

# SANITARY SEWER IMPROVEMENTS TO SERVE HUNTINGTON PARK ADDITION

Private Project Number  
**678 PPS (607861)**

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

### 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	263-7511
Kansas Gas & Electric Company	264-1141
Arkia 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.
3. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.
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 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 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.

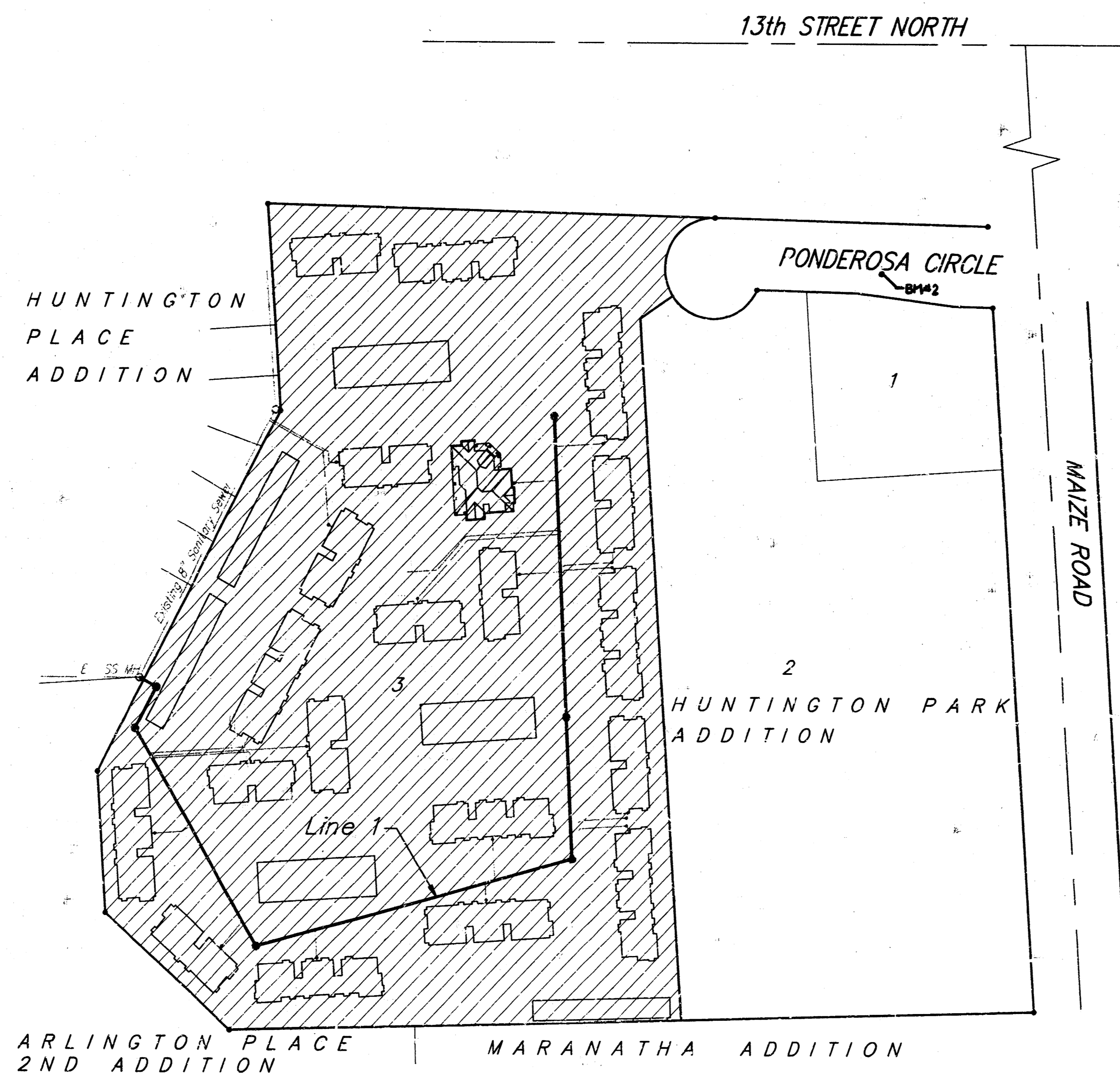
### BENCHMARK:

BM #1 City of Wichita benchmark located 109.5' north and 71.3' west of intersection of C of Maize Road and 13th Street North. Elev. = 160.02 (City Datum)

BM #2 #4 Rebar located 41.5' N and 62.8' W of NE Corner of Lot 1, Huntington Park Addition. Elev. = 157.23 (City Datum)

### INDEX:

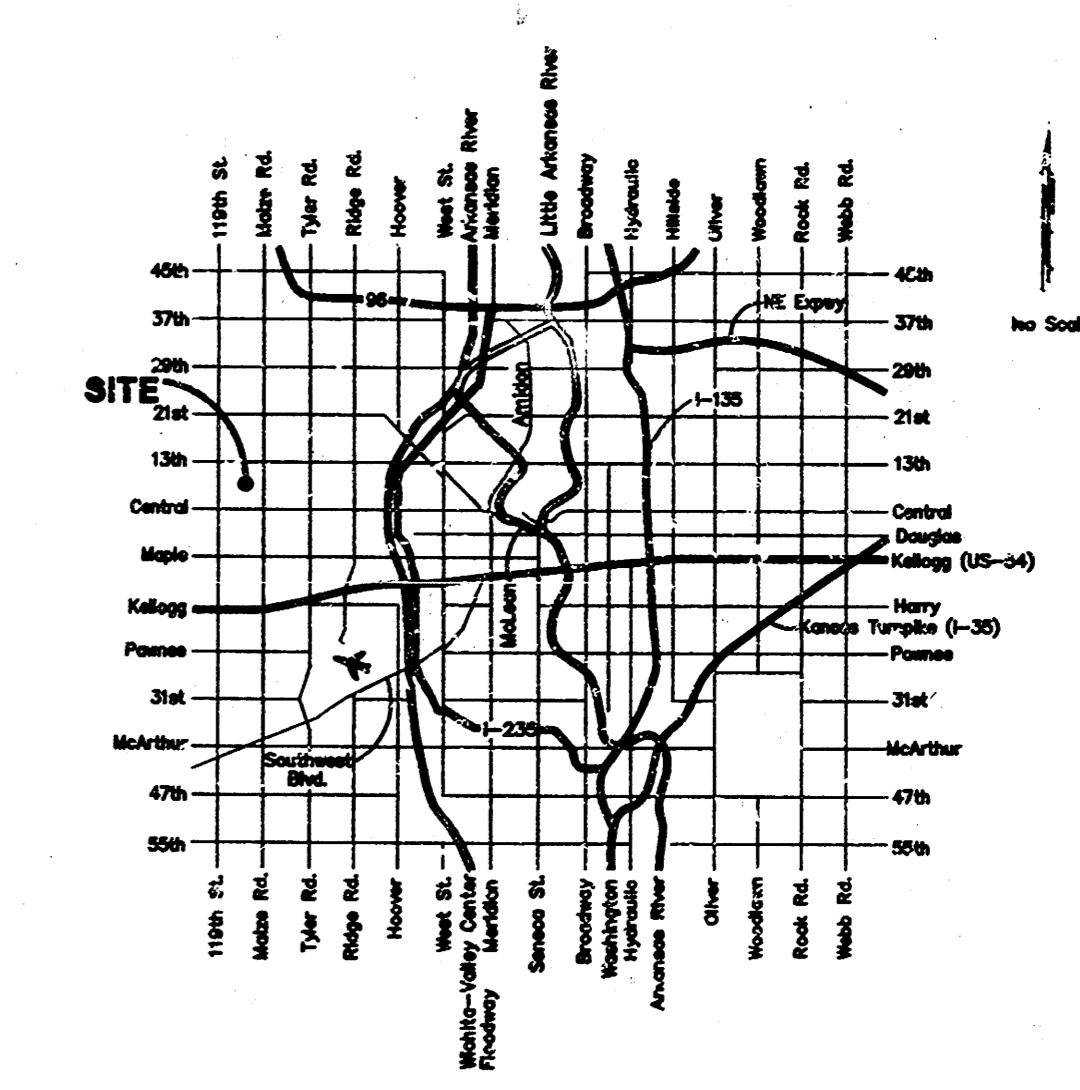
- 1 Title Sheet
- 2-3 Line 1
- 4 Standard Manhole Detail
- 5 Copy of Plat



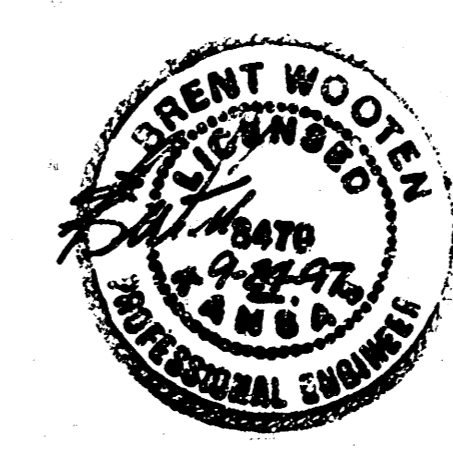
**APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA**  
Sanitary Sewers URH 9/26/97

**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).

Booked  
N-289  
1/29/98  
R. DL.

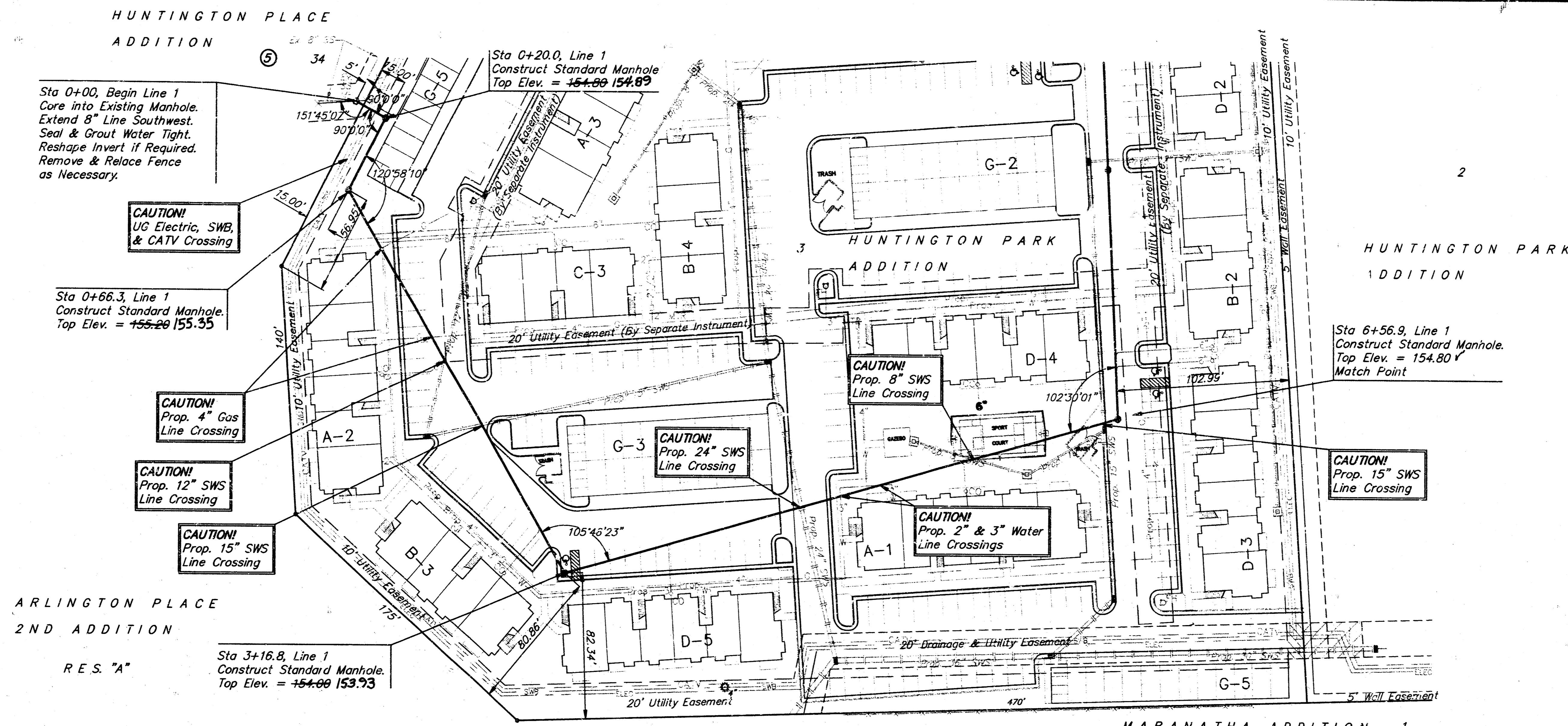


Benefit District:

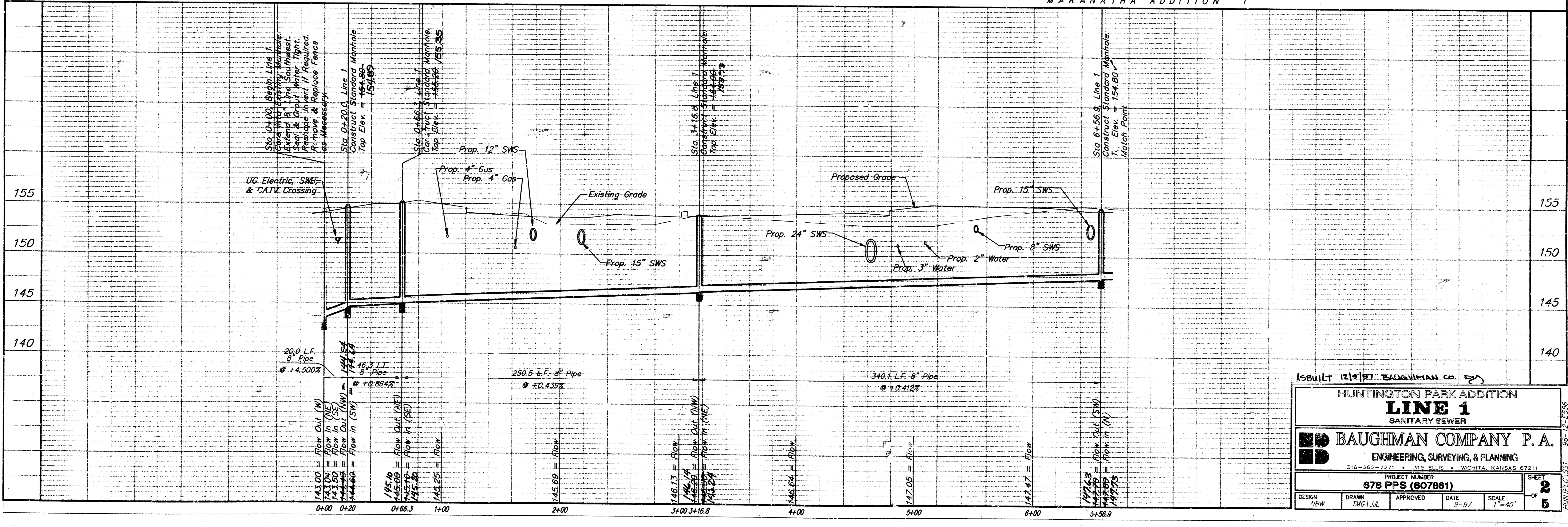


PROJECT INSPECTED BY: BAUGHMAN COMPANY P.A.  
AS-SHOWN 12/11/97 - BAUGHMAN - ENR  
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

**BENCHMARKS:**  
 BM #1 City of Wichita benchmark located 109.5' north and 71.0' west of intersection of C of Maize Road and 13th Street North. Elev. = 160.02 (City Datum)  
 BM #2 #4 Rebar located 41.5' N and 62.8' W of NE Corner of Lot 1, Huntington Park Addition. Elev. = 157.23 (City Datum)



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



1581112101 B. BAUGHMAN CO. P.A.

**HUNTINGTON PARK ADDITION**  
**LINE 1**  
 SANITARY SEWER

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

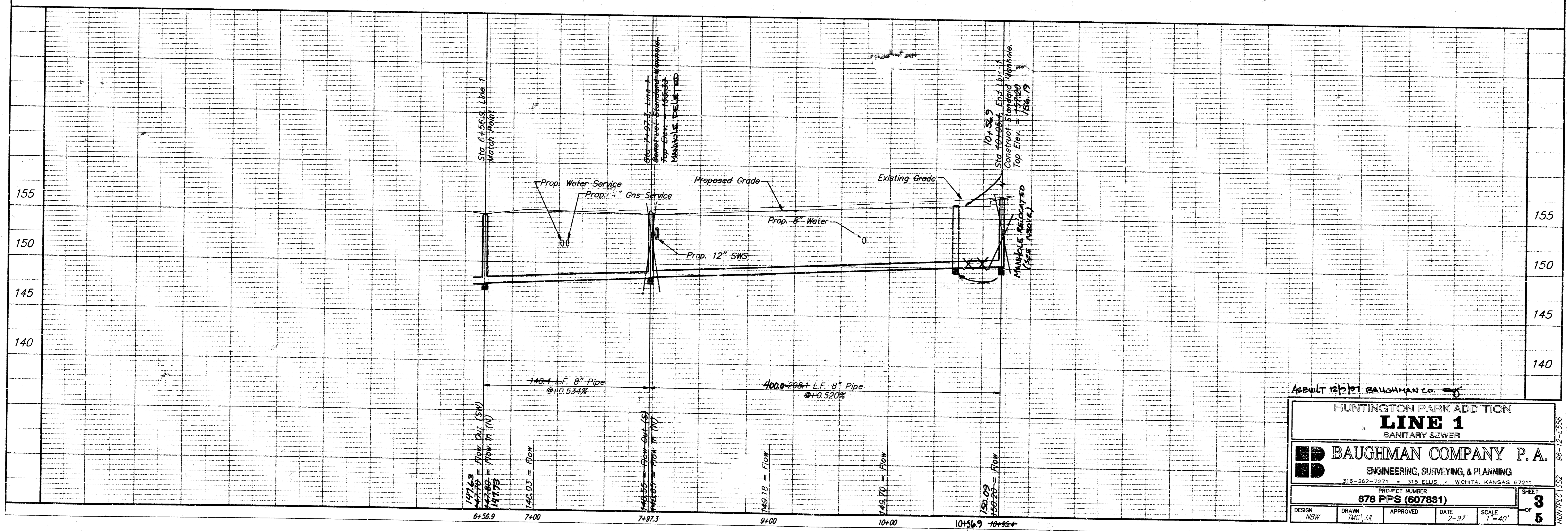
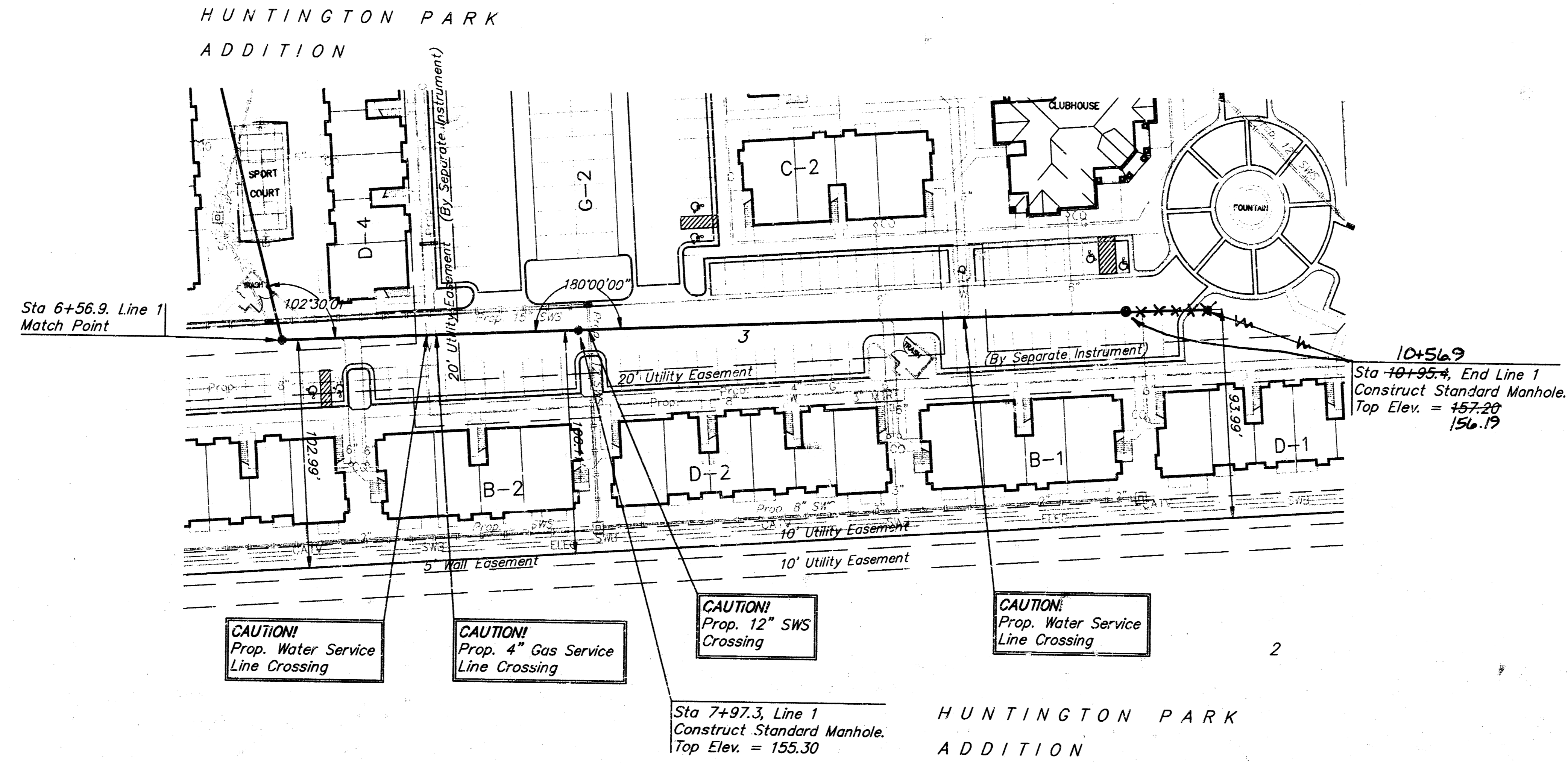
PROJECT NUMBER  
**678 PPS (607861)**

DESIGN: NEW    DRAWN: TMC/LLC    APPROVED:    DATE: 9-97    SCALE: 1"=40'

SHEET **2** OF **5**

**BENCHMARKS:**  
 BM #1 City of Wichita benchmark located 109.5' north and 71.0' west of intersection of C of Maize Road and 13th Street North. Elev. = 160.02 (City Datum)  
 BM #2 #4 Rebar located 41.5' N and 62.8' W of NE Corner of Lot 1, Huntington Park Addition. Elev. = 157.23 (City Datum)

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



ASBULT 12/17/97 BAUGHMAN CO. INC.

HUNTINGTON PARK ADDITION  
**LINE 1**  
 SANITARY SEWER

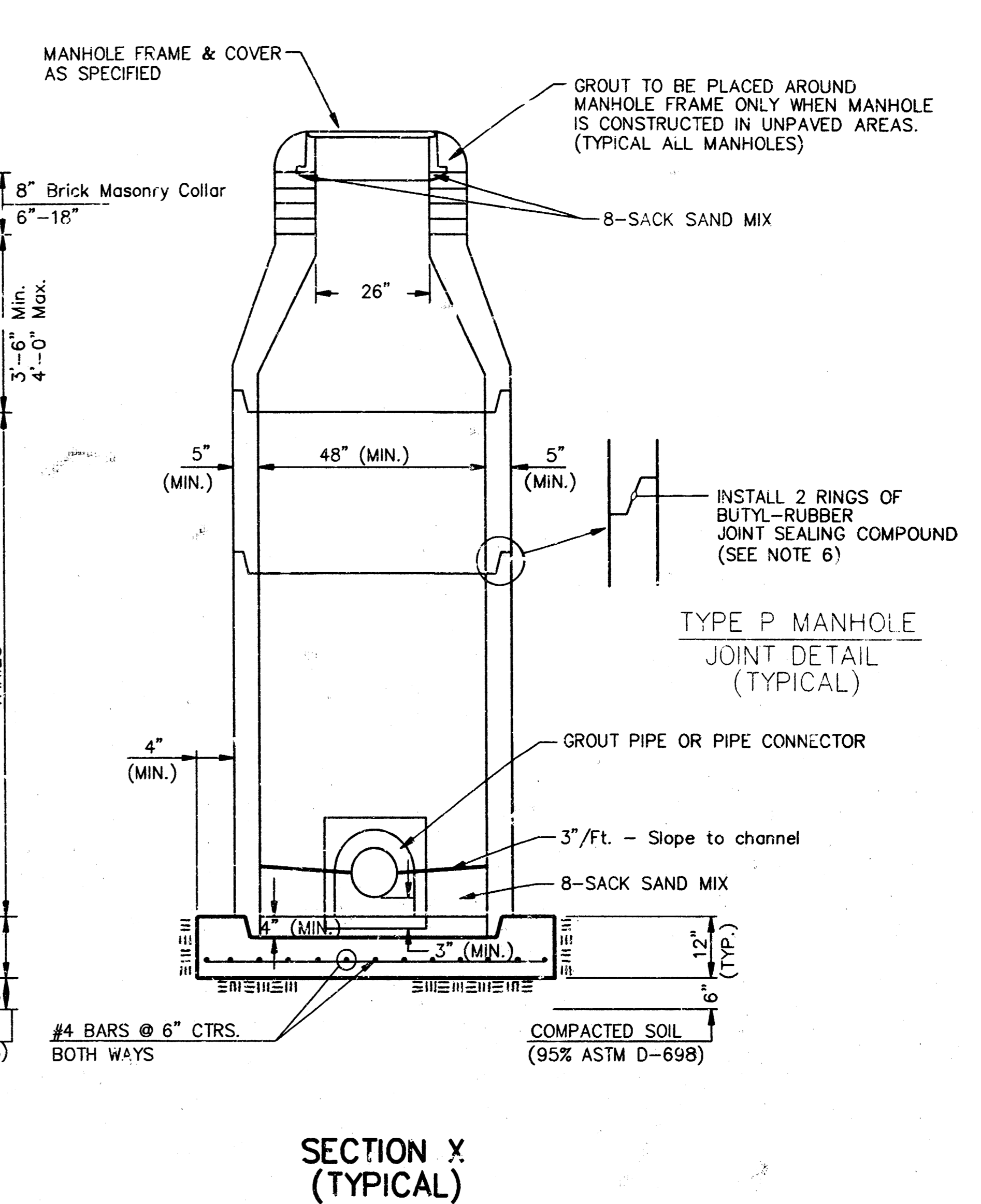
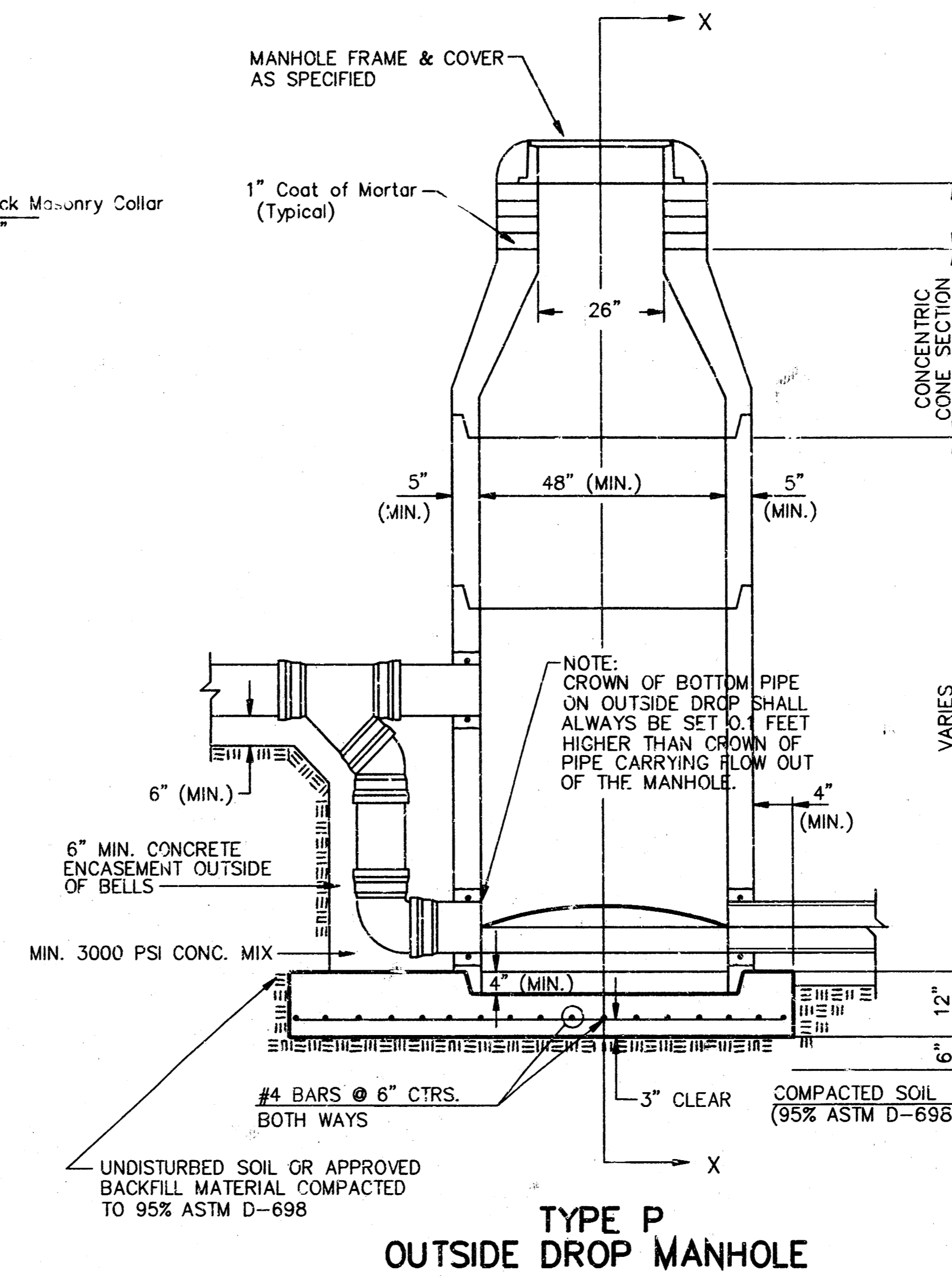
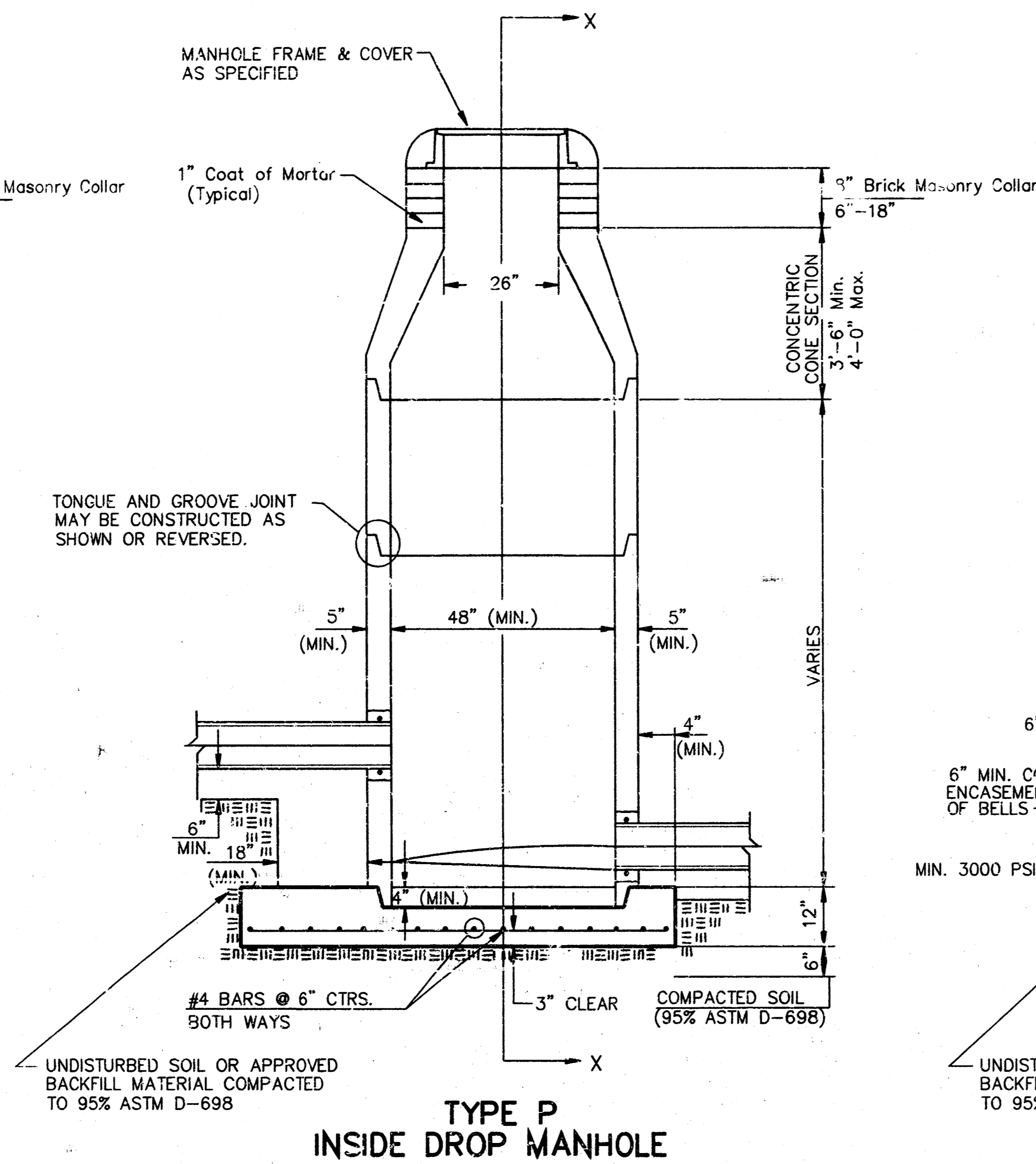
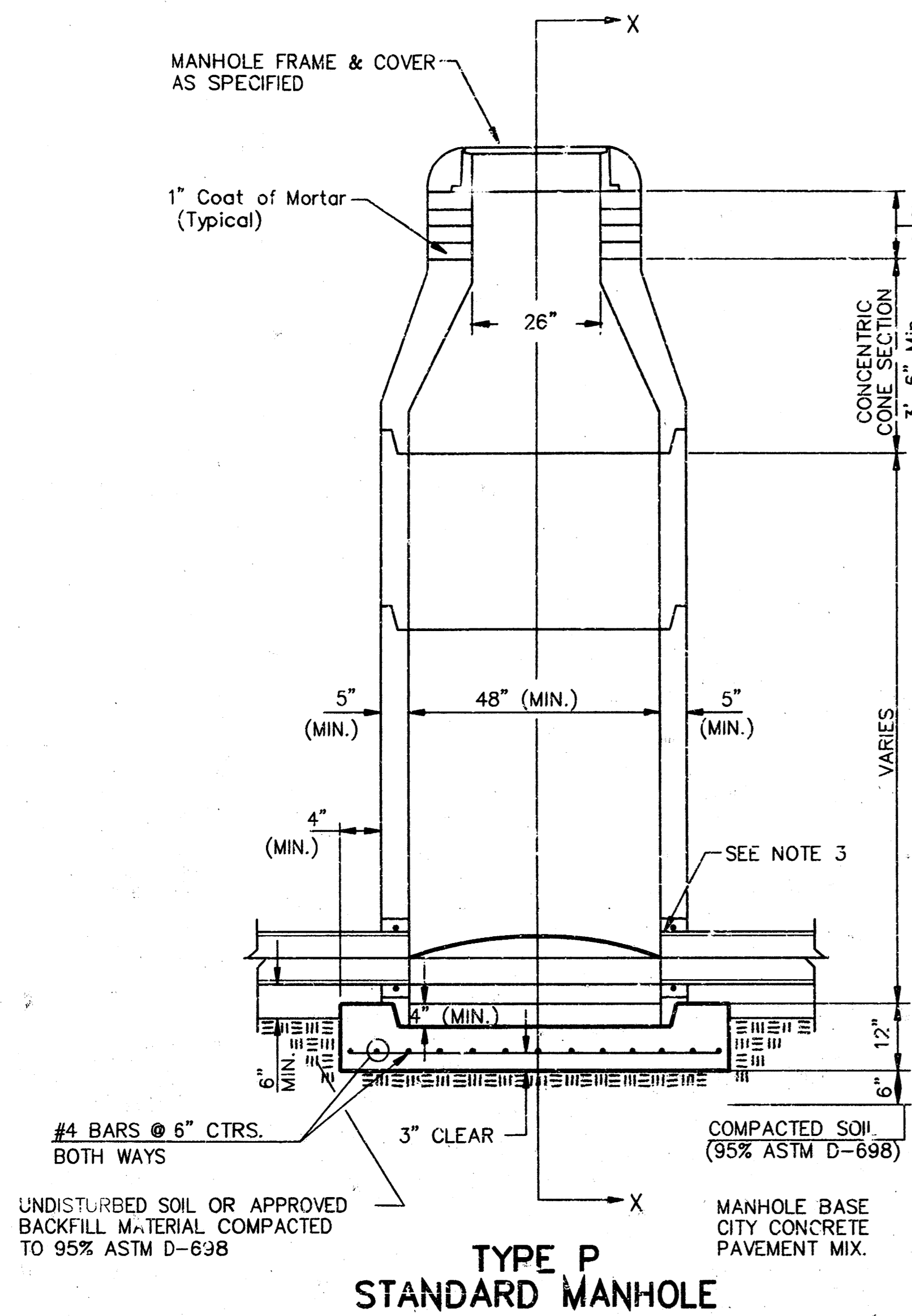
**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**678 PPS (607831)**

DESIGN: NBW    DRAWN: TMC/LJE    APPROVED:    DATE: 2-97    SCALE: 1"=40'  
 SHEET **3** OF **5**

96-12-1556 HUNTINGTON PARK

# SEWER APPURTENANCES DETAILS



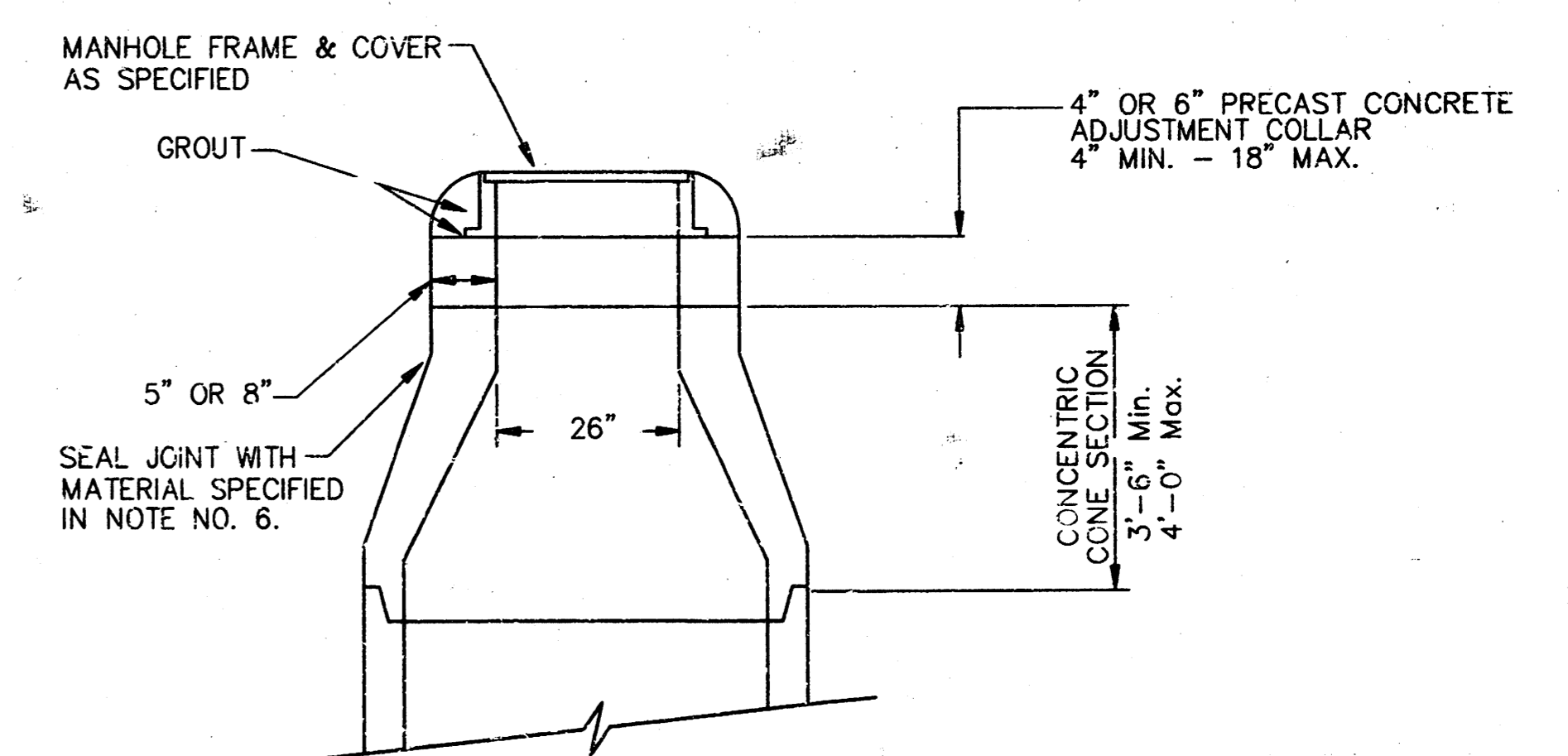
## GENERAL NOTES

### PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.).
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- 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. 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 AT LEAST 3" 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. 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 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 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 FIRST 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 DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' 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 AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4" UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLACED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



CITY OF WICHITA

**STD. MANHOLE DETAILS**

& SEWER APPURTENANCES DETAILS

**BAUGHMAN COMPANY P. A.**

ENGINEERING, SURVEYING, & PLANNING

316-262-2271 • 1103 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 878 PPS (607881)

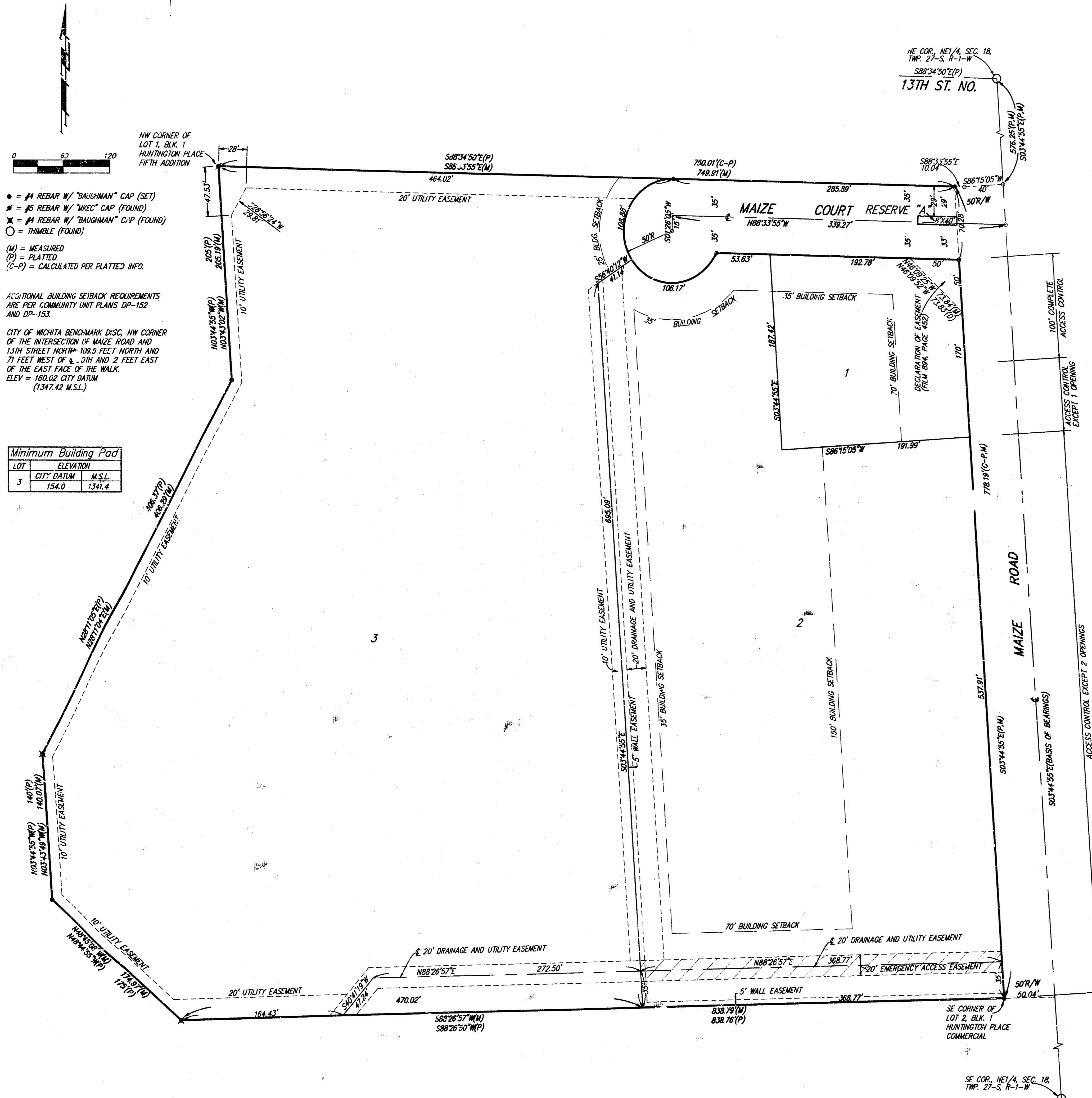
DATE: 9-97

SCALE: NONE

SHEET 4 OF 5

# HUNTINGTON PARK ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #5 REBAR W/ "WEC" CAP (FOUND)
- ⊗ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = THIMBLE (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (C-P) = CALCULATED PER PLATTED INFO.

ADDITIONAL BUILDING SETBACK REQUIREMENTS ARE PER COMMUNITY UNIT PLANS DP-152 AND DP-153.

CITY OF WICHITA BENCHMARK DISC. NW CORNER OF THE INTERSECTION OF MAIZE ROAD AND 13TH STREET NORTH-108.5 FEET NORTH AND 71 FEET WEST OF S. 3TH AND 2 FEET EAST OF THE EAST FACE OF THE WALK. ELEV = 1540.02 CITY DATUM (1347.42 M.S.L.)

LOT	ELEVATION
3	CITY DATUM M.S.L. 1540.02 1347.4

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid County, and State do hereby certify that we have surveyed and platted "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A resub of Lots 1 and 2, Block 1, Huntington Place Commercial, an Addition to Wichita, Sedgwick County, Kansas, together with Lot 1, block 1, Huntington Place 5th Addition, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the NE 1/4 of Sec. 18, Twp. 27-S, R-1-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.

Michael G. Conrey  
Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Street to be known as "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. 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 emergency access easement is hereby granted as indicated for emergency access purposes. No walls, buildings, or any other obstructions shall be constructed or placed on or within this easement except for a gate to be approved by the City of Wichita Fire Department. Reserve "A" is hereby reserved for landscaping, open space, streets, utilities, and monument signs. Reserve "A" shall be owned and maintained by the owner of Lot 3. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Maize Road over and across the east line of Lots 1 and 2, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maize Road at one location over all except the north 100 feet of the east line of said Lot 1, and that said Lot 2 shall have access to Maize Road at two locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 3 shall be 1540.0 City Datum, (1341.4 M.S.L.).

Maize Road Partnership

\_\_\_\_\_, Partner  
\_\_\_\_\_, Partner  
\_\_\_\_\_, Partner

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, Partner, Maize Road Partnership, on behalf of the partnership.

My App't. Exp. \_\_\_\_\_ Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, Partner, Maize Road Partnership, on behalf of the partnership.

My App't. Exp. \_\_\_\_\_ Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, Partner, Maize Road Partnership, on behalf of the partnership.

My App't. Exp. \_\_\_\_\_ Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, Partner, Maize Road Partnership, on behalf of the partnership.

My App't. Exp. \_\_\_\_\_ Notary Public

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 \_\_\_\_\_, 1997.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
John A. Frye  
Chairman  
\_\_\_\_\_  
Harvin S. Krout  
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Bob Knight  
Mayor  
\_\_\_\_\_  
Pat Burnett  
City Clerk

Entered on transfer record this \_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
James Alford  
County Clerk

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 \_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_ o'clock \_\_\_ M.; and is duly recorded.

\_\_\_\_\_  
Larry Consvler  
Register of Deeds  
\_\_\_\_\_  
Michael D. Hurtt  
Deputy

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_ of the Intrust Bank, on behalf of the bank.

My App't. Exp. \_\_\_\_\_ Notary Public

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_ of the Central National Bank, on behalf of the bank.

My App't. Exp. \_\_\_\_\_ Notary Public

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_ of the NationsBank, on behalf of the bank.

My App't. Exp. \_\_\_\_\_ Notary Public

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas.

Earl O. Brandt Revocable Trust dated December 14, 1991 and Barbara June Brandt

\_\_\_\_\_  
Earl O. Brandt  
Trustee  
\_\_\_\_\_  
Barbara June Brandt

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_ day of \_\_\_\_\_, 1997, by Earl O. Brandt, Trustee of the Earl O. Brandt Revocable Trust dated December 14, 1991 and Barbara June Brandt.

My App't. Exp. \_\_\_\_\_ Notary Public