

LATERAL 13, MAIN 14, SWI

TO SERVE

BURNHAM & VON FELDT INDUSTRIAL ADDITIONS

PROJECT NO. 468-83772

CITY OF WICHITA, KANSAS

JIM ARMOUR, P.E., ACTING CITY ENGINEER

OCA 744041

HARRY ST.

GENERAL NOTES

1. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS.

2. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233
or 687-2470 (LOCAL WICHITA)

THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SBC (TELEPHONE) 800-870-8390
COX COMMUNICATIONS (CABLE) 262-0661
KANSAS GAS SERVICE (GAS) 832-3101
CITY OF WICHITA WATER & SEWER 262-6000
WESTAR (ELECTRIC) 261-6512
AQUILA (GAS) 948-0096

3. 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.

4. EXISTING 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.

5. 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.

6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

7. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.

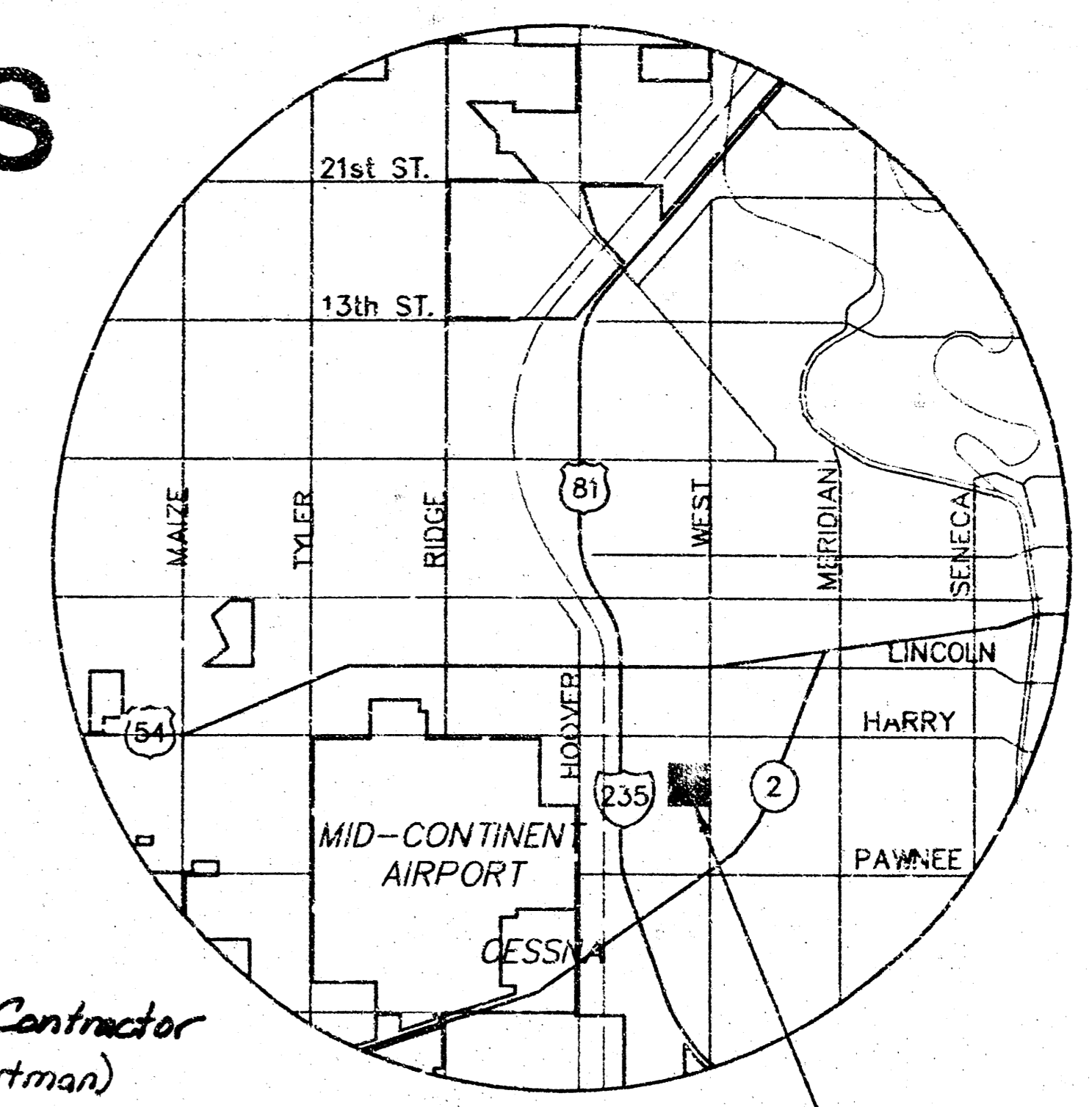
8. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

9. CONNECTING TO EXISTING MANHOLES: PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE A MAN CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL BORE CUT IT TO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.

10. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY AND EASEMENTS 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.

11. ALL DISTURBED AREAS TO BE SEEDING WITH RYE GRASS AT A RATE OF 200 LBS. PER ACRE WITHIN 10 DAYS OF CONSTRUCTION. CONTRACTOR TO PREPARE GROUND PER CITY SPECIFICATIONS. COST IS SUBSIDIARY TO SITE PREPARATION AND RESTORATION.

12. CONTRACTOR SHALL LOCATE & EXPOSE ALL EXISTING UTILITY SERVICE LINES PRIOR TO COMMENCING CONSTRUCTION OF SANITARY SEWER. SERVICE LINES SHALL BE RELOCATED AS REQUIRED TO CONSTRUCT SANITARY SEWER. ANY SERVICE LINES NOT REQUIRING RELOCATION TO ACCOMMODATE SANITARY SEWER ALIGNMENT THAT ARE DAMAGED BY CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.



NE COR., NE 1/4 SEC. 35, T27S, R1W

*Dandlinger & Sons - Contractor
City-Inspector (Hartman)
As-Built
Stubs
-pdf by JDL 2/6/05
Released 1/6/05*

LOCATION MAP - PROJECT SITE

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	LINE 1
4	LINE 2
5-6	EROSION DETAILS
7-8	FINAL PLATS

SCALE: 1" = 100'



BENCHMARKS

- BM #1 Chiseled "□" cut on the front and center of a SWS inlet located at the southwest corner of the intersection of Esthner and Florence Street. Elev. = 109.91 (C.O.W.)
- BM #2 Chiseled "□" cut on the front and center of a SWS inlet located on the north side of Esthner, near the SW corner of Lot 8, Block 3, Burnham Industrial Add. Elev. = 112.26 (C.O.W.)
- BM #3 Top of a found 1/2" iron pipe, located at the NW corner of the intersection of Esthner Ave. and Florence St. - SE corner of Lot 5, Block 3, Burnham Industrial Addition. Elev. = 110.75 (C.O.W.)
- BM #4 Chiseled "□" cut near the SW corner of concrete pad at an existing field inlet located near the SW corner of the intersection of Florence Street and Bounous Street. Elev. = 109.83 (C.O.W.)

REVISION: OCTOBER 2004, LINE 1-2 OF SHEETS 3-4 FOR THE CITY OF WICHITA

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67204
316-684-9600

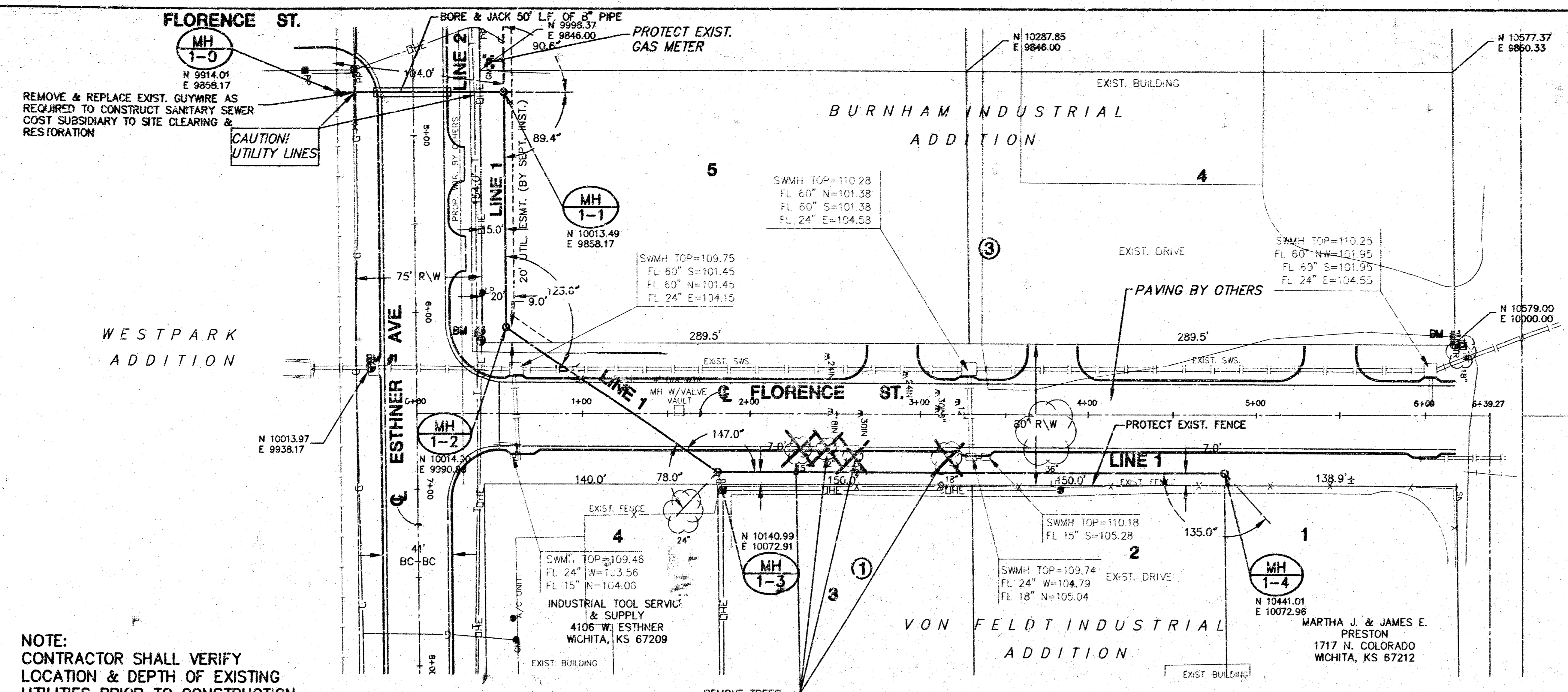
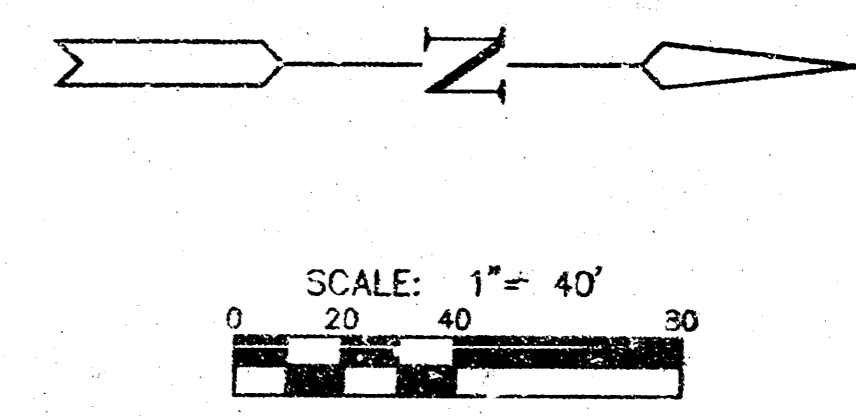
BURNHAM & VON FELDT INDUSTRIAL ADDITIONS

PROJECT NAME
LOTS 5-8 (BURNHAM ADD.) & LOTS 1-4 (VON FELDT ADD.) SANITARY SEWER

SHEET TITLE

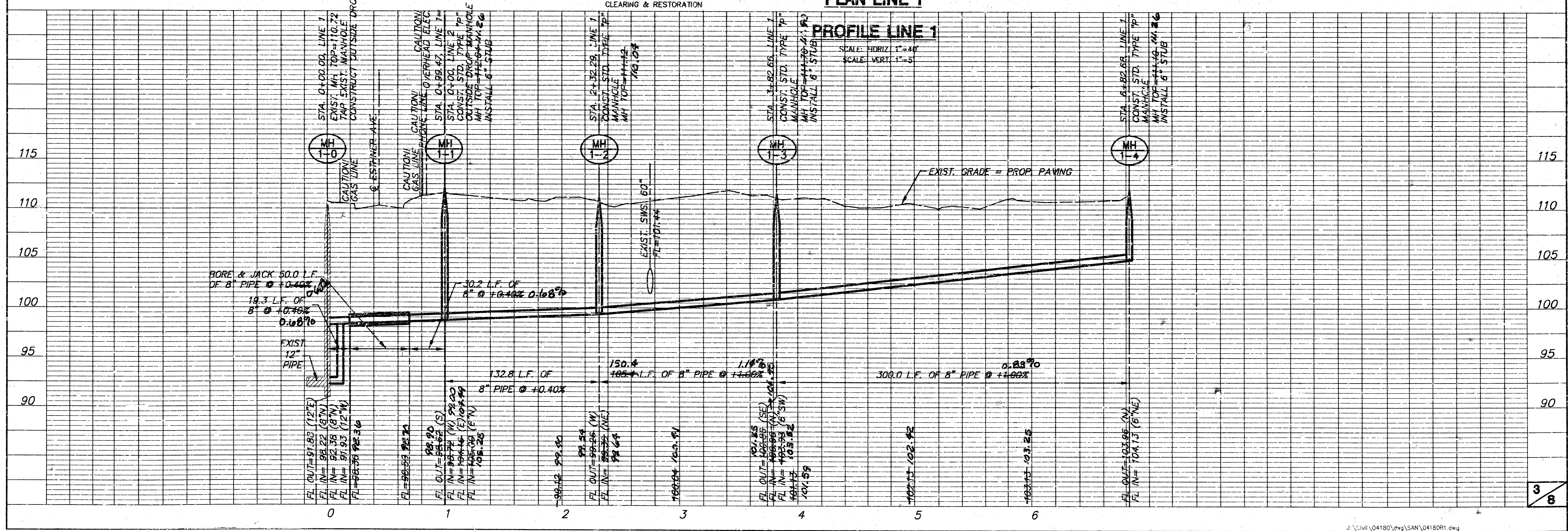
SRS	KWS	GJA
DESIGN BY:	DRAWN BY:	CHECKED BY:
JULY 2004	04180BT	1 / 8
DATE	JOB NO.	SHEET OF

BURNHAM & VON FELDT IND. ADD. SANITARY SEWER PLANS PROJECT #468-83772



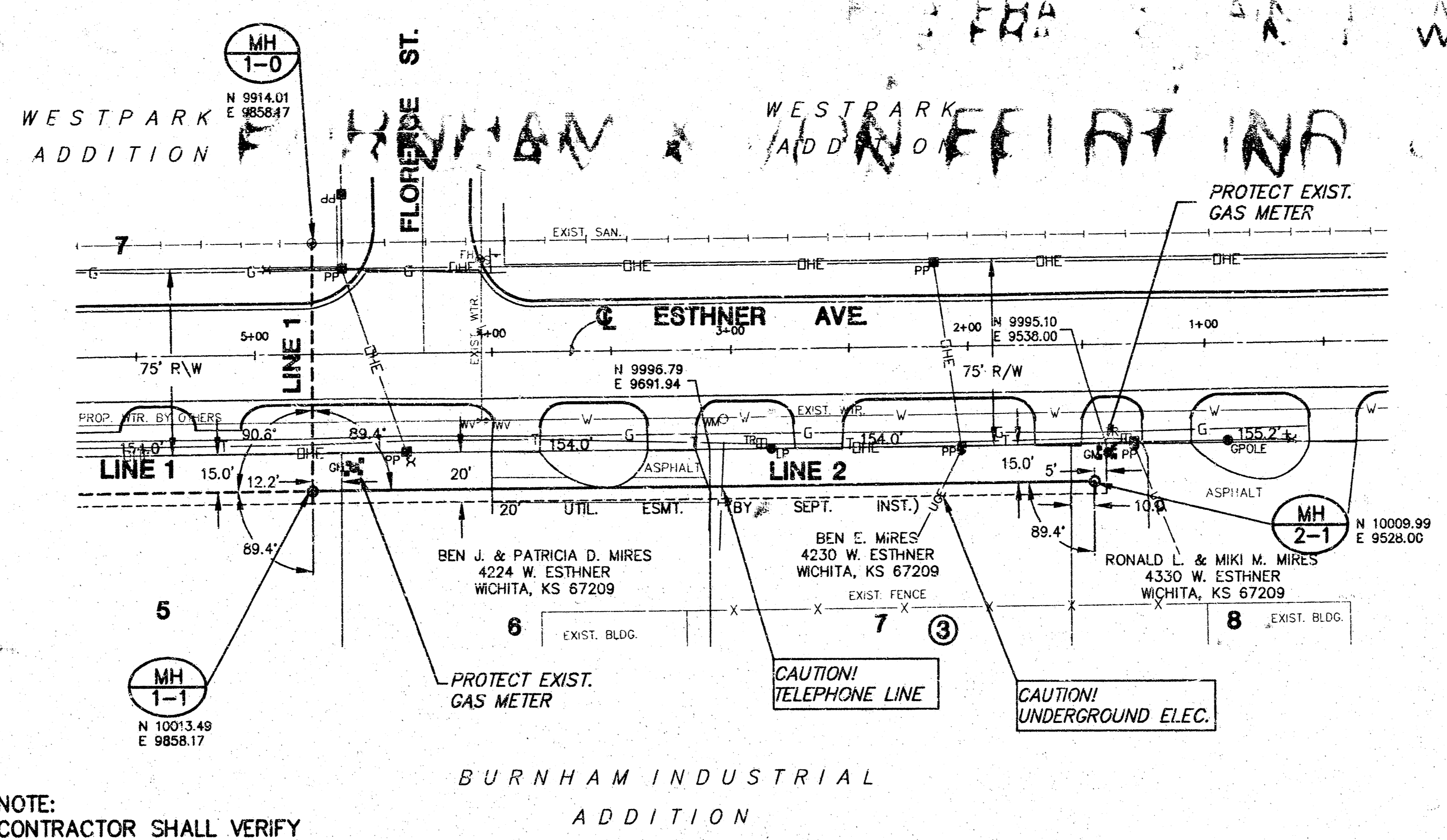
NOTE:
CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PLAN LINE 1

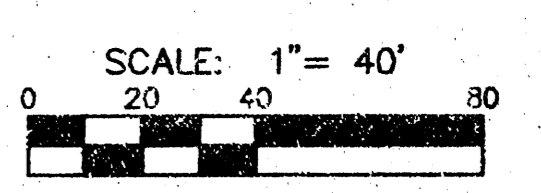


PROFILE LINE 1

**BURNHAM &
VON FELDT IND. ADD.
SANITARY SEWER PLANS
PROJECT #468-83772**

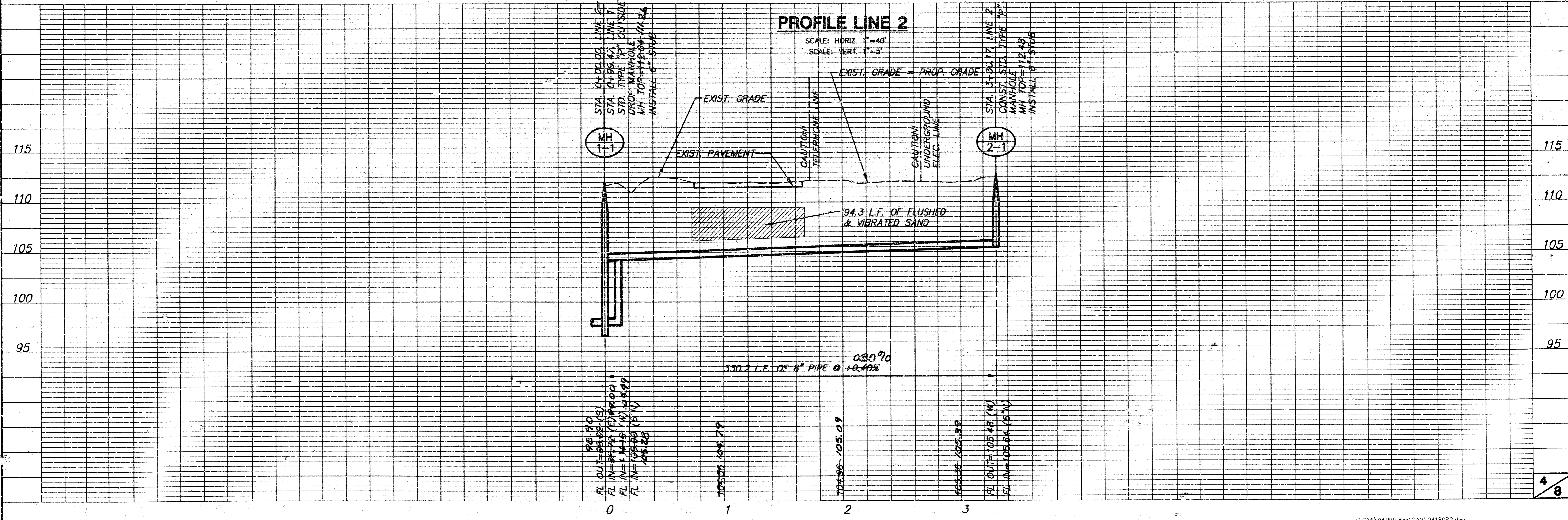


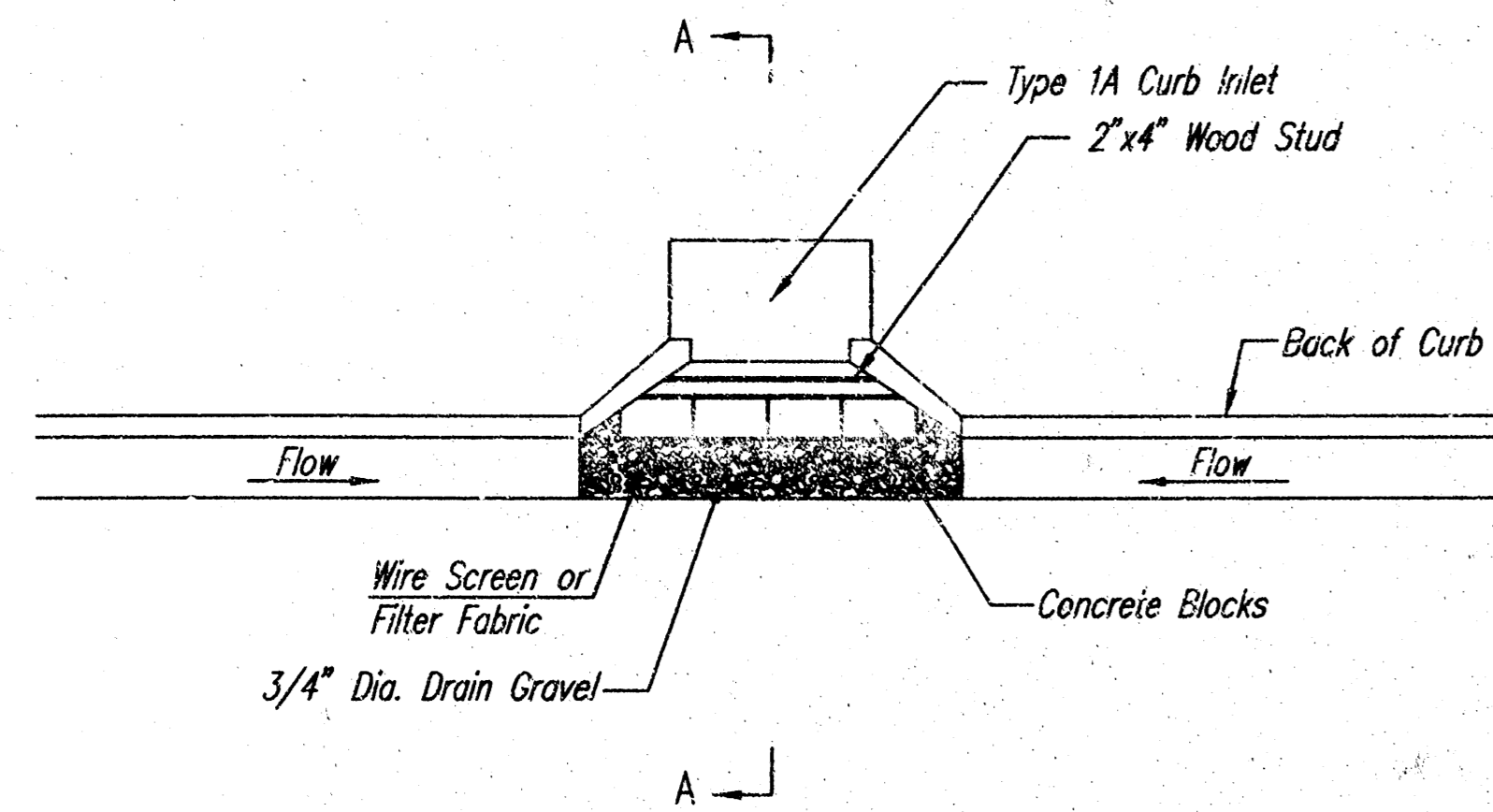
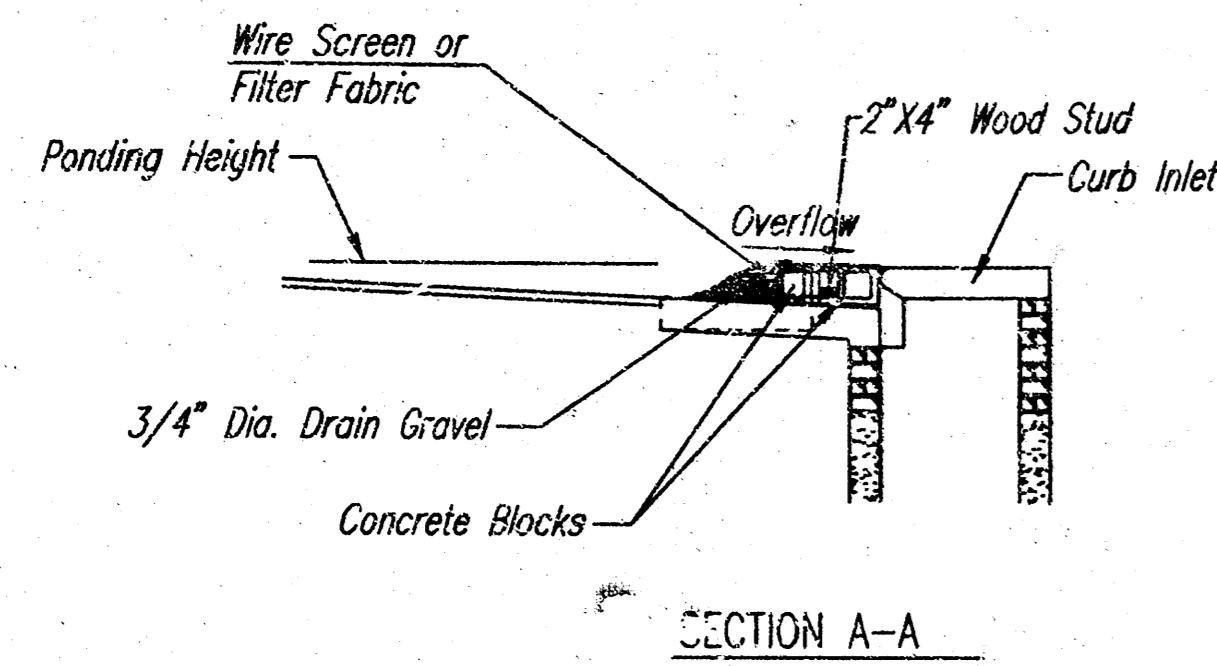
NOTE:
CONTRACTOR SHALL VERIFY
LOCATION & DEPTH OF EXISTING
UTILITIES PRIOR TO CONSTRUCTION.



PLAN LINE 2

PROFILE LINE 2





CURB INLET GRAVEL FILTERS
(INLET PROTECTION-RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided.

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an undue traffic hazard.

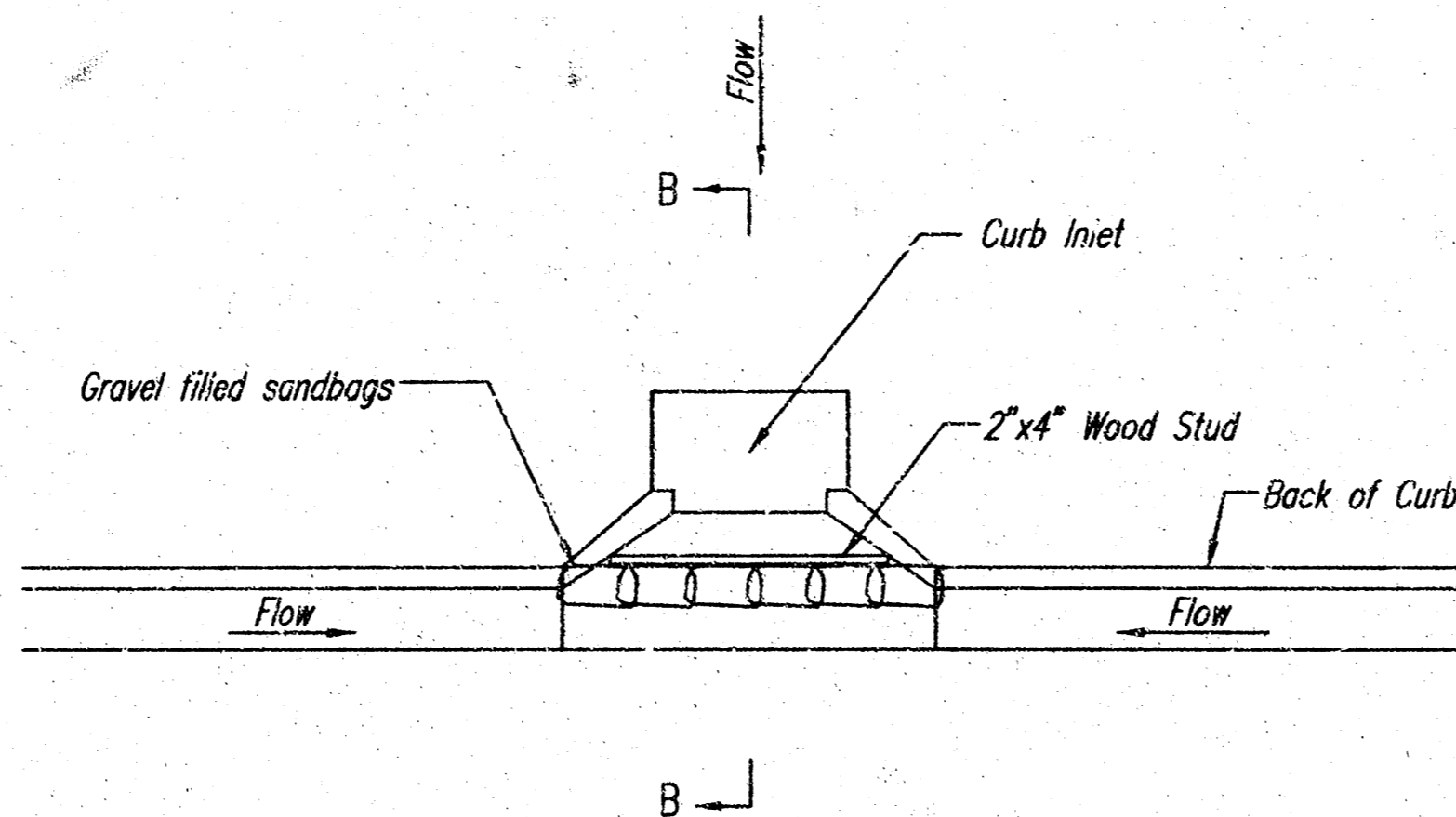
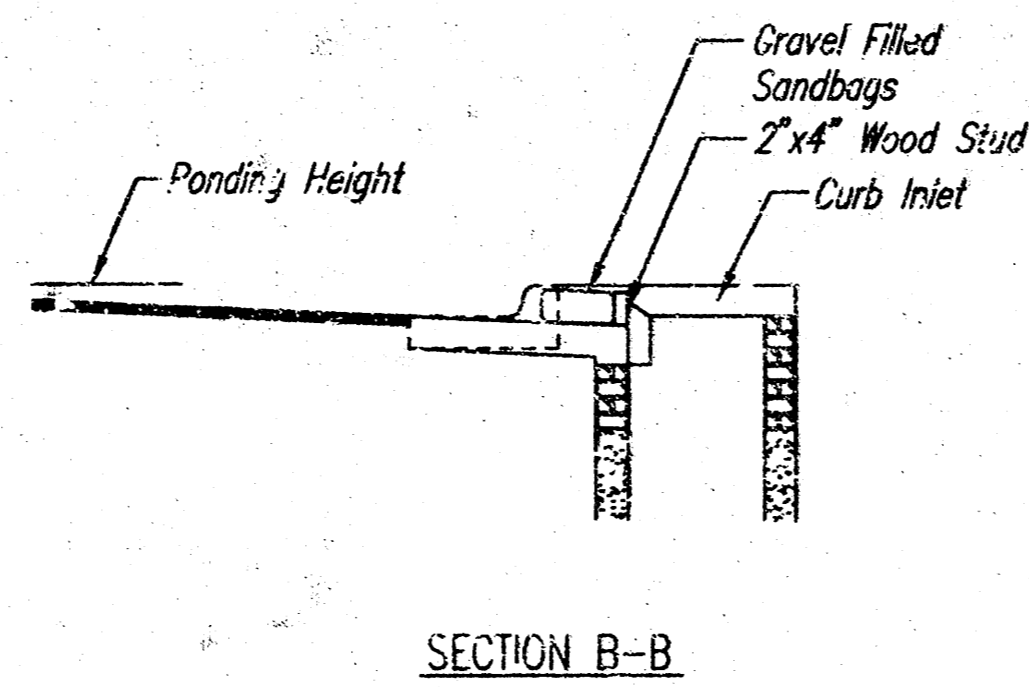
Instructions for Installing:

- STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
- STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
- STEP 3: Place 1" to 1-1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
- STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary. An alternative installation is the use of gravel bags supported by a 2x4" board to prevent collapsing.

Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

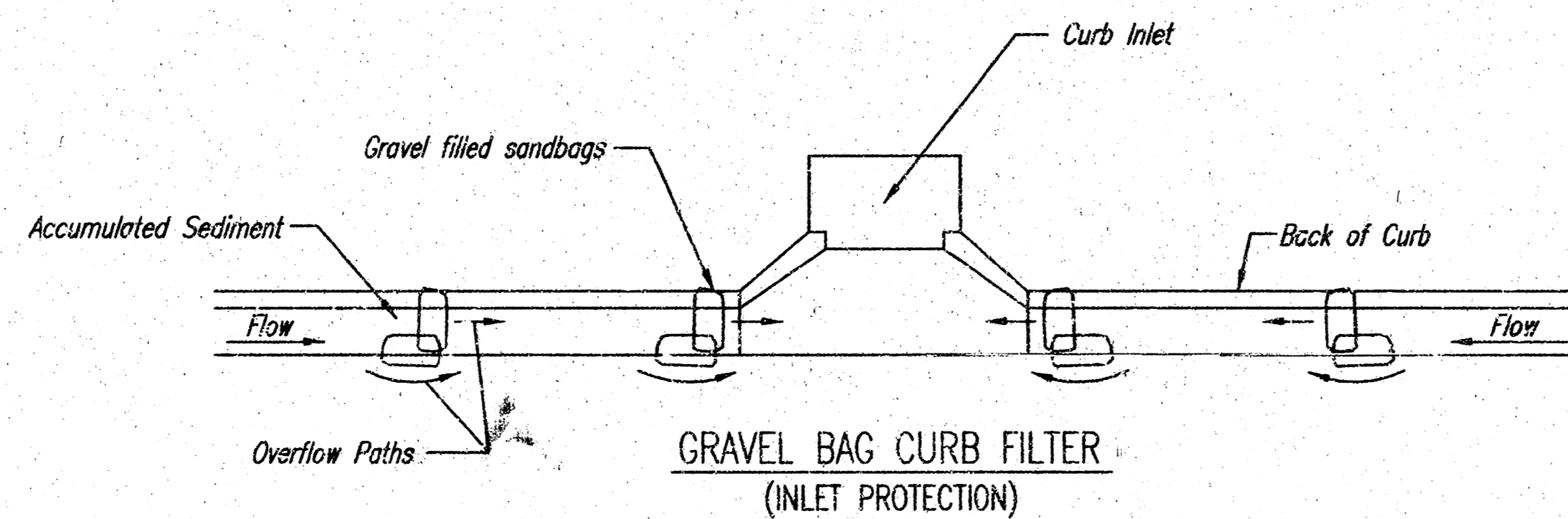
Maintenance:

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.



CURB INLET SANDBAG FILTERS
(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



GRAVEL BAG CURB FILTER
(INLET PROTECTION)

NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

CURB SEDIMENT TRAPS

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be completed using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

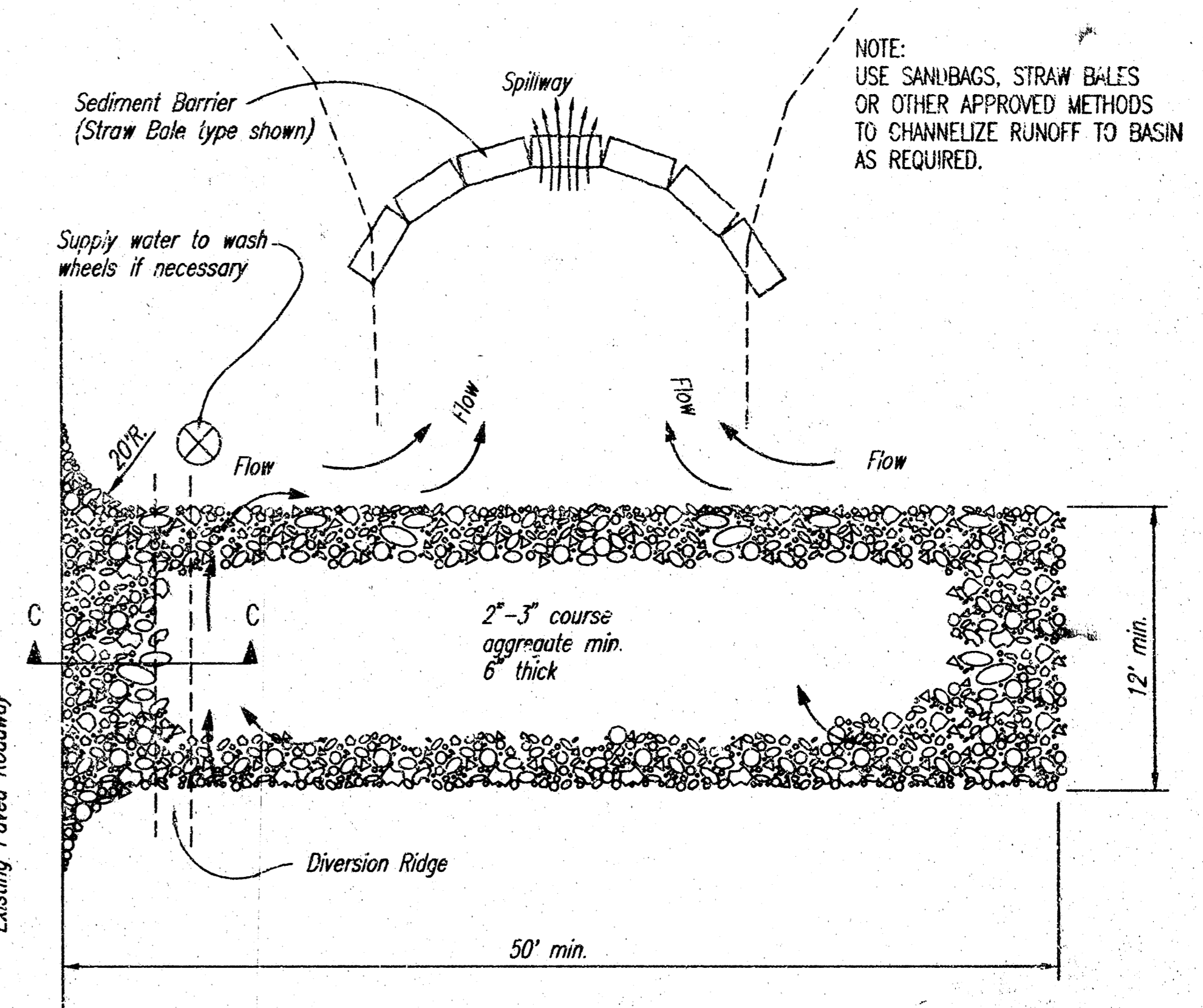
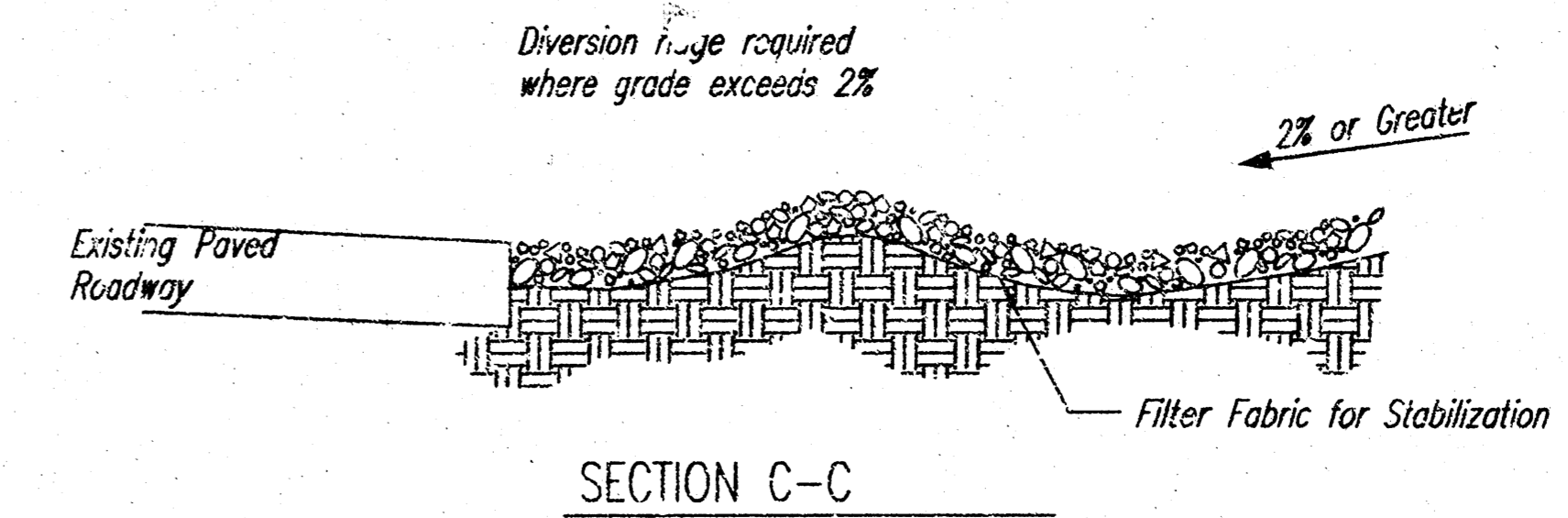
Spacing:

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

GRADE (%)	SPACING (FEET)
0.5	75
1.0	45
2.0	18
3.0	12
4.0	9
5.0	6

Maintenance:

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

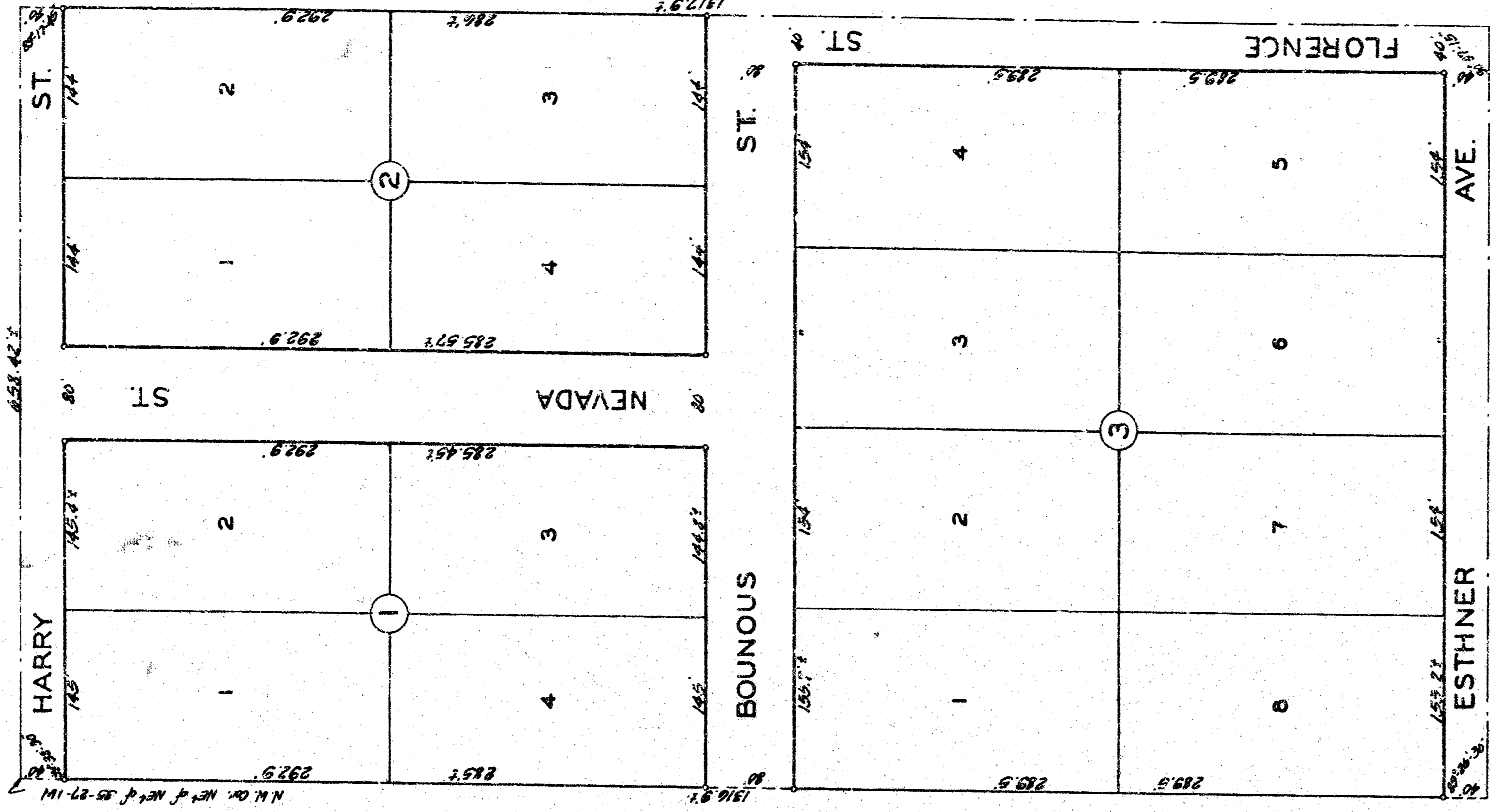
JSMR DEP OPER SCALE: 1=1.00
2: STANDARD Standards Wichita (SEBMP_PCC_DTLS3 06-05-2001 02:03:06 pm)

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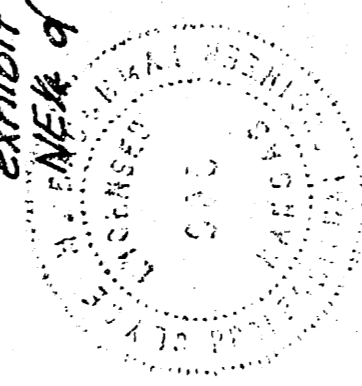
	SOIL EROSION BMP DETAILS	
	CHRISTOPHER M. CARRIER, P.E. STORM WATER ENGINEER	
	PROJECT NUMBER 468-83772	CCA NO. 744041
	DATE JULY 2004	SHEET 5 OF 8

BURNHAM INDUSTRIAL ADDITION

TO WICHITA, KANSAS.



State of Kansas) S.S. I, Clyde M. Baughman, Surveyor in office Seawick County, do hereby certify that I have surveyed and platted BURNHAM INDUSTRIAL ADDITION, to Wichita, Kansas, with the accompanying plat as the same and certify that the plat is correct as the plat of the plat of the NE 1/4 of Sec. 36, Twp. 27-S, R. 1-W.



I, Clyde M. Baughman, Surveyor

I know all men by these presents that we, Burnham Products Inc. a corporation of C.A. Burnham, President and Paul Donaldson, Secretary, and C.A. Burnham and Mildred V. Burnham, his wife, and Paul Donaldson and Louise S. Donaldson, his wife, and Owen J. Redmond and Anna Redmond, his wife, and J.E. Borlase and Ruth Borlase, his wife, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, and an Avenue to be known as BURNHAM INDUSTRIAL ADDITION, to Wichita, Kansas. The streets and avenue are hereby dedicated to and for the use of the public.

Burnham Products Inc.

Clyde M. Baughman Surveyor

Paul Donaldson Secretary

J.E. Borlase Secretary

Paul Donaldson Secretary

Owen J. Redmond Secretary

State of Kansas) S.S. Be it remembered that on this 12th day of January, 1952, before me a notary public in and for said county and State came S.A. Burnham, President and Paul Donaldson, Secretary of Burnham Products Inc., and C.A. Burnham and Mildred V. Burnham his wife, and Paul J. Donaldson and Louise S. Donaldson his wife, and Owen J. Redmond and Anna Redmond his wife, and J.E. Borlase and Ruth Borlase his wife, to me 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.

My Commission Expires: August 14, 1952

Paul J. Quinn Notary Public

This plat of BURNHAM INDUSTRIAL ADDITION to Wichita, Kansas, has been submitted to and considered by the Wichita Seawick County Metropolitan Area Planning Commission, and is hereby transmitted to the Board of City Commissioners with the recommendation that such plat be approved as proposed.

Dated this 5th day of November, 1952.

Wichita Seawick County Metropolitan Area Planning Commission.

W.C. Williams Chairman

A. D. Little Secretary

Approved by the Board of City Commissioners

January 1952

Justin H. Suggs Mayor

C. A. Quinn City Clerk

Approved by the Board of County Commissioners this 12th day of February, 1952.

W. C. Williams County Clerk

State of Kansas) S.S. This is to certify that this plat was filed for record in the office of the Register of Deeds, this 12th day of February, 1952, at 2:00 o'clock P.M.; and is duly recorded.

Refugio E. Deebing Register of Deeds

holders of a mortgage on a portion of the above described property do hereby consent to the plat of BURNHAM INDUSTRIAL ADDITION to Wichita, Kansas.

Union National Bank in Wichita

Paul J. Quinn Clerk

State of Kansas) S.S. Be it remembered that on this 12th day of February, 1952, before me a notary public in and for said county and State came Paul J. Quinn, Notary Public, and

Bank in Wichita, Kansas, to me 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.

My Commission Expires: August 14, 1952

Paul J. Quinn Notary Public

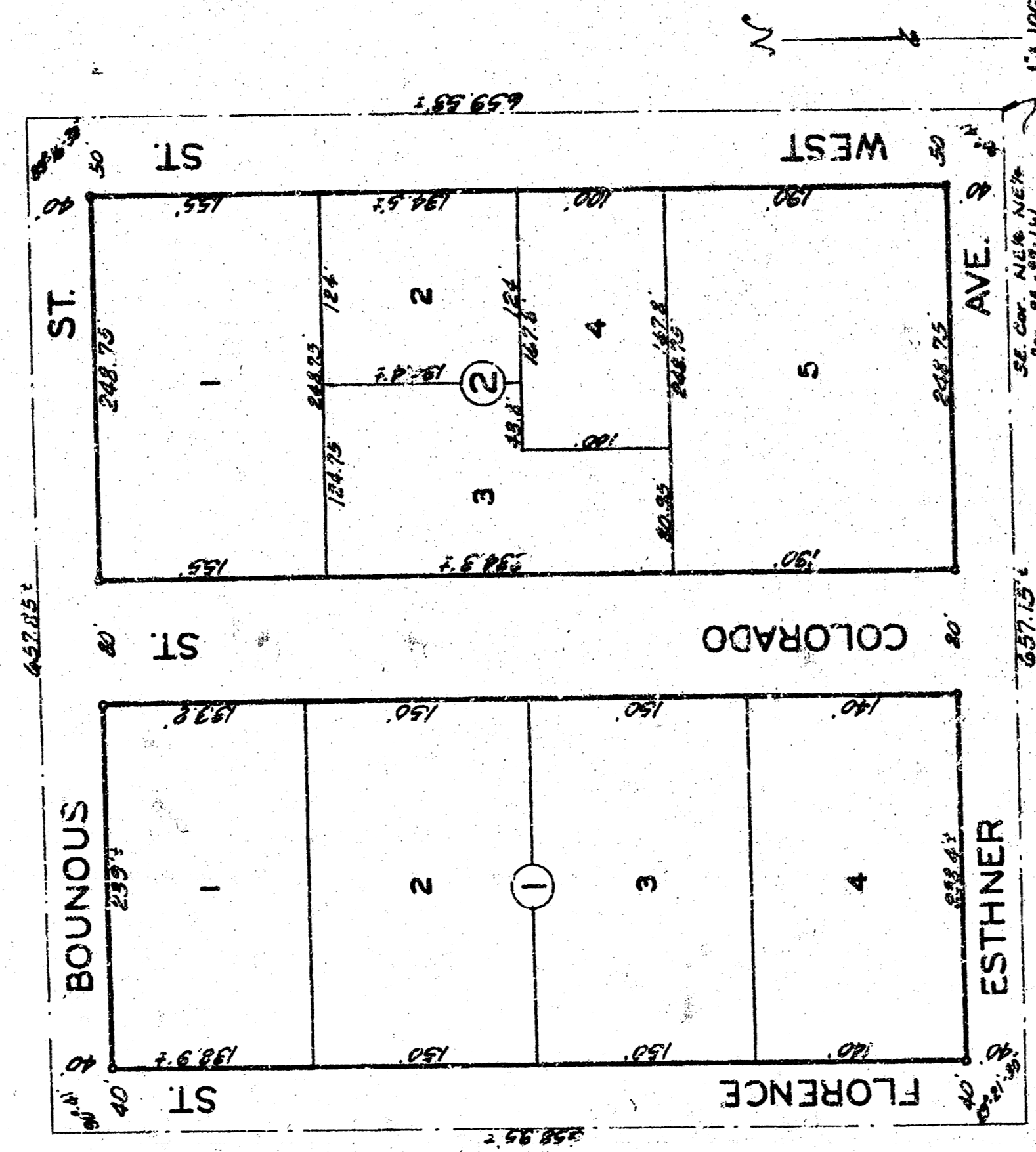
Let day of February, 1952.

W. C. Williams County Clerk

44-18

VON FELDT INDUSTRIAL ADDITION

TO WICHITA, KANSAS.



State of Kansas } s.s. I, Clyde M. Boushannon, Surveyor in
Sedgewick County, and state do hereby certify that I have
surveyed and platted "VON FELDT INDUSTRIAL ADDITION"
to Wichita, Kansas, and that the accompanying plat is
a true and correct exhibit of the property surveyed as
certified on the 21st day of the month of Nov. of Sec. 35,
Twp. 27 S., R. 1 W.



Clyde M. Boushannon - Surveyor

Know all men by these presents that
we A. H. Realty Inc. a corporation by these presents that
Vice President, and D. A. Von Feldt, Secretary, and Edward
L. St. Peters and Madeline St. Peters, his wife, have caused
the and described in the foregoing certificate to be
platted into this Von Feldt Industrial Addition to Wichita
Kansas. The streets and services are hereby dedicated
to and for the use of the public.

A. H. Realty Inc. a corporation by
Alfred H. Hoff Vice Pres. *D. A. Von Feldt* Sec'y
Edward L. St. Peters Madeline St. Peters

State of Kansas } s.s. as if remembered that on this 12th
day of May 1957, before me a Notary Public in and
Sedgewick County and State of Kansas, Alfred Hoff, Vice
President and D. A. Von Feldt, Secretary, and A. H. Realty
Inc. and Edward L. St. Peters and Madeline St. Peters, his
wife, to me known, to be the same persons who executed the
foregoing instrument of writing and duly witnessed the
execution of the same. In testimony whereof I have here-
unto set my hand and seal and caused my Notarial Seal
to be hereunto set the day and year above written.

Robert Messer Notary Public
My Commission Expires: *May 4 1958*

TUV 8 12

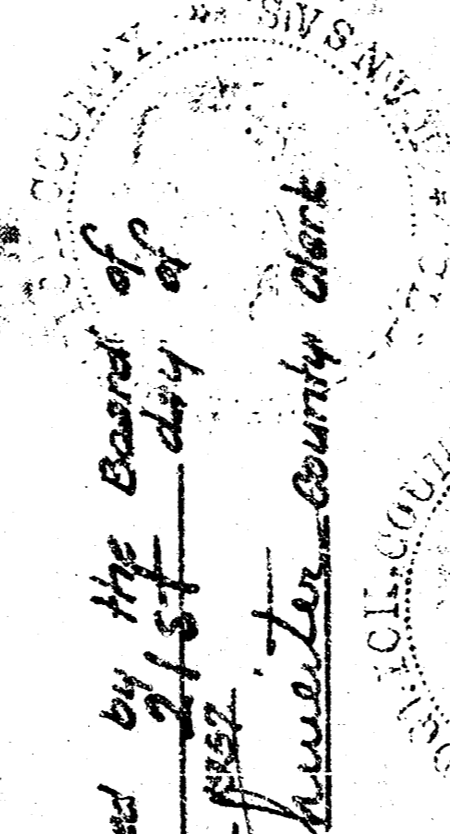
This plat of "VON FELDT INDUSTRIAL
ADDITION" to Wichita, Kansas, has been submitted to
and considered by the City Planning Commission of
Wichita, Kansas, and is hereby transmitted to the
Board of City Commissioners with the recommendation
that such plat be approved as proposed.
Dated this 7th day of May 1957.
The City Planning Commission of Wichita, Kansas.

Walter H. Long
George H. Smith Secretary

City Commissioners this 14th day of May 1957

E. E. Baird Mayor

Approved by the Board of
County Commissioners this 21st day of
Nov. 1957.
John B. Kiewit County Clerk



This 12th day of *May* 1957, entered on the public record
at *Wichita* Kansas, by
Edna J. ... County Clerk

State of Kansas } s.s. This is to certify that this
plat was filed for record in the office of the
Register of Deeds, this 12th day of
May 1957, at *Wichita* in
Book *11*, and is duly recorded.

Edward E. Deering Register of Deeds
#4 30081

We, First Federal Savings and Loan Ass'n, holders of a mortgage on the above
described property do hereby consent to this plat of
"VON FELDT INDUSTRIAL ADDITION" to Wichita,
Kansas.

First Federal Savings and Loan Ass'n
by *Paul J. ...*

State of Kansas } s.s. as if remembered that on this 9th
day of *May* 1957, before me a Notary Public in and
Sedgewick County and State of Kansas, S. R. Haines, President and Paul
L. Travin, Secretary of First Federal Savings and Loan
Ass'n to me known to be the same persons who executed
the foregoing instrument of writing and duly witnessed
the execution of the same. In testimony where-
of I have hereunto set my hand and seal and caused my
Notarial Seal to be hereunto set the day and year above written.

Albert E. ... Notary Public
My Commission Expires: *July 25 1957*

PROT. RESTR. N 408 P 163