

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

GENERAL NOTES

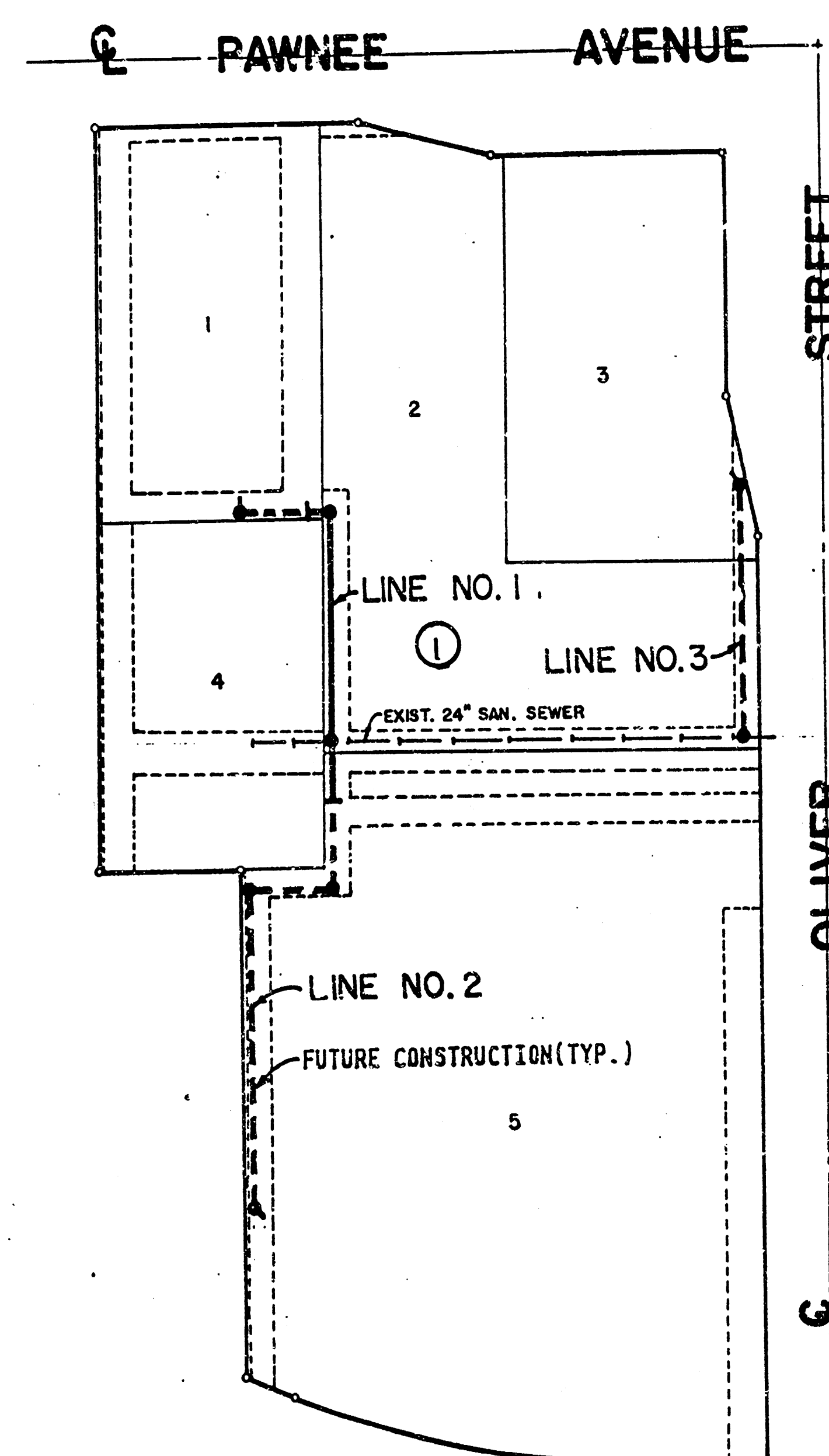
1. Contractor shall provide for Construction Staking.
2. Contractor shall provide T.V. Inspection and Air Test.
3. Inspection shall be paid for by Owner and furnished by Engineer.
4. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor proposed 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.
5. 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.
6. All construction shall conform to the Standard City of Wichita Specifications for the Installation of Sanitary Sewers.
7. Contractor shall verify Top of Manhole grades with Paving Contractor and adjust if necessary.

PROJECT NO. 468-76-245-80001-000-000-174

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

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PLAT	SHEET 5



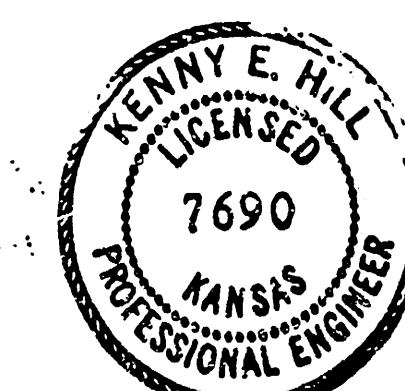
BENCH MARKS

B.M. #1 City of Wichita Std. Disc 52" N. and 42" E. of the centerlines of Oliver and Pawnee. Elev. 121.146

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers VRH 7/29/88
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

NOTE TO CONTRACTOR

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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.



SHEET 1 OF 5

JULY 1988

PLANS PREPARED

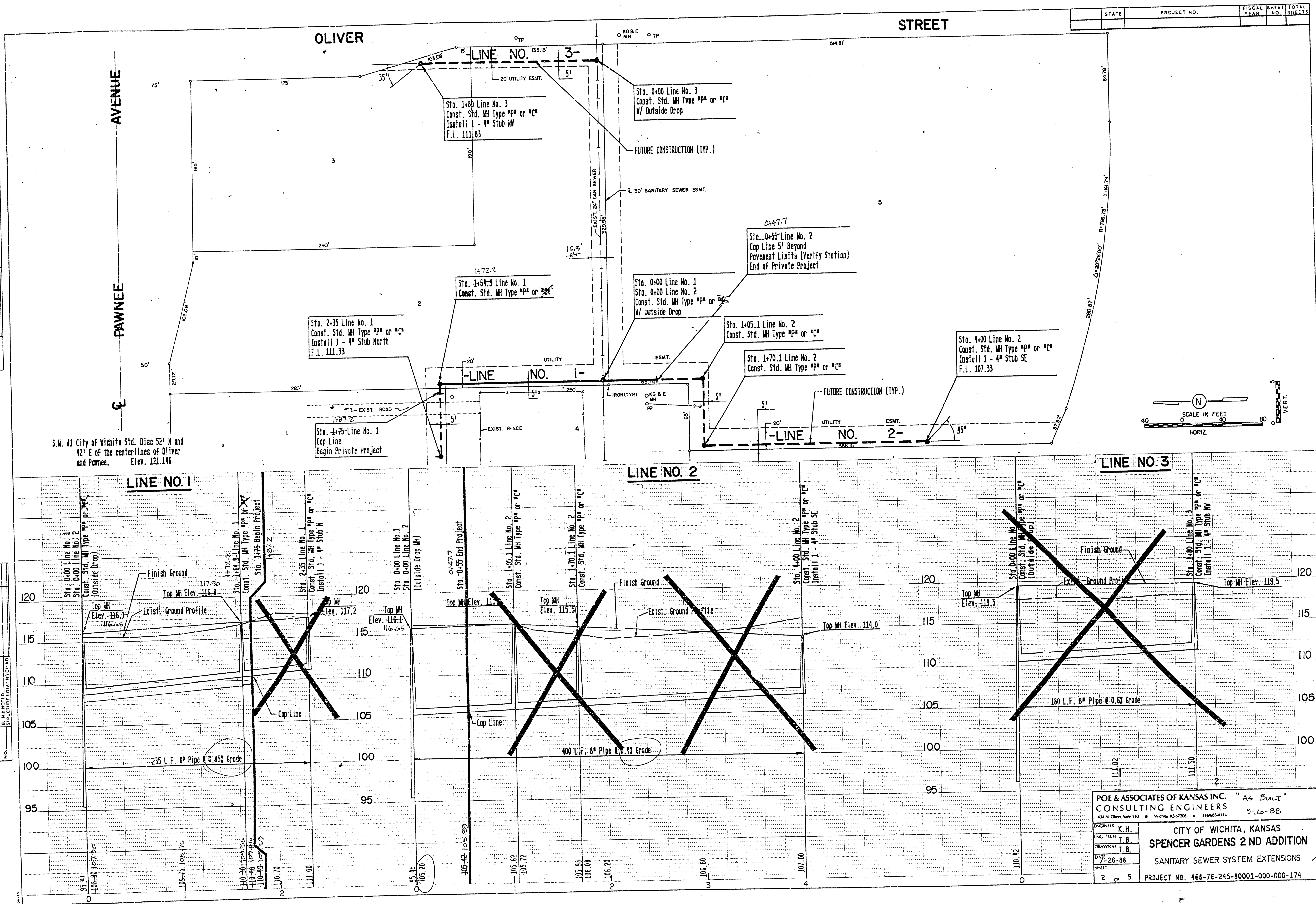
BY

POE & ASSOCIATES OF KANSAS INC.
CONSULTING ENGINEERS
434 N. Oliver, Suite 110 • Wichita, KS 67208 • 316/685-1114

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AVAILABLE COPY

PLAN	DATE	BY	DATE	BY
SURVEYED				
NOTE BOOK				
ALIGNMENT CHECKED				
RT. OF WAY CHECKED				
NO.				

PROFILE	DATE	BY	DATE	BY
SURVEYED				
NOTE BOOK				
GRADES CHECKED				
NO.				

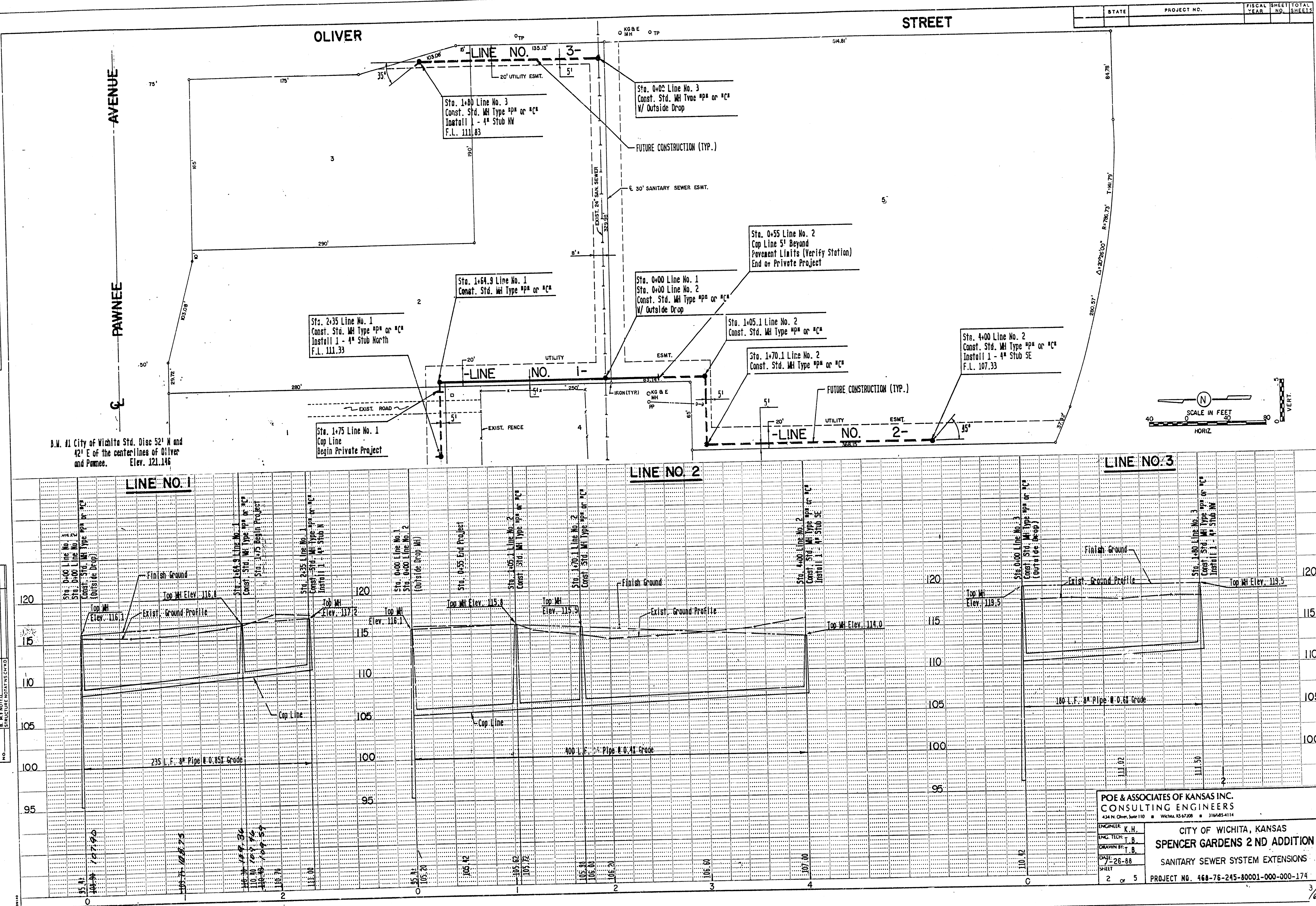


POE & ASSOCIATES OF KANSAS INC. "As Built"	
CONSULTING ENGINEERS 9-6-88	
ENGINEER K.H.	CITY OF WICHITA, KANSAS
DRAWN BY T.B.	SPENCER GARDENS 2ND ADDITION
CHECKED BY T.B.	SANITARY SEWER SYSTEM EXTENSIONS
DATE 1-26-88	PROJECT NO. 468-76-245-80001-000-000-174
SHEET 2 OF 5	

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PLAN	DATE
SUBMITTED	
NOTE BOOK	
ALIGNMENT CHECKED	
RT. OF WAY CHECKED	

PROFILE	DATE
SUBMITTED	
NOTE BOOK	
GRADES CHECKED	
VERTICAL CURVE CHECKED	



POE & ASSOCIATES OF KANSAS INC.
CONSULTING ENGINEERS
434 N. Oliver, Suite 110 • Wichita, KS 67208 • 316/685-4114

ENGINEER: K.H.
CHECKED: T.B.
DRAWN BY: T.B.
DATE: 2-26-88
SHEET: 2 of 5

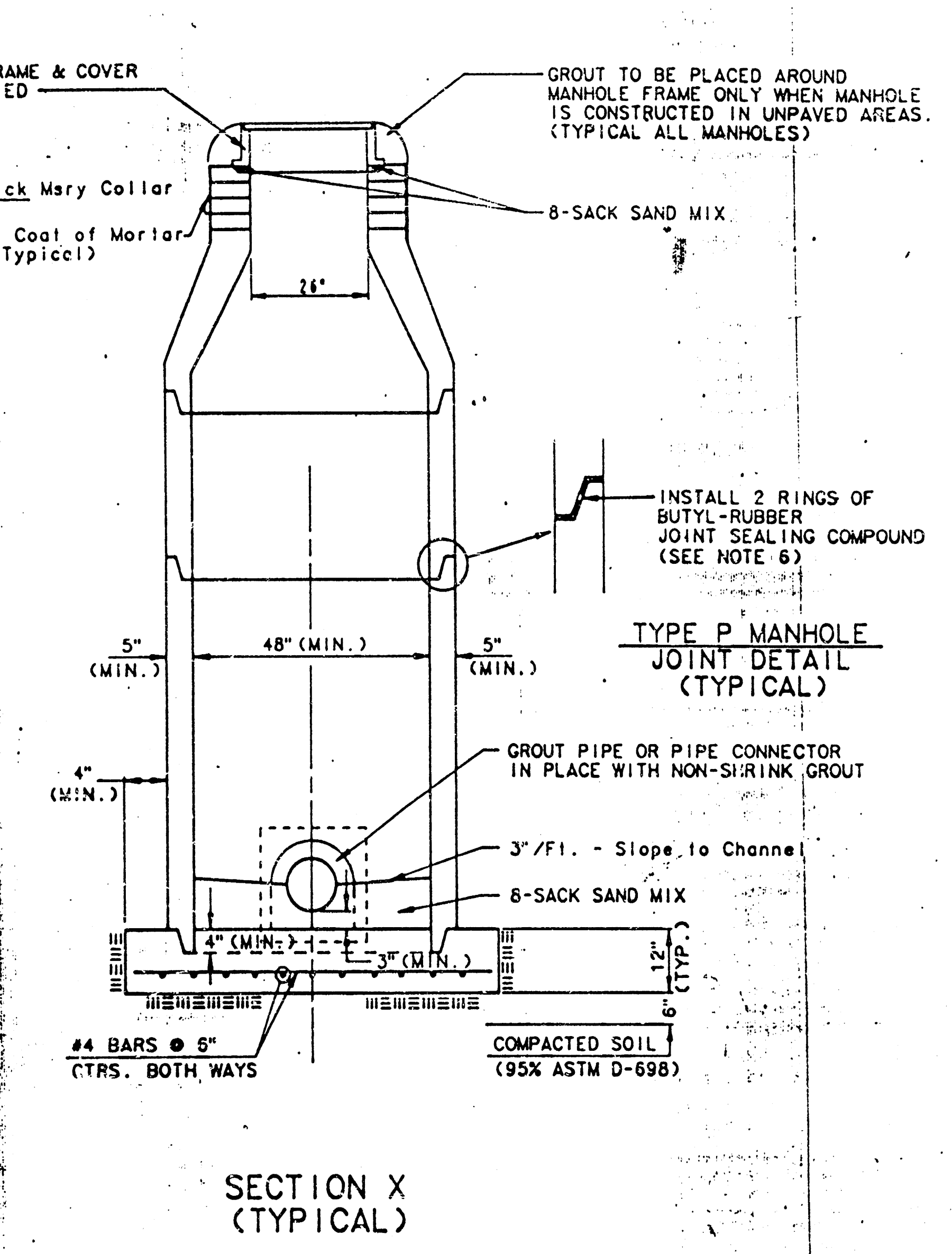
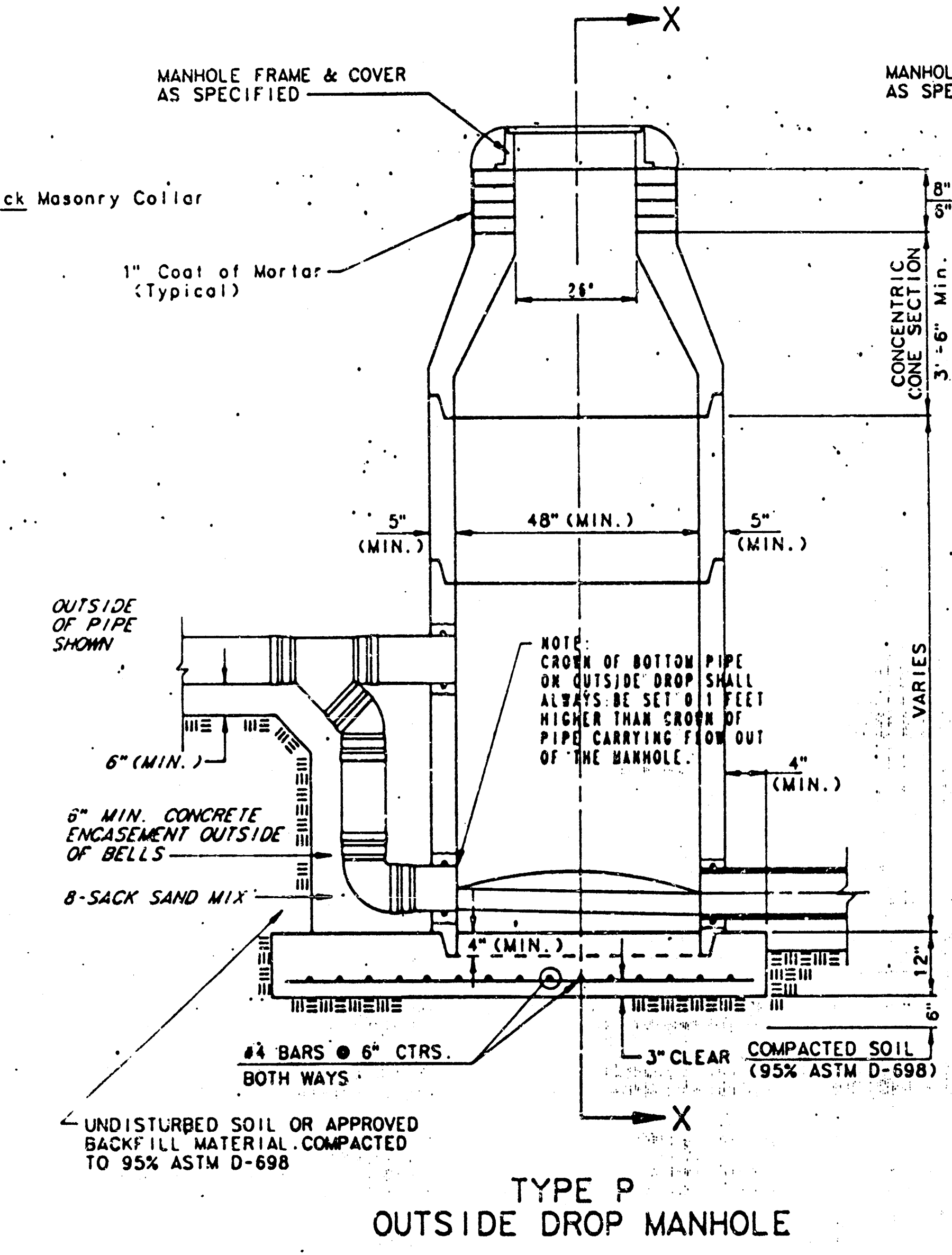
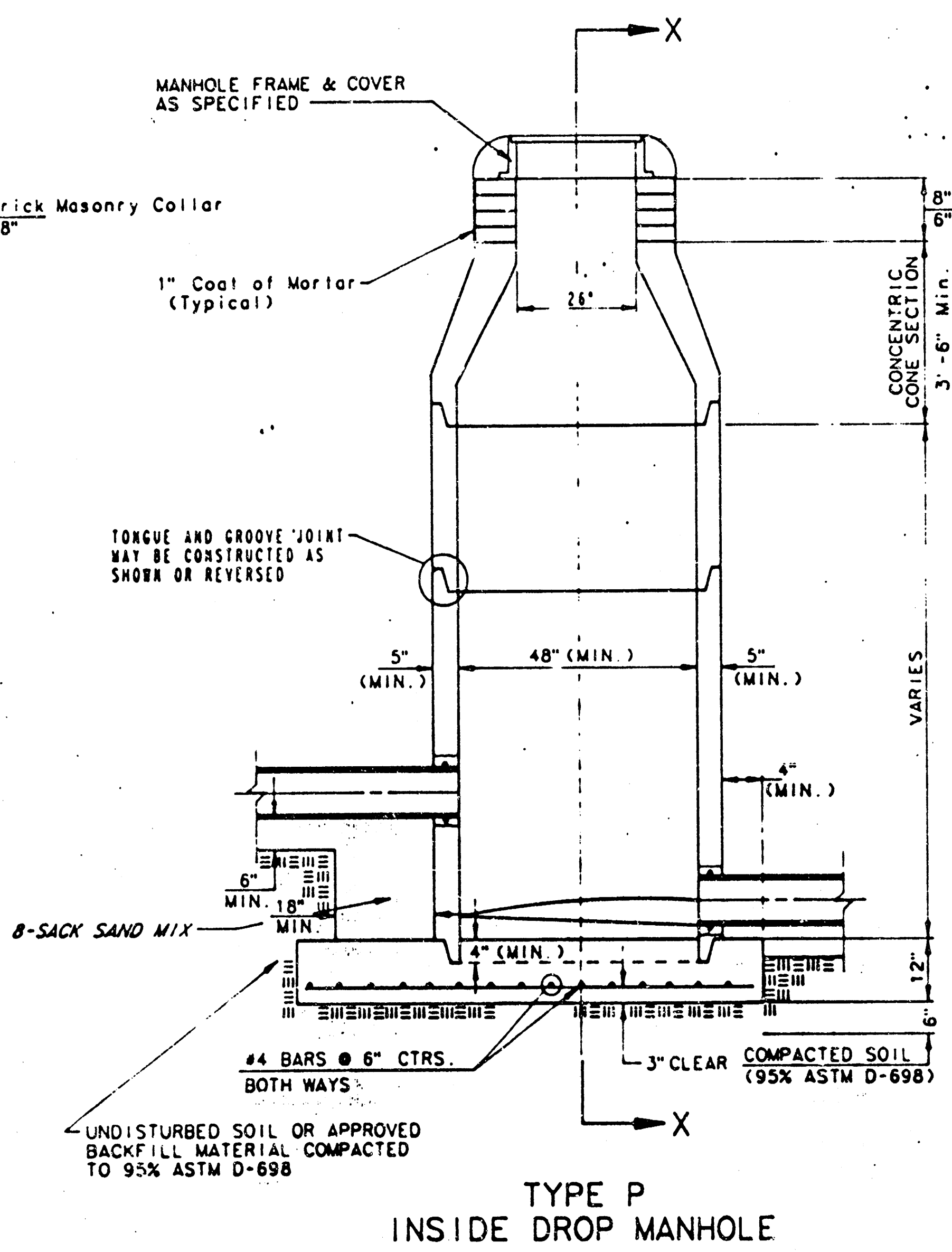
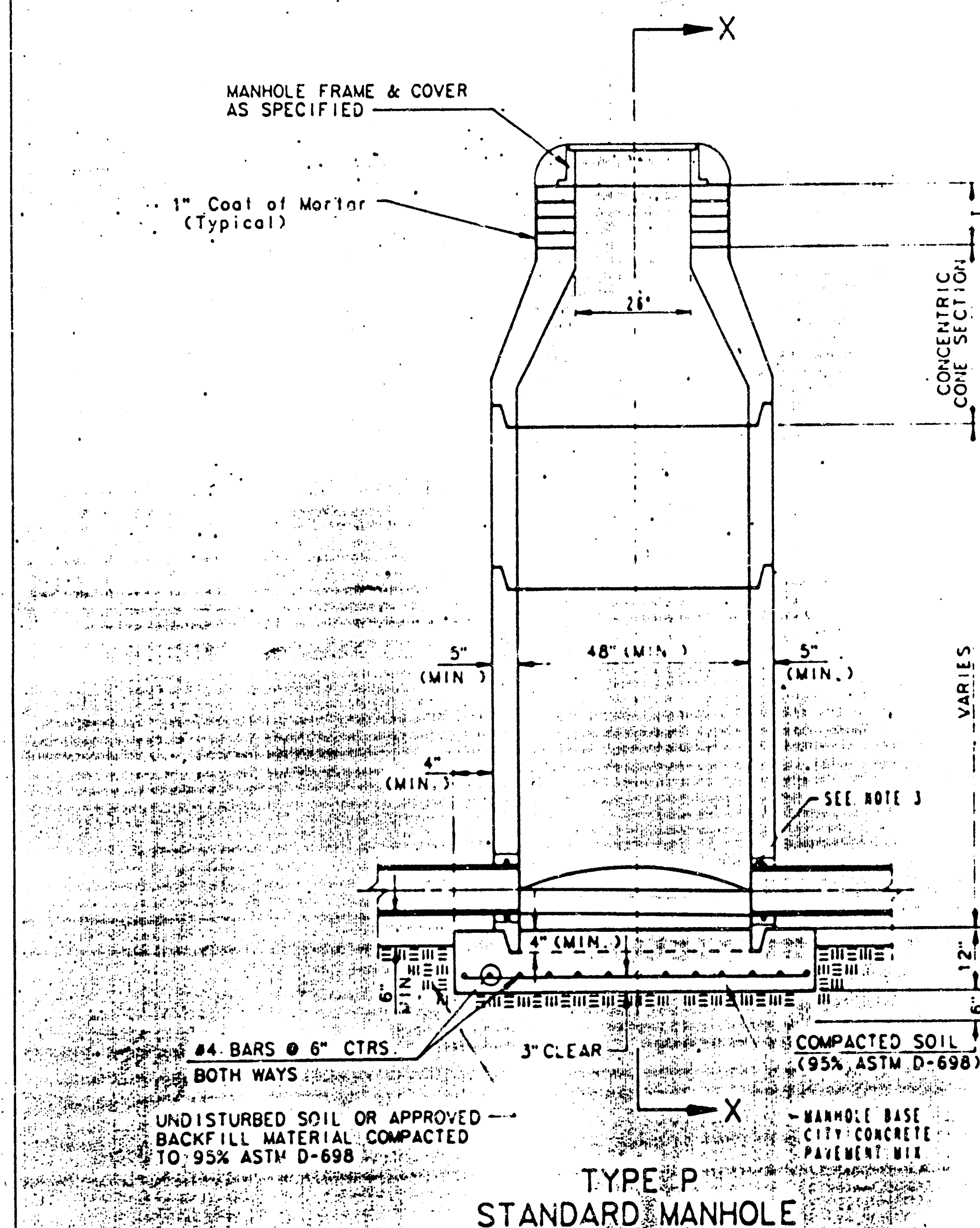
CITY OF WICHITA, KANSAS
SPENCER GARDENS 2ND ADDITION
SANITARY SEWER SYSTEM EXTENSIONS
PROJECT NO. 468-76-245-80001-000-000-174

SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN

BY

CITY OF WICHITA



- GENERAL NOTES
- PRECAST MANHOLE NOTES
1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION OF A.S.T.M. C-400 AS MODIFIED BY THE CITY SPECIFICATIONS.
 2. NON-SHINK GROUT SHALL BE NON-WEAR, TYPE 1, AND SHALL BE SET AT LEAST 4 INCHES IN THE MANHOLE BASE.
 3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE BASE. WHEN A 5" COMPOSITE PIPE OR P.V.C. PIPE IS USED FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED BY A CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE BASE AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
 4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE SHALL BE COATED WITH 2 COATS OF NEWEC SERIES 88 H-BUILD EPOXYLINE, DRY THICKNESS OF 0.015 INCHES.
 5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MODULARMA 633 BITUMINOUS COATING.
 6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES IN 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 SHAPED INVERT.
 9. LIFTING HOLES SHALL BE FILLED WITH NON-SHINK 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 PAYMENT MIX AS SPECIFIED IN THE CITY STANDARD PAYING SPECIFICATIONS USING CITY CONCRETE PAYMENT MIX WITHOUT AIR ENTRAINING AD MIXTURE. 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 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 5" COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHINK 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 CONSTRUCTION ON EXISTING MANHOLE.
13. 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 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.

Revised: June 12, 1988

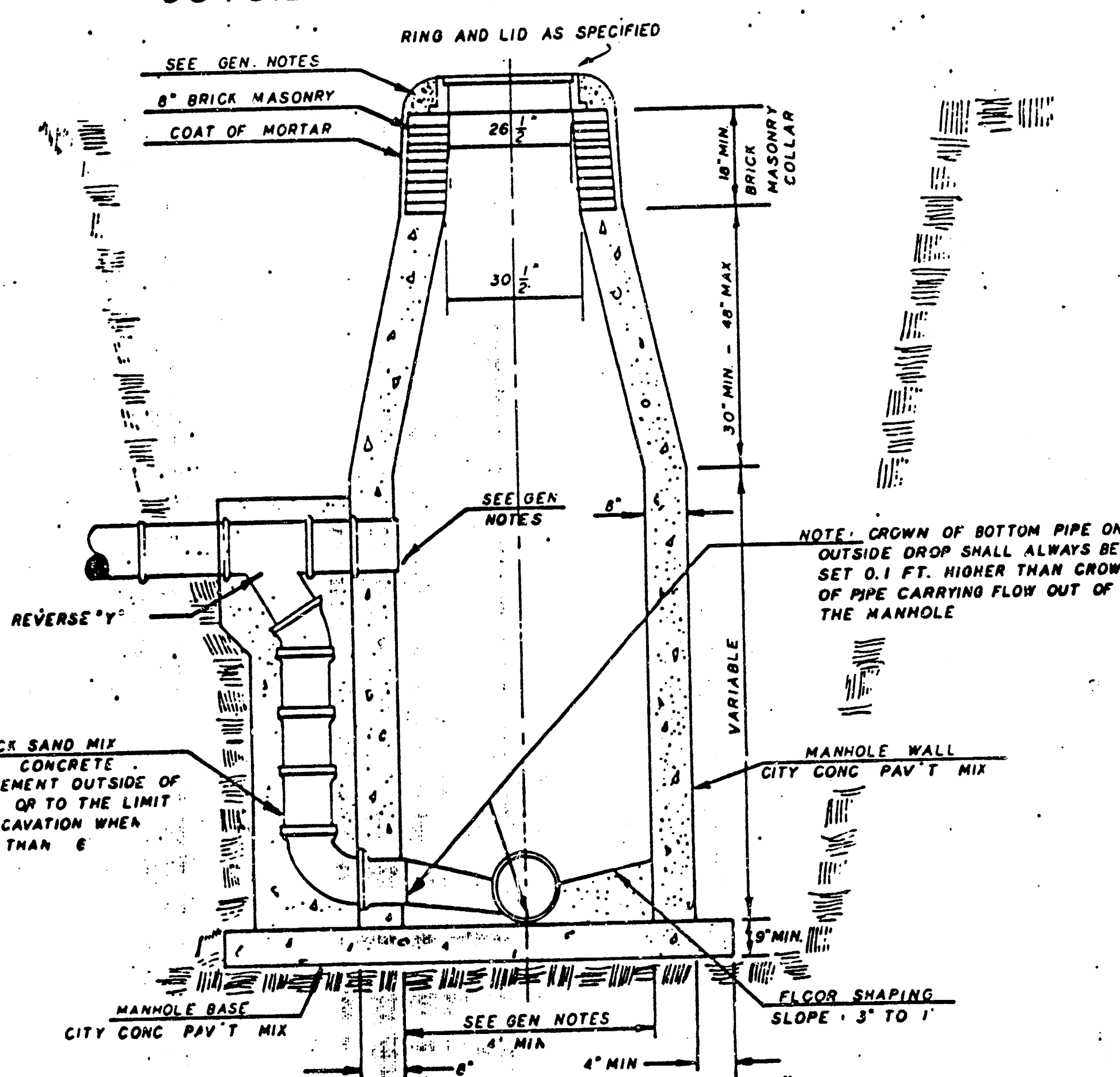
CITY OF WICHITA, KANSAS

SPENCER GARDENS 2ND ADDITION

SANITARY SEWER SYSTEM EXTENSIONS

PROJECT NO. 488-76-245-00001-000-000-174

City of Wichita, Kansas

[illegible]

CITY OF WICHITA, KANSAS
SPENCER GARDENS 2 ND ADDITION
SANITARY SEWER SYSTEM EXTENSIONS
PROJECT NO. 468-76-245-80001-000-000-174

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STATE OF KANSAS
COUNTY OF SEDGWICK } ss.

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 platted 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 103.00 feet; thence S 89°38'37" W for a distance of 201.72 feet; thence S 00°16'20" W for a distance of 530.00 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 69°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°25'00" for a distance of 280.57 feet; thence S 89°43'40" E for a distance of 84.78 feet; thence N 00°16'20" E for a distance of 664.94 feet; thence N 13°45'50" W for a distance of 103.00 feet; thence N 00°16'20" E for a distance of 175.00 feet to the point of beginning, containing 9.51 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.



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 1 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 L. Taylor
NANCY L. 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

Vicki D. Lee
VICKI D. LEE

Sandra J. Pouncey
SANDRA J. POUNCEY

Ruth J. Love
RUTH J. LOVE

Lila Guyot
LILA L. GUYOT

Oliver H. Hupp
OLIVER H. HUPP

Mabel N. Wilson
MABEL N. WILSON

Margaret L. Wilson
MARGARET L. WILSON

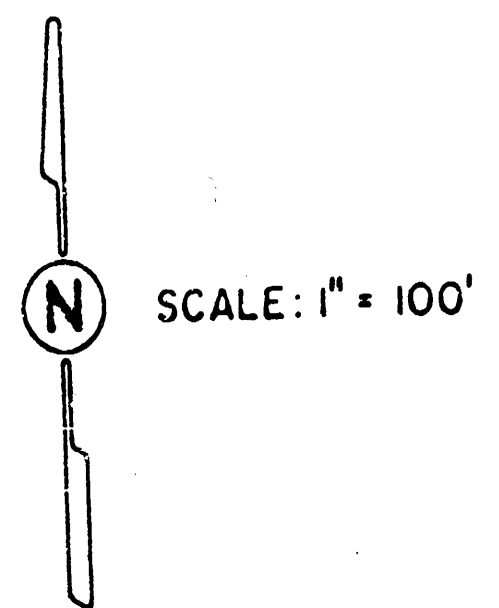
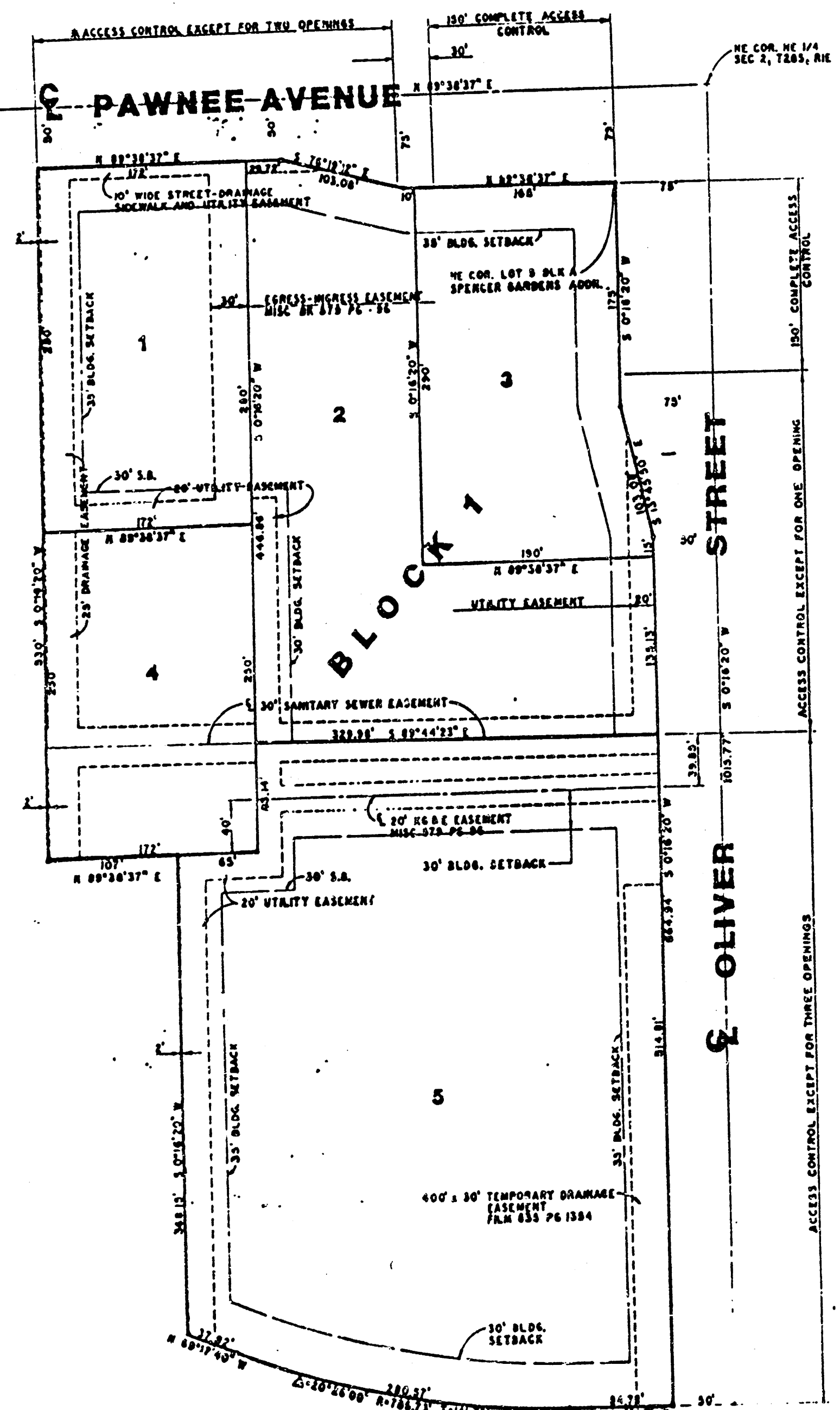
Jeffrey E. Taylor
JEFFREY E. TAYLOR

Pam Taylor
PAM TAYLOR

Robert E. Lee
ROBERT E. LEE

Michael Pouncey
MICHAEL POUNCEY

SEE PLATTONS TEXT



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.

My Appointment Expires: 9/11/90

Marcia Reardon
Notary Public MARCIA REARDON (SEAL)

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 3rd day of September, 1987

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Larry Moore, Chairman

Marvin S. Kroust, Secretary

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. Rea, Deputy City Clerk

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

Don Wright, County Clerk

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 11:00 A.M. on the 6TH day of JUNE, 1988.

Pat Kettler, Register of Deeds

Ed Rea, Chief Deputy

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

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