

# STORM WATER SEWER #523

to serve

## AUBURN HILLS 9TH ADDITION

Project Number  
**468-82957**  
Index Code  
**751274**

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

### GENERAL NOTES:

1. 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
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The Contractor must notify the following in case of an emergency:

Multimedia Cablevision	262-0661
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	333-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446
2. 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 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
3. 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.
4. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
5. All areas except for Reserve "G" disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs./acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs. Reserve "G" shall be seeded, mulched and fertilized as follows:
 

Seed	- 35 lbs./acre Brome grass
	& 100 lbs./acre K-31 Fescue
Mulch	- 2 tons prairie hay per acre
Fertilizer	- 350 lbs./acre 12-20-10 or 12-24-12
6. When connecting to existing inlet or stub, the contractor shall reshape inlet bottom or adjust the existing stubs' alignment or elevation as necessary. Cost shall be subsidiary to other bid items.

### BENCHMARKS:

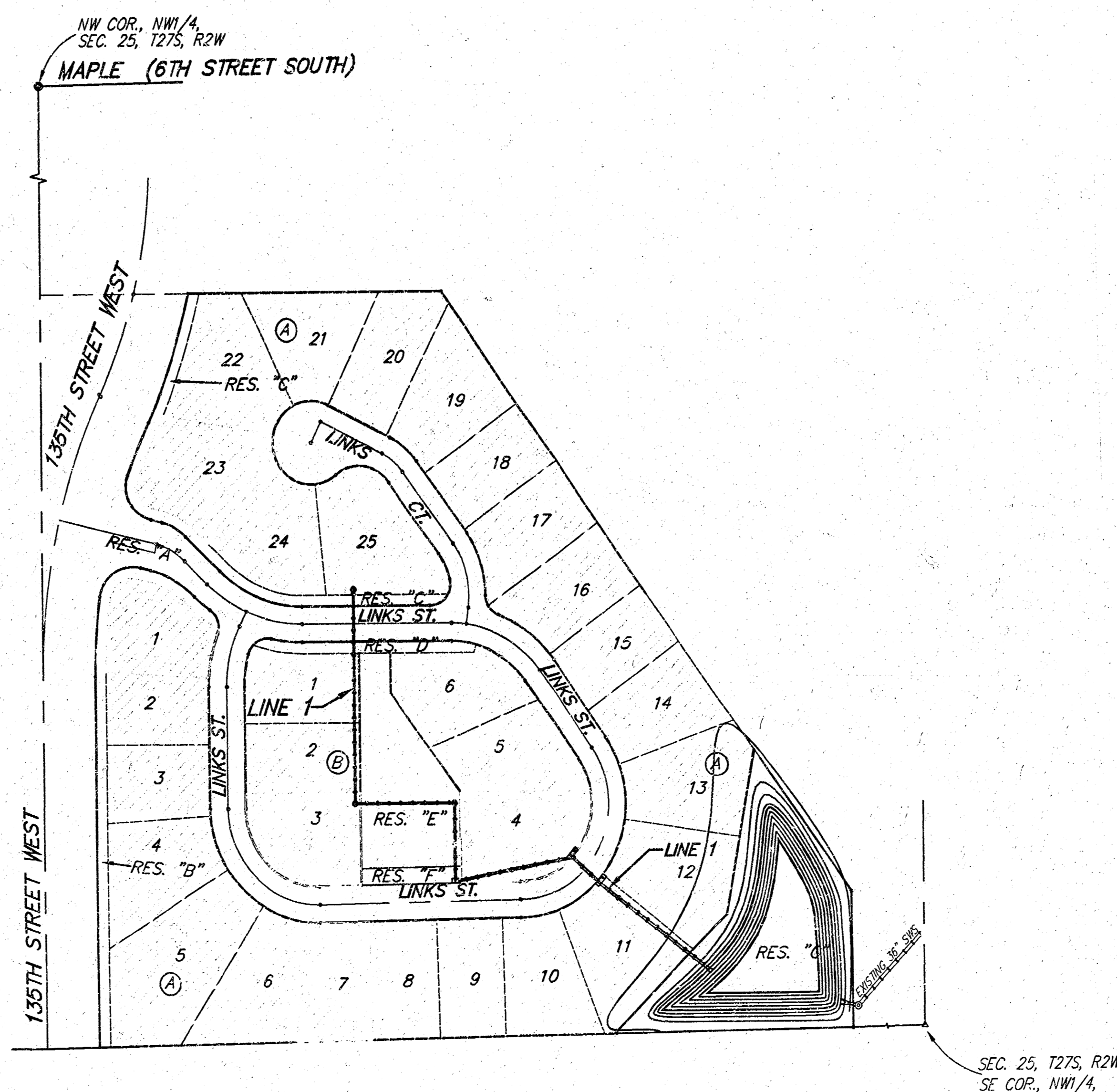
City Disc - 34.3' E. & 35' N. of  
S.W. Corner of N.W. 1/4, Sec. 25,  
T-27-S, R-2-W.  
Elev. = 156.63 (City Datum)

City Disc - 135th St. W. & Maple,  
30' N. & 15' E. Cl. Both.  
Elev. = 150.20 (City Datum)

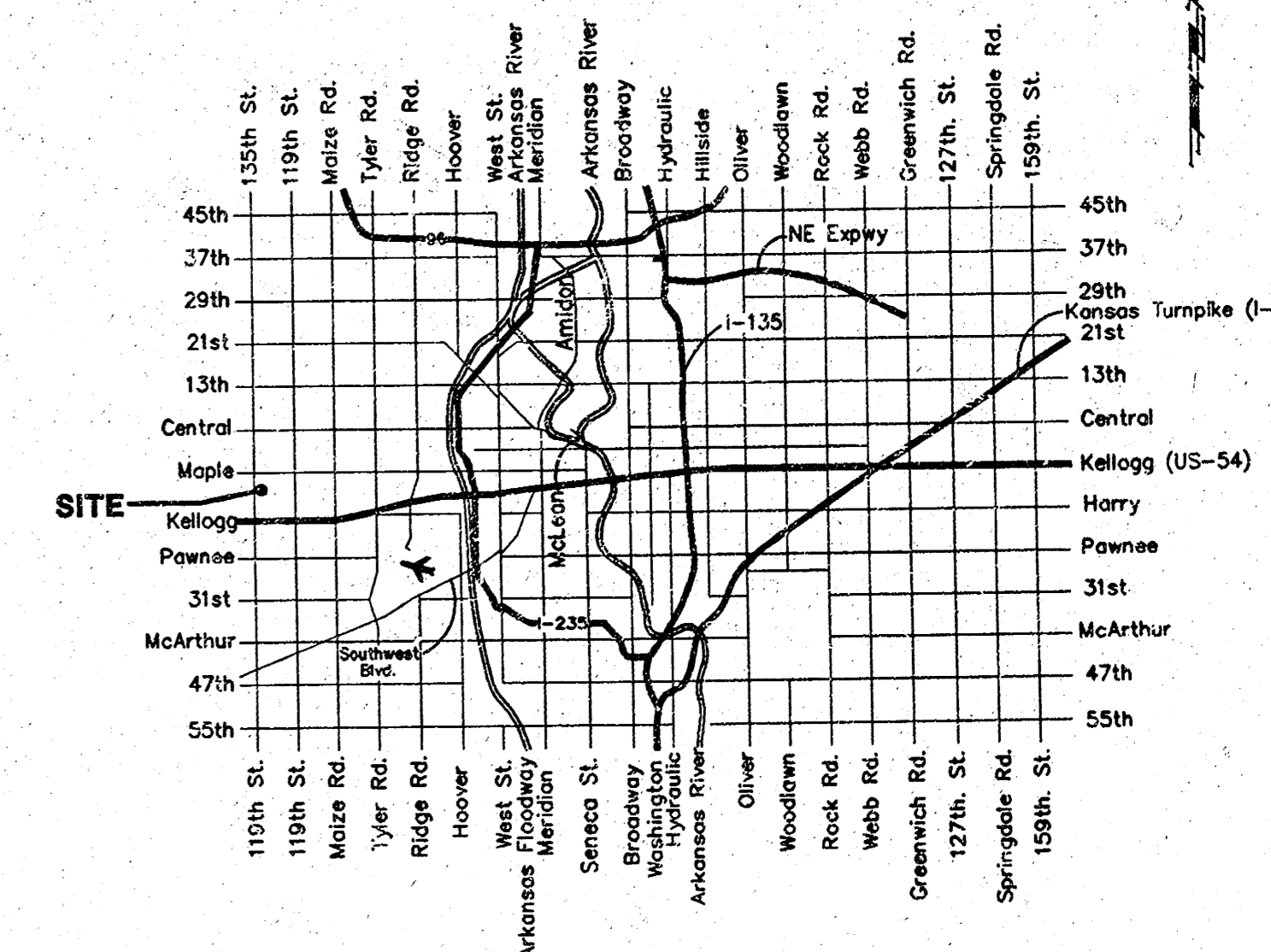
### INDEX:

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BOOKED  
11-15-99  
MLG  
D-429

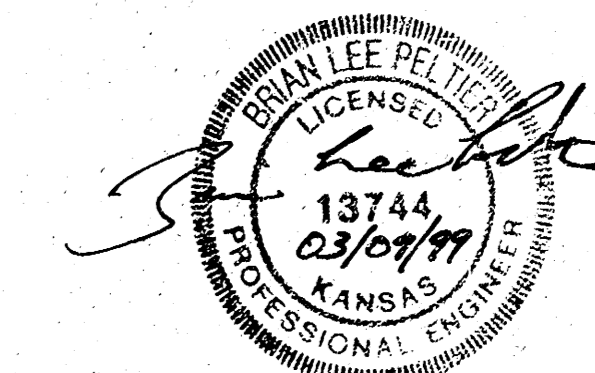


1" = 100'



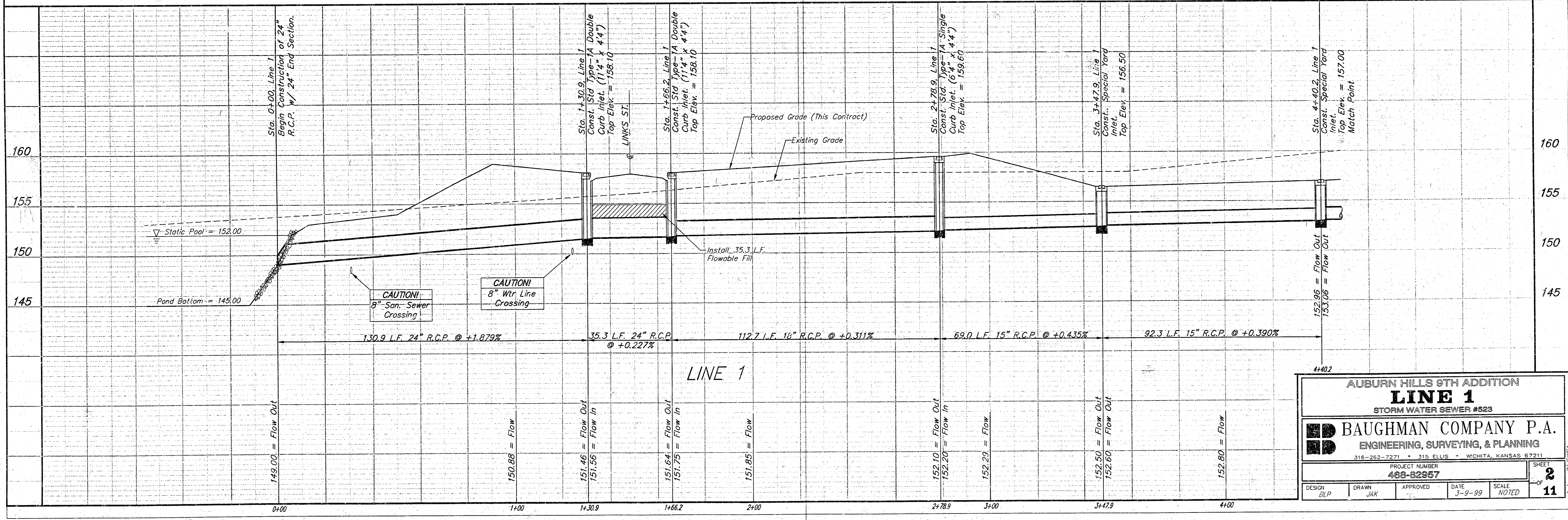
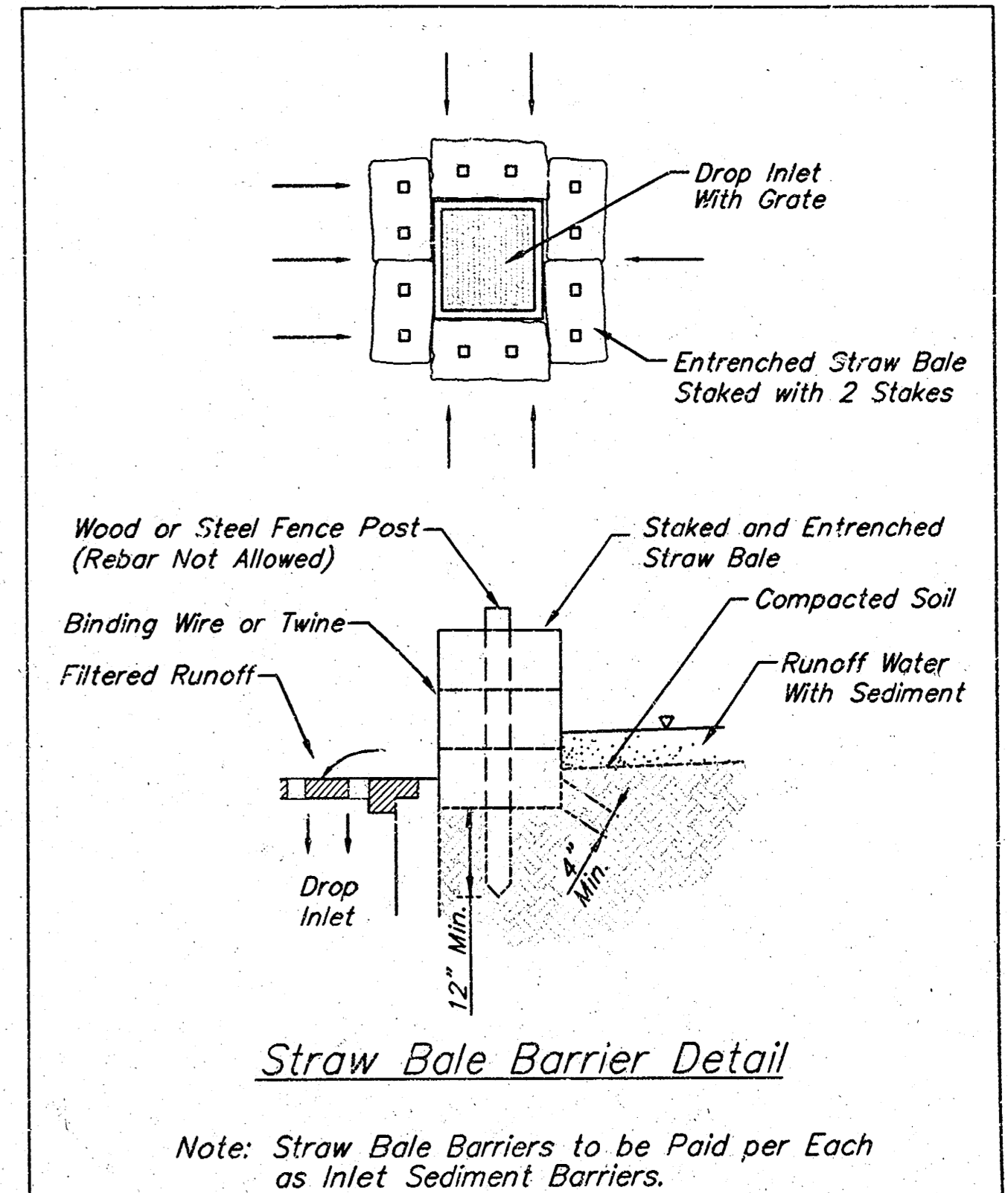
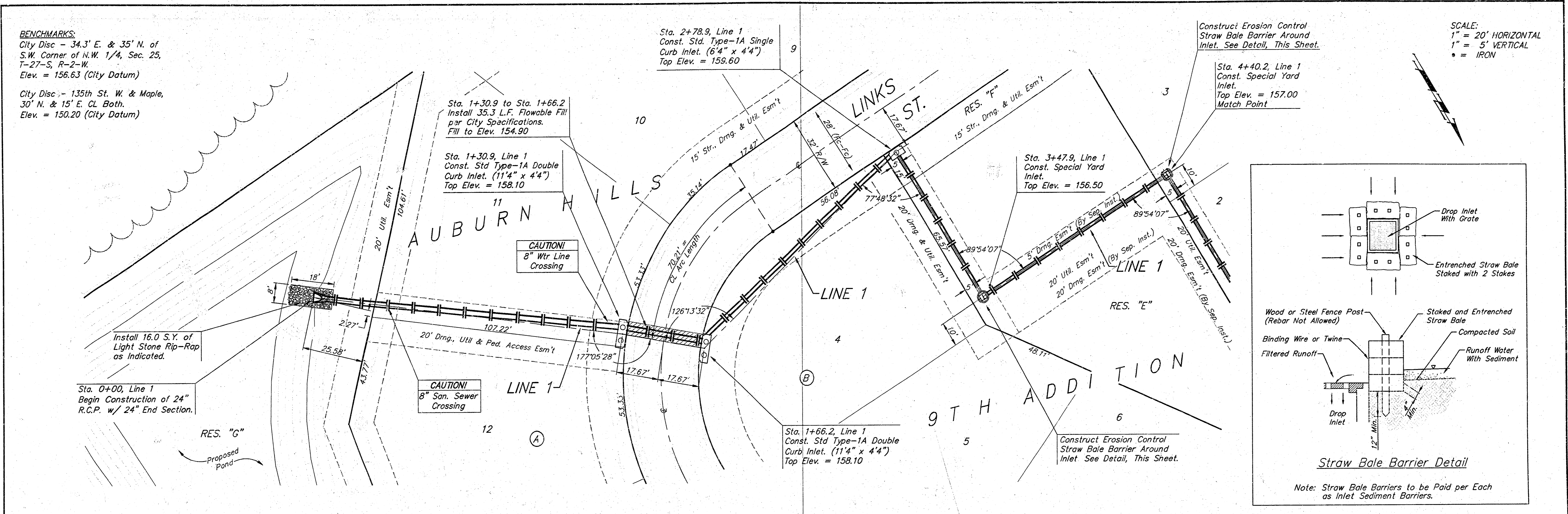
Vicinity Map

Benefit District:



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

**BENCHMARKS:**  
 City Disc - 34.3' E. & 35' N. of  
 S.W. Corner of N.W. 1/4, Sec. 25,  
 T-27-S, R-2-W.  
 Elev. = 156.63 (City Datum)  
 City Disc - 135th St. W. & Maple,  
 30' N. & 15' E. CL Both.  
 Elev. = 150.20 (City Datum)



**AUBURN HILLS 9TH ADDITION**  
**LINE 1**  
 STORM WATER SEWER #523

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

PROJECT NUMBER: **488-82857**

DESIGN: BLP	DRAWN: JAK	APPROVED:	DATE: 3-9-99	SCALE: NOTED
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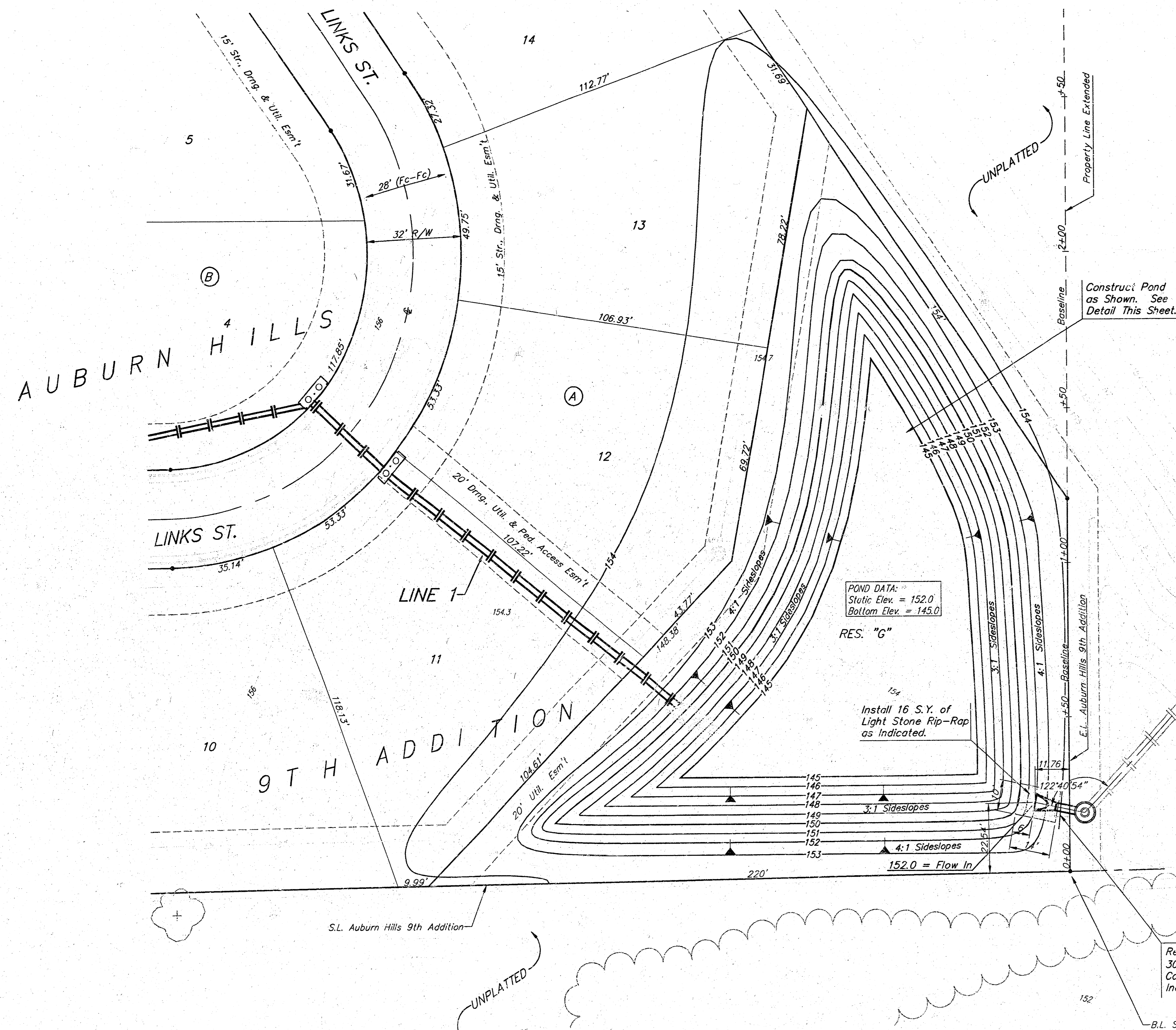
SHEET **2** OF **11**



**BENCHMARKS:**  
 City Disc - 34.3' E. & 35' N. of  
 S.W. Corner of N.W. 1/4, Sec. 25,  
 T-27-S, R-2-W.  
 Elev. = 156.63 (City Datum)

City Disc - 135th St. W. & Maple,  
 30' N. & 15' E. CL Both.  
 Elev. = 150.20 (City Datum)

SCALE: 1" = 20'  
 • = Iron



**EARTHWORK SUMMARY:**  
 5200 C.Y. EXCAVATION

(NOTE: THIS QUANTITY IS TO ACHIEVE FINAL SHAPE OF POND. IT DOES NOT INCLUDE THE OVER-EXCAVATION OF 1' TO PLACE THE CLAY LINER)

- NOTES:**
- POND BOTTOM AND SIDESLOPES BELOW STATIC POOL ELEVATION SHALL BE OVER-EXCAVATED 1' AND A 1' CLAY LINER SHALL BE COMPACTED TO 95% STD. DENSITY. THE PLASTICITY INDEX (P.I.) SHALL BE AT LEAST 20. THE COMPACTION AND P.I. SHALL BE VERIFIED DURING CONSTRUCTION.
  - ANY EXCESS EXCAVATION SHALL BE STORED ON-SITE AT LOCATIONS TO BE DETERMINED BY THE ENGINEER.
  - ALL DISTURBED AREAS SHALL BE SEEDED, MULCHED AND FERTILIZED AS FOLLOWS:  
**SEED** -- 35 LBS./ACRE BROME GRASS & 100 LBS./ACRE K-31 FESCUE  
**MULCH** -- 2 TONS PRAIRIE HAY / ACRE  
**FERTILIZER** -- 350 LBS./ACRE 10-20-10 OR 12-24-12
  - BAUGHMAN COMPANY WILL PROVIDE STAKING INFORMATION AT THE TIME OF CONSTRUCTION.

Realign Stub & Install 17.1 L.F. 30" RCP w/End Section. Cost of Realigning Stub to be Included in Project Cost.

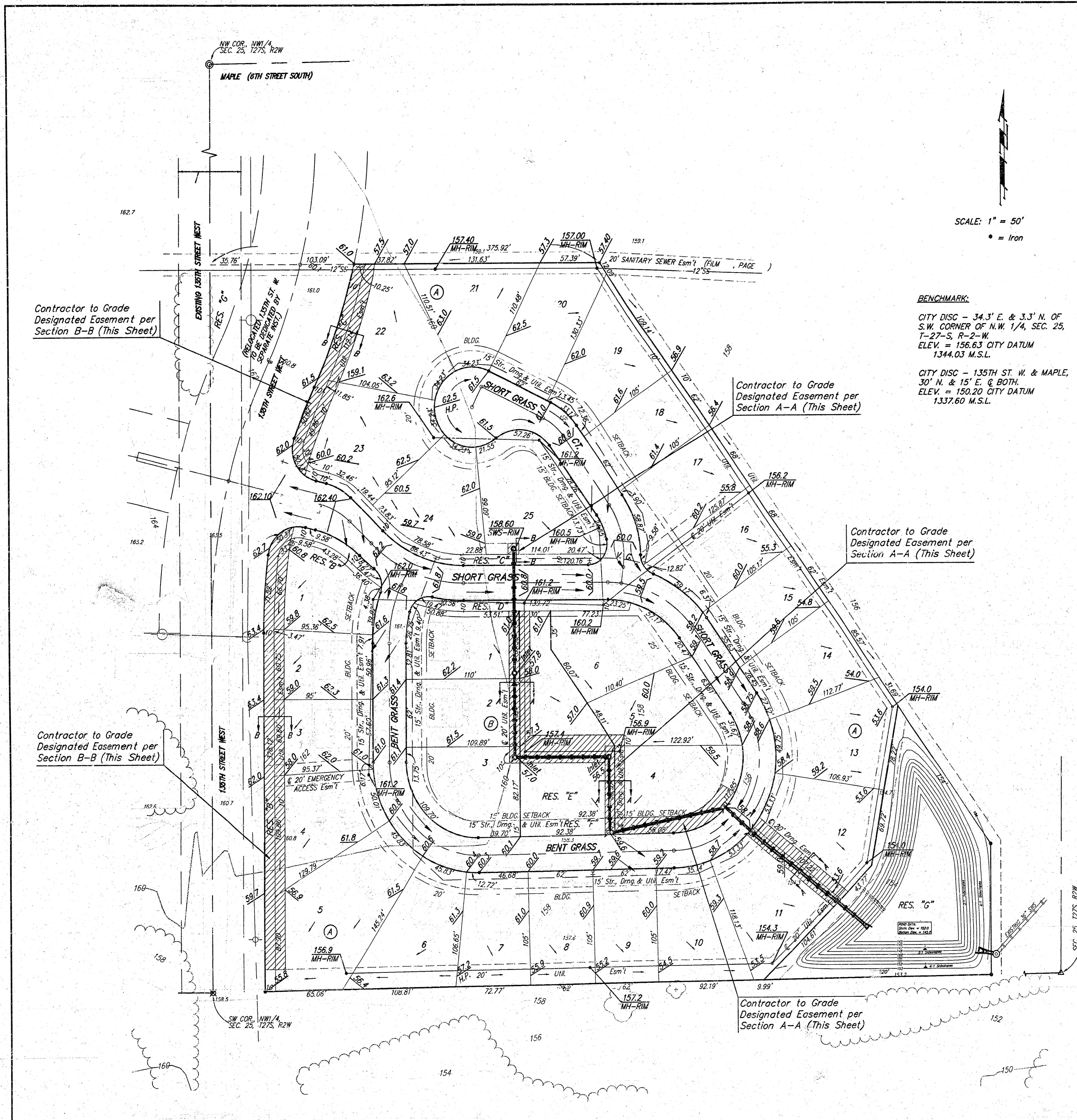
**AUBURN HILLS 9TH ADDITION  
 POND PLAN  
 STORM WATER SEWER #823**

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

PROJECT NUMBER  
**488-82857**

DESIGN: BLP    DRAWN: JAK    APPROVED:    DATE: 3-9-99    SCALE: NOTED

SHEET  
**4**  
 OF  
**11**



SCALE: 1" = 50'  
 • = Iron

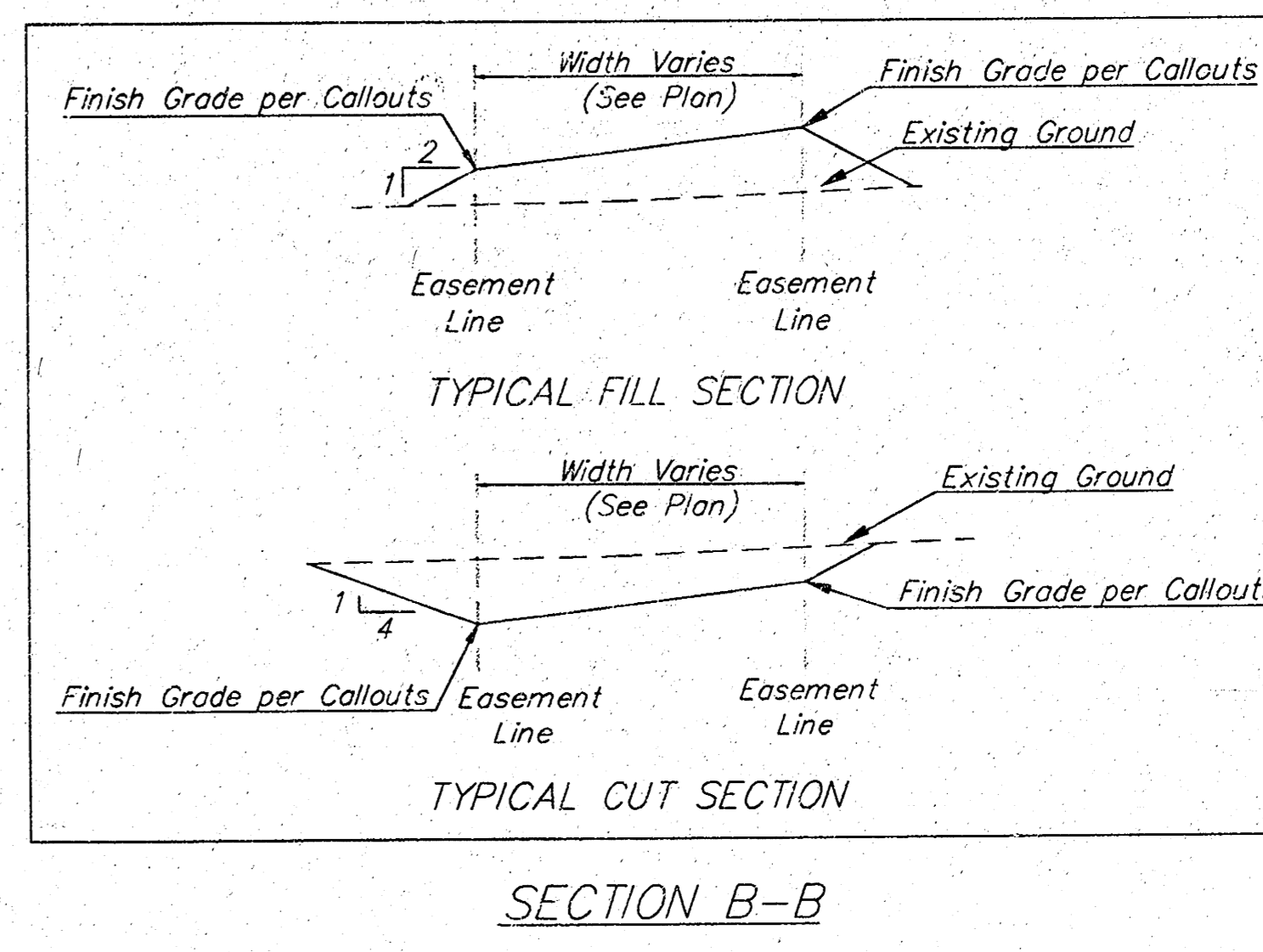
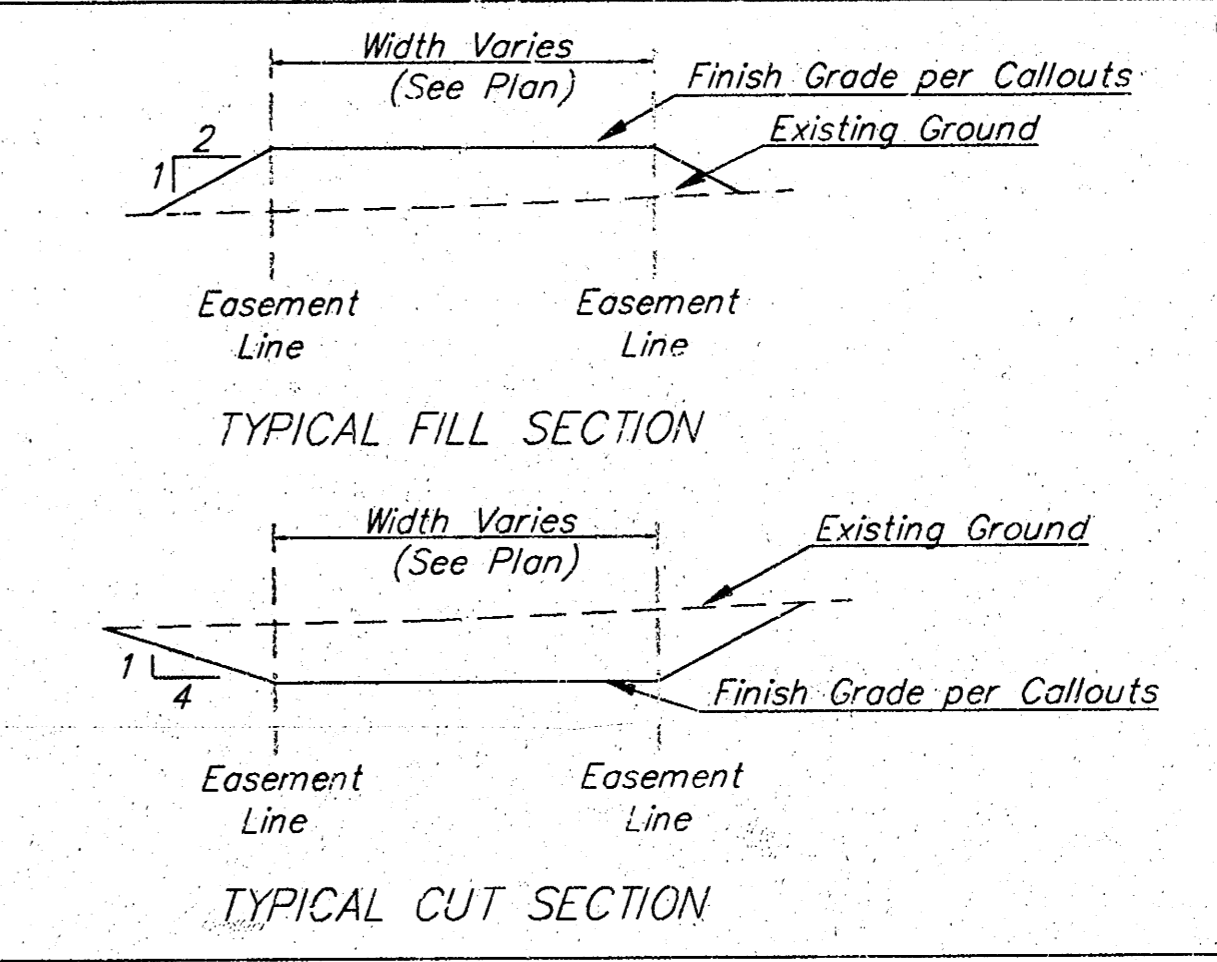
Note: All excess soil shall remain on site and shall be stockpiled at a location to be determined by the design engineer.

**BENCHMARK:**  
 CITY DISC - 34.3' E. & 3.3' N. OF  
 S.W. CORNER OF N.W. 1/4, SEC. 25,  
 T-27-S, R-2-W.  
 ELEV. = 156.63 CITY DATUM  
 1344.03 M.S.L.  
 CITY DISC - 135TH ST. W. & MAPLE,  
 30' N. & 15' E. OF BOTH.  
 ELEV. = 150.20 CITY DATUM  
 1337.60 M.S.L.

**Approximate Easement Grading Quantities:**  
 (For Information Only)  
 Excavation: 1085 C.Y.  
 Fill: 460 C.Y.

The contractor shall grade the easements as shown to the elevations given on the easement grading plan. All costs for grading shall be incidental to the Easement Grading Bid Item.

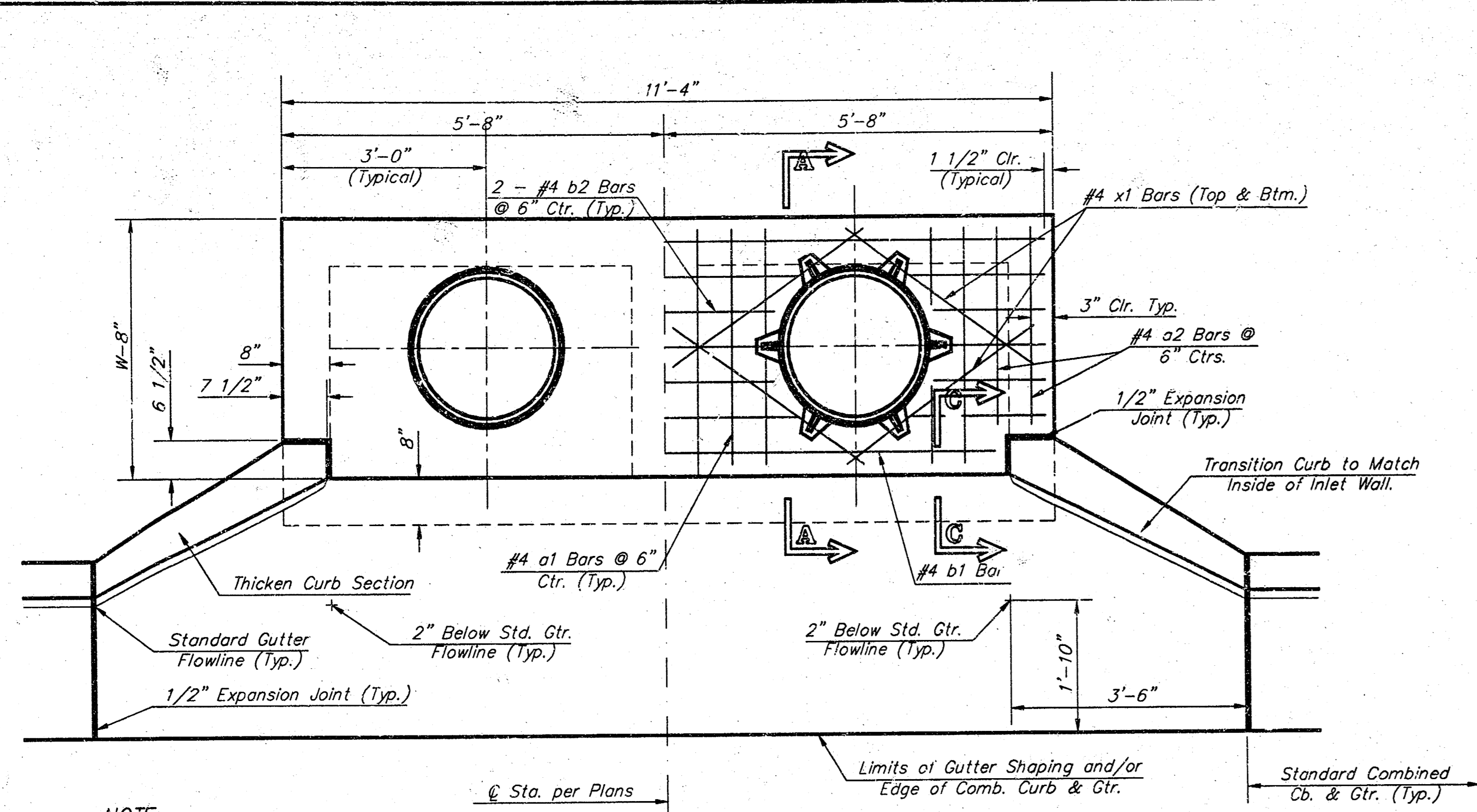
The contractor shall 'straight' grade the easements between the elevations given. Where a callout designates 'Match', the contractor will grade to the existing ground elevation.



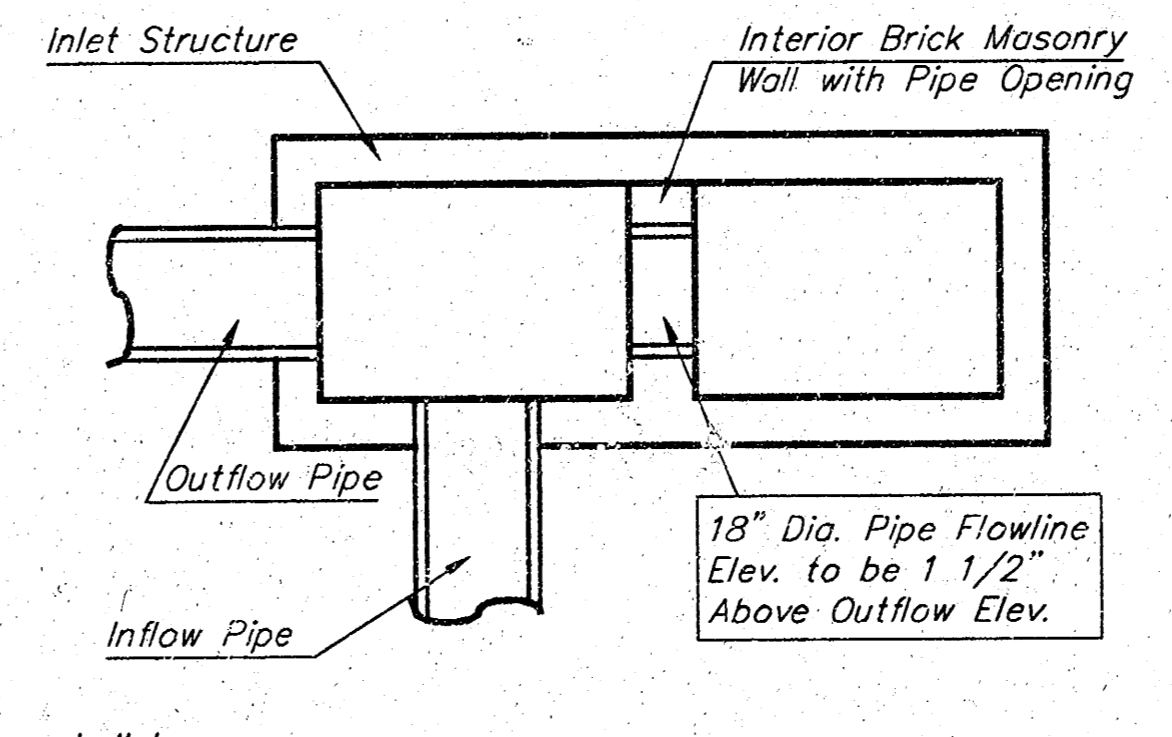
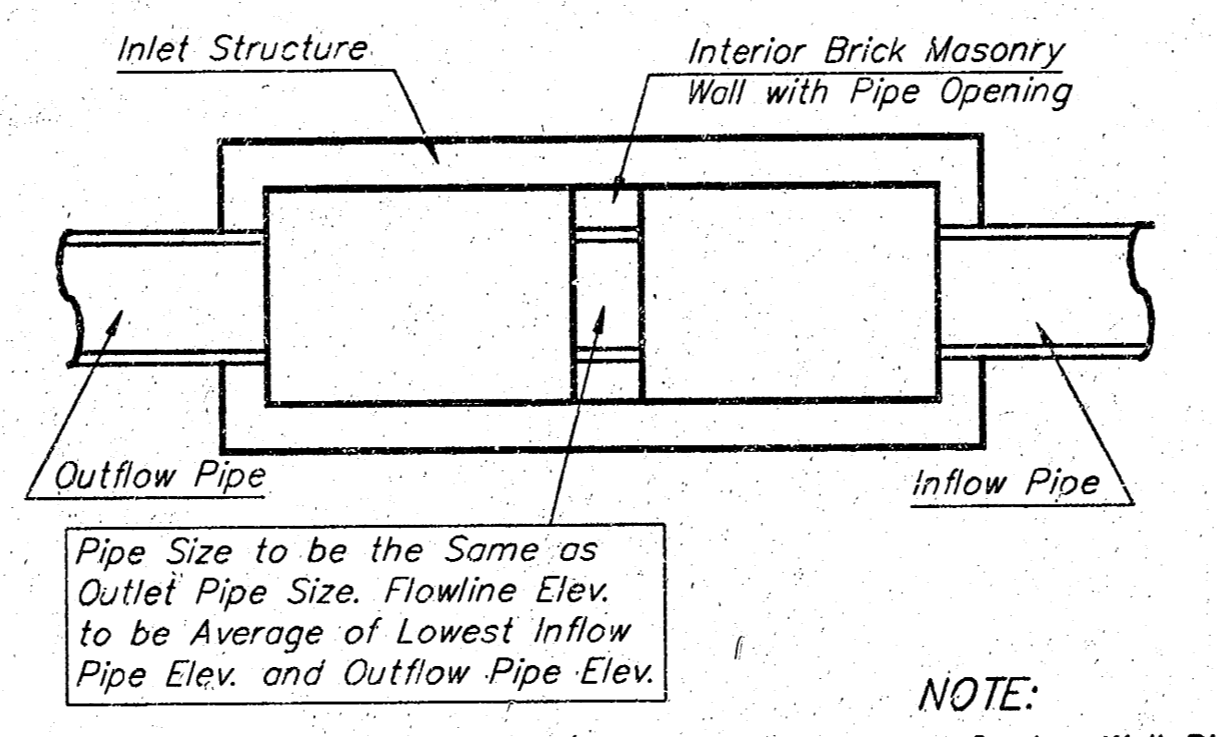
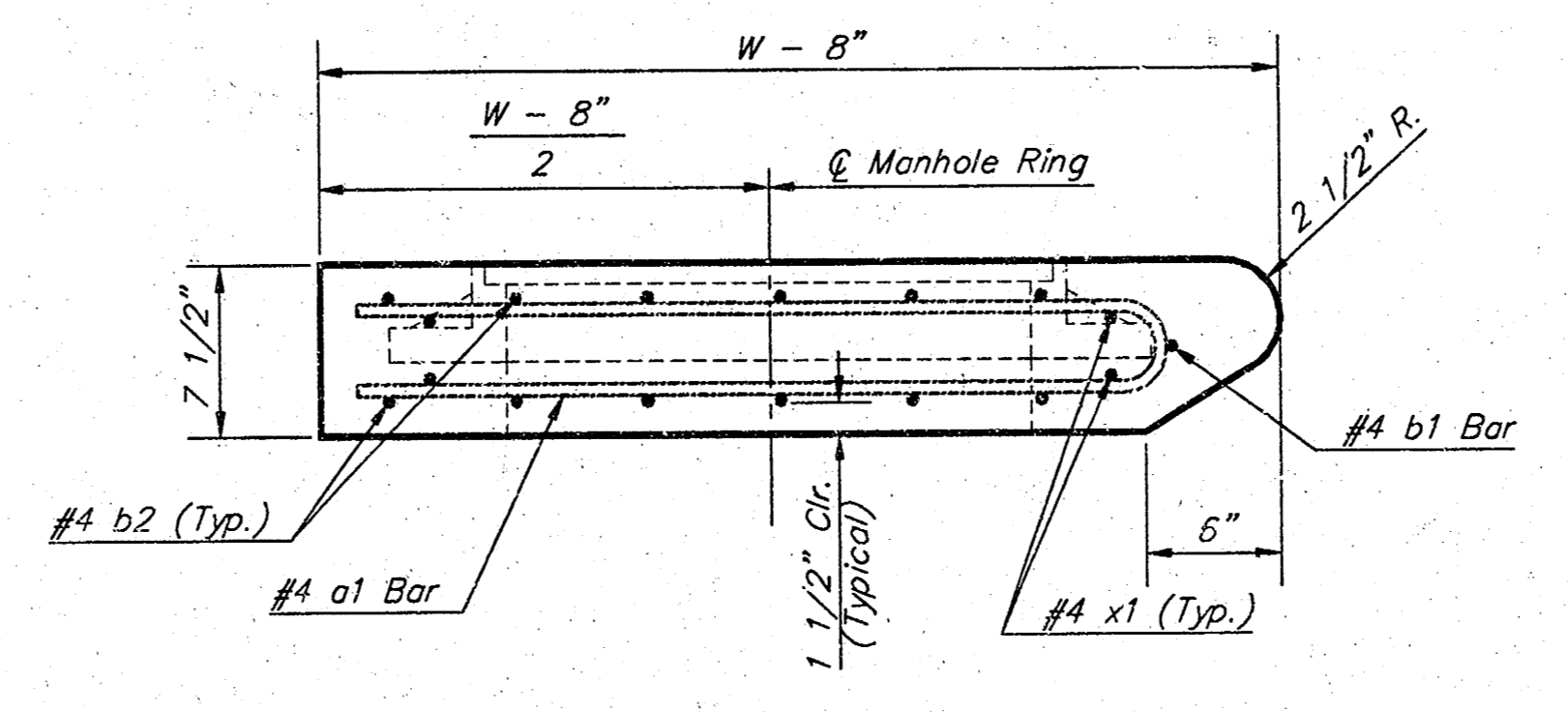
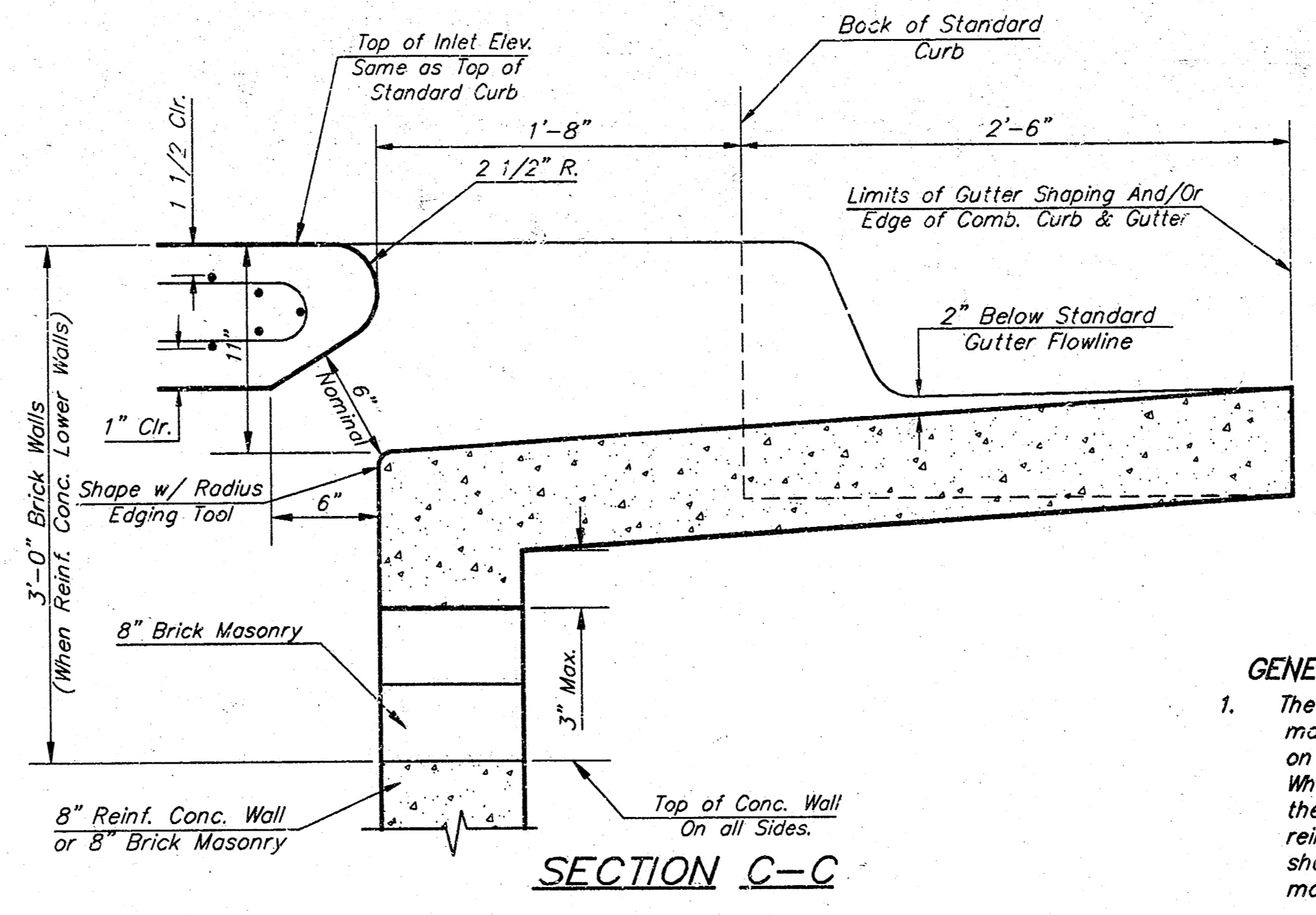
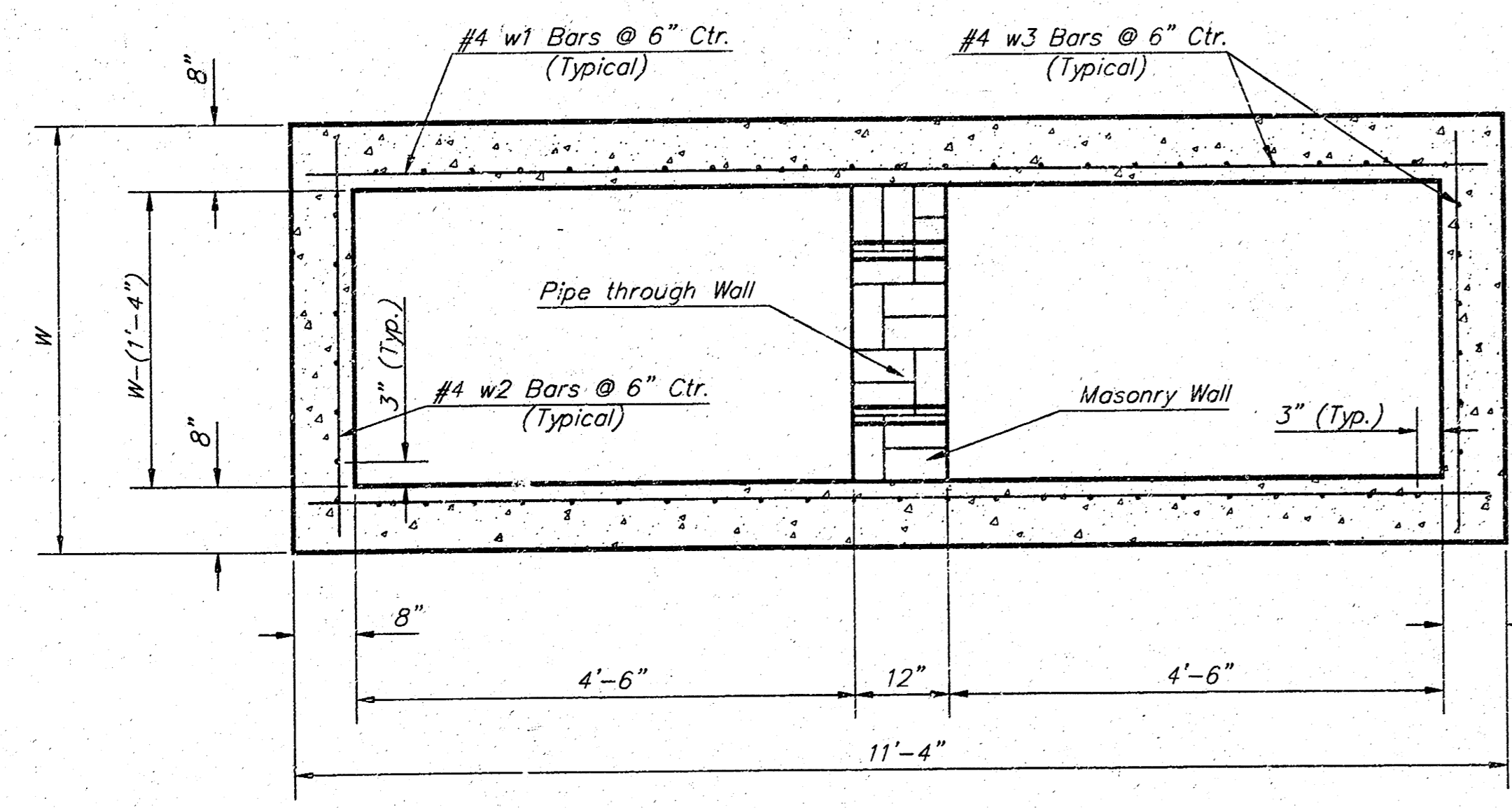
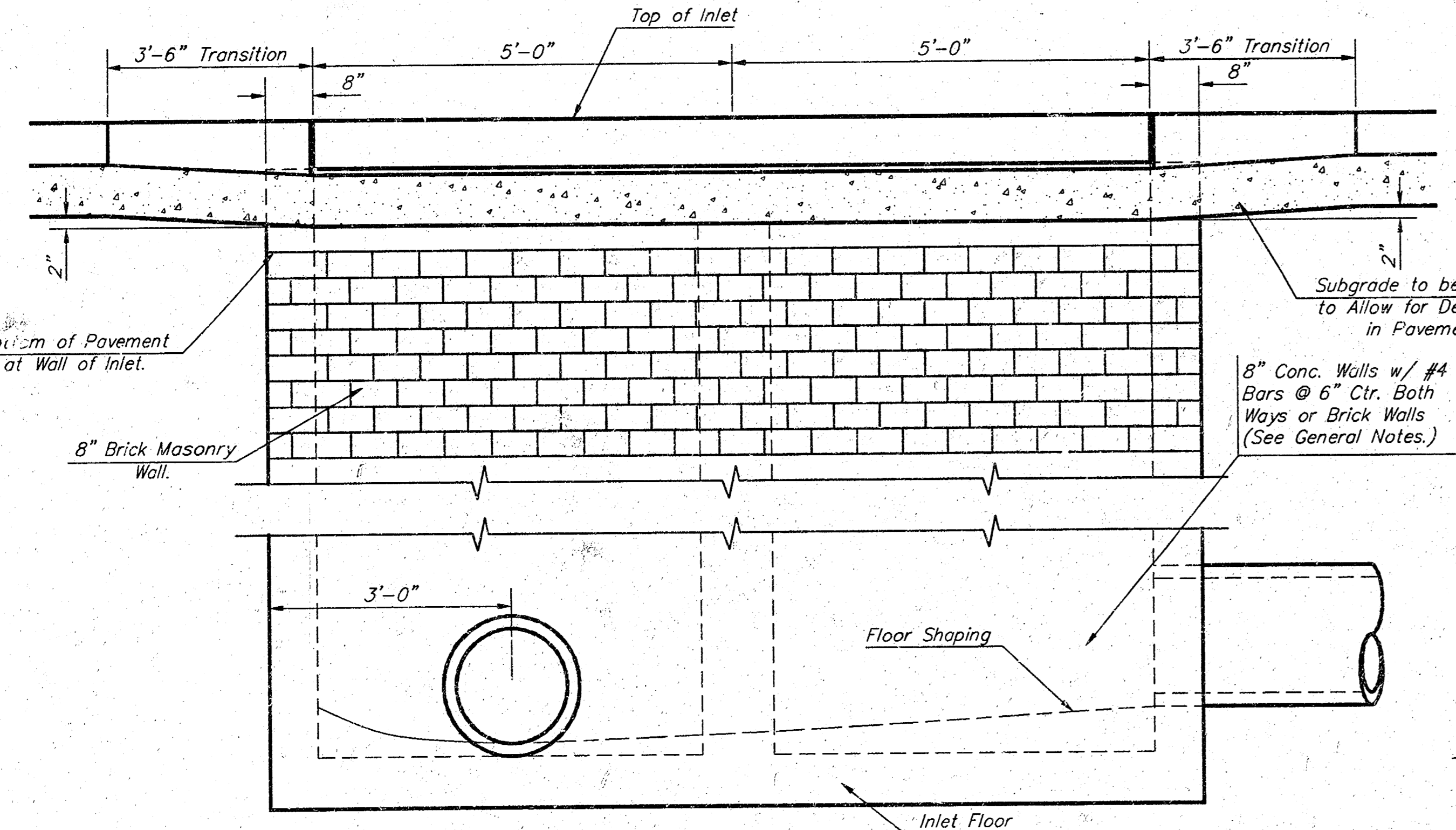
AUBURN HILLS 9TH ADDITION  
**EASEMENT GRADING**  
 WICHITA, KANSAS

**BAUGHMAN COMPANY P.A.**  
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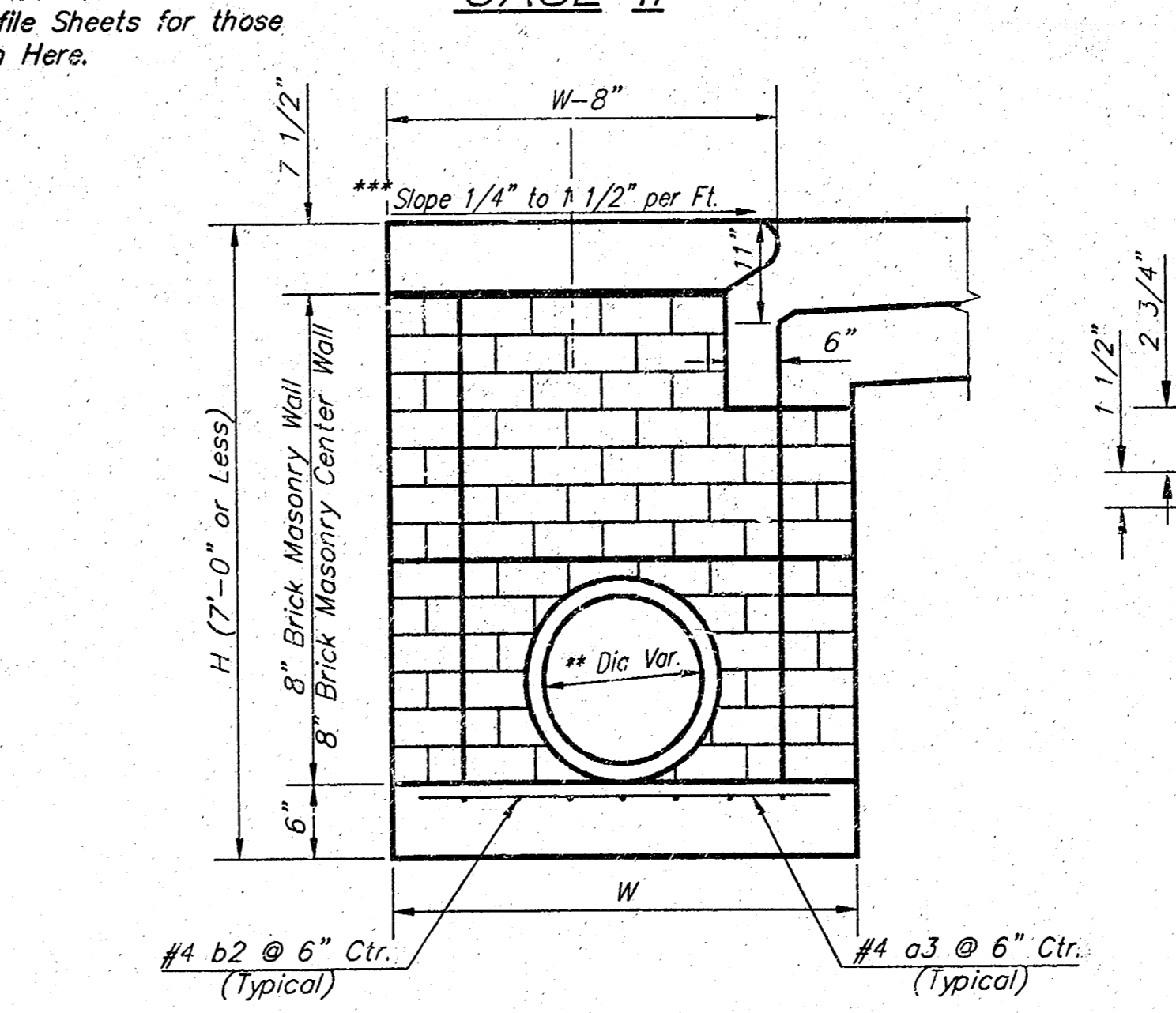
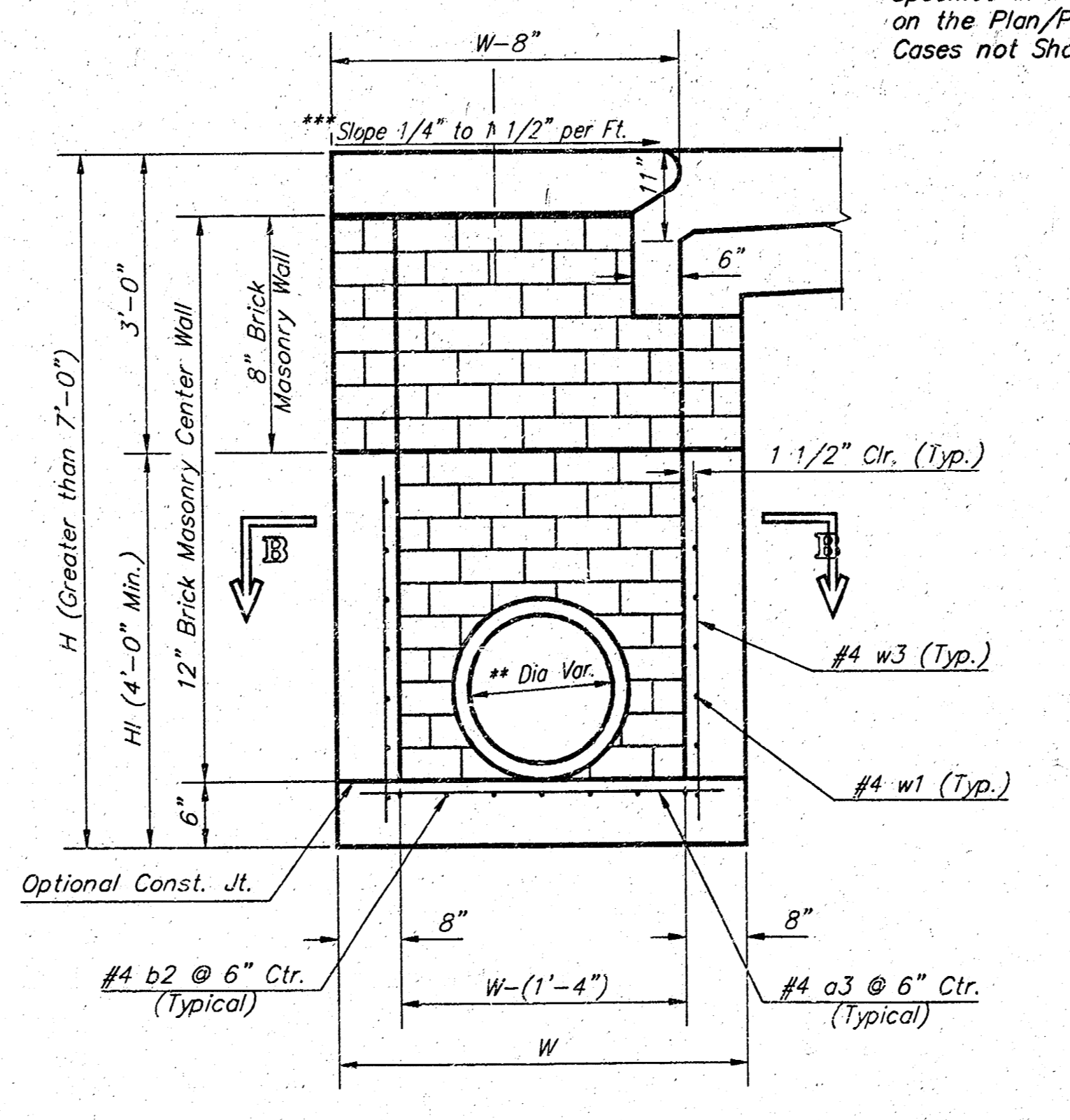
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
BLP	JAK		3-9-99	1" = 50'	5 OF 11



**NOTE:**  
 Expansion Joint Only in Curb Area with Concrete Pavement.



**NOTE:**  
 Center Wall Pipe Size shall be as Specified in Inlet Construction Notes on the Plan/Profile Sheets for those Cases not Shown Here.



**NOTES:**  
 \*\* A center wall opening shall be provided by means of a section of reinforced concrete pipe. See Case I and Case II above.  
 \*\*\* Slope of inlet tops to match sidewalk of parking slopes within limits indicated.

**PRECAST SLAB AND FLOOR REINFORCING**

MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
a1	#4	13	6'-7"	13	8'-7"	13	10'-7"	13	12'-7"	13	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	23	4'-1"	23	5'-1"	23	6'-1"	23	7'-1"	23	8'-1"
b1	#4	1	9'-9"	1	9'-9"	1	9'-9"	1	9'-9"	1	9'-9"
b2	#4	23	11'-1"	29	11'-1"	35	11'-1"	41	11'-1"	47	11'-1"
x1	#4	16	3'-10"	16	4'-2"	16	4'-6"	16	4'-10"	16	5'-2"

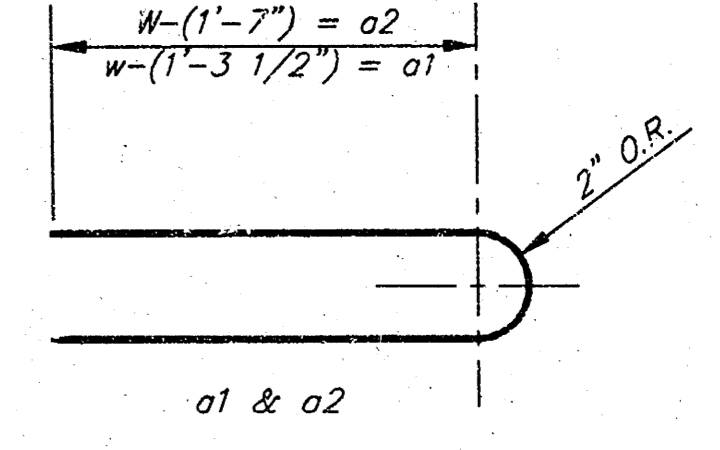
**WALL REINFORCING**

MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	1	11'-1"	1	11'-1"	1	11'-1"	1	11'-1"	1	11'-1"
w2	#4	1	4'-1"	1	5'-1"	1	6'-1"	1	7'-1"	1	8'-1"
w3	#4	52	2	56	2	60	2	64	2	68	2

\* Field Bend or Cut Reinforcing as Required for Clearance.  
 ① 4 (H1 - 12') (H1 - 21') Rounded down to nearest 0.5'  
 ② H1 - 3'

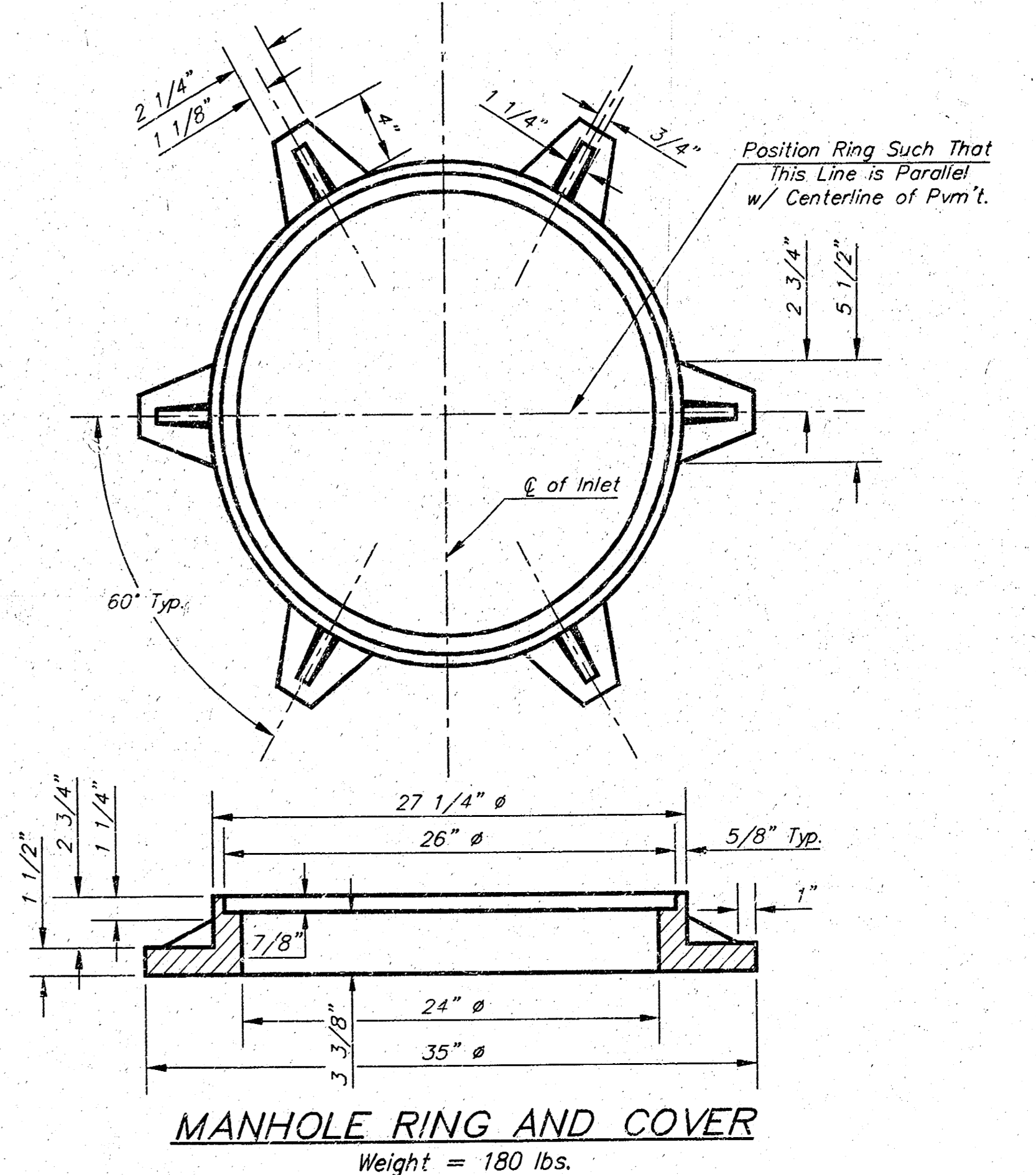
**GENERAL NOTES:**

- The contractor shall be required to construct 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" or less and H=7'-0" or less. When W is greater than 6'-4" and H is less than 7'-0" the outside inlet walls below the brick stack shall be reinforced concrete construction and the center wall shall be of masonry construction as shown for the masonry wall option.
- Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
- 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.
- Inlet top reinforcing shall be spaced on 6" max. centers. Inlet lids shall be notched out as indicated to facilitate construction of curb. Bars in inlet top to be field bent or cut to clear manhole ring.
- The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



**STANDARD CURB INLET PRECAST TOPS**

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 11'-4" 7 1/2"	21" & SMALLER	0.63±
5'-4"	4'-8" 11'-4" 7 1/2"	24" & 30"	1.09±
6'-4"	5'-8" 11'-4" 7 1/2"	36" & 42"	1.35±
7'-4"	6'-8" 11'-4" 7 1/2"	48" & 54"	1.61±
8'-4"	7'-8" 11'-4" 7 1/2"	60" & 66"	1.87±



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

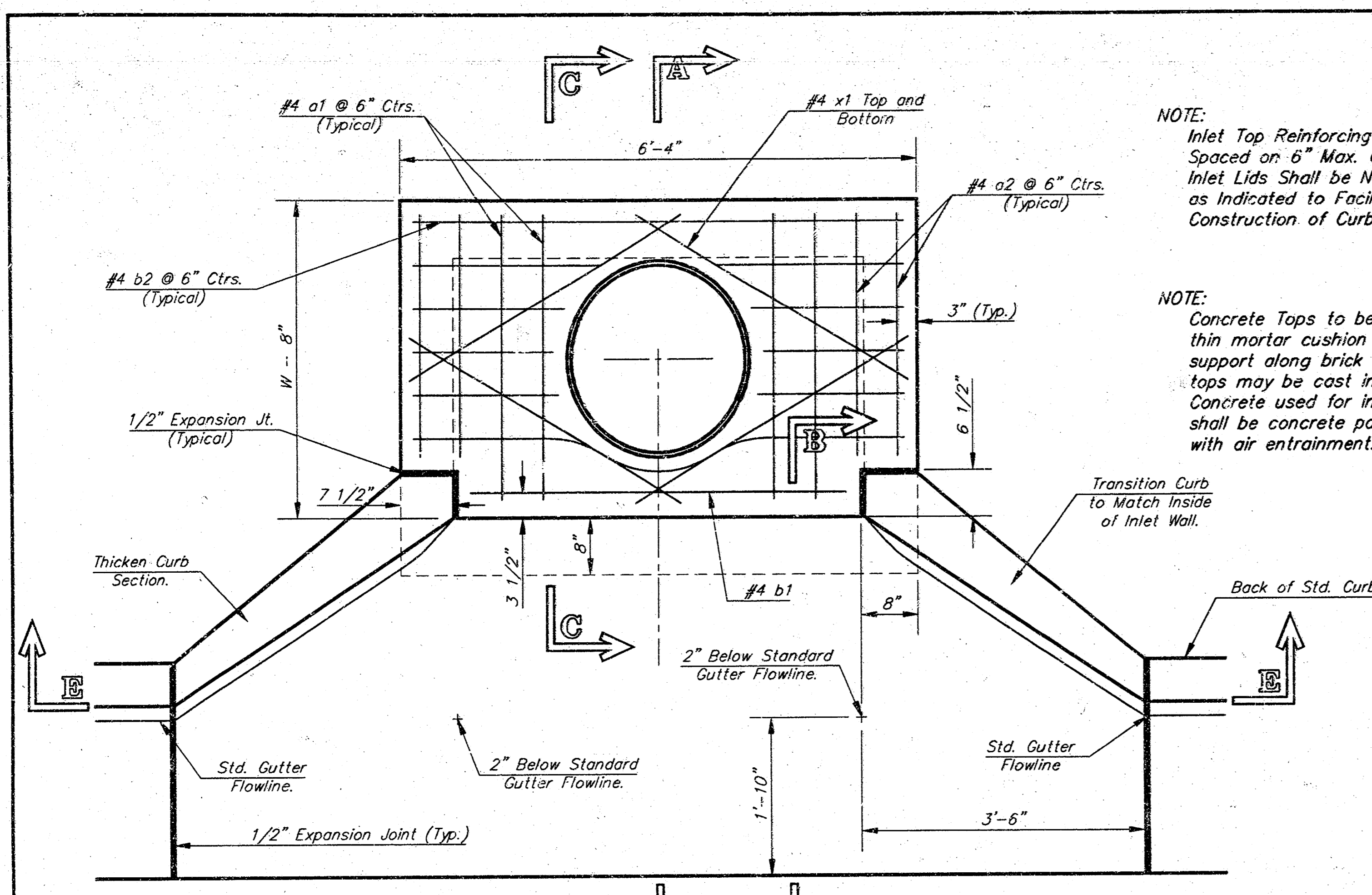
Revised - Feb. 16, 1989

**CITY OF WICHITA STANDARD TYPE 1A Curb Inlet Details**  
 INLET OPENING = 8" X 10'-0"

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 315-262-7371 • 315 ELLIS • WICHITA, KANSAS 67211

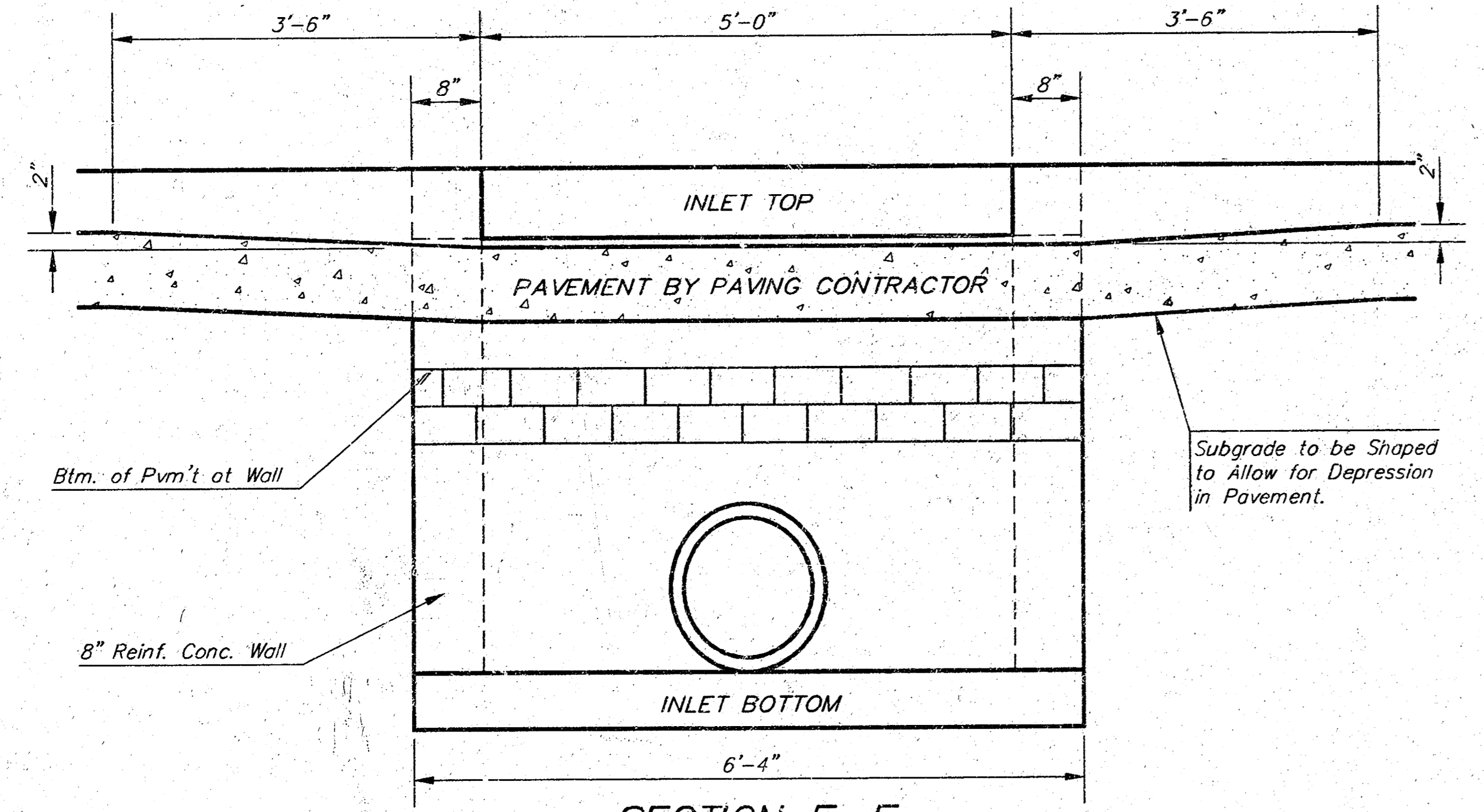
PROJECT NUMBER: 488-8287  
 SHEET: 6 OF 11

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: NONE

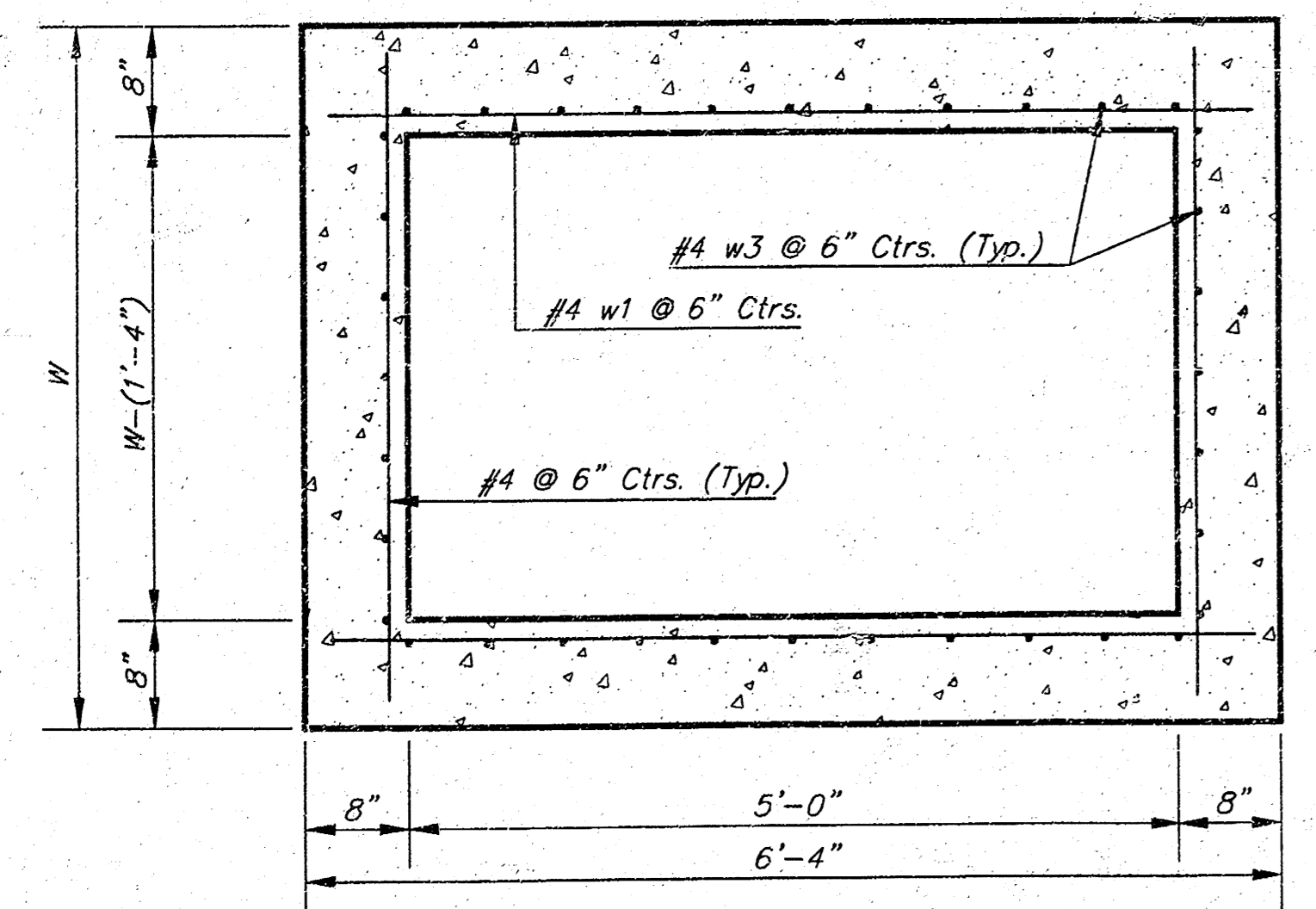


NOTE: Expansion Joint Only in Curb Area With Concrete Pavement.

PLAN



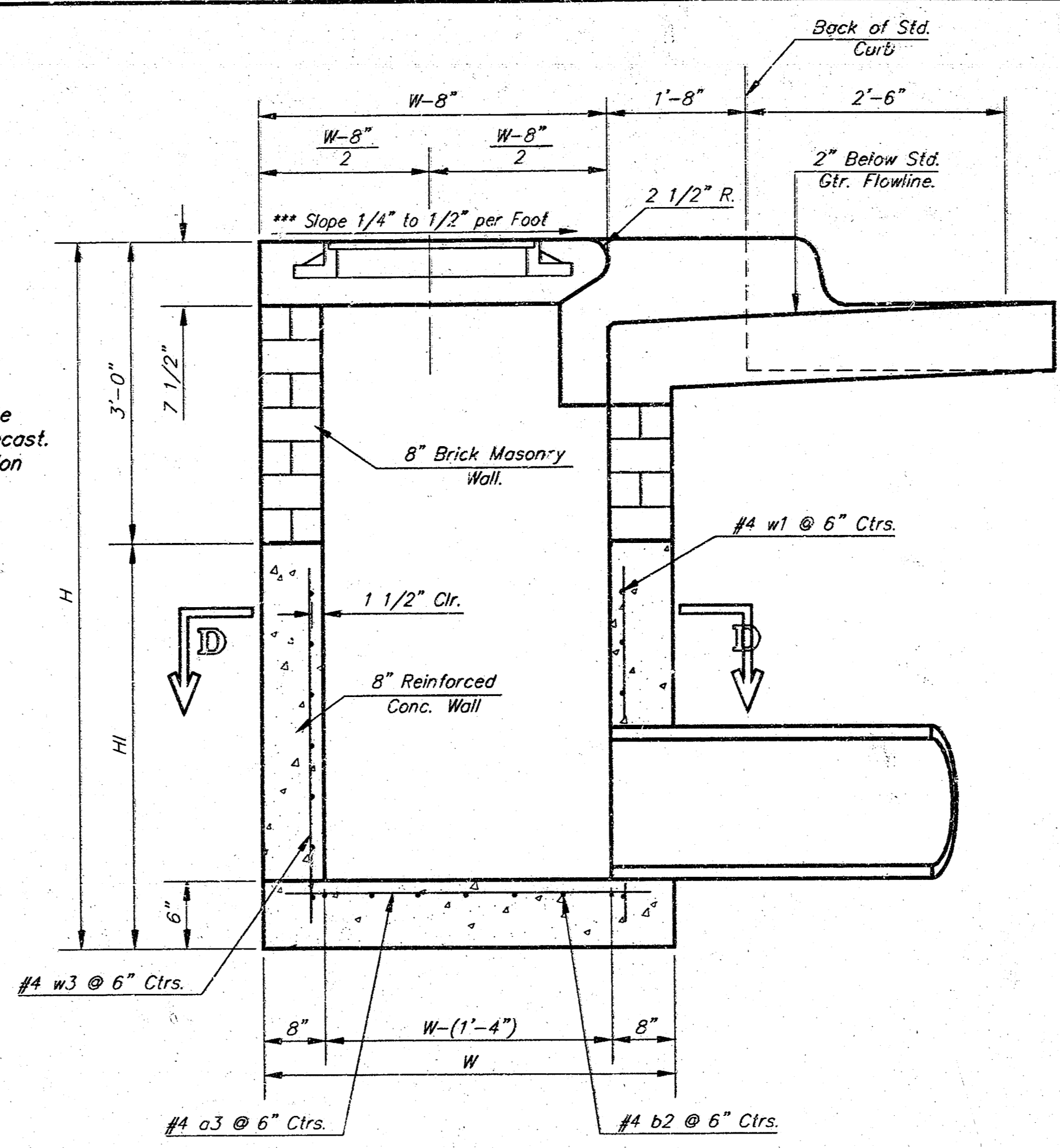
SECTION E-E



SECTION D-D

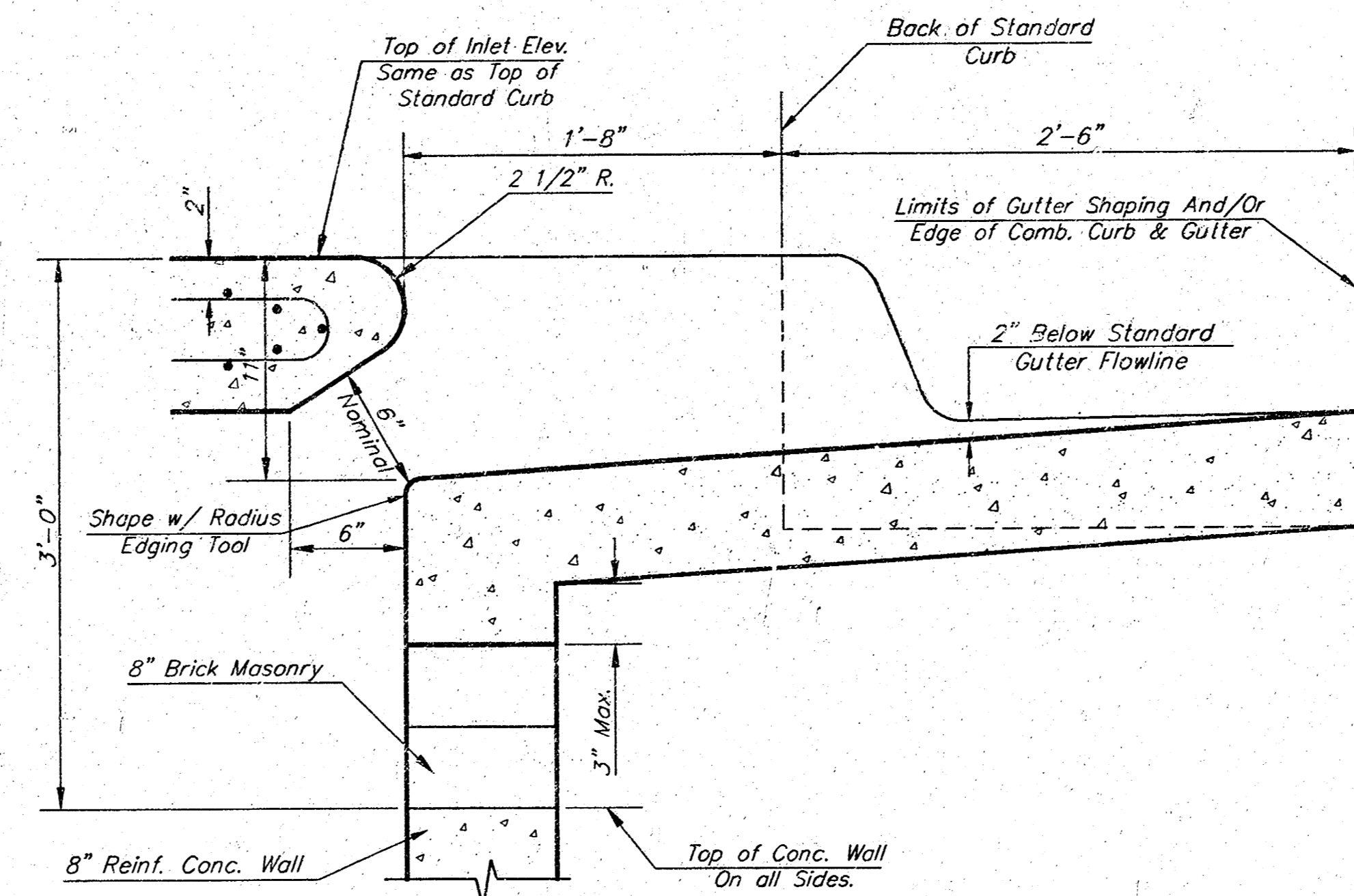
NOTE: Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

NOTE: Concrete Taps to be installed on thin mortar cushion to insure full support along brick walls. Concrete taps may be cast in place or precast. Concrete used for inlet construction shall be concrete pavement mix with air entrainment.

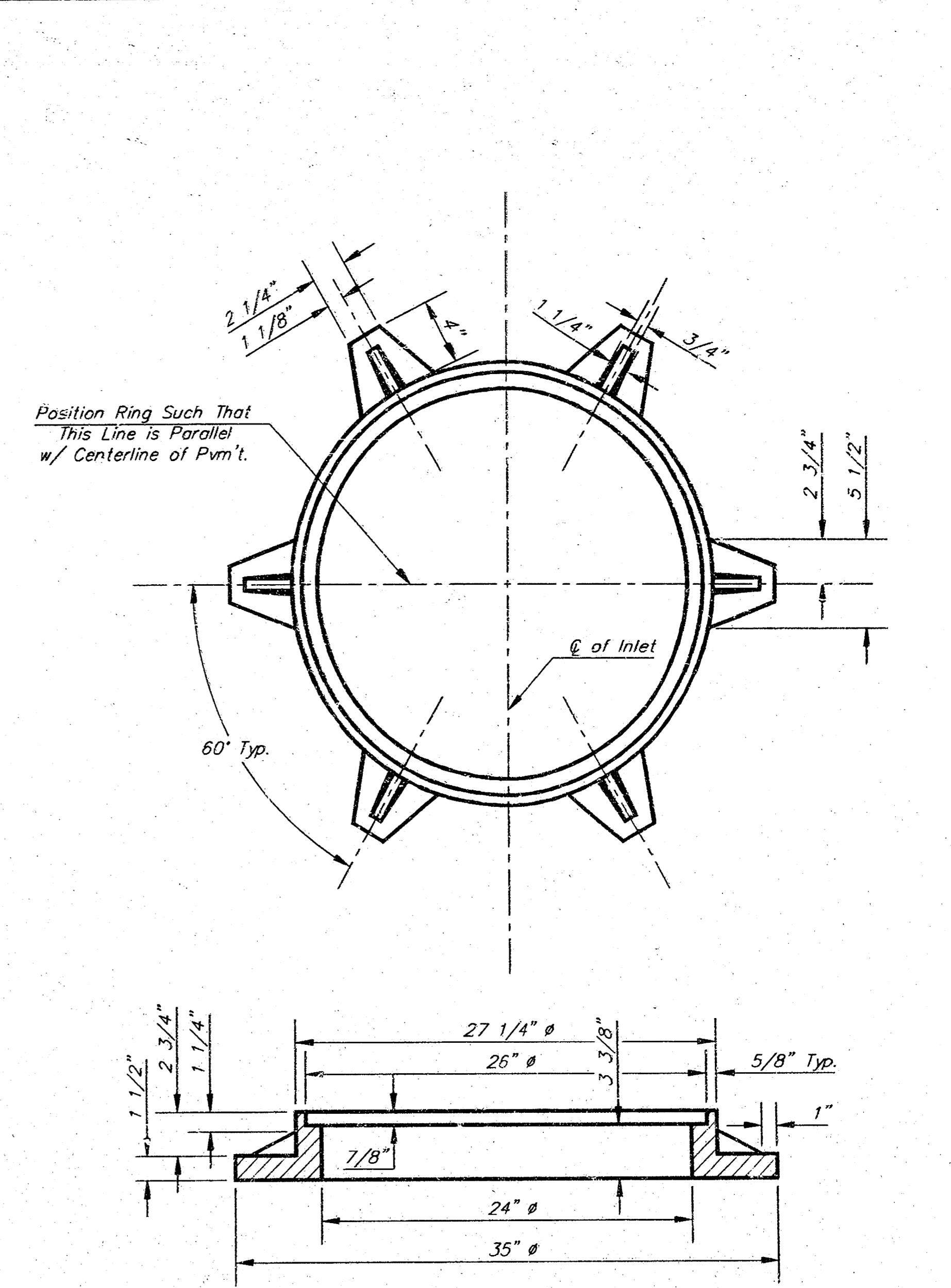


SECTION A-A

NOTE: Slope of Inlet tops to Match Sidewalk or Parking Slopes within Limits Indicated.

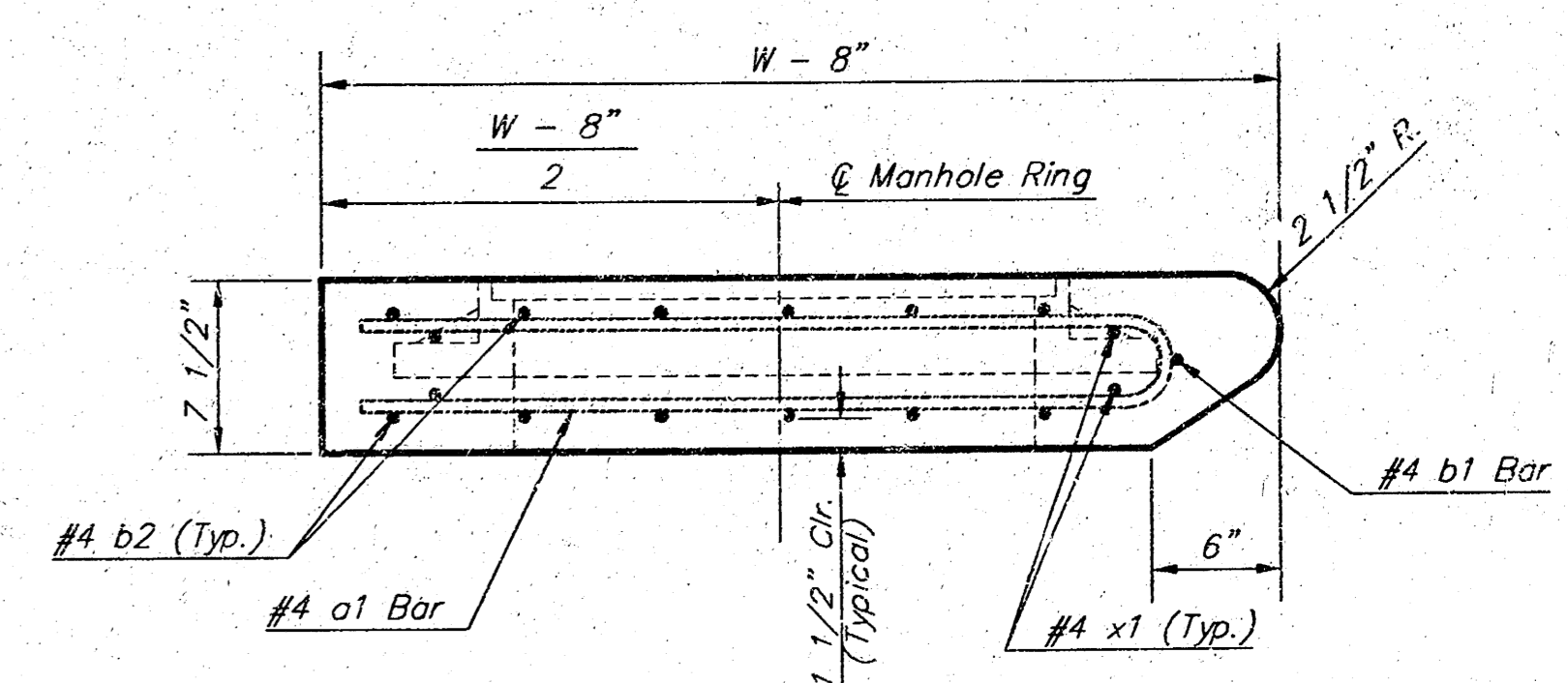


SECTION B-B



MANHOLE RING AND COVER

Weight = 180 Lbs.  
\*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.



SECTION A-A

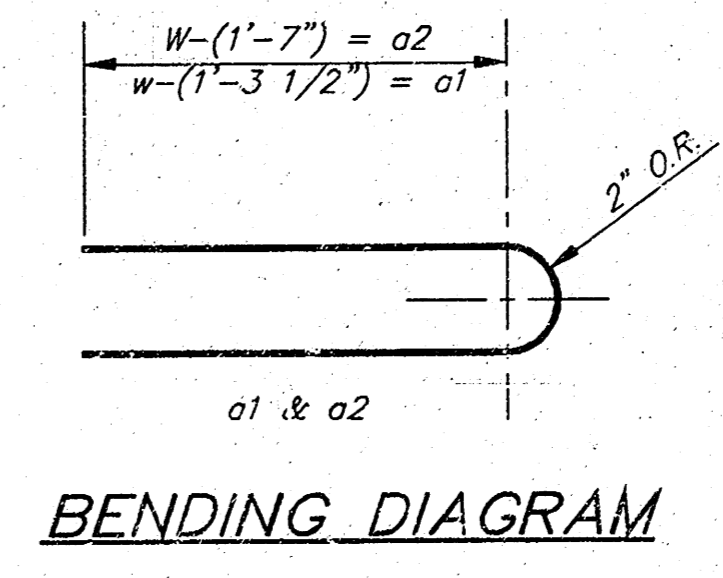
PRECAST SLAB AND FLOOR REINFORCING

MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
b2	#4	23	6'-1"	29	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
w1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

WALL REINFORCING

MARK	SIZE	W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
		NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	①	8'-1"
w3	#4	32	②	36	②	40	②	44	②	48	②

\* Field Bend or Cut Reinforcing as Required for Clearance.  
① 4 (H - 12") (H - 21") Rounded down to nearest 0.5"  
② H - 3"



BENDING DIAGRAM

STANDARD CURB INLET PRECAST TOPS

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" x 6'-4" x 7 1/2"	21" & SMALLER	0.384
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.514
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.644
7'-4"	6'-8" x 6'-4" x 7 1/2"	48" & 54"	0.774
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.904

Revised - Feb. 16, 1989

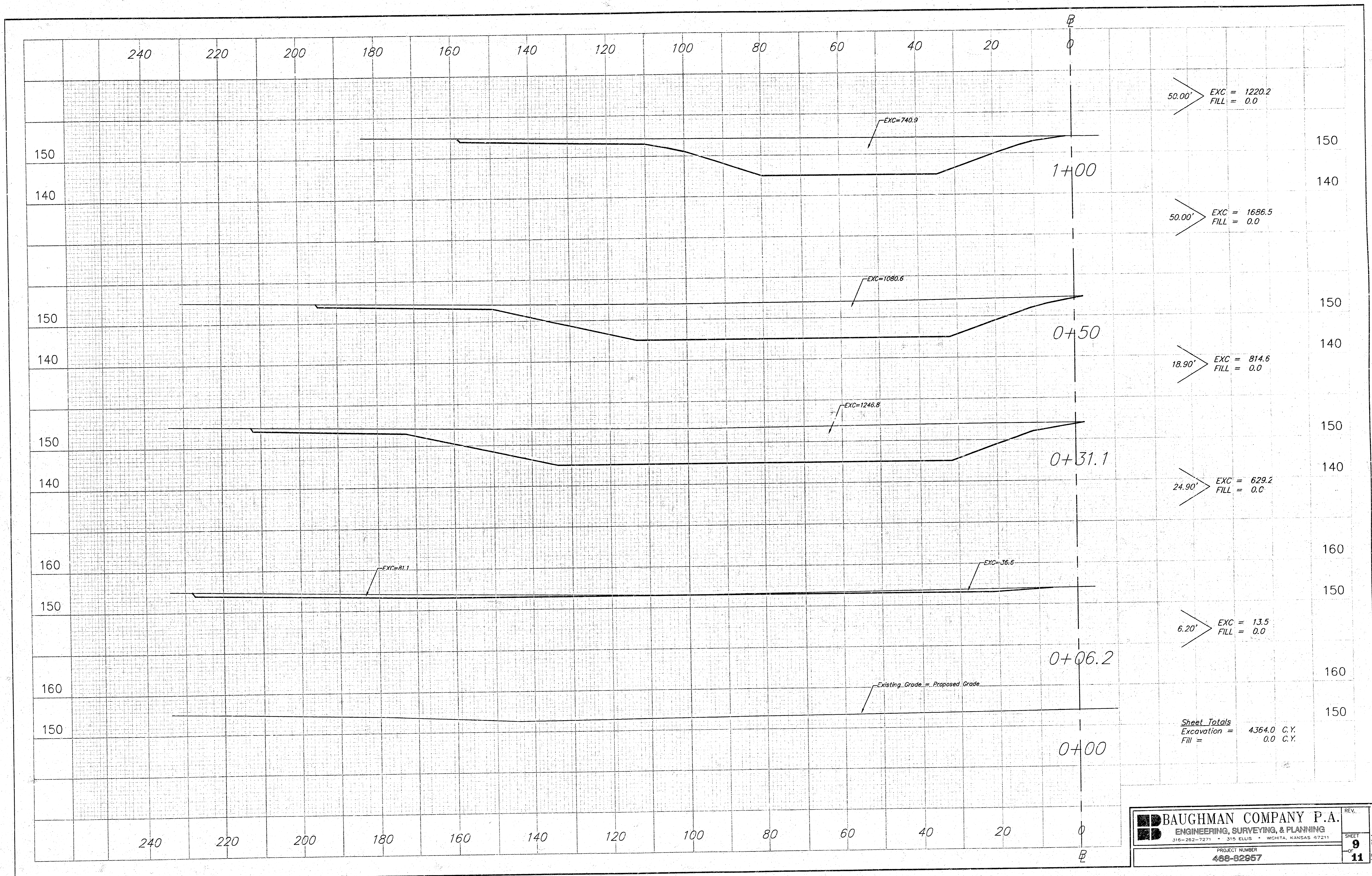
CITY OF WICHITA STANDARD TYPE 1A  
**Curb Inlet Details**  
INLET OPENING = 6" X 7'-0"

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

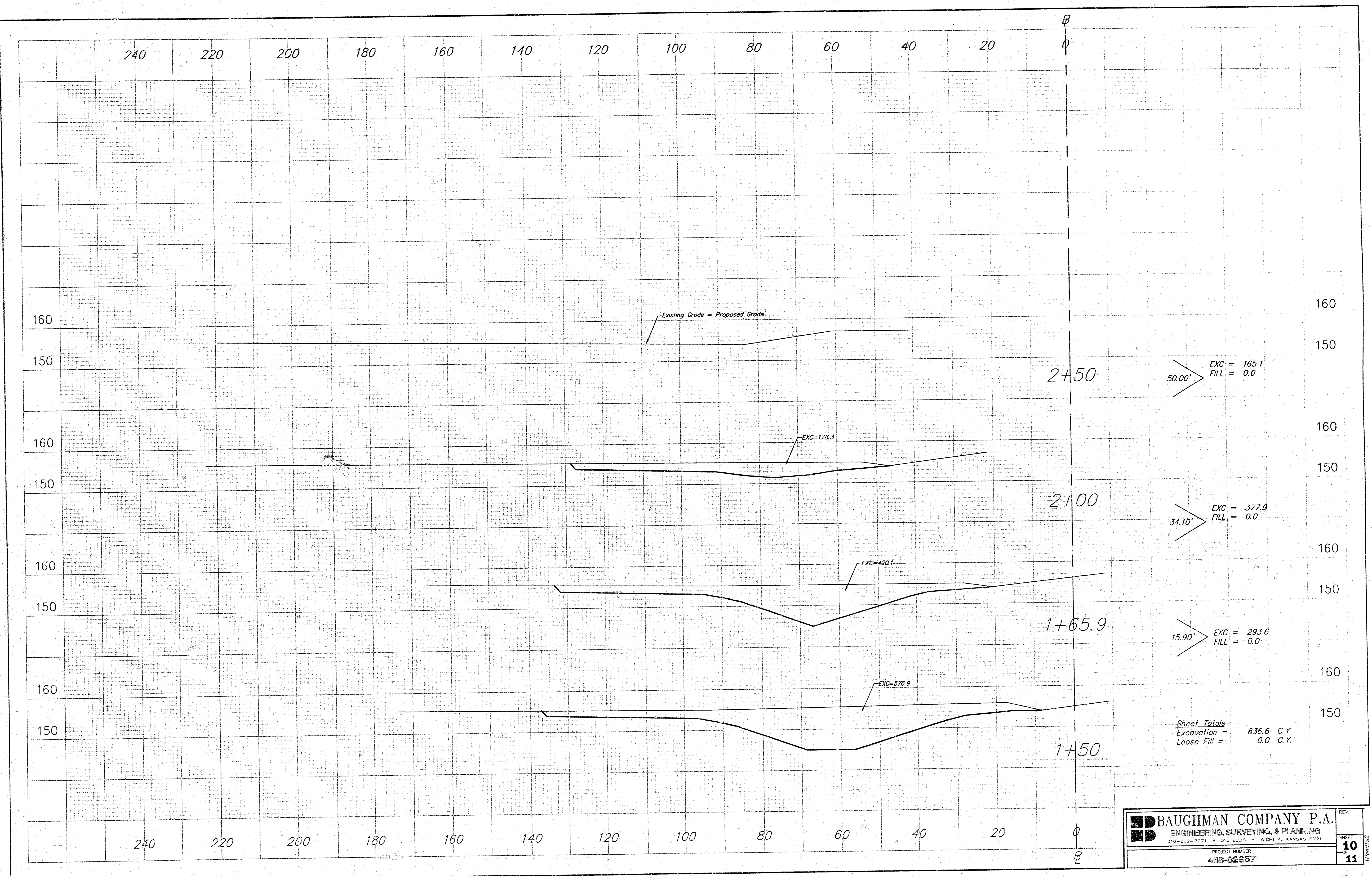
PROJECT NUMBER  
**488-82957**

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: SCALE: None SHEET: **7** OF **11**





<b>BAUGHMAN COMPANY P.A.</b> ENGINEERING, SURVEYING, & PLANNING <small>316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211</small>	REV.
	SHEET <b>9</b>
	OF <b>11</b>
PROJECT NUMBER <b>468-82957</b>	

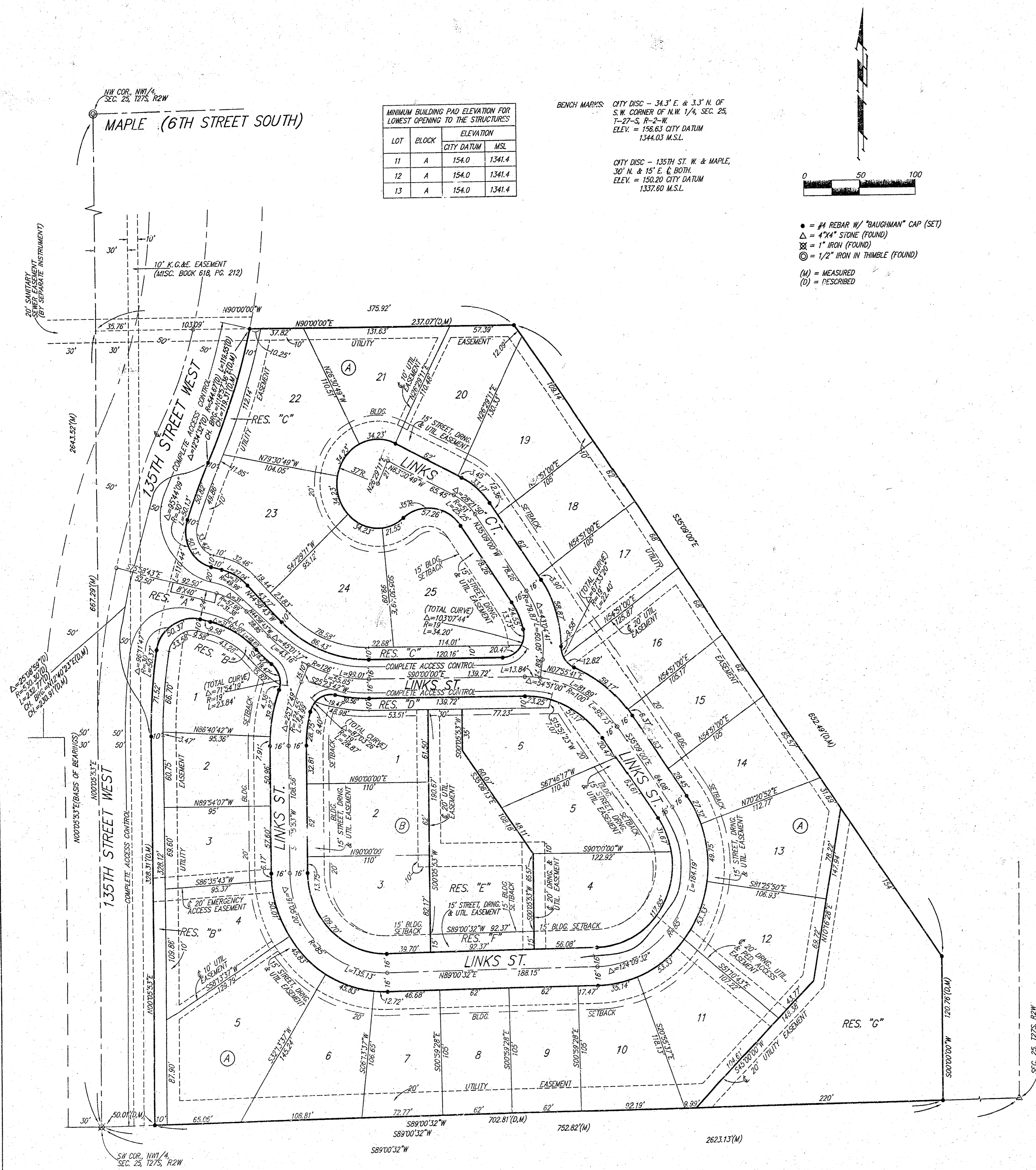


<b>BAUGHMAN COMPANY P.A.</b> ENGINEERING, SURVEYING, & PLANNING <small>316-292-7271 • 315 ELLIS • WICHITA, KANSAS 67211</small>	REV.
	SHEET OF
	10 11
PROJECT NUMBER <b>468-82957</b>	

# AUBURN HILLS 9TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

AUBURN HILLS 9TH ADDITION



State of Kansas) SS  
 Sedgwick County) We, Baughman Company, P.A. Surveyors in  
 aforesaid County and State do hereby certify that we have surveyed and  
 platted "AUBURN HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas  
 and that the accompanying plat is a true and correct exhibit of the  
 property surveyed, described as follows: A tract of land in the NW1/4 of  
 Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas,  
 described as follows: Commencing at the SW corner of said NW1/4;  
 thence N89°00'32"E along the south line of said NW1/4, 50.01 feet  
 to a point 50 feet normally distant east of the west line of said NW1/4  
 and for a point of beginning; thence N00°05'53"E parallel with the west  
 line of said NW1/4, 328.31 feet to the P.C. of a curve to the right;  
 thence northerly and northeasterly along said curve, having a central  
 angle of 25°08'59" and a radius of 530.30 feet, an arc distance of  
 232.77 feet, (having a chord length of 230.91 feet bearing N12°40'23"E),  
 to the P.R.C. of a curve to the left; thence northeasterly along said curve,  
 having a central angle of 12°34'32" and a radius of 544.67, an arc  
 distance of 119.55 feet, (having a chord length of 119.31 feet bearing  
 N18°57'36"E); thence N90°00'00"E, 237.07 feet; thence S35°09'00"E,  
 652.49 feet; thence S00°00'00"W, 120.76 feet to a point on the south  
 line of said NW1/4; thence S89°00'32"W along the south line of said NW1/4,  
 702.81 feet to the point of beginning.

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

*Michael G. Conrey*, Surveyor  
 Michael G. Conrey

Know all men by these presents that we,  
 the undersigned, have caused the land in the surveyors certificate to be  
 platted into Lots, Blocks, Streets, and Reserves to be known as "AUBURN  
 HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements  
 are hereby granted as indicated for the construction and maintenance of all  
 public utilities. The drainage easement is hereby granted as indicated  
 for drainage purposes. The street, drainage and utility easements are hereby  
 dedicated to and for the use of the public, granted as indicated for drainage  
 purposes, and granted as indicated for the construction and maintenance  
 of all public utilities. The emergency access easement is hereby granted as  
 indicated for emergency access purposes and no fences or other obstructions  
 shall be constructed or placed on or within this easement. The drainage,  
 utility, and pedestrian access easement is hereby granted as indicated for  
 drainage purposes, for the construction and maintenance of all public utilities,  
 and for pedestrian access purposes to or from Reserve "C", and no fences  
 of other obstructions shall be constructed or placed on or within this easement.  
 The streets are hereby dedicated to and for the use of the public. Reserve "A"  
 is hereby reserved for landscaping, entry monuments, utilities, and streets.  
 Reserves "B" and "C" are hereby reserved for entry monuments, open space,  
 berms, landscaping, drainage, sidewalks, streets, screening walls, and utilities.  
 Reserves "D" and "E" are hereby reserved for open space, berms, landscaping,  
 drainage, sidewalks, screening walls, streets, and utilities. Reserve "F" is hereby  
 reserved for open space, berms, landscaping, drainage, sidewalks, gazebos,  
 and utilities as confined to easements. Reserve "G" is hereby reserved for open space,  
 berms, landscaping, drainage, sidewalks, ponds, gazebos, and utilities as  
 indicated on the face of the plat. All abutters rights of access to or from 135th Street West over and across the west  
 line of Reserve "B" and "C", and to or from Links St. over and across the  
 south line of Reserve "C" and over across the north line of Reserves "B"  
 and "D" are hereby granted to the City of Wichita, Kansas. The Minimum  
 Building Pad Elevations for the lowest opening to the structures shall be  
 as indicated on the face of the plat.

West Wichita Development, Inc.  
*Jay W. Russell*, President  
 Jay W. Russell

State of Kansas) SS  
 Sedgwick County) The foregoing instrument acknowledged before me,  
 this 11th day of JANUARY, 1999, by Jay W. Russell, President of  
 West Wichita Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE  
 Notary Public - State of Kansas  
 My App'l. Exp. 11-7-2001  
*Judith M. Terhune*, Notary Public  
 My App'l. Exp. 11-7-2001

This plat of "AUBURN HILLS 9TH ADDITION", Wichita,  
 Sedgwick County, Kansas, has been submitted to and approved by the  
 Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,  
 Kansas.  
 Dated this 17th day of December, 1998.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

*William M. Johnson*, Chairman  
 William M. Johnson  
*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 26 day of JANUARY, 1999.

*Bob Knight*, Mayor  
 Bob Knight  
*Pat Burnett*, City Clerk  
 Pat Burnett

Entered on transfer record this 1st day  
 of March, 1999.  
*James M. Ford*, County Clerk  
 James M. Ford

State of Kansas) SS This is to certify that this plat has been  
 Sedgwick County) filed for record in the office of the Register of Deeds, this 1st day  
 of March, 1999, at 1:50 o'clock P.M.; and is duly  
 recorded.

*Bill Meek*, Register of Deeds  
 Bill Meek  
*Linda Kizzire*, Deputy  
 Linda Kizzire

We the undersigned, holders of a mortgage on  
 the above described property, do hereby consent to this plat of "AUBURN  
 HILLS 9TH ADDITION", Wichita, Sedgwick County, Kansas.  
 State Bank of Colwich

*James D. Ashcraft*, V.P.  
 JAMES D. ASHCRAFT (Title)  
 State of Kansas) SS The foregoing instrument acknowledged be-  
 Sedgwick County) fore me, this 12th day of JANUARY, 1999, by JAMES D. ASHCRAFT,  
 VICE-PRES., of State Bank of Colwich, on behalf of the bank.

JUDITH M. TERHUNE  
 Notary Public - State of Kansas  
 My App'l. Exp. 11-7-2001  
*Judith M. Terhune*, Notary Public  
 My App'l. Exp. 11-7-2001

11/11  
 BAUGHMAN COMPANY P.A.  
 ENGINEERING & PLANNING  
 316-262-7471 • 315 ELLIS • WICHITA, KANSAS 67211

20.00  
 CK