STREET IMPROVEMENTS TO SERVE

THE HAVENS

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Project Number

472-83015

Index Code:

765396

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.G.E. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Nat. Gas Company	942-7600
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	263-4908
City of Wichita Sewer Maintenance	266-4071

2. Utility service lines, poles, valve boxes, meters, and etcetera 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. 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 stockpiles or disposed of in a flood plain would 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.

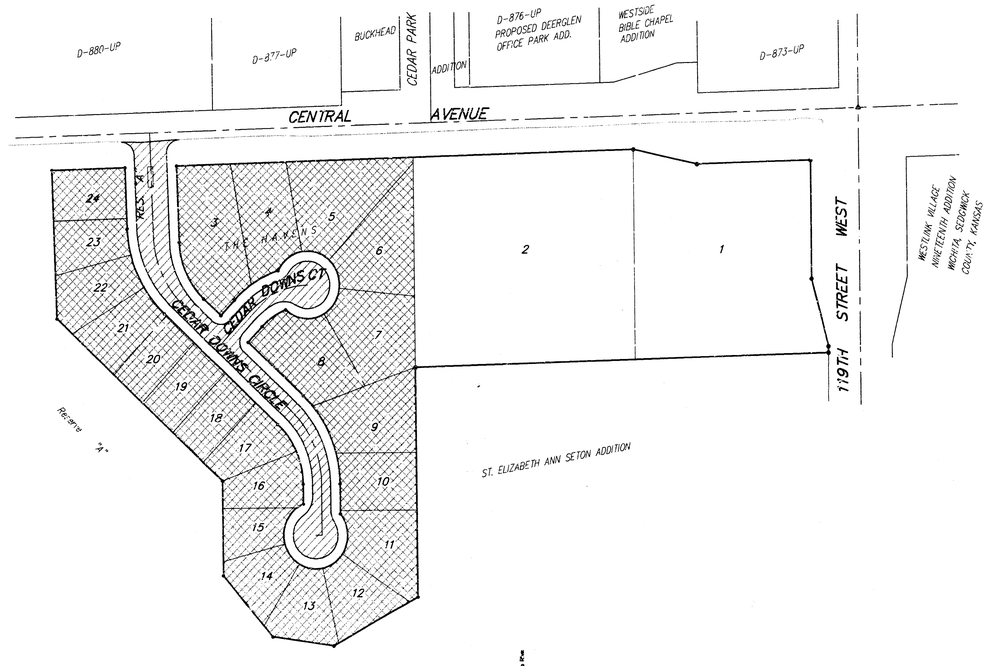
4. Limits of earthwork shall match existing ground elevations at the right-of-way line unless otherwise noted on the plans with a new finished grade elevation. When a new finished grade elevation is shown, the earthwork shall extend one foot beyond the right-of-way line and then sloped up or down using permissible slopes to match the existing ground surface.

5. The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field located water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.

6. 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 law.

7. All areas disturbed by construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City specifications.

8. A saw cut of at least one-half the depth of existing surface courses of one-fourth the depth of the existing total pavement thickness shall be provided at locations where proposed construction abuts as existing surface course or pavement for which partial removal of that surface or pavement is required. Sawed joint to facilitate removal within three (3) feet of existing joints will not be permitted and for such instances the limits of removal shall extend 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.



Scale: 1" = 100'

BENCHMARK:

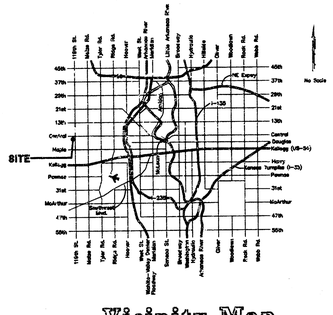
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
N/S. 13.6' North of Walk E/W.
Elevation = 1359.93 City Datum

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Proposed Pavement

Benefit District



Vicinity Map

Project Earthwork Totals

Excavation	=	0.0 C.Y.
Loose Fill	=	171.7 C.Y.
Compacted Fill	=	280.3 C.Y.

Total Project Length

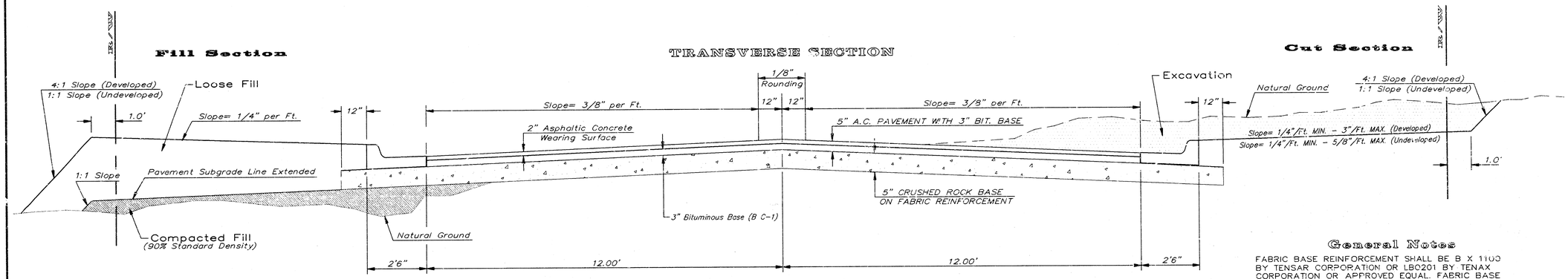
895 L.F. = 0.02 Miles

DON LEE DE [illegible] LICENSED 13744 10/03/78 PROFESSIONAL ENGINEER STATE OF KANSAS

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

TYPICAL 29' B-B PAVEMENT DETAILS

TRANSVERSE SECTION



General Notes

FABRIC BASE REINFORCEMENT SHALL BE B X 1100 BY TENSAR CORPORATION OR LBO201 BY TENAX CORPORATION OR APPROVED EQUAL. FABRIC BASE REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ROCK BASE IS TO BE COMPACTED AND SMOOTHED WITH A STEEL FACED ROLLER PRIOR TO PLACEMENT OF ASPHALT. TACK COAT WILL NOT BE APPLIED TO ROCK BASE.

A TACK COAT OF EMULSIFIED ASPHALT (SC-1H OR CSS-1H) SHALL BE APPLIED AT AN APPROXIMATE RATE OF 0.05 GALLONS PER SQUARE YARD BETWEEN EACH LIFT OF ASPHALTIC MATERIAL.

BITUMINOUS BASE AND ASPHALTIC CONCRETE WEARING SURFACE SHALL BE PLACED WITH A LAYDOWN MACHINE HAVING AUTOMATIC CONTROLS FOR LINE AND GRADE.

CONSTRUCTION JOINTS IN EACH LIFT SHALL BE STAGGERED A MINIMUM DISTANCE OF ONE (1) FOOT FROM JOINTS IN PRECEDING LIFTS AND PLACED SO THAT A JOINT WILL BE CONSTRUCTED ON THE CENTERLINE OF THE TOP LIFT.

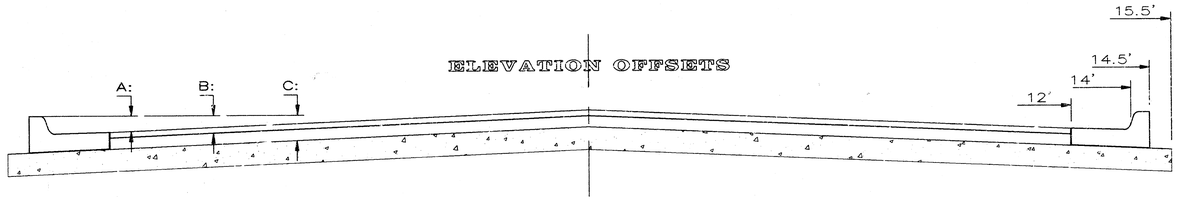
THE ASPHALTIC CONCRETE PAVEMENT BETWEEN THE COMBINED CURB AND GUTTER SHALL BE PAID AS SQUARE YARDS OF 5" ASPHALTIC CONCRETE (3" BITUMINOUS BASE.)

CRUSHED ROCK GRADATION REQUIREMENTS
PERCENT OF AGGREGATE RETAINED

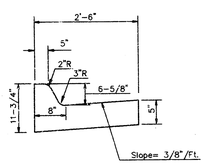
2-1/2"	0
3/4"	20 - 60
#4	50 - 80
#40	80 - 94
#200	90 - 98

ROCK QUALITY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BE THE KDOT 1990 EDITION STANDARD SPECIFICATION SUBSECTION 1102 FOR DURABILITY CLASS 1.

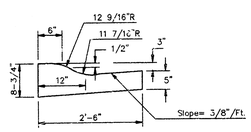
ELEVATION OFFSETS



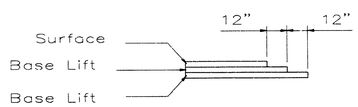
	DISTANCE FROM CENTERLINE (LT. & RT.)										
	0'	2'	4'	6'	7'	8'	10'	12'	14'	14.5'	15.5'
A: Top of Curbs to Top of Surface Lift	0.13	0.18	0.24	0.30	0.33	0.36	0.43	0.49	–	–	–
B: Top of Curbs to Top of Upper Base Lift	0.30	0.35	0.41	0.47	0.50	0.53	0.60	0.66	–	–	–
C: Top of Curbs to Top of C.R. Subgrade	0.55	0.60	0.66	0.72	0.75	0.78	0.85	0.91	0.97	0.98	1.01



COMBINED CURB & GUTTER

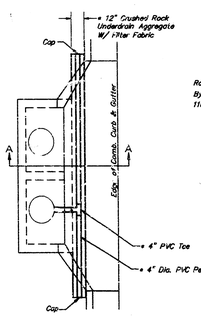


COMBINED ROLL TYPE CURB & GUTTER



TRANSVERSE CONSTRUCTION JOINTS

Transverse construction joints shall be constructed in flexible base pavements at locations where pavement joins existing flexible base pavement as shown by the detail. All costs associated with the construction of the transverse joint shall be included in the bid price for Square Yards 5" ASPHALTIC CONCRETE (3" BITUMINOUS BASE).



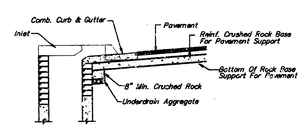
PLAN

* UNDERDRAIN AGGREGATE
Percent of Aggregate Retained

1"	0
3/4"	0 to 10
3/8"	53 to 80
#4	90 to 100
#8	95 to 100

Rock Quality Shall Conform To The Requirements Specified By K.D.O.T. 1990 Edition Standard Specification Subsection 1102 For Durability Class 1.

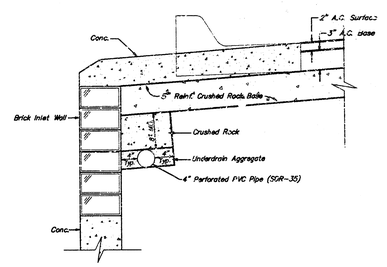
NOTE: Place 4" PVC Perforated Pipe at all drainage sump locations.
Cost of Underdrain System to be Incidental to the Reinforc. Crushed Rock Subgrade.
Inlet Type May Vary From That Shown.



(Min. 16 Perforations Per Lin. Ft. @ 1/4" Dia.) Perforations To Be on Bottom Half

SECTION A-A

PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE



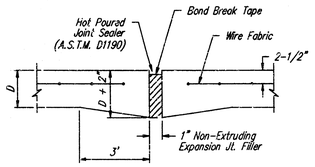
TRENCH DRAIN DETAIL FOR RES. STREETS
NOT TO SCALE

5 INCH Residential Asphaltic Concrete
Pavement w/Crushed Rock Base on Fabric Reinforcement
City of Wichita, Kansas

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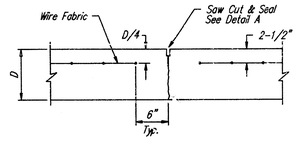
PROJECT NUMBER 472-83015 | SHEET 2 OF 14

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.G.W.	Staff		10/98	

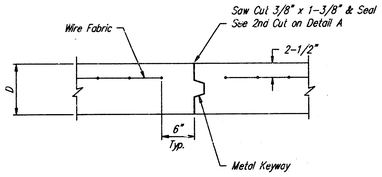


EXPANSION JOINT

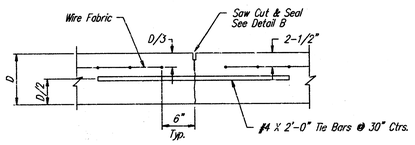
NOTE: Extra Thickness to be Subsidiary to Price of Square Yards Pavement



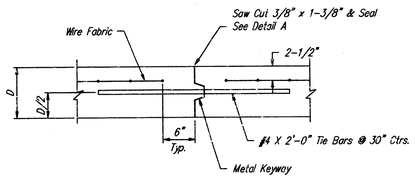
CONTRACTION JOINT DETAIL (C.J.)



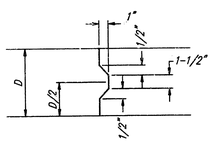
OPTIONAL CONTRACTION JOINT (CONSTRUCTION JOINT)



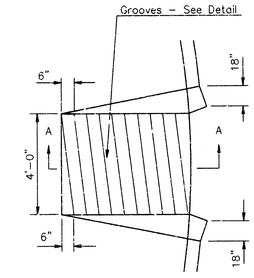
LONGITUDINAL JOINT DETAIL (L.J.)



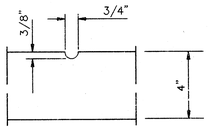
OPTIONAL LONGITUDINAL JOINT DETAIL (L.J.) (CONSTRUCTION JOINT)



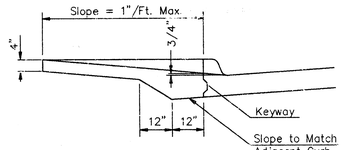
KEYWAY DETAIL



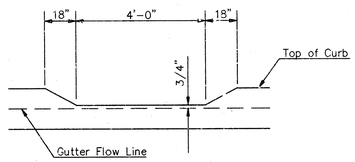
WHEELCHAIR RAMP PLAN VIEW



GROOVE DETAIL

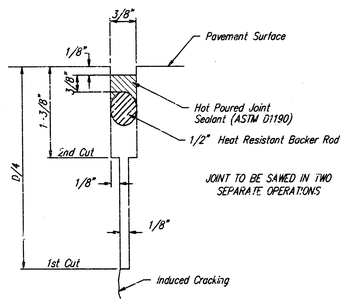


SECTION A-A



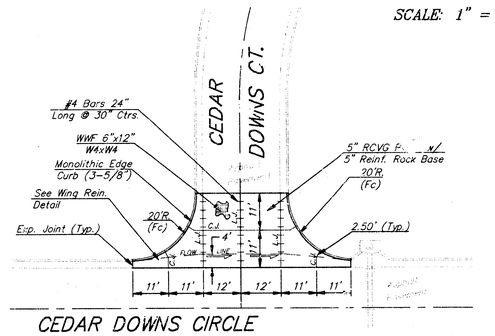
DEPRESSED CURB DETAIL

WHEELCHAIR RAMP DETAIL



SAW JOINT DETAIL "A"

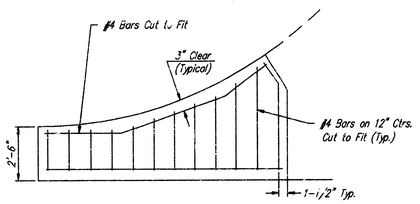
SCALE: 1" = 20'



CEDAR DOWNS CIRCLE

VALLEY GUTTER DETAIL

NOTE: 6"x12" W4xW4 Wire Fabric Reinforcing Shall Be Placed So That The Wires With The 6" Spacing Will Run Parallel With The Longitudinal Joints.



WING REINFORCING DETAIL

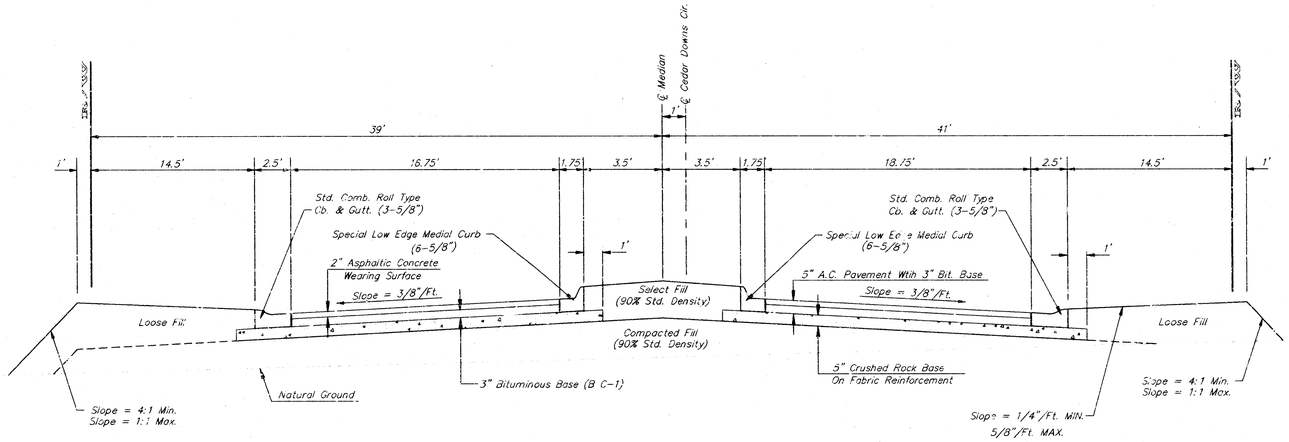
THE HAVENS ADDITION
MISCELLANEOUS PAVEMENT DETAILS

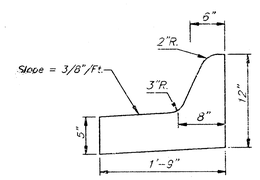
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PROJECT NUMBER	SHEET
472-83015	3 OF 14

DESIGN	DRAWN	APPROVED	DATE	SCALE
BLP	JAK		10/98	

(02)2061





Medial Curb Detail
(Low Edge)
Not to Scale

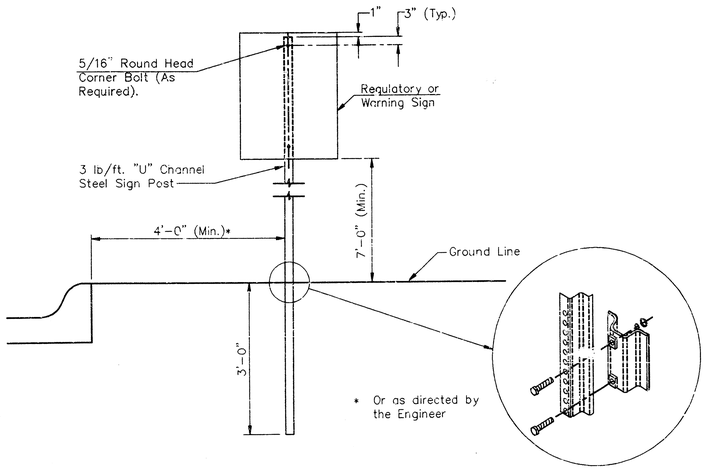
Note: To be paid as Medial Curb & Gutter (6 5/8")

THE HAVENS
ENTRANCE DETAILS
CEDAR DOWNS CIRCLE

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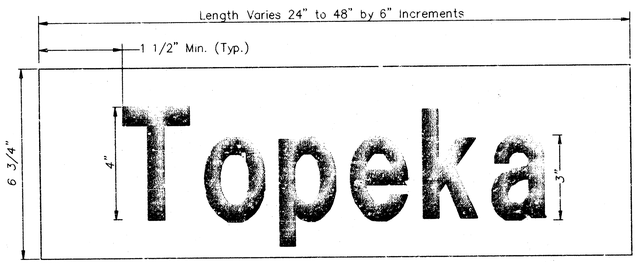
PROJECT NUMBER					SHEET
472-93015					4 OF 14
DESIGN: BLP/JAK	DRAWN: JAK	APPROVED	DATE: 10/98	SCALE: NOTED	

Haven's Entrance 98-10-1115

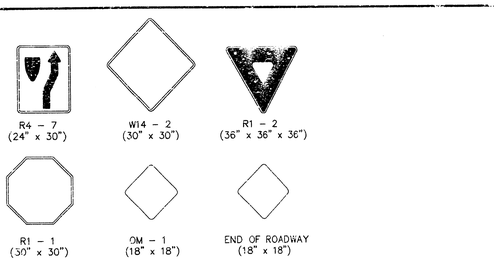


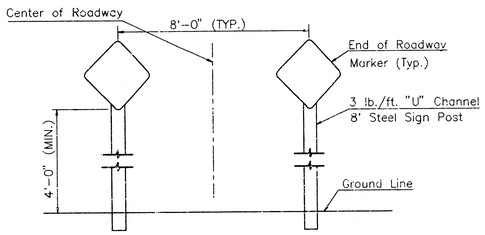
TYPICAL TRAFFIC CONTROL SIGN MOUNTING INSTALLATION

CURB AND GUTTER SECTION

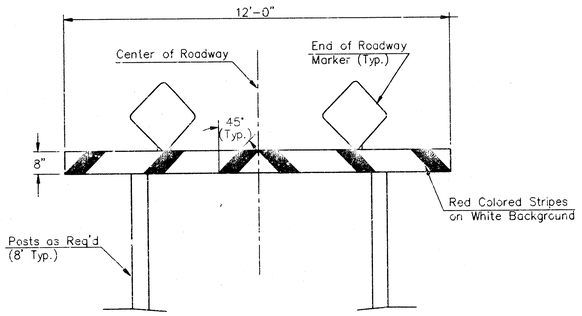


DETAIL A
6 3/4" STANDARD

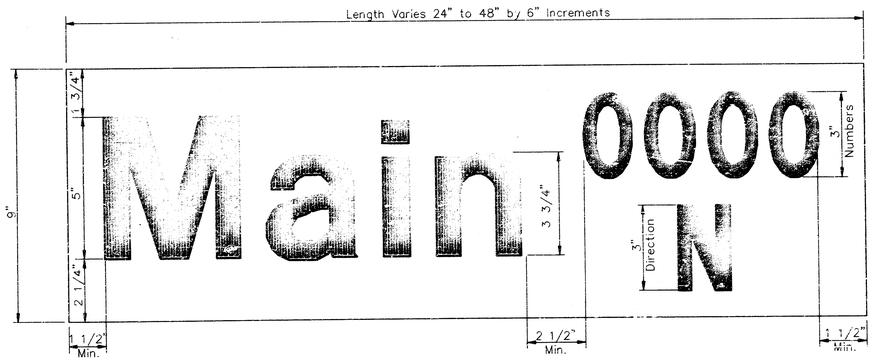




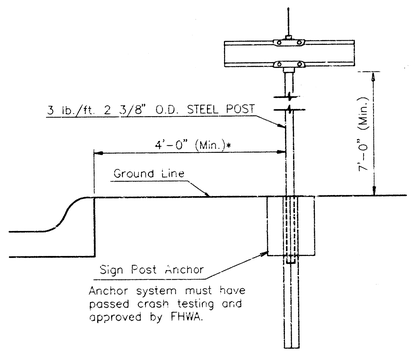
TYPICAL END OF ROADWAY SIGN MOUNTING INSTALLATION



TYPE I BARRICADE DETAIL W/ E.O.R. MARKER

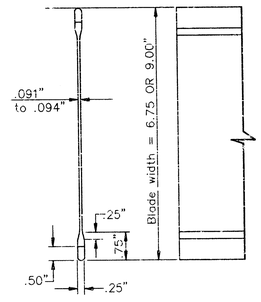


DETAIL B
9" METRO



TYFICAL STREET NAME SIGN MOUNTING INSTALLATION

CURB AND GUTTER SECTION



STREET NAME SIGN

BLADE DETAILS

SIGN ASSEMBLY TABLE

STATION	OFFSET	SIGN	QUANTITY*
3+14	20' Rt.	D3 (SNS)	1
6+16	1' Lt.	R4-7,OM-1	1
6+37	1' Lt.	R4-7,OM-1	1
6+42.40	31' Rt.	R1-1 (Stop)	1
6+47	31' Lt.	D3 (SNS)	1
TOTAL			5

** For information Only*

STREET NAME	NO. BLADES REQ'D	
	6 3/4" STD	9" METRO
Cedar Downs Cir	1	
Cedar Downs Ct	1	
Cedar Downs Cir 600 N		1
Central 12300 W		1

NOTE: REFERENCES BELOW TO "STANDARD SPECIFICATIONS" DENOTE "STANDARD SPECIFICATION FOR STATE ROAD AND BRIDGE CONSTRUCTION EDITION 1990" BY THE KANSAS DEPARTMENT OF TRANSPORTATION.

1. POST ANCHORS: POSTS SHALL BE ANCHORED WITH A YIELDING BASE POST SUPPORT AS DETAILED.
2. POSTS FOR TRAFFIC CONTROL SIGNS: POSTS SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 1620 OF THE STANDARD SPECIFICATIONS EXCEPT THAT ALL POSTS SHALL WEIGH 3 LBS./FOOT MINIMUM.
3. POSTS FOR STREET NAME SIGNS (SNS): POSTS SHALL BE 9 FEET LONG, CONSTRUCTED FROM 2 3/8" O.D. GALVANIZED STEEL PIPE WEIGHING A MINIMUM OF 3 LBS./FOOT. POSTS SHALL BE POSITIONED SO THAT THE BOTTOM BLADE IS 7 FEET ABOVE GRADE
4. POSTS FOR END OF ROADWAY SIGN TO BE 8' LONG AND INSTALLED A MINIMUM OF 4' FROM ROADWAY TO BOTTOM OF SIGN.
5. SIGN BLANKS FOR TRAFFIC CONTROL SIGNS: SIGN BLANKS SHALL BE FABRICATED FROM 0.080" ALUMINUM ALLOY 6063-T6 CONFORMING TO THE REQUIREMENTS OF SUBSECTION 1626 OF THE STANDARD SPECIFICATIONS.
6. SIGN BLADES FOR STREET NAME SIGNS: EXTRUDED ALUMINUM BLADES SHALL BE ALUMINUM ALLOY CONFORMING TO 6063-T6 OR 5052-H38 (ASTM SPECIFICATION B221, LATEST ISSUE). BLADES SHALL HAVE AN ALODINE OR PHOSPHATE ETCHED FINISH. BLADES SHALL HAVE SQUARE CORNERS AND NO HOLES.

   MINIMUM BLADE LENGTH SHALL BE 24". MAXIMUM BLADE LENGTH SHALL BE 48". LENGTH VARIES BY INCREMENTS OF 6".

   BLADES BEARING THE STREET NAMES SHALL BE FIRMLY ATTACHED TO THE MOUNTING BRACKETS USING ALLEN-TYPE SET SCREWS. THE BLADES SHALL BE ORIENTED PARALLEL TO THE STREET.
7. MOUNTING BRACKETS FOR SIGNS: DIE-CAST ALUMINUM BRACKETS SHALL BE ALUMINUM ALLOY 360 HAVING A TENSILE STRENGTH OF 44,000 PSI. THE BRACKETS SHALL BE SMOOTH, FINISHED FREE OF PITS, BURRS, AND FLAWS. EACH BRACKET SHALL BE TAPPED AND DRILLED FOR 5/16" ZINC-PLATED ALLEN-TYPE SET SCREWS HAVING SELF-LOCKING SAW-TOOTH ENDS.
8. FASTENERS: ALL STEEL FASTENERS FOR TRAFFIC CONTROL SIGNS SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 1614 OF THE STANDARD SPECIFICATIONS.
9. REFLECTIVE SHEETING: REFLECTIVE SHEETING SHALL BE TYPE II - HIGH PERFORMANCE CLASS HA IN ACCORDANCE WITH SUBSECTION 2201 OF THE STANDARD SPECIFICATIONS.
10. PROCESS INK: ALL PROCESS INK SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 2202 OF THE STANDARD SPECIFICATIONS.
11. DETAILS: REGULATORY AND WARNING SIGNS SHALL CONFORM TO THE DETAILS IN "STANDARD HIGHWAY SIGNS", FHWA, 1979.
12. DETAILS – SNS: THE REFLECTIVE SHEETING FOR THE 6 3/4" STANDARD SIZE SNS IS TO BE THE HIGHWAY GREEN BACKGROUND WITH SILVER-WHITE #2 COPY WITH 4" UPPER CASE AND LOWER CASE PRIMARY COPY AND SUFFIX COPY. BOTH SERIES "C". FACES TO TRIM TO A 6 1/4". (SEE DETAIL A.)

    THE REFLECTIVE SHEETING FOR THE 9" METRO SIZE SNS IS TO BE THE HIGHWAY GREEN BACKGROUND WITH SILVER-WHITE #2 COPY WITH 5" UPPER CASE AND LOWER CASE PRIMARY COPY AND SUFFIX COPY, BOTH SERIES "C". THE CARDINAL DIRECTION CENTERED DIRECTLY BELOW THE BLOCK NUMBER SHALL BE AN UPPER CASE, 3" SERIES "C" LETTER. FACES TO TRIM TO A 8 1/2" WIDTH. (SEE DETAIL B.)

    FOR CUL-DE-SAC STREETS, A 9" METRO SIZE BLADE SHALL BE USED WITH THE HOUSE NUMBERS DISPLAYED BENEATH THE STREET NAME LETTERING TO BE THE SAME AS FOR THE 6 3/4" SIZE BLADE, EXCEPT THAT THE HOUSE NUMBER INFORMATION SHALL BE 4" SERIES "C".

    SHOP DRAWINGS OF LAYOUT FOR SNS SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION OF THE CITY OF WICHITA FOR APPROVAL PRIOR TO FABRICATION. THE FINISHED SIGNS AS SUPPLIED SHALL BE OF GOOD APPEARANCE, FREE FROM RAGGED EDGES, CRACKS SCALES OR BLISTERS AND SHALL BE CLEAN-CUT. SIGNS SHALL BE PACKED IN SUCH MANNER AS TO PREVENT DAMAGE OR DEFACEMENT DURING SHIPMENT OR STORAGE.
13. PERMANENT TRAFFIC CONTROL AND SNS: PERMANENT TRAFFIC CONTROL AND SNS SHALL BE MEASURED AND PAID FOR AT THE LUMP SUM PRICE FOR SIGNING. THE PAYMENT AS SET FORTH ABOVE SHALL BE CONSIDERED FULL CUMPENSATION FOR ALL EXCAVATION, BACKFILLING POSTS, ANCHORS, FASTENERS, MATERIALS, LABOR, TOOLS AND INCIDENTALS NECESSARY TO COMPLETE THIS WORK.

City of Wichita Public Works

Signing Detail

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
472-83015				5 OF 14
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		10/98	NONE

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

SCALE: 1" = 20'
• = Iron

THE HAVENS

P.V.I.
Elev. = 156.80
30' V.C.

P.V.I.
Elev. = 154.70
44.80' V.C.

P.V.I.
Elev. = 155.10
No V.C.

P.V.I.
Elev. = 155.20
No V.C.

Sta. 0+00
Sta. 0+37.67
Sta. 0+58.13
Sta. 0+75.73–P.C.
Sta. 1+98.28–P.T.
Sta. 3+10.00
Sta. 3+03.28
Sta. 3+09.28
Sta. 3+43.28
Sta. @ Cedar Downs Ct.
Sta. 3+77.28

-0.853%
-0.462%
-0.448%
+0.892%
-0.407%
-0.476%
+0.437%

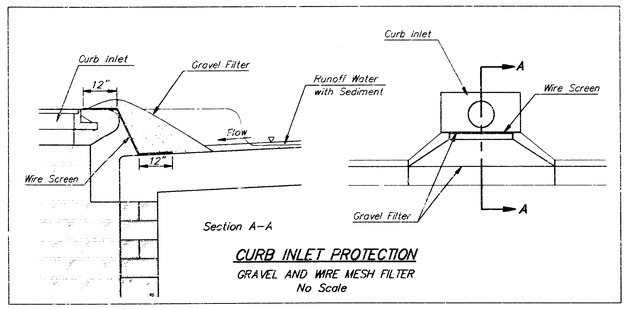
44°20'57"

CEDAR DOWNS CIRCLE 3
CEDAR DOWNS CT

Match Line
Match Line

R/W
58' R/W
65'
38.05'
60.60'
50'R
35'R (FC)
15'R
R=122'
R=137'
R=151'
R=165'
R=180'
Curve #1
Warped Crown
Valve Box Elev. = 156.20
10' Util. Esm't
20' Util. Esm't
10' Ped Access Esm't
20' Drng. & Ped Access Esm't
Iron @ Sta. 0+31.28
Iron @ Sta. 3+14.28
Const. Sediment Barrier (Both Sides) (See Detail, This Sheet)
Const. Std. Type 1A Inlet Hook-Up (Both Sides)
Const. Sediment Barrier (See Detail, This Sheet)
Const. Std. Type 1A Inlet Hook-Up
Construct Roll-Type Curb & Gutter (3-5/8") (Both Sides)
Construct 5" A.C. Pavement w/5" Reinf. Rock Base
28' F-F
55.40'
35.75'
116'
79'
46.07'
21.01'
39.44'
29.48'
49.51'
46.04'
V. G.
H.P.

12 13 14 15 16 17 18 19 20 3 8 9 10 11



CURB INLET PROTECTION
GRAVEL AND WIRE MESH FILTER
No Scale

Curve #1
Curve Data Based on Centerline
Rad. = 151' Delta = 46° 30'00" Tangent = 64.87'
Arc = 122.55' L.C. = 119.21' Def/Ft. =11.38311 Min.

Station	Arc	FACE CHORD LENGTHS 8" Lt.	8" Rt.	Defl.	T. Defl.
0+75.73	–			0°00'00"	0°00'00"
1+00.00	24.27'	20.71'	27.78'	4°36'16"	4°36'16"
1+25.00	25.00'	21.33'	28.61'	4°44'35"	9°20'51"
1+50.00	25.00'	21.33'	28.61'	4°44'34"	14°05'25"
1+75.00	25.00'	21.33'	28.61'	4°44'35"	18°50'00"
1+98.28	23.28'	19.87'	26.65'	4°25'00"	23°15'00"

NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURB.

THE HAVENS
CEDAR DOWNS CIR
STA. 0+00 TO STA. 3+03.28

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
S.E. 263rd ST. • 3 S.T.E. • WICHITA, KANSAS 672...

PROJECT NUMBER 472-83015
SHEET 6 OF 14

DESIGN	DRAWN	APPROVED	DATE	SCALE
BLP/JJH	JAH		10/98	NOTED

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'
• = Iron

THE HAVENS

P.V.I.
Elev. = 154.70
44.80' V.C.
Sta. 3+10.00

P.V.I.
Elev. = 155.30
No V.C.
Sta. 3+77.28

Sta. 4+23.18 – P.C.

Sta. 4+36.98 – P.C. Curve #2

Sta. 5+40.99 – P.T.

Sta. 5+52.40 P.T. Curve #2

Sta. 6+42.40

Sta. 6+92.40 ℄ Central Ave.

-0.448%

+0.892%

+0.394%

-0.476%

+0.437%

CEDAR DOWNS CIRCLE

CEDAR CT.

DOWNS CT.

CENTRAL AVE.

Match Line

Match Line

Curve #2
R=180.00'
R=165.00'

Curve #3
R=150.00'
R=135.00'
R=120.00'

Construct Roll-Type Curb & Gutter (3-5/8") (Both Sides)

Construct 5" A.C. Pavement w/5" Reinf. Rock Base

Const. Full-Height Low Edge Medial Curb & Gutter. (6-5/8) (See Detail, Sheet 4)

Sta. 6+16, 1' Lt. Install R4-7 (Keep Right) & OM-1 Sign

Sta. 3+14, 20' Rt. Install Std. 03 (SNS) Ass'y as per City Specs " Cedar Downs Cir " & " Cedar Downs Ct " (See Detail, Sheet 5)

Iron @ Sta. 3+14.28

Valve Box Elev. = 155.35 Iron @ Sta. 3+72.28

Valve Box Elev. = 155.30

Sta. 3+43.28 ℄ Cedar Downs Ct.

Const. 5" Reinforced Concrete Valley Gutter Pavement on 5" Rein. Rock Base w/Monolithic Edge Curb. (3-5/8") (See Detail, Sheet 3)

Install 11.7 S.Y. of Heavy Stone Rip-Rap as Indicated

Sta. 6+47, 31' Lt. Install Std. 03 (SNS) Ass'y as per City Specs " Cedar Downs Cir 600 N " & " Central 12300 W " (See Detail, Sheet 5)

Install 69 L.F. 30" R.C.P. w/End Sections. Regrade Area as Necessary for Proper Drainage. Cost of Regrading to be Included in Pipe Cost.

Construct 5" A.C. Pavement Hook-Up w/5" Reinf. Rock Base

Existing Asphalt Pavement

Saw Cut, Remove & Replace Existing Surface Course as Indicated. Cost Shall be Included in "R/W Clearing and Site Restoration"

Sta. 6+37, 1' Lt. Install R4-7 (Keep Right) & OM-1 Sign

Sta. 6+42.40 End Construction of 5" A.C. Pavement w/ 5" Reinf. Rock Base

Valve Box Elevs. = 155.86

Sta. 6+42.40, 31' Rt. Install R1-1 (Stop) Sign as per City Specs.

NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURB.

Curve #2
Curve Data Based on Face of Curb
Rad. = 165' Delta = 45°00'00" Tangent = 68.35'
Arc = 129.59' L.C. = 126.29' Def/Ft. =10.41747 Min.

Station	Arc	FACE CHORD LENGTHS 8' Lt.	Defl.	T. Defl.
4+36.98	–	–	0°00'00"	0°00'00"
A	25.92'	27.15'	4°30'01"	4°30'01"
B	25.92'	27.15'	4°30'02"	9°00'03"
C	25.92'	27.15'	4°30'01"	13°30'04"
D	25.92'	27.15'	4°30'01"	18°00'05"
5+52.40	25.91'	27.14'	4°29'55"	22°30'00"

Curve #3
Curve Data Based on Face of Curb
Rad. = 135' Delta = 45°00'00" Tangent = 55.92'
Arc = 106.03' L.C. = 103.32' Def/Ft. =12.73225 Min.

Station	Arc	FACE CHORD LENGTHS 8' Rt.	Defl.	T. Defl.
4+08.03	–	–	0°00'00"	0°00'00"
E	26.51'	24.90'	5°37.32"	5°37.32"
F	26.51'	24.90'	5°37.32"	11°15'04"
G	26.51'	24.90'	5°37.32"	16°52.36"
5+27.32	26.50'	24.89'	5°37'24"	22°30'00"

THE HAVENS
CEDAR DOWNS CIR
STA. 3+03.28 TO STA. 6+42.40

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

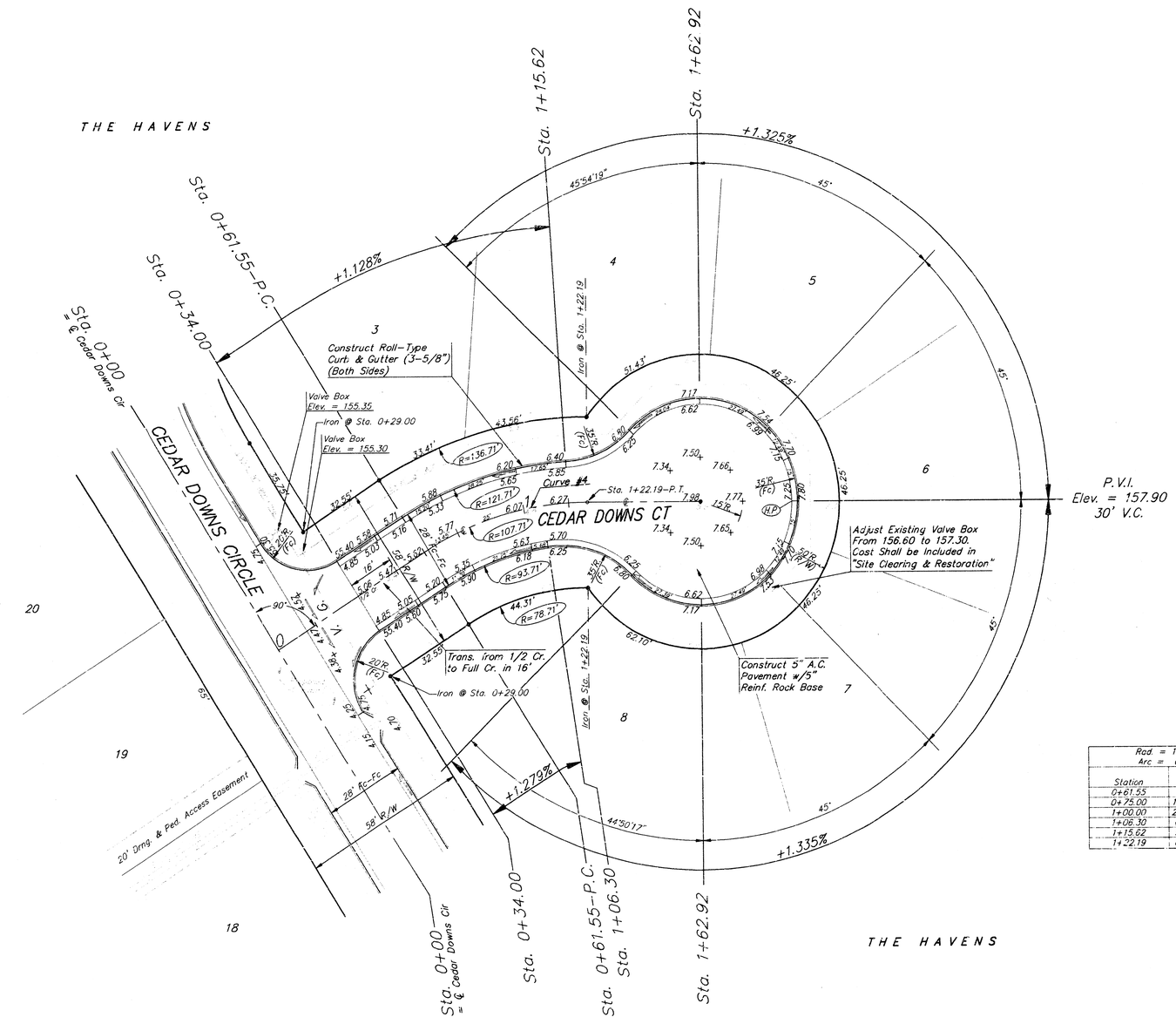
PROJECT NUMBER 472-83015
SHEET 7 OF 14

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

98 06 1715
Havens St. 2

BENCHMARK:
City of Wichita Benchmark Central &
119th St. West SE Corner Intersection
40' East and 46' South of CL Both.
58.82' SE of Section Corner Irnn.
13.6' North of Walk E/W.
Elevation = 156.93 (City Datum)

SCALE: 1" = 20'
• = Iron



Curve #4
Curve Data Based on Centerline
Rad. = 107.71' Delta = 32° 15' 28" Tangent = 31.15'
Arc = 60.64' L.C. = 59.84' Def/Ft. =15.95866 Min.

Station	Arc	RACE CHORD LENGTHS 8' Lt.	8' Rt.	Defl.	T. Defl.
0+61.55	–	–	–	0°00'00"	0°00'00"
0+75.00	13.45'	16.19'	10.70'	3°34'39"	3°34'39"
1+00.00	25.00'	30.04'	19.85'	6°38'58"	10°13'37"
1+06.30	6.30'	7.59'	5.01'	1°40'32"	11°54'09"
1+15.62	9.32'	11.22'	7.41'	2°28'44"	14°22'53"
1+22.19	6.57'	7.91'	5.23'	1°44'51"	16°07'44"

NOTE: ROLL TYPE CURB & GUTTER TO BE CONSTRUCTED ON THE PAVEMENT SHOWN ON THIS SHEET. TOP OF CURB ELEVATIONS ARE GIVEN FOR FULL HEIGHT CURB.

THE HAVENS
CEDAR DOWNS CT
LOTS 3-8

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 113 E. 1st S. • WICHITA, KANSAS 67202

PROJECT NUMBER					SHEET
472-83015					8 OF 14
DESIGN	DRAWN	APPROVED	DATE	SCALE	
BLH/LMV	JAK		10/98	NONE	

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

CENTRAL AVENUE

Sta. 8+02.31, End Construction of 4' Wide Concrete Sidewalk (4')

SCALE: 1" = 40'
• = IRON

BAY COUNTRY ADDITION
JENNIE
BAY COUNTRY
RES. "E"
Reserve "A"
Existing Pond
Edge of Water
THE HAVENS ADDITION
CEDAR DOWNS COURT
CEDAR DOWNS CIRCLE
BAY COUNTRY ADDITION
LOT 1, BLOCK 1
ST. ELIZABETH ANN SETON ADDITION

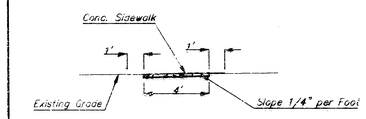
Sidewalk Staking Coordinates

No.	Northing	Easting	No.	Northing	Easting
1*	1623.55	9773.33	22	1915.06	9625.91
2	1620.33	9769.50	23	1949.47	9589.64
3	1658.63	9737.36	24	1983.89	9553.38
4 – P.C.	1671.32	9726.71	25	2018.31	9517.11
5	1672.98	9725.25	26 – P.C.	2050.38	9483.32
6 – P.T.	1674.57	9723.71	27	2051.76	9481.80
7 – P.C.	1693.98	9703.95	28 – P.T.	2053.06	9480.23
8*	1714.40	9697.09	29 – P.C.	2075.22	9452.28
9	1716.40	9690.77	30	2085.05	9442.86
10 – P.T.	1734.45	9685.21	31*	2096.15	9442.35
11	1741.21	9689.87	32	2108.05	9433.75
12 – P.C.	1762.02	9691.88	33 – P.T.	2117.53	9433.44
13	1764.23	9692.04	34	2133.00	9434.42
14 – P.T.	1766.44	9692.09	35 – P.C.	2153.12	9435.68
15	1791.10	9692.09	36	2155.12	9435.76
16 – P.C.	1830.77	9692.09	37 – P.T.	2157.21	9435.76
17	1841.03	9691.03	38	2182.95	9435.68
18*	1854.40	9697.09	39	2232.93	9433.77
19	1863.23	9680.12	40	2285.22	9432.41
20 – P.T.	1867.04	9676.51	41*	2315.34	9436.62
21	1880.64	9662.18			

1* Iron, SW Corner Lot 13
8* Iron, West Line Lot 14
15e Iron, NW corner Lot 16
31* West Line Lot 22
41* NW Corner Lot 24

Legend

Staking Coordinate Number
Proposed Grade



Typical Sidewalk Section

Sta. 0+00, Begin Construction of 4' Wide Concrete Sidewalk (4')

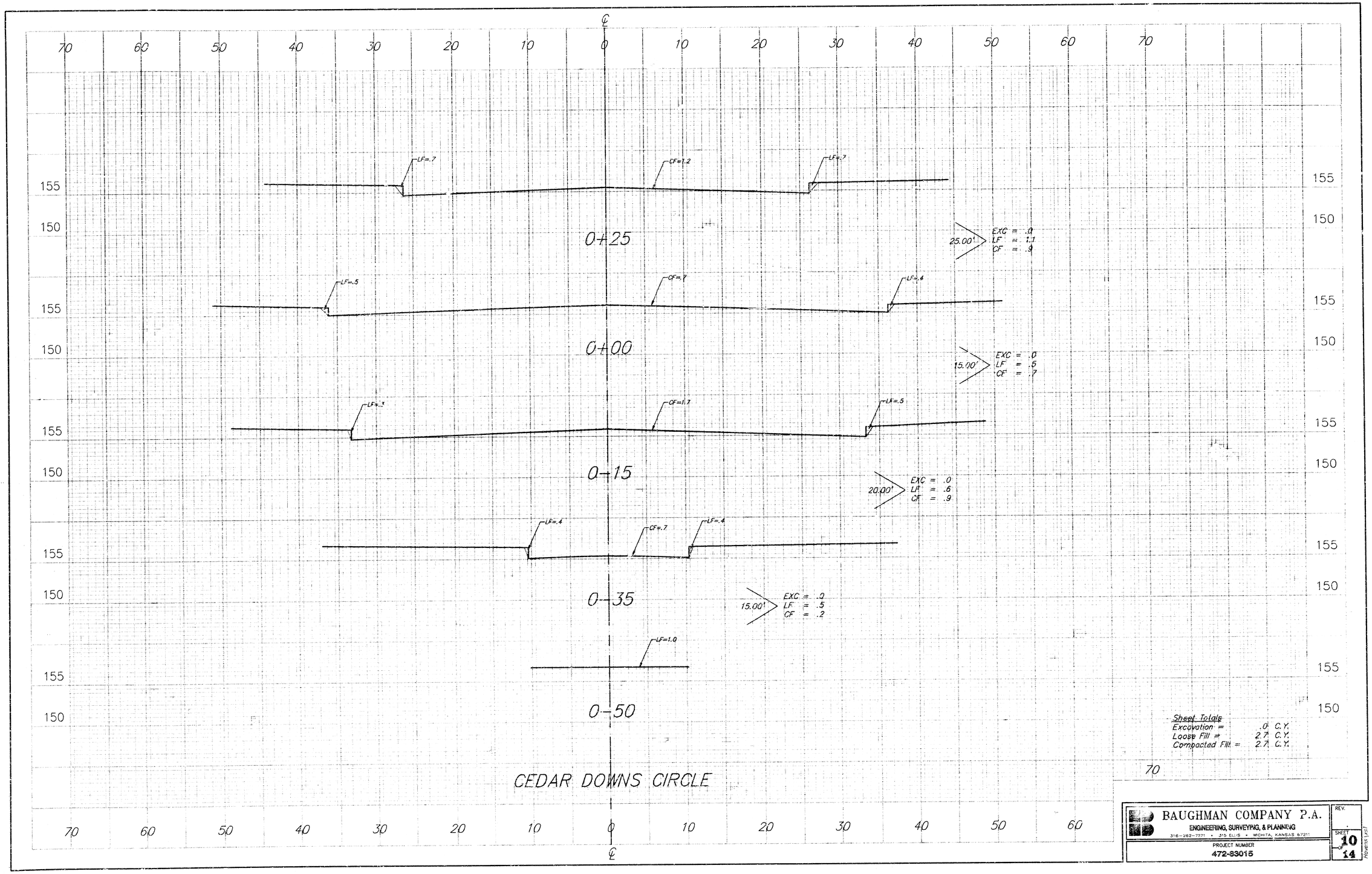
THE HAVENS ADDITION
SIDEWALK PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1221 • 315 E. 8 • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
472-83015	9 OF 14

DESIGN	DRAWN	APPROVED	DATE	SCALE
BLP	JAK		10/98	NOTED

Plotted: 1:52PM



Sheet Totals

Excavation =	.0 C.Y.
Loose Fill =	2.7 C.Y.
Compacted Fill =	2.7 C.Y.

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

PROJECT NUMBER
472-83015

REV.

SHEET 10 OF 14

Revised 10-31

℄

40 30 20 10 0 10 20 30 40

155 150

LF=0.6 CF=3.7 LF=0.5

4+50

41.97'

EXC = 0.0
LF = 1.3
CF = 3.4

LF=0.3 CF=0.8 LF=0.2

4+08.03

30.75'

EXC = 0.0
LF = 0.5
CF = 1.7

LF=0.3 CF=2.3 LF=0.2

3+77.28

34.00'

EXC = 0.0
LF = 0.6
CF = 4.6

LF=0.5 CF=5.0

3+43.28

40.00'

EXC = 0.0
LF = 0.7
CF = 5.4

LF=0.3 CF=2.3 LF=0.2

3+03.28

53.28'

EXC = 0.0
LF = 1.0
CF = 4.5

LF=0.3 CF=2.3 LF=0.2

2+50

50.00'

EXC = 0.0
LF = 1.0
CF = 4.2

LF=0.3 CF=2.3 LF=0.2

2+00

50.00'

EXC = 0.0
LF = 1.0
CF = 4.2

LF=0.3 LF=2.3 LF=0.2

1+50

50.00'

EXC = 0.0
LF = 1.0
CF = 4.2

LF=0.3 LF=2.3 LF=0.2

1+00

41.87'

EXC = 0.0
LF = 0.8
CF = 3.5

LF=0.3 CF=2.3 LF=0.2

0+58.13

33.13'

EXC = 0.0
LF = 1.2
CF = 2.2

CEDAR DOWNS CIRCLE

Sheet Totals
Excavation = 0.0 C.Y.
Loose Fill = 9.2 C.Y.
Compacted Fill = 37.2 C.Y.

℄

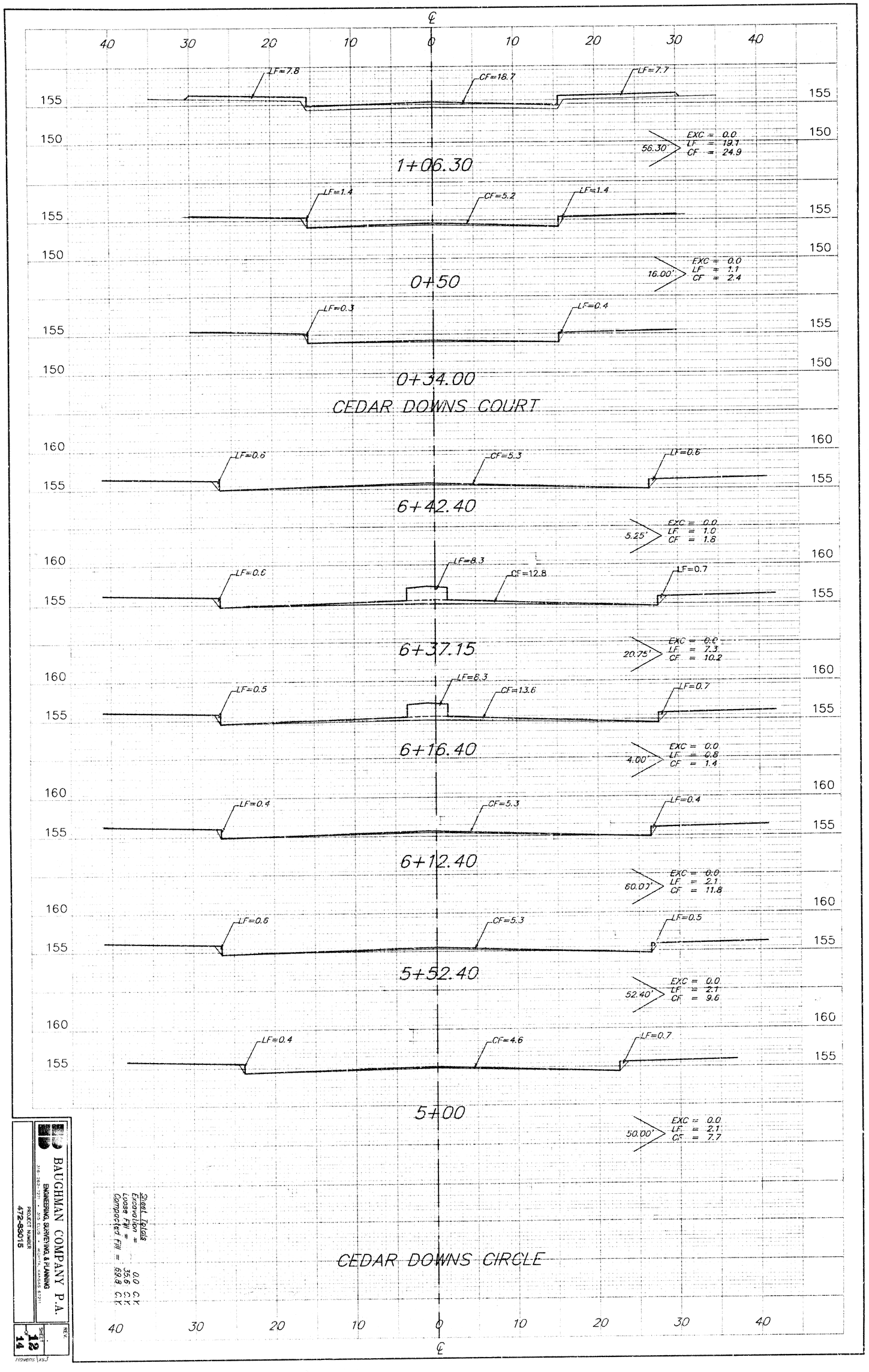
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
316-262-2691 FAX 316-262-1693 WICHITA, KANSAS 67211

PROJECT NUMBER
472-83015

SHEET 11 OF 14

REV.

Havens \ xs7



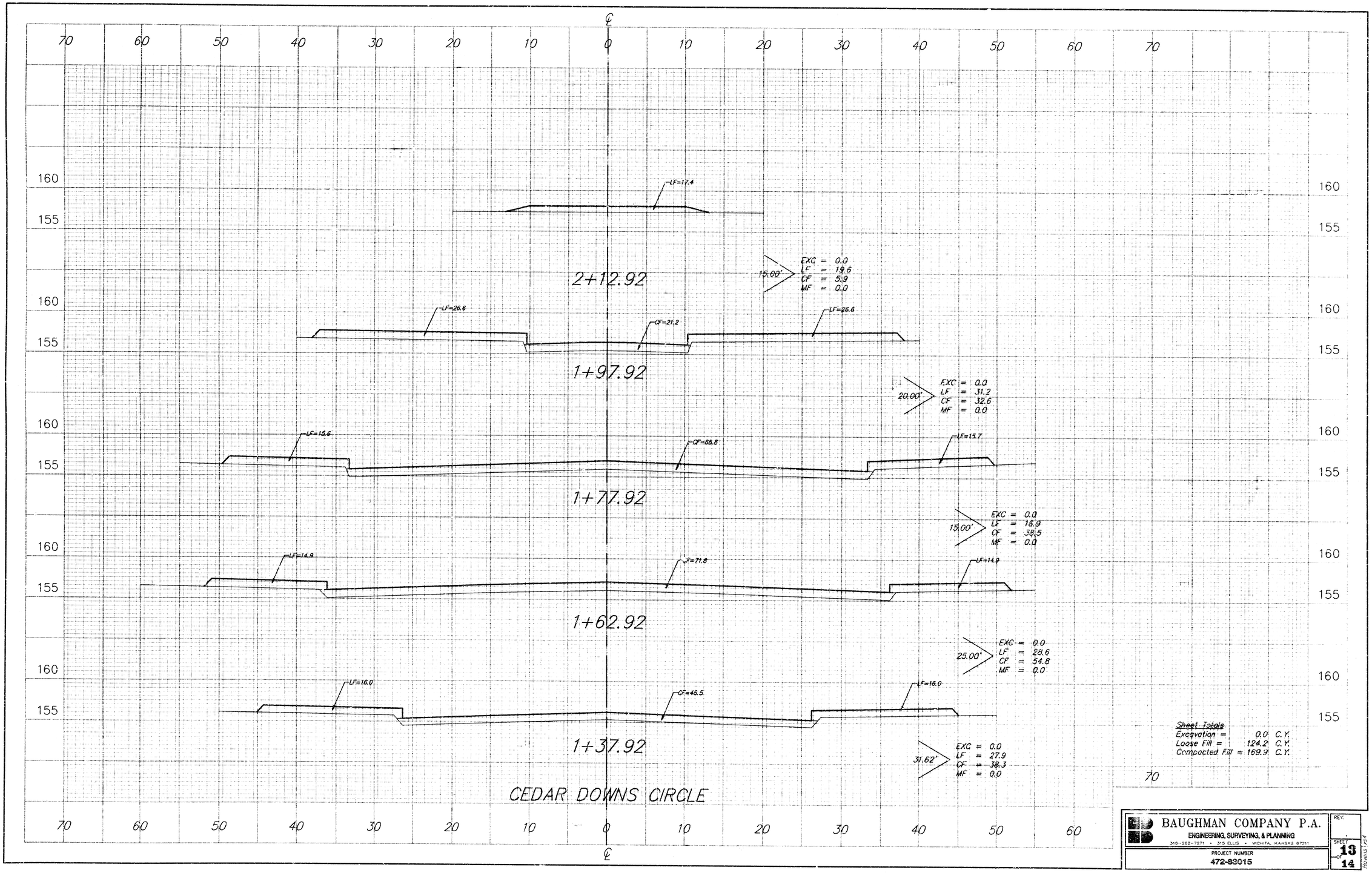
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
316 - 262-1291 - 315 E. DOUGLAS - WICHITA, KANSAS 67211

PROJECT NUMBER
472-93015

SHEET
12
OF
14

REV.

Hivens\xs3



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

PROJECT NUMBER
472-83015

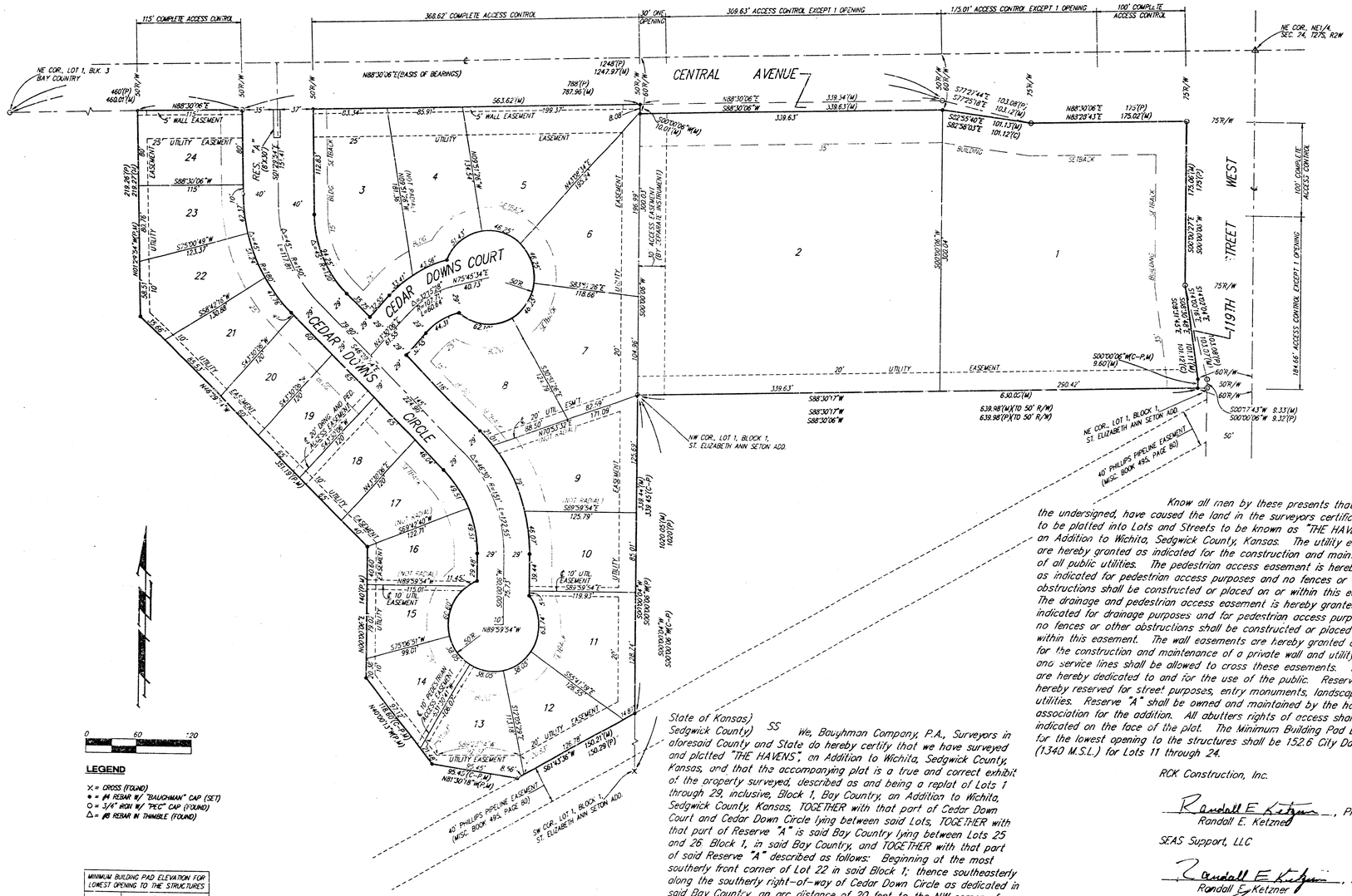
REV.

SHEET 13 OF 14

Travis Lyon

THE HAVENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0 60 120

LEGEND

× = CROSS (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
O = 3/4" IRON W/ "PEC" CAP (FOUND)
Δ = #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 45' SOUTH OF
CENTER LINE 90TH, S8.82'
SE OF SECTION CORNER 1ROM,
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.

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.

Randall E Ketzner, President
Randall E. Ketzner

SEAS Support, LLC

Randall E Ketzner, Member
Randall E. Ketzner

Kevin P. Lewis, Member

Todd Rhodes, Member

Randall E. Ketzner Christine M. Ketzner
Randall E. Ketzner Christine M. Ketzner

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner, President of RCK Construction, Inc., on behalf of the corporation.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

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 plotted "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 northeasterly 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.

L.S.-27 1998
Michael G. Conrey, Surveyor

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 11TH day of SEPTEMBER, 1998, by Patrick F. Walden, President of Garden Plain State Bank, on behalf of the bank.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner, Member of SEAS Support, LLC, on behalf of the company.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Kevin P. Lewis, Member of SEAS Support, LLC, on behalf of the company.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Todd Rhodes, Member of SEAS Support, LLC, on behalf of the company.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of SEPTEMBER, 1998, by Randall E. Ketzner and Christine M. Ketzner, husband and wife.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

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