

# SANITARY SEWER TO SERVE L.R. Jones Third Addition

## PART OF LOT 1, BLOCK A

### Private Project Number

### 969 PPS (607861)

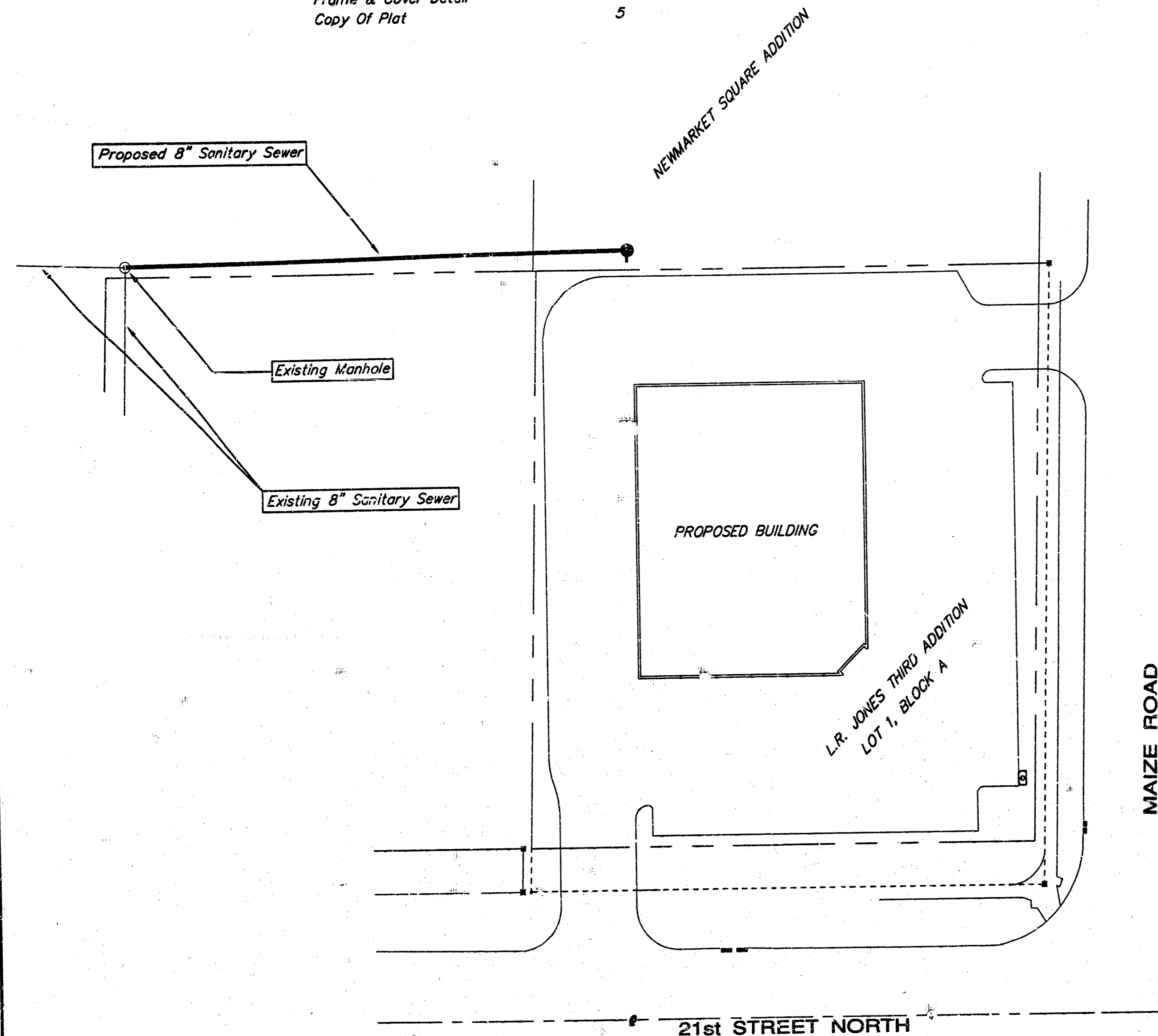
## CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer  
January 2000

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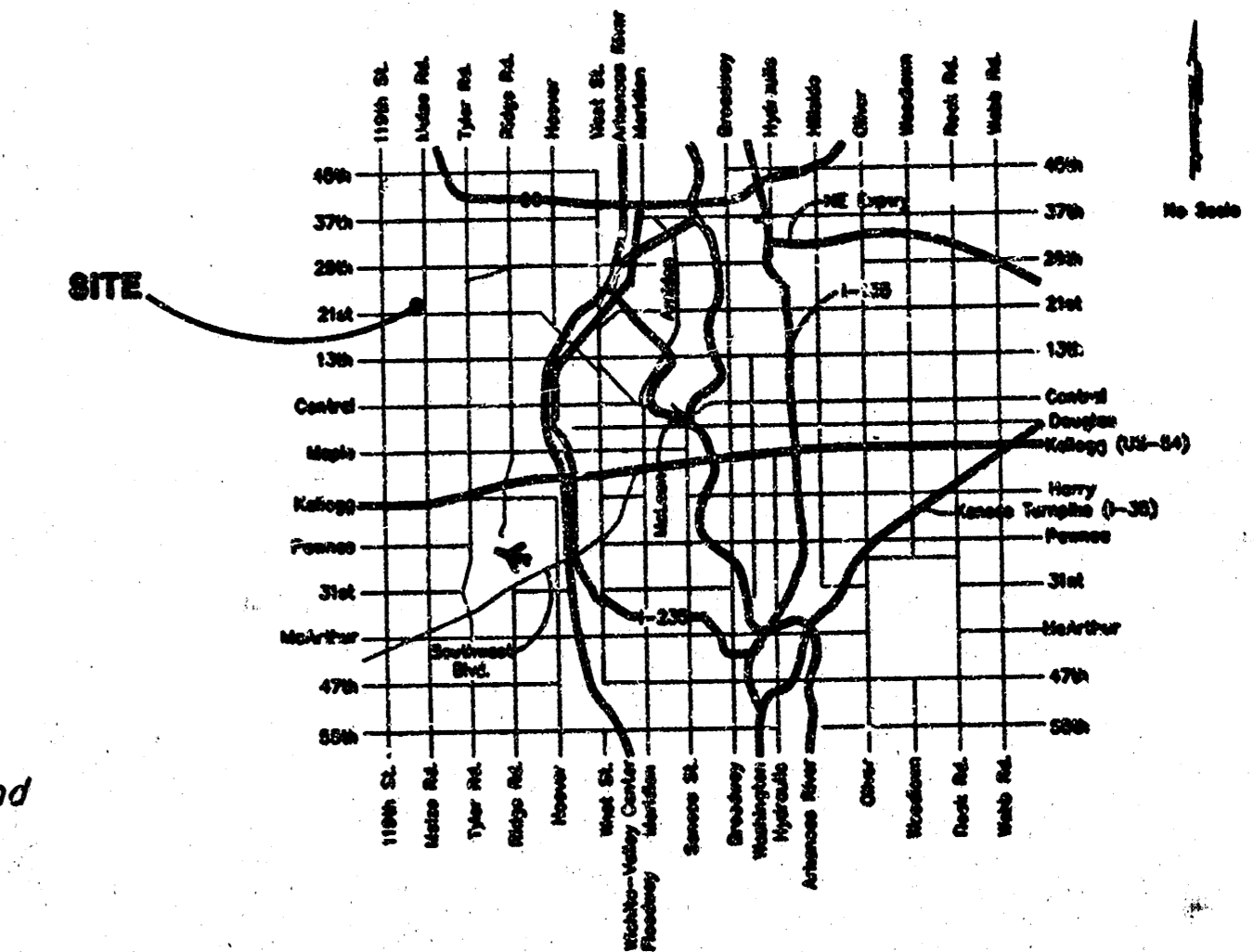


SCALE:  
1" = 40'

### 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:  
 Multimedia Cablevision 262-4270  
 Kansas Gas Service 383-8600  
 KGE 383-8650  
 Peoples Gas Company 942-7500  
 Southwestern Bell Telephone Company 1-571-2511  
 City of Wichita Water Department 268-4908  
 City of Wichita Sewer Department 268-4071
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- 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.
- 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 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.
- Trees and shrubs 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.

### Location Map



### Legal Description:

The East 243.60 feet of Lot 1, Block A, L.R. Jones Third Addition, Sedgwick County, Kansas.

### Benchmarks:

City of Wichita Disc 54' East and 99' South of SE Corner 21st Street and Maize Road.  
Elevation: 164.30 City Datum

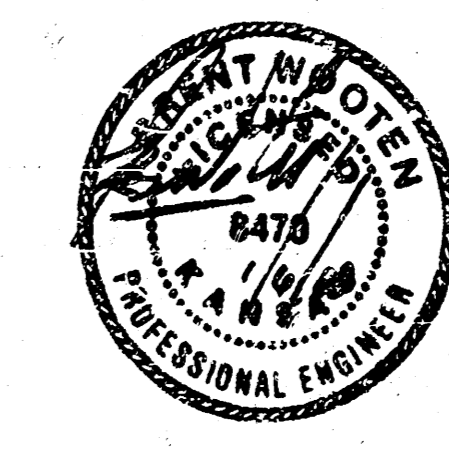
APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 1/11/00

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).

Booked  
p-136  
RDL  
B-17-00



As built + inspected by  
Baughman Co. P.A.  
5-18-2000

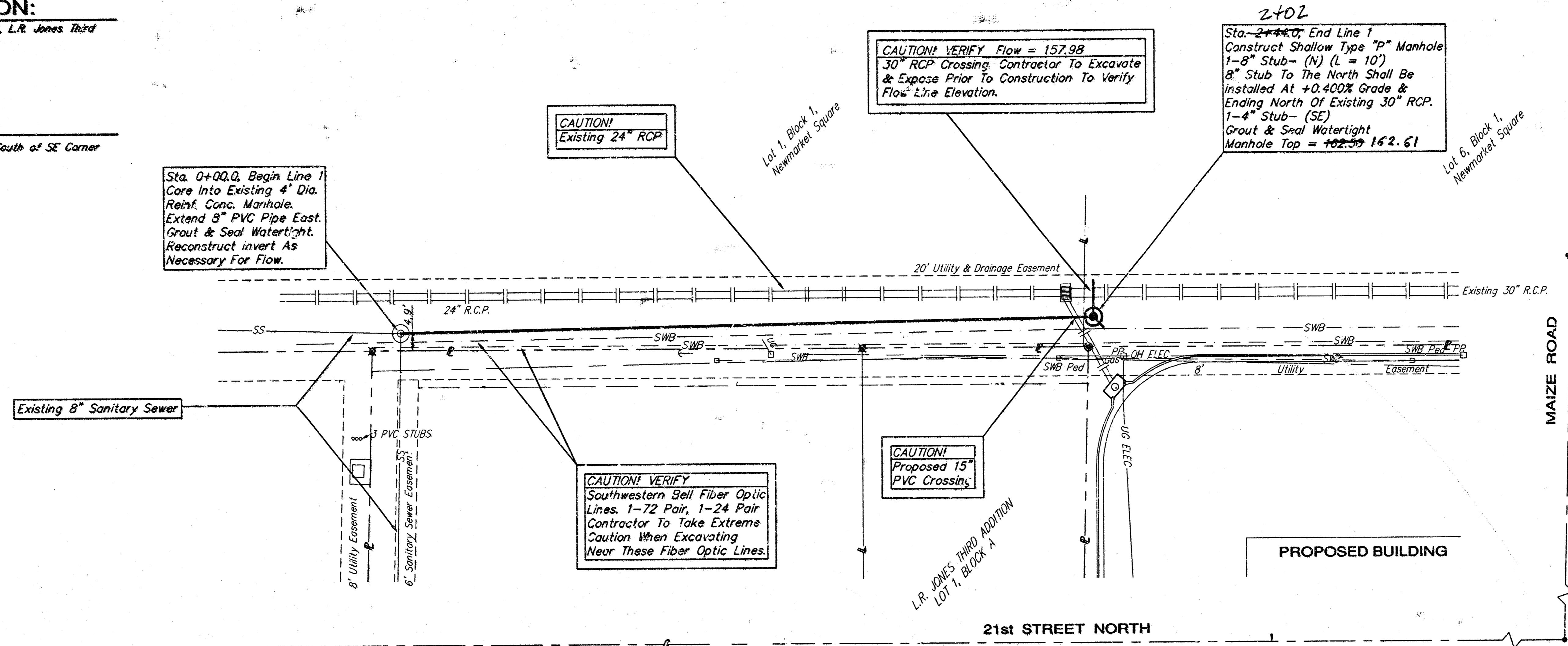
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-202-7271 • 315 ELLIS • WICHITA, KANSAS 67211

**LEGAL DESCRIPTION:**

The East 243.60 Feet of Lot 1, Block A, L.R. Jones Third Addition, Sedgewick County, Kansas.

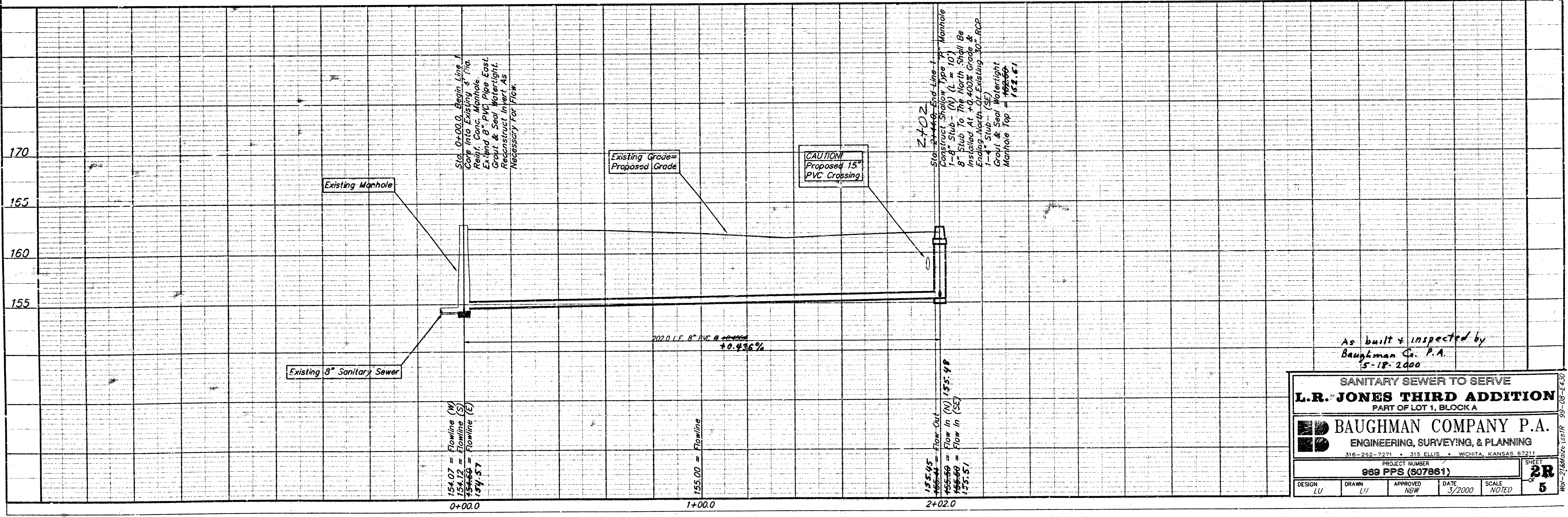
**BENCHMARK:**

City of Wichita Disc 34' East and 99' South of SE Corner 21st Street and Maize Road.  
Elevation: 164.30 City Datum



SCALE:  
1" = 20' HORIZONTAL  
1" = 5' VERTICAL

REVISION 1 - 3/17/2000



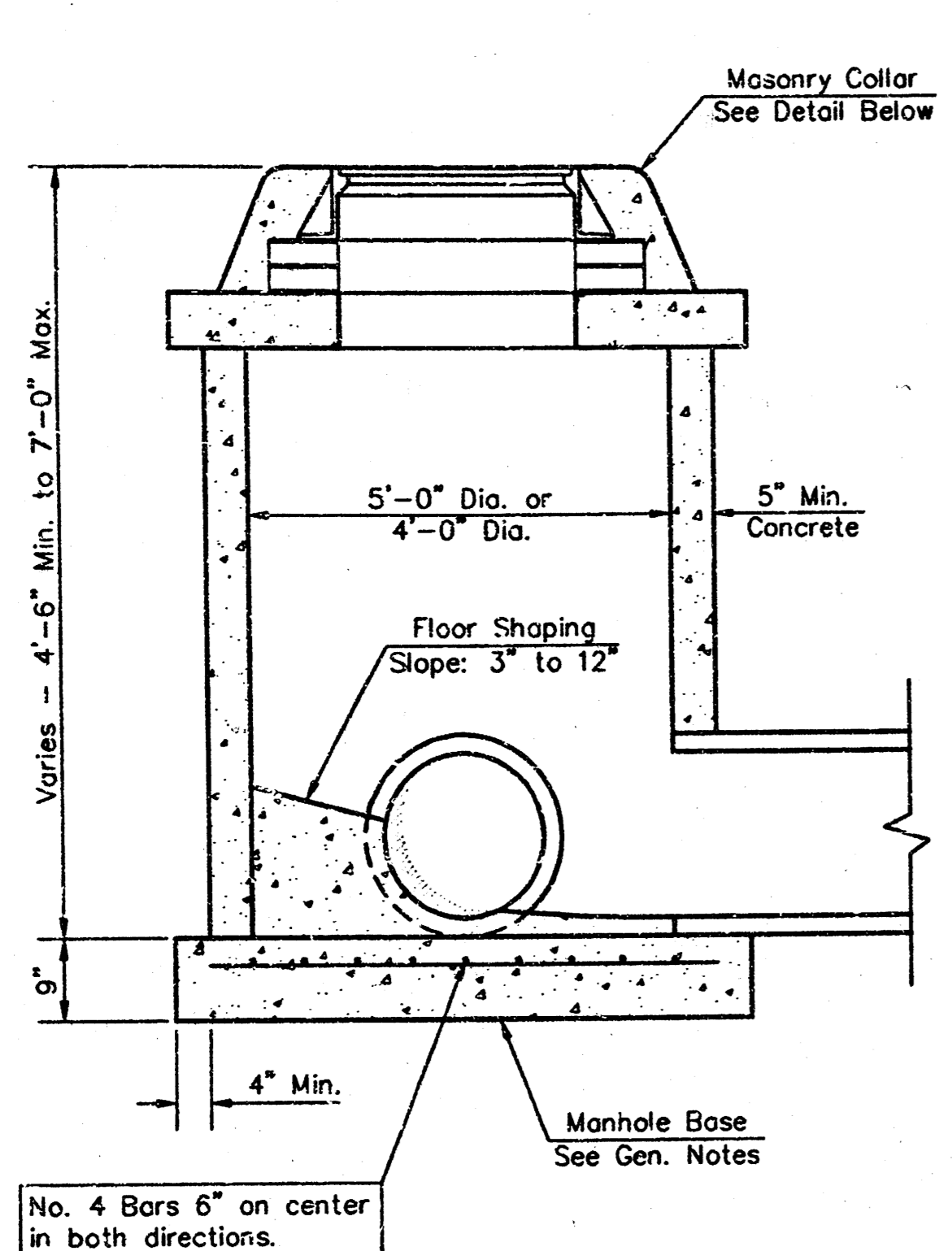
As built & inspected by  
Baughman Co. P.A.  
15-18-2000

SANITARY SEWER TO SERVE  
**L.R. JONES THIRD ADDITION**  
PART OF LOT 1, BLOCK A

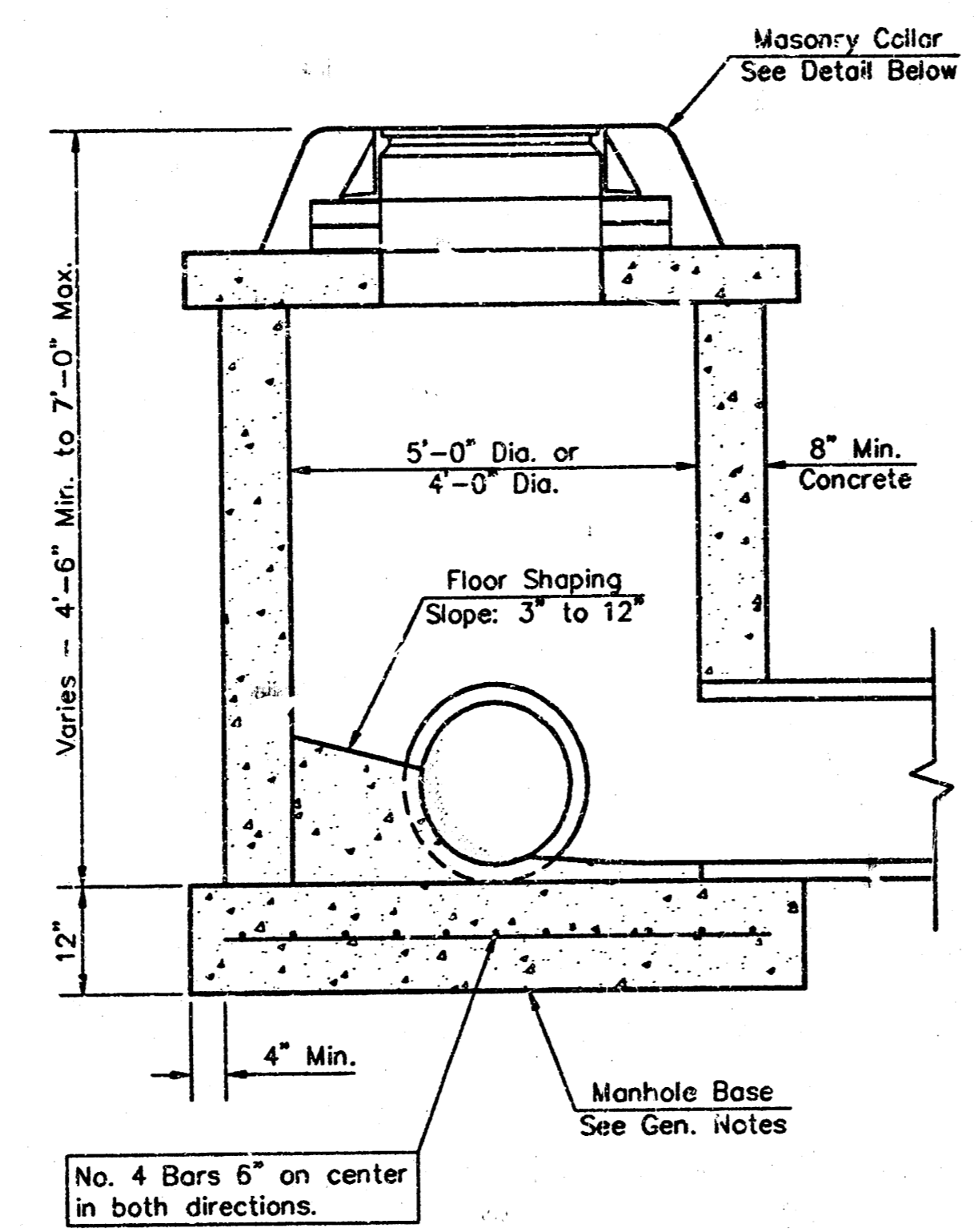
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-282-7371 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**969 PFS (607861)**

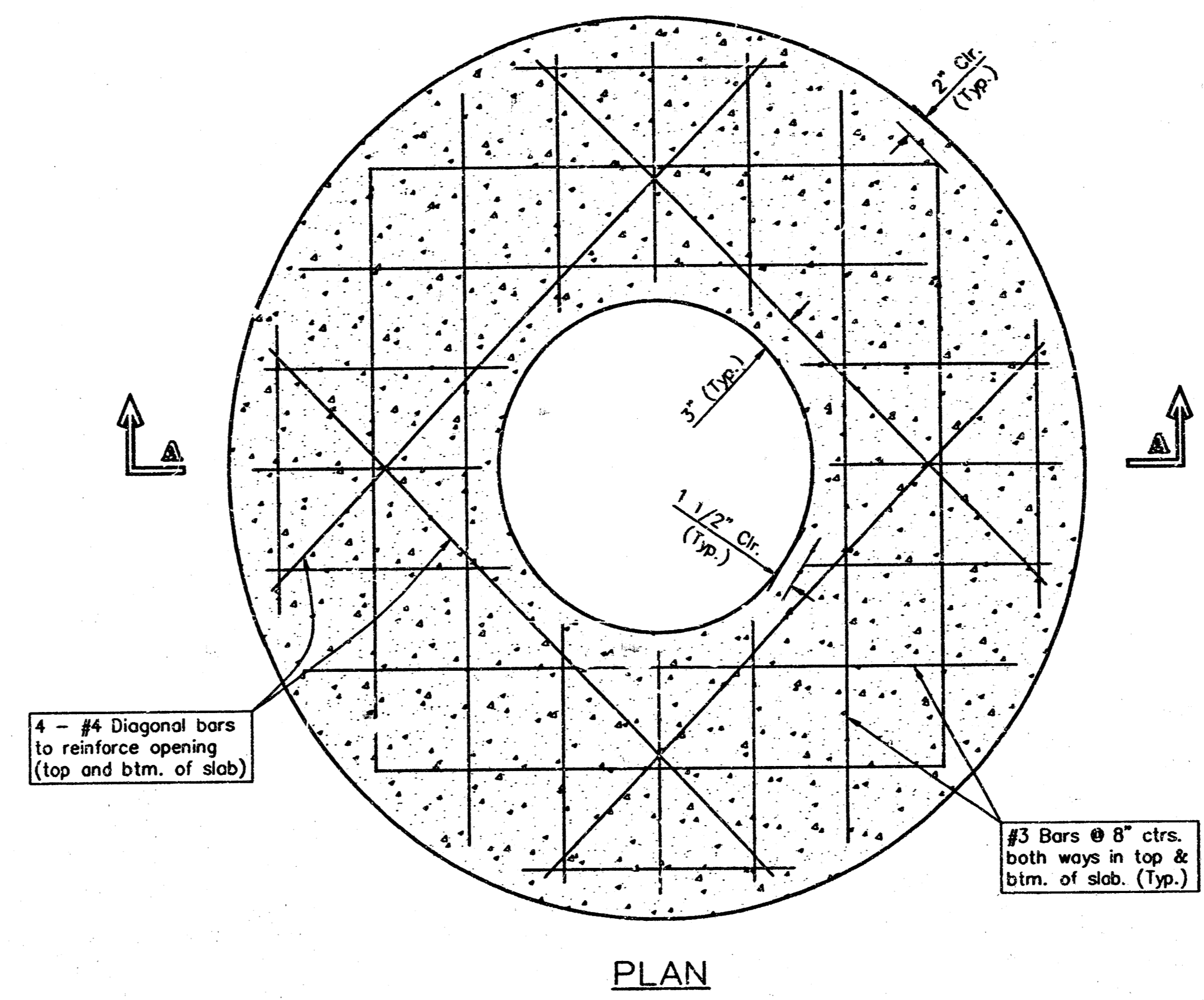
DESIGN LU	DRAWN LU	APPROVED NBW	DATE 3/2000	SCALE NOTED	SHEET <b>2R</b> OF <b>5</b>
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**SHALLOW TYPE "P" MANHOLE**



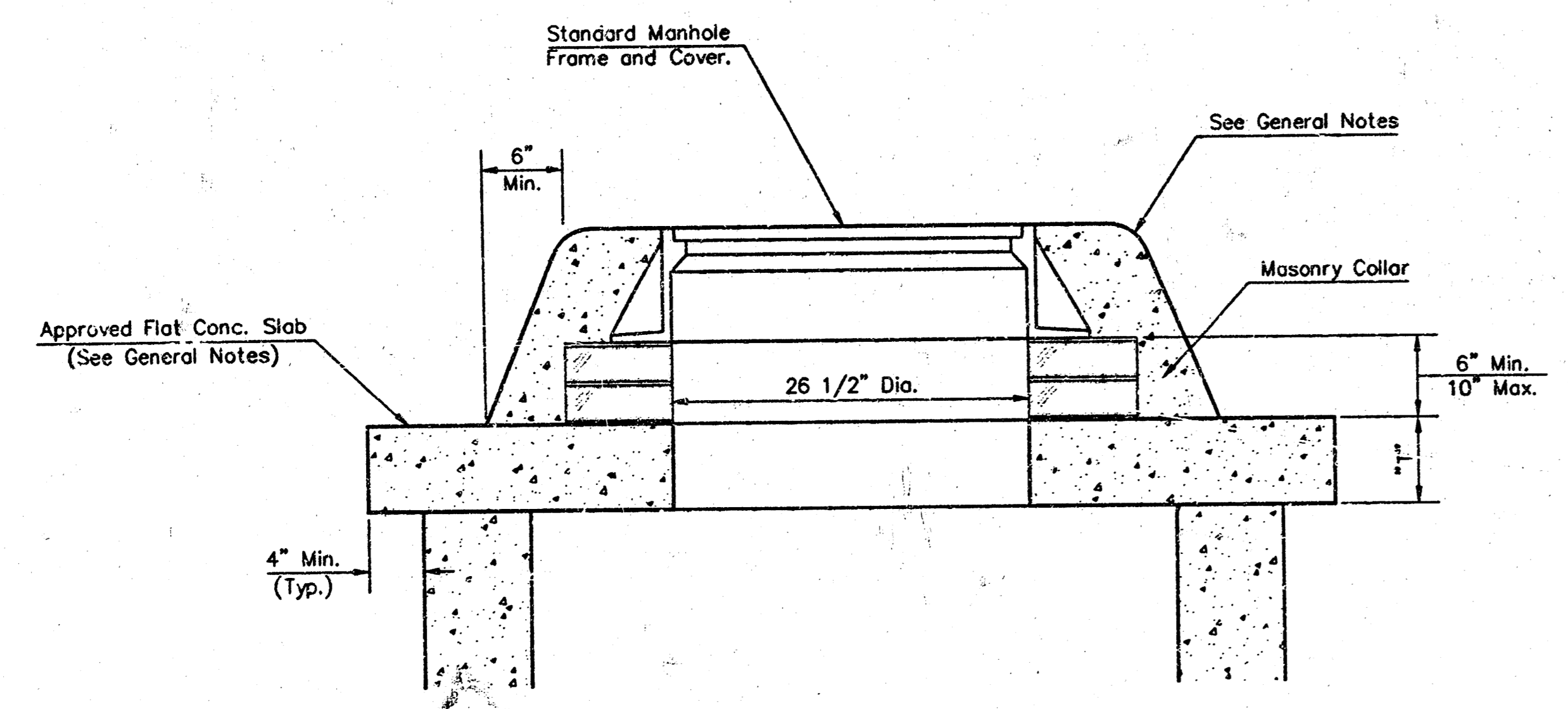
**SHALLOW TYPE "C" MANHOLE**



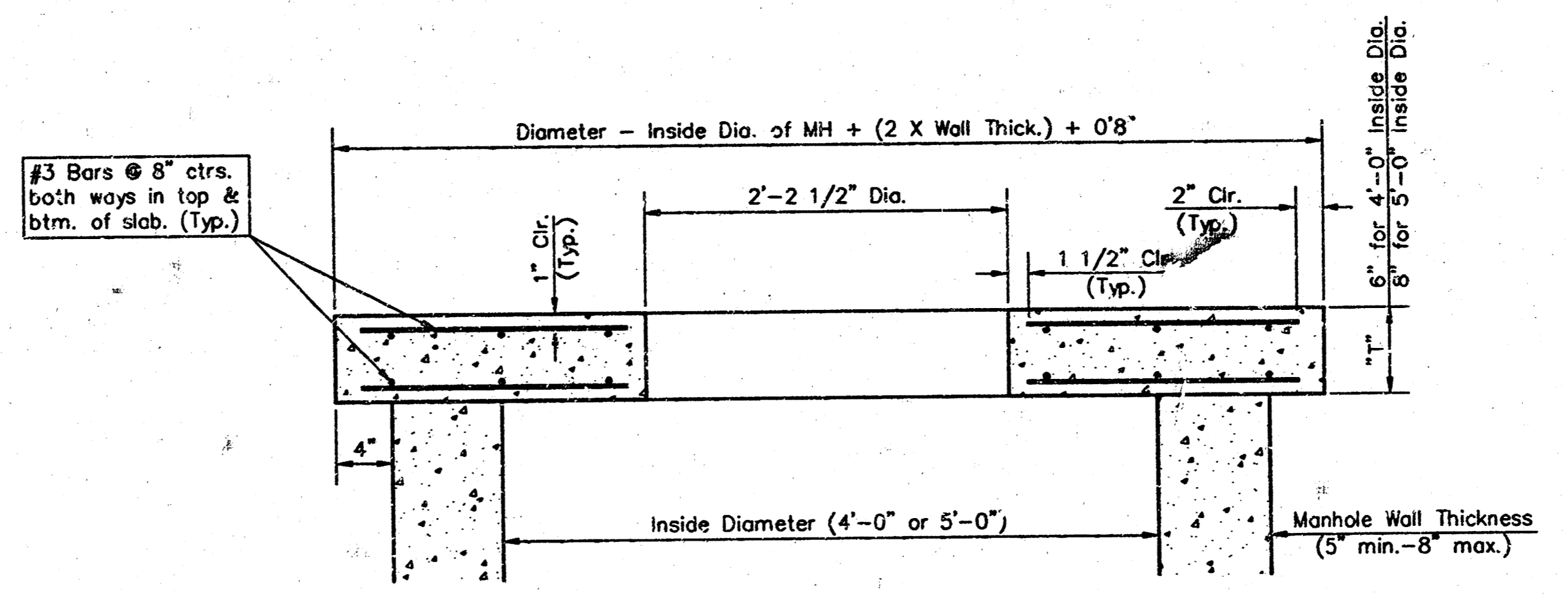
**PLAN**

**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 per 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.



**MASONRY COLLAR DETAIL**



**SECTION A-A**

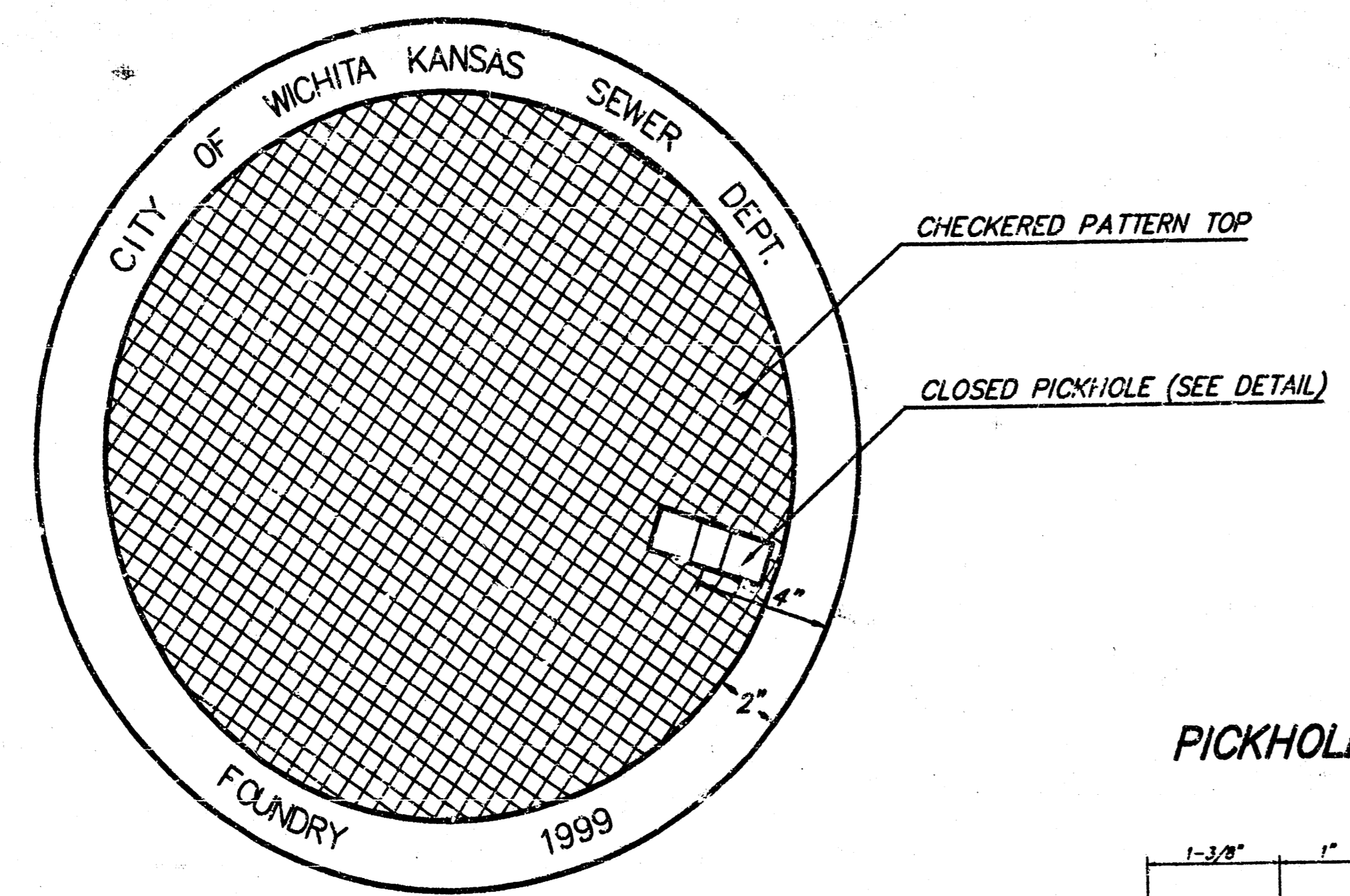
**FLAT CONCRETE SLAB DETAILS**

<b>CITY OF WICHITA, KANSAS</b>	
<b>STANDARD SHALLOW MANHOLES</b>	
<b>TYPE "P" AND TYPE "C"</b>	
PROJECT NUMBER <b>969 PPS (607861)</b>	SHEET <b>3 / 5</b>
<b>BAUGHMAN COMPANY P. A.</b>	
ENGINEERING & SURVEYING	
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211	

# MANHOLE FRAME AND COVER DETAIL

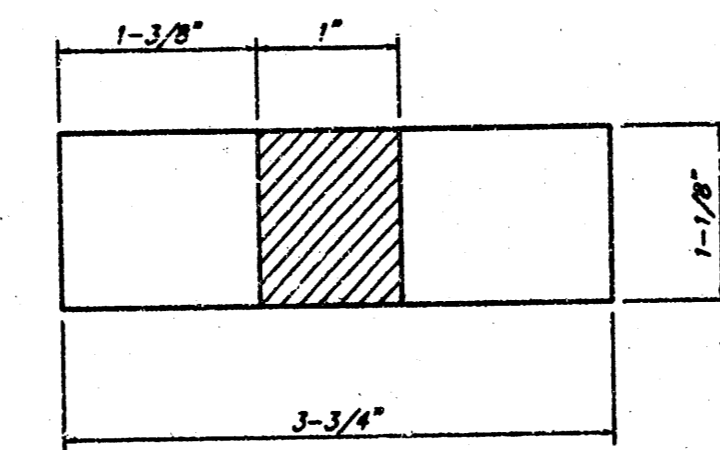
ADOPTED AS STANDARD DESIGN BY  
CITY OF WICHITA, KANSAS

**MANHOLE COVER**  
Weight = 180 Lbs.

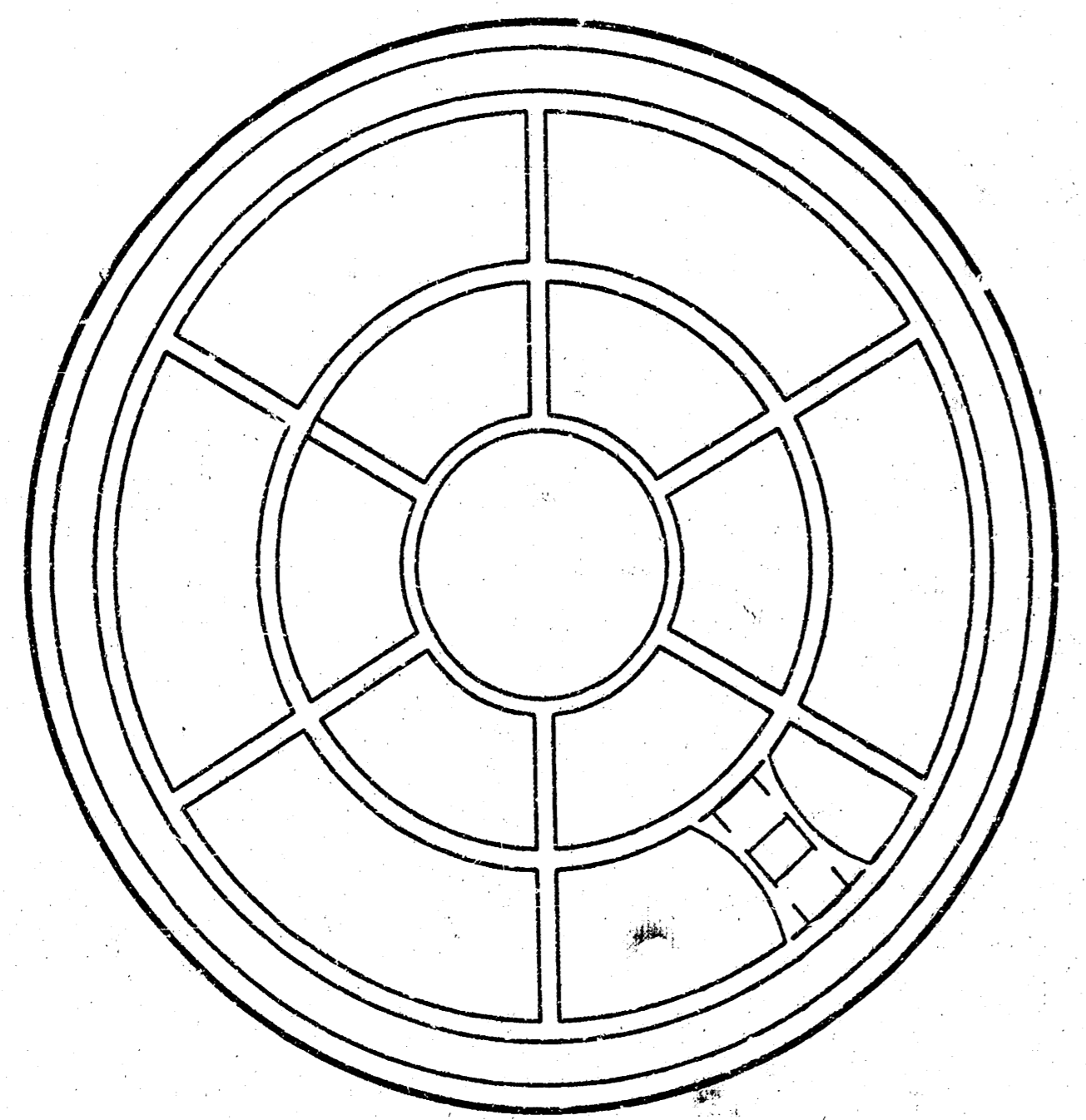


TOP VIEW

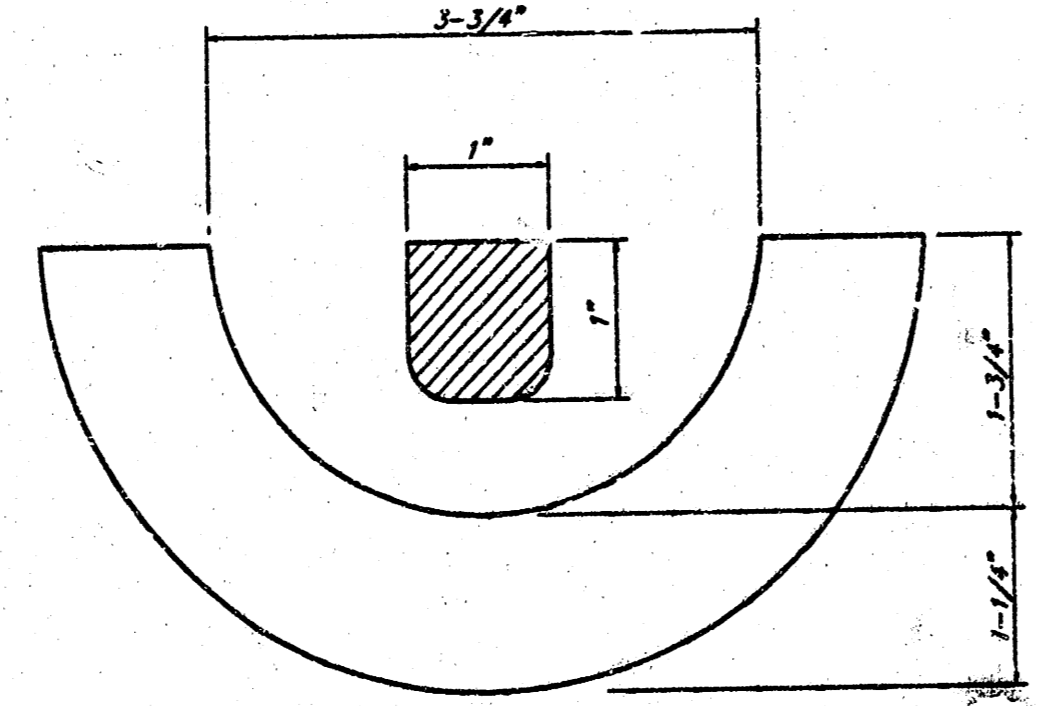
PICKHOLE DETAIL



TOP VIEW

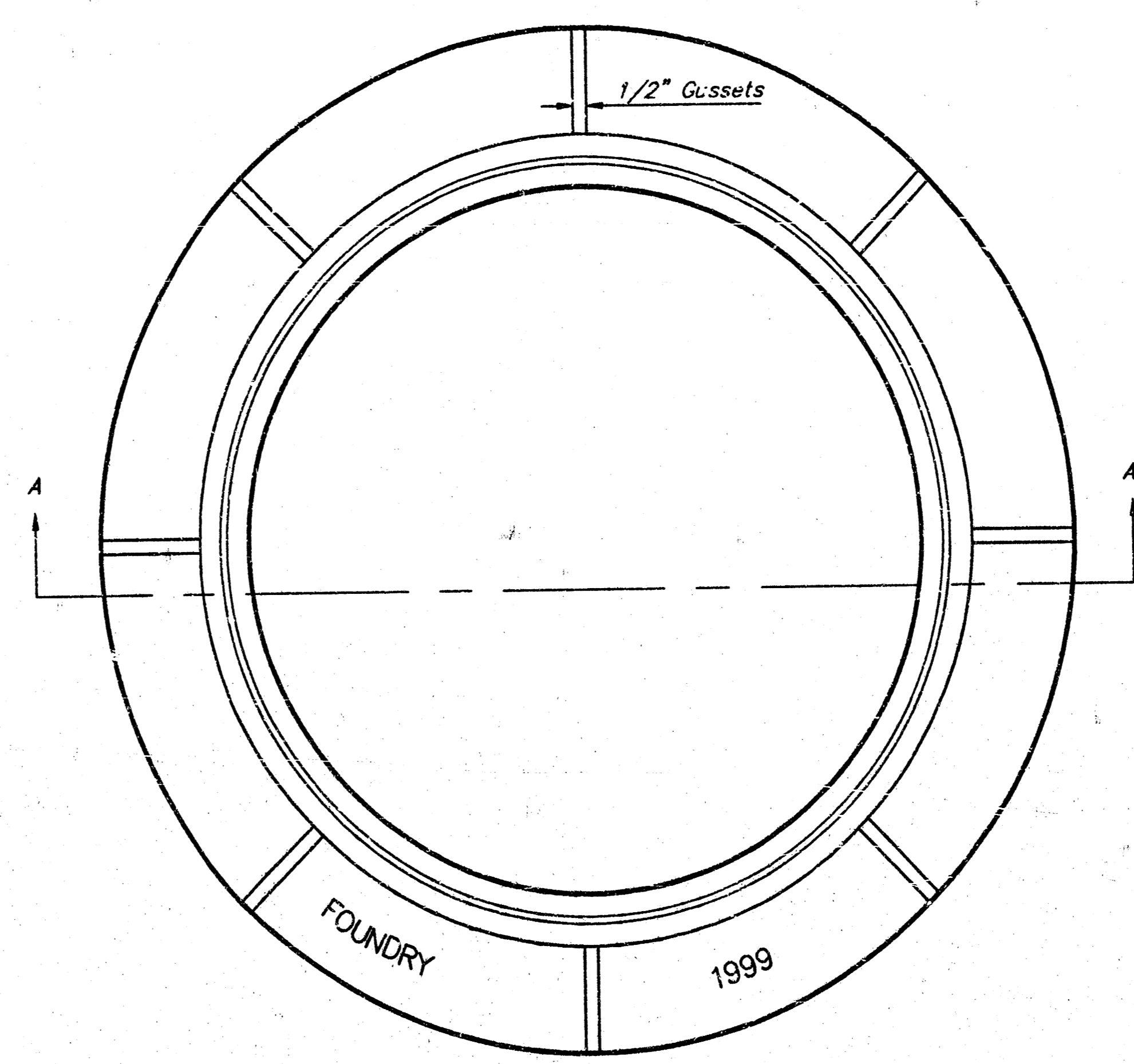


BOTTOM VIEW



SECTION VIEW

**MANHOLE FRAME**  
Weight = 145 Lbs.



TOP VIEW

## GENERAL NOTES

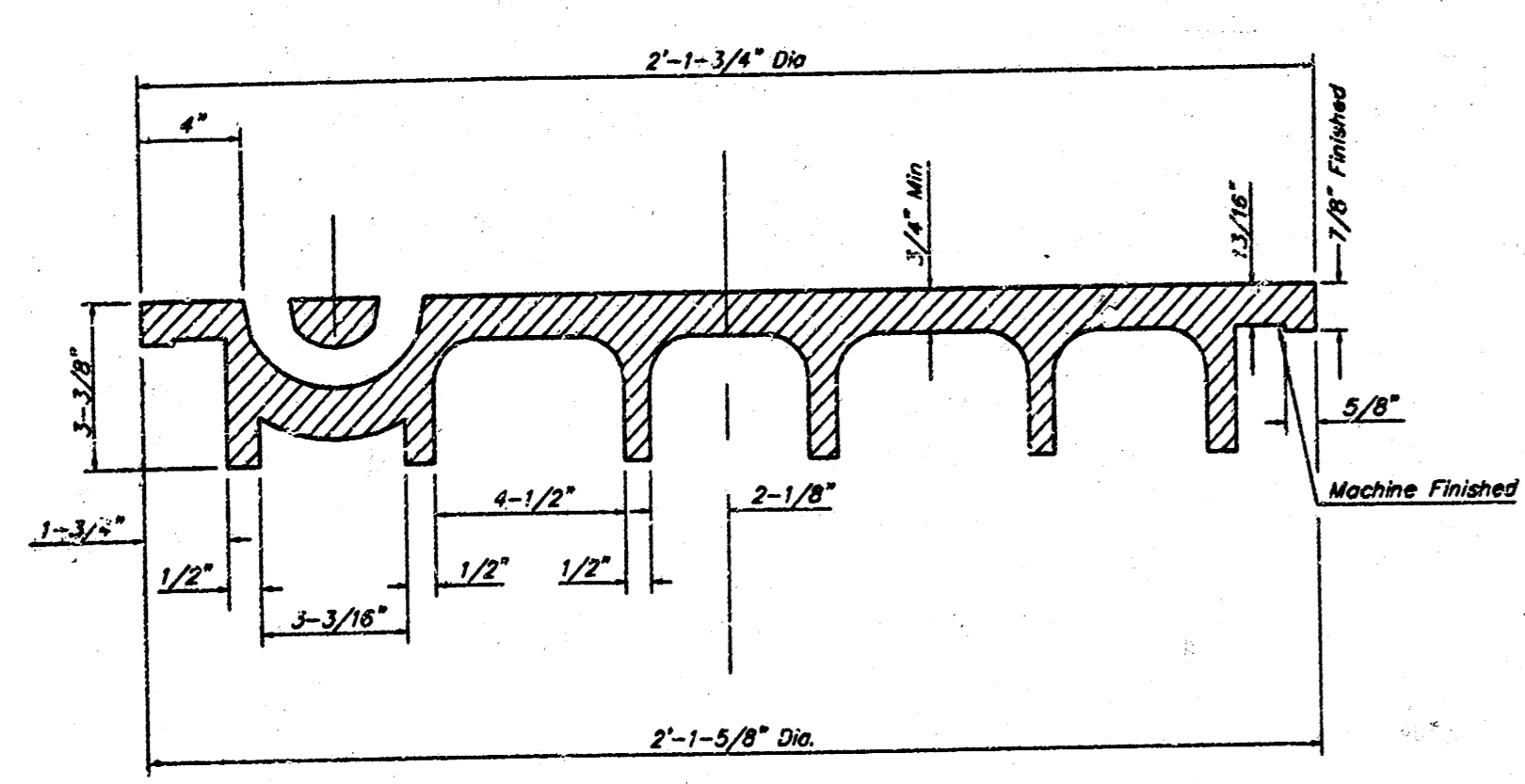
MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND HEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

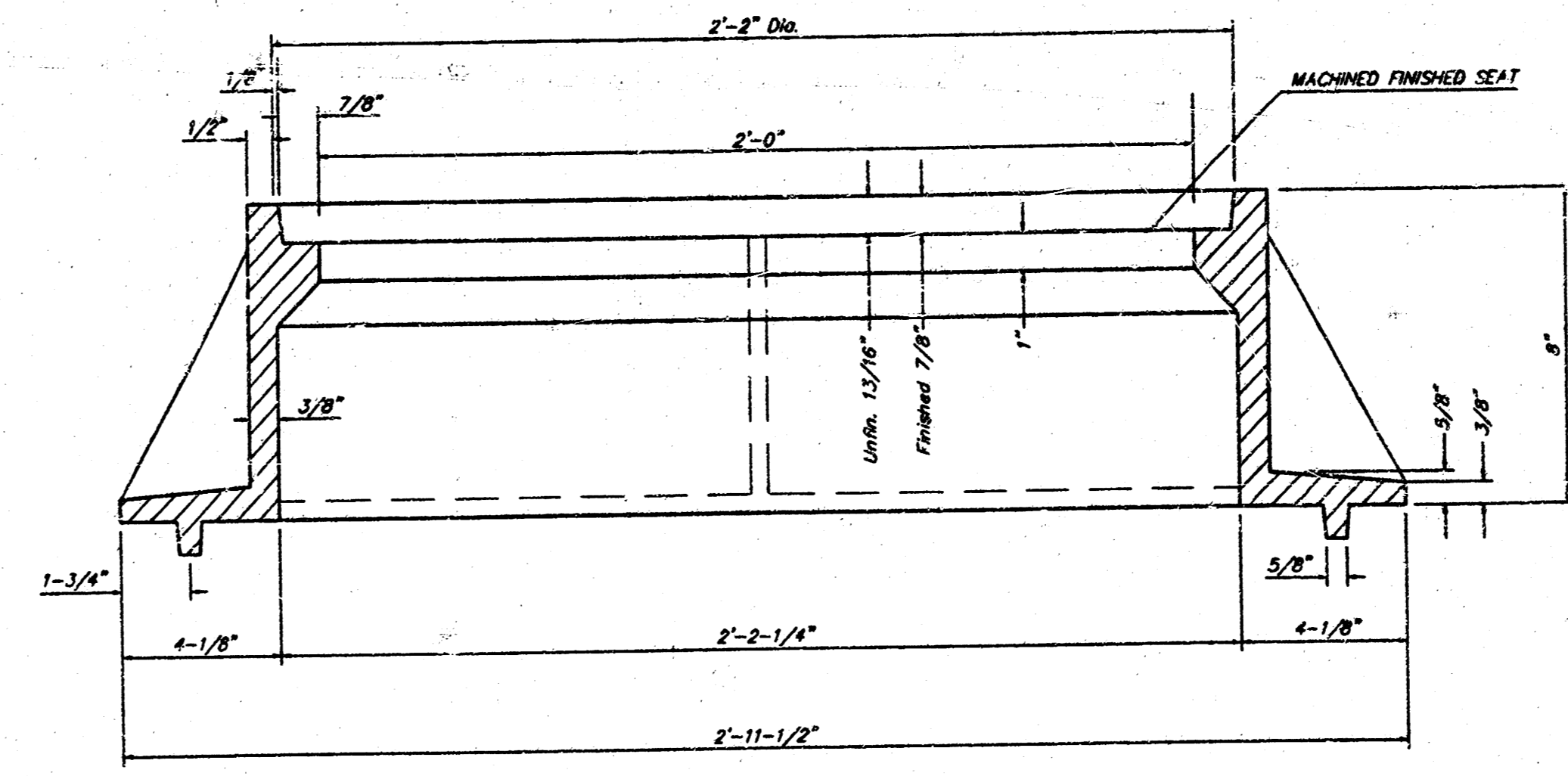
MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.



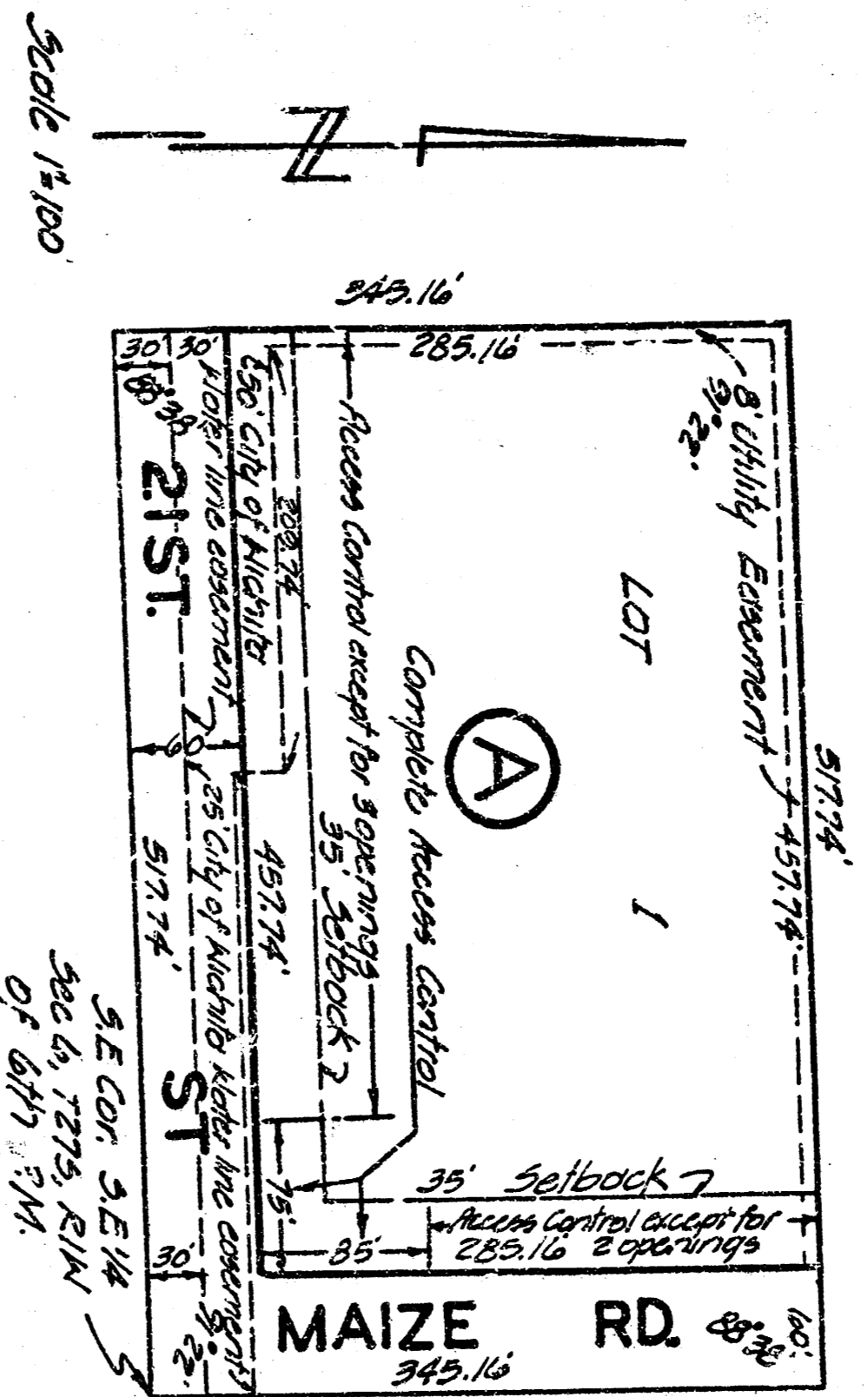
SECTION VIEW



SECTION A-A

MANHOLE FRAME AND COVER DETAIL			
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING			
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 989 PPS (607661)			SHEET 4
DESIGN STAFF	DRAWN STAFF	APPROVED NSW	DATE 1/00
		SCALE NONE	OF 5

L. R. JONES THIRD ADDITION  
SEDGWICK COUNTY KANSAS.



State of Kansas }  
County of Sedgwick } ss.  
I, Don C. Mochling, C.E. a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted L.R. JONES THIRD ADDITION, Sedgwick County, Kansas, into a lot, a block, a street and a road, the same being accurately set forth in the accompanying plat and described as: A tract of land in the 32 1/4 of Section 6, Township 27 South Range 1 West of the 4th R.M., beginning at the 3/4 corner of the 3/4 of Section 6, Range 1 South Range 1 West of the 4th R.M. thence West along the South line of said Section 6, a distance of 517.74 feet, thence North parallel with the East line of Section 6, a distance of 341.16 feet, thence East a distance of 517.74 feet to a point in the East line of the 32 1/4 of said Section 6, thence South 341.16 feet to the point of beginning.

*Don C. Mochling*  
DON C. MOCHLING, C.E. CONVEYING CIVIL ENGINEER

Know all men by these presents that we the undersigned property owners of the land or estate set forth in the Civil Engineer's Certificate have caused the same to be surveyed and platted into a lot or block, a street and a road the same to be known as L.R. JONES THIRD ADDITION, Sedgwick County, Kansas. The street and the road are hereby dedicated to and for the use of the public; easements or included for the construction and maintenance of public utilities, are hereby granted. The water line easement as indicated on the face of the plat is dedicated to the City of Wichita. All other rights of access to or from Maize Rd. and 21st Street, over and across the East and South sides of Lot 1, Block A, are hereby granted to the public, provided however that Lot 1, Block A, shall have access to Maize Rd. of two locations and access to 21st Street of three locations as may be established by the appropriate governing body.

*Edward J. Jones*  
Edward J. Jones  
State of Kansas } ss.  
As if remembered that on this 15 day of February, 1926, before me, a Notary Public in and for said State and County, came Lloyd R. Jones and Gertrude Jones his wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed.

*Edmund J. Jones*  
Edmund J. Jones, Notary Public.  
My commission expires: 12-18-26

This plat of L. R. JONES THIRD ADDITION Sedgwick County, Kansas has been approved by the Wichita-Sedgwick County, Metropolitan Area Planning Commission, Wichita, Kansas and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas with the recommendation that such plat be approved as proposed. Dated this 22 day of January, 1926. The Wichita-Sedgwick County Metropolitan Area Planning Commission.

*Charles E. Staley*  
Charles E. Staley, Secretary

Approved by the Board of City Commissioners this 22 day of Jan 1926

*Charles E. Staley*  
Charles E. Staley, Mayor

Approved by the Board of County Commissioners this 22 day of Jan 1926

*Charles E. Staley*  
Charles E. Staley, City Clerk

Entered on transfer record this 27 day of Feb 1926

*Charles E. Staley*  
Charles E. Staley, County Clerk

We The Wichita Repetual Building and Loan Association, Wichita Kansas mortgage on part of the above described property, do hereby consent to the plat of L.R. JONES THIRD ADDITION to Wichita Sedgwick County, Kansas.

*George J. Pennington*  
George J. Pennington, Executive Vice President

State of Kansas }  
County of Sedgwick } ss.  
Be it remembered that on this 17 day of December 1925 before me, a Notary Public in and for said State and County came Lewis Renner Executive Vice President and G. B. Hollinger Assistant Secretary of the Wichita Repetual Building and Loan Association, Wichita Kansas, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed and the voluntary act and deed of said Association.

*Marie M. Noble*  
Marie M. Noble, Notary Public

My commission expires: October 31, 1928

State of Kansas }  
County of Sedgwick }  
This is to certify that this instrument was filed for record in the Register of Deeds office this 24 day of July 1926 at 11:30 o'clock P. M. and is duly recorded.

*Paul E. Dunning*  
Paul E. Dunning, Register of Deeds

*Paul D. Smith*  
Paul D. Smith, Deputy

449-4-267