

# LATERAL 8, MAIN 13, S.W.I.

To Serve

## PARK GLEN ADDITION

LOTS 1 THROUGH 6, BLOCK A  
LOTS 1 THROUGH 28, BLOCK B

## PAWNEE MESA ADDITION

LOTS 7 THROUGH 10, BLOCK 14

Project Number

468 76 245 82244 000 000 001

City of Wichita, Kansas - Michael E. Lindebak, City Engineer

### 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-Call 887-2470

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY, and/or information.

Cablevision 262-4270 or 263-2061  
K.P.I. Gas Service Company 263-7511  
Kansas Gas & Electric Company 264-1141  
Arkla Gas Company 942-8350 or 203-8161  
S.W. Bell Telephone Company 1-571-2611  
City of Wichita Water Department 268-4908  
City of Wichita Sewer Maintenance 268-4071  
City of Wichita Engineering Division 268-4501  
City of Wichita Traffic Engineering 268-4448

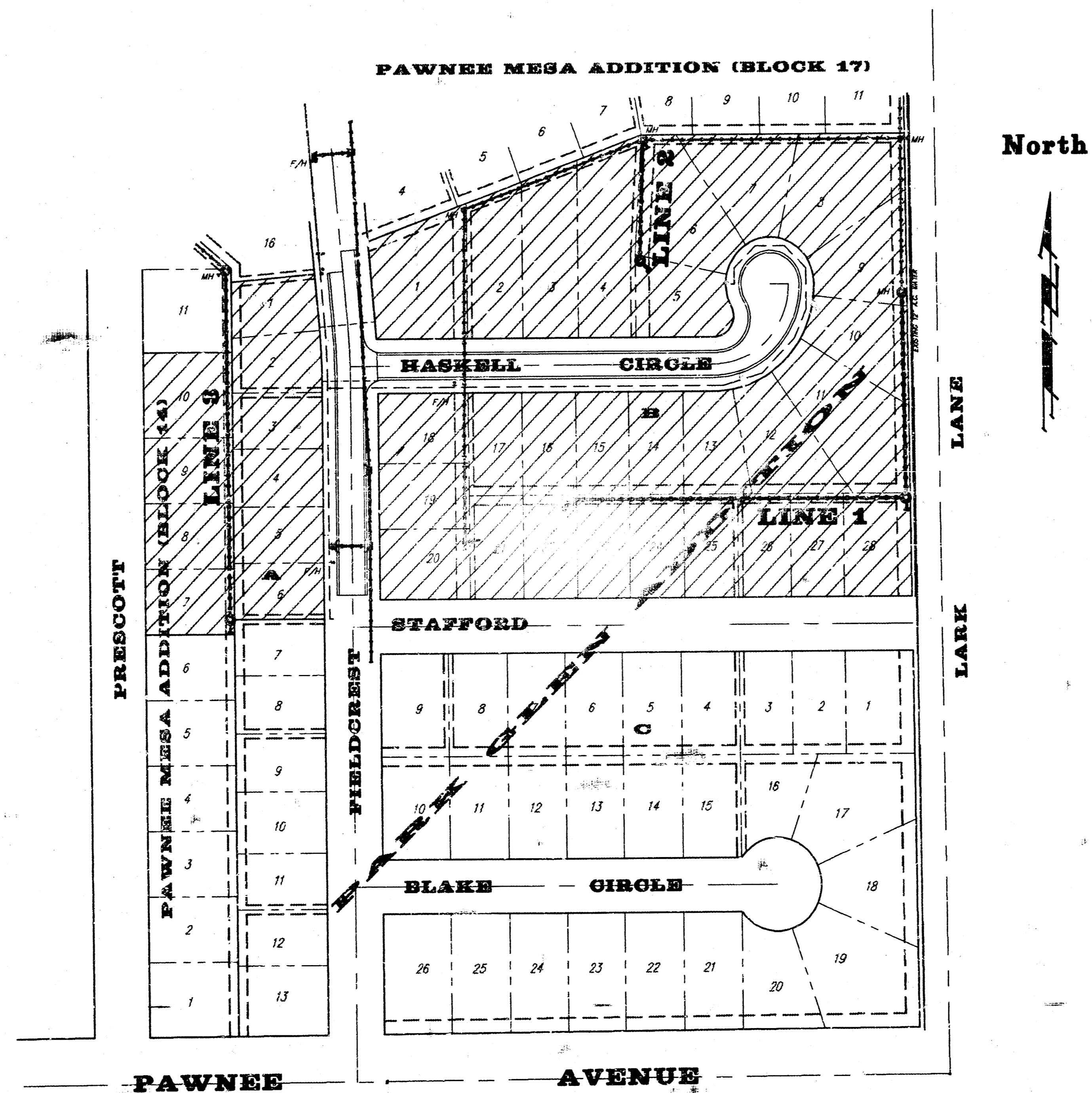
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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.
- 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 unacceptably appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archeological investigations unless buried in a previously approved borrow location.

- 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 the construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Contractor shall give all property owners and/or tenants of developed property adjoining 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.
- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the sewer grading plan.

TRAFFIC WILL NOT BE EFFECTED BY CONSTRUCTION ON THIS PROJECT.

### Benchmarks:

- BM #1. City Plat 34' S of CL Pawnee, (1319.73' W Lark Lane) @ 6.0' W of Hedgerow S. side of Pawnee. Elev. = 145.50 CD
- BM #2. RR Spike in PPOle: NW Side of 2nd Pole N. of SE Cor of Lot 19, Blk. C, Park Glen Addn. Elev. = 144.71 CD
- BM #3. RR Spike in PPOle SW side adj. to NE Cor of Lot 5, Blk. B, Park Glen Addn. Elev. = 145.41 CD
- BM #4. "D" Cut Top Curb 20' N of end of Existing Pwmt. on W Side of Fieldcrest adj. to Lot 15, Blk. 14, Pawnee Mesa Addition Elev. = 143.02 CD



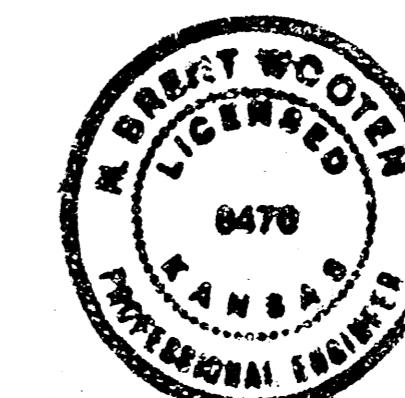
Index Code:

741280

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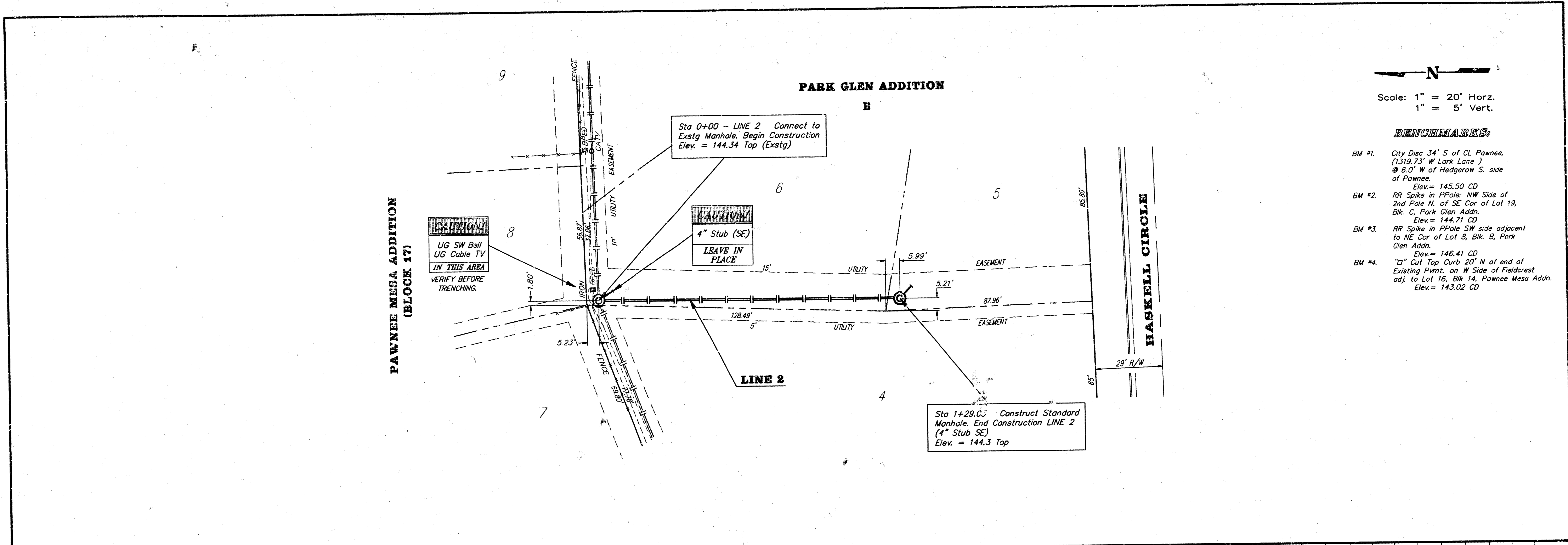
Booked 6-29-93  
JKB  
Rb Ref Dbr



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



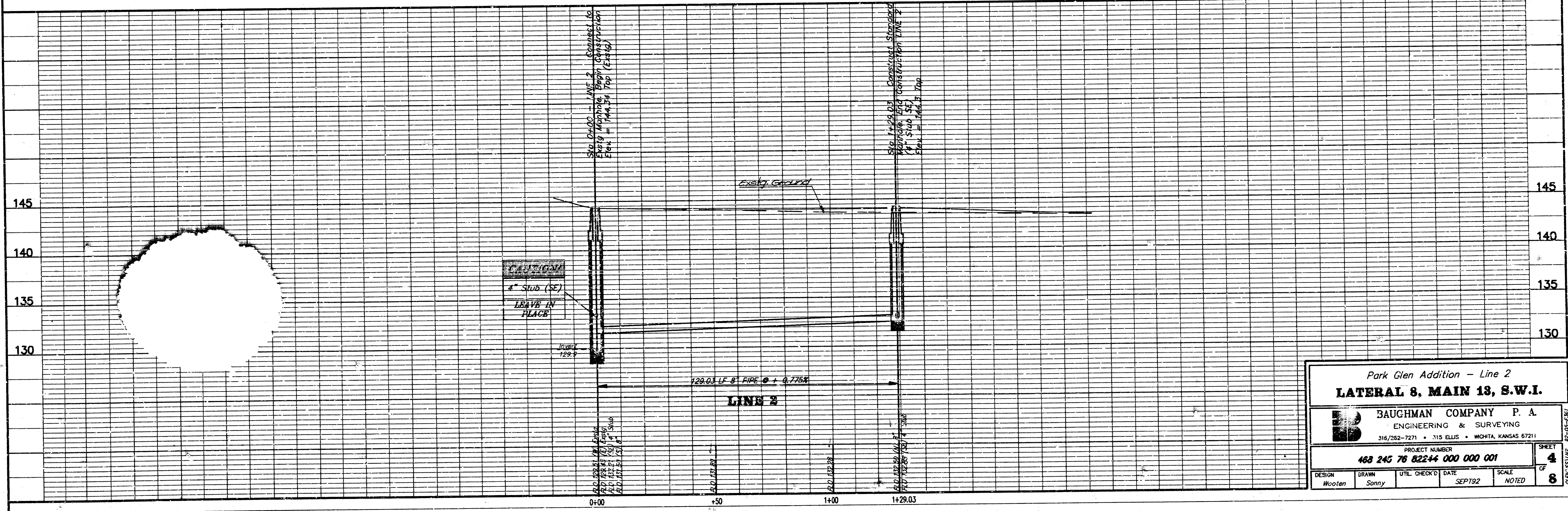




N  
 Scale: 1" = 20' Horz.  
 1" = 5' Vert.

**BENCHMARKS**

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Park Glen Addition - Line 2  
**LATERAL 8, MAIN 13, S.W.I.**

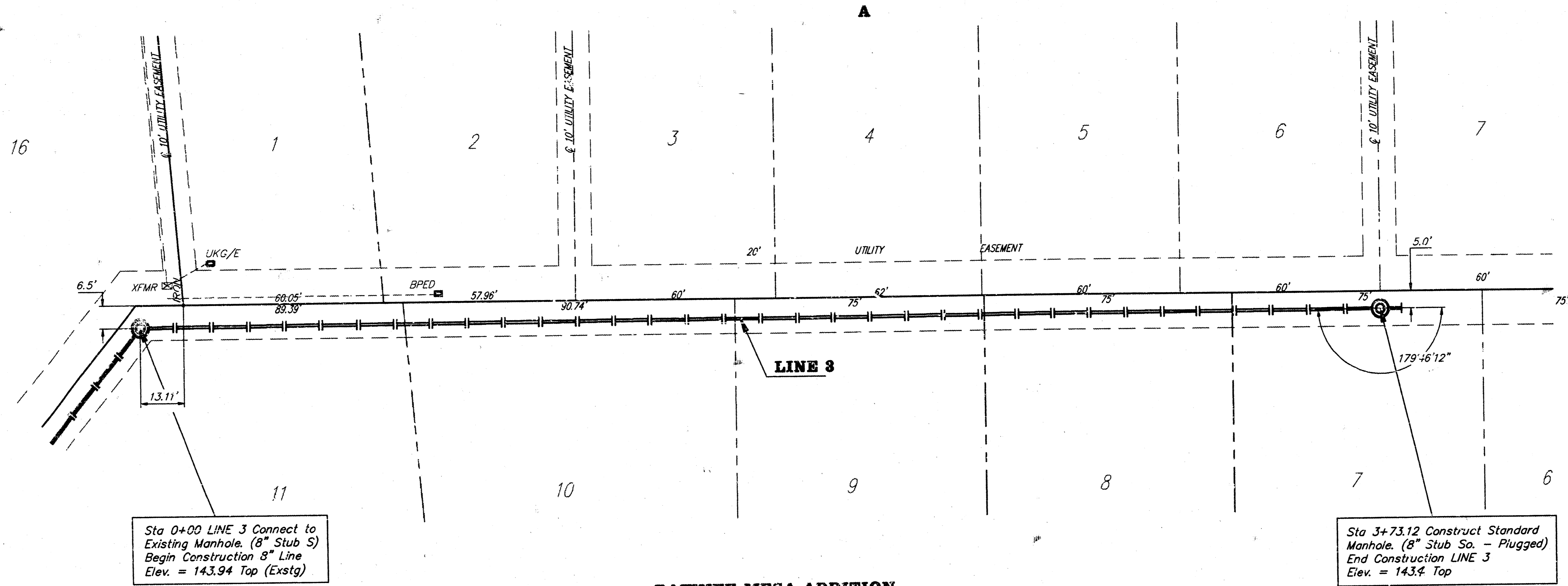
**BAUGHMAN COMPANY P. A.**  
 ENGINEERING & SURVEYING  
 316/282-7271 • 315 ELLIS • MOHTA, KANSAS 67211

PROJECT NUMBER  
**468 245 76 82244 000 000 001**

DESIGN Wooten	DRAWN Sonny	UTIL. CHECK'D	DATE SEPT92	SCALE NOTED	SHEET 4
					OF 8

**PARK GLEN ADDITION**

A



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

**BENCHMARKS:**

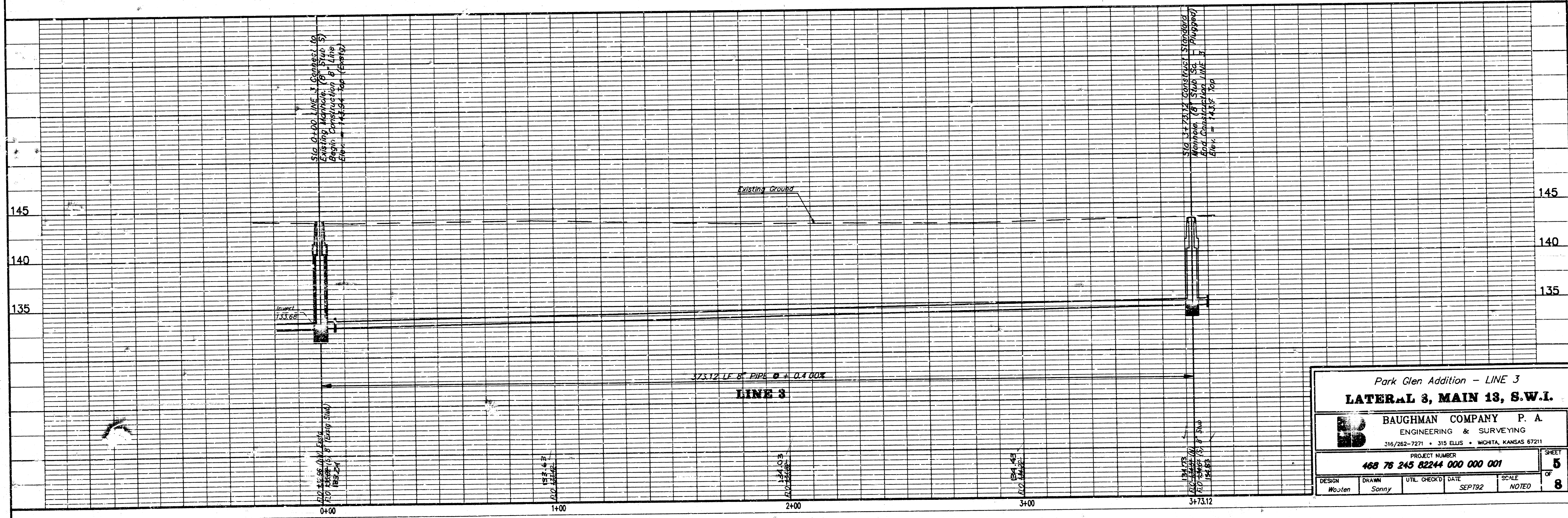
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Sta 0+00 LINE 3 Connect to Existing Manhole. (8" Stub S) Begin Construction 8" Line Elev. = 143.94 Top (Exstg)

Sta 3+73.12 Construct Standard Manhole. (8" Stub So. - Plugged) End Construction LINE 3 Elev. = 143.4 Top

**PAWNEE MESA ADDITION**

14



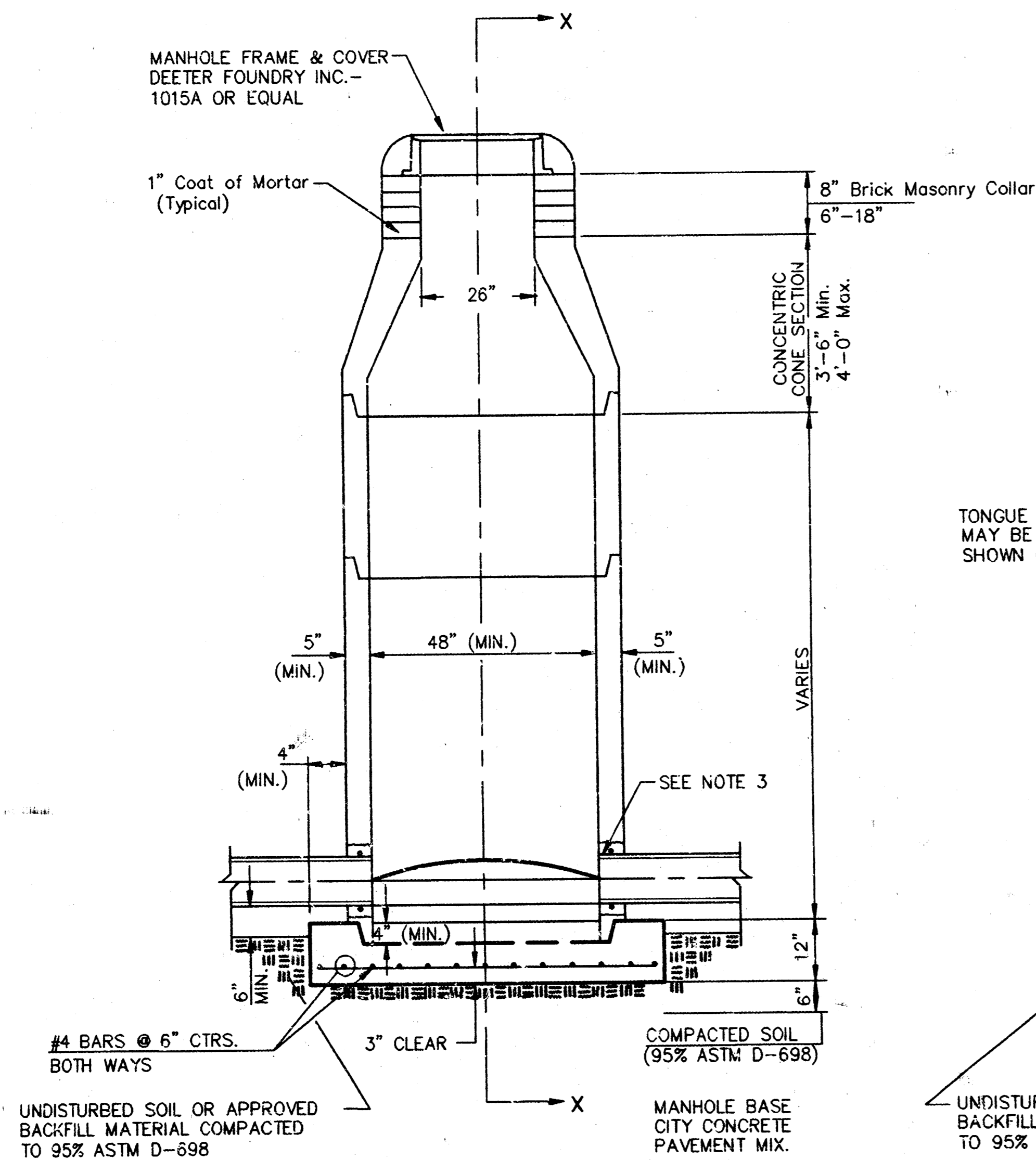
Park Glen Addition - LINE 3  
**LATERAL 3, MAIN 13, S.W.I.**

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

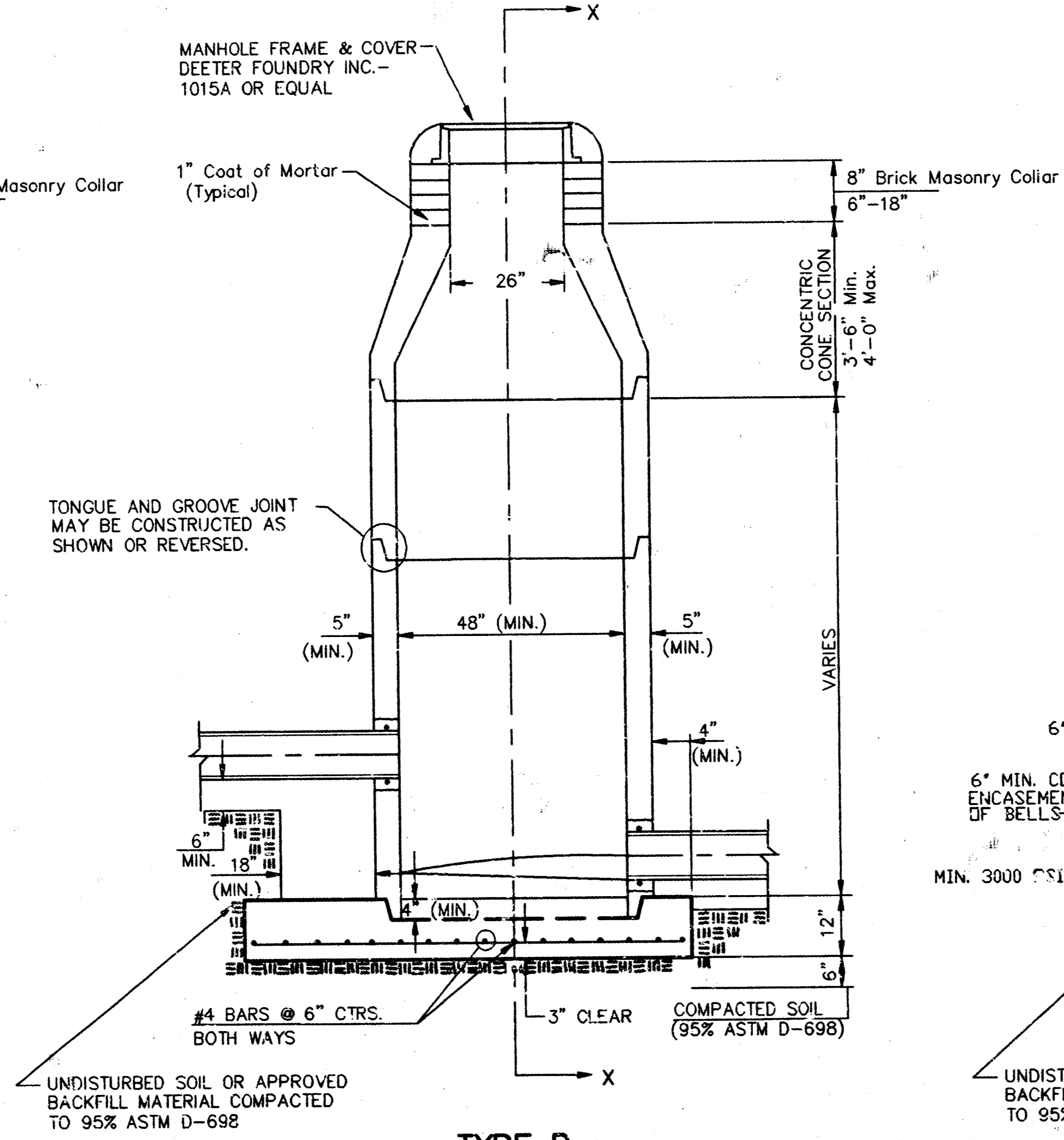
PROJECT NUMBER  
**468 76 245 82244 000 000 001**

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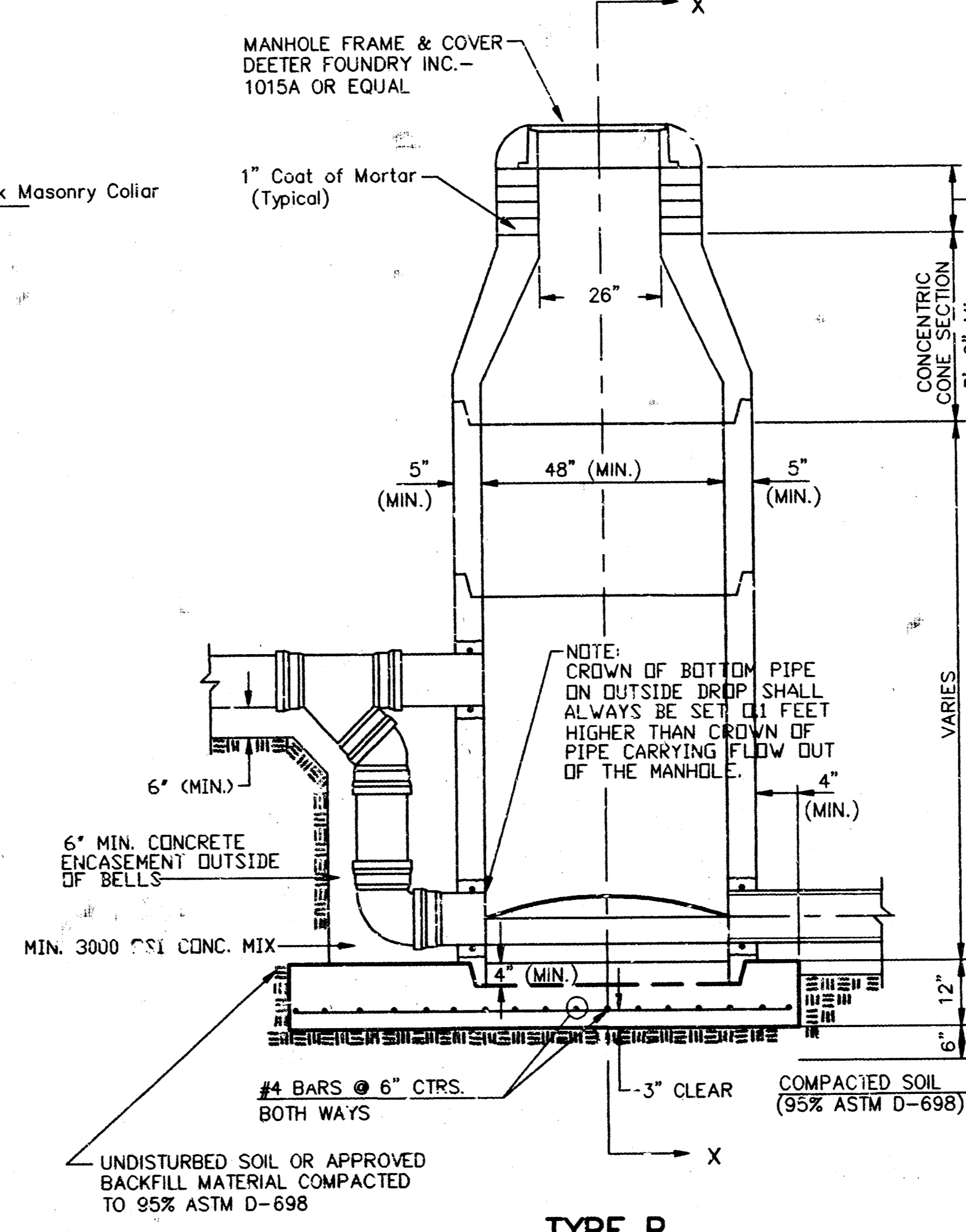
# SEWER APPURTENANCES DETAILS



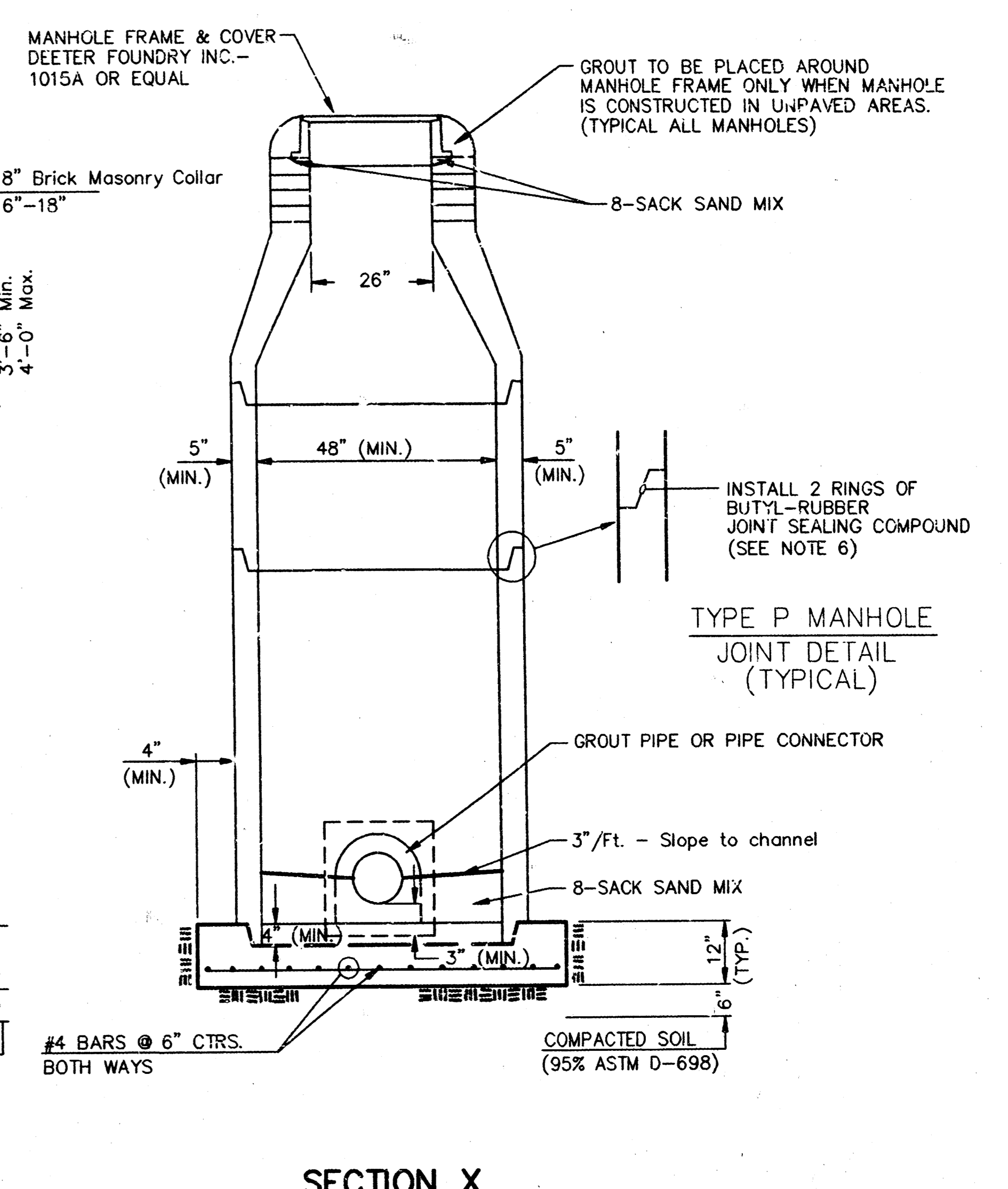
**TYPE P  
STANDARD MANHOLE**



**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 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 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 TNEEC 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 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 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 GROUTING 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 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 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.

PARK GLEN ADDITION  
468 76 245 82244 000 000 001  
LAT 8, MN 13, S.W.I.

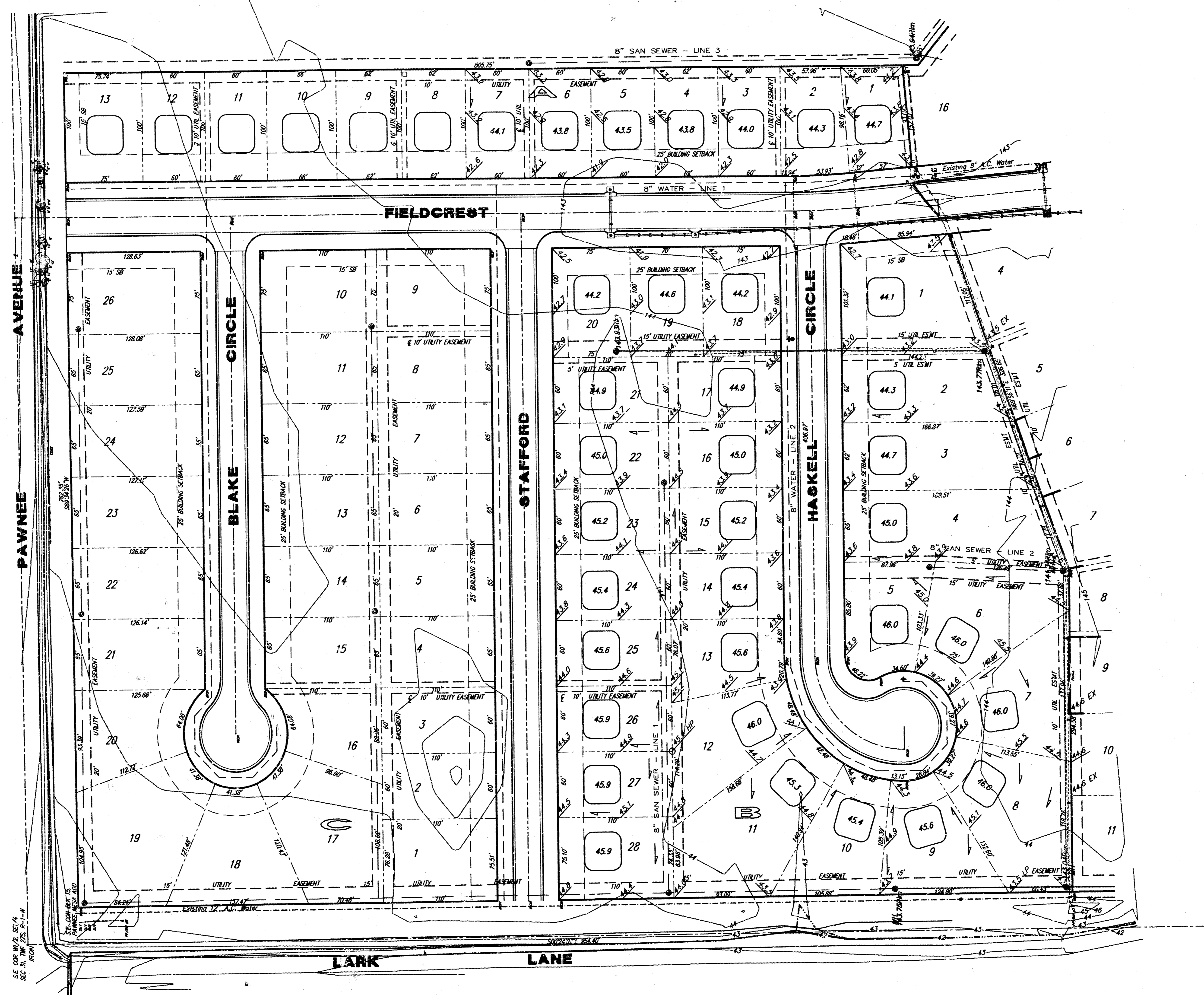
**CITY OF WICHITA, KANSAS**  
STANDARD MANHOLE DETAILS  
SEWER APPURTENANCES DETAILS

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

PROJECT NUMBER

DESIGN DRAWN APPROVED DATE SCALE

REV. 6  
OF 8



**PHASE 1**

**PARKLEN ADDITION  
LOT GRADING PLAN**

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

PROJECT NUMBER				SHEET <b>7</b> OF <b>8</b>
469 76 245 82244 000 000 001				
DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE
	B.A.M.		11-10-92	1" = 50'

**EASEMENT GRADING PLAN**

# PARK GLEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and State do hereby certify that we have surveyed  
and platted "PARK GLEN ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described and being a replat of Lots 17, 18, 19,  
20, 21, 22, 23, 24, 25, and 26, Block 14, and Lot 1, Block 15, and  
Lot 1, Block 16, and Lots 1, 2, 3, and Lots 12, 13, 14, 15, 16, 17,  
18, and 19, Block 17, Pawnee Mesa Addition, an Addition to Sedgwick  
County, Kansas, together with all of Blake, adjacent to said Blocks  
15, 16, and 17 and together with all of Haskell, adjacent to said  
Blocks 16 and 17.

This plat of "PARK GLEN ADDITION", Wichita,  
Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Chairman  
Christopher J. Gobel  
\_\_\_\_\_  
Secretary  
Marvin S. Krout

Existing public easements and dedications being vacated by  
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date \_\_\_\_\_ Surveyor  
Mark A. Savoy

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
Mayor  
Bob Knight  
\_\_\_\_\_  
Deputy City Clerk  
Pat Burnett

Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors cert-  
ificate to be platted into Lots, Blocks, and Streets, to be known as  
"PARK GLEN ADDITION", Wichita, Sedgwick County, Kansas. The util-  
ity easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. The streets are hereby ded-  
icated to and for the use of the public. All egress rights of access  
to C from Lark Lane, over and across the east line of Blocks B and A  
and to or from Pawnee Ave., over and across the south line of Blocks A,  
and C are hereby granted to the appropriate governing body.

Realty One Corp

\_\_\_\_\_  
President  
A. J. Soerries

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1992.

\_\_\_\_\_  
County Clerk  
Don Wright

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1992, by A.J. Soerries,  
President of Realty One Corp. on behalf of the corporation.

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

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 \_\_\_\_\_, 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly  
recorded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler  
\_\_\_\_\_  
Deputy  
Ed Resa

