

STORM WATER SEWER IMPROVEMENTS TO SERVE TYLER ACRES 5TH ADDITION

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

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
Arkia 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

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. 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. 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.

5. 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.

6. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.

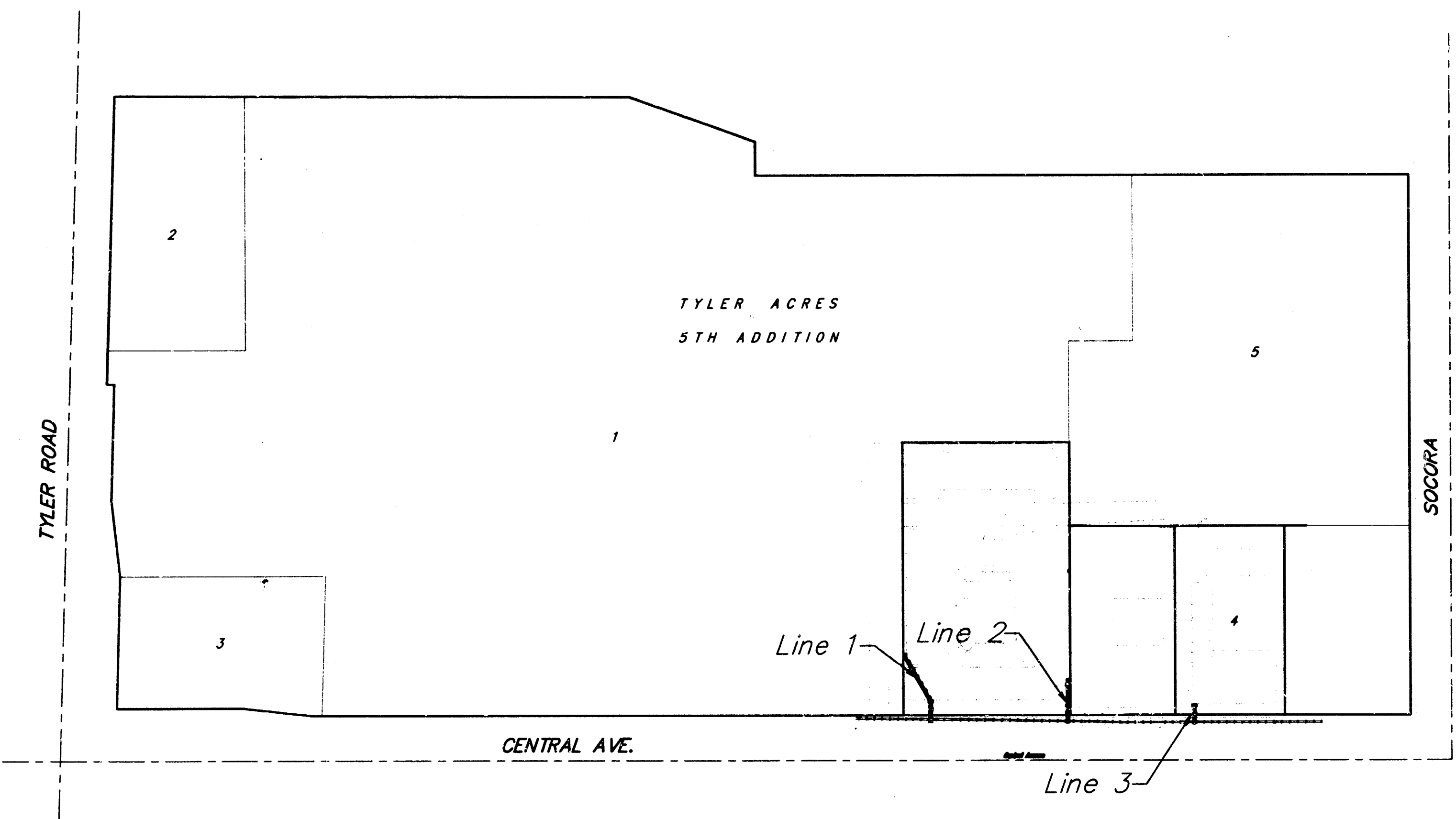
7. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

8. 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.

9. 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.

Private Project Number
736 PPS(607861)

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



BENCHMARK:

BM #1 "C" Cut in Back of Walks, NW
Corner of Socora & Central
Elev. = 148.77 (City Datum)
BM #2 City Disk 56.2' North and 38'
West of E's Both Central &
Tyler.
Elev. = 143.90 (City Datum)

INDEX:

- 1 Title Sheet
- 2 Lines 1 & 2
- 3 Line 3
- 4 Shallow Manhole Detail
- 5 Type 1 Curb Inlet Detail
- 6 Double Faced Type 1 Curb Inlet Detail
- 7 Copy of Tyler Acres 5th Addition Plat

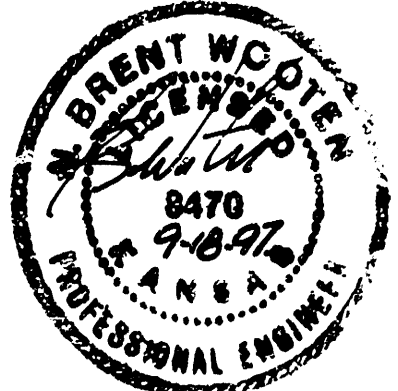
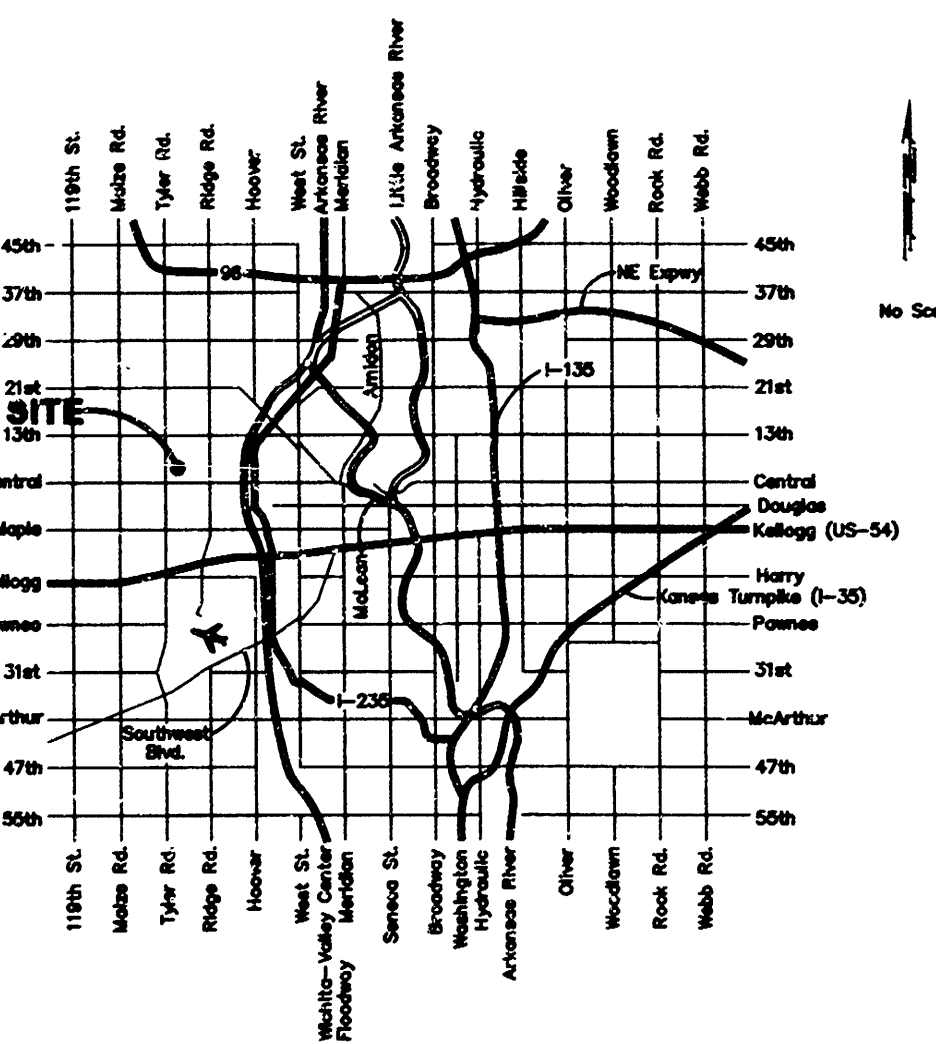
Scale: 1" = 150'

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 9/19/97

NOTE TO CONTRACTORS

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).

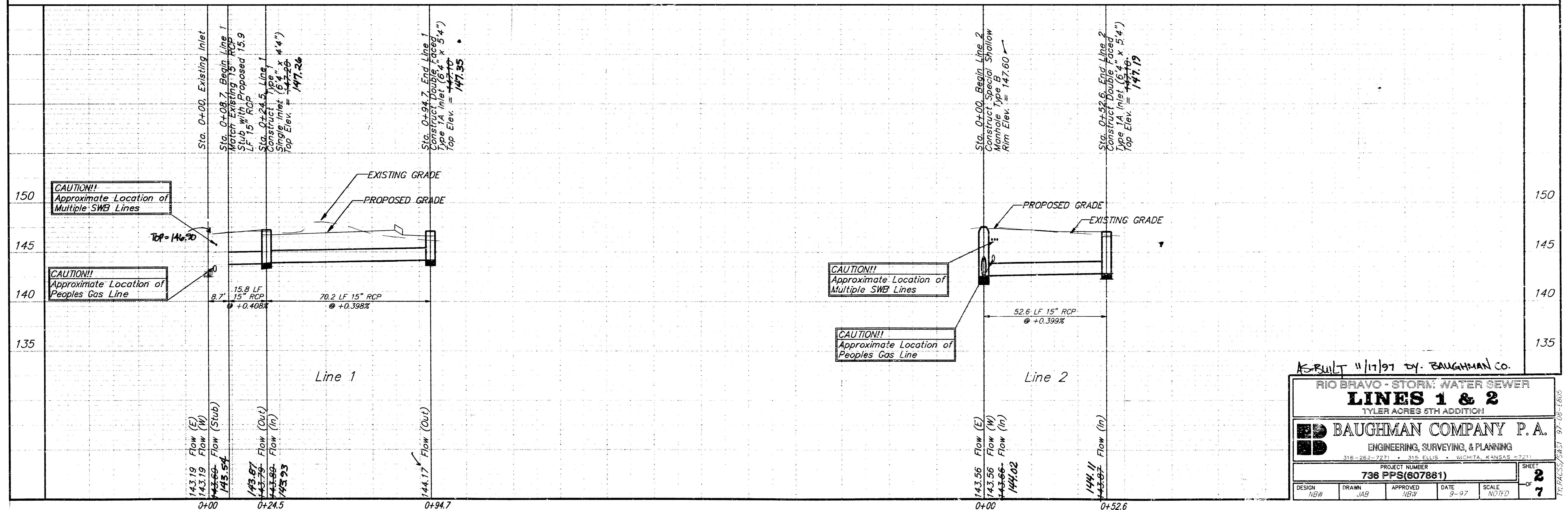
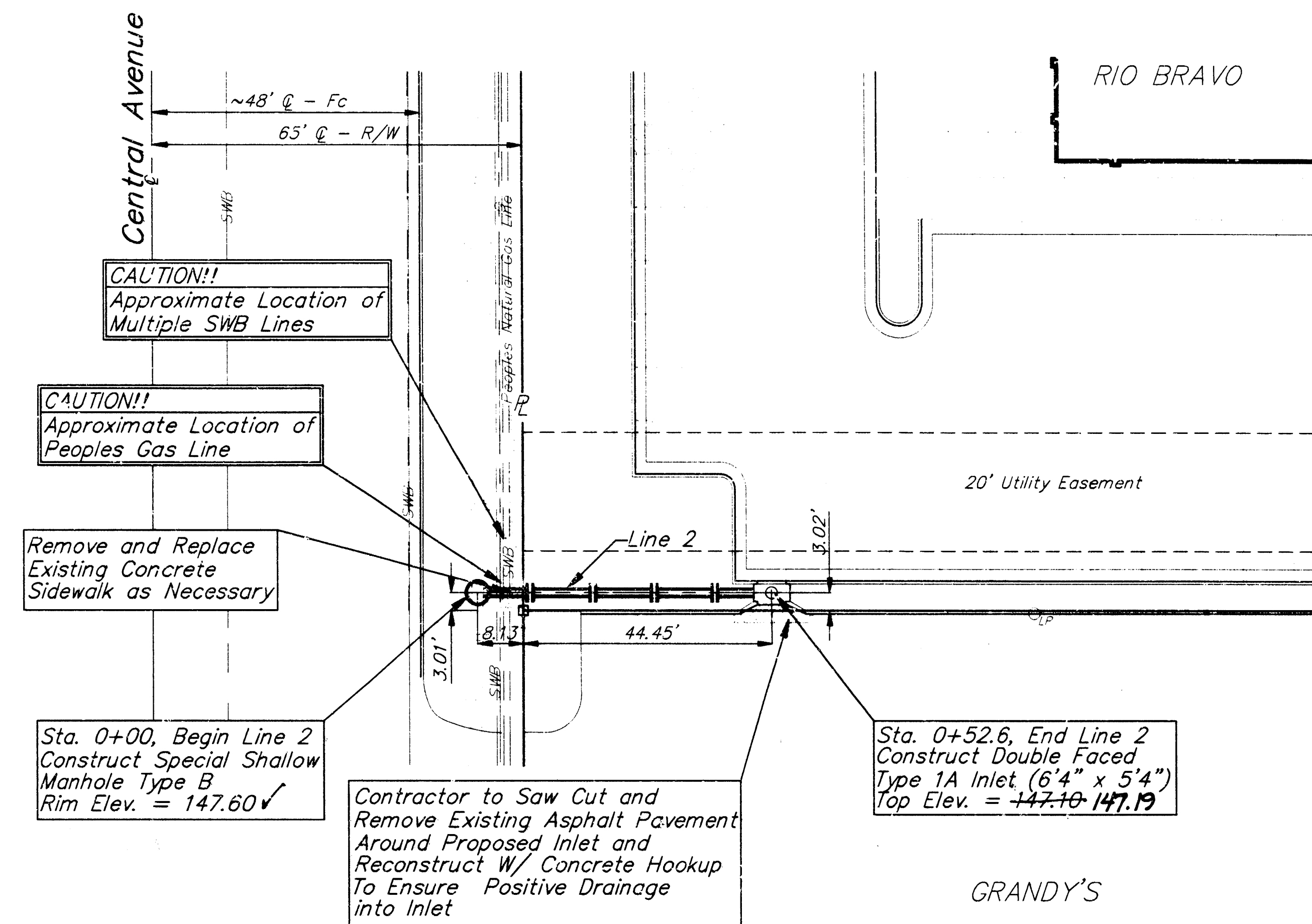
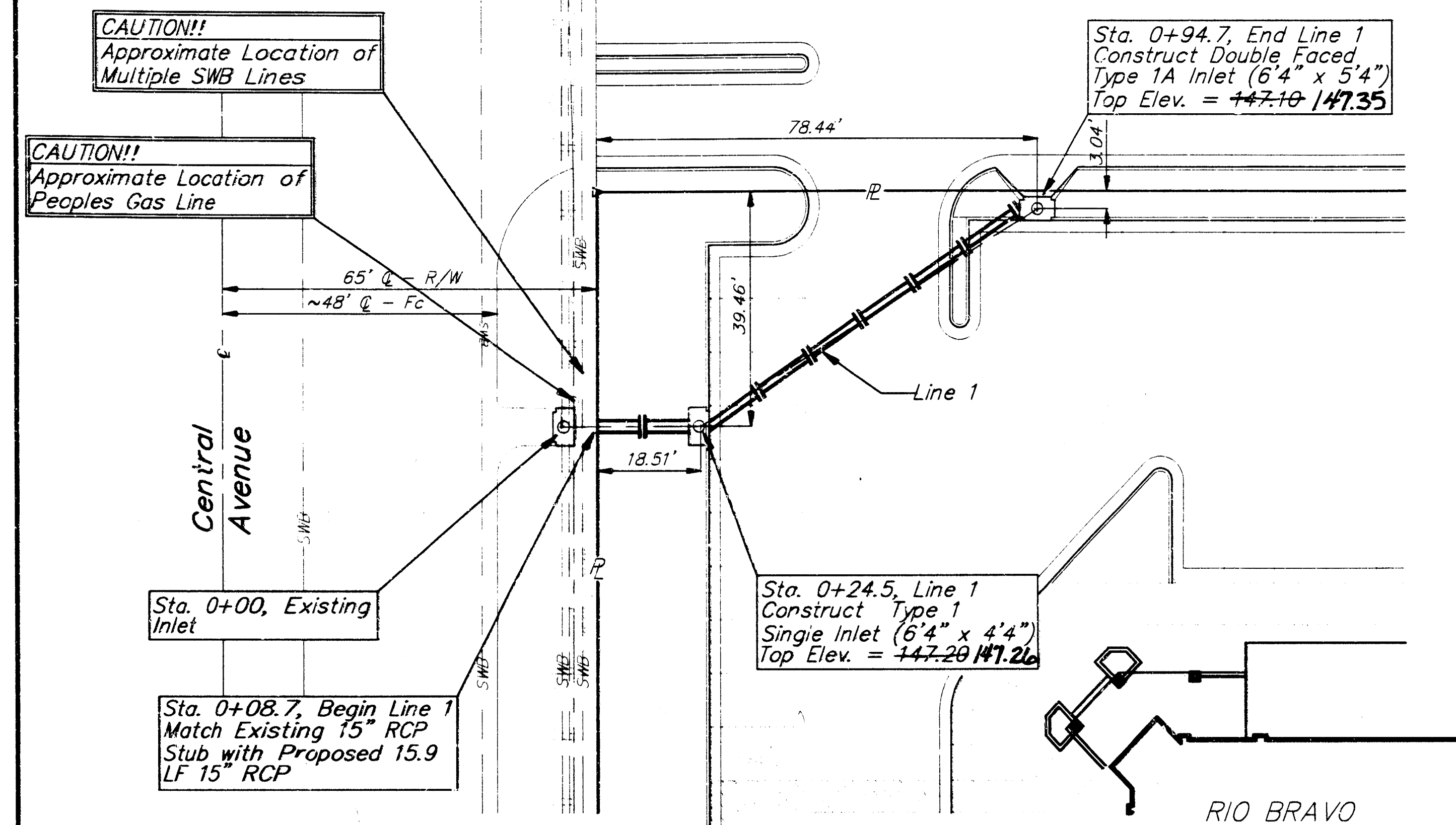


PROJECT INSPECTED BY BAUGHMAN CO.
AS-BUILT 11/17/97 BAUGHMAN CO. P.A.

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
516-262-7271 • 315 ELLIS • WICHITA, KANSAS 67201

BENCHMARKS:
 BM #1 "C" Cut in Back of Walks, NW
 Corner of Socara & Central
 Elev. = 143.77 (City Datum)
 BM #2 City Disk 56.2' North and 38'
 West of Q's Both Central &
 Tyler.
 Elev. = 143.90 (City Datum)

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



AS-BUILT 11/17/97 BY: BAUGHMAN CO.

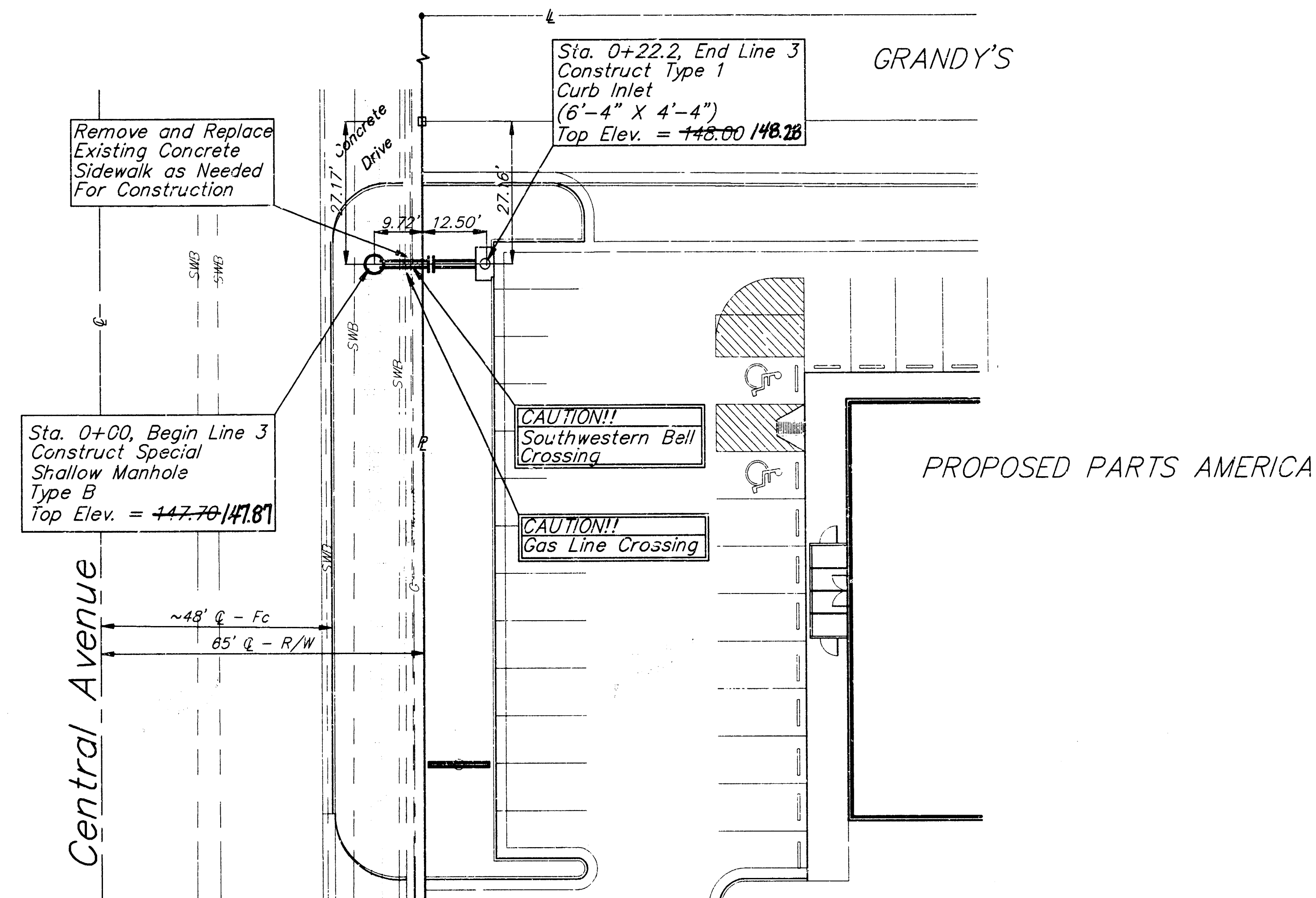
RIO BRAVO - STORM WATER SEWER
LINES 1 & 2
 TYLER ACRES 5TH ADDITION

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-727 • 316-262-727 • WICHITA, KANSAS 67201

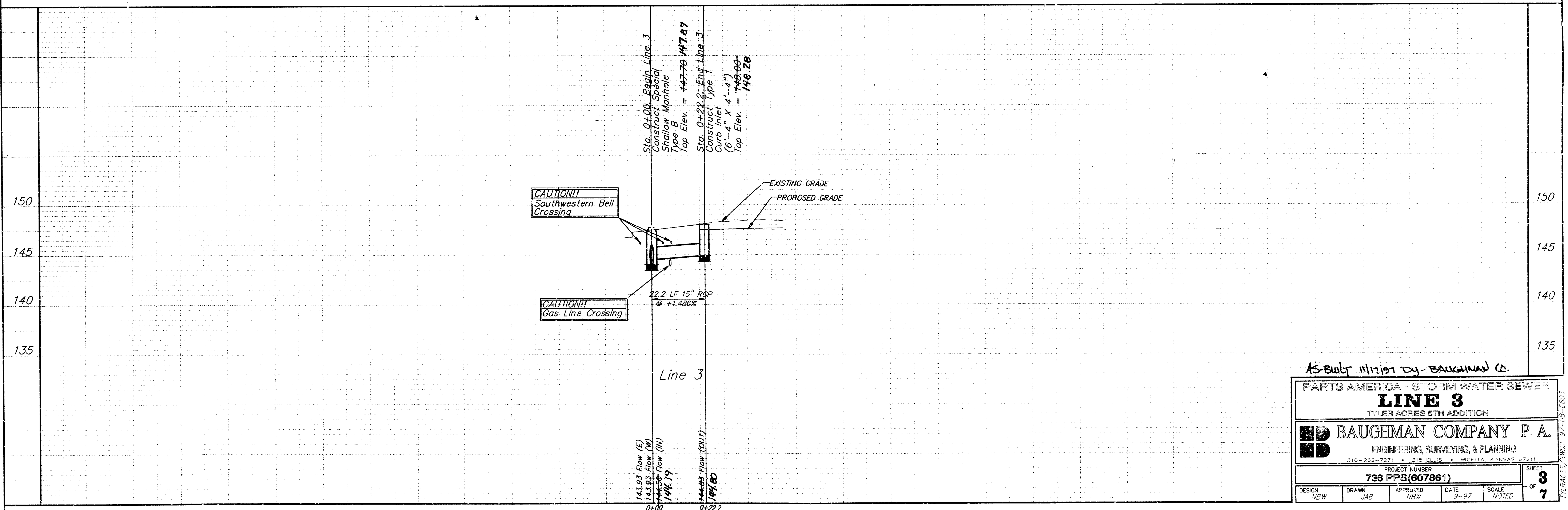
PROJECT NUMBER: **736 PPS(607861)**

SHEET: **2** OF **7**

BENCHMARKS:
 BM #1 Cut in Back of Walks, NW
 Corner of Socora & Central
 Elev. = 148.77 (City Datum)
 BM #2 City Disk 56.2' North and 38'
 West of Q's Both Central &
 Tyler.
 Elev. = 143.90 (City Datum)



Scale: 1" = 40' Horizontal
 1" = 5' Vertical
 • = 1' on



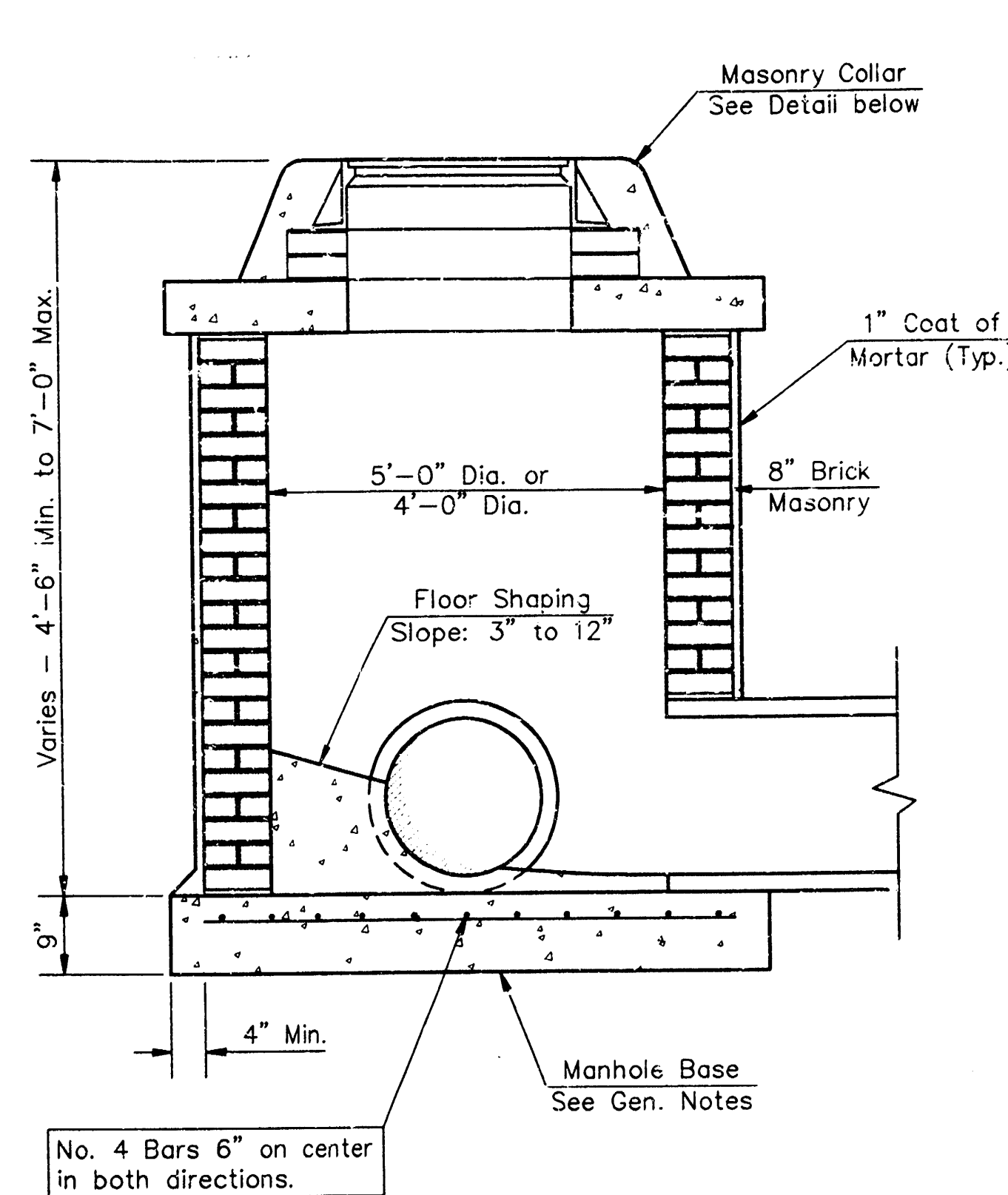
AS-BUILT 11/17/97 Dy - BAUGHMAN CO.

PARTS AMERICA - STORM WATER SEWER
LINE 3
 TYLER ACRES 5TH ADDITION

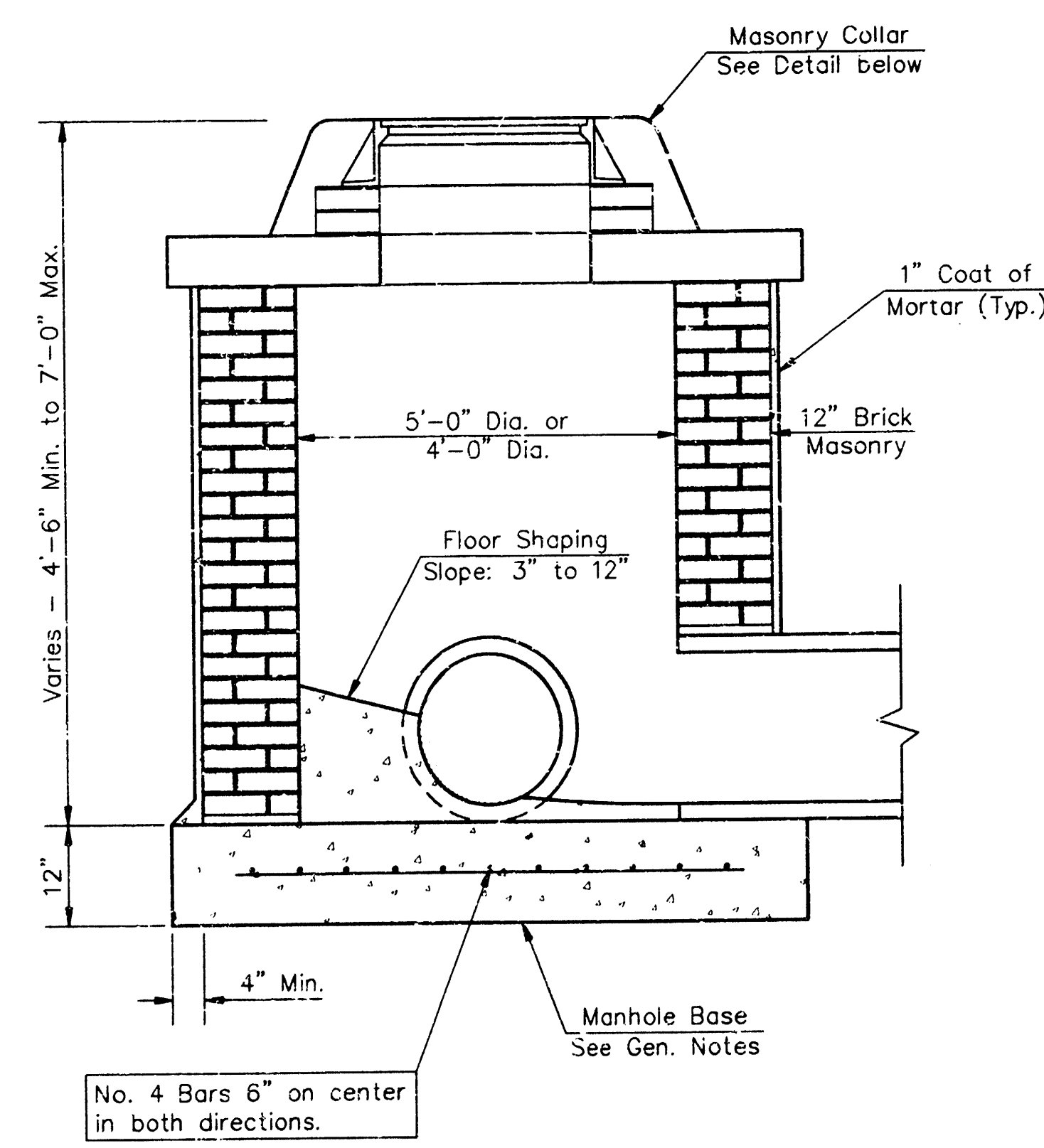
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67221

PROJECT NUMBER
736 PPS(607861)

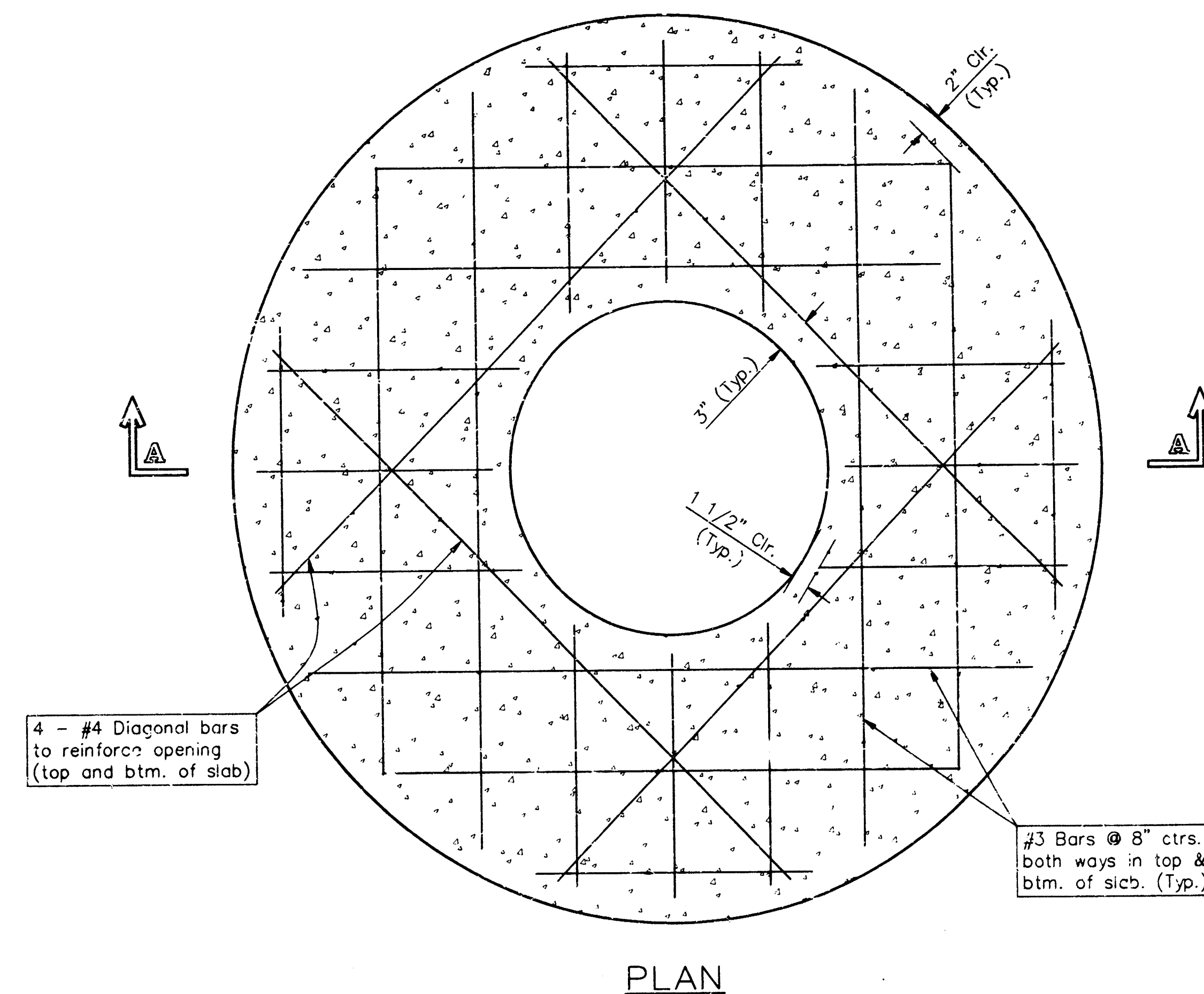
DESIGN NEW	DRAWN JAB	APPROVED NEW	DATE 9-97	SCALE NOTED	SHEET 3 OF 7
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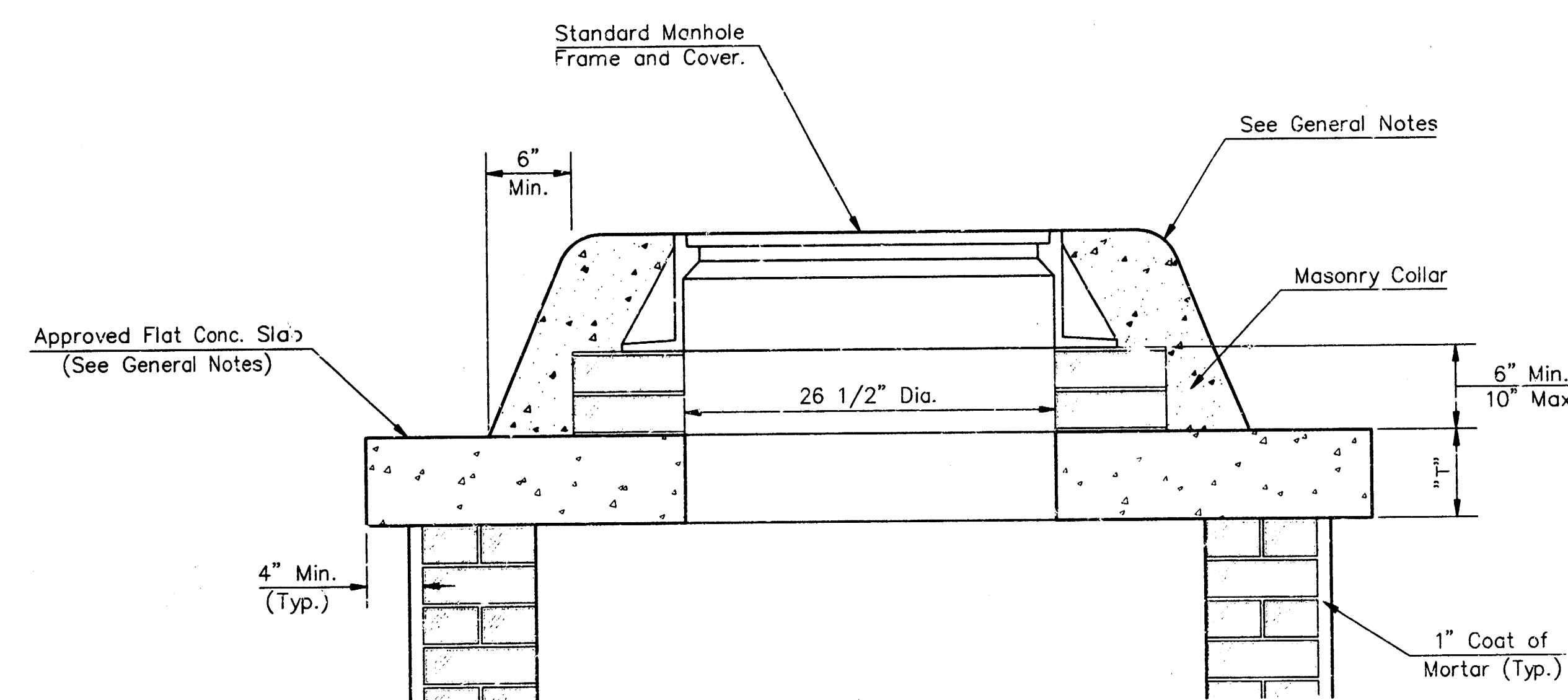
SHALLOW TYPE "A" MANHOLE



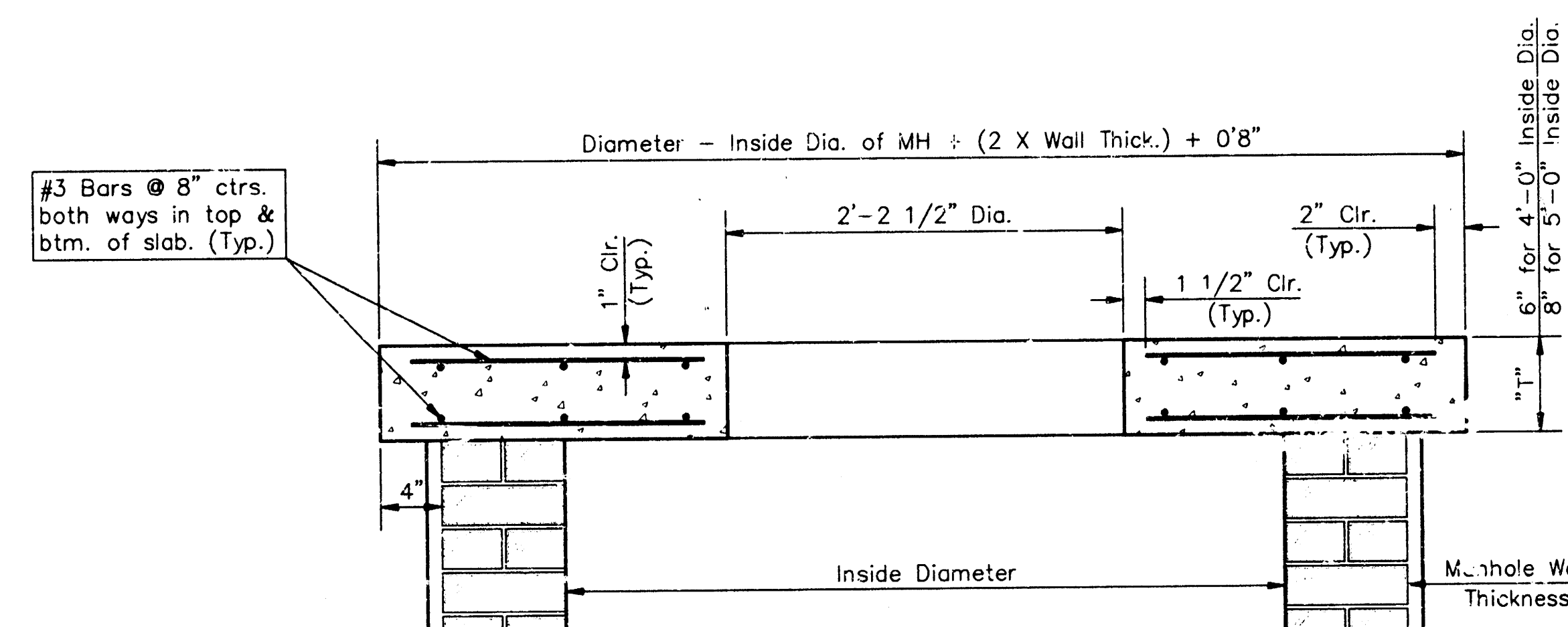
SHALLOW TYPE "B" MANHOLE



PLAN

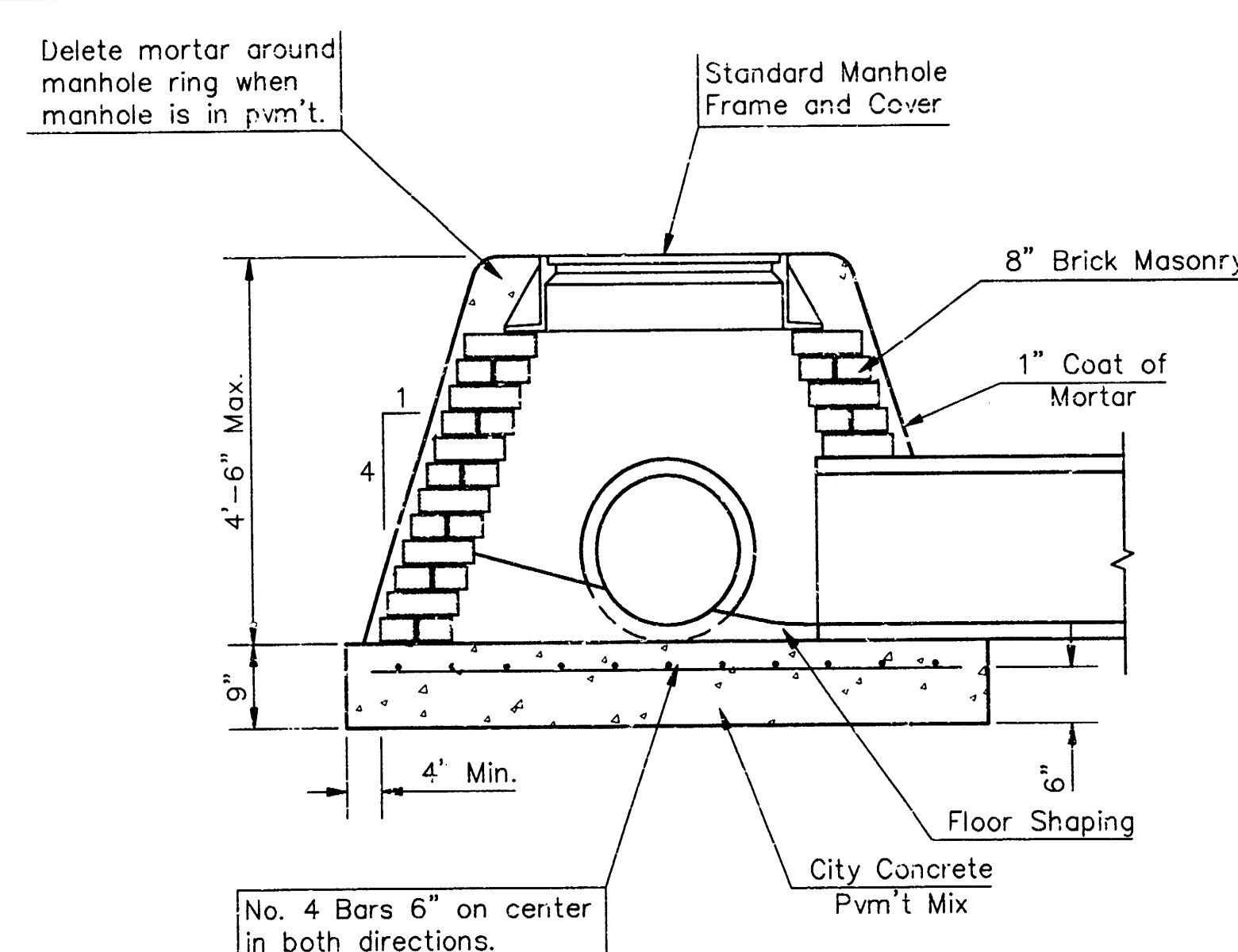


MASONRY COLLAR DETAIL

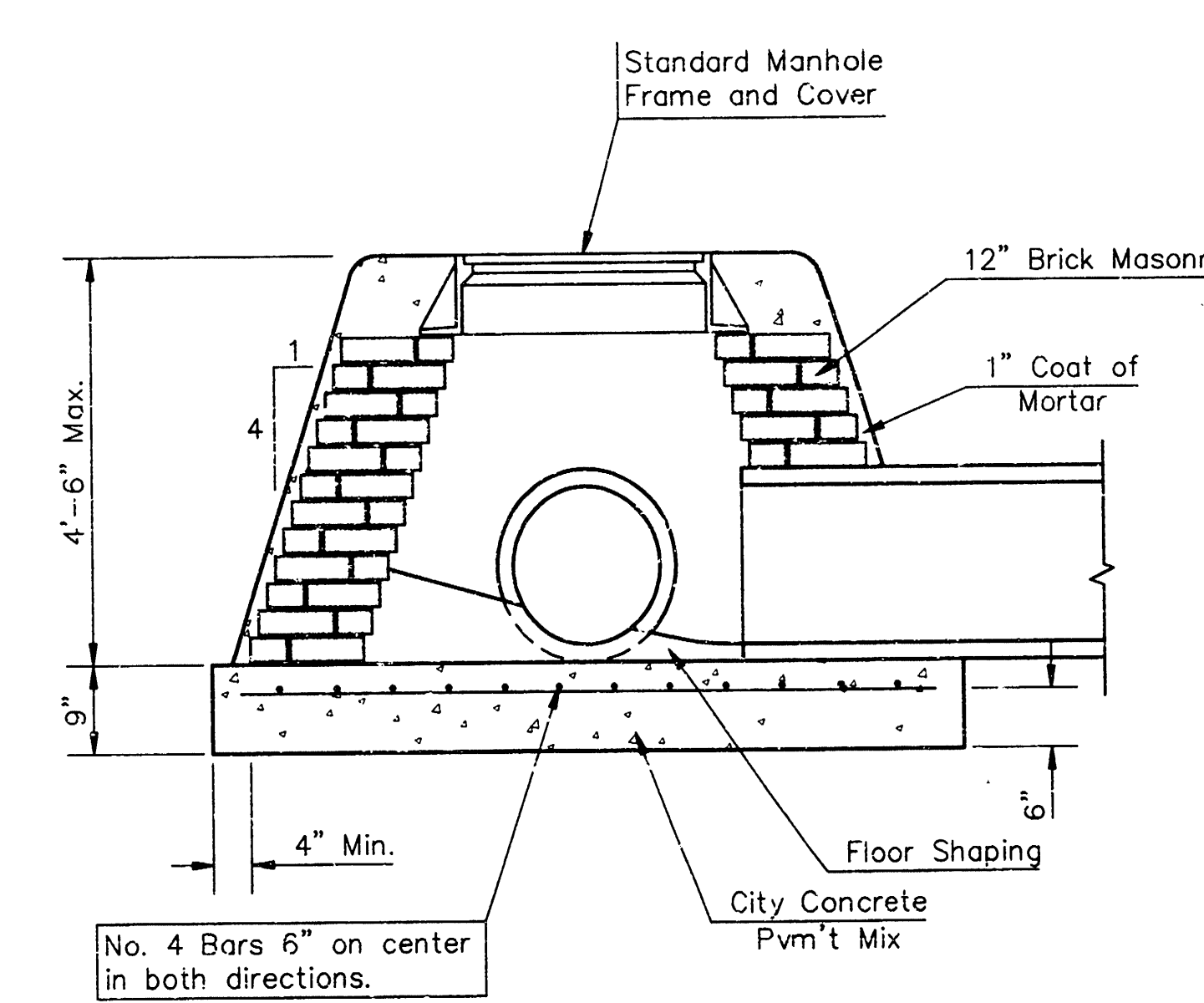


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE

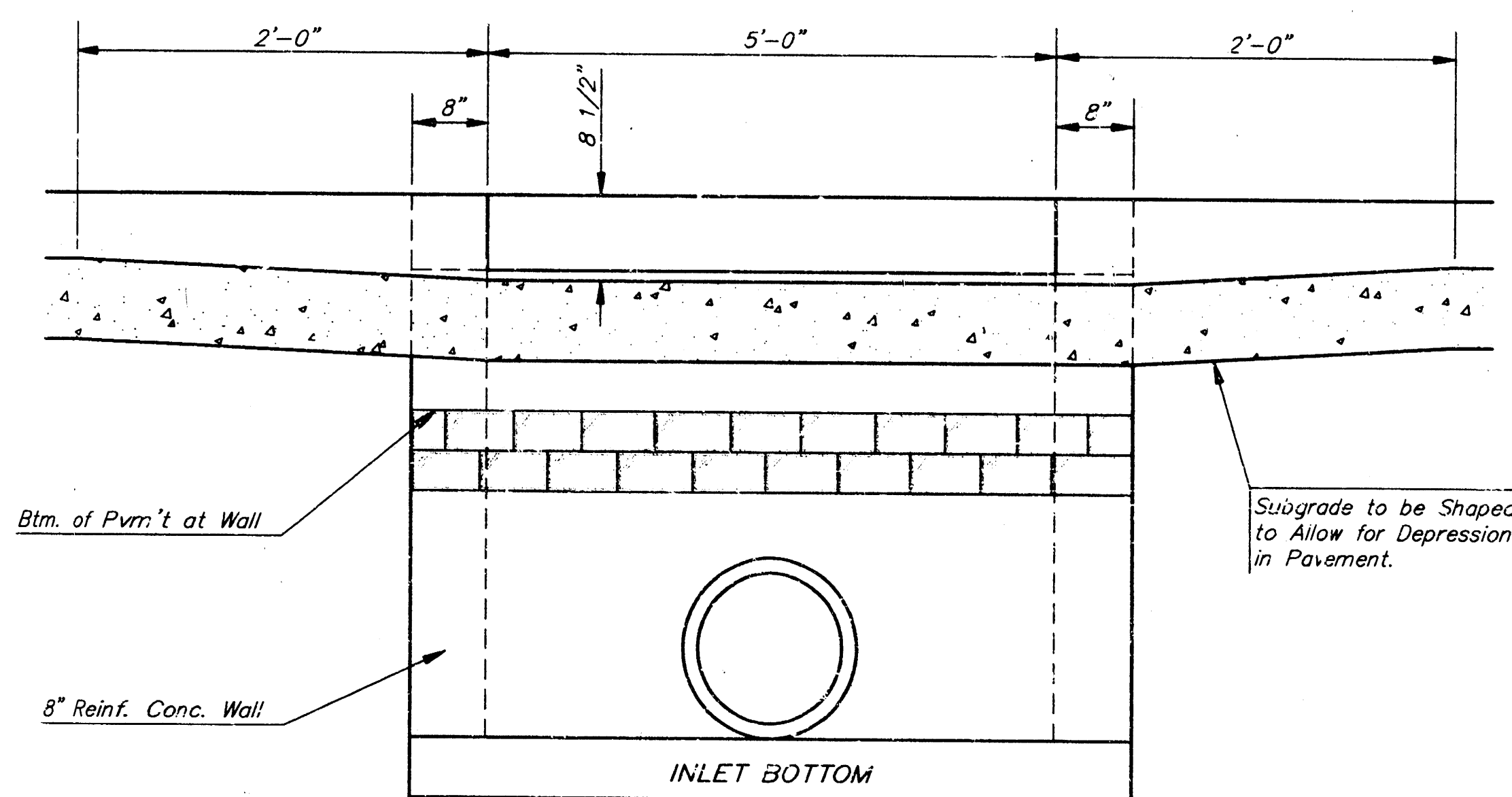
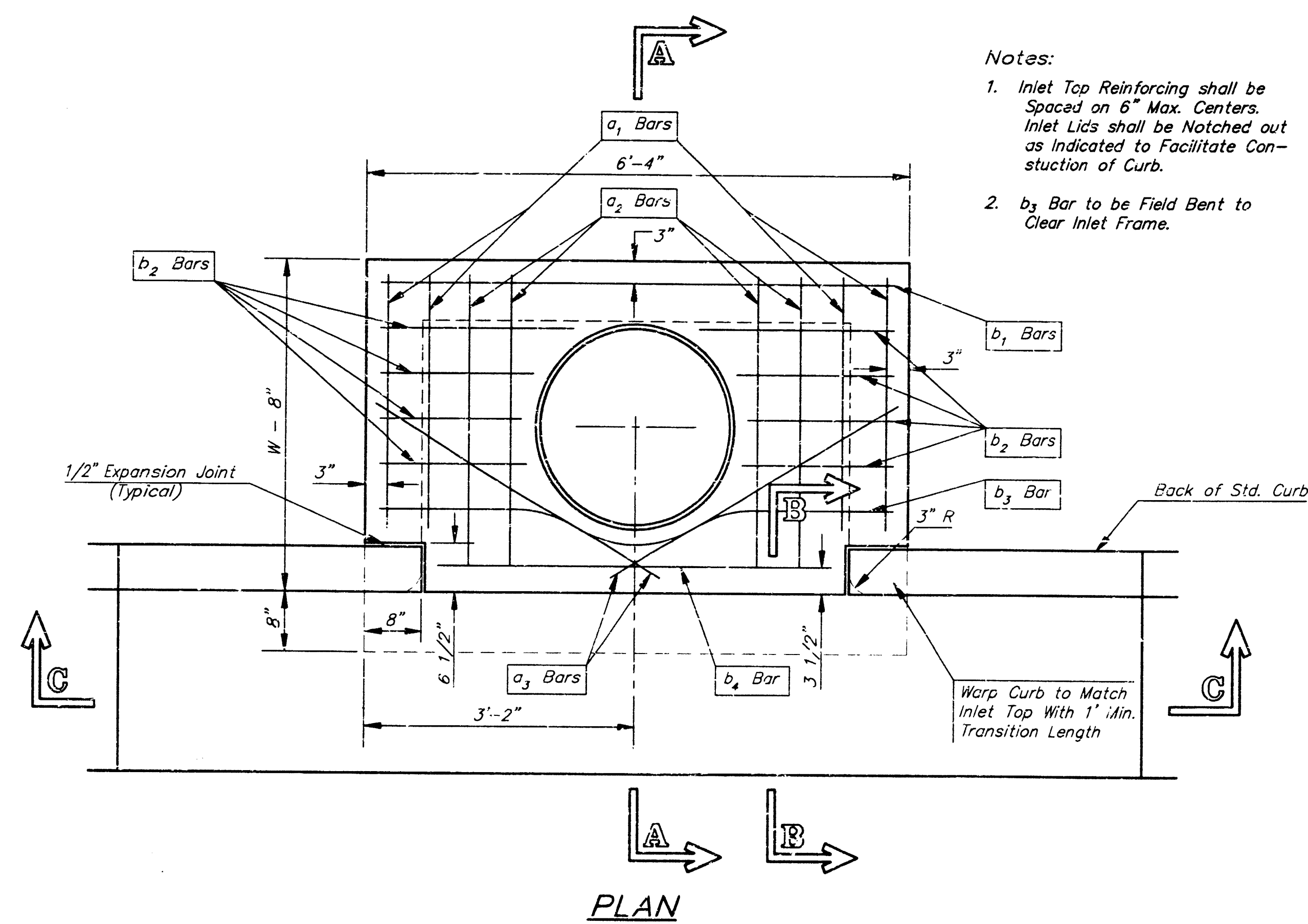


SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
7. 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.
8. 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"			
ED BAUGHMAN COMPANY P. A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
733 PPS(607681)		4	
DESIGN	DRAWN	APPROVED	DATE
C.O.W.	Staff		9-97
SCALE		NONE	
		7	

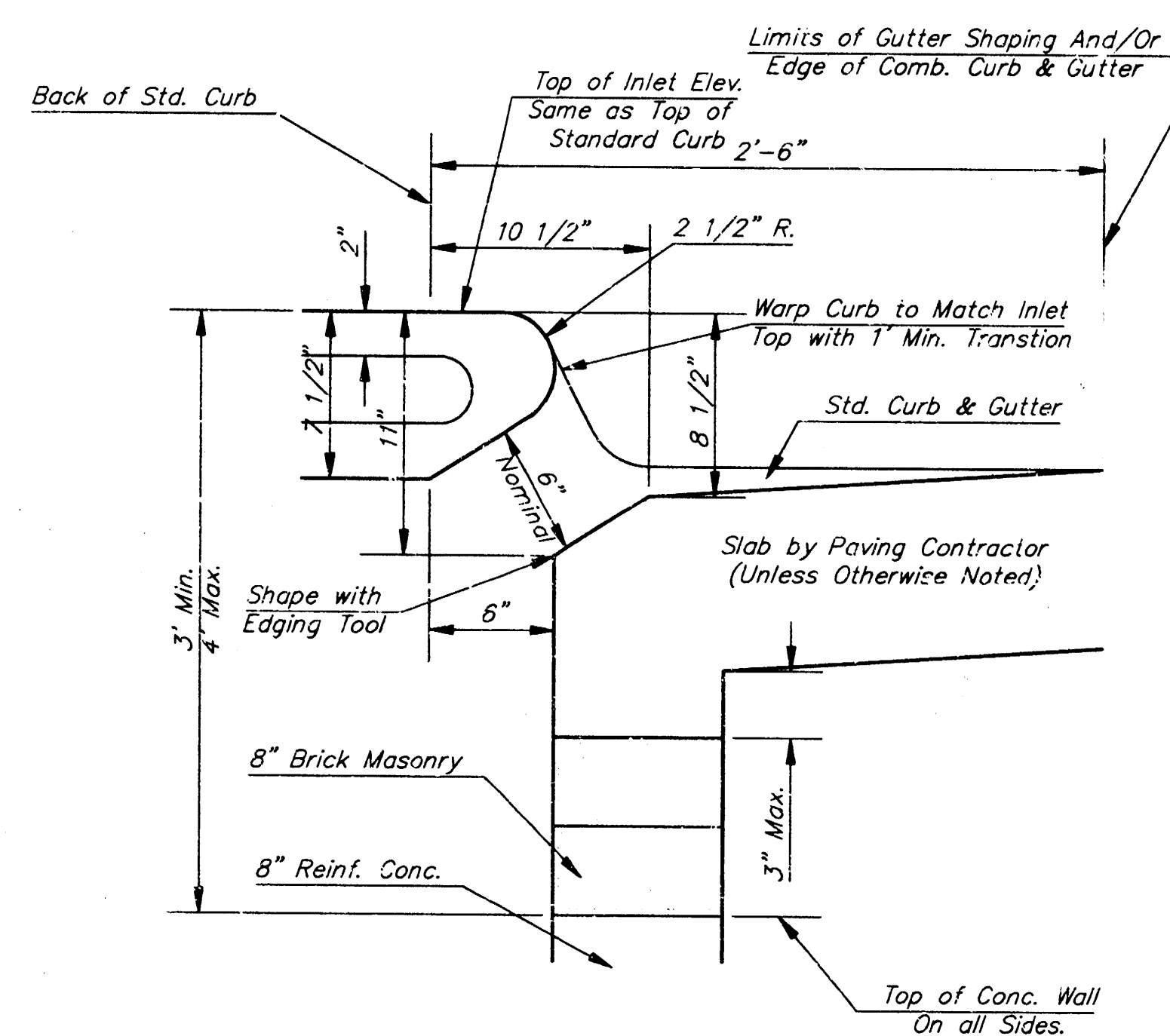
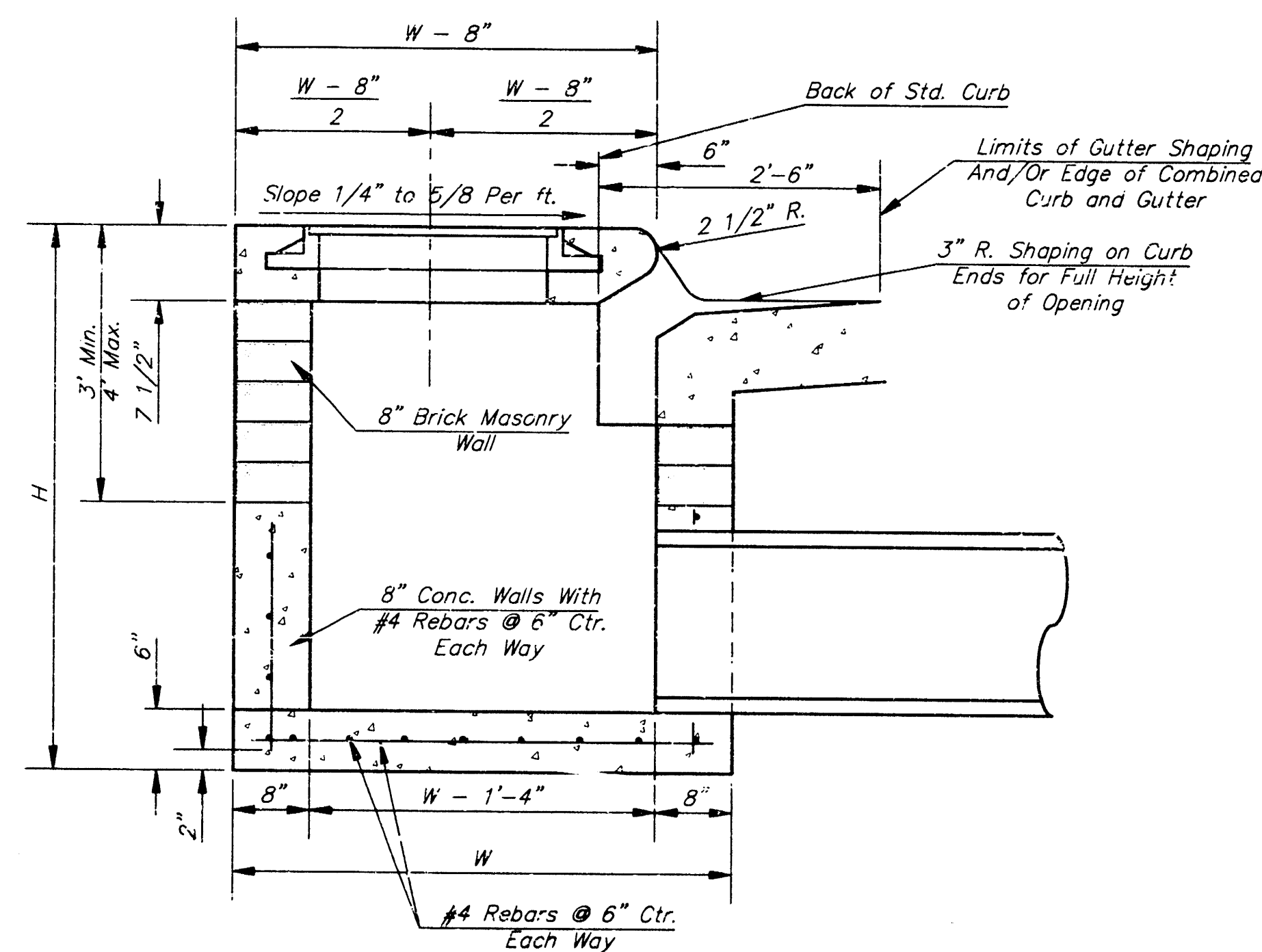


STEEL SCHEDULE

BAR	a ₁	a ₂	a ₃	b ₁	b ₂	b ₃	b ₄	WT. Lbs.
NUMBER	4	4	2	1	3	5	7	9
SIZE	#4	#4	#4	#4	#4	#4	#4	#4
LENGTH	W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	-
	W=5'-4"	7'-7"	8'-7"	5'-0"	6'-1"	-	-	-
	W=6'-4"	9'-7"	10'-7"	6'-0"	6'-1"	-	-	-
	W=7'-4"	11'-7"	12'-7"	7'-0"	6'-1"	-	-	-
	W=8'-4"	13'-7"	14'-7"	8'-0"	6'-1"	-	-	-

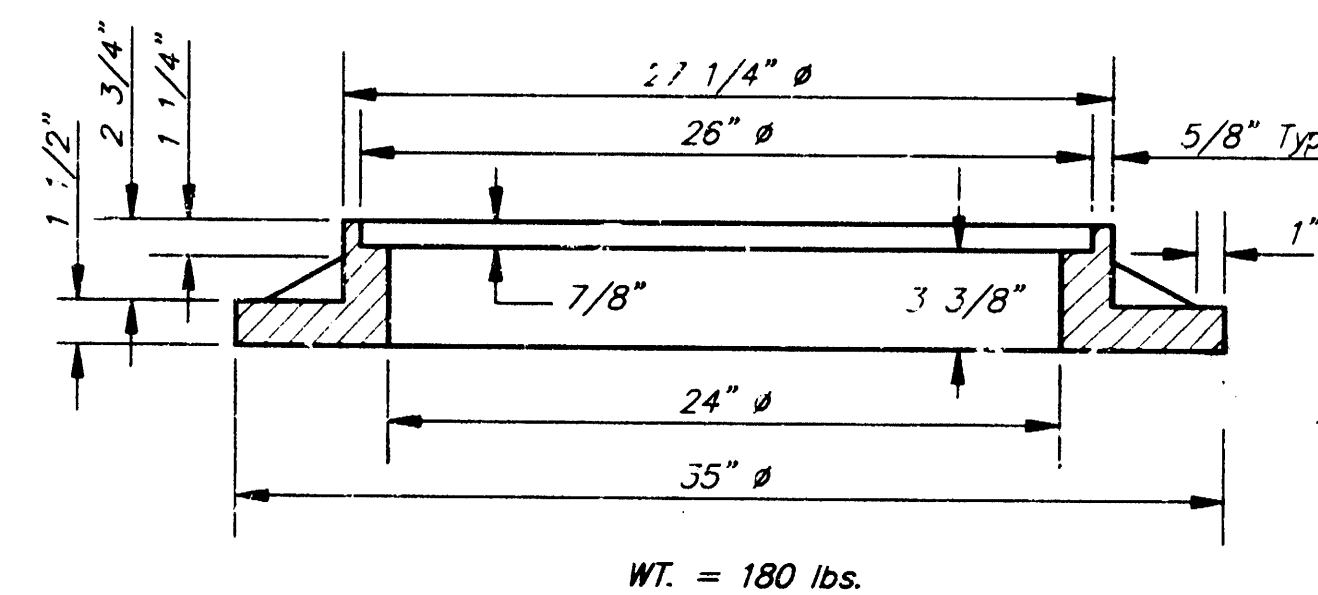
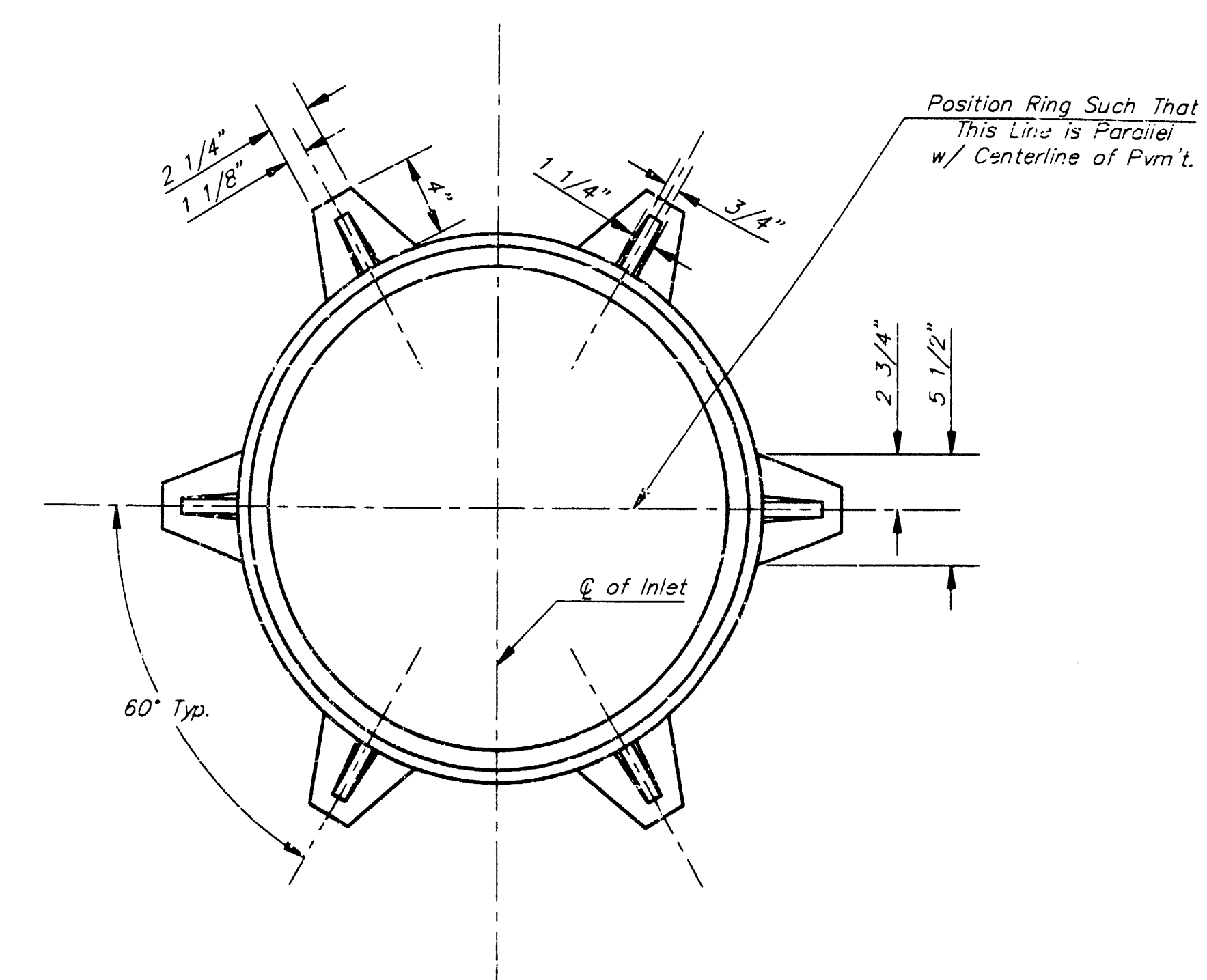
Note: a₃ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" 6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" 6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" 6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" 6'-4" 7 1/2"	60" & 66"	0.90±



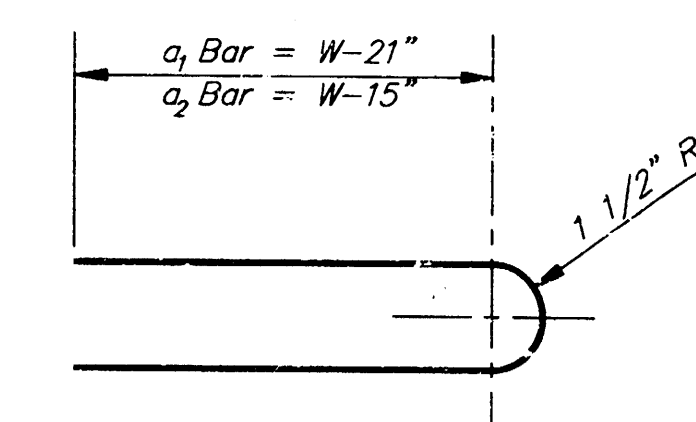
GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



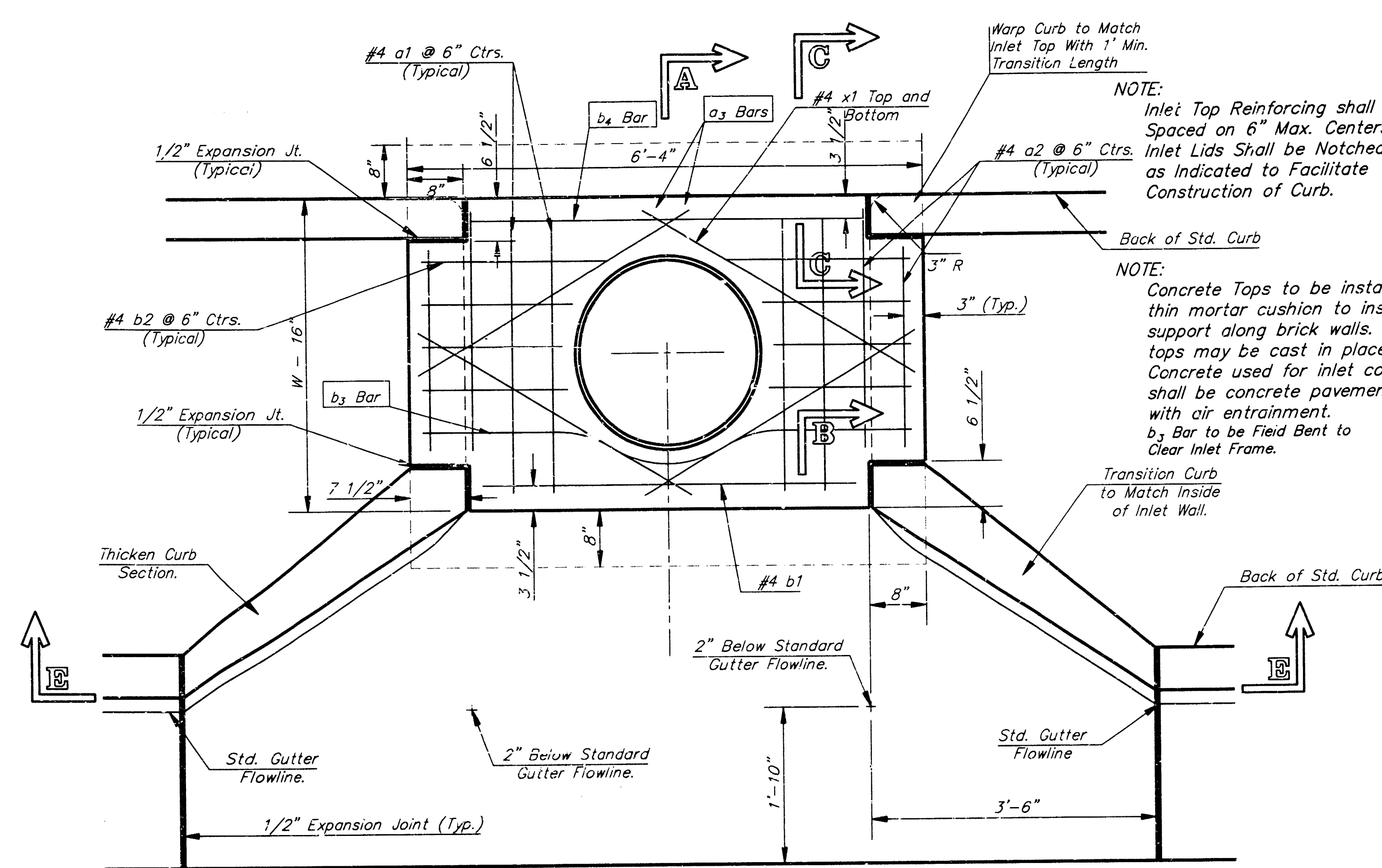
MANHOLE RING AND COVER

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



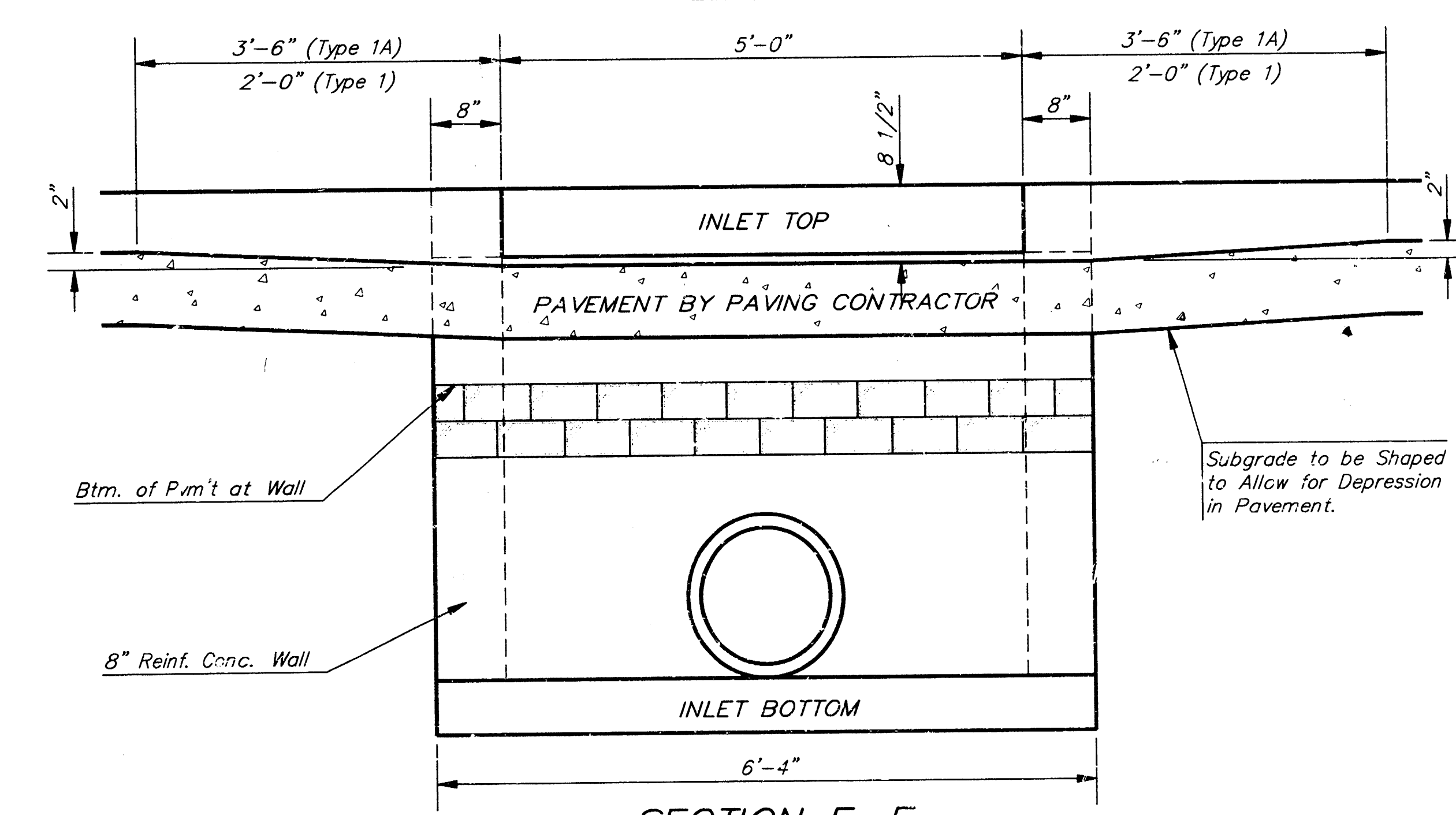
Revised -- Dec. 21, 1984

CITY OF WICHITA, KANSAS			
TYPE 1 CURB INLET			
INLET OPENING = 6'X5'-0"			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 316-262-7272 • WICHITA, KANSAS 67211			
PROJECT NUMBER			
736 PPS(607861)			
DESIGN	DRAWN	APPROVED	DATE
C.C.W.	STAFF		9-97
SCALE			DATE
N.P.F.			DATE
SHEET			OF
5			7

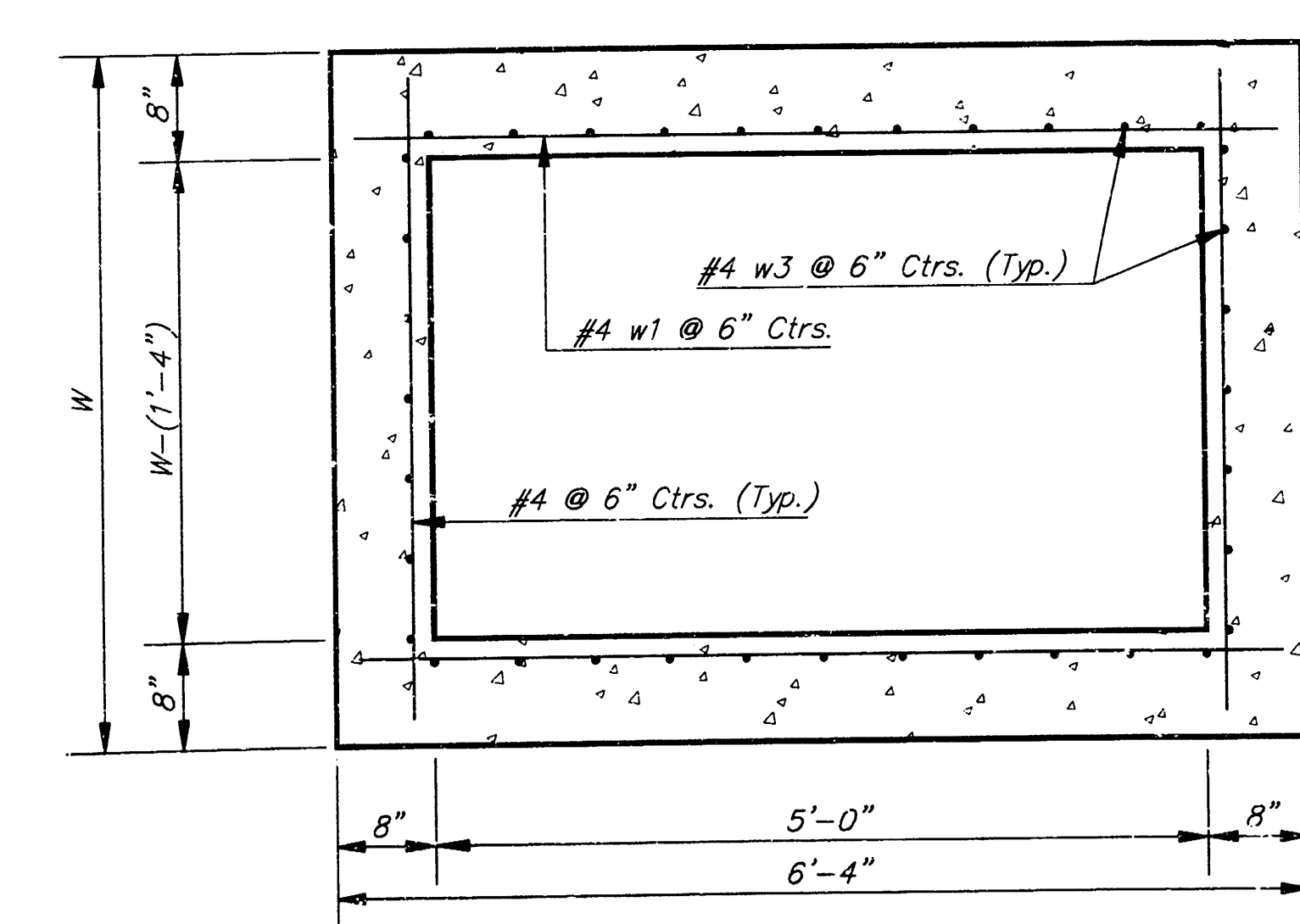


NOTE: Expansion Joint Only in Curb Area With Concrete Pavement.

PLAN



SECTION E-E

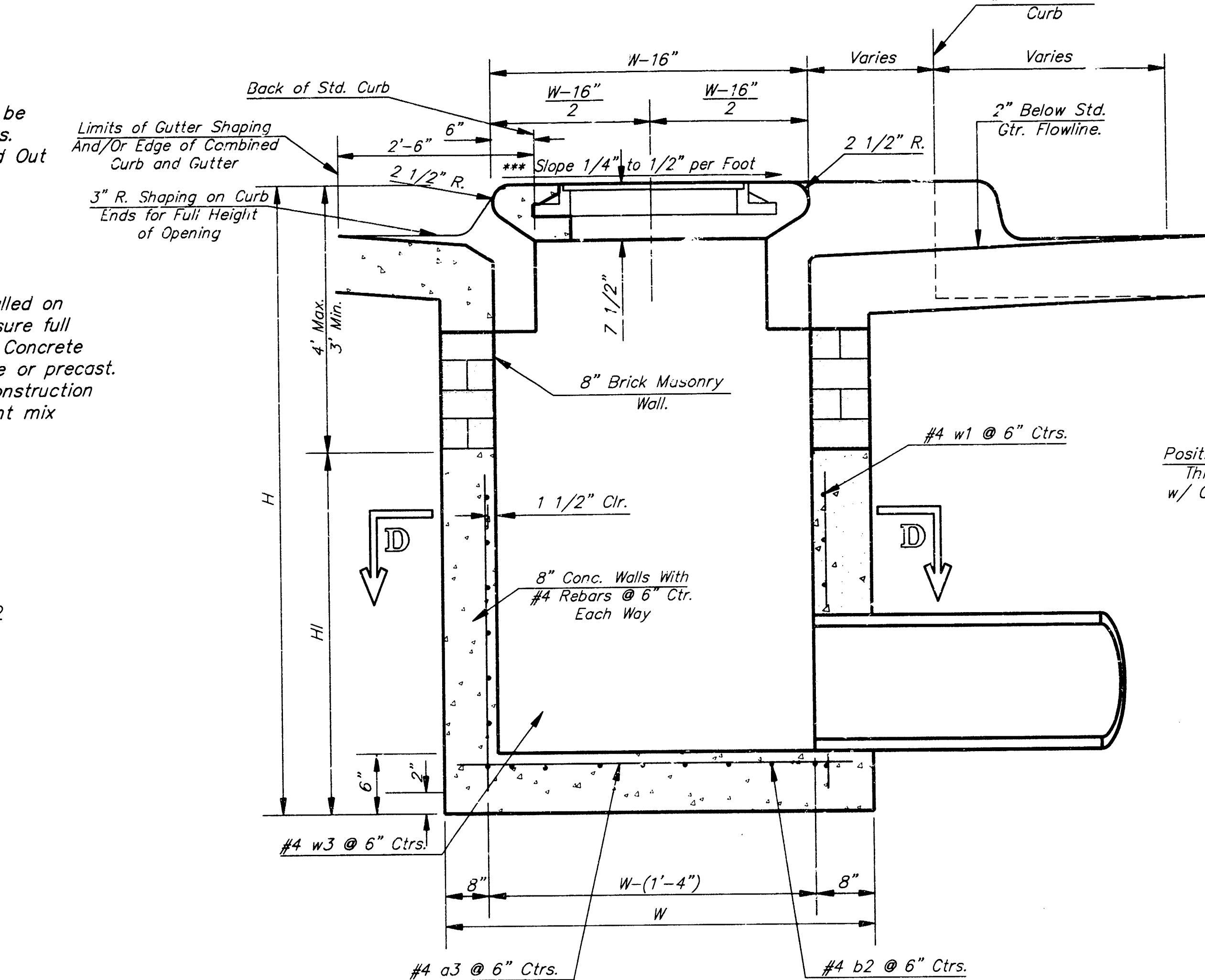


SECTION D-D

PRECAST SLAB AND FLOOR REINFORCING									
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
a1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"
b1	#4	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"
x1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	5'-2"

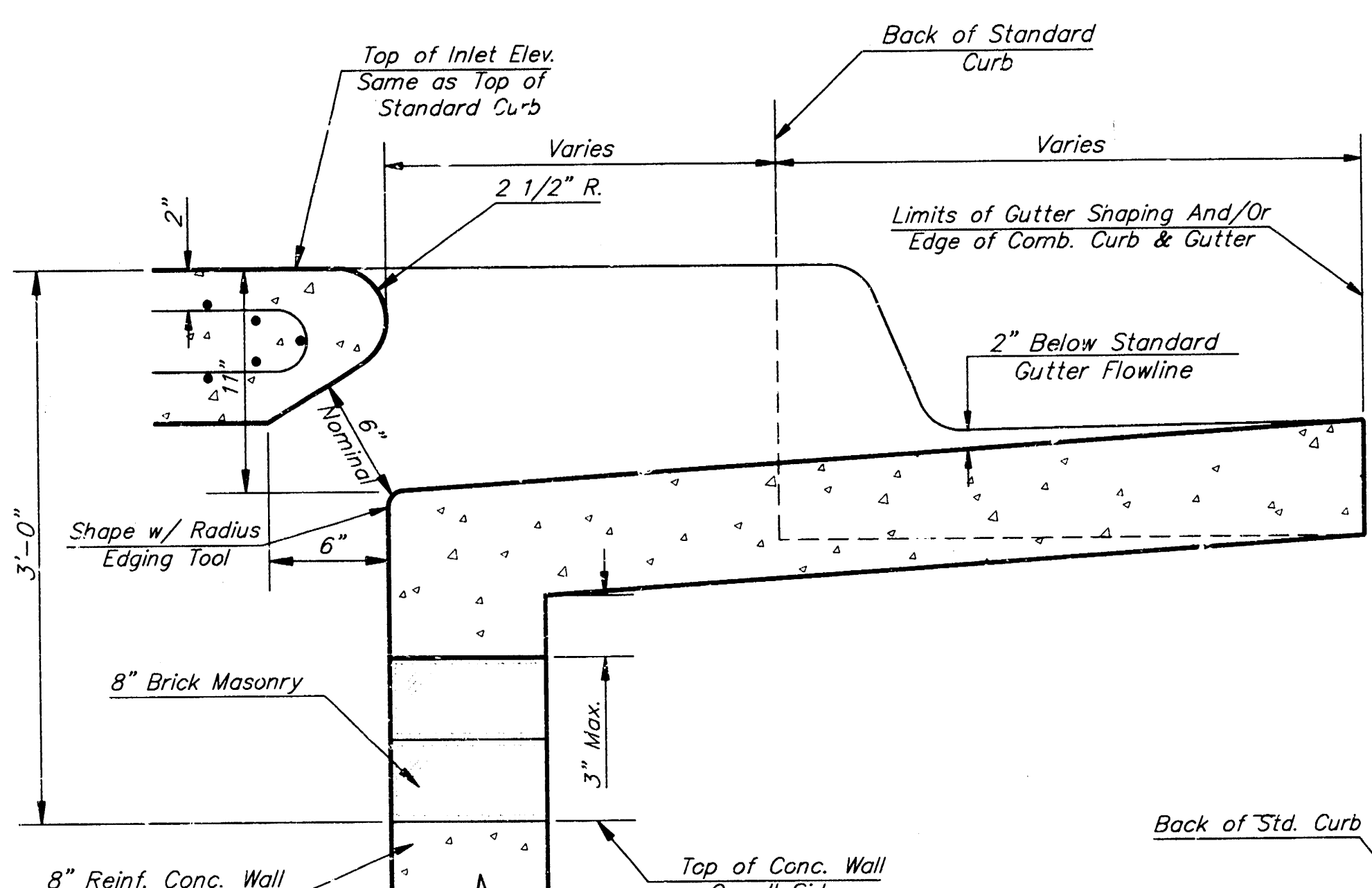
WALL REINFORCING									
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	①	6'-1"	①	6'-1"	①	6'-1"	①	6'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"
w3	#4	32	②	36	②	40	②	44	②

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



SECTION A-A

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



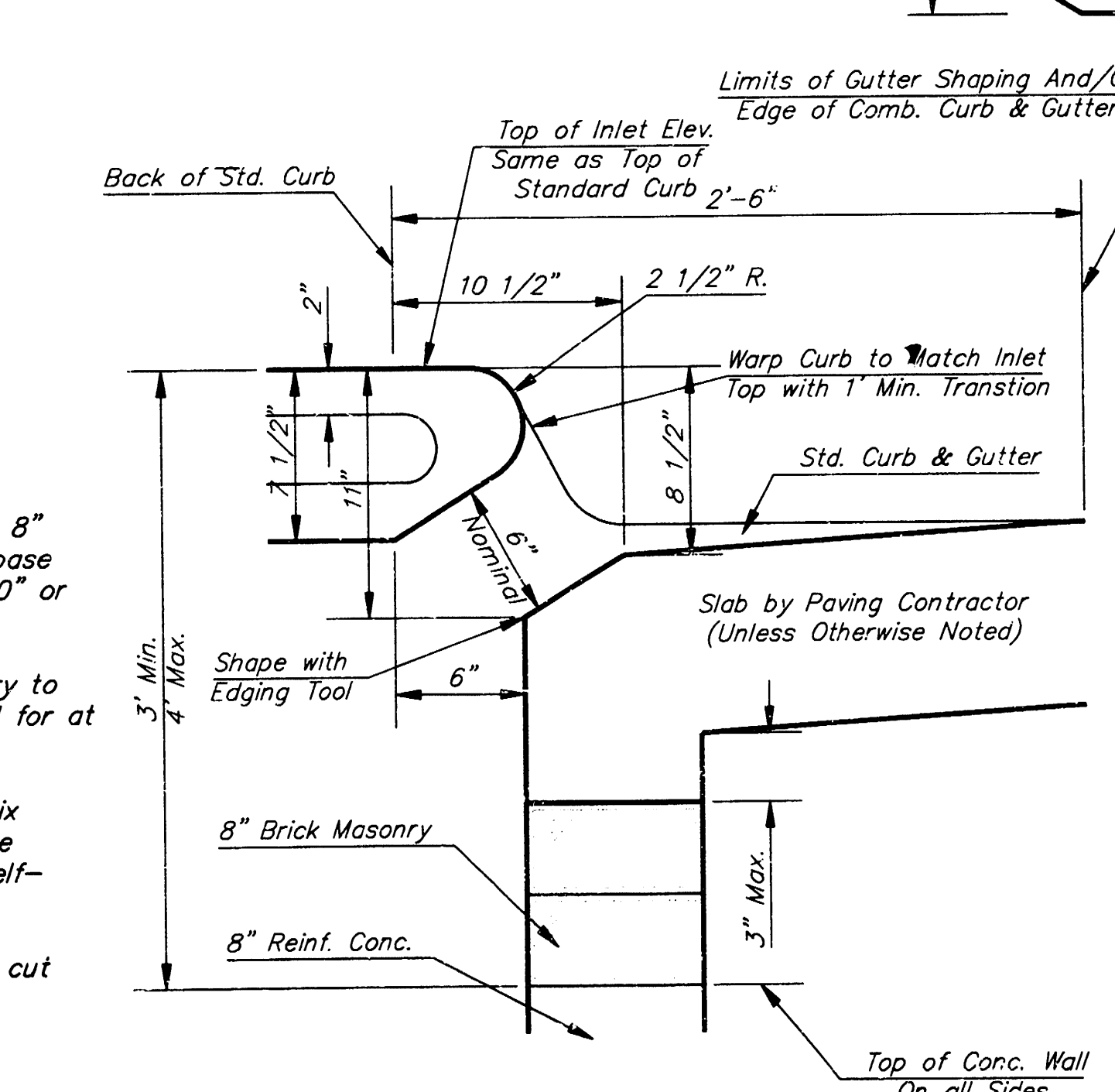
SECTION B-B

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.

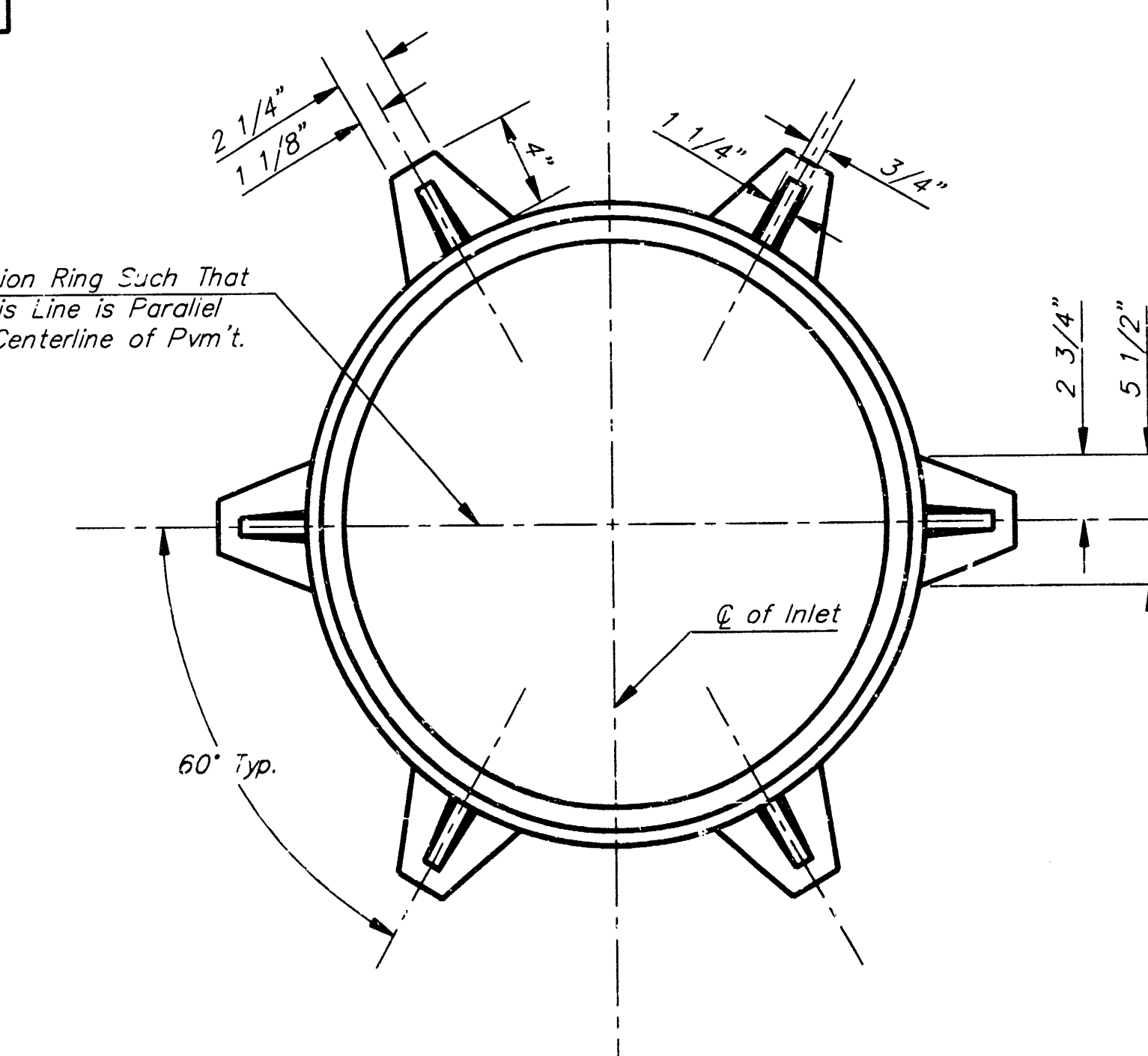
Inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self-cleaning between all inlet and/or outlet pipes.

The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



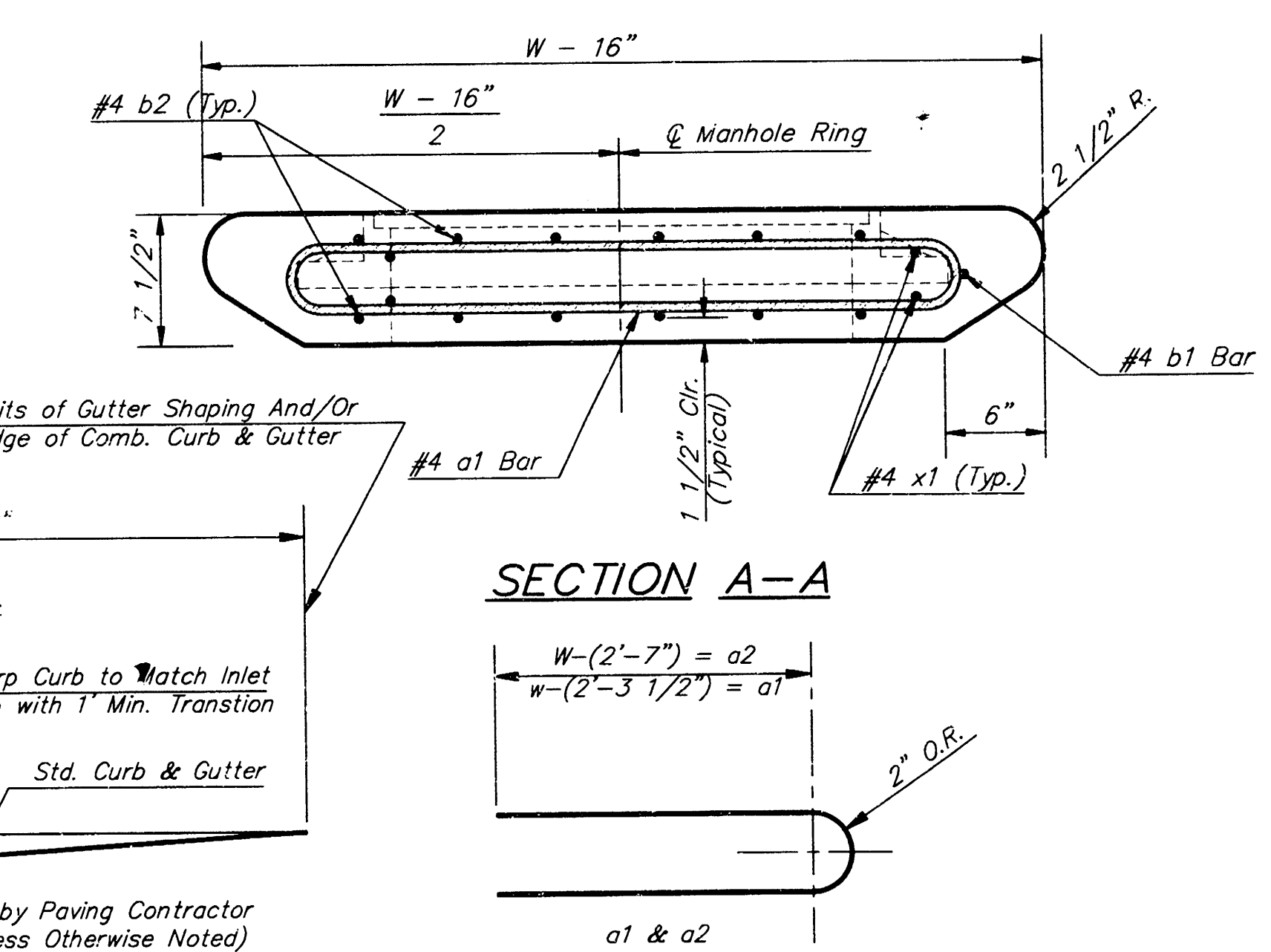
SECTION C-C

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.



BENDING DIAGRAM

Revised - Feb. 16, 1989

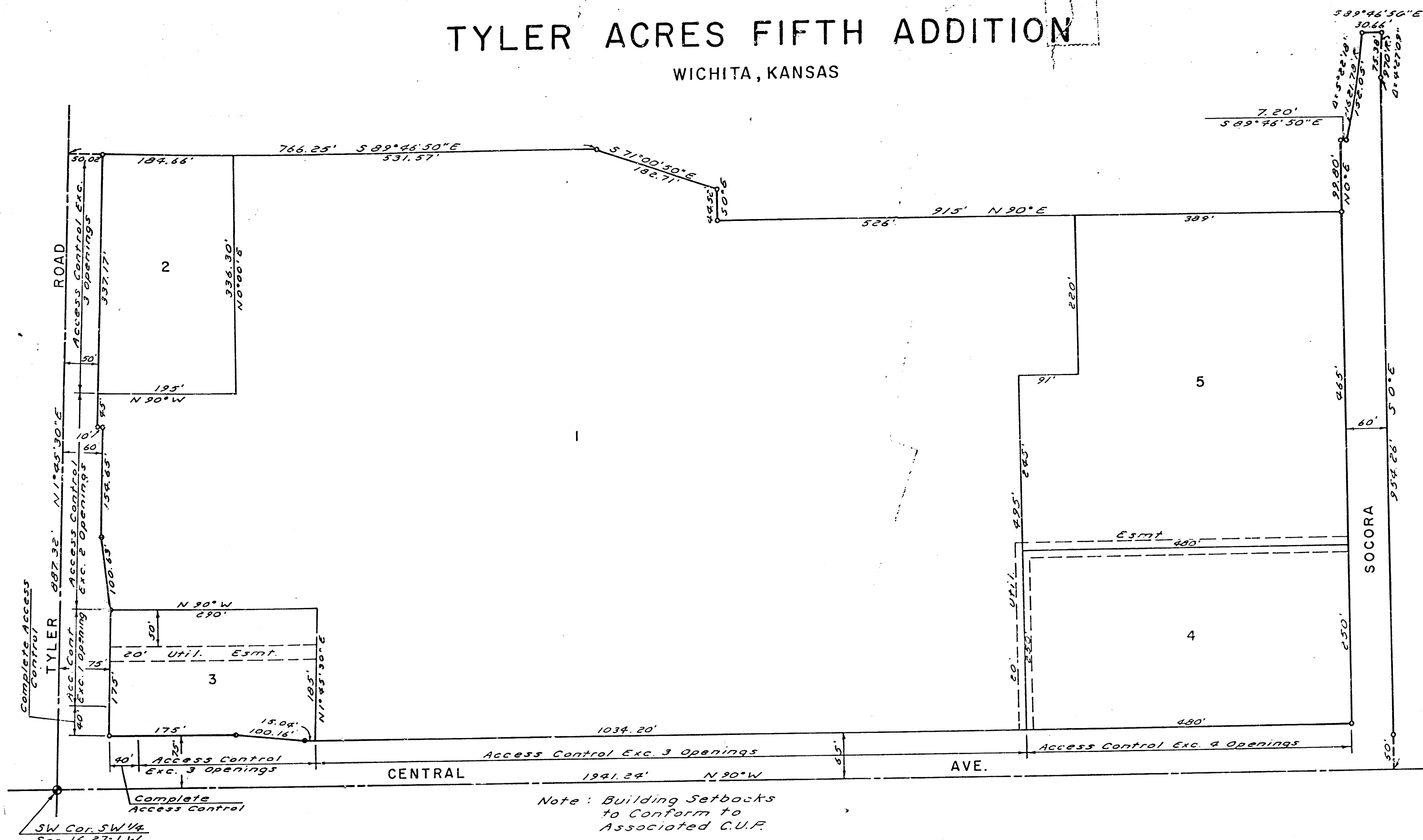
CITY OF WICHITA
DOUBLE FACED TYPE 1/1A
CURB INLET DETAILS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7221 • 316-262-7222 • WICHITA, KANSAS 67213

PROJECT NUMBER: 798 PPS(607861)
 SHEET: 6 OF 7

DESIGN: DATE: 9-97 SCALE: NONE

TYLER ACRES FIFTH ADDITION WICHITA, KANSAS



This plat of "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 11th day of MARCH, 1982.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lohin Chairman
Robert A. Lohin Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 14th day of JUNE, 1983.

Margaret Wright Mayor
Carl E. Rieppel City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 2nd day of JUNE, 1983.

Don E. Gandy Chairman
Don E. Gandy Commissioner
Tom Scott Commissioner
Donna K. White County Clerk

Entered on transfer record this 2nd day of JUNE, 1983.

Donna K. White County Clerk

State of Kansas } S.S. We, Baughman Company, P.A. Sedgwick County } Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of that part of Block 2, Tyler Acres First Addition on addition in Sedgwick County, Kansas, lying south of a line 780 feet north and parallel to the south line of said SW 1/4, and including Delano Ave. now vacated, and being a replat of all of Tyler Acres Second and Fourth Additions, Wichita, Kansas, and part of the SW 1/4 of Section 16, T27S, R1W, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the SW corner of said SW 1/4, thence N 1° 45' 30" E, along the west line of said SW 1/4, 687.32 feet to the SW corner of Ascension Lutheran Church Addition, Wichita, Kansas, thence along the south line of said addition, bearing S 89° 46' 50" E, 766.25 feet; thence S 71° 00' 00" E, 182.71 feet; thence S 0° 00' 00" E, 44.52 feet; thence N 90° 00' 00" E, 915 feet; thence N 0° 00' 00" E, 99.80 feet; thence S 89° 46' 50" E, 7.20 feet to the center line of Socora Lane, thence along said center line with a curve to the left with a radius of 161.78 feet, a central angle of 5° 22' 18", on an arc distance of 152.05 feet and a long chord of 151.99 feet bearing N 9° 22' 27" E, to the south line of School St.; thence along said south line, bearing S 89° 46' 50" E, 30.66 feet; thence along a curve to the left with a radius of 370 feet, a central angle of 4° 27' 09", on an arc distance of 75.38 feet and a long chord of 75.36 feet bearing S 2° 13' 35" W; thence S 0° 00' 00" E, 254.26 feet to the south line of said SW 1/4; thence along said south line, bearing N 90° 00' 00" W, 194.24 feet to the point of beginning, including that part taken for Central Ave. and Tyler Rd. and Socora Lane being vacated by virtue of K.S.A. 1970 Supp. 12-512(b). The easement granted by K.S.A. 1970 Supp. 12-512(b), is being vacated by virtue of K.S.A. 1983 Supp. 12-512(b). Note: 3/22/85

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "TYLER ACRES FIFTH ADDITION", Wichita, Kansas. The 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 Tyler Rd. and Central Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Central Ave. at three locations and to Tyler Rd. at two locations; Lot 2 shall have access to Tyler Rd. at three locations; Lot 3 shall have access to Central Ave. at three locations over the east 250.04 feet and to Tyler Rd. at one location over the north 135 feet; and Lot 4 shall have access to Central Ave. at four locations, all of the above locations to be determined by the City Engineer. Edward T. Neville, Trustee for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville
Edward T. Neville
Rita A. Neville

State of Kansas } S.S. The foregoing instrument Sedgwick County } was acknowledged before me this 2nd day of JUNE, 1983, by Edward T. Neville and Rita A. Neville, his wife, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville
Edward T. Neville
Rita A. Neville
Notary Public
My Commission Expires 1-1-84

State of Kansas } S.S. The foregoing instrument Sedgwick County } was acknowledged before me this 2nd day of JUNE, 1983, by Edward T. Neville and Rita A. Neville, his wife.
Edward T. Neville
Rita A. Neville
Notary Public
My Commission Expires 1-1-84

We, the First National Bank in Wichita, holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

First National Bank in Wichita
Wesley P. Bickel

State of Kansas } S.S. The foregoing Sedgwick County } instrument was acknowledged before me this 2nd day of JUNE, 1983, by the First National Bank in Wichita, by
R. J. Muesel
Mark E. Kettner Notary Public
My Commission Expires 1-1-84

We, the Southwestern Life Insurance Co., holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION"

Southwestern Life Insurance Co.
Wesley P. Bickel

State of Texas } S.S. The foregoing Sedgwick County } instrument was acknowledged before me this 2nd day of JUNE, 1983, by Southwestern Life Insurance Co. by
Wesley P. Bickel
Mark E. Kettner Notary Public
My Commission Expires 1-1-84