STORM WATER SEWER IMPROVEMENTS

to serve

Village Charters 2nd Addition

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

970 PPS (007884)

BENCHMARK

City of Wichita Disc Located Intersection of 21st Street North & Tyler Road.
Elevation: 1170.95 City Datum.

LEGAL DESCRIPTION

Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County, Kansas, EXCEPT therefrom the following described tract: Beginning at the NW corner of Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County, Kansas; thence S00°00'00"W along the west line of said Lot 1, 152.88 feet to a corner in the west line of said Lot 1; thence N89°14'16"E parallel with the north line of said Lot 1, 300.01 feet to a point on the east line of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, 152.88 feet to the NE corner of said Lot 1; thence S89°14'16"W along the north line of said of said Lot 1, 300.00 feet to the point of beginning.

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GENERAL NOTES

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

   Kansas One-Call 687-2470

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

MultiMedia Cablevision	263-4270
Kansas Gas Service Company	383-9800
Kansas Gas & Electric Company	383-9850
Peoples Gas Company	542-7600
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4928
City of Wichita Sewer Department	268-4071

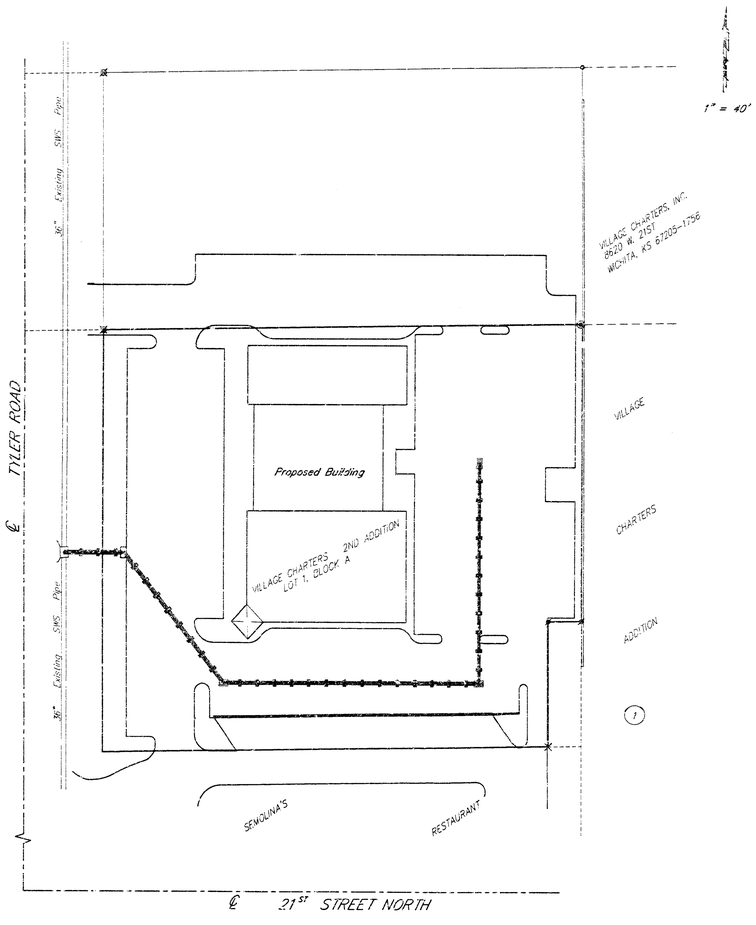
2. Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

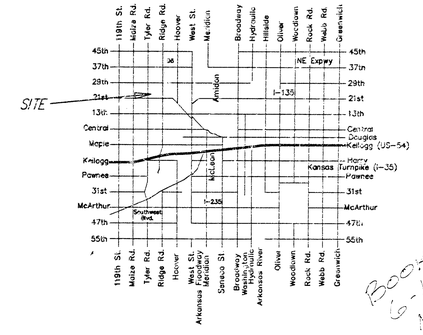
3. All disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Fremium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "pattied" with forks or punched into soil to reduce loss due to wind.

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. 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.

6. 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. 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.





Vicinity Map

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 12/21/99

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).

Boomer 6-1-00 MLS D-440

PROJECT INSPECTED & AS BUILT BY
BAUGHMAN COMPANY, P.A. 3/2000 JMH

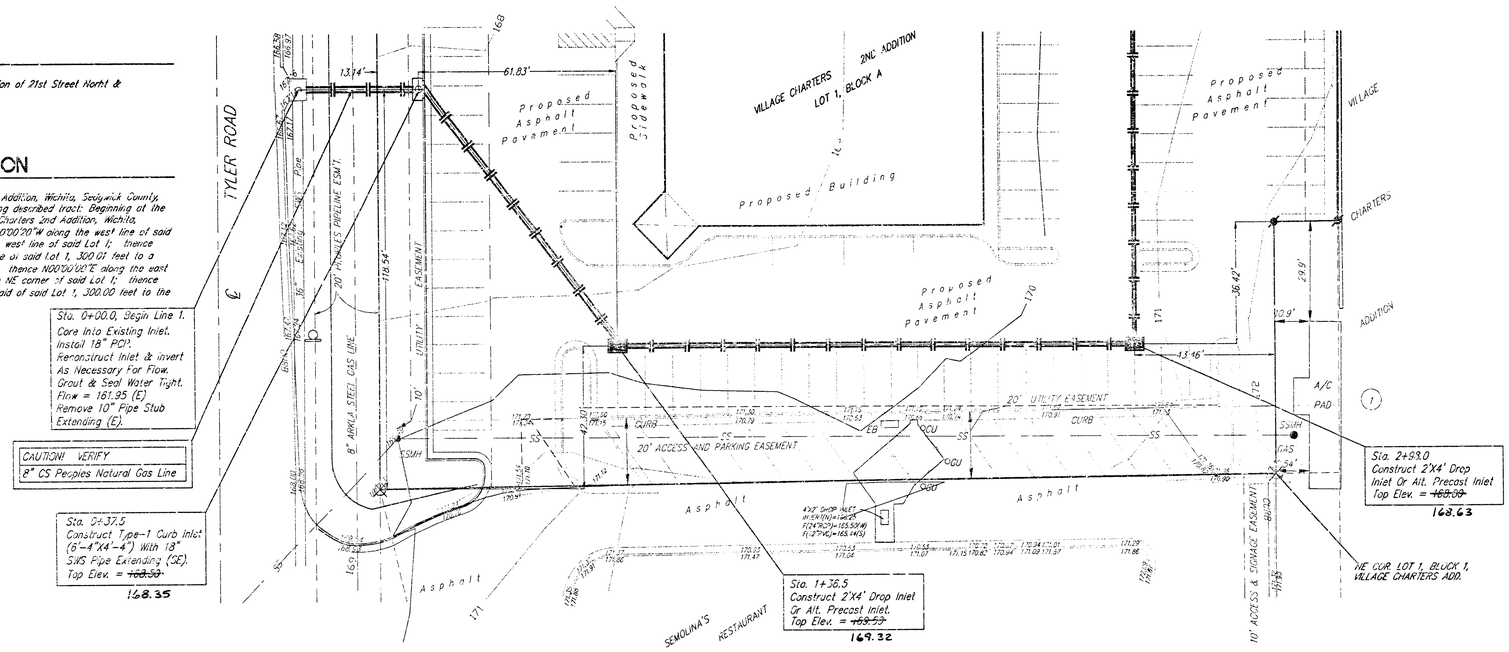
BAUGHMAN COMPANY P
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 6721

BENCHMARK

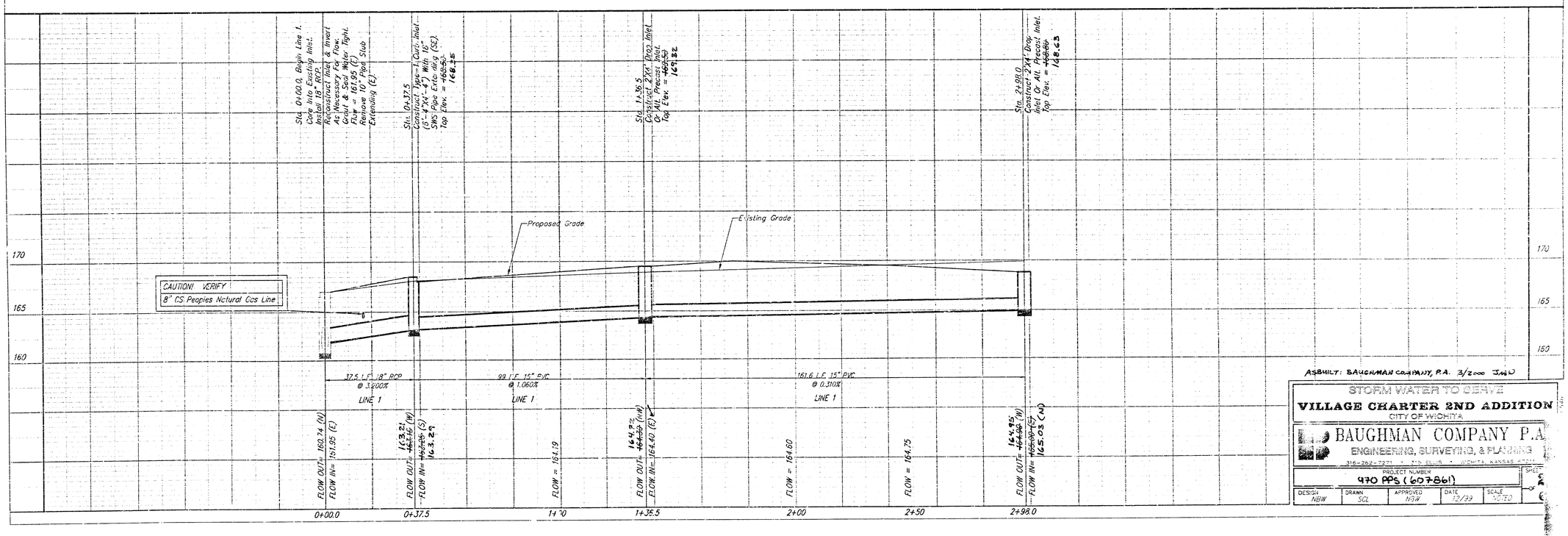
City of Wichita Disc Located Intersection of 21st Street North & Tyler Road.
Elevation: 170.95 City Datum.

LEGAL DESCRIPTION

Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County, Kansas, EXCEPT therefrom the following described tract: Beginning at the NW corner of Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County Kansas; thence S00°00'00"W along the west line of said Lot 1, 152.88 feet to a corner in the west line of said Lot 1; thence N89°41'16"E parallel with the north line of said Lot 1, 300.01 feet to a point on the east line of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, 152.88 feet to the NE corner of said Lot 1; thence S89°41'16"W along the north line of said of said Lot 1, 300.00 feet to the point of beginning.



SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
● = #4 REBAR W/ "BAUGHMAN" CAP
⊠ = 3/4" IRON



ASBUILT: BAUGHMAN COMPANY, P.A. 3/2000 JWD

STORM WATER TO SERVE
VILLAGE CHARTER 2ND ADDITION
CITY OF WICHITA

BAUGHMAN COMPANY P.A.
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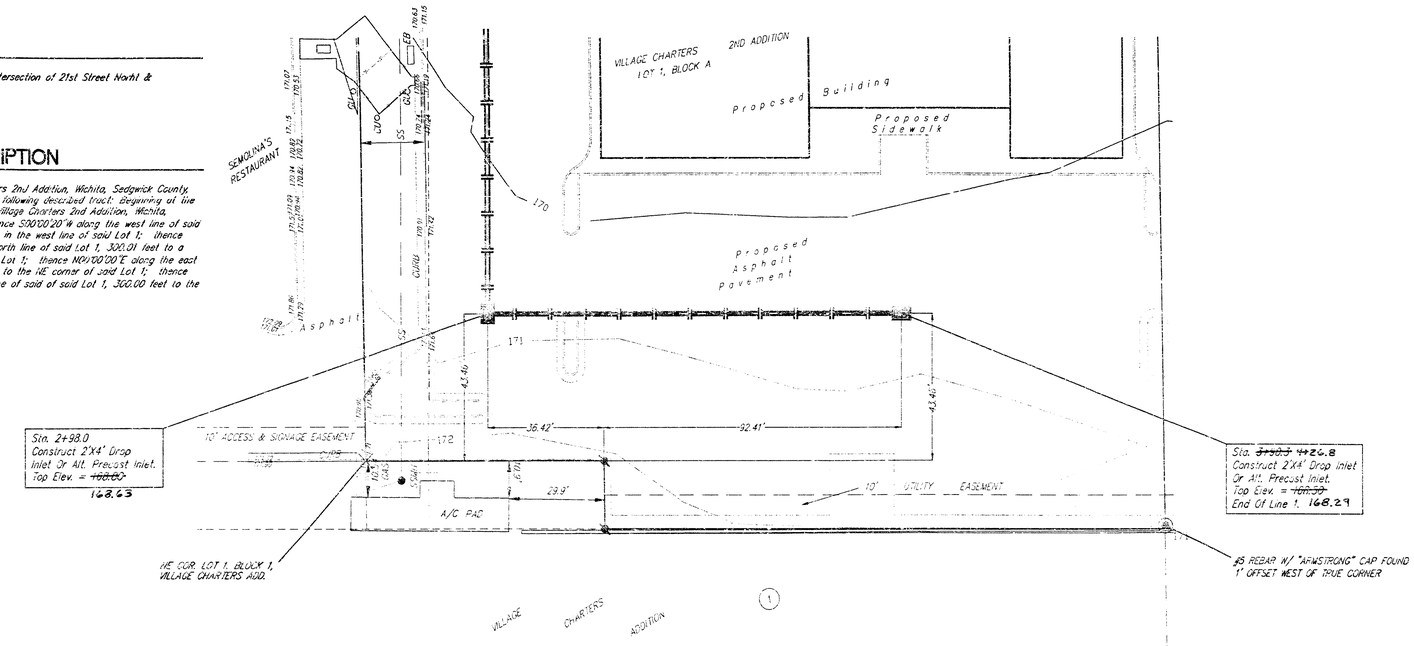
PROJECT NUMBER				
470 PPS (607861)				SHEET
DESIGN: NBW	DRAWN: SCL	APPROVED: NBW	DATE: 12/99	SCALE: AS NOTED

BENCHMARK

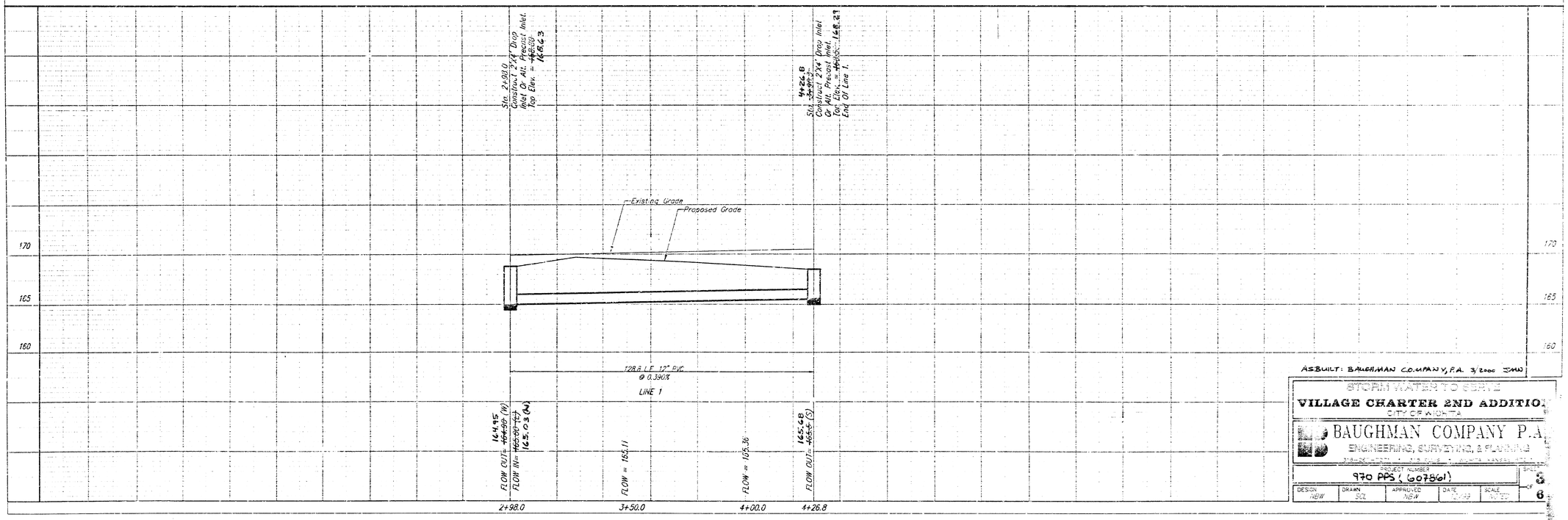
City of Wichita Disc Located Intersection of 21st Street North & Tyler Road.
Elevation: 1170.95 City Datum.

LEGAL DESCRIPTION

Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County, Kansas, EXCEPT therefrom the following described tract: Beginning at the NW corner of Lot 1, Block A, Village Charters 2nd Addition, Wichita, Sedgwick County, Kansas; thence S90°00'20"W along the west line of said Lot 1, 152.88 feet to a corner in the west line of said Lot 1; thence N89°41'16"E parallel with the north line of said Lot 1, 300.01 feet to a point on the east line of said Lot 1; thence N90°00'20"E along the east line of said Lot 1, 152.88 feet to the NE corner of said Lot 1; thence S89°41'16"W along the north line of said of said Lot 1, 300.00 feet to the point of beginning.



SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
= #4 REBAR W/ "BAUGHMAN" CAP
= #5 REBAR W/ ARMSTRONG CAP



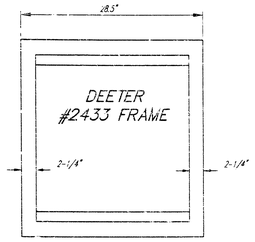
AS BUILT: BAUGHMAN COMPANY, P.A. 3/2000 JMW

STORM WATER TO SERVE
VILLAGE CHARTER 2ND ADDITION
CITY OF WICHITA

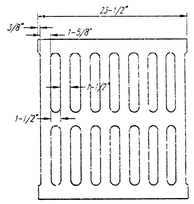
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

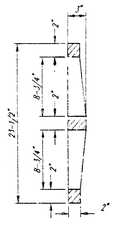
PROJECT NUMBER 970 PPS (607861)

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
NBW	SCL	NBW			5 OF 6







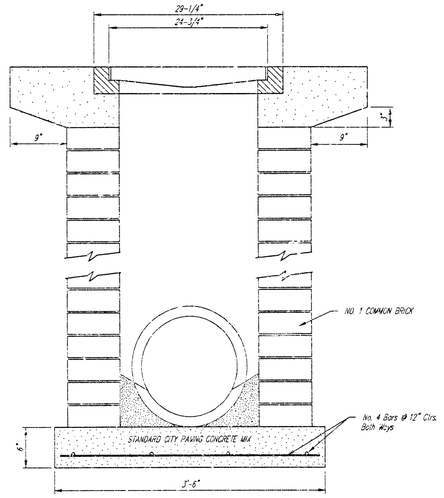


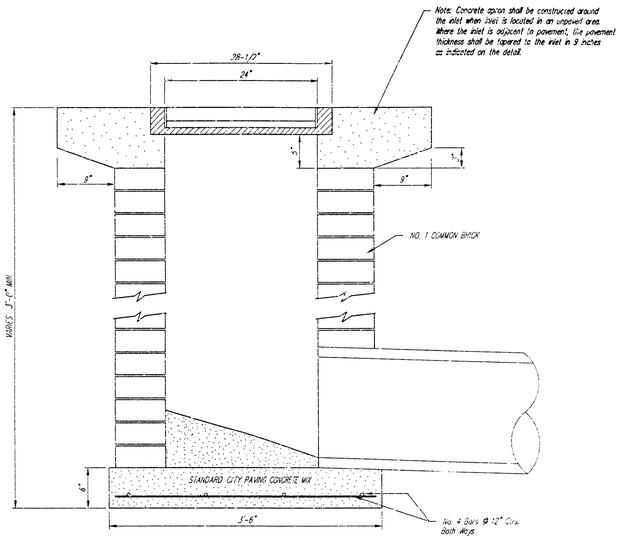
DEETER #2433 GRATE

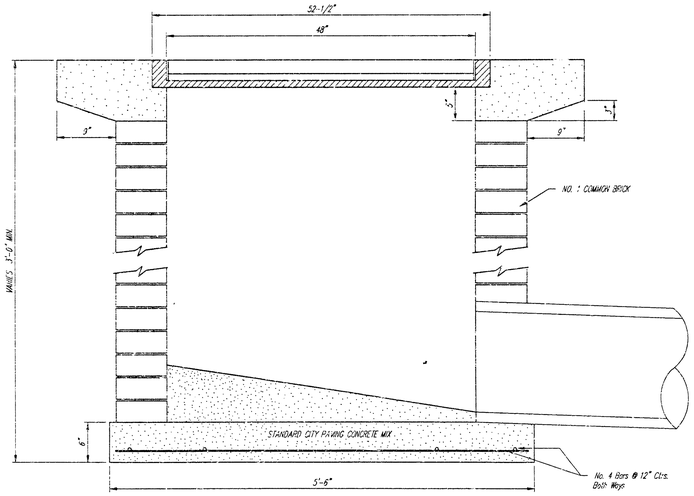
NOTE: Grates shall be imprinted on the top surface with "WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

24" x 24" Frame and Grate Detail

Double 24" x 24" Frame Detail







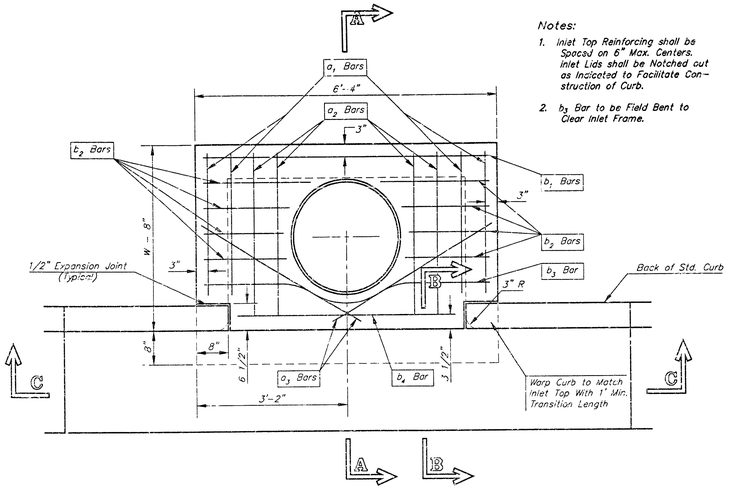
City of Wichita Standard

Drop Inlet

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

PROJECT NUMBER	SHEET
970 PPS (807681)	4 OF 6

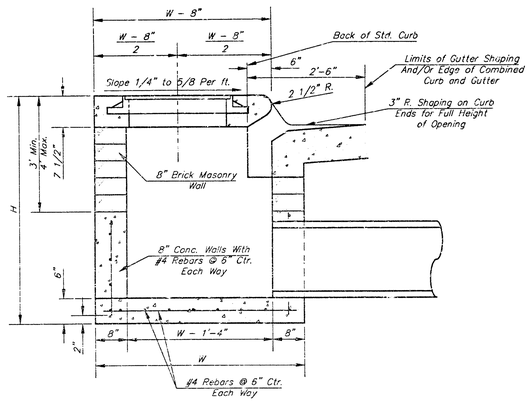
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		12/99	NONE



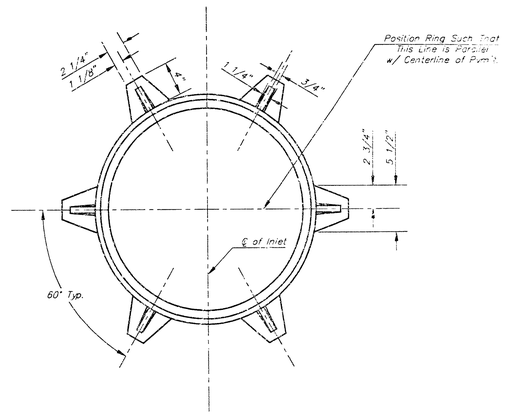
PLAN

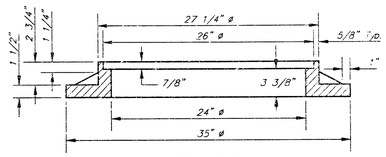
Notes:

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

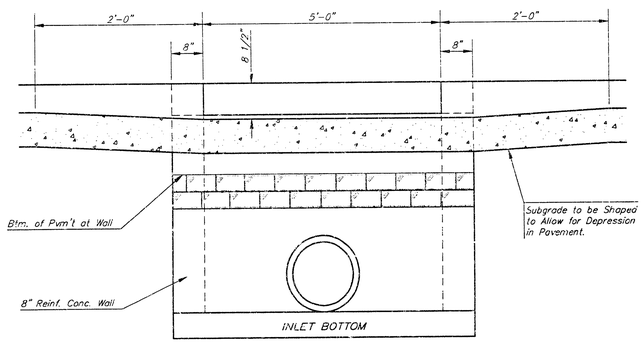




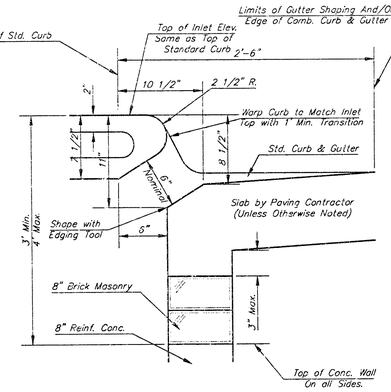
WT. = 325 lbs.

MANHOLE RING AND COVER

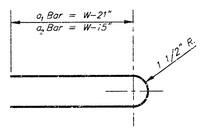
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



SECTION C-C



SECTION B-B



BENDING DIAGRAM

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'-9"	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_3 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 8 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.
4. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

Revised - Dec. 21, 1984

CITY OF WICHITA, KANSAS

TYPE 1 CURB INLET

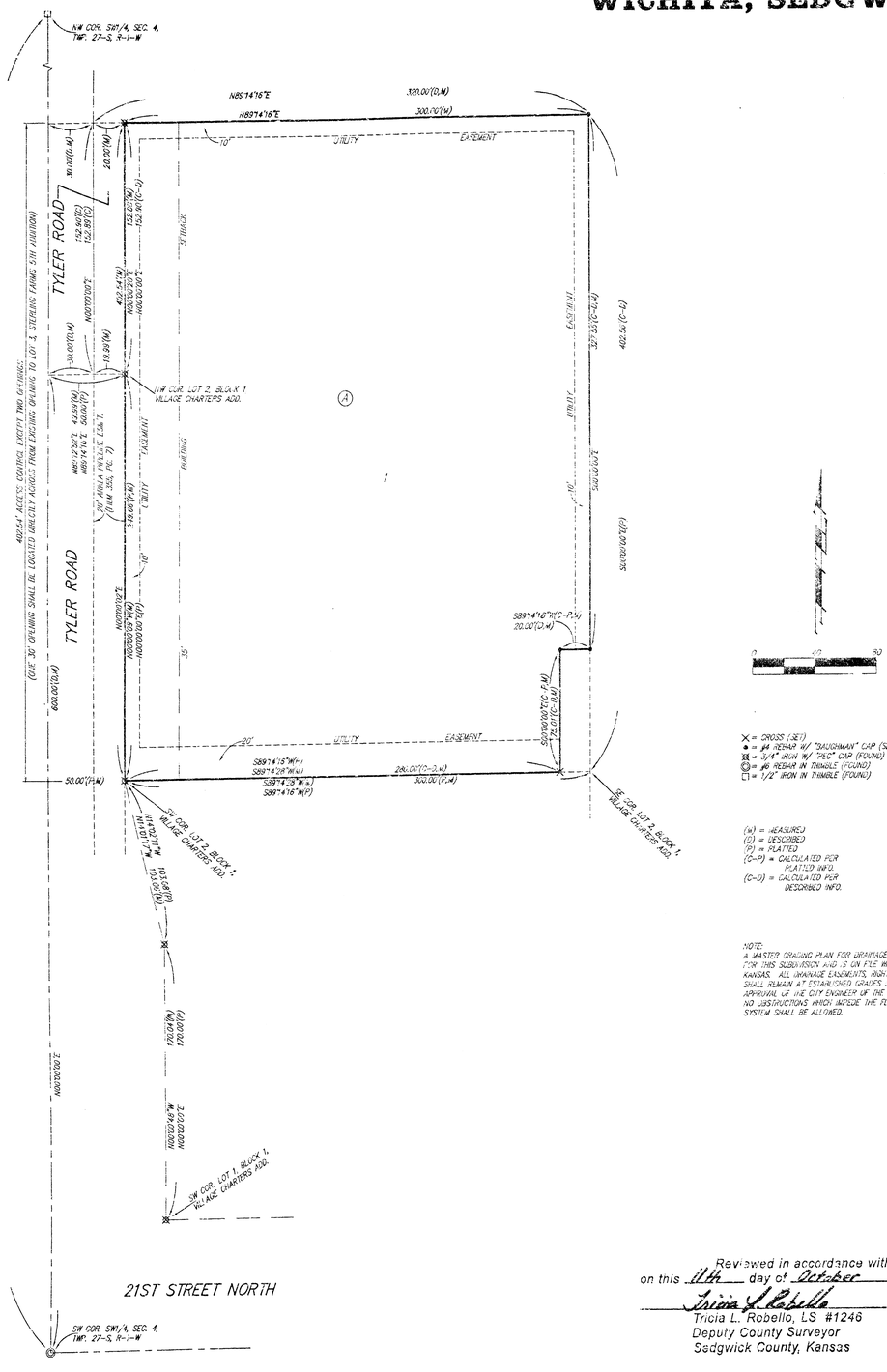
INLET OPENING = 8'X5'-0"

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

PROJECT NUMBER	SHEET
970 PPS (607851)	OF

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	STAFF		12/18/98	NONE

VILLAGE CHARTERS 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



× = CROSS (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊠ = 3/4" IRON W/ "PEC" CAP (FOUND)
◎ = #8 REBAR IN THIMBLE (FOUND)
□ = 1/2" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C-P) = CALCULATED FOR PLATTED INFO.
(C-D) = CALCULATED FOR DESCRIBED INFO.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

Reviewed in accordance with K.S.A. 58-2005
on this 11th day of October, 1999.
Tricia L. Robello
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We the Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "VILLAGE CHARTERS 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the SW1/4 of Sec. 4, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the SW corner of said SW1/4; thence N00°00'00"E along the west line of said SW1/4, 600 feet to the intersection with the north line of Lot 2, Block 1, Village Charters Addition, to Sedgwick County, Kansas, as extended west; thence N89°14'16"E along said extended north line, 30 feet for a point of beginning; thence continuing N89°14'16"E along said extended north line, 320 feet to the NE corner of said Lot 2; thence N00°00'00"E along the east line of said Lot 2 as extended north, 152.90 feet; thence S89°14'16"W parallel with the north line of said Lot 2, 320 feet to a point 30 feet normally distant east of the west line of said SW1/4; thence S00°00'00"E parallel with the west line of said SW1/4, 152.90 feet to the point of beginning, TOGETHER with Lot 2, Block 1, Village Charters Addition, to Sedgwick County, Kansas, except the east 20.00 feet of the south 75.00 feet thereof.

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

All being situated in the SW1/4 of Sec. 4, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, LS-817, 7-27-99, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "VILLAGE CHARTERS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Tyler Road over and across the west line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A, shall have access to Tyler Road at two locations, one location shall be 30 feet in width located directly across from an existing opening to Lot 3, Sterling Farms 5th Addition, Wichita, Kansas, and the other location shall be determined by the City Engineer of the City of Wichita, Kansas.

Village Charters, Inc.

Richard D. Marney, President
Richard D. Marney

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 17th day of AUGUST, 1999, by Richard D. Marney, President of Village Charters, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "VILLAGE CHARTERS 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of April, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 21st day of September, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 15th day of October, 1999.

James Alford, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 18th day of October, 1999, at 8:26 o'clock A M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

#1836923

18 01 05 05