

# STORM WATER SEWER TO SERVE 127TH RETAIL ADDITION

Lots 4-5

Private Project Number

1127 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

June 2001

## LEGAL DESCRIPTION:

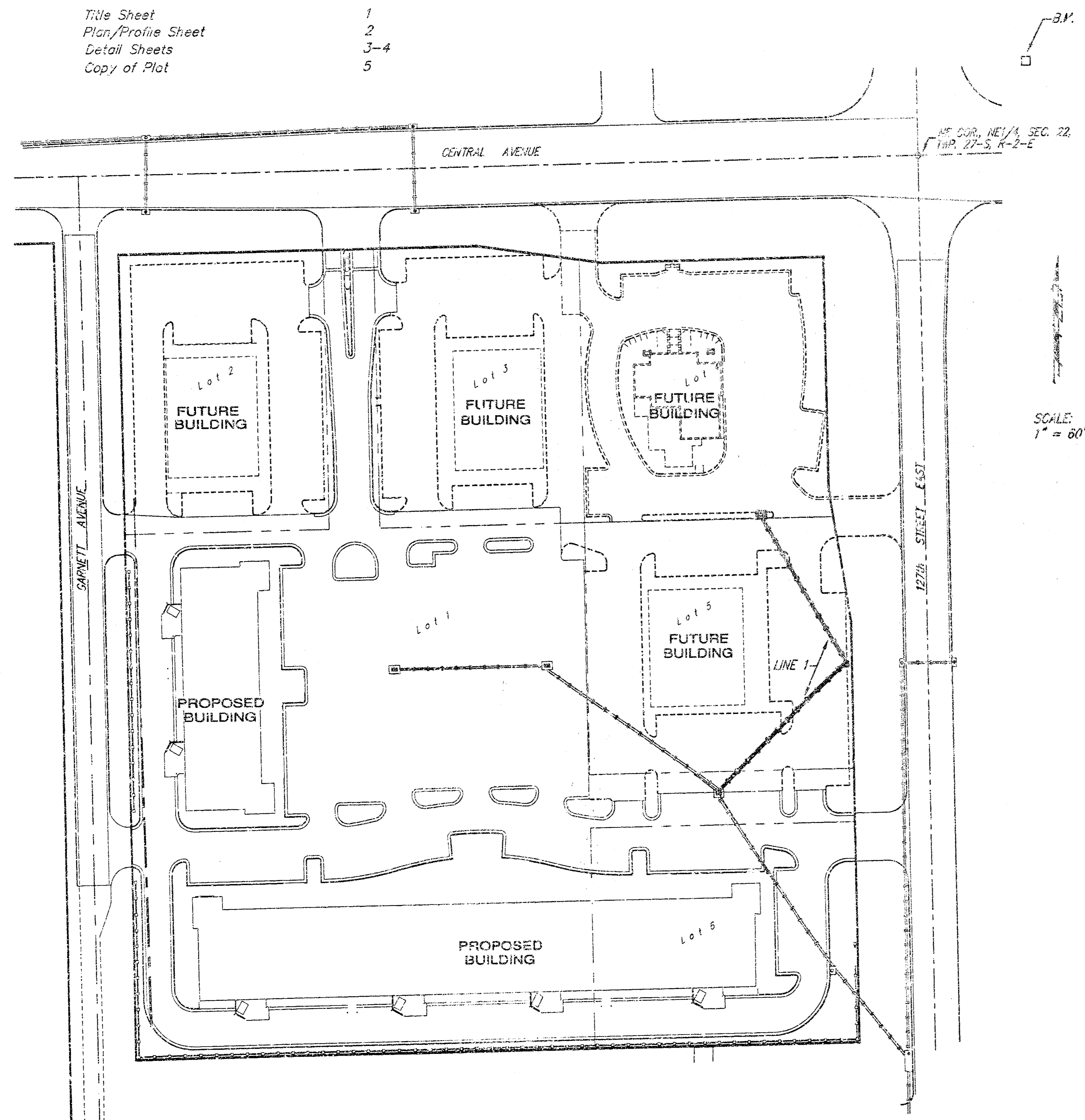
Lot 4-5, 127th Retail Addition, Wichita, Sedgwick County, Kansas.

## BENCHMARK:

"B" Located in traffic signal box base. Traffic signal located at the Northeast corner of subject property adjacent to the intersection of Central Ave. & 127th Street East.  
Elevation: 182.18 City Datum

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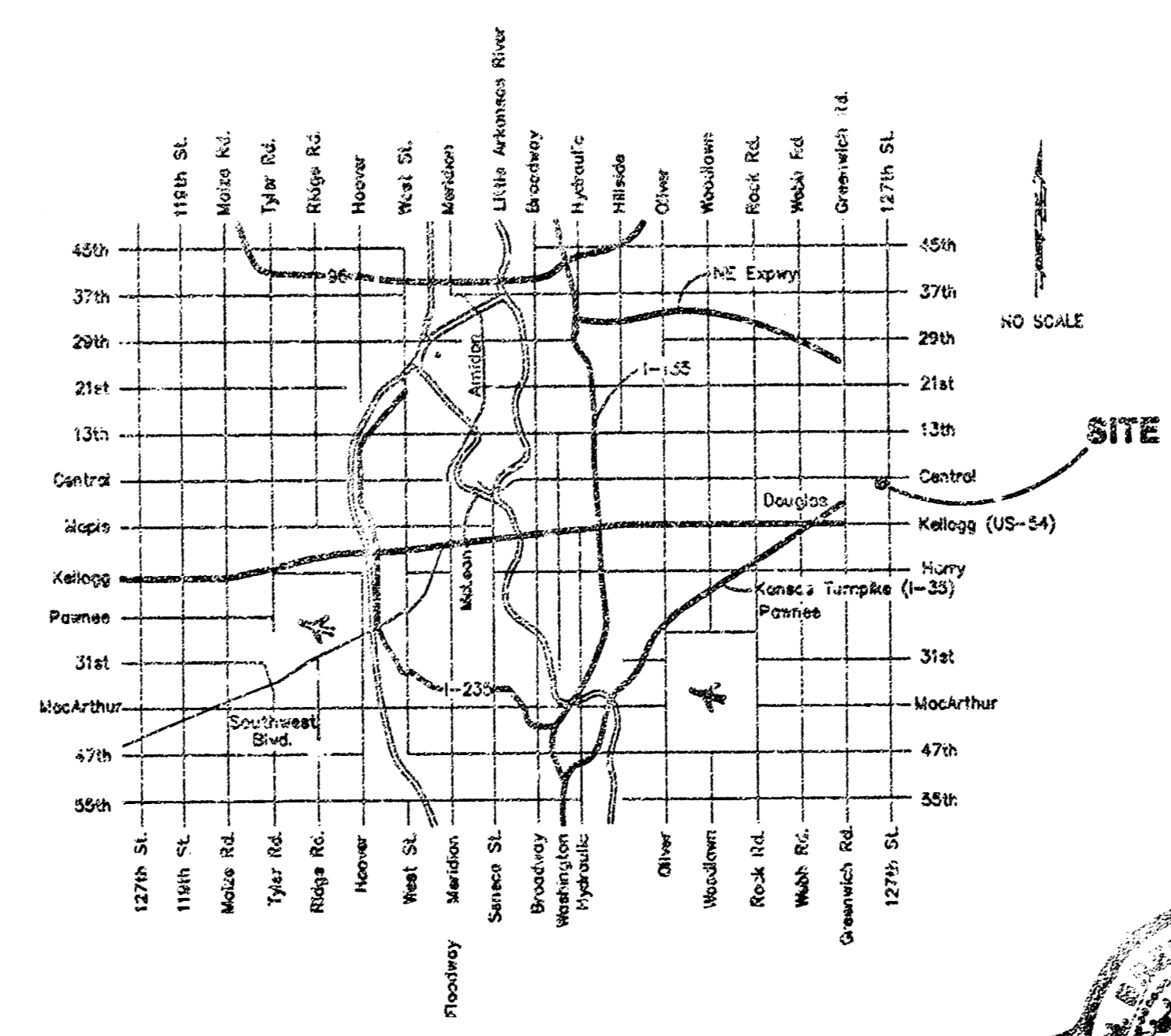
## General Notes

- 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
Cox Communications	252-4270
Kansas Gas Service Company	383-8500
Kansas Gas & Electric Company	383-8550
Peoples Gas Company	942-7600
Southwestern Bell Telephone Company	1-571-2311
City of Wichita Water Department	263-4903
City of Wichita Sewer Department	268-4071

The Contractor must notify the following in case of an emergency:
- 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.
- All disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 2 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 82 lb./1000 Sq. Ft. Mulch shall be "patted" with rakes 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.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.

**AS-BUILT**  
Date 6/2/01  
Signed [Signature]



Location Map

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 6/20/01

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).

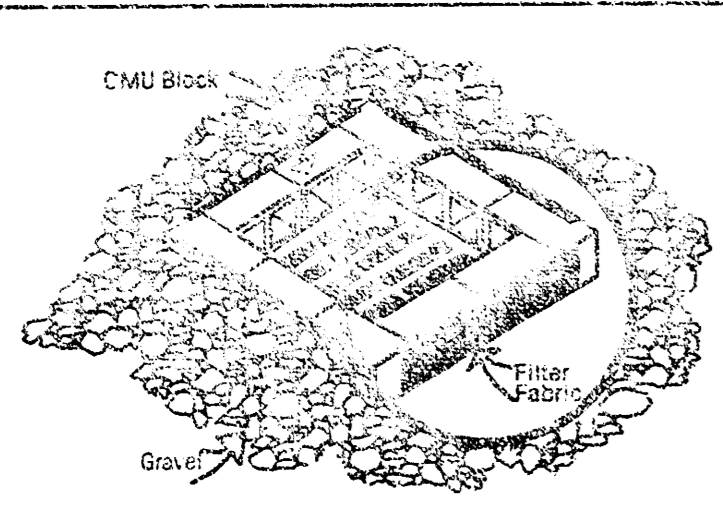


06/18/01  
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211  
F:\ENGL\277\127th\127th Sewer.dwg - SCL

**BENCHMARK:**  
 "□" Located in Traffic Signal Box Base. Traffic Signal Located at the Northeast Corner of Subject Property Adjacent to the Intersection of Central Ave. & 127th Street East. Elevation: 182.18 (City Datum)

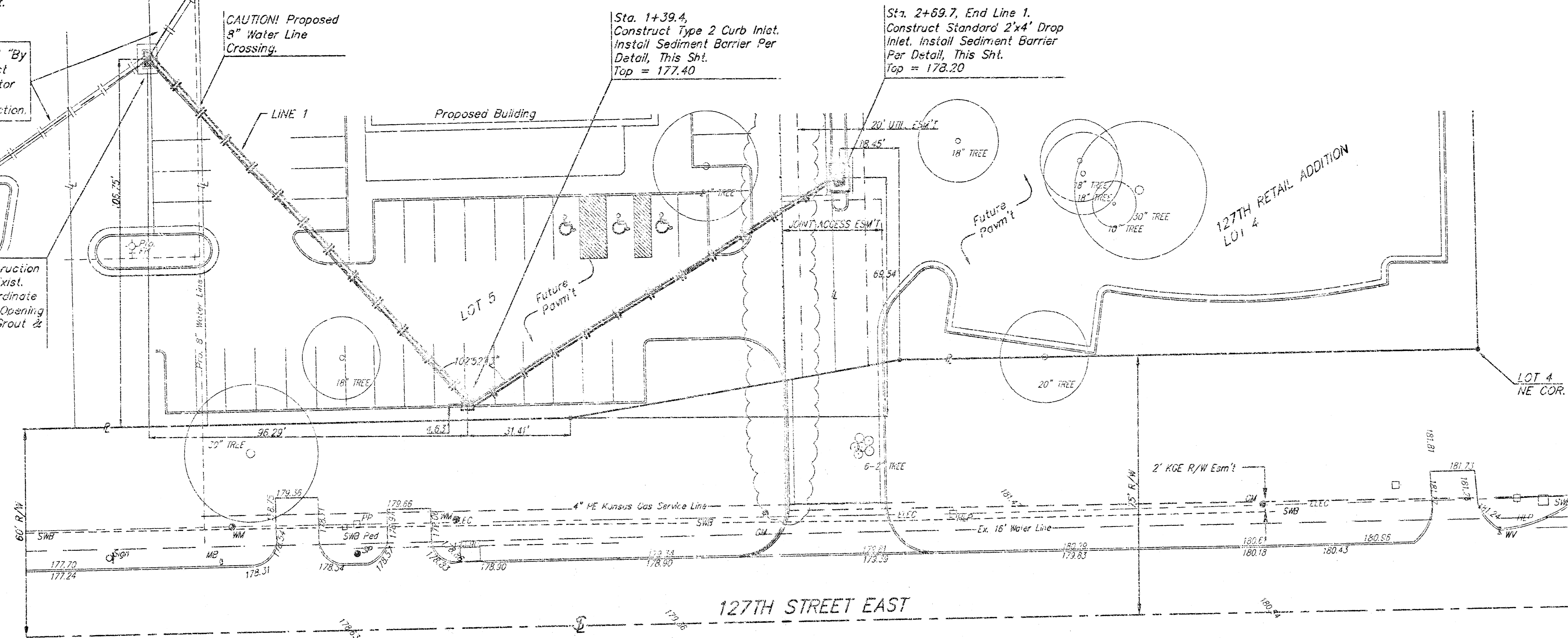
SWS Line to be Constructed "By Others" under Private Project 1082 PPS (807861) Contractor Shall Coordinate With Other Contractor Prior to Construction.

Sta. 0+00, Begin Construction w/15" RCP. Core Into Exist. 2'x4' Drop Inlet or Coordinate w/Contractor to Leave Opening Prior to Construction. Grout & Seal Water Tight.

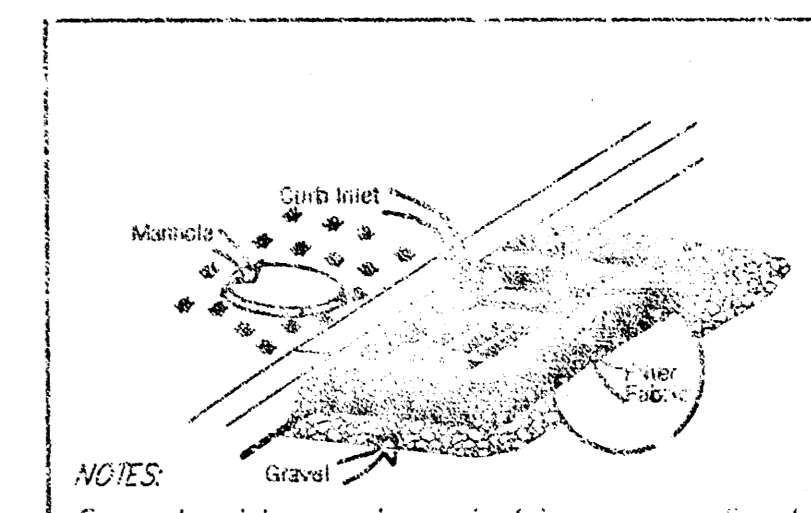


**NOTES:**  
 Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.  
 Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.  
 DO NOT cover inlet or grate with filter fabric.

**INLET PROTECTION**  
 Storm Drain with Gravel Apron

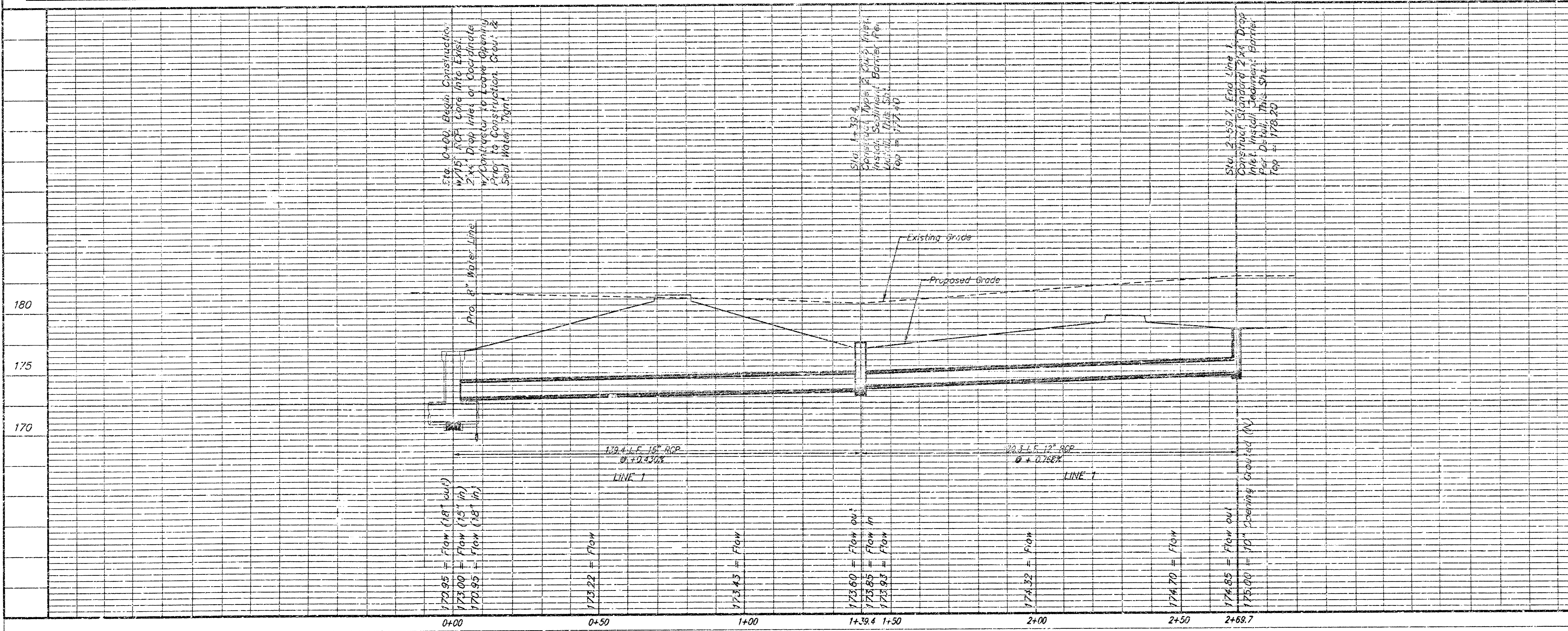


SCALE:  
 1" = 20' HORIZONTAL  
 1" = 5' VERTICAL  
 ● = IRON



**NOTES:**  
 Frequent maintenance is required 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.  
 Install Silt Fencing Behind Curb Inlet When Constructed w/ Back Slope Greater Than a 0.5%.

**CURB INLET W/GRATE**  
 SEDIMENT BARRIER DETAIL



STORM WATER SEWER TO SERVE  
**127TH RETAIL ADDITION**  
 CITY OF WICHITA, KANSAS

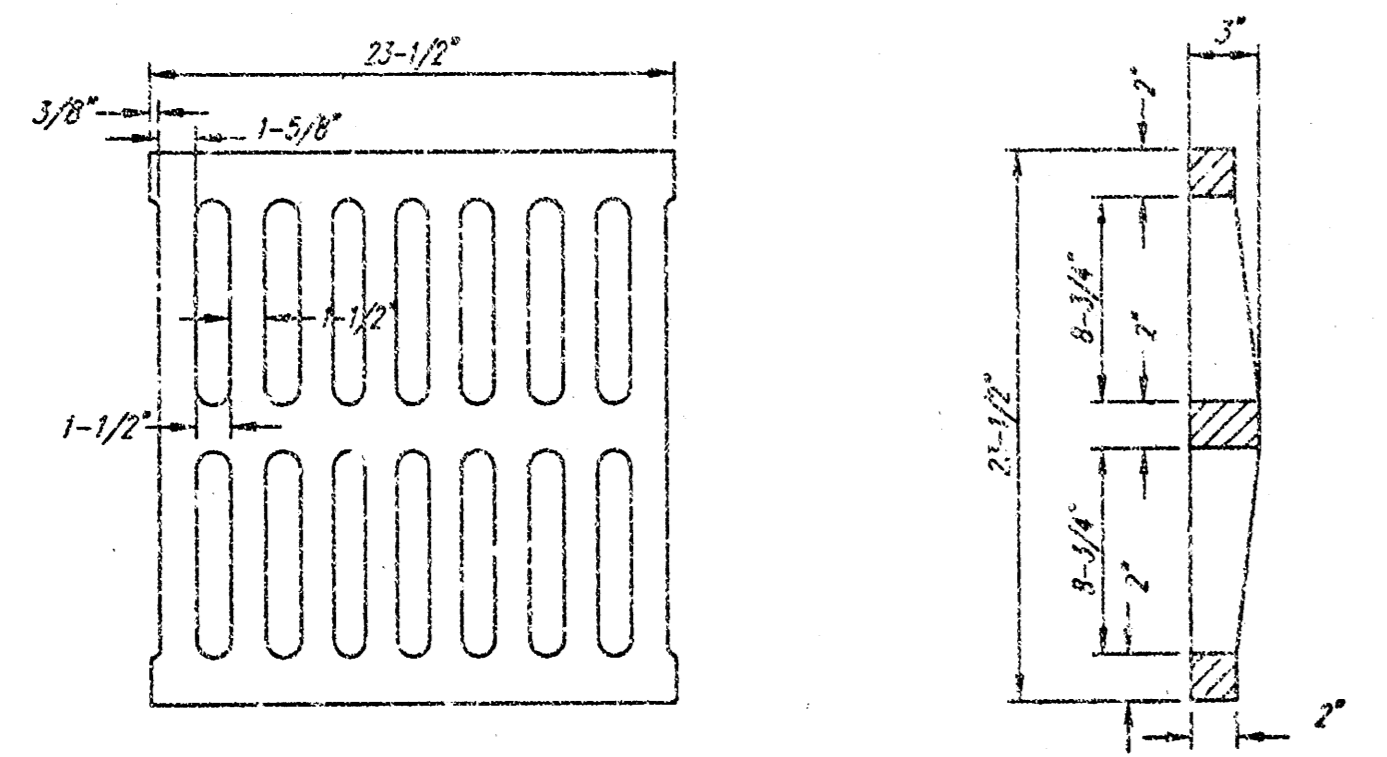
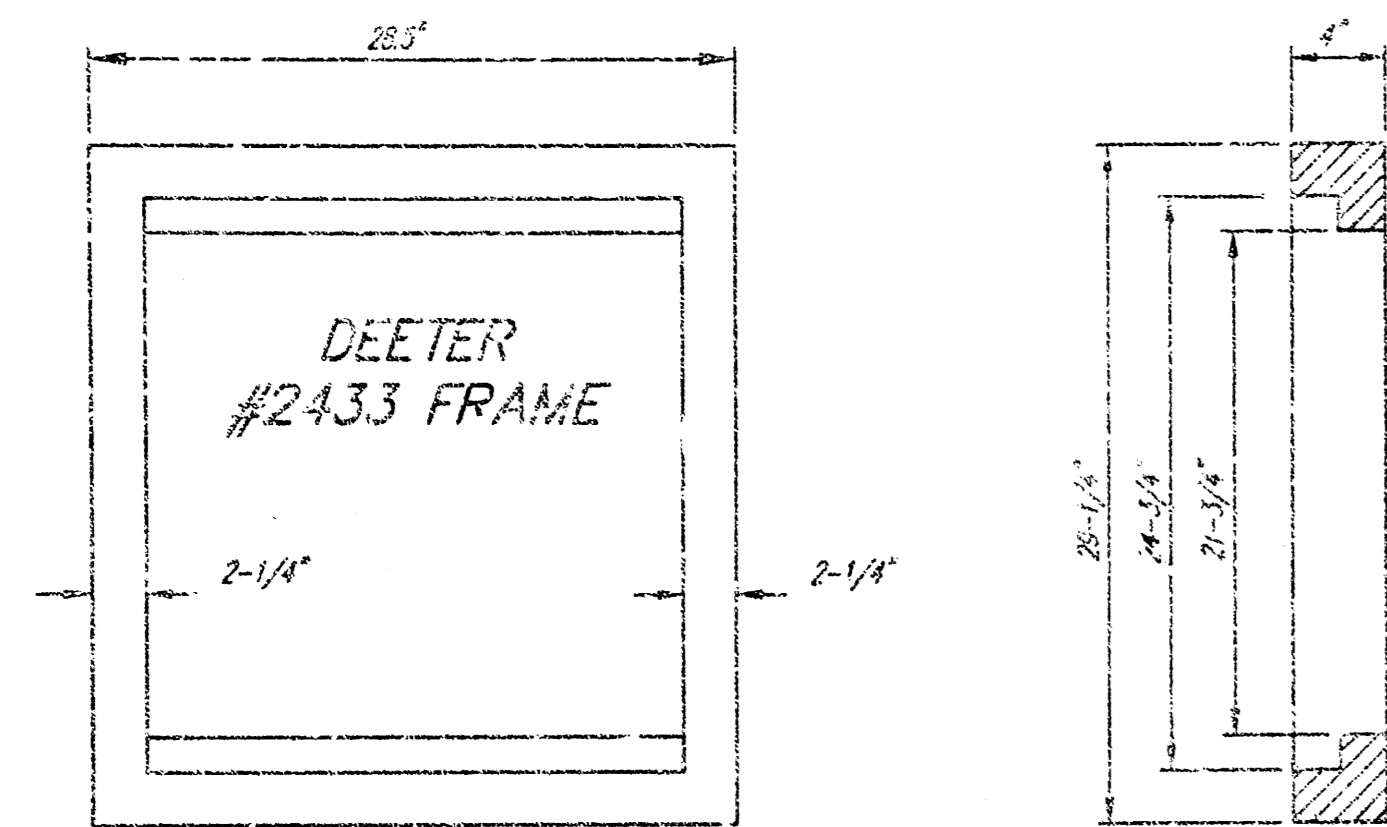
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**1127 PPS (807861)**

DESIGN SCL	DRAWN SCL	APPROVED NEW	DATE 06/13/01	SCALE NOTED
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SHEET  
**2**  
 OF  
**5**

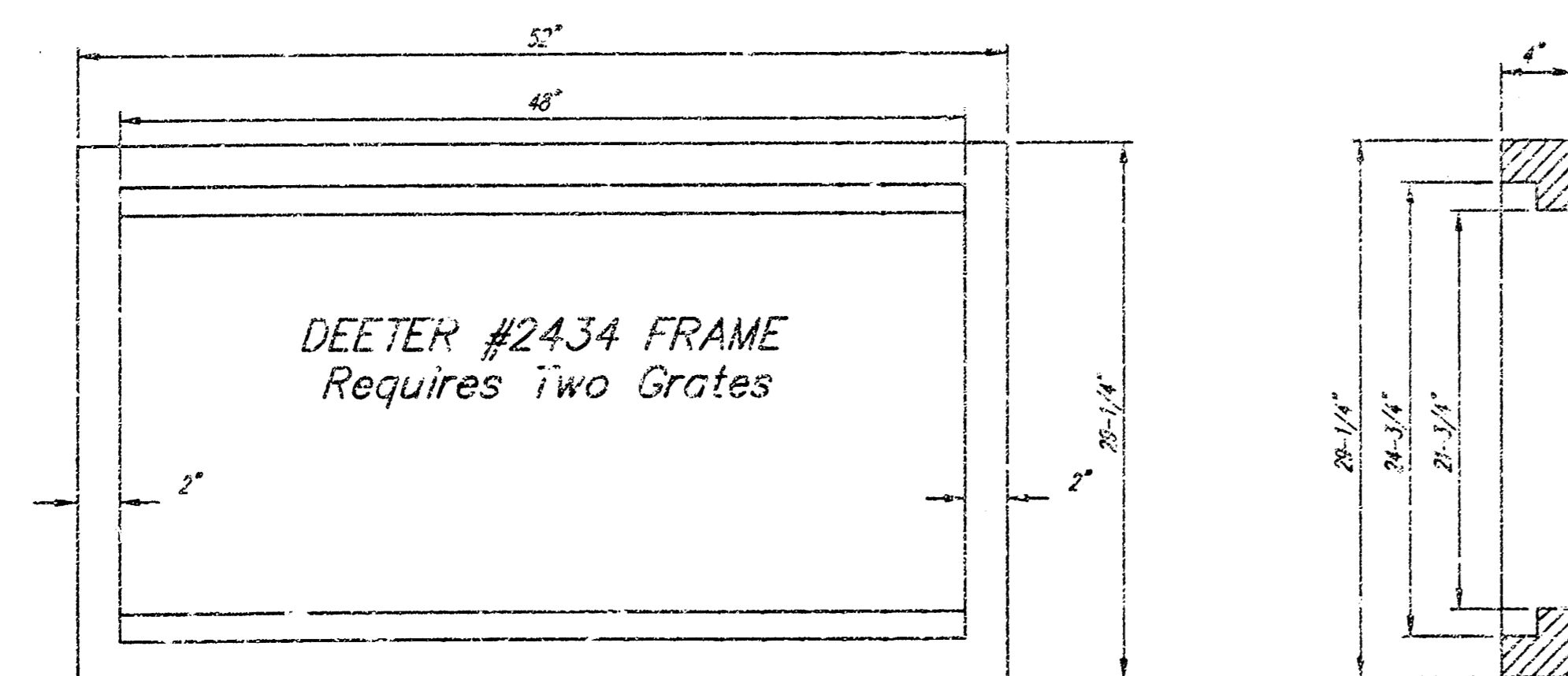
127TH RETAIL ADDITION - 01-06-1982



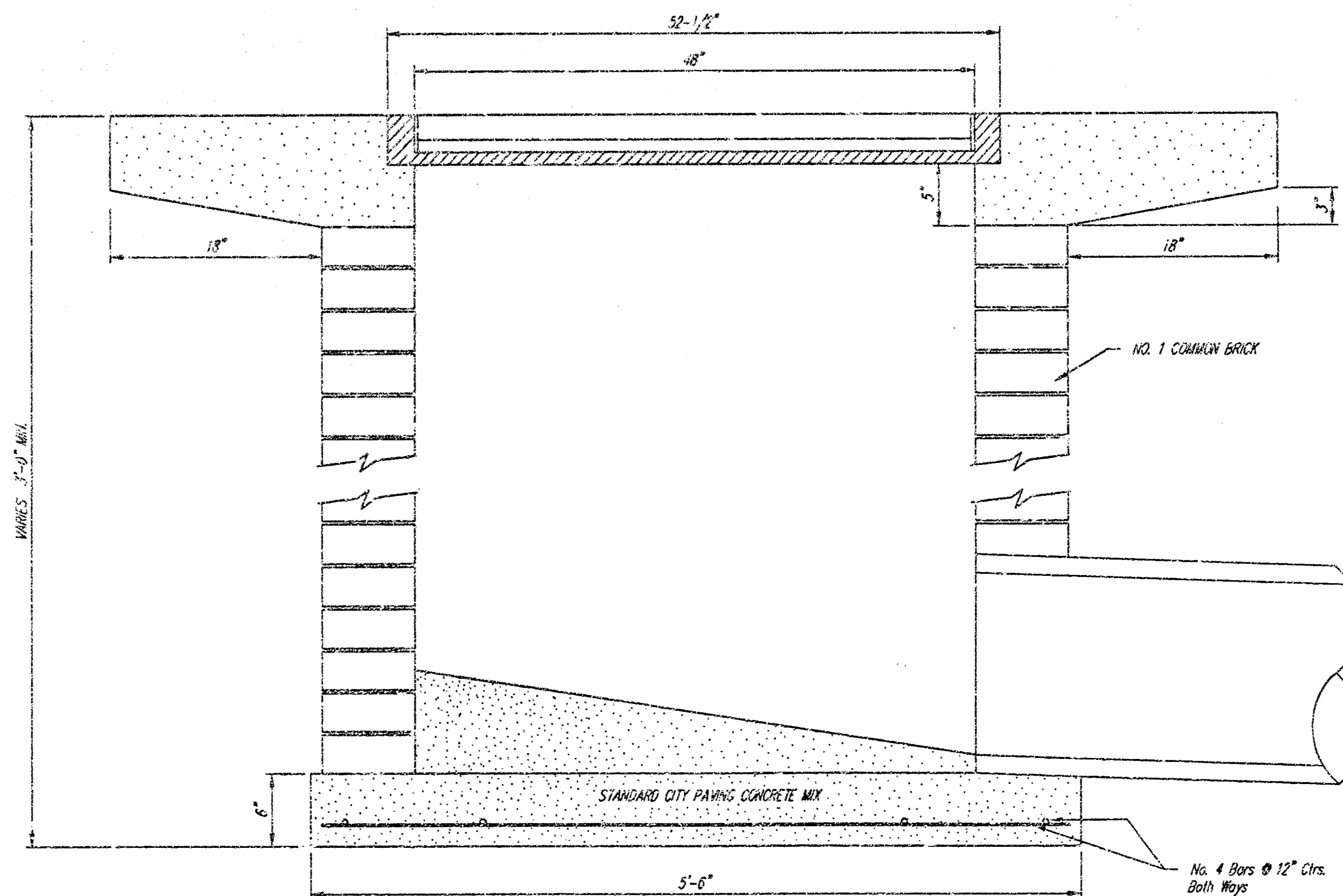
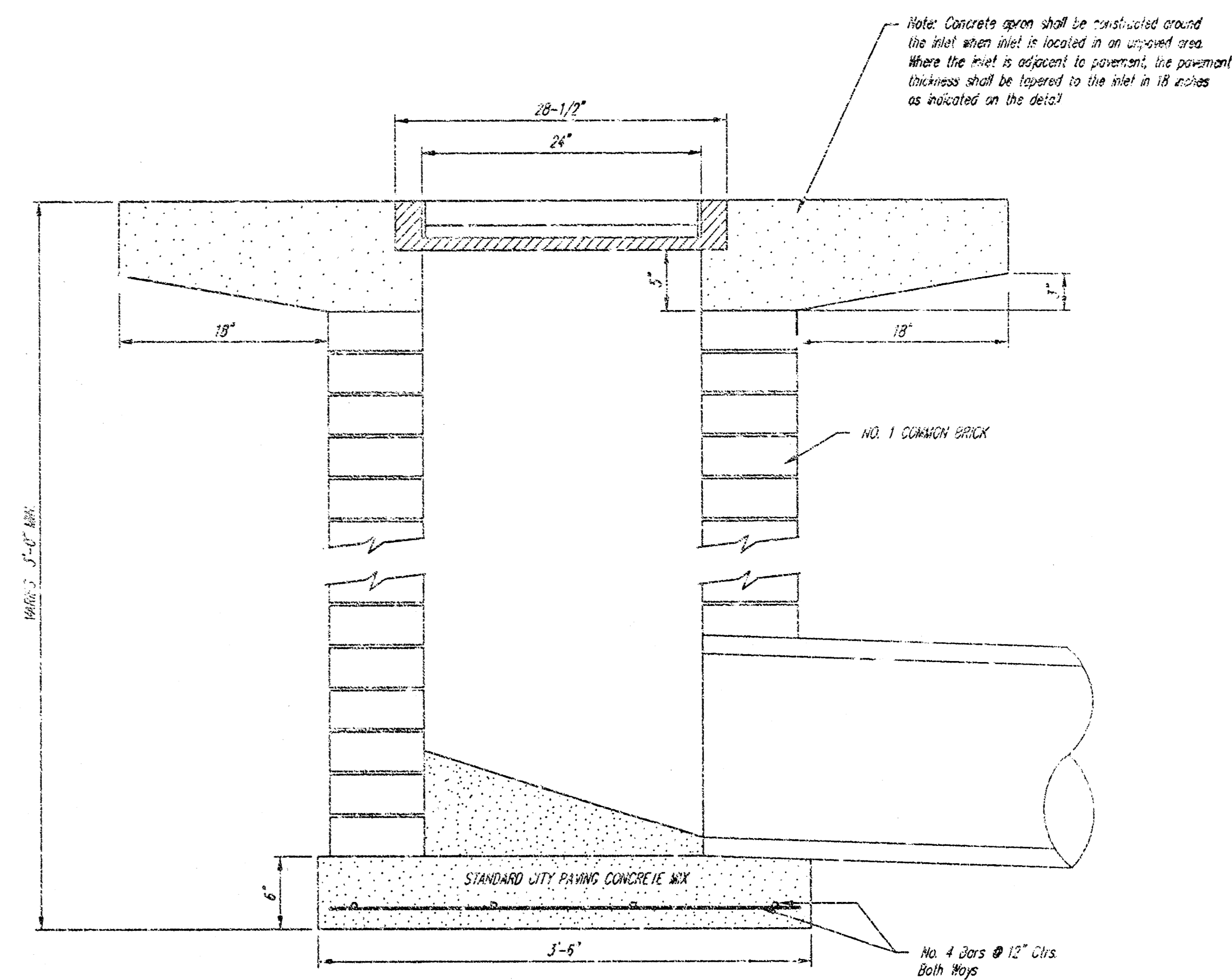
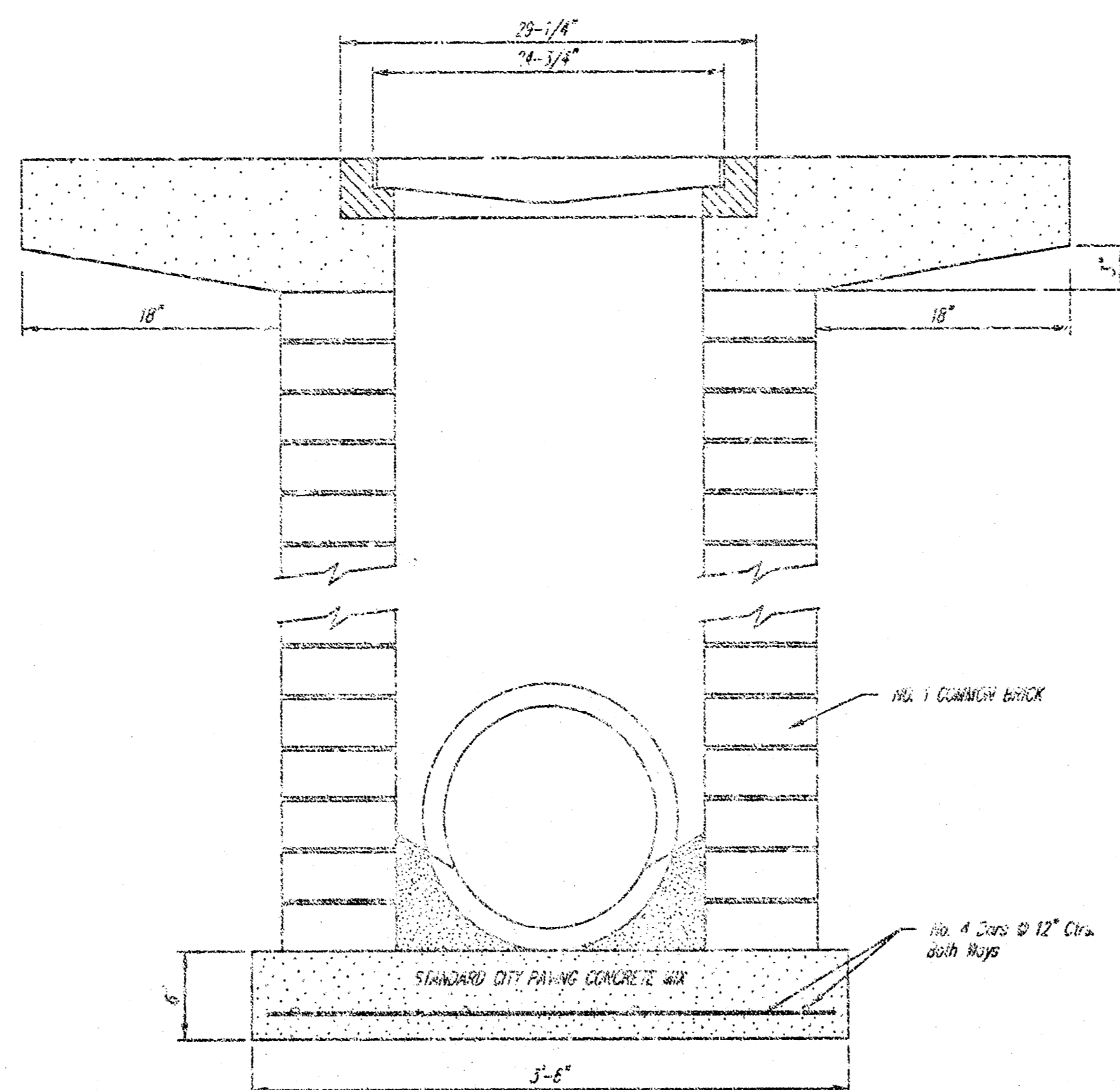
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

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

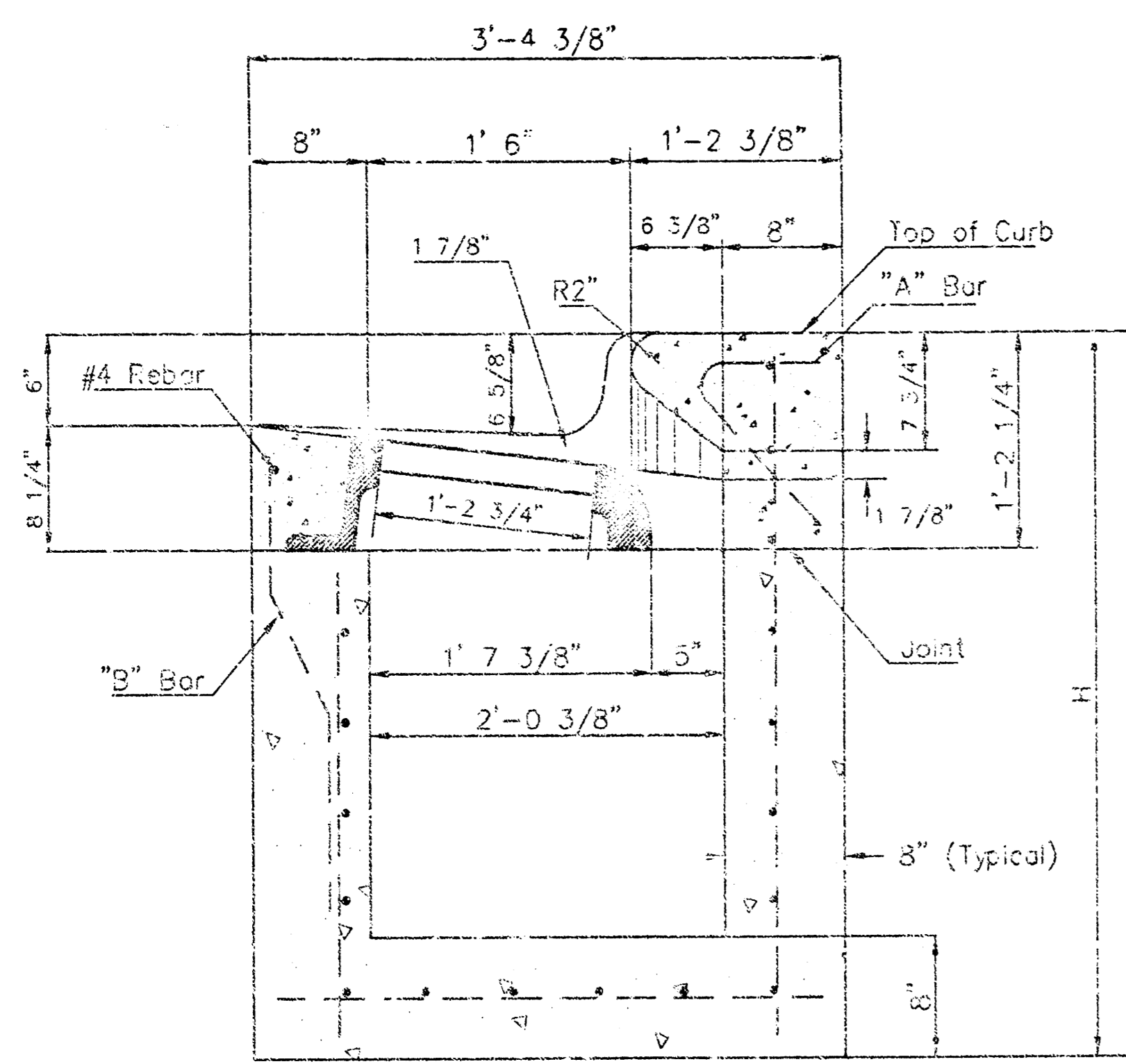


Double 24" x 24" Frame Detail

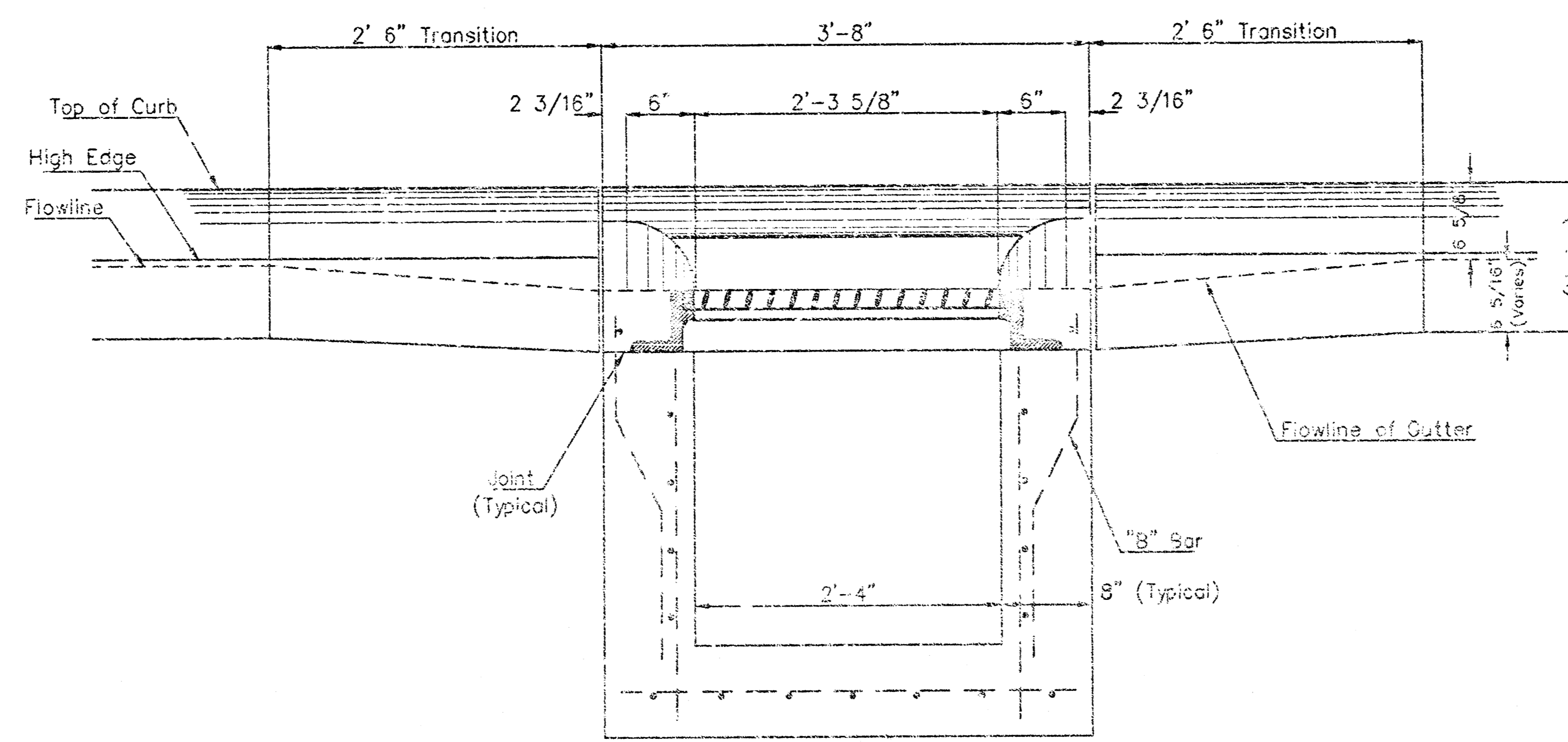


CITY OF WICHITA				
<b>STANDARD DROP INLET</b>				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-282-3721 • 316 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
1127 PPS (607861)				
DESIGN	DRAWN	APPROVED	DATE	SHEET
STAFF	STAFF			3
				OF
				5

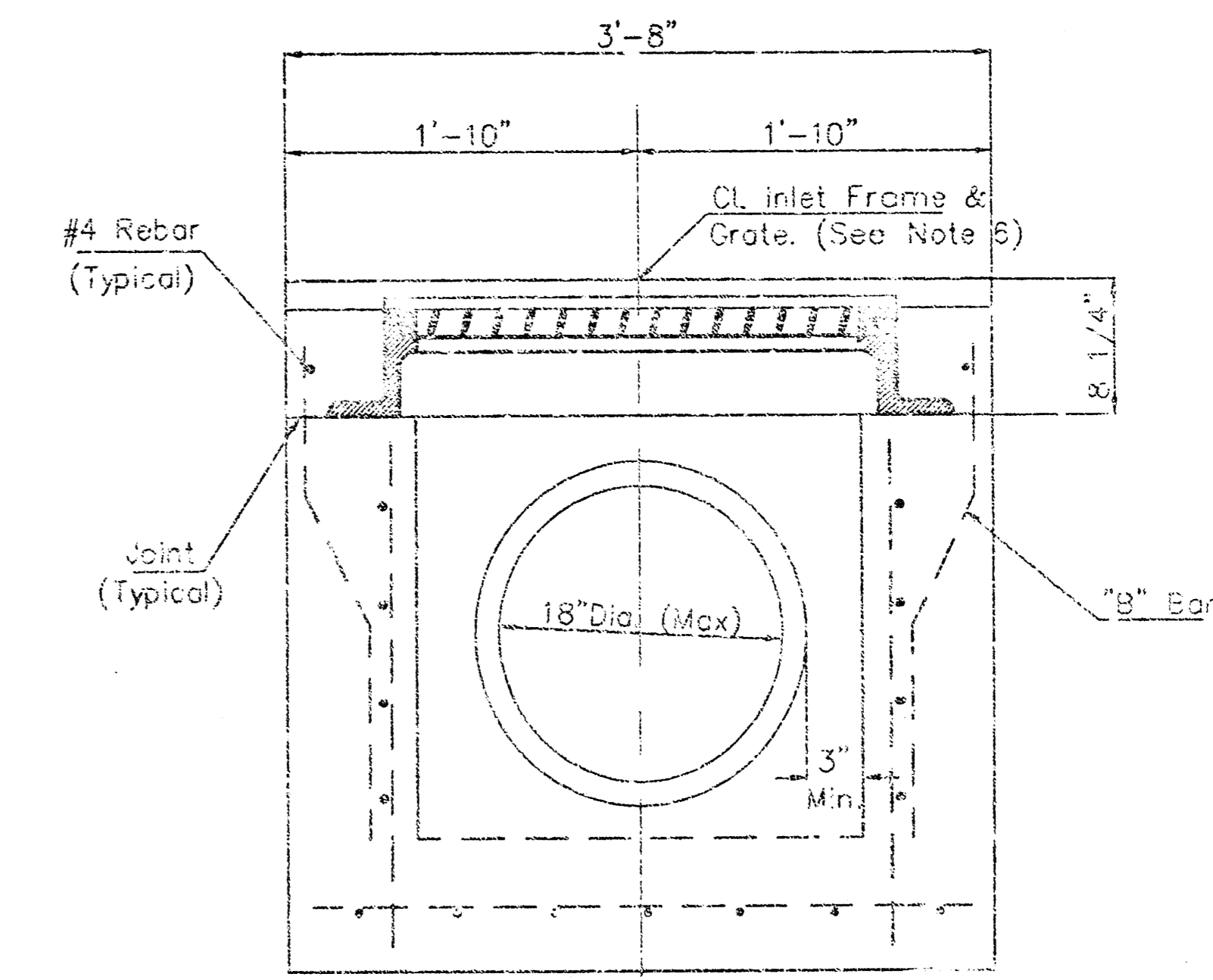
DRAWING 01-04-E-302



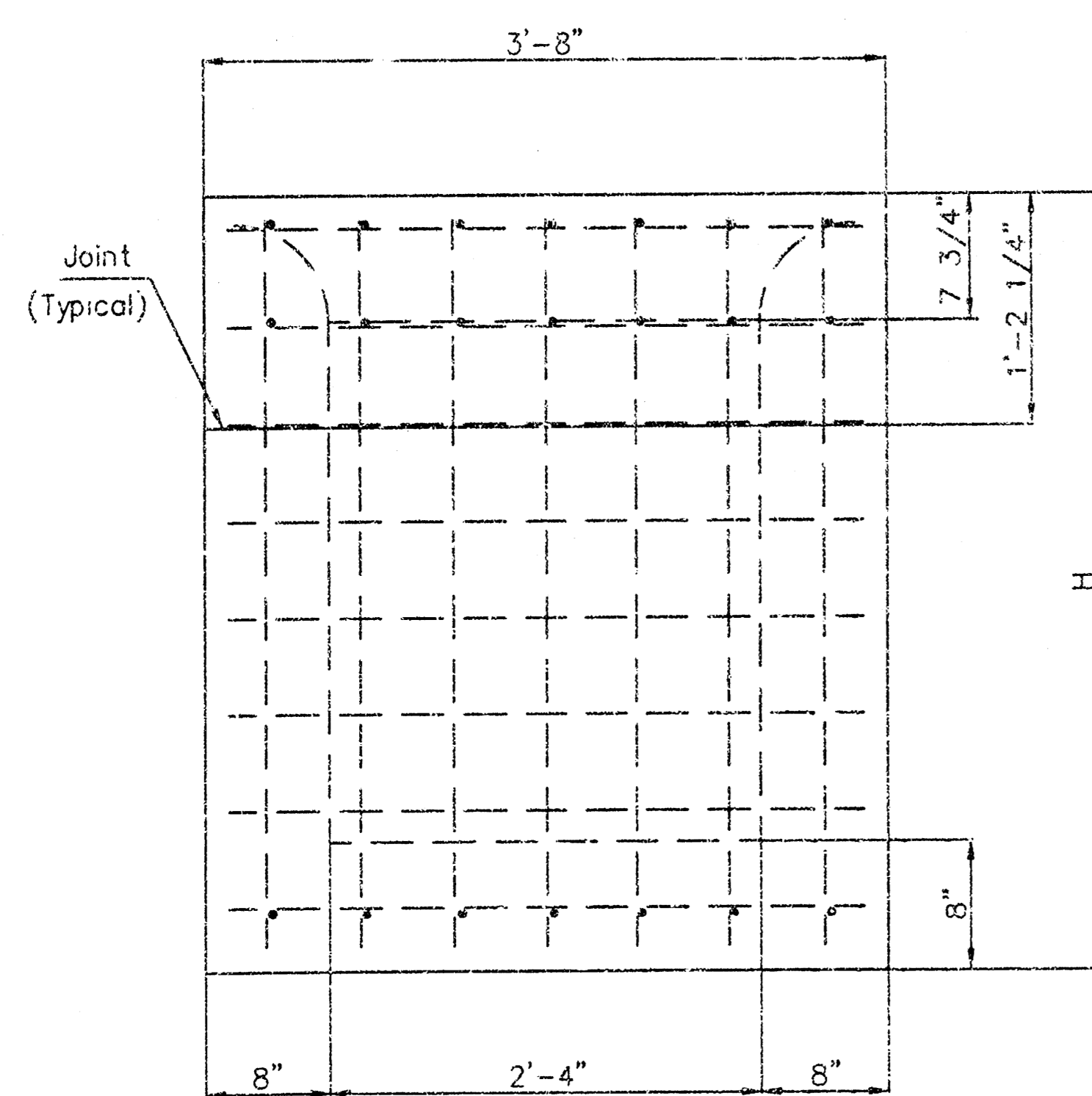
SECTION A-A



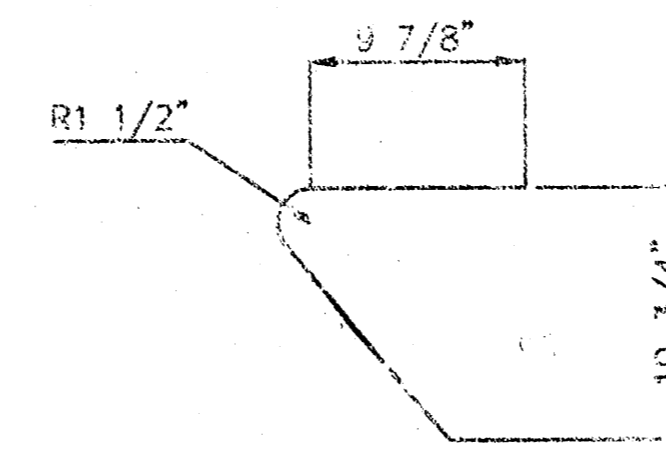
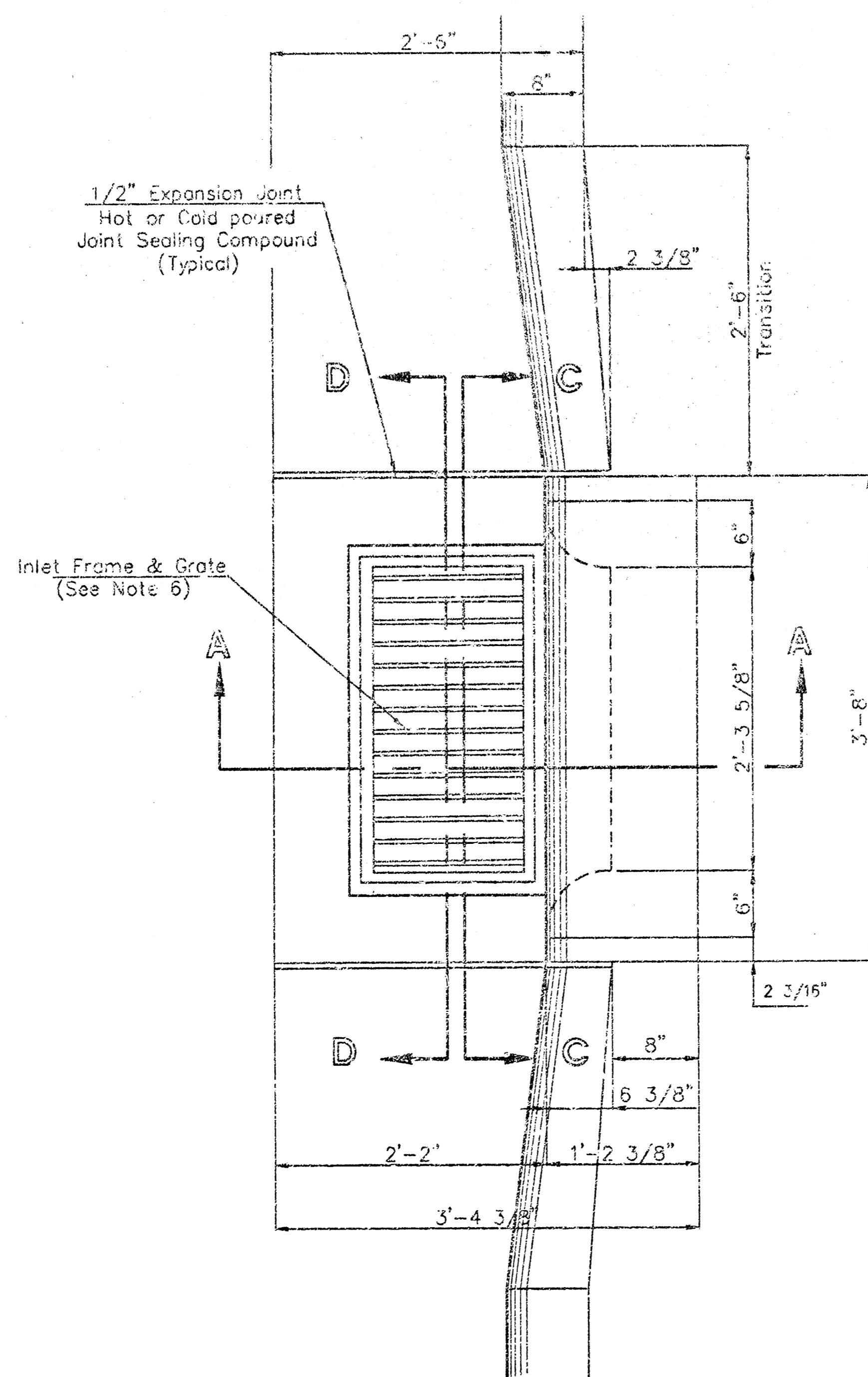
SECTION C-C



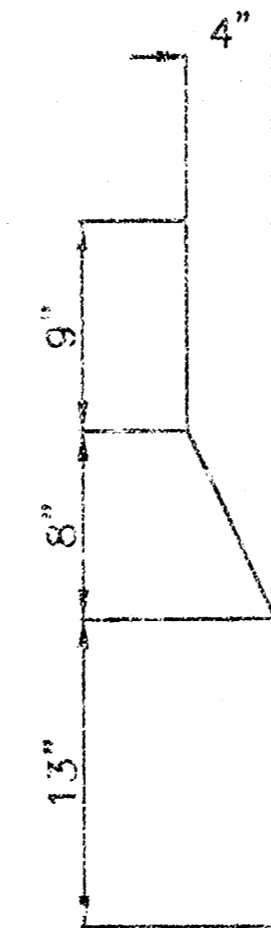
SECTION D-D



REAR WALL



"A" Bar



"B" Bar

General Notes

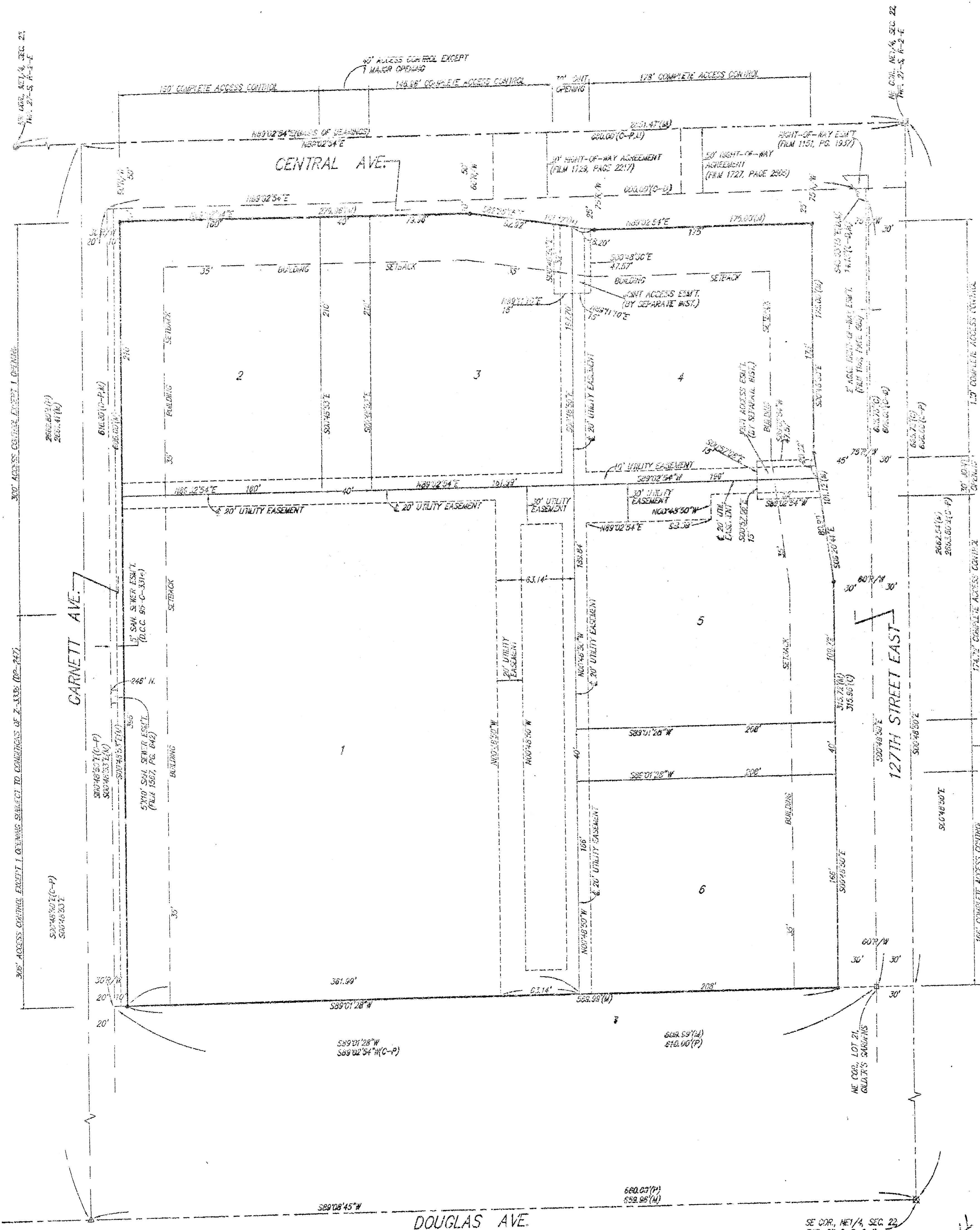
1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
3. All bars are #4 with 6" spacing and shall have a minimum clearance of 1 1/2" inches unless otherwise noted on the plans.
4. When directed by the Engineer, a small opening may be required in the back of the inlet in order to drain a low area. Reinforcing bars will extend through the openings. No deductions in concrete quantities will be made for these openings.
5. No deductions will be made in pay length of curb, gutter, or curb and gutter through the inlet area.
6. Use Neenah R-3289 HV Single Inlet Frame and Grate or approved equal. Inlet frame to be proof load tested to 40,000 lbs. on unsupported side.
7. Reinforcing bars shall be cut or bent around pipes. No deduction in concrete quantities shall be made for pipe openings.
8. The vanes of the grate shall be oriented with respect to the flow arrows shown on the plans.

Redrawn Jan.1992

CITY OF WICHITA			
<b>STD. TYPE II CURB INLET</b>			
INLET OPENINGS - 8"x2'-3 5/8"			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316 - 252 - 7271 • ONE EIGHT • WICHITA, KANSAS 67211			
PROJECT NUMBER			SHEET
1127 PPS (607881)			4
DESIGN	DRAWN	APPROVED	SCALE
	1/1987		NONE

# 127TH RETAIL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH WOULD IMPED THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



- = MEASURED
- = CALCULATED
- △ = PLATTED
- ◇ = RECORDED
- ◇ (C-P) = CALCULATED PER PLATTED INFO
- ◇ (C-A) = CALCULATED PER RECORDED INFO

NOTE:  
PERMANENT COLLING SERVICE REQUIREMENTS PER COMMUNITY UNIT PLAN 07-017

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in atoresoid county and state do hereby certify that we have surveyed and platted "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: the north 390 feet of Lot 1, EXCEPT the north 20 feet for road, Gagar's Gardens, Sedgwick County, Kansas, TOGETHER with the south 246 feet of Lot 1, Gagar's Gardens, Sedgwick County, Kansas, TOGETHER with the east 331.3 feet of the NE1/4 of the NE1/4 of the NE1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 285 feet thereof, TOGETHER with the west 150 feet of the east 331.3 feet of the north 285 feet of the NE1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with the following described tract: Beginning at the NE corner of said Sec. 22; thence west along the north line of said Sec. 22, 181.3 feet; thence south 285 feet; thence east 181.3 feet to a point on the east line of said Sec. 22; thence north 285 feet to the point of beginning.

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

All being situated in the NE1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

*Michael G. Conroy*  
Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, and Streets, to be known as "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted access opening locations shall be determined by the City Engineer of the City of Wichita, Kansas.

*Michael Loveland*     *Lynn L. Loveland*  
Michael Loveland     Lynn L. Loveland

*Robert L. Loveland*     *Charlotte Loveland*  
Robert L. Loveland     Charlotte Loveland

Melanie G. Joseph Living Trust dated April 17, 1996

*Melanie G. Joseph*     Trustee  
Melanie G. Joseph

*James Joseph, Jr.*     Trustee  
James Joseph, Jr.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 22<sup>nd</sup> day of December, 1999, by Michael G. Loveland and Lynn L. Loveland, husband and wife.

*Dana A. Truman*     Notary Public  
DANA A. TRUMAN  
My App't. Exp. 7-15-00

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 22<sup>nd</sup> day of December, 1999, by Robert L. Loveland and Charlotte Loveland, husband and wife.

*Dana A. Truman*     Notary Public  
DANA A. TRUMAN  
My App't. Exp. 7-15-00

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 2<sup>nd</sup> day of December, 1999, by Melanie G. Joseph and James Joseph, Jr., Trustees of the Melanie G. Joseph Living Trust dated April 17, 1996, on behalf of the trust.

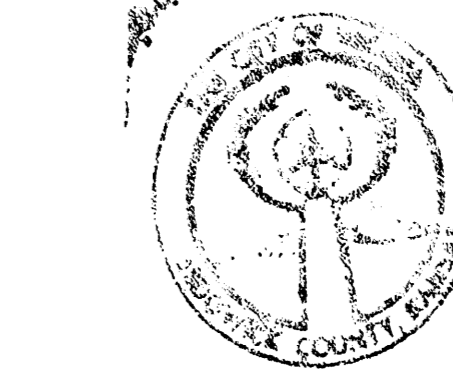
This plat of "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 29<sup>th</sup> day of November, 1999  
Wichita-Sedgwick County Metropolitan Area Planning Commission



*Francis S. Garofalo*     Chairman  
Francis S. Garofalo

*Marvin S. Kroat*     Secretary  
Marvin S. Kroat

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area, this 24<sup>th</sup> day of February, 1999.



*Hub Knight*     Mayor  
Hub Knight

*Pat Burnett*     City Clerk  
Pat Burnett

Reviewed in accordance with K.S.A. 38-2005 on this 29<sup>th</sup> day of December, 1999

*Tricia L. Rubella*  
Tricia L. Rubella, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



Entered on transfer record this 17<sup>th</sup> day of December, 1999

*James Alfred*     County Clerk  
James Alfred

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 17<sup>th</sup> day of December, 1999, at 2:19 o'clock P.M. and is duly recorded.

*Bill Meek*     Register of Deeds  
Bill Meek

*Linda Kizore*     Deputy  
Linda Kizore

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "127TH RETAIL ADDITION", Wichita, Sedgwick County, Kansas.

Southwest National Bank

*Timothy H. McGowan*     Senior Vice President  
TIMOTHY H. MCGOWAN

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 22<sup>nd</sup> day of December, 1999, by Timothy M. Craigas, Sr. Vice President of Southwest National Bank, on behalf of the Bank.

*Dana A. Truman*     Notary Public  
DANA A. TRUMAN  
My App't. Exp. 7-15-00

#1864734