

STORM WATER SEWER EXTENSIONS TO SERVE STERLING FARMS 5TH ADDITION MINER MIKE'S ADVENTURE ZONE

Private Project Number

568 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

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.P.L. Gas Service Company 383-8650
Kansas Gas & Electric Company 333-8600
Arkia Gas Company 942-8350
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Maintenance 268-4371

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. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

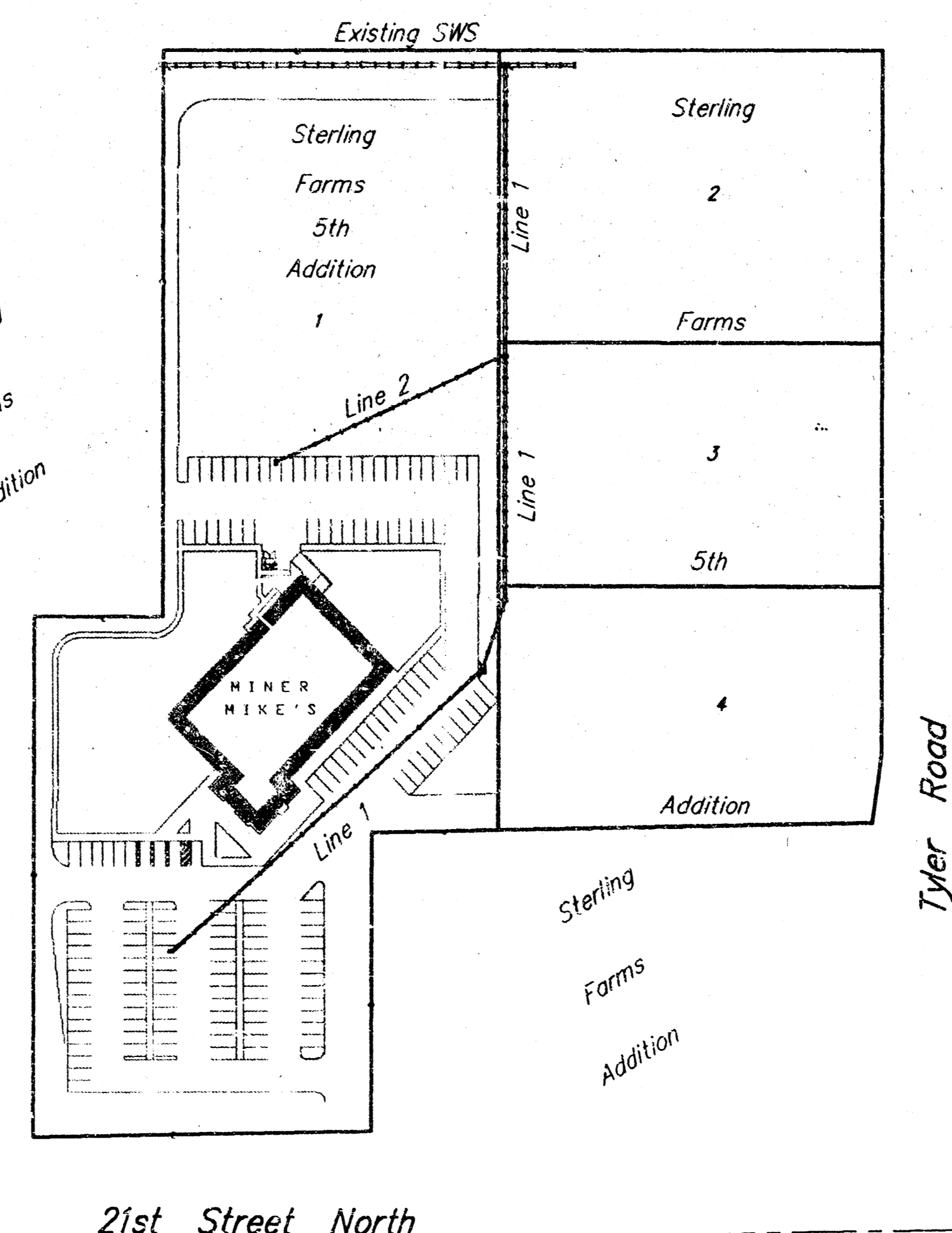
3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance shall not be approved.

4. 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.

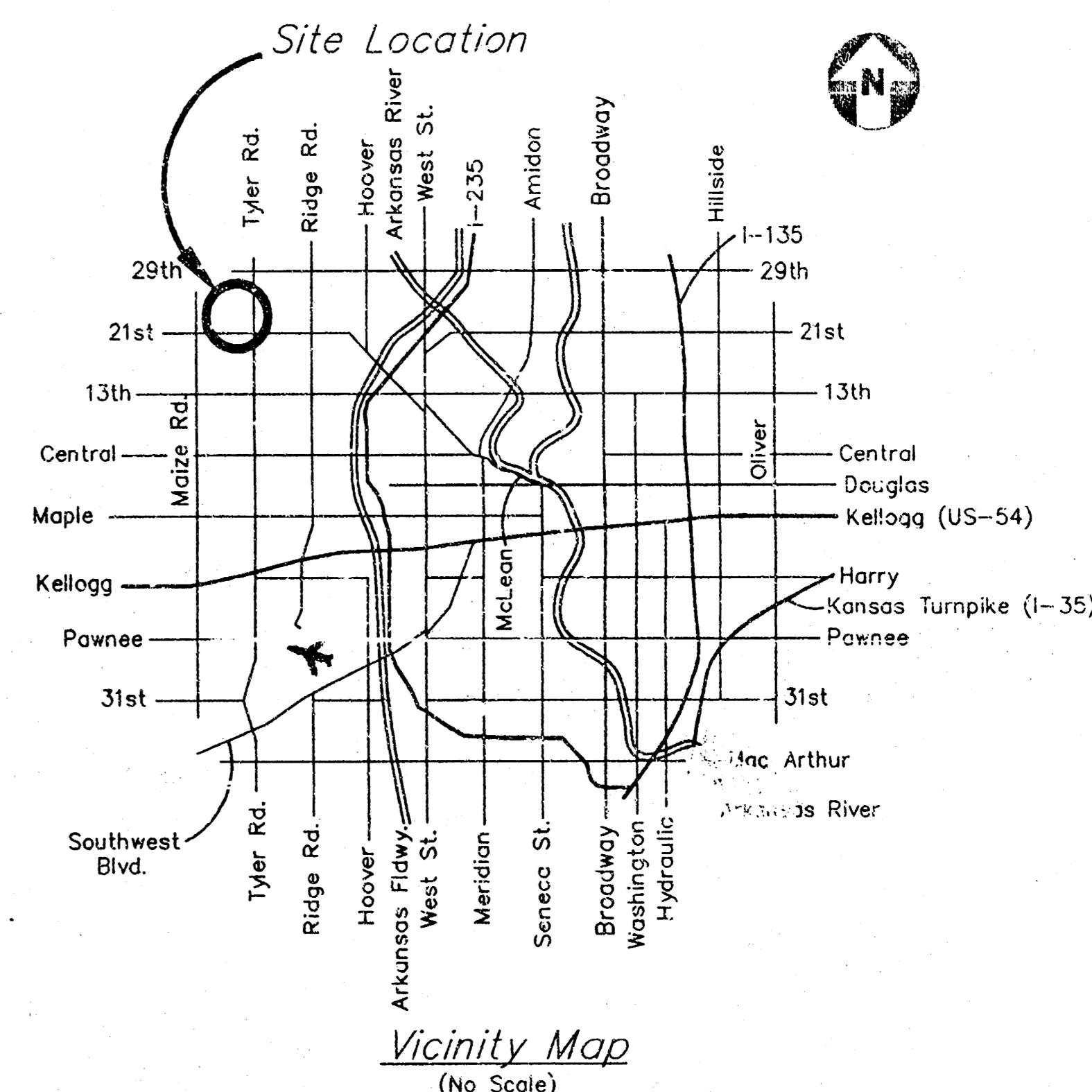
5. The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

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. The Contractor shall seed all areas disturbed by construction operations as per City of Wichita Specifications for temporary seeding.



| INDEX: | |
|--------|--------------------------------|
| 1. | Title Sheet |
| 2. | Line 1 |
| 3. | Line 1 |
| 4. | Line 2 |
| 5. | Standard Type 1A Inlet Details |
| 6. | Standard Drop Inlet Details |
| 7. | Copy of Plat |



Scale: 1" = 100'

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers VRH 6/29/95

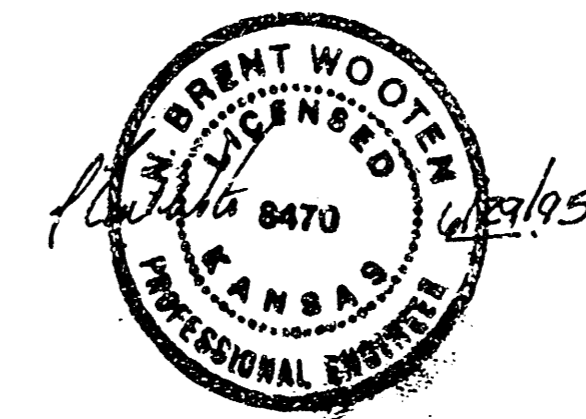
Driveway Approaches _____

Water Mains _____

Paving _____

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).



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

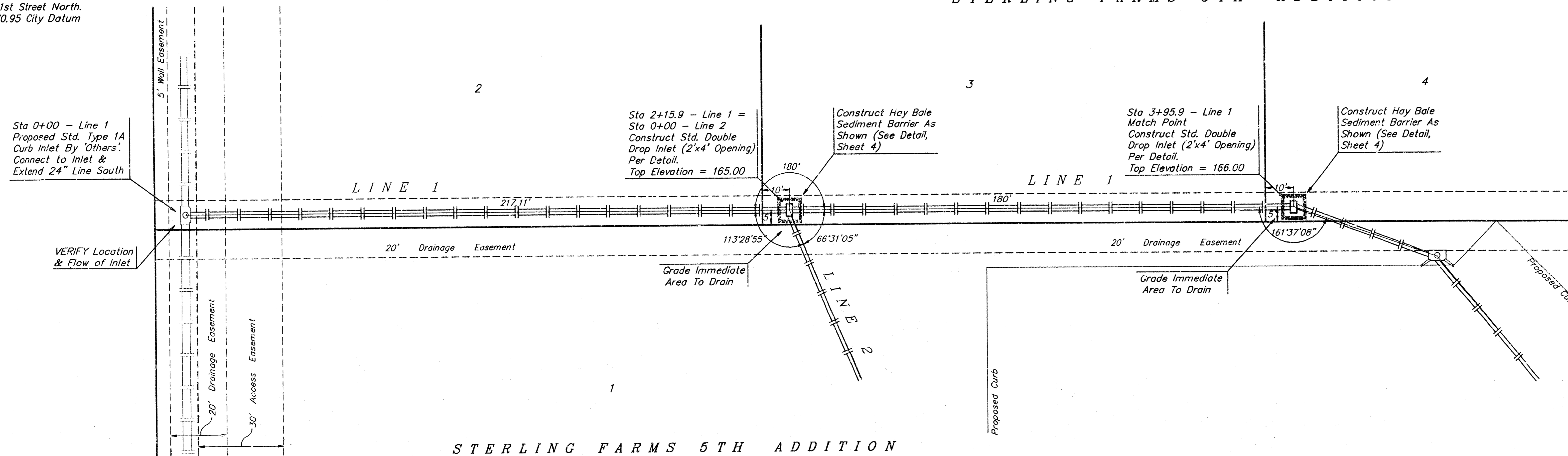
BENCHMARK:

City of Wichita Benchmark located 73.6' North and 53.3' East of the Intersection of the Center Lines of Tyler and 21st Street North. Elevation = 170.95 City Datum

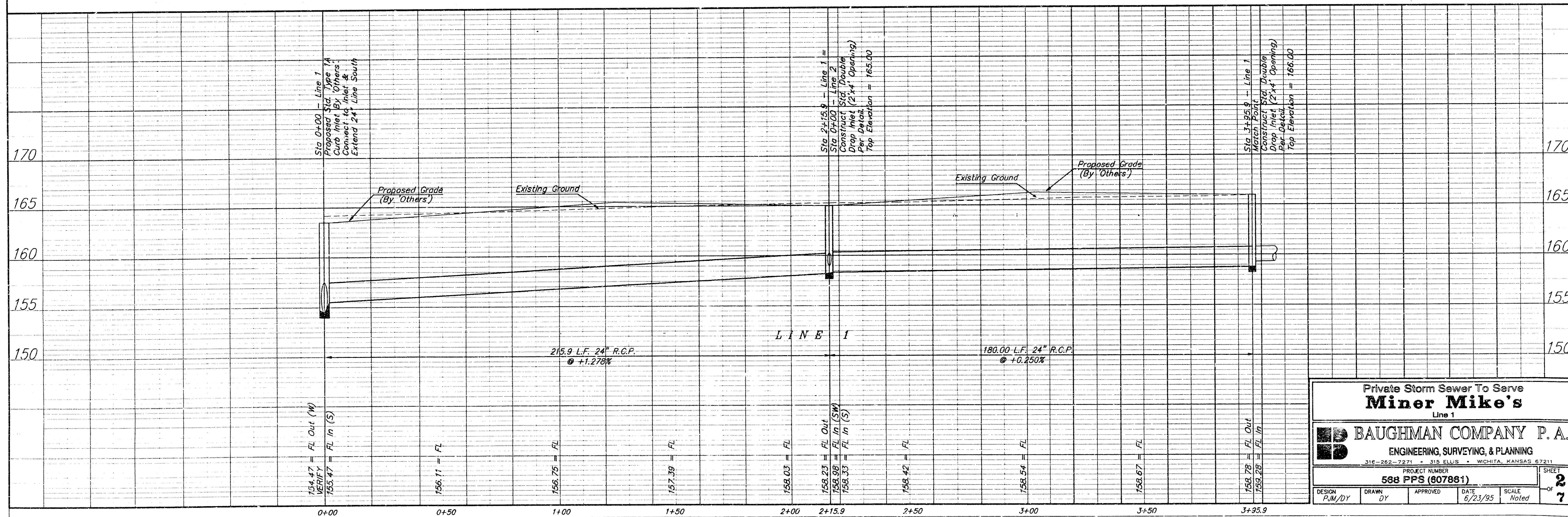
STERLING FARMS 5TH ADDITION



SCALE:
1"=20' Horizontal
1"=5' Vertical
= Iron



STERLING FARMS 5TH ADDITION



Private Storm Sewer To Serve
Miner Mike's
 Line 1

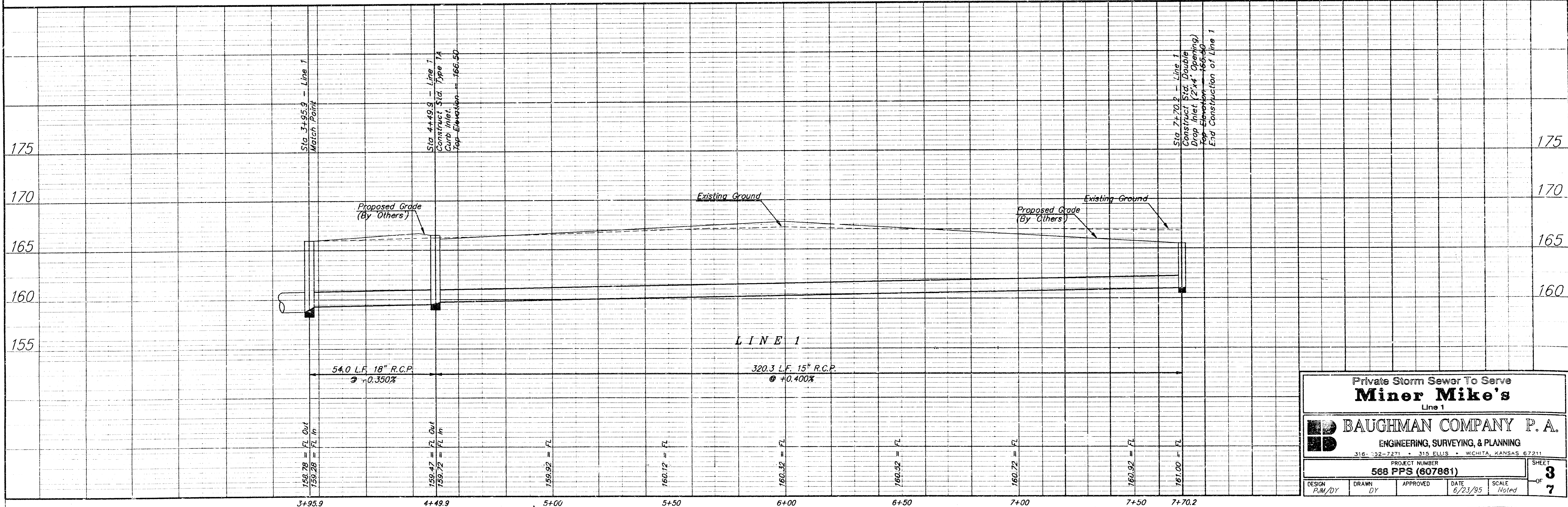
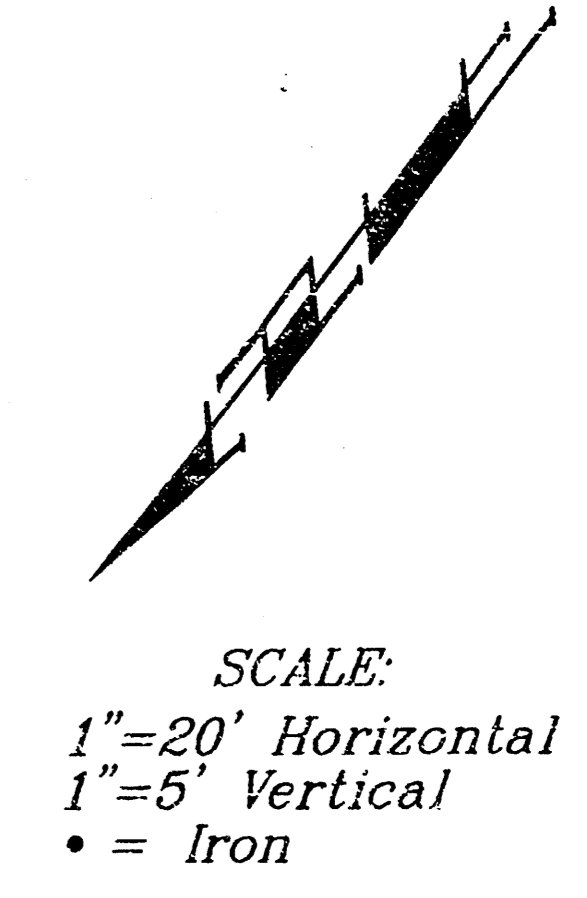
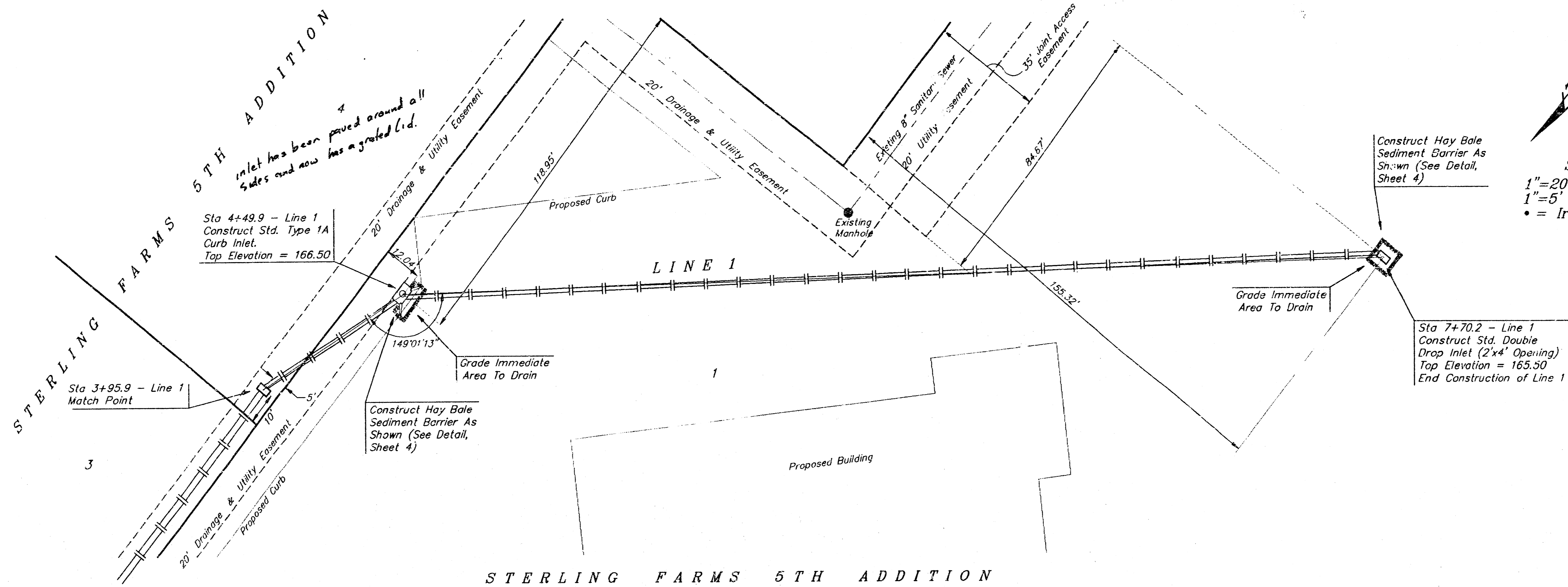
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **588 PPS (807881)**

DESIGN: P.M./D.Y. DRAWN: D.Y. APPROVED: DATE: 6/23/95 SCALE: Noted SHEET: 2 OF 7

BENCHMARK:

City of Wichita Benchmark located 73.6' North and 53.3' East of the Intersection of the Center lines of Tyler and 21st Street North. Elevation = 170.95 City Datum



Private Storm Sewer To Serve
Miner Mike's
Line 1

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316. 132-2271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
568 PPS (607881)

| | | | | | |
|------------------|-------------|----------|-----------------|----------------|-------------------------------------|
| DESIGN PJM/DY | DRAWN DY | APPROVED | DATE 6/23/95 | SCALE Noted | SHEET 3 OF 7 |
|------------------|-------------|----------|-----------------|----------------|-------------------------------------|

SPR-2

BENCHMARK:

City of Wichita Benchmark located 73.6' North and 53.3' East of the Intersection of the Center lines of Tyler and 21st Street North. Elevation = 170.95 City Datum

STERLING FARMS 5TH ADDITION

Sta 0+00 - Line 2
= Sta 2+15.9 - Line 1
Begin Construction of 15" RCP

LINE 1
20' Drainage & Utility Easement

Proposed Curb

Sta 1+96.0 - Line 2
Construct Std. Double Drop Inlet (2'x4' Opening)
Top Elevation = 164.00

Grade Immediate Area To Drain

Construct Hay Bale Sediment Barrier As Shown (See Detail, This Sheet).

Proposed Building

Flow = 160.50

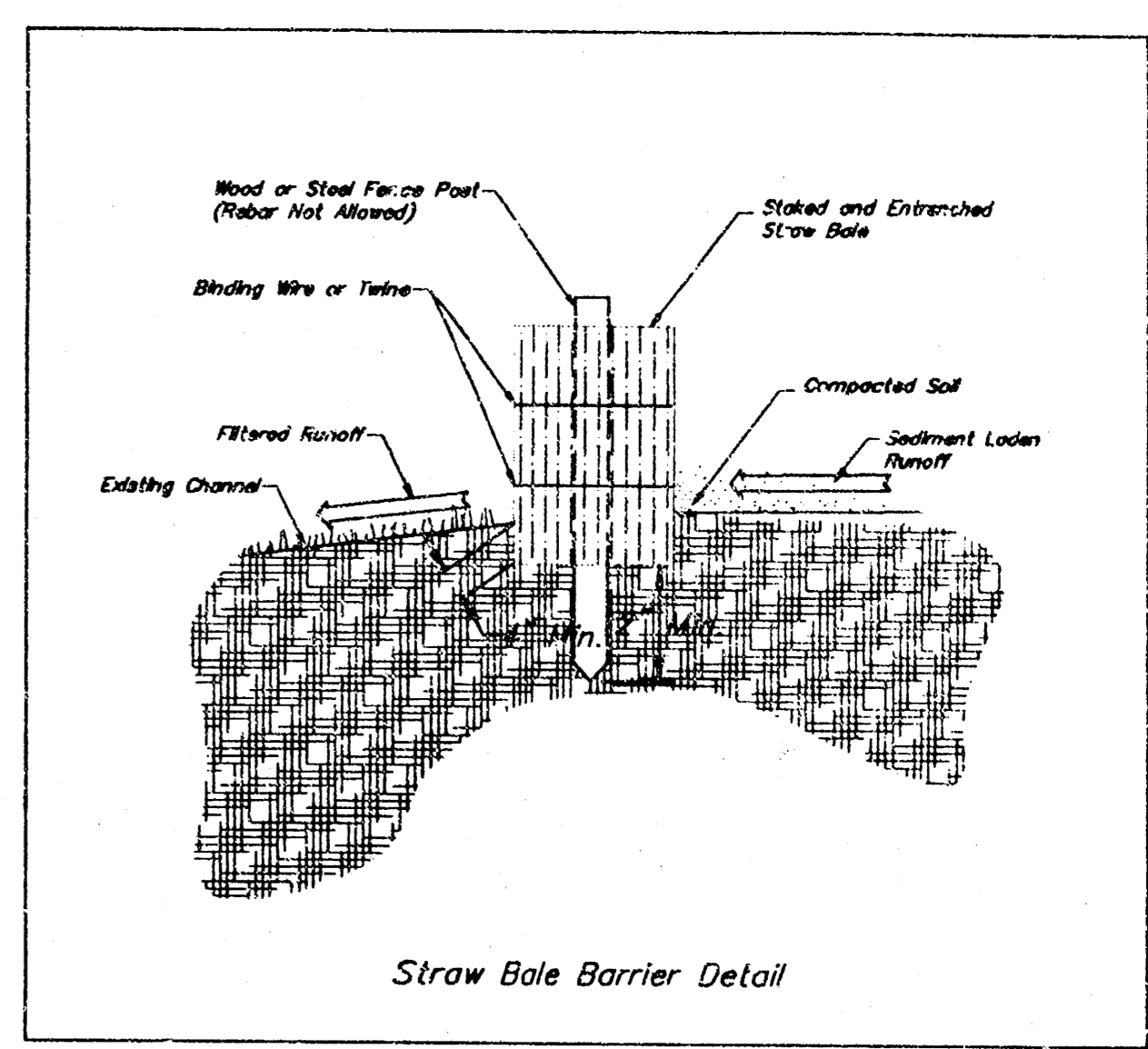
Install 124 L.F. 12" PVC Pipe as Shown. Cap End & Mark Location With Steel Fence Post

Flow = 160.00 (PVC Pipe)

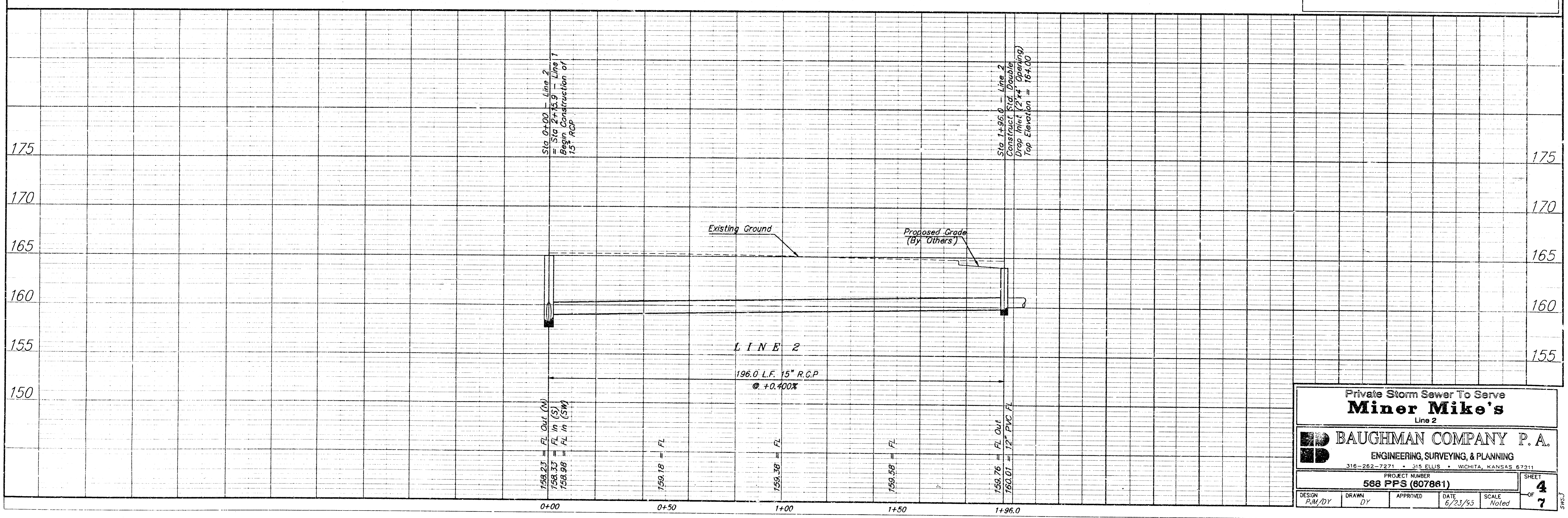
Non-Exclusive Easement

STERLING FARMS ADDITION

SCALE:
1" = 20' Horizontal
1" = 5' Vertical
• = Iron



STERLING FARMS 5TH ADDITION

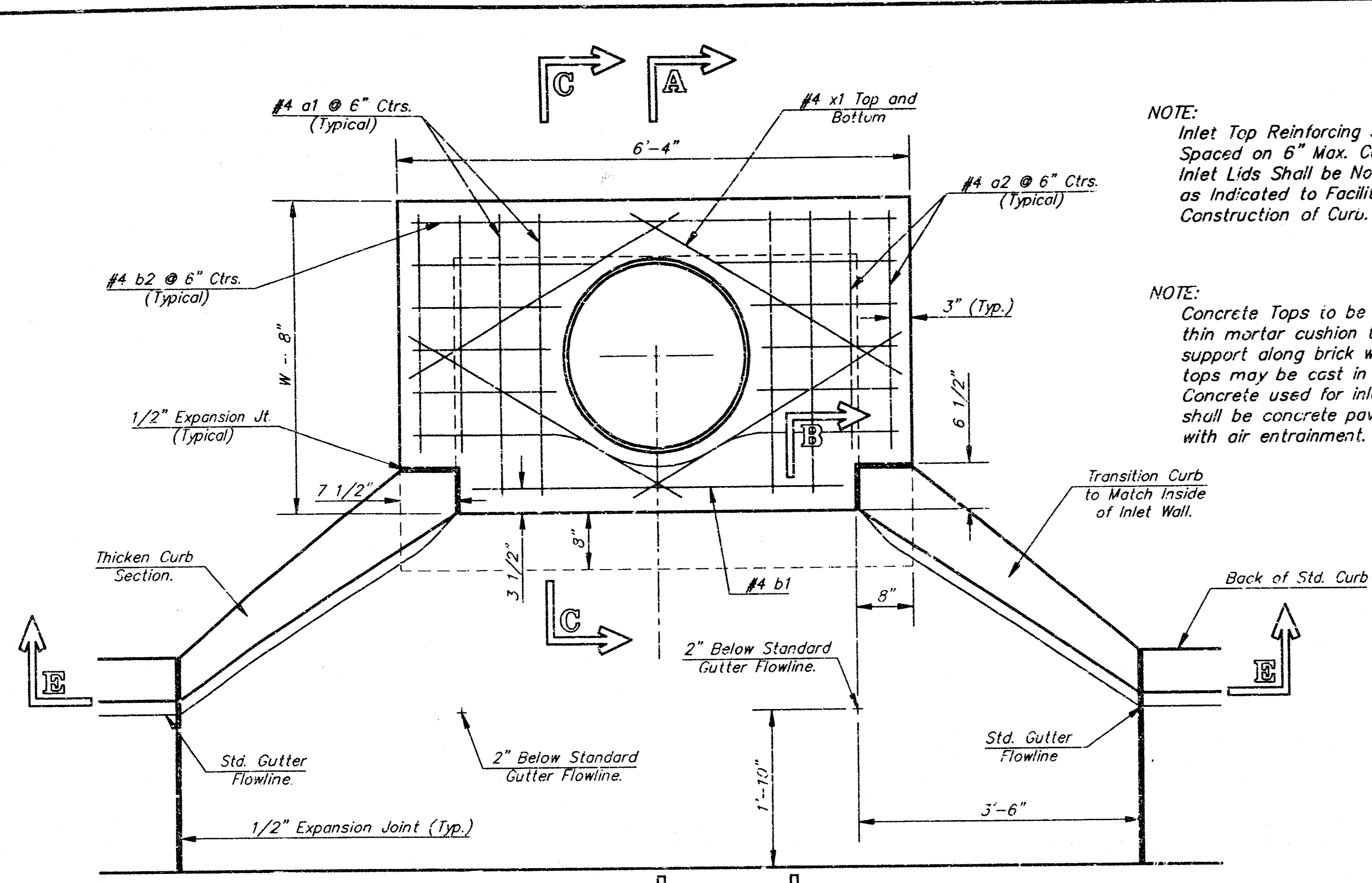


Private Storm Sewer To Serve
Miner Mike's
Line 2

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

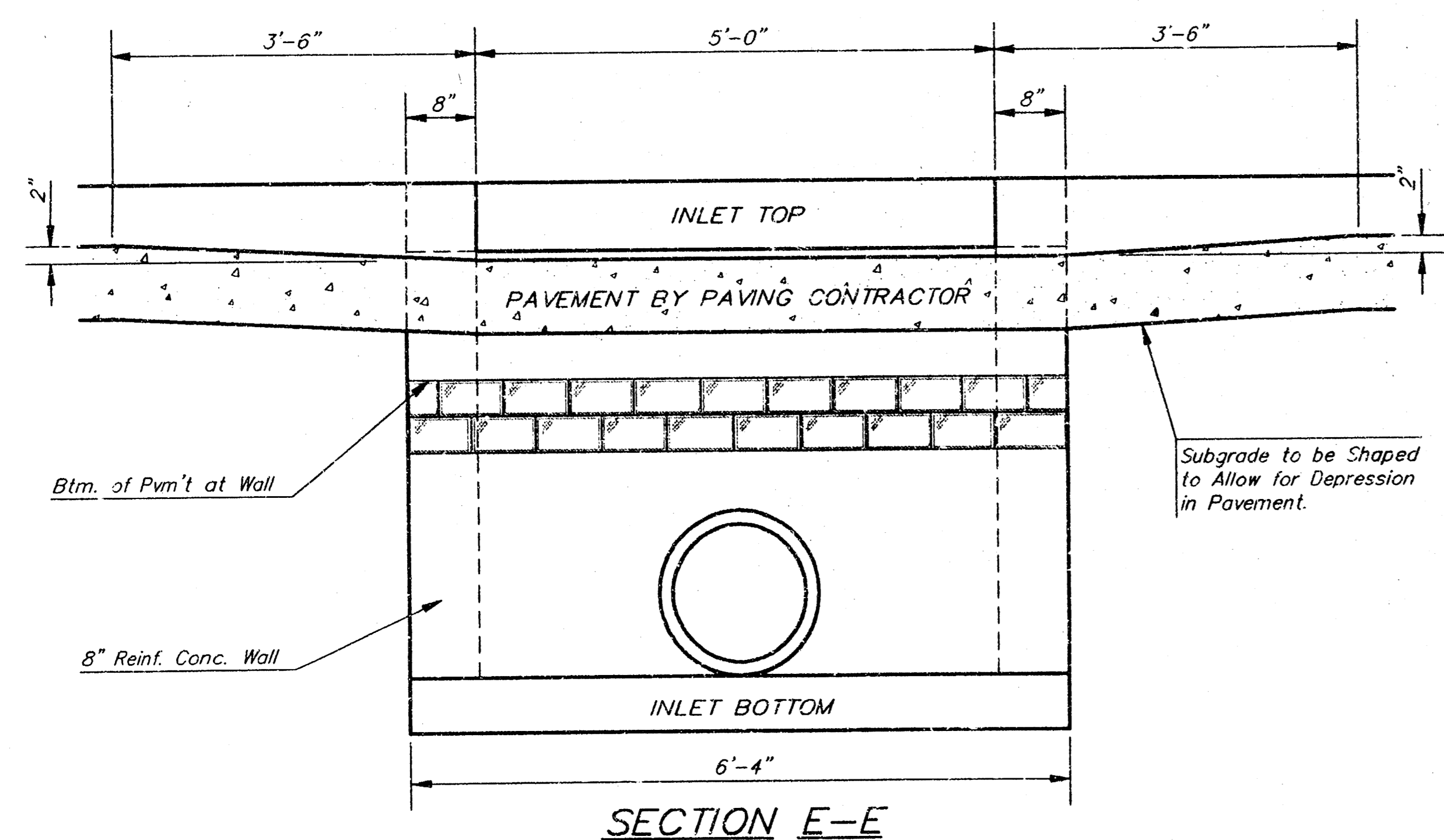
PROJECT NUMBER
588 PPS (807881)

| | | | | | |
|---------------------|---------------|----------|-----------------|----------------|-----------------------|
| DESIGN P.M./D.Y. | DRAWN D.Y. | APPROVED | DATE 6/23/53 | SCALE Noted | SHEET 4 OF 7 |
|---------------------|---------------|----------|-----------------|----------------|-----------------------|

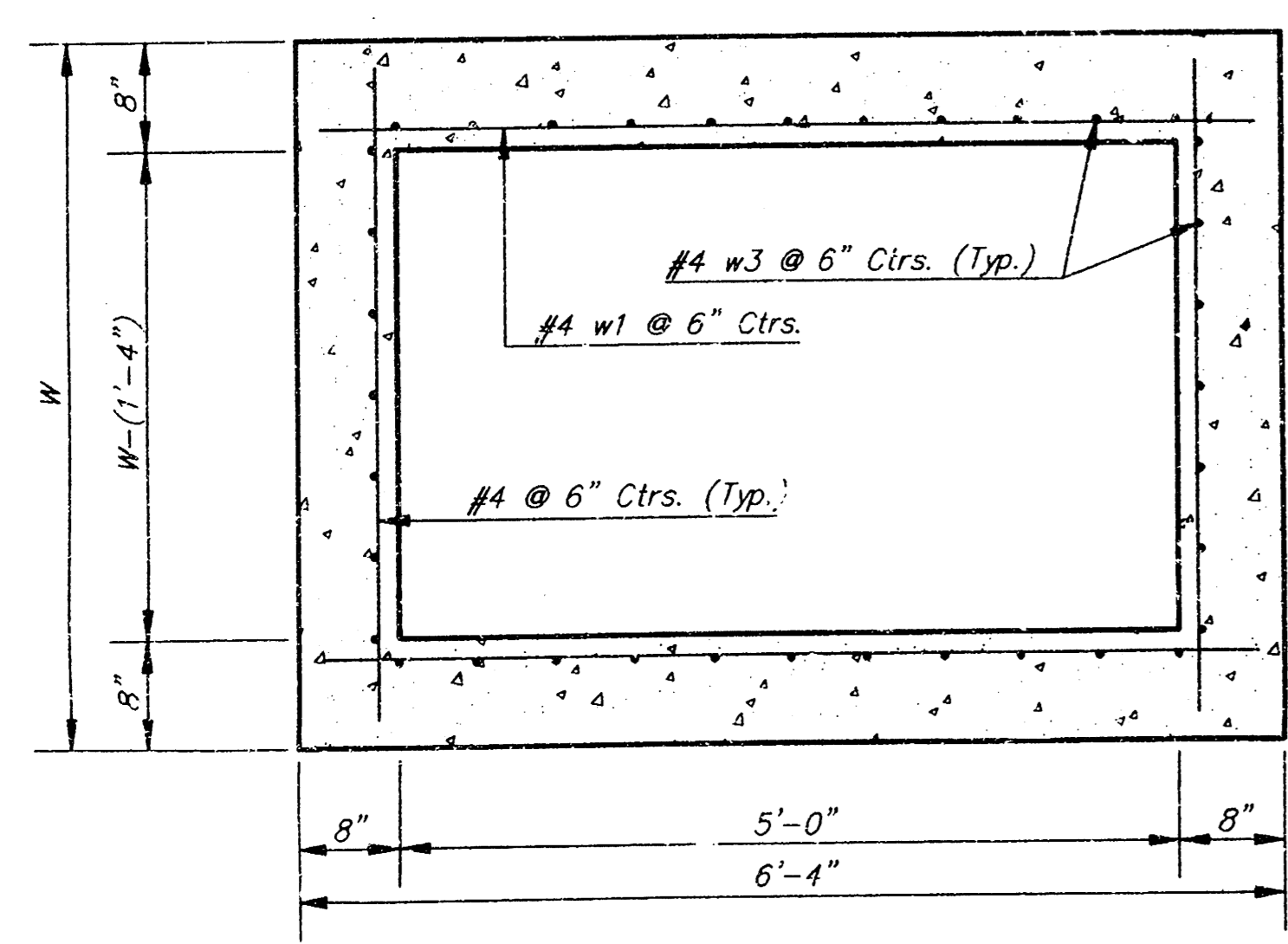


NOTE:
Expansion Joint Only in Curb
Area With Concrete Pavement.

PLAN



SECTION E-E



SECTION D-D

NOTE: Contractor shall have the option of constructing 8\"/>

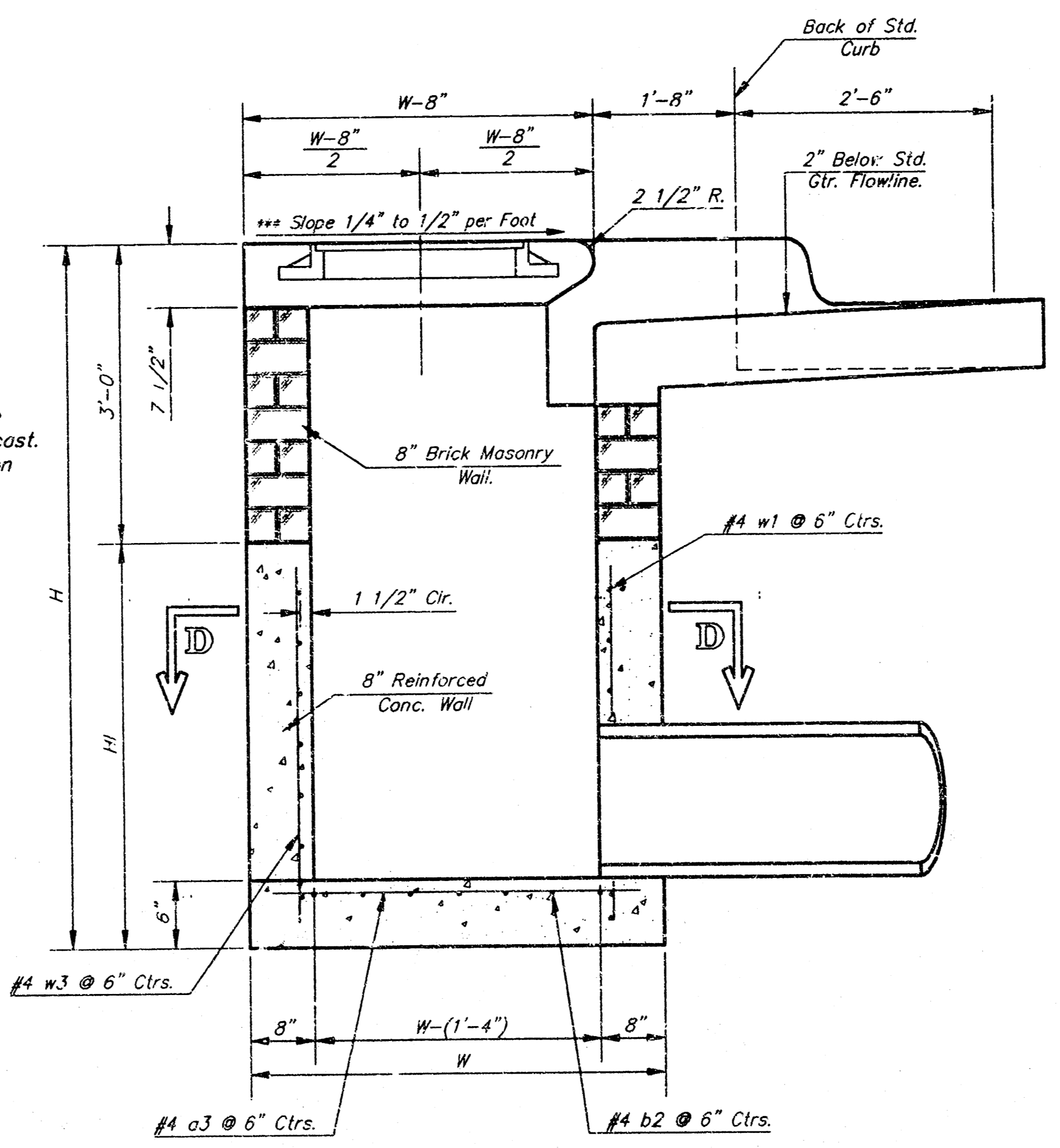
Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the unit price bid for each inlet hookup.

Inlet invert shall be shaped with B sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self-cleaning between all inlet and/or outlet pipes.

The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

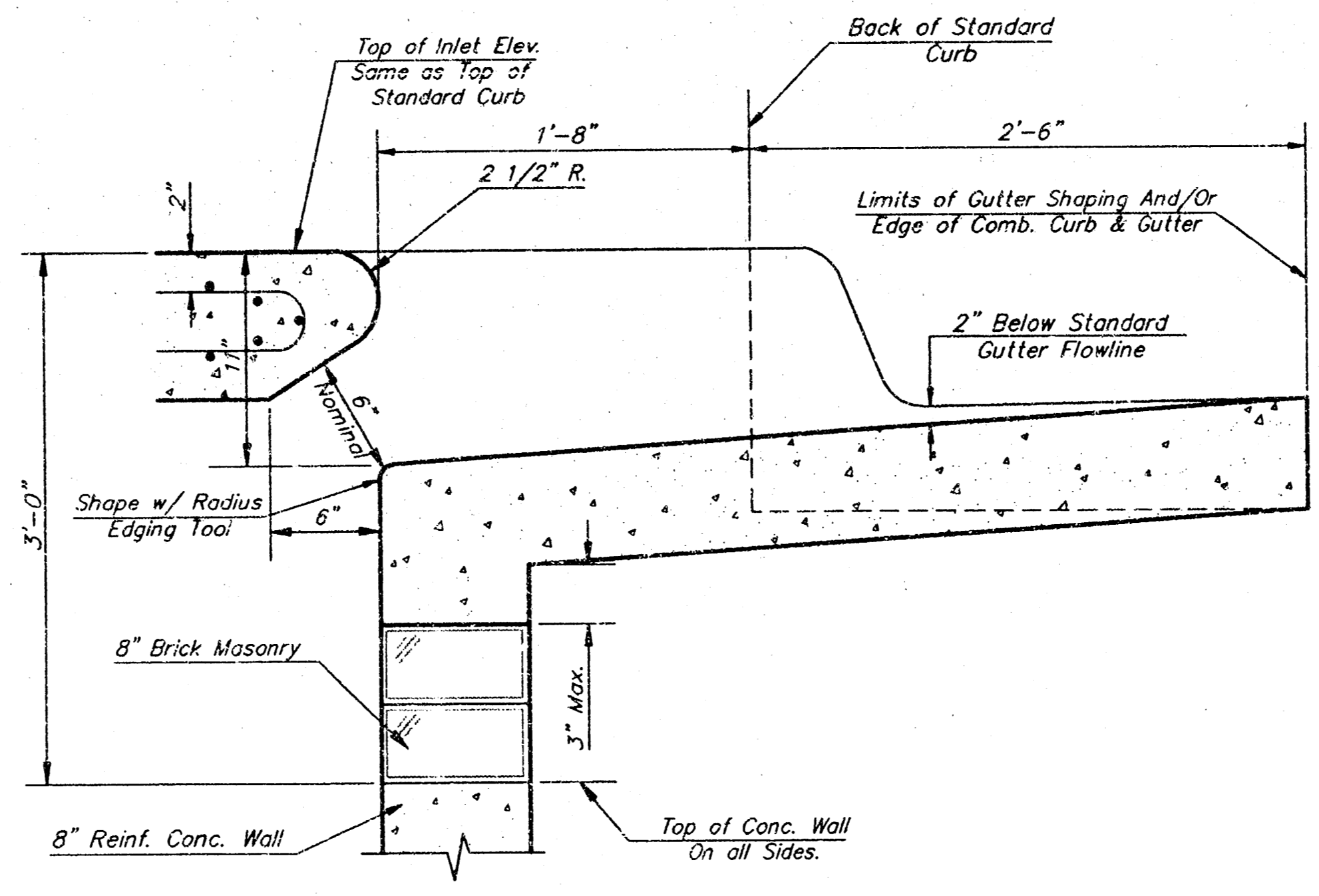
NOTE:
Inlet Top Reinforcing shall be Spaced on 6\"/>

NOTE:
Concrete Tops to be installed on thin mortar cushion to insure full support along brick walls. Concrete tops may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment.



SECTION A-A

NOTE: Slope of Inlet tops to Match Sidewalk or Parking Slopes within Limits Indicated.

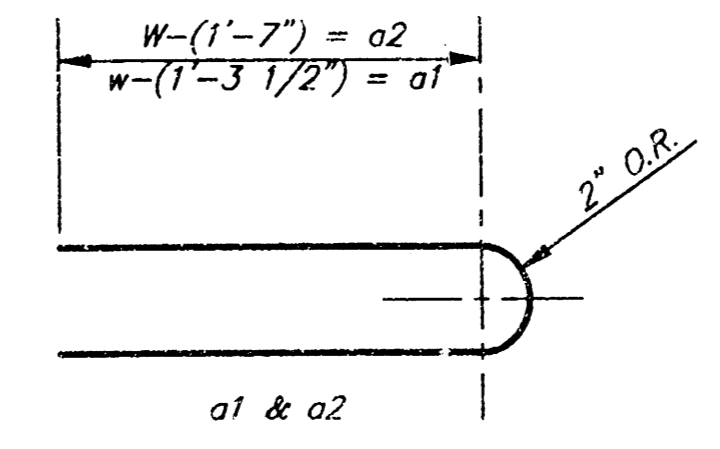


SECTION B-B

| PRECAST SLAB AND FLOOR REINFORCING | | | | | | | | | | | |
|------------------------------------|------|-----------|--------|-----------|--------|-----------|--------|-----------|--------|-----------|--------|
| MARK | SIZE | W = 4'-4" | | W = 5'-4" | | W = 6'-4" | | W = 7'-4" | | W = 8'-4" | |
| | | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH |
| a1 | #4 | 6 | 6'-7" | 6 | 8'-7" | 6 | 10'-7" | 6 | 12'-7" | 6 | 14'-7" |
| a2 | #4 | 4 | 6'-0" | 4 | 8'-0" | 4 | 10'-0" | 4 | 12'-0" | 4 | 14'-0" |
| a3 | #4 | 13 | 4'-1" | 13 | 5'-1" | 13 | 6'-1" | 13 | 7'-1" | 13 | 8'-1" |
| b1 | #4 | 1 | 4'-9" | 1 | 4'-9" | 1 | 4'-9" | 1 | 4'-9" | 1 | 4'-9" |
| b2 | #4 | 23 | 6'-1" | 29 | 6'-1" | 35 | 6'-1" | 41 | 6'-1" | 47 | 6'-1" |
| x1 | #4 | 8 | 3'-10" | 8 | 4'-2" | 8 | 4'-6" | 8 | 4'-10" | 8 | 5'-2" |

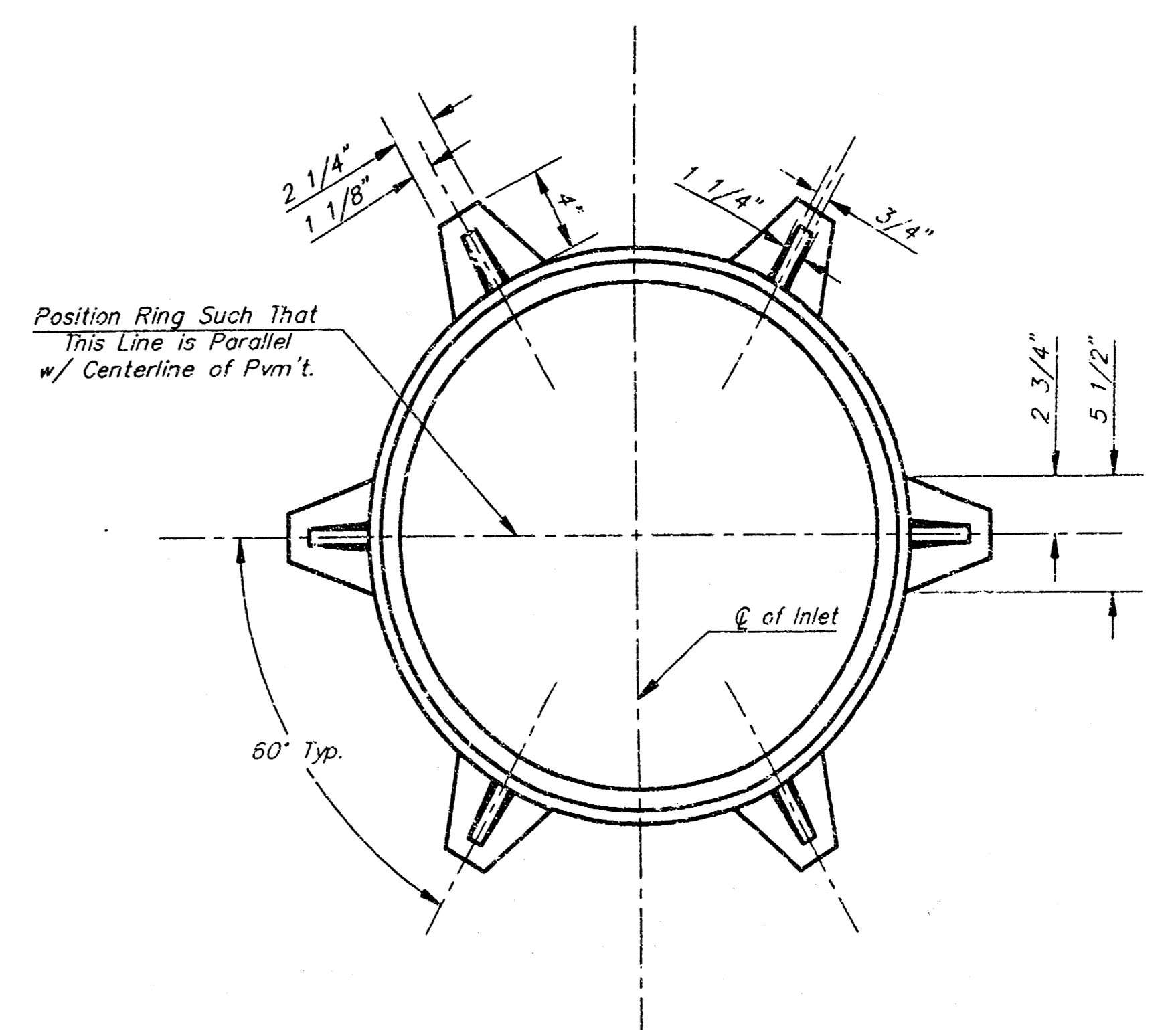
| WALL REINFORCING | | | | | | | | | | | |
|------------------|------|-----------|--------|-----------|--------|-----------|--------|-----------|--------|-----------|--------|
| MARK | SIZE | W = 4'-4" | | W = 5'-4" | | W = 6'-4" | | W = 7'-4" | | W = 8'-4" | |
| | | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH | NO. | LENGTH |
| w1 | #4 | 1 | 6'-1" | 1 | 6'-1" | 1 | 6'-1" | 1 | 6'-1" | 1 | 6'-1" |
| w2 | #4 | 1 | 4'-1" | 1 | 5'-1" | 1 | 6'-1" | 1 | 7'-1" | 1 | 8'-1" |
| w3 | #4 | 32 | 36" | 32 | 36" | 40 | 36" | 44 | 36" | 48 | 36" |

* Field Bend or Cut Reinforcing as Required for Clearance.
 ① 4 (H - 12') (H - 21') Rounded down to nearest 0.5'
 ② H - 3'



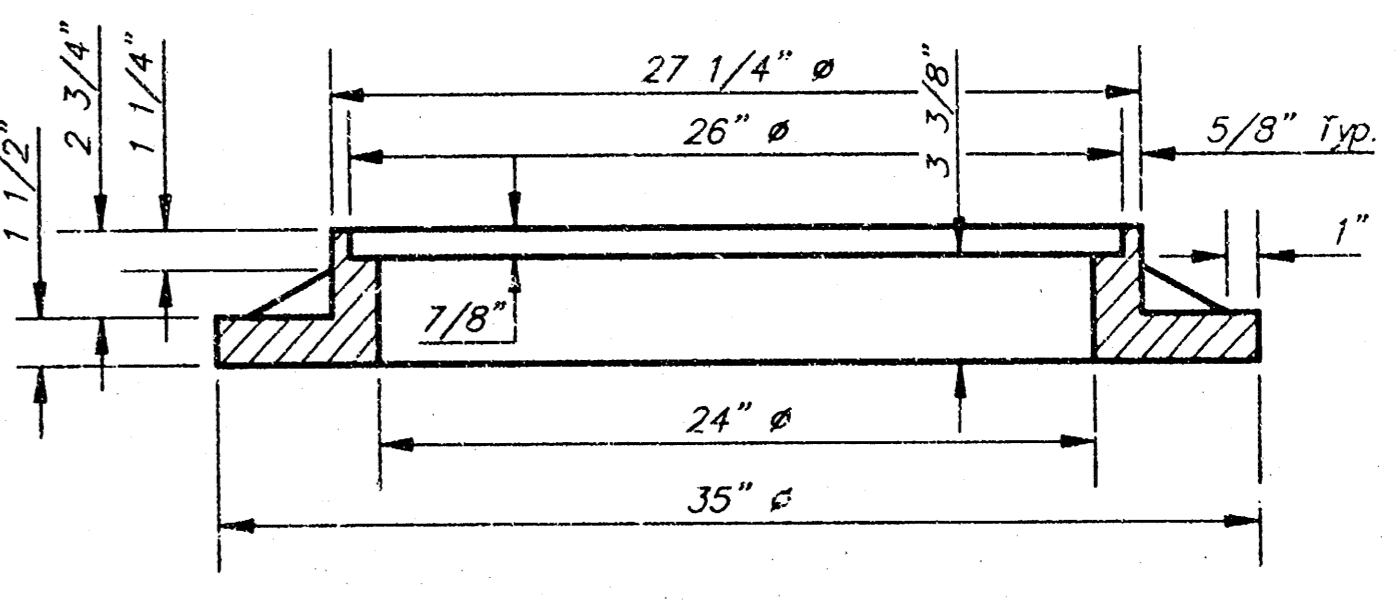
BENDING DIAGRAM

| STANDARD CURB INLET PRECAST TOPS | | | |
|----------------------------------|------------------------|---------------|---------------|
| W | PRE-CAST TOP SIZE | PIPE SIZE | CU. YD. CONC. |
| 4'-4" | 3'-8" x 6'-4" x 7 1/2" | 21" & SMALLER | 0.382 |
| 5'-4" | 4'-8" x 6'-4" x 7 1/2" | 24" & 30" | 0.512 |
| 6'-4" | 5'-8" x 6'-4" x 7 1/2" | 36" & 42" | 0.642 |
| 7'-4" | 6'-8" x 6'-4" x 7 1/2" | 48" & 54" | 0.772 |
| 8'-4" | 7'-8" x 6'-4" x 7 1/2" | 60" & 66" | 0.902 |



MANHOLE RING AND COVER

Weight = 180 Lbs.
 *See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With this Form.



SECTION A-A

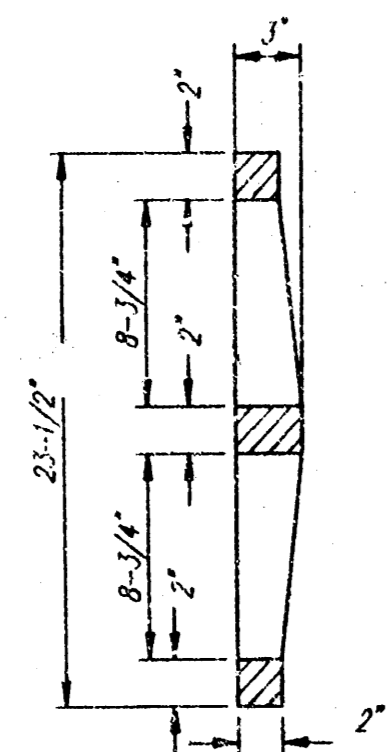
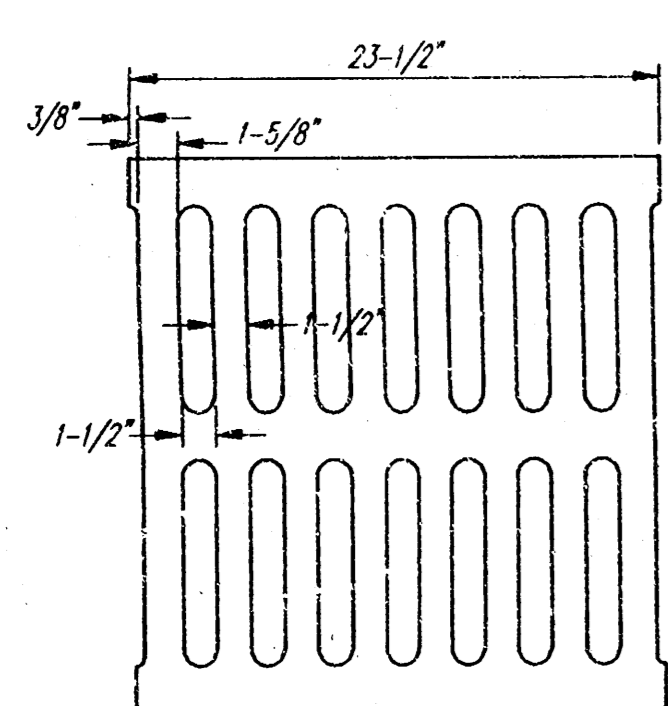
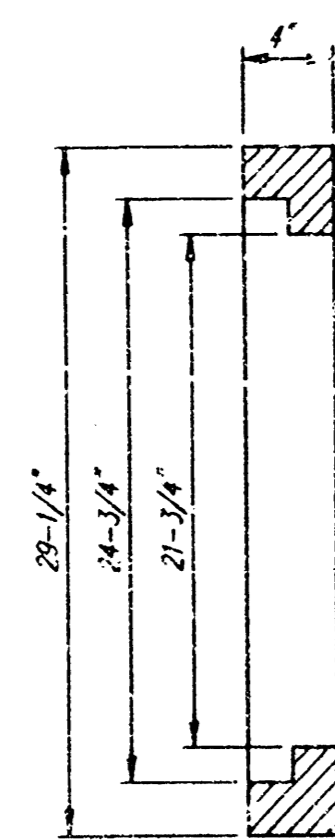
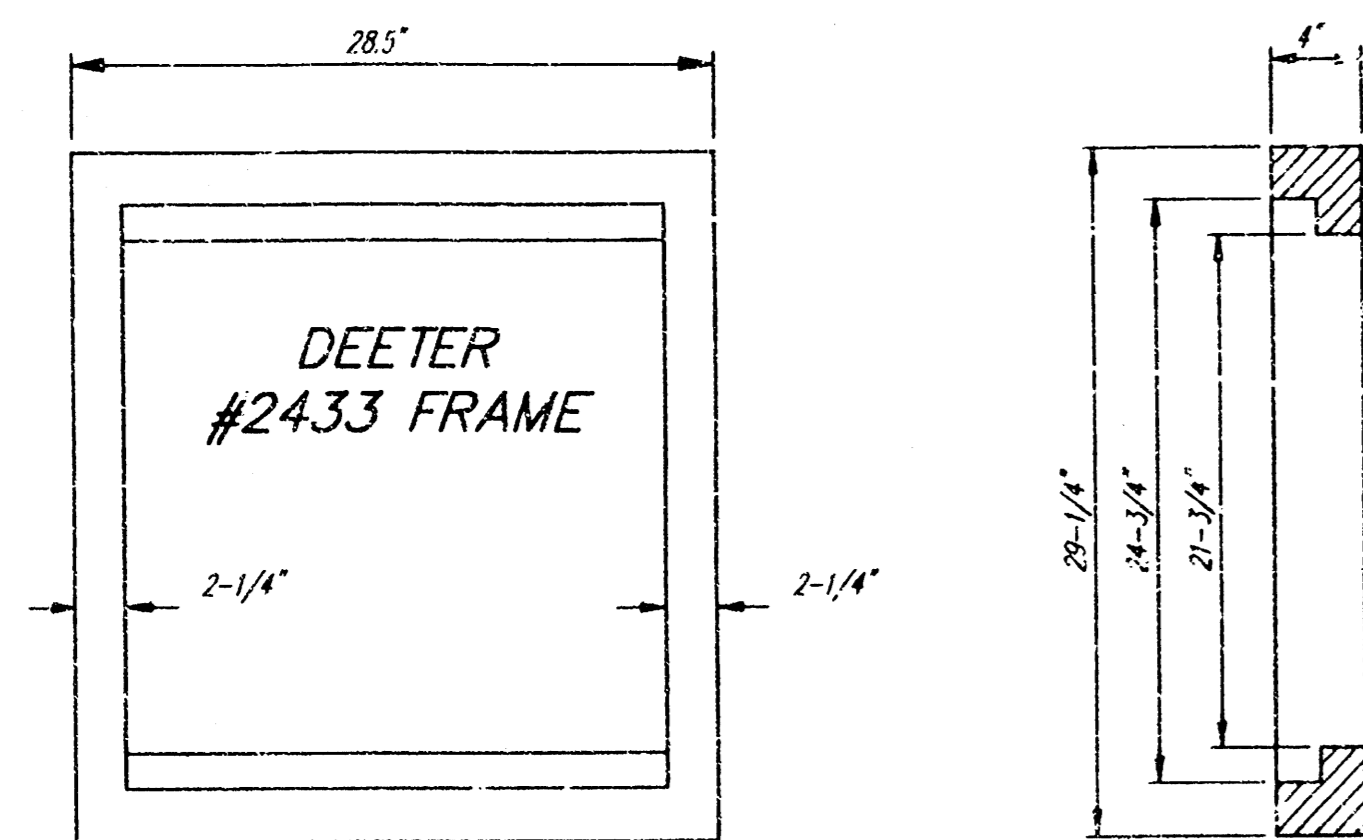
CITY OF WICHITA STANDARD TYPE 1A
Curb Inlet Details
 INLET OPENING = 6" x 5'-0"

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

PROJECT NUMBER
588 PPS (807861)

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: None SHEET: 5 OF 7

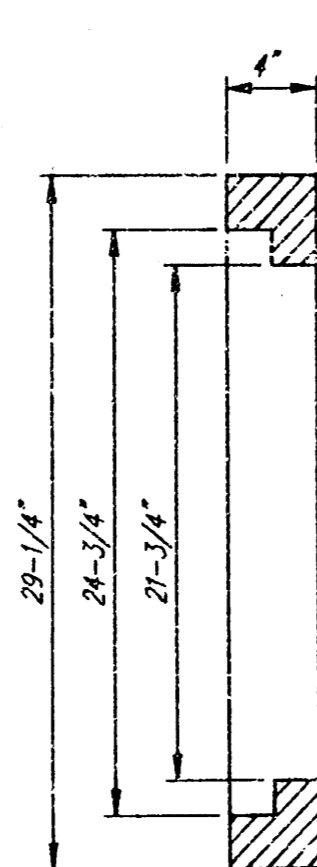
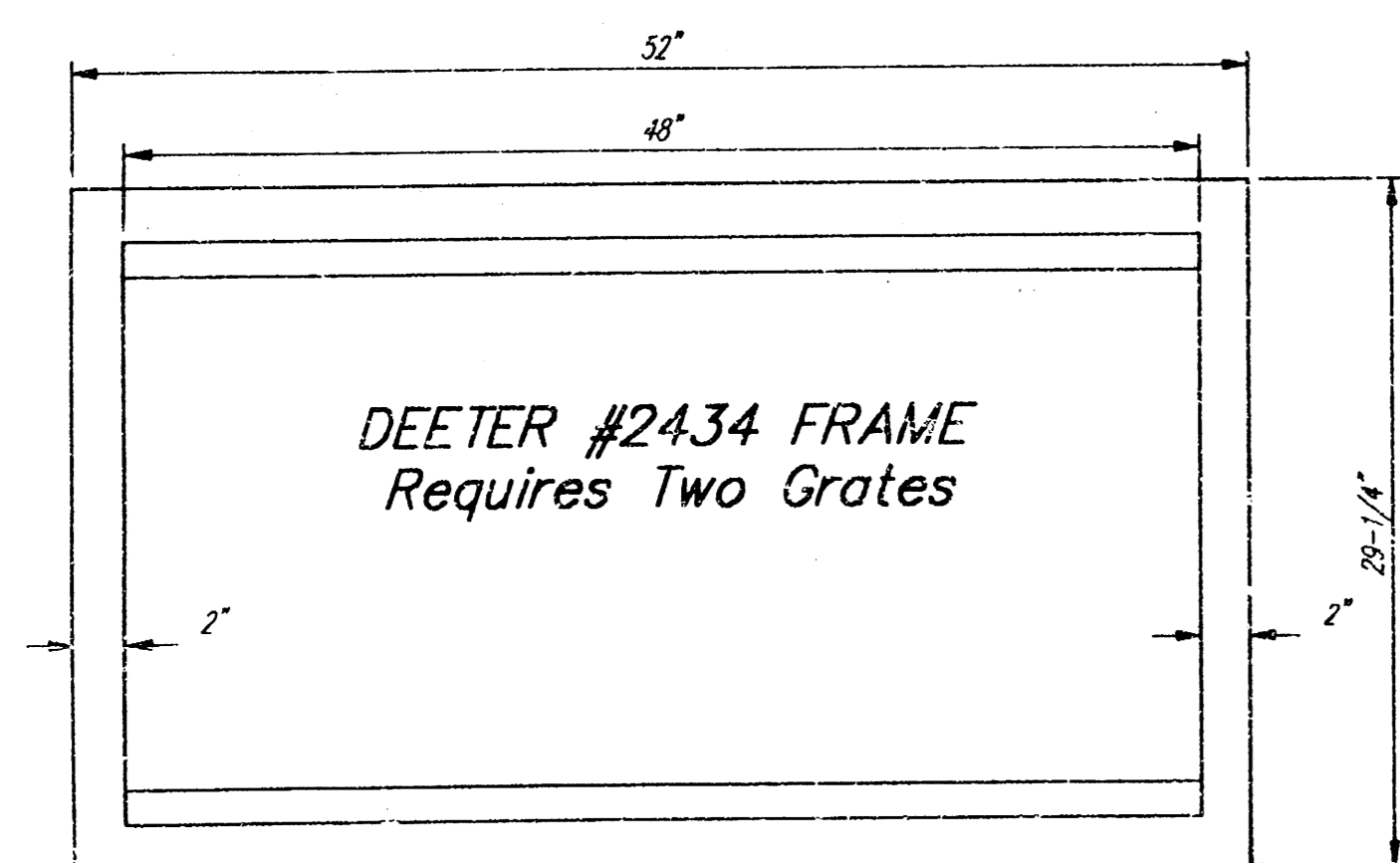
Revised - Feb. 16, 1989



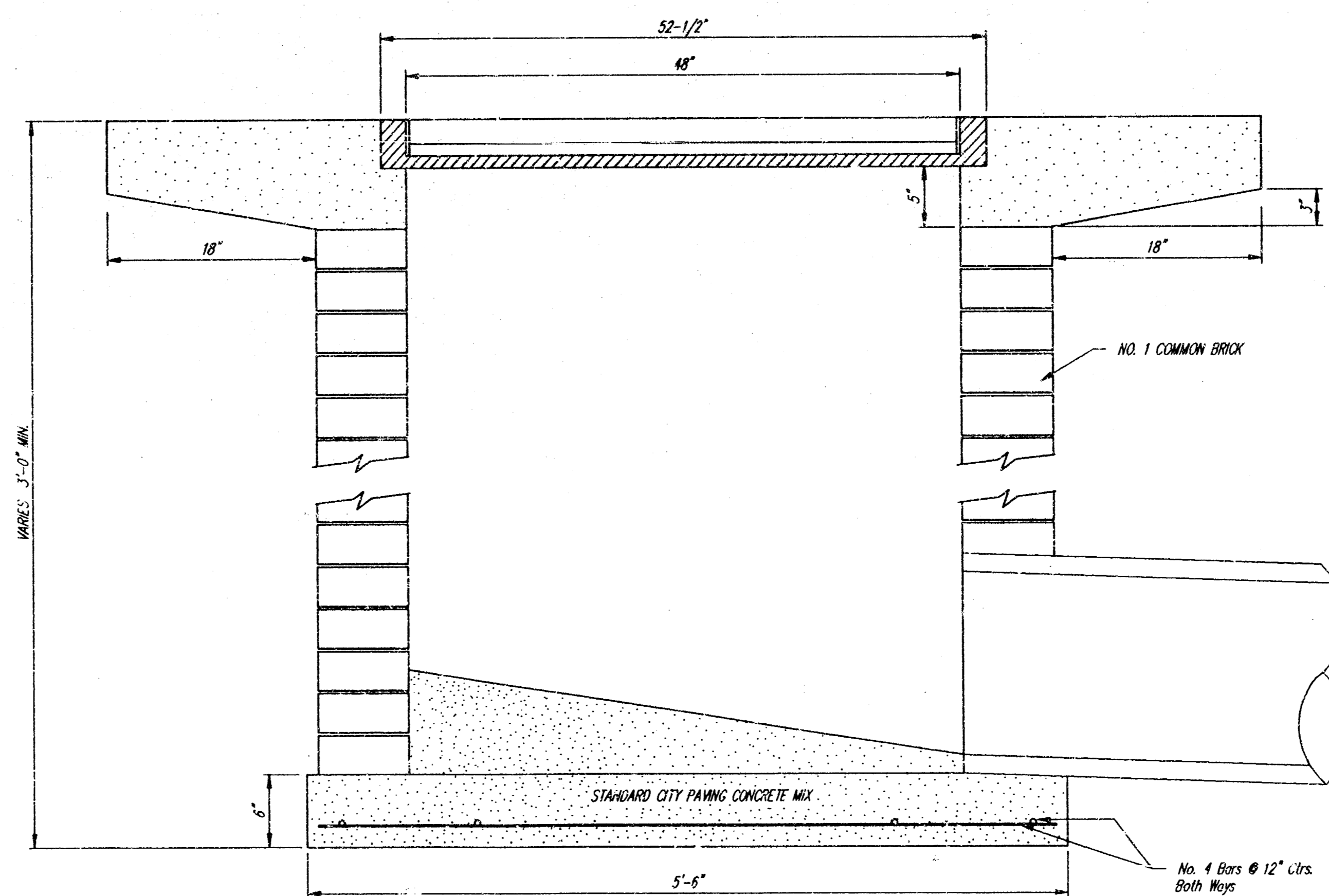
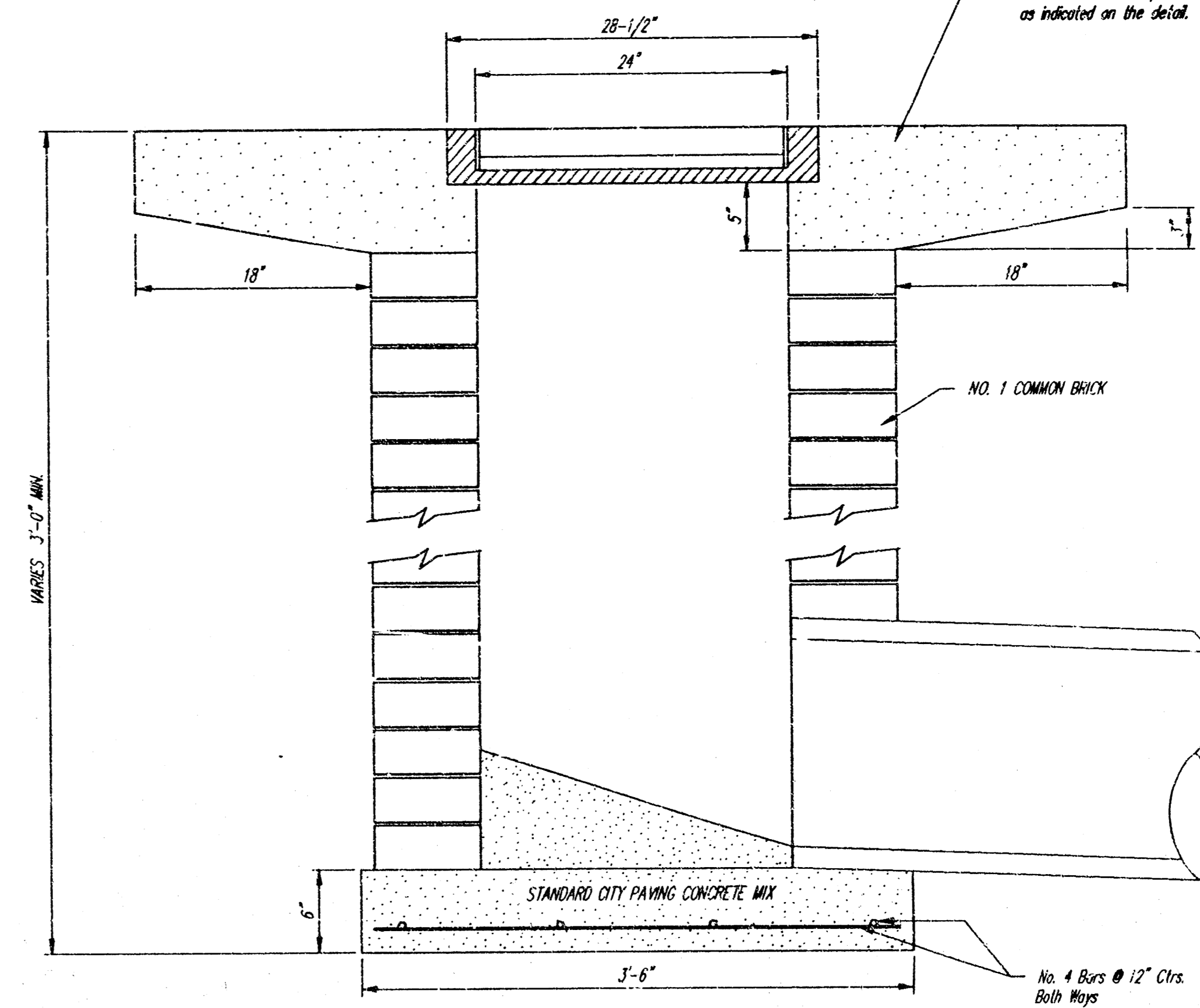
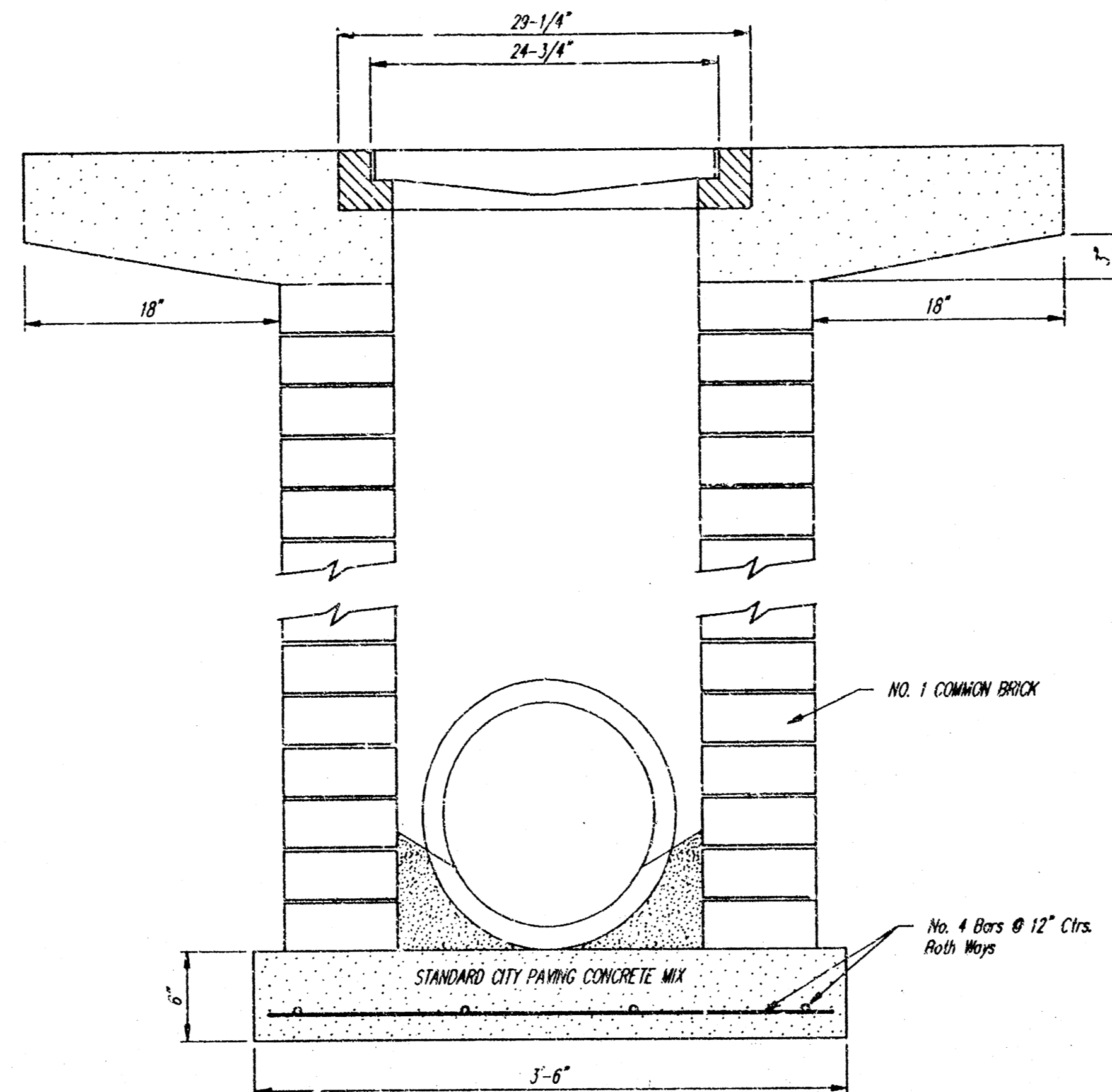
DEETER #2433 GRATE

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



| | | | | | |
|--|-------|----------|------|-------|-------|
| City of Wichita Standard | | | | | |
| Standard Drop Inlet | | | | | |
| Details | | | | | |
| BAUGHMAN COMPANY P. A. | | | | | |
| ENGINEERING, SURVEYING, & PLANNING | | | | | |
| 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211 | | | | | |
| PROJECT NUMBER | | | | | SHEET |
| 568 PPS (807861) | | | | | 6 |
| DESIGN | DRAWN | APPROVED | DATE | SCALE | OF |
| C.O.W. | Staff | | | None | 7 |

DETAILED DRAWING

STERLING FARMS 5TH ADDITION

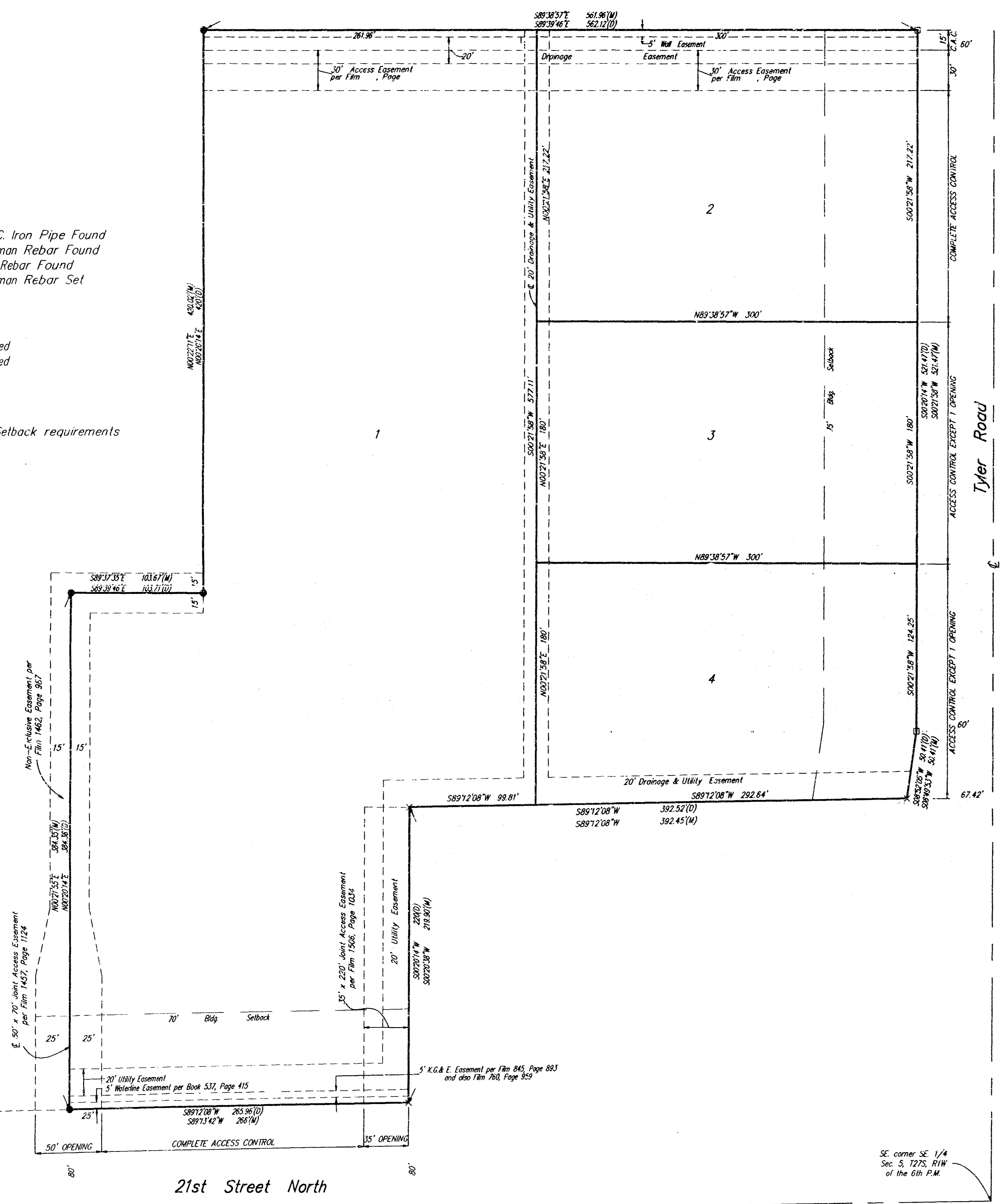
WICHITA, SEDGWICK COUNTY KANSAS

SCALE
1" = 50'

- = 3/4" P.E.C. Iron Pipe Found
- = #4 Baughman Rebar Found
- × = #4 S.R.B. Rebar Found
- = #4 Baughman Rebar Set

(D) = Described
(M) = Measured

Additional Building Setback requirements per C.U.P. DP-177.



State of Kansas)
County of Sedgwick)
We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "STERLING FARMS 5TH 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 part of Lot 4, Block 6, Sterling Farms, an Addition to Wichita, Sedgwick County, Kansas, and further described as follows: Beginning at the NE corner of Lot 4, Block 6, Sterling Farms, an Addition to Wichita, Sedgwick County, Kansas; thence bearing S00°20'14"W along the east line of said Lot 4 a distance of 521.47 feet; thence bearing S08°52'05"W a distance of 50.41 feet to the NE corner of Lot 6 in said Block 6; thence bearing S89°12'08"W a distance of 392.52 feet to the NW corner of Lot 5 in said Block 6; thence bearing S00°20'14"W a distance of 220.00 feet to the SW corner of said Lot 4; thence along said south line bearing S89°12'08"W a distance of 265.96 feet; thence bearing N00°20'14"E a distance of 384.36 feet; thence bearing S89°39'46"E a distance of 103.71 feet; thence bearing N00°20'14"E a distance of 420 feet to a point in the north line of said Lot 4; thence bearing S89°39'46"E along said north line a distance of 562.12 feet to the point of beginning.

All being situated in the SE. 1/4 of Sec. 5, T27S, R1W of the 6th P.M., Sedgwick County Kansas.

Existing public easements being vacated by virtue of KSA 12-512(b) Baughman Company, P.A.

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots to be known as "STERLING FARMS 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross this easement. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. All abutters rights of access to or from 21st Street North over and across the south line of Lot 1 except the east 35 feet thereof, and except the west 25 feet thereof are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Tyler Road over and across the east line of Lot 2 except the south 30 feet of the north 45 feet thereof, are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Tyler Road over and across the east line of Lots 3 and 4 are hereby granted to the City of Wichita provided, however, that said Lots 3 and 4 shall have access to Tyler Road at one location each, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Kessler Enterprises, a Trust

Lucille Meyer Co-Trustee
William J. Walsh, Jr. Co-Trustee

Miner Mike's Adventure Zone, Inc.
Patrick J. Kelly Executive Vice-President/General Manager

State of Kansas)
County of Sedgwick)
The foregoing instrument acknowledged before me, this ___ day of _____, 1995, by Patrick J. Kelly, Executive Vice-President/General Manager, Miner Mike's Adventure Zone, Inc., on behalf of the corporation.

Notary Public

This plat of "STERLING FARMS 5TH 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 _____, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
John W. McKay, Jr.

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 _____, 1995.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Surveyor
Gregory F. Severns

Entered on transfer record this ___ day of _____, 1995.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County)
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of _____, 1995, at ___ o'clock ___ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas)
County of Sedgwick)
The foregoing instrument acknowledged before me, this ___ day of _____, 1995, by Lucille Meyer and William J. Walsh, Jr., Co-Trustees of Kessler Enterprises, a Trust, on behalf of said Trust.

Notary Public

My App't. Exp. _____