LATERAL 6, MAIN 8, SOUTHWEST INTERCEPTOR
LOT 2, SAVANNAH PLACE ADDITION
PROJECT NO. 468-83229
OCA NO. 744002

GENERAL NOTES

Contractor will be required to provide a minimum advance notice of twenty-four (24) hours to utility companies prior to starting any excavation as follows:

Kansas One-Call	*687-2470*

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

Cox Communications	*262-0661*
Kansas Gas Service	*383-8600*
Westar Electric	*383-8600*
Aquila	*1-800-303-0357*
Southwestern Bell Telephone Company	*1-800-286-8313*
City of Wichita Water Department	*262-6000*
City of Wichita Sewer Maintenance	*262-6000*

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. Location information has been obtained from the various utility companies and is either from company record drawings or company-provided field locations. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

A saw cut of at least one-half the depth of existing surface courses or one-fourth the depth of existing total pavement thickness shall be provided at locations where proposed construction obuts an existing surface course or pavement for which partial removal of that surface or pavement is required, except when such saw cuts are within three (3) feet of an existing joint the limits of removal shall be extended to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the removal of the surface or pavement.

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 permitting regulations. Any material buried or stockpiled beyond approved of Engineers construction limits would require additional archeological investigations unless buried in a previously approved borrow location.

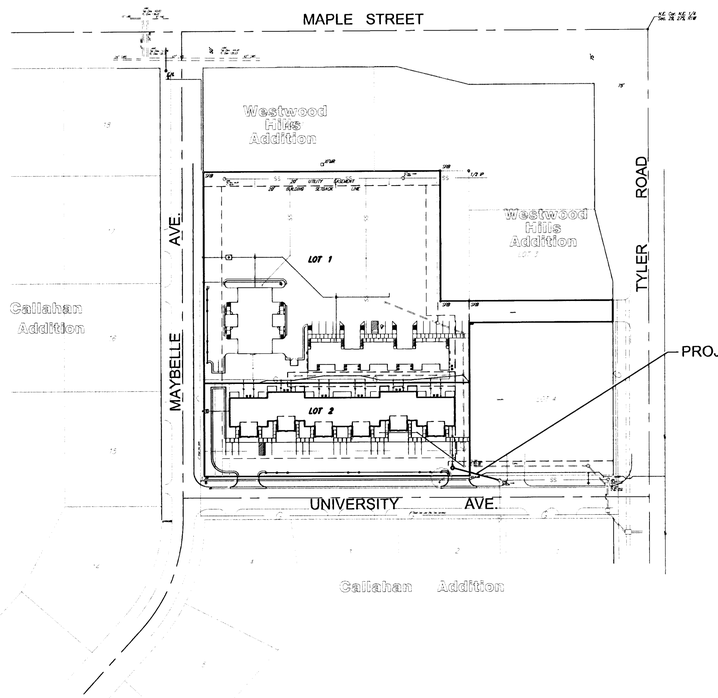
The Engineer shall take field ties to all quarter section corners. The Contractor shall set a City survey monument in the required location where such quarter section corners fall within the limits of pavement construction. Survey monuments will be furnished by the City. The Engineer will accurately located and install the iron at the quarter section corner. This work will not be paid for directly, but shall be considered subsidiary to the other pay items of work in the contract.

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

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 advance notice prior to start of construction.

The Contractor shall seed , fertilize and mulch all disturbed areas with public right-of-way upon completion of construction. Incidental to the bid item for "Site Clearing and Restoration".

There is no easement grading on this project.



Scale: 1" = 100'

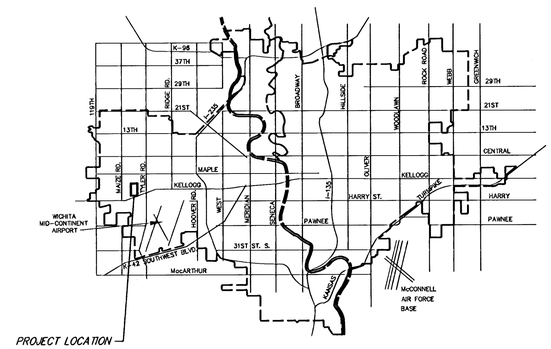
BENCH MARKS

City of Wichita Benchmark:
50.7' north and 39.3' east of of the C/L of Tyler and Maple in turn island. 64.3' S.W. to Sec Cor. iron.
Elev. 1441.2 (City Datum)

On-Site Bench Mark:
Square Cut, Top of curb east end of curb return at N.E. Cor. of Maybelle and University.
Elev. 1437.6 (City Datum)

INDEX OF SHEETS

1. *TITLE SHEET*
2. *LINE 1 PLAN/PROFILE*
3. *SHALLOW TYPE 'P' MANHOLE DETAILS*
4. *PLAT COPY*



VICINITY MAP

Per Plan
11/18/03
RDL
.PDF



2342E

CITY OF WICHITA, KANSAS
NEIL D. CABLE, P.E. - CITY ENGINEER

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

STA. 0+00
BL STA. 14+41.55, 23.24' LT.
CONNECT TO EXISTING MANHOLE

STA. 0+68
BL STA. 13+75.91, 41' LT.
CONSTRUCT STD. SHALLOW MANHOLE
TOP 142.06; 6" STUB N.

3/4" REBAR
BL STA. 14+00, 30' LT.

BASELINE

℄ UNIVERSITY AVE.

BL STA. 10+00 =
CL MAYBELLE

15 14 13 12 11 10

30' R/W

SRB

20' x 30' DRAINAGE & UTILITY EASEMENT

BL STA. 10+30, 30' LT.
SRB PIN

CAUTION!
8" WATER MAIN

20' DRAINAGE & UTILITY EASEMENT

20' BUILDING SETBACK

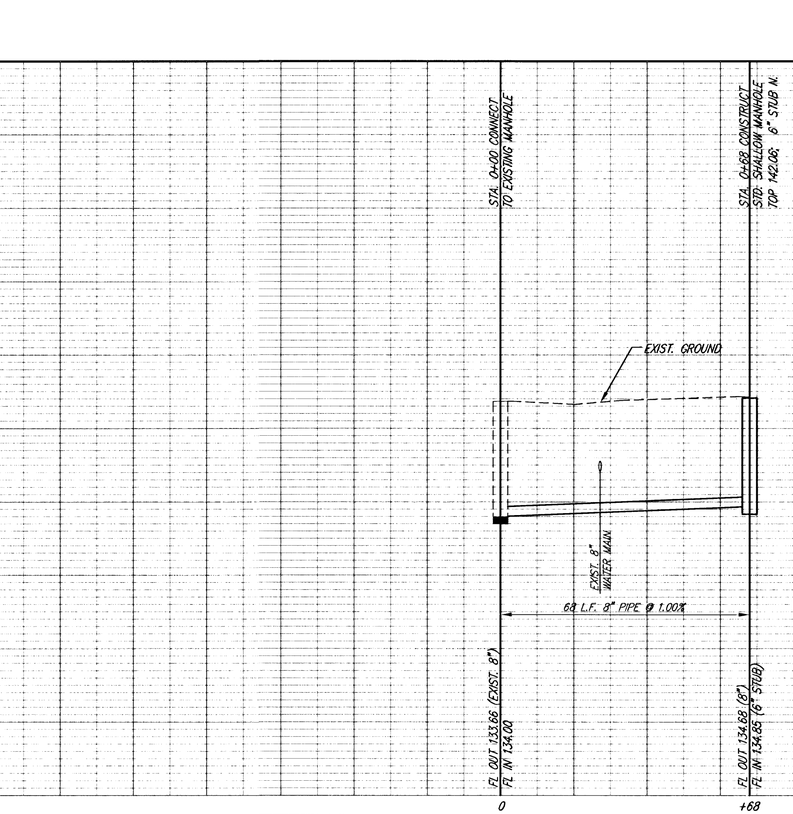
SS

LOT 2

2" Steel Gas Main

℄ MAYBELLE

SCALE: 1"=20'

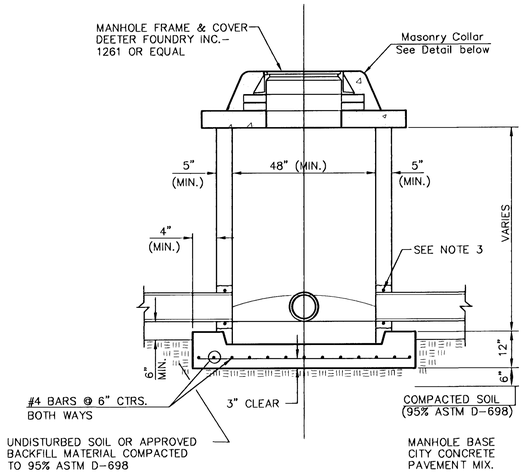


SANITARY SEWER EXTENSION
UNIVERSITY CONDOMINIUMS
SAVANNAH PLACE ADDITION
WICHITA, KANSAS

PROJECT NUMBER 468-83229
DRAWING FILE SSBase [SS01]
DESIGN TCR
DRAWN TEB
DATE Mar. 19, 2003
UTILITY
REVISED
REVIEW

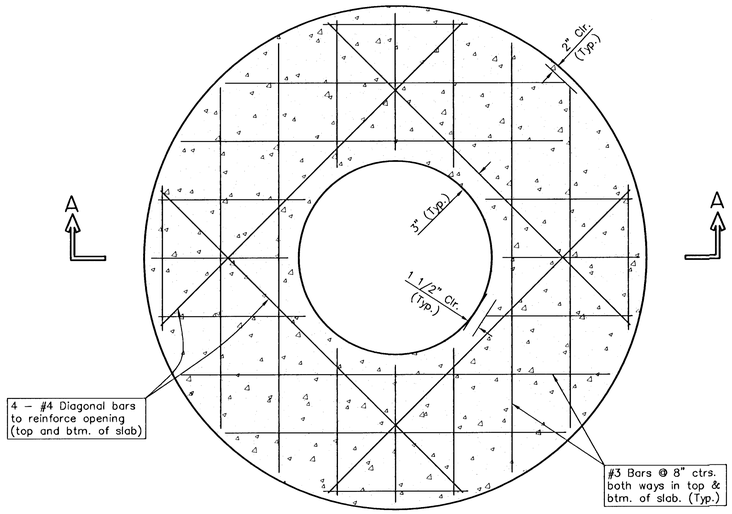
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RB JOB 2342E
SHEET 2 of 4

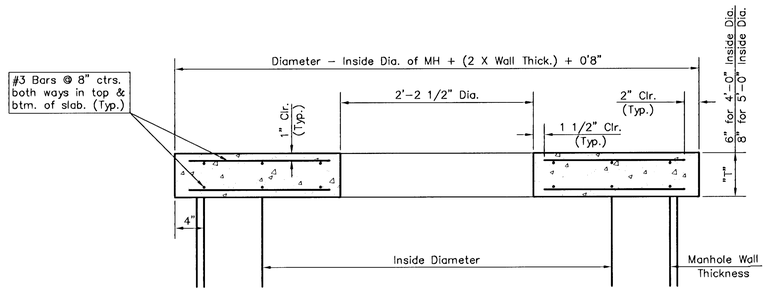


SHALLOW TYPE "P" MANHOLE

SPECIAL SHALLOW TYPE "P" MANHOLE

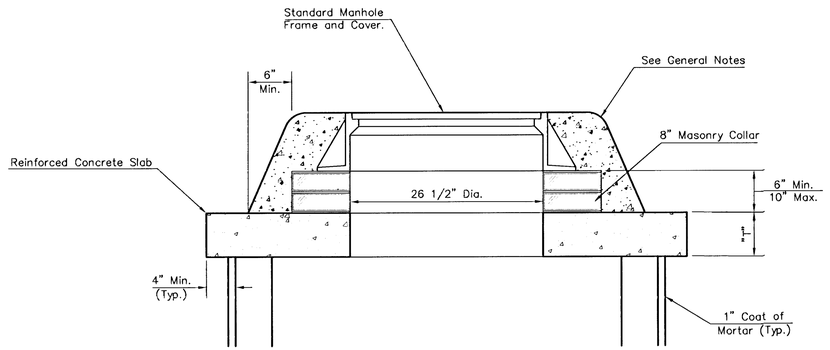


PLAN



SECTION A-A

CONCRETE SLAB DETAILS



MASONRY COLLAR DETAIL

GENERAL NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. 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.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. 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.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. 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.
11. 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.
12. 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.
13. 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 MAHOLE. 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.
14. 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.
15. ALL BRICK USED IN MANHOLE CONSTRUCTION SHALL MEET GRADE SW OF ASTM C652 OR C62-87.

SHALLOW TYPE 'P' MANHOLE DETAILS
WICHITA, KANSAS

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(316) 264-4621 fax
E-mail: info@rbkansas.com

DRAWING FILE: Shallow Type P Manhole
PROJECT NUMBER: 468-83229

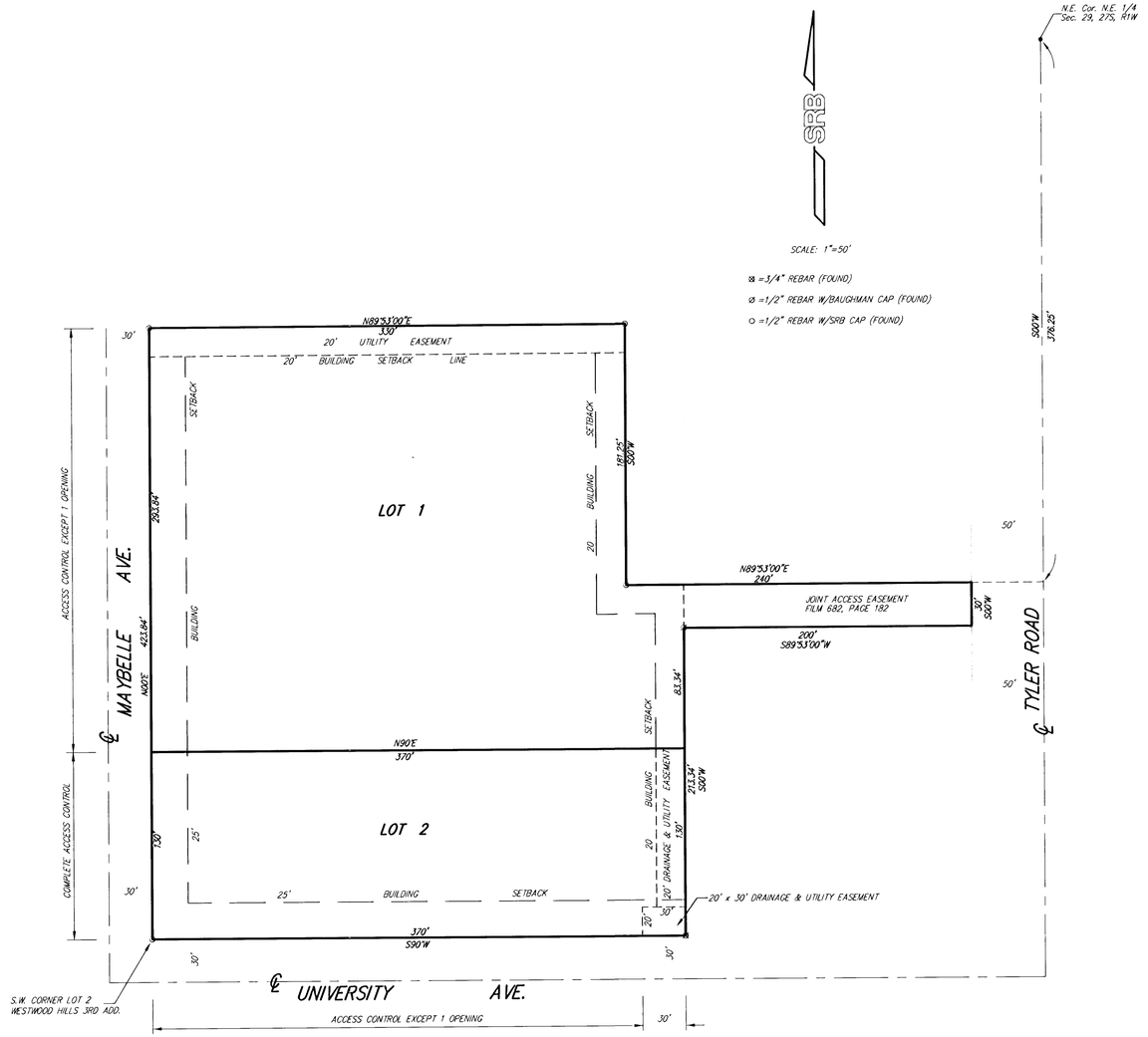
DESIGN
DRAWN
REVIEW
UTILITY
DATE

RB JOB 2ME

SHEET 3 OF 4

SAVANNAH PLACE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH ON THE REVISED WESTWOOD HILLS COMMUNITY UNIT PLAN D.P.-97

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SAVANNAH PLACE 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:

Lots 1 and 2, Westwood Hills 3rd Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 29, 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).

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into 2 Lots to be known as "SAVANNAH PLACE ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintance of all public utilities and for drainage purposes. The utility easement is hereby granted for the construction and maintenance of all public utilities. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat.) A drainage plan has been developed for this plat and all drainage easements, and rights-of- way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Savannah Place Apartments, L.L.C.
a Kansas limited liability company

by Bryan Lagaly Development L.L.C.
a Kansas limited liability company
As Manager

_____, Member
Bryan Lagaly

_____, Member
Robert Armstrong

_____, Member
Gerry Cook

_____, Member
Thomas St. Peter

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____day of 2000, by Bryan Lagaly, Robert Armstrong, Gerry Cook, and Thomas St. Peter, all being Members of Brian Lagaly Development L.L.C., a Kansas limited liability company, on behalf of the company, serving as manager of Savannah Place Apartments, L.L.C., a Kansas limited liability company.

_____ Notary Public

My App't. Exp. _____

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

First National Bank of Conway Springs

_____, Branch President
Chris A. Anderson

This plat of "SAVANNAH PLACE ADDITION", 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 _____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Christopher S. Carraher

_____ 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 _____, 2001.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____day of _____, 2001.

_____ Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, LS #1246

Entered on transfer record this ____ day of _____, 2001.

_____ County Clerk
Don Brace

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2001, at _____ o'clock __M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____day of _____ 2001, by Chris A. Anderson, Branch President, of First National Bank of Conway Springs, on behalf of the Bank.

My App't. Exp _____ _____ Notary Public

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 01756PF-R.C.
PROJECT NO. 00101756P

01-50-50-10