

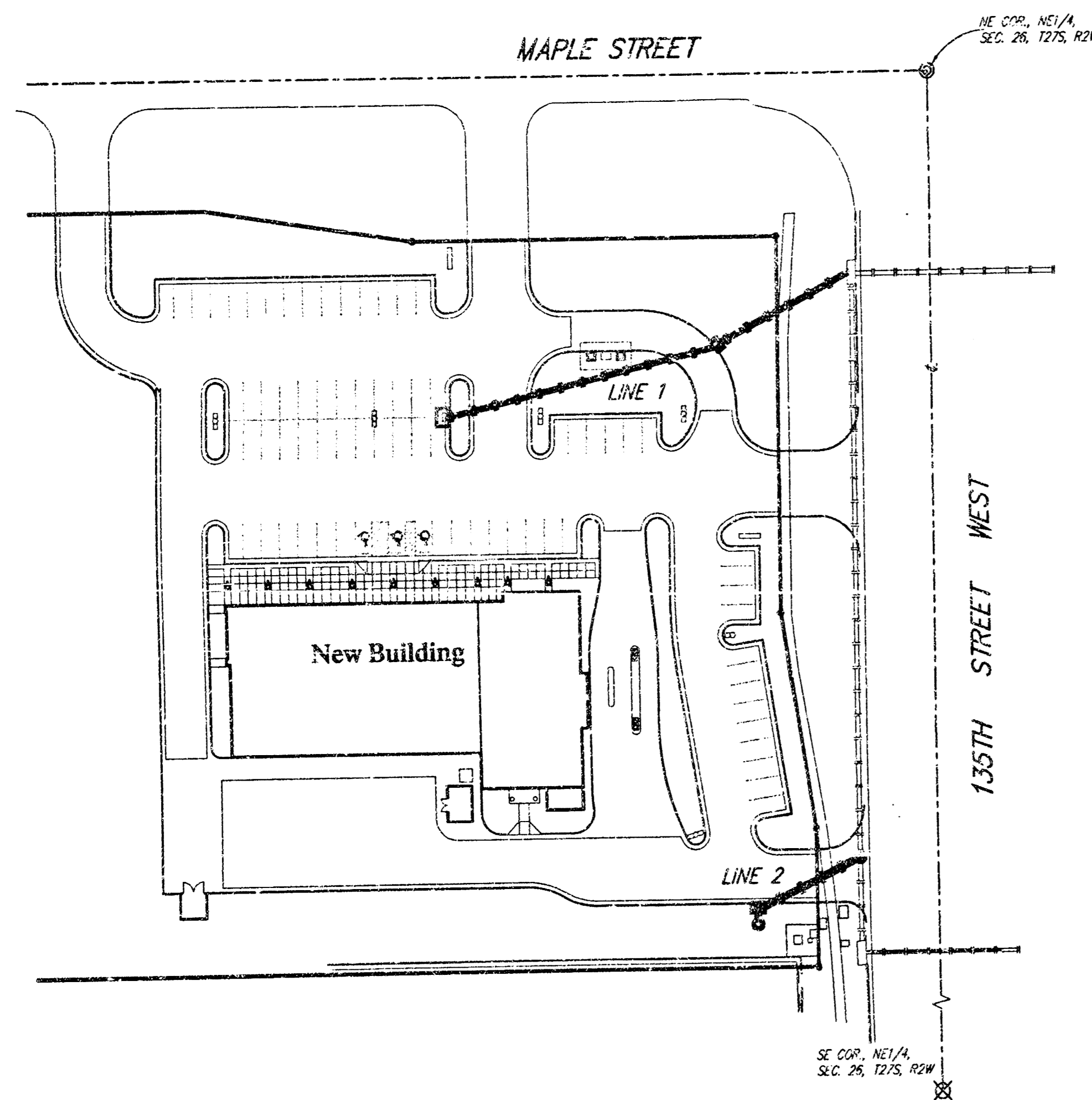
STORM WATER SEWER TO SERVE AUBURN HILLS COMMERCIAL 2ND ADDITION

Lot 2 & Part Of Lot 1
Private Project Number
1093 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer
April 2001

Index

Title Sheet	1
Plan/Profile Sheet	2
Detail Sheets	3-7
Copy of Plat	8



LEGAL DESCRIPTION:

Lot 2 & Part of Lot 1, Auburn Hills Commercial 2nd Addition, Wichita, Sedgewick County, Kansas.

BENCHMARK:

C.O.W. Benchmark, Northeast corner intersection of Maple and 135th Street West on headwall 34 feet Southwest to NE. Cor., Sec 26, T27S, R2W 6th P.M.
Elevation: 150.20 City Datum

General Notes

- 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:	
Cox Communications	262-4270
Kansas Gas Service Company	383-8600
Kansas Gas & Electric Company	383-8650
Peoples Gas Company	942-7800
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Department	268-4071
- 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 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.
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 15-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Fraire's Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- 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.

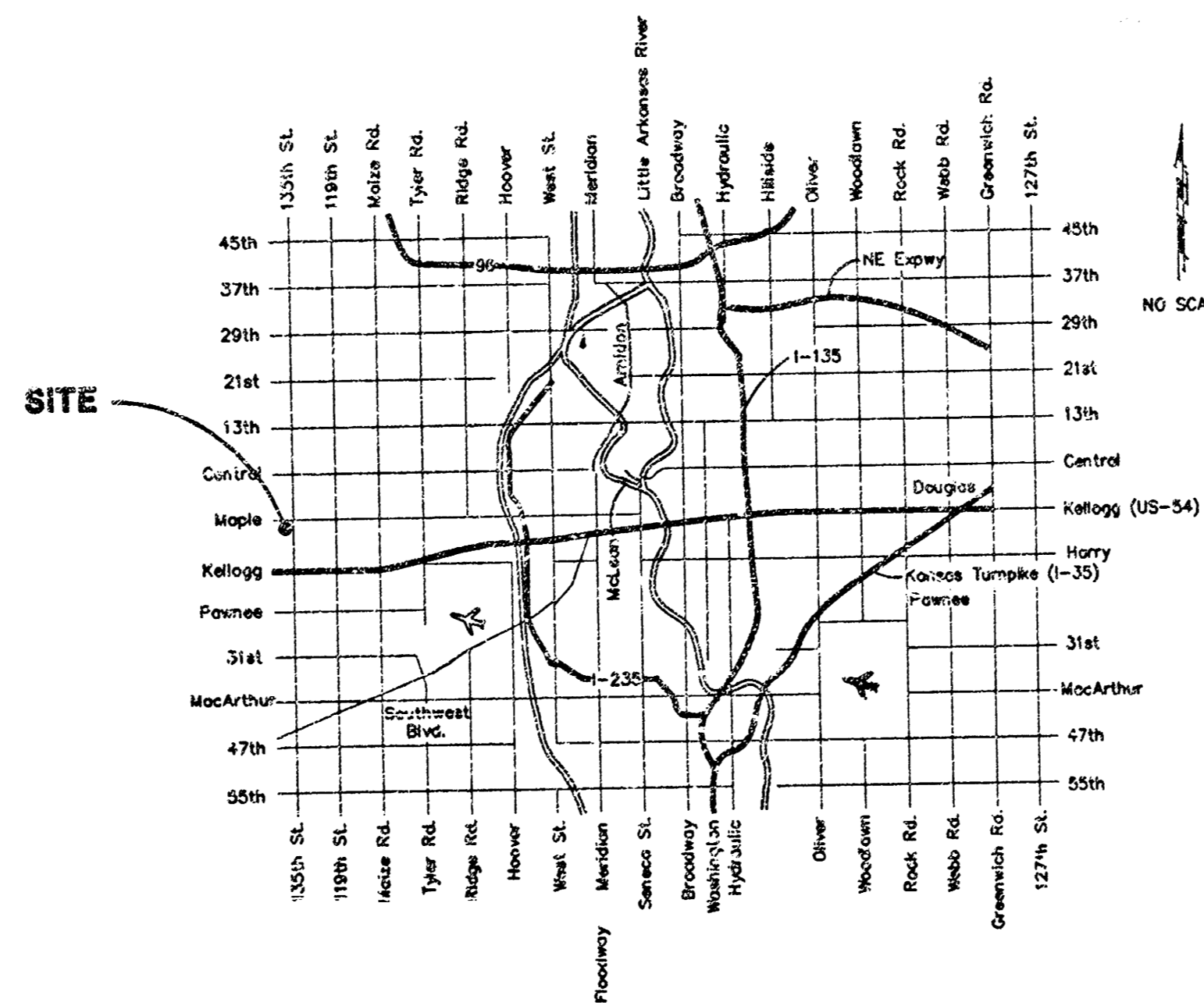
As Built - 6/01 KK

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

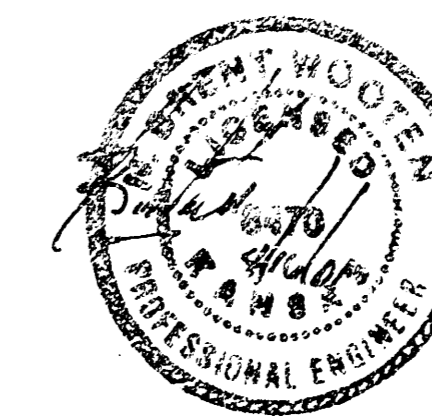
Storm Sewers VRH 4/18/01

NOTE TO CONTRACTORS

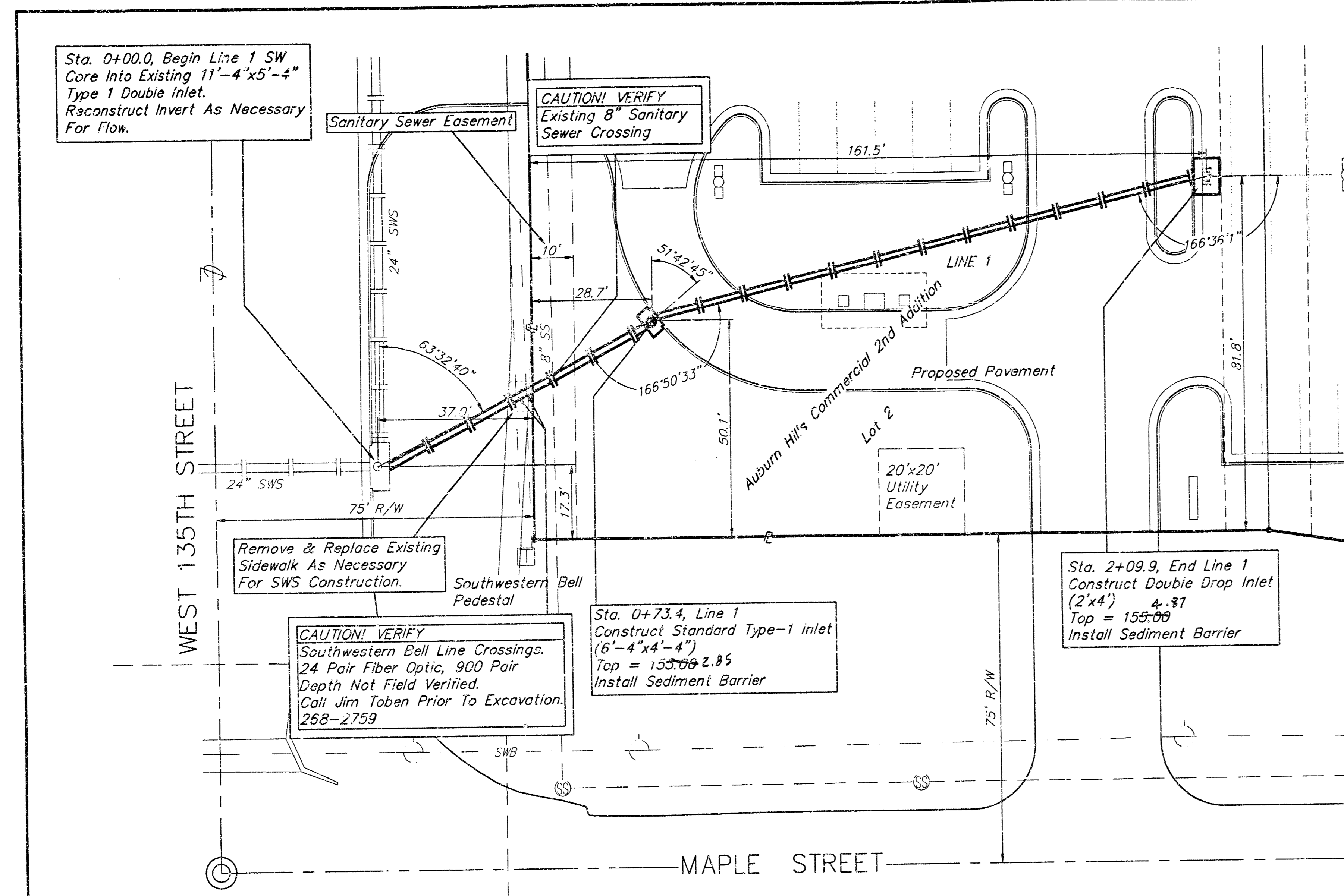
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).



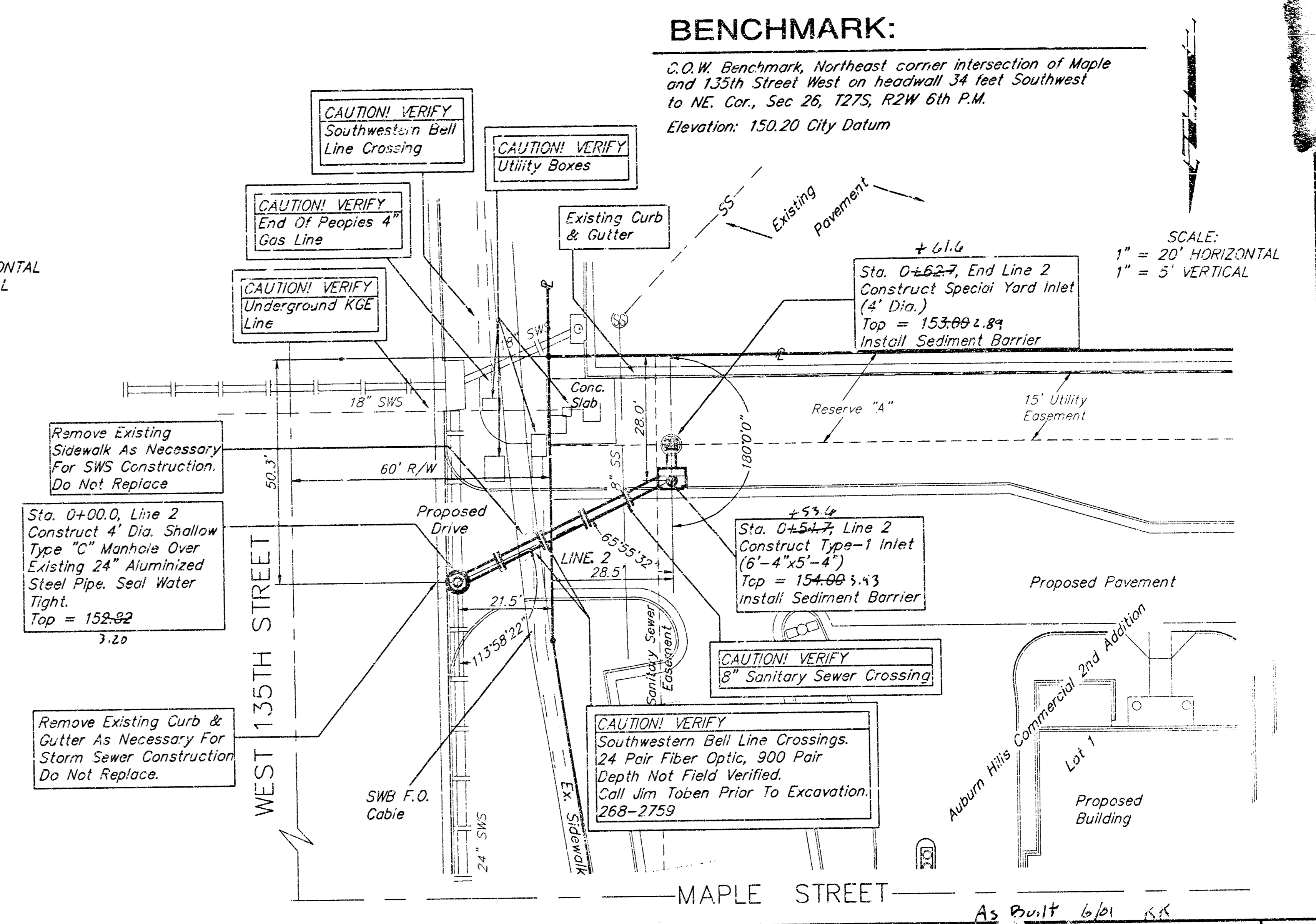
Location Map



BOOKED
9-25-01
MCS
D-520



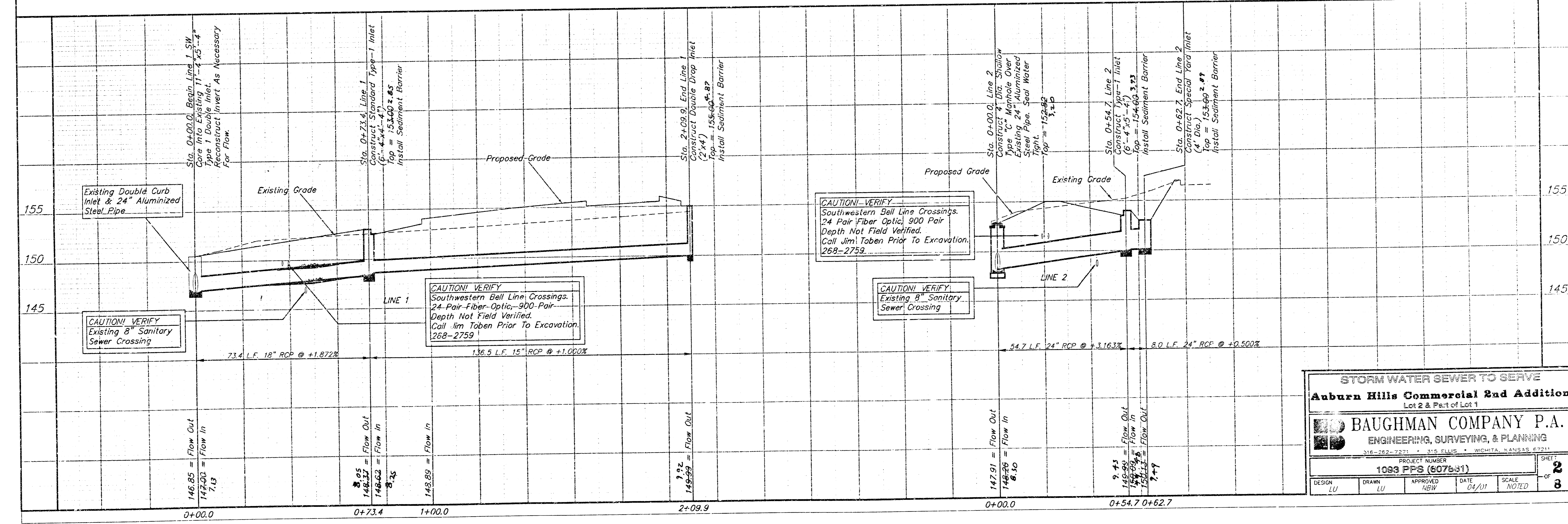
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL



BENCHMARK:

C.O.W. Benchmark Northeast corner intersection of Maple and 135th Street West on headwall 34 feet Southwest to NE. Cor., Sec 26, T27S, R2W 6th P.M.
Elevation: 150.20 City Datum

SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL



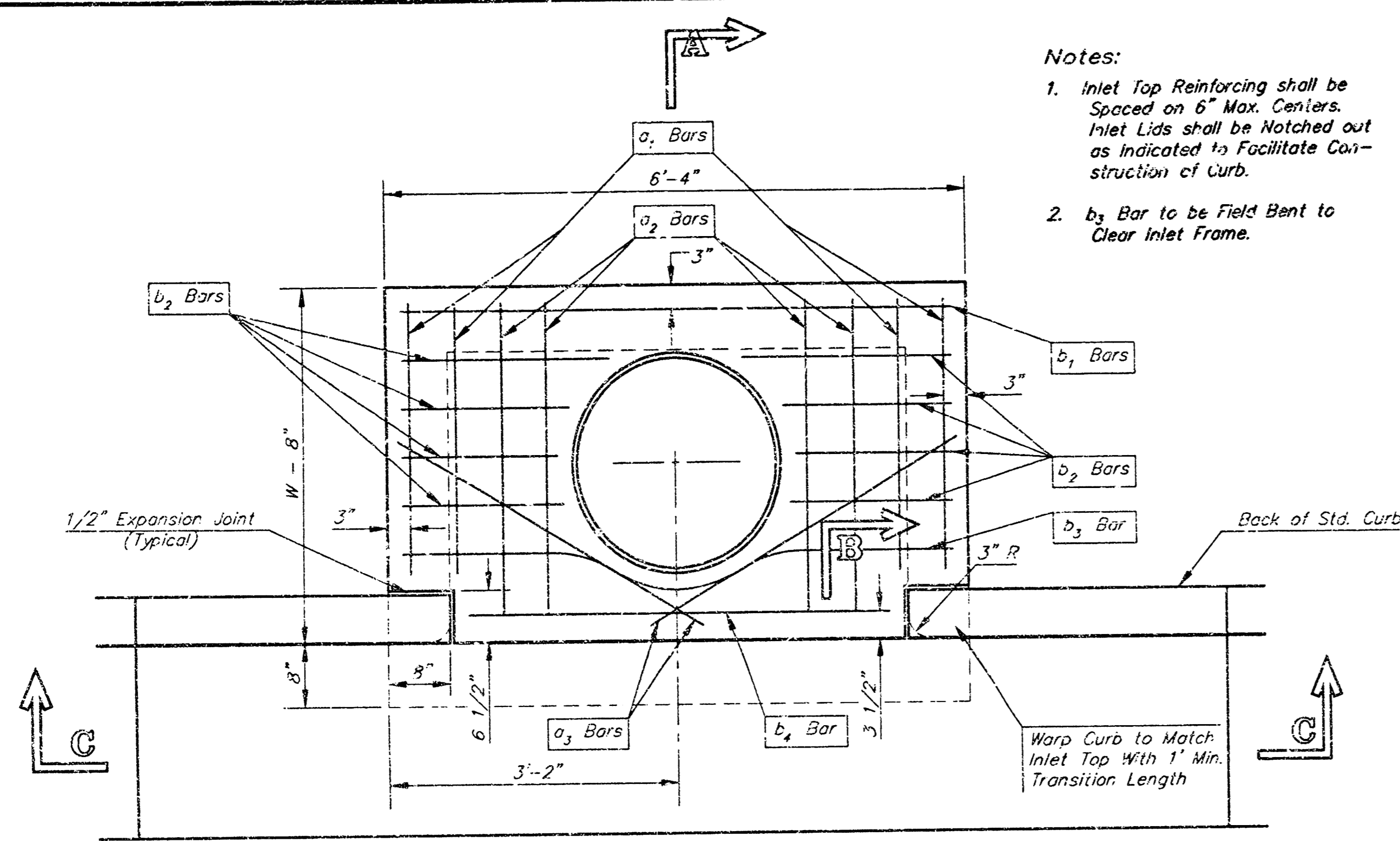
STORM WATER SEWER TO SERVE
Auburn Hills Commercial 2nd Addition
Lot 2 & Part of Lot 1

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

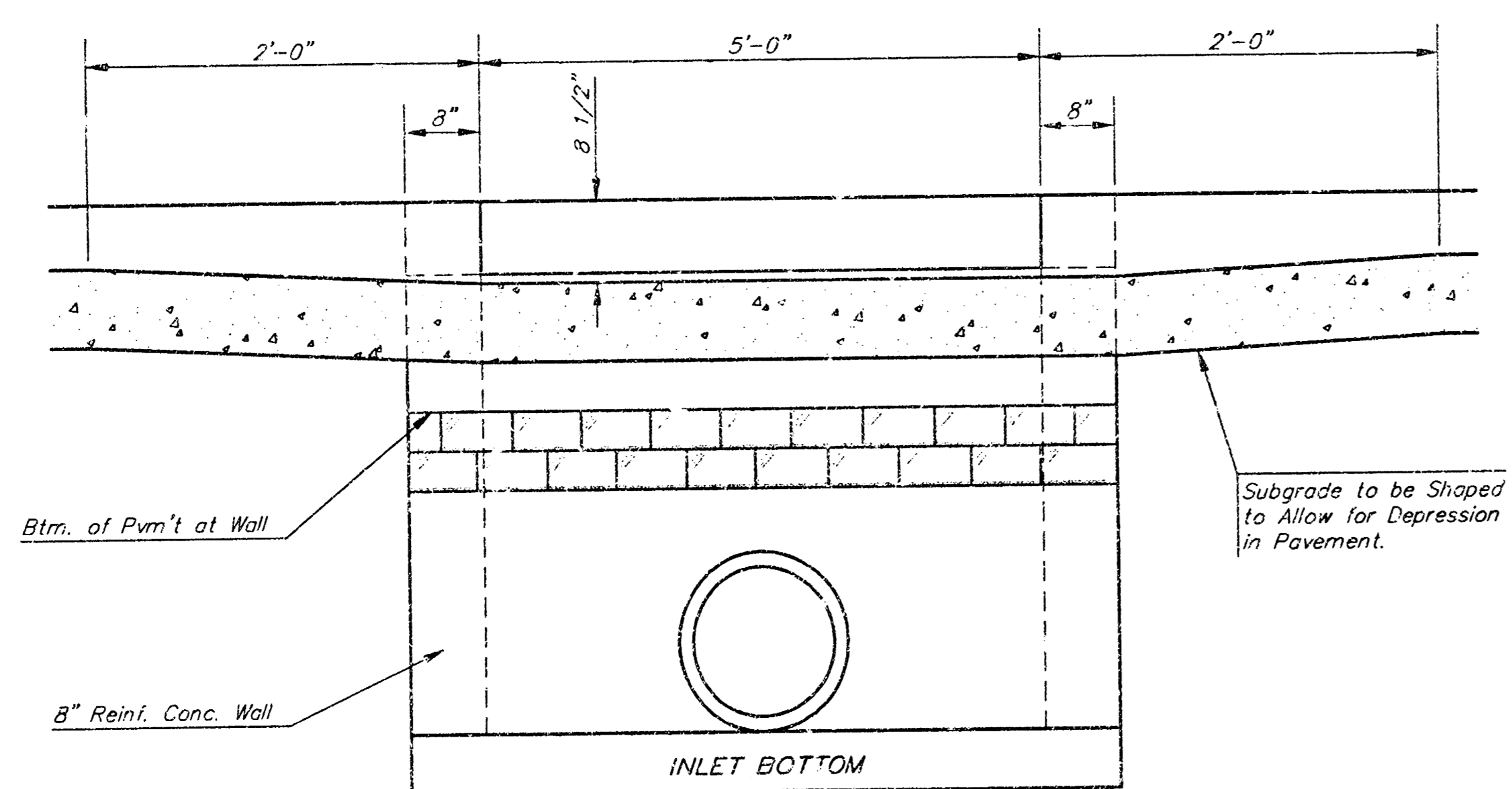
PROJECT NUMBER
1093 PFS (607631)

DESIGN LU	DRAWN LU	APPROVED KBW	DATE 04/01	SCALE NOTED
-----------	----------	--------------	------------	-------------

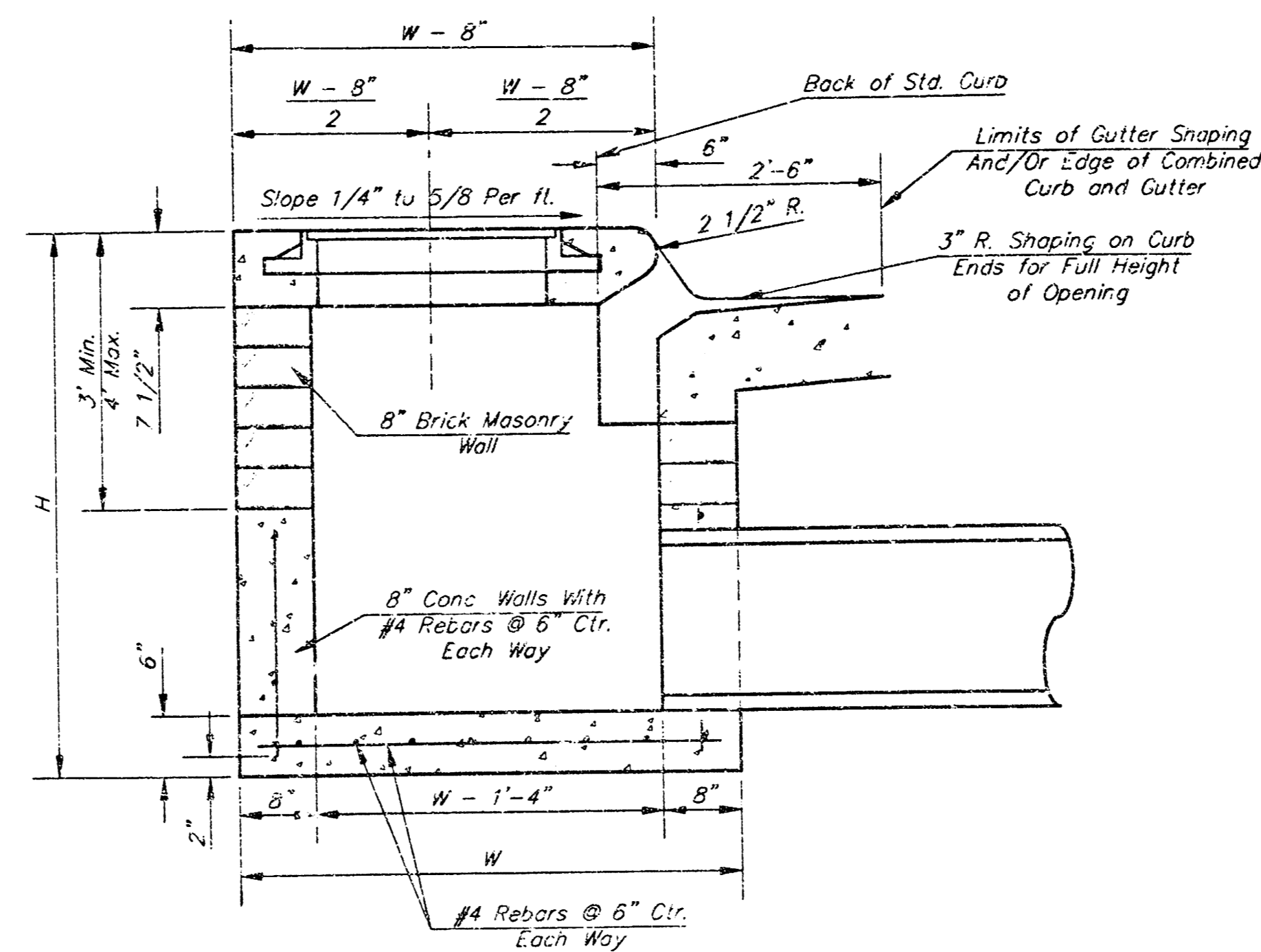
SHEET 2 OF 8



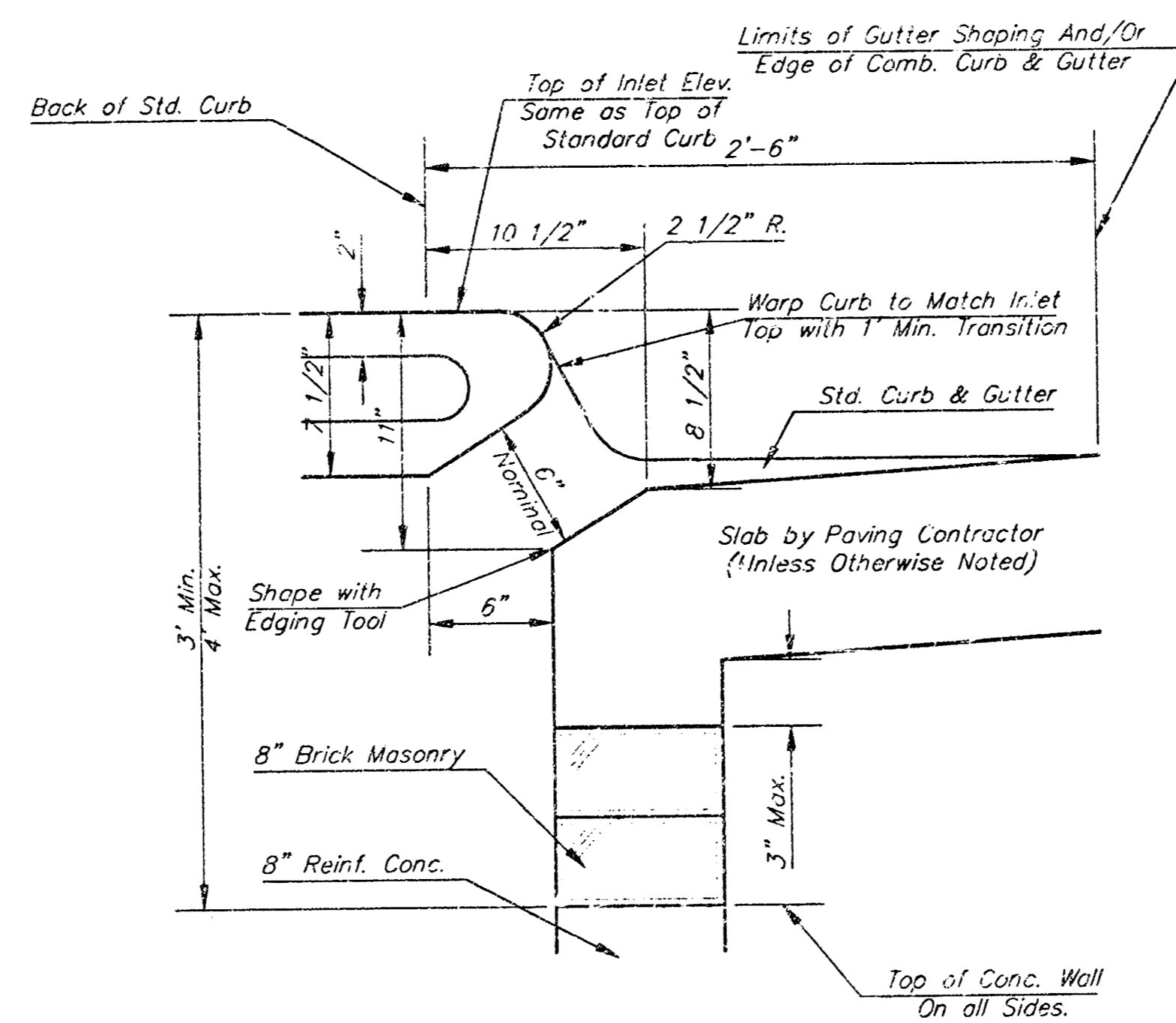
PLAN



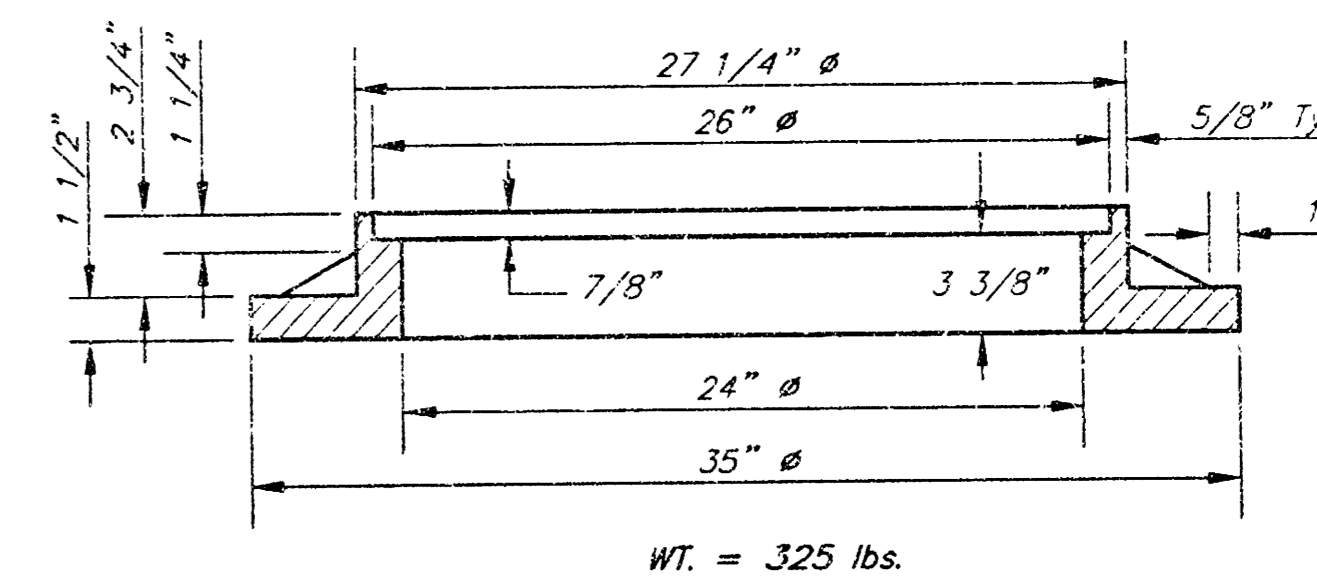
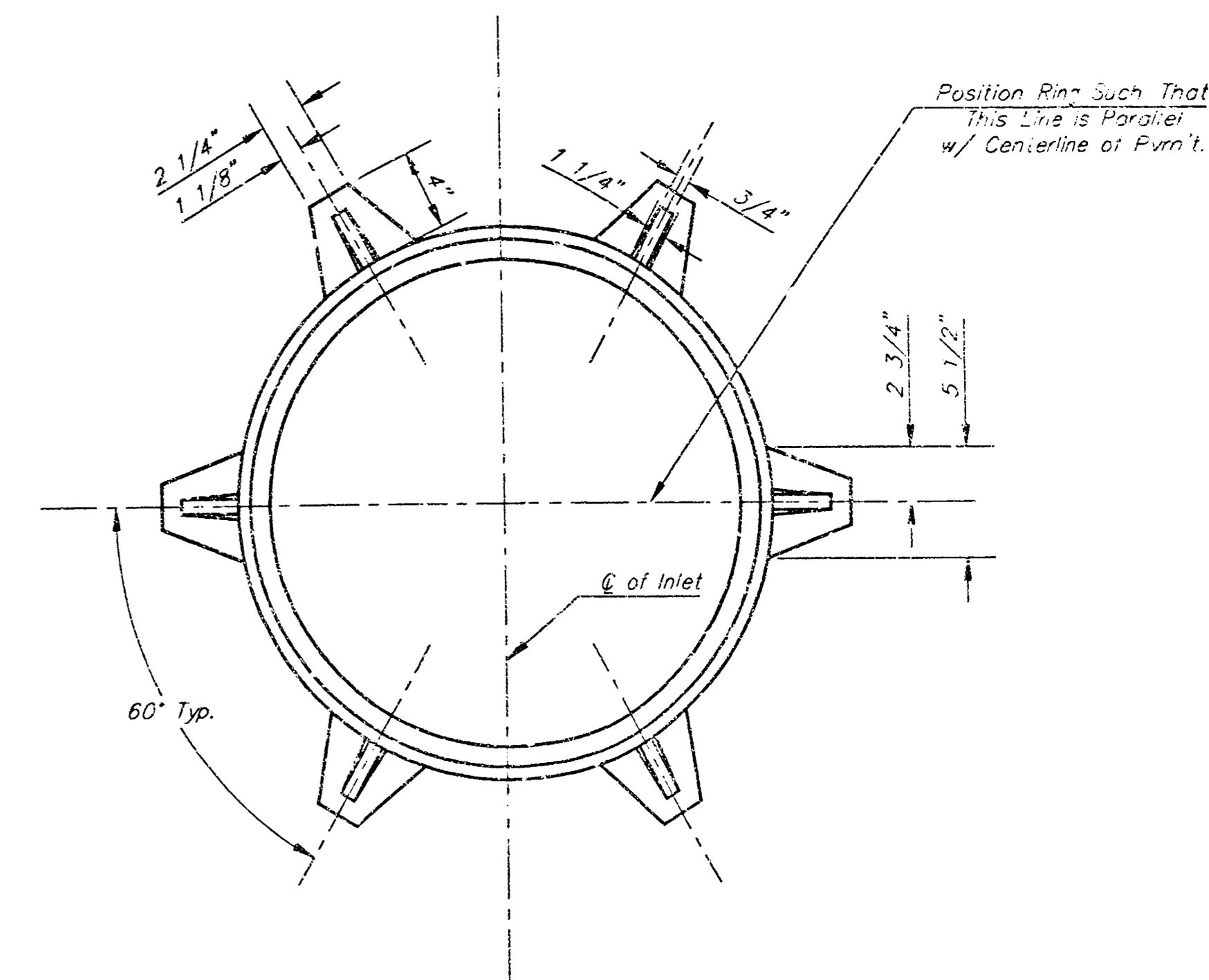
SECTION C-C



SECTION A-A

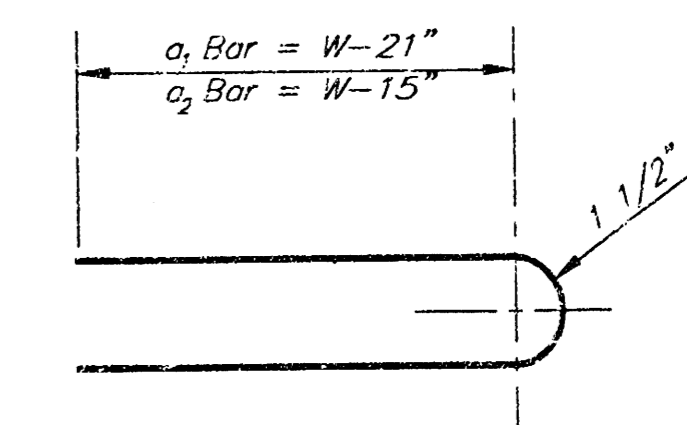


SECTION B-B



MANHOLE RING AND COVER

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



BENDING DIAGRAM

STEEL SCHEDULE

BAR	a ₁		a ₂		b ₁				b ₂	b ₃	b ₄	WL Lbs.									
	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE	NUMBER	SIZE											
LENGTH	4	#4	4	#4	2	#4	1	#4	3	#4	5	#4	7	#4	9	#4	6	#4	1	#8	60±
	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	-	1'-9"	6'-2"	4'-8"	81±									
	W=5'-4"	7'-7"	8'-7"	5'-0"	6'-1"	-	-	-	1'-9"	6'-2"	4'-8"	101±									
	W=6'-4"	9'-7"	10'-7"	6'-0"	-	6'-1"	-	-	1'-9"	6'-2"	4'-8"	121±									
	W=7'-4"	11'-7"	12'-7"	7'-0"	-	6'-1"	-	-	1'-9"	6'-2"	4'-8"	141±									
W=8'-4"	13'-7"	14'-7"	8'-0"	-	-	6'-1"	1'-9"	6'-2"	4'-8"	141±											

Note: a₂ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

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

- 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.
- 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.
- 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 self clearing 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.

CITY OF WICHITA, KANSAS

TYPE 1 CURB INLET

INLET OPENING = 6" X 6"

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

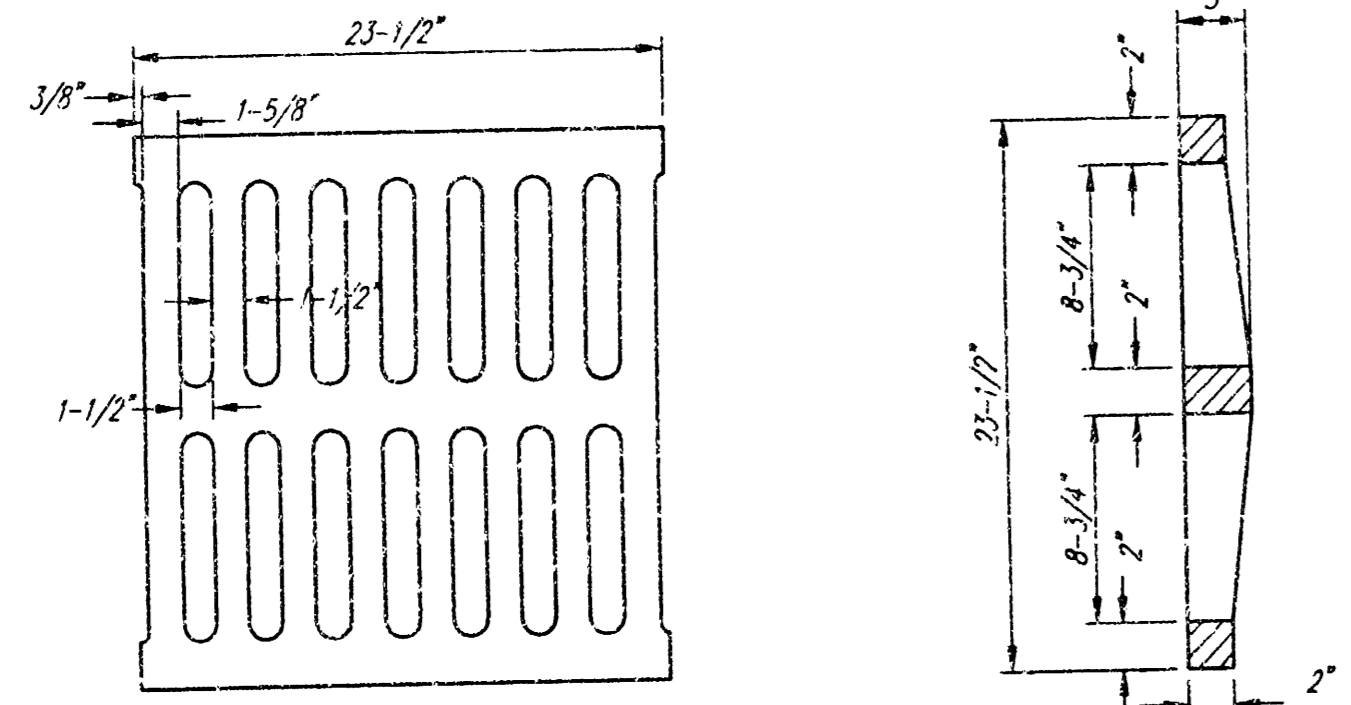
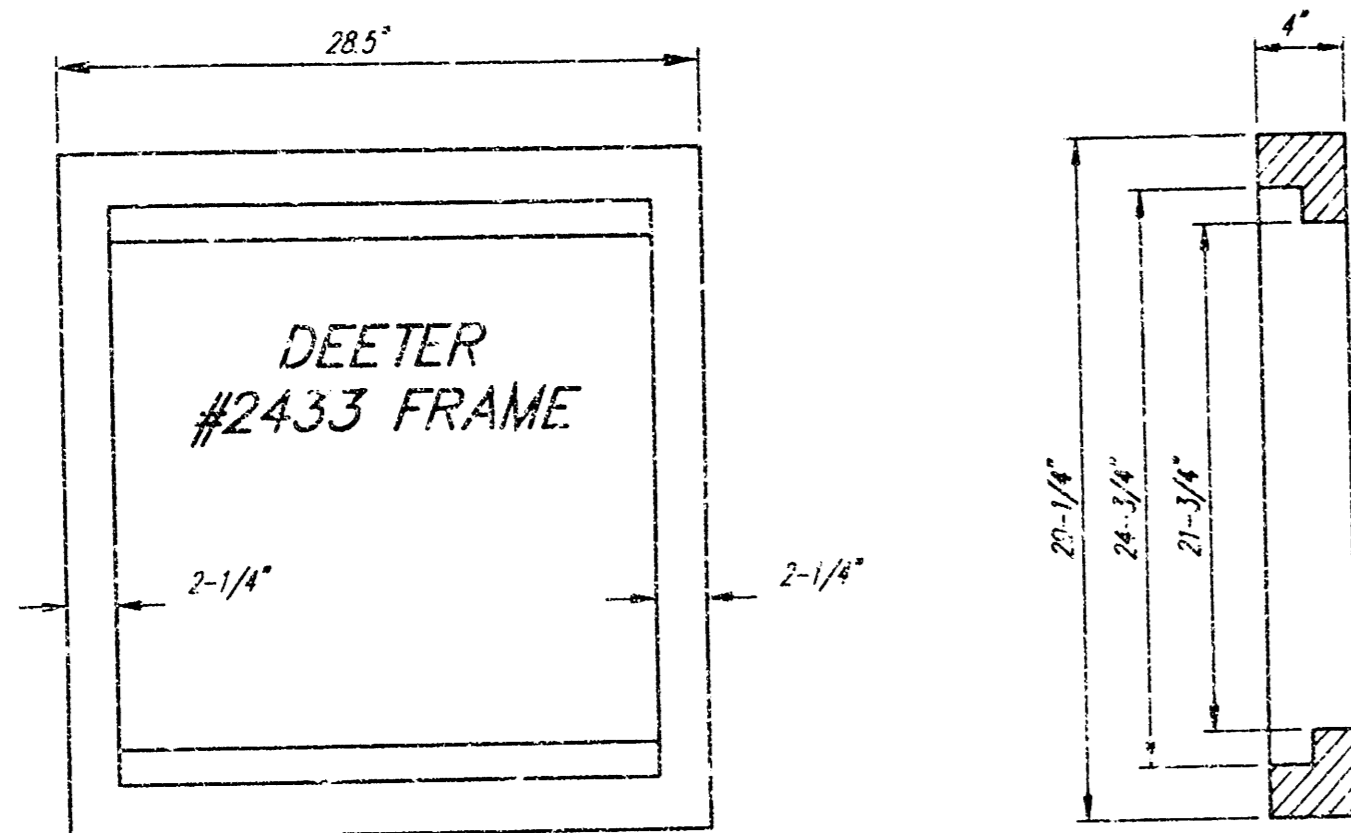
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 1083 PPS (807881)

DATE: 04/01

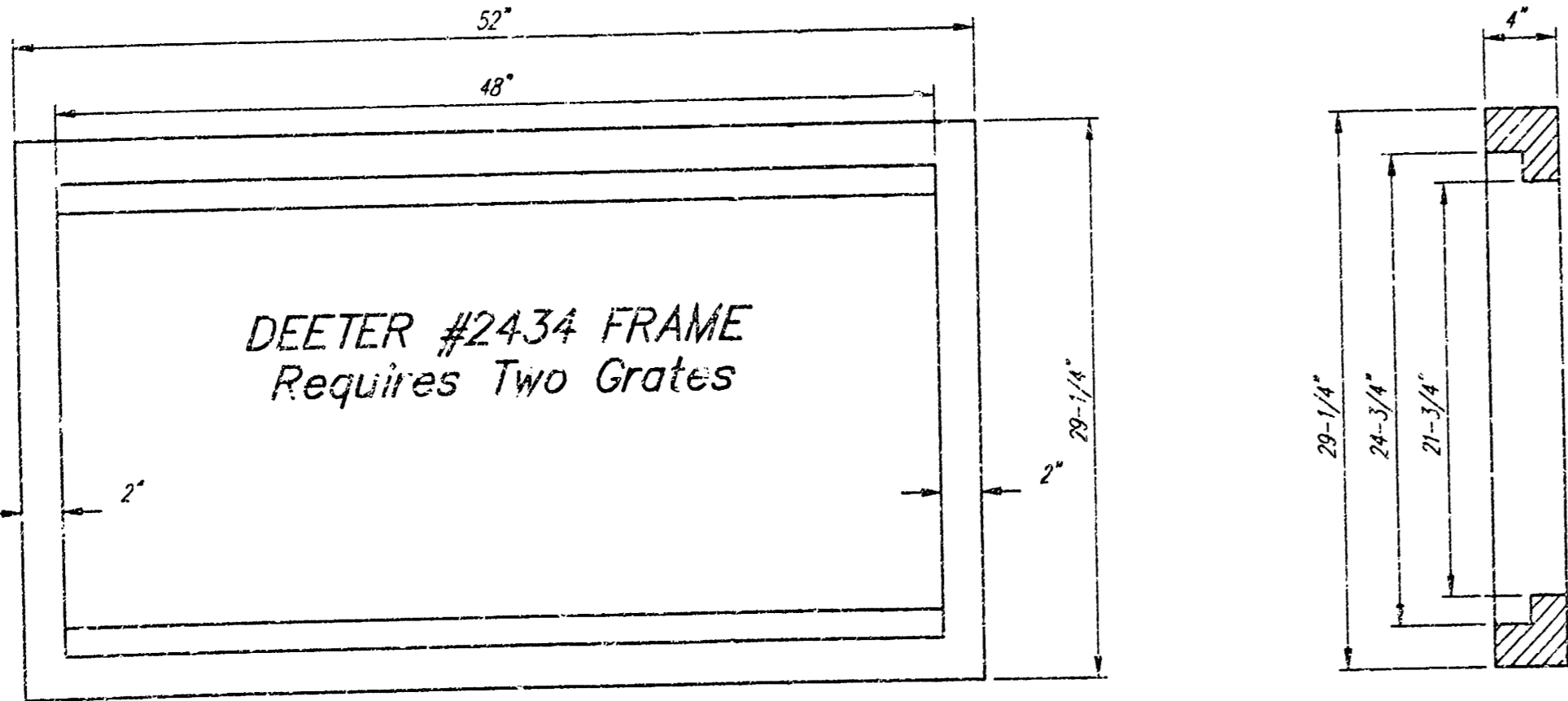
SCALE: NONE

SHEET 3 OF 8

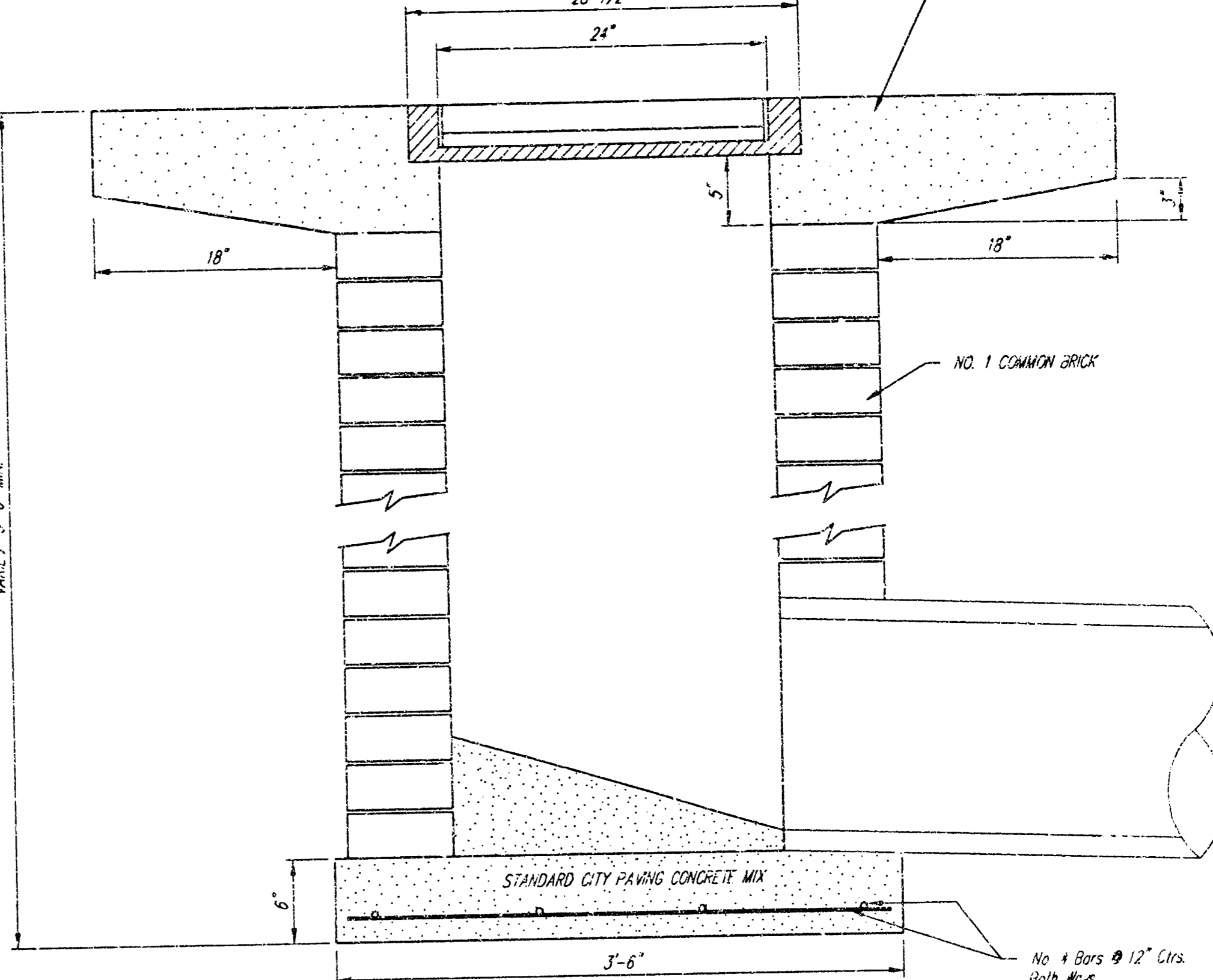
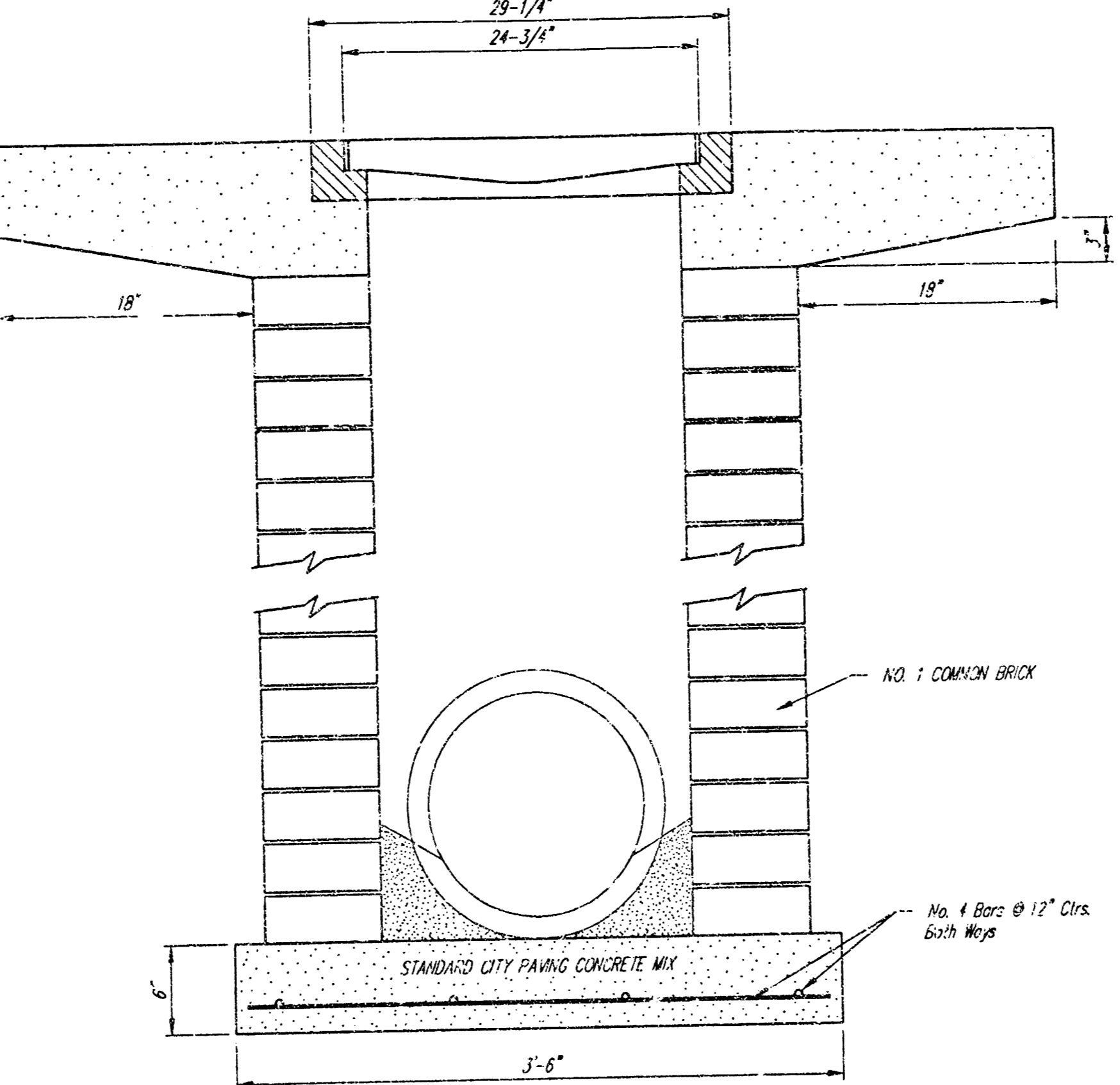


DEETER #2433 GRATE
24" x 24" Frame and Grate Detail

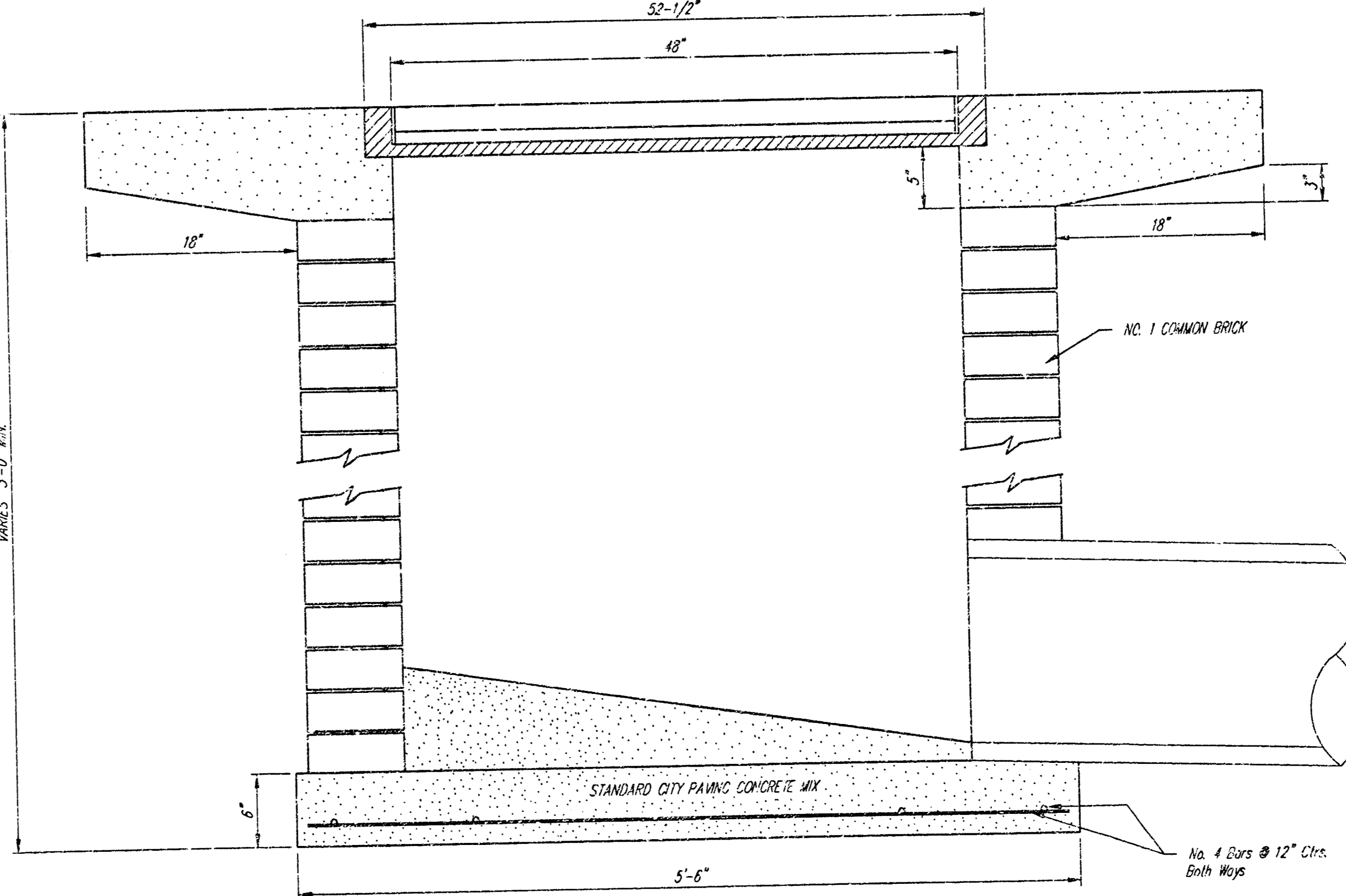
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



Double 24" x 24" Frame Detail



Note: Concrete apron shall be constructed around the inlet when inlet is located in an unpaved area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 18 inches as indicated on the detail.

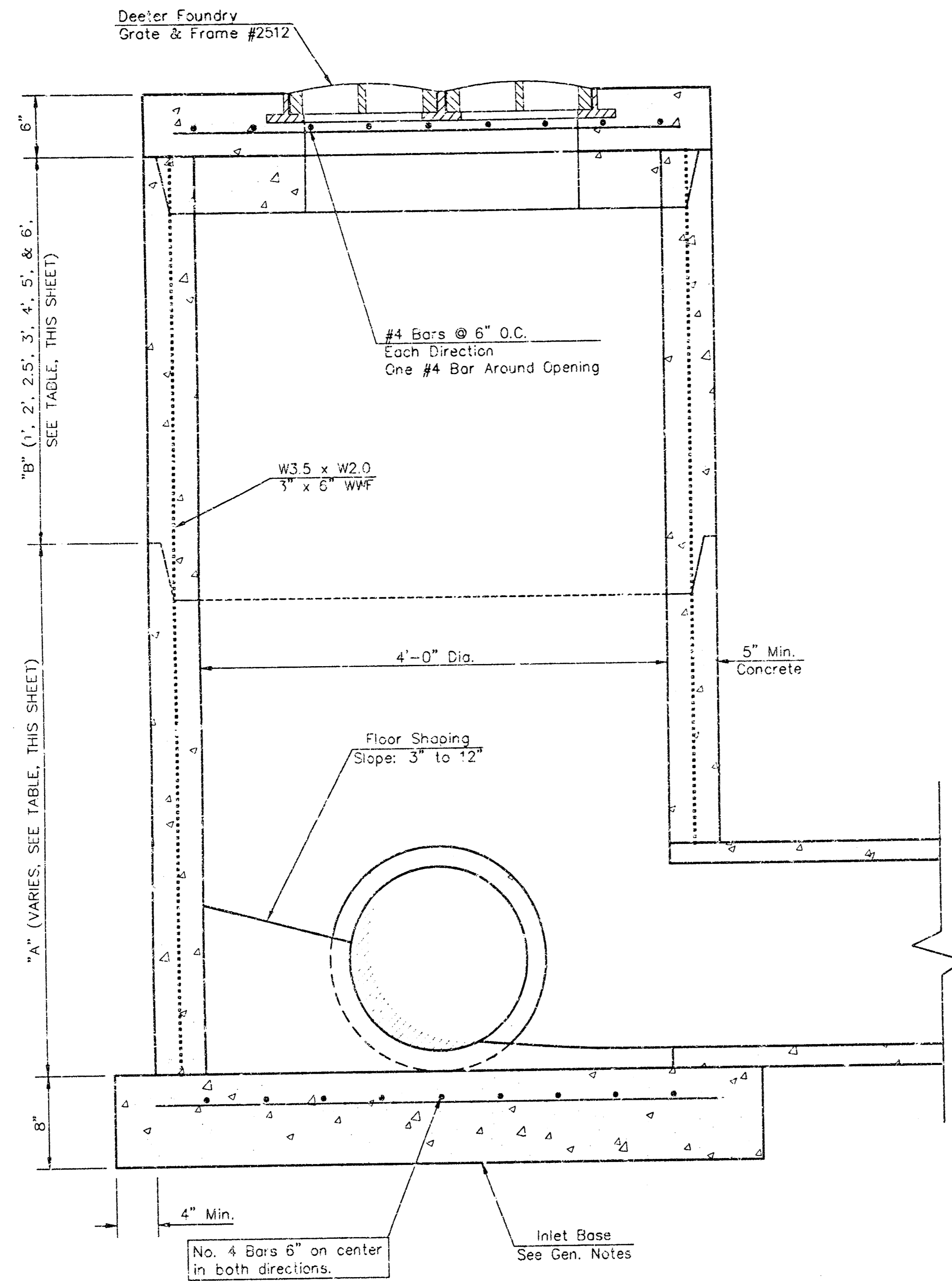


CITY OF WICHITA
STANDARD DROP INLET

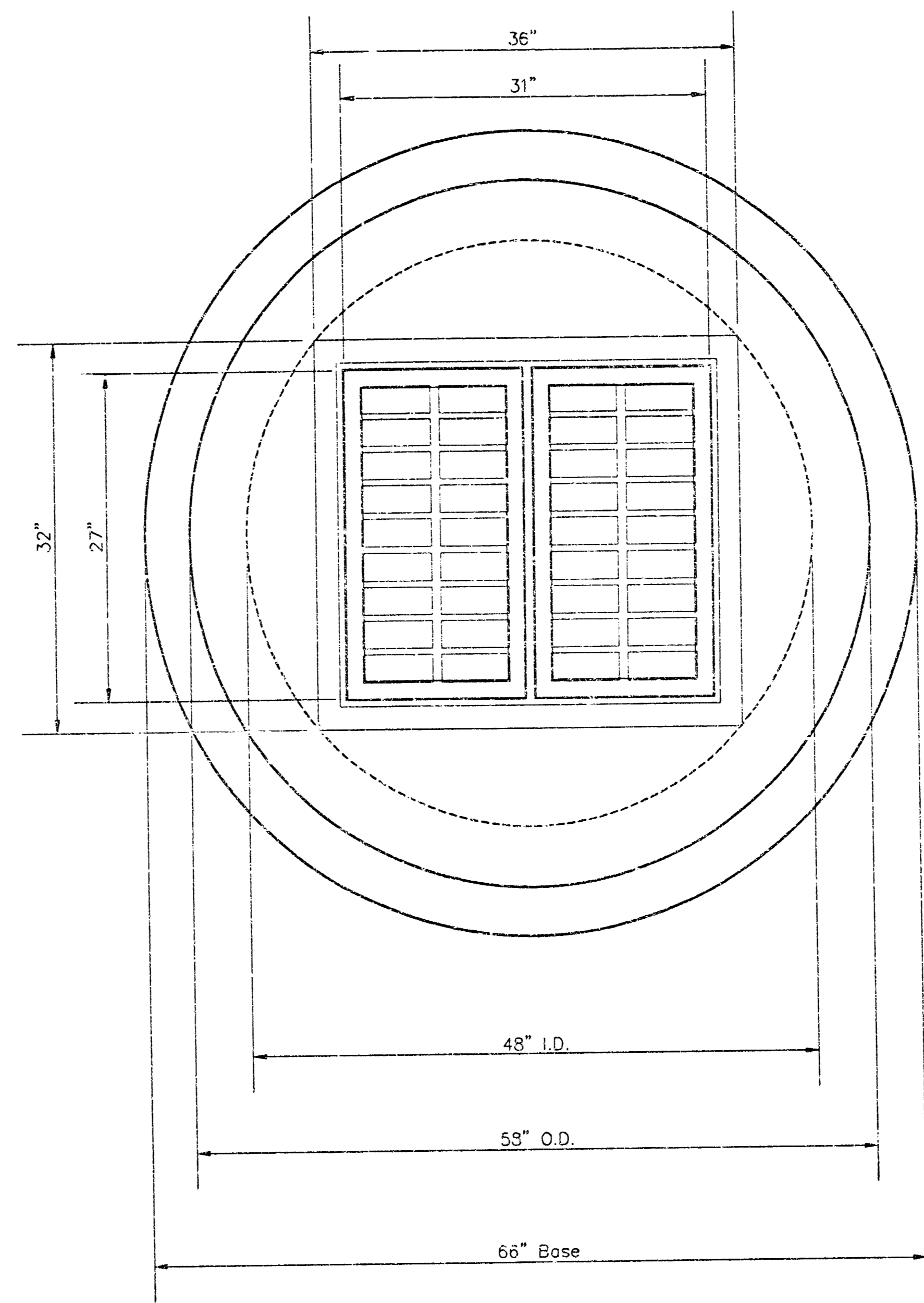
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-202-7271 • 313 E. 10th • WICHITA, KANSAS 67201

PROJECT NUMBER
1093 PPS (607651)

DESIGN STAFF	DRAWN STAFF	APPROVED	DATE 04/01	SCALE None	SHEET 4 OF 8
--------------	-------------	----------	------------	------------	--------------

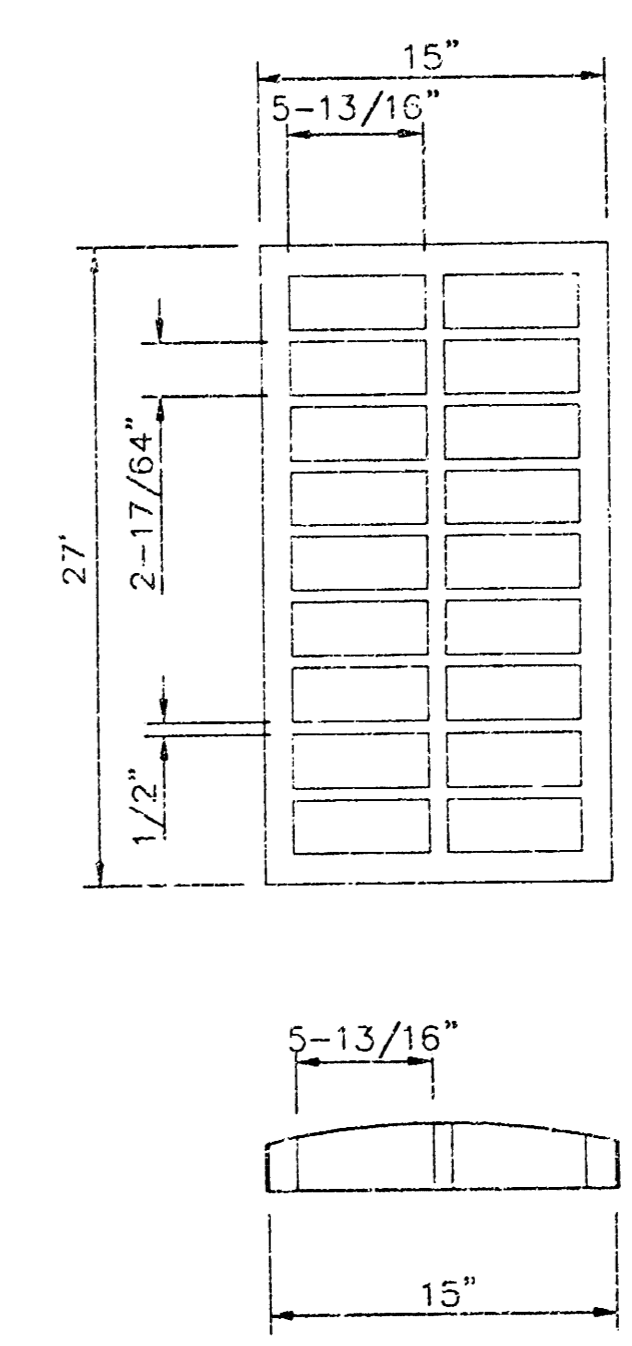
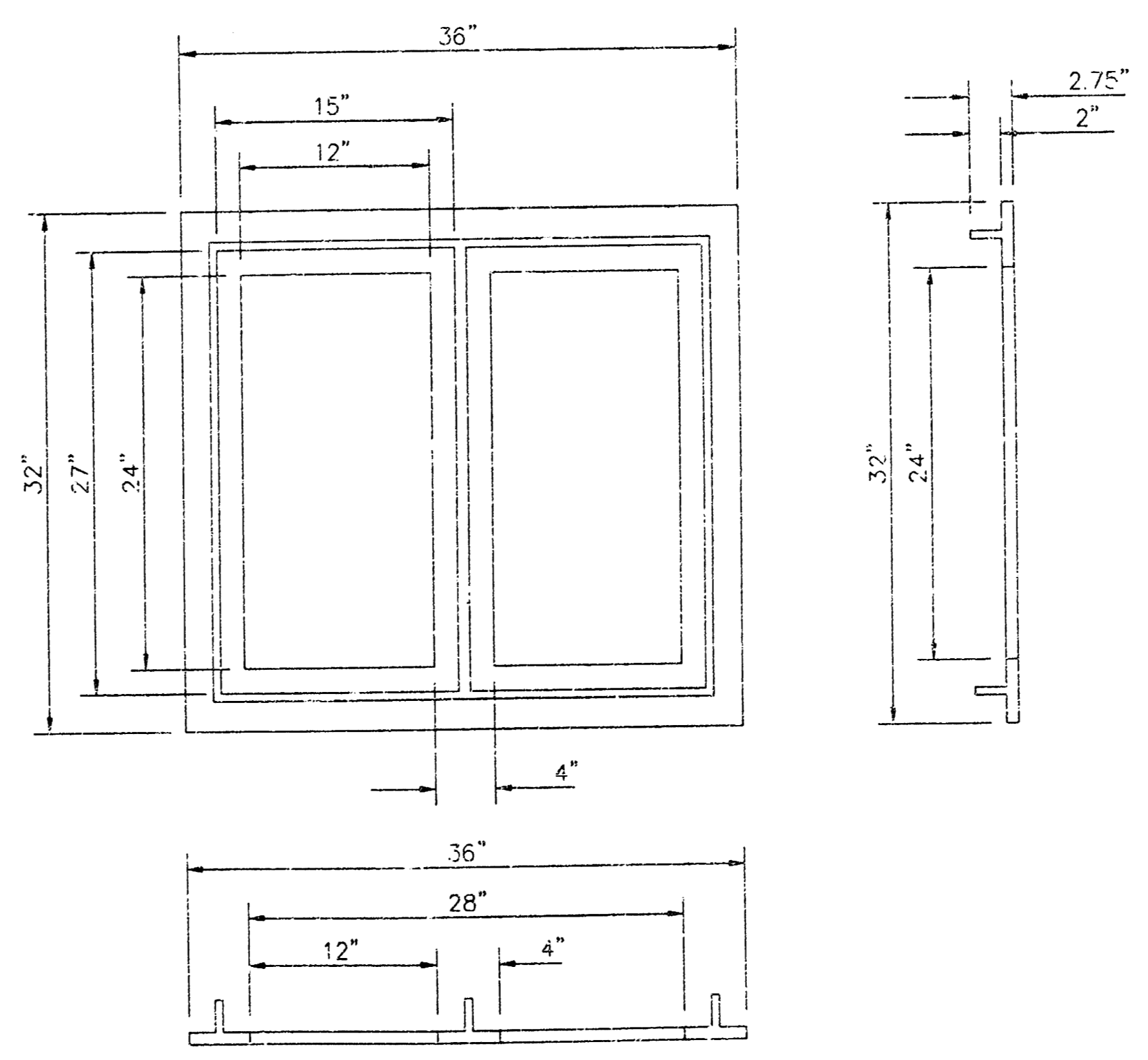
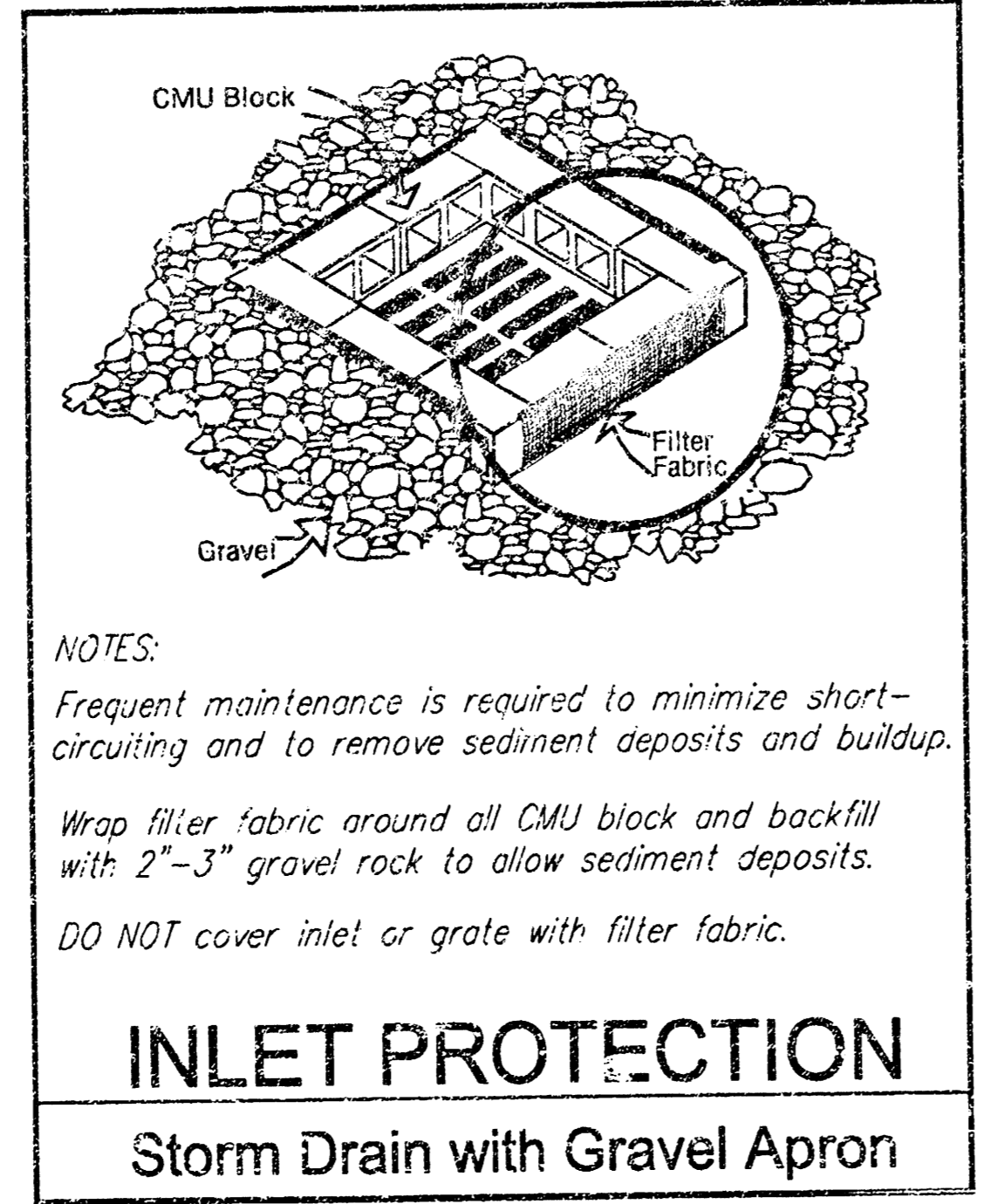
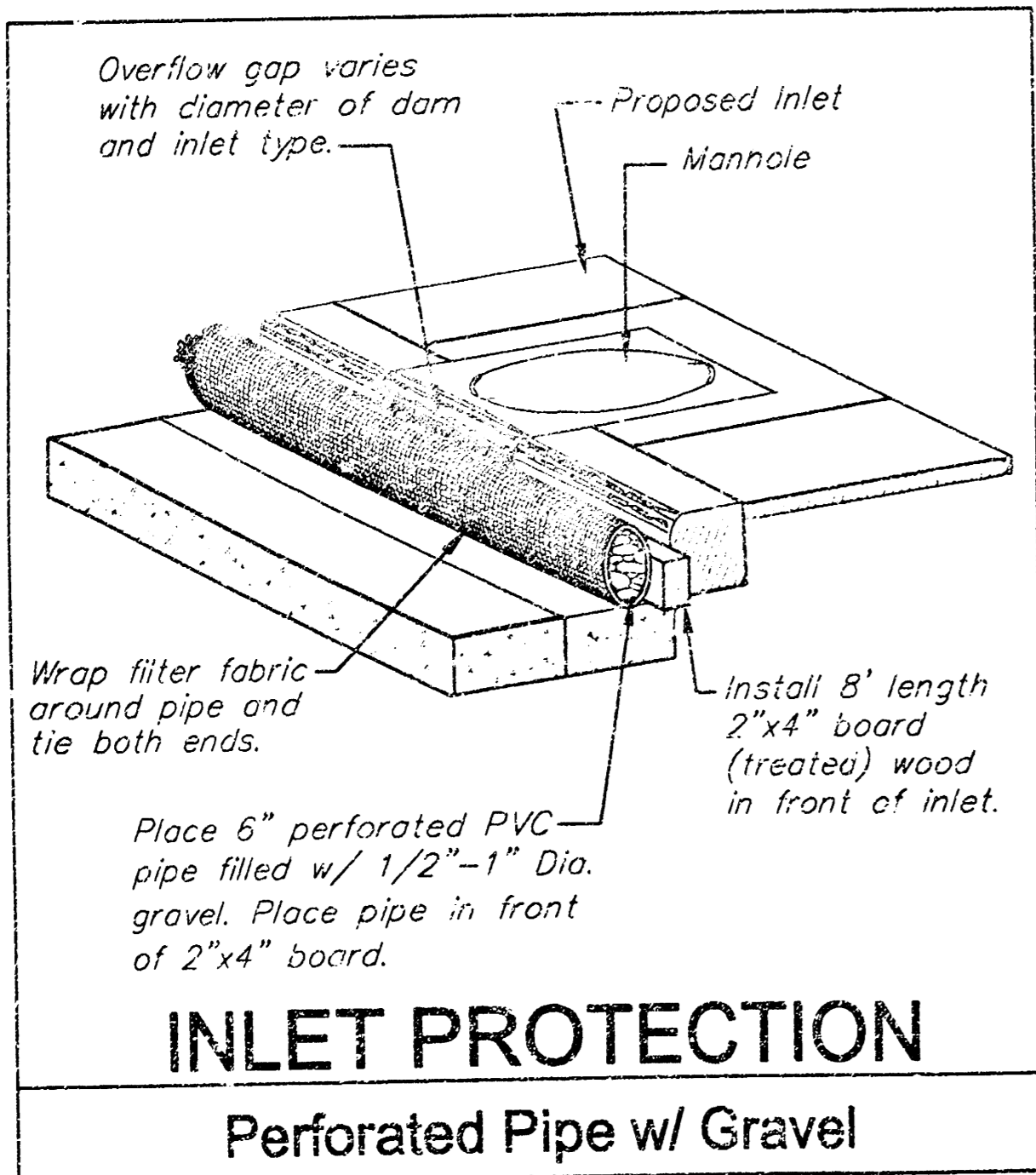


YARD INLET



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 neat 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 wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
8. Special yard inlet shall be paid for at the unit price bid per each. All standard yard inlet diameters will be 4'.



DEETER #2512 CATCH BASIN INLET GRATE & FRAME

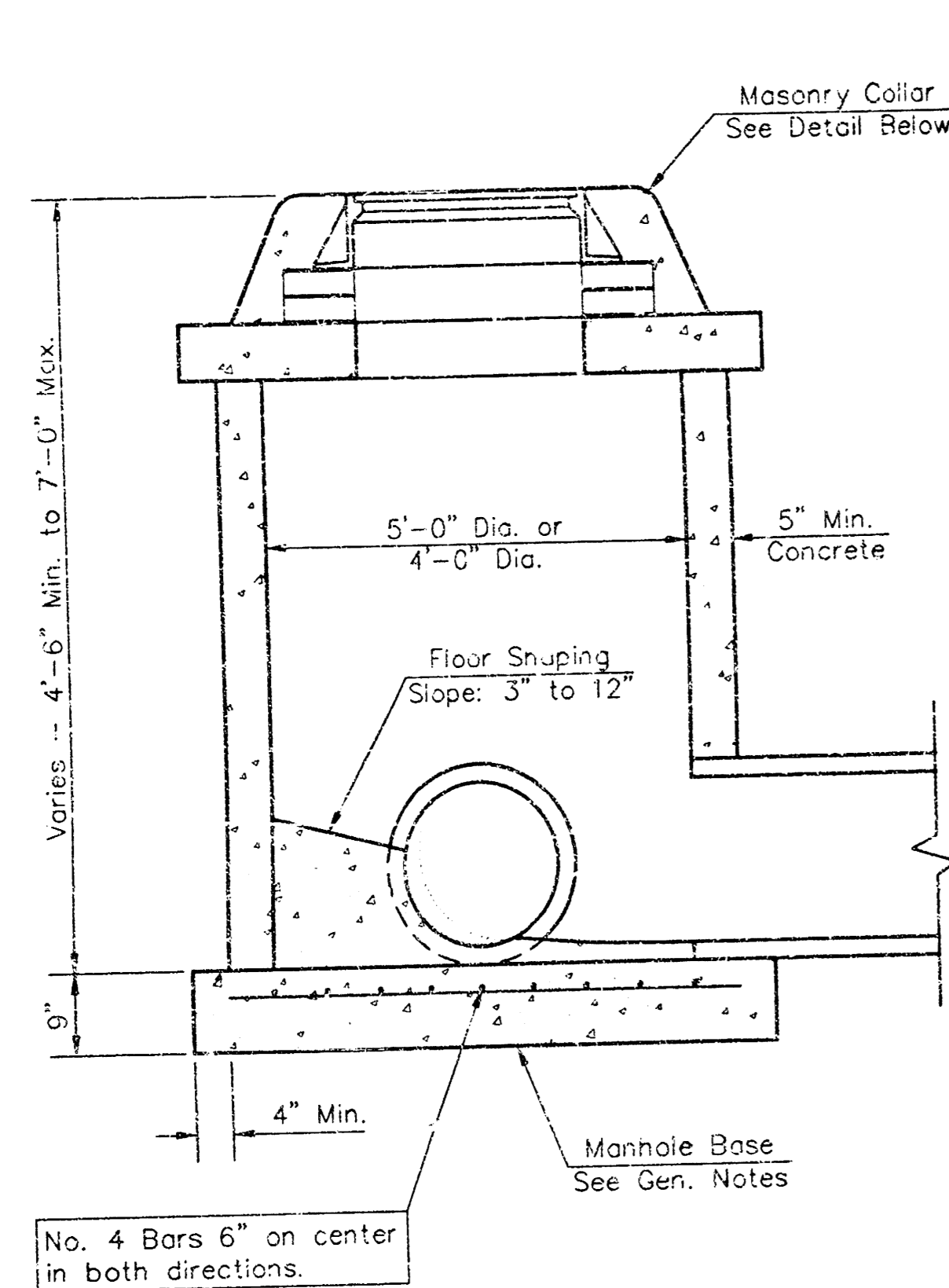
SEDIMENT BARRIER &
SPECIAL YARD INLET
WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-252-7271 • 315 01116 • WICHITA, KANSAS 67211

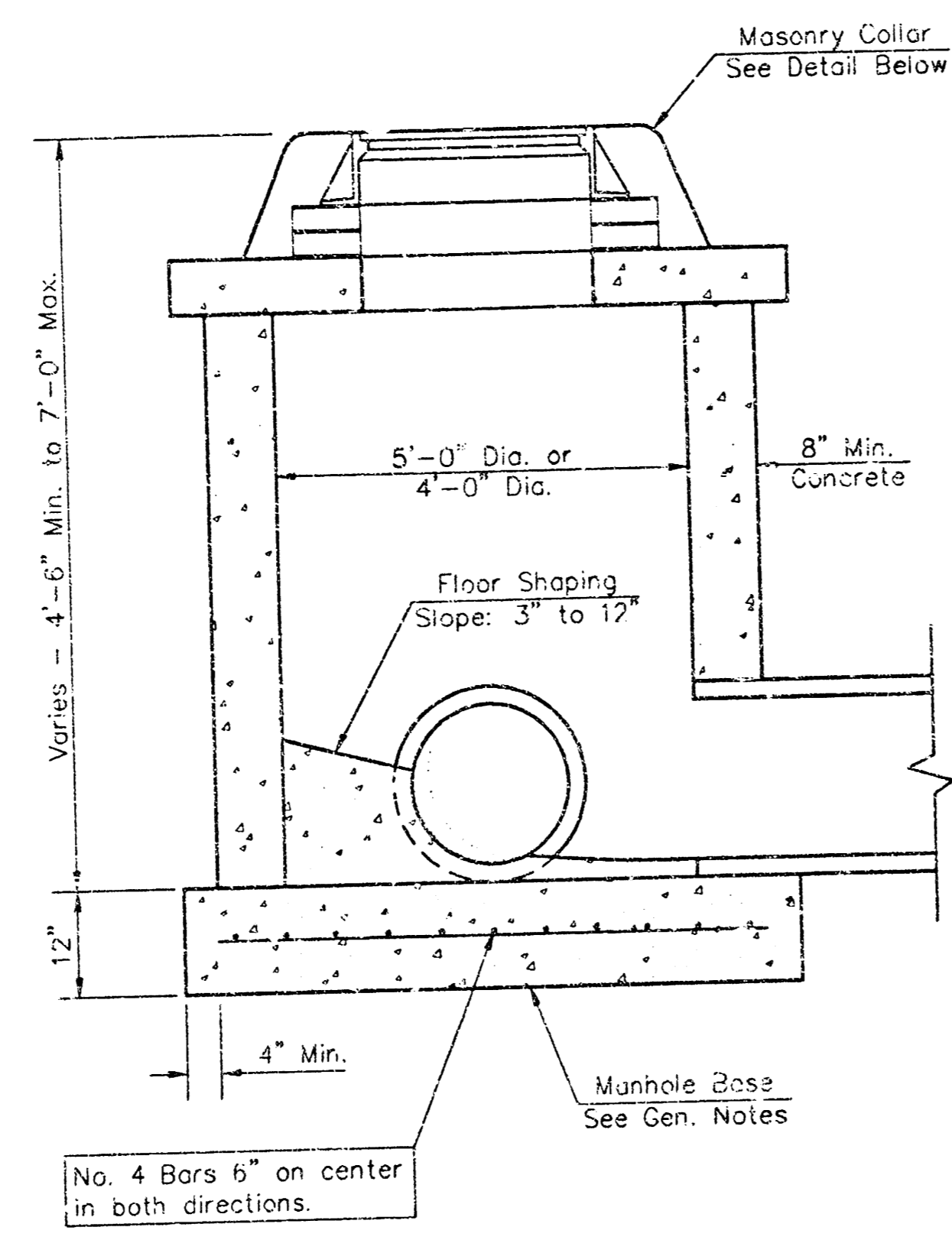
PROJECT NUMBER
1093 PPS (607661)

DESIGN	DRAWN	APPROVED	DATE	SCALE
			04/01	NONE

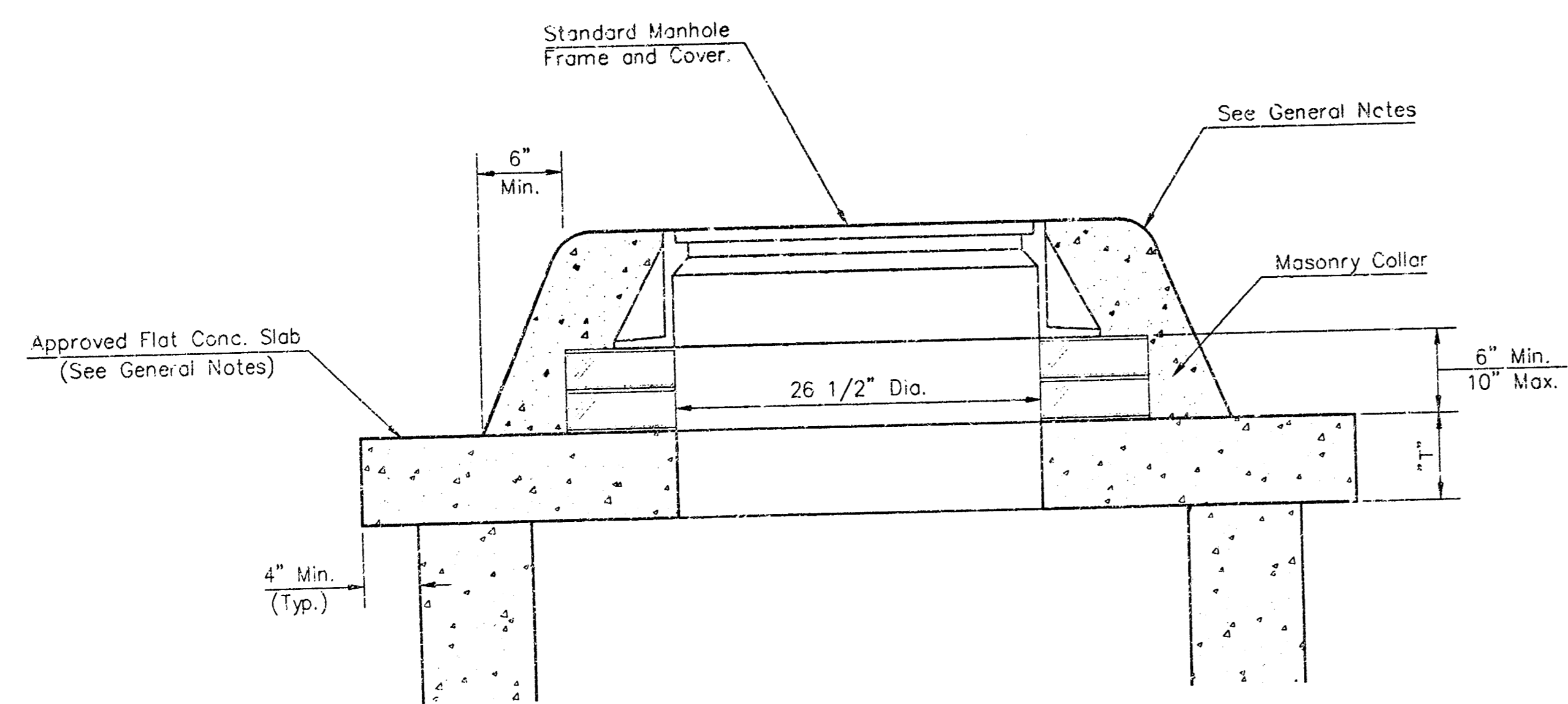
SHEET **5** OF **8**



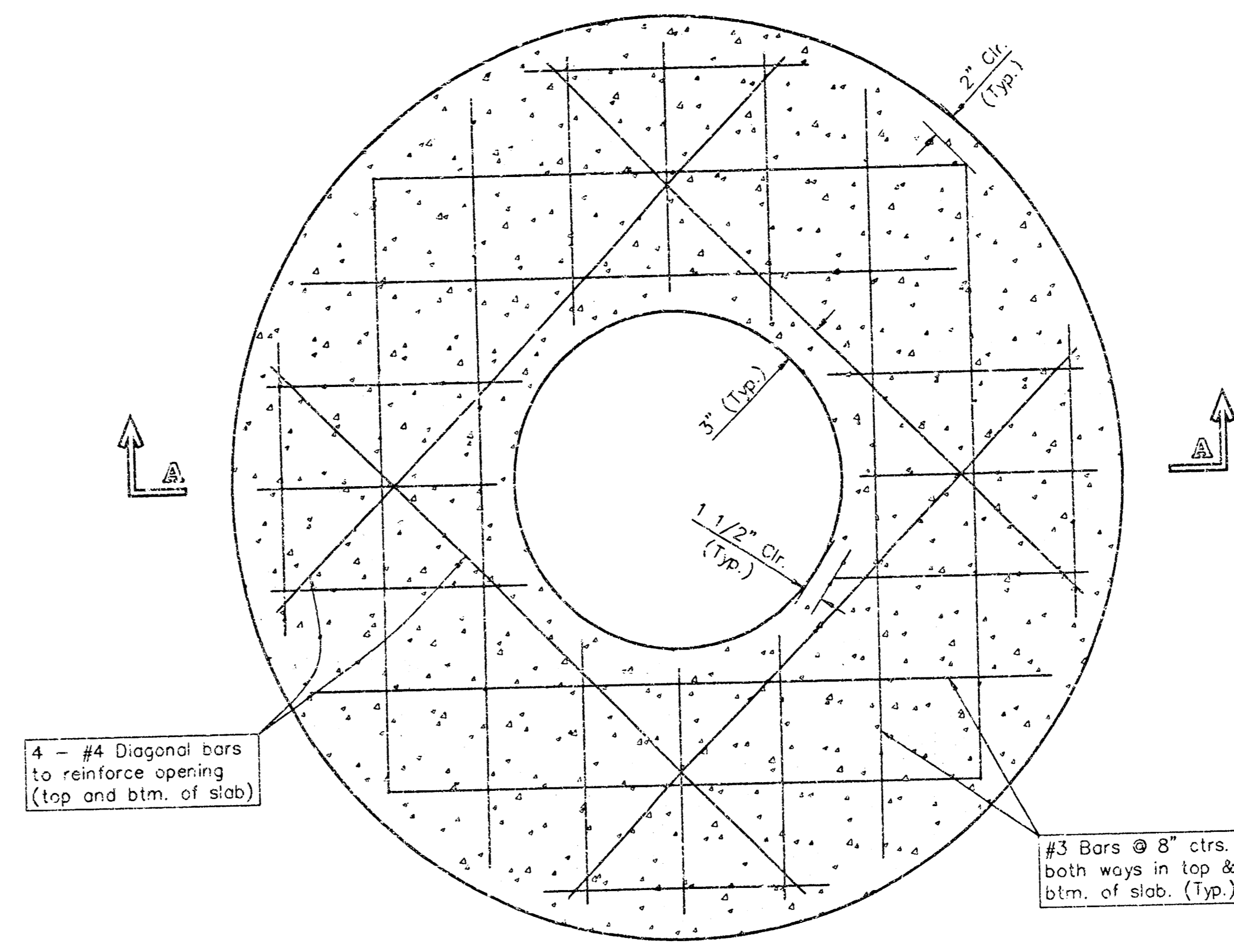
SHALLOW TYPE "P" MANHOLE



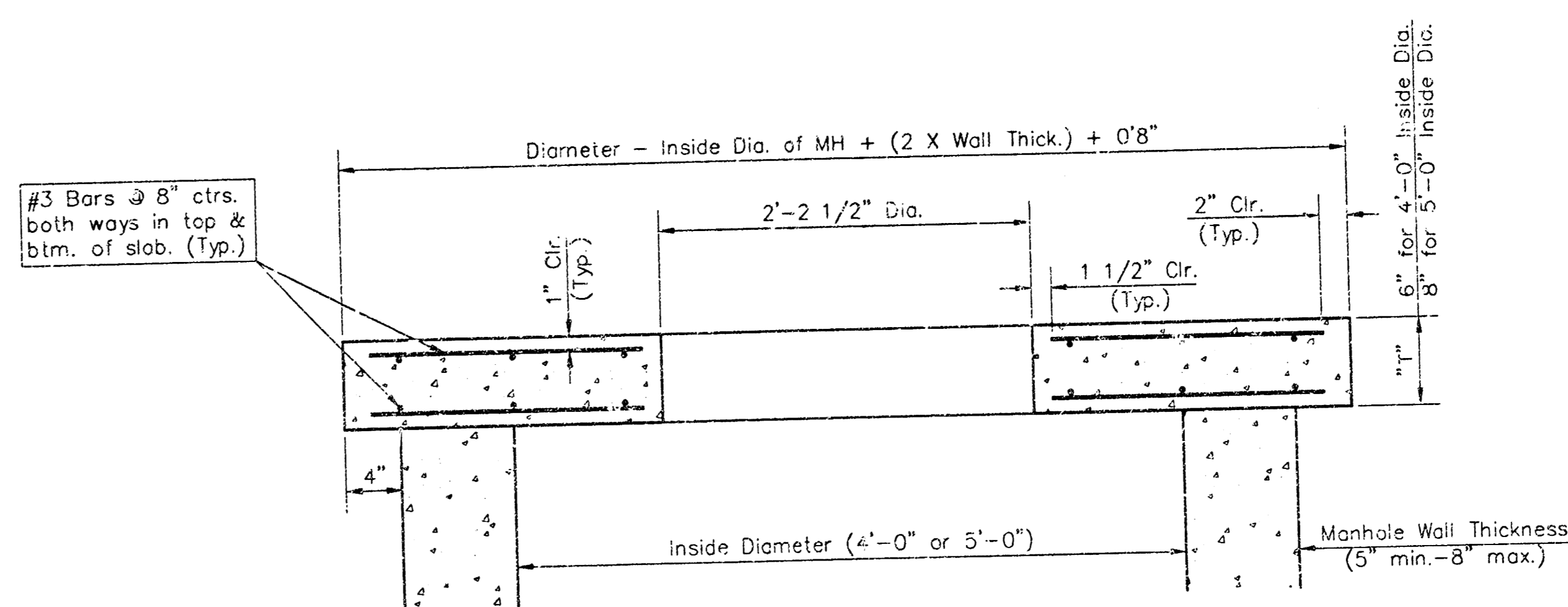
SHALLOW TYPE "C" MANHOLE



MASONRY COLLAR DETAIL



PLAN



SECTION A-A

FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

- 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. 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 6" 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.
- The floors of all manholes shall be sloped 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 oil 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 sloped around the bottom half of the pipes 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "P" and "C" shall be paid for at the unit price bid for each for the type and diameter indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or CE2-87.

CITY OF WICHITA, KANSAS
STD. SHALLOW MANHOLES
 TYPE "P" AND TYPE "C"

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 315-262-7271 • 315 CALLS • WICHITA, KANSAS 67201

PROJECT NUMBER
1088 PPS (807861)

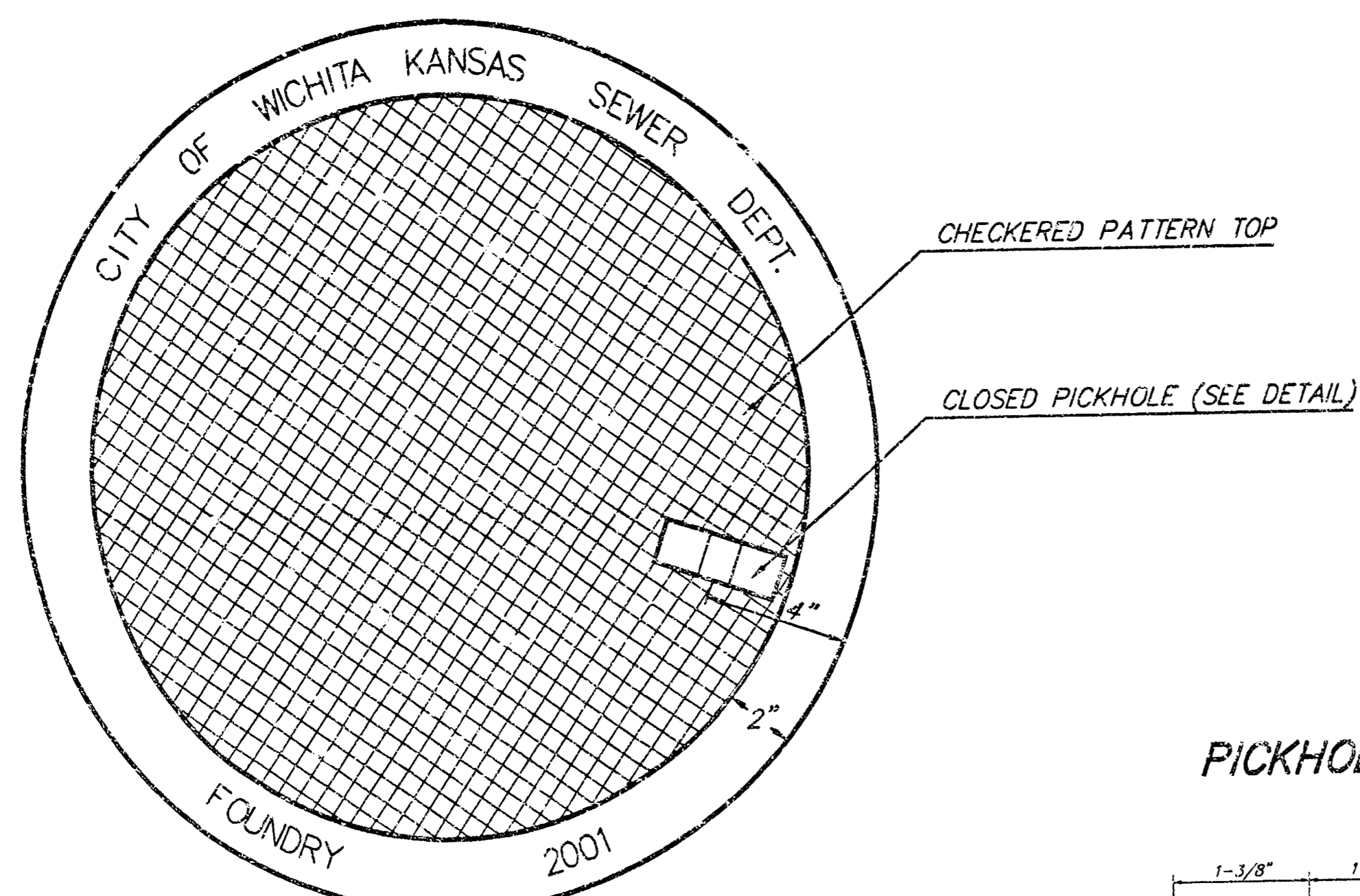
DESIGN STAFF: _____ DATE: 04/01
 DRAWN STAFF: _____ SCALE: NONE
 APPROVED STAFF: _____

SHEET **5** OF **8**

MANHOLE FRAME AND COVER DETAIL

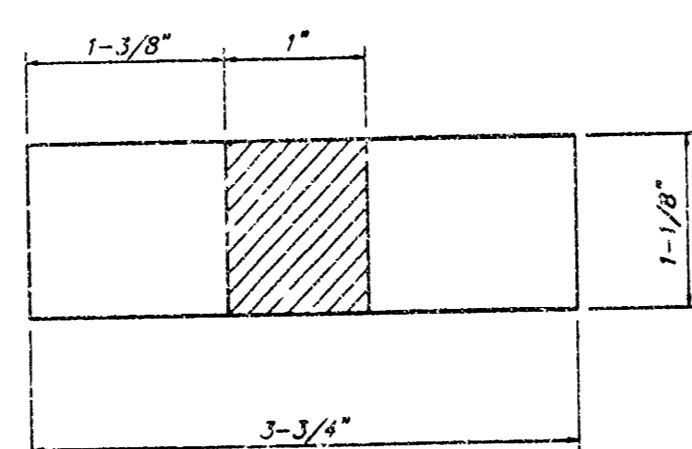
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE COVER
Weight = 180 Lbs.

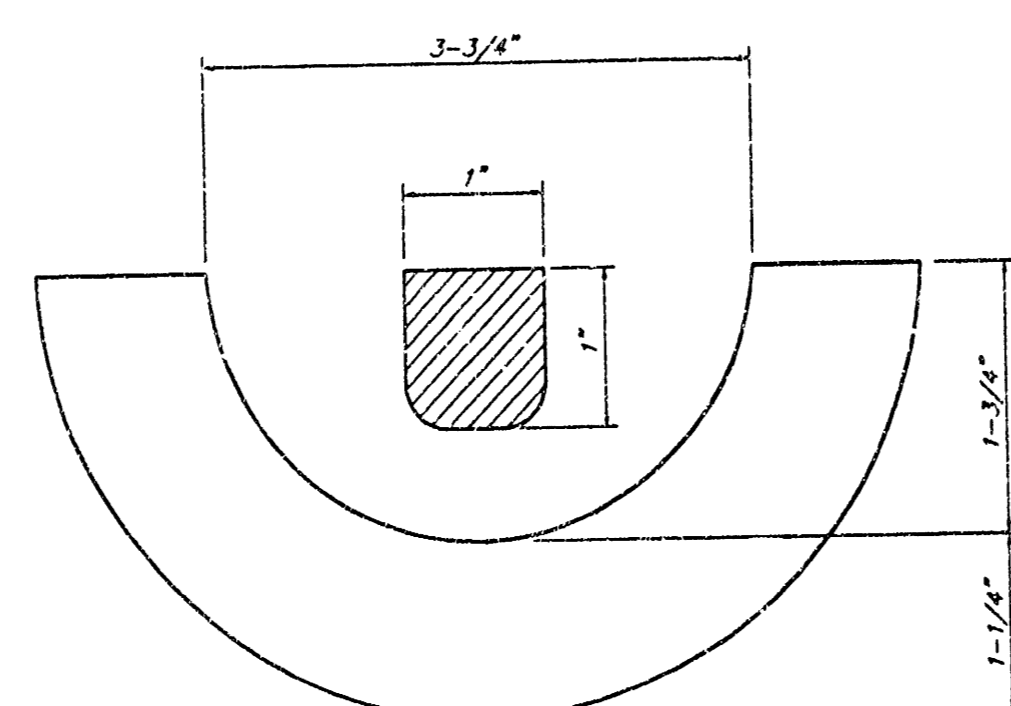


TOP VIEW

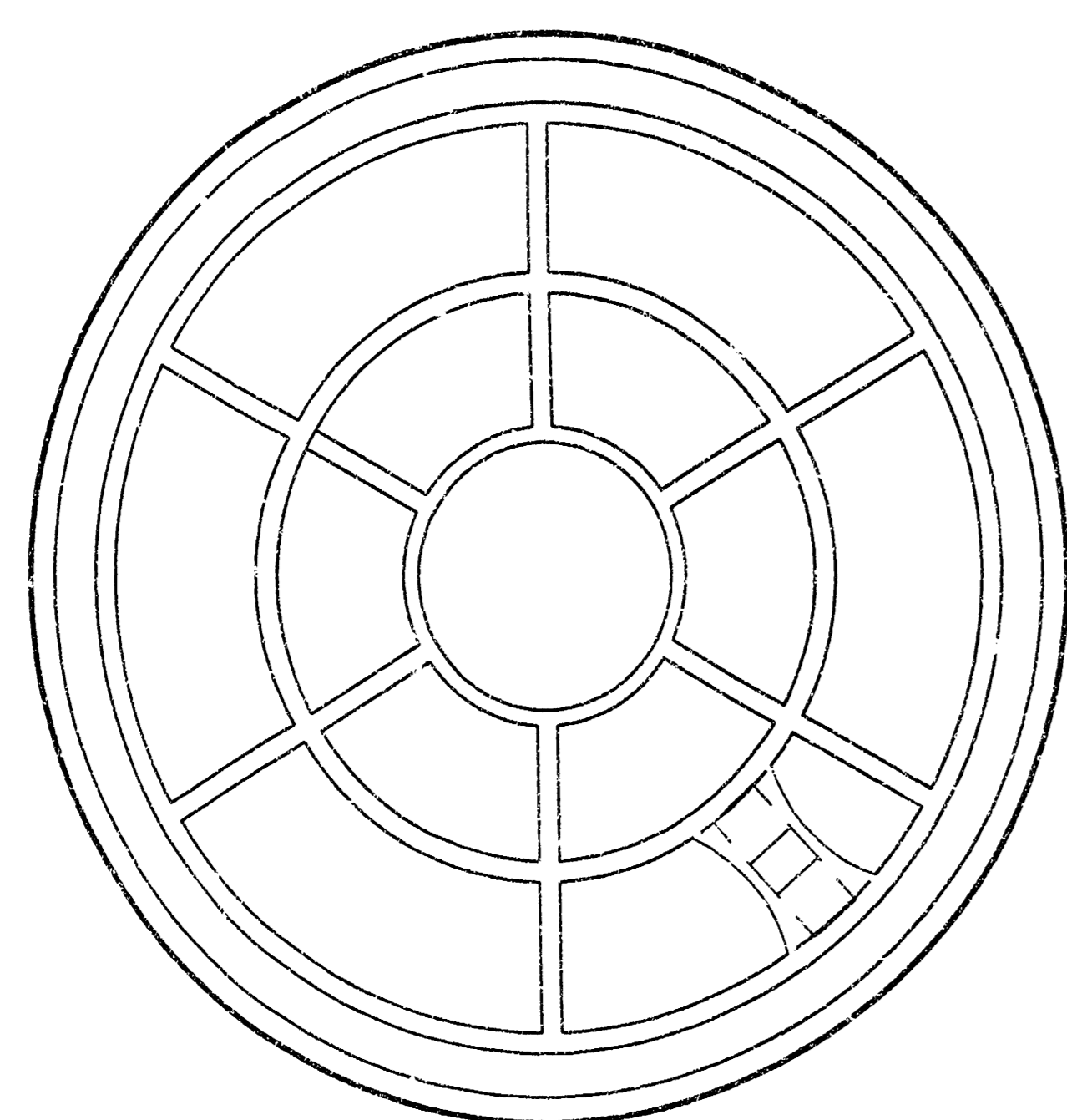
PICKHOLE DETAIL



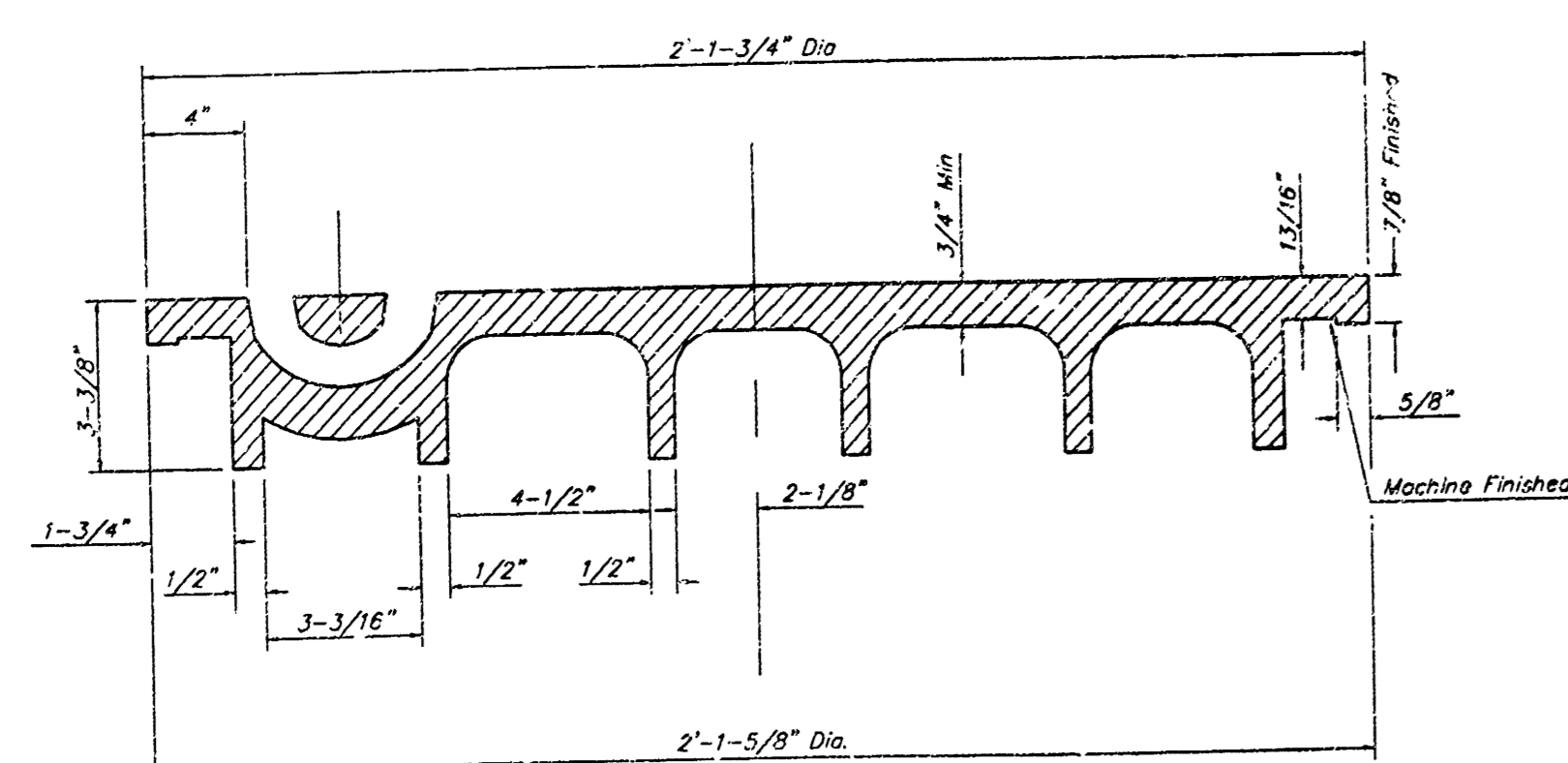
TOP VIEW



SECTION VIEW

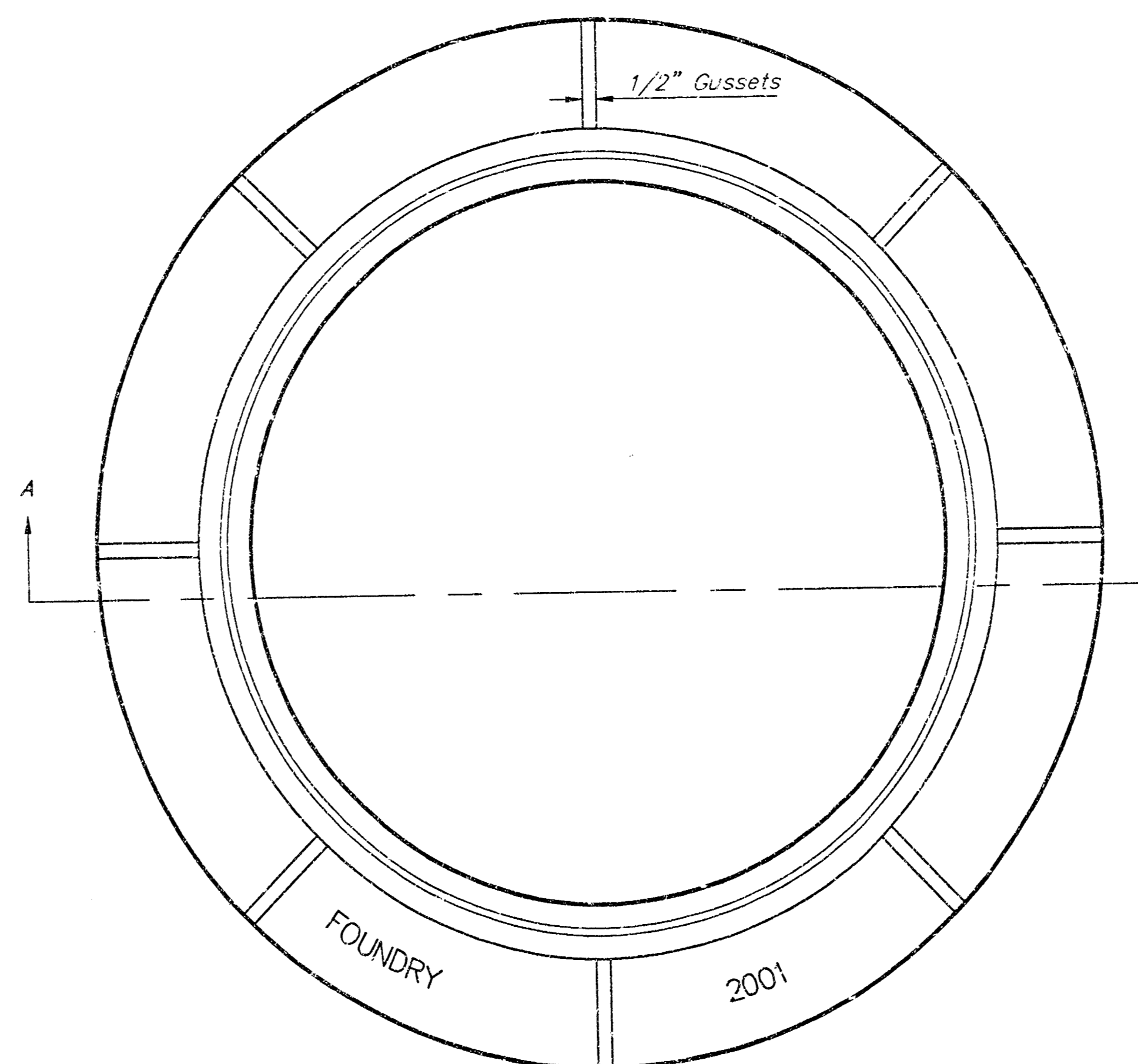


BOTTOM VIEW

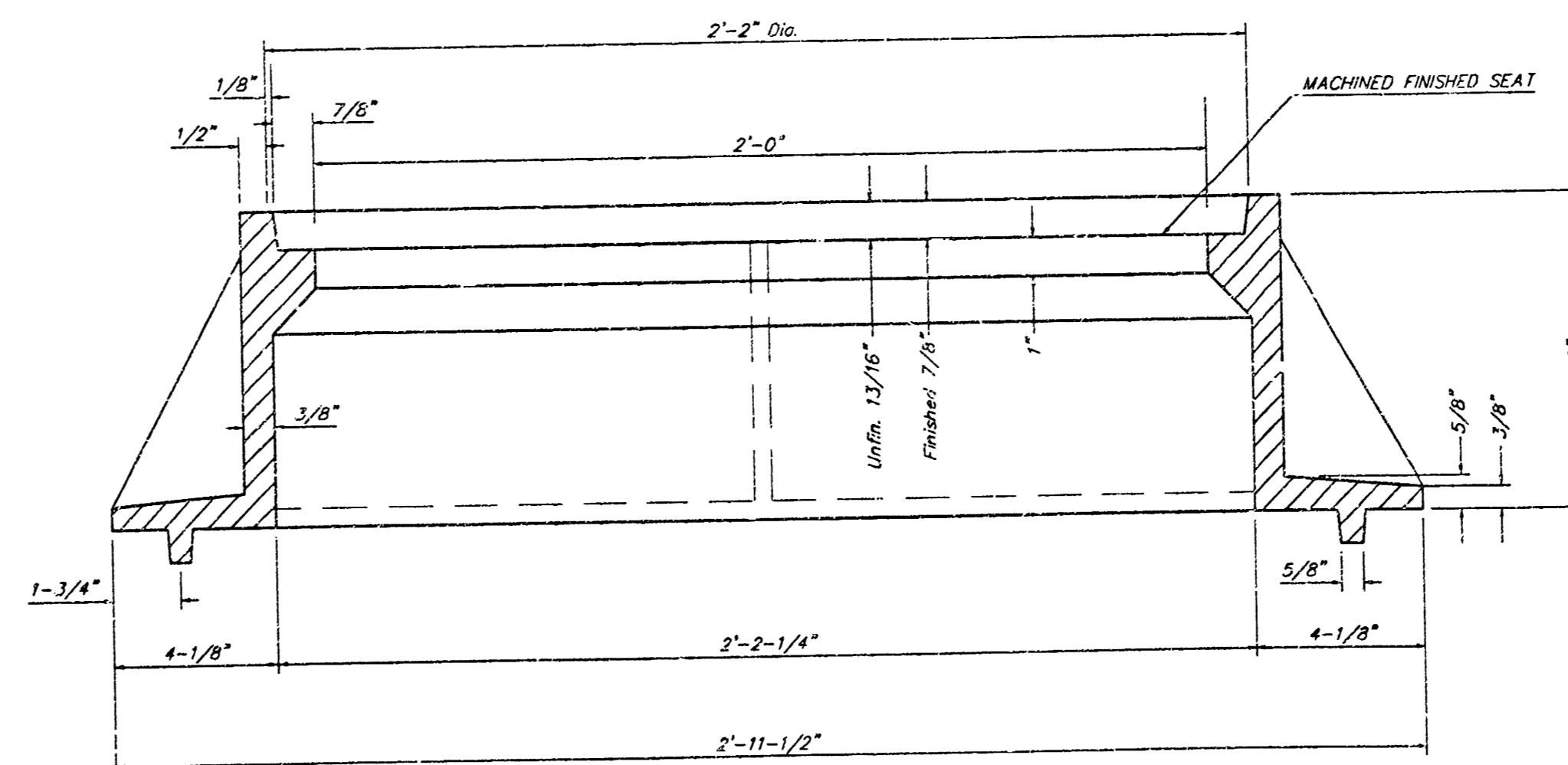


SECTION VIEW

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

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.

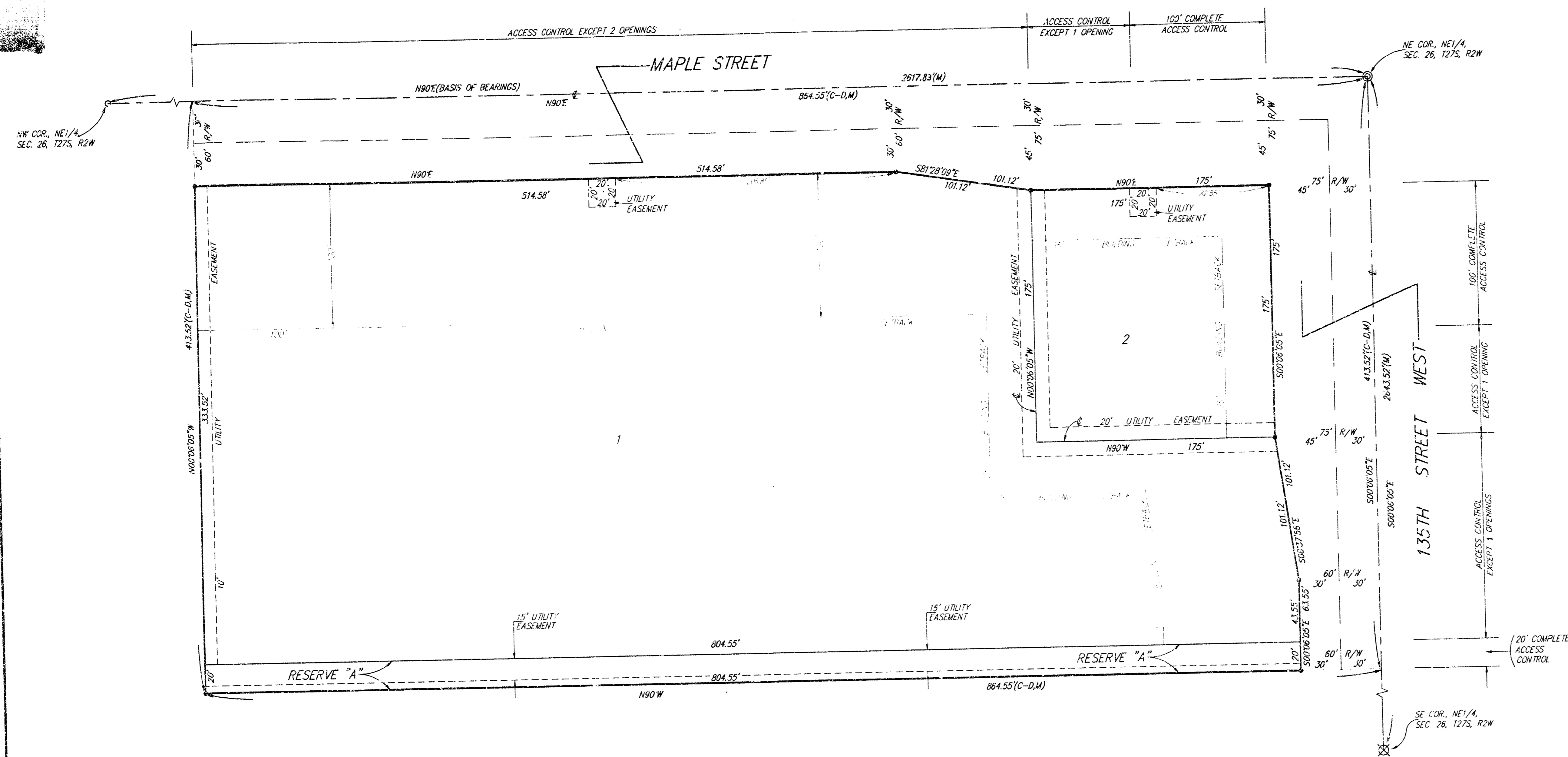
MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME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

MANHOLE FRAME AND COVER DETAIL			
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
315-262-2221 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 1093 PPS (807881)			SHEET 7
DESIGN STAFF	DRAWN STAFF	APPROVED DATE 04/01	SCALE NONE OF 8

AUBURN HILLS COMMERCIAL 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27th day of July, 1997. Wichita-Sedgwick County Metropolitan Area Planning Commission

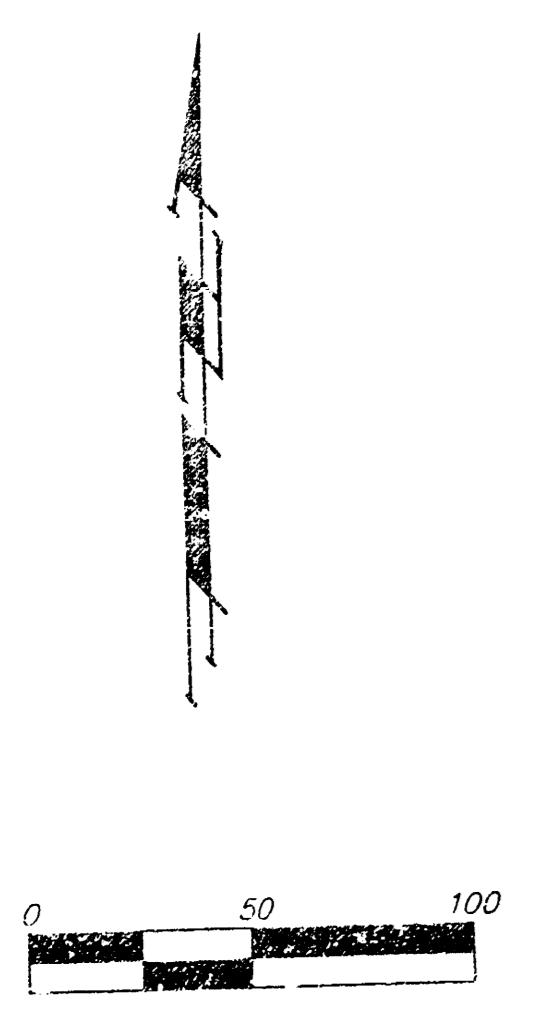
John C. Frye Chairman
John C. Frye
Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 17th day of JUNE, 1997.

Bob Knight Mayor
Bob Knight
Pat Burnett City Clerk
Pat Burnett

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plot is a true and correct exhibit of the property surveyed, described as follows: The east 864.55 feet of the north 413.52 feet of the NE 1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas. Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Co., P.A.

Michael G. Conrey Surveyor
L.S. 5-13-97



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = THIMBLE (FOUND)
- = 3/4" IRON (FOUND)
- ⊗ = 1" IRON (FOUND)
- (M) = MEASURED
- (C-P) = CALCULATED PER DESCRIBED INFO

NOTE: See Community Unit Plan (DP-225) for additional building setbacks

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets and a Reserve to be known as "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for a landscape buffer, landscaping, berms, open space, a private screening wall, and utilities as confined to easements. Utility main lines and service lines shall be allowed to cross the private screening wall areas within Reserve "A" not covered by the utility easement. Reserve "A" shall be owned and maintained by the owner of Lot 1. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to 135th Street West at one location over all except the north 100 feet of the east line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Maple Street at one location over all except the east 100 feet of the north line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 135th Street West at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas.

BER, LLC.

[Signature]

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.
State Bank of Colwich

James D. Ashcraft A.P.
JAMES D. ASHCRAFT

State of Kansas) SS The foregoing instrument acknowledged before me, this 27th day of July, 1997, by James D. Ashcraft, A.P., of State Bank of Colwich, on behalf of the bank.

My App't. Exp. 05/05/01
Charles L. Arthur Notary Public
CHARLES L. ARTHUR

State of Kansas) SS The foregoing instrument acknowledged before me, this 27th day of July, 1997, by Jay W. Russell, Manager of BER, LLC., on behalf of the company.

Charles L. Arthur Notary Public

Entered on transfer record this 9th day of July, 1997.

James Afford County Clerk
James Afford
SEDGWICK COUNTY, KANSAS

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 10th day of July, 1997, at 4:00 o'clock P.M. and is duly recorded.

Larry Consvler Register of Deeds
Larry Consvler
Michael D. Hurtt Deputy
Michael D. Hurtt

#1616880