

SANITARY SEWER PLANS

LAT. 222, S.W.1.

HUNTINGTON PLACE

PROJECT NO.

468-76 245-81581-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
AUG. 1986

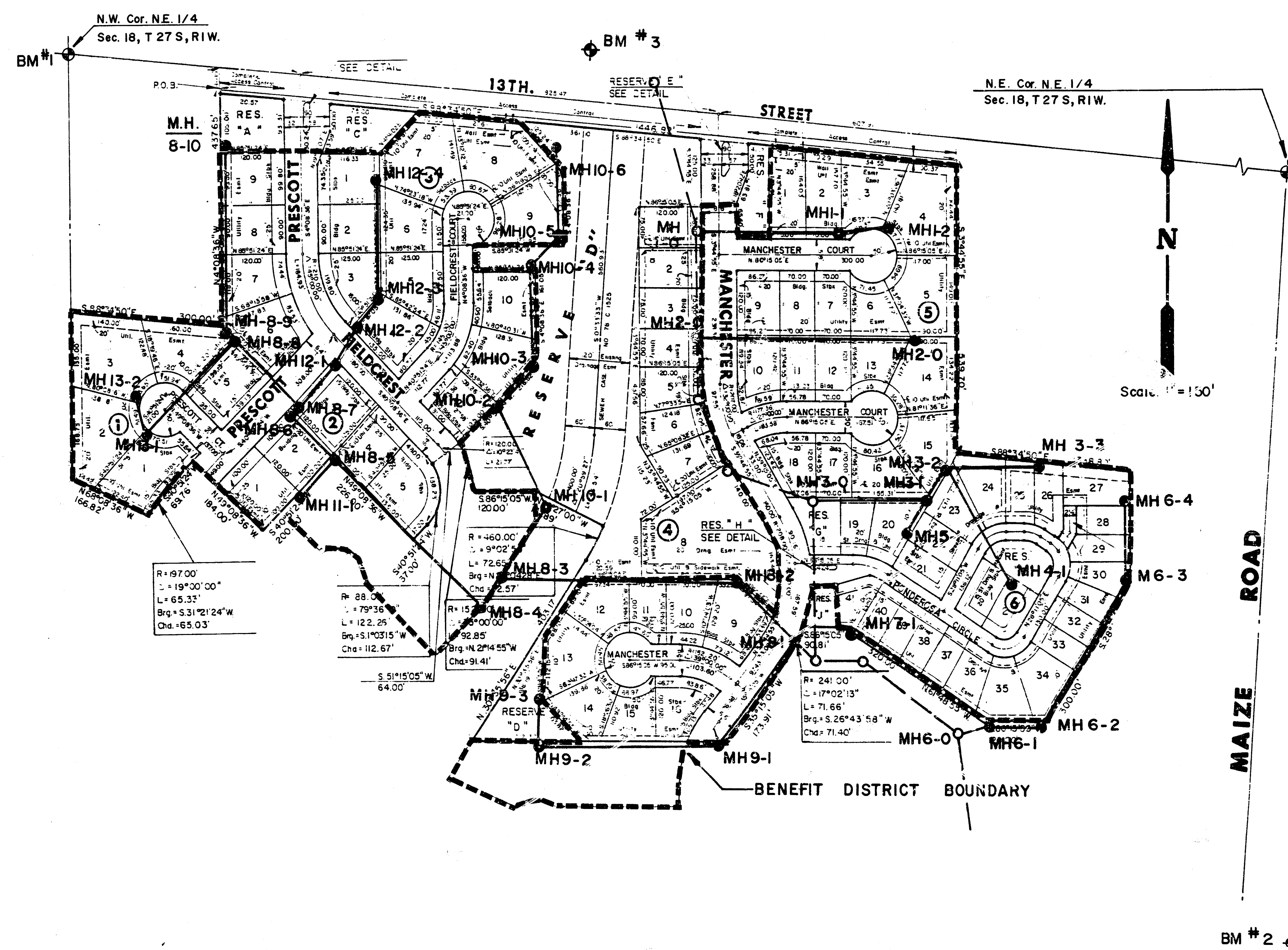
GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
- TREES TO BE REMOVED ARE MARKED  ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
- EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTING TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	316-254-7243
CONTINENTAL PIPELINE COMPANY	316-681-2081

BENCH MARKS

- B.M. #1: 1/2 mile east of 119th St. West & 13th St.
City of Wichita Bench Mark Disc, due north of 1/4 section corner, 8' north of H.L. Pole east-west;
40.6' north of centerline 13th
Elev. 152.73
- B.M. #2: Maize and 9th Street North
City of Wichita Bench Mark Disc, 32' north and 38' east of Quarter Section corner
Elev. 152.283
- B.M. #3: Chisled "O" On Top Of Curb At West End Return
S.W. Corner 13th & Parkdale.
Elev. 156.24



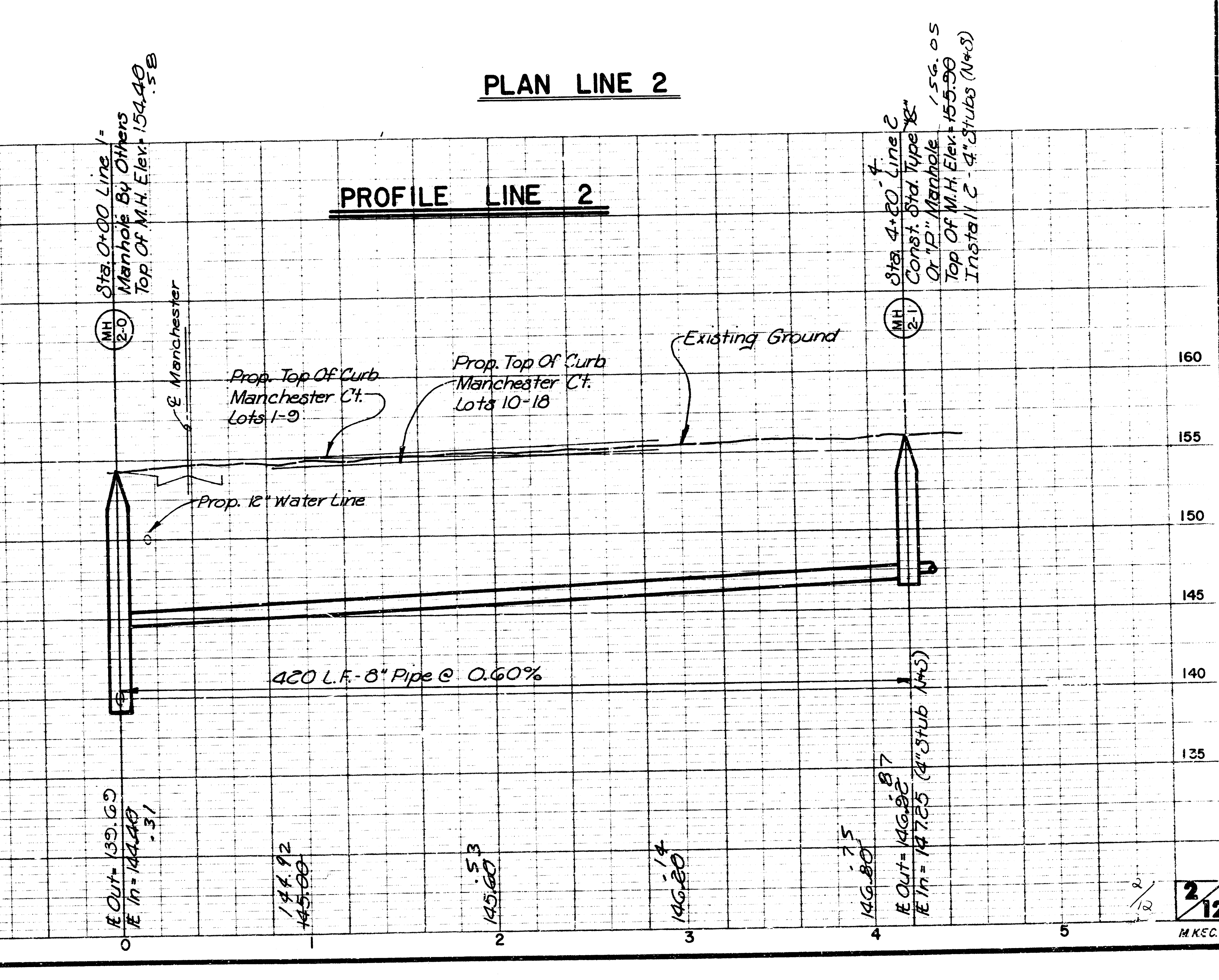
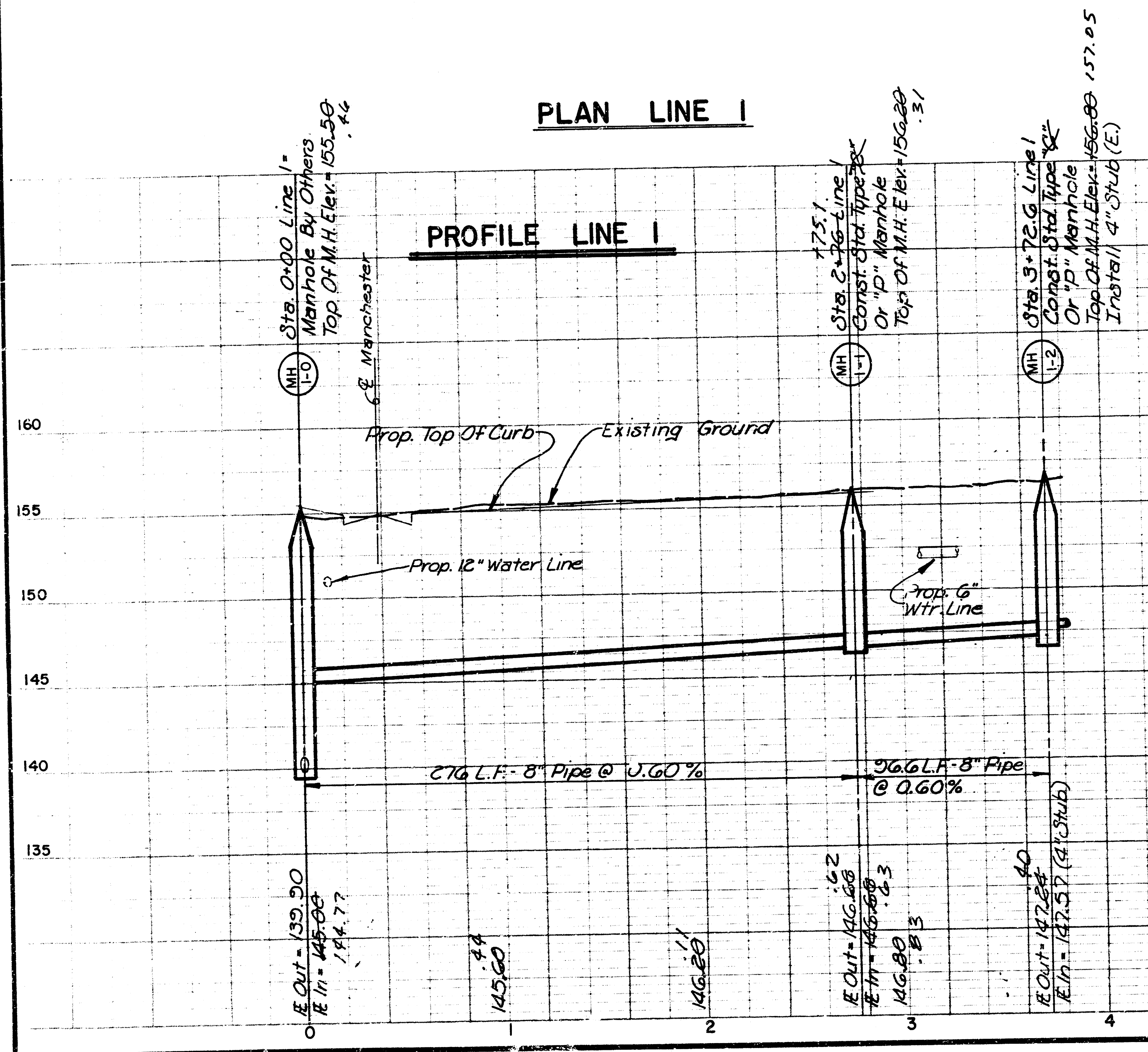
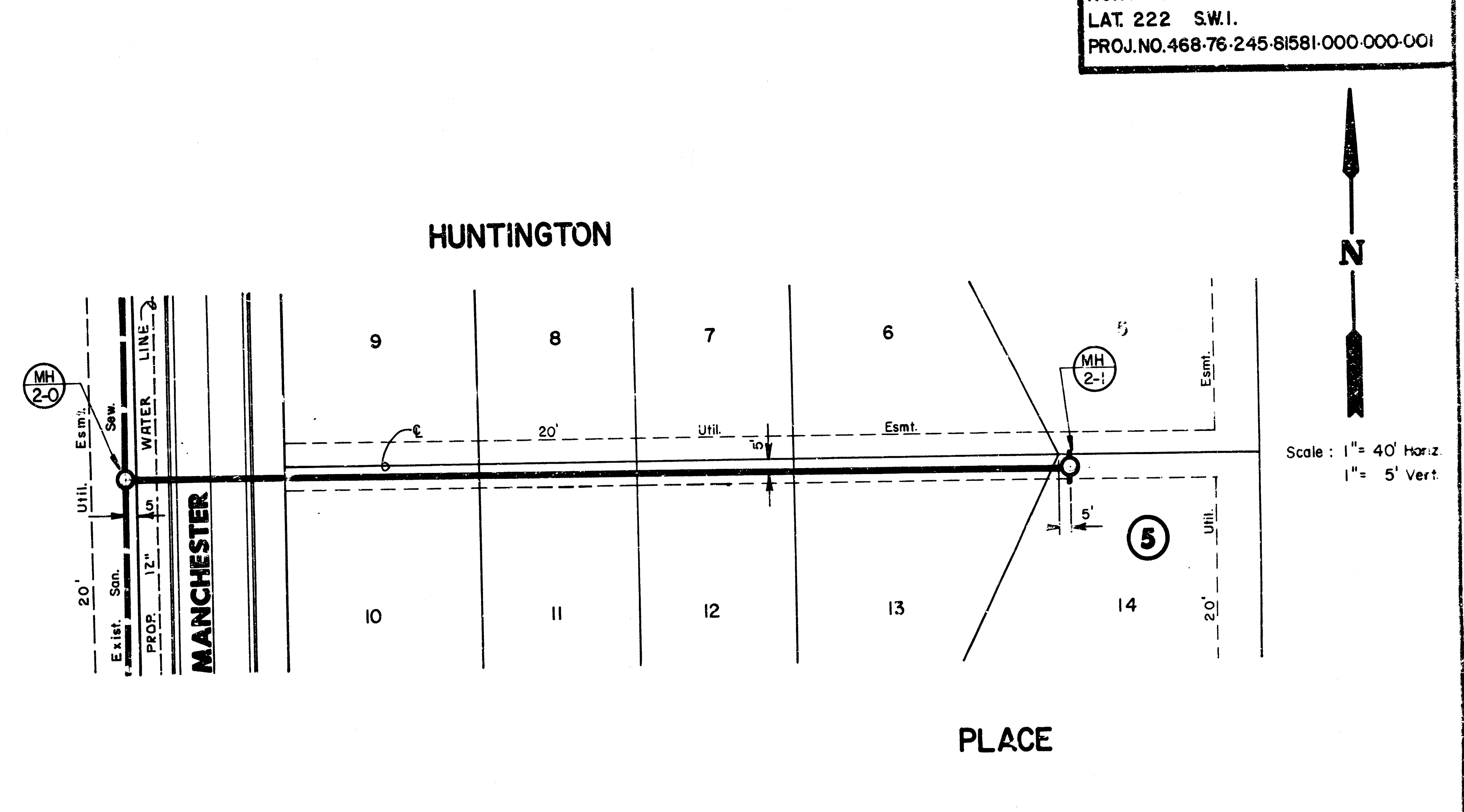
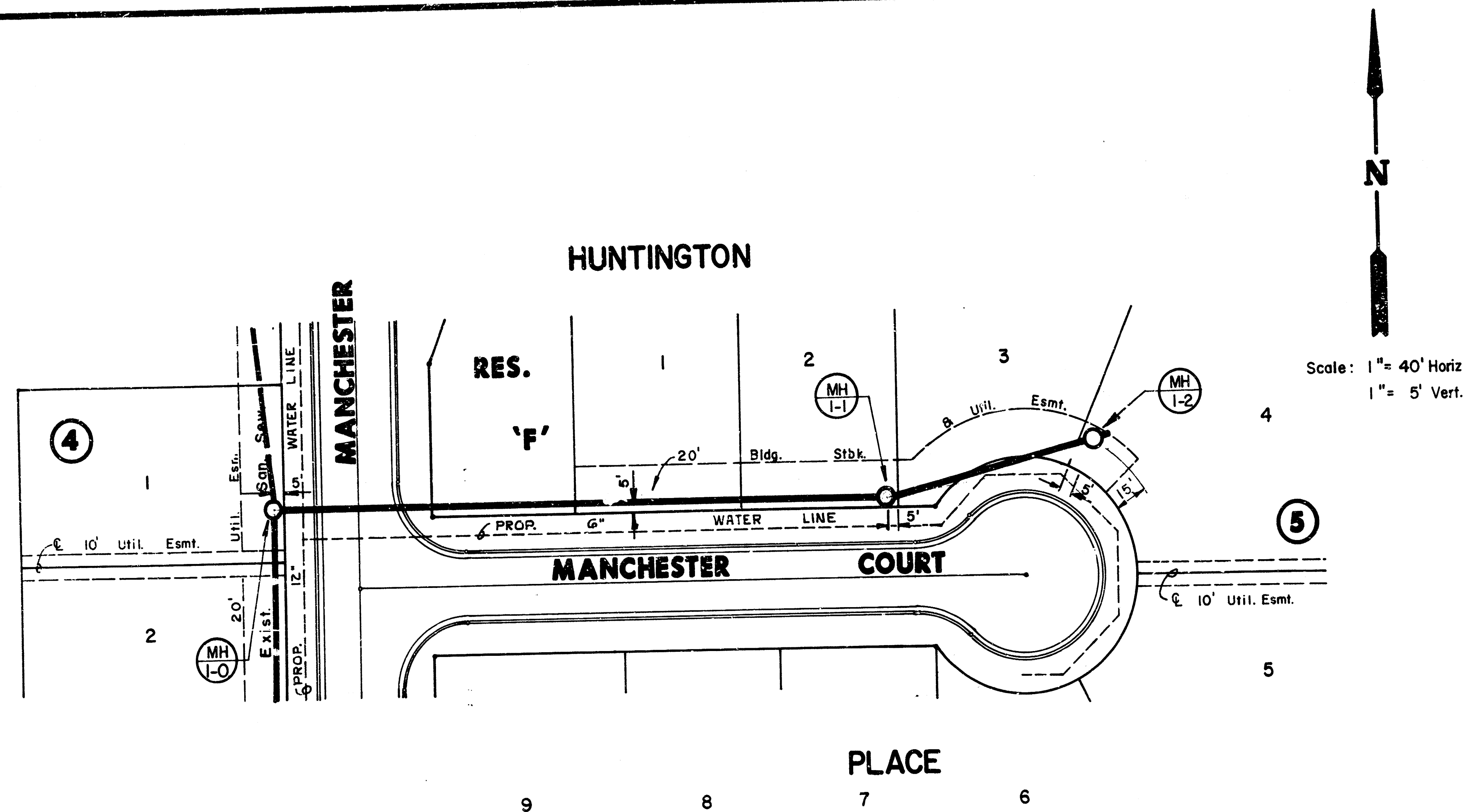
INDEX TO DRAWINGS

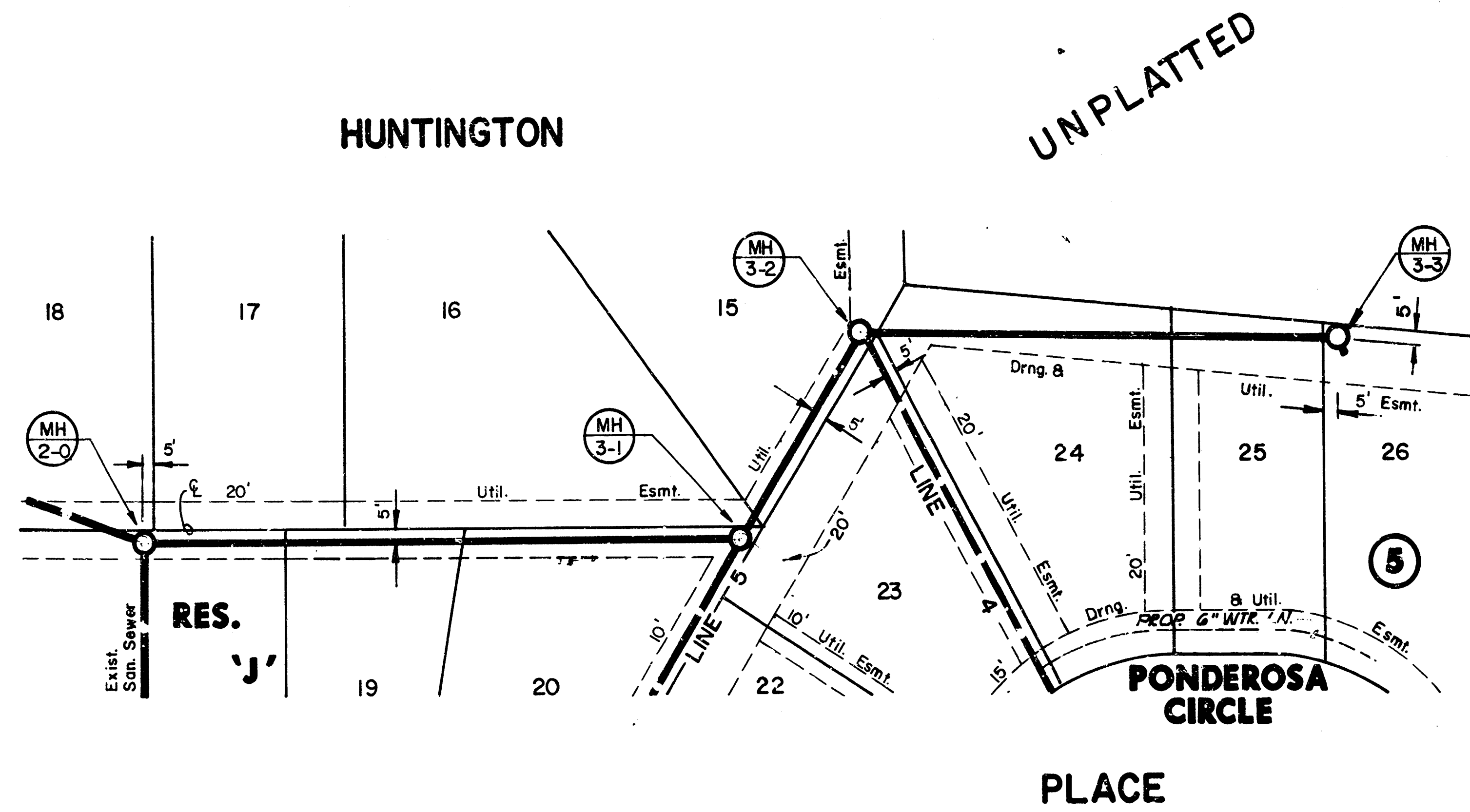
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	LINE 1 - 2
3	LINE 3 - 4
4	LINE 5 - 6
5	LINE 7 - 8
6	LINE 8
7	LINE 9-11
8	LINE 10
9	LINE 12-13
10	MANHOLE DETAILS
11-12	FINAL PLAT

*AS BUILT
RDL
3-87*

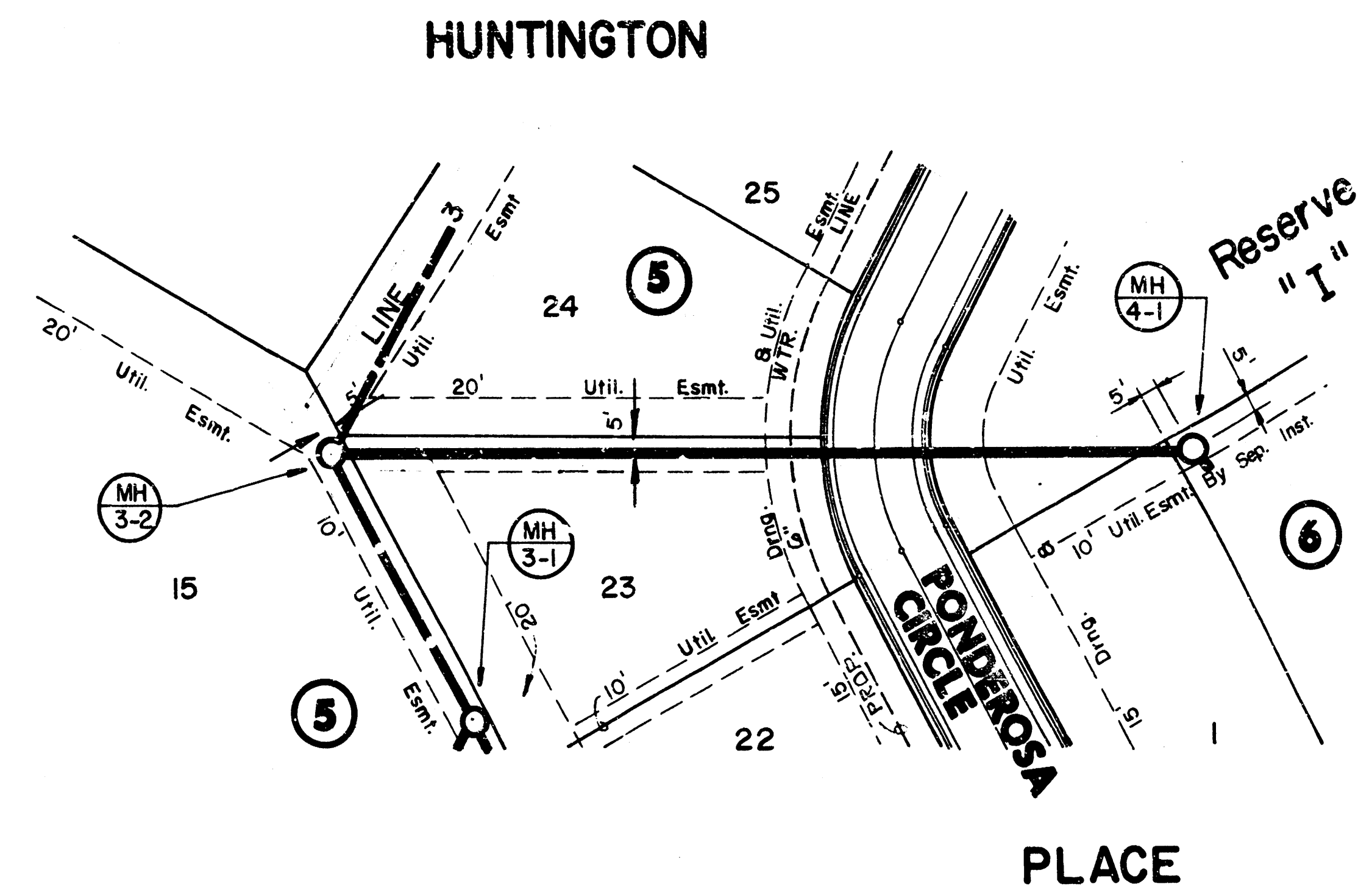


	HUNTINGTON PLACE		Design Drawn by Checked by Date Job no
	SANITARY SEWER		
	PLANS		
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		
Sheet 1 of 12			



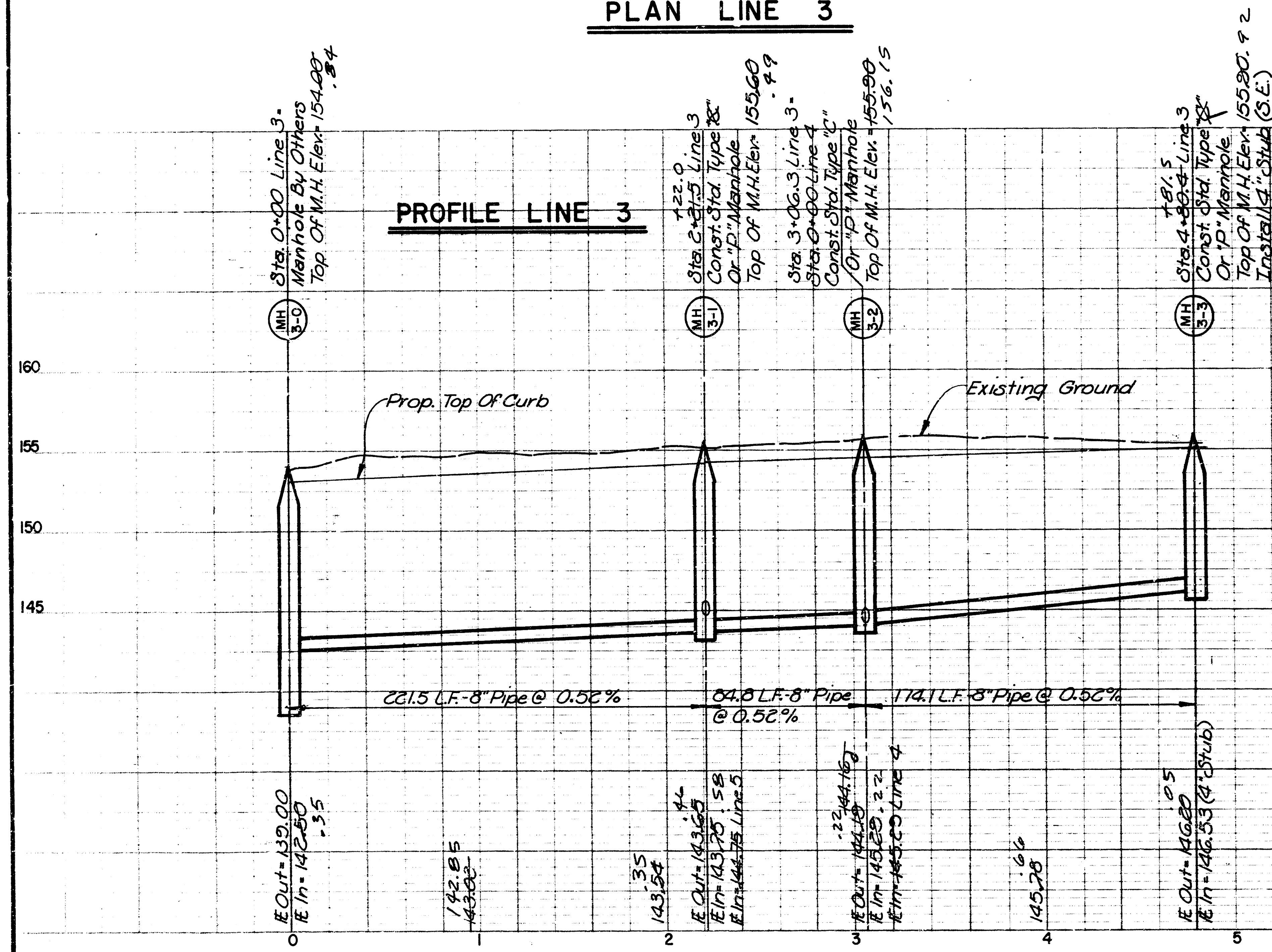


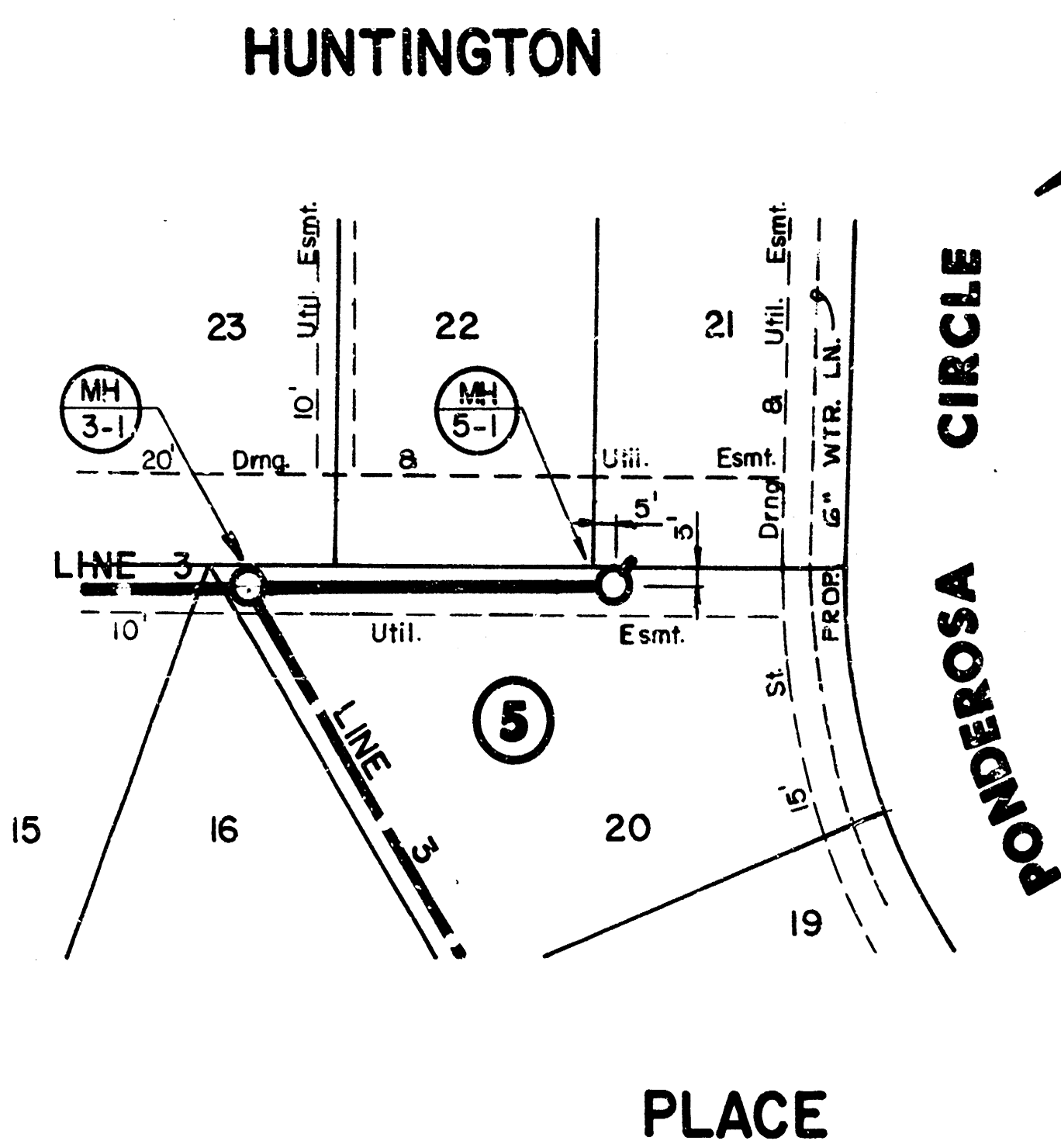
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1" = 5' Vert.



Scale: 1" = 20' Horiz.
1" = 5' Vert.

PLAN LINE 3



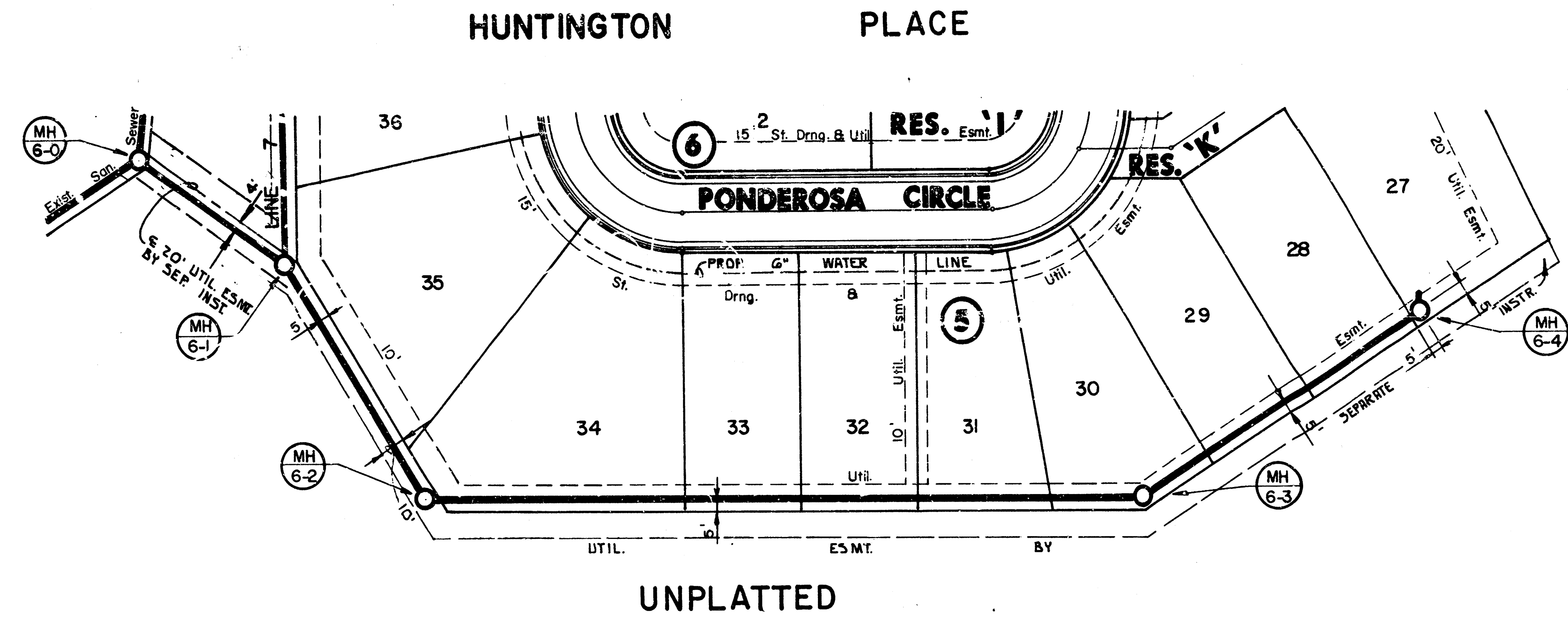
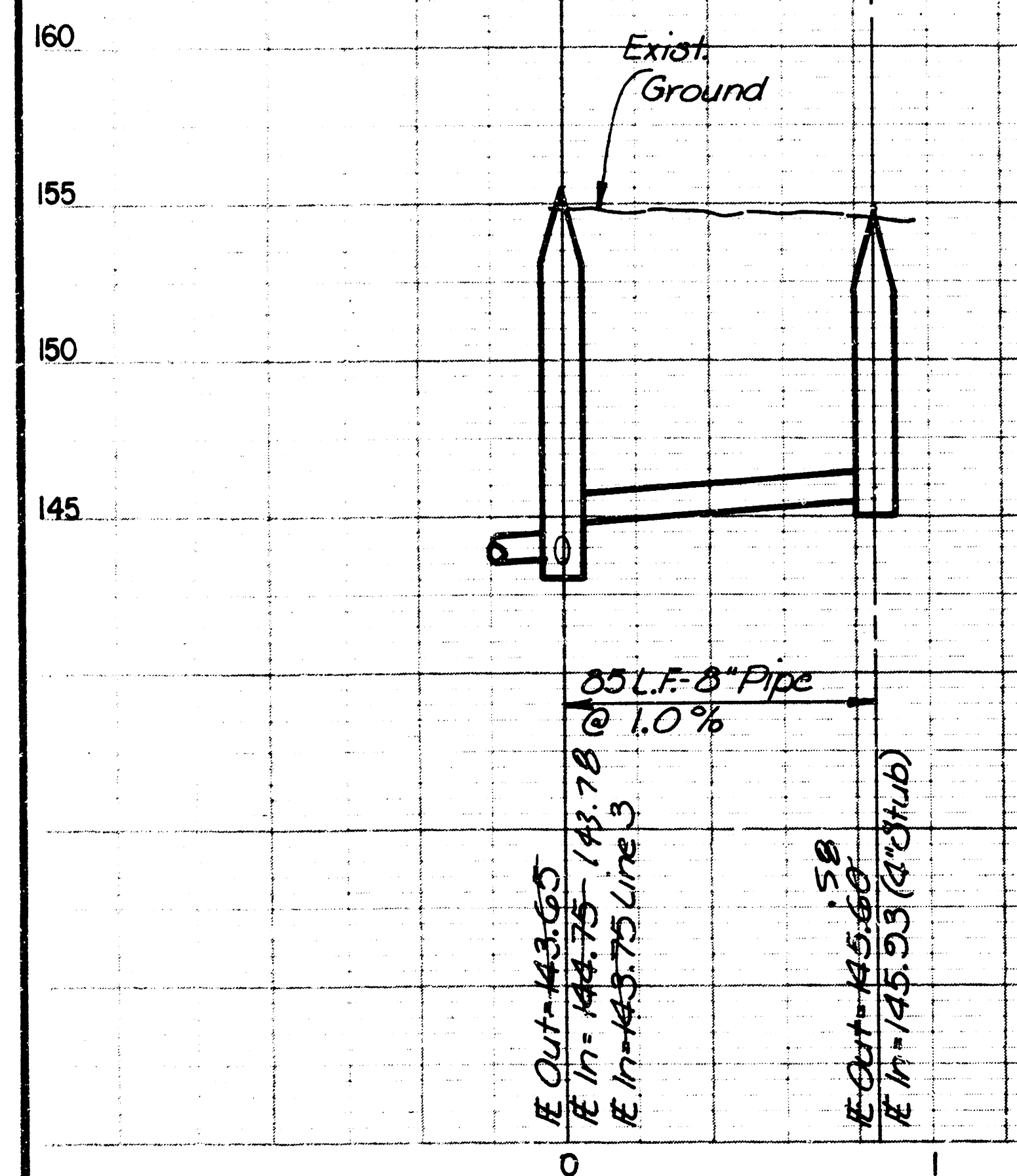


PLAN LINE 5

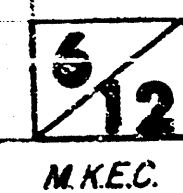
Sta. 0+00 Line 5
Const. Std. Type 8"
Or "P" Manhole
Top Of M.H. Elev. 153.60
.49

Sta. 0+85 Line 5
Const. Std. Type 8"
Or "P" Manhole
Top Of M.H. Elev. 154.50
Install 4" Stub (SE)

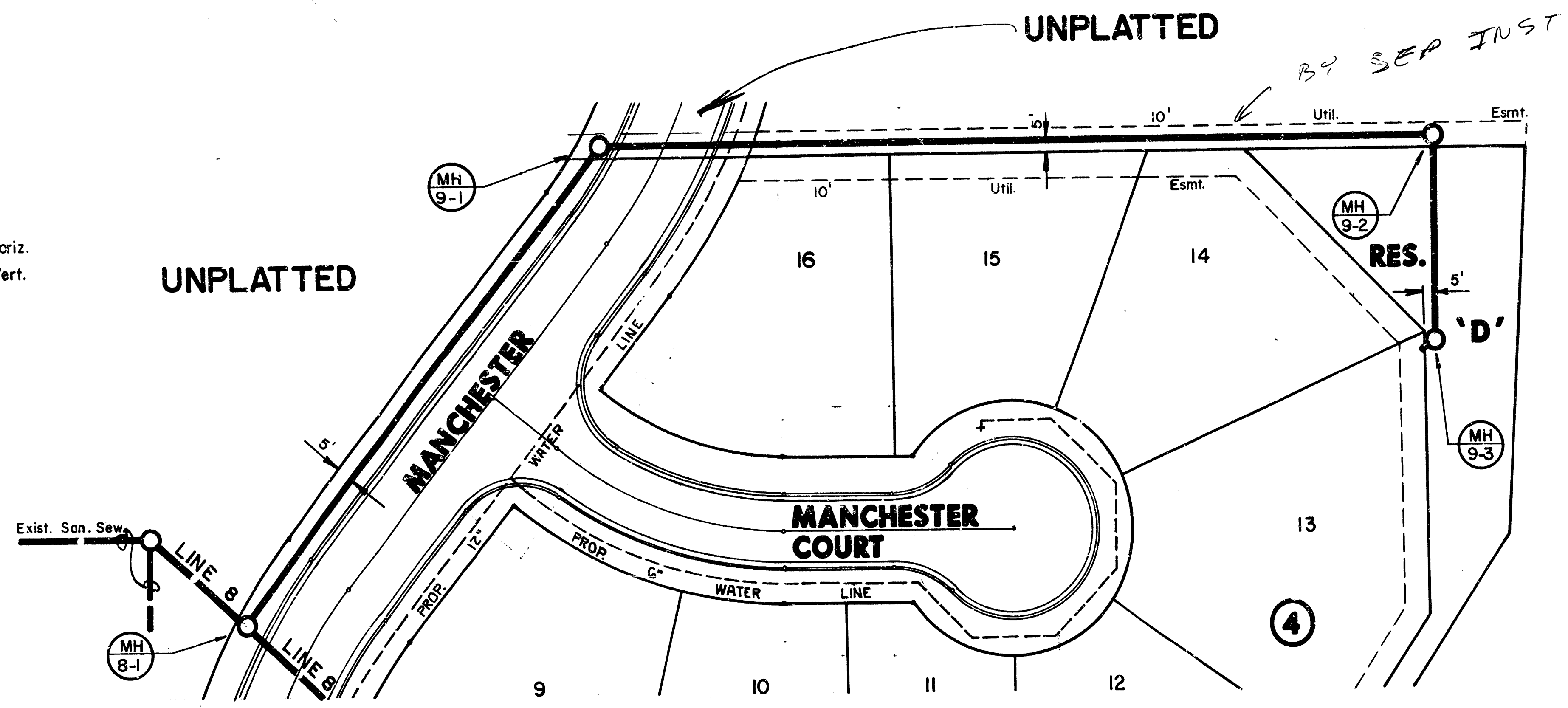
PROFILE LINE 5



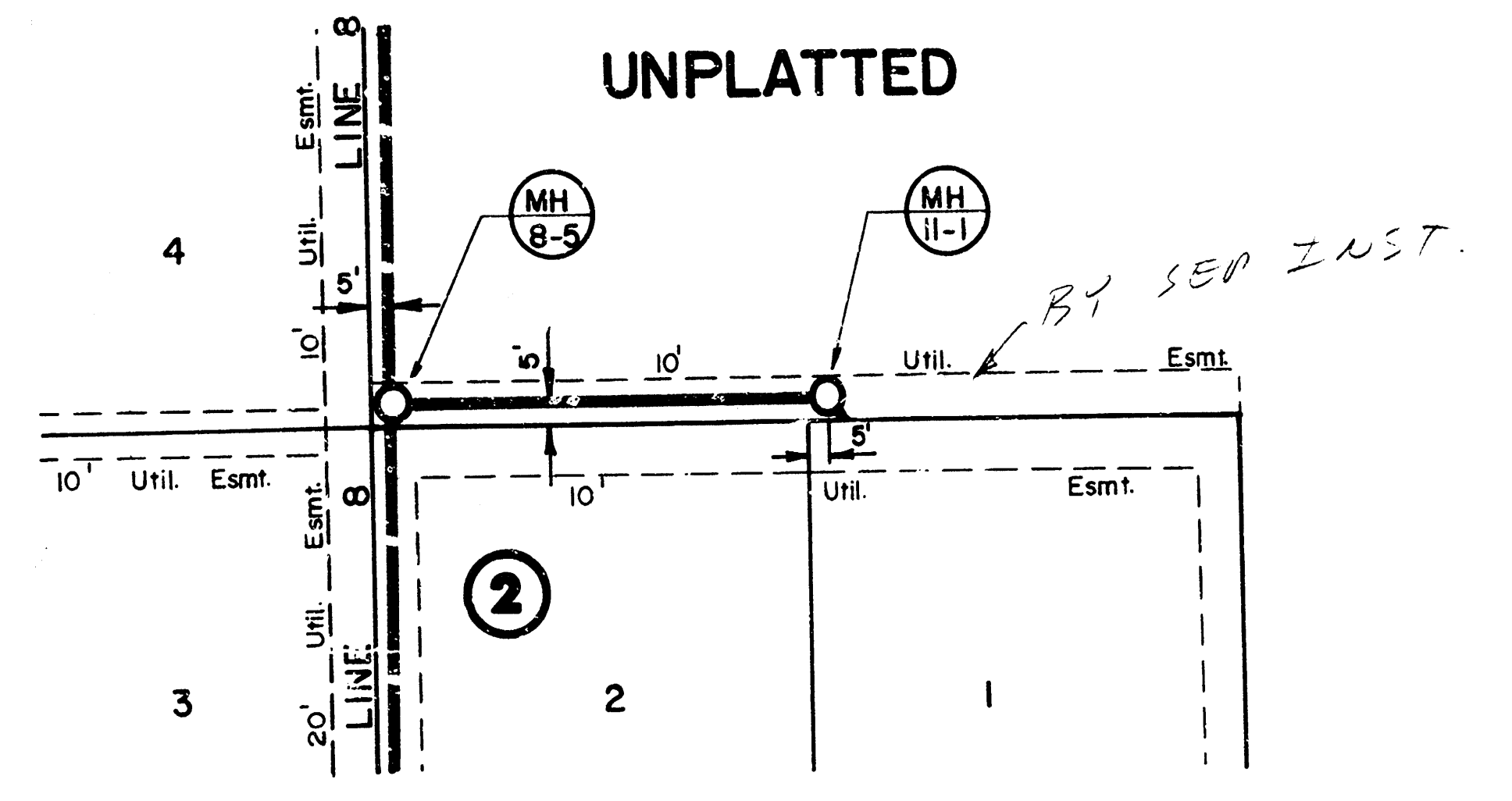
UNPLATTED



Scale: 1" = 40' Horiz.
1" = 5' Vert.



Scale: 1" = 40' Horiz.
1" = 5' Vert.



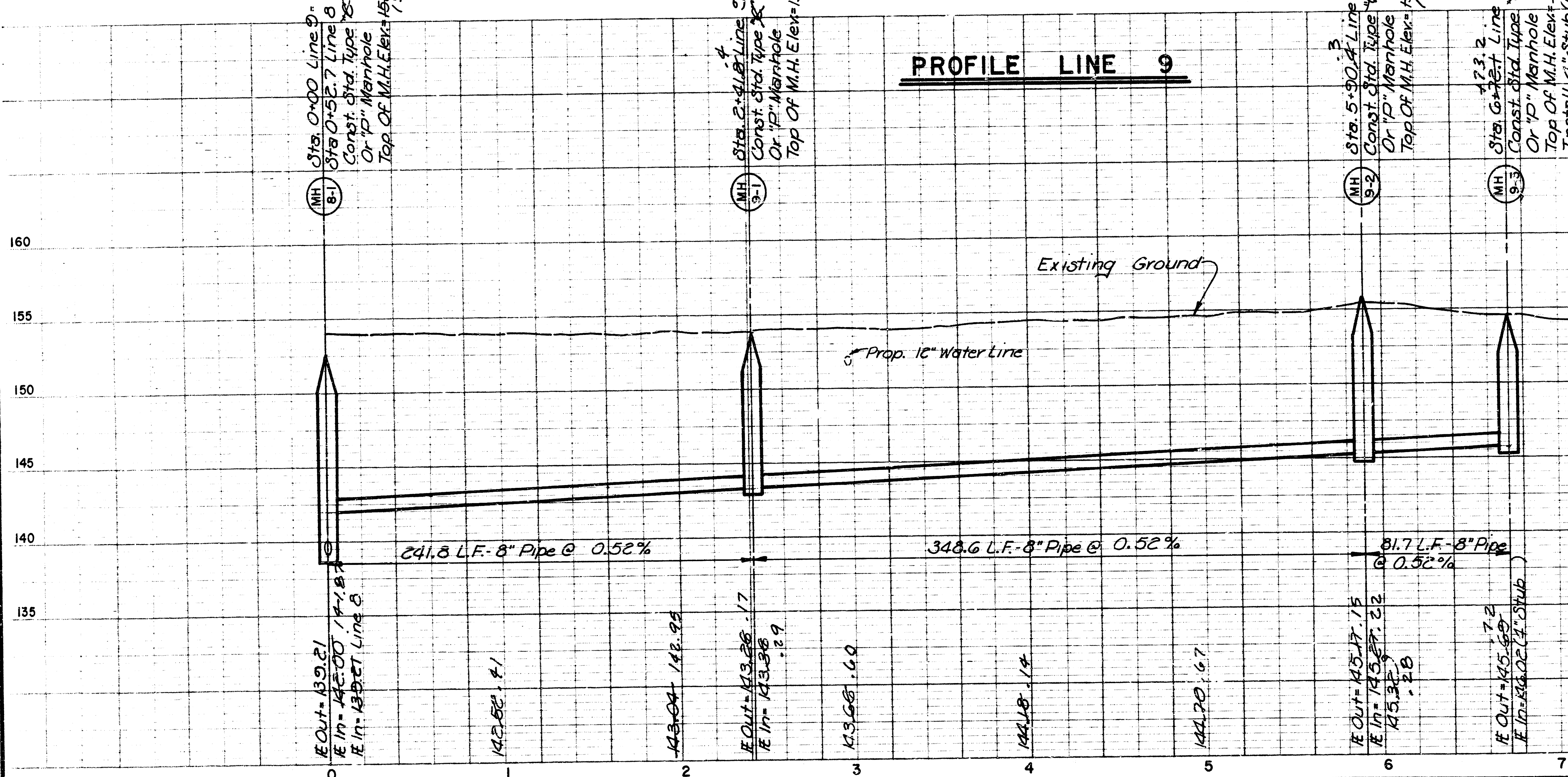
HUNTINGTON PLACE

HUNTINGTON PLACE

PLAN LINE 9

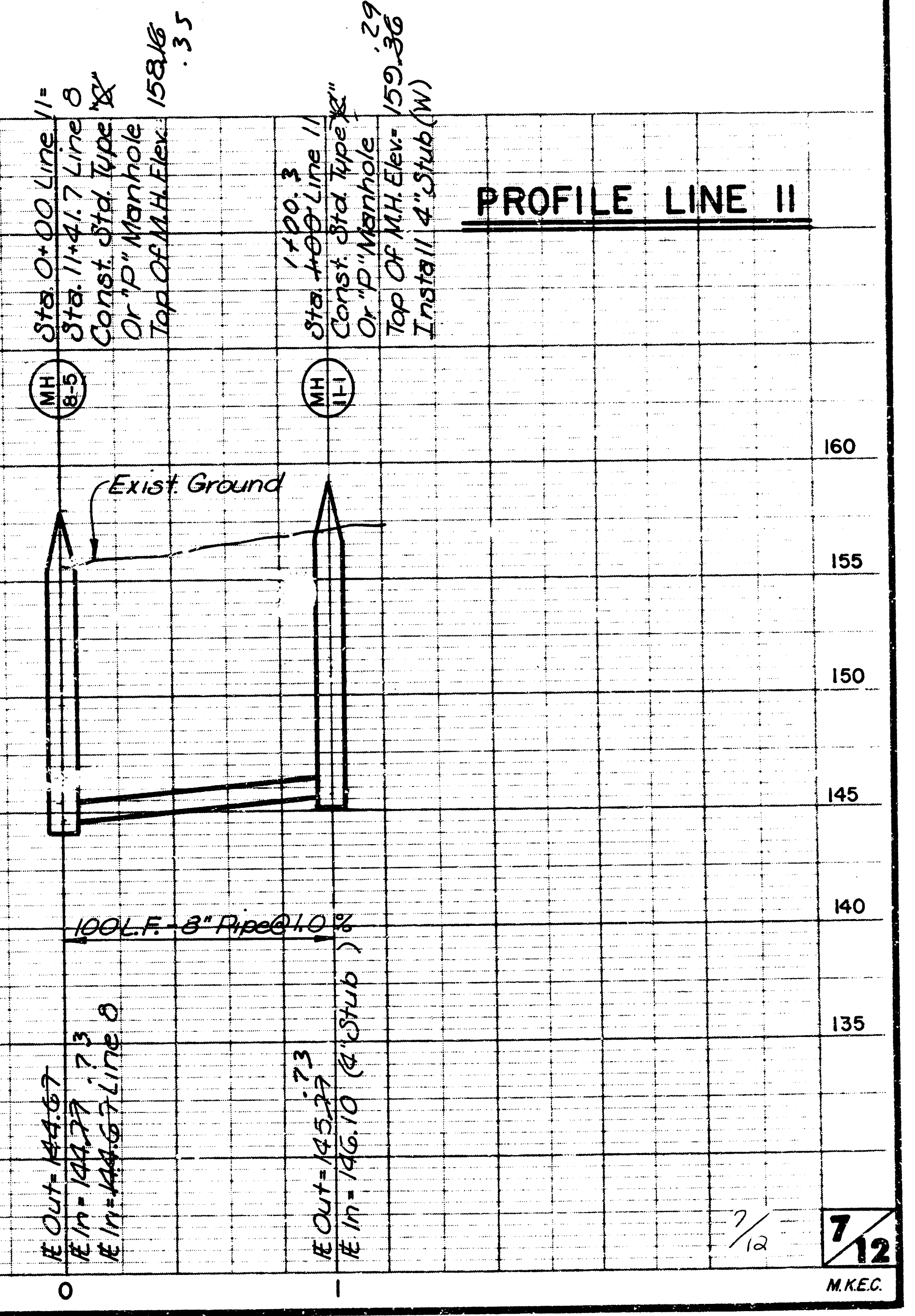
PLACE

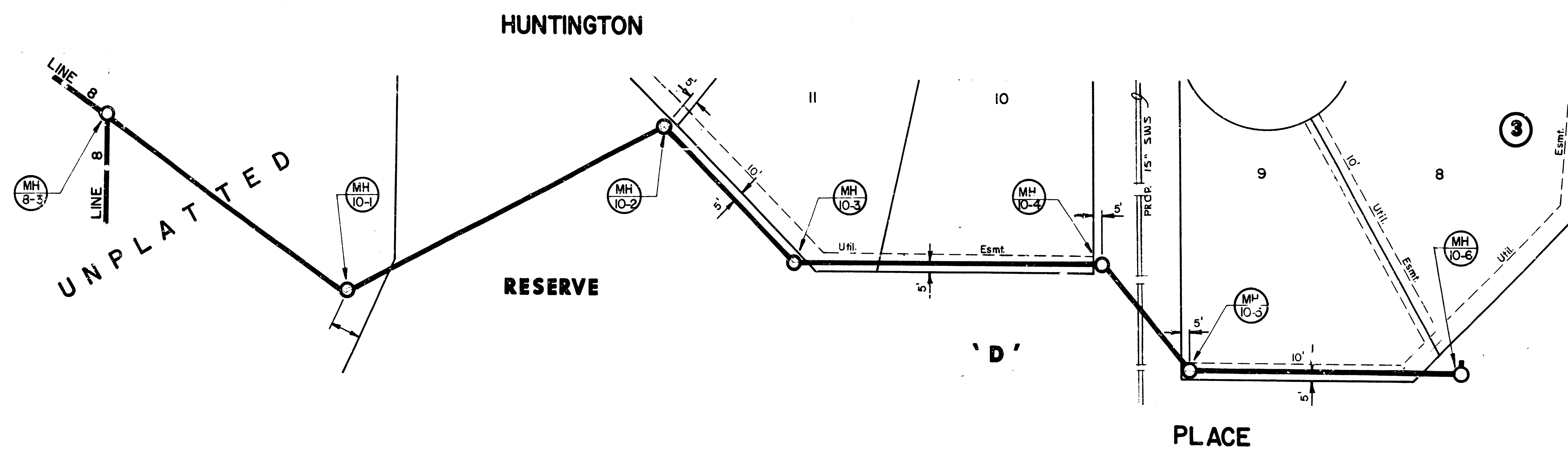
PROFILE LINE 9



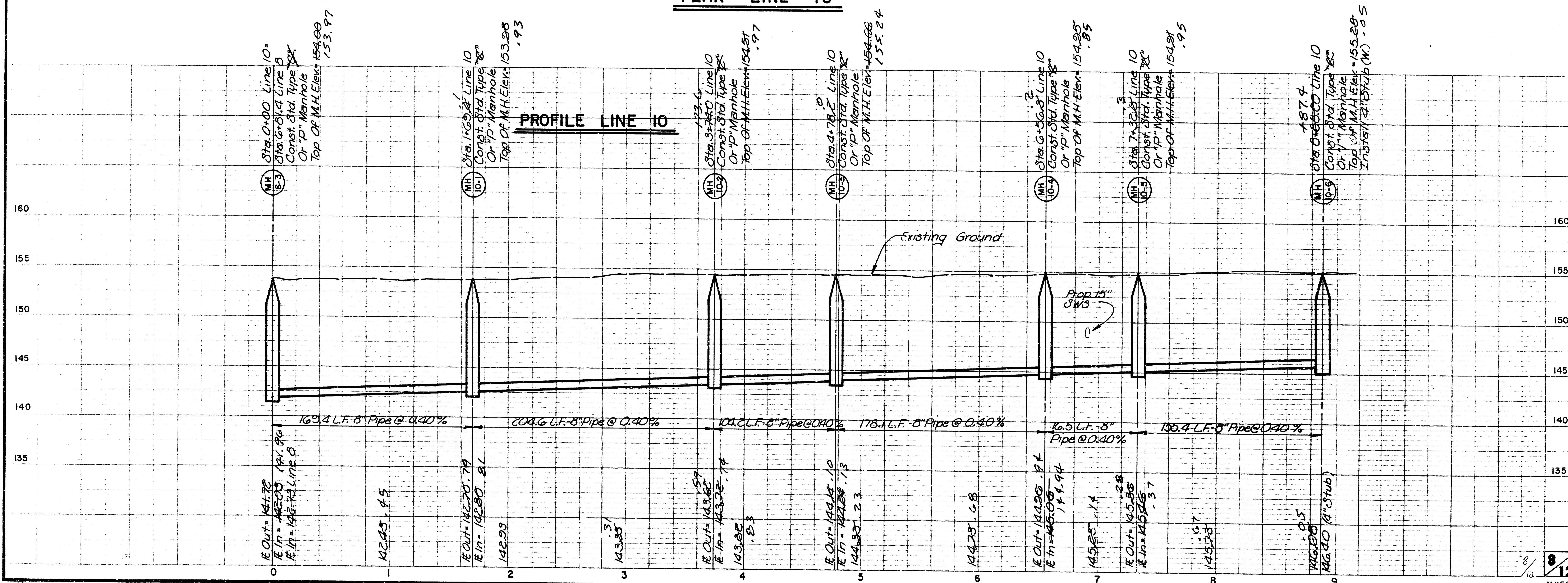
PLAN LINE 11

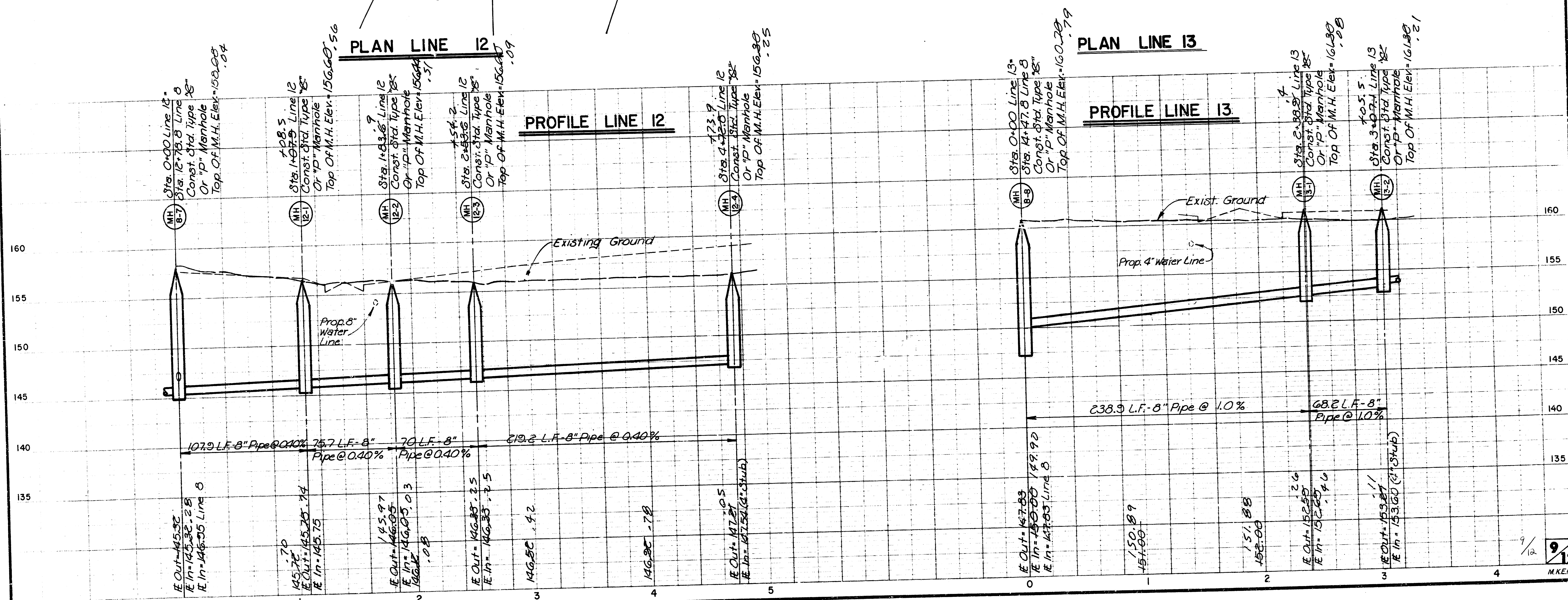
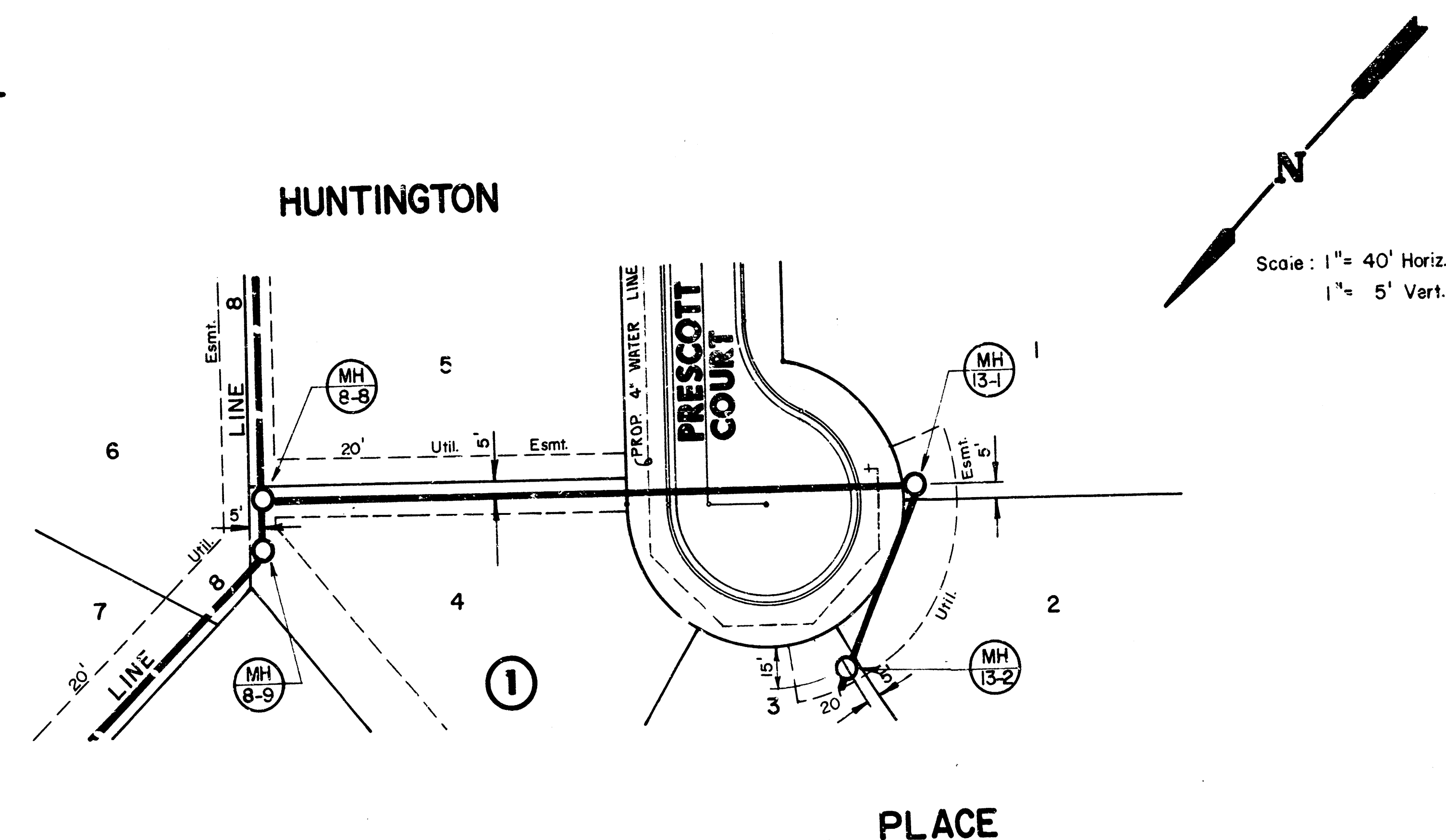
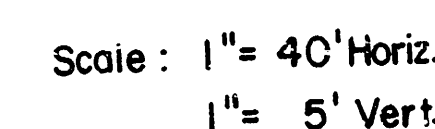
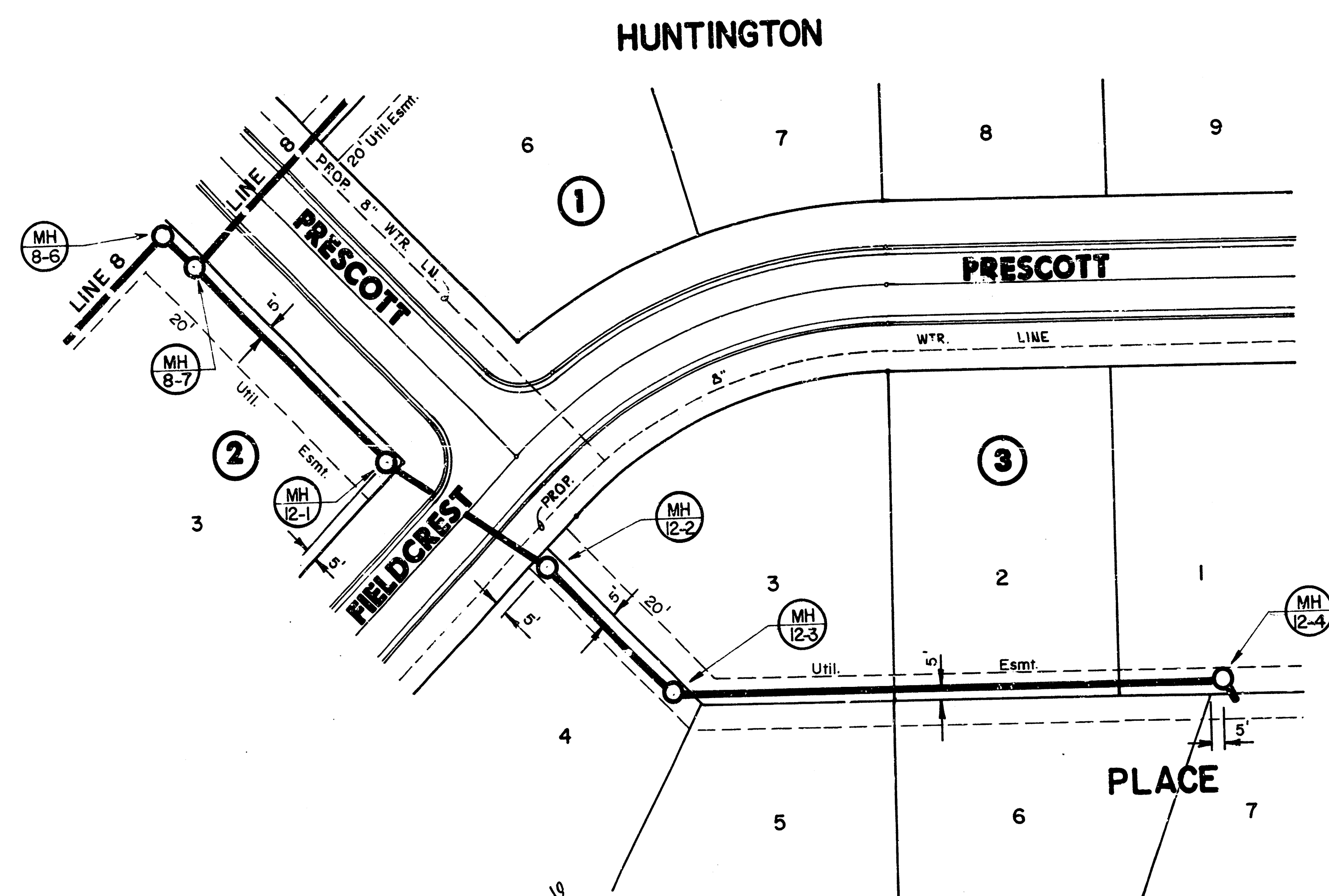
PROFILE LINE 11





PLAN LINE 10



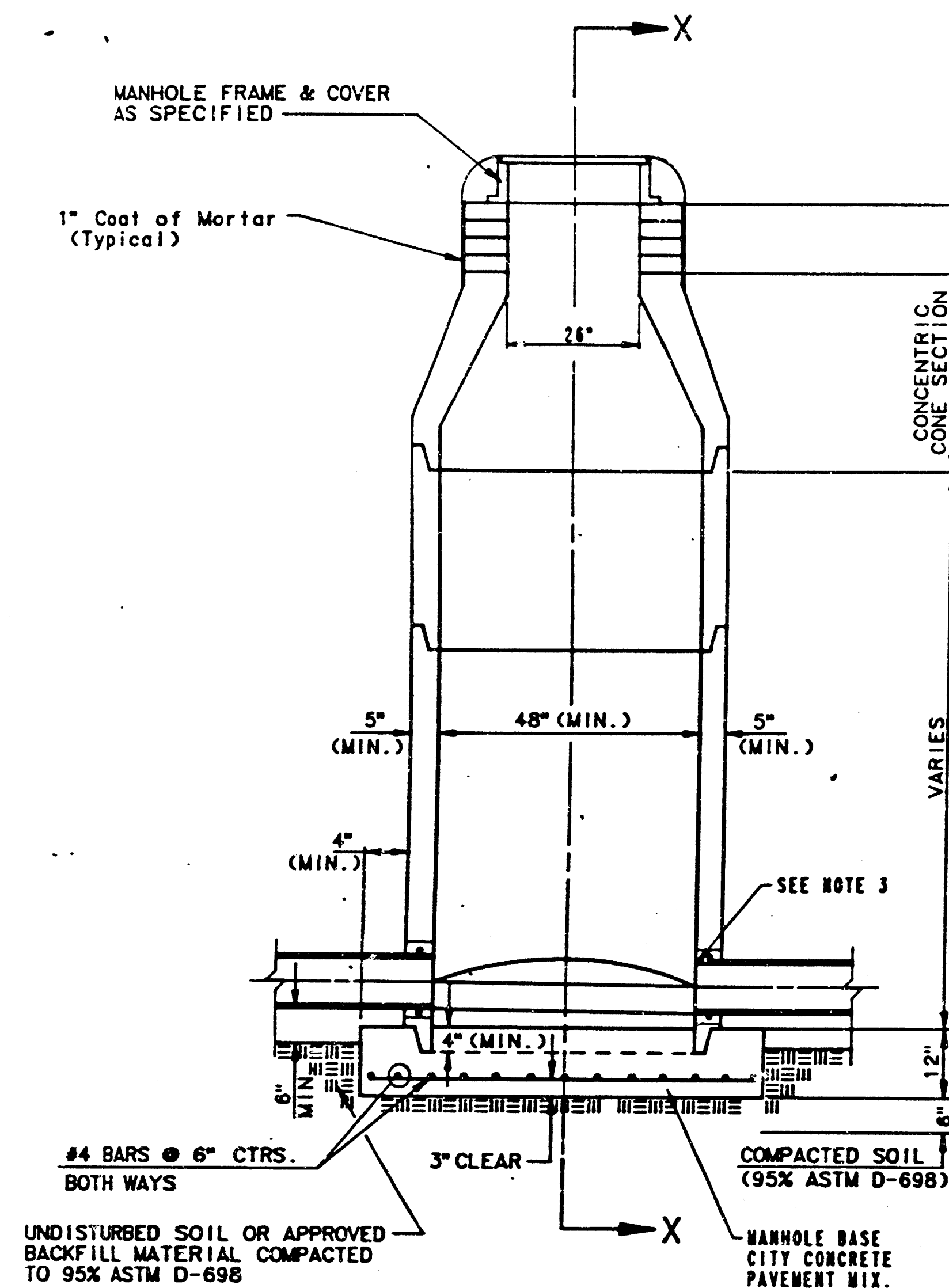


SEWER APPURTENANCES DETAILS

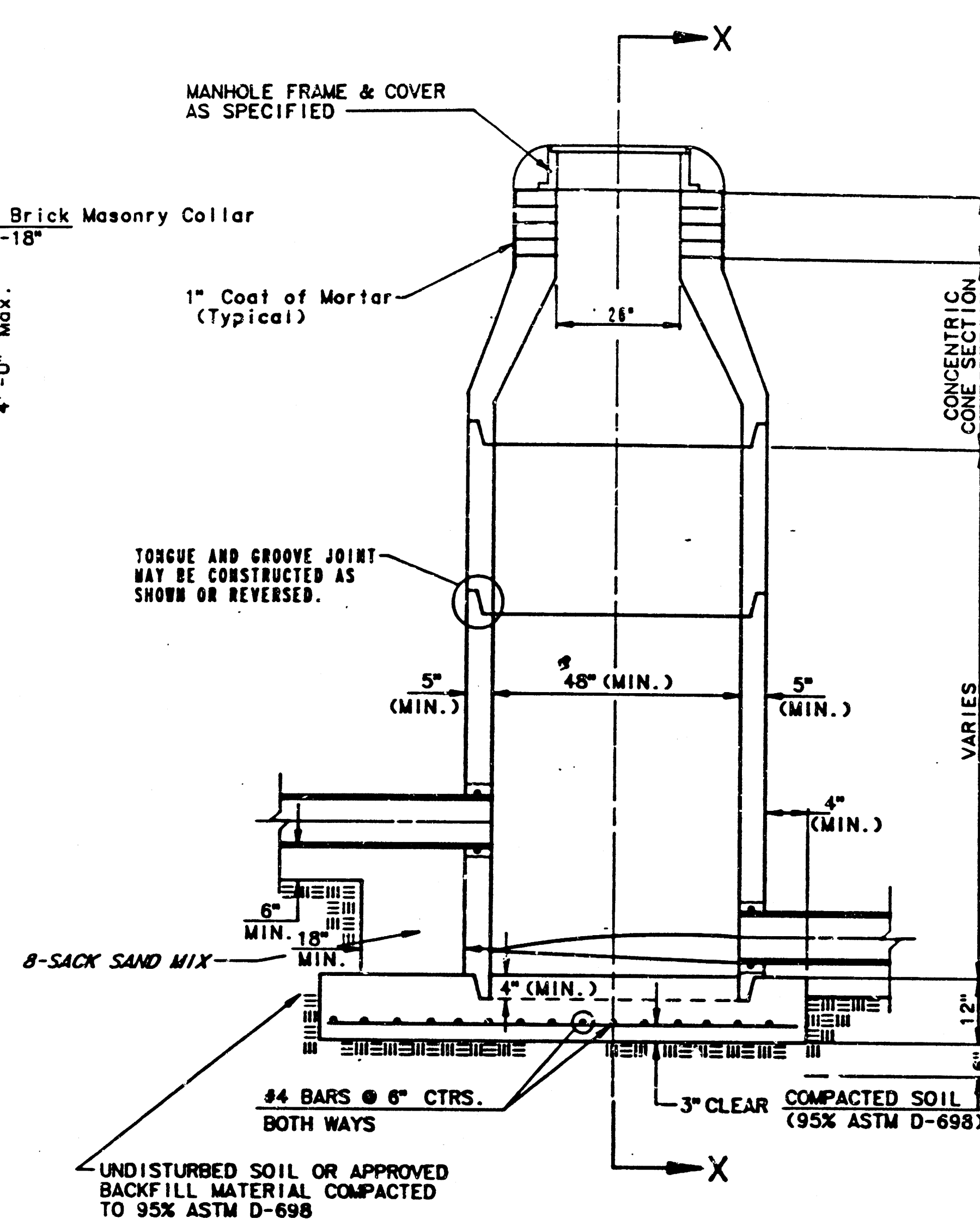
ADOPTED AS STANDARD DESIGN

BY

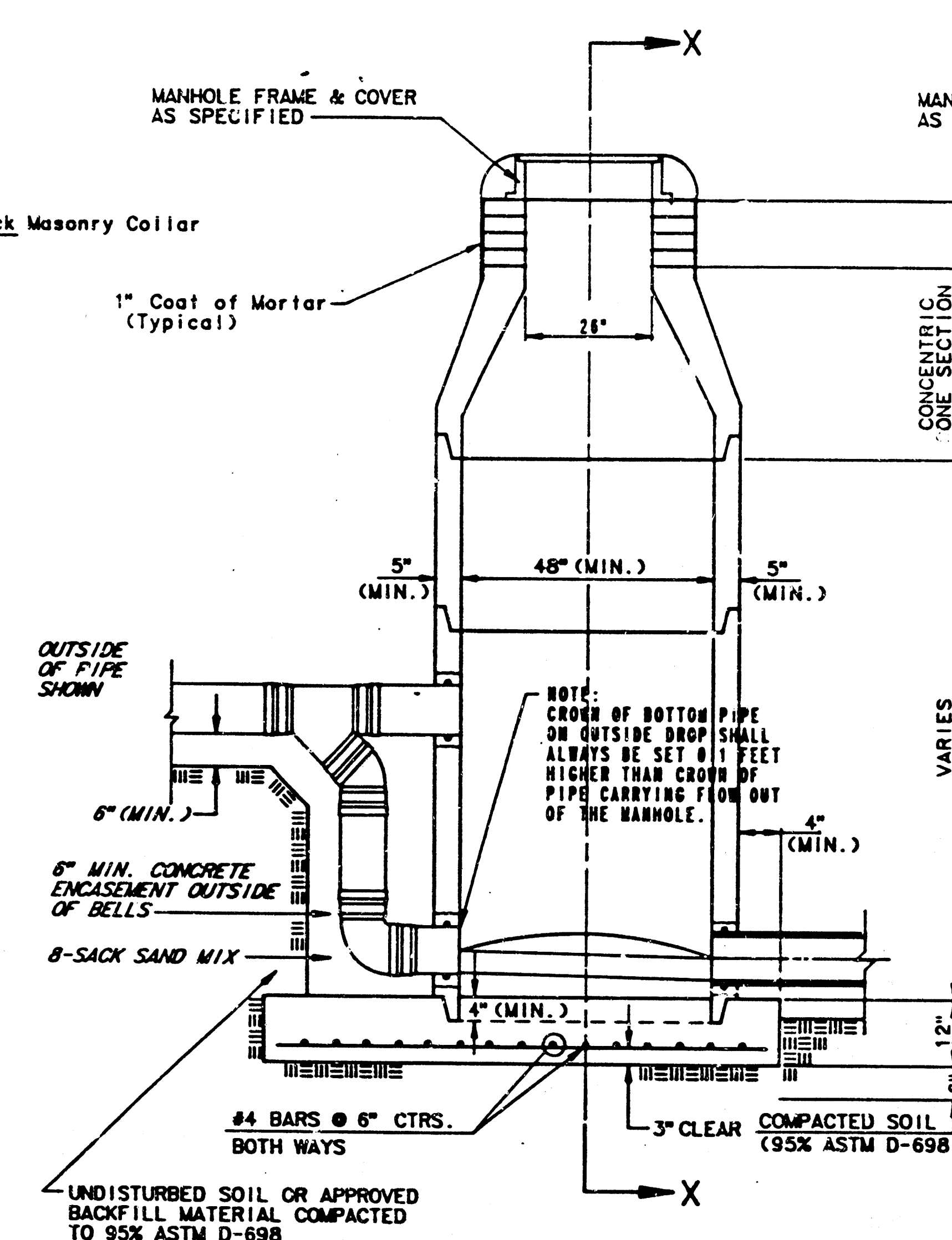
CITY OF WICHITA



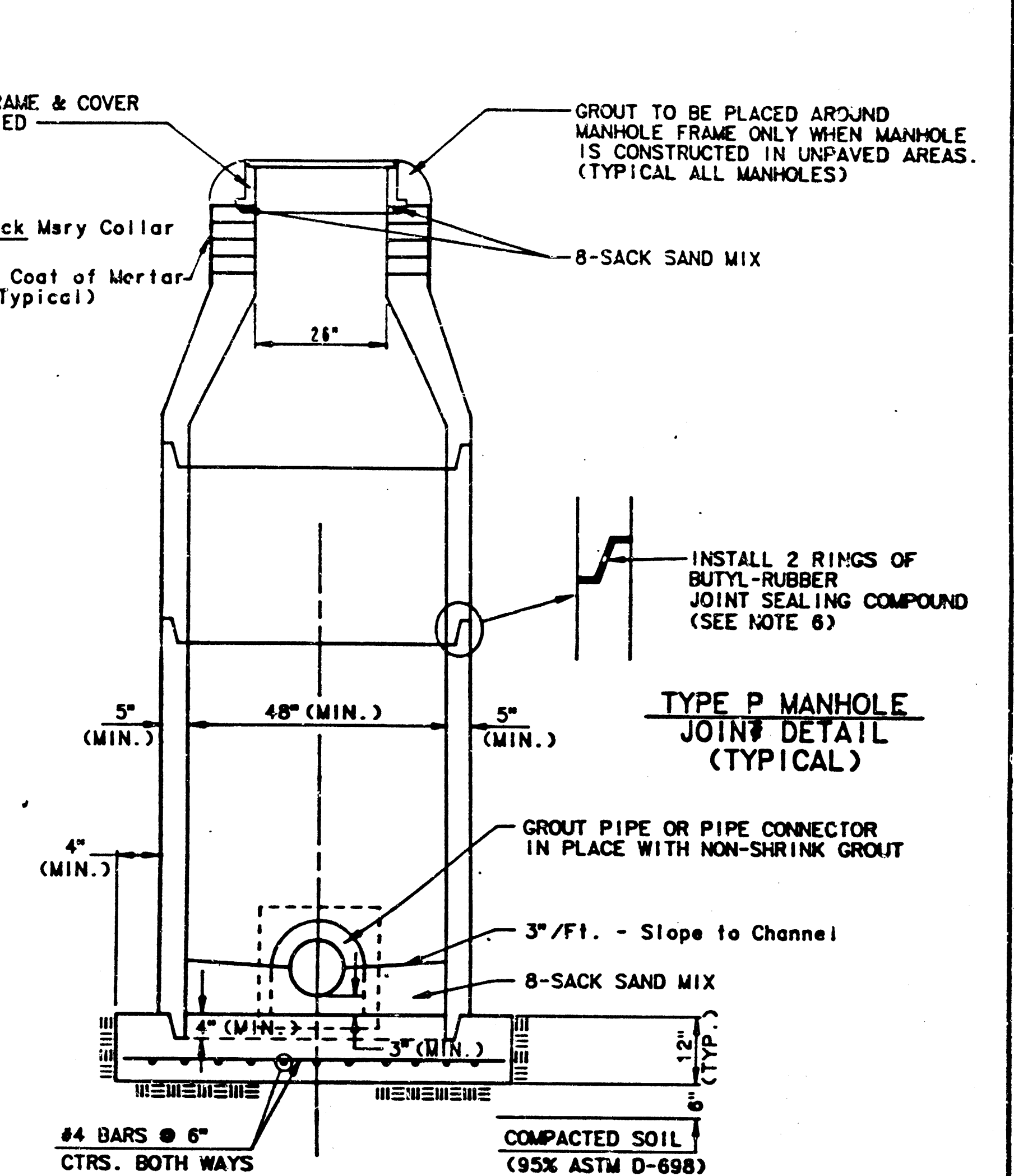
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE



SECTION X
(TYPICAL)

GENERAL NOTES

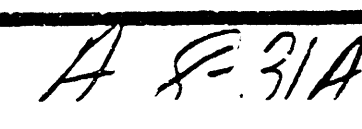
PRECAST MANHOLE NOTES

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISION 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.P.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 THEMEX SERIES 86 MI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.)
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT NORILARNA 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 @ 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.P.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 REAR LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' 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 8" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR.

FINAL PLAT OF



FINAL PLAT OF

HUNTINGTON PLACE

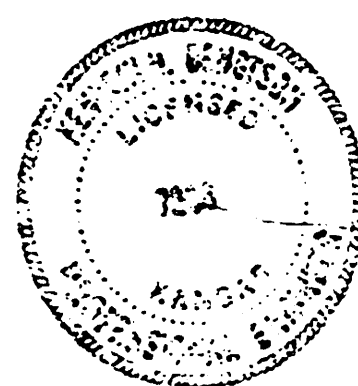
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HUNTINGTON PLACE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 18, Township 27 South, Range 1 West of the 6th P.M., more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence S 88° 34' 50" E, 300.00 feet along the North line of said Northeast Quarter; thence S 4° 08' 36" E, 40.19 feet parallel with the West line of said Northeast Quarter to the point of beginning; thence S 88° 34' 50" E, 1446.82 feet parallel and 40.00 feet South of said North line to a point 68.75 rods West of the East line of said Northeast Quarter; thence S 3° 44' 55" E, 539.70 feet parallel with the East line of said Northeast Quarter; thence S 88° 34' 50" E, 338.80 feet parallel and 35.00 rods South of the North line of said Northeast Quarter; thence S 3° 44' 55" E, 205.00 feet; thence S 28° 11' 05" W, 300.00 feet; thence S 86° 15' 05" W, 120.00 feet; thence N 61° 40' 55" W, 320.00 feet; thence S 86° 15' 05" W, 90.81 feet to a point on a curve to the right; thence along said curve 71.66 feet, said curve having a central angle of 17° 02' 13", a radius of 241.00 feet, and a long chord of 71.40 feet, bearing S 26° 43' 58" W; thence S 35° 15' 05" W, 173.91 feet to a point on a curve to the left; thence along said curve 17.45 feet, said curve having a central angle of 5° 59' 17", a radius of 167.00 feet, and a long chord of 17.45 feet, bearing S 32° 15' 27" W; thence S 86° 15' 05" W, 496.79 feet; thence N 30° 35' 56" E, 403.17 feet to a point on a curve to the left; thence along said curve 72.65 feet to a point on a curve to the right; thence along said curve 72.65 feet, said curve having a central angle of 9° 02' 56", a radius of 460.00 feet, and a long chord of 72.57 feet, bearing N 28° 04' 28" E; thence N 68° 27' 00" W, 151.89 feet; thence S 86° 15' 05" W, 120.00 feet to a point on a curve to the left; thence along said curve 92.85 feet to a point on a curve to the right; thence along said curve 92.85 feet, said curve having a central angle of 35° 00' 00", a radius of 152.00 feet, and a long chord of 91.41 feet, bearing N 21° 14' 55" W; thence S 51° 15' 05" W, 64.00 feet to a point on a curve to the right; thence along said curve 122.26 feet, said curve having a central angle of 79° 36' 19", a radius of 88.00 feet, and a long chord of 112.67 feet, bearing S 1° 03' 15" W; thence S 40° 51' 24" W, 37.00 feet; thence N 49° 08' 36" W, 226.00 feet; thence S 40° 51' 24" W, 200.00 feet; thence N 49° 08' 36" W, 184.00 feet; thence S 40° 51' 24" W, 69.76 feet to a point on a curve to the left; thence along said curve 65.33 feet, said curve having a central angle of 19° 00' 00", a radius of 197.00 feet, and a long chord of 65.03 feet, bearing S 31° 21' 24" W; thence N 68° 08' 36" W, 166.82 feet to a point on the West line of said Northeast Quarter; thence N 04° 08' 36" W, 303.73 feet along the West line of said Northeast Quarter to a point 477.84 feet South of the North line of said Northeast Quarter; thence S 88° 34' 50" E, 300.00 feet parallel with the North line of said Northeast Quarter; thence N 4° 08' 36" W, 437.65 feet parallel with the West line of said Northeast Quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11 day of June, 1986.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "HUNTINGTON PLACE", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves are platted for the construction and maintenance of public utilities, drainage, landscaping, recreation, walks and open spaces. Reserves D & J are also platted for private Parks. Reserves A, C, D, F & J are also platted for walls. Reserves B & E are also platted for guardhouses. Reserve K is platted for construction and maintenance of public utilities, drainage and a private drive to serve Lots 26, 27, 28, and 29, Block 5. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted. The 5.00 foot wall easement is granted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from 13th Street over and across the North line of "HUNTINGTON PLACE" are hereby granted to the City of Wichita, Kansas. The sidewalk easement is platted for construction of a sidewalk to be maintained by the Homeowners Association.

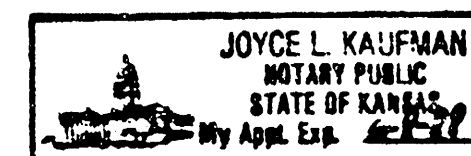
A.I.C., INC., A Kansas Corporation

Keith L. Anderson, President

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

Be it remembered that on this 11th day of June, 1986, before me a Notary Public in and for said State and County, came Keith L. Anderson, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Joyce L. Kaufman, Notary Public
My Appointment Expires: June 9, 1988



We, BANK IV Wichita, mortgagees on the above described property, do hereby consent to the plat of "HUNTINGTON PLACE".

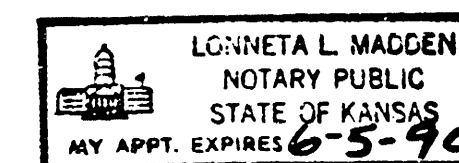
BANK IV WICHITA

By: J.D. Newman, Vice-President

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

Be it remembered that on this 12th day of June, 1986, before me a Notary Public in and for said State and County, came J.D. Newman, Vice-President, on behalf of BANK IV Wichita, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Loiseta L. Madgen, Notary Public
My Appointment Expires: June 5, 1990



This plat of "HUNTINGTON PLACE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 29th day of May, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Boyouth, Vice-Chairman

Michael E. Lindebak, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 24th day of JUNE, 1986.

Tony Casado, Mayor

Donald C. Gistick, City Clerk

Entered on transfer record this 1 day of July, 1986.

Don Wright, County Clerk

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 2nd day of July, 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy