

STORM WATER SEWER TO SERVE Westwind 5th Addition

LOT 3

Private Project Number
1017 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer
June 2000

BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20'± south of subject lot, along west property line.
Elevation: 172.11 City Datum

LEGAL DESCRIPTION:

Part of Lot 3, Westwind 5th Addition, Wichita, Sedgewick County, Kansas described as follows:
Beginning at the most westerly SW corner of said Lot 3, said corner being on the east right-of-way line of Tyler Road; thence N01°28'06"E along a line of said Lot 3, 70.05 feet to a corner of said Lot 3; thence N89°59'59"E along a line of said Lot 3, 207.00 feet to a corner of said Lot 3; thence N01°28'07"E along a line of said Lot 3, 197.97 feet to a corner of said Lot 3; thence S89°59'44"E along a line of said Lot 3, 200.79 feet to a corner of said Lot 3; thence S01°28'50"W, 100.00 feet; thence S89°59'44"E, 35.00 feet; thence S00°42'00"W, 254.00 feet; thence S89°59'59"W, 239.14 feet to a point on a west line of said Lot 3; thence N01°28'07"E along said line, 88.03 feet to a corner of said Lot 3; thence S89°59'59"W along a line of said Lot 3, 200.00 feet to the point of beginning.

INDEX:

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Copy Of Plat	9

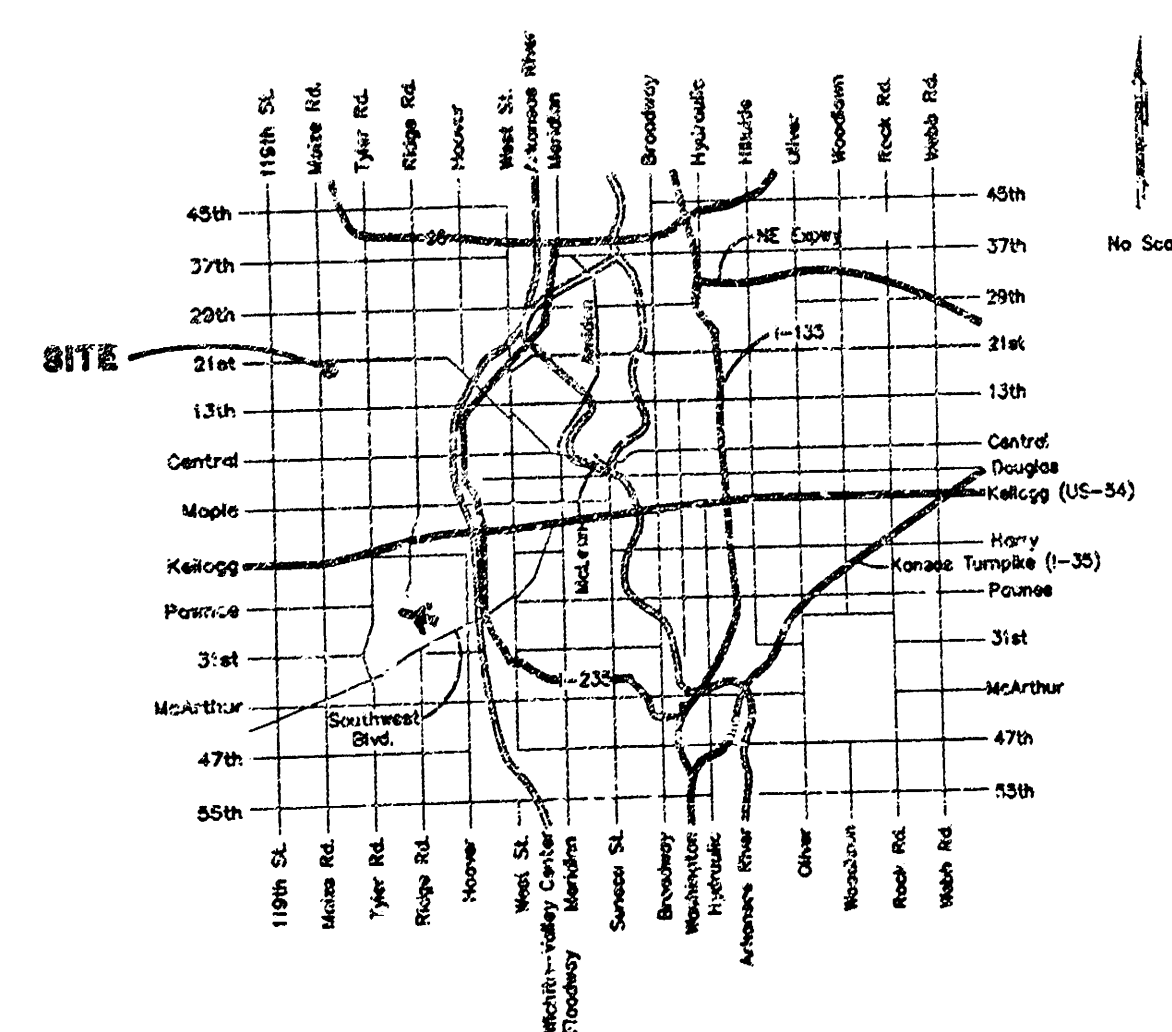
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 6/21/00

NOTE TO CONTRACTORS

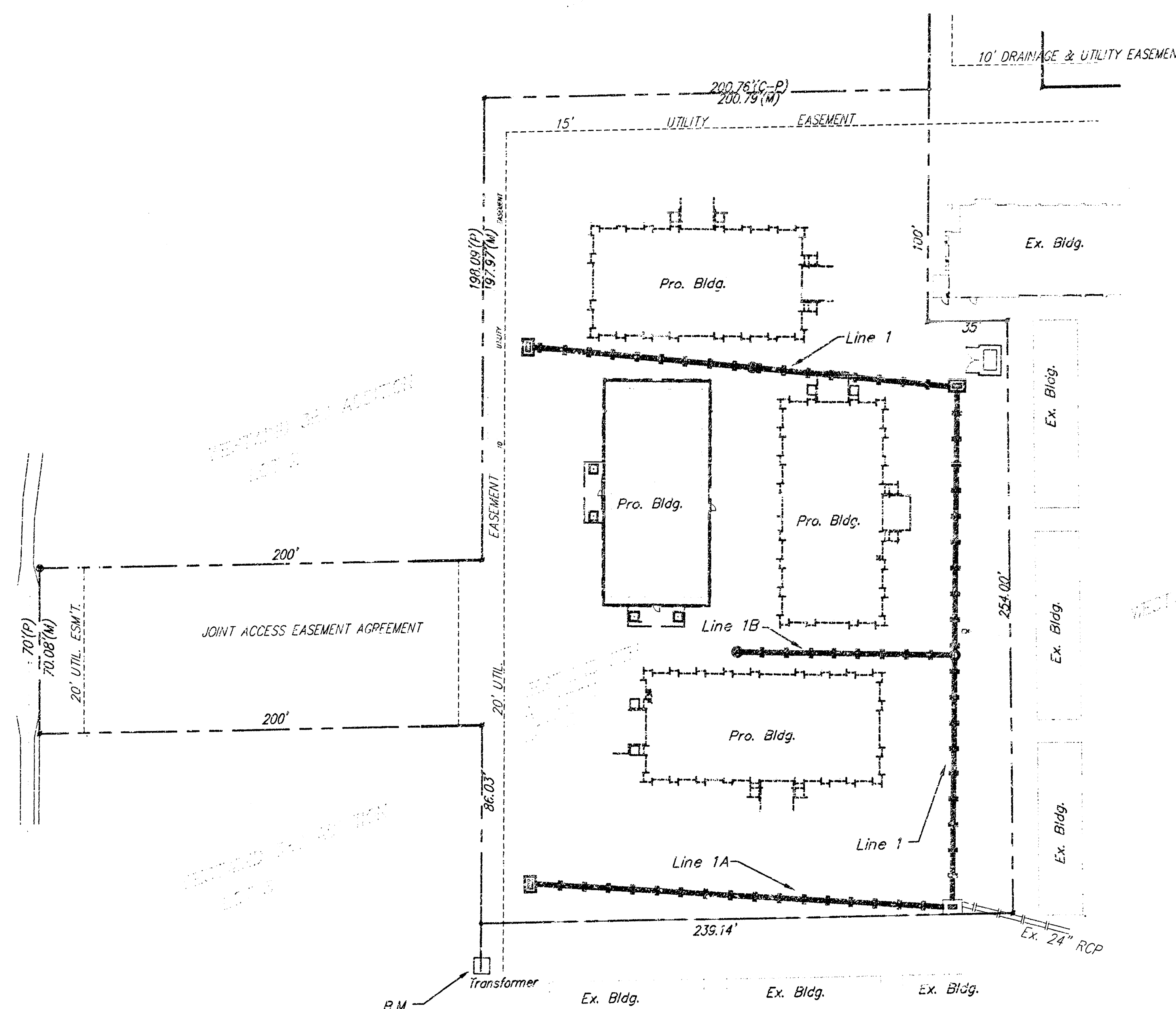
Installation, inspection and testing for the storm sewer is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).

LOCATION MAP

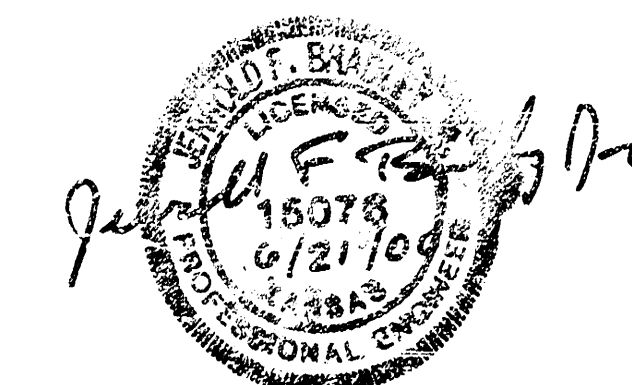


GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 393-6800
Kansas Gas & Electric Company 393-6800
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2511
City of Wichita Water Department 268-4523
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. 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.
- Should construction stop for longer than 15 days, the site shall be seeded as specified.
- All areas disturbed by construction at the proposed site shall be seeded as follows:
SEED-- to be drilled or hydroseeded
4 lbs. per 1000 s.f. of K-31 Fescue (PLS)
6 lbs. per 1000 s.f. of Rye Grass (PLS)
2 lbs. per 1000 s.f. of Bromegrass (PLS)
MULCH--
2 tons of Prairie Hay or Bromegrass Hay per Acre--
"patted" with forks or punched into soil to reduce loss due to wind.



SCALE:
1" = 40'



As Built- Bluel KK

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 318 ELLIS • WICHITA, KANSAS 67211
F:\Eng\ExecPark\Snscon.dwg

BENCHMARK:

"□" Located on transformer pad, transformer pad located 20'± south of subject lot, along west property line.
Elevation: 172.11 City Datum

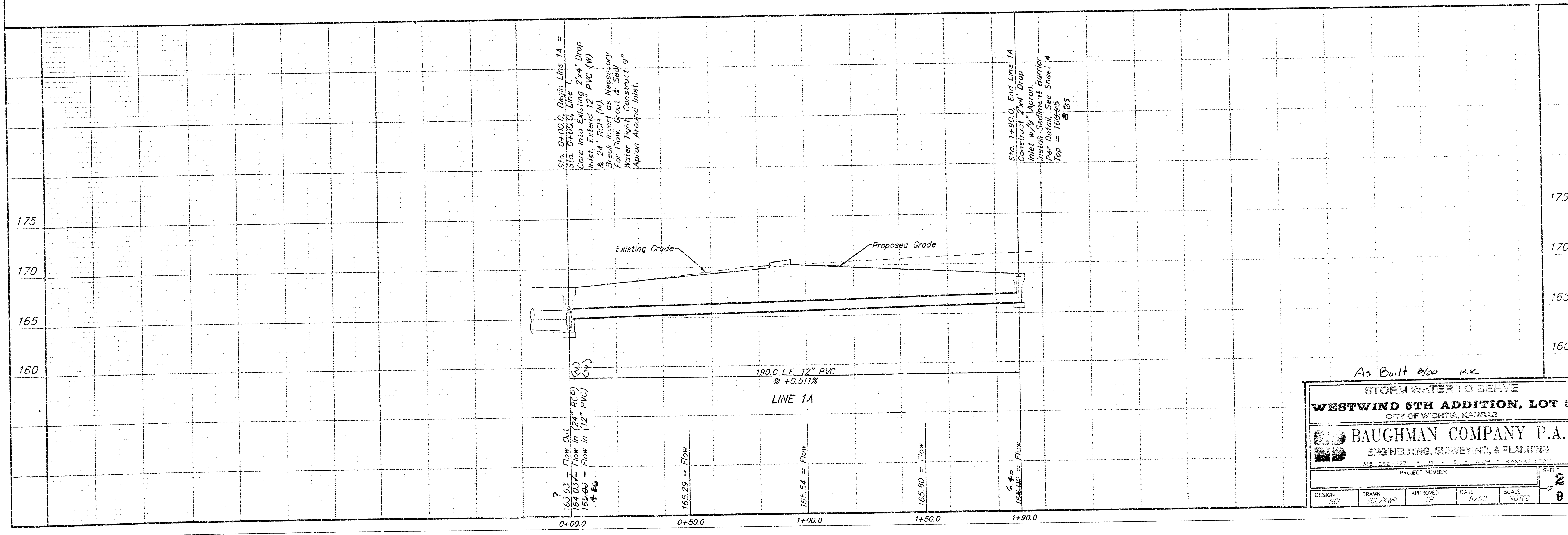
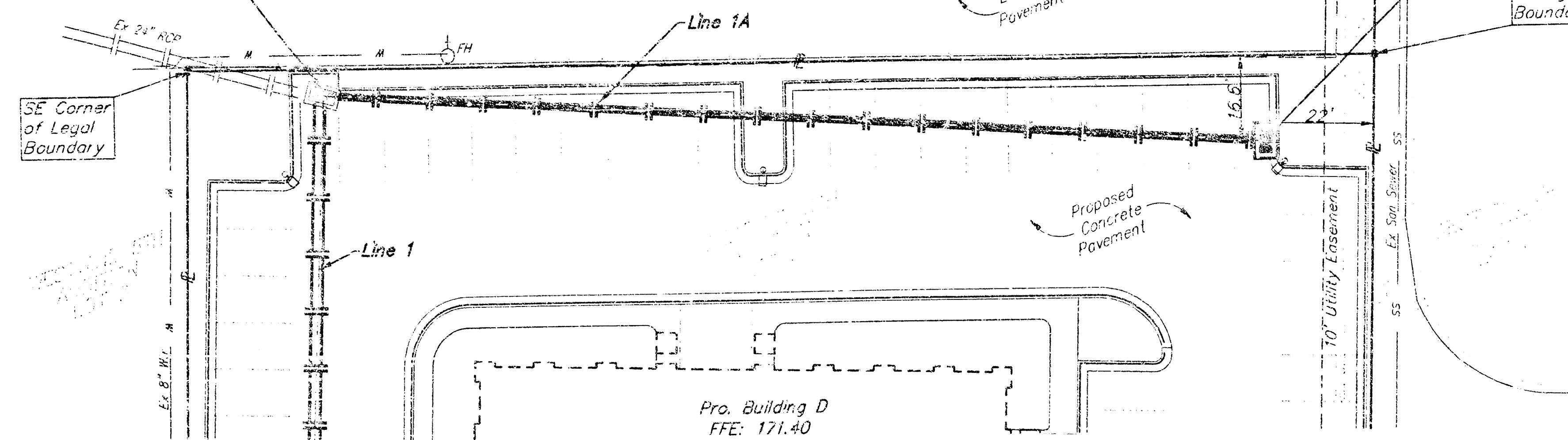
Sta. 0+00.0, Begin Line 1A = Sta. 0+00.0, Line 1.
Core into Existing 2'x4' Drop Inlet. Extend 12" PVC (W) & 24" RCP (N).
Break Invert as Necessary For Flow. Grout & Seal Water Tight. Construct 9" Apron Around Inlet.

Sta. 1+90.0, End Line 1A
Construct 2'x4' Drop Inlet w/9" Apron.
Install Sediment Barrier Per Detail, See Sheet 4
Top = 168.95'
8.15

SE Corner of Legal Boundary

SW Corner of Legal Boundary

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



As Built *2/00* *KK*

STORM WATER TO SERVE
WESTWIND 5TH ADDITION, LOT 3
CITY OF WICHITA, KANSAS

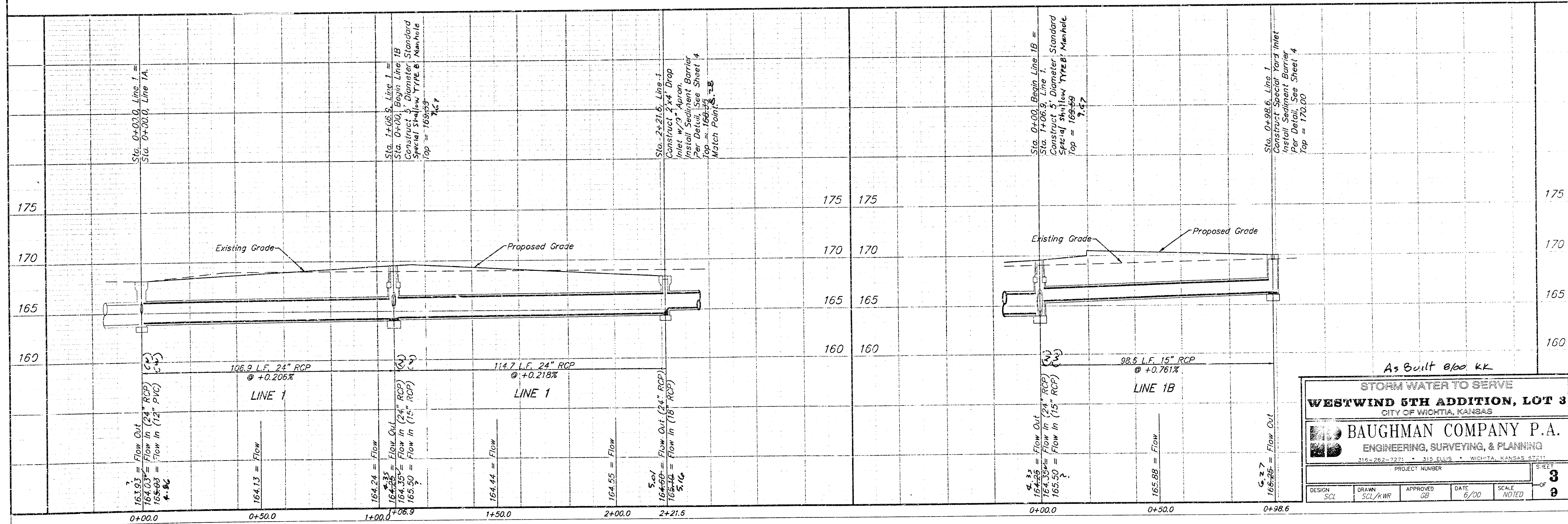
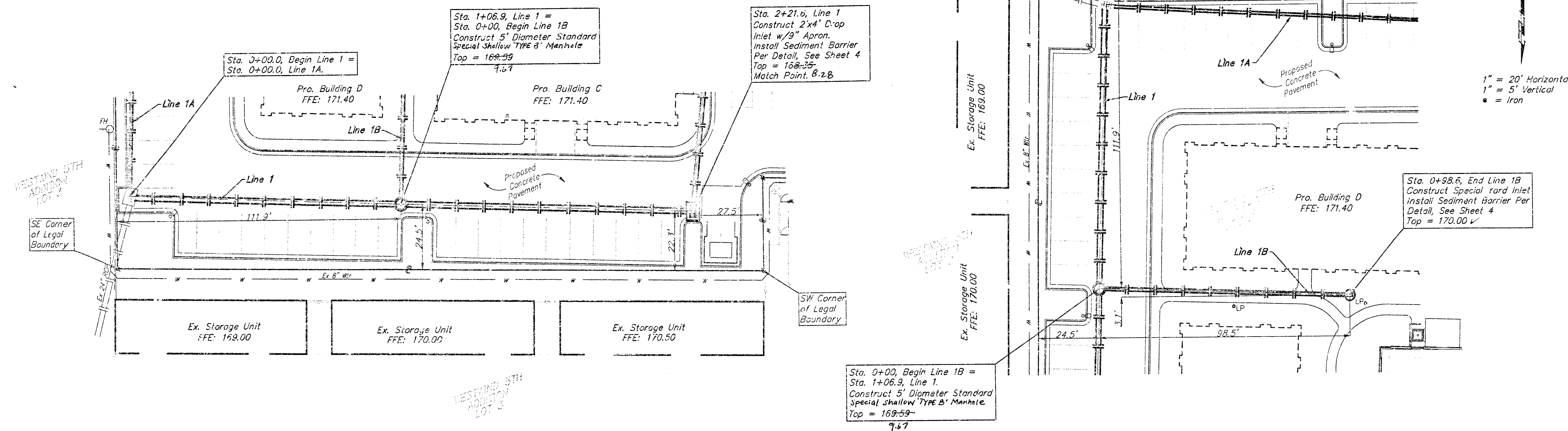
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-252-7271 • 312 ELLIS • WICHITA, KANSAS 67201

PROJECT NUMBER: _____ SHEET: **2** OF **9**

DESIGN: <i>SCL</i>	DRAWN: <i>SCL/KWS</i>	APPROVED: <i>GB</i>	DATE: <i>6/00</i>	SCALE: <i>NOTED</i>
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BENCHMARK:

"□" Located on transformer pad. Transformer pad located 20' south of subject lot, along west property line.
Elevation: 172.11 City Datum



As Built 8/20/22

STORM WATER TO SERVE
WESTWIND 5TH ADDITION, LOT 3
CITY OF WICHITA, KANSAS

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

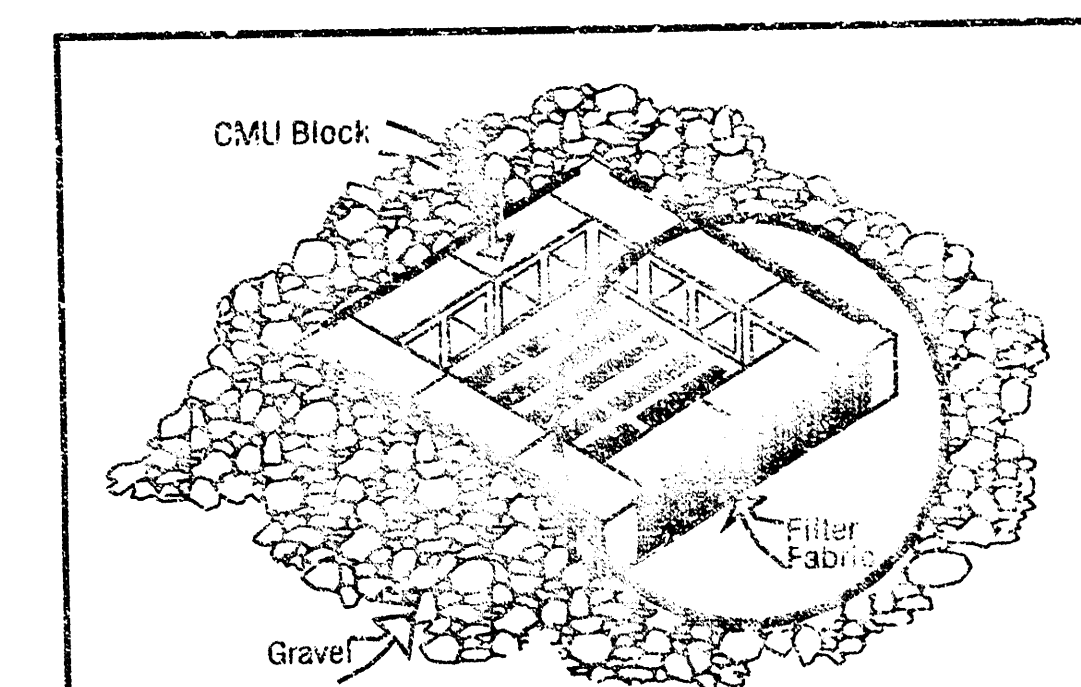
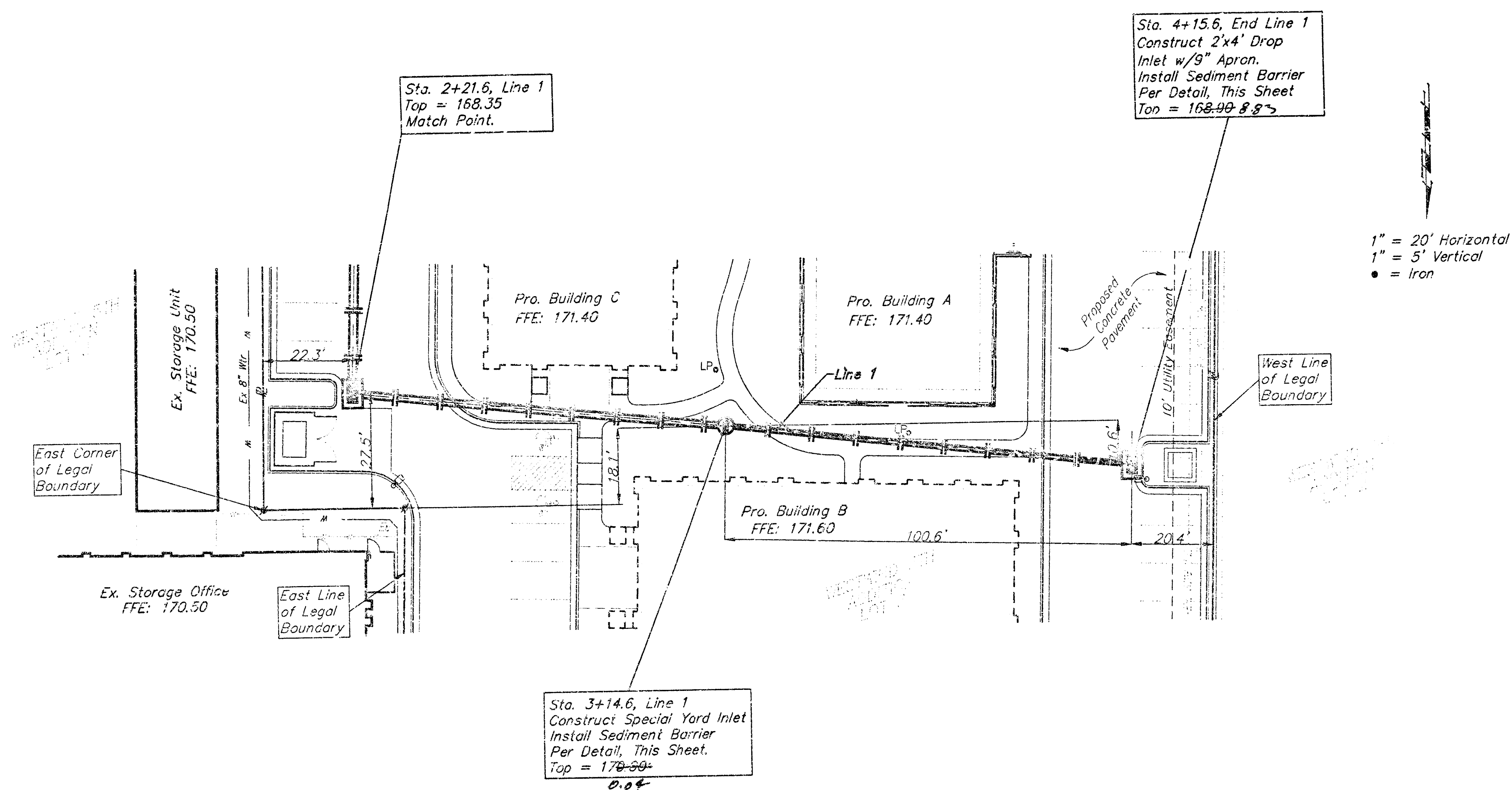
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DESIGN: SCL
DRAWN: SCL/KWR
APPROVED: GB
DATE: 6/20
SCALE: NOTED

SHEET 3 OF 8

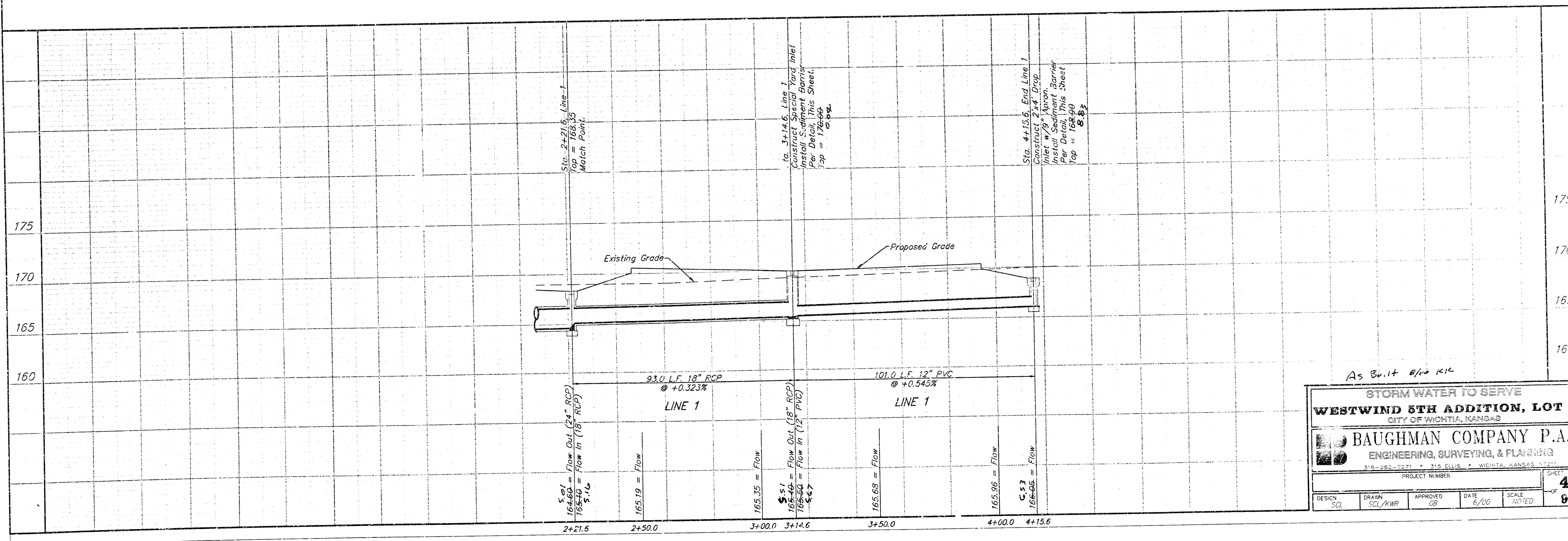
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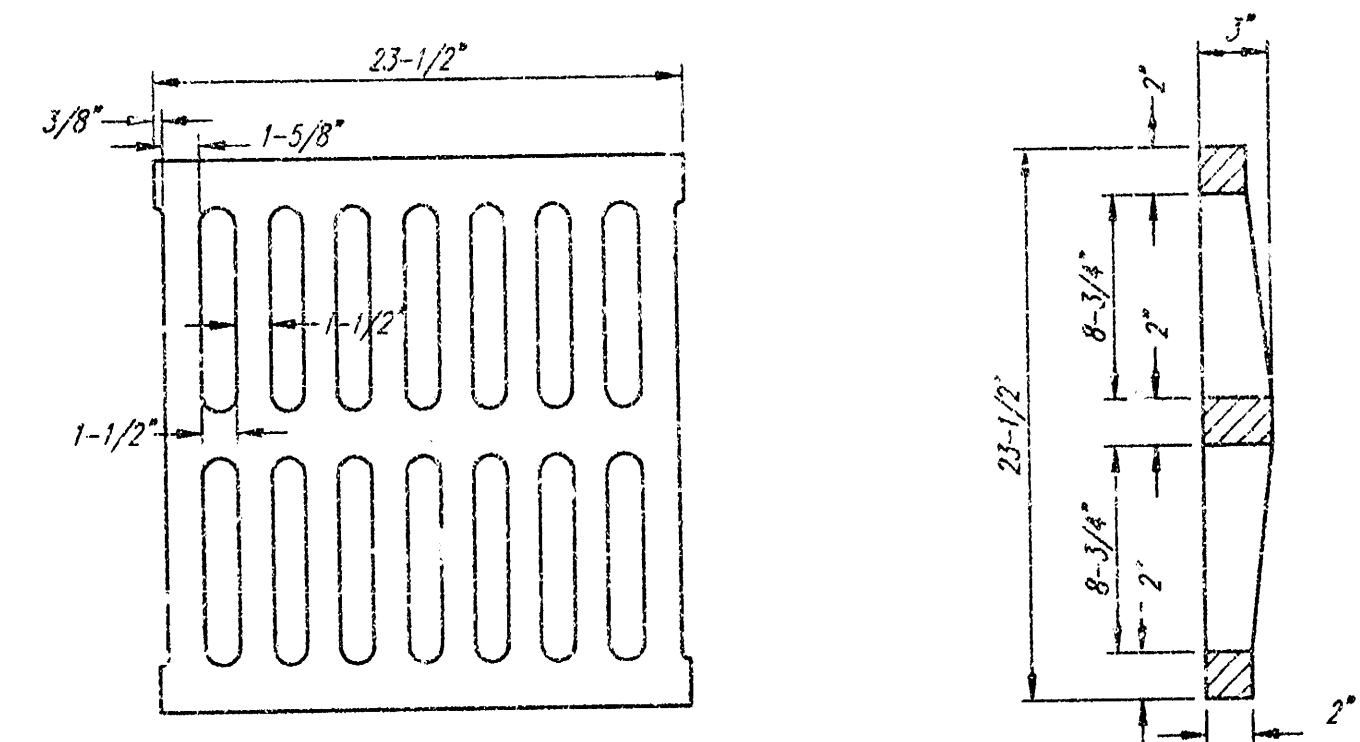
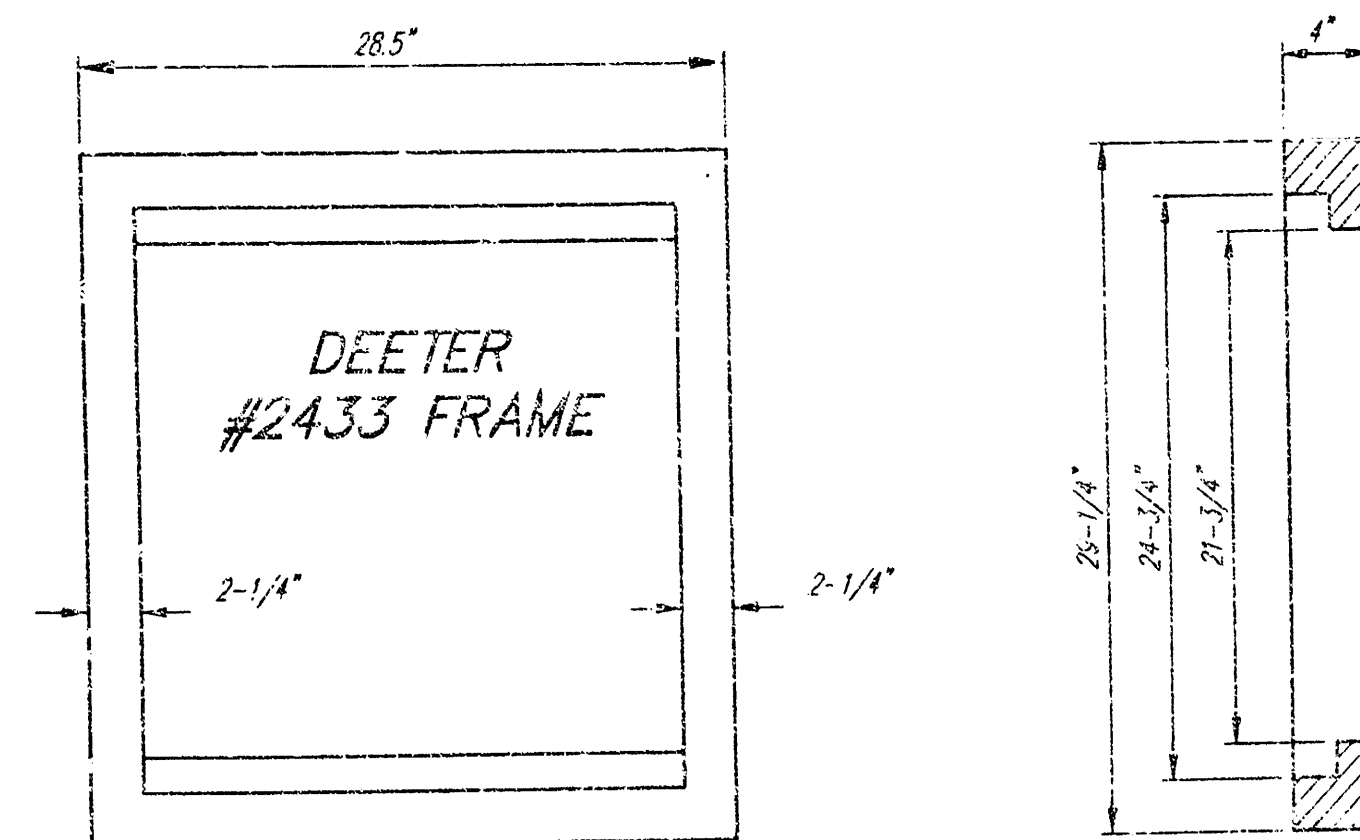
"□" Located on transformer pad. Transformer pad located 20'± south of subject lot, along west property line.
Elevation: 172.11 City Datum



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

INLET PROTECTION Storm Drain with Gravel Apron

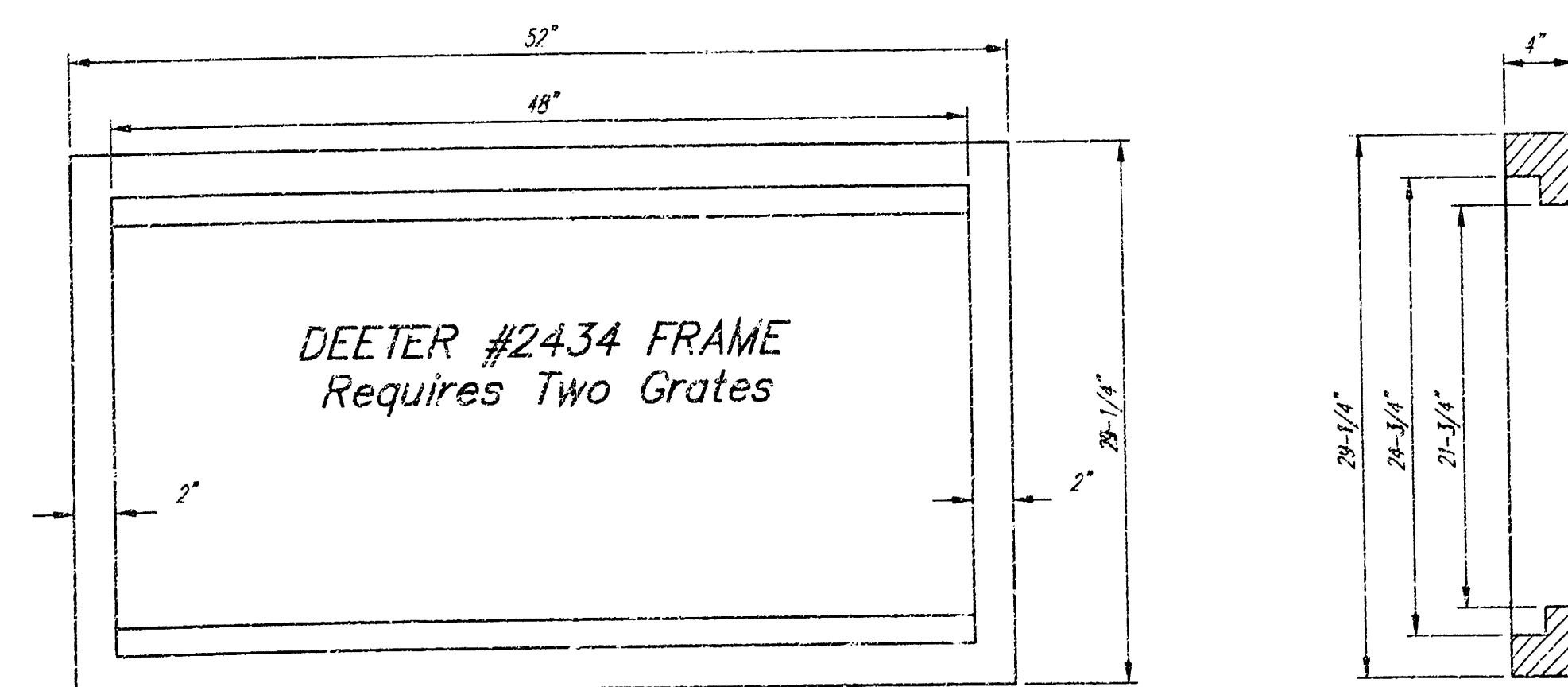




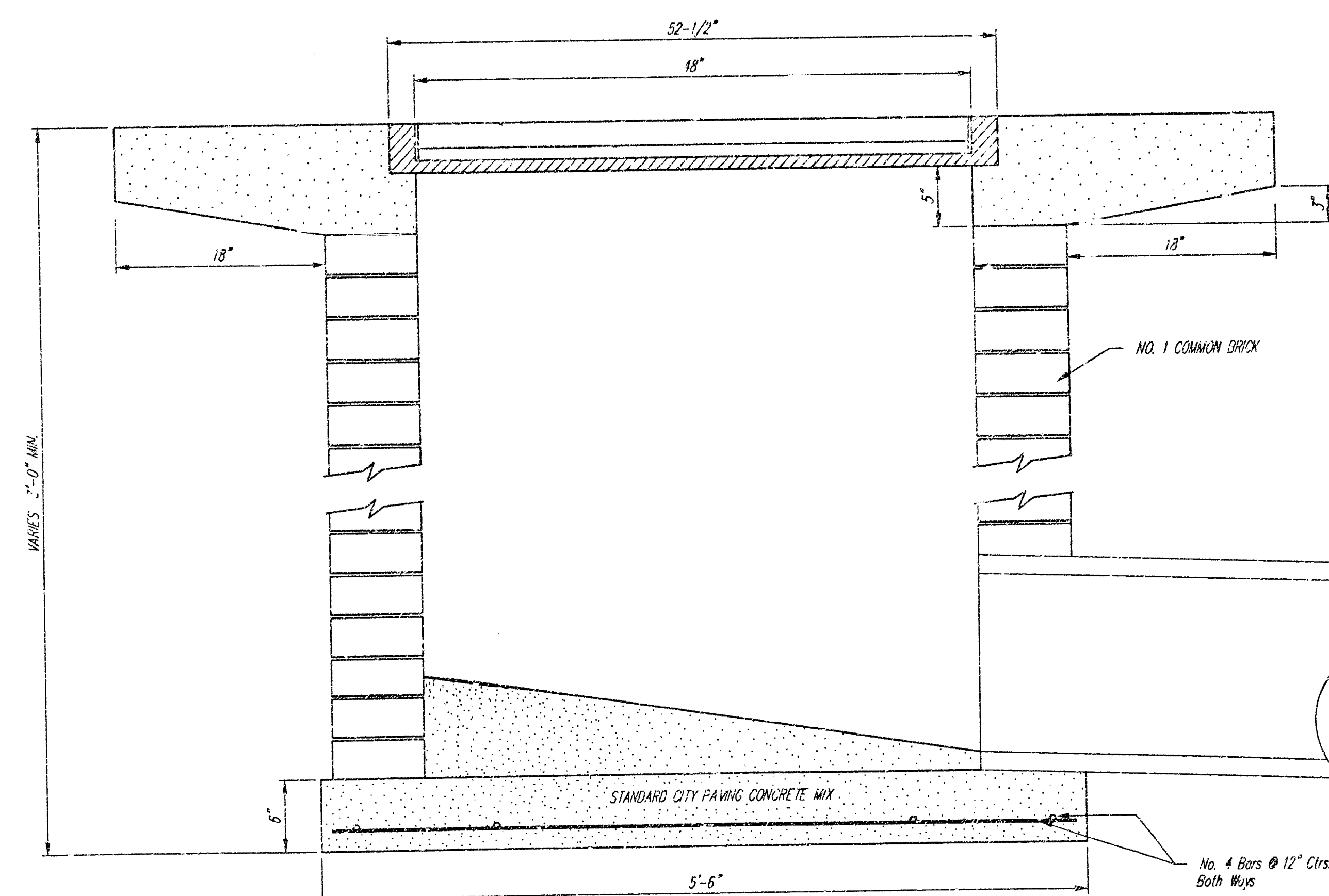
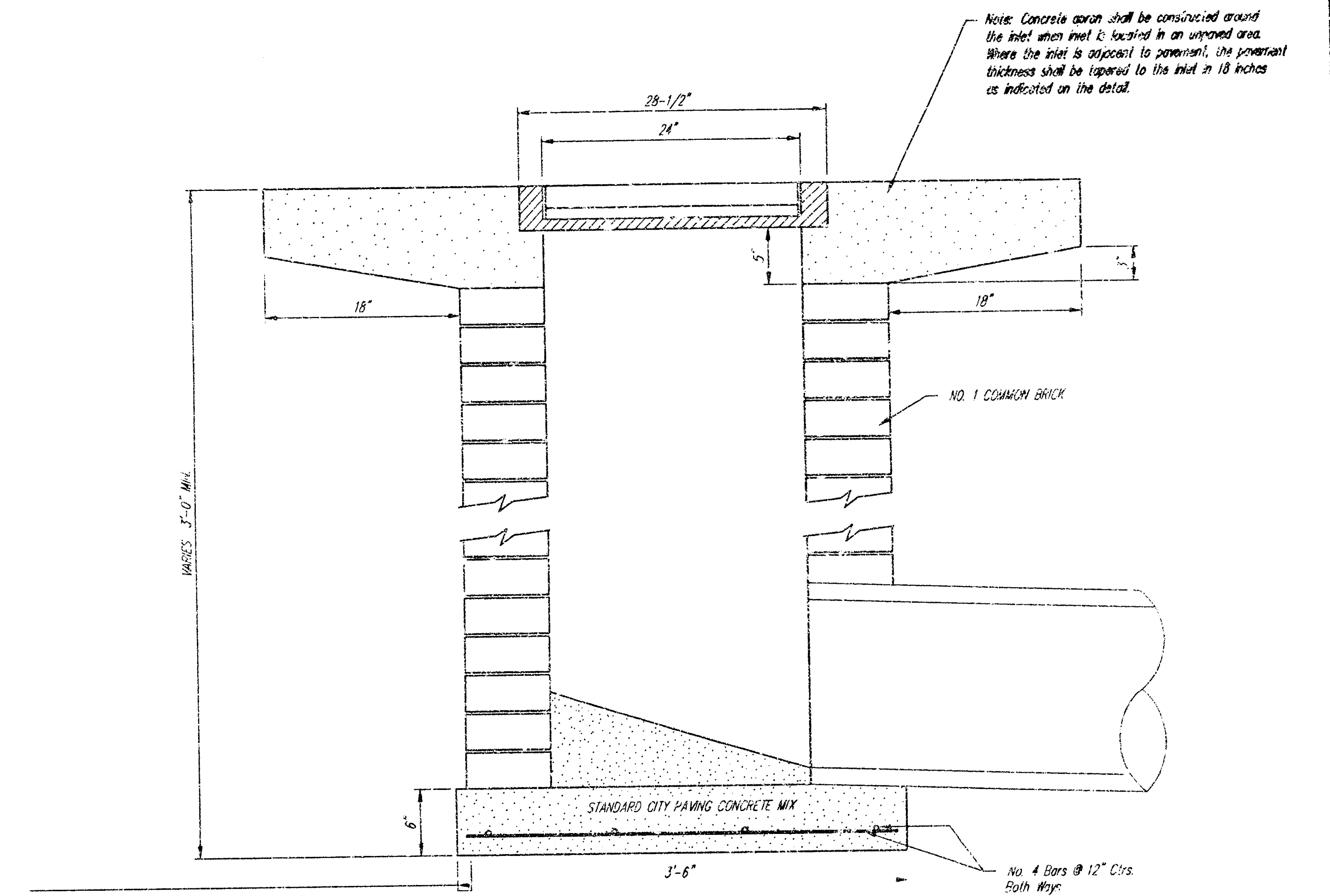
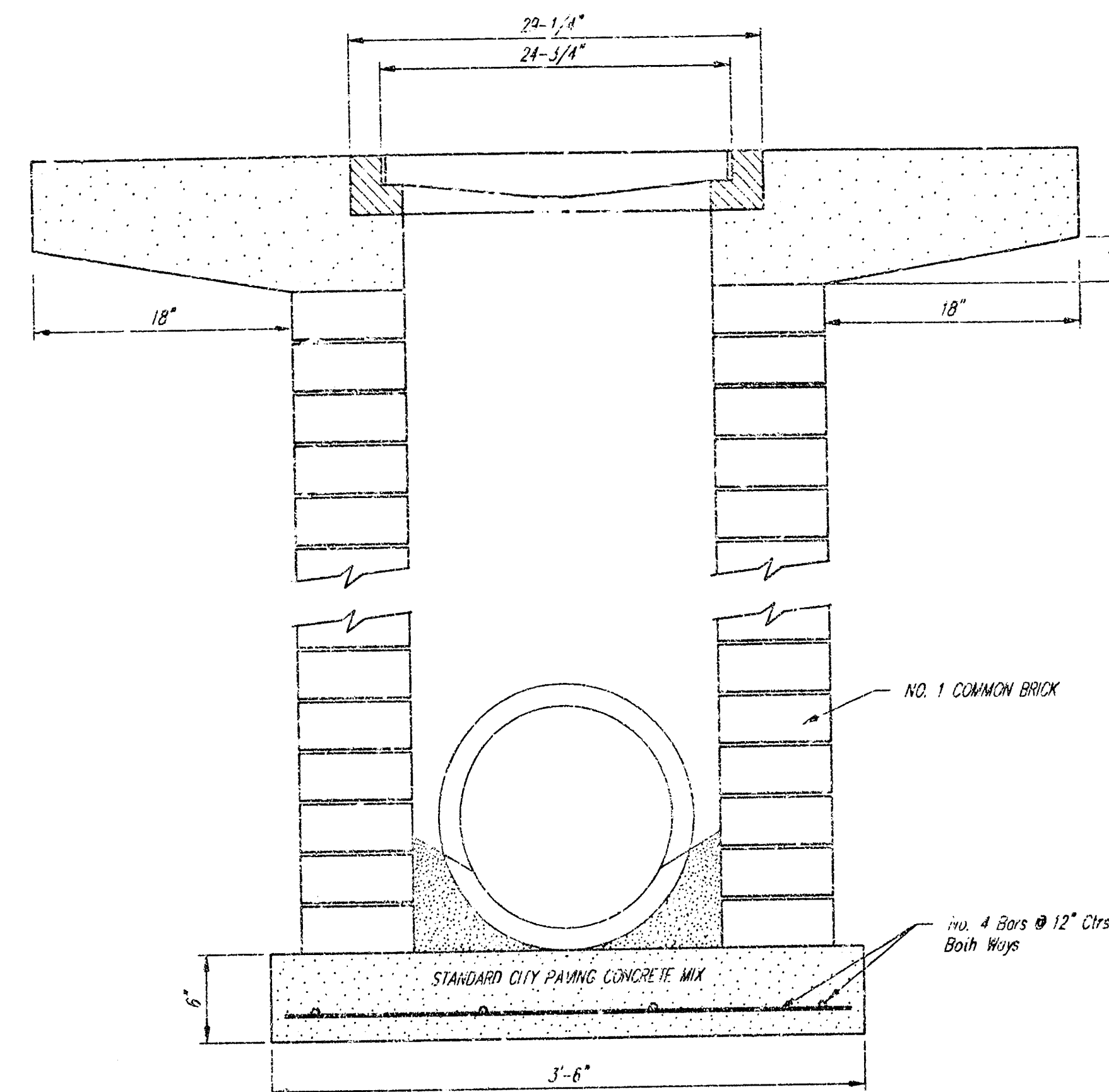
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

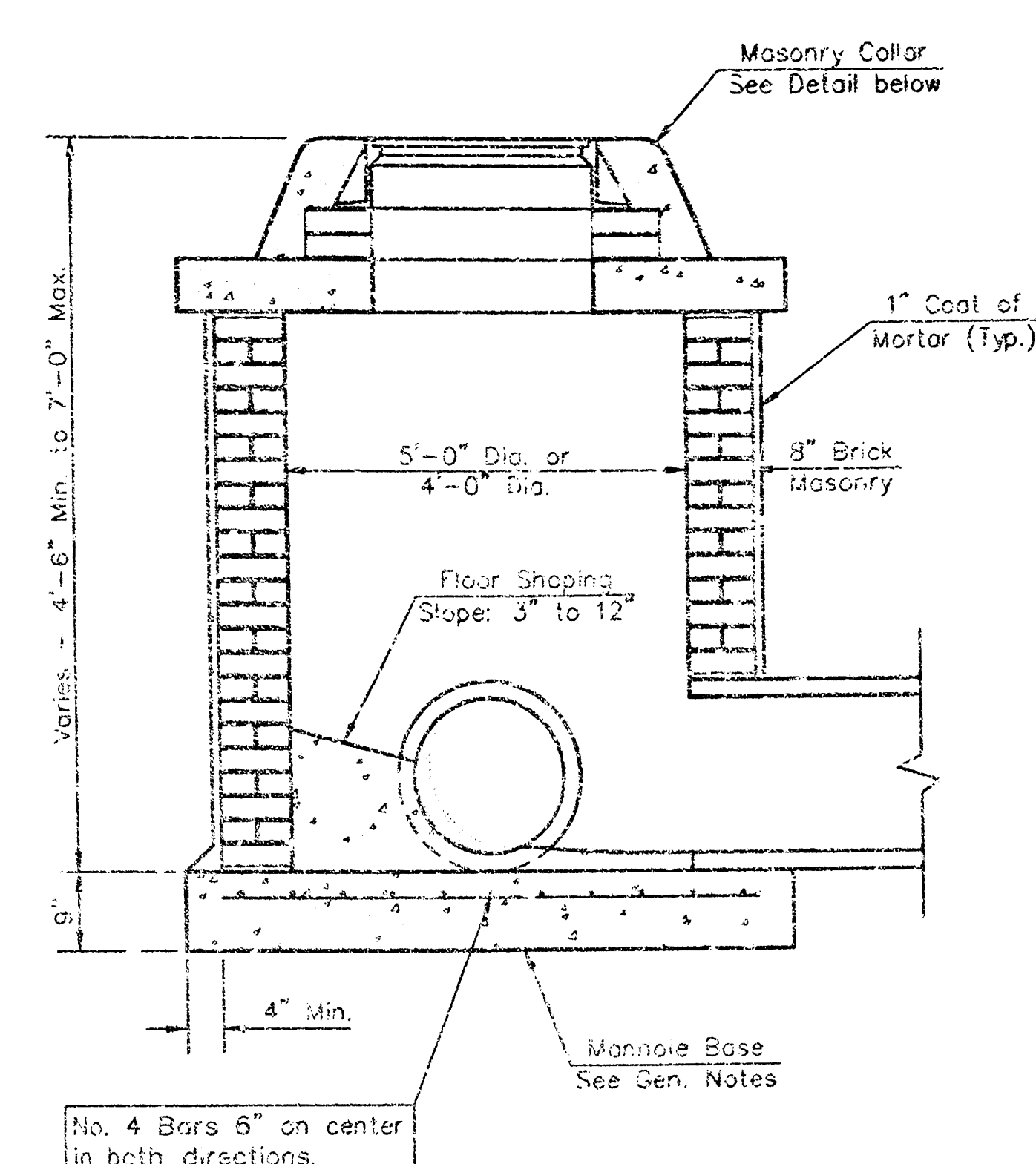
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



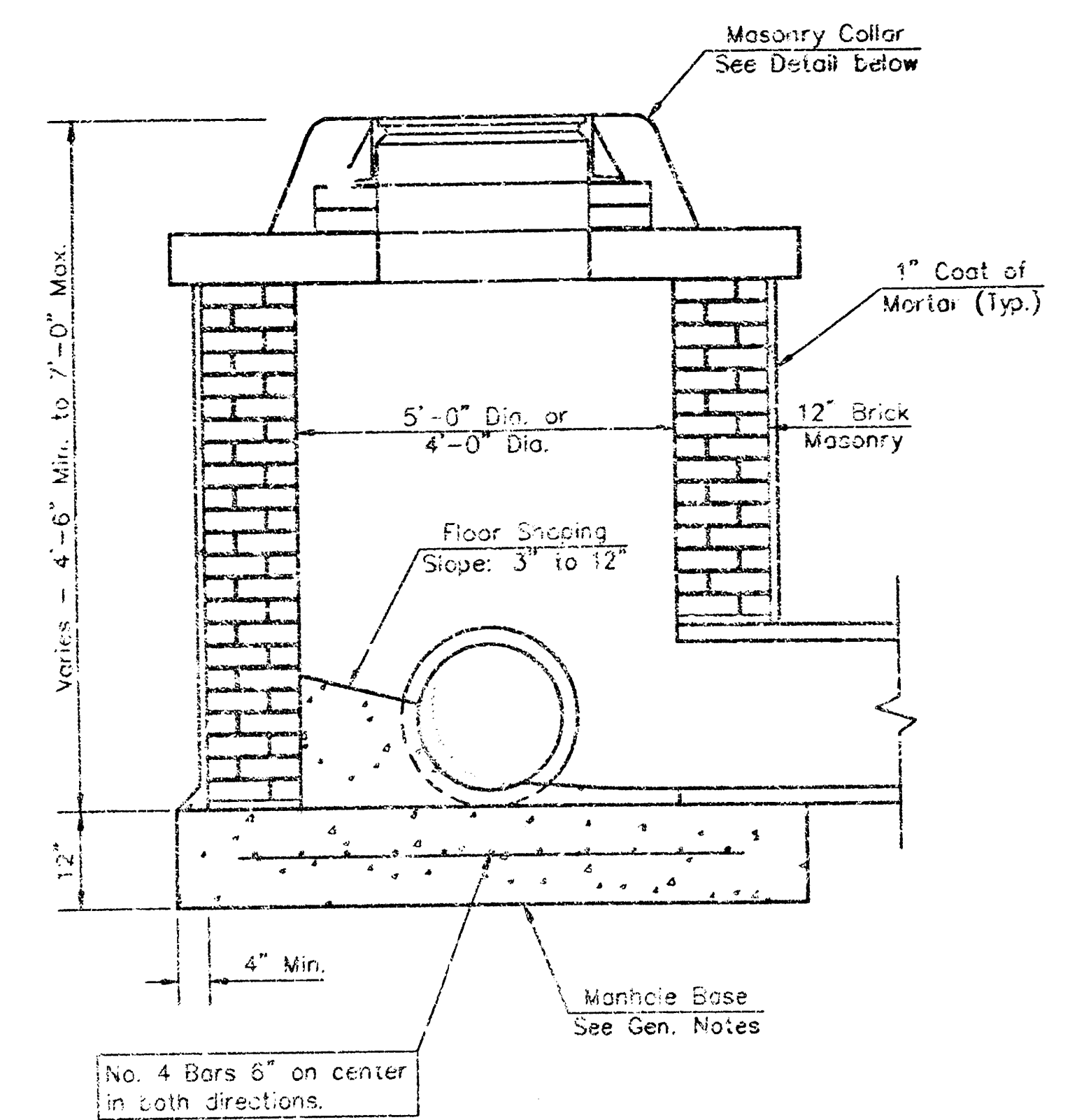
Double 24" x 24" Frame Detail



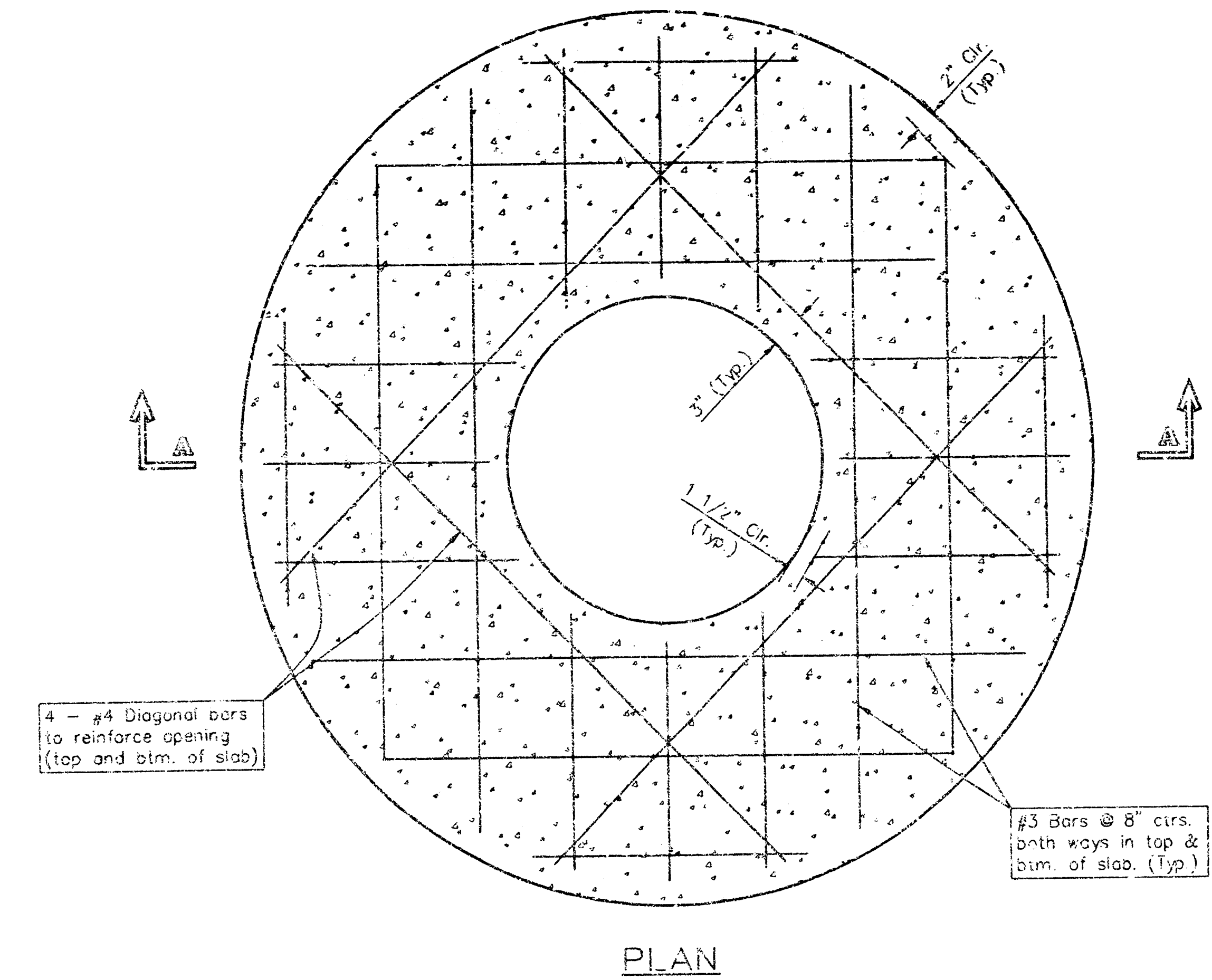
CITY OF WICHITA				
STANDARD DROP INLET				
Westwind 5th Addition				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67201				
PROJECT NUMBER				
1017 PPS (807831)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF			
				SHEET
				5
				OF
				9



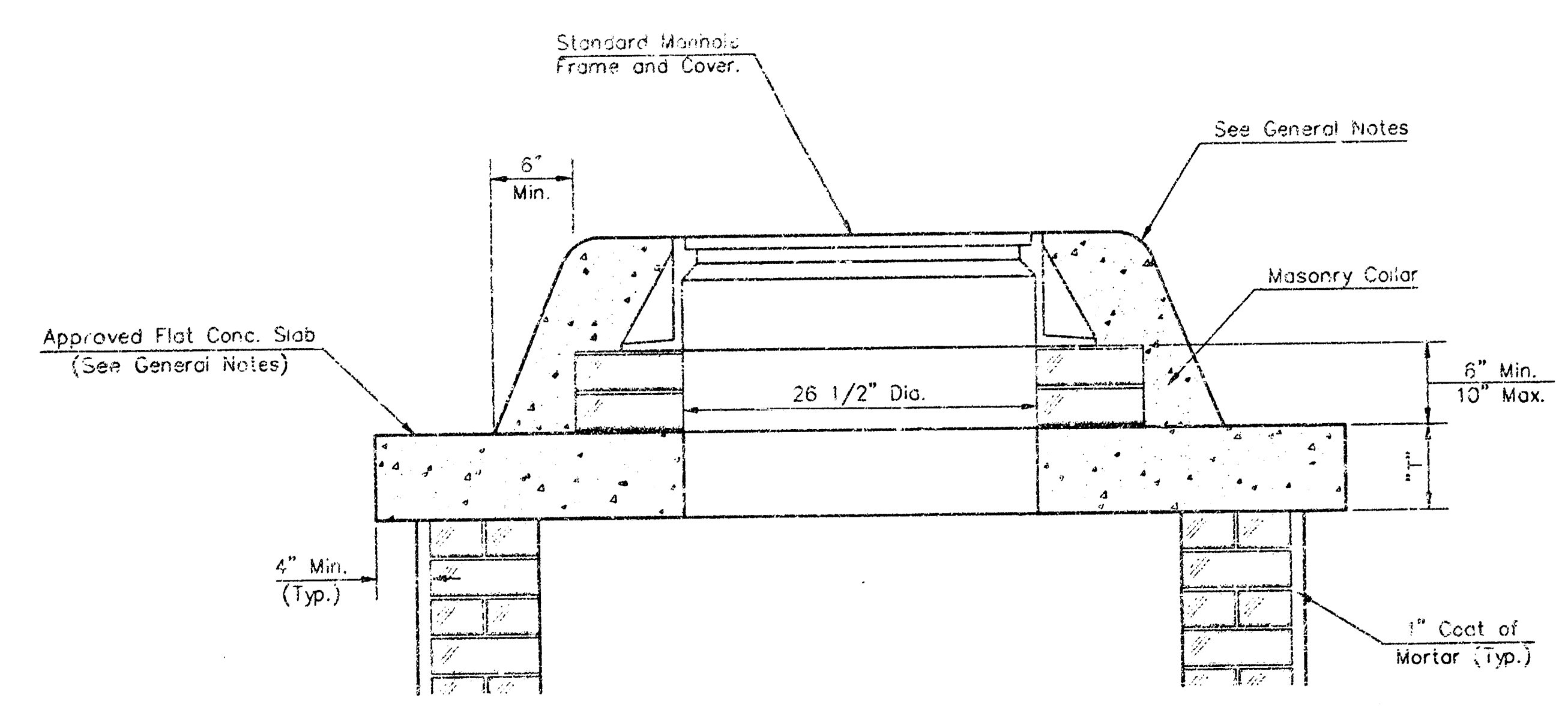
SHALLOW TYPE "A" MANHOLE



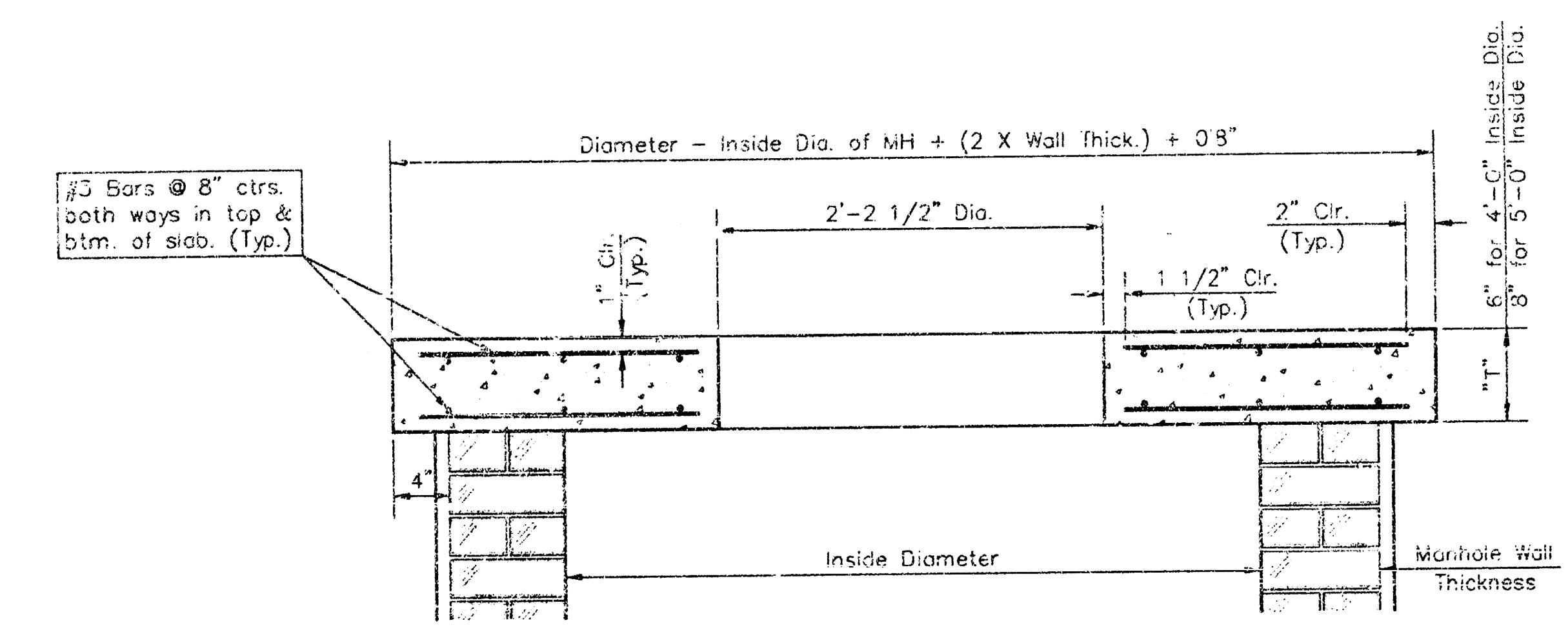
SHALLOW TYPE "B" MANHOLE



PLAN

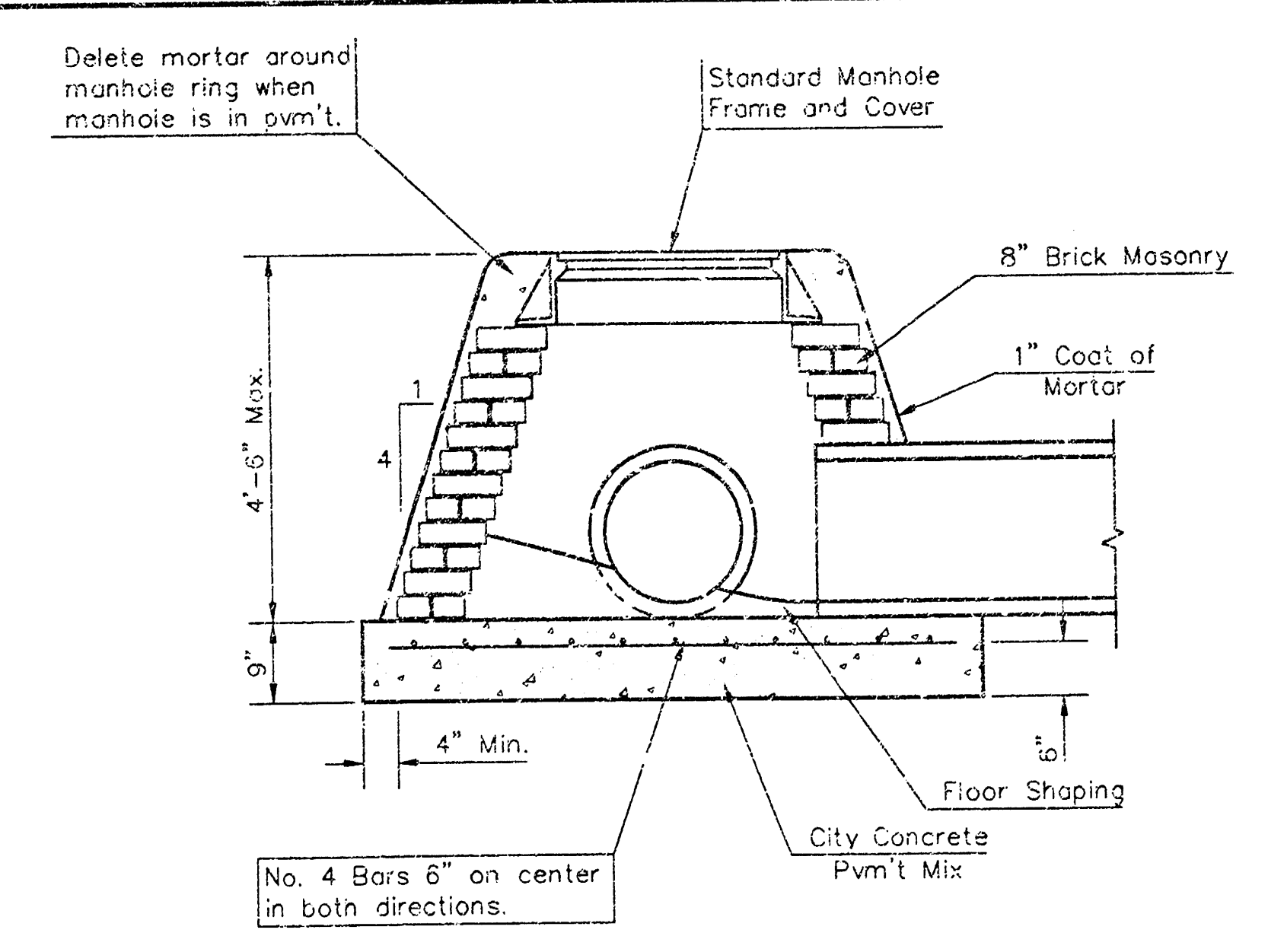


MASONRY COLLAR DETAIL

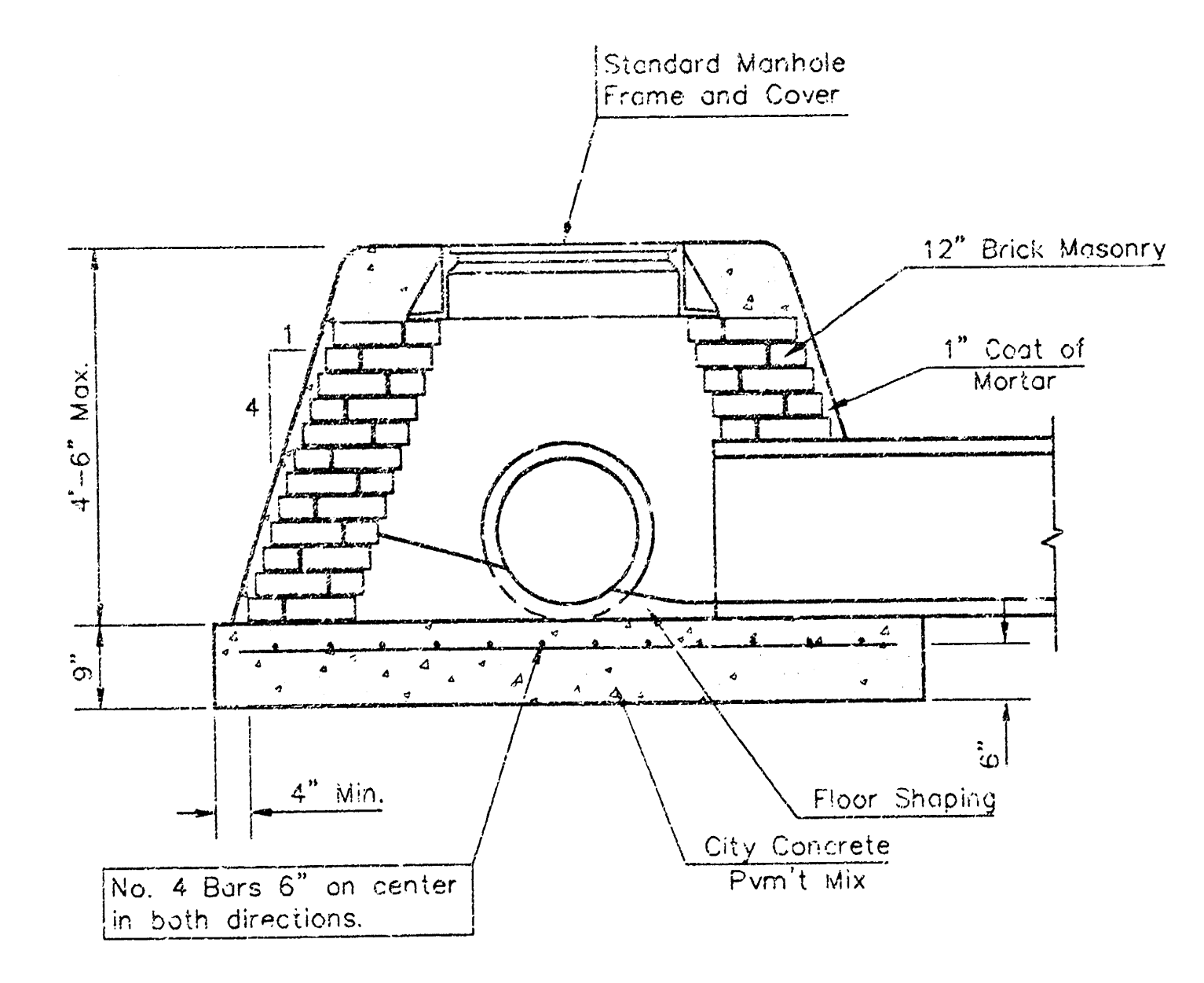


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE

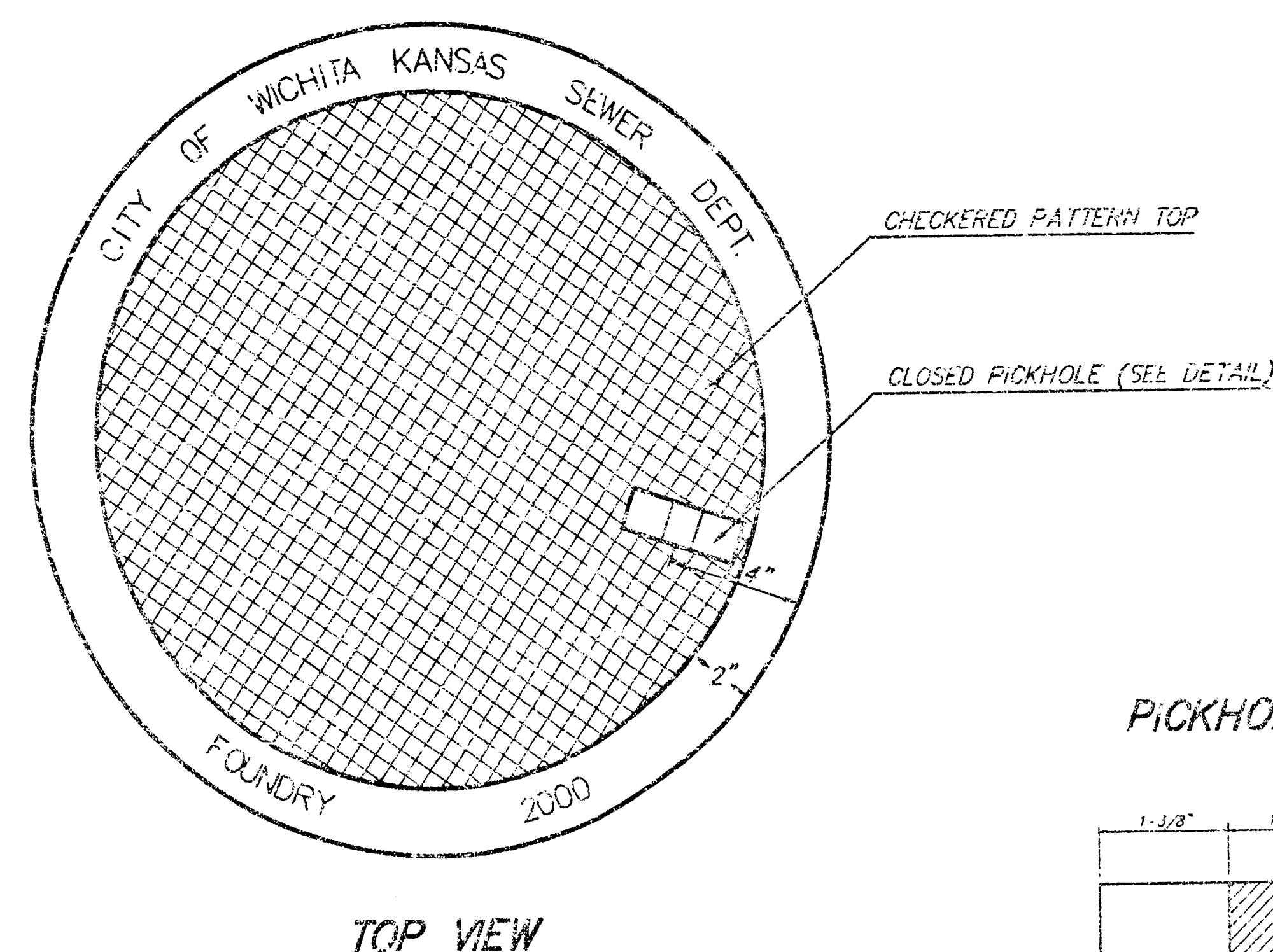


SPECIAL SHALLOW TYPE "B" MANHOLE

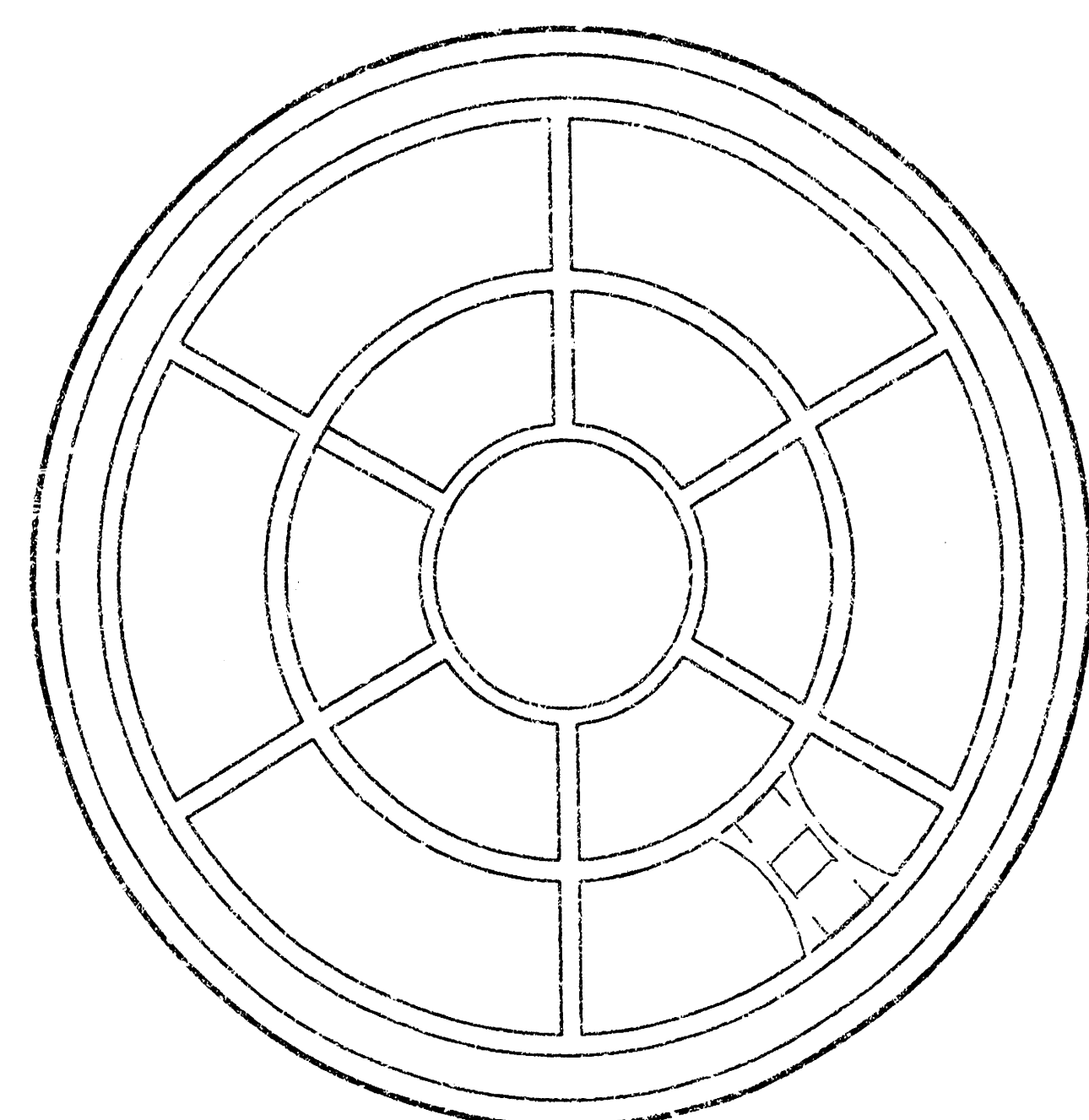
- GENERAL NOTES**
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without an 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 manholes 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 8" centers in both directions. The manhole base reinforcement shall be placed 5" 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 and 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 rest on 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 C622-87.

CITY OF WICHITA, KANSAS
Std. Manhole Detail
 TYPE "A" AND TYPE "B"
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-252-7271 • 316-252-7272 • WICHITA, KANSAS 67202
 PROJECT NUMBER _____
 DESIGN: G.C.W. DRAWN: Staff APPROVED: _____ DATE: _____ SCALE: NONE
 SHEET 6 OF 9

MANHOLE COVER
Weight = 180 Lbs.

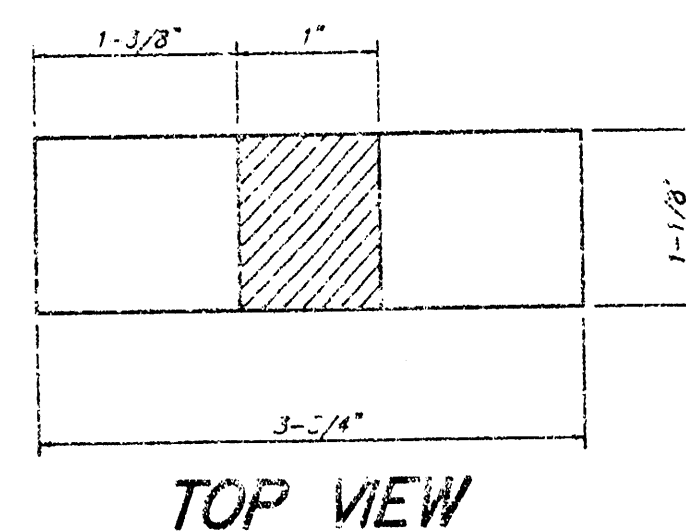


TOP VIEW

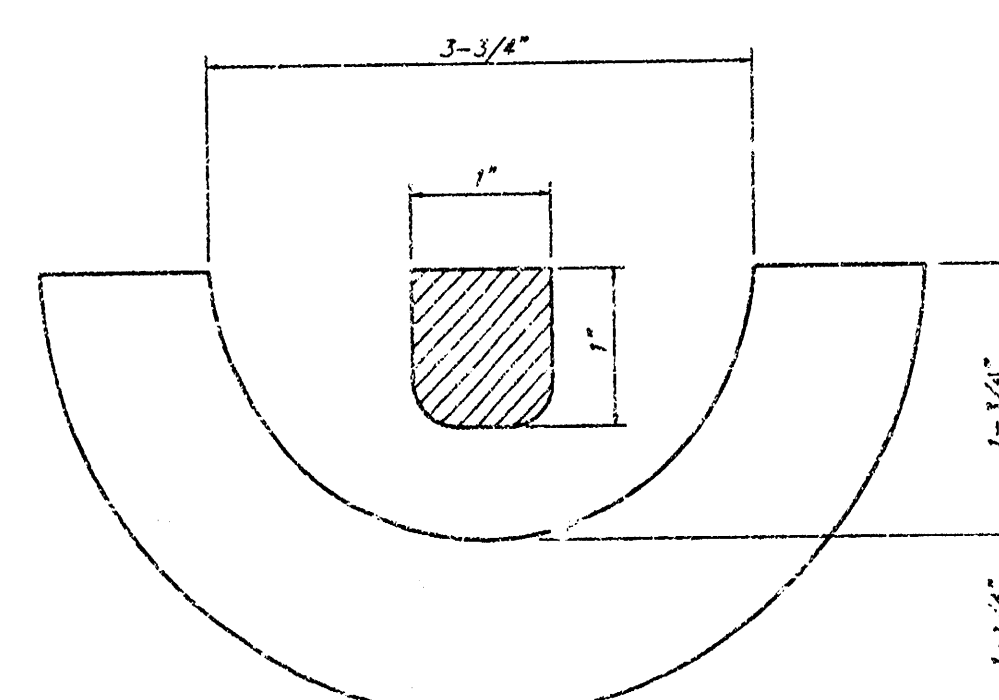


BOTTOM VIEW

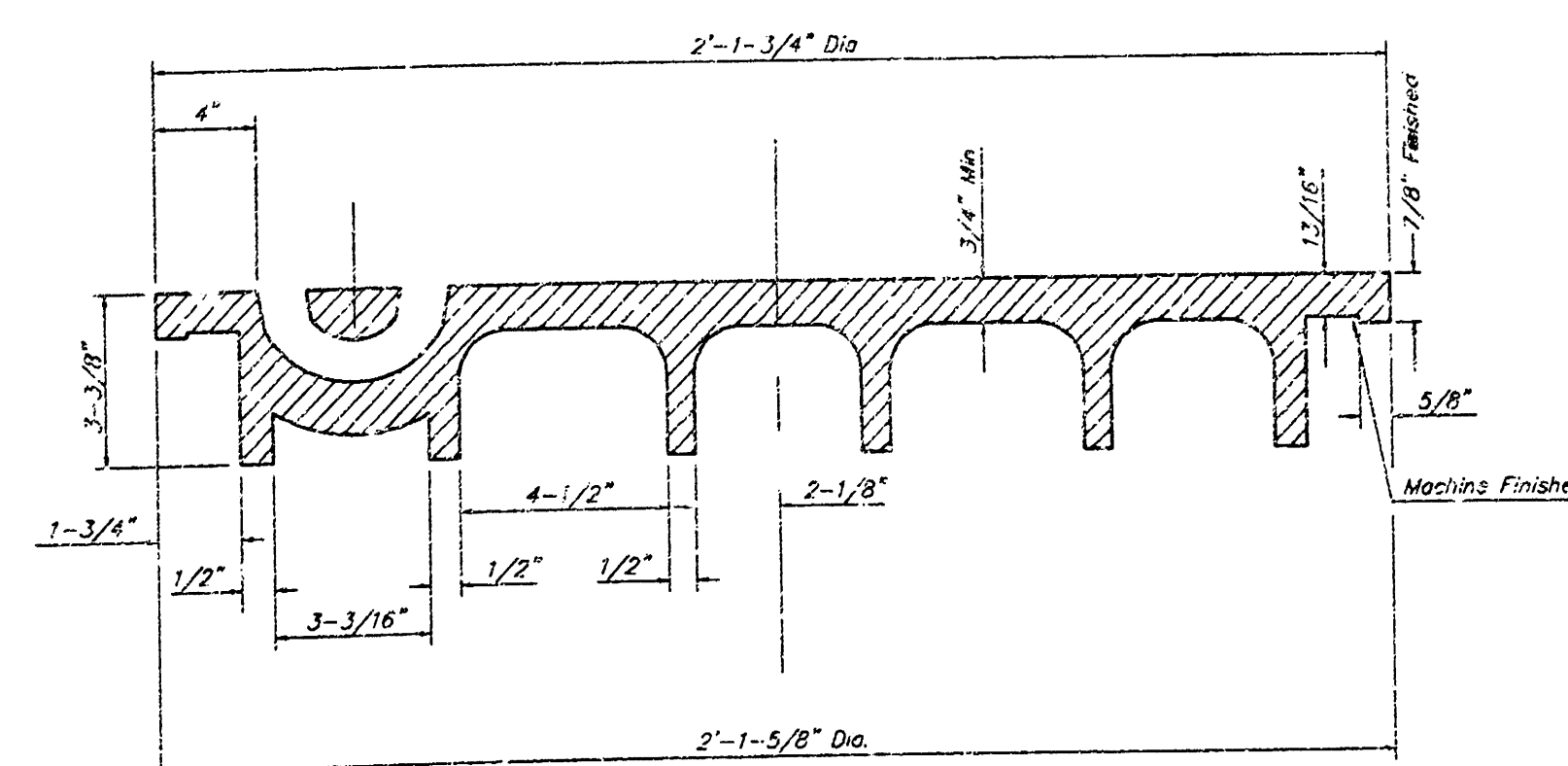
PICKHOLE DETAIL



TOP VIEW



SECTION VIEW

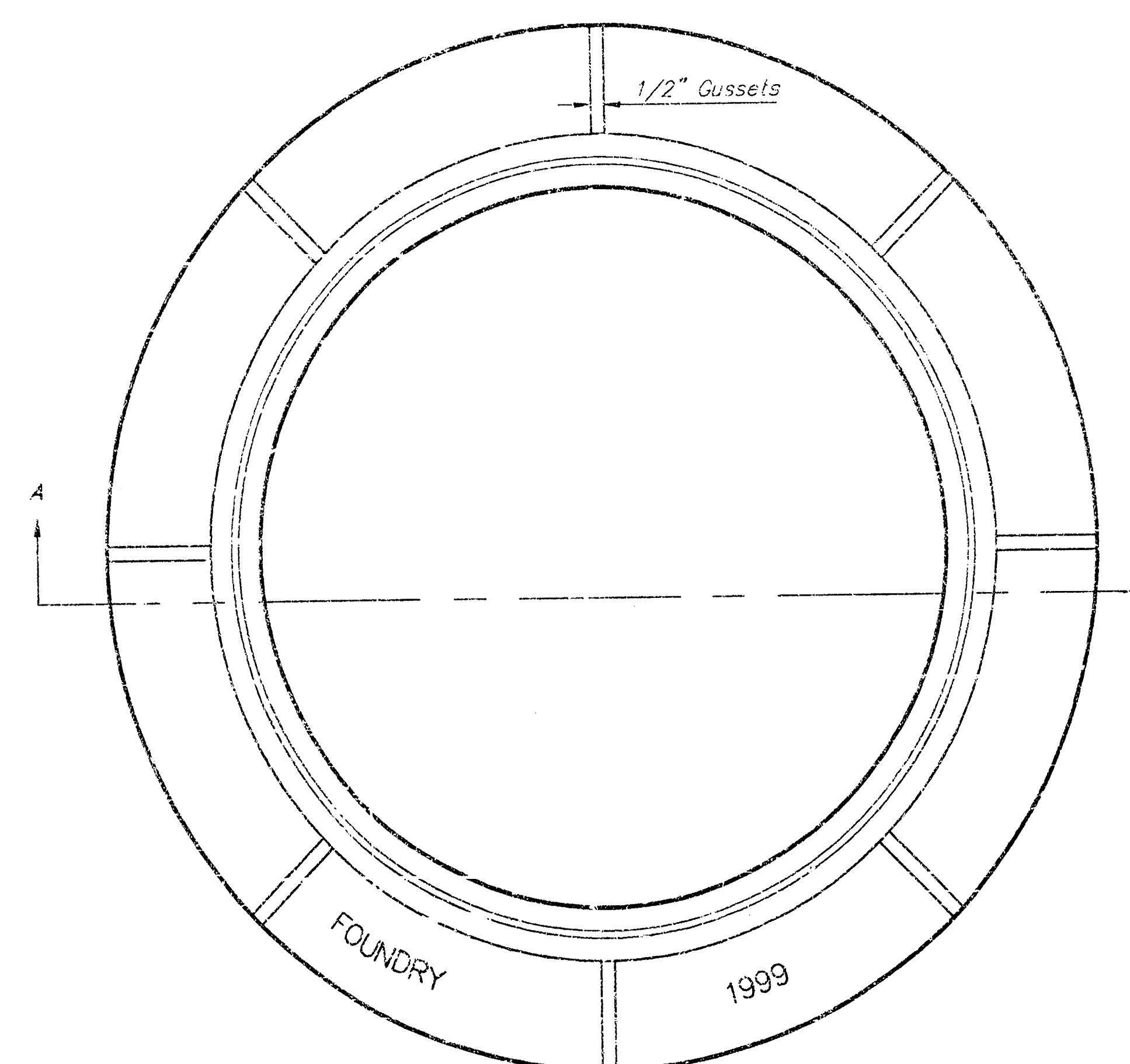


SECTION VIEW

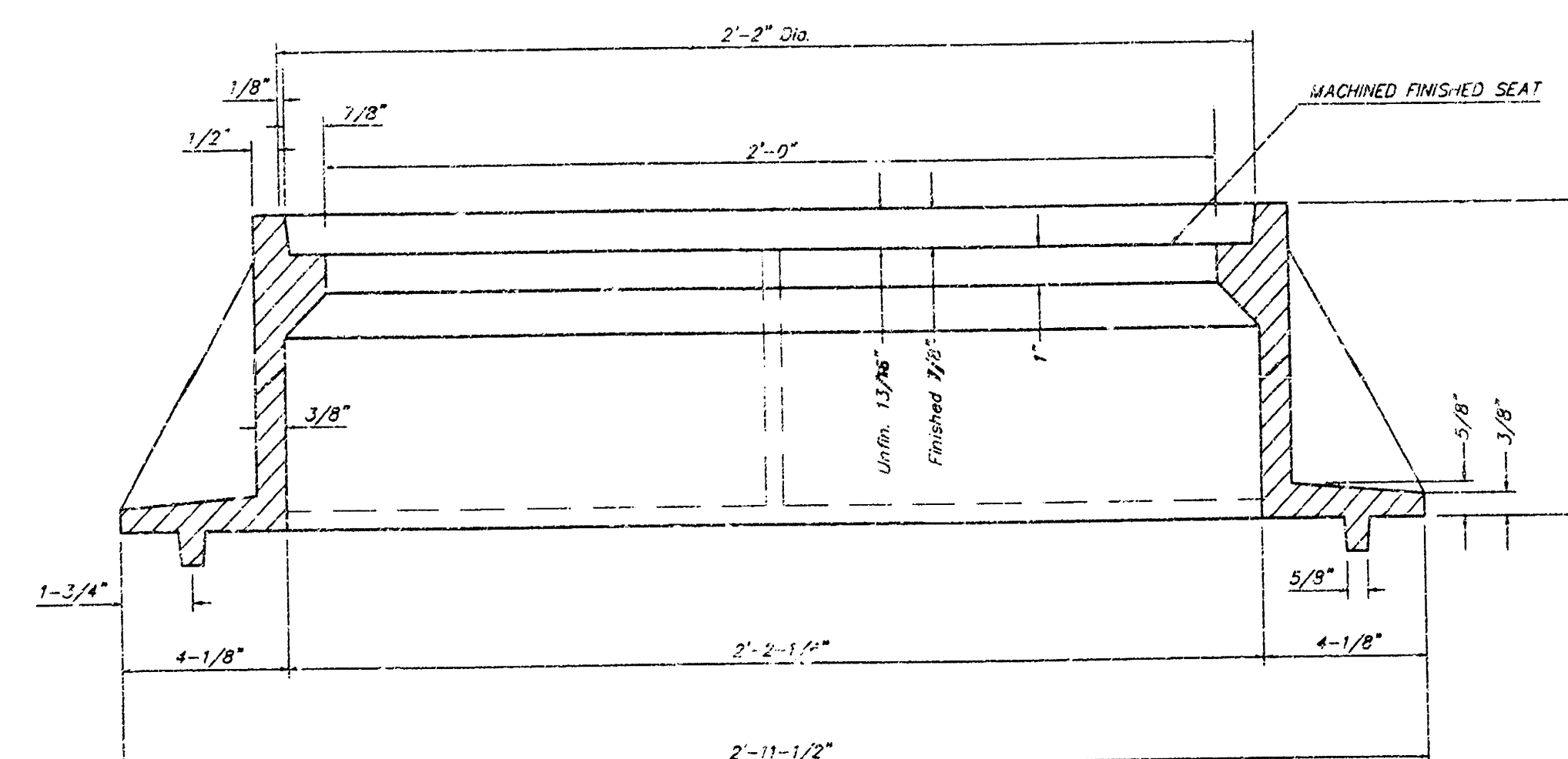
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

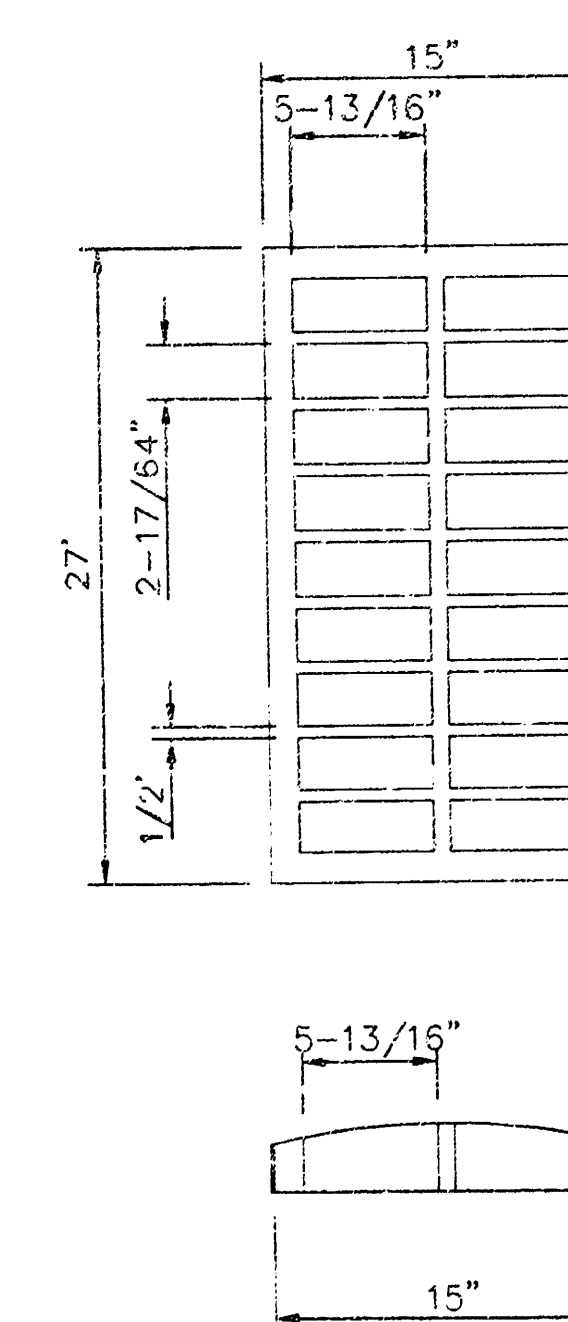
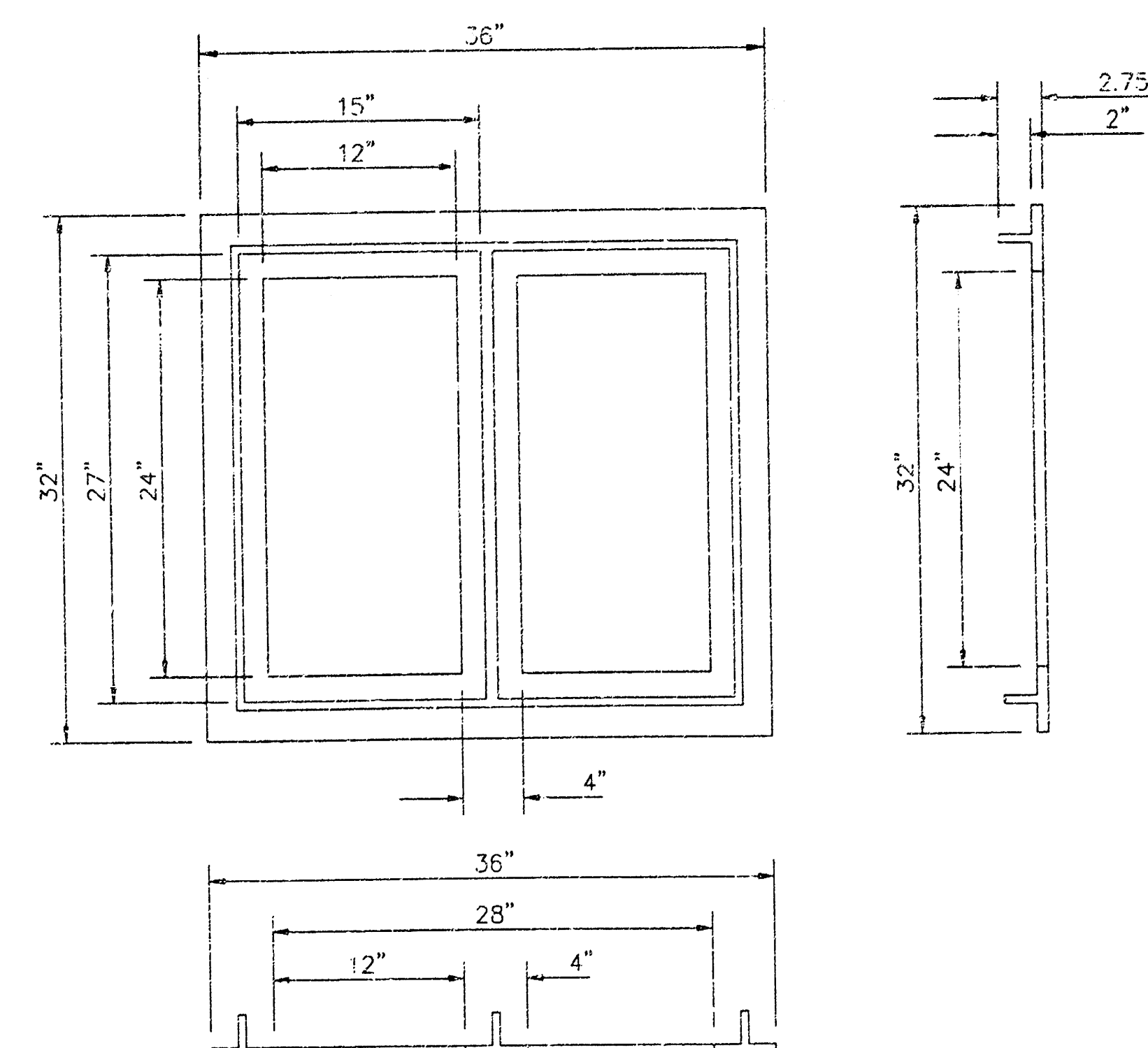
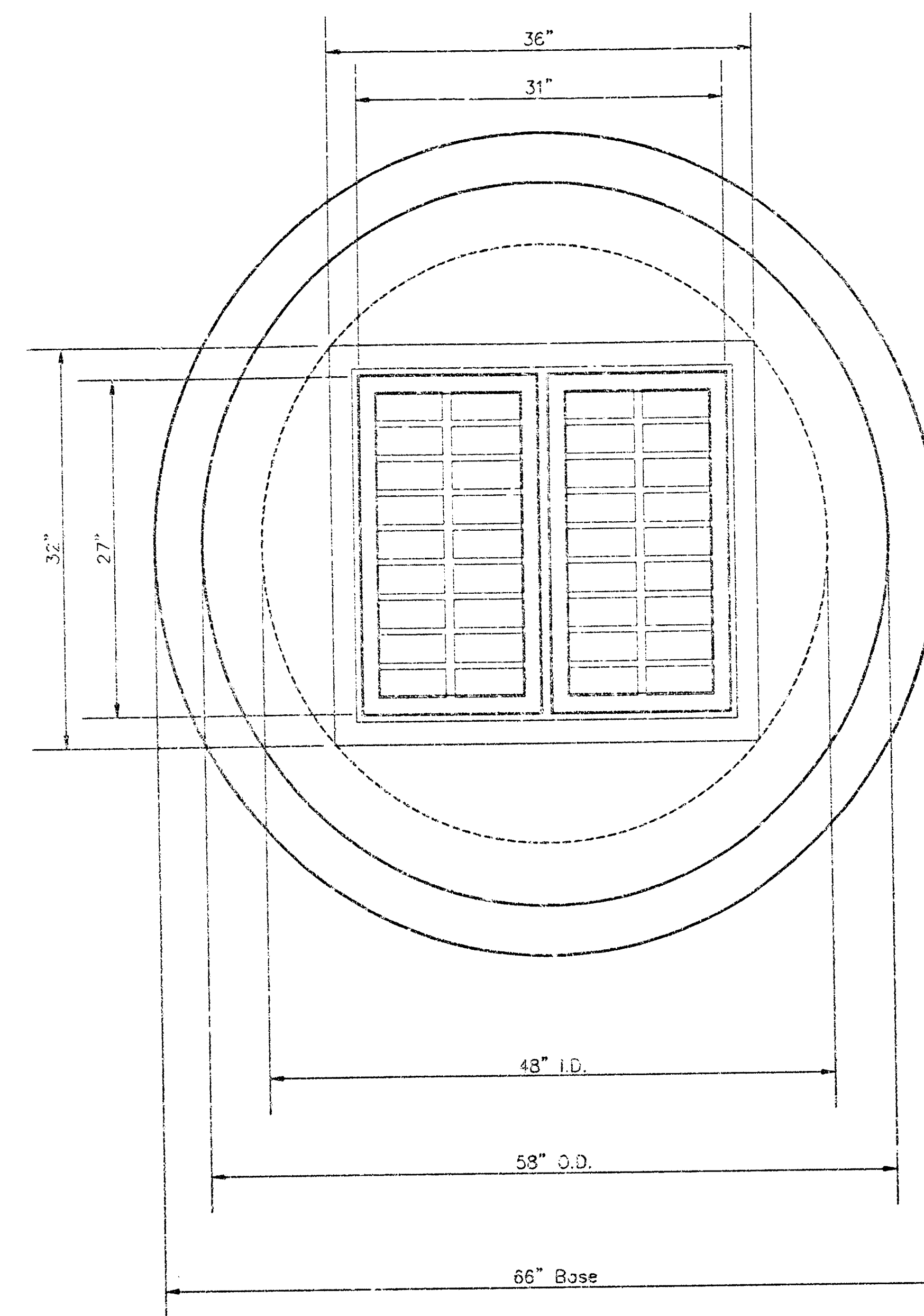
MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8\"/>

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL				
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-1271 • WICHITA, KANSAS 67214				
PROJECT NUMBER 1017 PFS (607831)				
DESIGN STAFF	DRAWN STAFF	APPROVED	DATE 9/99	SCALE NONE
				SHEET 7 OF 9

[illegible]

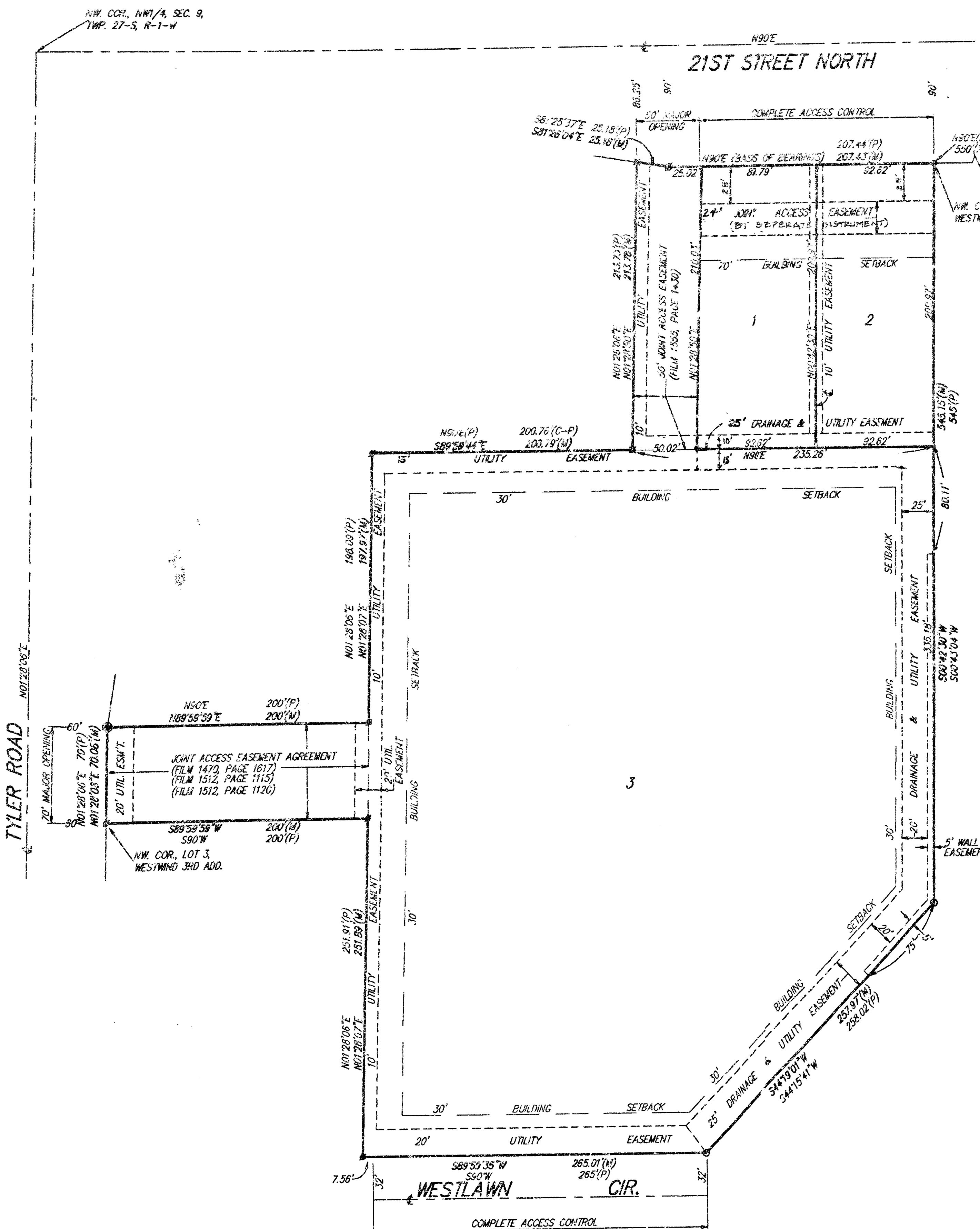
1. Mortar used in masonry construction, shall contain 8 sacks of cement per cubic yard. Concrete used in yard inlet bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standards; paying specifications using city concrete cement mix without air entraining.
2. Reinforcing steel shall be installed in the yard inlet bases and shall consist of no. 4 bars placed on 6" centers in both directions. The yard inlet base reinforcement shall be placed 6" above the bottom of the yard inlet base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the yard inlet.
3. The floors of all yard inlet shall be snapped with flow channels such that the inlets will be self cleaning and free of areas where solids could be deposited. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Inlet 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 inlets shall have the top half removed to match lines for the full inside diameter of the inlet. Inlet 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 inlet shall be cradled with concrete to the limits of the inlet excavation. When clay pipe is used, the cradle shall extend to the first joint outside the inlet. 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 inlet excavation or to clay pipe joints adjacent to inlet shall be included in the unit price bid for the inlet.
5. Inlet grate casings and inlet frame casings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawing.
6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
7. Joints between inlet sections to be sealed with two wraps of extruded butyl rubber joint mastic meeting City of Wichita Type "P" Manhole Specifications.
8. Special yard inlet shall be paid for at the unit price bid per sq. ych. All standard yard inlet diameters will be 4'.

SPECIAL YARD INLET WICHITA, KANSAS					
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER 1017 PPS (607861) SHEET 8					
DESIGN	DRAWN	APPROVED	DATE	SCALE	NOTE
			12/13/98	AS SHOWN	
					OF
					9

DEETER #2512 CATCH BASIN INLET GRATE & FRAME

WESTWIND 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of Lot 4, Westwind 3rd
Addition, Wichita, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(f).
All being situated in the NW1/4 of Sec. 9, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.
Baughman Co., P.A.

Gregory F. Severns 10-4-95 Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots to be known as "WESTWIND 5TH ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities. The
drainage and utility easements are hereby granted as indicated for drainage
purposes and for the construction and maintenance of all public utilities.
The wall easements are hereby granted as indicated for the construction
and maintenance of a private wall and utilities shall be allowed to cross
these easements. All abutters rights of access to or from 21st Street
North over and across the north line of Lots 1 and 2 are hereby granted
to the City of Wichita, Kansas. All abutters rights of access to or from
Westlawn Cir. over and across the south line of Lot 3 EXCEPT the West
7.56 feet thereof are hereby granted to the City of Wichita, Kansas.

Jerry D. Newman
Jerry D. Newman
Kenneth L. Reichenberger
Kenneth L. Reichenberger
Mary Ellen Reichenberger
Mary Ellen Reichenberger

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 4th day of ~~OCTOBER~~, 1995, by Jerry D.
Newman, a single person.

Philip J. Meyer Notary Public
PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 5/5/97

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 4th day of ~~OCTOBER~~, 1995, by Kenneth L.
Reichenberger and Mary Ellen Reichenberger, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS
My App't. Exp. 5/5/97

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas.

The Mission Bank
By: *Glen W. Porter*, Vice President
Glen W. Porter

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 10th day of ~~OCTOBER~~, 1995, by
Glen W. Porter, Vice President, of The Mission Bank, on behalf
of the bank.

Carol Ann Burtis
Carol Ann Burtis
Notary Public - State of Kansas

This plat of "WESTWIND 5TH ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this 31st day of August, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. Chairman
John W. McKay, Jr.
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 24th day of October, 1995.

Bob Knight Mayor
Bob Knight
Pat Burnett Deputy City Clerk
Pat Burnett

Entered on transfer record this 25th day
of June, 1996
Susan E. Crockett-Spahn County Clerk
Susan E. Crockett-Spahn

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 25th day
of June, 1996, at 9:00 o'clock A.M., and is duly
recorded.

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Pat Baughman President of Deeds
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 316-262-7272 • WICHITA, KANSAS 67211