

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 City—Call 687-2470

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

Cablevision 262-4270
 K.P.L. Gas Service Company 263-2061
 Kansas Gas & Electric Company 263-7511
 Arkla Gas Company 264-1141
 or 942-8350
 Southwestern Bell Telephone Company 263-8161
 City of Wichita Water Department 1-571-2611
 City of Wichita Sewer Maintenance 268-4908
 268-4071

2. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary, by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
4. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.
5. 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.
6. 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.
7. 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.
8. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs./acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.

STORM WATER SEWER IMPROVEMENTS TO SERVE THE HAVENS ADDITION

Private Project Number
846PPS(607861)

CITY OF WICHITA, KANSAS

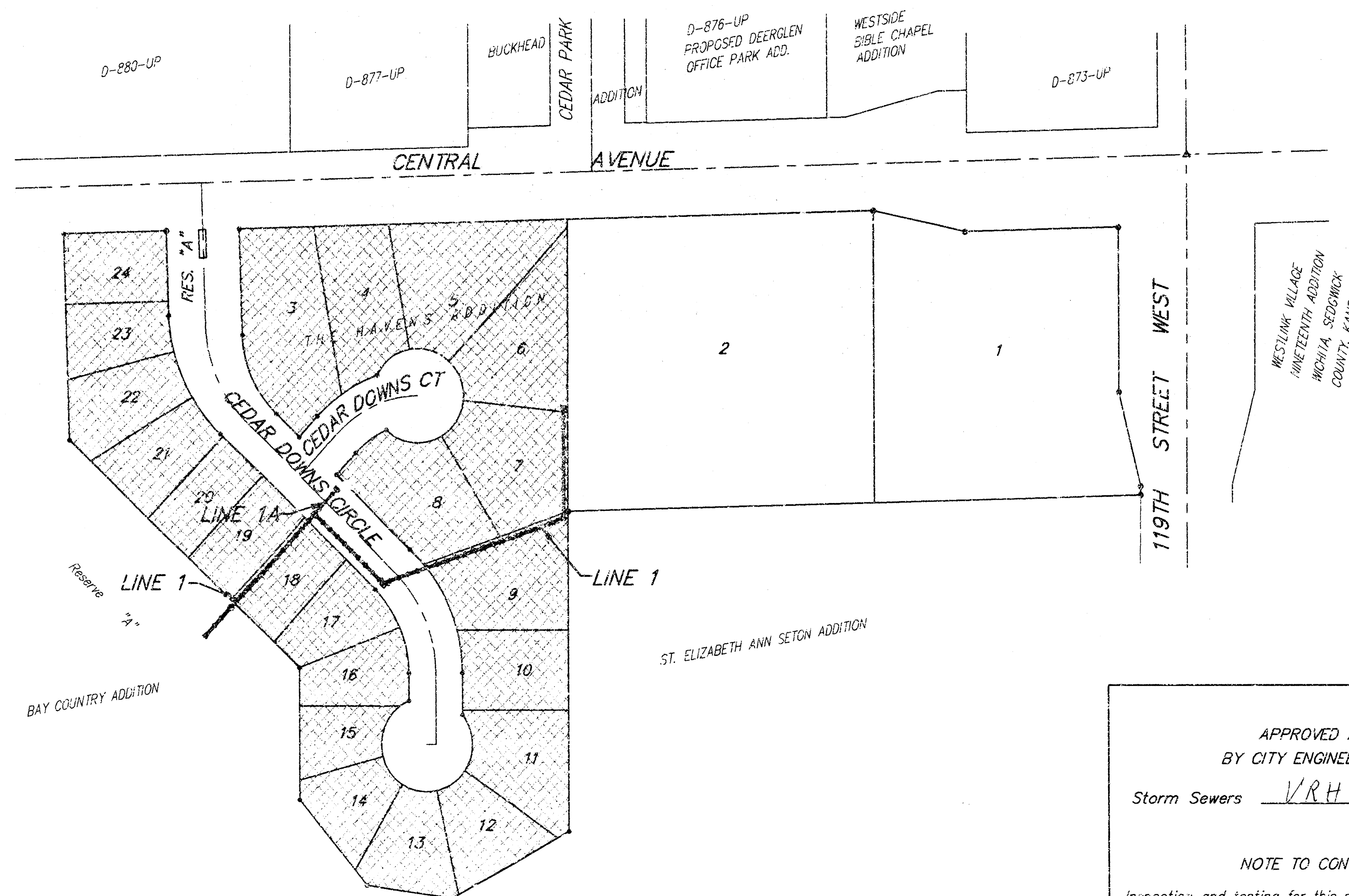
Michael E. Lindebak, P.E. City Engineer

BENCHMARK:

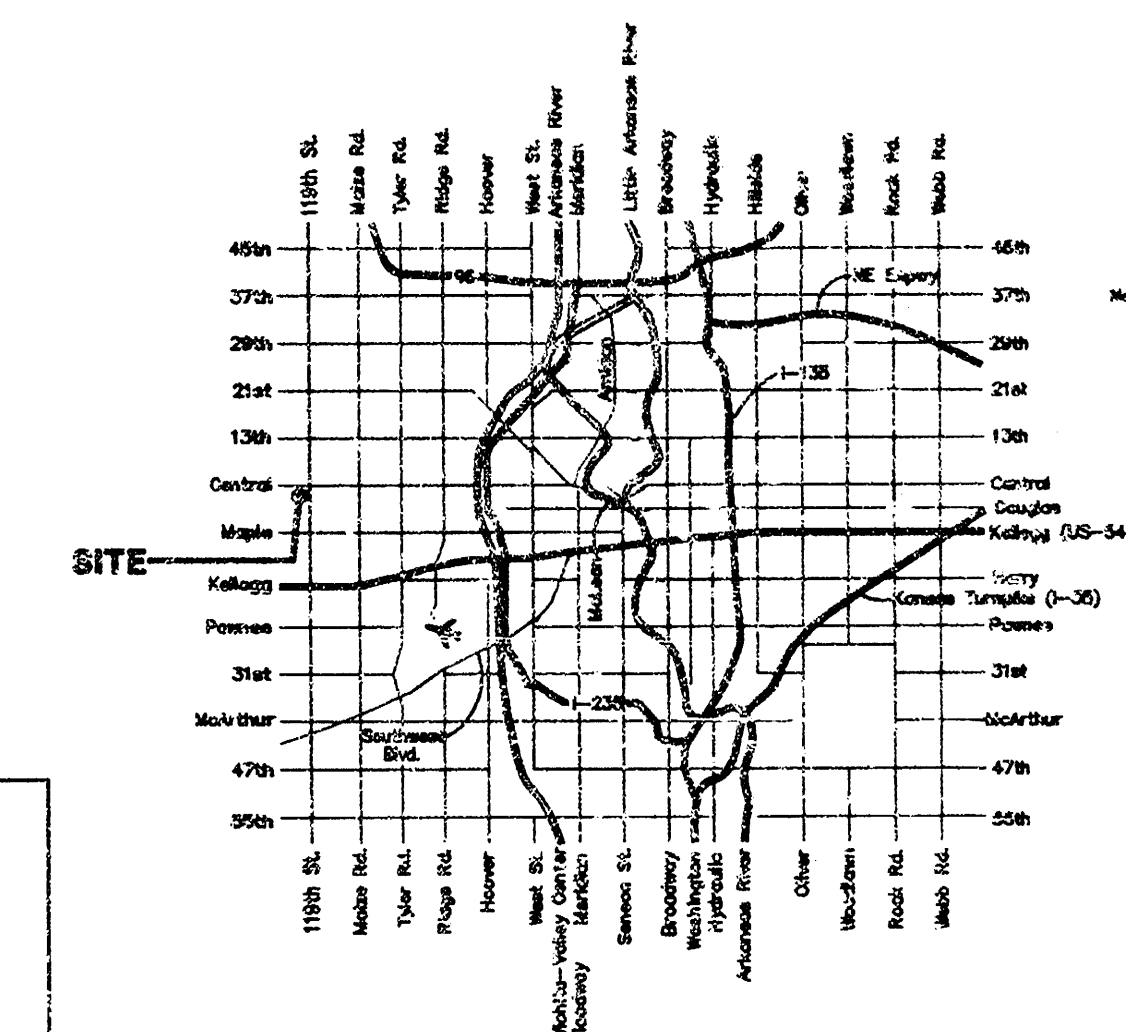
CITY OF WICHITA BENCHMARK
 CENTRAL & 119TH ST. WEST
 SE CORNER INTERSECTION
 40' EAST AND 48' SOUTH OF
 CENTER LINE BOTH 58.82'
 SE OF SECTION CORNER IRON
 21.7 FEET WEST OF FACE WALK
 N/S. 13.6' NORTH OF FACE WALK
 ELEVATION = 156.93 CITY DATUM

INDEX:

Title Sheet	1
Line 1 & Line 1A	2-3
Shallow Manhole Detail	4
Drop Inlet Detail	5
Special Yard Inlet Detail	6
Type 1A Curb Inlet Detail	7
Copy of Plat	8



Scale: 1" = 100'



APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA
 Storm Sewers VRH 9/10/98

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

Benefit District:

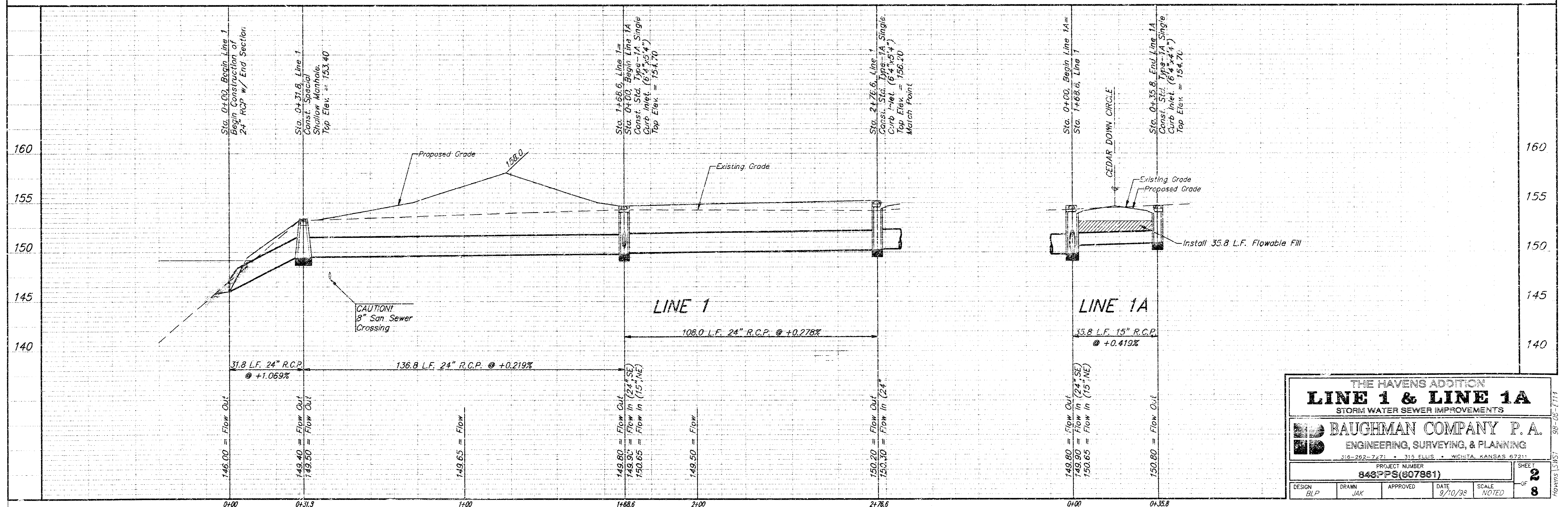
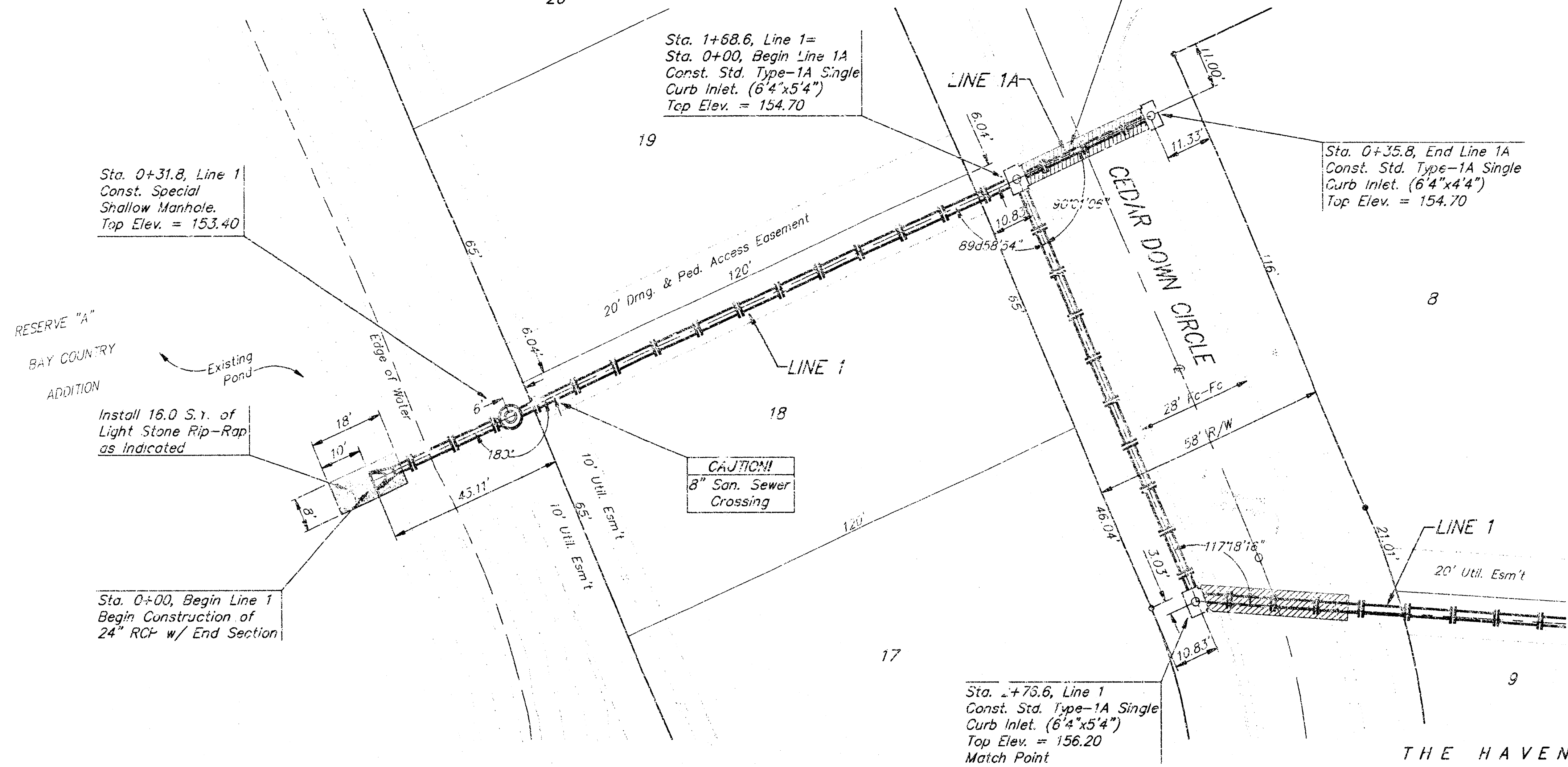
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67201

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

THE HAVENS ADDITION

Sta. 0+00 to Sta. 0+35.8
Install 35.8 L.F. Flowable Fill
Per City Specifications.
Fill to Elev. 153.10

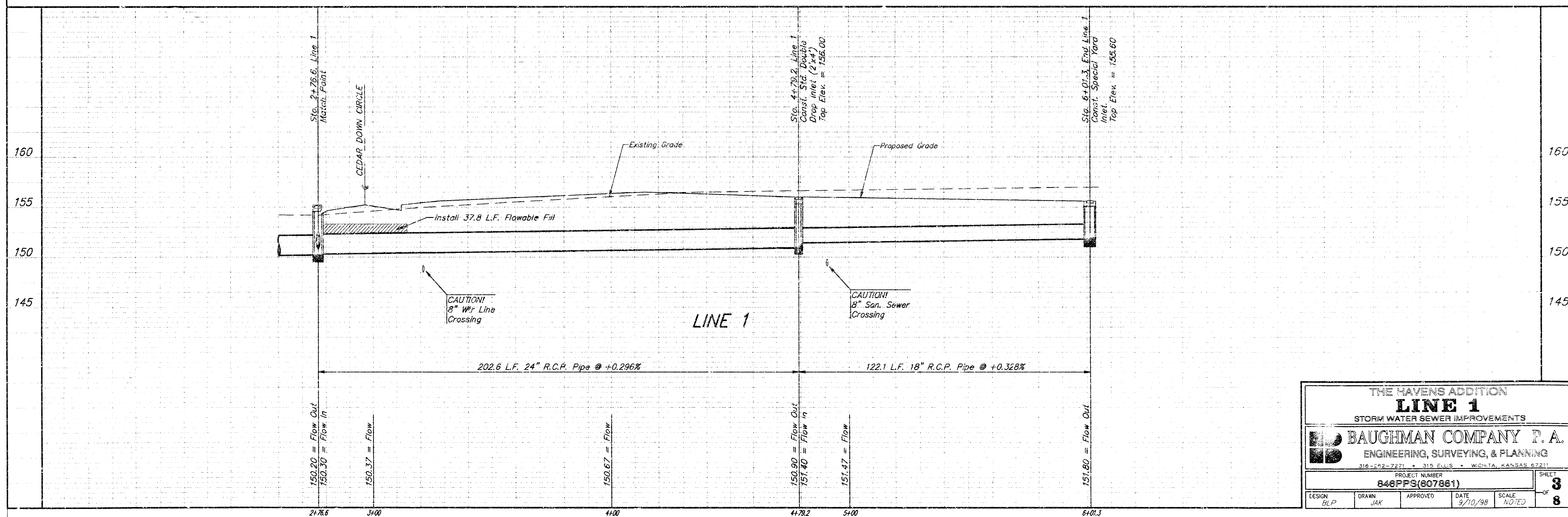
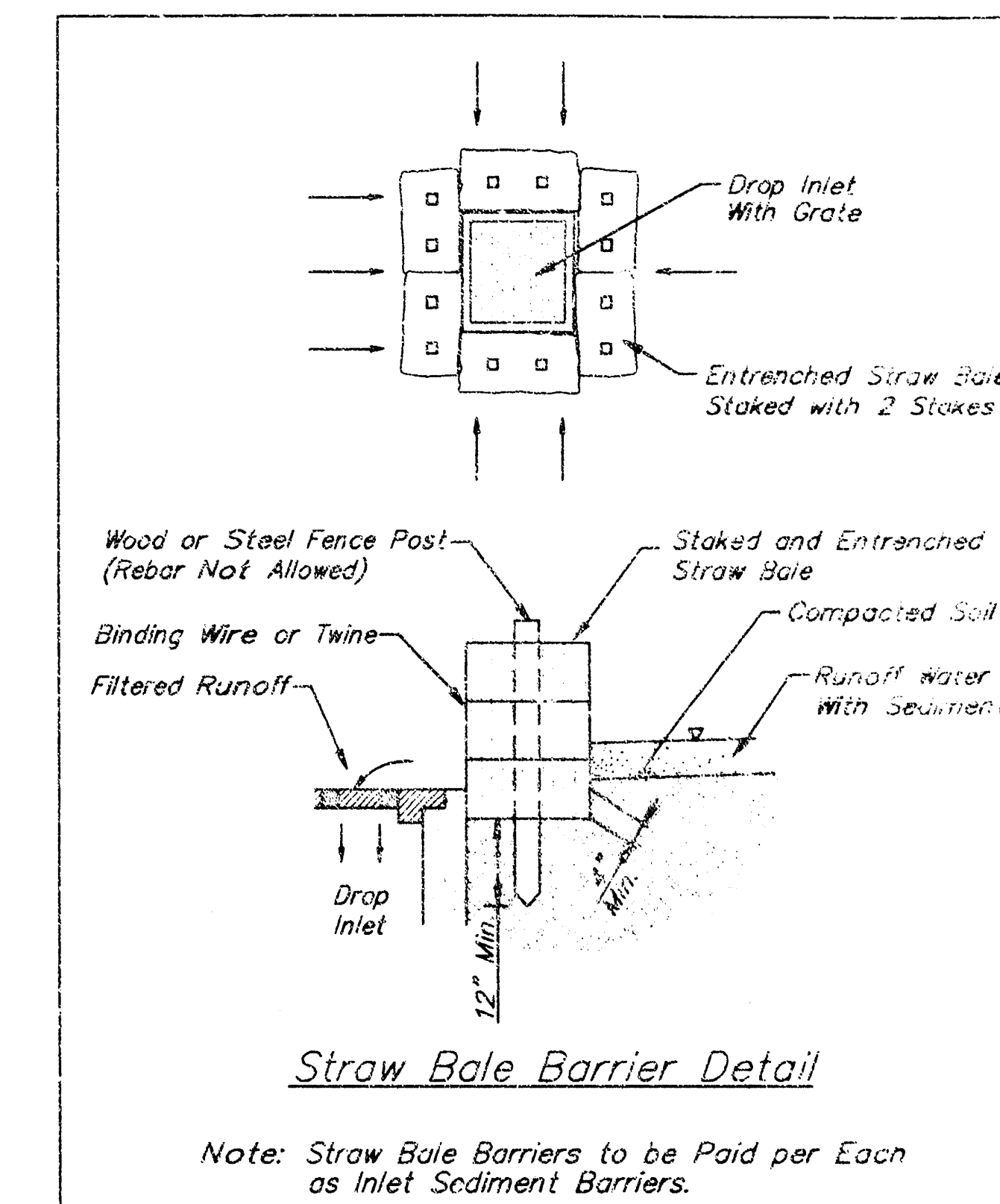
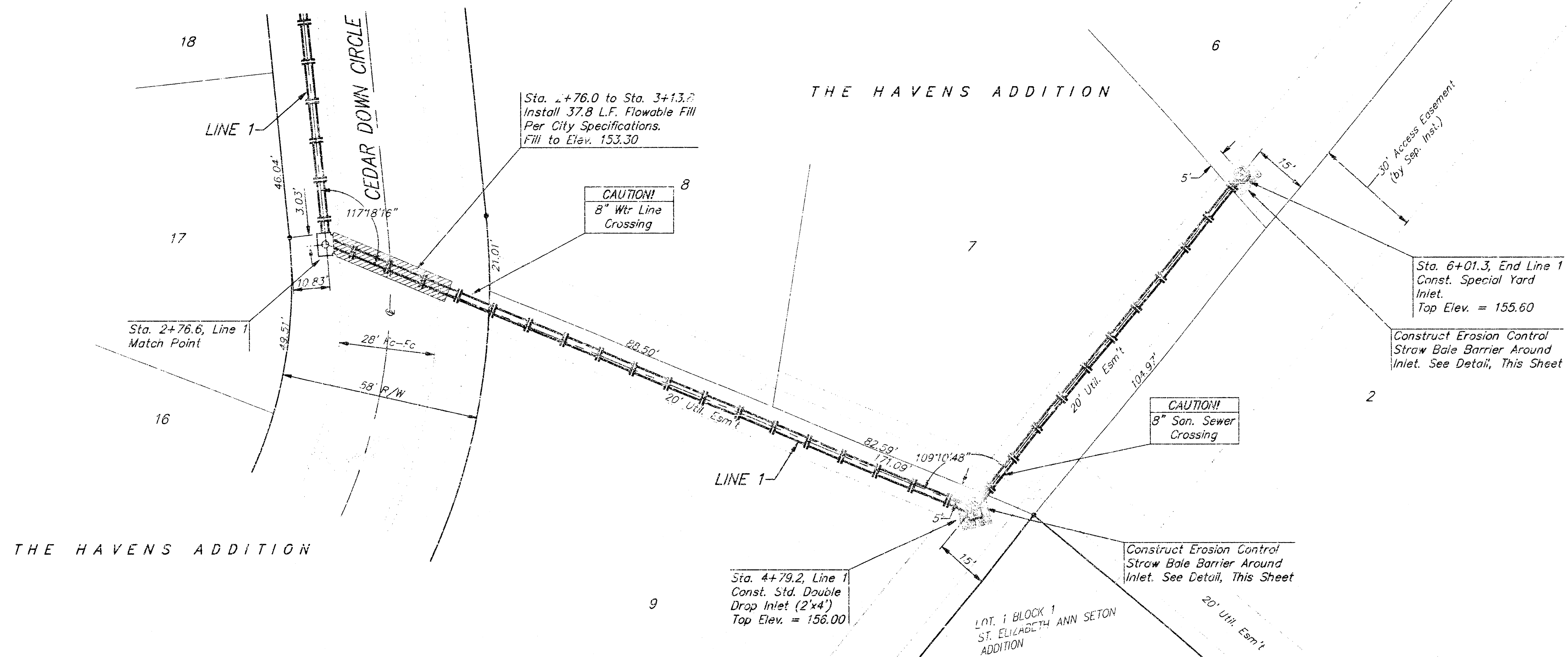
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
• = IRON

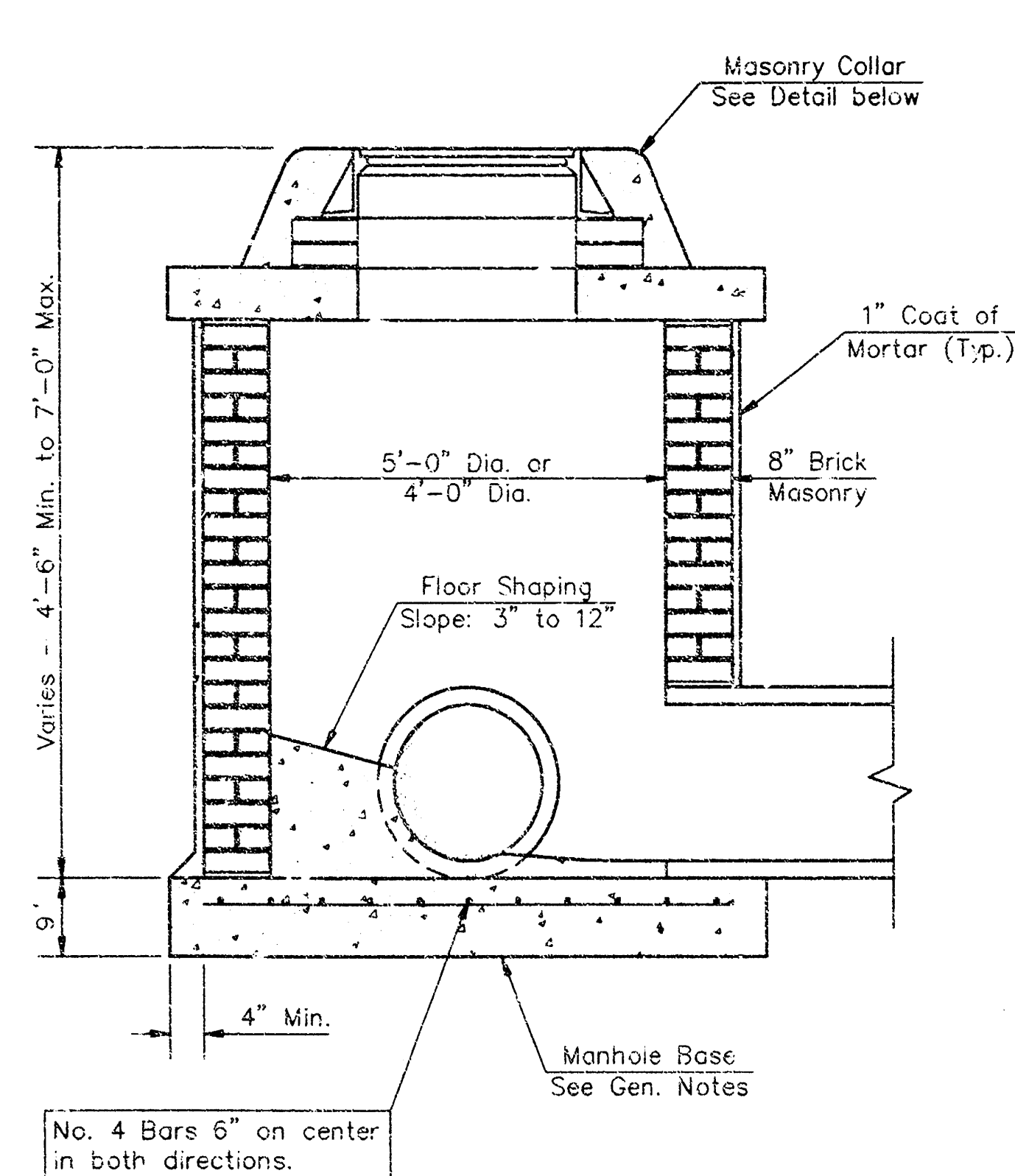


THE HAVENS ADDITION LINE 1 & LINE 1A STORM WATER SEWER IMPROVEMENTS			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 318-252-7271 • 915 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER: 8487PS(807961)			
DESIGN ZLP	DRAWN JAK	APPROVED	DATE 9/10/39
		SCALE NOTED	SHEET 2 OF 8

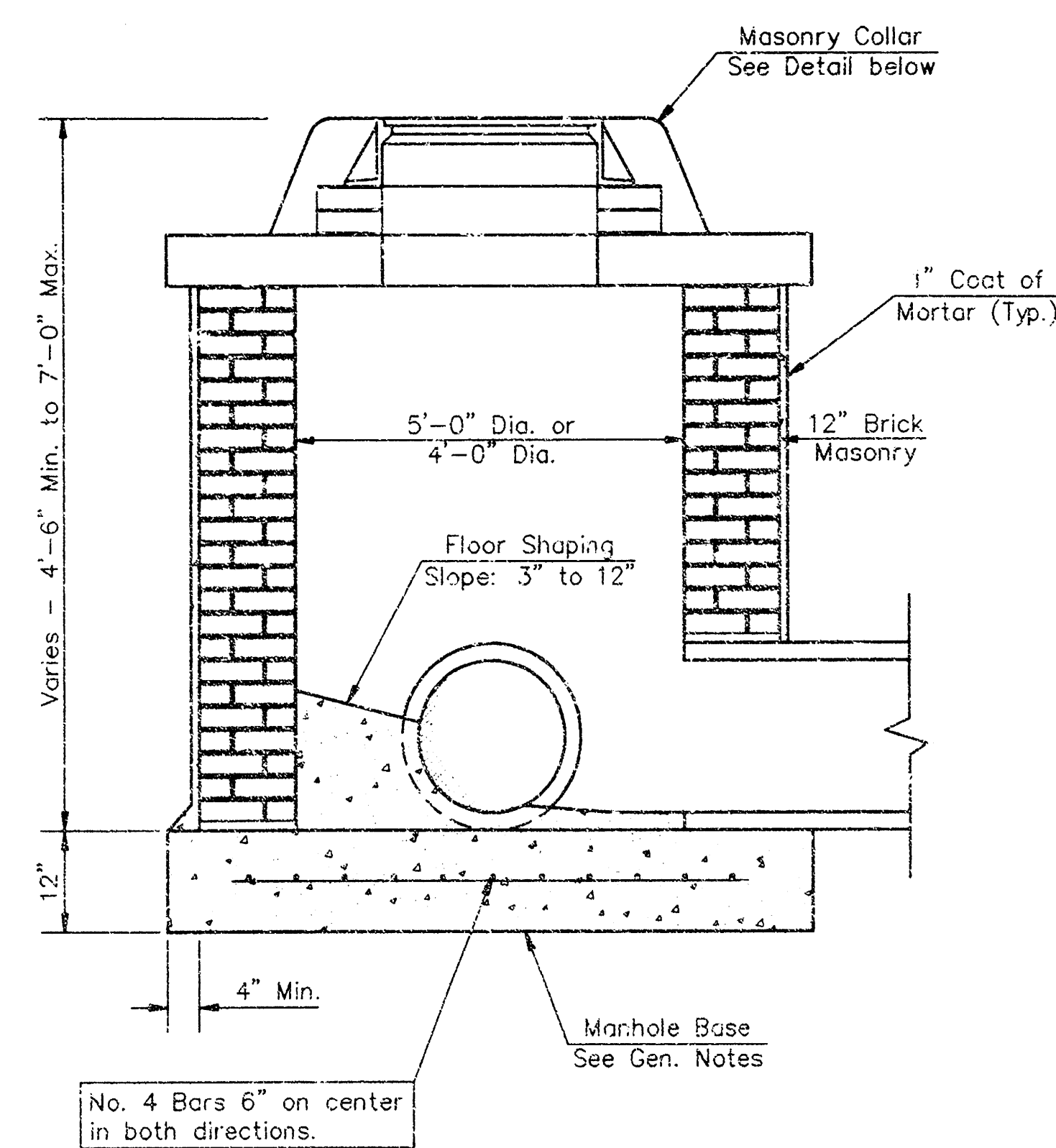
BENCHMARK:
City of Wichita Benchmark
Central & 119th St. West
SE Corner Intersection
40' East and 46' South of
Center Line Both. 58.82'
SE of Section Corner Iron.
21.7 Feet West of Face Walk
N/S. 13.6' North of Walk E/W
Elevation = 156.93 City Datum

SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
• = IRON

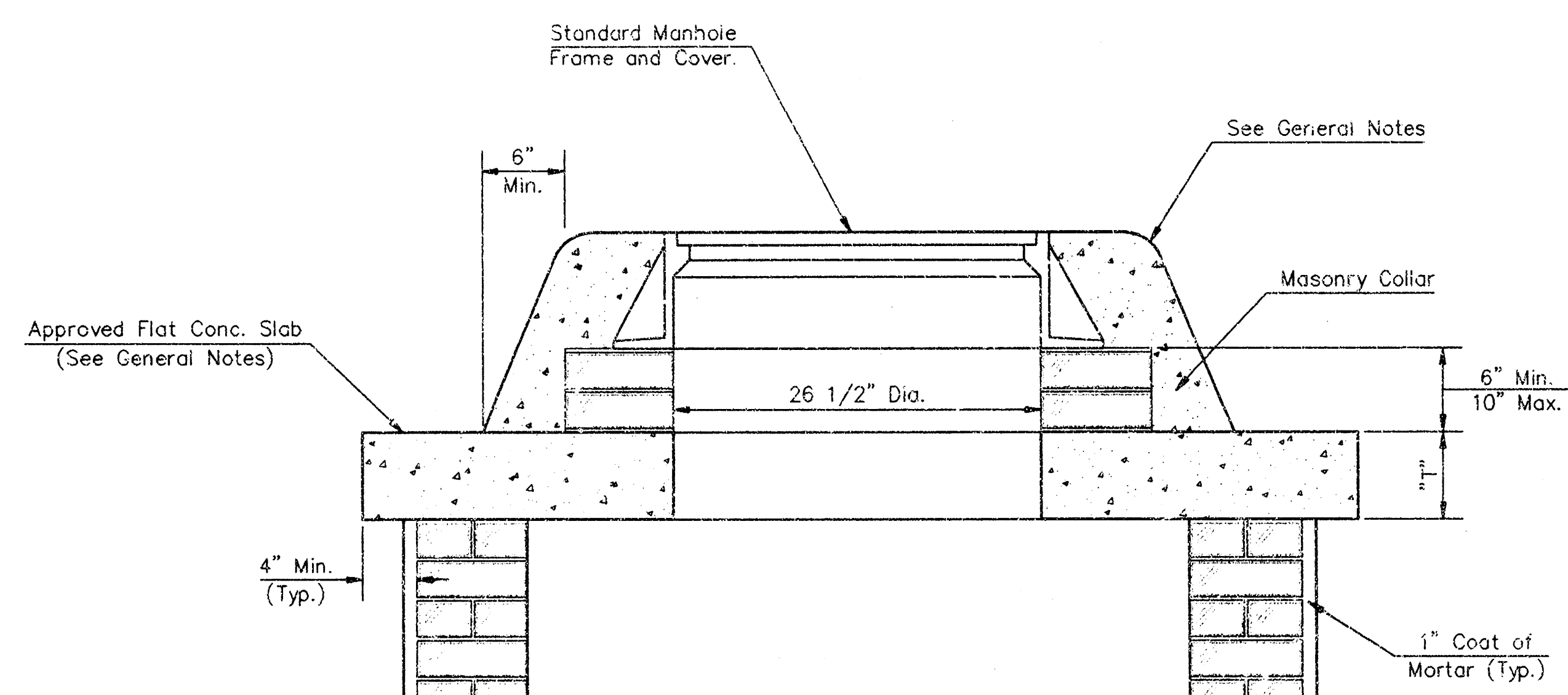




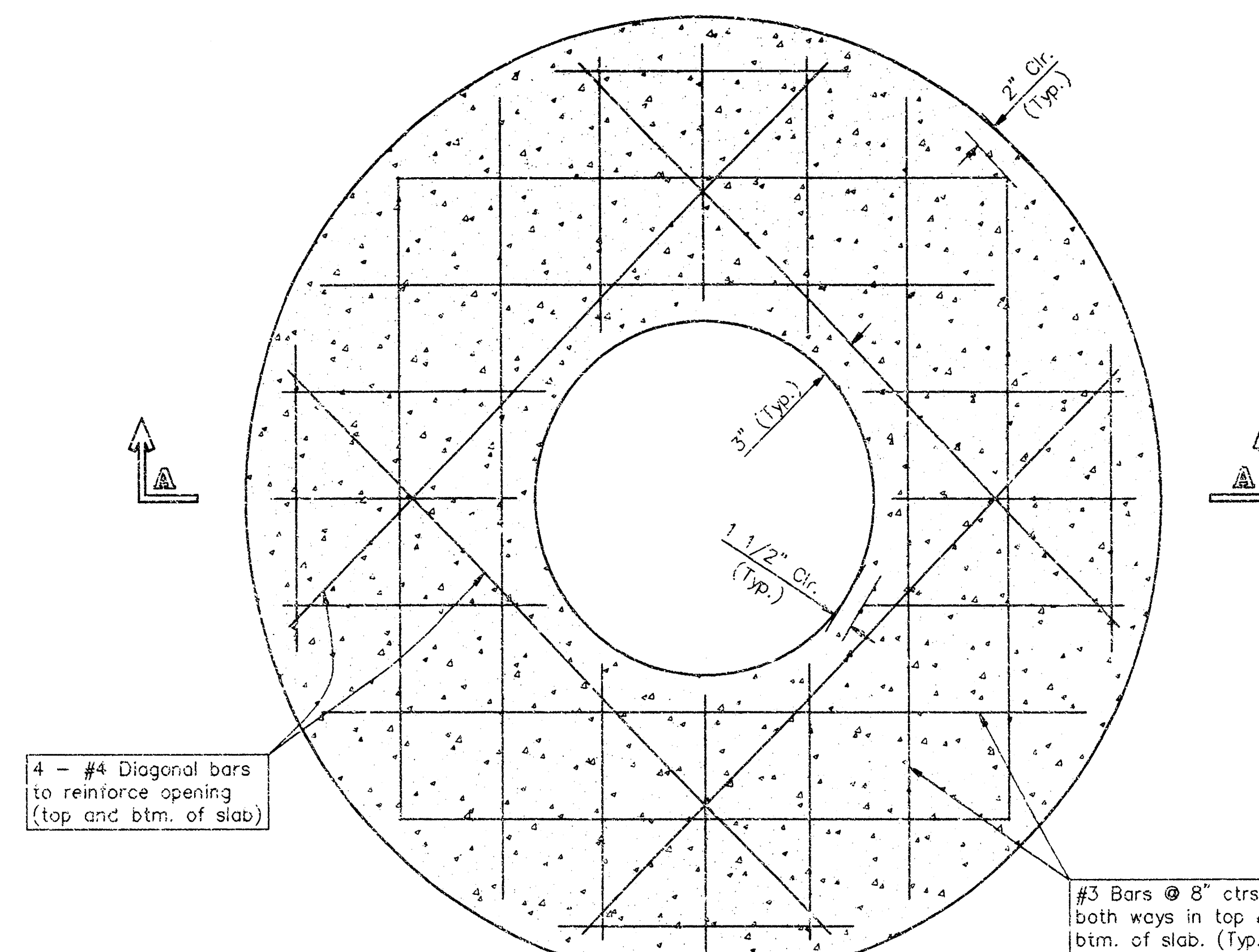
SHALLOW TYPE "A" MANHOLE



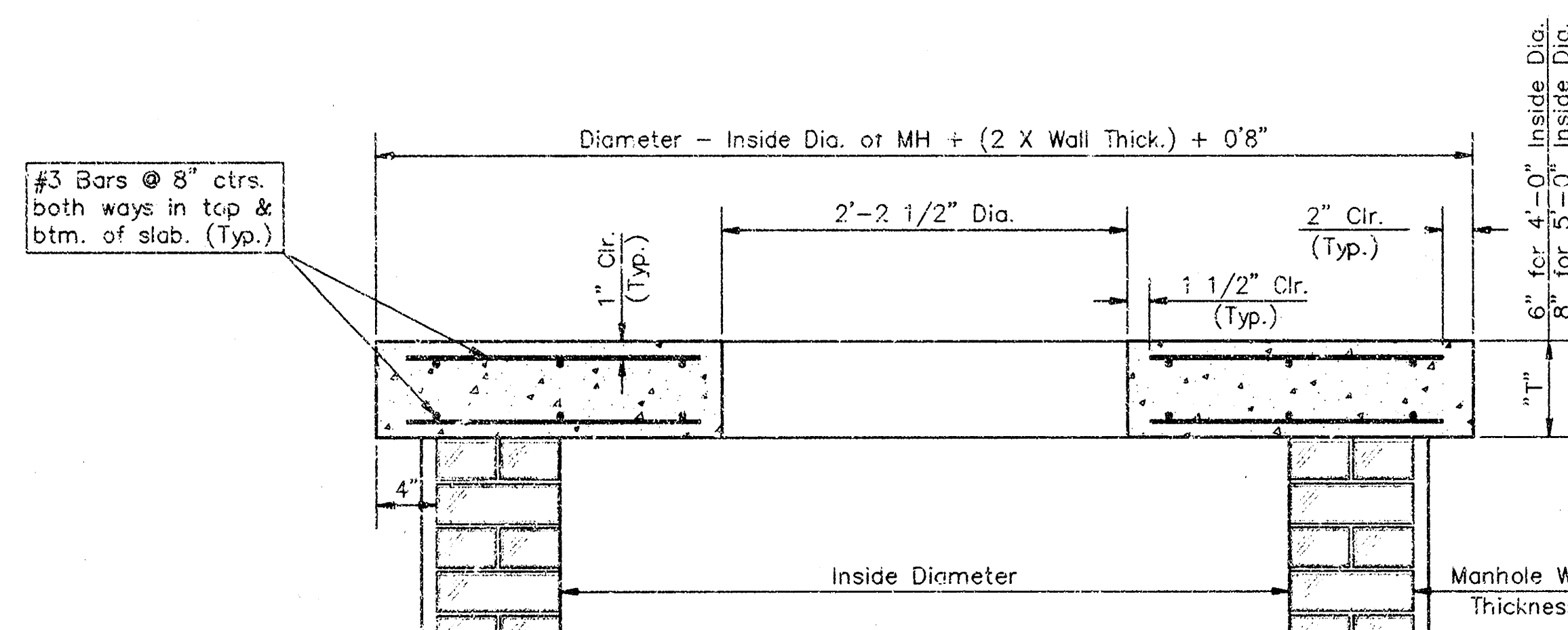
SHALLOW TYPE "B" MANHOLE



MASONRY COLLAR DETAIL

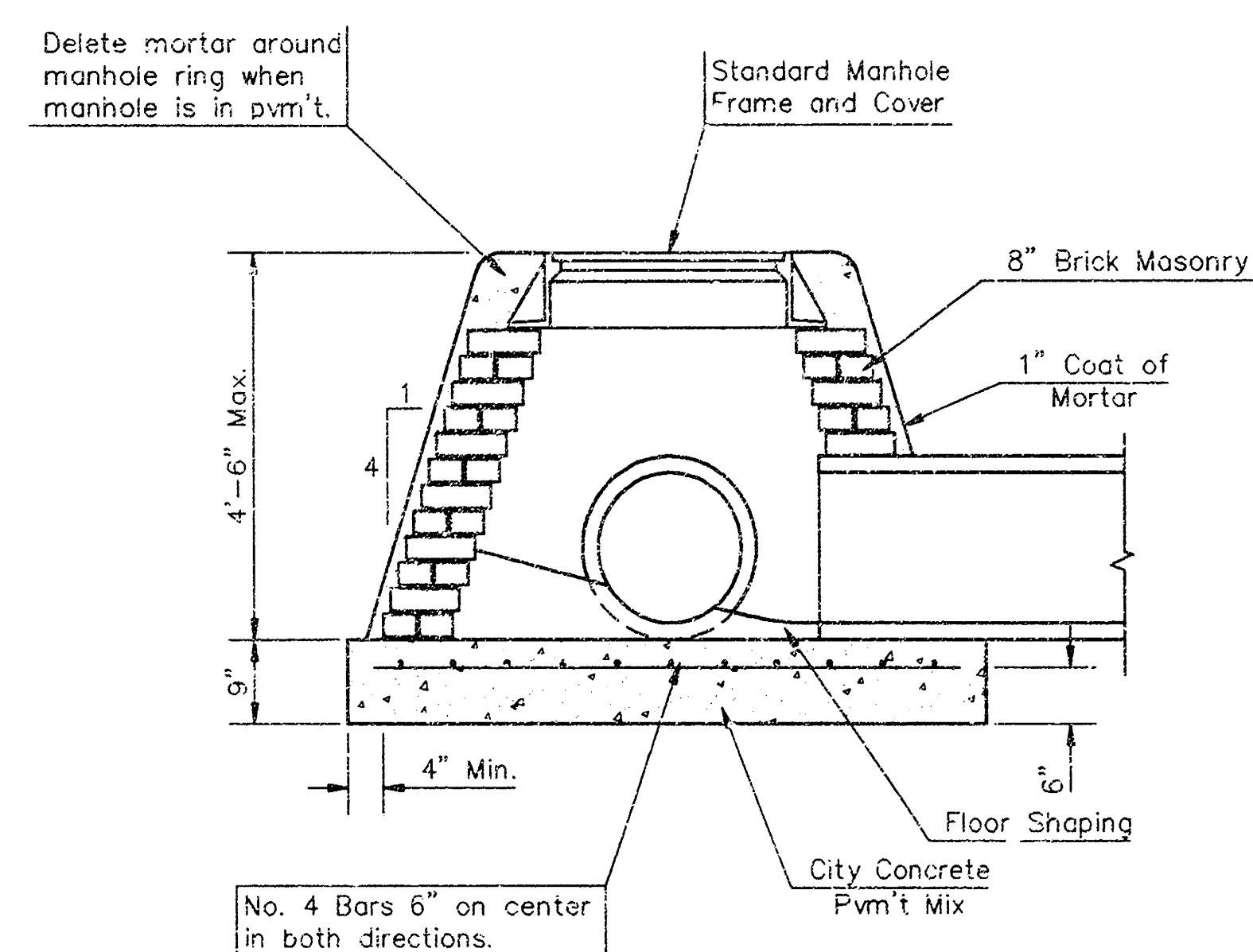


PLAN

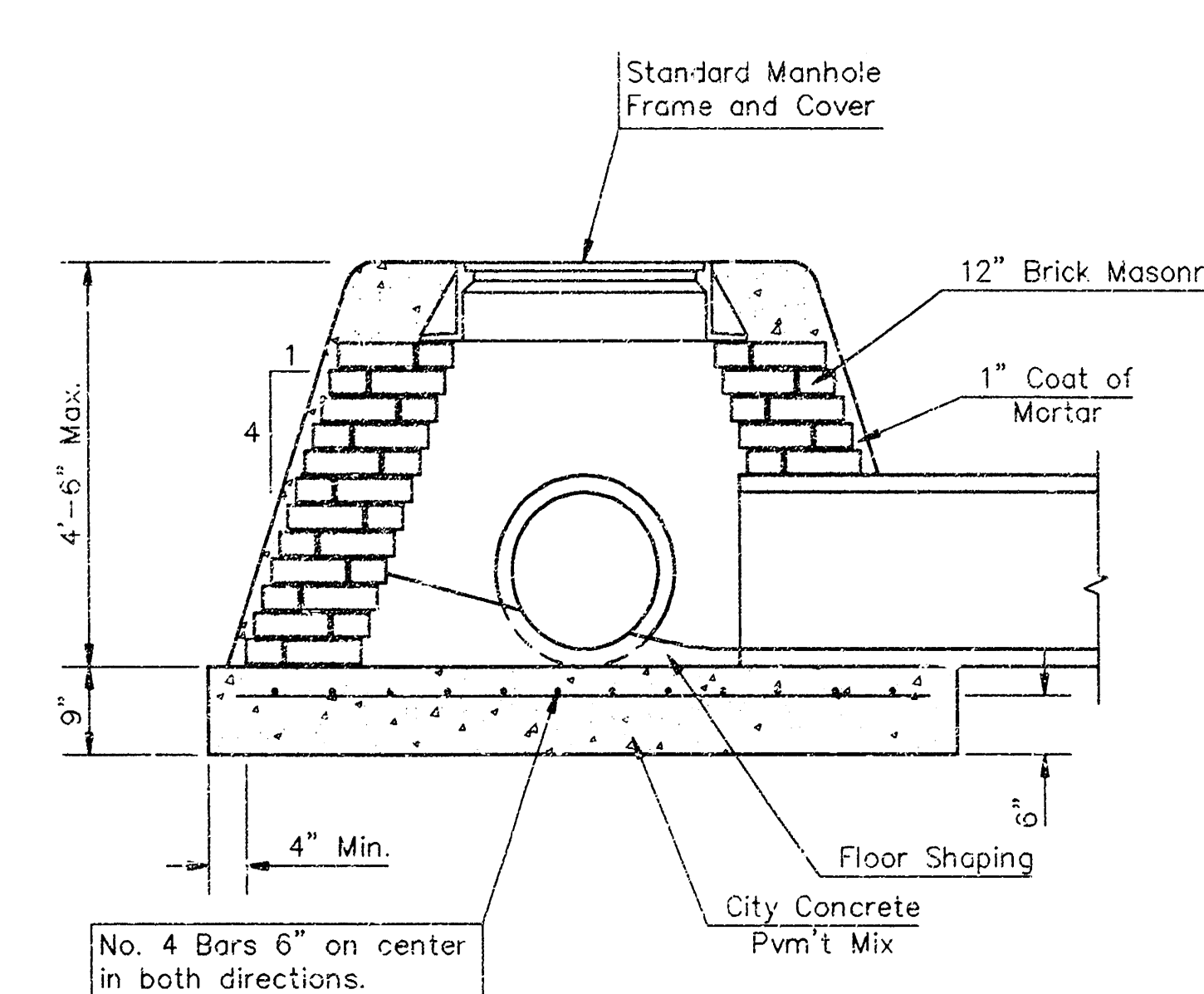


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE

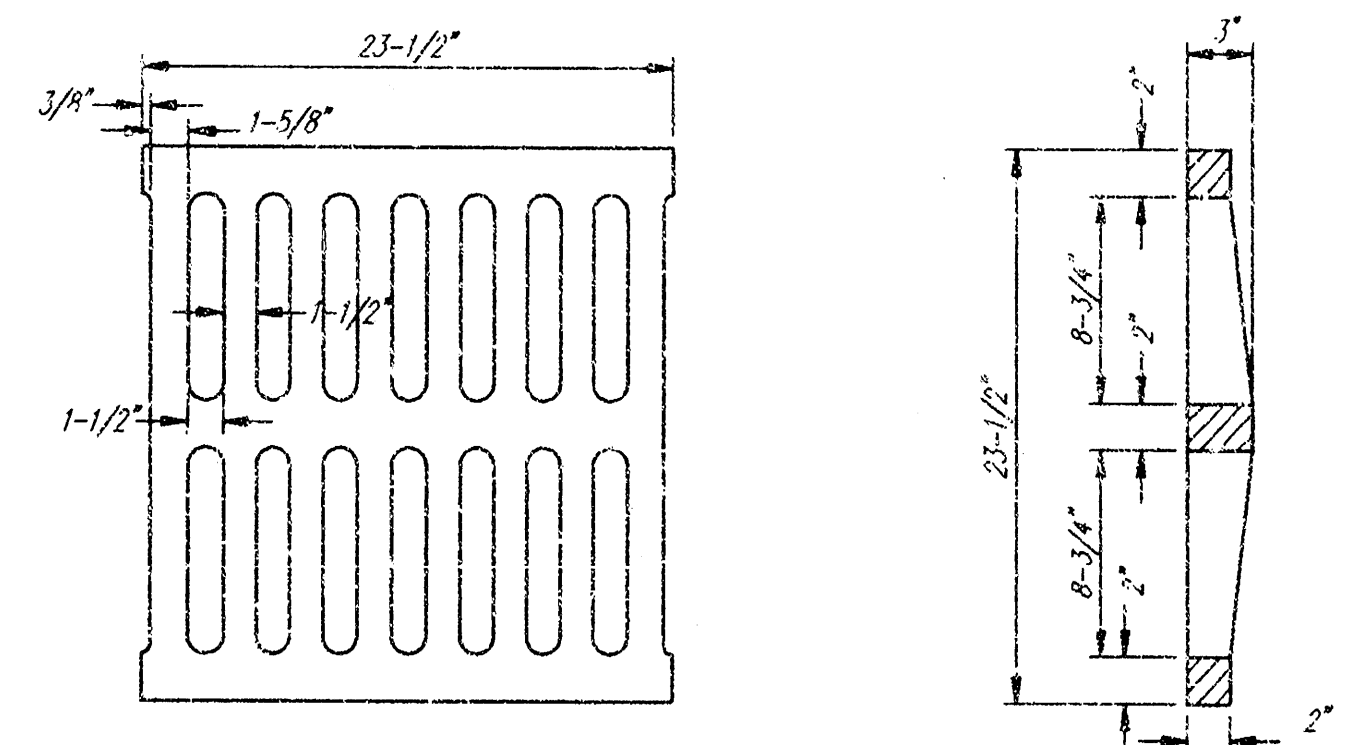
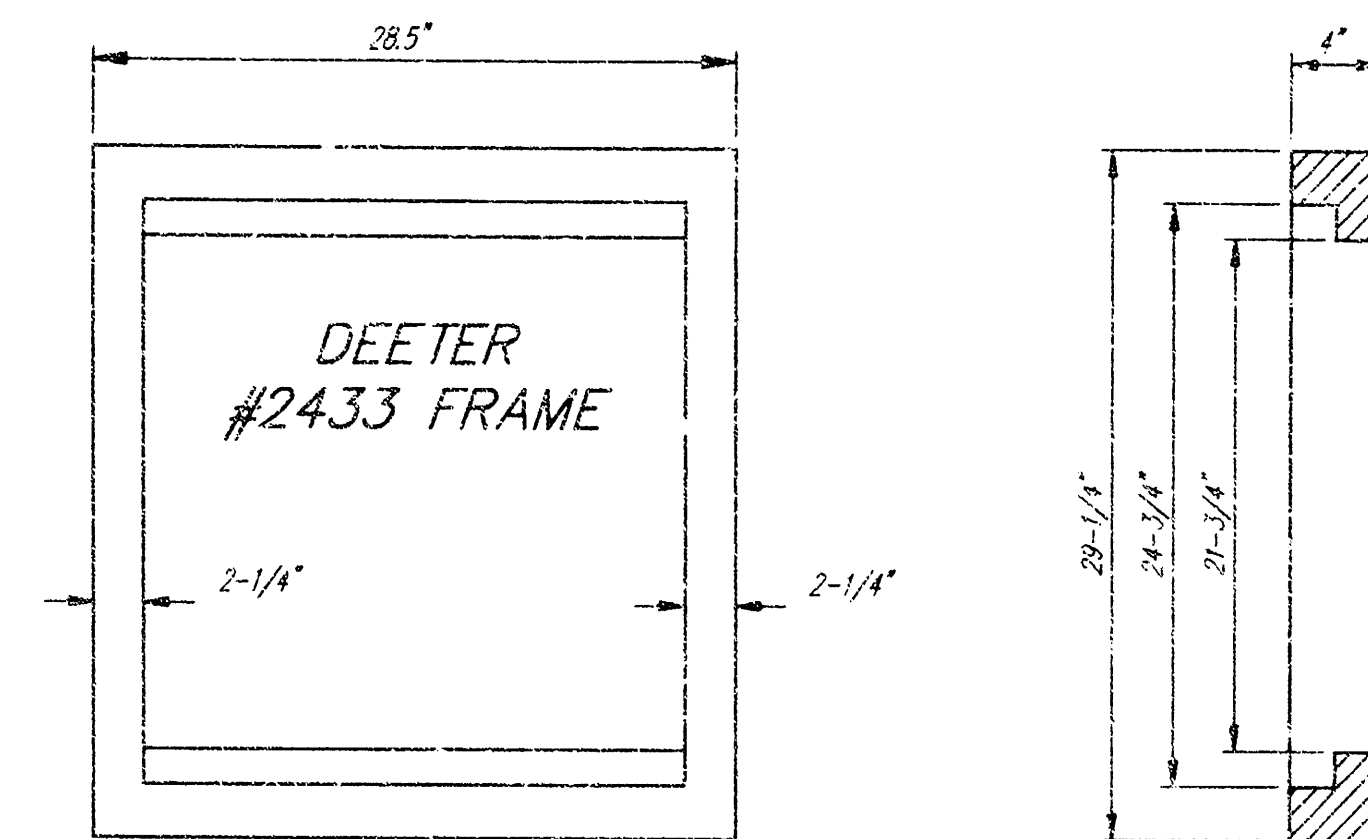


SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

- 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 cement 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. Type "A" shallow manholes can be used on sewers when the manhole is not located within public street pavement. 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 6" 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.
- 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. 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

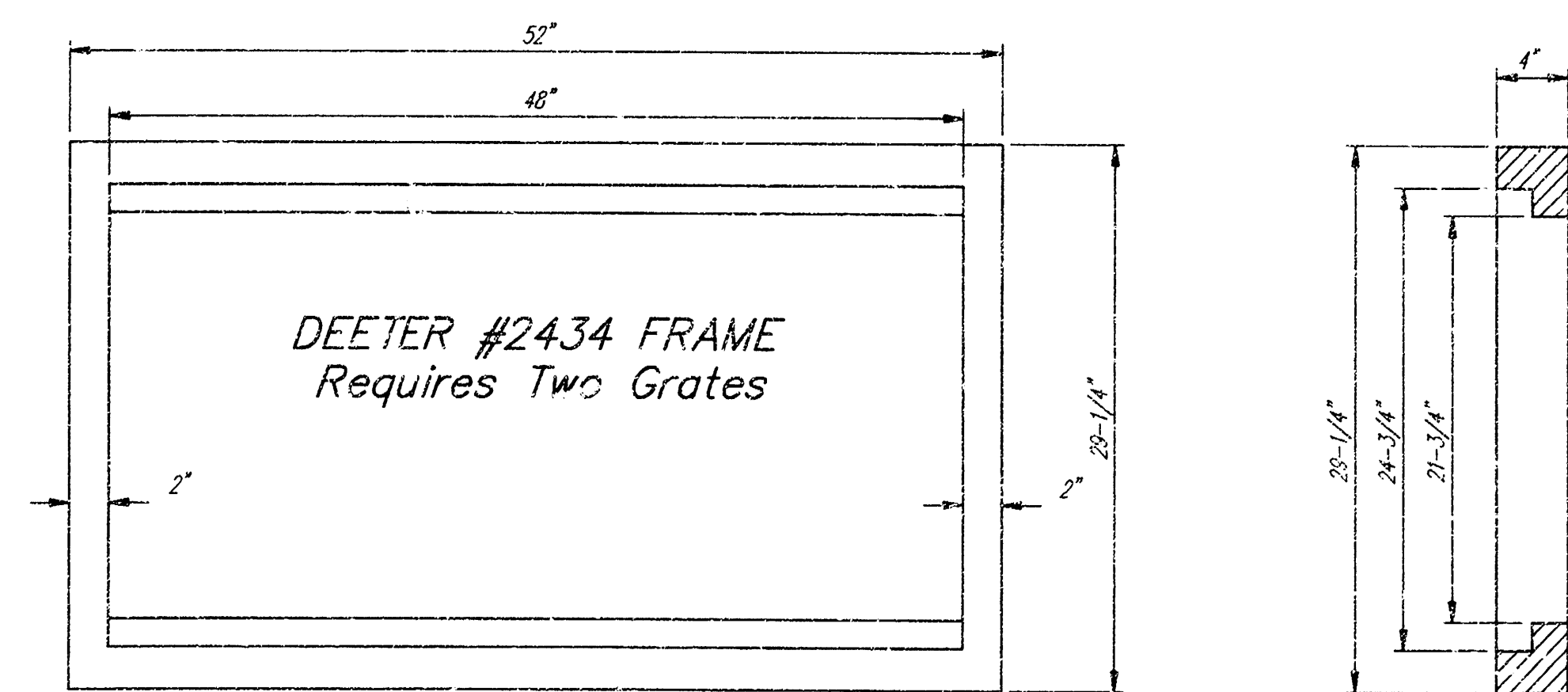
CITY OF WICHITA, KANSAS			
Std. Manhole Detail			
TYPE "A" AND TYPE "B"			
BAUGHMAN COMPANY P. A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-1277 • 315 E. LUIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
846FP3(607881)			
DESIGN	DRAWN	APPROVED	DATE
C.O.W.	Staff		9/10/93
SCALE			SHEET
NONE			4
			OF 8



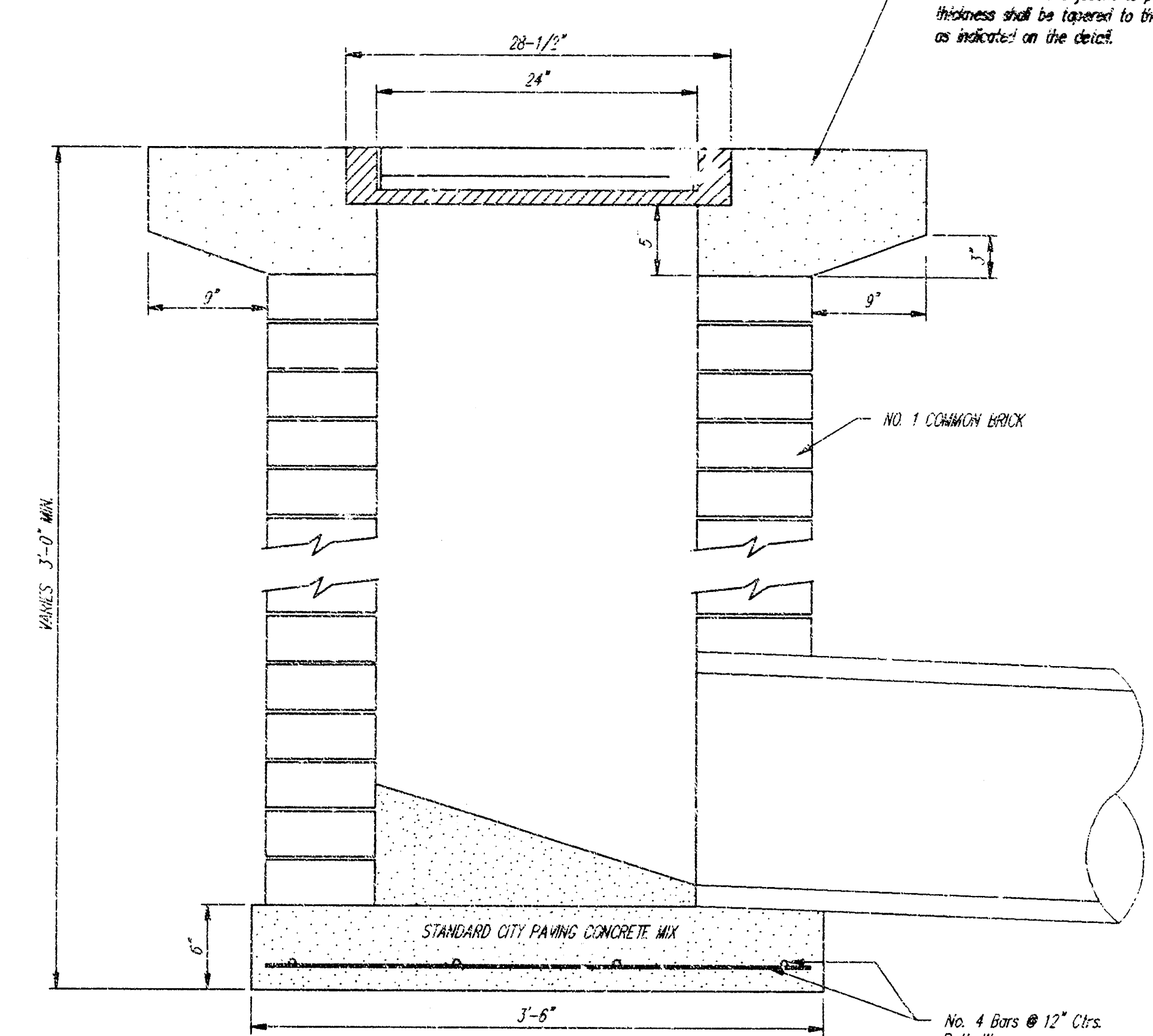
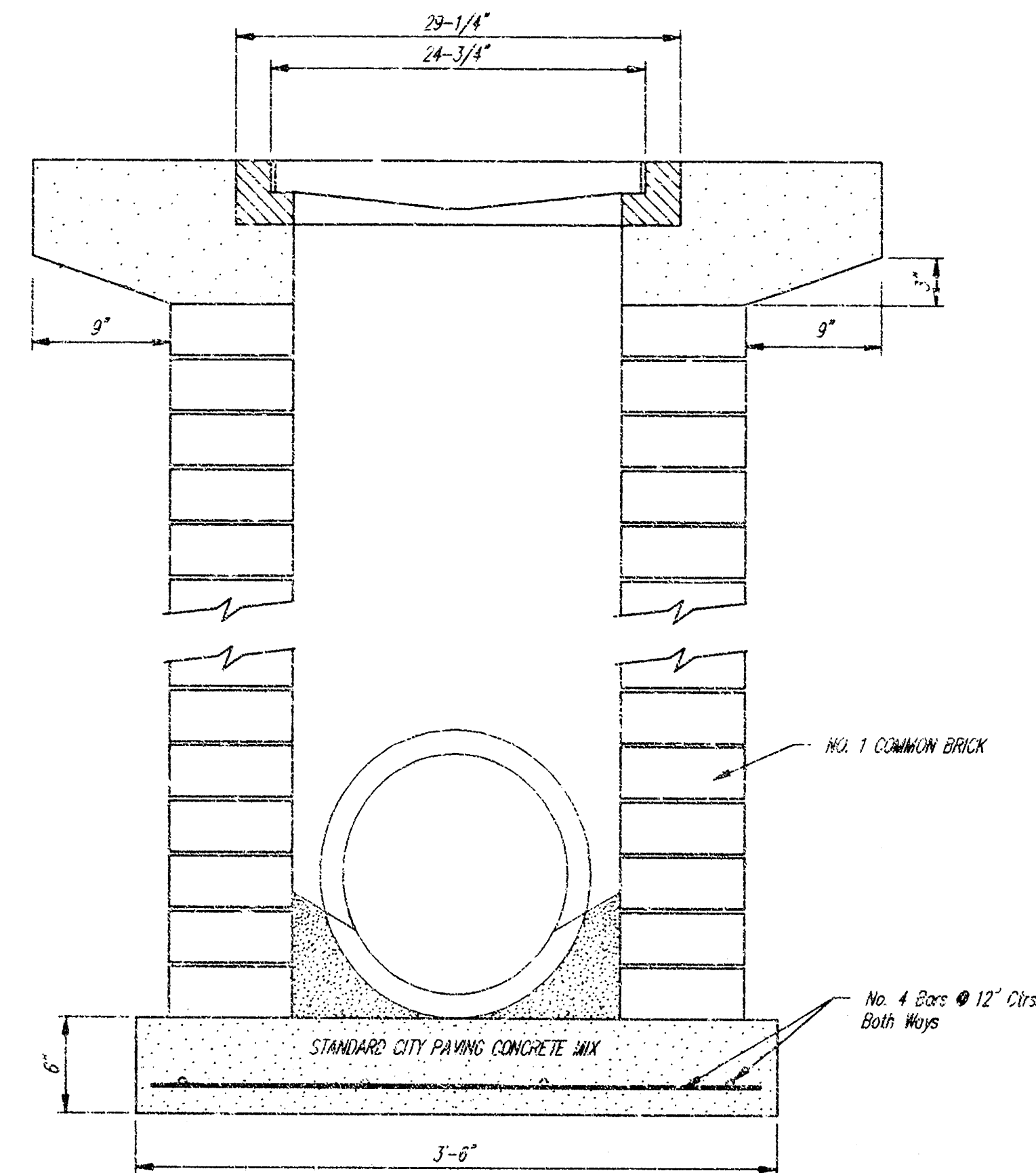
DEETER #2433 CRATE

24" x 24" Frame and Grate Detail

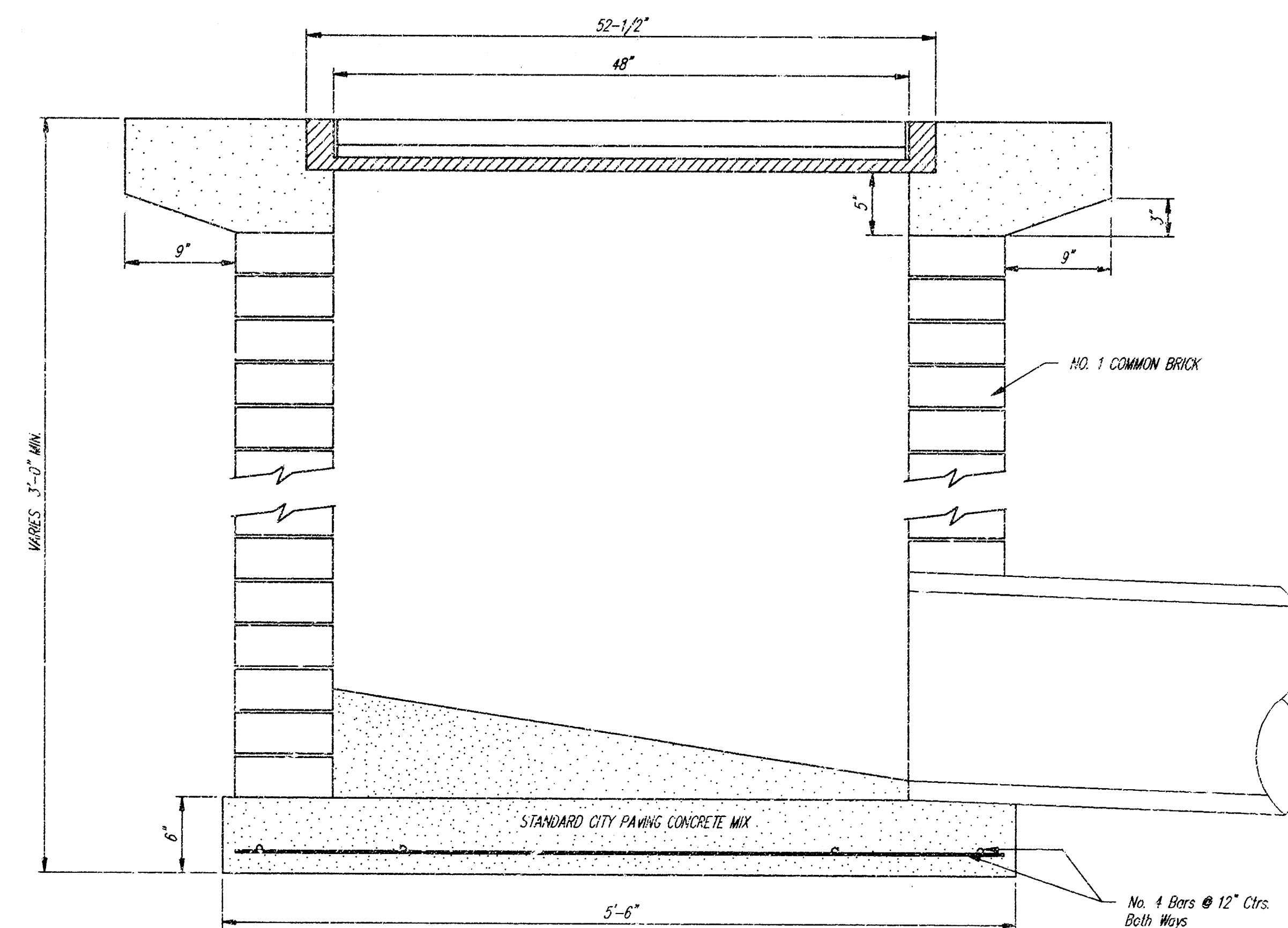
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



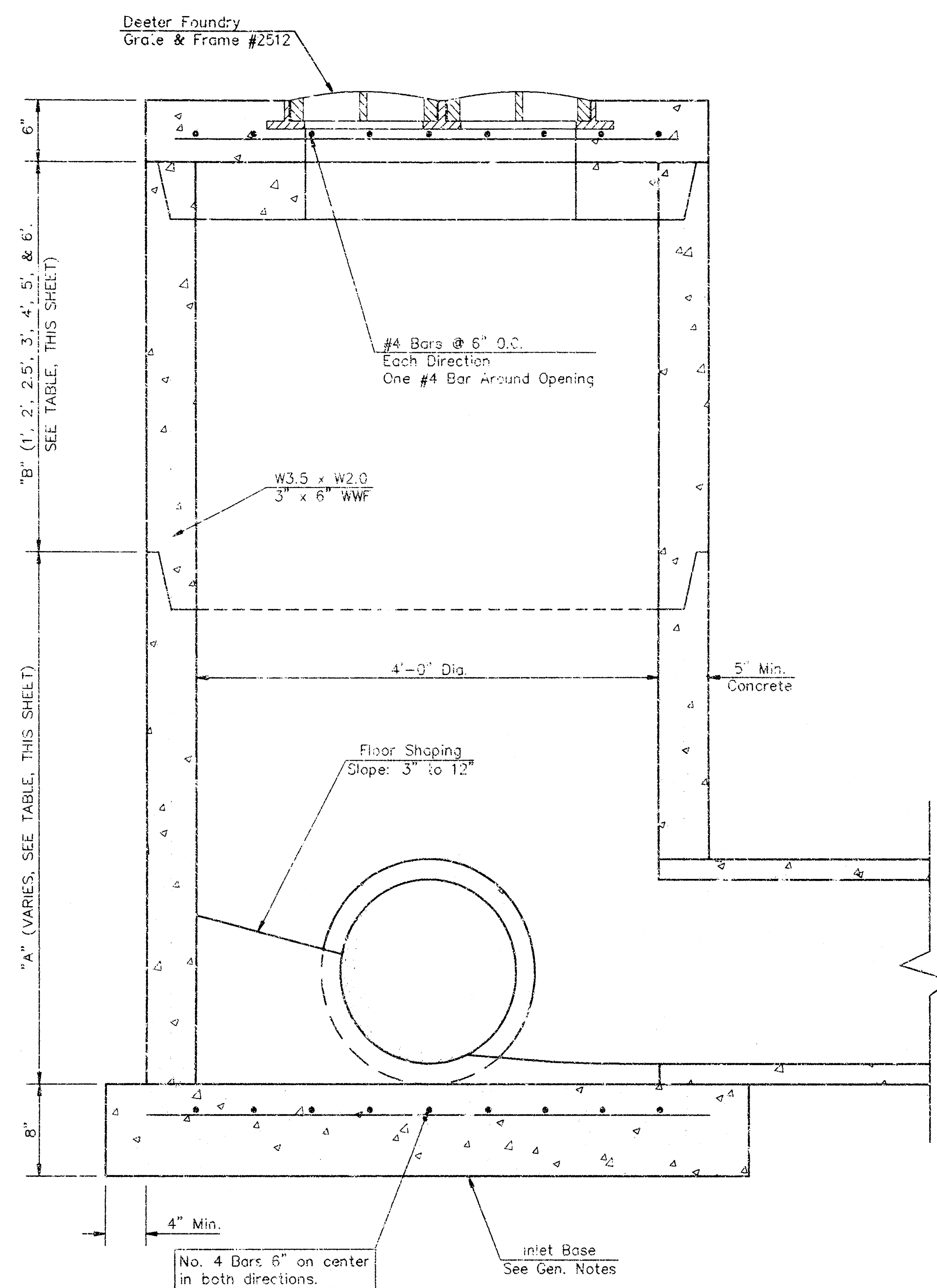
Double 24" x 24" Frame Detail



Note: Concrete apron shall be constructed around the inlet when inlet is located in an unimproved area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 9 inches as indicated on the detail.

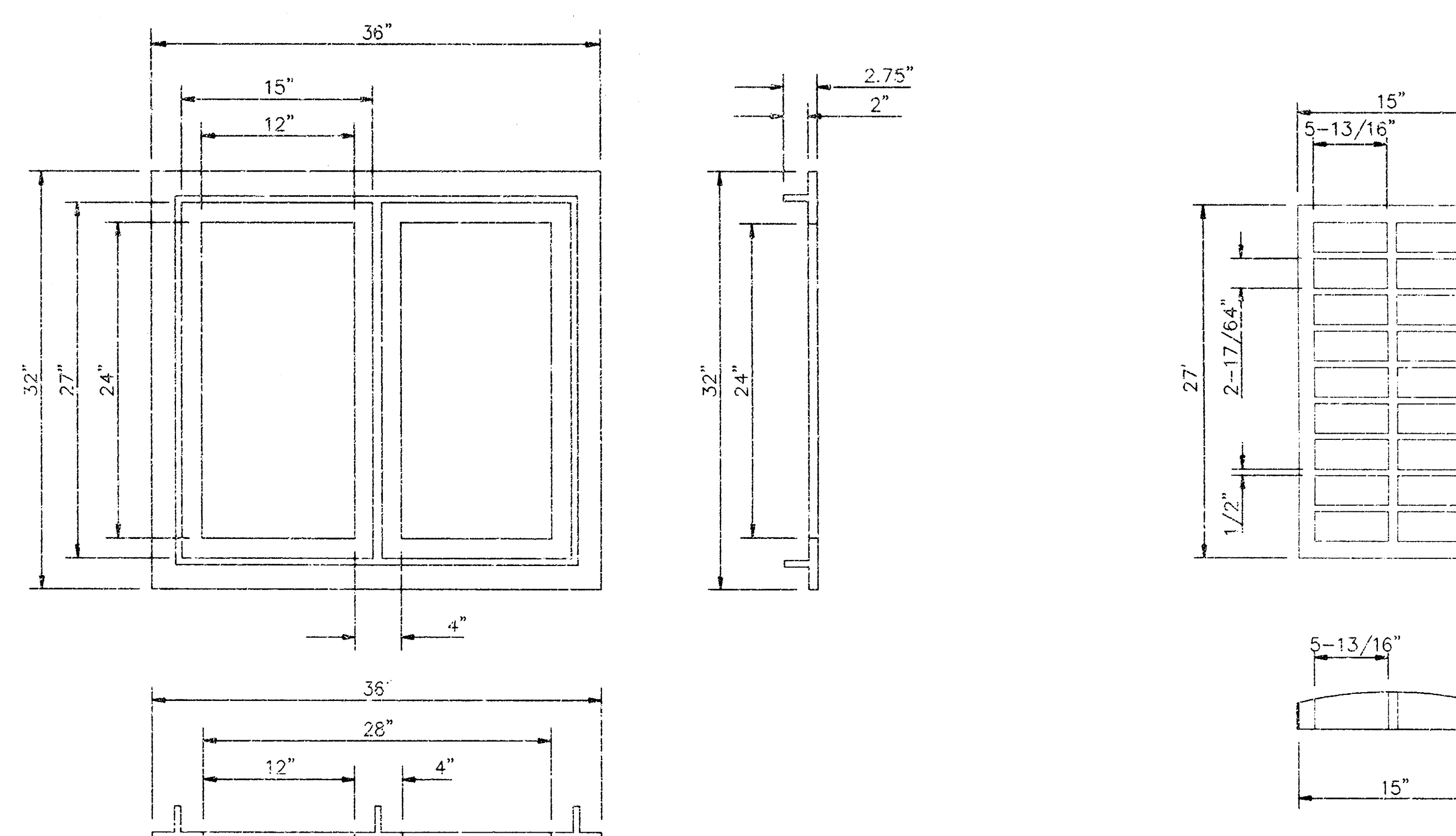


City of Wichita Standard			
Drop Inlet			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
848PPS(507861)			
DESIGN	DRAWN	APPROVED	DATE
C.O.W.	Staff		9/10/98
SCALE			SHEET
			5
			8



YARD INLET

LINE #	STA.	TOP OF INLET	INLET FLOW	"A"	"B"
1	6+01.3	155.80	151.80	1.80'	2'



DEETER #2512 CATCH BASIN INLET GRATE & FRAME

GENERAL NOTES

- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in yard inlet bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining.
- Reinforcing steel shall be installed in the yard inlet bases and shall consist of no. 4 bars placed on 6" centers in both directions. The yard inlet base reinforcement shall be placed 8" above the bottom of the yard inlet base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the yard inlet.
- The floors of all yard inlet shall be shaped with flow channels such that the inlets will be self cleaning and free of areas where solids could be deposited. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Inlet floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes 1/12 through inlets shall have the top half removed to neck lines for the full inside diameter of the inlet. Inlet 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 inlet shall be cradled with concrete to the limits of the inlet excavation. When clay pipe is used, the cradle shall extend to the first joint outside the inlet. 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 inlet excavation or to clay pipe joints adjacent to inlet shall be included in the unit price bid for the inlet.
- Inlet grate castings and inlet frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawing.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Joints between inlet sections to be sealed with two wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
- Special yard inlet shall be paid for at the unit price bid per each. All standard yard inlet diameters will be 4'.

SPECIAL YARD INLET WICHITA, KANSAS

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7227 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
					6
					8

Permit

THE HAVENS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1998, at _____ o'clock _____, and is duly
recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linola 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) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1998, by Patrick F. Walden, President of Garden Plain State Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

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

_____, Notary Public

My App't. Exp. _____

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

_____, Notary Public

My App't. Exp. _____

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

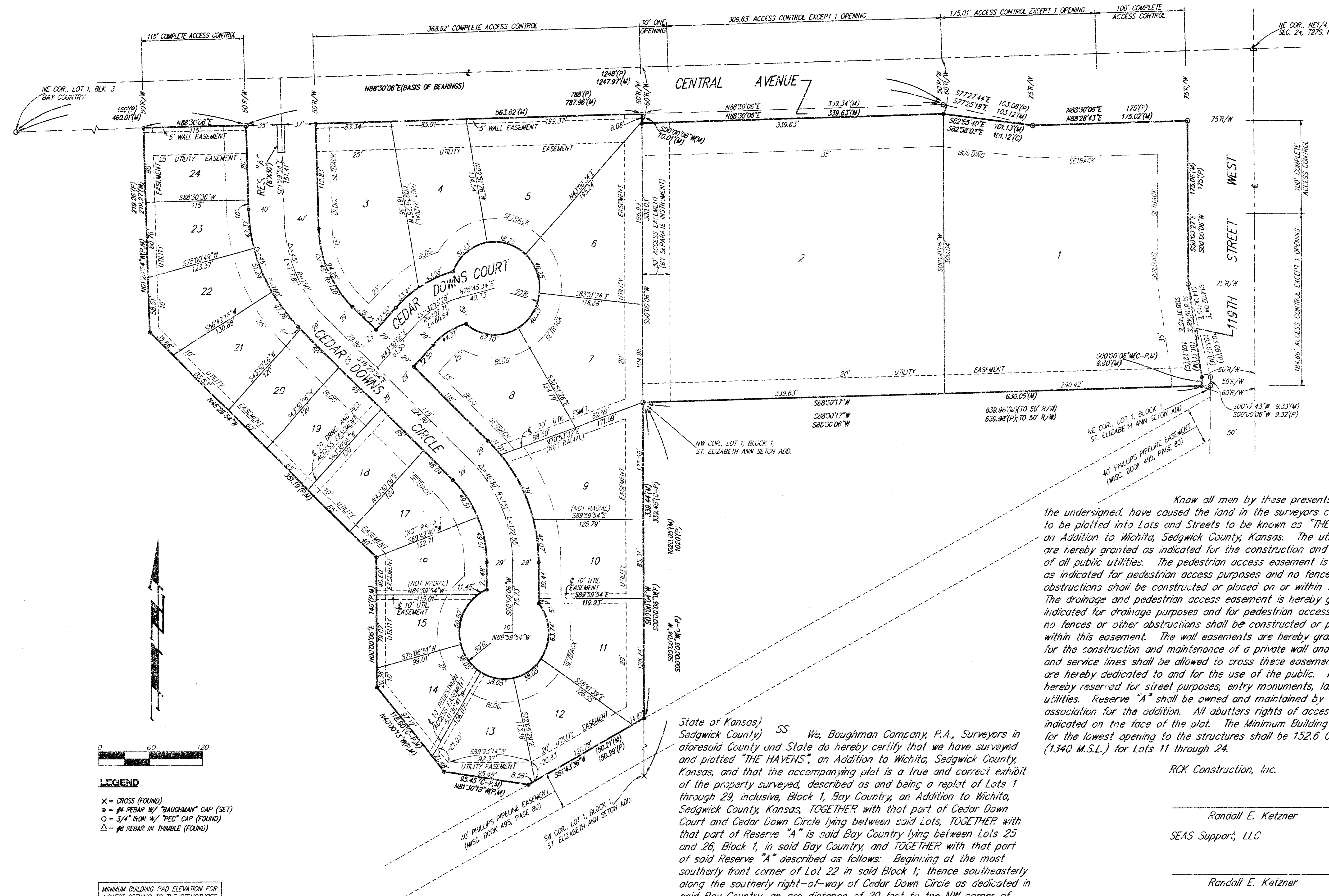
_____, Notary Public

My App't. Exp. _____

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

_____, Notary Public

My App't. Exp. _____



LEGEND

X = CROSS (FOUND)
= #4 REBAR W/ "BAUGHMAN" CAP (SET)
O = 3/4" IRON W/ "PEC" CAP (FOUND)
Δ = #6 REBAR W/ TRIMBLE (FOUND)

LOT	ELEVATION	
	CITY DATUM	MSL
11 - 24	152.6	1342.0

BENCHMARK

CITY OF WICHITA BENCHMARK
CENTRAL & 19TH ST. WEST
SE CORNER INTERSECTION
40' EAST AND 45' 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 = 156.83 CITY DATUM
1344.33 MSL

State of Kansas) SS We, Baughman Company, P.A., Surveyors in and for Sedgwick 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 24, 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 north-easterly 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.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted 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.

ROCK Construction, Inc.

_____, President
Randall E. Ketzner

SEAS Support, LLC

_____, Member
Randall E. Ketzner

_____, Member
Kevin P. Lewis

_____, Member
Todd Rhodes

_____,
Randall E. Ketzner Christine M. Ketzner

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 1998, by Randall E. Ketzner, President of ROCK Construction, Inc., on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
310-265-7571 • 310-265-7572 • WICHITA, KANSAS 67211

18 03 03 05