

SANITARY SEWER
LAT. 36, MAIN 22 W.I.S
SYCAMORE VILLAGE 4TH. ADDITION
PROJECT NO.
468-76-245-81465-000-000-001
CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
SEPT. , 1985

GENERAL NOTES

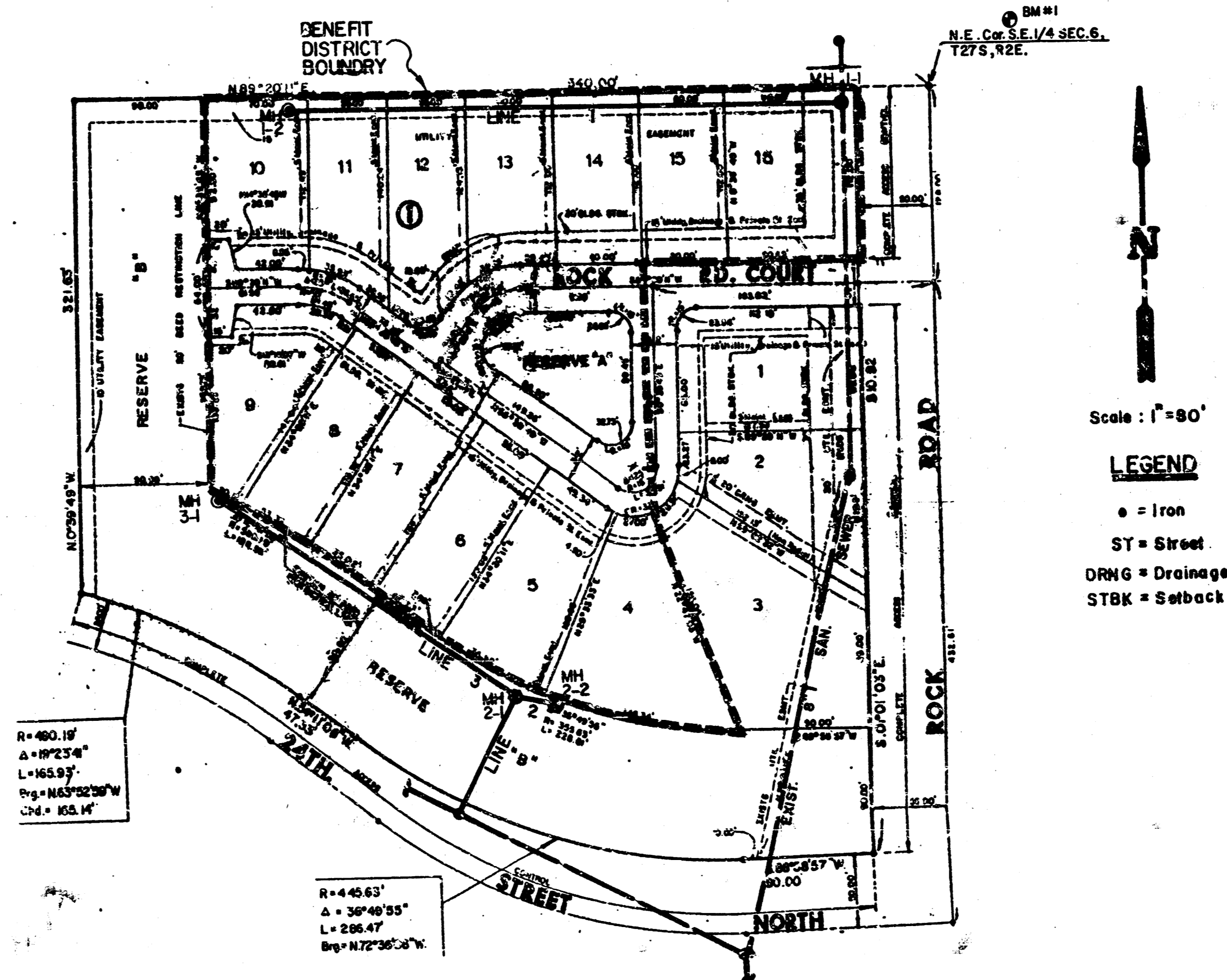
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH A TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
3. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

INDEX TO DRAWINGS

SHEET NO.	DISCUSSION
1	TITLE SHEET
2	PLAN & PROFILE
3	DETAILS
4	FINAL PLAT

BENCH MARKS

- BM #1 "□" CUT ON THE W. SIDE OF "Y" POLE BASE ON THE E. SIDE OF ROCK RD. AT THE E. 1/4 COR. OF SEC. 6-27-28
 ELEV= 218.48
- BM #2 SPK STEP N. SIDE OF "Y" POLE 1ST ONE W. OF E. 1/4 COR. OF SEC. 6-27-28
 ELEV= 214.71



*As Built
 J.H.L.
 1-86*

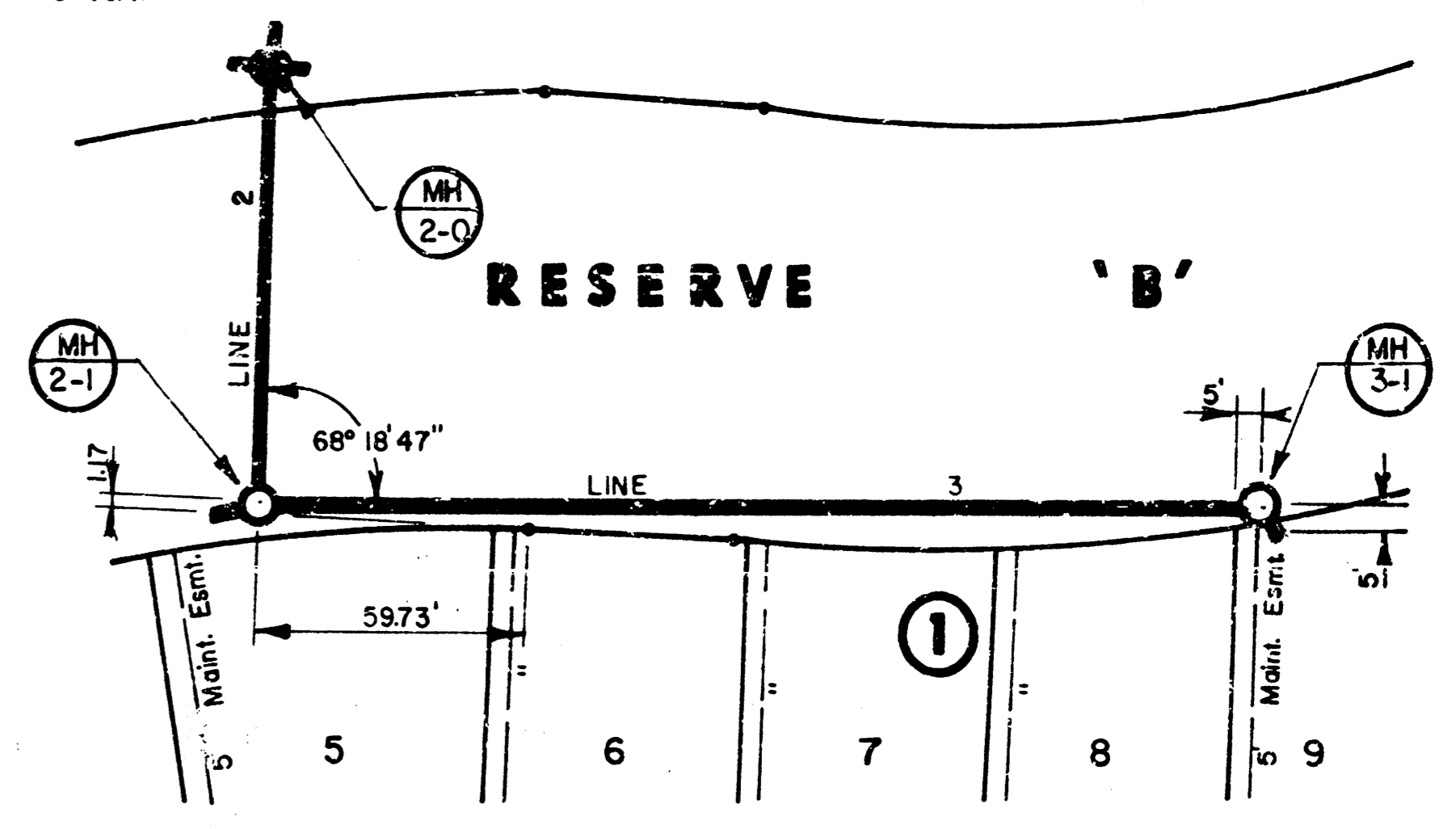
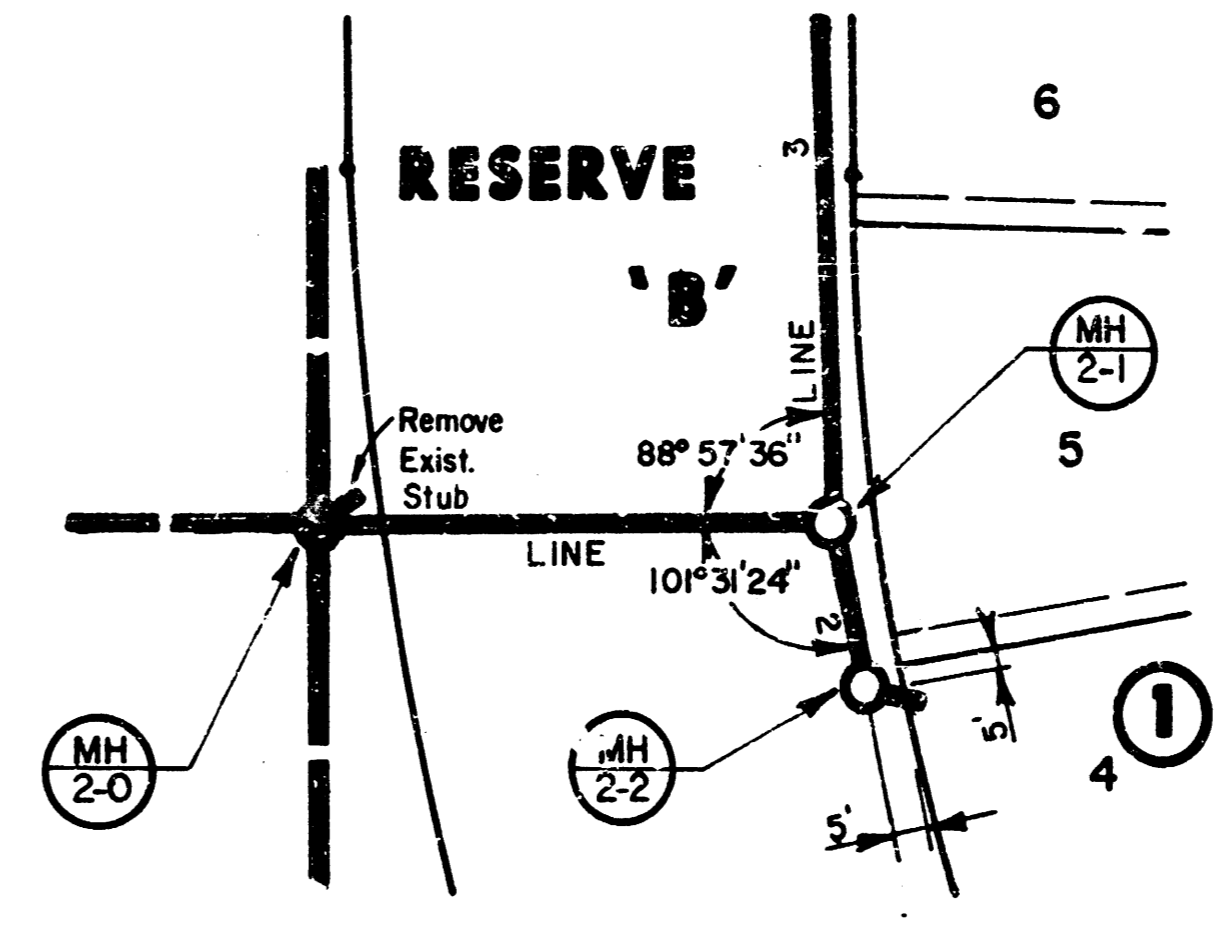
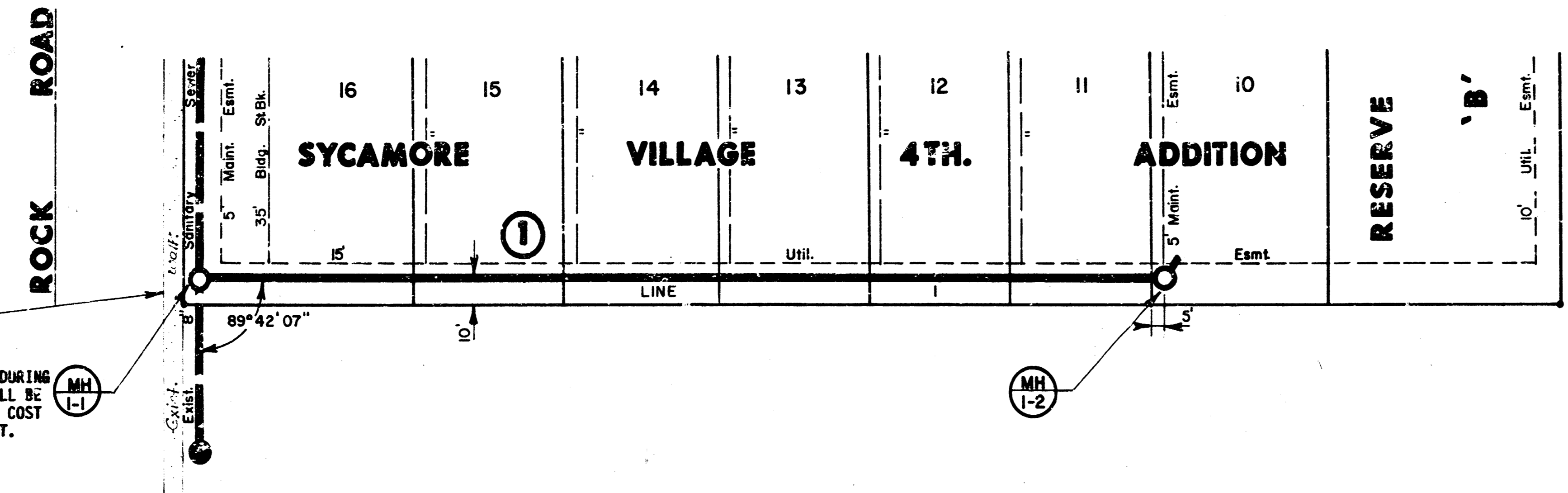
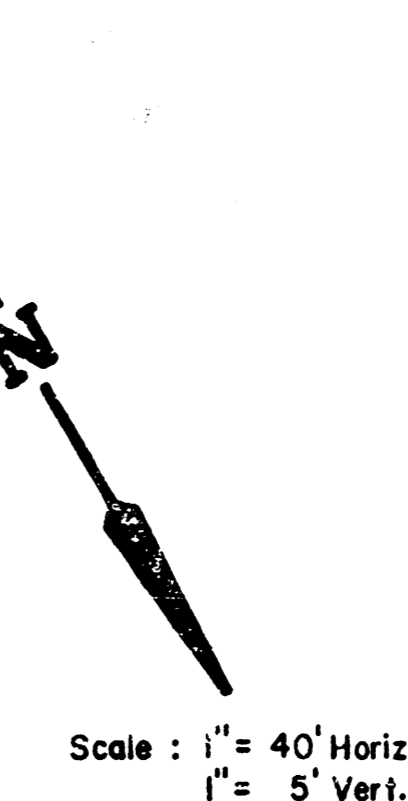
MK	SYCAMORE 4TH ADD.	Design D.C.H.
	SANITARY SEWER PLANS	Drawn by F.F. Checked by K.H.B. Date 6/85 Scale 1/80
MID-KANSAS ENGINEERING CONSULTANTS PA 240 NORTH ROCK ROAD SUITE 130 WICHITA, KANSAS 67206		Sheet 1 of 4 1/5

5 Sheets

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SYCAMORE VILLAGE 4TH ADDITION
 LAT. 36 MAIN 22 W.I.S
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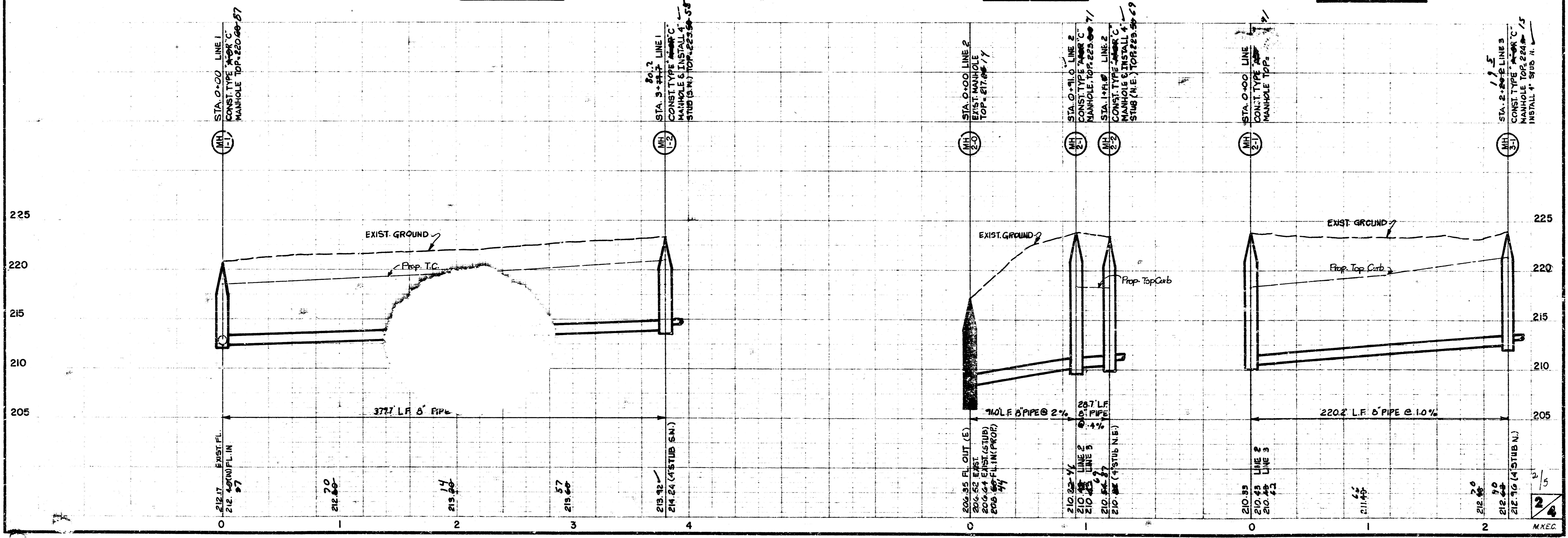
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PLAN LINE 1

PLAN LINE 2

PLAN LINE 3



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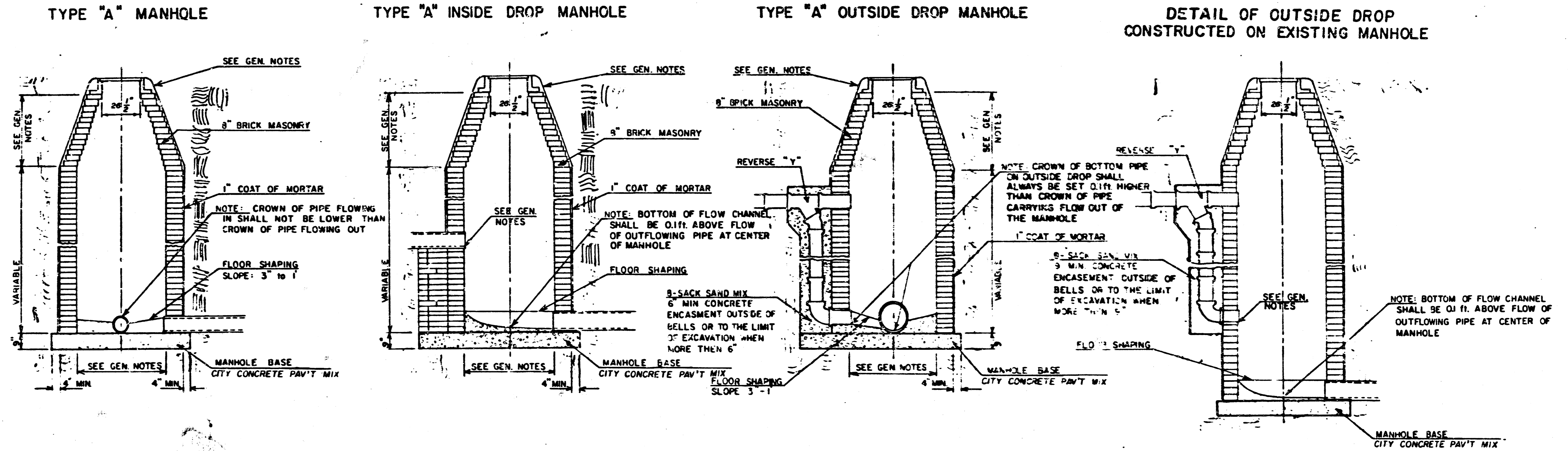
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN

BY

CITY of WICHITA, KANSAS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981



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 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. TYPE "A" MANHOLES CAN BE USED ON SEWERS TO 16' IN DEPTH 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'. THE HEIGHT OF THE CORBELS ON 4" DIAMETER MANHOLES SHALL BE 4". MANHOLES HAVING A DIAMETER OF 5" SHALL HAVE CORBELS 6" IN HEIGHT. 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 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.
- 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. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. 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 SOLIDIFICATION 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 THE 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 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.
- STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

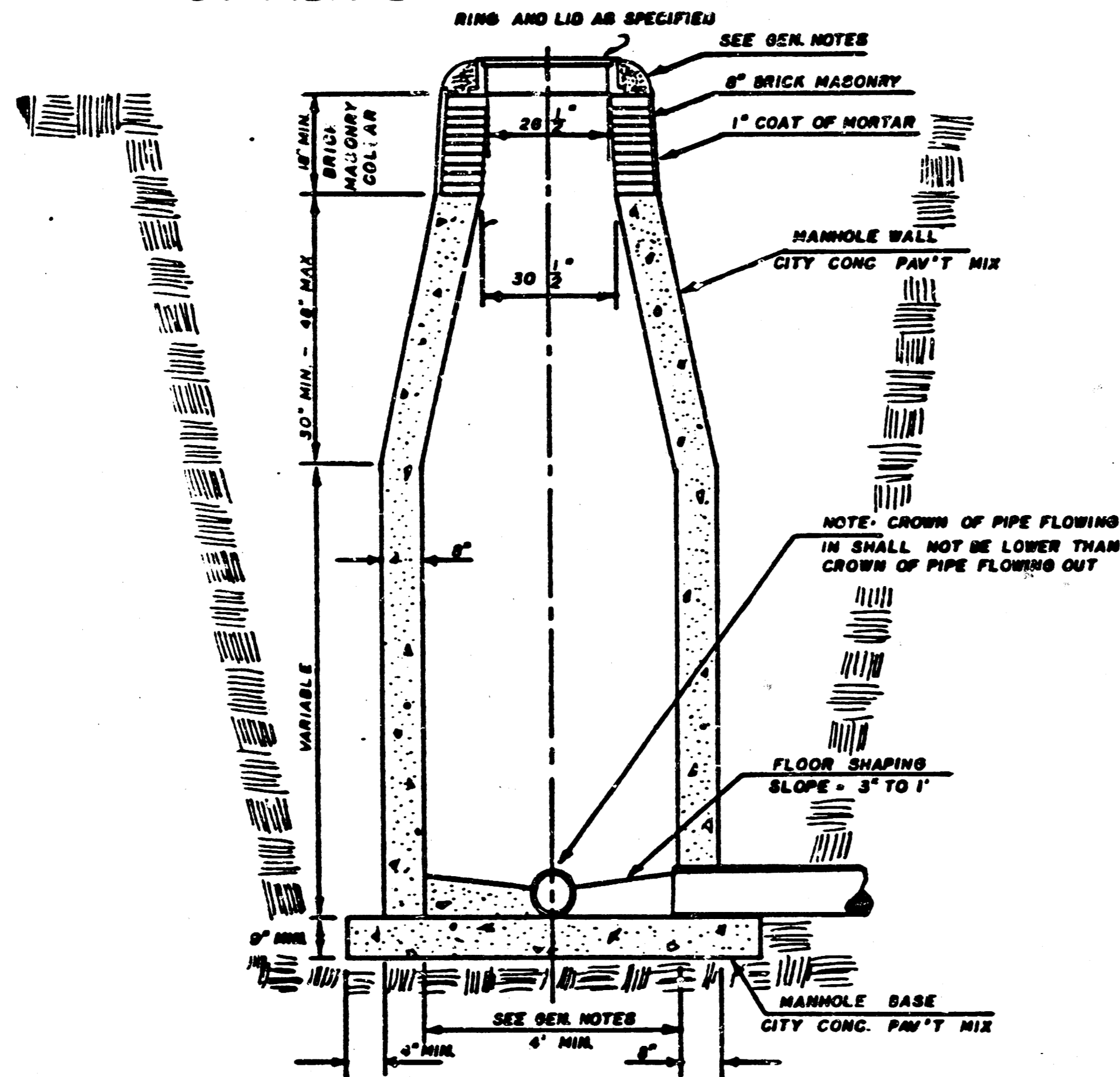
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN

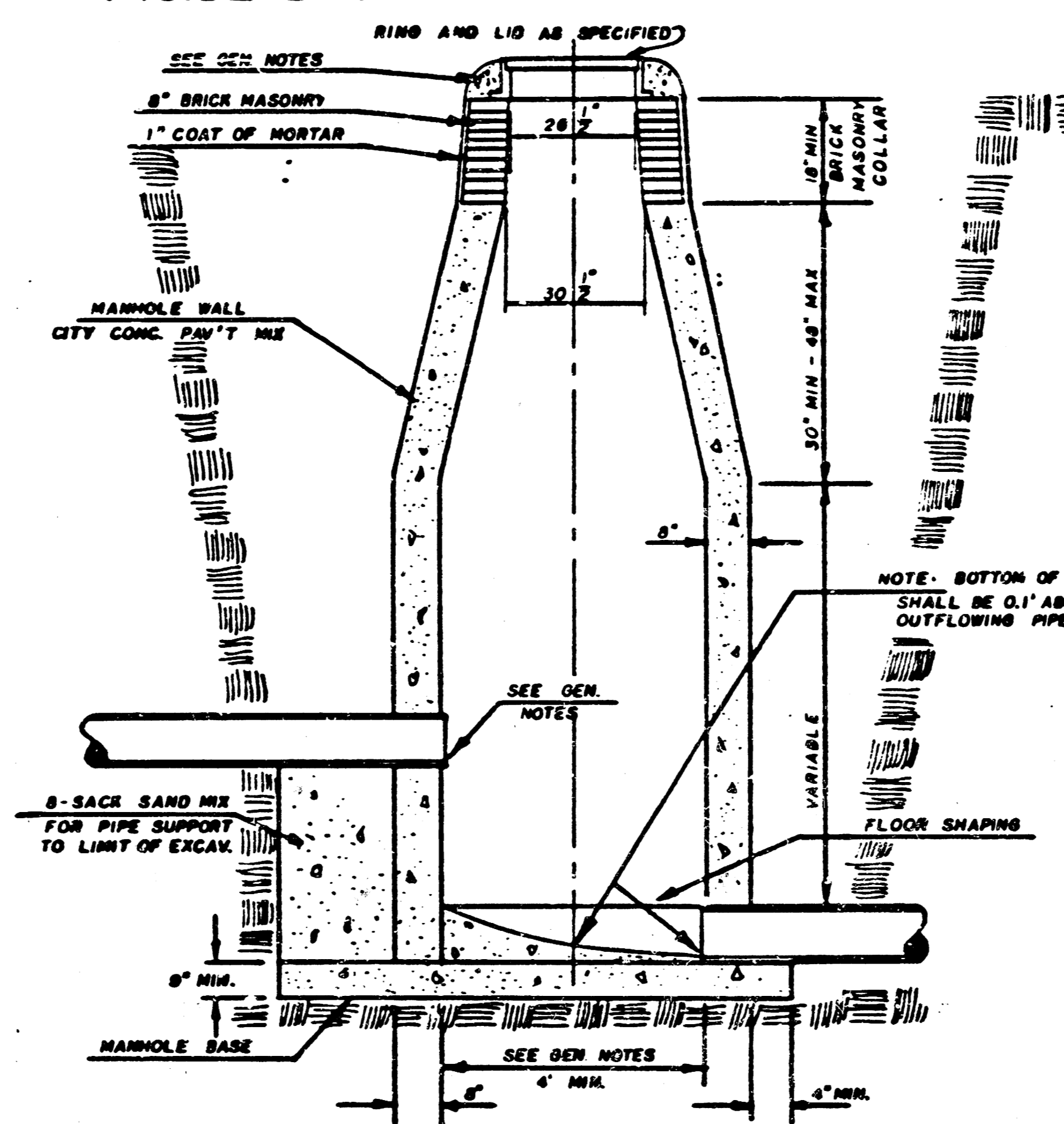
BY

City of Wichita, Kansas

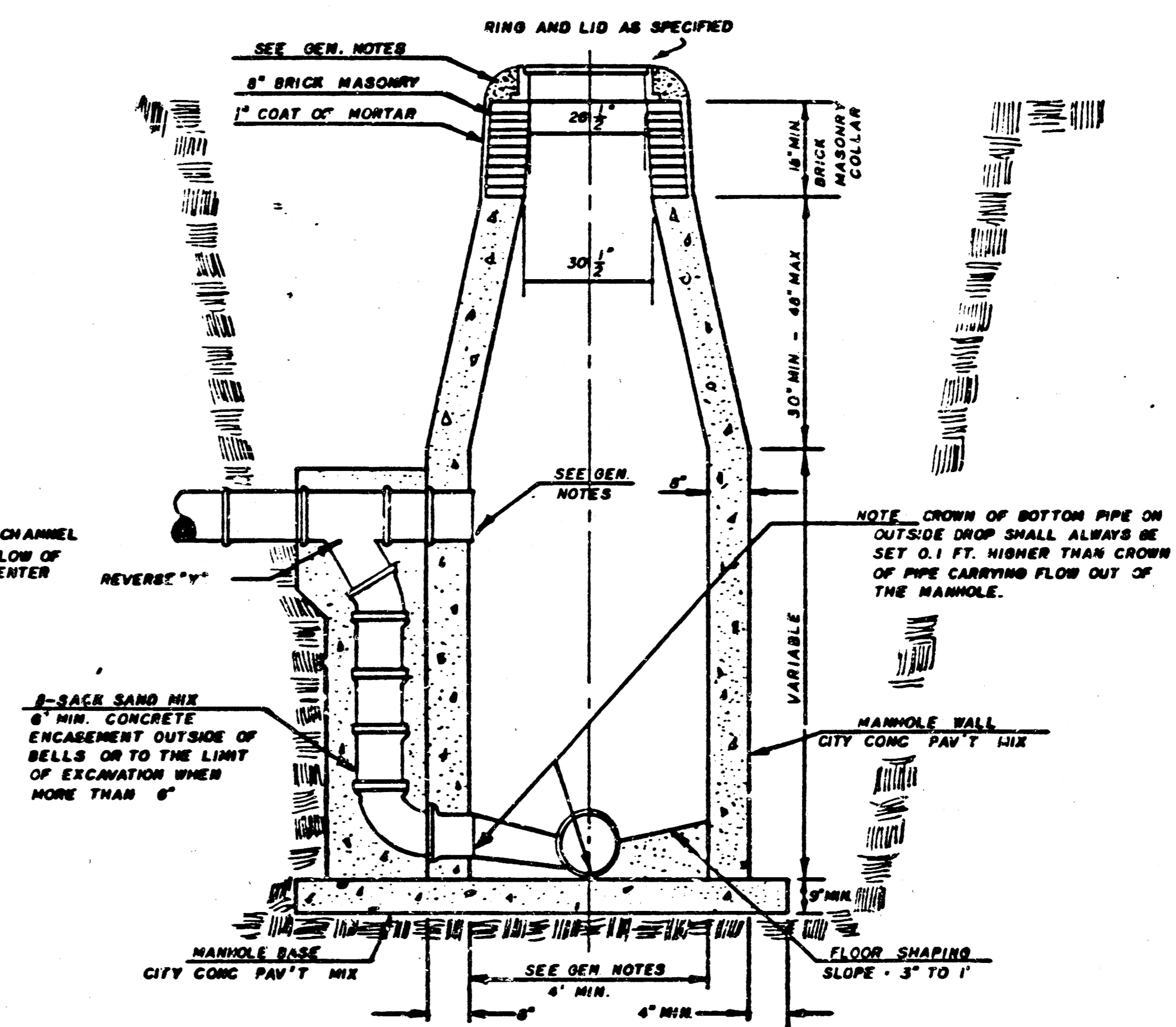
STANDARD MANHOLE TYPE "C"



INSIDE DROP MANHOLE TYPE "C"



OUTSIDE DROP MANHOLE TYPE "C"

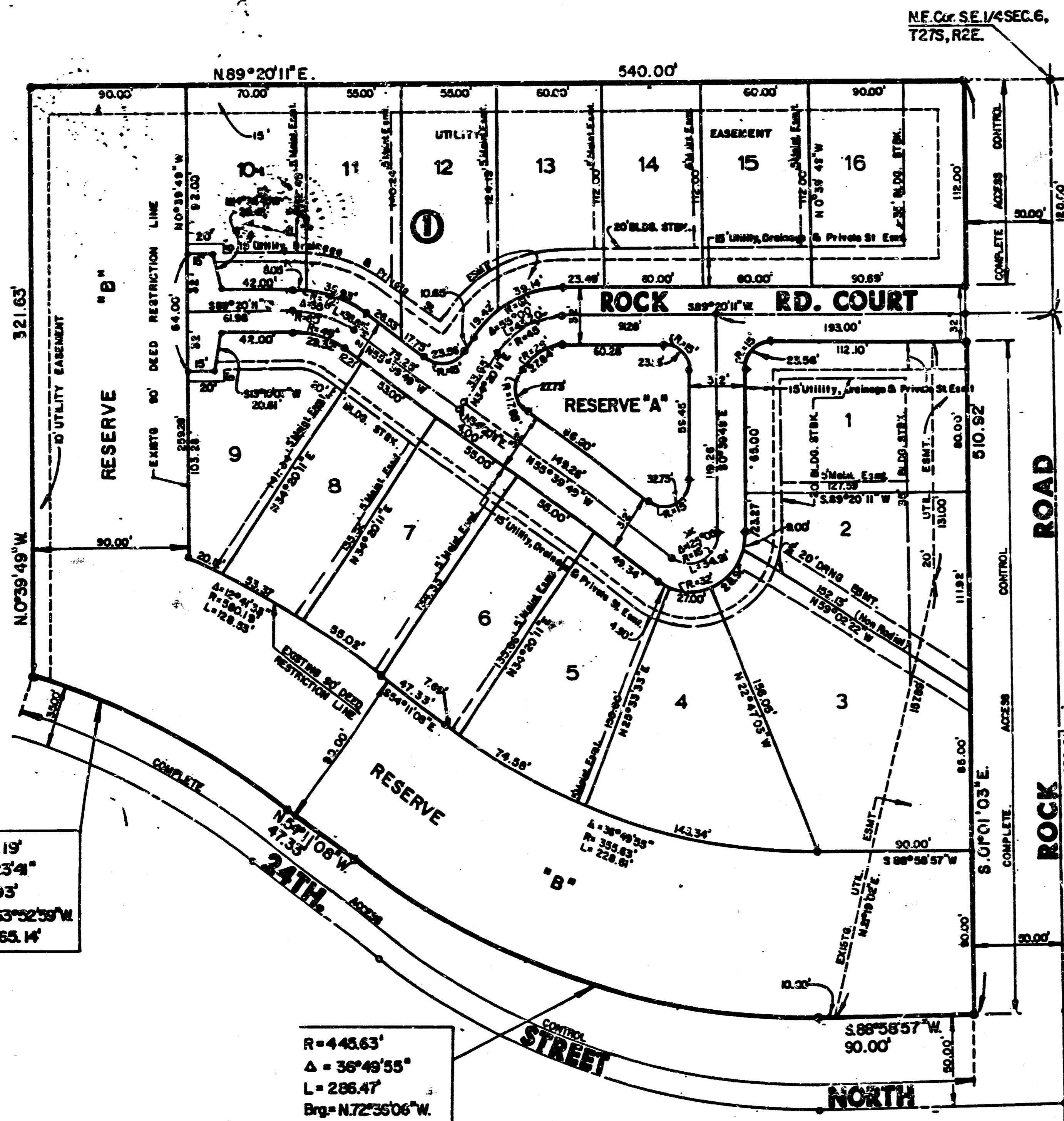


GENERAL NOTES

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- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASE. REINFORCING STEEL SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. REINFORCING STEEL SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. COST OF FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- AN OPENING SHALL BE CUT IN THE MANHOLE WALL FOR THE UPPER INLET PIPE FOR INSIDE AND OUTSIDE DROP MANHOLES. THE UPPER INLET PIPE SHALL BE GROUTED INTO THIS OPENING WITH NON-SHRINK GROUT. THE EXTERIOR OF THIS COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT.
- 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 MANHOLE SHALL HAVE THE TOP HALF REMOVED TO HEAT 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.
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- STANDARD MANHOLES TYPE "C" AND STANDARD INSIDE DROP MANHOLES TYPE "C" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "C" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

FINAL PLAT OF SYCAMORE VILLAGE 4TH. ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N
Scale = 1" = 50'
LEGEND
● = Iron
ST = Street
DRNG = Drainage
STBK = Setback

R = 490.15'
Δ = 19° 23' 41"
L = 163.93'
Brg = N 63° 32' 33" W
Chd = 165.14'

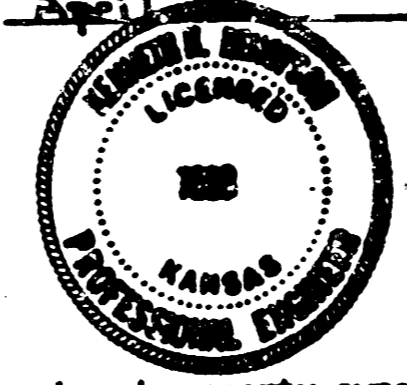
R = 445.63'
Δ = 36° 49' 55"
L = 286.47'
Brg = N 72° 36' 06" W
Chd = 281.56'

I, Kenneth N. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SYCAMORE VILLAGE 4TH ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Lot 10, Block 4, "SYCAMORE VILLAGE 3RD ADDITION", an addition to Wichita, Sedgwick County, Kansas located in the southeast quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M..

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 10 day of April 1985.

Kenneth N. Bengtson
Kenneth N. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67225



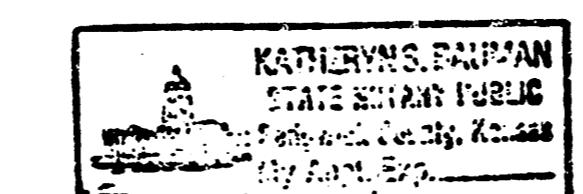
Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and reserves the same to be known as "SYCAMORE VILLAGE 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage as indicated on the accompanying plat are hereby granted. Reserve "A", is for a private street, drainage, utilities, parking and landscaping. Reserve "B" is for utilities, drainage, landscaping, and open space. All reserves shall be owned and maintained by the Homeowners Association. All abutters' rights of access to or from Rock Road over and across the west right-of-way line of Rock Road and to or from 24th Street North over and across the south line of said addition are hereby granted to the City of Wichita, Kansas provided however, that the subdivision shall have access to Rock Road at one location as shown on the accompanying plat. The lot and easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b). The maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and a 20 foot roof overhang.

Sprout Construction Company
By: *David E. Sproul*
David E. Sproul

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this 10th day of April 1985, before me, a Notary Public in and for said State and County, came David E. Sproul on behalf of Sproul Construction Company to me personally known to be the same person 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.

Kathryn S. Bruman, Notary Public
My Appointment Expires: 1-24-87



The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas has received and approved this plat of "SYCAMORE VILLAGE 4TH ADDITION".

Dated this 21st day of March, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission
James C. Wilson, Chairman
Robert A. Lakin, Secretary

This plat approved and all dedications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas, this 10 day of April, 1985.

Don Wright, Mayor
Donald C. Olick, City Clerk

Entered on transfer record this 10th day of May 1985.

Don Wright, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 PM this 20th day of May, 1985.

Pat Kettler, Register of Deeds

Ed Rosa, Deputy

#7-6618

29.00

M-2 428

10 2 5 - 10 4 4