

SANITARY SEWER IMPROVEMENTS to Serve **HUNTINGTON PLACE THIRD ADDITION LATERAL 261 S.W.I.**

GENERAL NOTES:

- 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-Coll 587-2470

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

Cablevision 252-4270
or 263-2081
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

- 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.

- Properties within the project limits may have underground sprinkler systems in public right-of-way which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction of the project. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.

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

- 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.

- 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.

- 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.

- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plan. All costs for grading shall be paid as lump sum for easement grading.

- All areas disturbed by construction operations shall be seeded with rye grass and mulched immediately following construction in that area.

Project Number

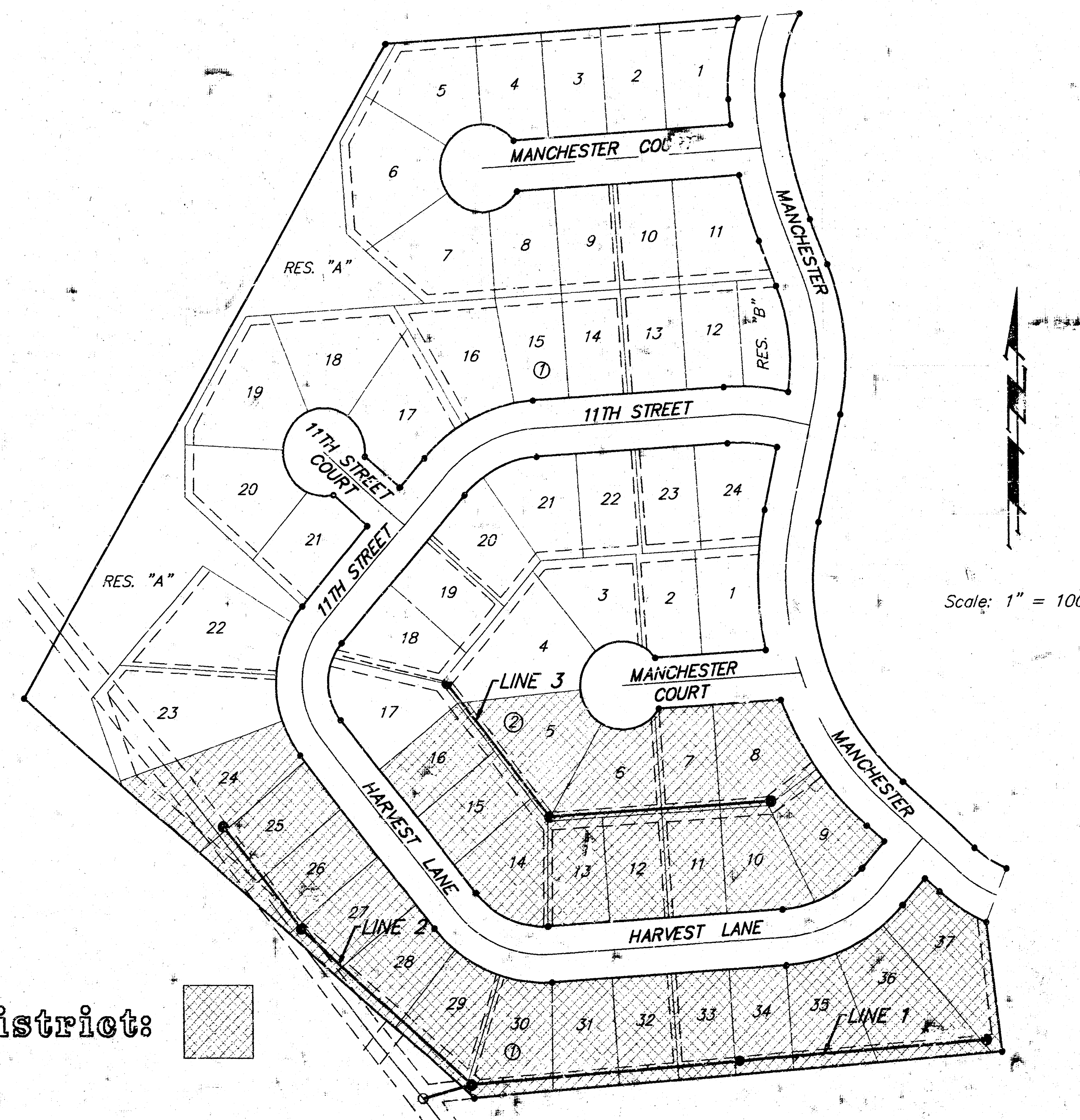
488-76-245-81715-000-000-001

Index Code

741934

CITY OF WICHITA, KANSAS

Michael E. Lindebak, City Engineer



BENCHMARK:

on top of curb located at the west end of return at the S.E. corner lot 21, blk 1; Huntington Place 3rd Addition.
Elev. = 154.59 (City Datum)

on top of curb located approximately 41' N and 15' E of the S.E. corner lot 24, blk 2; Huntington Place 3rd Addition.
Elev. = 156.76 (City Datum)

INDEX:

- Title Sheet
- Line 1
- Line 2
- Line 3
- Easement Grading
- Standard Manhole Detail
- Copy of Plat

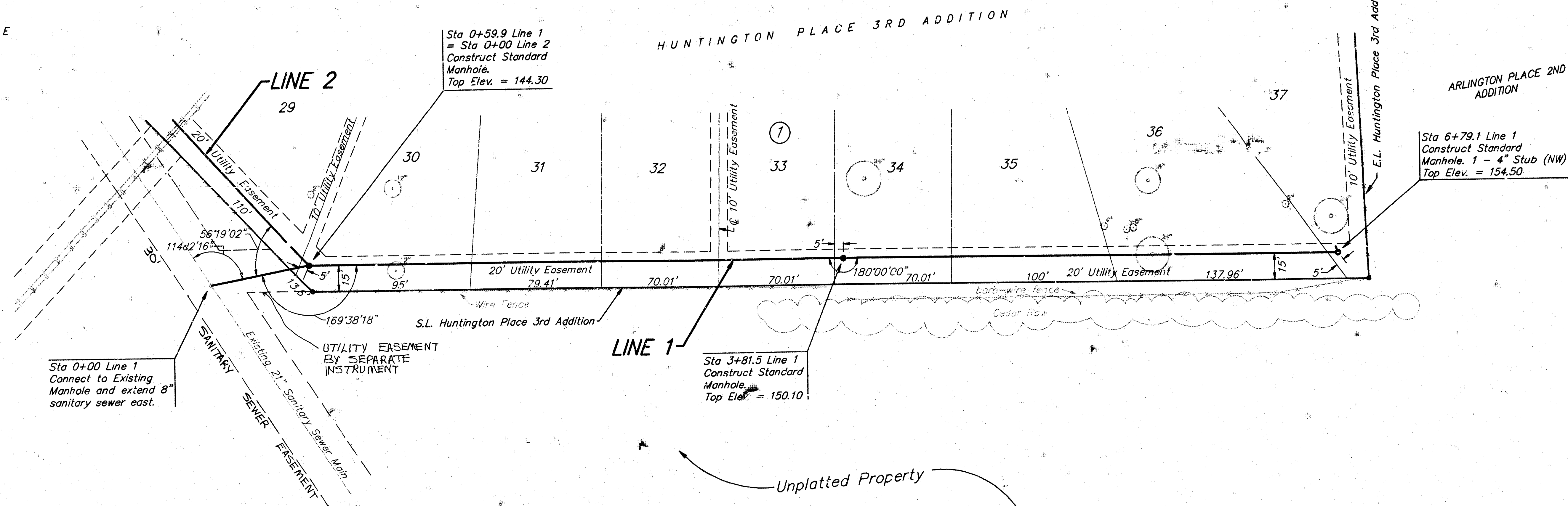
Booked 11/3/99
JHR
As Per Plan



Benefit District:

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

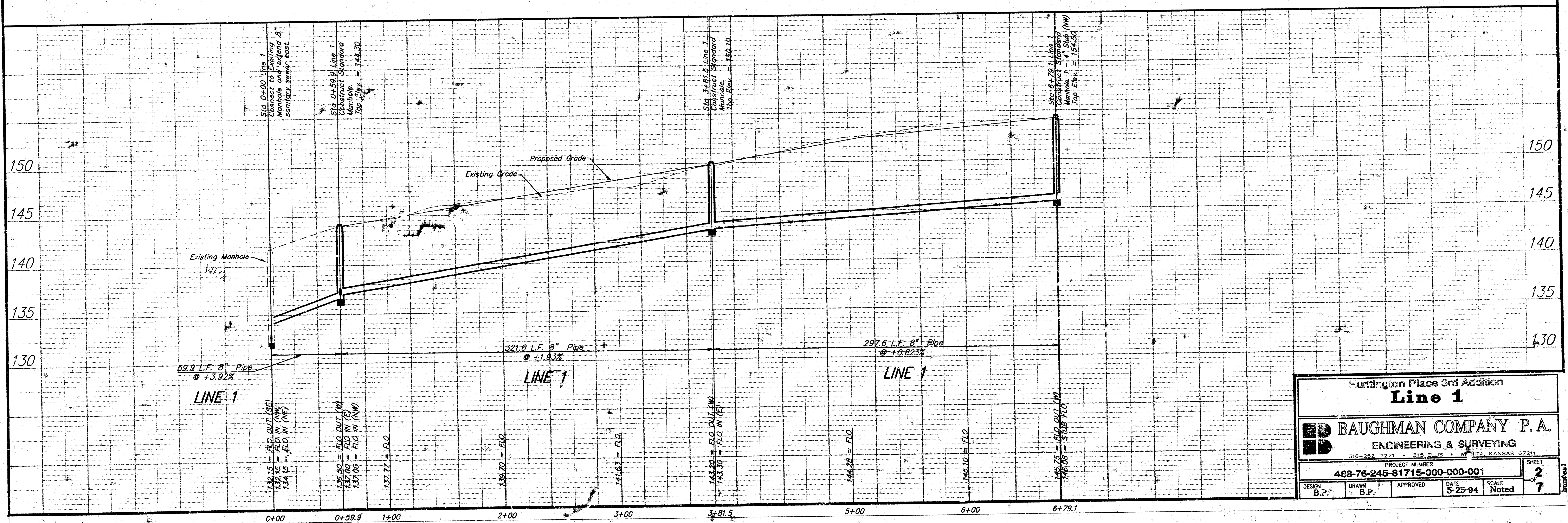
Bench Marks:
 "I" on top of curb located at the west end of return at the S.E. corner lot 21, blk 2; Huntington Place 3rd Addition.
 Elev. = 154.59 (City Datum)
 "E" on top of curb located approximately 41' N and 15' E of the S.E. Corner lot 24, blk 2; Huntington Place 3rd Addition.
 Elev. = 156.76 (City Datum)



SCALE:
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL
 • = IRON

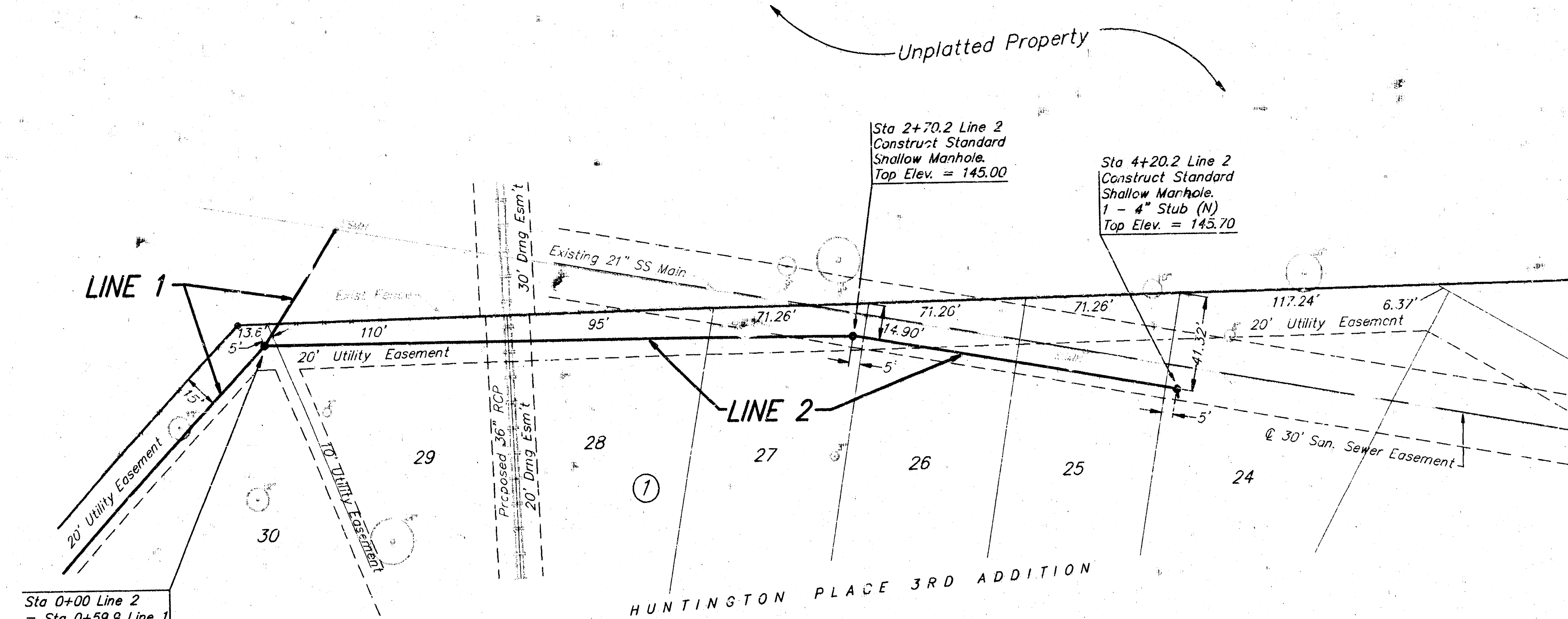
Note: Remove and replace fence only as necessary for construction of sanitary sewer.

Note: Remove trees only as necessary for construction of sanitary sewer.



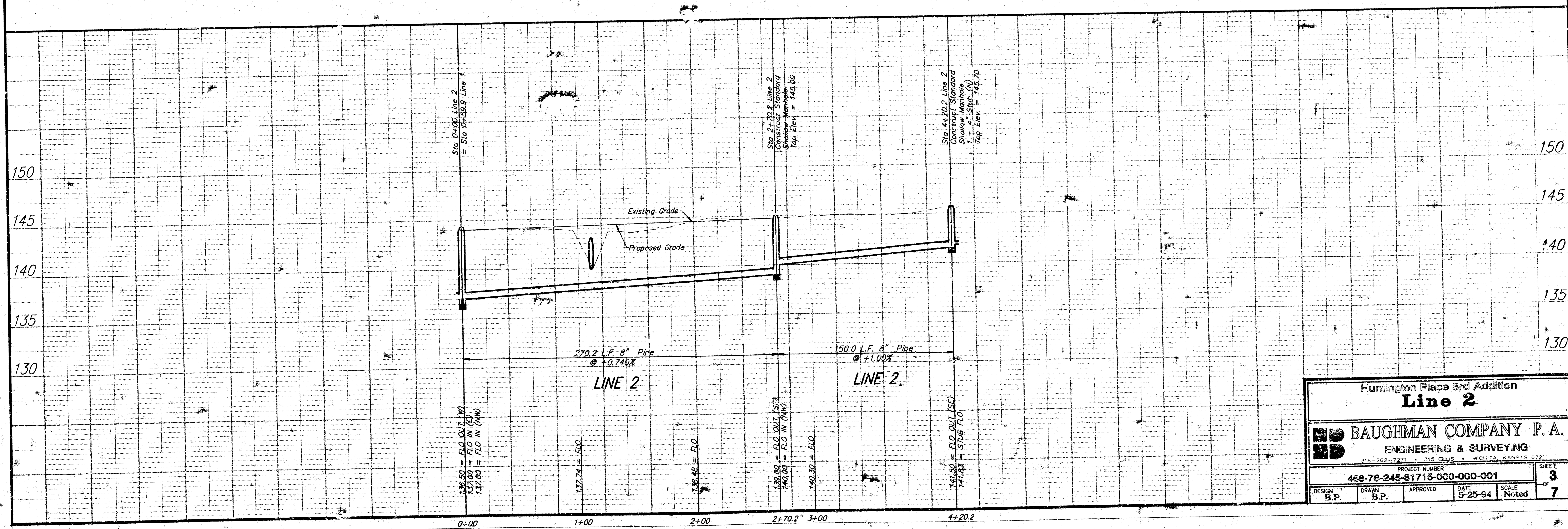
Huntington Place 3rd Addition
Line 1
BAUGHMAN COMPANY P.A.
 ENGINEERING & SURVEYING
 316-282-7271 • 315 ELLIS • WY, KANSAS 67211
 PROJECT NUMBER: 468-76-245-81715-000-000-001
 DESIGN: B.P. DRAWN: B.P. APPROVED: DATE: 5-25-94 SCALE: Noted
 SHEET: 2 OF 7

Bench Marks:
 □ on top of curb located at the west end of return at the S.E. corner lot 21, blk 1; Huntington Place 3rd Addition.
 Elev. = 154.59 (City Datum)
 □ on top of curb located approximately 41' N and 15' E of the S.E. corner lot 24, blk 2; Huntington Place 3rd Addition.
 Elev. = 156.76 (City Datum)



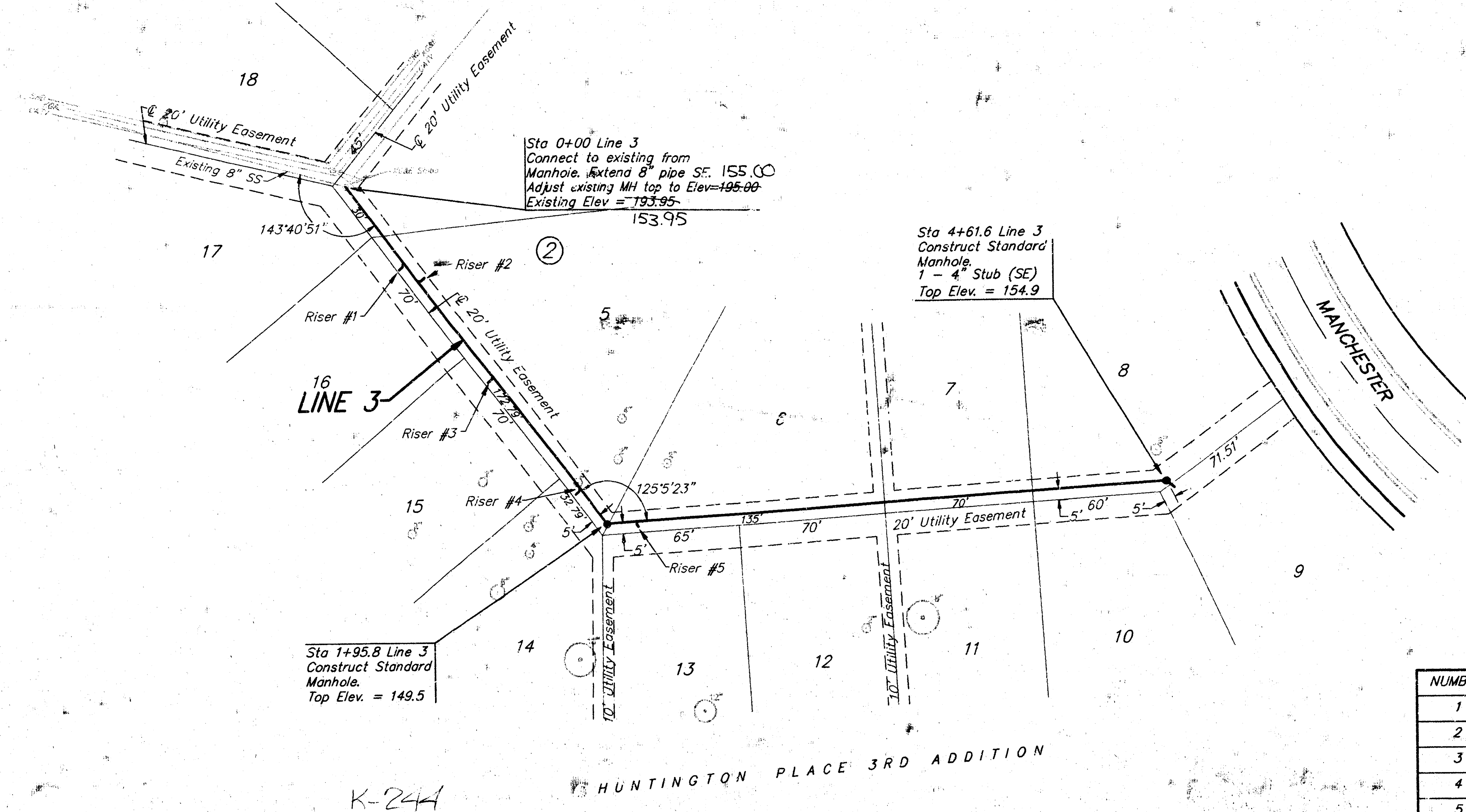
SCALE:
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL
 • = IRON

Note: Remove trees only as necessary for construction of sanitary sewer.



Huntington Place 3rd Addition			
Line 2			
BAUGHMAN COMPANY P. A.			
ENGINEERING & SURVEYING			
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
488-78-245-81715-000-001			
DESIGN	DRAWN	APPROVED	DATE
B.P.	B.P.		5-25-94
SCALE			NOTED
1" = 40' HORIZONTAL			1" = 5' VERTICAL
• = IRON			
SHEET			3
OF			7

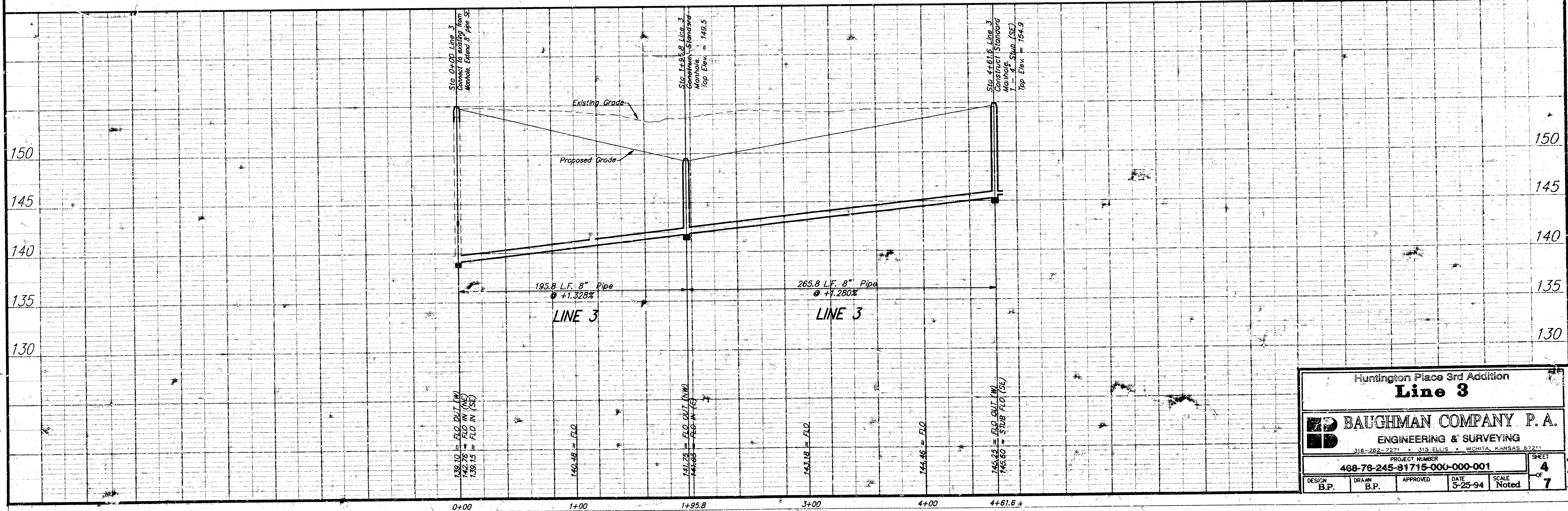
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RISER LOCATION TABLE

NUMBER	LINE NO.	STATION	LOT	DIRECTION	L.F. 4" RISER	TOP ELEV.
1	3	0+45	16	RIGHT	7.0	146.8
2	3	0+55	5	LEFT	6.6	146.5
3	3	1+10	15	RIGHT	5.6	146.2
4	3	1+75	14	RIGHT	4.3	145.8
5	3	2+10		RIGHT	4.2	146.2



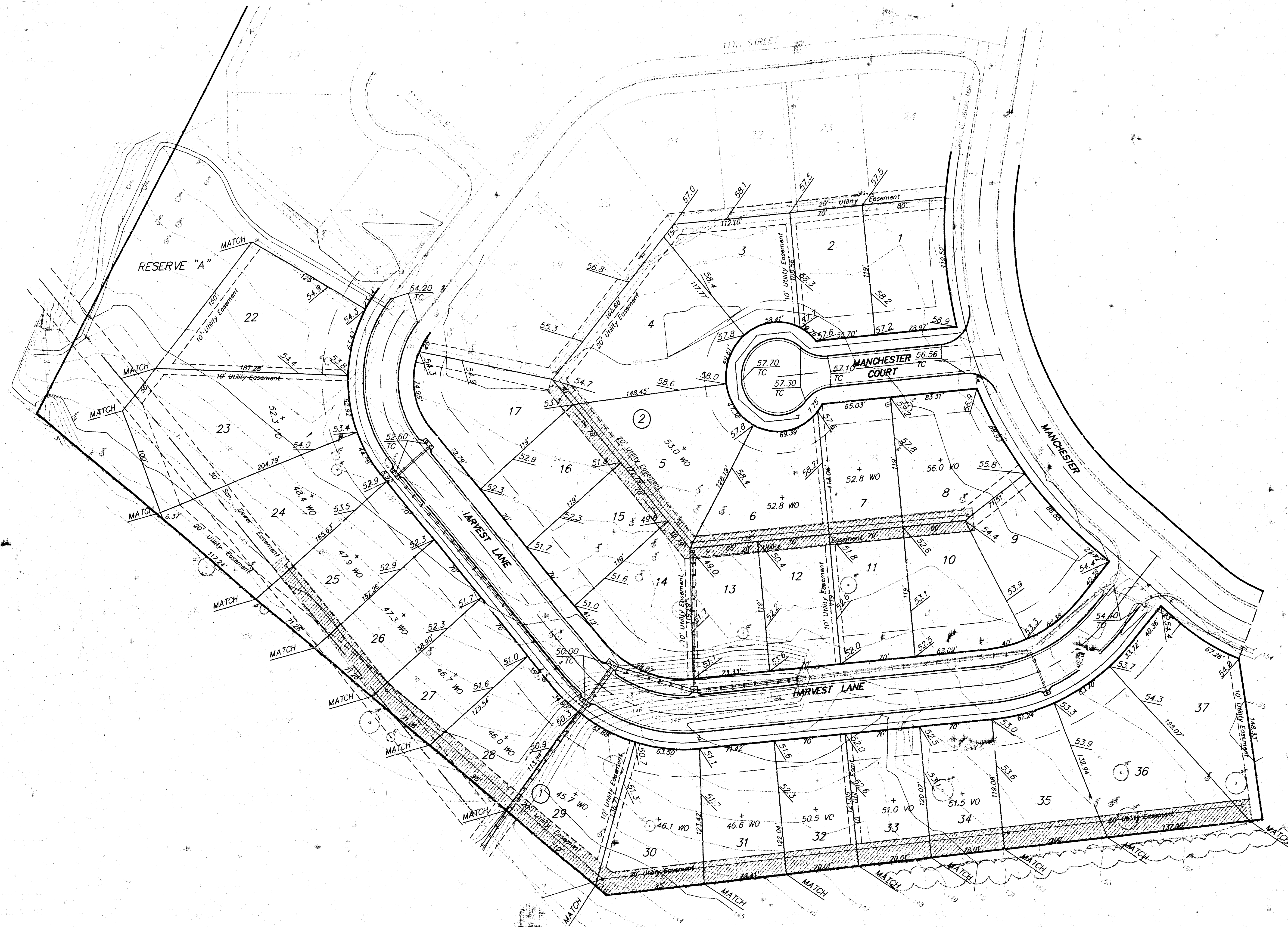
Huntington Place 3rd Addition
Line 3

BAUGHMAN COMPANY P.A.
 ENGINEERING & SURVEYING
 316-262-2271 • 316-611-1111 • WICHITA, KANSAS 67211

PROJECT NUMBER: 468-78-245-91715-000-000-001

DESIGN: B.P. DRAWN: B.P. APPROVED: DATE: 5-25-94 SCALE: Noted

SHEET 4 OF 7

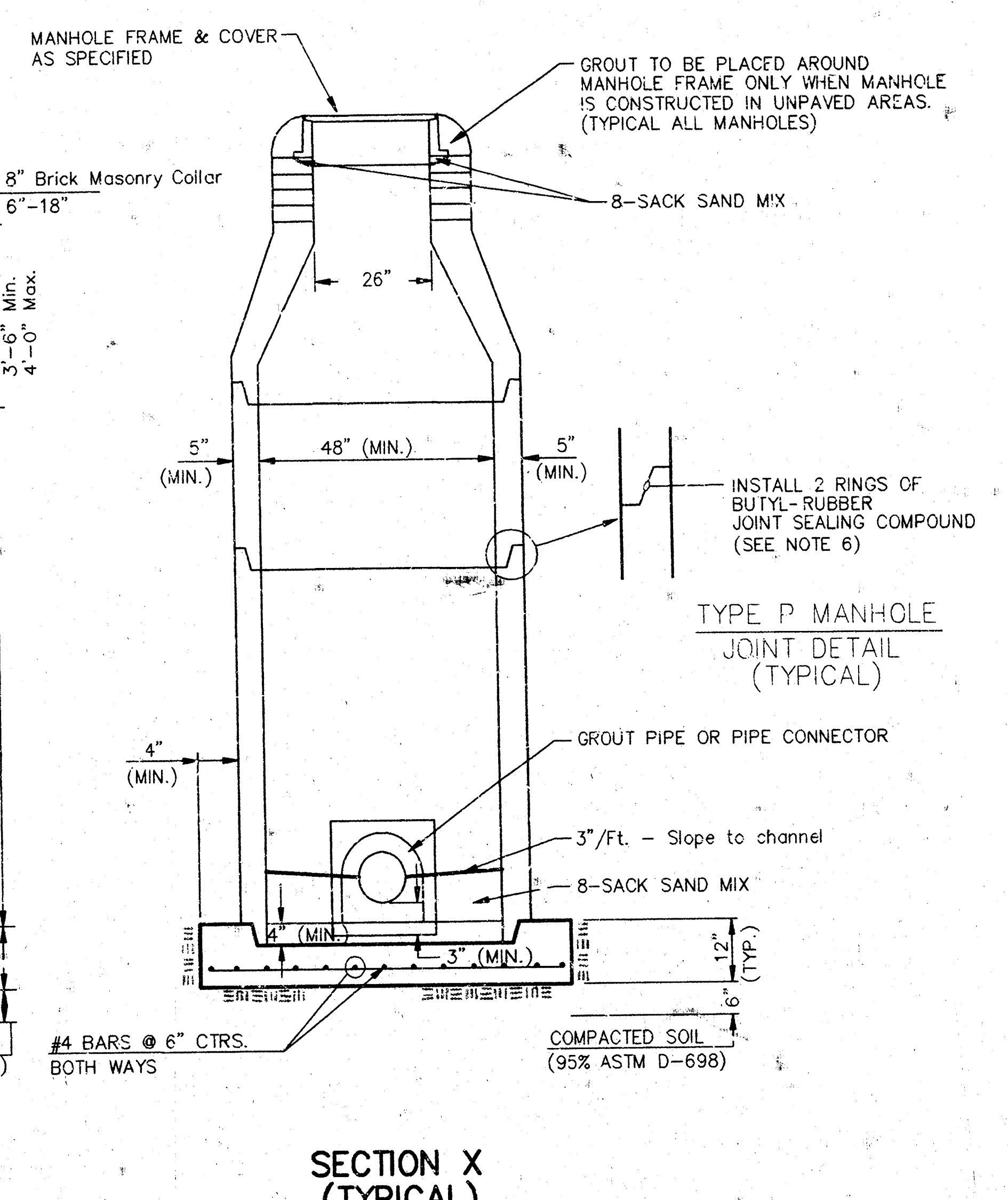
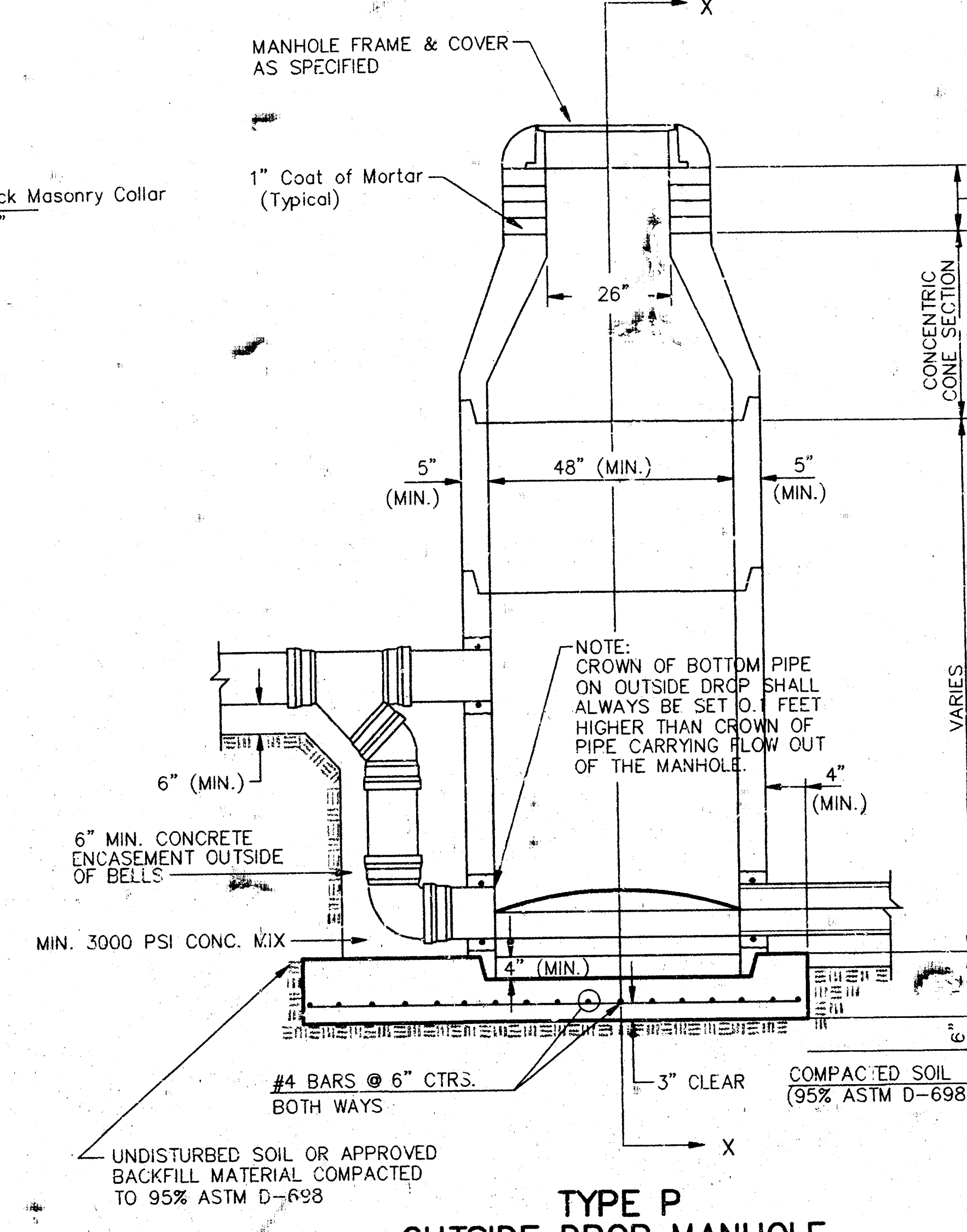
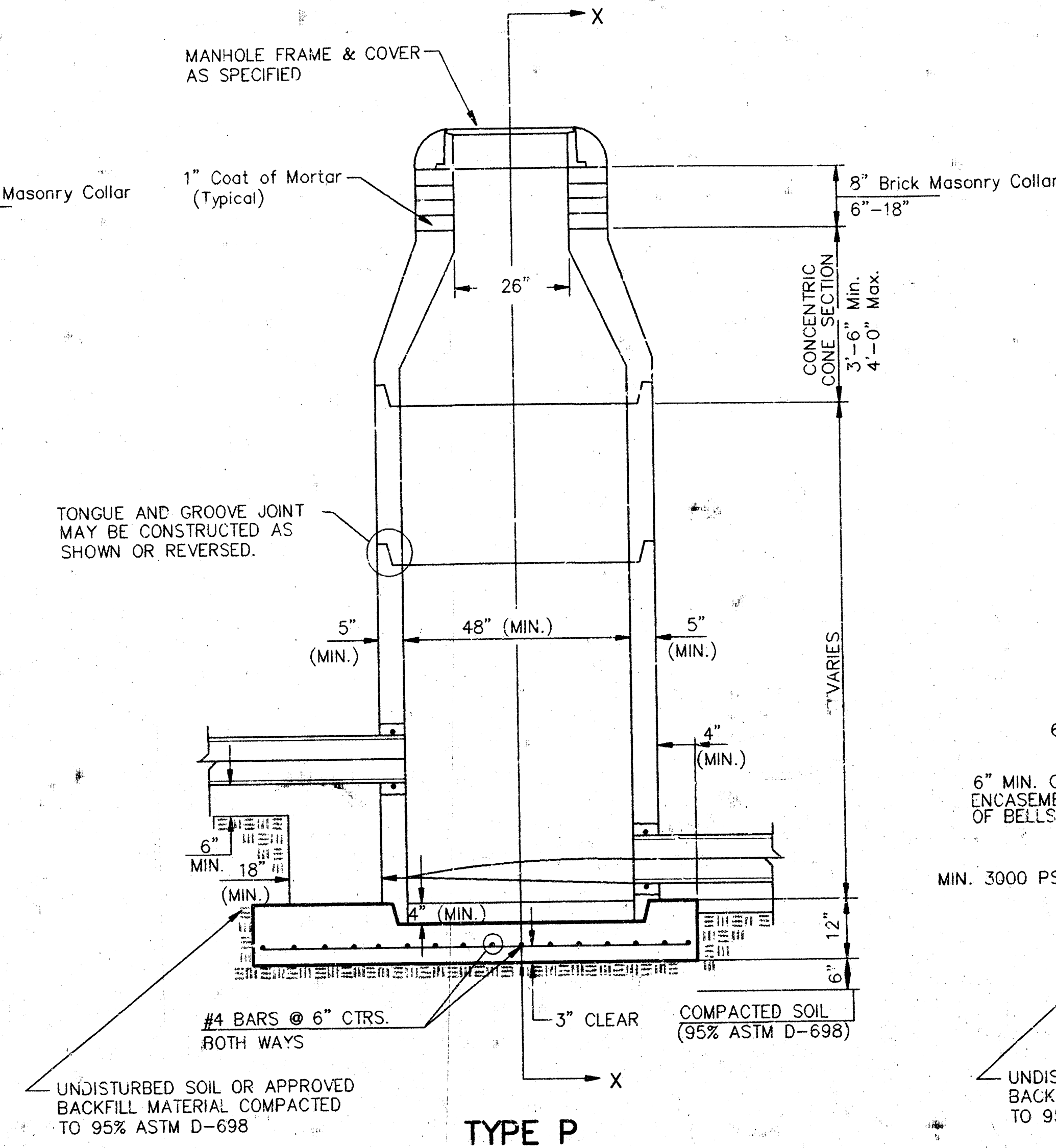
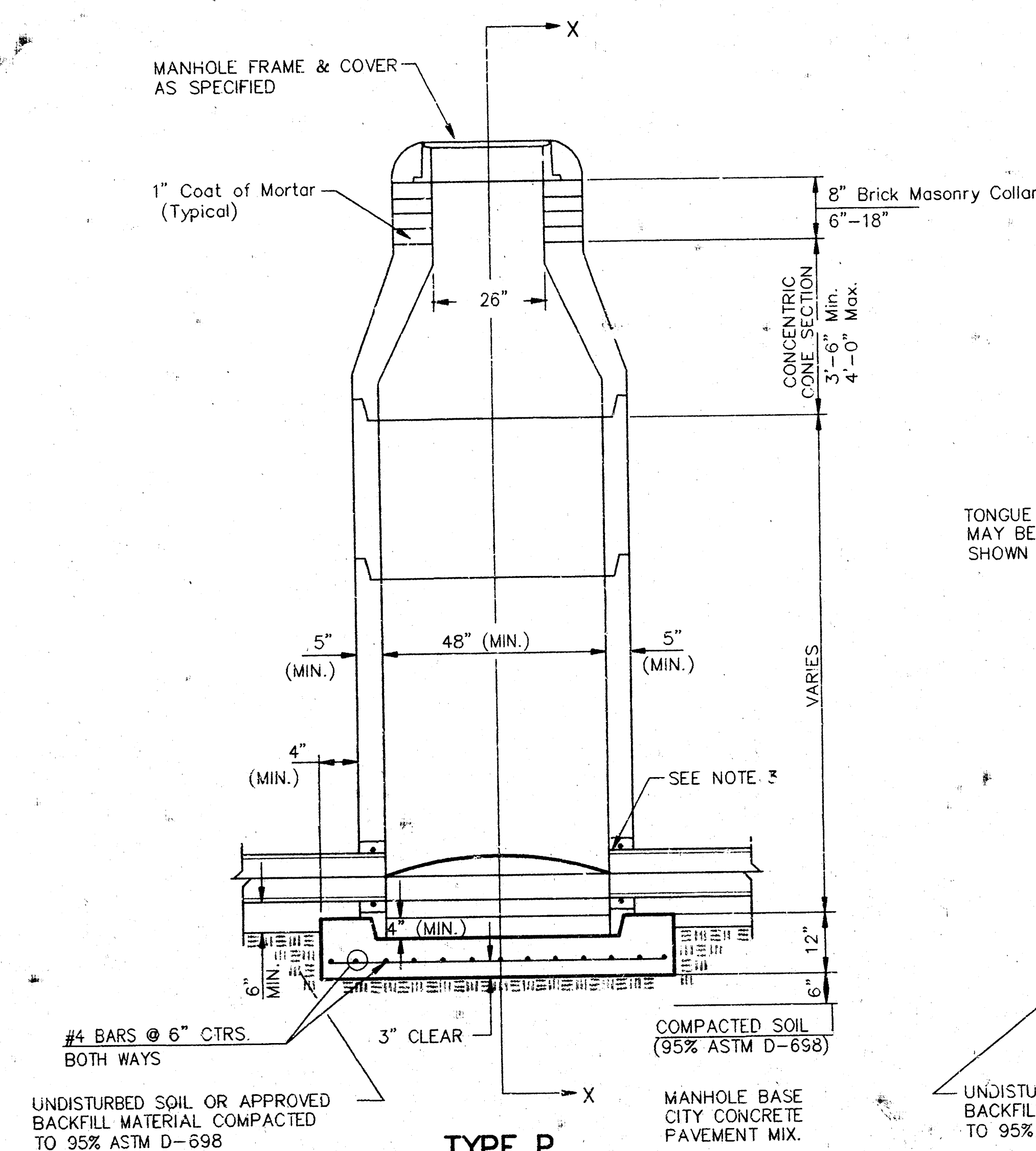


Scale: 1" = 50'

Easement to be Graded

HUNTINGTON PLACE 3RD ADDITION				
Easement Grading Plan				
BAUGHMAN COMPANY P.A. ENGINEERING & SURVEYING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
DESIGN	DRAWN	APPROVED	DATE	SCALE
NSW	BAM		5-25-94	1"=50'
				SHEET 5 OF 7

SEWER APPURTENANCES DETAILS

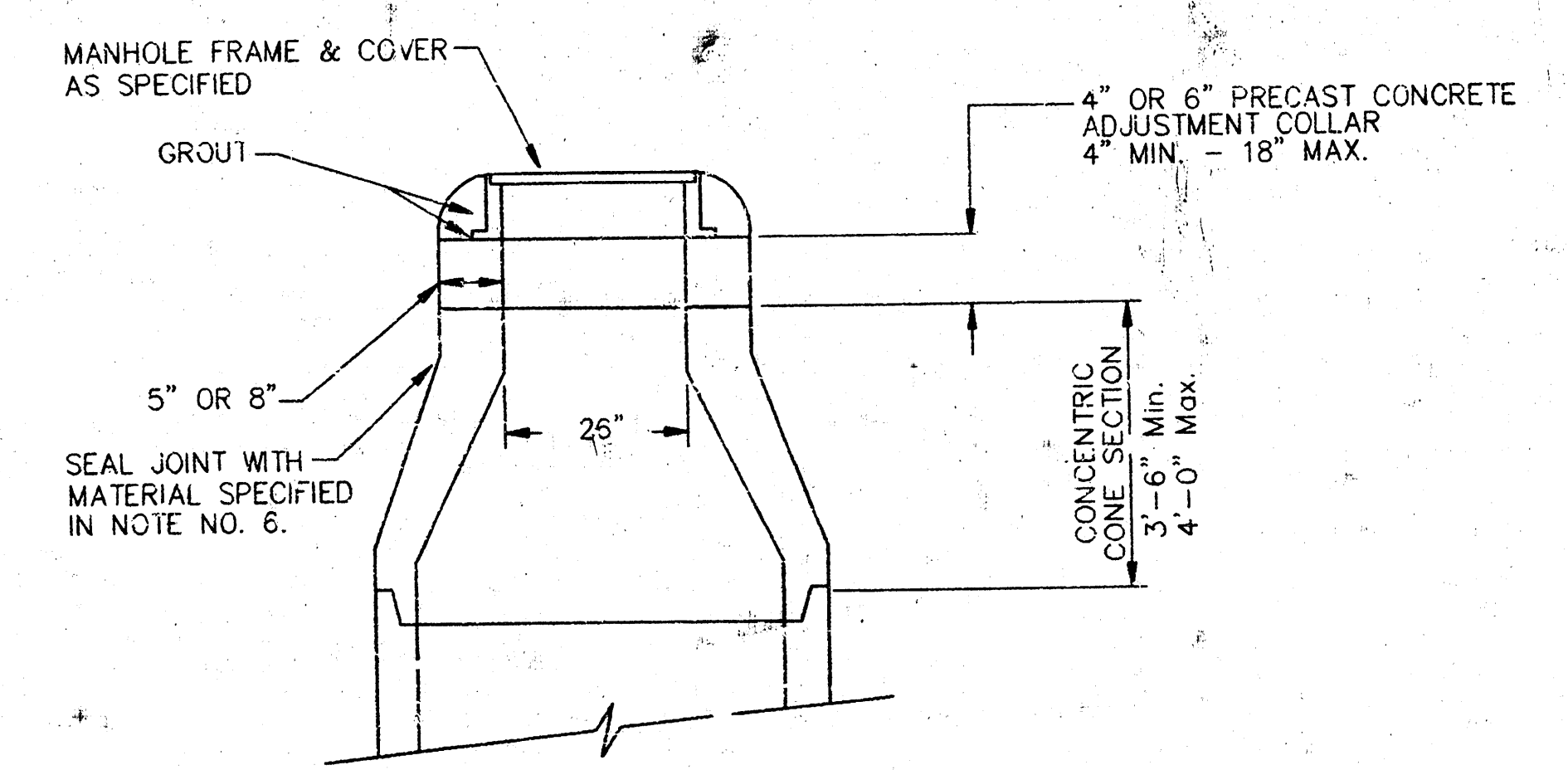


GENERAL NOTES

- 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 PIPE SHALL BE GROUDED 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 INEMEC 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 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 GROUDED 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 GROUDED 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 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 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 PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



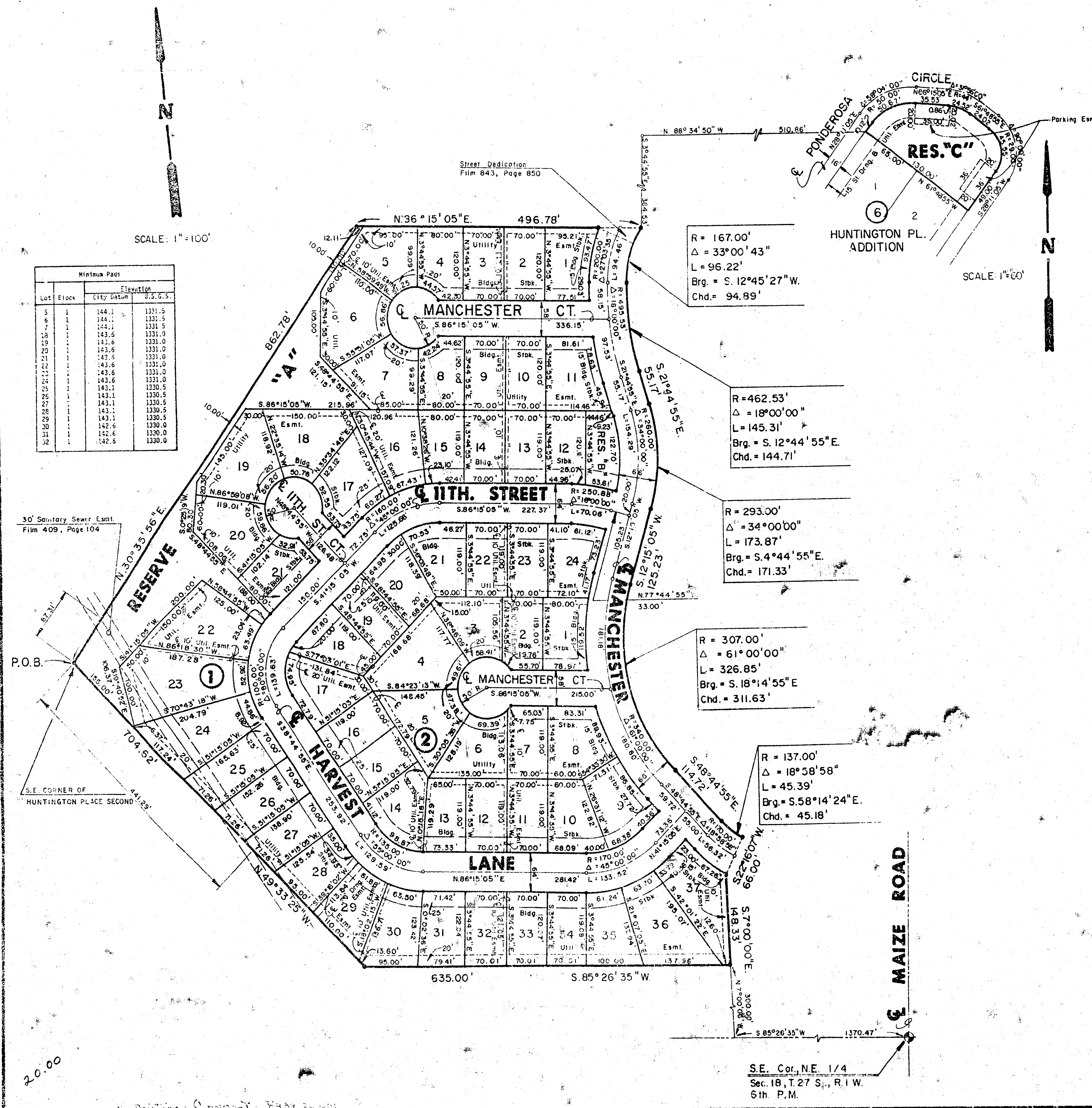
CITY OF WICHITA, KANSAS STANDARD MANHOLE DETAILS SEWER APPURTENANCES DETAILS

BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211				REV. NOV. 1993
PROJECT NUMBER 468-76-245-81715-000-000-001				SHEET 6
DESIGN	DRAWN	APPROVED	DATE	SCALE
				7

D 3-31

FINAL PLAT OF HUNTINGTON PLACE THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HUNTINGTON PLACE THIRD ADDITION", 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., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of HUNTINGTON PLACE SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 30° 35' 56" E, 862.78 feet along the East line of said HUNTINGTON PLACE SECOND ADDITION, to a point on the South line of HUNTINGTON PLACE, an addition to Wichita, Sedgwick County, Kansas; thence N 86° 15' 05" E, 422.32 feet along said South line of said HUNTINGTON PLACE; thence N 86° 15' 05" E, 74.46 feet to a point on a curve to the left; thence along said curve 96.22 feet, said curve having a central angle of 33° 00' 43", a radius of 167.00 feet; and a long chord of 94.89 feet, bearing S 12° 45' 27" W, to a point on a curve to the left; thence along said curve 147.11 feet, said curve having a central angle of 18° 00' 00", a radius of 462.53 feet, and a long chord of 144.71 feet, bearing S 12° 44' 55" E; thence S 21° 44' 55" E, 55.17 feet to a point on a curve to the right; thence along said curve 173.87 feet, said curve having a central angle of 34° 00' 00", a radius of 293.00 feet, and a long chord of 171.33 feet, bearing S 04° 44' 55" E; thence S 12° 15' 05" W, 125.23 feet to a point on a curve to the left; thence along said curve 326.85 feet, said curve having a central angle of 61° 00' 00", a radius of 307.00 feet, and a long chord of 311.63 feet, bearing S 18° 14' 55" E; thence S 48° 44' 55" E, 114.72 feet to a point on a curve to the left; thence along said curve 45.39 feet, said curve having a central angle of 18° 58' 58", a radius of 137.00 feet, and a long chord of 45.18 feet, bearing S 58° 14' 24" E; thence S 22° 16' 07" W, 635.00 feet; thence N 49° 33' 25" W, 704.62 feet to the point of beginning.

EXCEPT, 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: Beginning at the Southeast corner of Lot 16, Block 4, Huntington Place, an addition to Wichita, Sedgwick County, Kansas; thence N 86° 15' 05" E, 74.46 feet to a point on a curve to the left; thence along said curve 29.23 feet, said curve having a central angle of 107° 01' 31", a radius of 167.00 feet, and a long chord of 29.19 feet, bearing S 24° 15' 00" W; thence N 70° 45' 49" W, 66.00 feet to the point of beginning.

AND ALSO:
A replat of Reserve I, Huntington Place, an addition to Wichita, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 10 day of November, 1987.

Kenneth H. Bengtson, P.E., L.S. 1922
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 Land Surveyor Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets, the same to be known as "HUNTINGTON PLACE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The Reserves are platted for landscaping, recreation, walks and open spaces. Reserves A and C are also platted for the construction and maintenance of public utilities and drainage. Reserve A is also platted for private parks. Reserve B is also platted for entry monuments, a gazebo and for irrigation. Reserve C is also platted for vehicular parking within designated parking easements. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of street, drainage, public utilities, and parking as indicated on the accompanying plat, are hereby granted. Minimum pad elevations are as indicated on the accompanying plat.

HUNTINGTON CORPORATION

Keith L. Anderson
President

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

Be it remembered that on this 10th day of November, 1987, before me a Notary Public in and for said State and County, came Keith L. Anderson on behalf of Huntington Corporation, 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 8, 1988

We, Bank IV Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "HUNTINGTON PLACE THIRD ADDITION".

BANK IV WICHITA, NATIONAL ASSOCIATION

By: Fred Mundrohn, Vice-President

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

Be it remembered that on this 12 day of November, 1987, before me a Notary Public in and for said State and County, came Fred Mundrohn, Vice-President, on behalf of Bank IV Wichita, National Association, 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.

Jacqueline C. Jones
Notary Public
My Appointment Expires 11-14-90

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

Dated this 29th day of October, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Parsons, Chairman
Marvin S. Kroul, Secretary

This plat approved and all dedications shown hereon, if accepted by the City Commission of the City of Wichita, Kansas, this 25 day of November, 1987.

Robert G. Knight, Mayor
Dale E. Rea, Deputy City Clerk

Entered on transfer record this 29th day of December, 1987.

Ronald J. Miller, 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 28th day of December, 1987.

Pat Kettler, Register of Deeds
Ed Rea, Deputy

H-85

D 3-31 1987-12-29