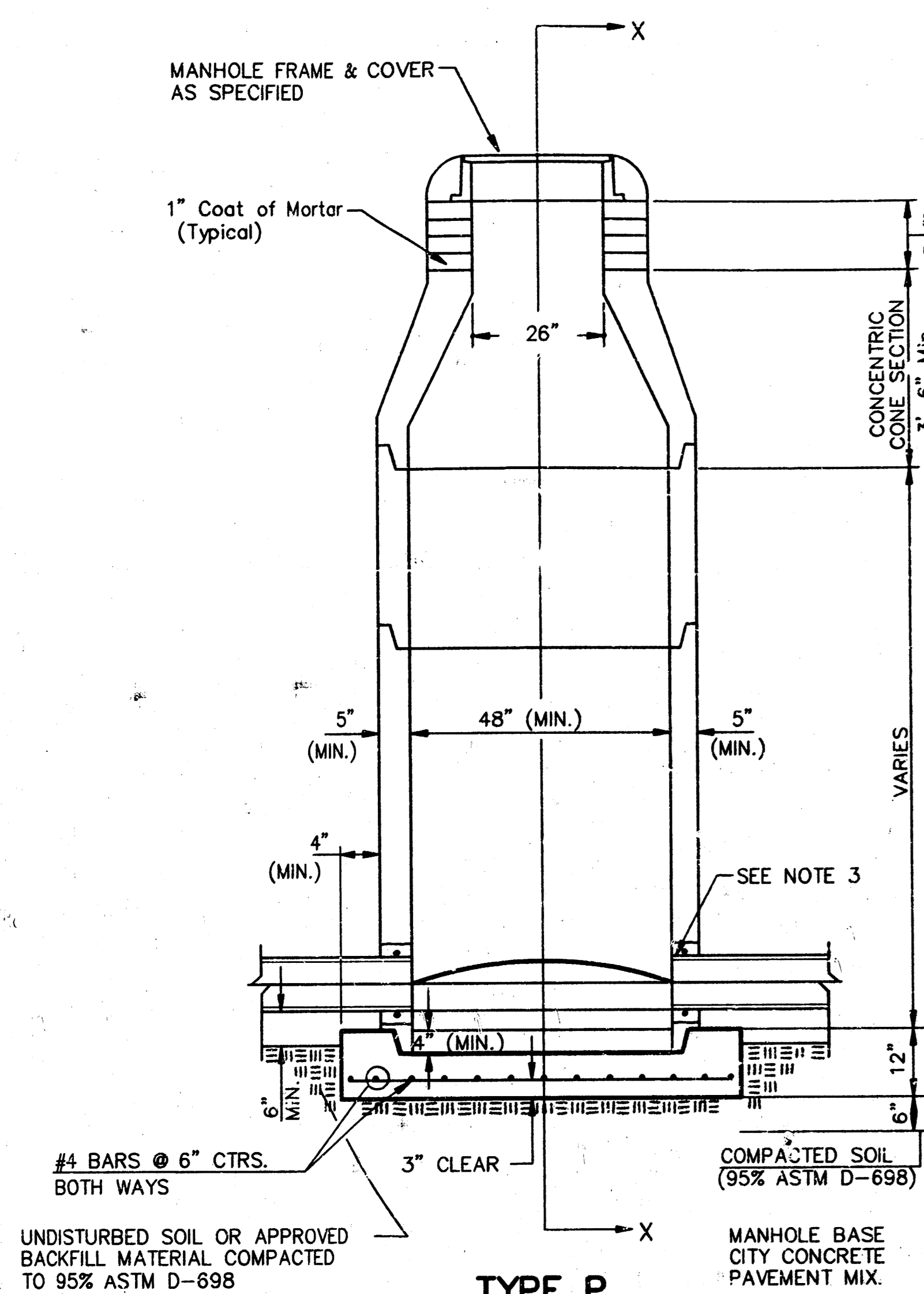
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
757 PPS (807862)

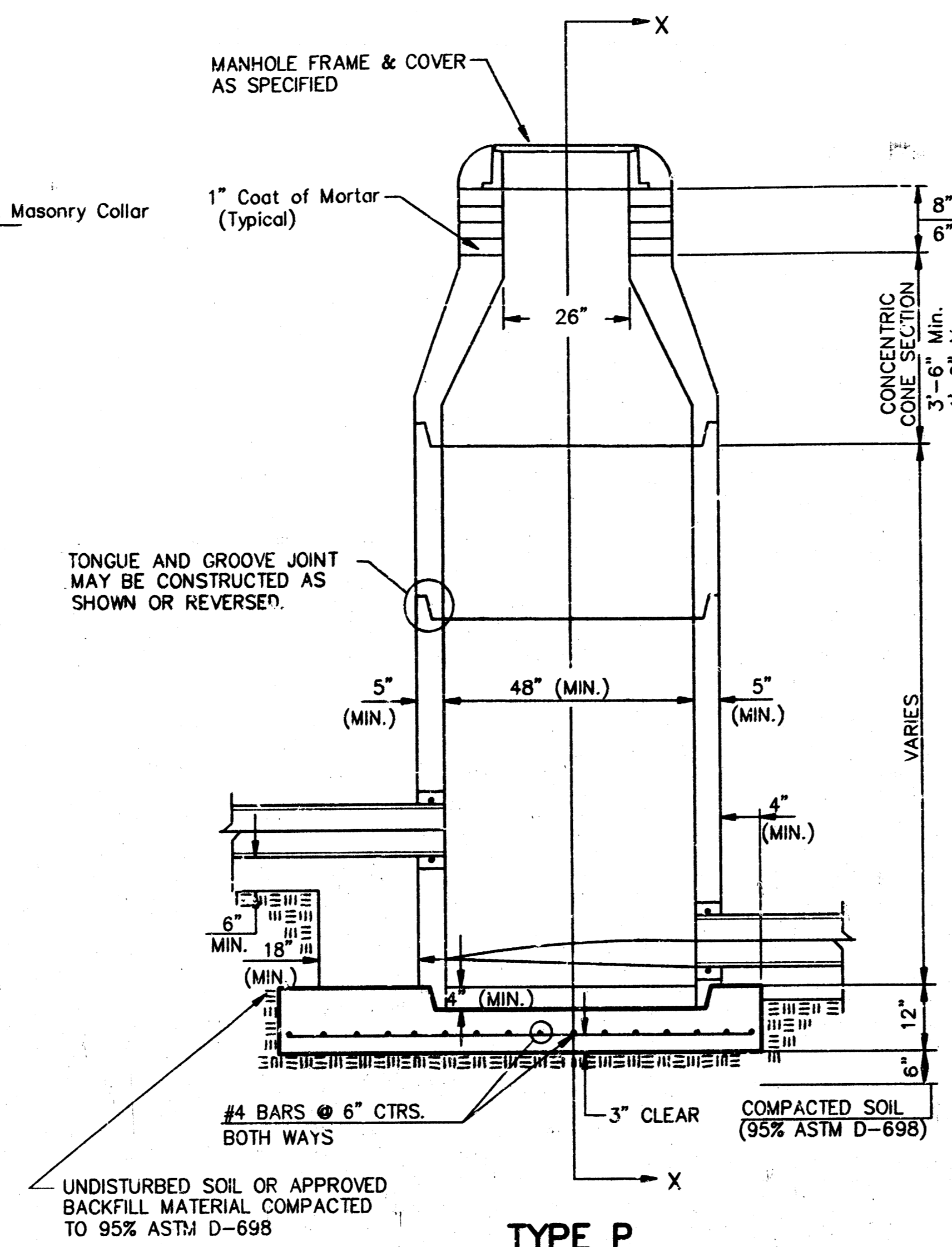
DESIGN: JLL DRAWN: JLL APPROVED: NBR/BP DATE: Dec. 1997 SCALE: NOTED

SHEET 2 OF 5

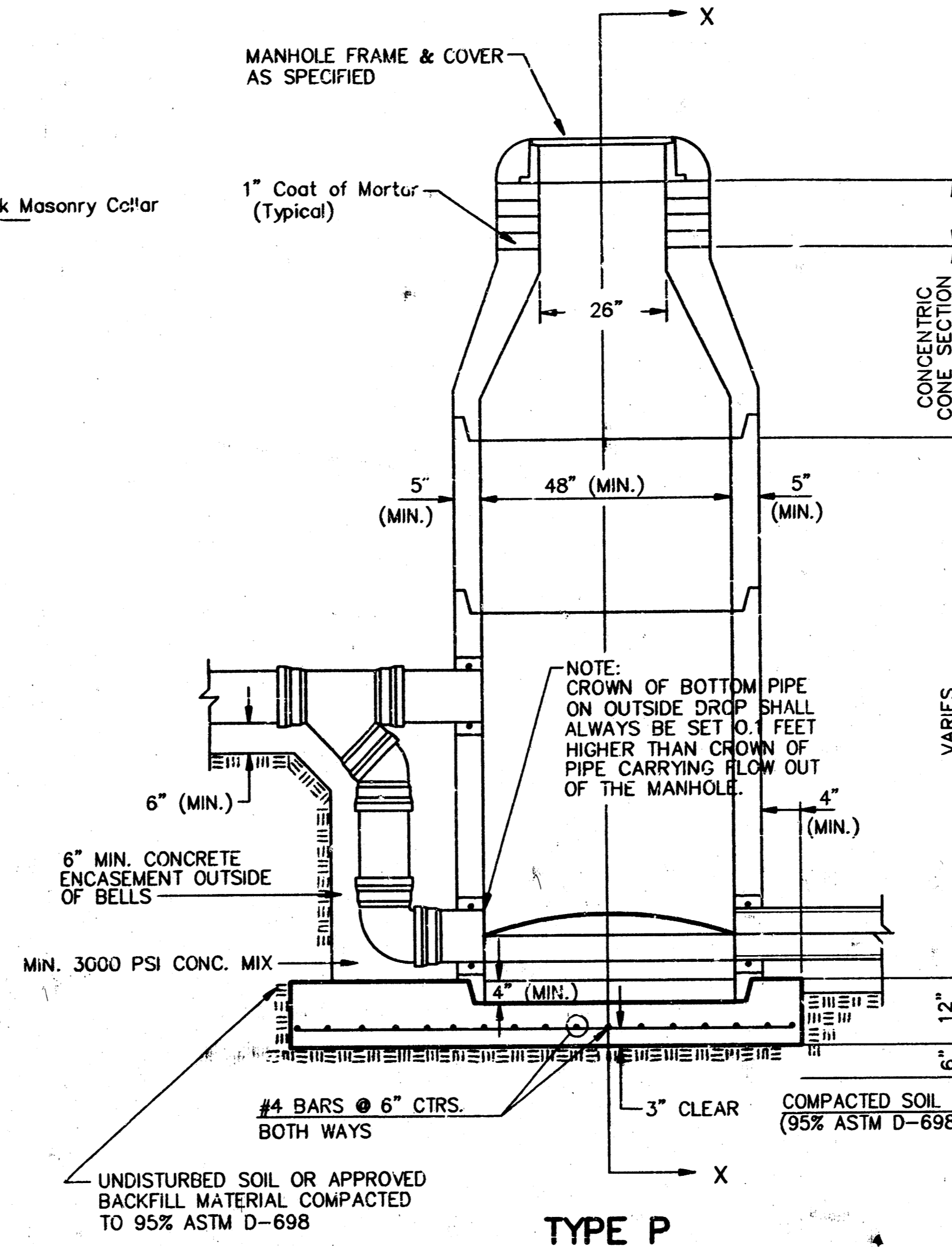
SEWER APPURTENANCES DETAILS



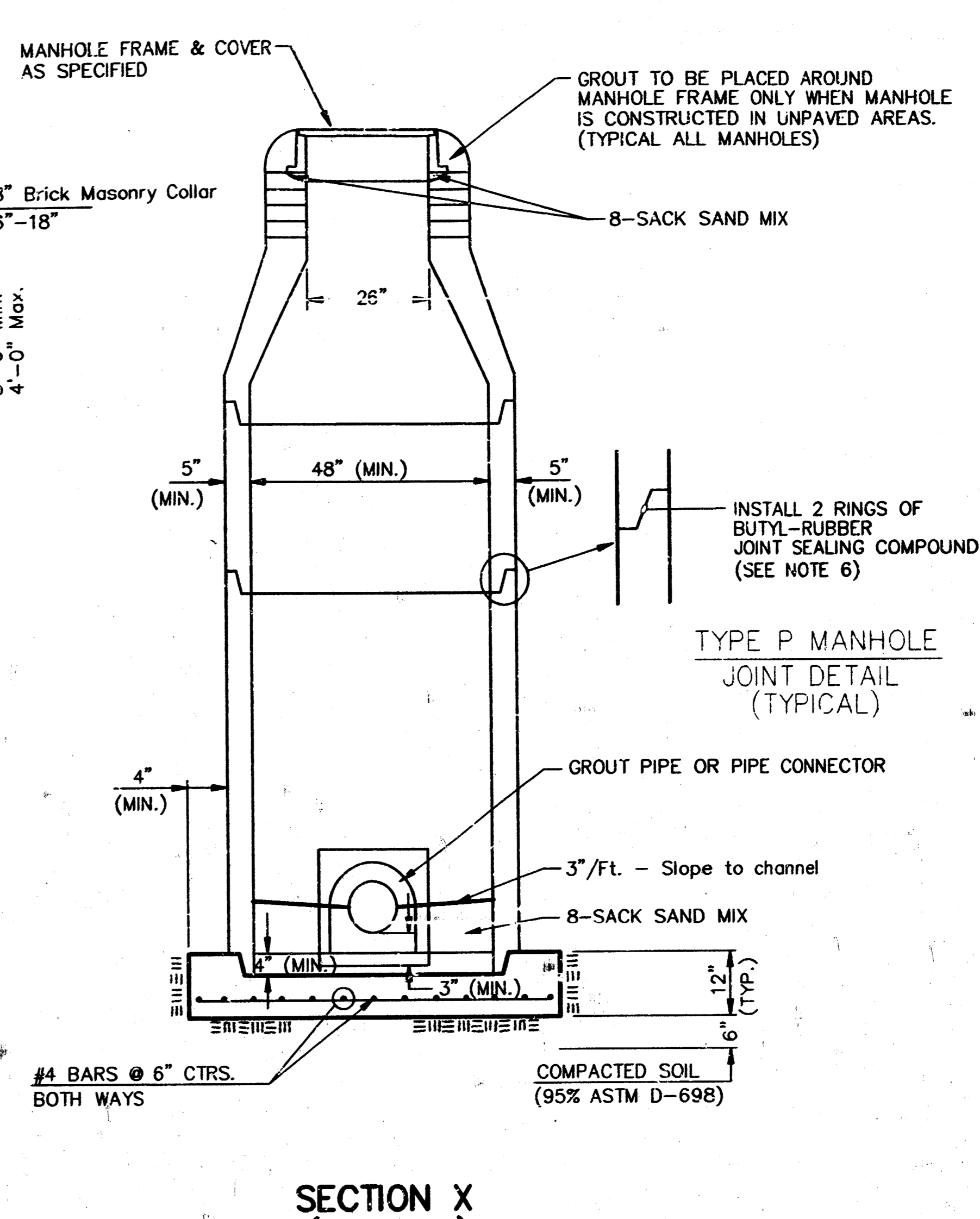
TYPE P STANDARD MANHOLE



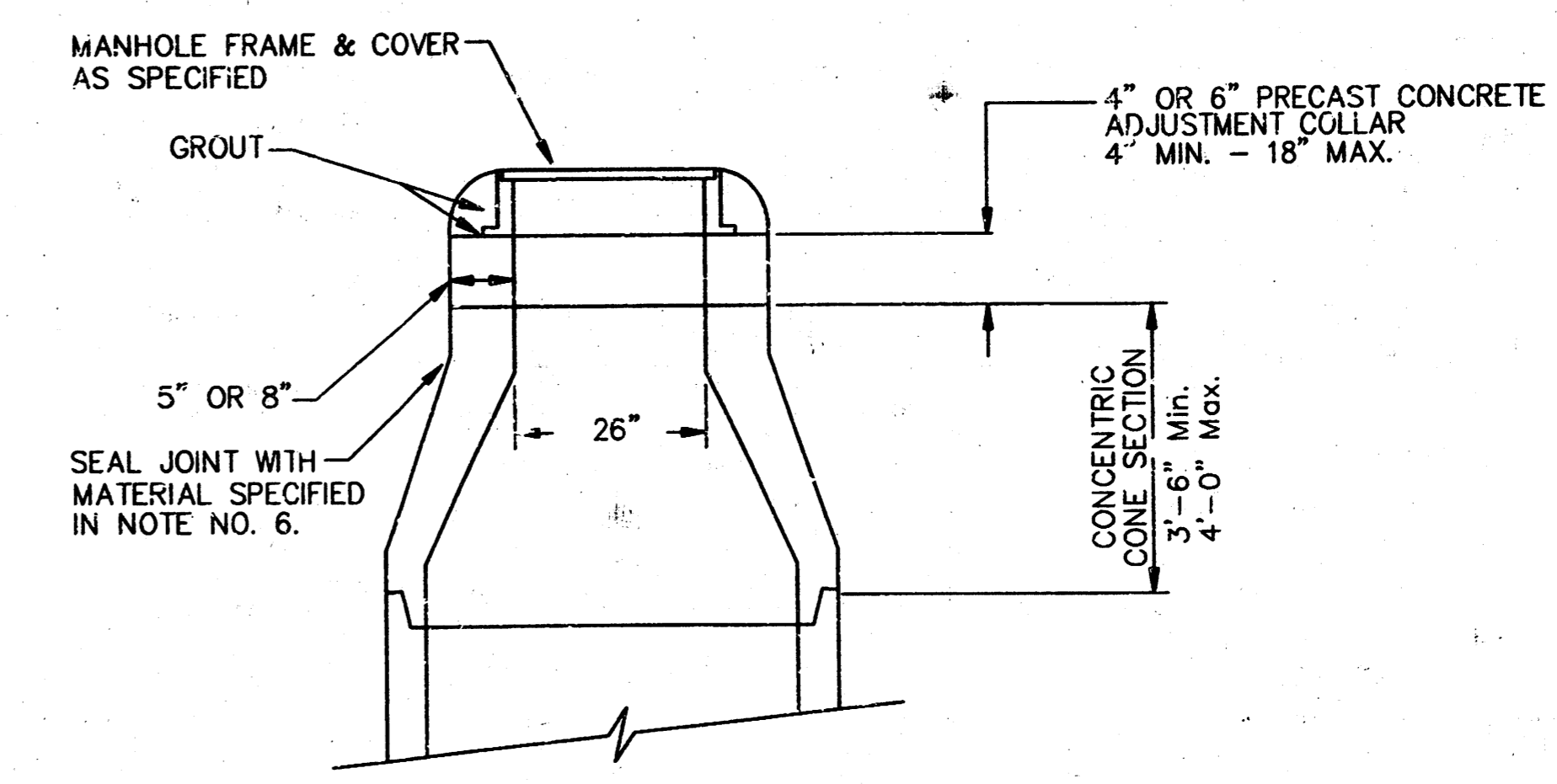
TYPE P INSIDE DROP MANHOLE



TYPE P OUTSIDE DROP MANHOLE



SECTION X (TYPICAL)



ALTERNATE CONSTRUCTION IN UNPAVED AREAS

**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 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.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS INEMEC SERIES 66 HI-BUILD EPOXOLINE, 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 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 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 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.

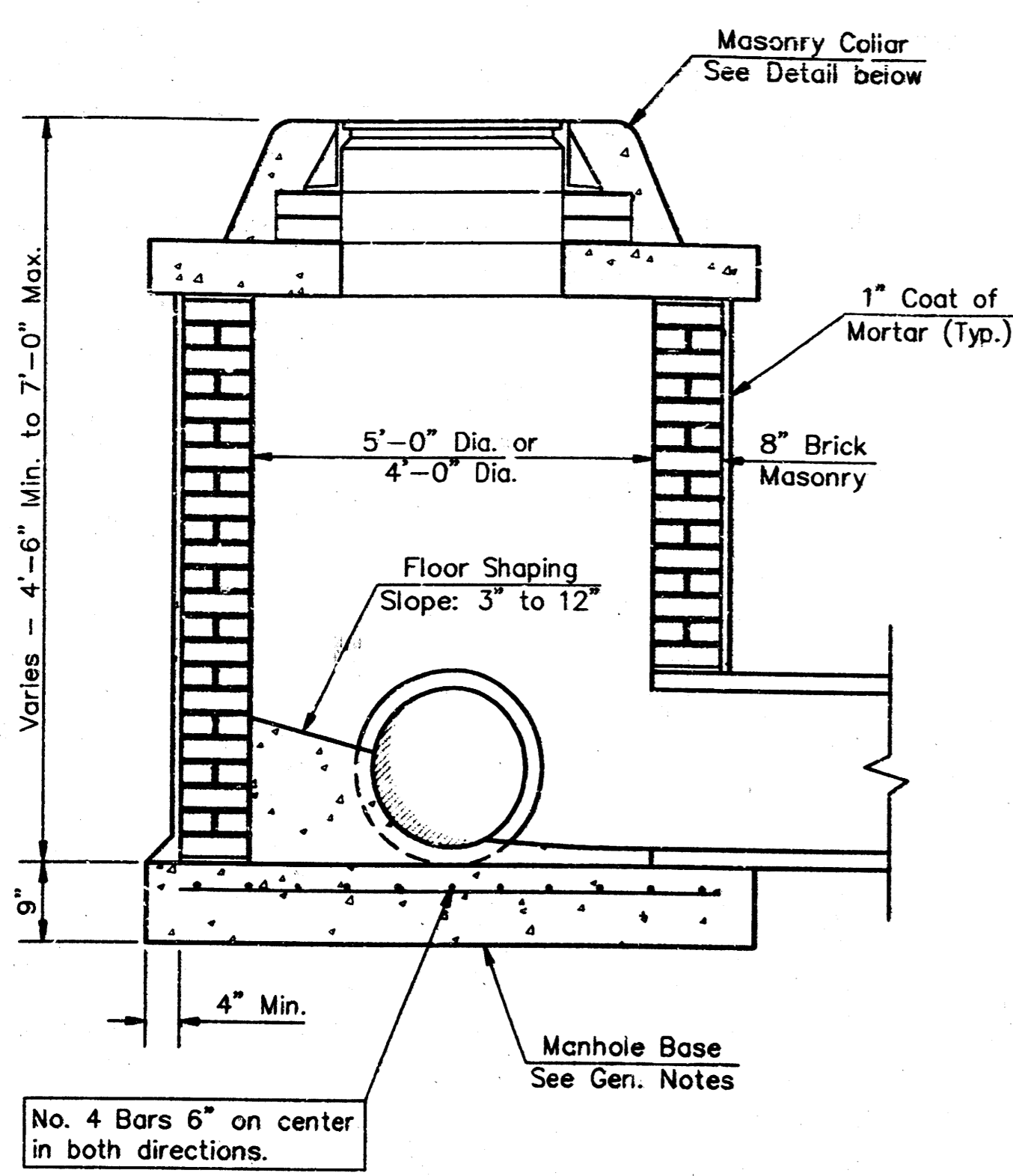
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING 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 DETAIL

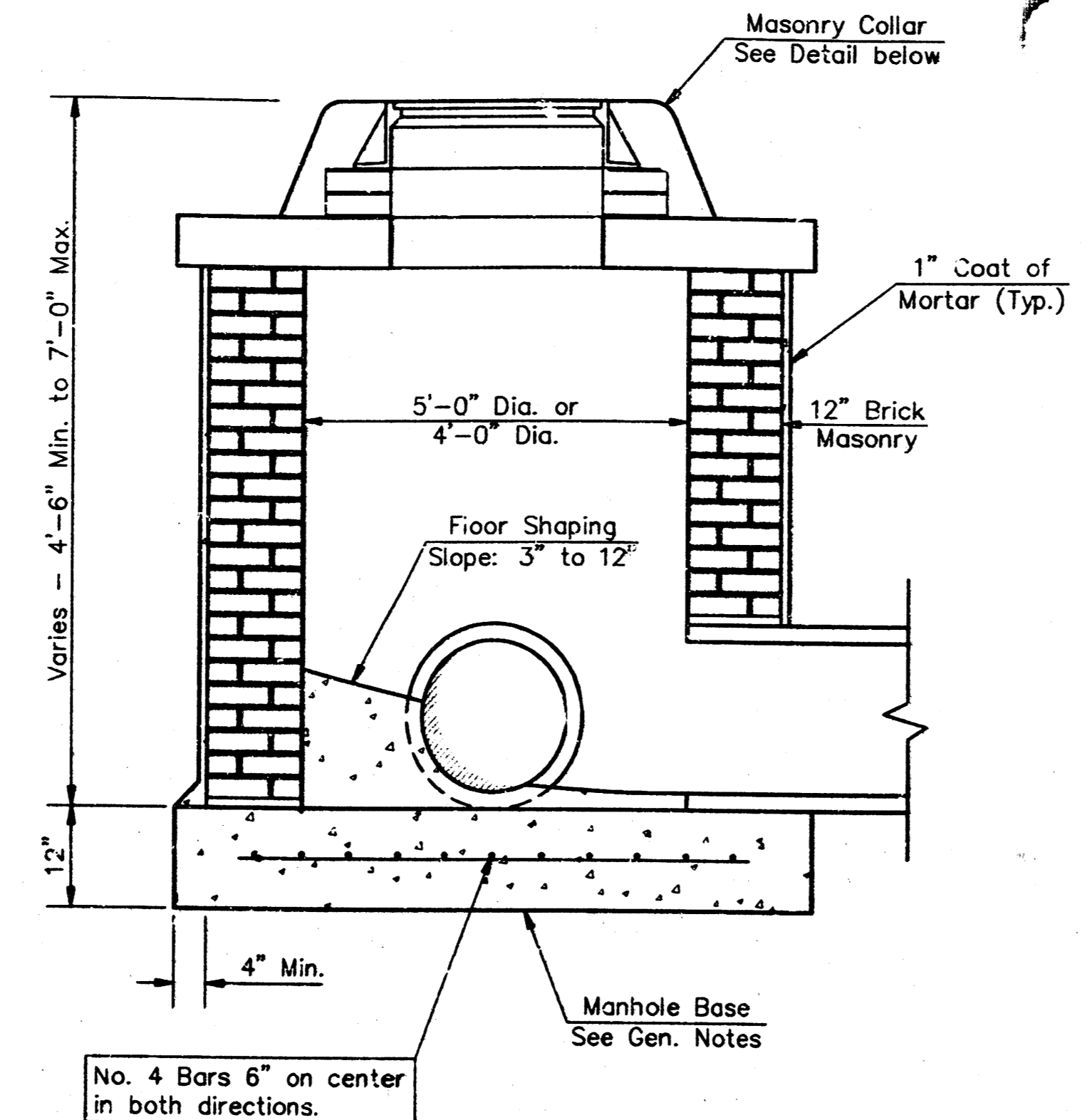
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
757 PPS (607861)

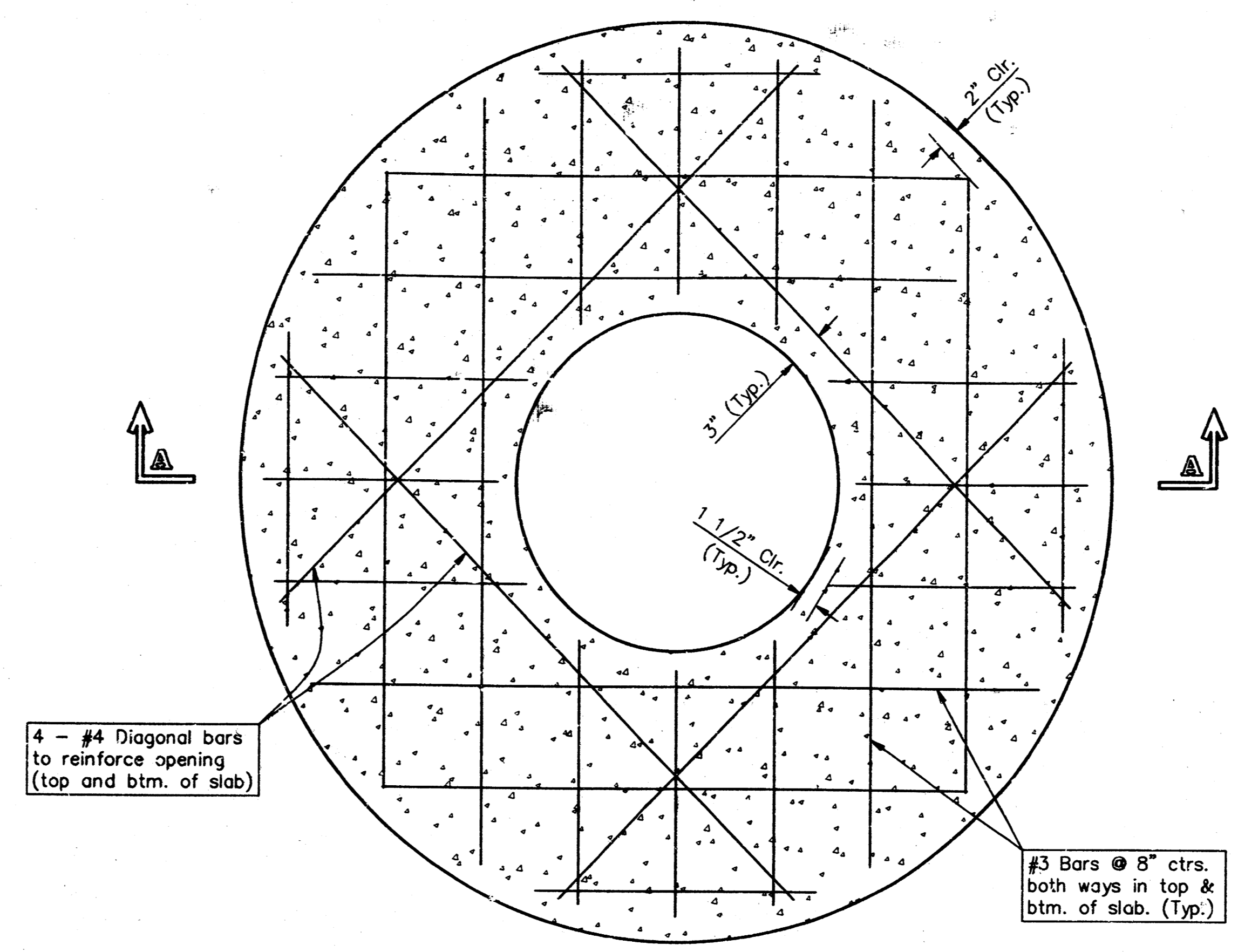
DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: NONE SHEET: 3 OF 5



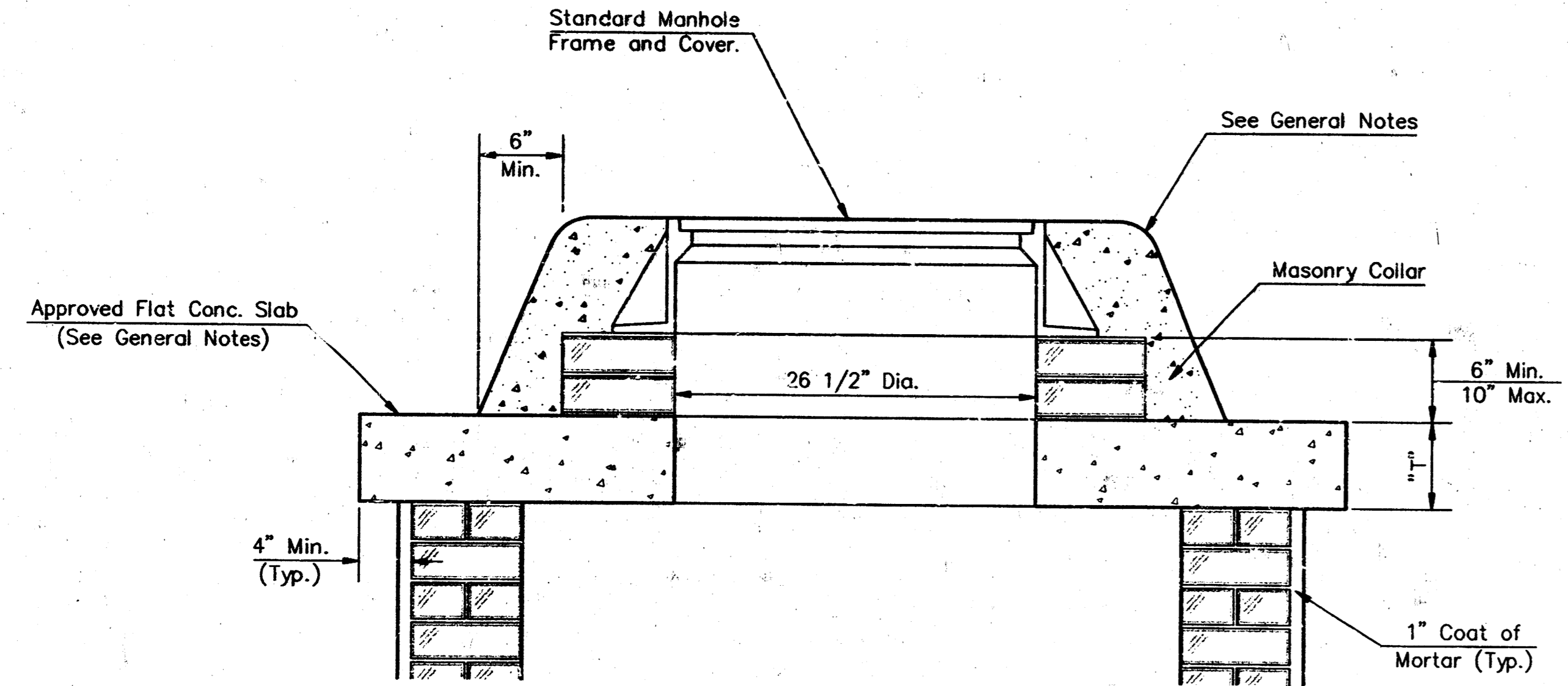
SHALLOW TYPE "A" MANHOLE



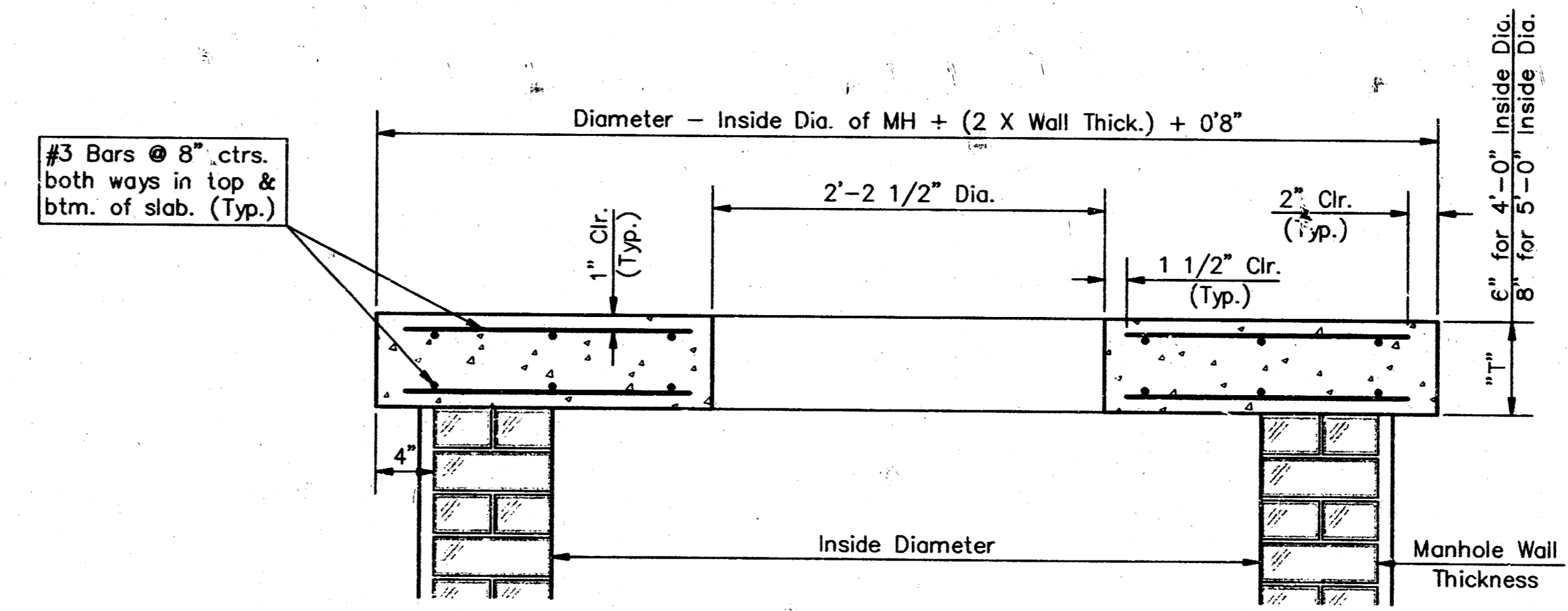
SHALLOW TYPE "B" MANHOLE



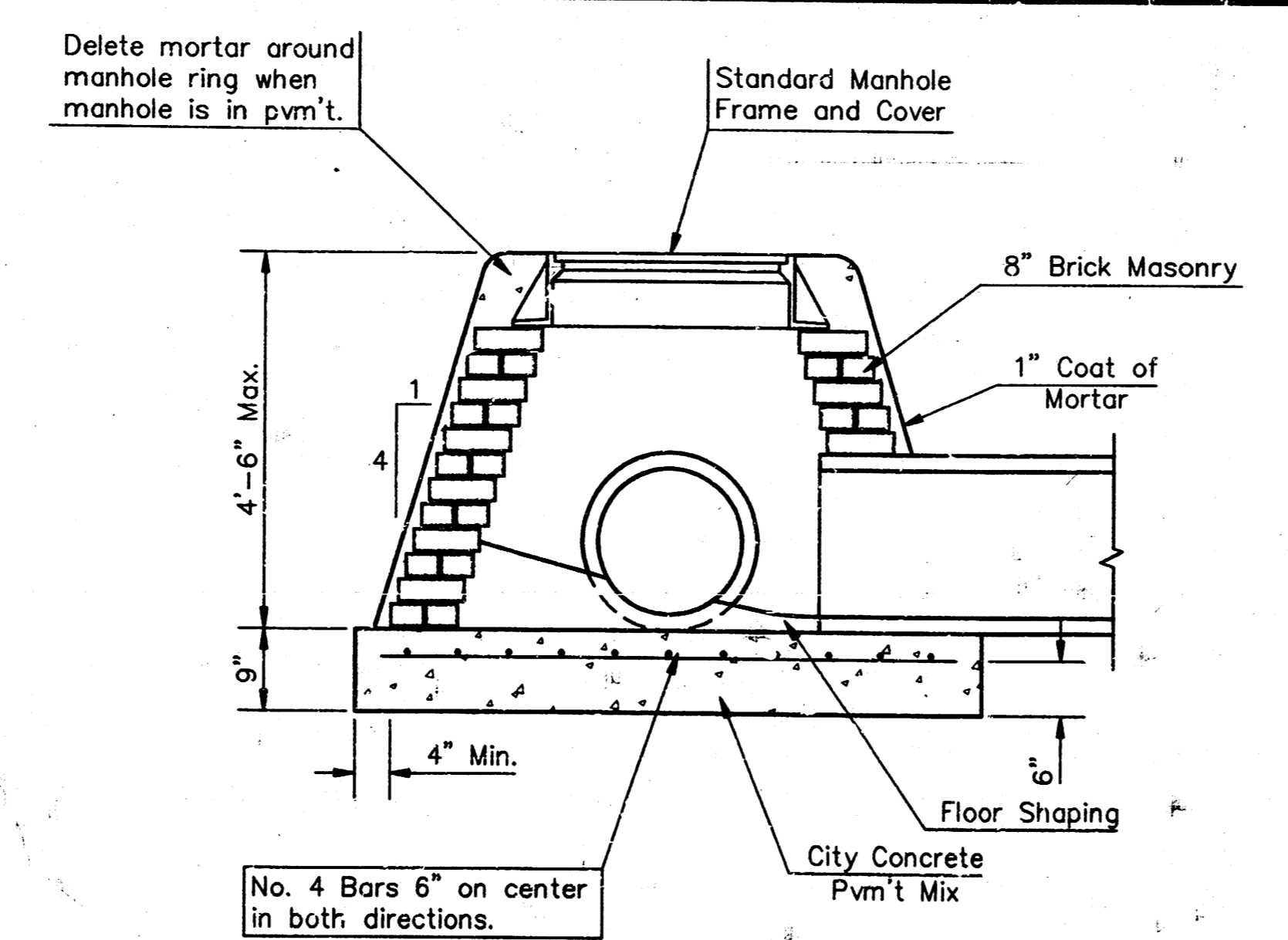
PLAN



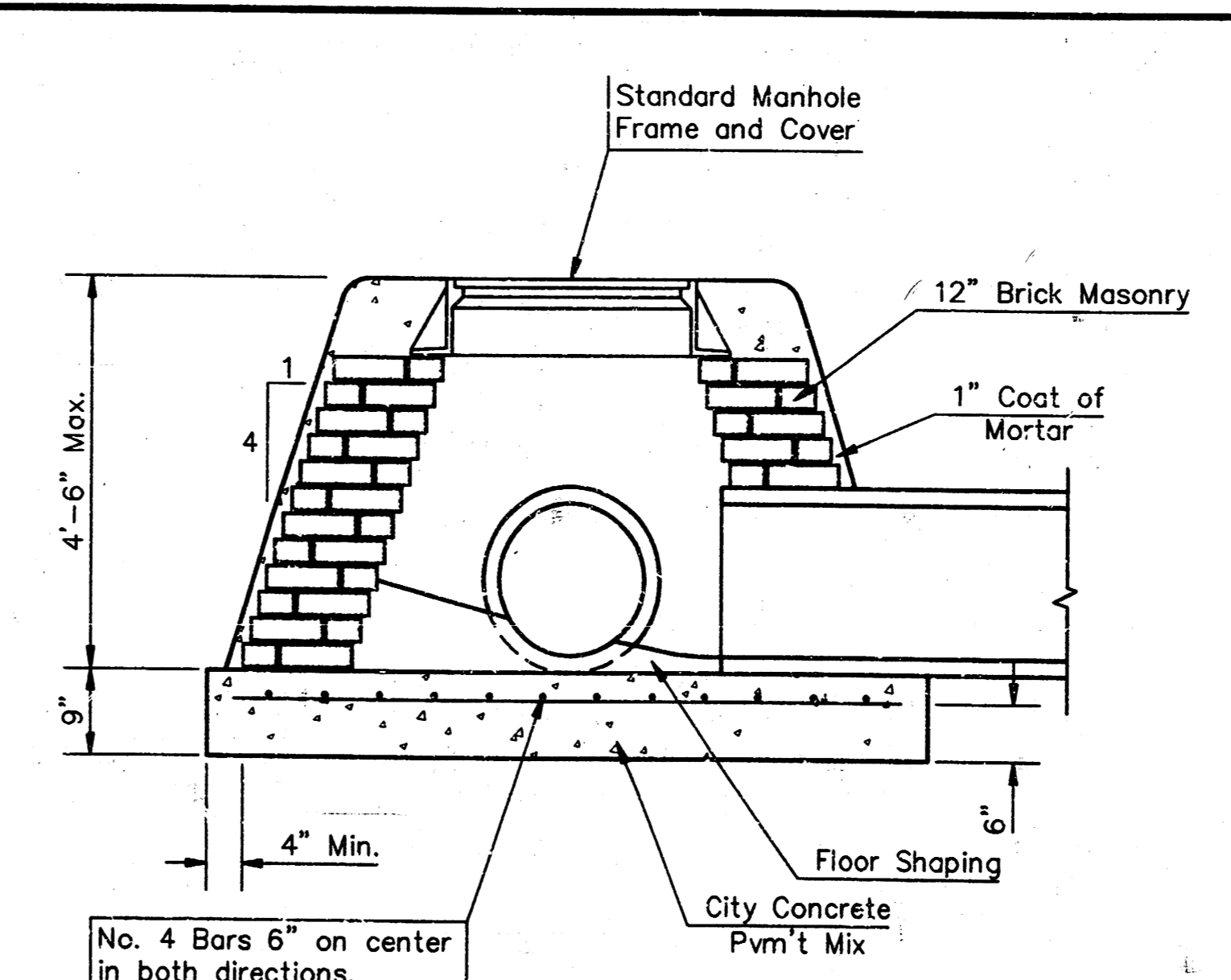
MASONRY COLLAR DETAIL



**SECTION A-A
FLAT CONCRETE SLAB DETAILS**



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" 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. Type "A" shallow manholes can be used on sewers when the manhole is not located within public street pavement. 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 "A" and "B" shall be paid for at the unit price bid per each for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type 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.

CITY OF WICHITA, KANSAS
Std. Manhole Detail
 TYPE "A" AND TYPE "B"

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

PROJECT NUMBER
757 PPS (607981)

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: NONE SHEET: **4** OF **5**

16 04 15

PARK WEST PLAZA

AN ADDITION TO WICHITA, KANSAS

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors in
Sedwick County } do hereby certify that we have surveyed and
platted "PARK WEST PLAZA," an Addition to Wichita, Kansas, and
that the accompanying plat is a true and correct exhibit of the
property surveyed described as and being a replat of Lot 1, River-
side Hospital 1st Addition, Wichita, Kansas, together with a tract in
the N.E. 1/4 of Sec. 13, Twp. 27-S, R-1-W of the 6th P.M., Sedwick
County, Kansas, described as beginning at a point on the east line
of said N.E. 1/4, said point being 905.8 feet south of the N.E. Corner
of said N.E. 1/4, thence west parallel with the north line of said N.E.
1/4, 1036 feet; thence southerly with an interior angle of 86° 00', 190
feet, thence southeasterly 934.69 feet more or less to a point 660 feet
north and 726 feet west of the S.E. Corner of said N.E. 1/4; thence east
parallel with the south line of said N.E. 1/4, 726 feet to a point on the
east line of said N.E. 1/4, thence north along the east line of said N.E. 1/4
603.63 feet more or less to a point 1375.8 feet south of the N.E. Corner of
said N.E. 1/4; thence west parallel with the north line of said N.E. 1/4,
60 feet; thence north parallel with the east line of said N.E. 1/4, 170 feet;
thence east parallel with the north line of said N.E. 1/4, 60 feet to a point
on the east line of said N.E. 1/4, 300 feet to the point
of beginning; EXCEPT the south 100 feet thereof and EXCEPT that part
platted as J.W. Russell First Addition to Wichita, Sedwick County,
Kansas, Existing easements being varied by virtue of KSA 12-512(b).
Baughman Company P.A.

12-21-89
Gregory F. Serrens
Surveyor

Know all men by these presents, that we, the
undersigned have caused the land described in the surveyors certificate
to be platted into Lots, Streets, and Reserves to known as "PARK
WEST PLAZA," an Addition to Wichita, Kansas. The streets are
hereby dedicated to and for the use of the public. The utility and drain-
age easements are hereby granted as indicated for the construction
and maintenance of all public utilities and for drainage purposes.
Easements for the construction and maintenance of street, drainage and
public utilities, as indicated on the accompanying plat, are hereby granted.
The minimum building floor elevation is 137.6 City Datum (1325 Mean
Sea Level). All abutters rights of access over and across the east line
of the north 105 feet of Lot 1, the south 105 feet of Lot 2, Lots 5, 6
and 7 are hereby granted to the City of Wichita, provided however that
Lots 5, 6, and 7 have access to Maize Road at one point per Lot as shall
be determined by the City Engineer of the City of Wichita, Kansas. The
Floodway shall be the responsibility of the owner of Lot 4, until such
time as the governing body exercising jurisdiction elects to assume the
responsibility for maintenance and improvements of drainage, provided
further that no structure shall be constructed on or within said Floodway
nor shall any fill, change of grade, creation of channel or other work be carried
out without the permission of the Wichita-Sedwick County Flood Control office
or their successors of office. Reserve A and C are hereby reserved for landscaping
and entry features, including sign, monuments, and irrigation system. Reserve B is here-
by reserved for floodway and open space to be used and maintained by owners
of Lot 4 unless dedicated to the City for park purposes.

Thomas Fornshell
RIVERSIDE HEALTH SERVICES, INC.
Robert Dixon Chief Financial Officer

J.W. RUSSELL CONSTRUCTION, INC.
President
Pamela E. Russell

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedwick County } me this 3 day of January 1990, by Robert Dixon, Chief Financial Officer of
Riverside Health Services, Inc., on behalf of the corporation.
Rebecca J. Toppan Notary Public

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedwick County } before me this 3 day of October 1989, by J.W. Russell, President
of J.W. Russell Construction, Inc., on behalf of the corporation.
Notary Public

My Appt Exp. 2-3-91
Notary Public

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedwick County } me this 16 day of December 1987, by Thomas Fornshell, a single man.
Notary Public

My Appt Exp. 7-18-1991
Notary Public

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedwick County } before me this 14 day of December 1989, by Jay W. Russell and Pamela
E. Russell, husband and wife.
Notary Public

My Appt Exp. 1-1-1993
Notary Public

We, the undersigned, holders of a mortgage on a
portion of the above described property do hereby consent to this plat of
"PARK WEST PLAZA," an addition to Wichita, Kansas.
Mid-Continent Federal Savings and Loan Association
Emprise Bank

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedwick County } me this 27 day of December 1989, by Mary H. Underwood, Vice Pres.
on behalf of Emprise Bank.
Notary Public

My Appt Exp. 9-21-92
Notary Public

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedwick County } me this 3 day of January 1990, by Robert A. Crandall and A. Marcile
Leach, aka A. Marcile Crandall, husband and wife.
Notary Public

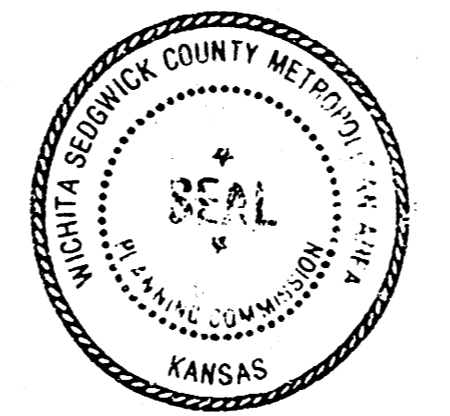
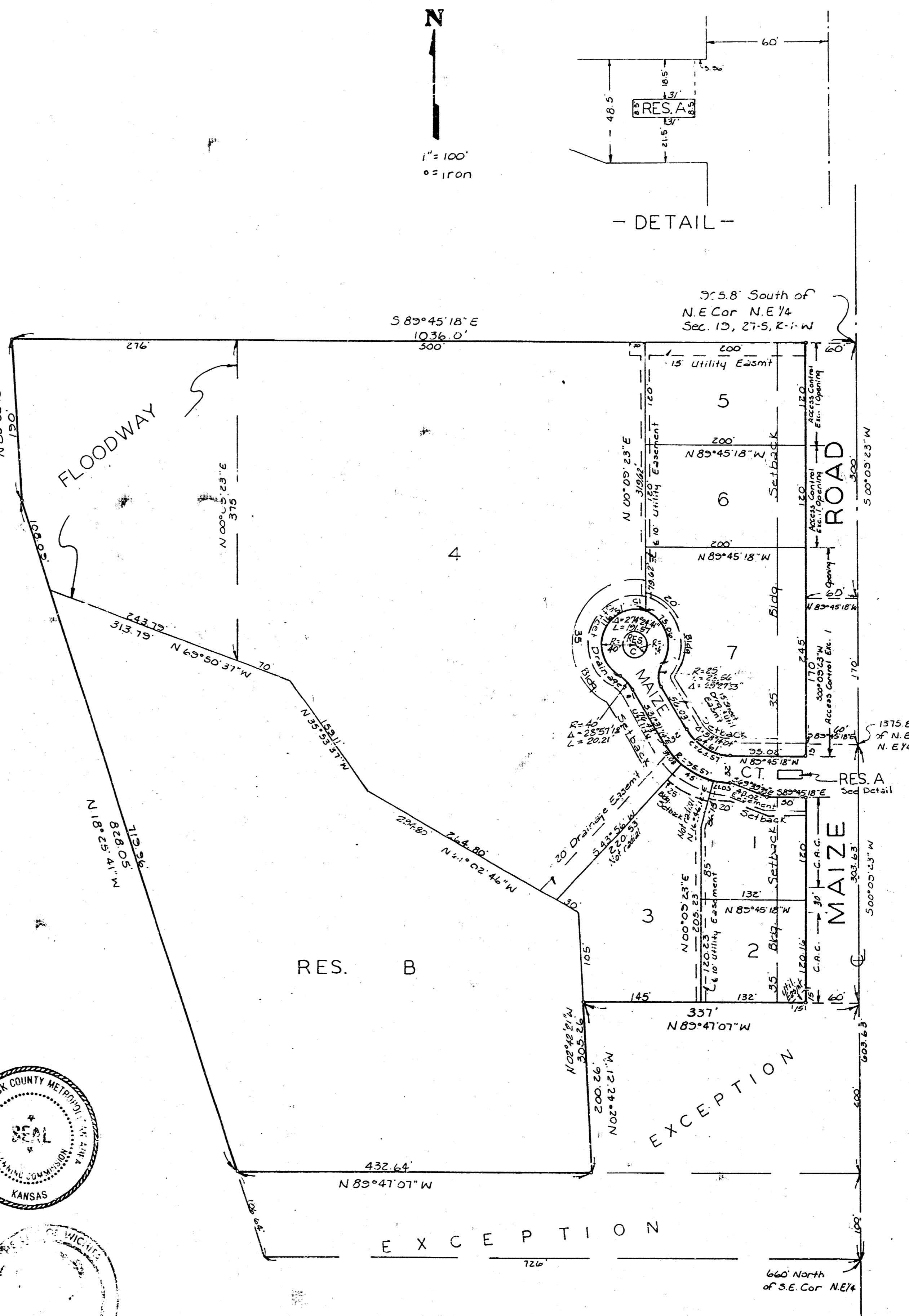
My Appt Exp. 7-13-1991
Notary Public

This plat of "PARK WEST PLAZA," an addition to
Wichita, Kansas, has been submitted to and approved by the Wichita-Sedwick County
Metropolitan Area Planning Commission.
Dated this 14 day of September 1987
Wichita-Sedwick County Metropolitan Area Planning Commission

Chairman
Secretary
This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas this 23
day of JANUARY 1990
Mayor
City Clerk

Entered on transfer record this 22 day of
1990
County Clerk

State of Kansas } s.s. This is to certify that this plat has been filed
Sedwick County } for record in the office of the Register of Deeds this 22 day of
FEBRUARY 1990, at 10 o'clock A.M., and is duly recorded.
Register of Deeds
Deputy



Minimum Floor Elevation:
137.6 City Datum
1325 Mean Sea Level

Bench Marks:
1/4\"/>

1\"/>