

# STORMWATER SEWER IMPROVEMENTS

to serve

## BROOKS - BUCKNER ADDITION

LOT 1

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

1260 PPS (607861)

AUGUST 2002

### GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

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

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-888-482-4950
Southern Bell	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Williams Pipeline Co.	529-6F00
Phillips Pipeline Co.	1-800-766-8230

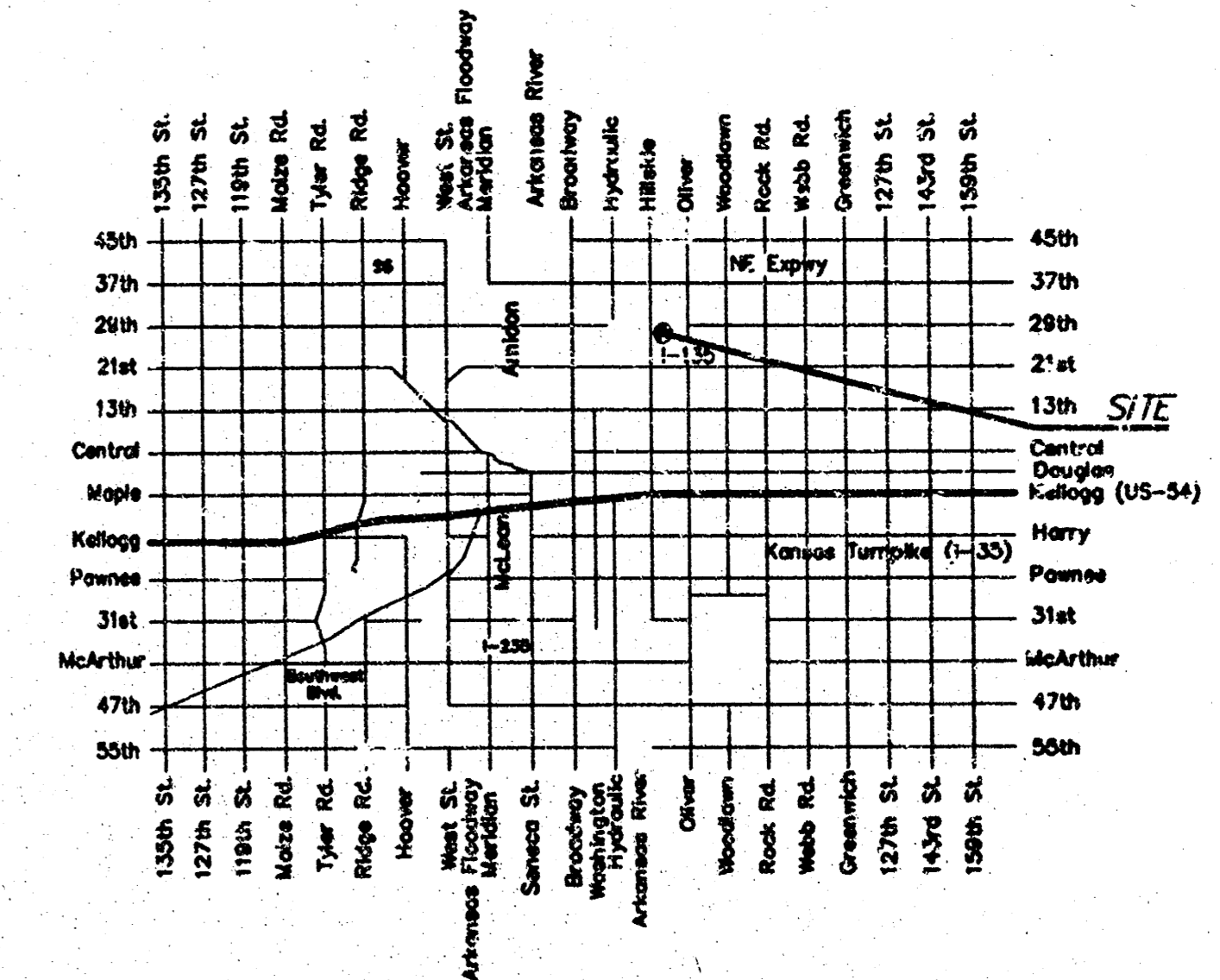
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for the adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- All disturbed 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 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 "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.
- Contractor shall Coordinate With USD 259 & Buckner Elem. School General Contractor on the Relocation of the Existing Fiber Optic Between Buckner & Brooks.
- Contractor shall not start work on the project until all necessary bonds and permits have been obtained.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 10/1/02

#### 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).



Vicinity Map

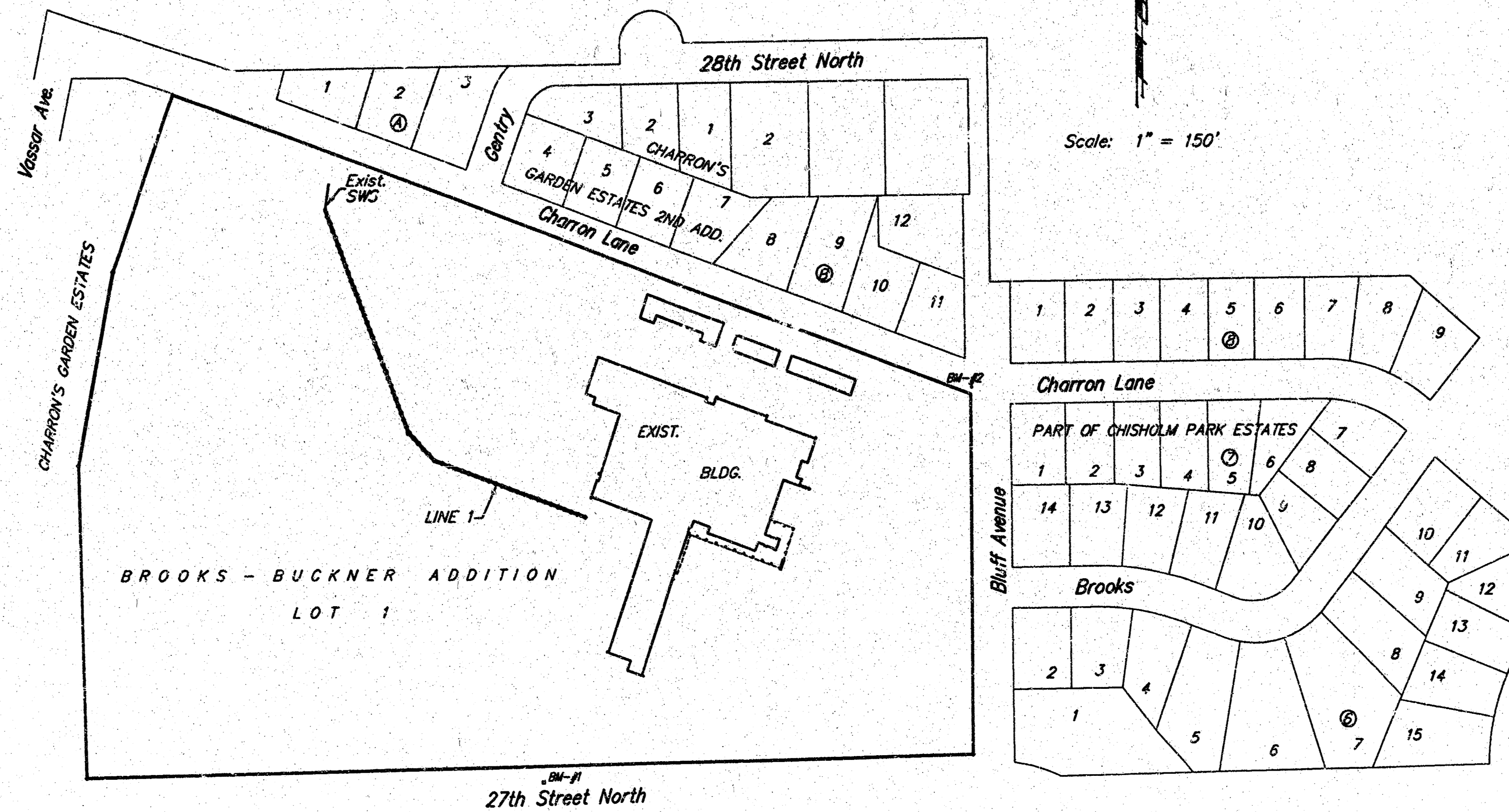
### Sheet Index

Title Sheet	1
Plan/Profile	2-3
Drop Inlet Detail	4
Manhole Detail	5
Copy of Plat	6

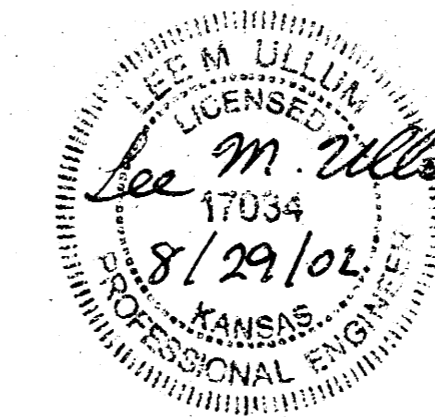
### Benchmarks

BM #1 "C" top of curb on north side of 27th Street North 137.7 feet east of light pole at Gentry Drive and 27th Street North.  
ELEVATION = 173.72(CITY DATUM)

BM #2 "C" on top of curb 10.4' north of the northeast corner of subject property.  
ELEVATION = 156.21(CITY DATUM)



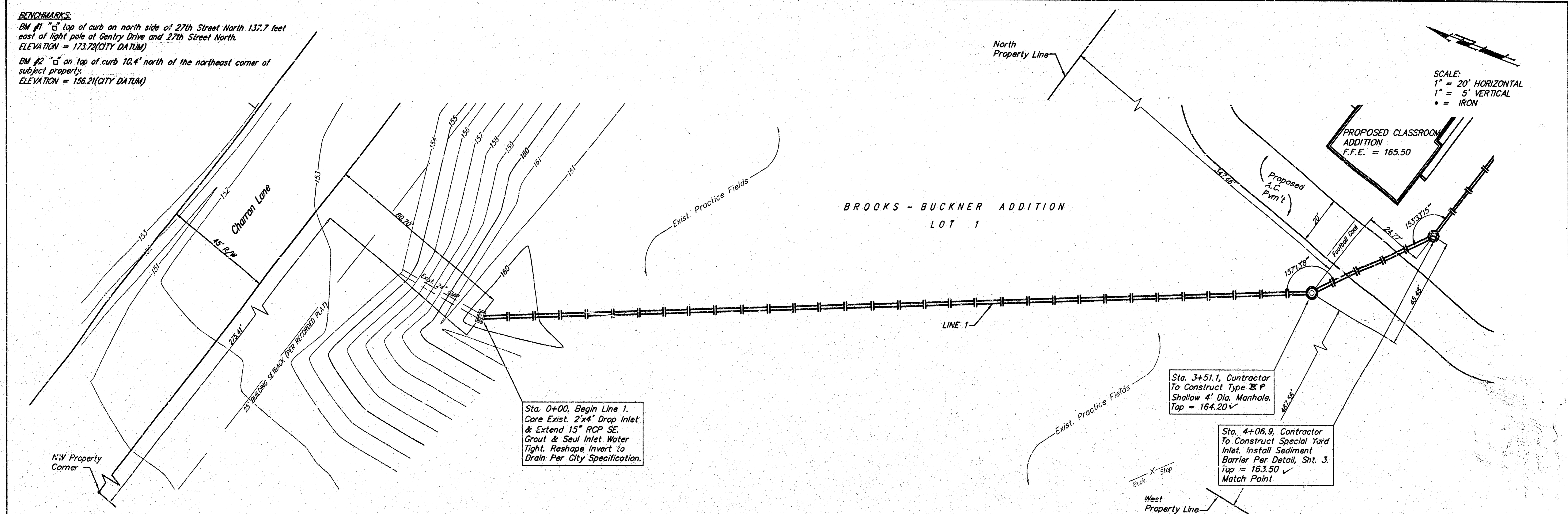
Scale: 1" = 150'



As Built 2/03 KK 08/29/2002  
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211  
 LEWIS@brooksmedia.com SWS00V.DWG-SCL

**BENCHMARKS:**  
 BM #1 "5" top of curb on north side of 27th Street North 137.7 feet east of light pole at Gentry Drive and 27th Street North. ELEVATION = 173.72(CITY DATUM)  
 BM #2 "5" on top of curb 10.4' north of the northeast corner of subject property. ELEVATION = 156.21(CITY DATUM)

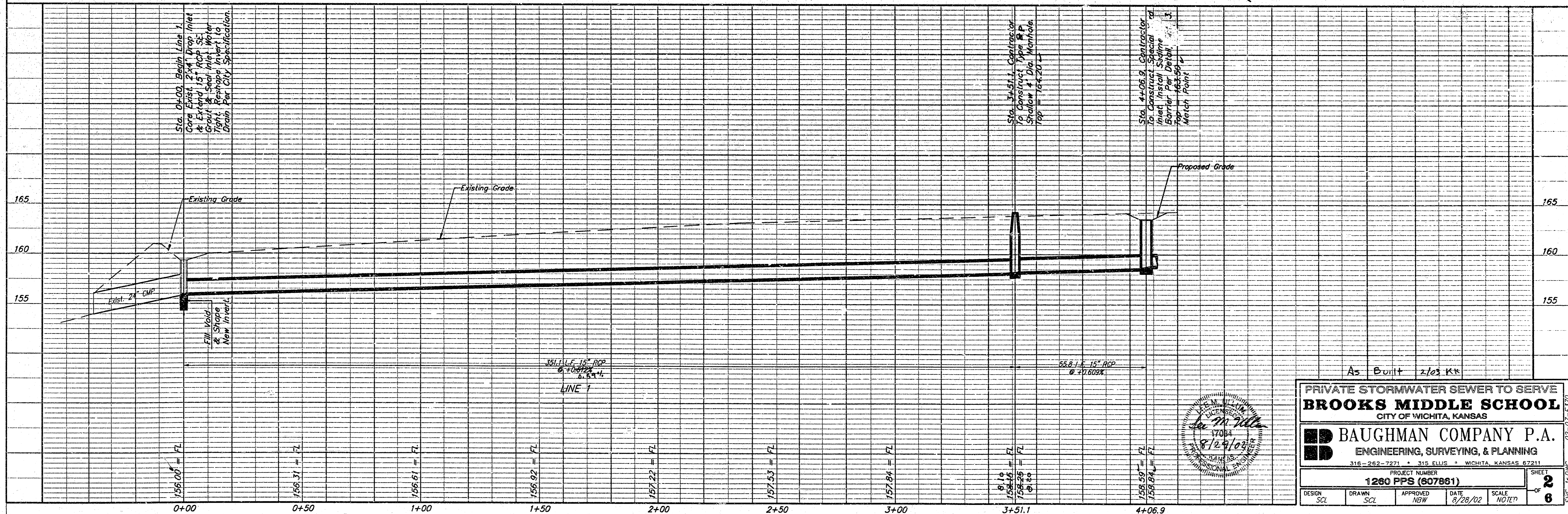
SCALE:  
 1" = 20' HORIZONTAL  
 1" = 5' VERTICAL  
 • = IRON



Sta. 0+00, Begin Line 1.  
 Core Exist. 2"x4" Drop Inlet & Extend 15" RCP SE. Grout & Seal Inlet Water Tight. Reshape Invert to Drain Per City Specification.

Sta. 3+51.1, Contractor To Construct Type X P Shallow 4" Dia. Manhole. Top = 164.20

Sta. 4+06.9, Contractor To Construct Special Yard Inlet. Install Sediment Barrier Per Detail, Sht. 3. Top = 163.50 Match Point



PRIVATE STORMWATER SEWER TO SERVE  
**BROOKS MIDDLE SCHOOL**  
 CITY OF WICHITA, KANSAS

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

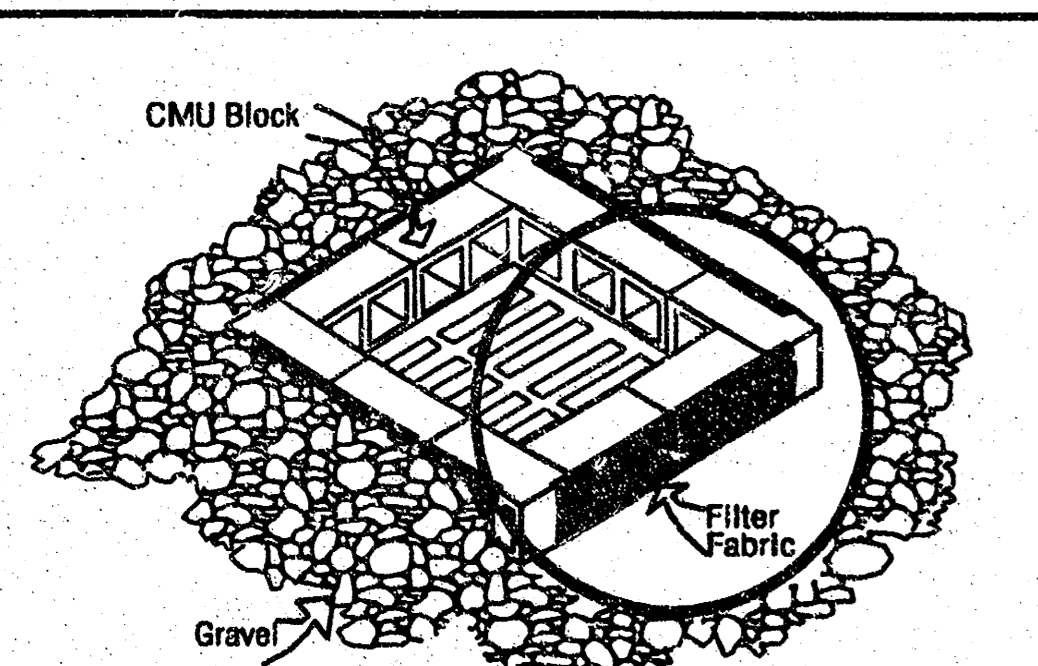
PROJECT NUMBER  
**1280 PPS (807881)**

DESIGN: SCL DRAWN: SCL APPROVED: NBW DATE: 8/28/02 SCALE: NOTED OF: 6 SHEET: 2 OF 6

02-07-4370  
 SWS-17-DWG

**BENCHMARKS:**  
 BM #1 "c" top of curb on north side of 27th Street North 137.7 feet east of light pole at Gentry Drive and 27th Street North.  
 ELEVATION = 173.72(CITY DATUM)  
 BM #2 "d" on top of curb 10.4' north of the northeast corner of subject property.  
 ELEVATION = 156.21(CITY DATUM)

BROOKS - BUCKNER ADDITION  
 LOT 1

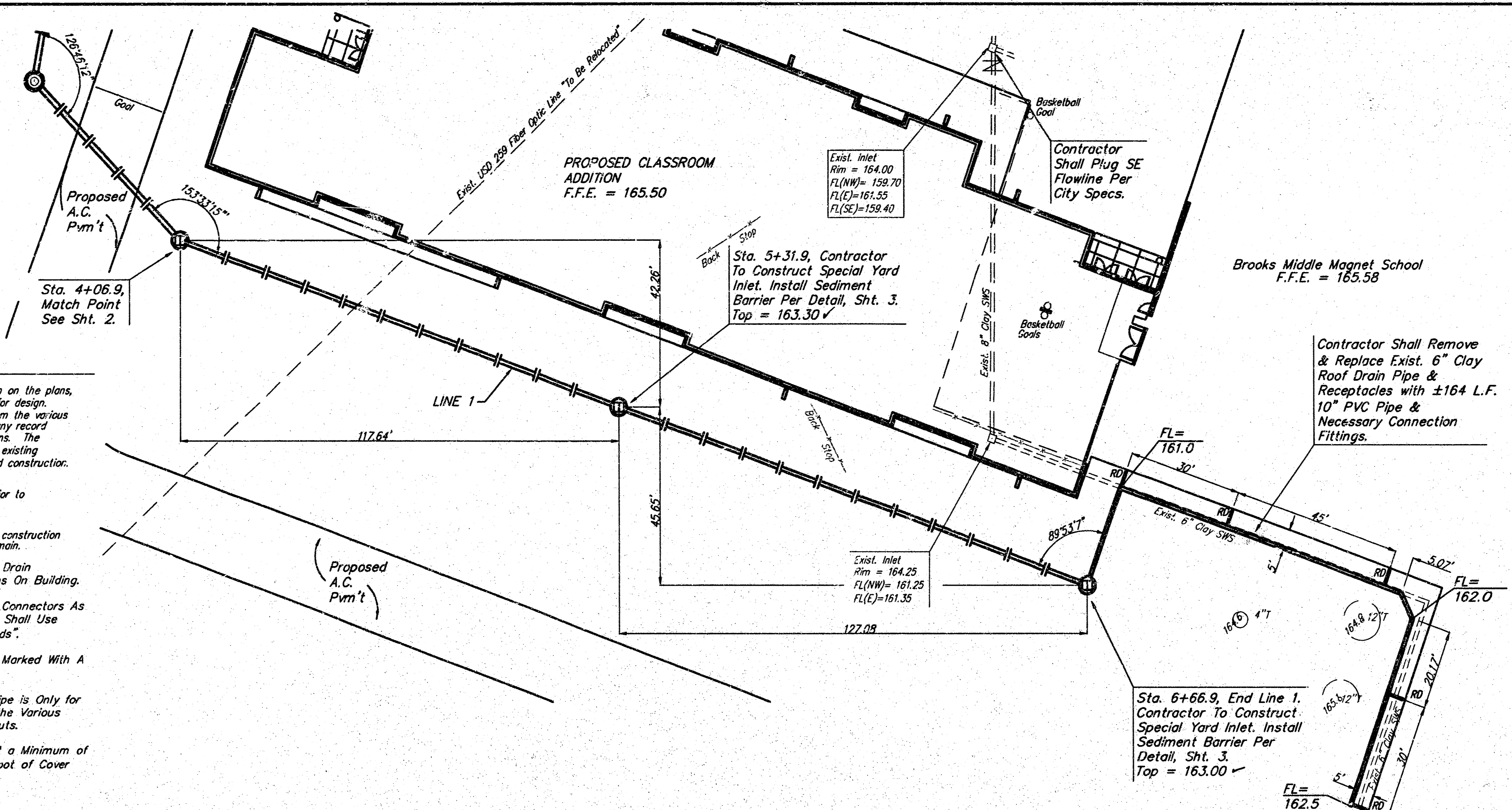


**NOTES:**  
 Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.  
 Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.  
 DO NOT cover inlet or grate with filter fabric.

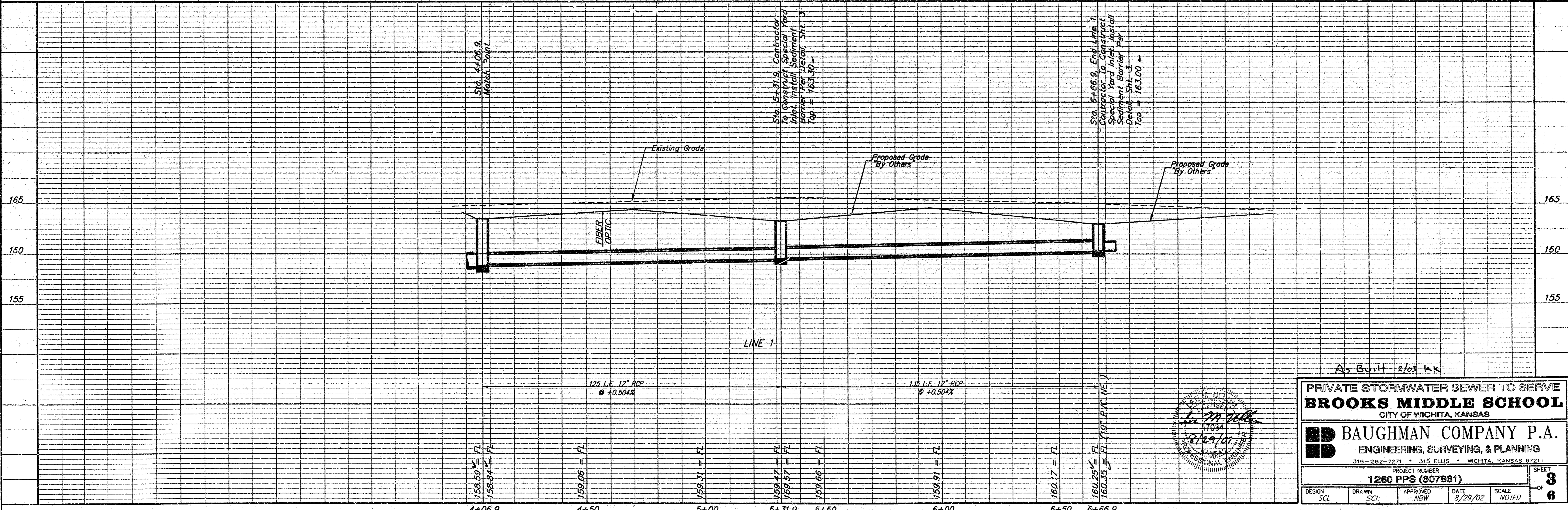
**INLET PROTECTION**  
 Storm Drain with Gravel Apron

**ROOF DRAIN NOTES:**

1. Exist. utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company-provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
2. The Contractor to verify utility locations prior to construction of this project.
3. All trees and shrubs in direct conflict with construction shall be removed, unless denoted as to remain.
4. General Contractor To Complete Roof Drain Receptacle Connections To Roof Drains On Building.
5. Roof Drain Receptacles Shall Be PVC Connectors As Necessary For Installation. Contractor Shall Use "Tees", "Wye's", "Reducers" And "Bends".
6. All Receptacles Shall Be Capped And Marked With A Stake.
7. The Lengths Given for the 10" PVC Pipe is Only for the Main Line and Does Not Include the Various Pipe Connections from the Down Spouts.
8. All Roof Drains Pipes Shall be Ran at a Minimum of +1.00% and Shall Have at Least 1' Foot of Cover Except Under Pavement.



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



As Built 3/03 KK

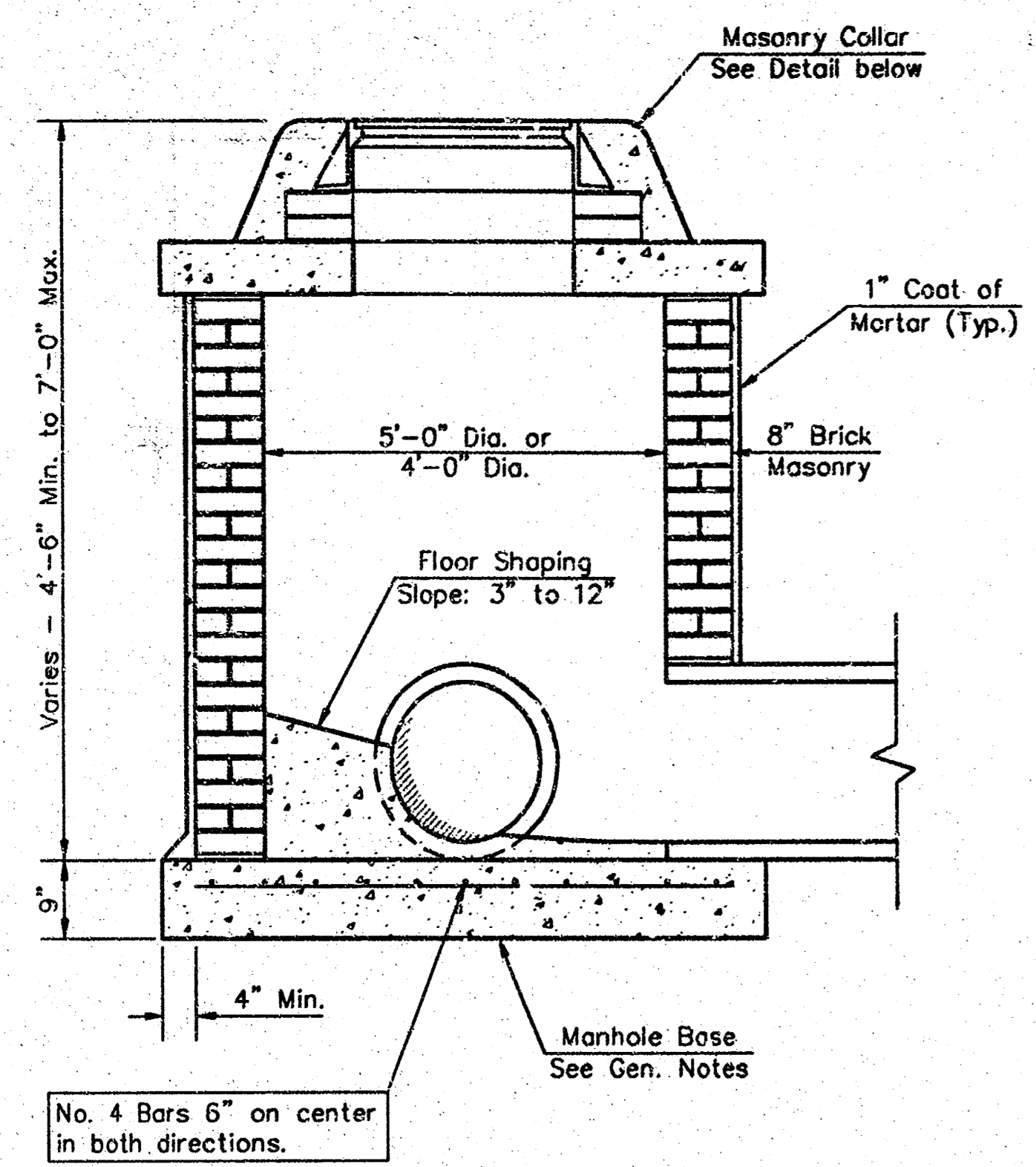
PRIVATE STORMWATER SEWER TO SERVE  
**BROOKS MIDDLE SCHOOL**  
 CITY OF WICHITA, KANSAS

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
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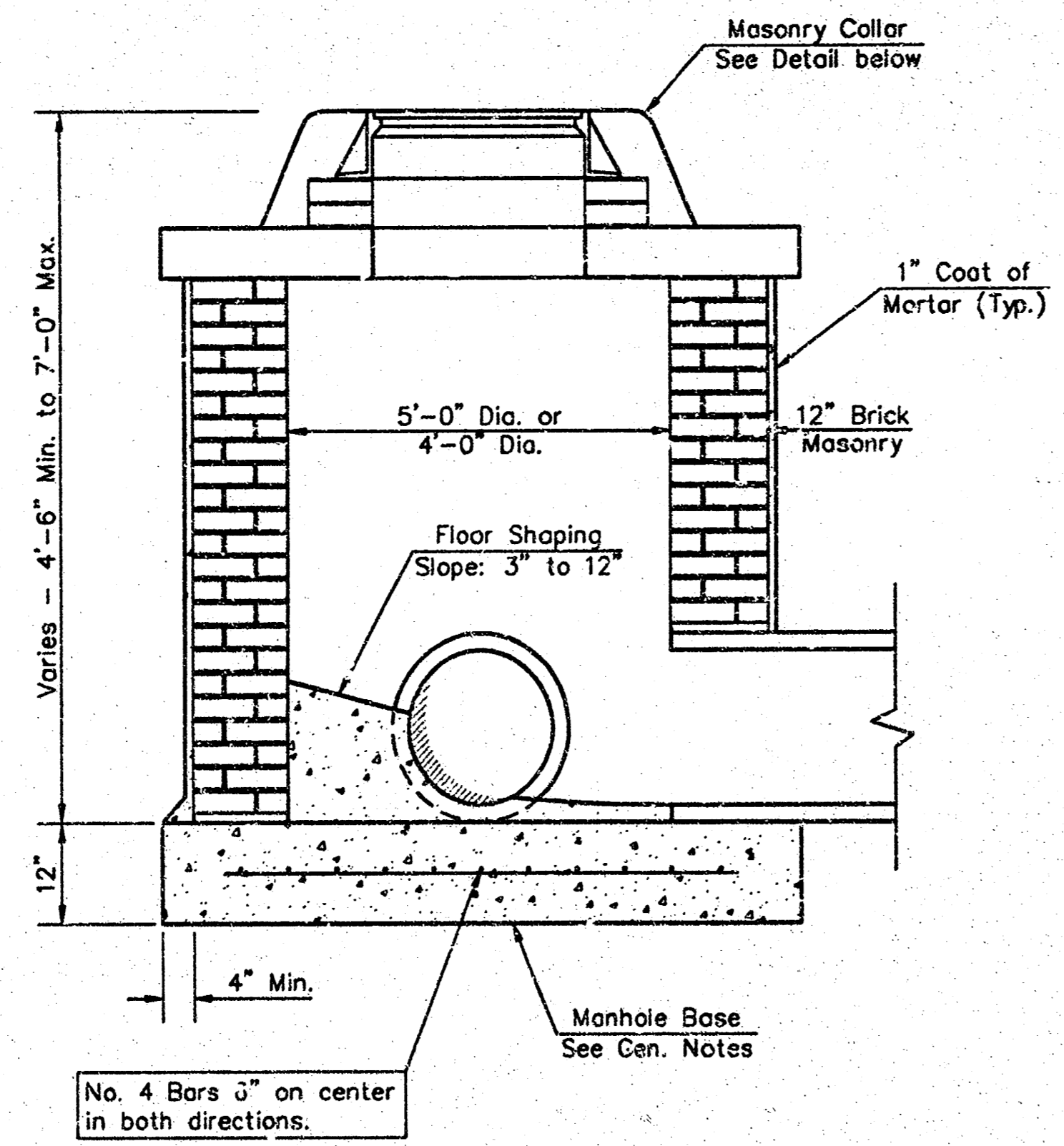
PROJECT NUMBER  
**1260 PPS (607861)**

DESIGN SCL	DRAWN SCL	APPROVED NBW	DATE 8/29/02	SCALE NOTED	SHEET 3 OF 6
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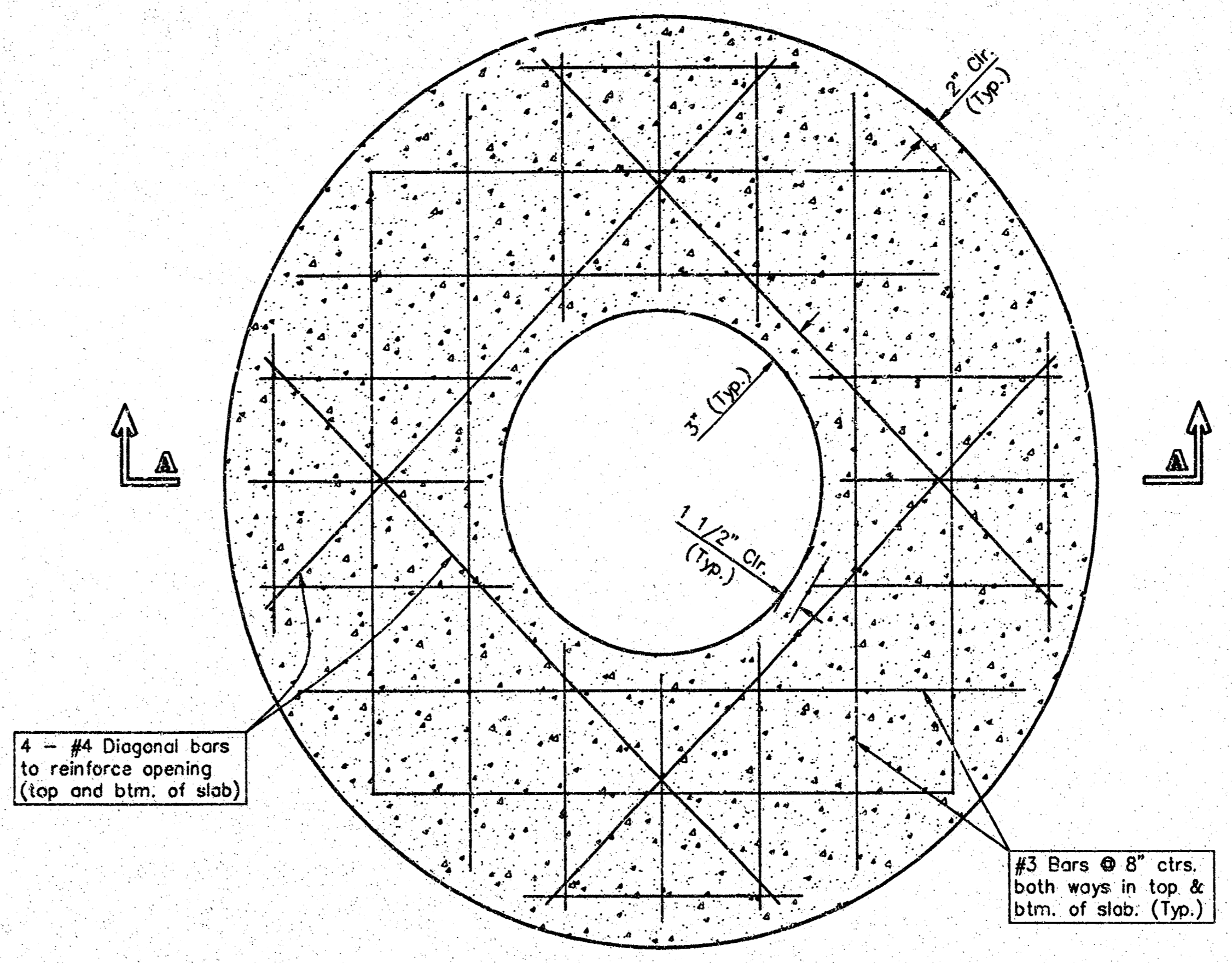




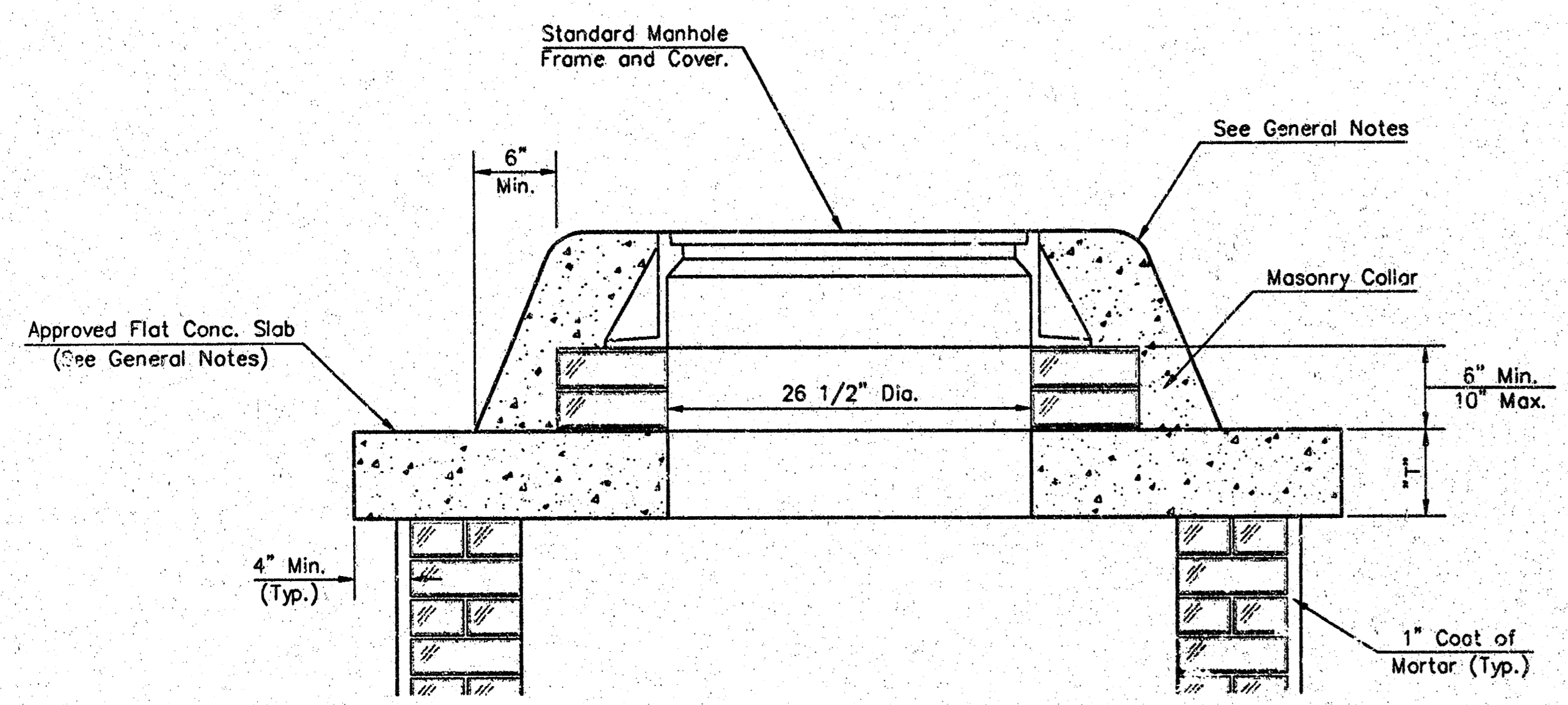
**SHALLOW TYPE "A" MANHOLE**



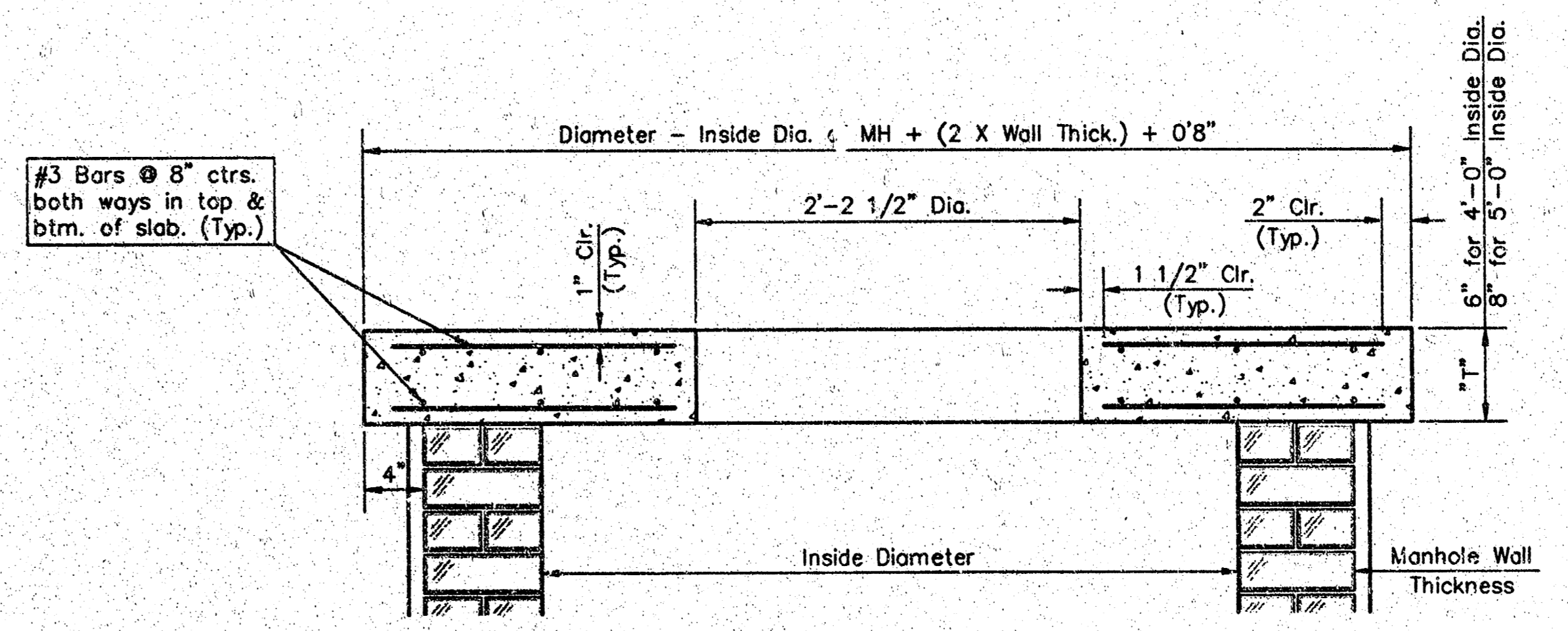
**SHALLOW TYPE "B" MANHOLE**



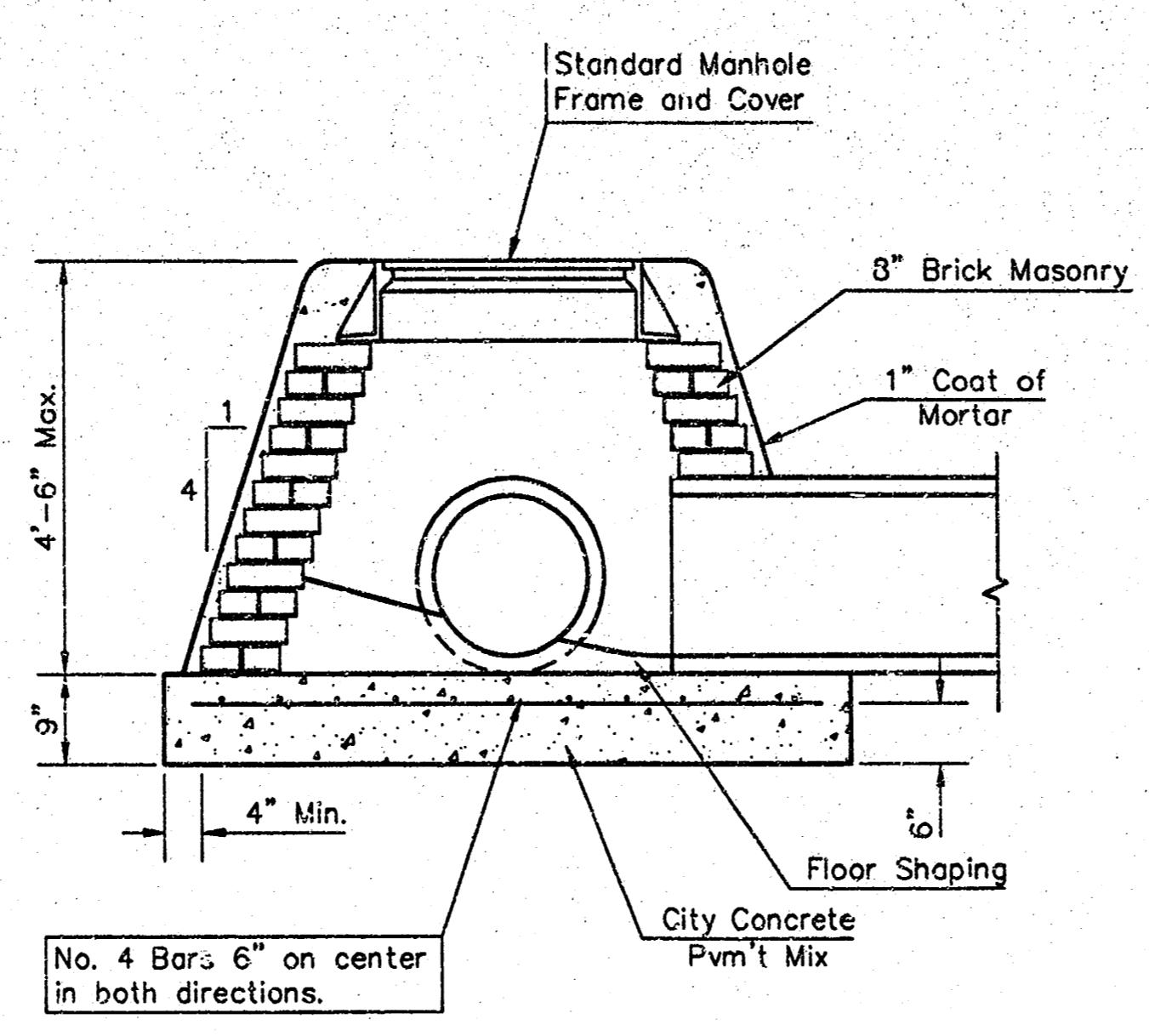
**PLAN**



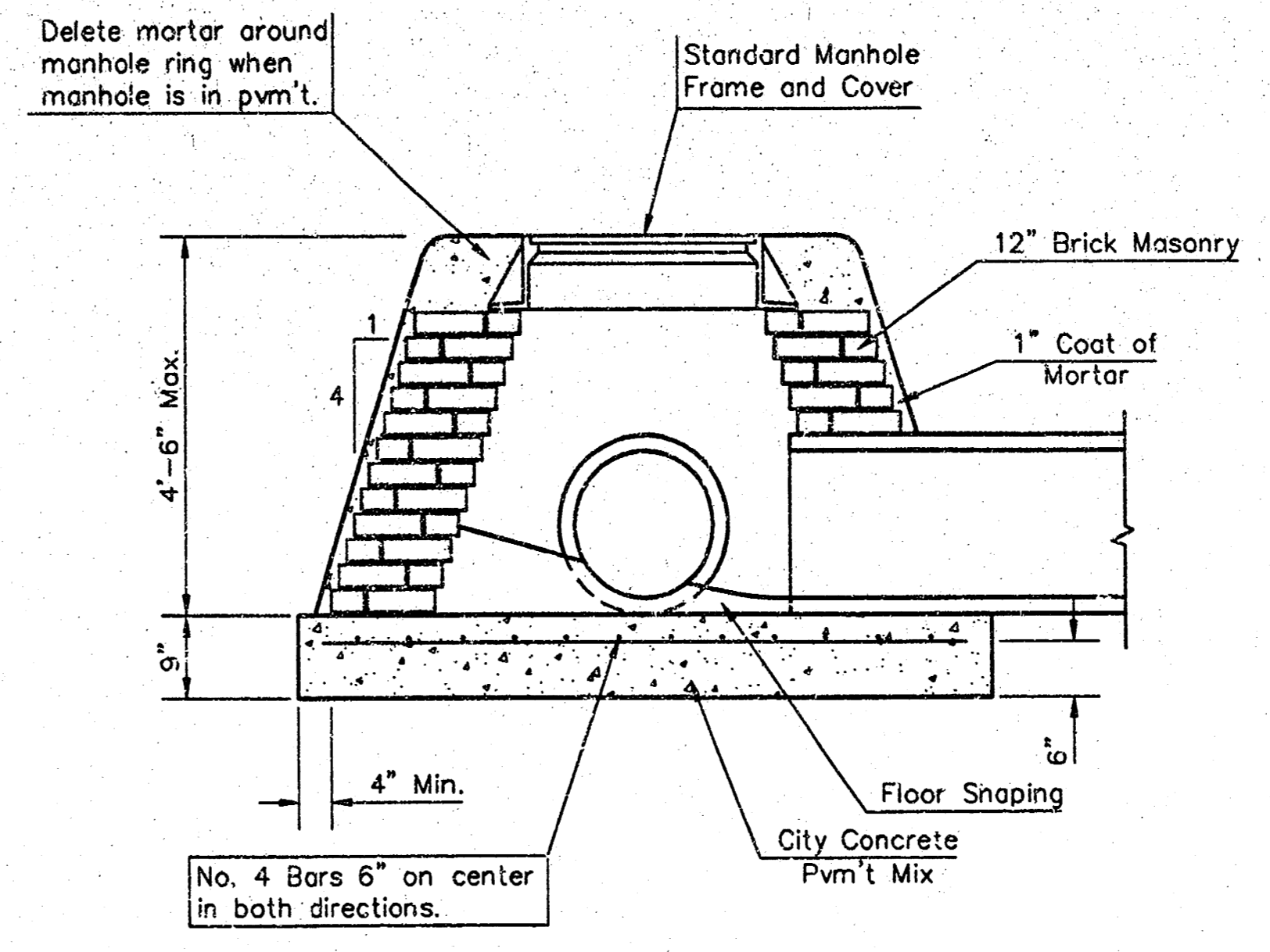
**MASONRY COLLAR DETAIL**



**SECTION A-A**  
**FLAT CONCRETE SLAB DETAILS**



**SPECIAL SHALLOW TYPE "A" MANHOLE**



**SPECIAL SHALLOW TYPE "B" MANHOLE**

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

CITY OF WICHITA, KANSAS  
**Std. Manhole Detail**  
TYPE "A" AND TYPE "B"

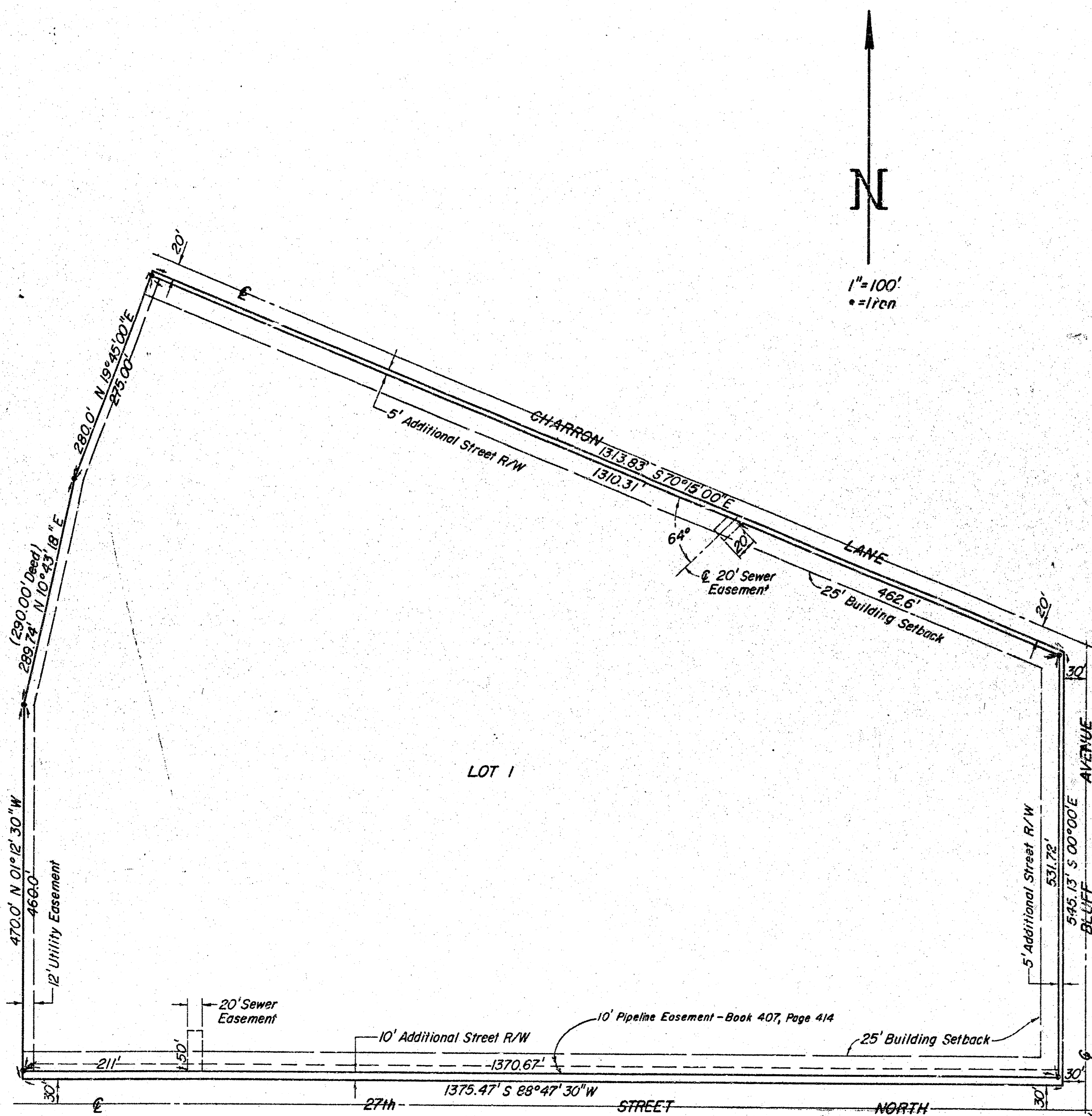
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**1260 PPS (807661)**

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: NONE SHEET: **5** OF **6**

# BROOKS-BUCKNER ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



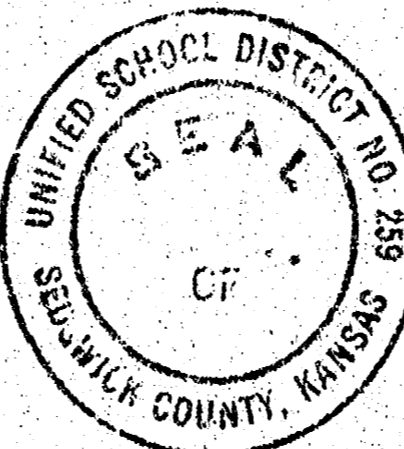
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "BROOKS-BUCKNER ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, an Avenue, a Street and a Lane, the same being accurately set forth on the accompanying plat and described as follows: A tract of land beginning at the S.E. corner of Government Lot 3 in the N.W. 1/4 of Section 2, Township 27 South, Range 1 East of the 6th P.M.; thence West along the South line of Government Lots 3 and 4, 1405 feet; thence with an angle to the right of 90°00' for a distance of 500 feet; thence with an angle to the right of 120°00' for a distance of 290 feet; thence with an angle to the right of 90°00' for a distance of 280 feet; thence with an angle to the right of 90°00' for a distance of 1345.6 feet more or less to a point on the East line of said Lot 3; thence South 563.1 feet more or less to the place of beginning, except that part acquired for street right of way.



Don C. Moehring II *Don C. Moehring II* Consulting Engineer

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's certificate, have caused the same to be surveyed and platted into a Lot, an Avenue, a Street and a Lane, the same to be known as "BROOKS-BUCKNER ADDITION" to Wichita, Sedgwick County, Kansas. Assurances for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The Streets are hereby dedicated to and for the use of the public.



Unified School District No. 259 (Wichita), Sedgwick County, Kansas

*Daniel R. Glickman* President  
*Martin Hartley* Clerk-Treasurer  
 Daniel R. Glickman  
 Martin Hartley

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

be it remembered that on this 20<sup>th</sup> day of January, 1976, before me, a Notary Public in and for said State and County, came Unified School District No. 259 (Wichita), Sedgwick County, Kansas, by Daniel R. Glickman, President, and Martin Hartley, Clerk-Treasurer, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

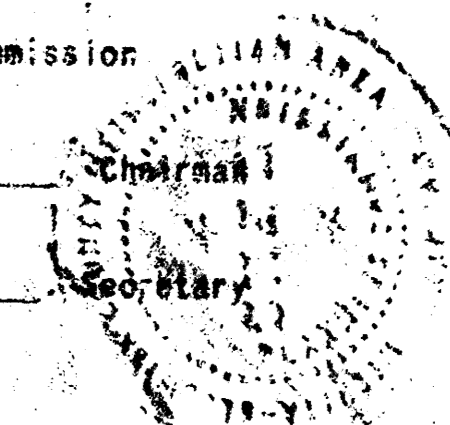
*Charlotte Buckmaster* Notary Public  
 Charlotte Buckmaster  
 My Commission expires April 16, 1977

#388555

This plat of "BROOKS-BUCKNER ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Dated this 8<sup>th</sup> day of JANUARY, 1976.

Wichita-Sedgwick County Metropolitan Area Planning Commission

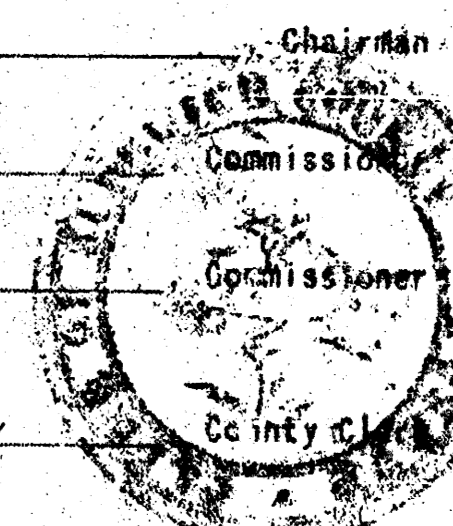
*David Bayouth* Chairman  
 David Bayouth  
*Robert A. Lukin* Secretary  
 Robert A. Lukin



This plat has been approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 10<sup>th</sup> day of June, 1976.

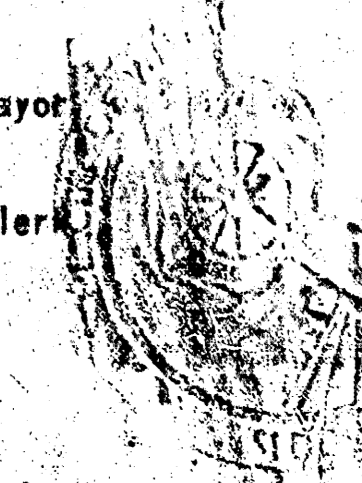
Everett Bissell Chairman

*Tom Scott* Commissioner  
 Tom Scott  
*John Hale* Commissioner  
 John Hale  
 Attest: *Dorothy K. White* County Clerk  
 Dorothy K. White



This plat has been approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 25<sup>th</sup> day of MAY, 1976.

*Donald C. Glick* Mayor  
 Donald C. Glick  
*Donald C. Glick* City Clerk  
 Donald C. Glick



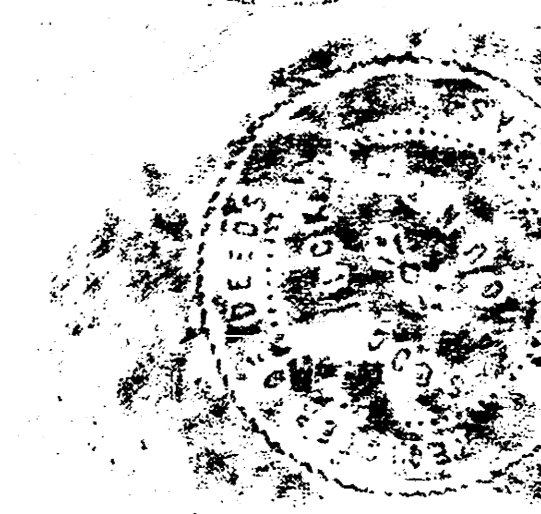
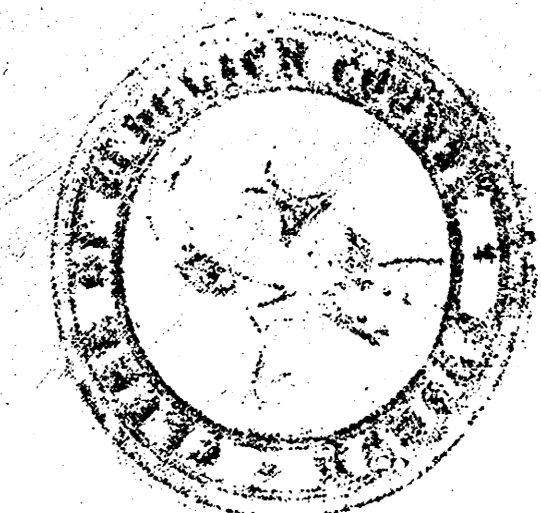
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:30 PM on the 7th day of JUNE, 1976.

*Pat Kettler* Deputy  
 Pat Kettler  
*Pat Kettler* Deputy  
 Pat Kettler

Entered on transfer record this 8<sup>th</sup> day of June, 1976.

*Dorothy K. White* County Clerk  
 Dorothy K. White



1550 662  
 297 035  
 A B C 114 B 100 R 2 12

20.00