SANITARY SEWER RELOCATION TO SERVE

TYLER ACRES FIFTH ADDITION
HOLLYWOOD ENTERTAINMENT

Private Project Number

574 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

INDEX:

1. Title Sheet
2. Sanitary Sewer Plan/Profile
3. Shallow Manhole Details
4. Copy of Tyler Acres Fifth Addition Plat

General Notes

1. 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:

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Arkla 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

2. 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. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

3. 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.

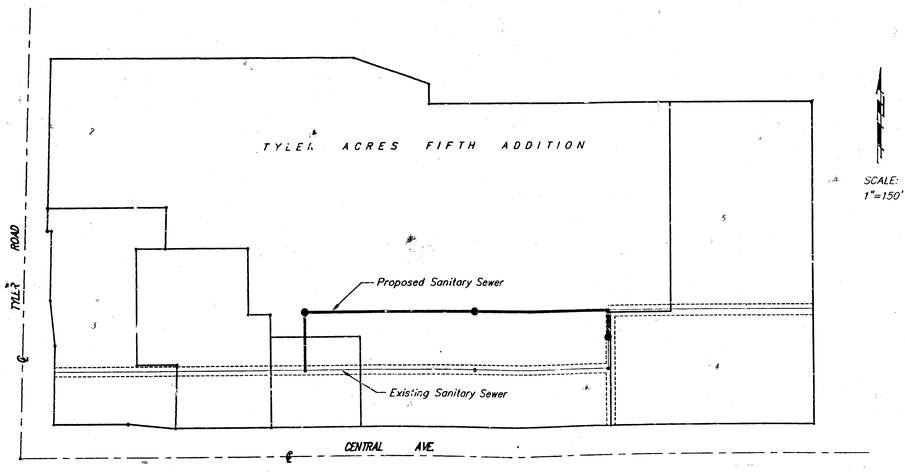
4. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

5. The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

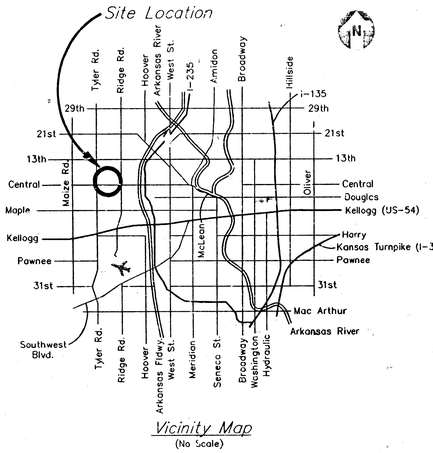
6. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state law.

7. 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.

8. The Contractor shall seed all areas disturbed by construction operations as per City of Wichita AR-78 for site restoration.



SCALE: 1"=150'



Vicinity Map
(No Scale)

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 7/25/95

Storm Sewers _____

Driveway Approaches _____

Water Mains _____

Paving _____

NOTE TO CONTRACTORS

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 24-h 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 10-16-95 JKB From As Builts

BRENT WOOTEN LICENSED 8470 KANSAS PROFESSIONAL ENGINEER

7/26/95

ASBUILT 9/1/95 9F3

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

BENCHMARK:

"□" at Back of Walk 50'± West & 50'± South of ℄ of Tyler & Central Intersection.
Elev. = 145.03 City Datum

TYLER ACRES FIFTH ADDITION

SCALE:
1"=40' Horizontal
1"=5' Vertical
• = Iron

Sta 1+29.6 – Line 1
Construct Shallow Type 'A' Manhole.
Top Elev. = ~~145.50~~ 146.44

LINE 1

180°

142.75'

5'

SS Manhole
Rim = ~~149.54~~ 149.52
℄ = 144.36(In)
℄ = 144.23(Out)

LOT 5

Sta 8+54.62 – Line 1
= Sta 0+00 – Line 2
Core Existing Manhole & Install New 8" PVC Pipes (W&S). Seal New Pipe To MH Wall With Water Stop Gasket & Quickset Hydraulic Cement. Remove Old Pipe & Concrete As Necessary. Construct New Invert to Direct Flow West Using Concrete as Per City of Wichita Specifications.

90°

20' Utility Easement (By Separate Instrument)

68.00'

20' Utility Easement (By Separate Instrument)

Sta 0+00 – Line 1
Core Existing Manhole & Install New 8" PVC Pipe (N). Seal New Pipe To MH Wall With Water Stop Gasket & Quickset Hydraulic Cement. Remove Old Pipe & Concrete As Necessary. Construct New Invert to Direct Flow & Plug East Line Using Concrete as Per City of Wichita Specifications.

81.74'

15'

55.04'

214.00'

LINE 1

20' Utility Easement (By Separate Instrument)

SS Manhole
Rim = 148.93
℄ = 141.42

Proposed Bldg.

200.00'

Existing 8" PVC Pipe To Be Abandoned In Place

255.00'

Sta 4+92.11 – Line 1
Construct Special Shallow Type 'A' Manhole.
Top Elev. = ~~147.50~~ 147.42

Remove Existing Manhole. Plug Ends of 8" PVC Pipe and Abandon in Place

SS Manhole
Rim = 146.94
℄ = 142.58

148.84

Sta 0+63.5± – Line 2
Construct Special Shallow Type 'A' M.H.
Top Elev. = ~~148.84~~ 1 – 4" Stub (E) 6"
VERIFY ℄ cation Of Exist. Service Connec.ion For Location of MH & Stub. Contractor Shall Be Responsible For Reconnection Of Service Line. All Costs For Replacement Of, or Regrading Of Service Line, and Removal and Replacement of Asphalt Necessary for Reconnection of Existing Service Line Shall Be Incidental to Other Project Costs.

LINE 2

Ex. Asphalt

5'

Existing 4" Service Connection (To Be Re-established)

Verify Location

LOT 4

Existing 8" S.S.

20' Utility Easement

Existing 8" S.S.

20' Utility Easement (To Be Vacated)

20' Utility Easement

Existing Asphalt Parking

200.00'

Proposed Site

LOT 1

250.00'

Remove Existing Manhole. Plug End of 8" PVC Pipe (W) and Abandon in Place
Remove 129.6± L.F. Pipe (N)

Exist. Asphalt

Exist. Building

20'

SS Manhole
Rim = 147.87
℄ = 143.89(In)
℄ = 143.77(Out)

P.L.

199.00'

15'

441.96'

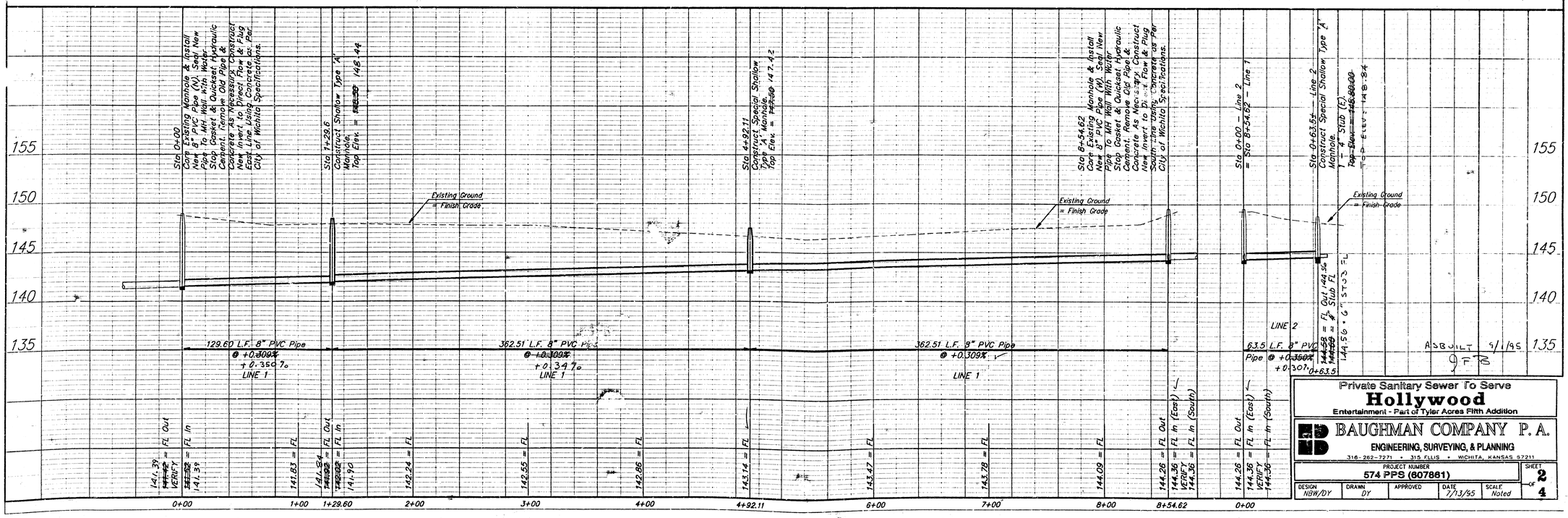
156.00'

P.L.

65'

CENTRAL AVE.
℄

CENTRAL AVE.
℄



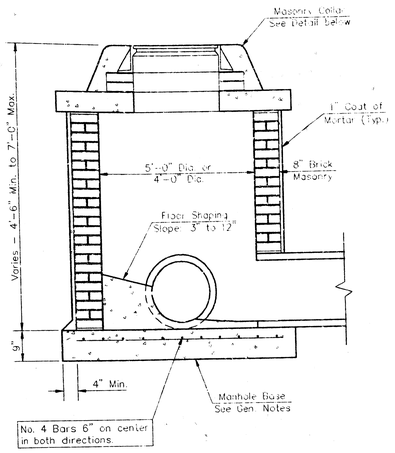
ASBUILT 9/1/95

Private Sanitary Sewer To Serve
Hollywood
Entertainment - Part of Tyler Acres Fifth Addition

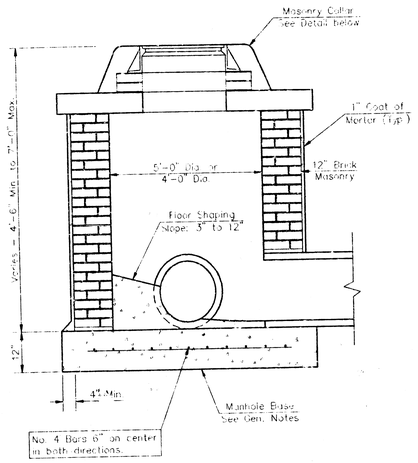
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
574 PPS (607861)	2 OF 4

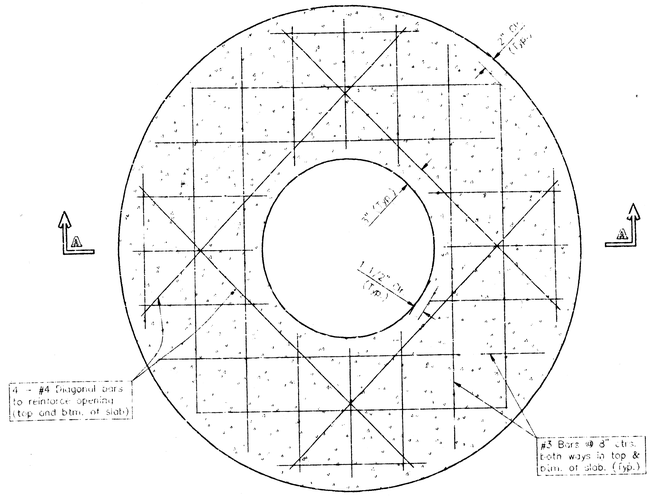
DESIGN	DRAWN	APPROVED	DATE	SCALE
NBW/DY	DY		7/13/95	Noted



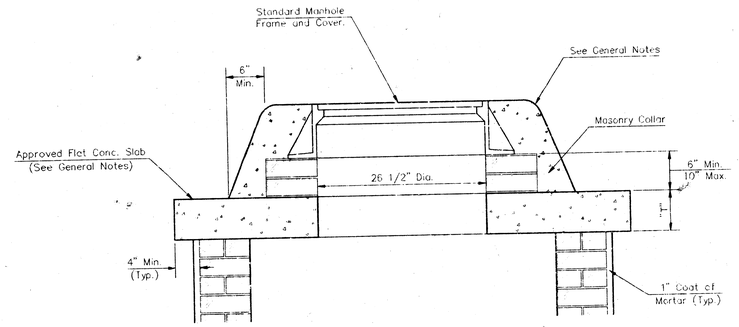
SHALLOW TYPE "A" MANHOLE



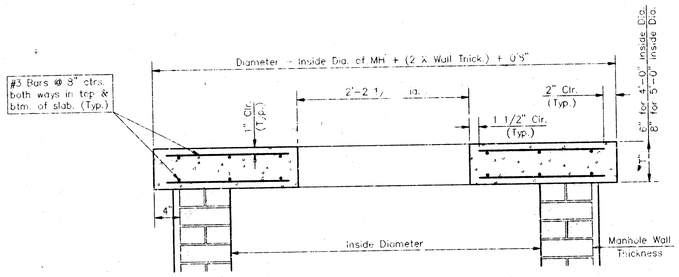
SHALLOW TYPE "B" MANHOLE



PLAN

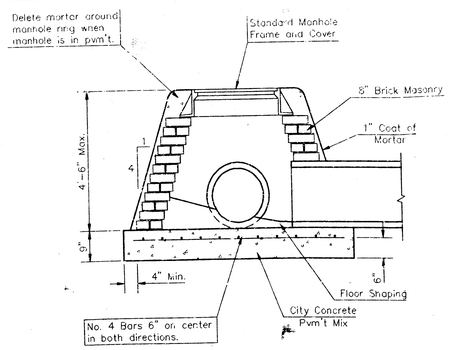


MASONRY COLLAR DETAIL

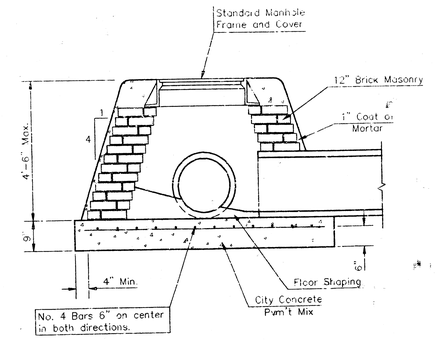


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. 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.

8. All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

CITY OF WICHITA, KANSAS

STD. SHALLOW MANHOLES

TYPE "A" AND TYPE "B"

BAUGHMAN COMPANY P.A.

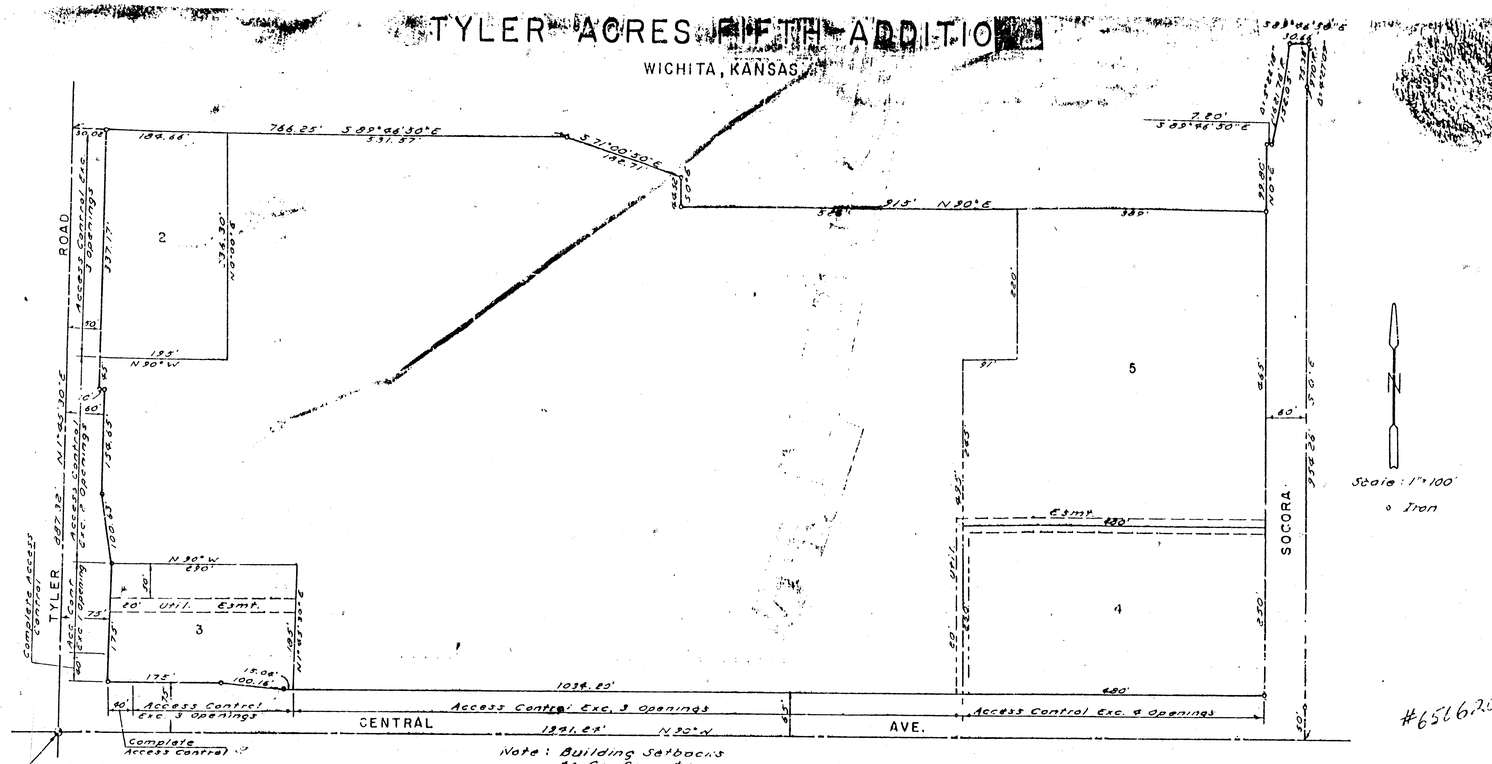
ENGINEERING, SURVEYING, & PLANNING

316-262-2691 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET 3 OF 4
DESIGN	DRAWN	APPROVED	DATE	SCALE	

TYLER ACRES FIFTH ADDITION

WICHITA, KANSAS



Scale: 1" = 100'

o Iron

#656626

Note: Building Setbacks to Conform to Associated C.U.P.

This plat of "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 17th day of MARCH, 1982.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Vaden Chairman
Chairman

Robert A. Lakin
Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 14th day of JUNE, 1983.

Marylee Wright
Marylee Wright Mayor

Donald C. Gisick
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 2nd day of September, 1983.

Vaden Chairman
Chairman

Donald E. Gragg
Commissioner

Tom Scott
Commissioner

Dorothy A. White
County Clerk

Entered on transfer record this 2nd day of _____, 1983.

Dorothy A. White
County Clerk

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 2nd day of SEPTEMBER, 1983, at 11:11 o'clock A. M., and is duly recorded.

Register of Deeds

Deputy

State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of that part of Block E, Tyler Acres First Addition an addition in Sedgwick County, Kansas, lying south of a line 730 feet north and parallel to the south line of said SW¼, and including Delano Ave. now vacated, and being a replat of all of Tyler Acres Second and Fourth Additions, Wichita, Kansas, and part of the SW¼ of Section 16, T27S, R1W, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the SW corner of said SW¼; thence N1°45'30"E, along the west line of said SW¼, 887.32 feet to the SW corner of Ascension Lutheran Church Addition, Wichita, Kansas; thence along the south line of said addition, bearing S89°46'50"E, 766.25 feet; thence S71° 00'50"E, 182.71 feet; thence S0°00'00"E, 44.52 feet; thence N90°00'00"E, 915 feet; thence N0°00'00"E, 99.80 feet; thence S89°46'50"E, 7.20 feet to the center line of Socora Lane; thence along said center line with a curve to the left with a radius of 1521.78 feet, a central angle of 5°22'18", an arc distance of 152.05 feet and a long chord of 151.99' bearing N9°29'27"E, to the south line of School St.; thence along said south line, bearing S89°46'50"E, 30.66 feet; thence along a curve to the left with a radius of 370 feet, a central angle of 4°27'09", an arc distance of 75.38 feet and a long chord of 75.36 feet bearing S2°13' 35"W; thence S0°00'00"E, 954.26 feet to the south line of said SW¼; thence along said south line, bearing N90°00'00"W, 1341.63 feet to the point of beginning; including that part taken for Central Ave. and Tyler Rd. and Socora Lane being vacated by virtue of K.S.A. 1970 Supp. 12-512(b), The easement granted by Bk. 63 Pg. 53, is being vacated by virtue of K.S.A. 1988 Supp. 12-512(b).

Note 3/24/83

Baughman Company, P.A.

William L. Ka. Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described de cribed in the surveyors certificate to be platted into lots and streets to be known as "TYLER ACRES FIFTH ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Tyler Rd. and Central Ave are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Central Ave. at three locations and to Tyler Rd. at two locations; Lot 2 shall have access to Tyler Rd. at three locations; Lot 3 shall have access to Central Ave. at three locations over the east 630.04 feet and to Tyler Rd. at one location over the north 135 feet; and Lot 4 shall have access to Central Ave. at four locations, all of the above locations to be determined by the City Engineer.

Edward T. Neville and Rita A. Neville, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville

Edward T. Neville
Edward T. Neville

Rita A. Neville
Rita A. Neville

Edward T. Neville
Edward T. Neville

Rita A. Neville
Rita A. Neville

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____, 1983, by Edward T. Neville and Rita A. Neville, his wife, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville

_____ Notary Public

My Commission Expires _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this 2nd day of Sept, 1983, by Edward T. Neville and Rita A. Neville, his wife.

Notary Public

My Commission Expires 18 May 1986

We, the First National Bank in Wichita, holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

First National Bank in Wichita

Vice President

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this 22 day of MARCH, 1983, by the First National Bank in Wichita, by R.J. Mosier, Vice President

Notary Public

My Commission Expires 1-19-87

We, the Southwestern Life Insurance Co., holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

Southwestern Life Insurance Co.

_____, _____

State of Texas } S.S.
_____ County }

The foregoing instrument was acknowledged before me this _____ day of _____, 1982, by Southwestern Life Insurance Co. by _____

Notary Public

My Commission Expires _____