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	637-2470

The Contractor must notify the following in case of an emergency:

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	263-7511
Kansas Gas & Electric Company	264-1141
Arkla Gas Company	942-8350
or	263-8161
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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

4. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.

5. 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.

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

7. 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 laws.

8. All areas disturbed by construction operations shall by seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.

STORM WATER SEWER IMPROVEMENTS TO SERVE
THE HAVENS ADDITION

Private Project Number

846PPS(607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer



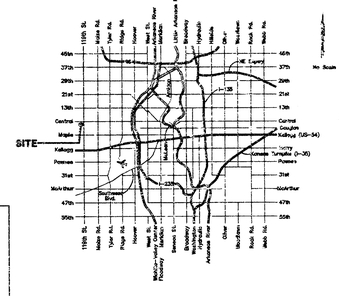
Scale: 1" = 100'

BENCHMARK:

CITY OF WICHITA BENCHMARK
CENTRAL & 119TH ST. WEST
SE CORNER INTERSECTION
40' EAST AND 46' SOUTH OF
CENTER LINE BOTH. 53.82'
SE OF SECTION CORNER IRON.
21.7 FEET WEST OF FACE WALK
N/S. 13.6' NORTH OF WALK E/W.
ELEVATION = 1156.93 CITY DATUM

INDEX:

Title Sheet	1
Line 1 & Line 1A	2-3
Shallow Manhole Detail	4
Drop Inlet Detail	5
Special Yard Inlet Detail	6
Type 1A Curb Inlet Detail	7
Copy of Plat	8



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 9/10/98

NOTE TO CONTRACTORS

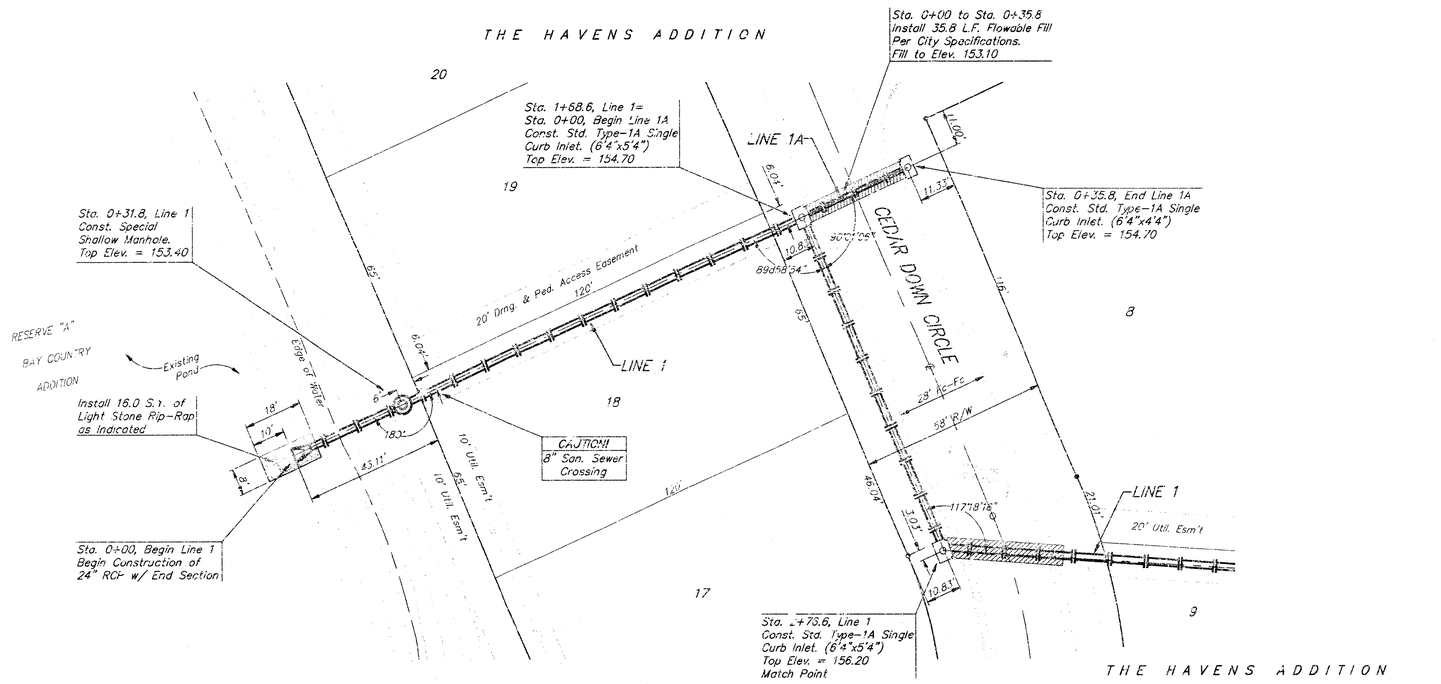
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without 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).

BRIAN LEE LICENSED 13744 04/1998 KANSAS ENGINEER

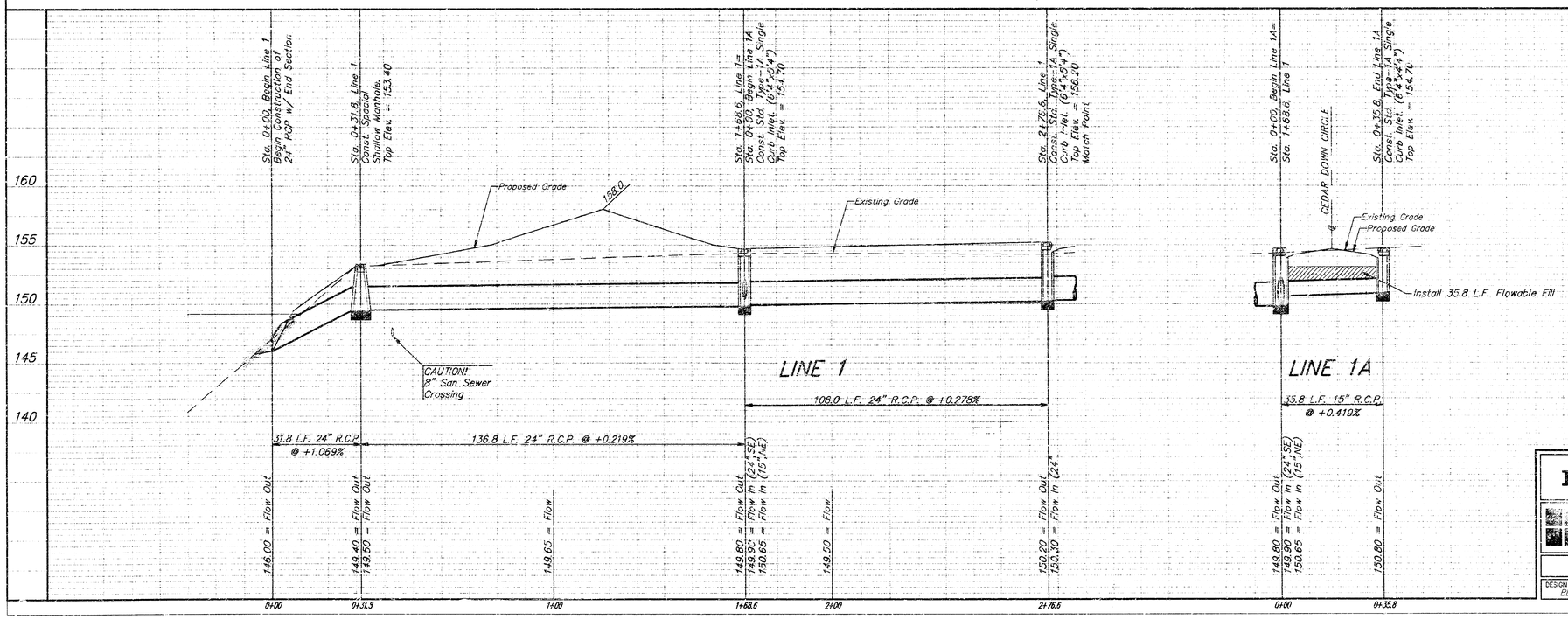
Benefit District:

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 672

BENCHMARK:
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
N/S. 13.6' North of Walk E/W.
Elevation = 156.93 City Datum



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



THE HAVENS ADDITION
LINE 1 & LINE 1A
STORM WATER SEWER IMPROVEMENTS

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

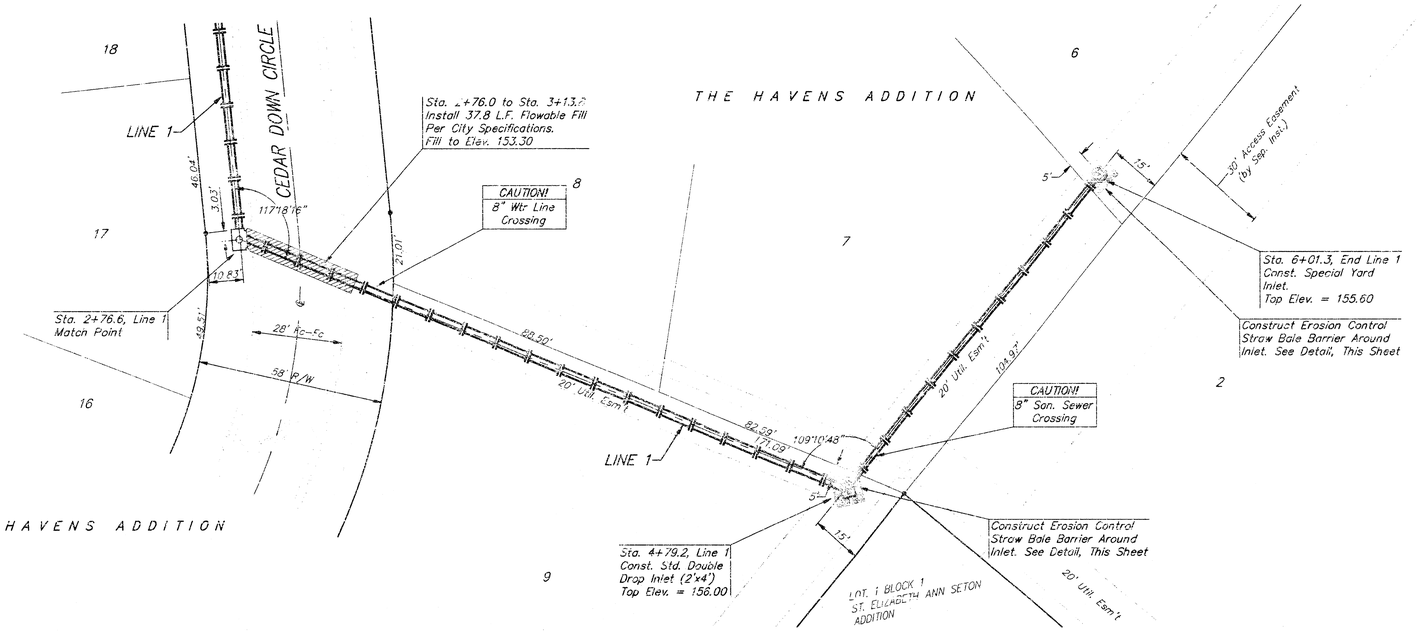
PROJECT NUMBER 848PPS(607861)

DESIGN	DRAWN	APPROVED	DATE	SCALE
BLP	JAK		9/10/98	NOTED

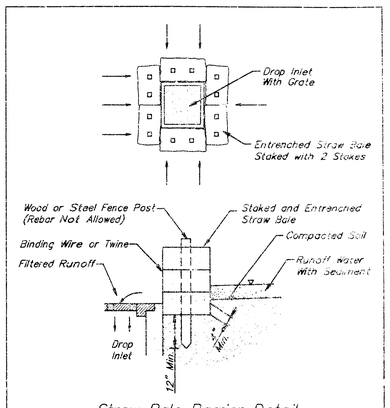
SHEET 2 OF 8

Haven\LIN1S1 98-DC-1111

BENCHMARK:
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
&/S. 13.6' North of Walk E/W.
Elevation = 156.93 City Datum

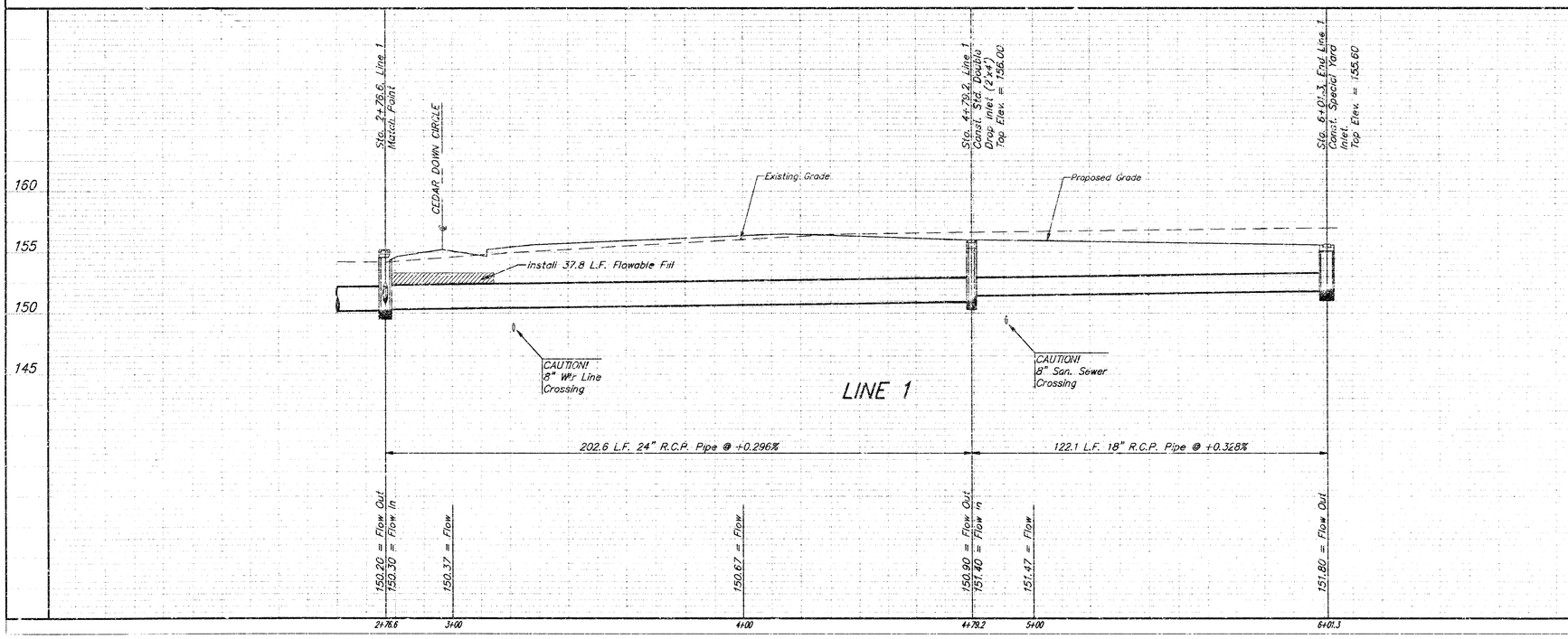


SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
● = IRON



Straw Bale Barrier Detail

Note: Straw Bale Barriers to be Paid per Each as Inlet Sediment Barriers.

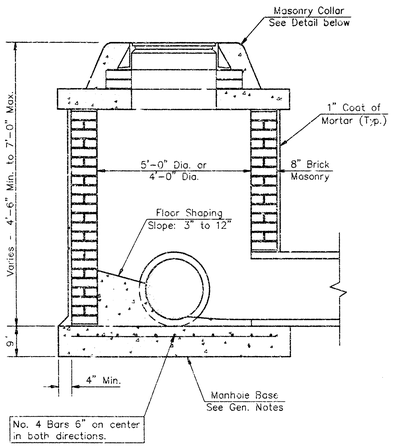


THE HAVENS ADDITION
LINE 1
STORM WATER SEWER IMPROVEMENTS

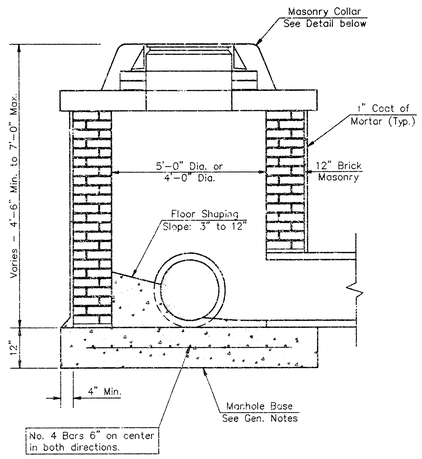
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
846PPS(607861)				3 OF 8
DESIGN BLP	DRAWN JAK	APPROVED	DATE 9/10/98	SCALE NOTED

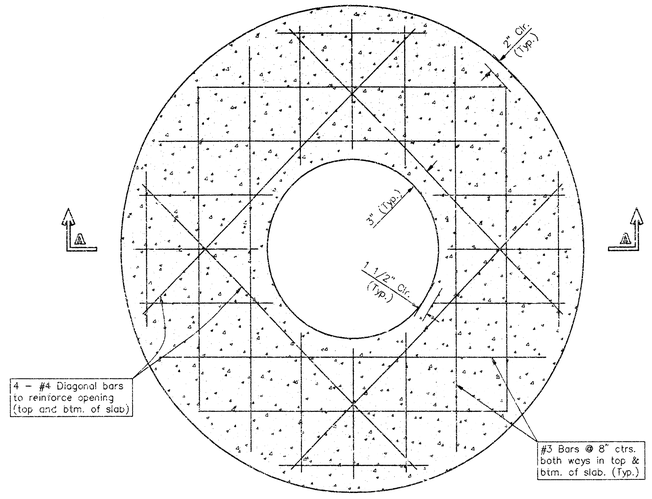
Havens (SW2) 98-10-114



SHALLOW TYPE "A" MANHOLE



SHALLOW TYPE "B" MANHOLE



PLAN

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.

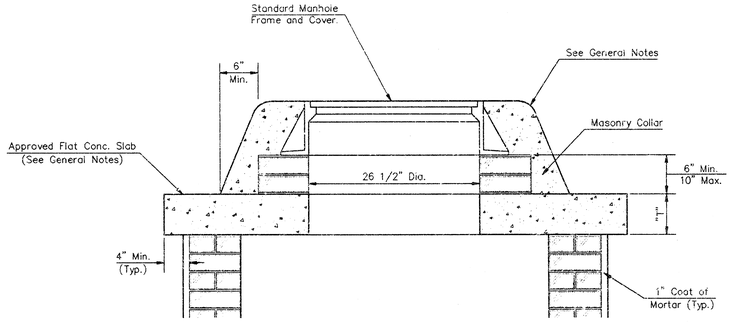
4. Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain 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.

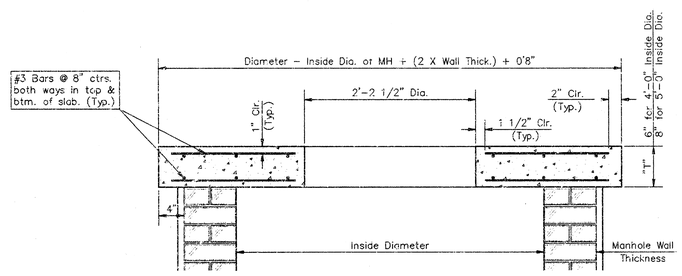
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

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 C552 or C62-87.

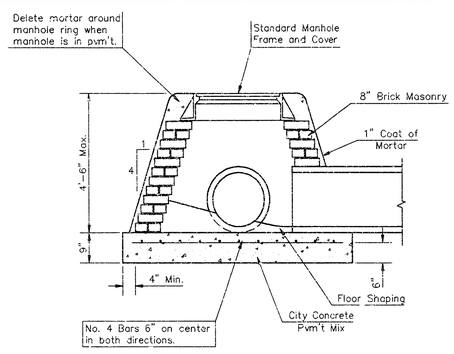


MASONRY COLLAR DETAIL

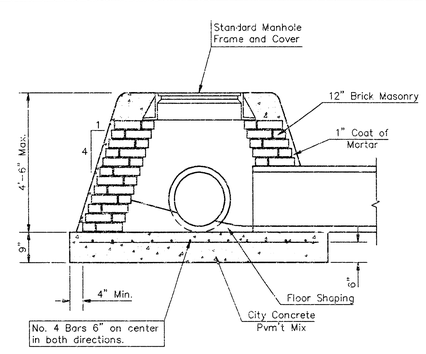


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

CITY OF WICHITA, KANSAS

Std. Manhole Detail

TYPE "A" AND TYPE "B"

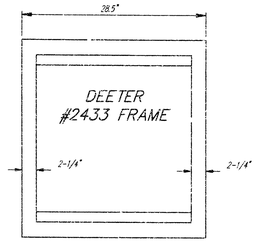
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

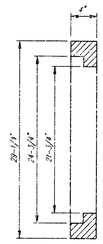
PROJECT NUMBER 848PP3(607861)

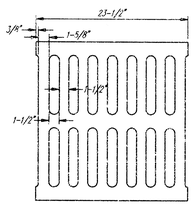
SHEET 4 OF 8

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		9/11/99	N.T.S.

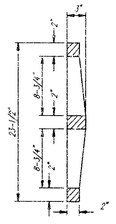
DWG. FILE: STD-MH





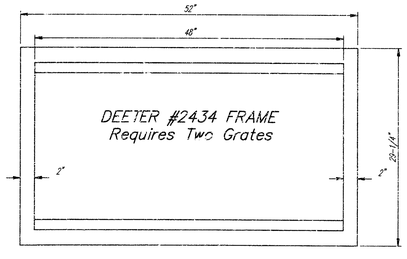


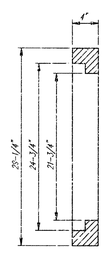
DEETER #2433 CRATE



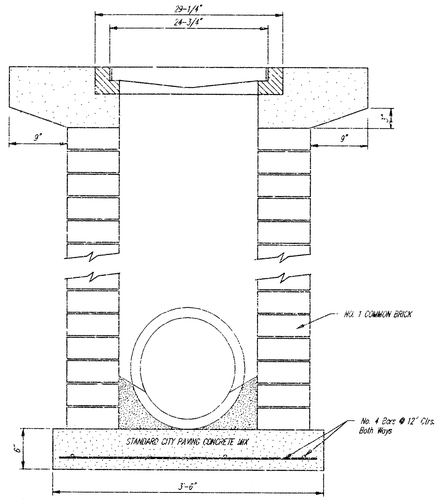
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

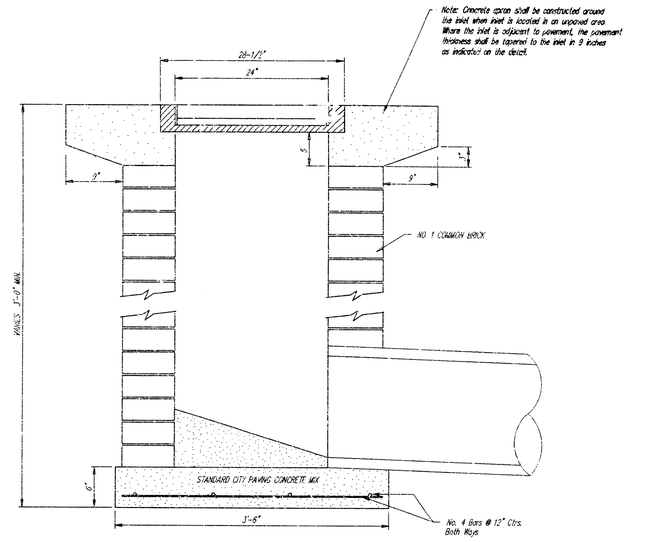
24" x 24" Frame and Grate Detail

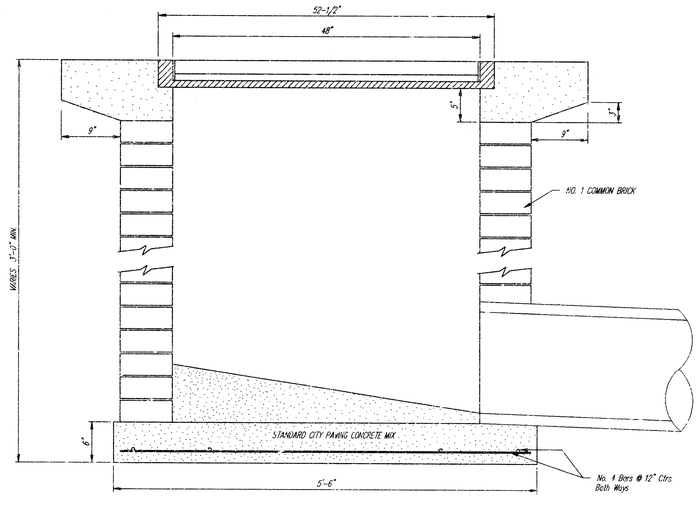




Double 24" x 24" Frame Detail



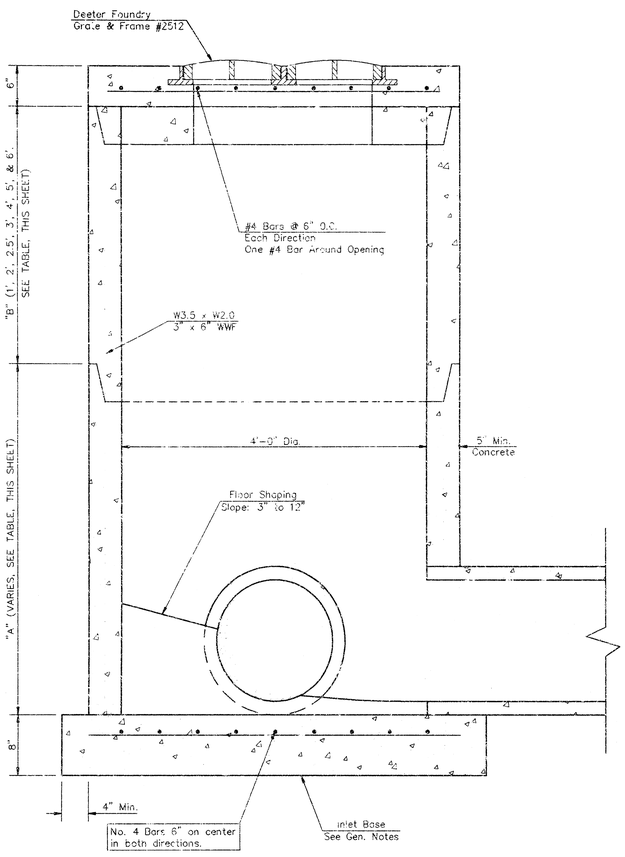




City of Wichita Standard
Drop Inlet

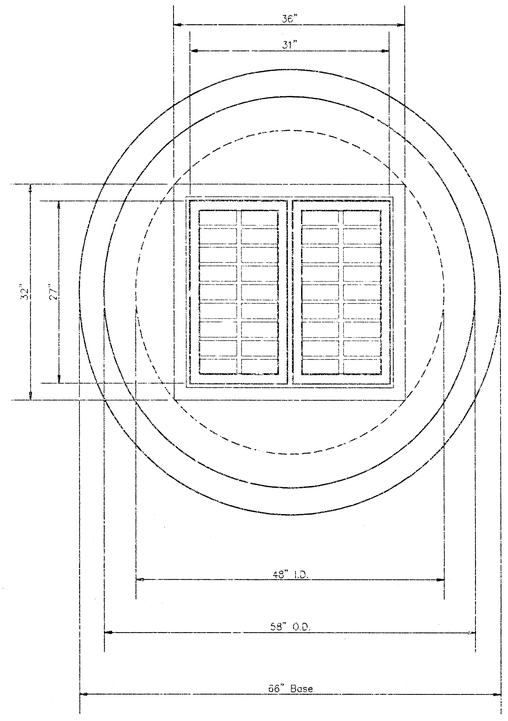
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

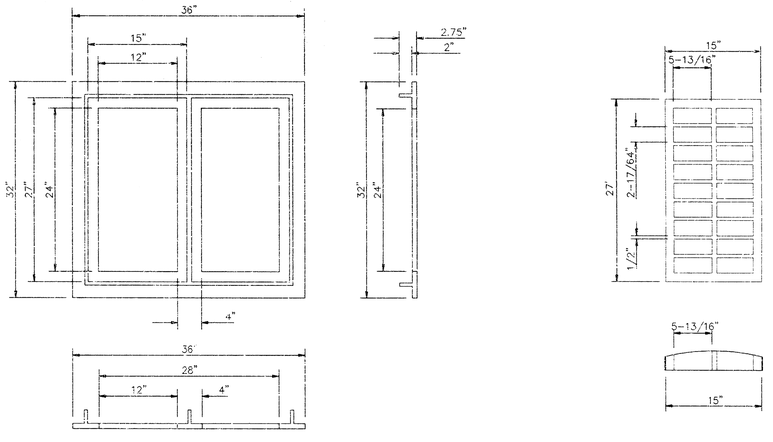
PROJECT NUMBER				SHEET
846PPS(807861)				5
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		9/10/98	OF 8



YARD INLET

LINE #	STA.	TOP OF INLET	INLET FLOW	"A"	"B"
1	6+01.3	155.80	131.90	1.80'	2'





DEETER #2512 CATCH BASIN INLET GRATE & FRAME

GENERAL NOTES

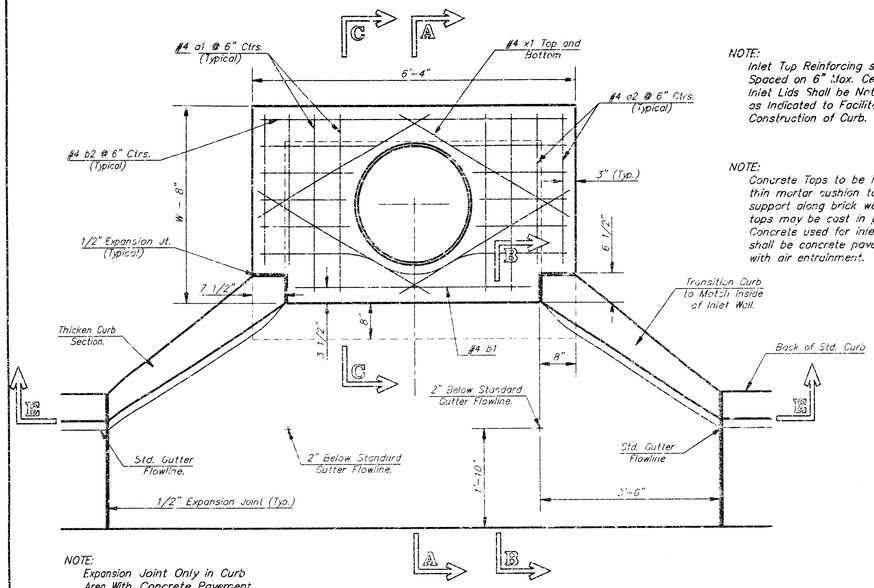
1. Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in yard inlet bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining.
2. Reinforcing steel shall be installed in the yard inlet bases and shall consist of no. 4 bars placed on 6" centers in both directions. The yard inlet base reinforcement shall be placed 6" above the bottom of the yard inlet base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the yard inlet.
3. The floors of all yard inlet shall be shaped with flow channels such that the inlets will be self cleaning and free of areas where solids could be deposited. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Inlet floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes that through inlets shall have the top half removed to neat lines for the full inside diameter of the inlet. Inlet 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 inlet shall be cradled with concrete to the limits of the inlet excavation. When clay pipe is used, the cradle shall extend to the first joint outside the inlet. 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 inlet excavation or to clay pipe joints adjacent to inlet shall be included in the unit price bid for the inlet.
5. Inlet grate castings and inlet frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawing.
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
7. Joints between inlet sections to be sealed with two two wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
8. Special yard inlet shall be paid for at the unit price bid per each. All standard yard inlet diameters will be 4'.

SPECIAL YARD INLET
WICHITA, KANSAS

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 S. 5th • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
848PPS(607861)	6 OF 8

DESIGN	DRAWN	APPROVED	DATE	SCALE

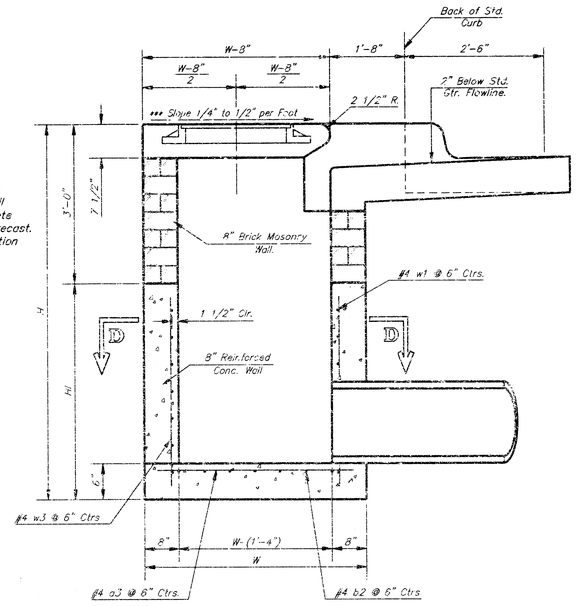


NOTE:
Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

NOTE:
Concrete Tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment.

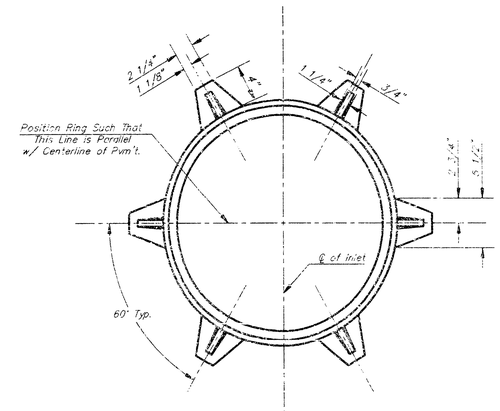
NOTE:
Expansion Joint Only in Curb Area With Concrete Pavement.

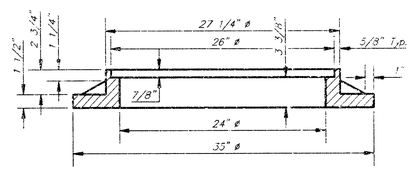
PLAN



SECTION A-A

***NOTE: Slope of Inlet tops to Match Sidewalk or Parking Slopes within Limits Indicated.

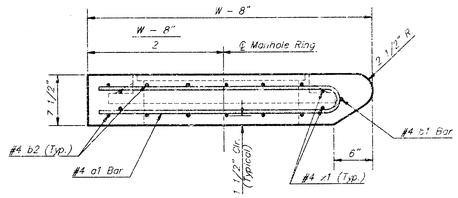




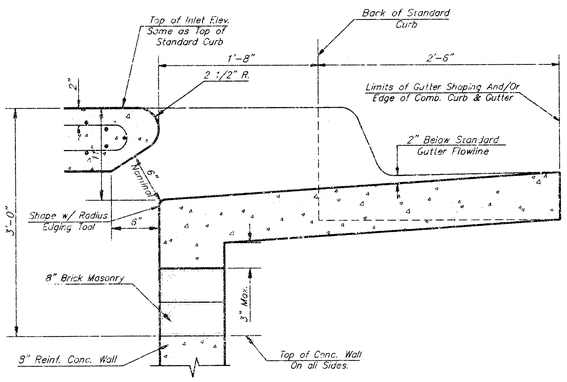
MANHOLE RING AND COVER

Weight = 180 Lbs.

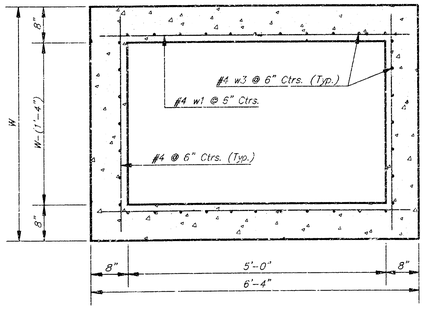
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



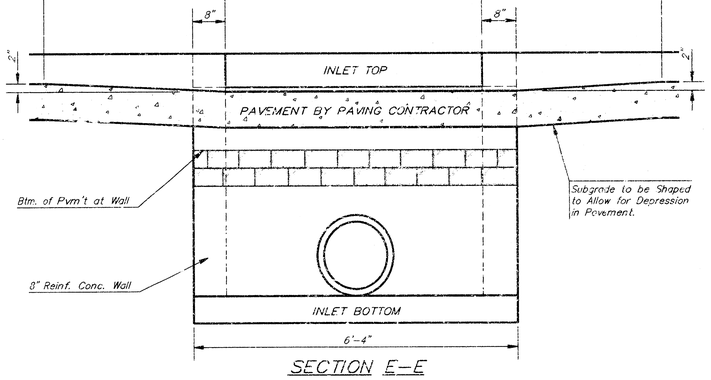
SECTION A-A



SECTION B-B



SECTION D-D



SECTION E-E

NOTE: Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.

Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the unit price bid for each inlet hookup.

Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self-cleaning between all inlet and/or outlet pipes.

The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall

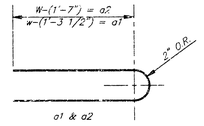
PRECAST SLAB AND FLOOR REINFORCING

		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
* a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
* b2	#4	23	6'-1"	29	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
x1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

WALL REINFORCING

		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	32	②	36	②	40	②	44	②	48	②

* Field Bend or Cut Reinforcing as Required for Clearance.
① H (HI - 12") (HI - 21") Rounded down to nearest 0.5'
② HI - 3"



BENDING DIAGRAM

STANDARD CURB INLET PRECAST TOPS

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" x 6'-4" x 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" x 6'-4" x 7 1/2"	45" & 54"	0.77±
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.90±

Revised - Feb. 16, 1989

CITY OF WICHITA STANDARD TYPE 1A

Curb Inlet Details

INLET OPENING = 8" x 7'-0"

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211

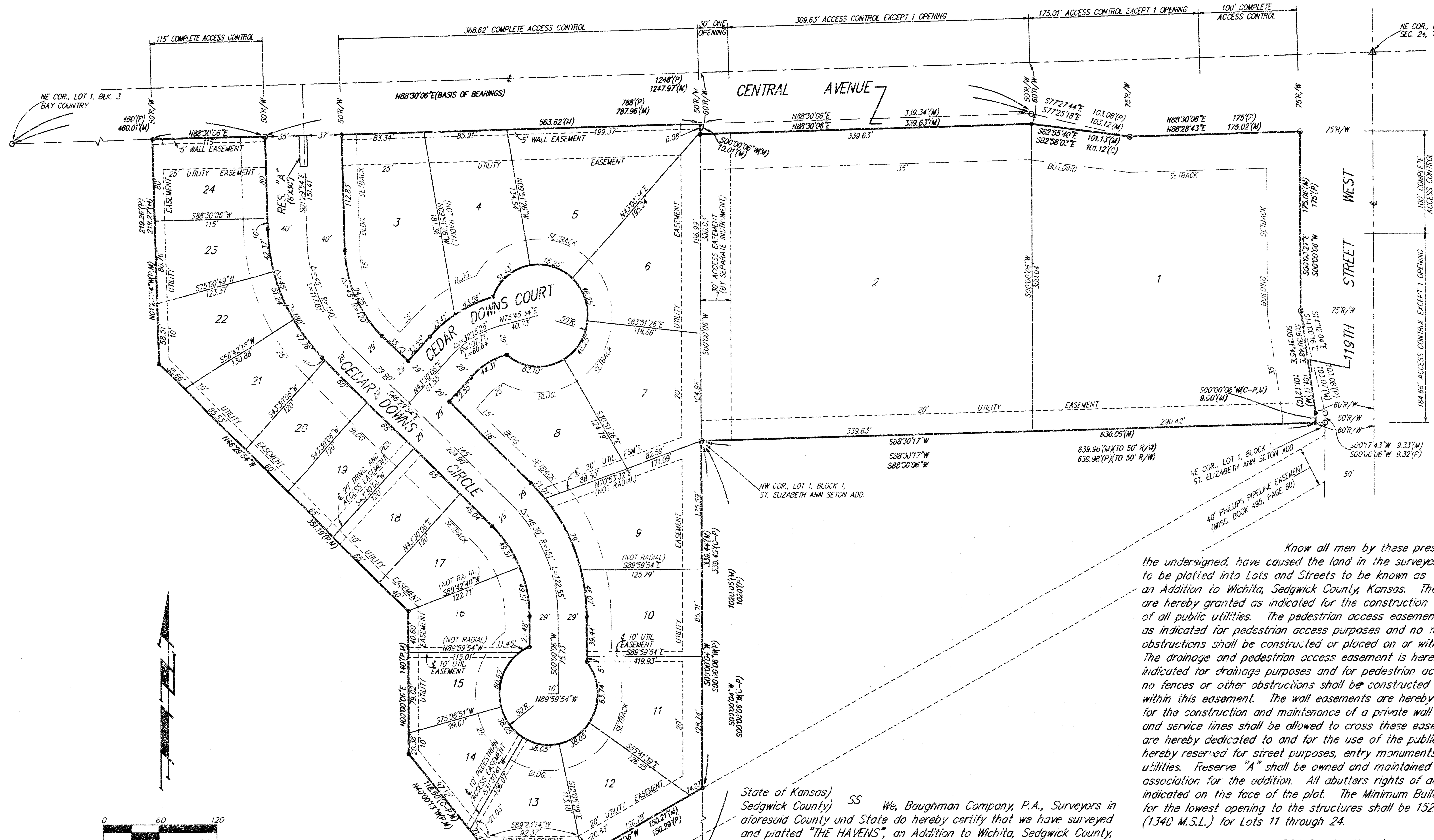
PROJECT NUMBER 848PPS(607861) SHEET 7 OF 8

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		5/22/89	None

Type 1A-5

THE HAVENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

× = CROSS (FOUND)
⊕ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON W/ "PEC" CAP (FOUND)
△ = #8 REBAR IN THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	MSL
11 – 24	152.6	1340.0

BENCHMARK

CITY OF WICHITA BENCHMARK
CENTRAL & 119TH ST. WEST
SE CORNER INTERSECTION
40' EAST AND 46' SOUTH OF
CENTER LINE BOTH. 58.82'
SE OF SECTION CORNER IRON.
21.7 FEET WEST OF FACE WALK
N/S. 13.6' NORTH OF WALK E/W.
ELEVATION = 156.93 CITY DATUM
1344.33 M.S.L.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "THE HAVENS", an Addition to 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 Lots 1 through 29, inclusive, Block 1, Bay Country, an Addition to Wichita, Sedgwick County, Kansas, TOGETHER with that part of Cedar Down Court and Cedar Down Circle lying between said Lots, TOGETHER with that part of Reserve "A" is said Bay Country lying between Lots 25 and 26, Block 1, in said Bay Country, and TOGETHER with that part of said Reserve "A" described as follows: Beginning at the most southerly front corner of Lot 22 in said Block 1; thence southeasterly along the southerly right-of-way of Cedar Down Circle as dedicated in said Bay Country, an arc distance of 20 feet to the NW corner of Lot 21 in said Block 1; thence southerly along the west line of said Lot 21 to the SW corner of said Lot 21; thence westerly along the south line of said Lot 21 as extended west to an intersection with the southwest rear line of said Lot 22 as extended southeasterly; thence northwesterly along the extended southwest rear line of said Lot 22 to the most southerly corner of said Lot 22; thence north-easterly along the southeast line of said Lot 22 to the point of beginning.

All being situated in the NE1/4 of Sec. 24, Twp. 27–S, R–2–W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12–512(b).

Baughman Co., P.A.

____________________, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for street purposes, entry monuments, landscaping, and utilities. Reserve "A" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access shall be as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be 152.6 City Datum (1340 M.S.L.) for Lots 11 through 24.

RCK Construction, Inc.

____________________, President
Randall E. Ketzner

SEAS Support, LLC

____________________, Member
Randall E. Ketzner

____________________, Member
Kevin P. Lewis

____________________, Member
Todd Rhodes

____________________ ____________________
Randall E. Ketzner Christine M. Ketzner

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Randall E. Ketzner, President of RCK Construction, Inc., on behalf of the corporation.

____________________, Notary Public

My App't. Exp.________

This plat of "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of ____________, 1998.
Wichita–Sedgwick County Metropolitan Area Planning Commission

____________________, Chairman
Richard E. Lopez

____________________, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____________, 1998.

____________________, Mayor
Bob Knight

____________________, City Clerk
Pat Burnett

Entered on transfer record this ____ day of ____________, 1998.

____________________, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ____________, 1998, at ____ o'clock ___ M; and is duly recorded.

____________________, Register of Deeds
Bill Meek

____________________, Deputy
Linda Kizzire

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "THE HAVENS", an Addition to Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

____________________, President
Patrick F. Walden

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Patrick F. Walden, President of Garden Plain State Bank, on behalf of the bank.

____________________, Notary Public

My App't. Exp.________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Randall E. Ketzner, Member of SEAS Support, LLC, on behalf of the company.

____________________, Notary Public

My App't. Exp.________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Kevin P. Lewis, Member of SEAS Support, LLC, on behalf of the company.

____________________, Notary Public

My App't. Exp.________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Todd Rhodes, Member of SEAS Support, LLC, on behalf of the company.

____________________, Notary Public

My App't. Exp.________

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of ____________, 1998, by Randall E. Ketzner and Christine M. Ketzner, husband and wife.

____________________, Notary Public

My App't. Exp.________

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\KETZNERP.DWG–MGC

18 03 03 05