STORM WATER SEWER TO SERVE

Westwind 5th Addition

LOT 3

Private Project Number

1017 PPS (607661)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

June 2000

BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20'± south of subject lot, along west property line.
Elevation: 1721.11 City Datum

LEGAL DESCRIPTION:

Part of Lot 3, Westwind 5th Addition, Wichita, Sedgwick County, Kansas described as follows: Beginning at the most westerly SW corner of said Lot 3, said corner being on the east right-of-way line of Tyler Road; thence N01°28'06"E along a line of said Lot 3, 70.08 feet to a corner of said Lot 3; thence N89°59'59"E along a line of said Lot 3, 200.00 feet to a corner of said Lot 3; thence N01°28'07"E along a line of said Lot 3, 197.97 feet to a corner of said Lot 3; thence S89°59'44"E along a line of said Lot 3, 200.79 feet to a corner of said Lot 3; thence S01°28'50"W, 100.00 feet; thence S89°59'44"E, 35.00 feet; thence S00°42'30"W, 254.00 feet; thence S89°59'59"W, 239.14 feet to a point on a west line of said Lot 3; thence N01°28'07"E along said line, 86.03 feet to a corner of said Lot 3; thence S89°59'59"W along a line of said Lot 3, 200.00 feet to the point of beginning.

INDEX:

Title Sheet	1
Plan/Profile Sheet	2–4
Detail Sheets	5–8
Copy Of Plat	9

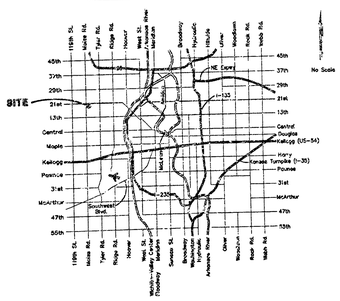
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

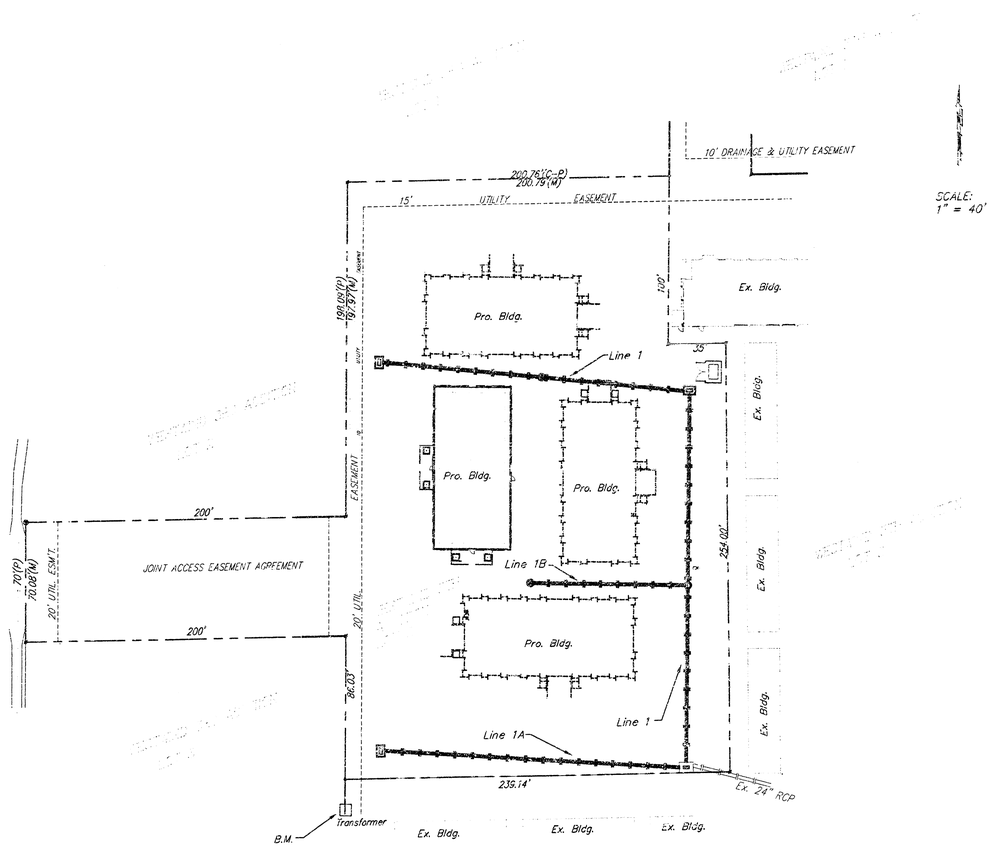
Storm Sewers VRH 6/21/00

NOTE TO CONTRACTORS

Installation, inspection and testing for the storm sewer 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).

LOCATION MAP





SCALE:
1" = 40'

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 867-2470

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

Cox Communications	262-1279
Kansas Gas Service Company	393-6800
Kansas Gas & Electric Company	383-6820
Peoples Gas Company	942-7630
Southwestern Bell Telephone Company	1-571-2511
City of Wichita Water Department	268-4393
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. Coniractor 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.

4. 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 archaeological investigations unless buried in a previously approved borrow location.

5. Should construction stop for longer than 15 days, the site shall be seeded as specified.

6. All areas disturbed by construction at the proposed site shall be seeded as follows:

   SEED-- to be drilled or hydroseeded
   4 lbs. per 1000 s.f. of K-31 Fescue (PLS)
   6 lbs. per 1000 s.f. of Rye Grass (PLS)
   2 lbs. per 1000 s.f. of Bromegrass (PLS)

   MULCH--
   2 tons of Prairie Hay or Bromegrass Hay per Acre "patted" with forks or punched into soil to reduce loss due to wind.

BOOKED 9-13-00 MEG D-479



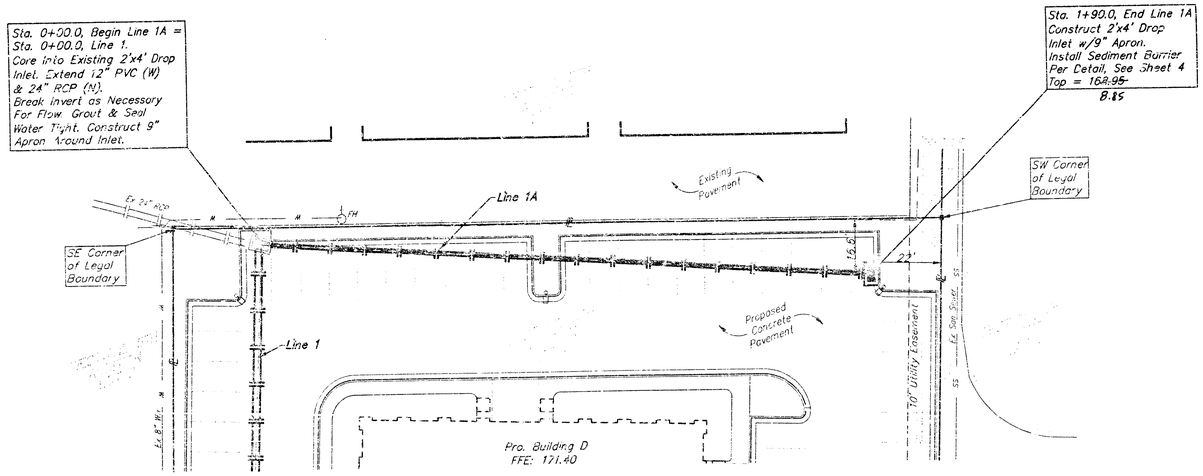
As Built- 8/00/ KK

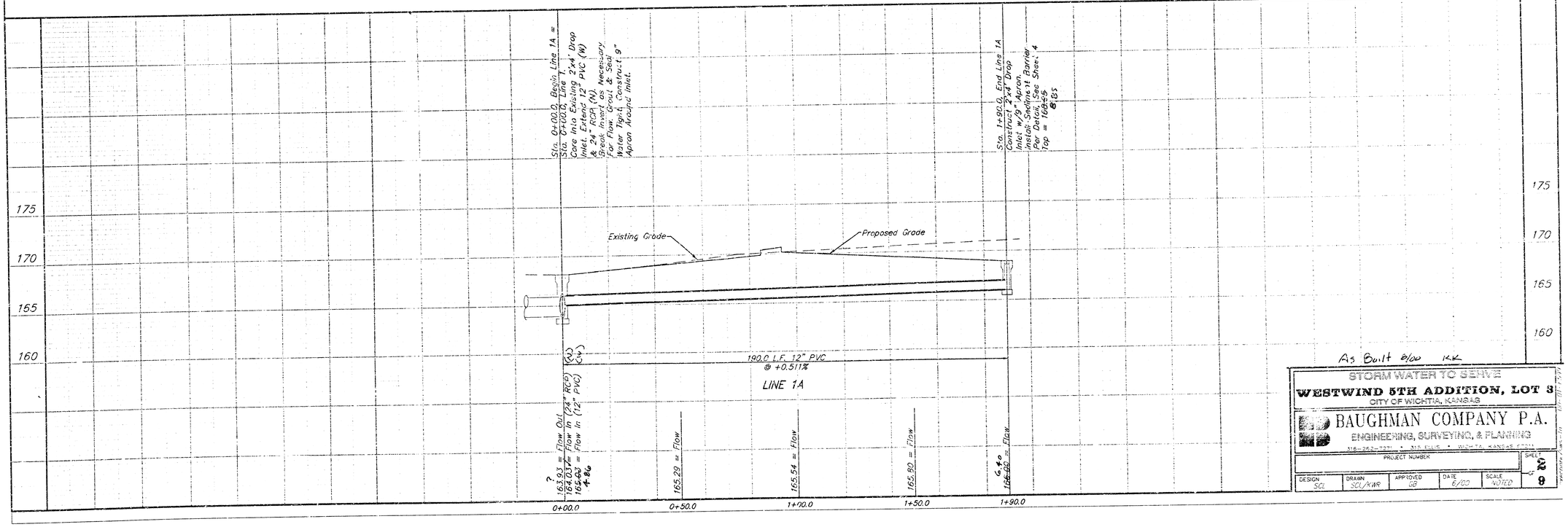
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211

P:\Eng\FixedPark\Sw3COV.DWG

BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20'± south of subject lot, along west property line.
Elevation: 172.11 City Datum





As Built 2/00 K.K.

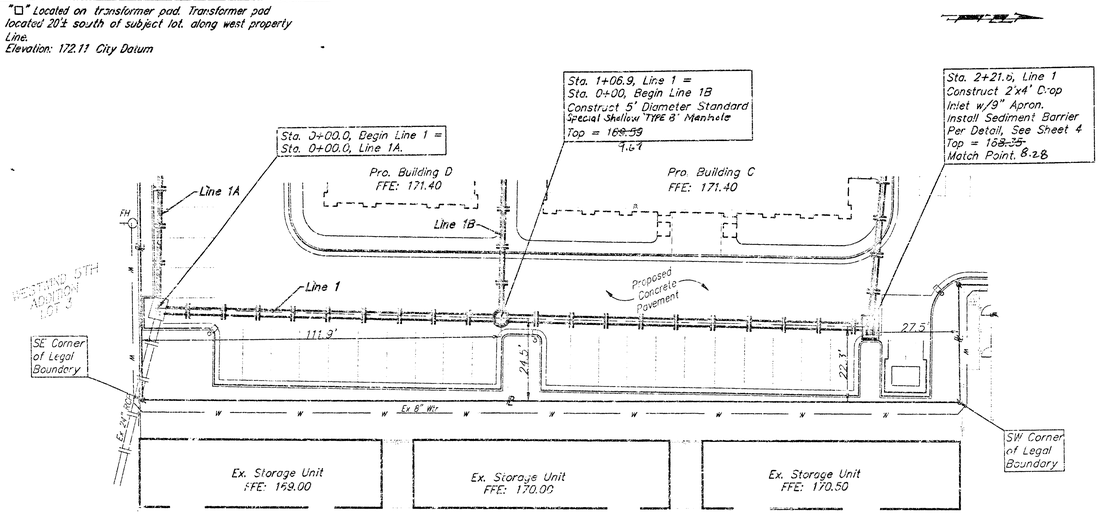
STORM WATER TO SERVE
WESTWIND 5TH ADDITION, LOT 3
CITY OF WICHITA, KANSAS

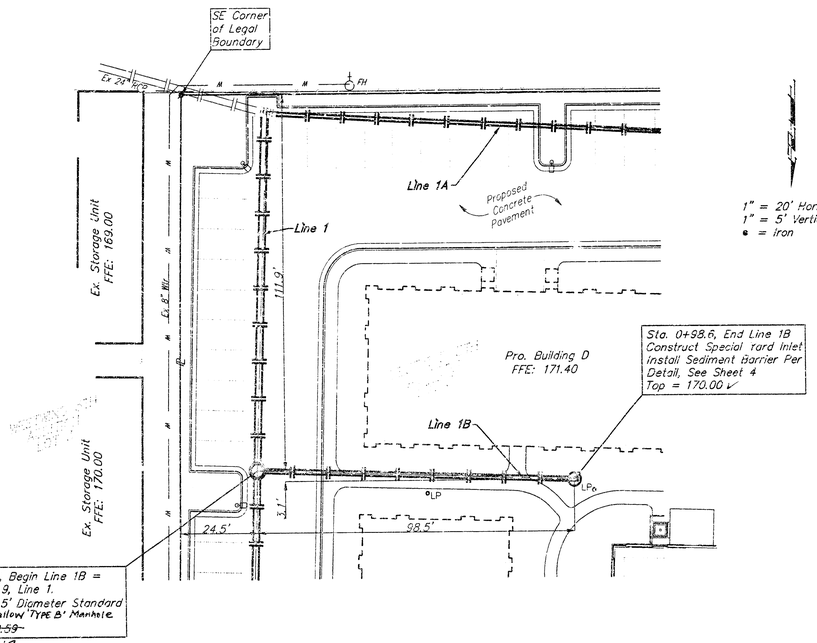
BAUGHMAN COMPANY P.A.
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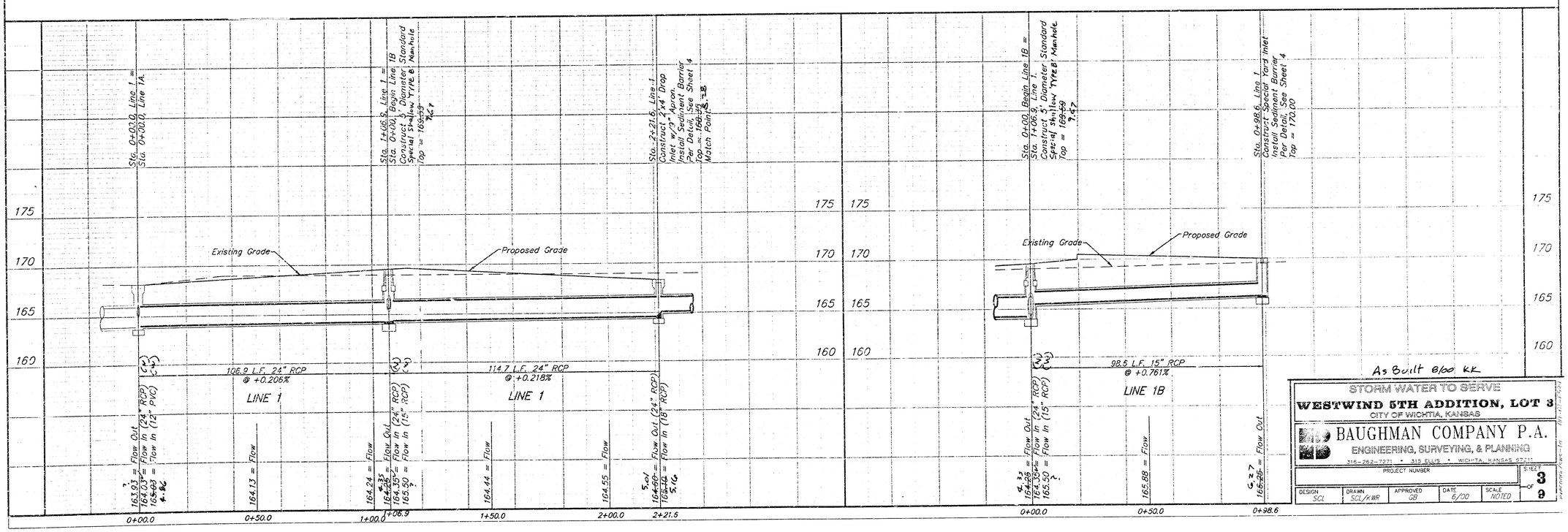
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DESIGN	DRAWN	APPROVED	DATE	SCALE	9
SCL	SCL/KWR	GB	6/00	NOTED	

BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20'± south of subject lot. along west property Line.
Elevation: 172.11 City Datum







As Built 8/00 KK

STORM WATER TO SERVE
WESTWIND 5TH ADDITION, LOT 3
CITY OF WICHITA, KANSAS

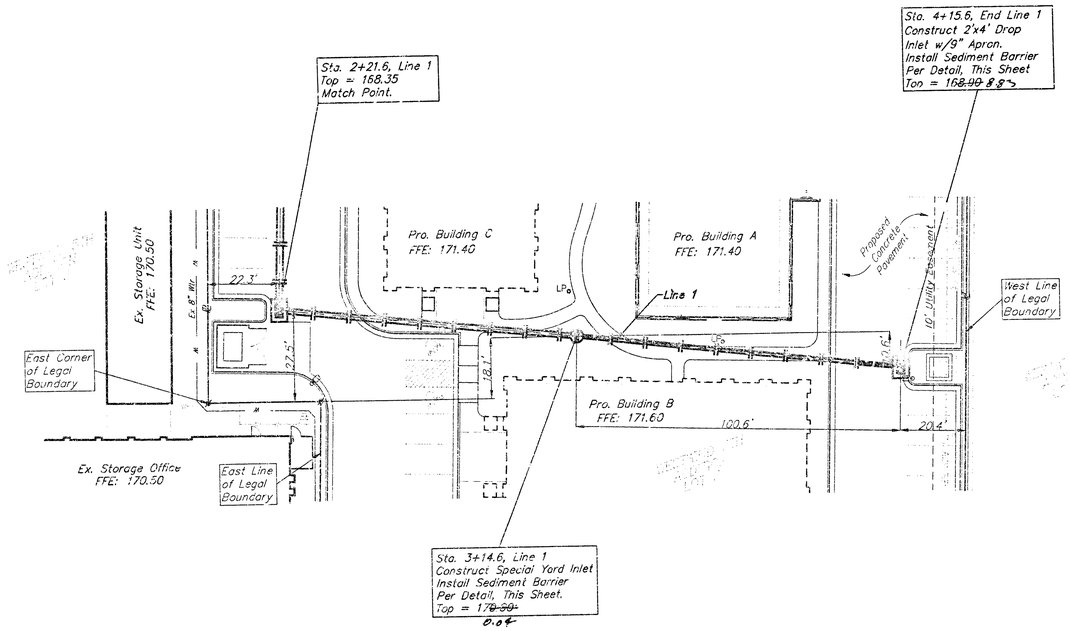
BAUGHMAN COMPANY P.A.
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PROJECT NUMBER

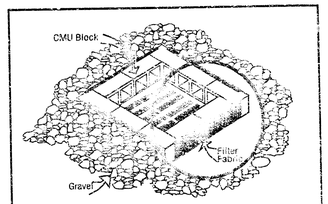
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SCL	SCL/KWR	GB	6/00	NOTED	3 of 9

BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20'± south of subject lot. along west property Line.
Elevation: 172.11 City Datum



1" = 20' Horizontal
1" = 5' Vertical
● = iron



NOTES:

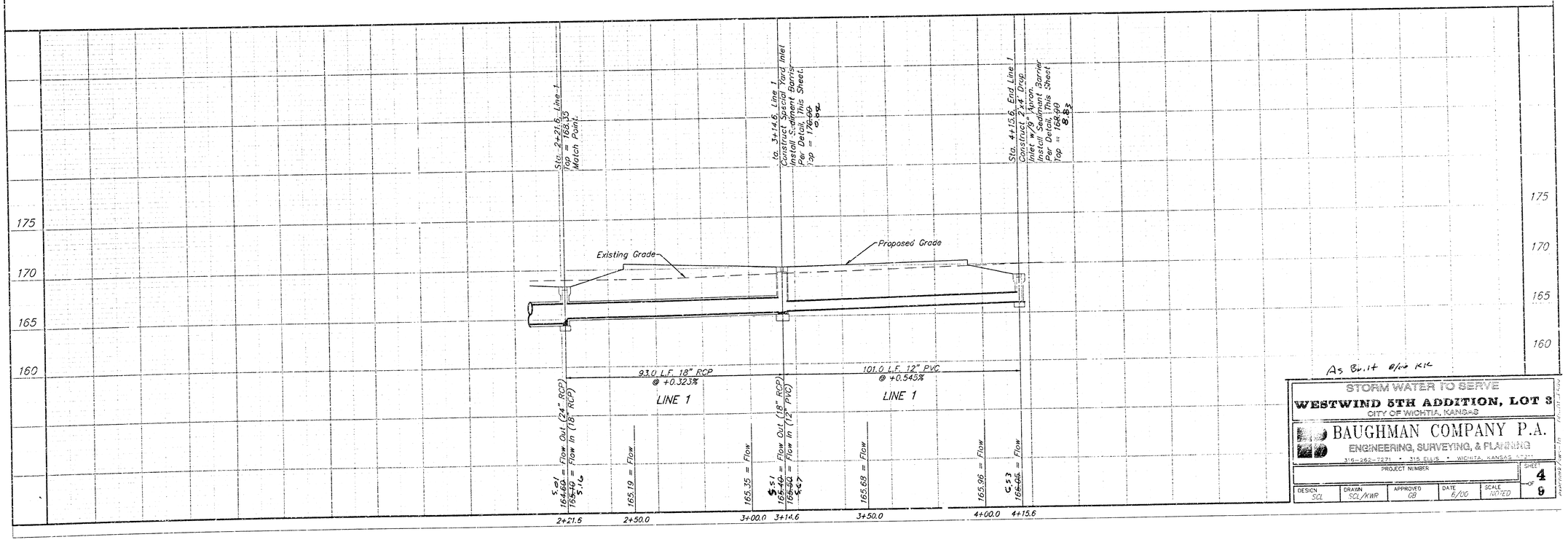
Frequent maintenance is required to minimize malfunctioning and to remove sediment deposits and buildup.

Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.

DO NOT cover inlet or grate with filter fabric.

INLET PROTECTION

Storm Drain with Gravel Apron



As Built 8/08 KLC

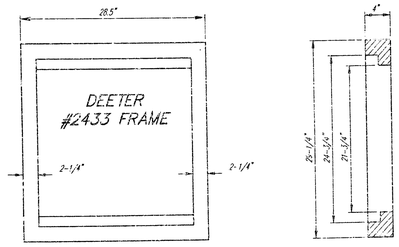
STORM WATER TO SERVE
WESTWIND 5TH ADDITION, LOT 3
CITY OF WICHITA, KANSAS

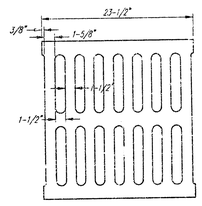
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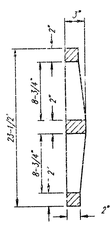
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SCL	SCL/KWR	CB	6/06	NOTED

SHEET 4 OF 9



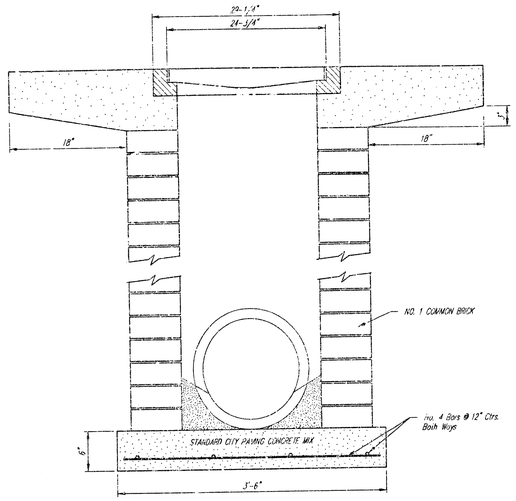


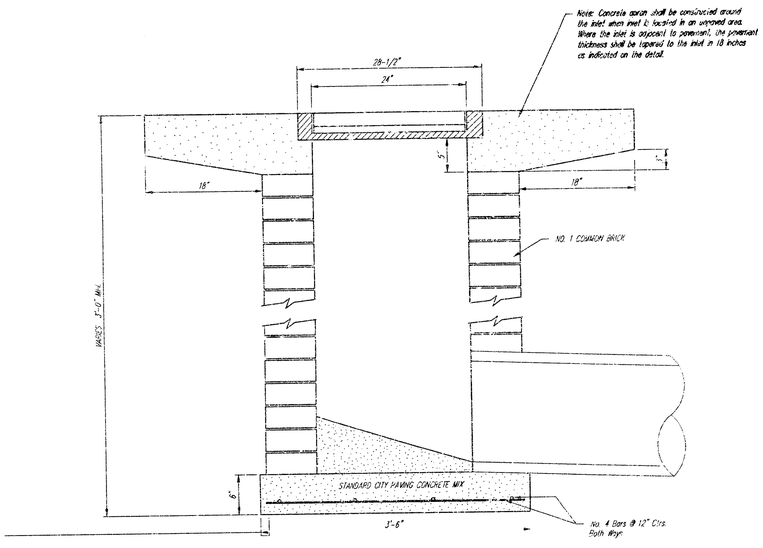


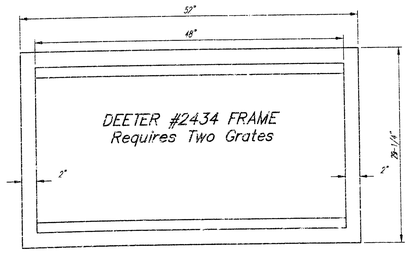
DEETER #2433 GRATE

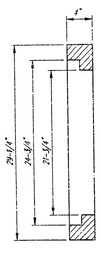
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

24" x 24" Frame and Grate Detail

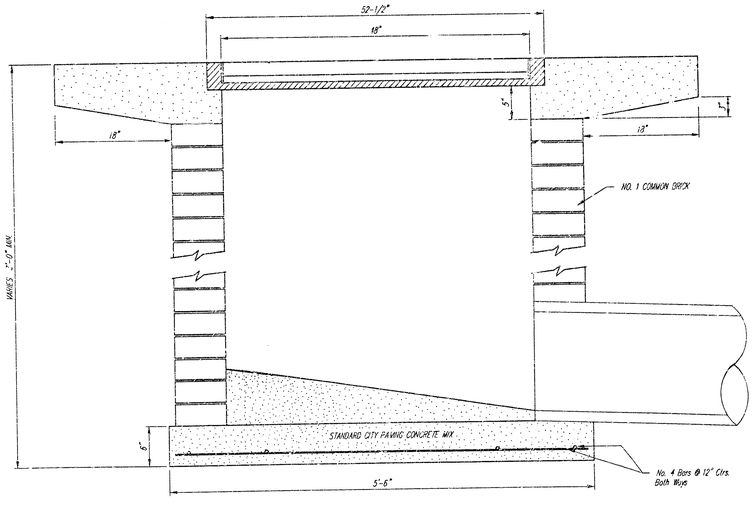








Double 24" x 24" Frame Detail



CITY OF WICHITA

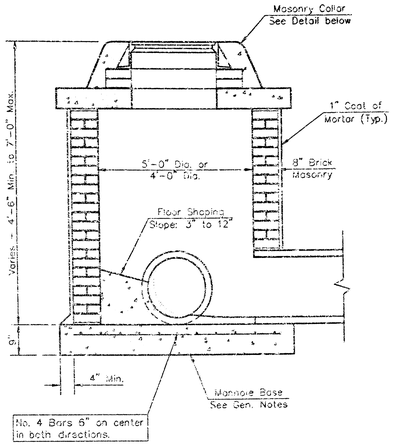
STANDARD DROP INLET

Westwind 5th Addition

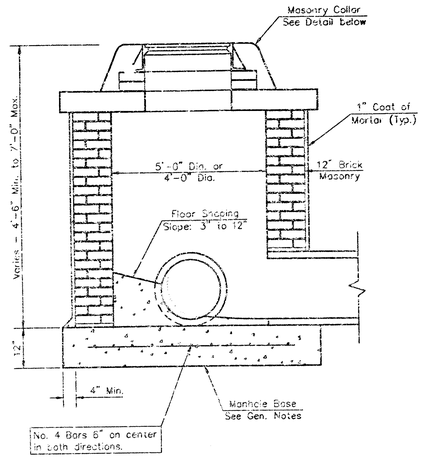
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2221 • 318 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
1017 PPS (807891)					5 OF 9
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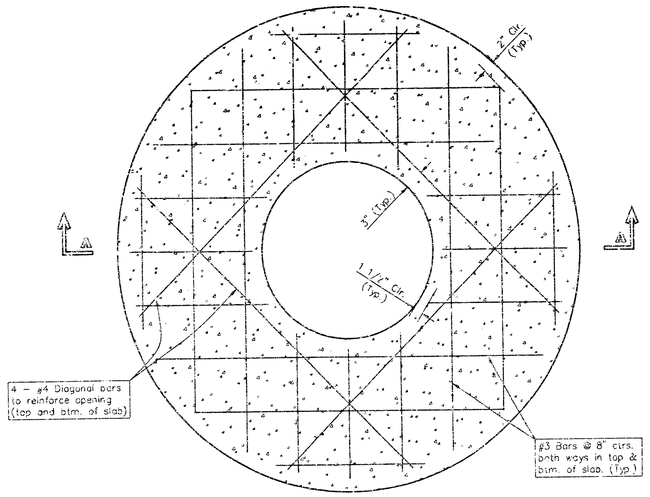
DETAILS.DWG/PLT



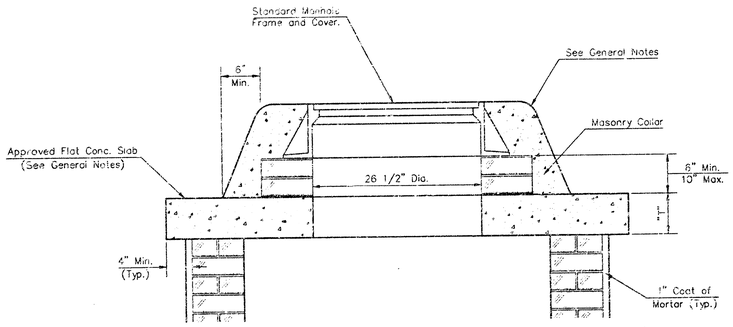
SHALLOW TYPE "A" MANHOLE



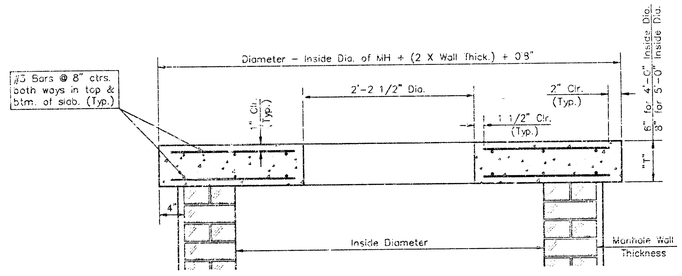
SHALLOW TYPE "B" MANHOLE



PLAN



MASONRY COLLAR DETAIL



SECTION A-A

FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

1. 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.

2. Reinforcing steel shall be installed in the manhole bases and shall consist of no. 4 bars placed on 8" centers in both directions. The manhole base reinforcement shall be placed 5" 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.

3. 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.

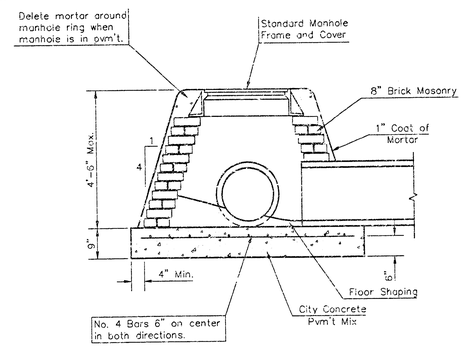
4. Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain 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.

5. 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.

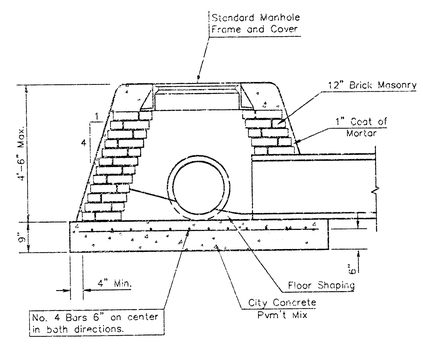
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. 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.

8. All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

CITY OF WICHITA, KANSAS

Std. Manhole Detail

TYPE "A" AND TYPE "B"

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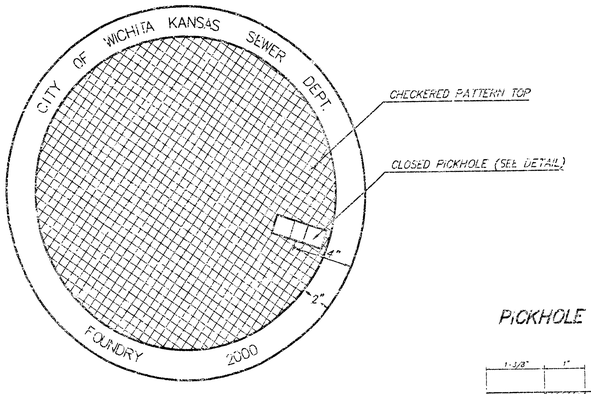
PROJECT NUMBER				SHEET 6 OF 9
DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE	SCALE NONE

Executive Streets 00-01-E2.10

MANHOLE FRAME AND COVER DETAIL

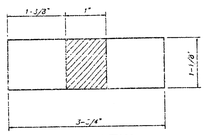
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE COVER
Weight = 180 Lbs.

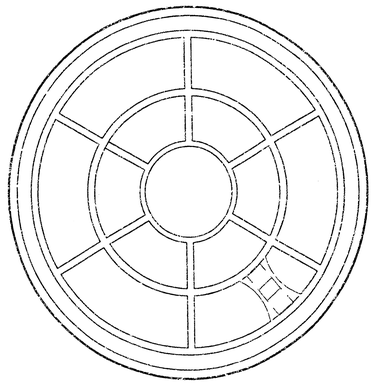


TOP VIEW

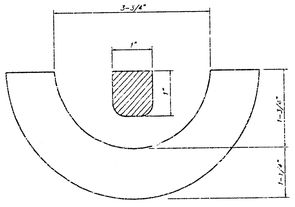
PICKHOLE DETAIL



TOP VIEW

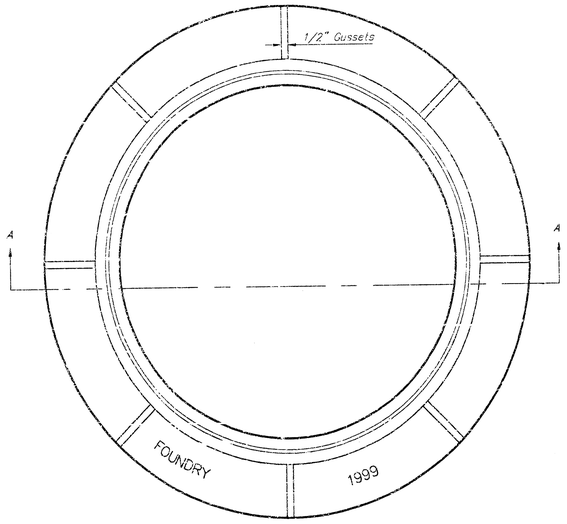


BOTTOM VIEW



SECTION VIEW

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW

GENERAL NOTES

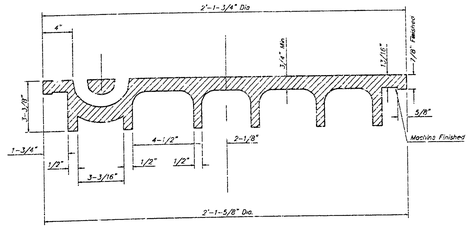
MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

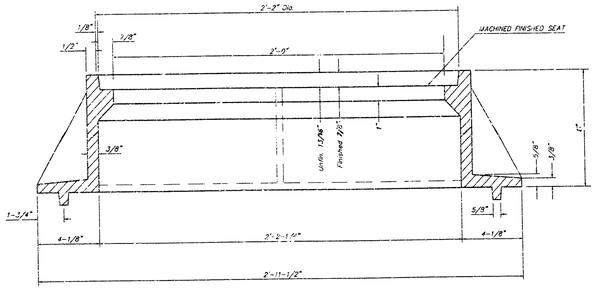
MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.



SECTION VIEW



SECTION A-A

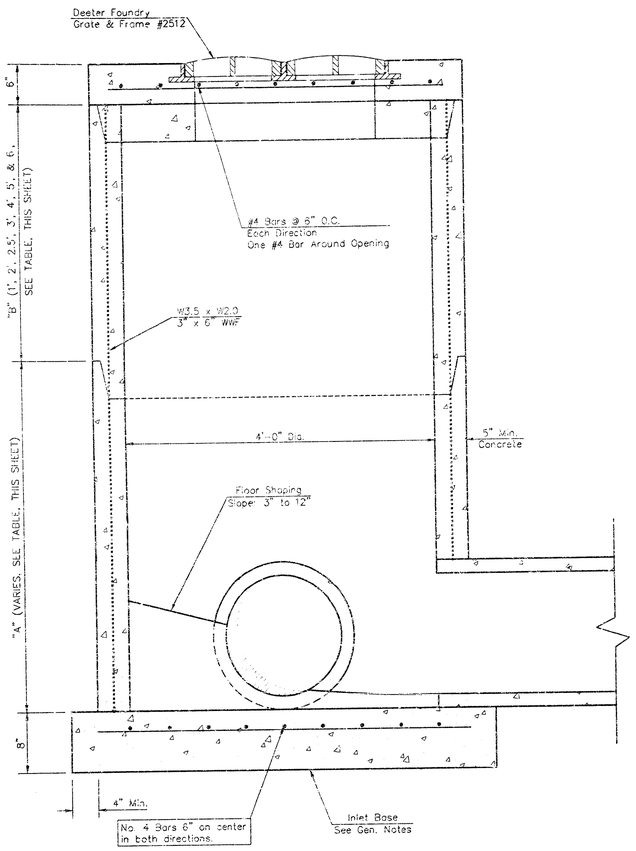
MANHOLE FRAME AND COVER DETAIL
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
1017 PPS (607831)	7 OF 9

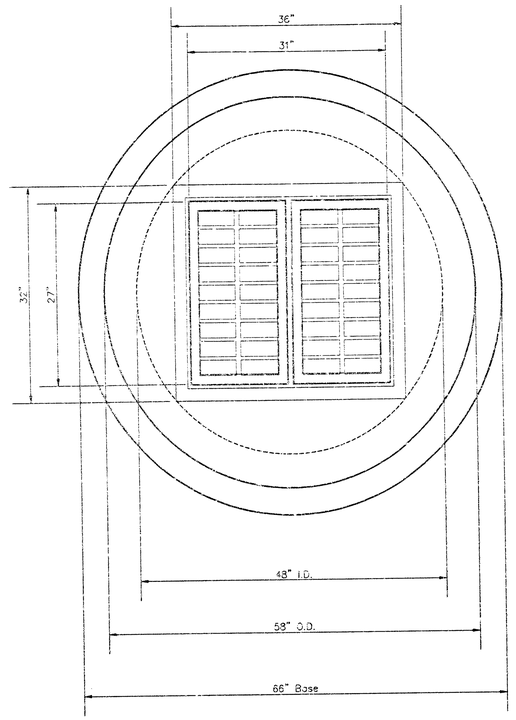
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF		9/99	NONE

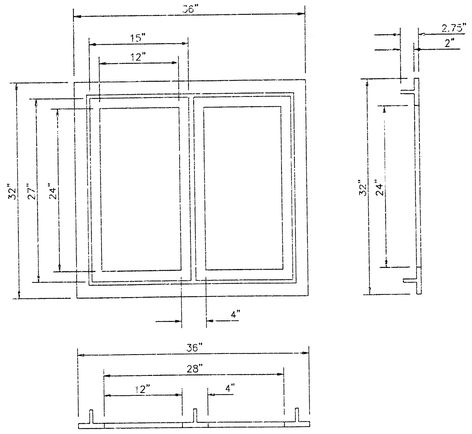
AutoPlot/Mining 00-01-1999



YARD INLET

LINE #	STA.	TOP OF INLET	INLET FLOW	"A"	"B"
1	3+14.6	170.00	165.40	4.10'	–
1B	0+98.6	170.00	166.25	3.25'	–





DEETER #2512 CATCH BASIN INLET GRATE & FRAME

GENERAL NOTES

1. 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.
2. 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 6" 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.
3. 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 laid through inlets shall have the top half removed to inlet 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.
4. 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.
5. 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.
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
7. Joints between inlet sections to be sealed with two two wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
9. 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

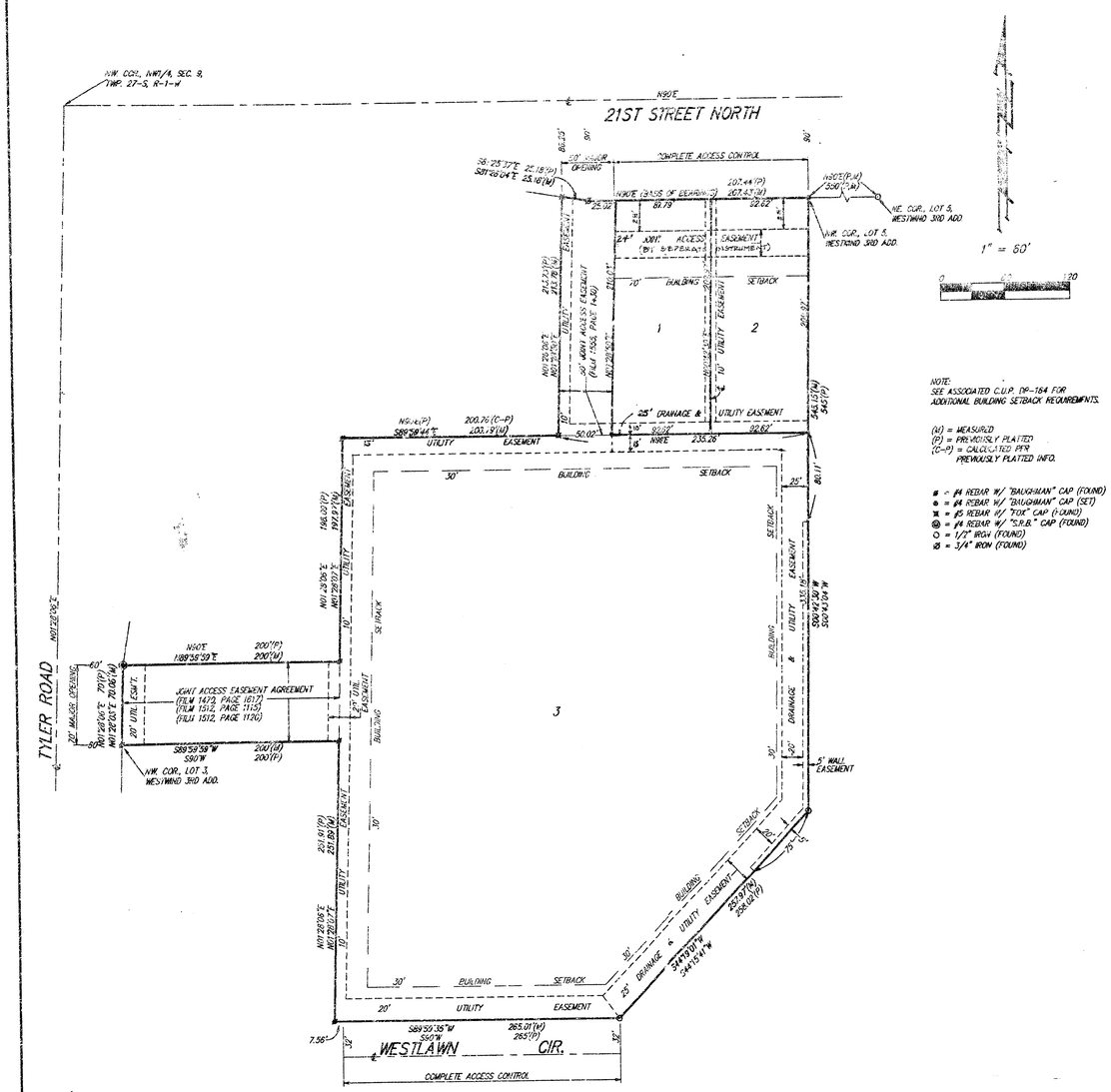
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
1017 PPS (807861)					8 OF 9
DESIGN	DRAWN	APPROVED	DATE 12/18/98	SCALE NONE	

ExcelPark\Yardinlet 00-01-E390

WESTWIND 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
SEE ASSOCIATED C.U.P. DP-164 FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS.

(M) = MEASURED
(P) = PREVIOUSLY PLATTED
(C-P) = CALCULATED PER PREVIOUSLY PLATTED INFO.

● = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
✖ = ⅝ REBAR W/ "FOX" CAP (FOUND)
◎ = ¼ REBAR W/ "S.P.S." CAP (FOUND)
○ = 1/2" IRON (FOUND)
Ø = 3/4" IRON (FOUND)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "WESTWIND 5TH ADDITION", 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 Lot 4, Westwind 3rd Addition, Wichita, Kansas.

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

All being situated in the NW1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Co., P.A.

Gregory F. Severns — 10-4-95 — Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots to be known as "WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities shall be allowed to cross these easements. All abutters rights of access to or from 21st Street North over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Westlawn Cir. over and across the south line of Lot 3 EXCEPT the West 7.56 feet thereof are hereby granted to the City of Wichita, Kansas.

Jerry D. Newman

Kenneth L. Reichenberger — Mary Ellen Reichenberger

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4TH day of OCTOBER, 1995, by Jerry D. Newman, a single person.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4th day of OCTOBER, 1995, by Kenneth L. Reichenberger and Mary Ellen Reichenberger, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas.

The Mission Bank

By: Glen W. Porter Senior Vice President
Glen W. Porter (Title)

State of Kansas)
Johnson County) SS The foregoing instrument acknowledged before me, this tenth day of October, 1995, by Glen W. Porter, Sr. V.P. (Title), of The Mission Bank, on behalf of the bank.

CAROL ANN BURTIS
Notary Public - State of Kansas

This plat of "WESTWIND 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 31st day of August, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman

Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 24th day of October, 1995.

Bob Knight Mayor

Pat Burnett Deputy City Clerk
Pat Burnett

Entered on transfer record this 25th day of June, 1996

Susan E. Crockett-Spahn County Clerk
Susan E. Crockett-Spahn

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 25th day of June, 1996 at 9:00 o'clock A M; and is duly recorded.

Pat Burnett Register of Deeds

#153676?

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-269-7271 • 318 ELLIS • WICHITA, KANSAS 67211

Vol. 642 Pg. 17 W2 1/2 NW1/4 Sec. 9-27-1W