STORM WATER SEWER IMPROVEMENTS
TO SERVE
NORTHROCK 14 THEATER COMPLEX
LOT 1, BLOCK 2, HOME DESIGN CENTER ADDITION
Private Project Number
721PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. 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	263-7511
Kansas Gas & Electric Company	264-1141
Arkla Gas Company	942-8350
or	263-8181
Southwestern Bell Telephone Company	1-571-2811
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	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.

3. 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.

4. All areas disturbed by construction operations shall by 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.

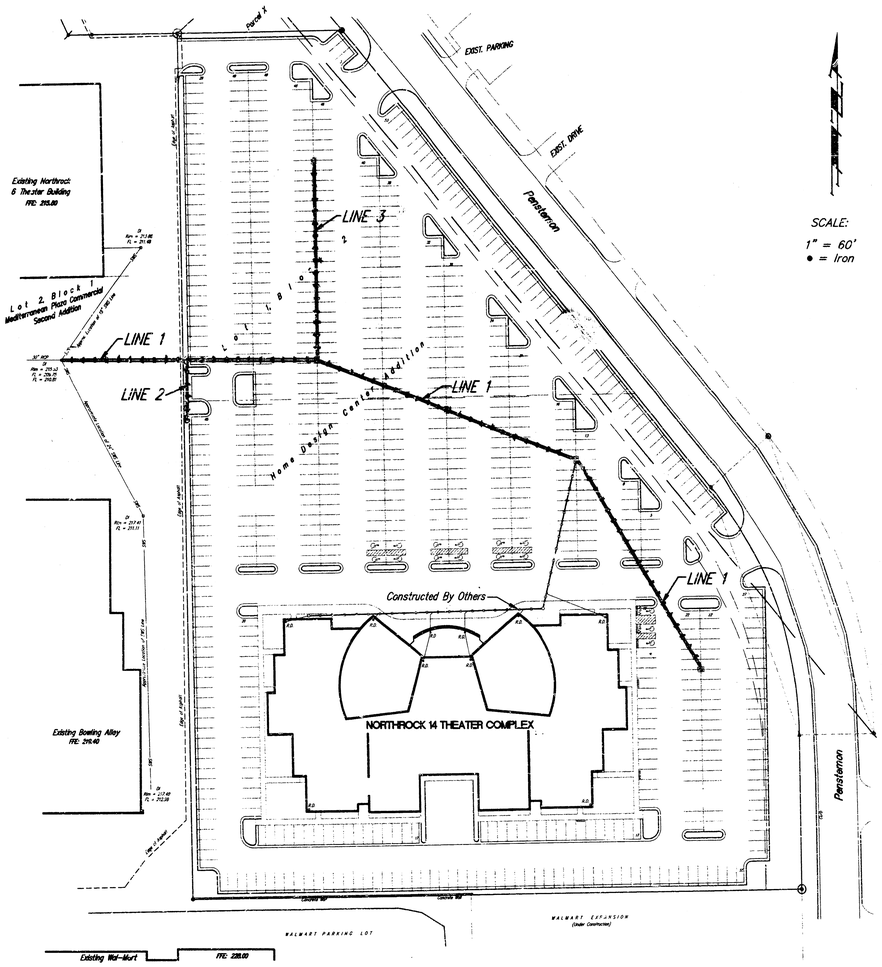
5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

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. 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 will not be approved.

8. Prior to bid preparation, it will be the Contractor's responsibility to field check the project area to determine the extent of Site Clearing and Restoration to be performed.

9. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.



SCALE:
1" = 60'
● = Iron

BENCHMARKS:

BM #1 Rock Road and 29th Street North. Temp. benchmark at NW corner intersection. R.R. Spike on west Face of Street in Light Pole.
Elevation = 216.21 City Datum

BM #2 Site Benchmark chiseled "V-Notch" on sidewalk near northeast corner of Lot 1, Block 2, Home Design Center Addition.
Elevation = 217.26 City Datum

INDEX:

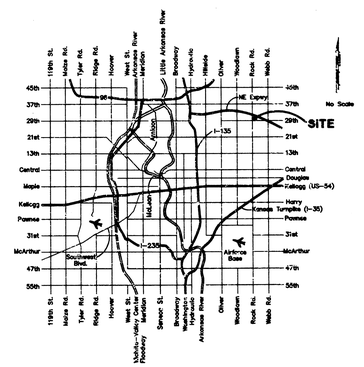
1	Title Sheet
2	Line 1 and Line 2
3	Line 1 and Line 3
4	Standard Type 1 Curb Inlet
5	Standard Drop Inlet Detail
6	Home Design Center Addition

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Storm Sewers VRH 6/17/97

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).

BOOKED
9-298
MCG
P.402



LOCATION MAP

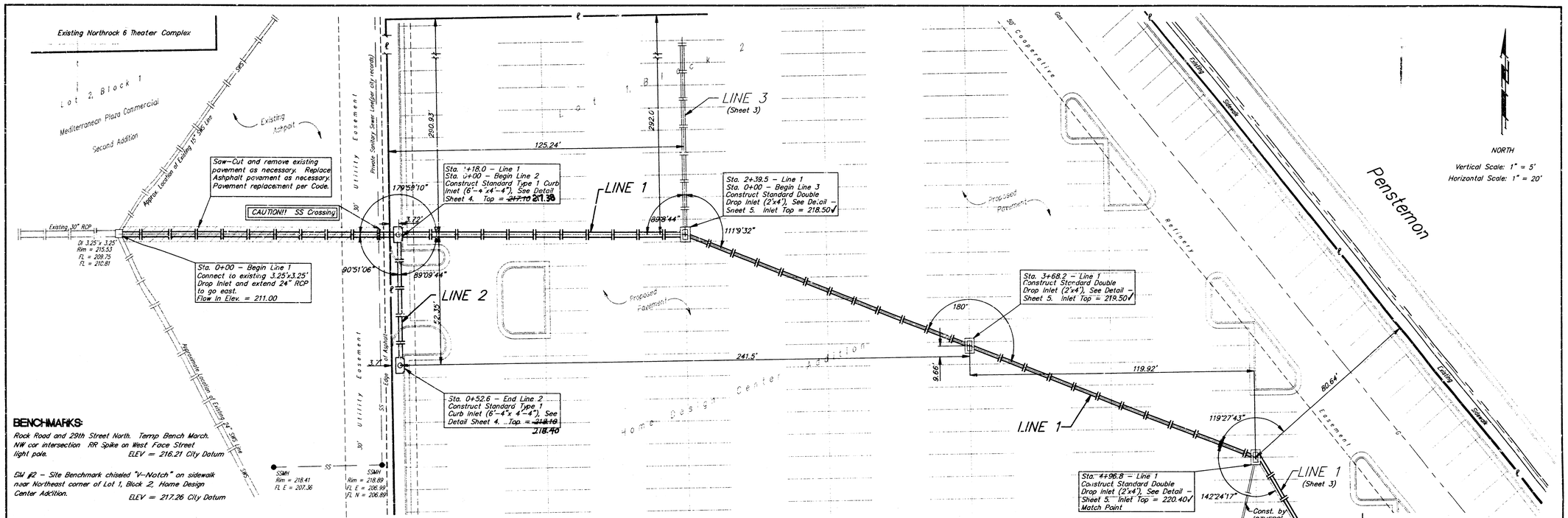
SITE NEAR: 32ND AND PENSTEMON

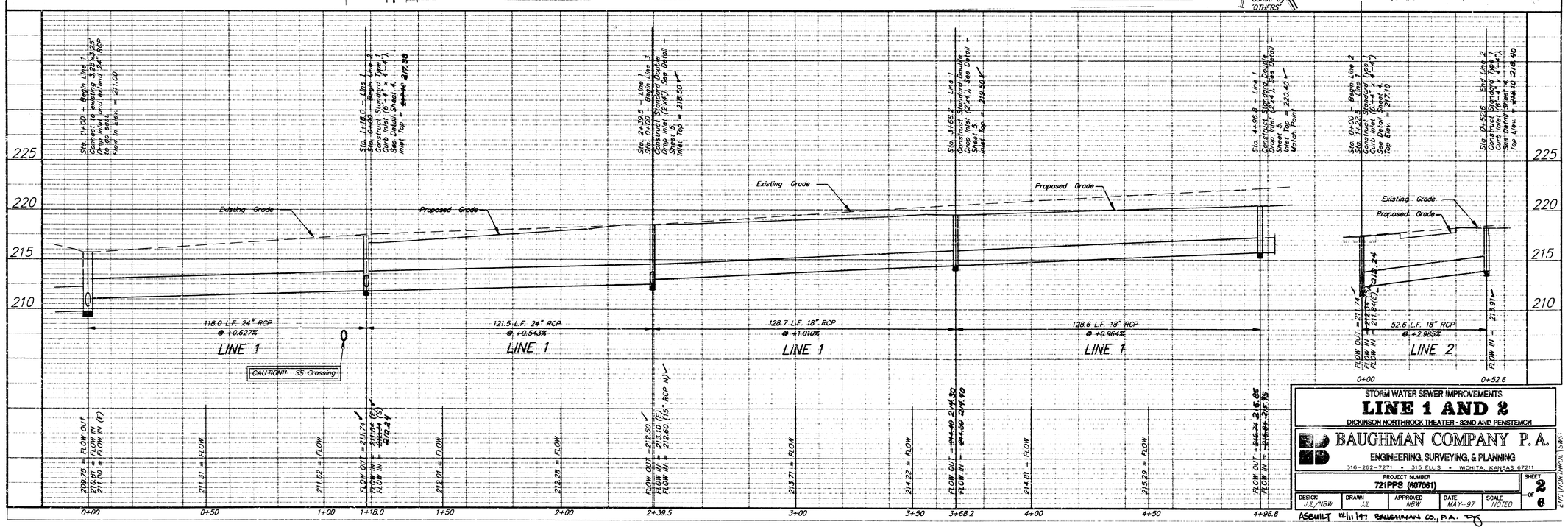
KANSAS LICENSED 13744 06/17/97 PROFESSIONAL ENGINEER

PROJECT INSPECTED BY: BAUGHMAN CO., P.A. JUNE 1997
AS-BUILT 12/11/97

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

F:\LONG\NORTHPROJ\SNSCOVER





STORM WATER SEWER IMPROVEMENTS

LINE 1 AND 2

DICKINSON NORTHROCK THEATER - 32ND AND PENSTEMON

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

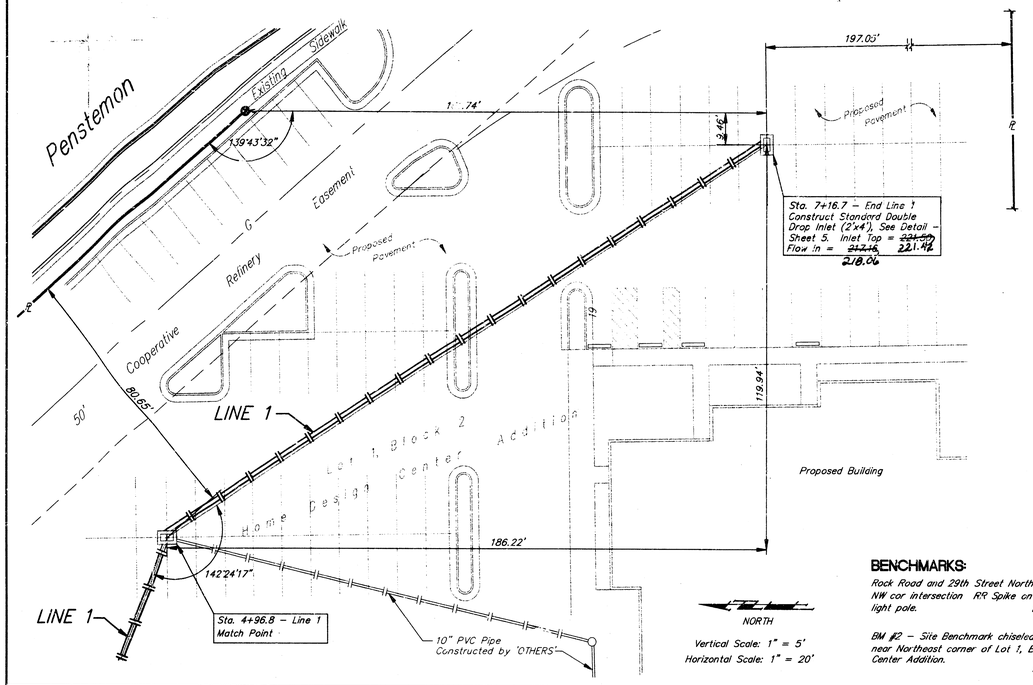
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
721PPS (A07061)	2 of 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
JJL/NSW	JJL	NSW	MAY-97	NOTED

ASBUILT 12/11/97 BAUGHMAN CO., P.A.

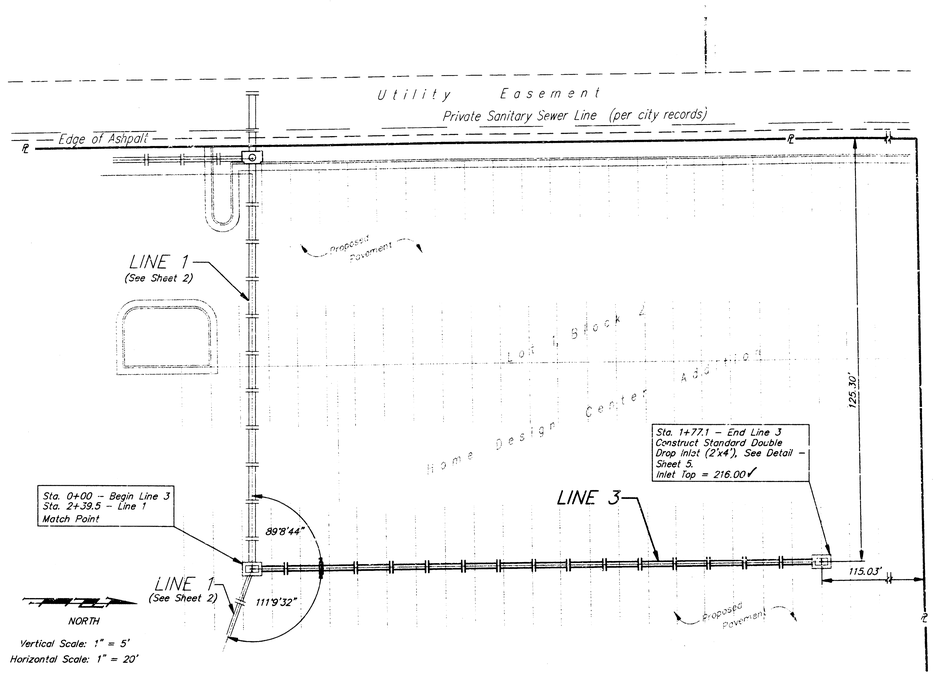
ENVIRONMENTAL\SWS\

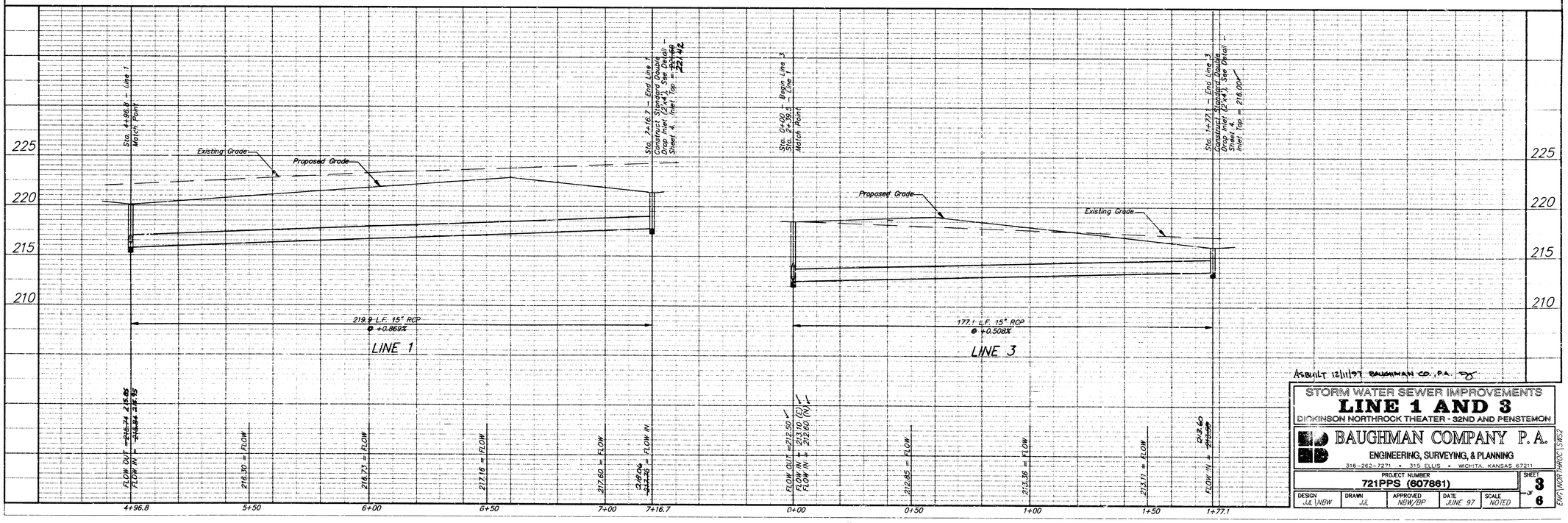


BENCHMARKS:

Rock Road and 29th Street North. Temp Bench March. NW cor intersection R/R Spike on West Face Street light pole. ELEV = 216.21 City Datum

BM #2 – Site Benchmark chiseled "V-Notch" on sidewalk near Northeast corner of Lot 1, Block 2, Home Design Center Addition. ELEV = 217.26 City Datum





AS BUILT 12/11/97 BAUGHMAN CO., P.A.

STORM WATER SEWER IMPROVEMENTS

LINE 1 AND 3

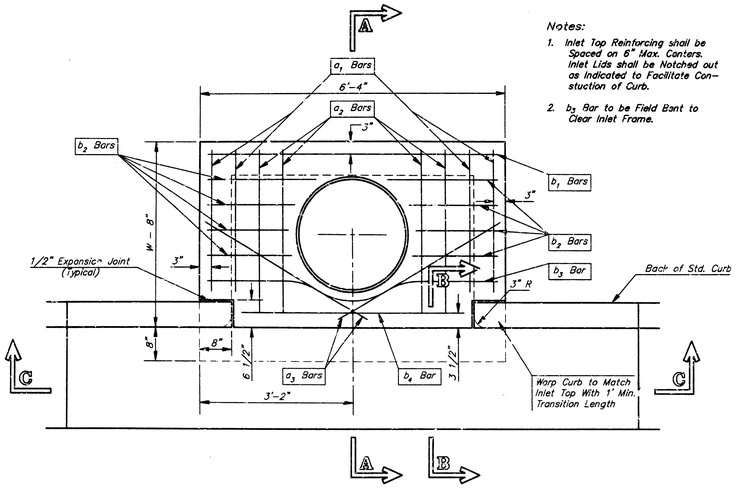
DICKINSON NORTHROCK THEATER - 32ND AND PENSTEMON

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

PROJECT NUMBER	SHEET
721PPS (607861)	3 OF 6

DESIGN	DRAWN	APPROVED	DATE	SCALE
JJL \ NBW	JJL	NDW/BP	JUNE 97	NOTED

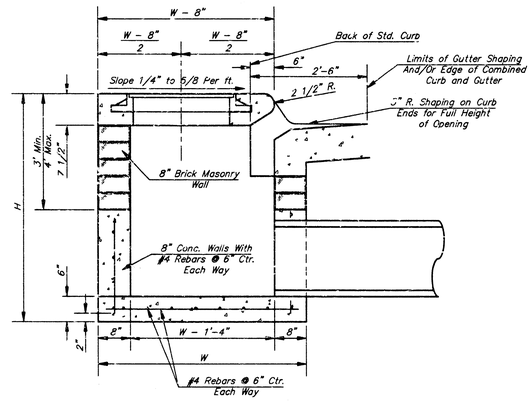
ENG\WORKPROJ\SWS2



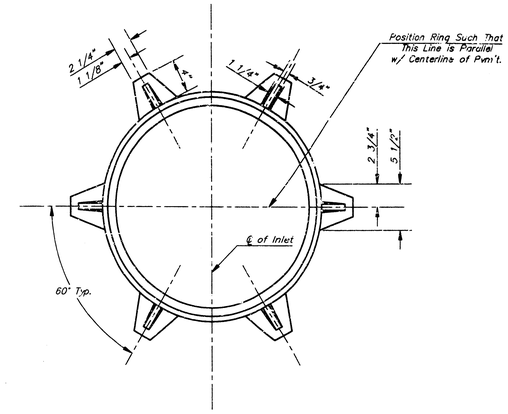
PLAN

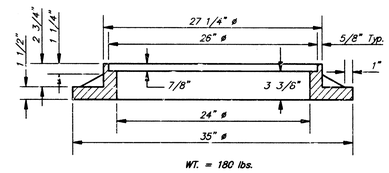
Notes:

1. Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids shall be Notched out as Indicated to Facilitate Construction of Curb.
2. b_3 Bar to be Field Bent to Clear Inlet Frame.



SECTION A-A

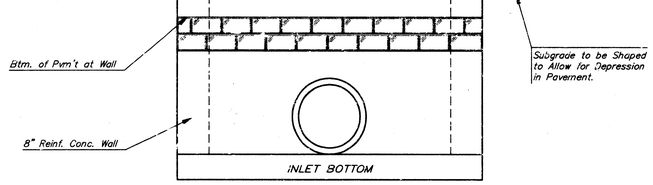




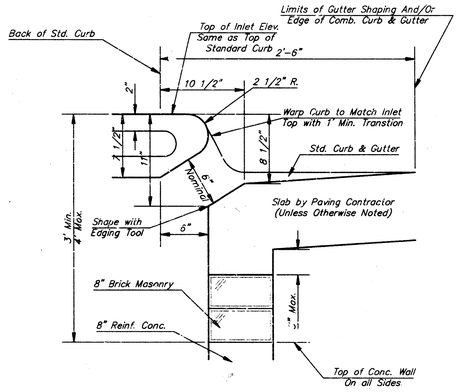
WT. = 180 lbs.

MANHOLE RING AND COVER

*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



SECTION C-C



SECTION B-B

STEEL SCHEDULE

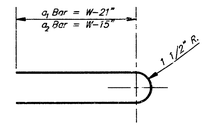
BAR		a_1	a_2	a_3	b_1 W=4'-4"	b_1 W=5'-4"	b_1 W=6'-4"	b_1 W=7'-4"	b_1 W=8'-4"	b_2	b_3	b_4	Wt. Lbs.
NUMBER		4	4	2	1	3	5	7	9	6	1	1	
SIZE		#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	–	–	–	–	1'-9"	6'-2"	4'-8"	60±
	W=5'-4"	7'-7"	8'-7"	5'-0"	–	6'-1"	–	–	–	1'-9"	6'-2"	4'-8"	81±
	W=6'-4"	9'-7"	10'-7"	6'-0"	–	–	6'-1"	–	–	1'-9"	6'-2"	4'-8"	101±
	W=7'-4"	11'-7"	12'-7"	7'-0"	–	–	–	6'-1"	–	1'-9"	6'-2"	4'-8"	121±
	W=8'-4"	13'-7"	14'-7"	8'-0"	–	–	–	–	6'-1"	1'-9"	6'-2"	4'-8"	141±

Note: a_2 Bars to be Placed Approx. 2" Below Top of Inlet Cover.

STANDARD CURB INLET PRECAST TOPS				
W	PRE-CAST TOP SIZE		PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8"	6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8"	6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8"	6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8"	6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8"	6'-4" 7 1/2"	60" & 66"	0.90±

GENERAL NOTES

1. 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.
2. Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.
3. Inlet invert shall be shaped with a sock 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.
4. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



BENDING DIAGRAM

Revised – Dec. 21, 1984

CITY OF WICHITA, KANSAS

TYPE 1 CURB INLET

INLET OPENING = 6"X5'-0"

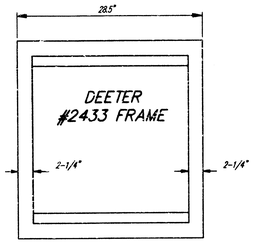
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

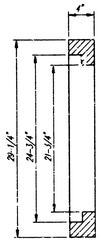
PROJECT NUMBER 721PPS (607881)

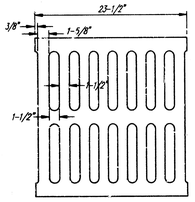
SHEET 4 OF 6

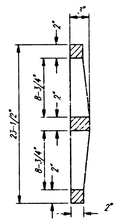
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	STAFF		JUNE 1997	NONE

DETAILS\TYP1-S





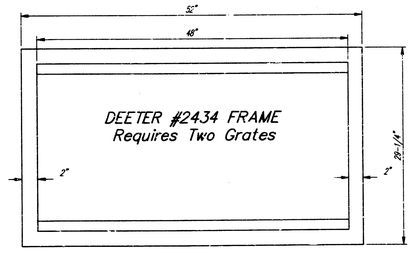


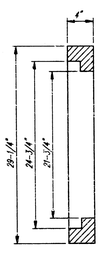


DEETER #2433 GRATE

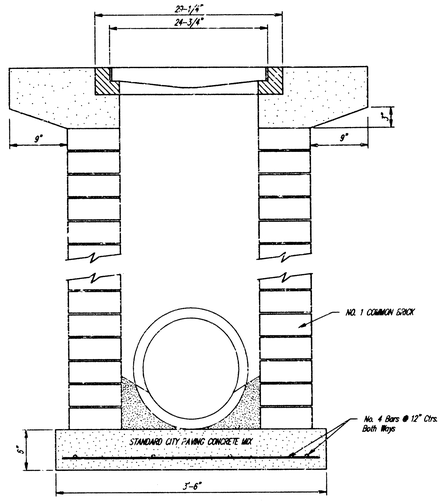
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

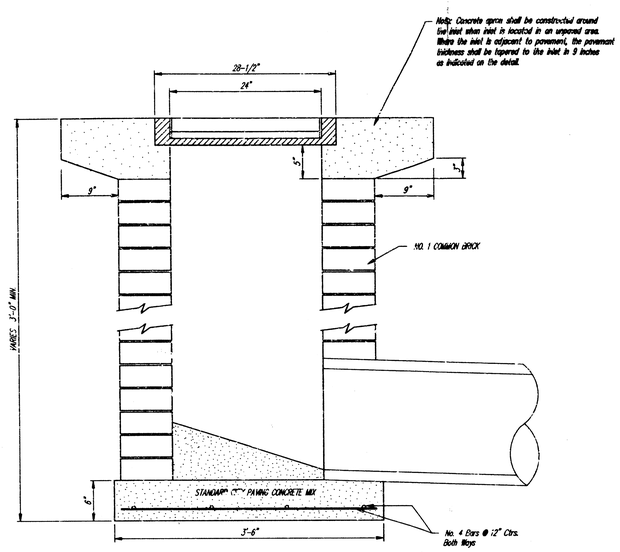
24" x 24" Frame and Grate Detail

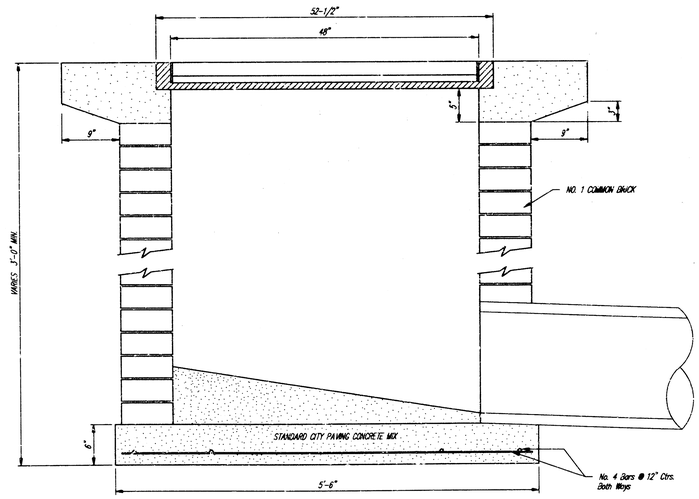




Double 24" x 24" Frame Detail







CITY OF WICHITA STANDARD

SWS - DROP INLET

CHAUCER ESTATES DRAINAGE IMPROVEMENTS

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
721PPS (607861)					5 OF 6
DESIGN	DRAWN	APPROVED	DATE	SCALE	
C.O.W.	Staff		JUNE 1997	NONE	

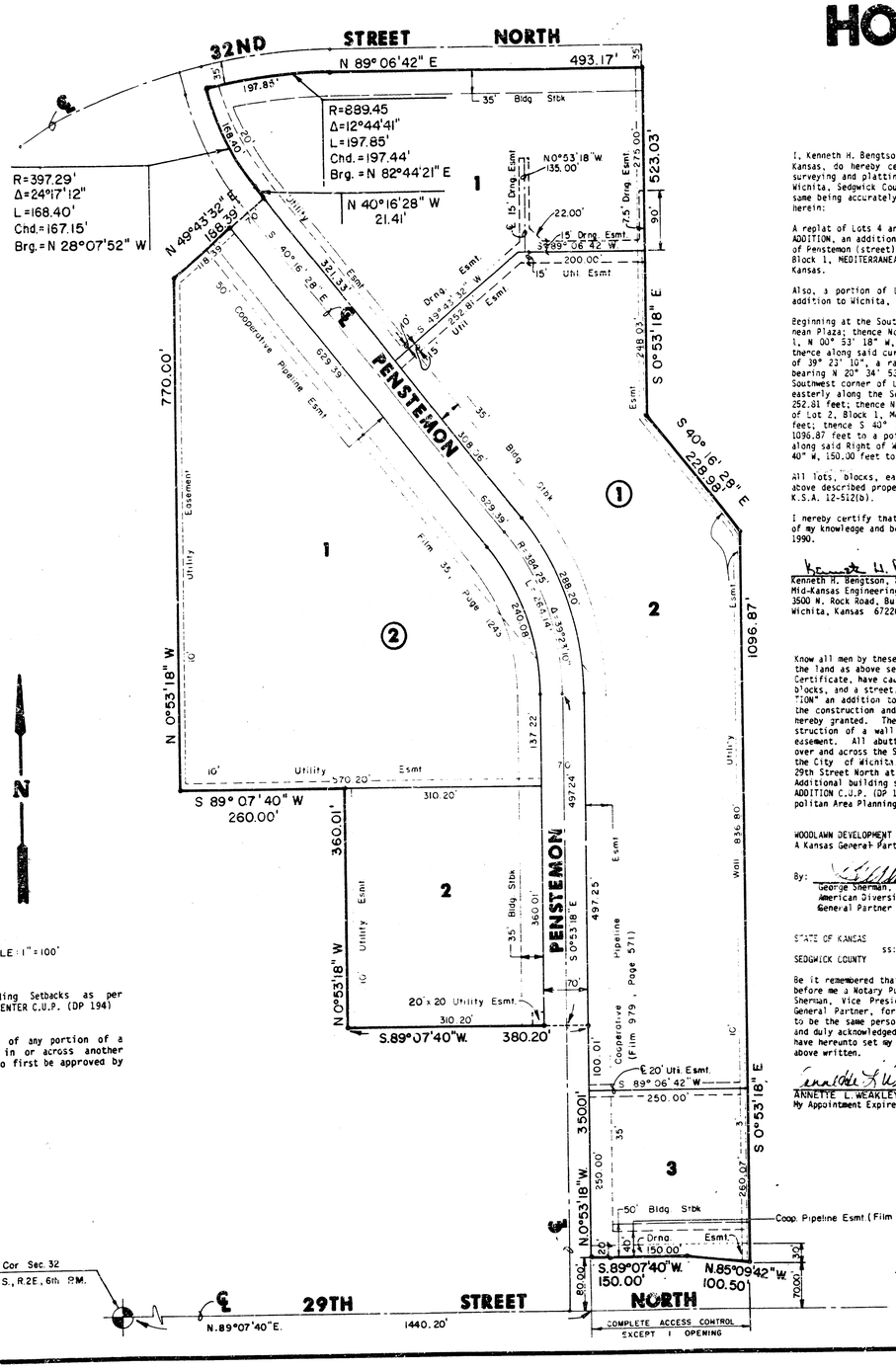
DETAILS\DROPINLT

6-11-9

FINAL PLAT OF

HOME DESIGN CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Additional Building Setbacks as per the HOME DESIGN CENTER C.U.P. (DP 194)

The Construction of any portion of a wall or fence, in or across another easement needs to first be approved by City Engineering.

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HOME DESIGN CENTER ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 4 and 5 Block 1, MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas and that part of Penstemon (street) lying adjacent to said Lots 4 & 5, and Lots 1 & 2, Block 1, MEDITERRANEAN PLAZA, an addition to Wichita, Sedgwick County, Kansas.

Also, a portion of Lots 16 and 17, Block 1, Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the Southwest corner of Lot 16, Block 1 of said Mediterranean Plaza; thence Northerly along the West line of said Lot 16, Block 1, N 00° 53' 18" W, 847.26 feet to a point on a curve to the left, thence along said curve 288.20 feet, said curve having a central angle of 39° 23' 10", a radius of 419.25 feet, and a long chord of 282.56, bearing N 20° 34' 53" W; thence N 40° 16' 28" W, 308.06 feet to the Southwest corner of Lot 1, Block 1, Mediterranean Plaza; thence northeasterly along the Southeasterly line of said Lot 1, N 49° 43' 32" E, 252.81 feet; thence N 89° 06' 42" E, 200.00 feet to the Southeast corner of Lot 2, Block 1, Mediterranean Plaza; thence S 00° 53' 18" E, 248.03 feet; thence S 40° 16' 28" E, 228.98 feet; thence S 00° 53' 18" E, 1096.87 feet to a point on the North line of 29th Street North; thence along said Right of Way, N 85° 09' 42" W, 100.50 feet; thence S 89° 07' 40" W, 150.00 feet to the point of beginning.

All lots, blocks, easements, building setbacks, and street within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 26 day of March, 1990.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. 7922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these present that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, and a street, the same to be known as "HOME DESIGN CENTER ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities are hereby granted. The 3.00' wall easement for the maintenance and construction of a wall is hereby granted, utilities may cross the wall easement. All abutters right of access to or from 29th Street North over and across the South line of Lot 3, Block 1 are hereby dedicated to the City of Wichita, provided however, that Lot 3 shall have access to 29th Street North at one location, as determined by the City Engineer. Additional building setback requirements are per the HOME DESIGN CENTER ADDITION C.U.P. (DP 194) on file with the Wichita Sedgwick County Metropolitan Area Planning Department.

WOODLAWN DEVELOPMENT COMPANY
A Kansas General Partnership

By: _____
George Sherman, Vice President
American Diversified Real Estate, Inc.
General Partner

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this 26th day of March, 1990, before me a Notary Public in and for said State and County, came George Sherman, Vice President of American Diversified Real Estate, Inc., General Partner, for Woodlawn Development Co., 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.

Annette L. Weakley, Notary Public
ANNETTE L. WEAKLEY
My Appointment Expires: 8-10-91

NORTHROCK REALTY PARTNERS
A Kansas General Partnership

By: Virginia L. Abian
Virginia L. Abian, President
Killarney Investments, Inc.
Managing Partner

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this 26th day of March, 1990, before me a Notary Public in and for said State and County, came Virginia L. Abian, President of Killarney Investments, Inc., Managing Partner, for Northrock Realty Partners, 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.

Annette L. Weakley, Notary Public
ANNETTE L. WEAKLEY
My Appointment Expires: 8-10-91

LOOP PROPERTIES
A Kansas General Partnership

By: _____
Donald J. Abian, President
Classic Real Estate, Inc.
A Partner

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this 26th day of March, 1990, before me a Notary Public in and for said State and County, came Donald J. Abian, President of Classic Real Estate, Inc., A Partner, for Loop Properties, 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.

Annette L. Weakley, Notary Public
ANNETTE L. WEAKLEY
My Appointment Expires: 8-10-91

We, BANK IV Wichita, National Association mortgagees on a portion of the above described property, do hereby consent to the plat of "HOME DESIGN CENTER ADDITION"

BANK IV WICHITA, NATIONAL ASSOCIATION

By: _____
R.M. Briley, Senior Vice-President

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this 26th day of March, 1990, before me a Notary Public in and for said State and County, came R. M. Briley, Senior 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.

Patricia Moore, Notary Public
PATRICIA MOORE
My Appointment Expires: 8/3/91

8-3-91

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

Dated this 15th day of March, 1990.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Wayne L. Brinegar

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 1990.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

Entered on transfer record this 23 day of March, 1990.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 27th day of March, 1990.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Ress

8-1-1-3

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PC 11-9