

STORM WATER SEWER IMPROVEMENTS
TO SERVE

TOWNE PARC ADDITION - PHASE 3

Private Project Number
719 PPS (607861)

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

BENCHMARK:

BM #1 "I" Cut in Top of Curb
5.35' West and 14.59' South of
SE Corner of Lot 9, Block 2,
Towne Parc Addition,
Elev. = 200.40 (City Datum)

BM #2 "I" Cut in Top of Curb
14.95' West and 14.88' North of
NE Corner of Lot 6, Block 4,
Towne Parc Addition,
Elev. = 202.29 (City Datum)

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:

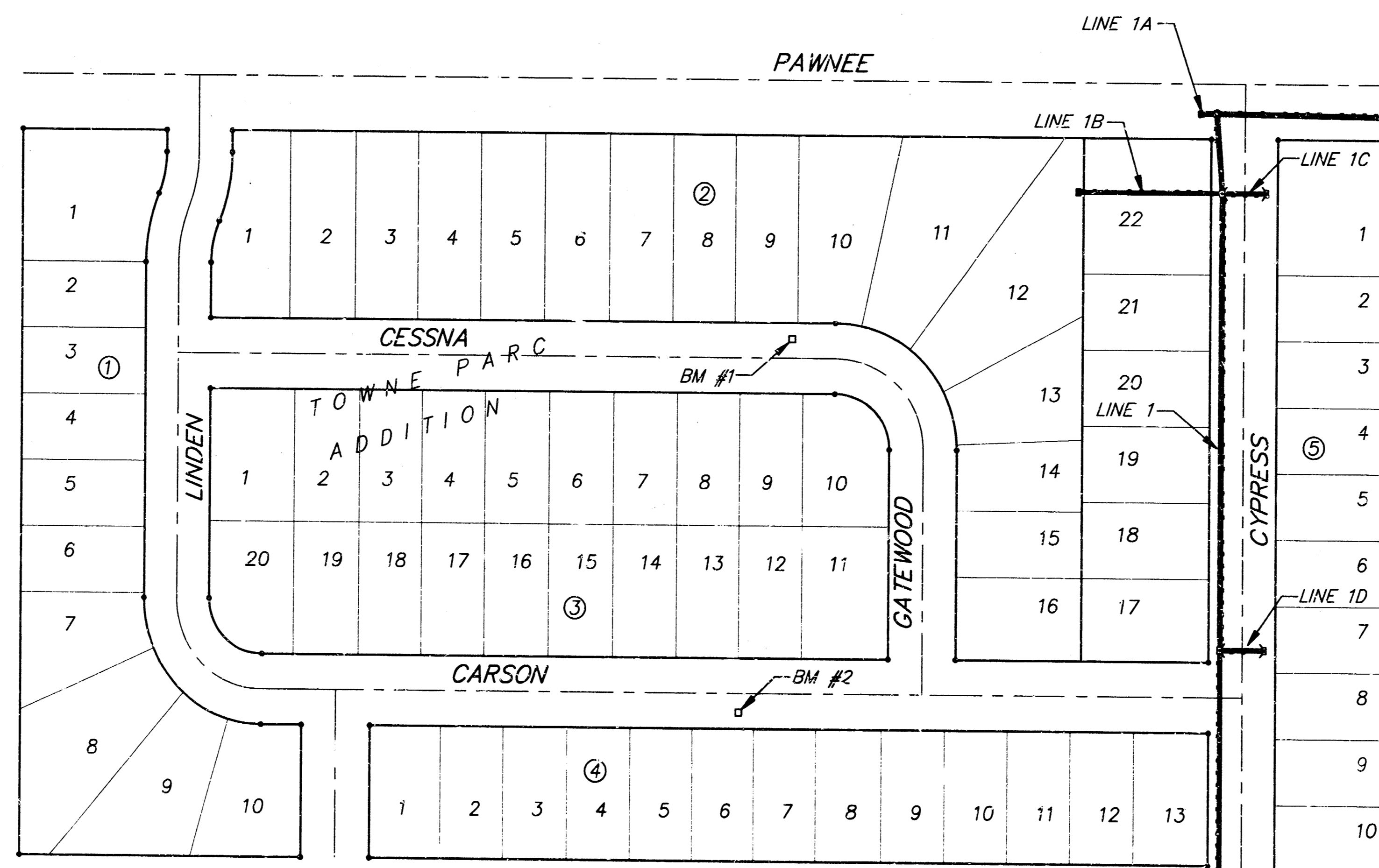
Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

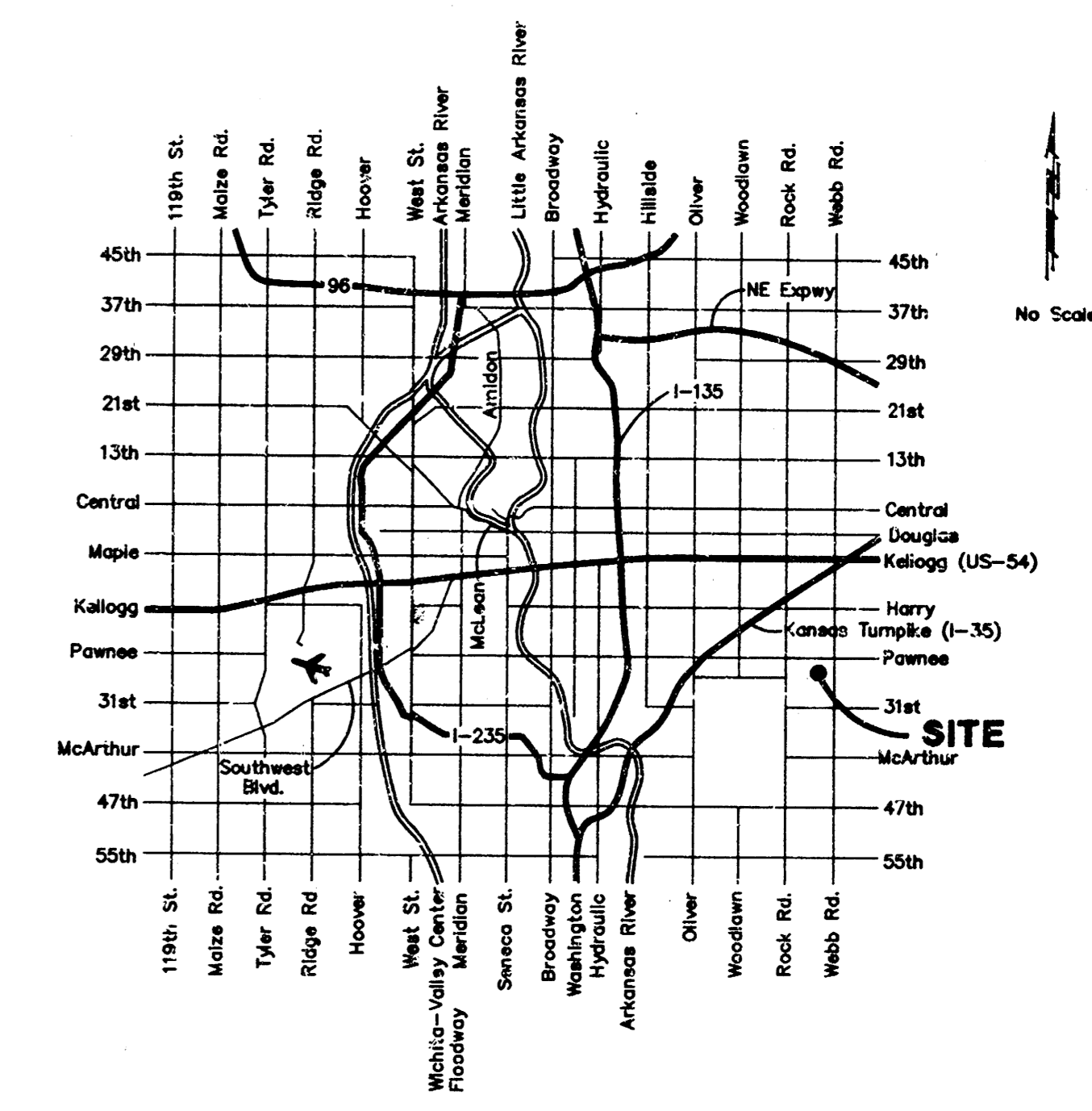
Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	263-7511
Kansas Gas & Electric Company	264-1141
Arkla Gas Company	942-8350
or	263-8161
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071
- Underground utility 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.
- 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.
- 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.
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Ground shall be prepared per City of Wichita specifications prior to seeding.
- The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- 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.

INDEX:

- Title Sheet
- Storm Water Sewer Lines 1 & 1A
- Storm Water Sewer Line 1
- Storm Water Sewer Lines 1 & 1D
- Storm Water Sewer Lines 1B & 1C
- Shallow Manhole Detail
- Type 1A Inlet Detail
- Drop Inlet Detail
- Copy of Towne Parc Addition Plat



SCALE:
1" = 100'
• = Iron



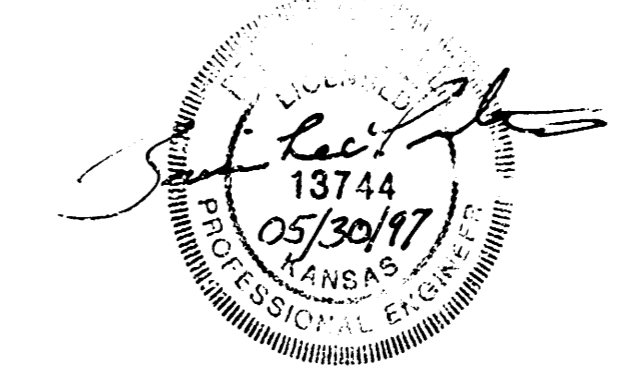
BOOKED
2/26/98
MCG
D-381

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 6/2/97

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineer. 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).



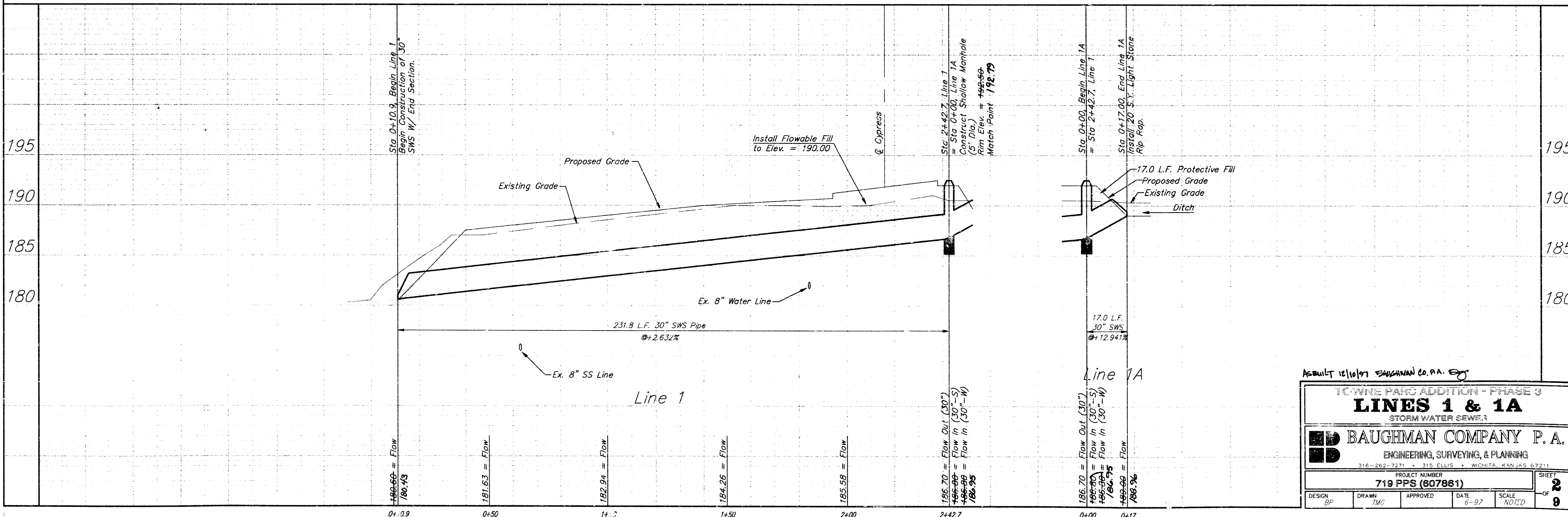
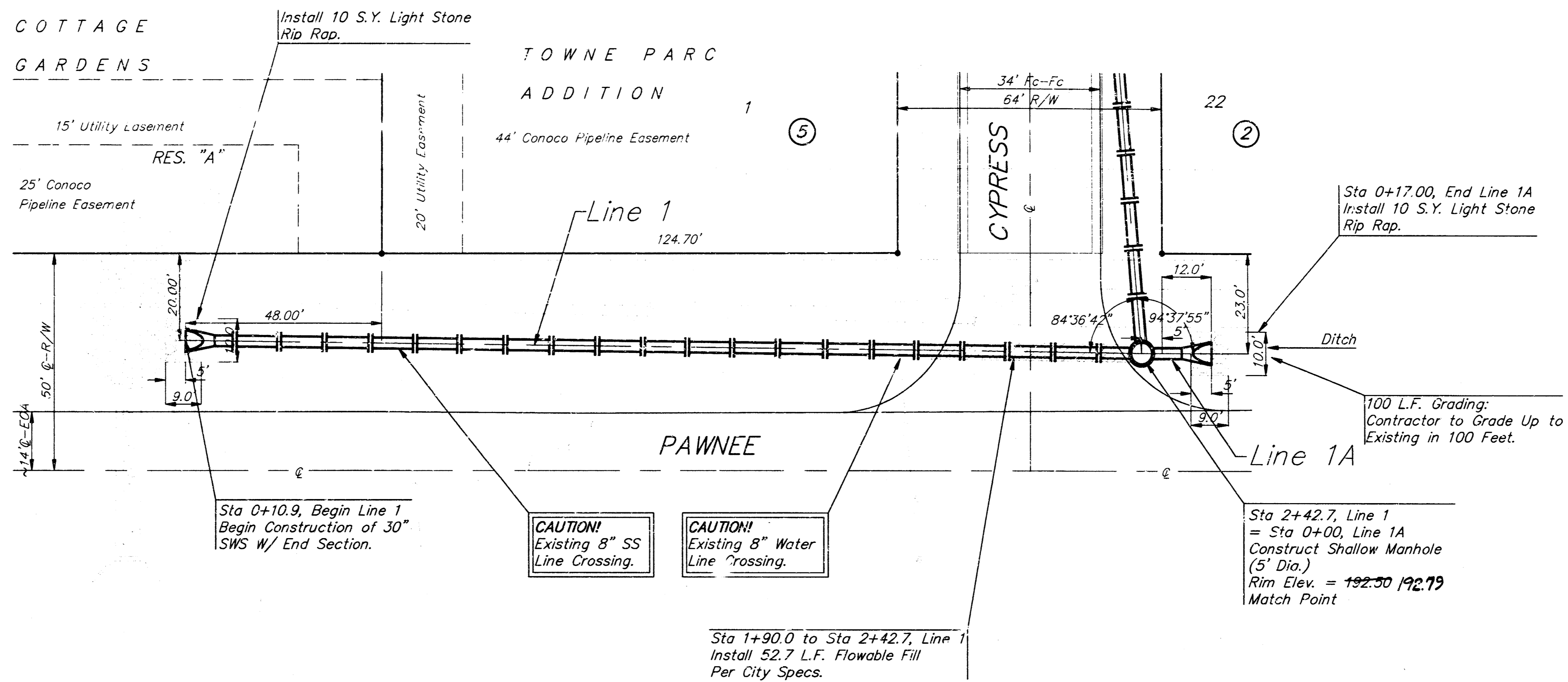
PROJECT INSPECTED BY BAUGHMAN CO., P.A.
ASBULT 12/10/97

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

BENCHMARK:
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BM #2 "C" Cut in Top of Curb
 14.95' West and 14.86' North of
 NE Corner of Lot 6, Block 4,
 Towne Parc Addition.
 Elev. = 202.29 (City Datum)

Scale: 1" = 20' Horizontal
 1" = 5' Vertical
 • = Iron



ASBUILT 12/10/07 BAUGHMAN CO. P.A. E.S.

TOWNE PARC ADDITION - PHASE 3
LINES 1 & 1A
 STORM WATER SEWER

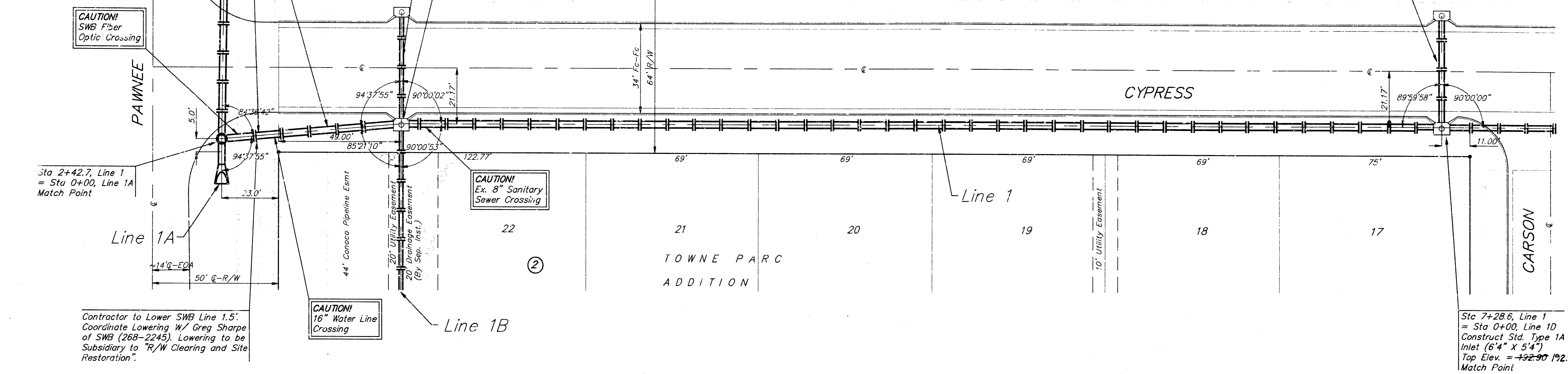
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-2271 • 316 ELLIS • WICHITA, KAN. 67214

PROJECT NUMBER: **719 PPS (607861)** SHEET: **2**

DESIGN: BP	DRAWN: TWC	APPROVED:	DATE: 6-97	SCALE: NOTED
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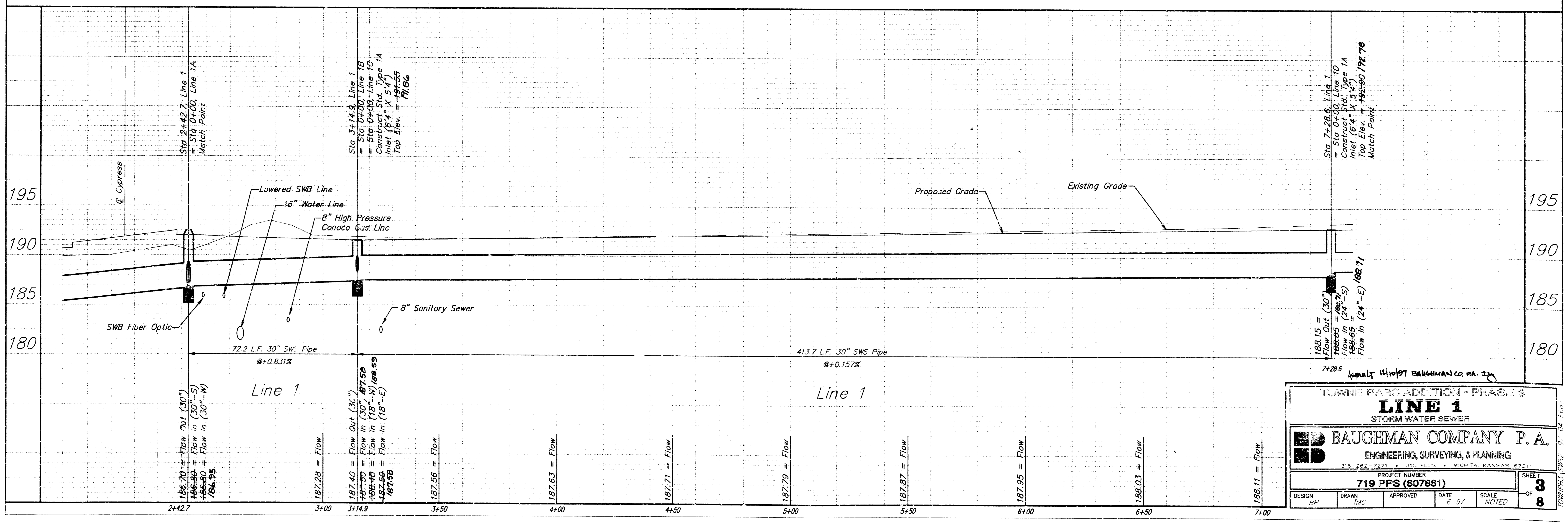
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BM #2 "D" Cut in Top of Curb
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 Elev. = 202.29 (City Datum)



Contractor to Lower SWB Line 1.5'.
 Coordinate Lowering w/ Greg Sharpe
 of SWB (268-2245). Lowering to be
 Subsidiary to "R/W Clearing and Site
 Restoration".

Scale: 1" = 20' Horizontal
 1" = 5' Vertical
 • = Iron



TOWNE PARC ADDITION - PHASE 3
LINE 1
 STORM WATER SEWER

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-552-7271 • 316-516-5165 • WICHITA, KANSAS 67211

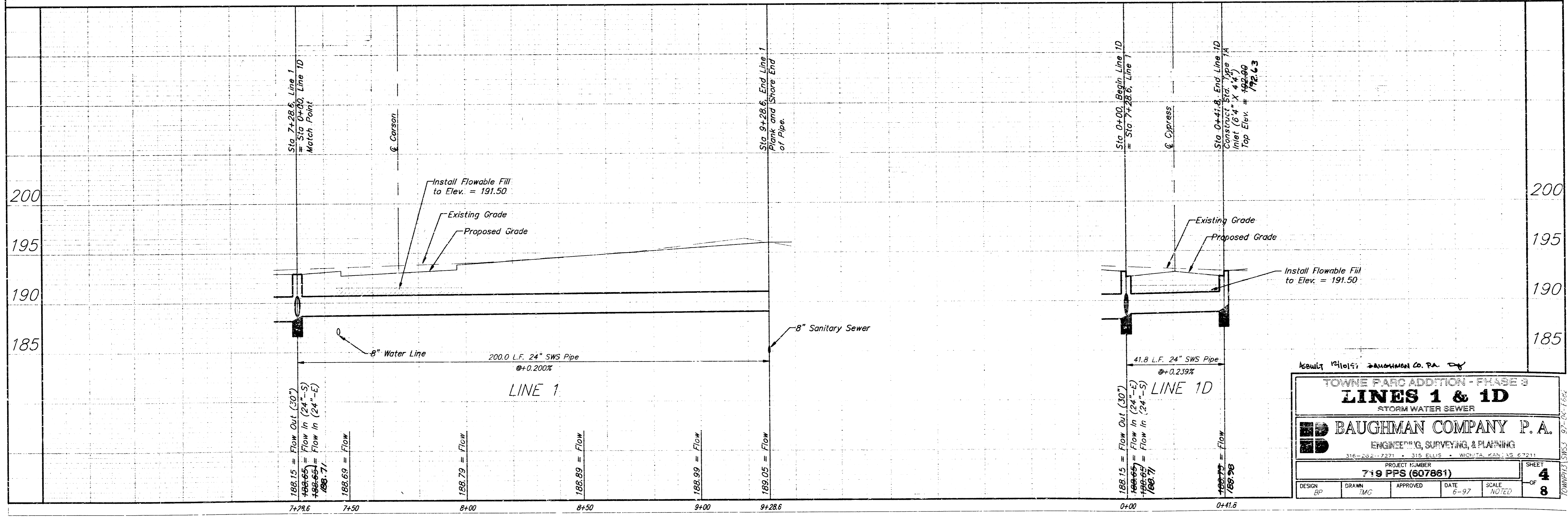
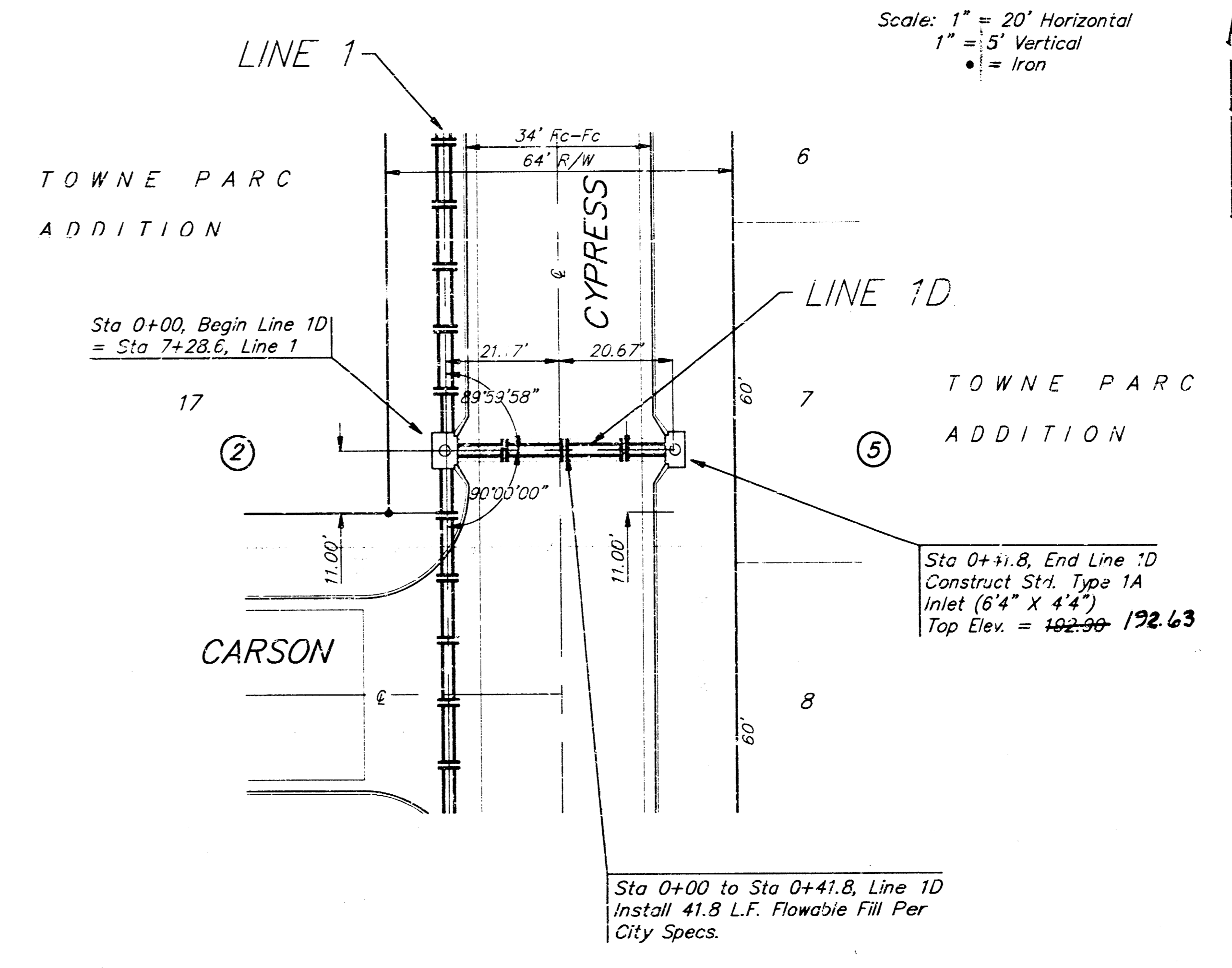
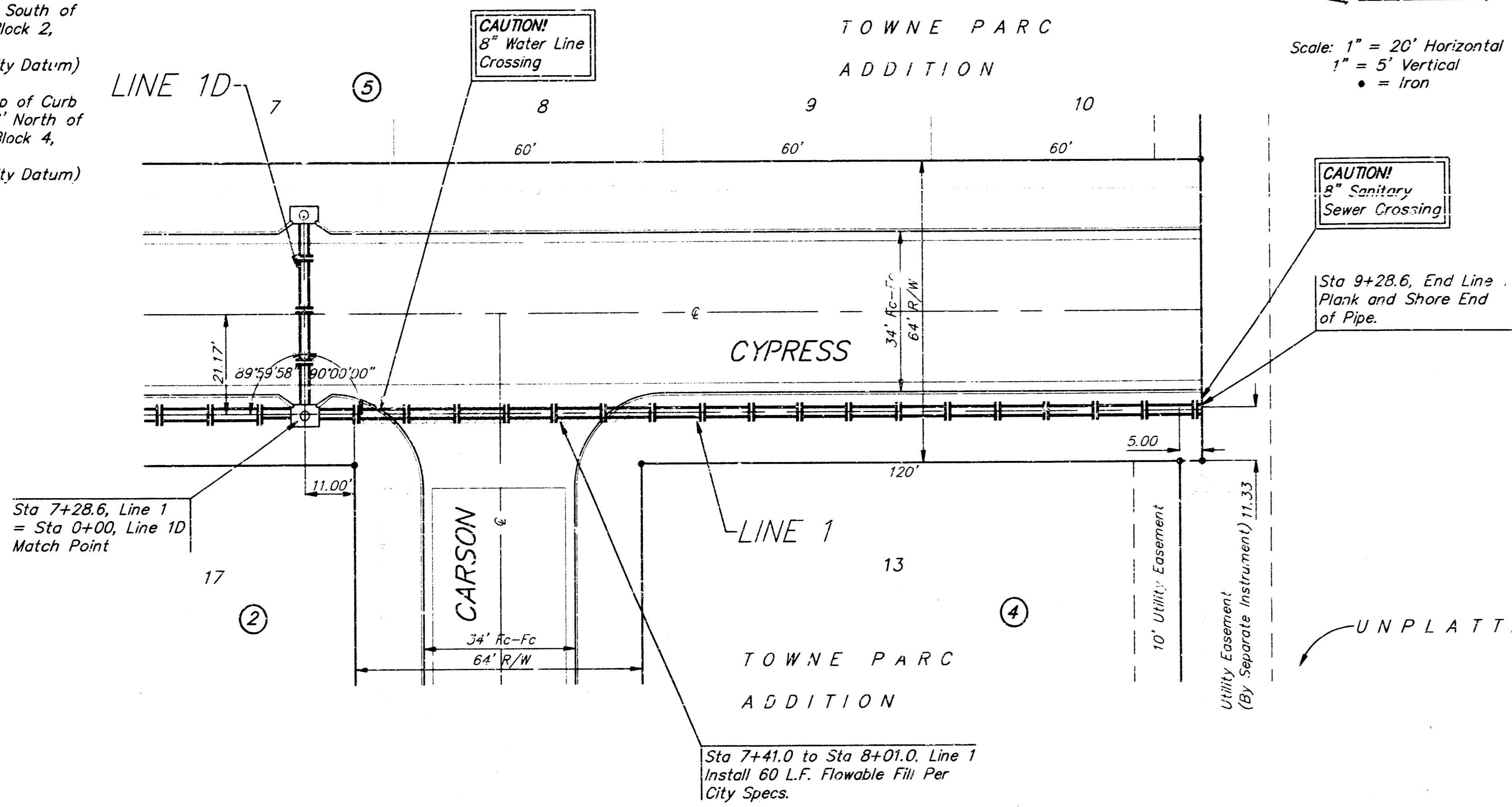
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719 PPS (607881)

DESIGN: BP DRAWN: TMC APPROVED: DATE: 6-97 SCALE: NOTED

SHEET
8
 OF
8

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Asbuilt 1/10/19; 2/20/20; 3/20/20; 4/20/20; 5/20/20; 6/20/20; 7/20/20; 8/20/20; 9/20/20; 10/20/20; 11/20/20; 12/20/20

TOWNE PARC ADDITION - PHASE 3
LINES 1 & 1D
 STORM WATER SEWER

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-282-7371 • 315 ELLIS • WICHITA, KAN. 67211

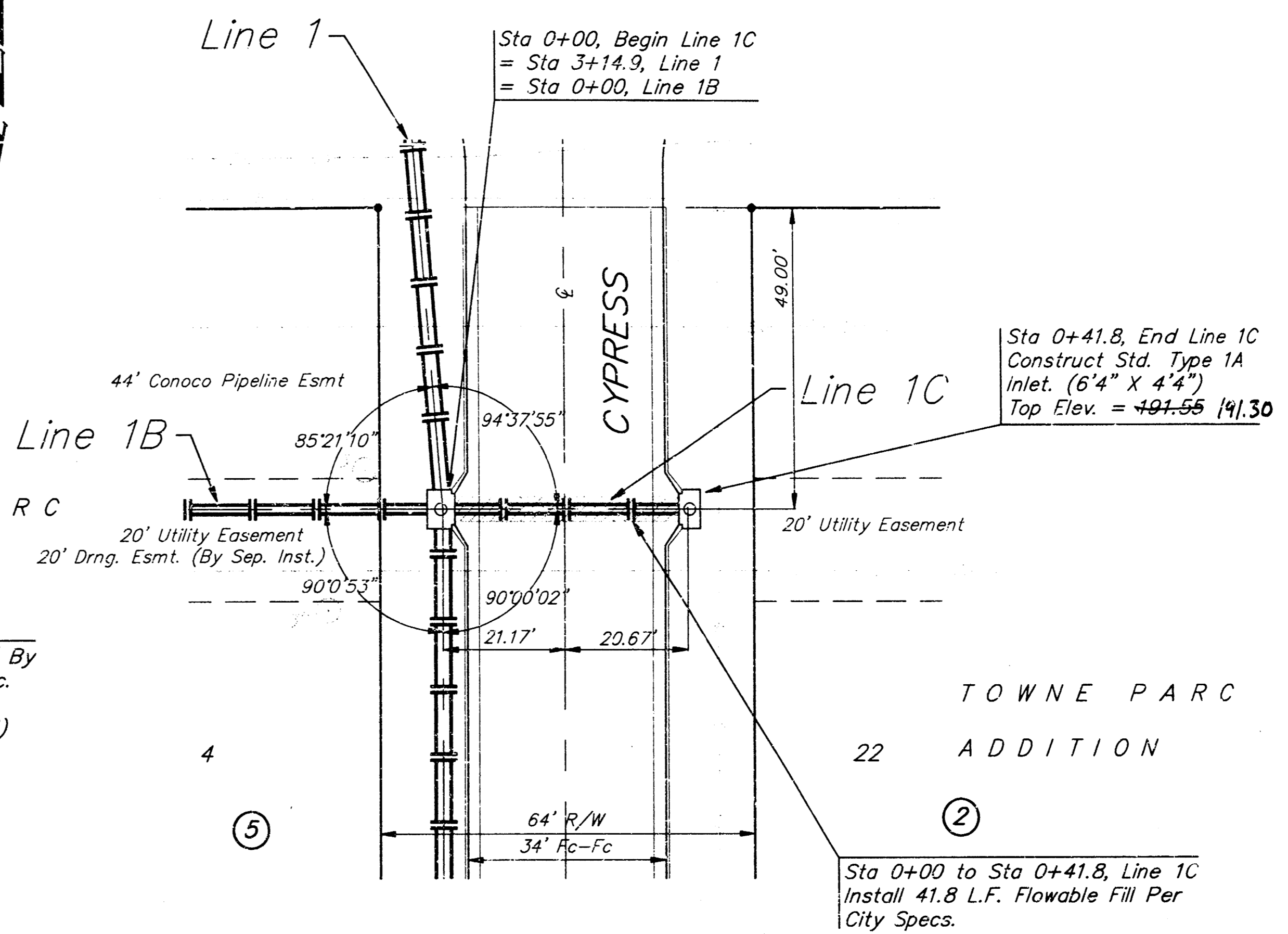
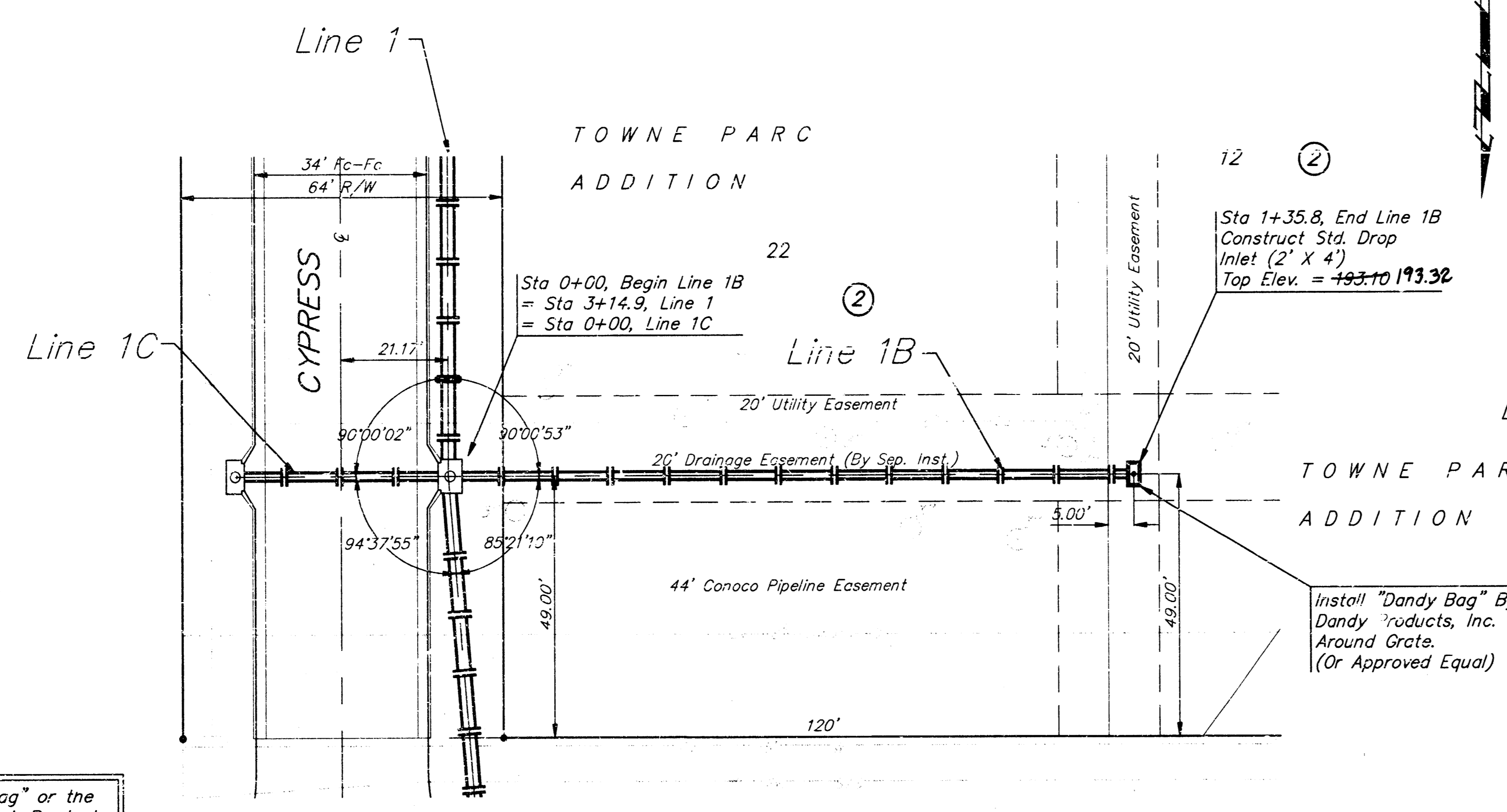
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719 PPS (607861)

DESIGN: GP DRAWN: TMC APPROVED: DATE: 6-97 SCALE: NOTED

SHEET
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 OF
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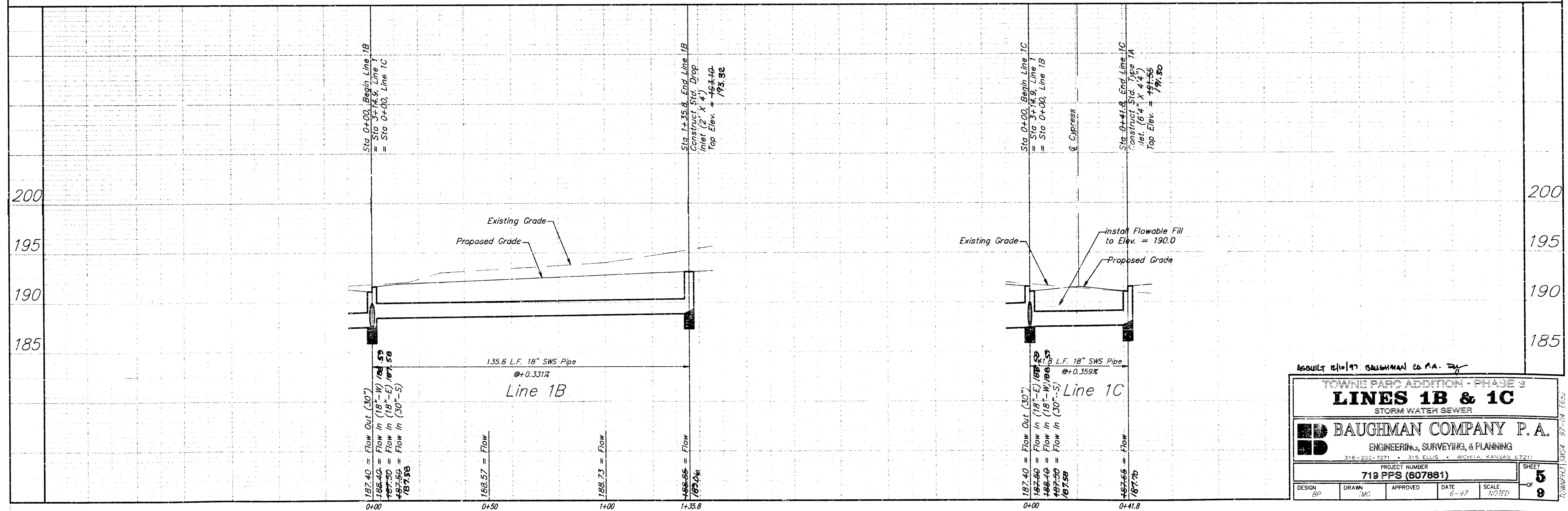
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For information on the "Dandy Bag" or the
 "True Dam" Contact Dan Cleveland, Product
 Manager at Meredith Brothers, Inc., Suppliers
 of Dandy Products. 1-800-591-2284 or
 1-614-258-4991.
 Both "Dandy Bag" and "True Dam" to be Bid
 as "Sediment Barriers".

Scale: 1" = 20' Horizontal
 1" = 5' Vertical
 • = Iron



ASQUITT 12/10/17 CAUGHMAN CO. P.A. ~~DR~~

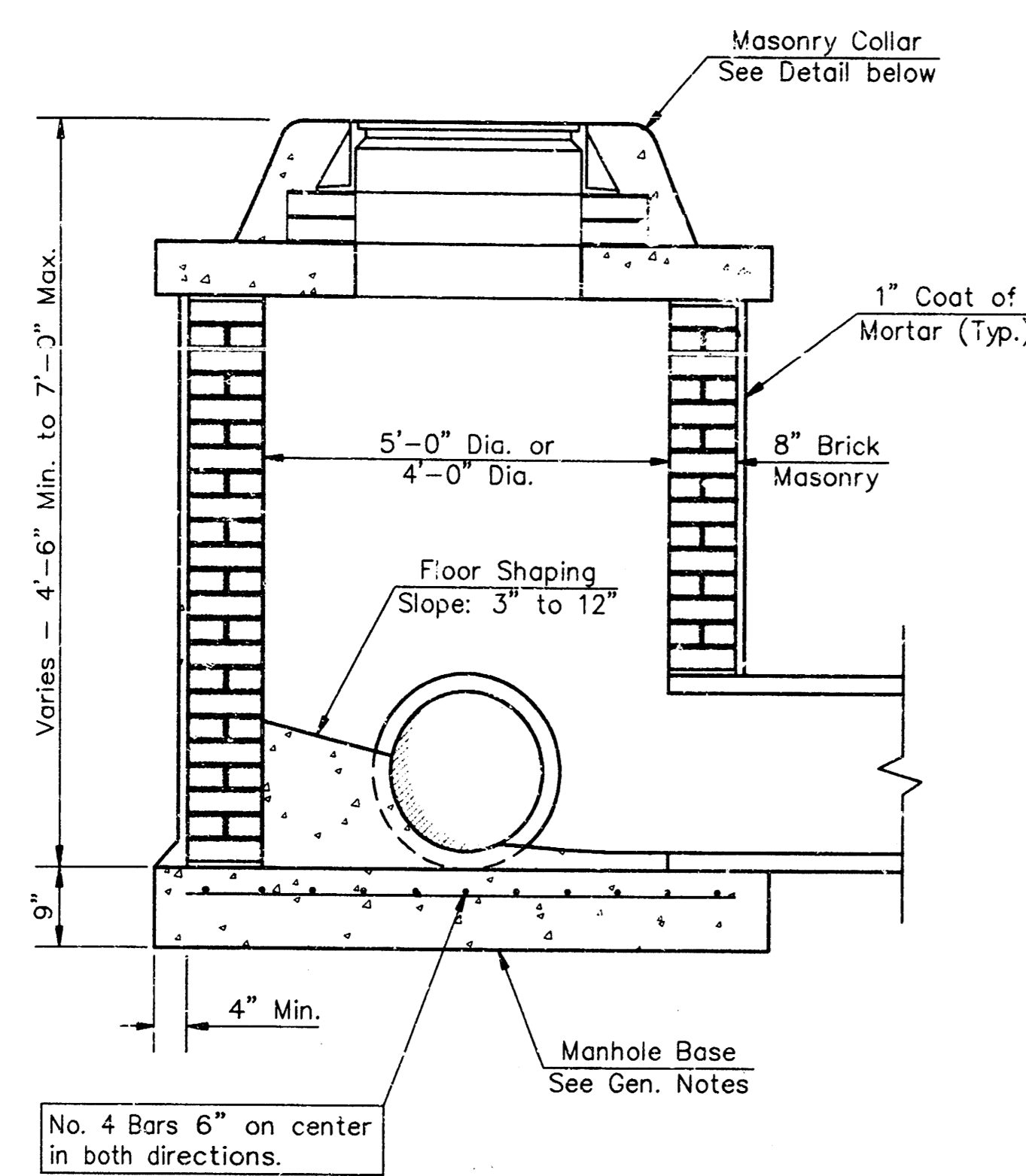
TOWNE PARC ADDITION - PHASE 3
LINES 1B & 1C
 STORM WATER SEWER

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-222-7271 • 319 ELLIS • MICHIGAN, KANSAS 67211

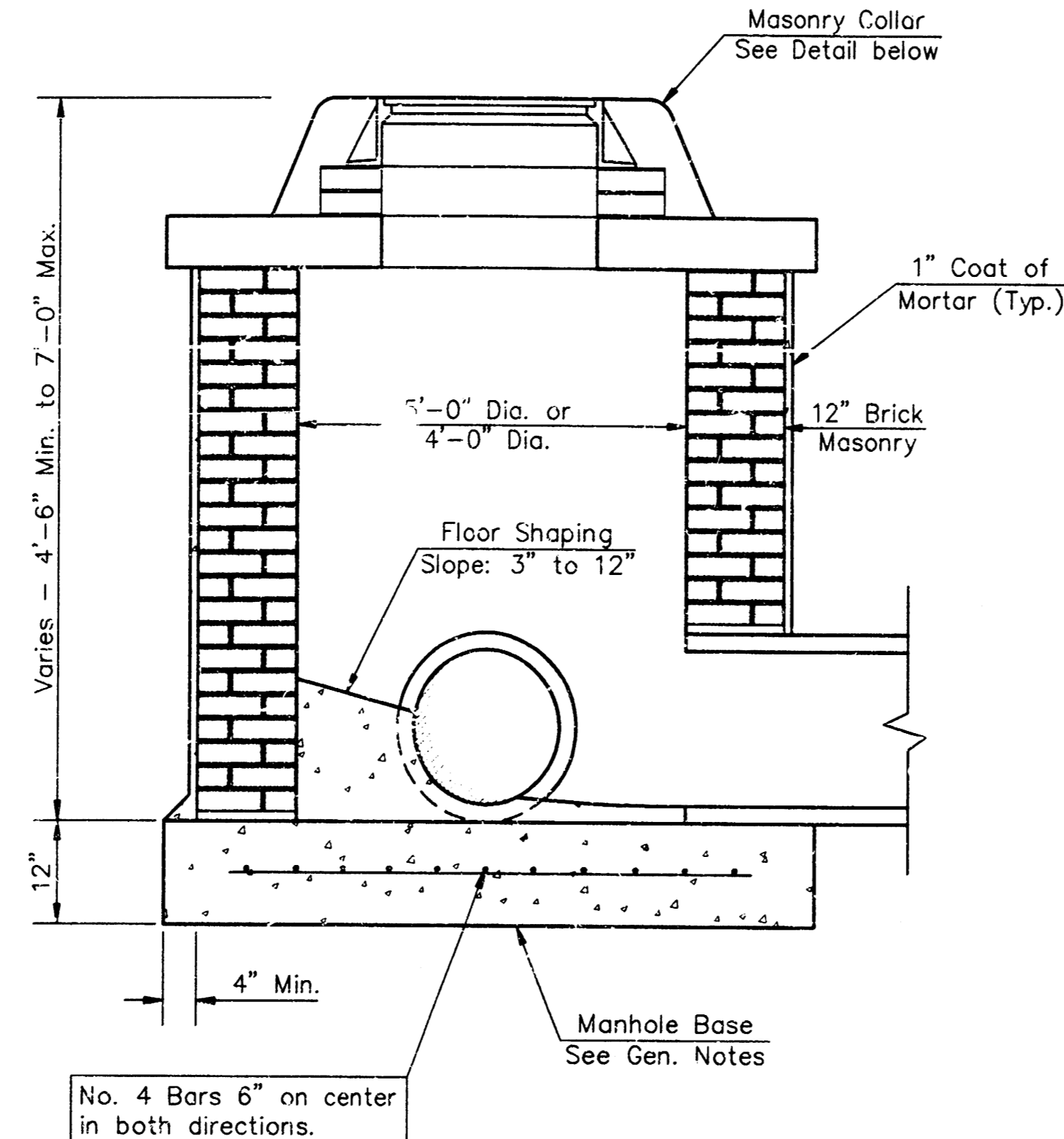
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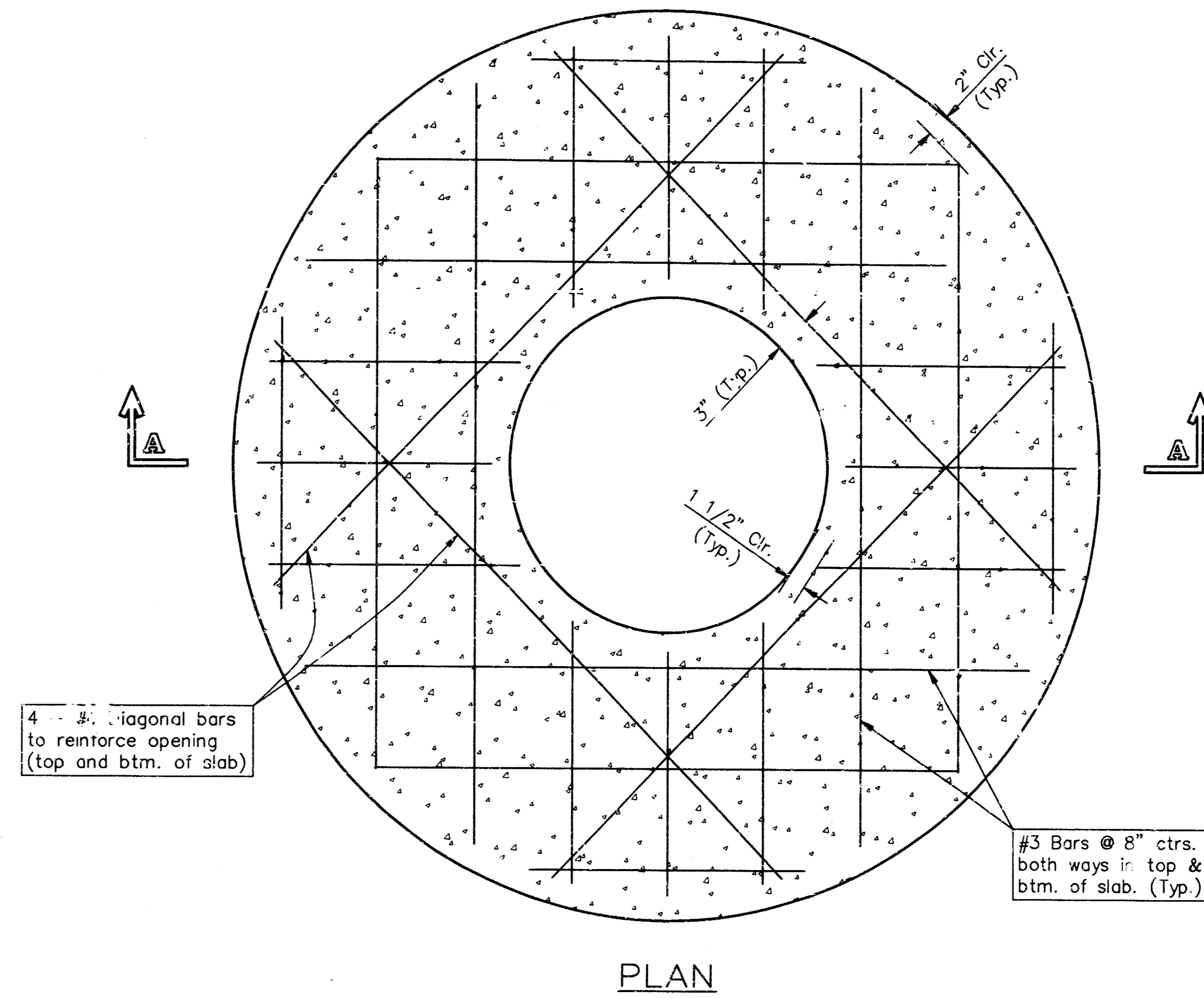
SHEET **5** OF **9**



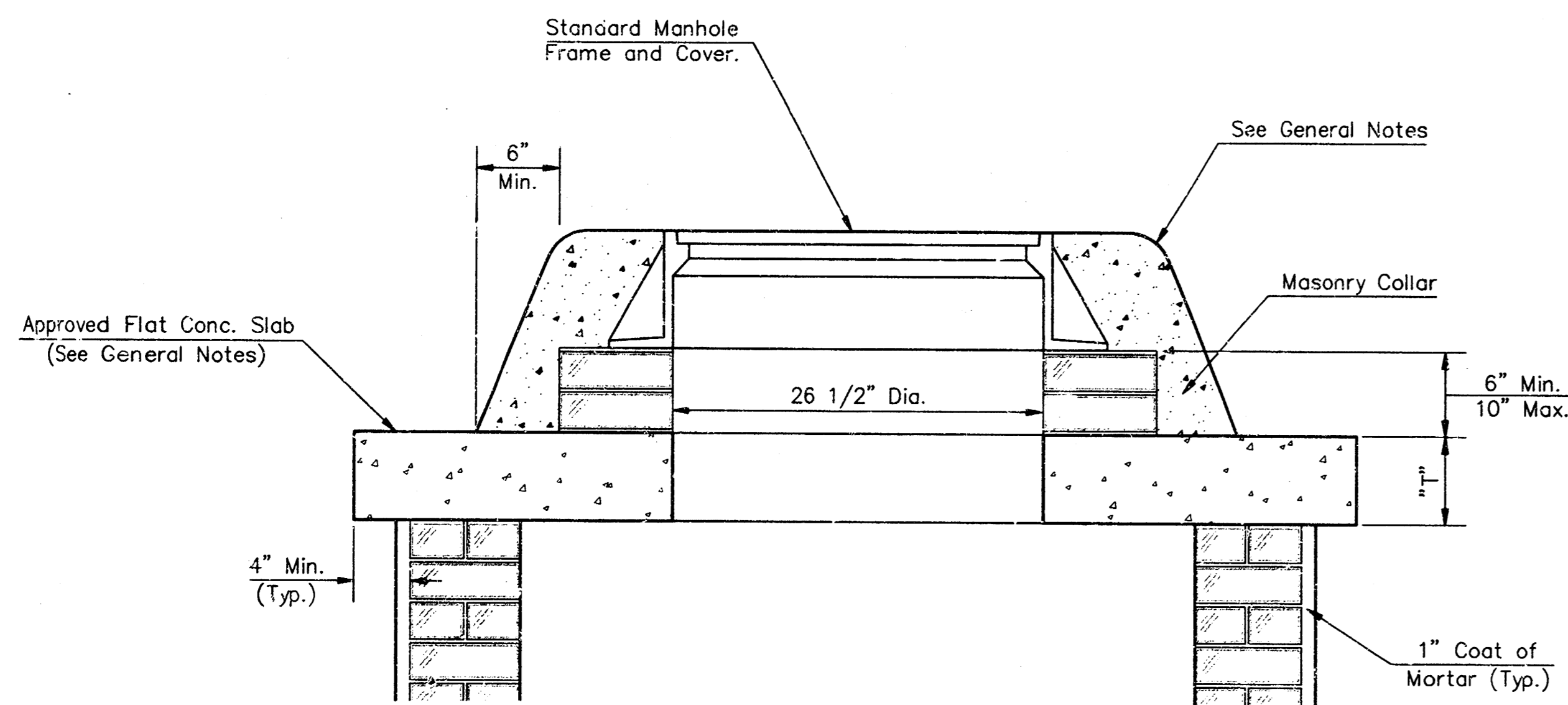
SHALLOW TYPE "A" MANHOLE



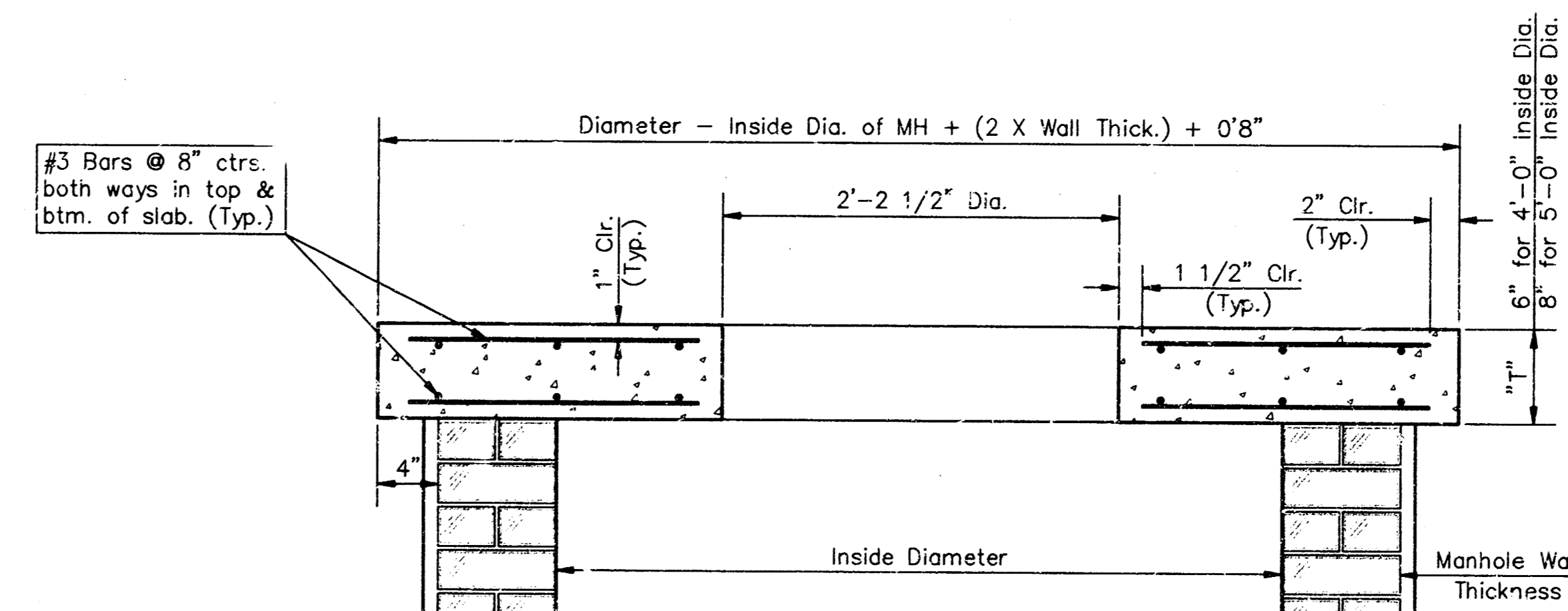
SHALLOW TYPE "B" MANHOLE



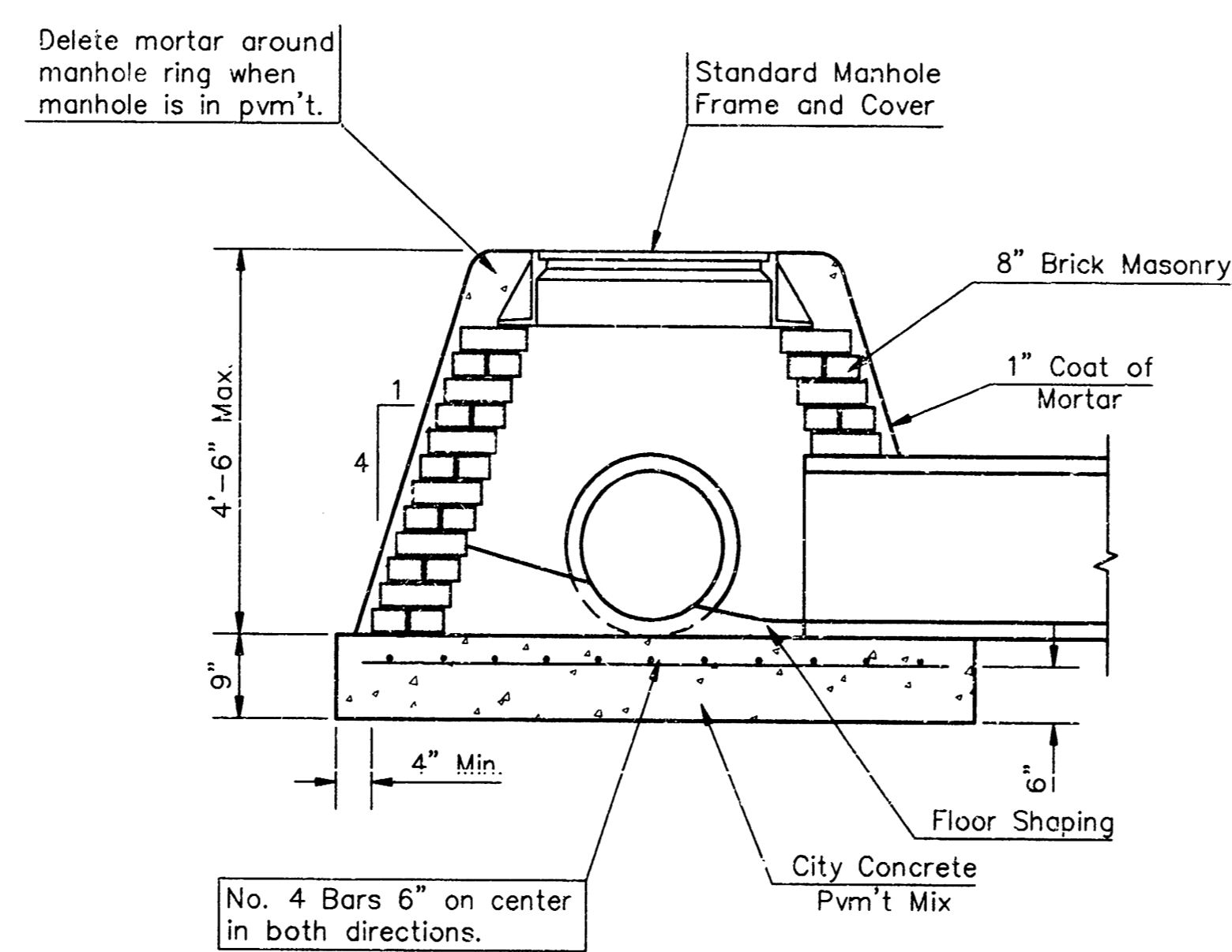
PLAN



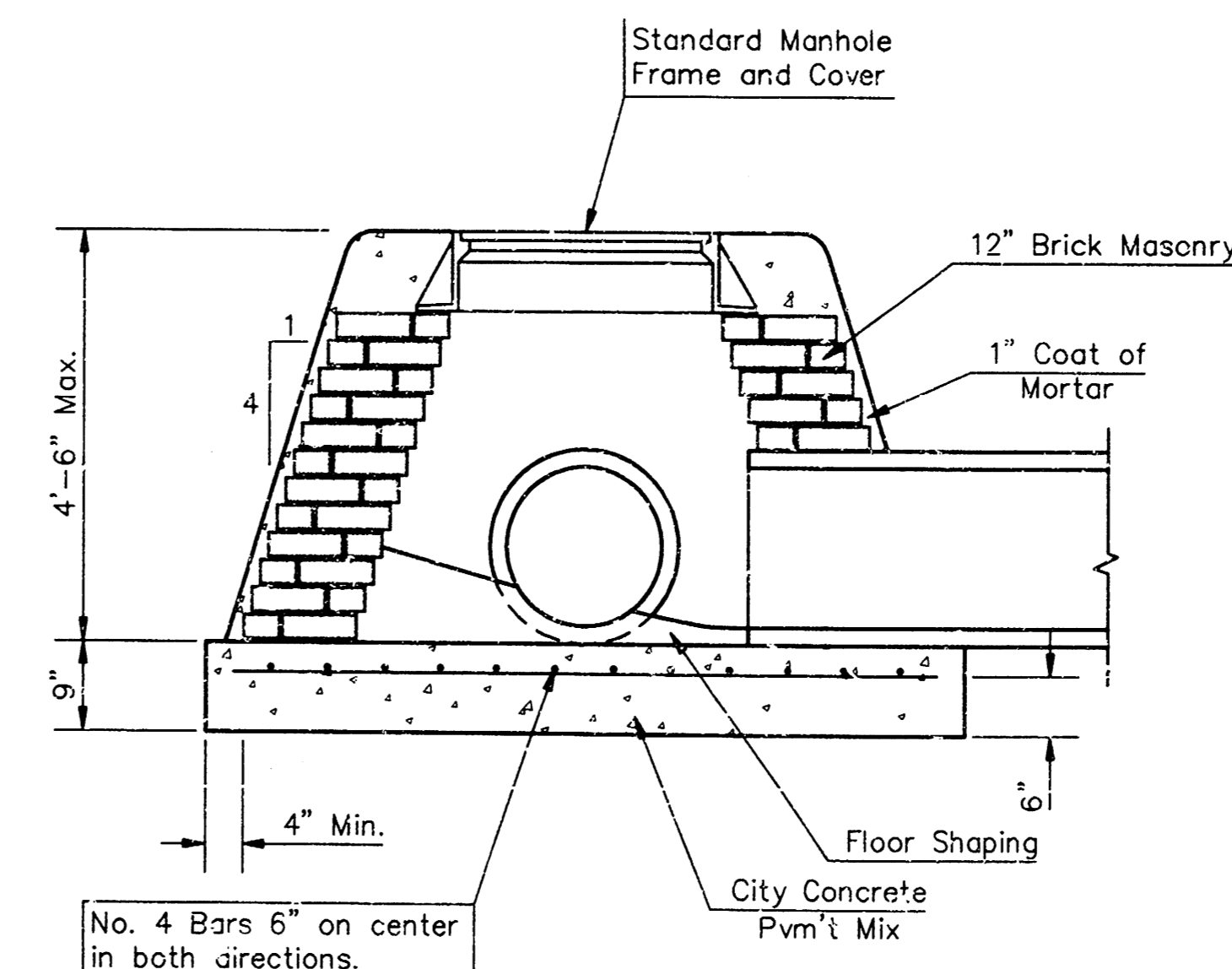
MASONRY COLLAR DETAIL



SECTION A-A
FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

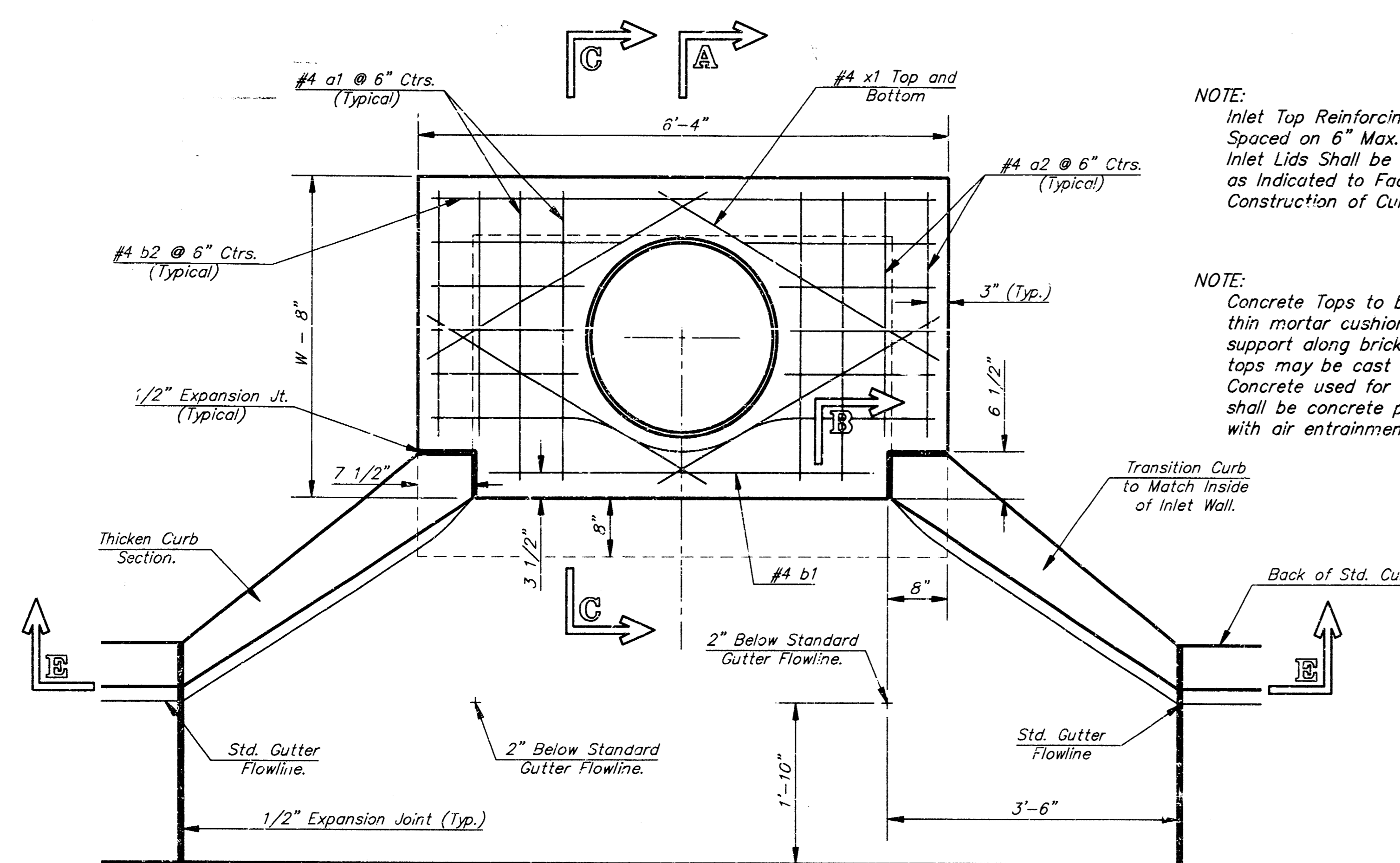
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining 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. SHALLOW MANHOLES
TYPE "A" AND TYPE "B"

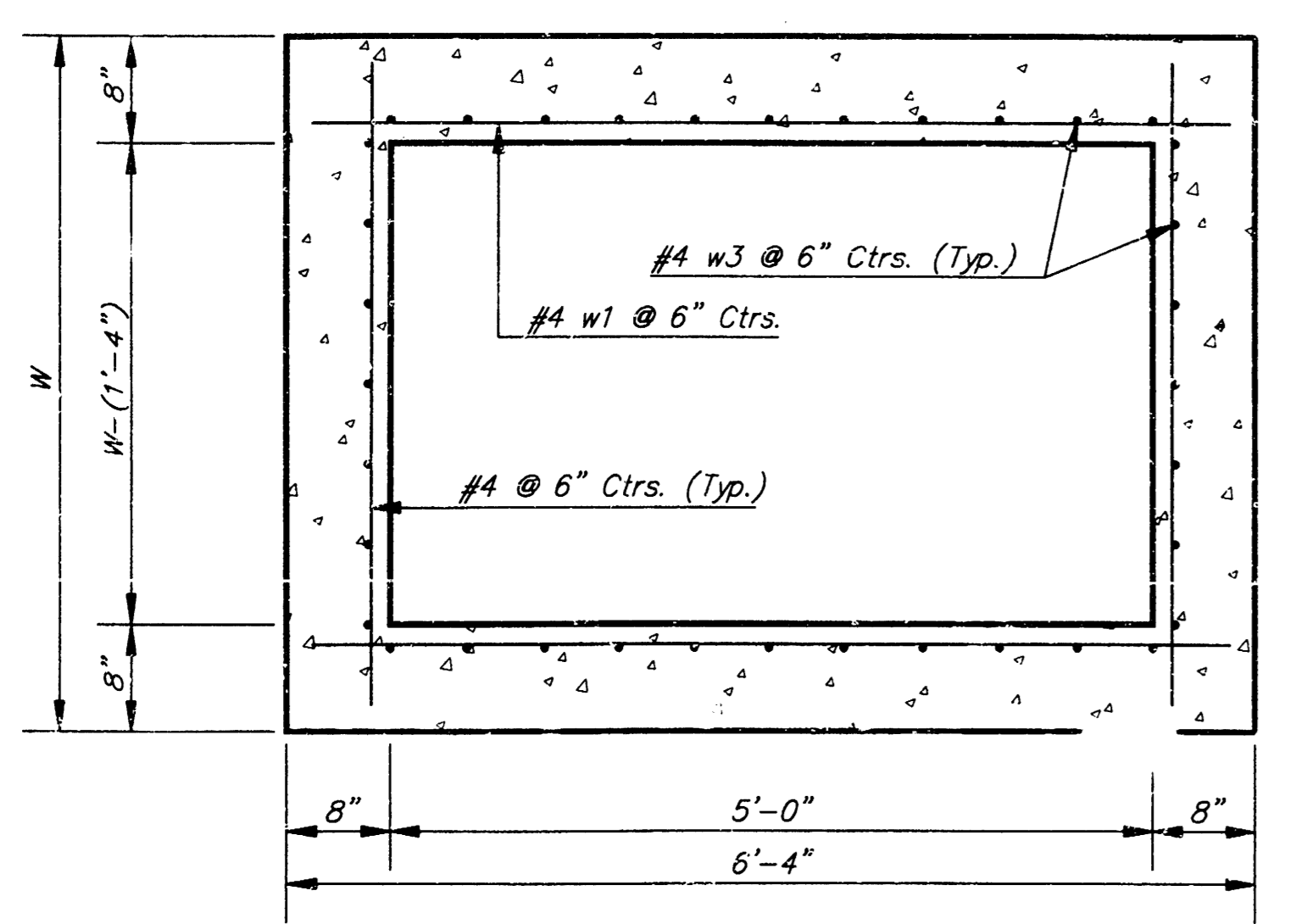
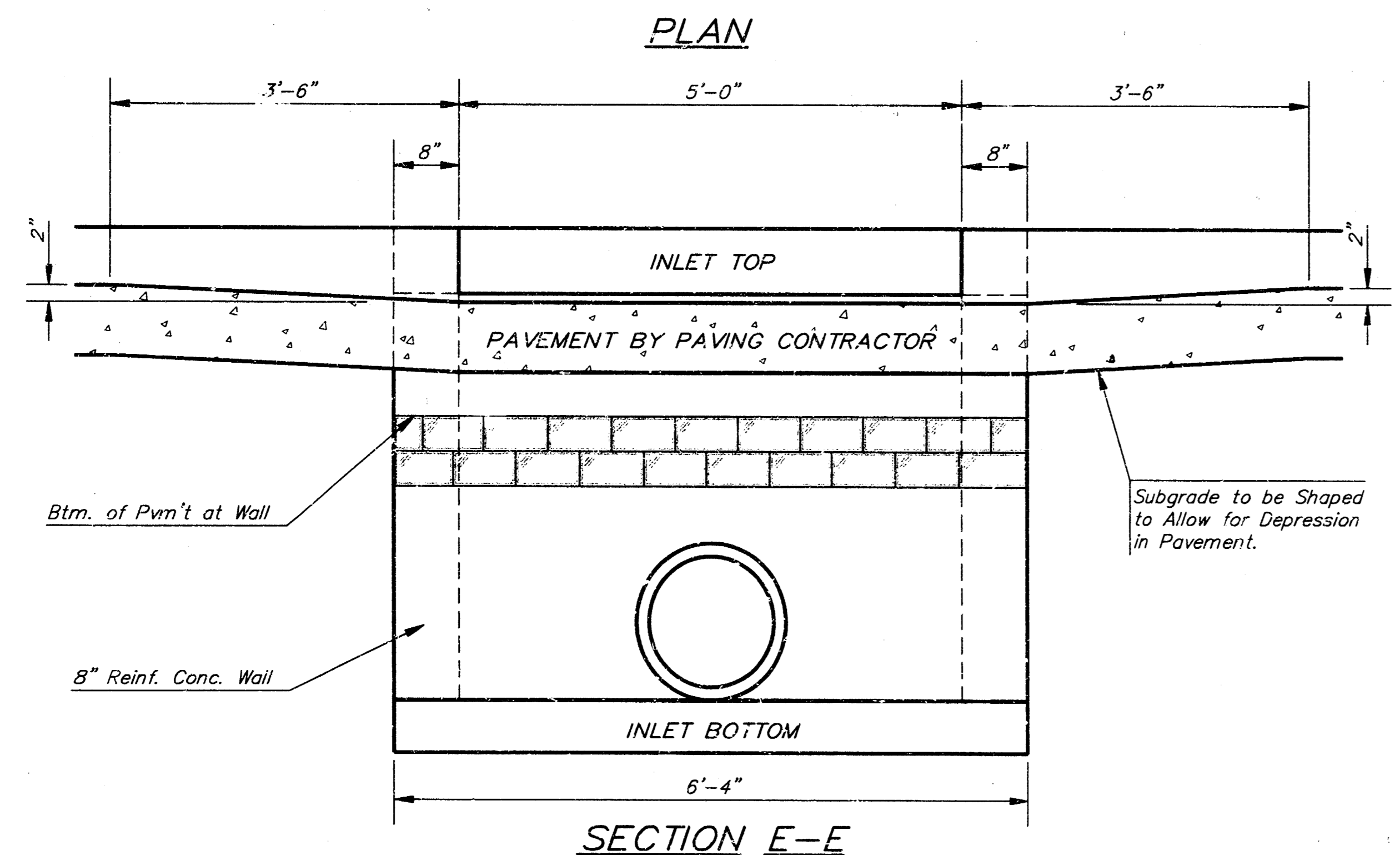
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
719 PPS (607861)

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: 6-97 SCALE: NONE SHEET: 6 OF 9



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

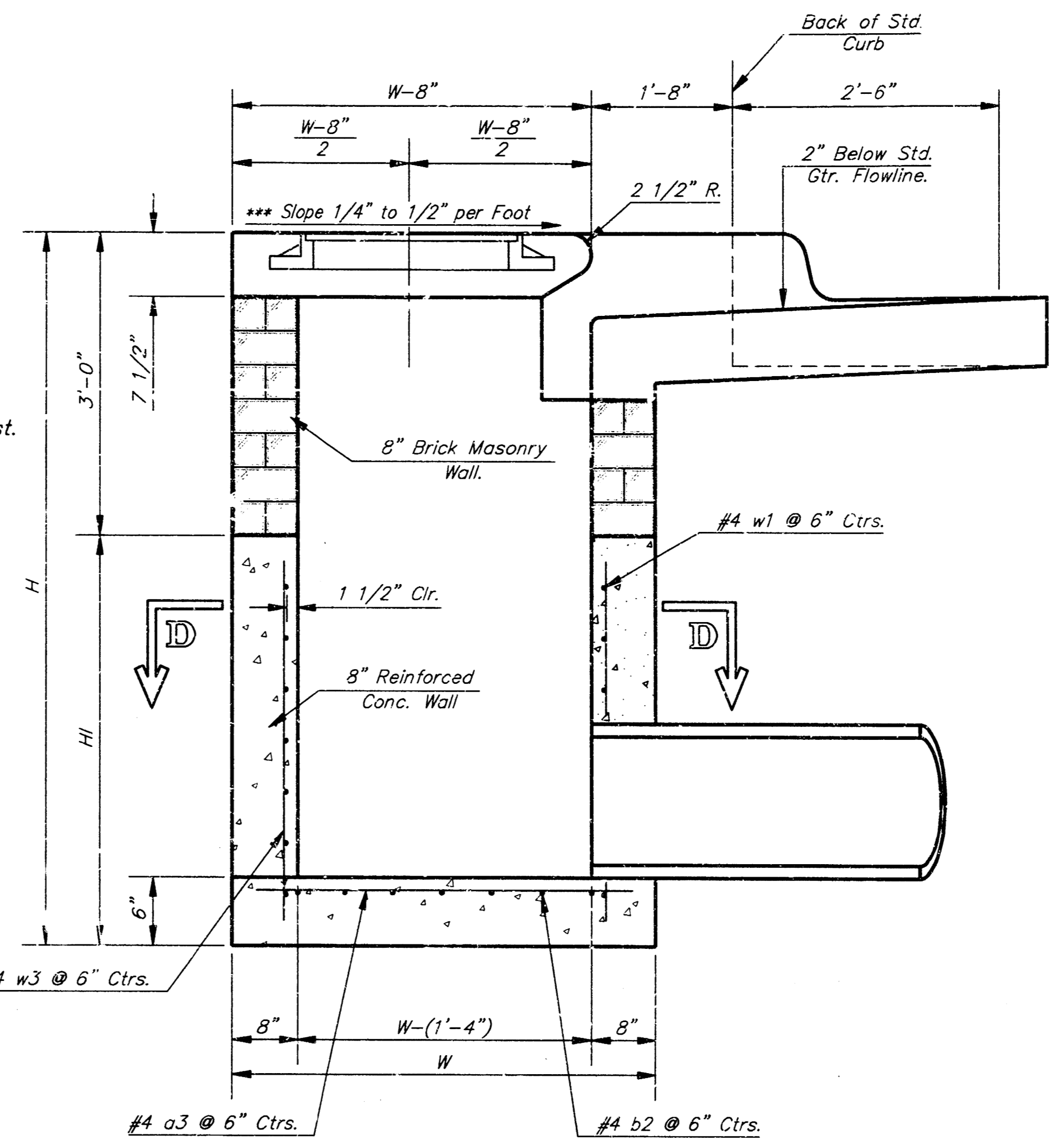


SECTION D-D

NOTE: 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.
Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the unit price bid for each inlet hookup.
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.
The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.

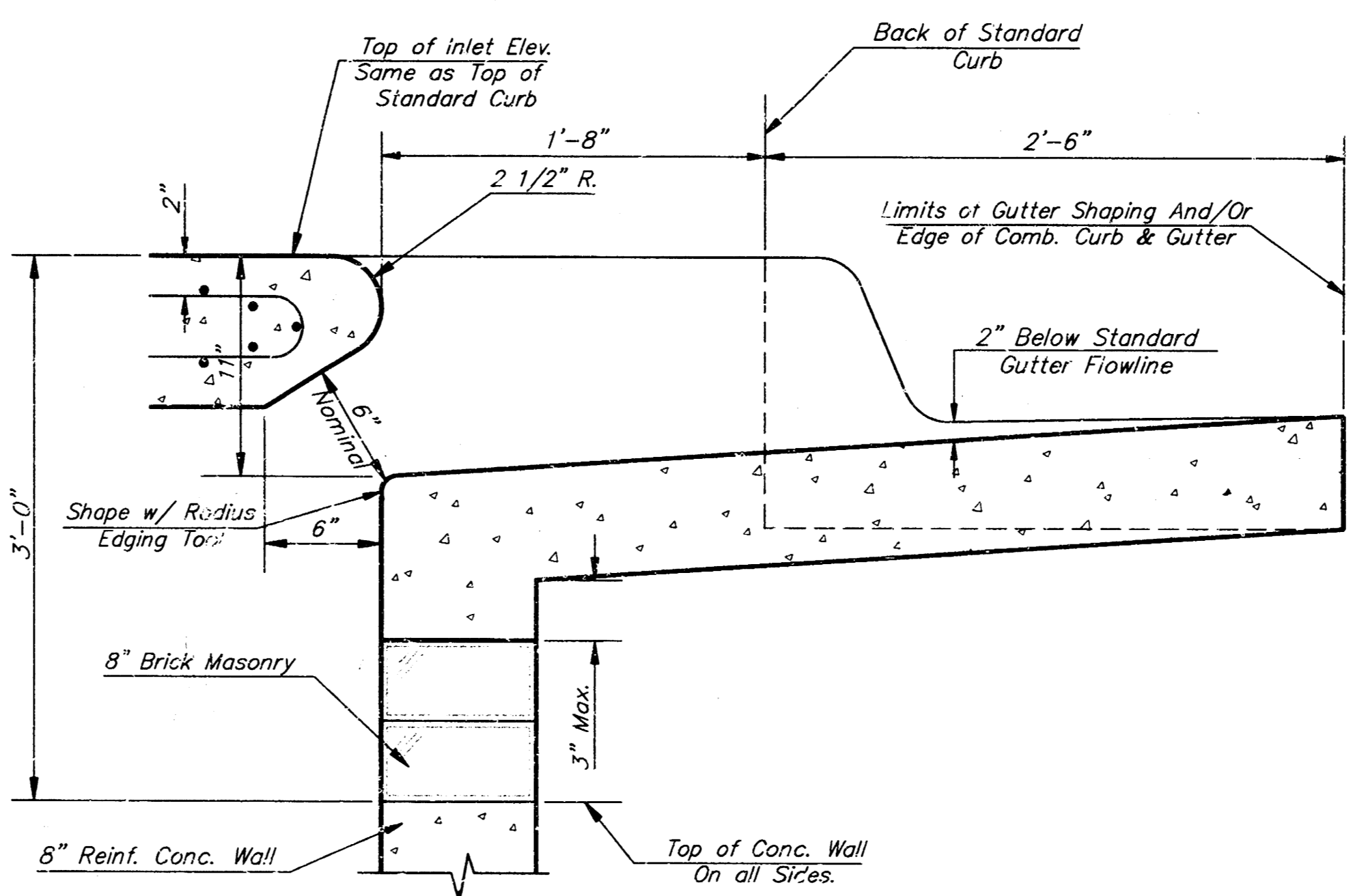
NOTE: Inlet Top Reinforcing shall be Spaced on 6" Max. Centers. Inlet Lids Shall be Notched Out as Indicated to Facilitate Construction of Curb.

NOTE: Concrete 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 with air entrainment.



SECTION A-A

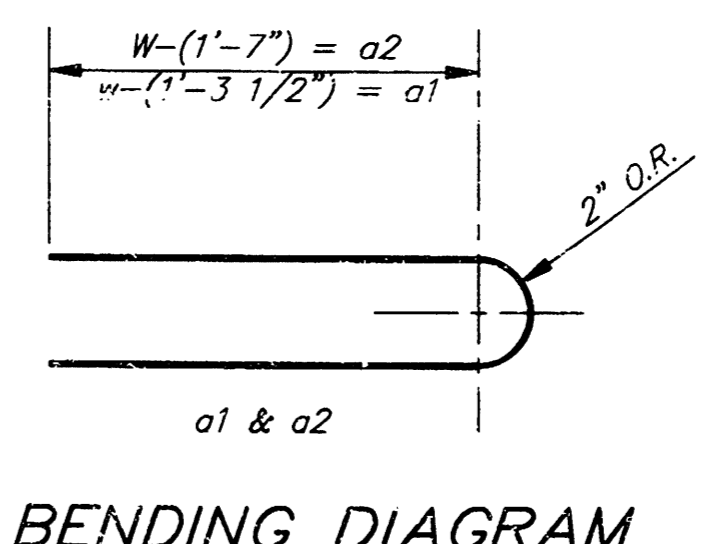
NOTE: Slope of Inlet tops to Match Sidewalk or Parking Slopes within Limits Indicated.



SECTION B-B

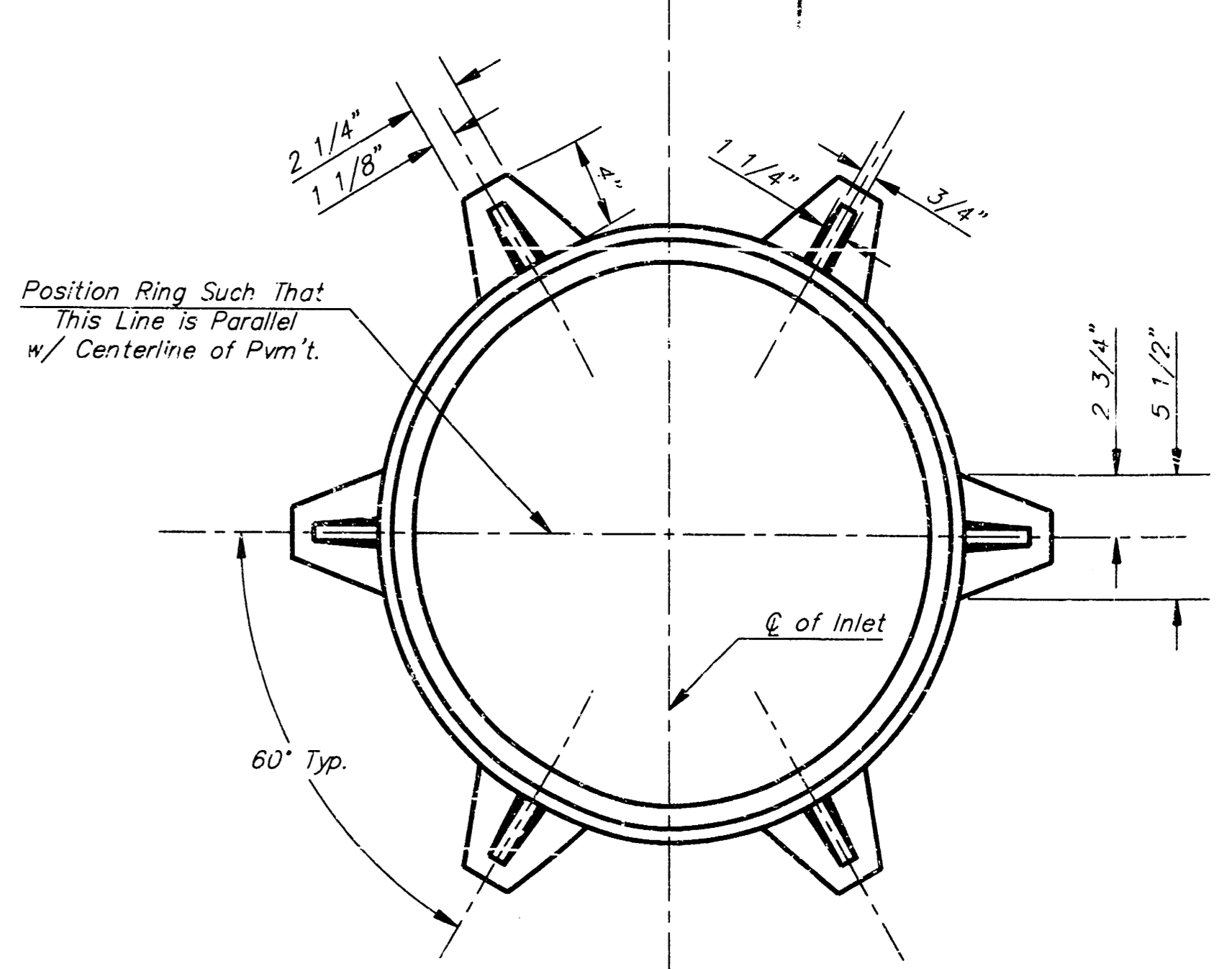
PRECAST SLAB AND FLOOR REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	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"
x1	#4	8	3'-10"	8	3'-2"	8	4'-6"	8	4'-10"	8	5'-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"



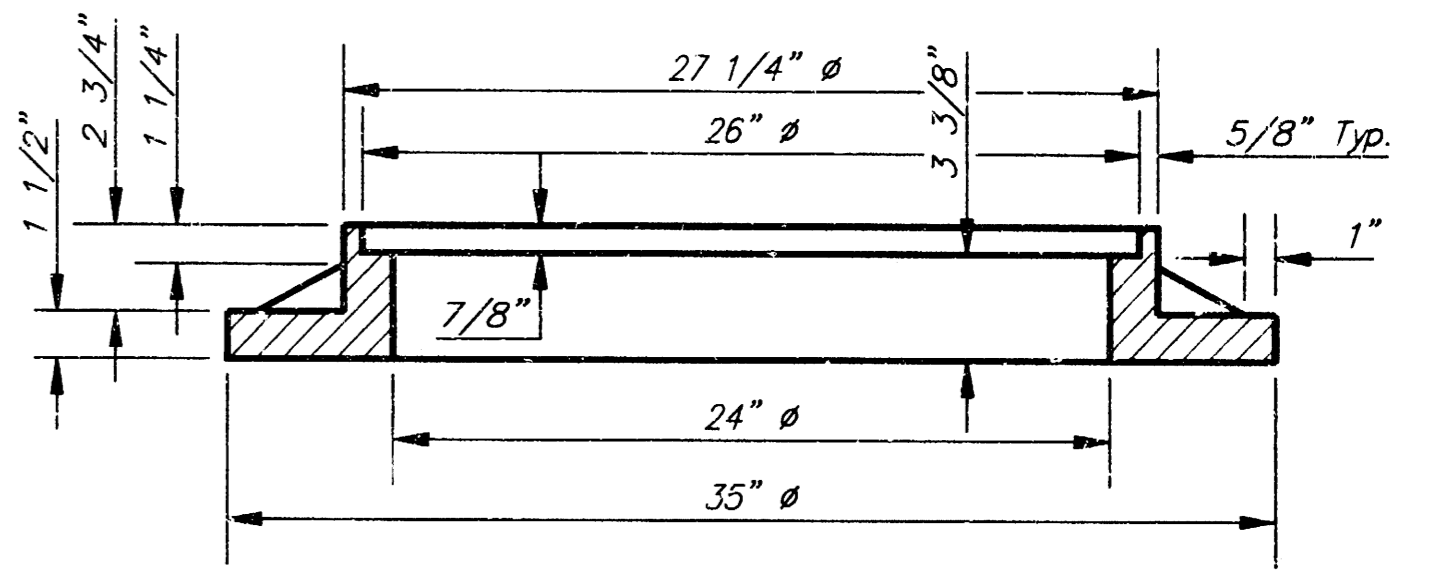
BENDING DIAGRAM

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	0.38±
5'-4"	4'-8" x 6'-4" x 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" x 6'-4" x 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" x 6'-4" x 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" x 6'-4" x 7 1/2"	60" & 66"	0.90±



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

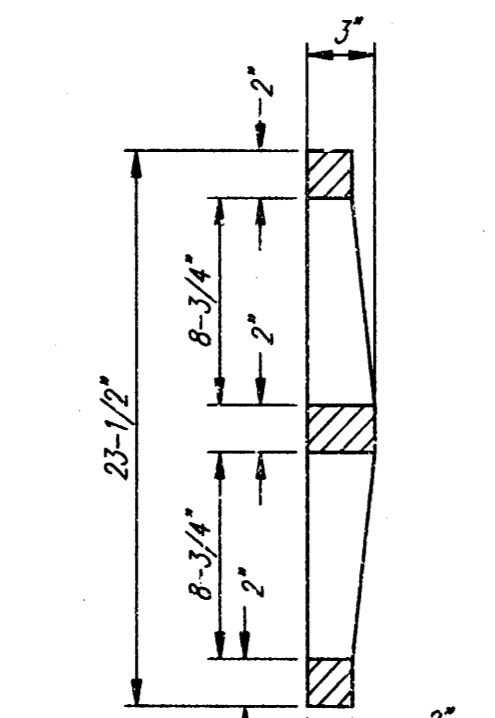
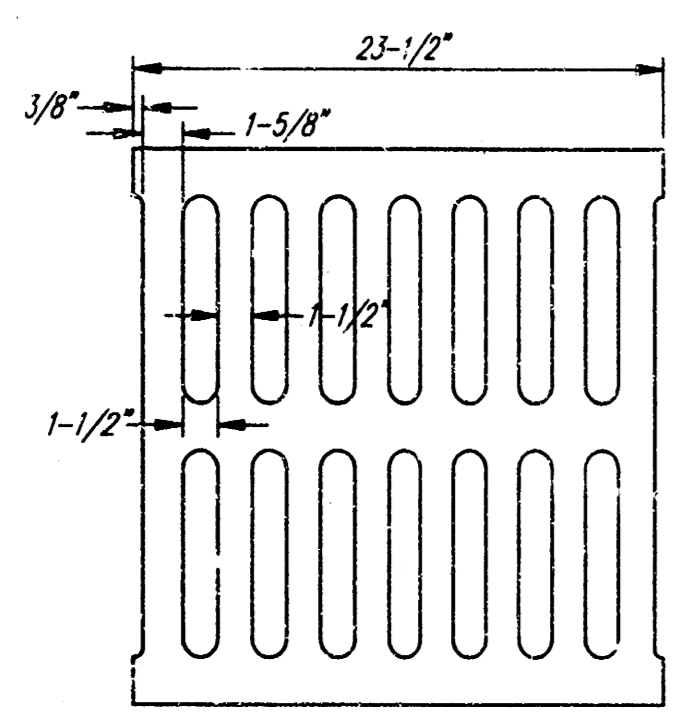
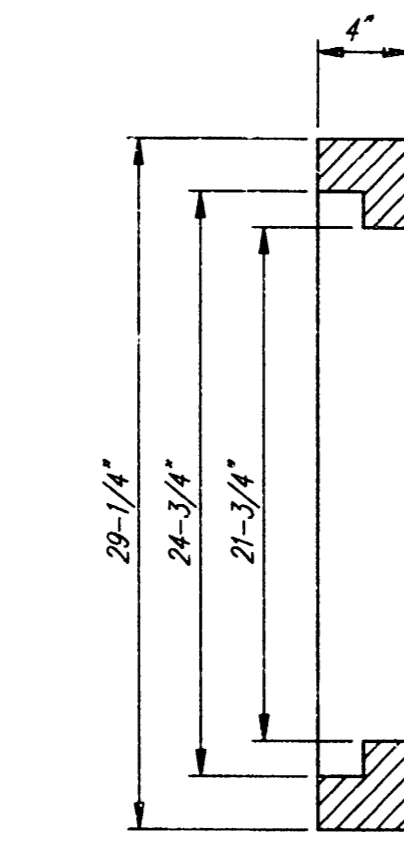
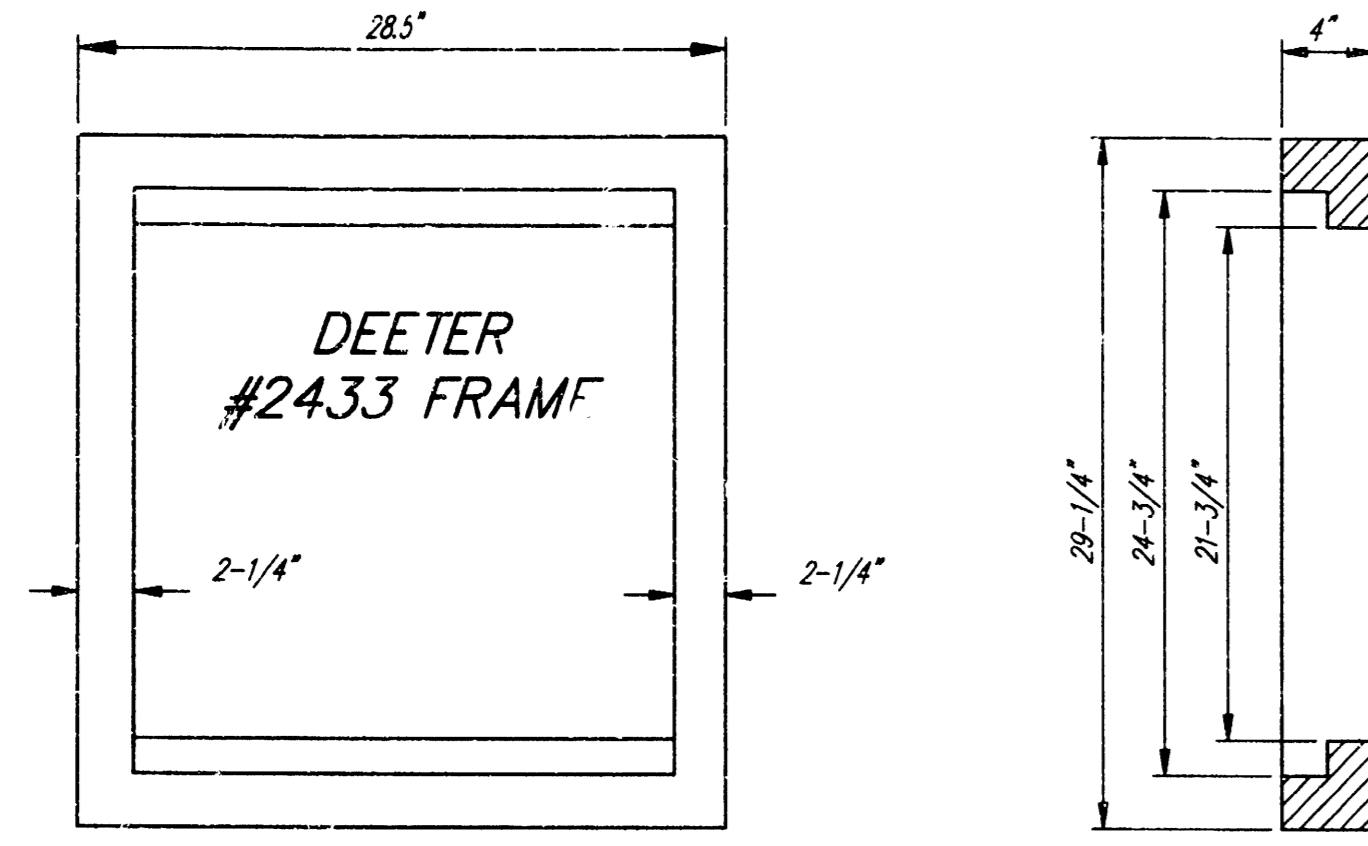
Revised - Feb. 16, 1989

CITY OF WICHITA STANDARD TYPE 1A
Curb Inlet Details
18" FT. OPENING = 6" x 5'-0"

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7421 • 319 ELLIS • WICHITA, KANSAS 67211

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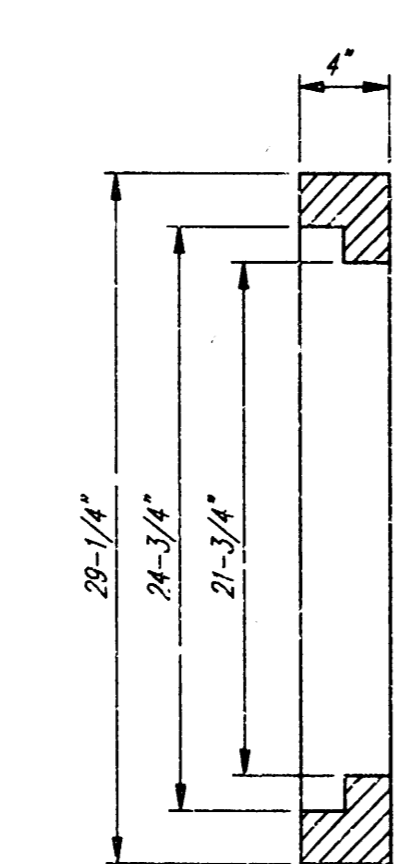
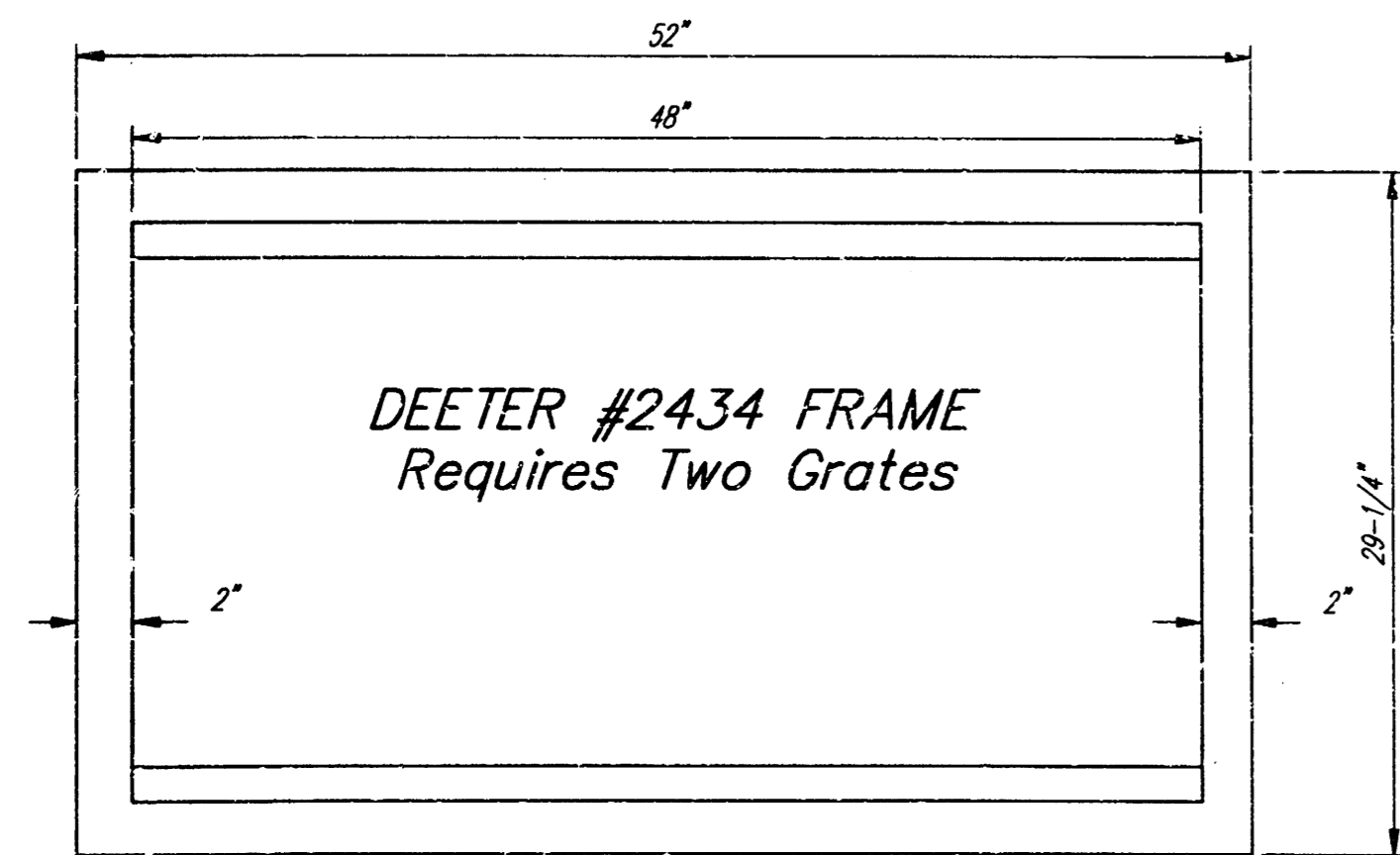
DESIGN: C.G.W. DRAWN: Staff APPROVED: DATE: 6-97 SCALE: None SHEET: 7 OF 9



DEETER #2433 GRATE

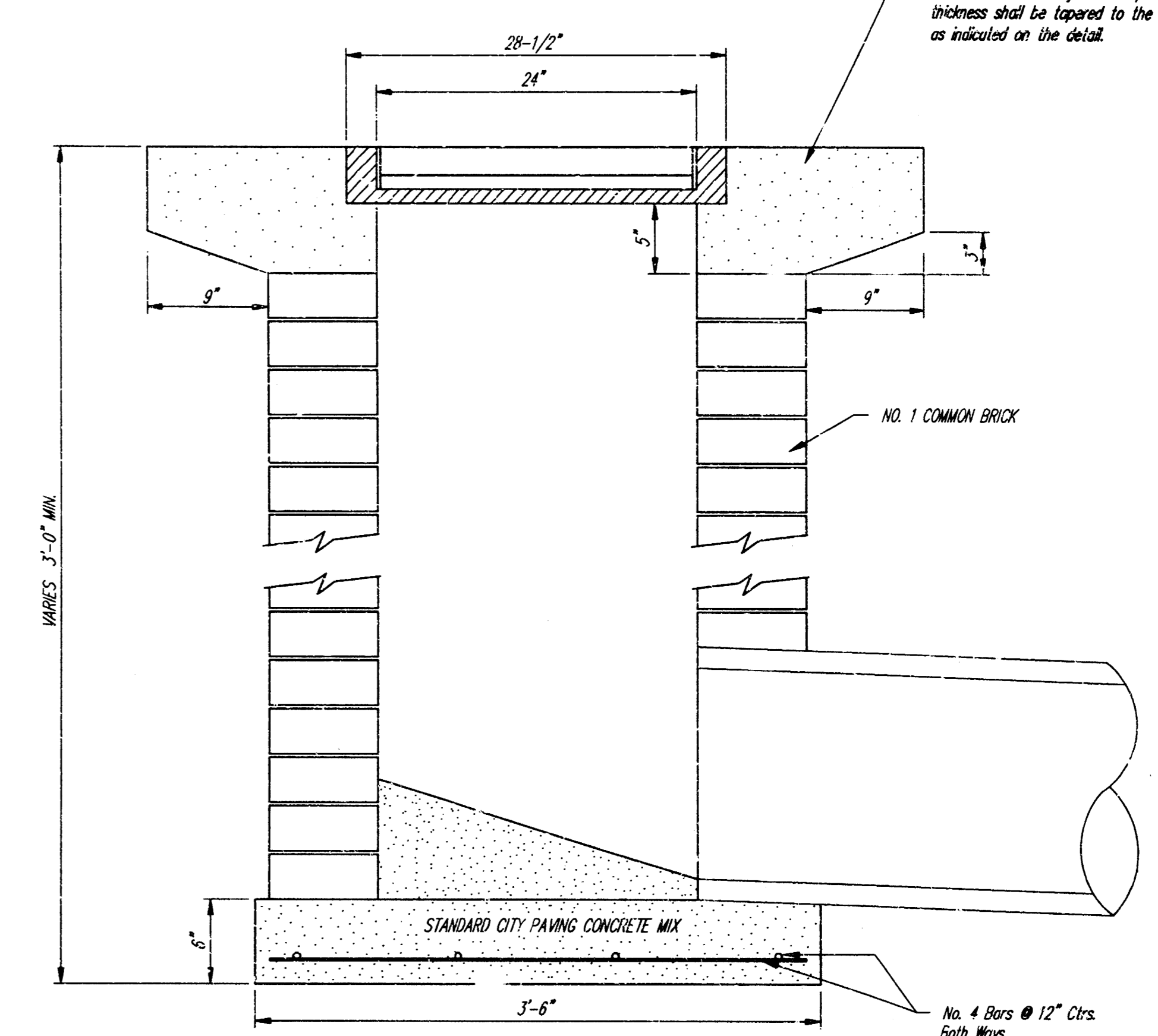
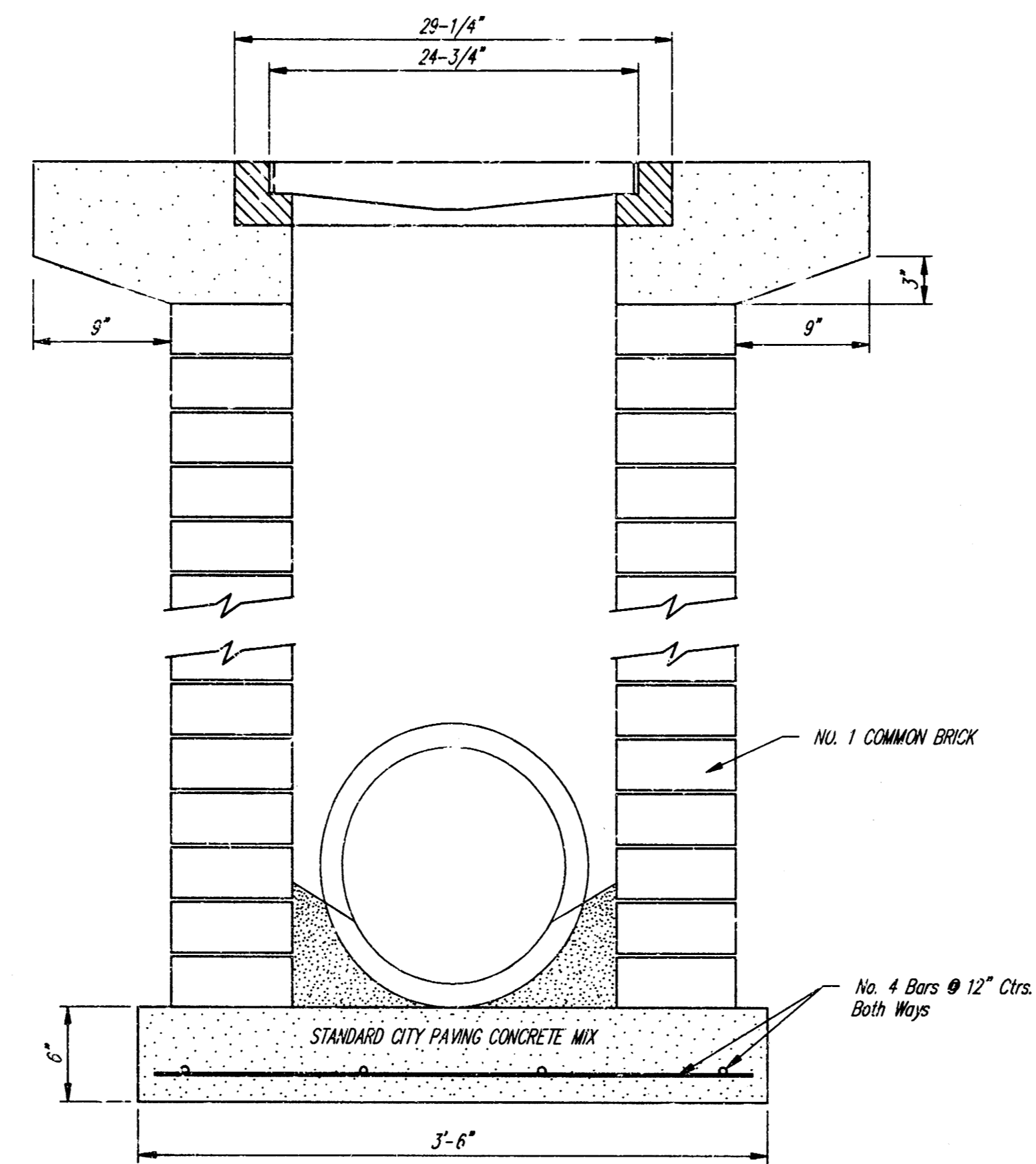
24" x 24" Frame and Grate Detail

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.

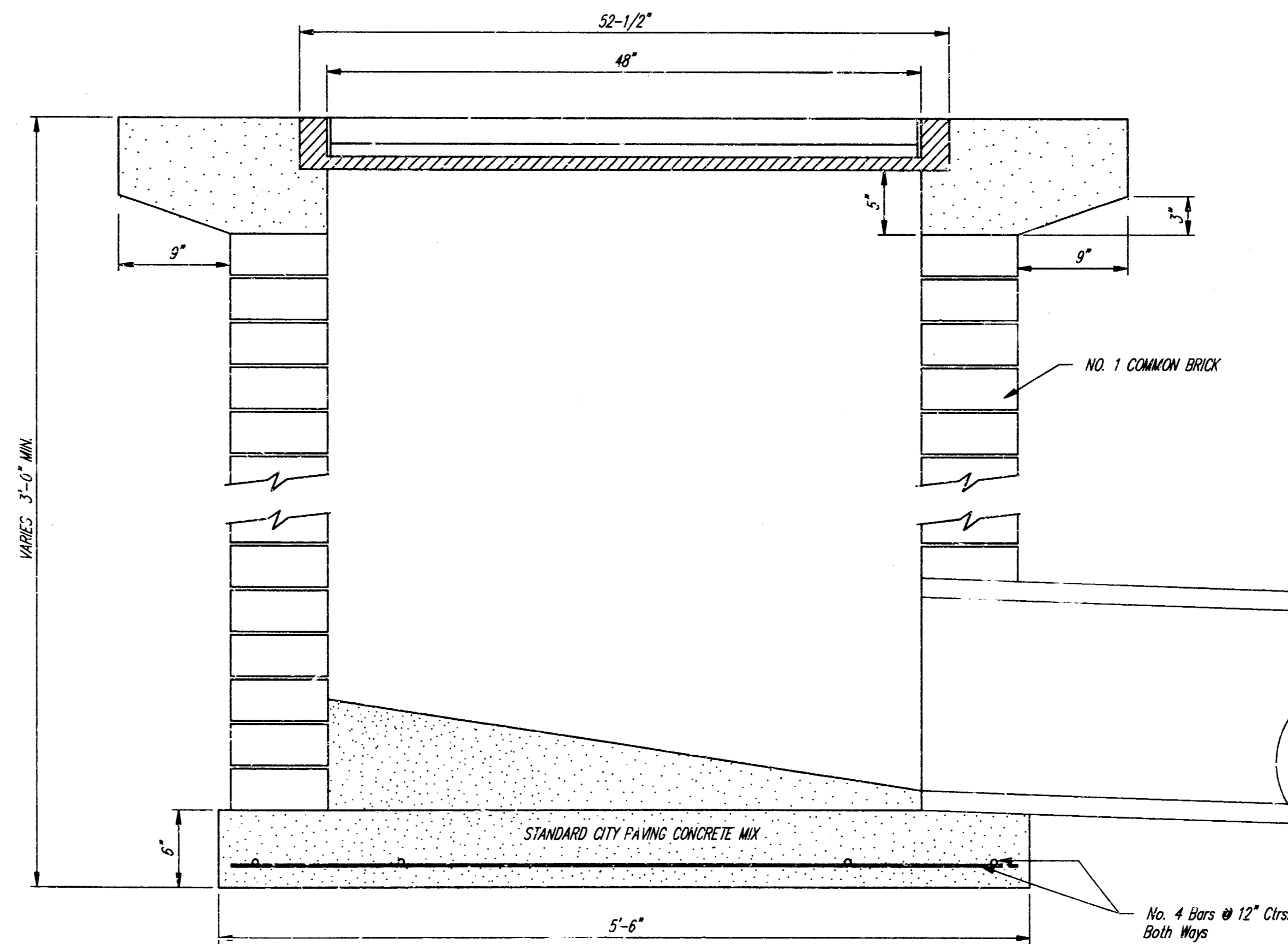


DEETER #2434 FRAME
Requires Two Grates

Double 24" x 24" Frame Detail



Note: Concrete apron shall be constructed around the inlet when inlet is located in an unimproved area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 9 inches as indicated on the detail.



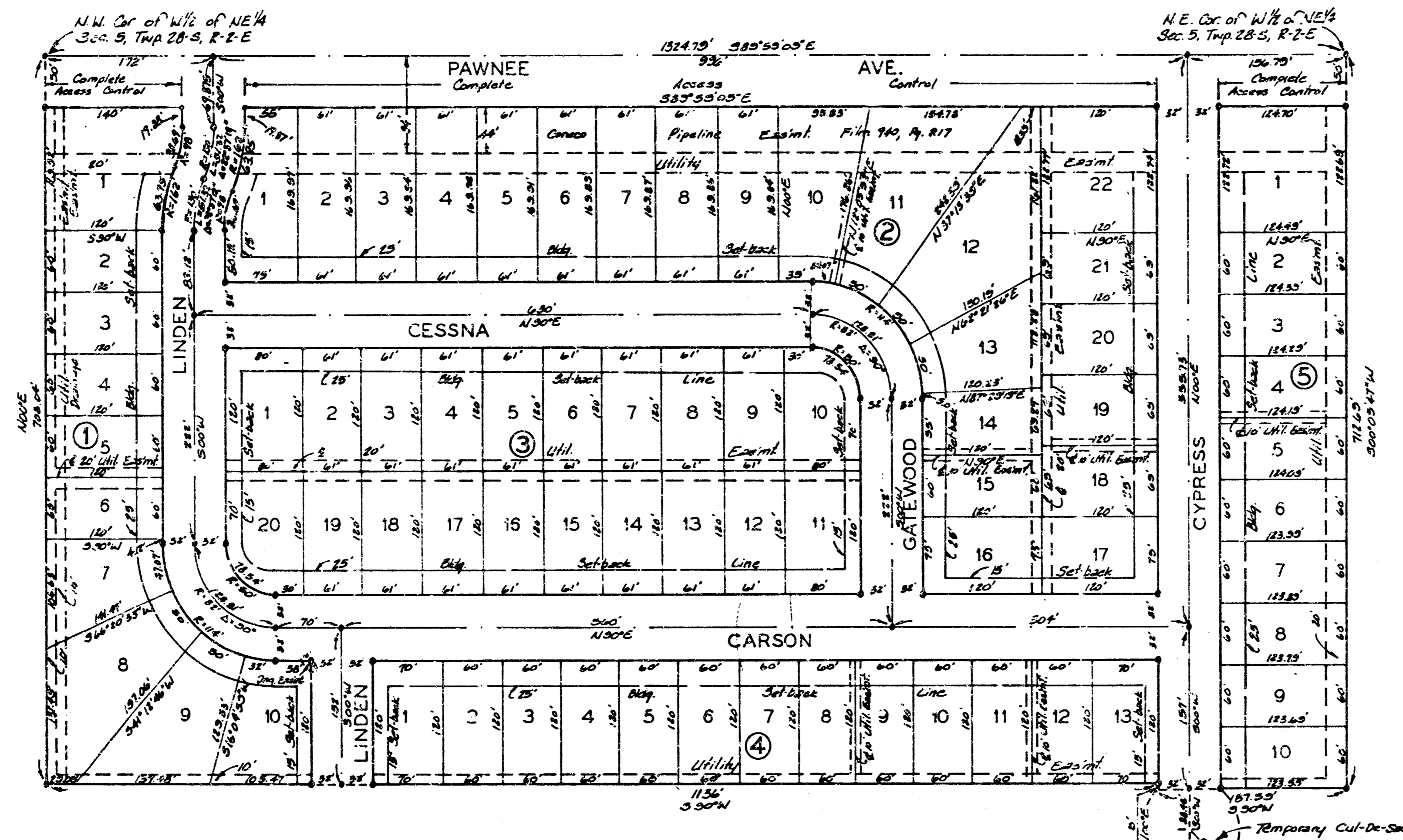
City of Wichita Standard
Drop Inlet

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

PROJECT NUMBER 719 PPS (607861)		SHEET 8	
DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE 6-97

TOWNE PARC ADDITION

WICHITA, KANSAS



State of Kansas 2 S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWNE PARC ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W 1/2 of the NE 1/4 of Sec. 5, Twp. 28-S, R. 2-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.W. Corner of the W 1/2 of said NE 1/4; thence S 89° 59' 05\"/>

4 Nov 1987
Date
Baughman Company, P.A.
Mark A. Leach
Surveyor
Mark A. Szwed

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks and streets to be known as "TOWNE PARC ADDITION", Wichita, 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 to or from Pawnee Ave. over and across the north line of Lot 1, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 22, Block 2 and Lot 1, Block 5 are hereby granted to the City of Wichita, Kansas. The drainage easements are hereby granted for drainage purposes.

Edward Novick
Bernard Novick
Betty Novick
Betty Novick

I. T. J. Investments, Inc.
Irma N. Jacoby
President
Irma N. Jacoby

This plat of "TOWNE PARC ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 3rd day of September 1987
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Secretary
Marilyn S. Kroll

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 11th day of 1987.



Mayor
Deputy City Clerk
Date E. Res

Entered on transfer record this 25th day of Jan 1988.

County Clerk
Ronald G. Miller, Chief Deputy

State of Kansas 2 S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this 28th day of Jan 1987, at 11:56 o'clock A.M., and is duly recorded.

Register of Deeds
Deputy
Ed Res

State of Kansas 2 S.S. The foregoing instrument acknowledged before me this 25 day of November 1987 by Bernard Novick and Betty Novick, his wife.

My Appl. Exp. April 15, 1991
Notary Public
Larry E. Meeker

State of Kansas 2 S.S. The foregoing instrument acknowledged before me this 25 day of November 1987 by Irma N. Jacoby, President of I.T.J. Investments, Inc. on behalf of the corporation.

My Appl. Exp. April 15, 1991
Notary Public
Larry E. Meeker

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