

SANITARY SEWER TO SERVE
J. ROGERS ADDITION
 Block A, Lot 1

Private Project Number
1110 PPS (607861)

CITY OF WICHITA, KANSAS
 Michael E. Lindebak, P.E. City Engineer
 April 2001

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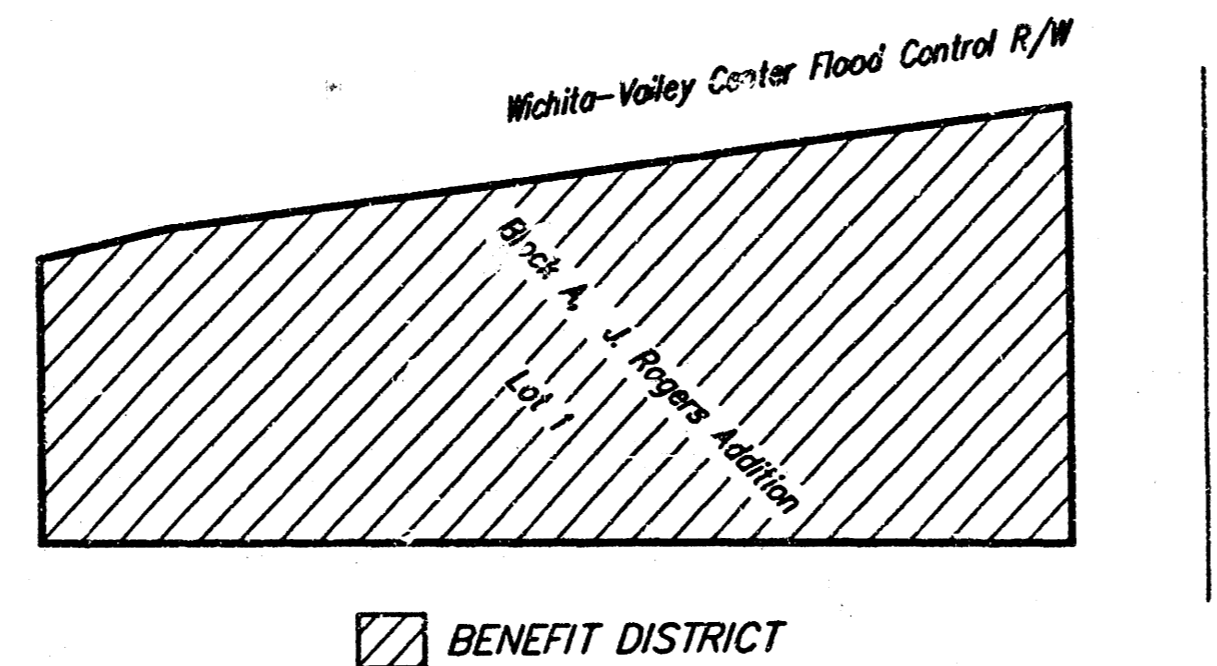
BENCHMARKS:

Big Ditch & Central
 C&W Bench Mark, SE corner of bridge, top of hubguard of
 east bound traffic. West of Hoover.

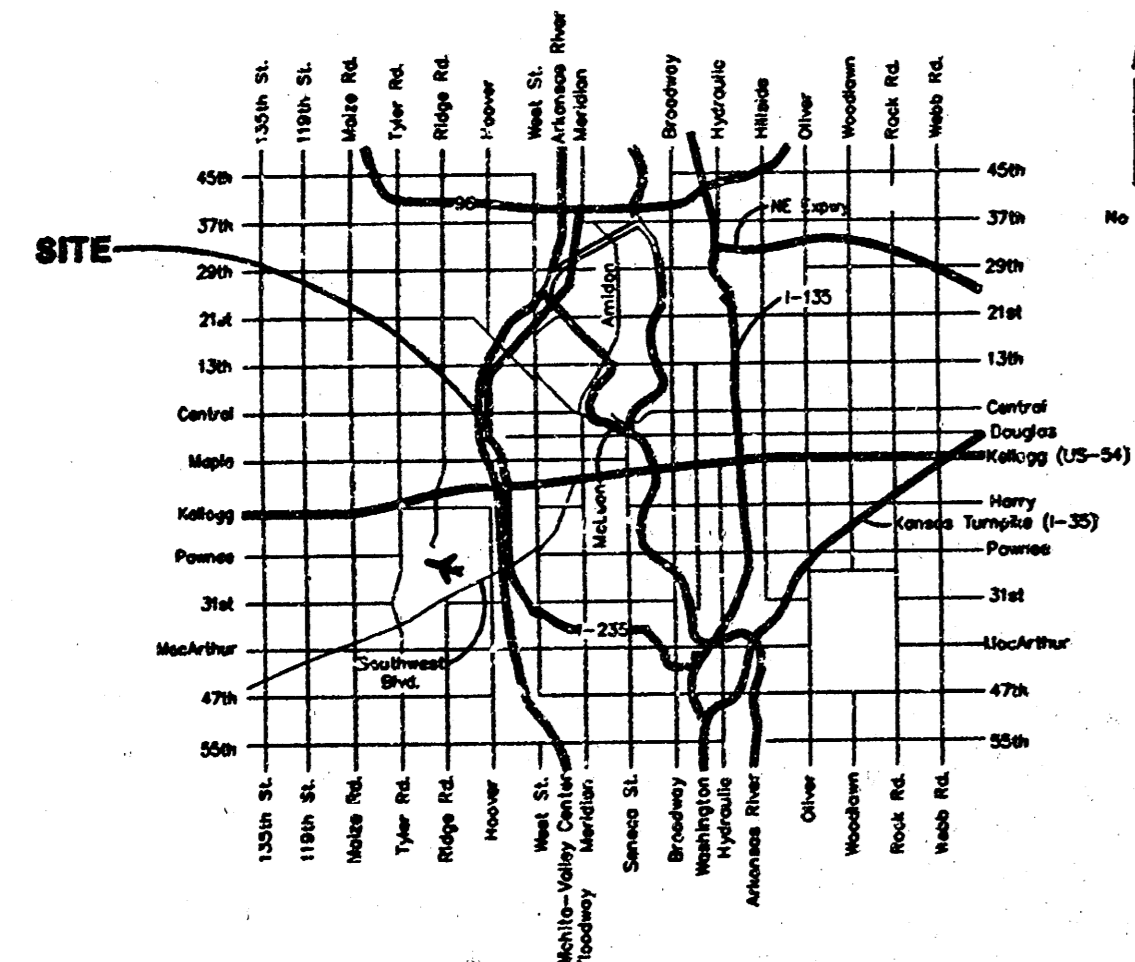
Elevation = 135.63 City Datum
 Elevation = 1323.23 MSL

LEGAL DESCRIPTION:

J. Rogers Addition, Block A, Lot 1
 Wichita, Sedgwick County, Kansas.



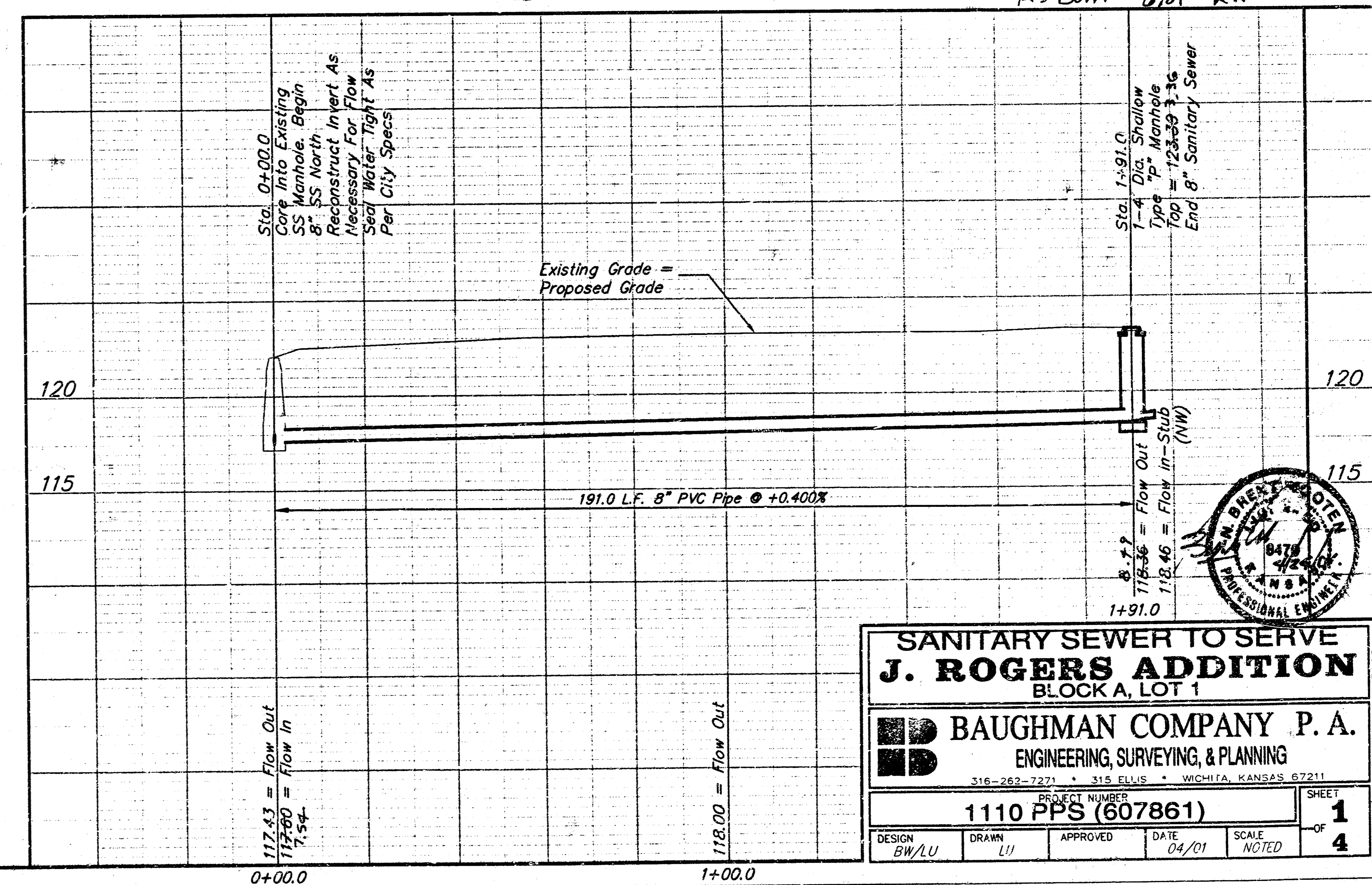
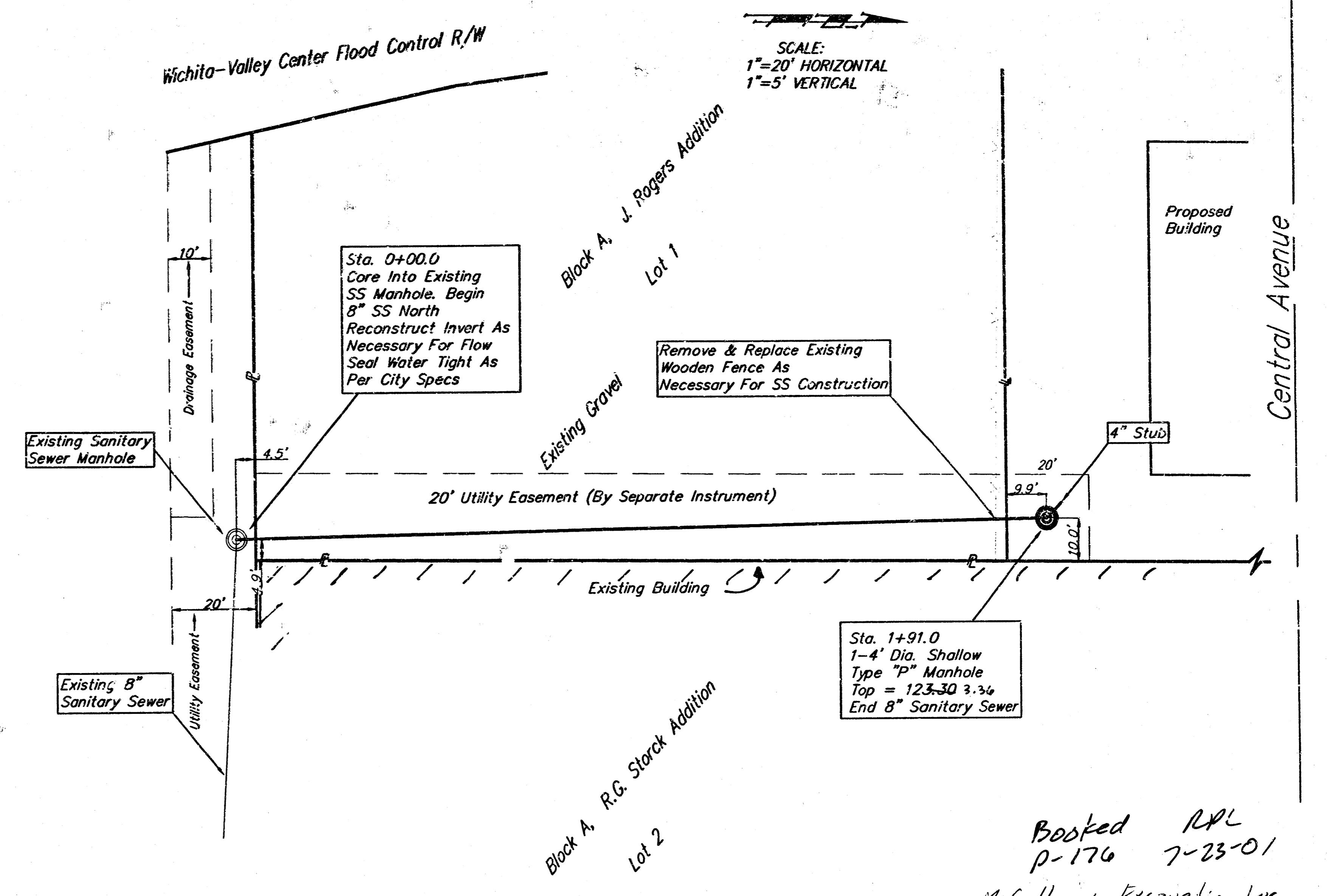
Location Map



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 383-8600
 Kansas Gas & Electric Company 383-8650
 Peoples Gas Company 942-7600
 Southwestern Bell Telephone Company 1-571-2611
 City of Wichita Water Department 268-4508
 City of Wichita Sewer Department 268-4071
- 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.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "batted" with forks or punched into soil to reduce loss due to wind.
- 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.
- 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.
- 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 notice prior to start of construction.

APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA
 Sanitary Sewers VRH 5/1/01
 NOTE TO CONTRACTORS
 Installation, 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 such 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).



**SANITARY SEWER TO SERVE
 J. ROGERS ADDITION
 BLOCK A, LOT 1**

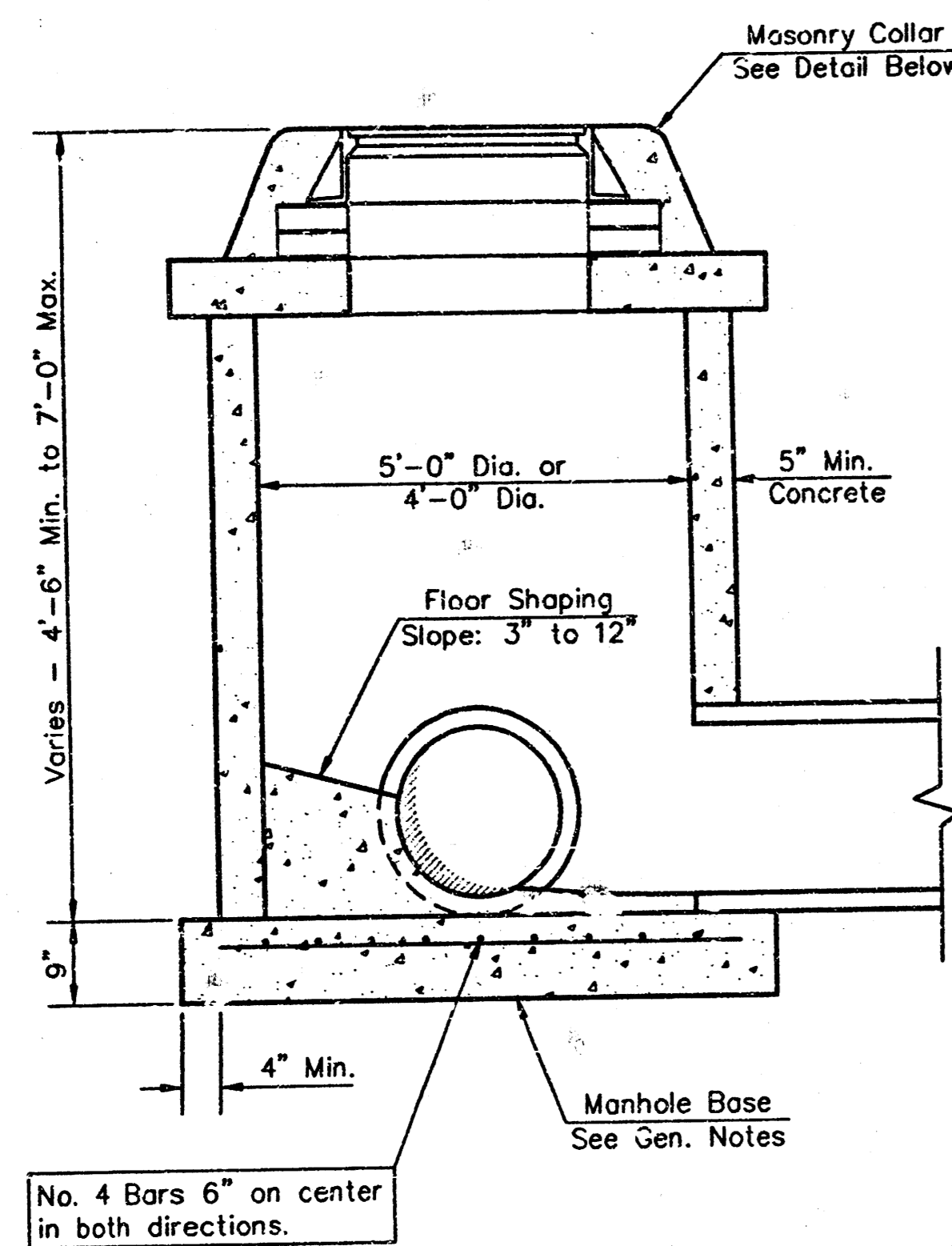
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
1110 PPS (607861)

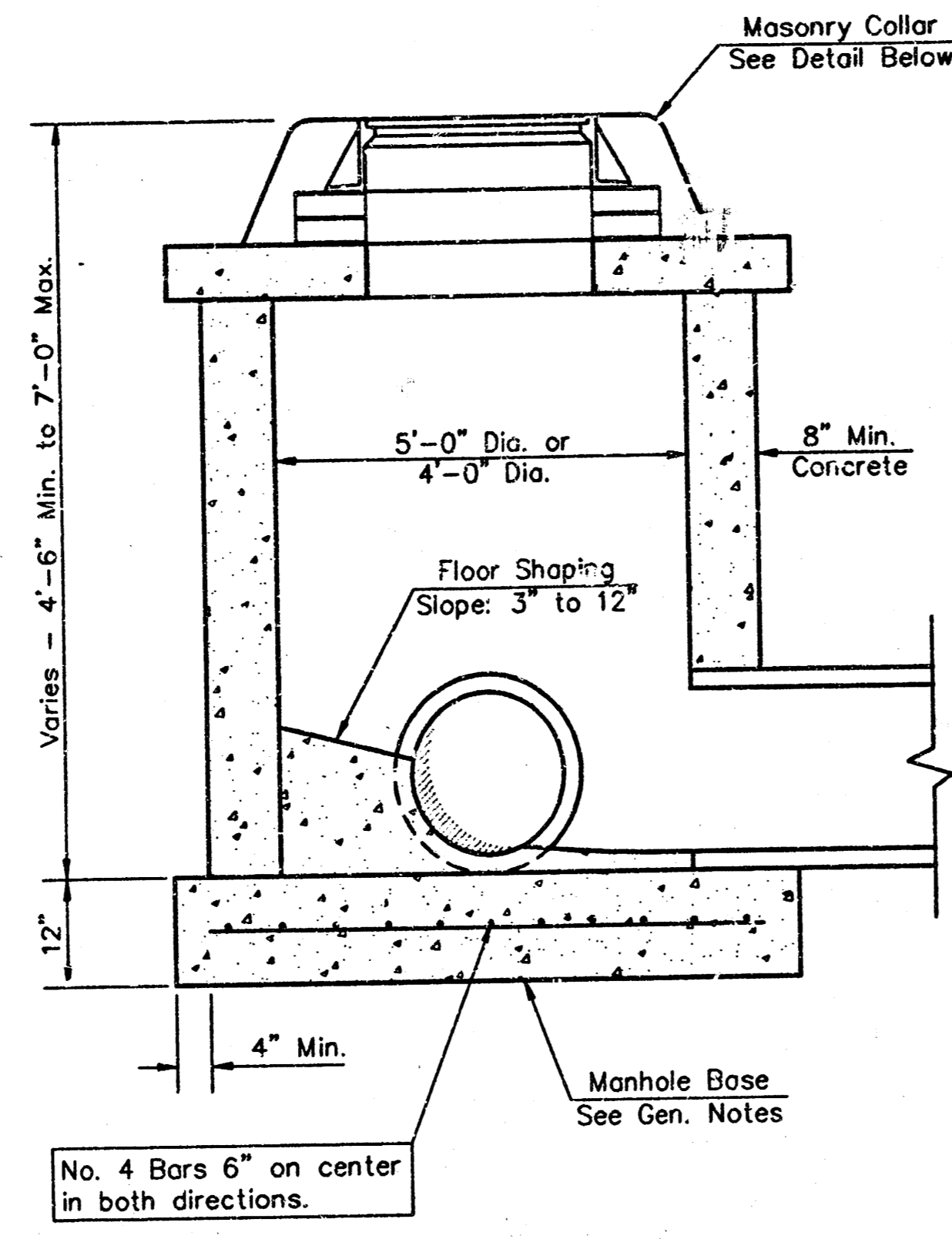
DESIGN: BW/LU DRAWN: LU APPROVED: [Signature] DATE: 04/01 SCALE: NOTED SHEET: 1 OF 4

Booked RPL
 P-176 7-23-01
 McCullough Excavation Inc.

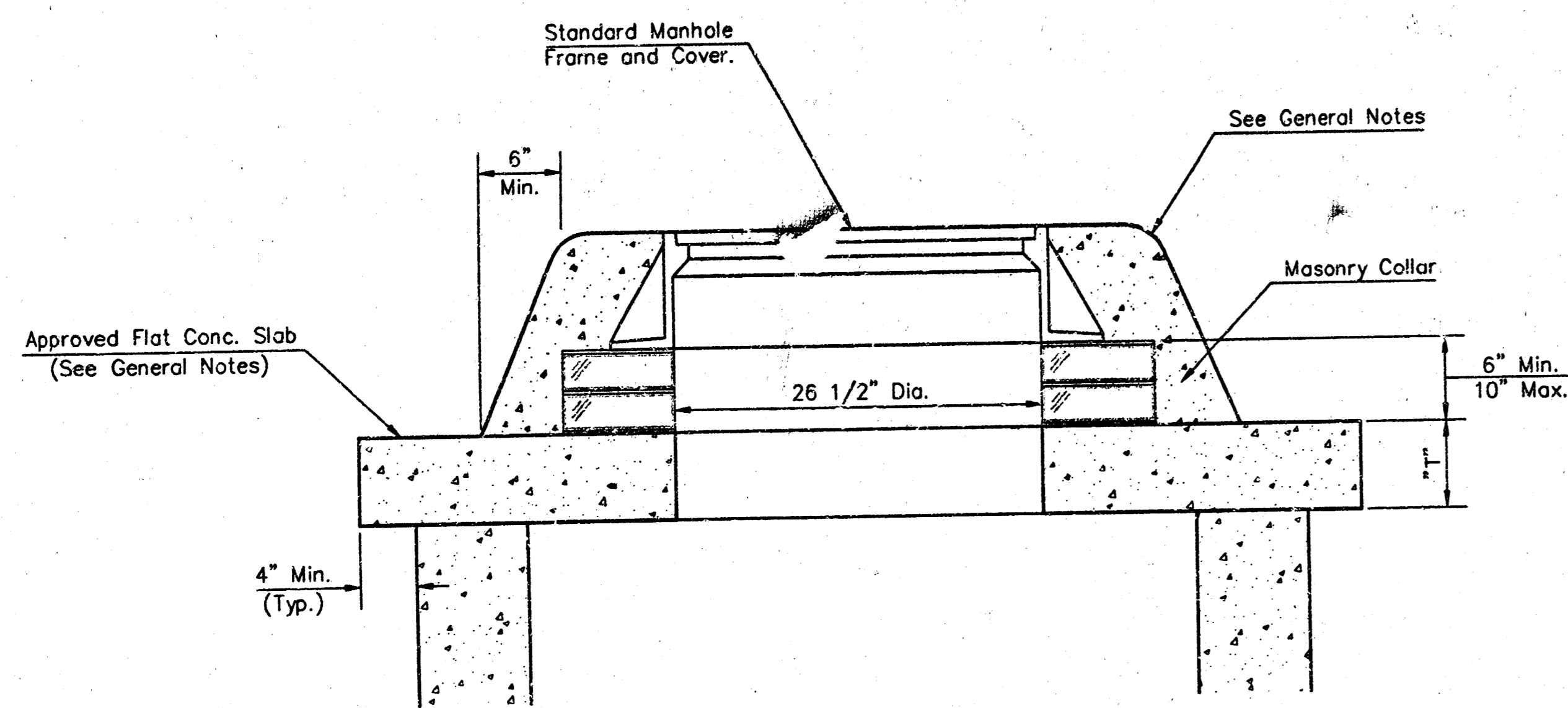
As Built 6/01 n.k



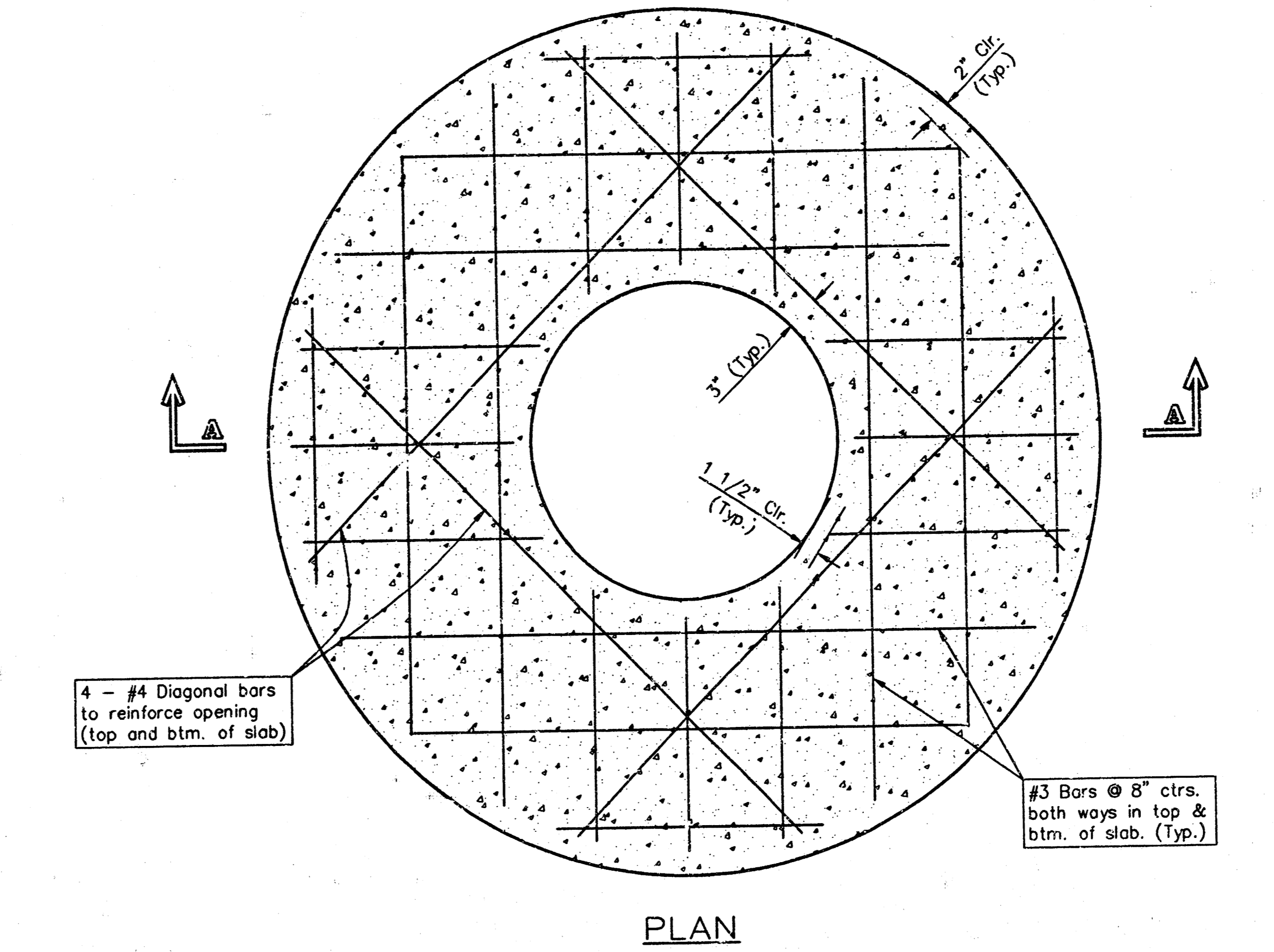
SHALLOW TYPE "P" MANHOLE



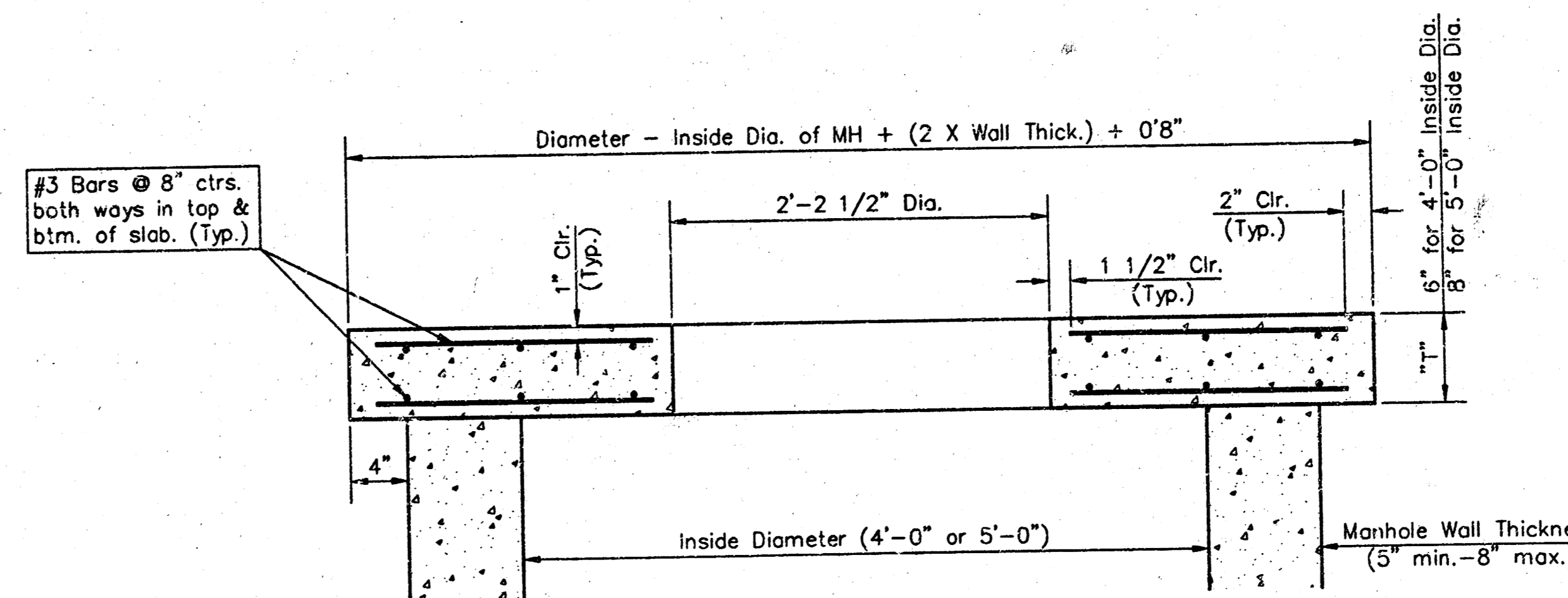
SHALLOW TYPE "C" MANHOLE



MASONRY COLLAR DETAIL



PLAN



SECTION A-A
FLAT CONCRETE SLAB DETAILS

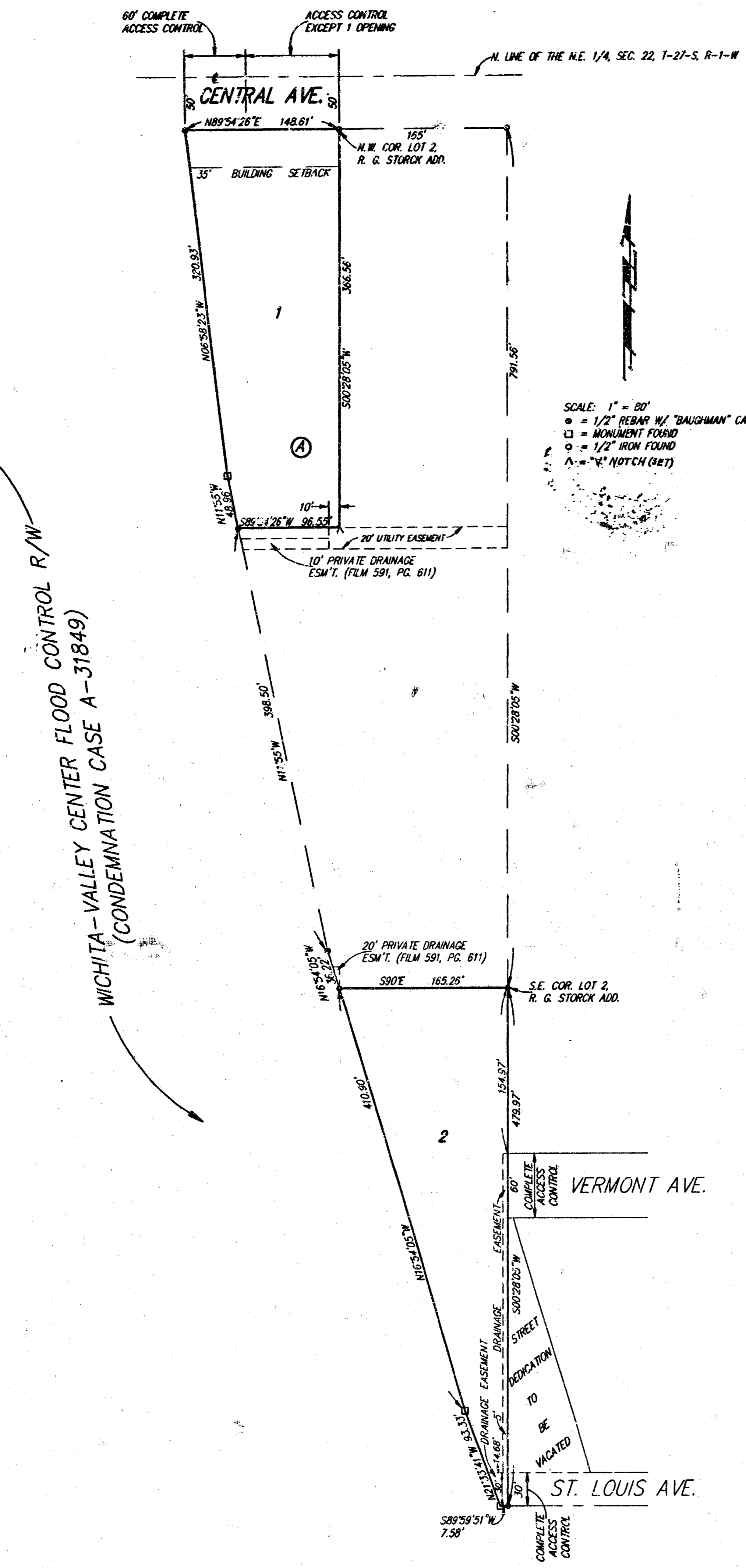
GENERAL NOTES

- 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 for 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.

CITY OF WICHITA, KANSAS				
STD. SHALLOW MANHOLES				
TYPE "P" AND TYPE "C"				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-7271 • 318 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
1110 PPS (607861)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF	STAFF	04/01	NONE
				SHEET
				2
				4

J. ROGERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following: The north 366.56 feet of Lot 1, Block A, R. G. Storck Addition to Wichita, Sedgwick County, Kansas and the south 915 feet of Lot 14, except the north 4.35 feet thereof, Central Acres, Sedgwick County, Kansas, except that part condemned for Flood Control in Case No. A-31849, Sedgwick County, Kansas.

All being situated in the NE 1/4 of Sec. 22, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Date 4/6/93

Baughman Company, P.A.



Gregory F. Severns Surveyor
Gregory F. Severns



This plat of "J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 25th day of March, 1993. Wichita-Sedgwick County Metropolitan Area Planning Commission.

L. O. Breckinridge, Jr. Chairman
L. O. Breckinridge, Jr.

Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 20th day of April, 1993.



Elmer Bradford Mayor
Elmer Bradford

Pat Burnett Deputy City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a block to be known as "J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access to and from Vermont Avenue and the north half of St. Louis Avenue over and across the East line of Lot 2 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Central Avenue over and across the North line of Lot 1 are hereby granted to the City of Wichita, Kansas, provided however that Lot 1 shall have one point of access to Central Avenue over all but the west 50 feet thereof. The permitted entrance location shall be as determined by the City Engineer of the City of Wichita, Kansas.

Roger's Enterprises Inc.

Keith L. Anderson PRES
Keith L. Anderson (Title)

Entered on transfer record this 7th day of May, 1993.



Susan E. Crockett-Spoon County Clerk
Susan E. Crockett-Spoon

#1288133

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 17th day of MAY, 1993, at 10:00 o'clock P.M.; and is duly recorded.

Pat Kettler Register of Deeds
Pat Kettler

State of Kansas) SS The foregoing instrument acknowledged before me, this 26th day of March, 1993, by Keith L. Anderson, President, of J. Roger's Enterprises Inc., on behalf of the corporation. (Title)

My App'l. Exp. 2-3-95
Mildred E. Franz Notary Public
Mildred E. Franz

Ed Raso Deputy
Ed Raso

20.00
CR

1110662
A2 B 11-1-22
ALLA