PRIVATE STORM WATER SEWER IMPROVEMENTS TO SERVE

BAY COUNTRY 2ND ADDITION

Project Number

1163 PPS(607661)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

OCTOBER, 2001

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:

Cox Communications	262-0661
K.G.E.	383-8600
Kansas Gas Service	383-8500
Peoples Gas Company	1-800-303-0752
Southwestern Bell Telephone Company	1-800-344-7233
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

2. Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

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

4. The Contractor shall 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.

5. 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.

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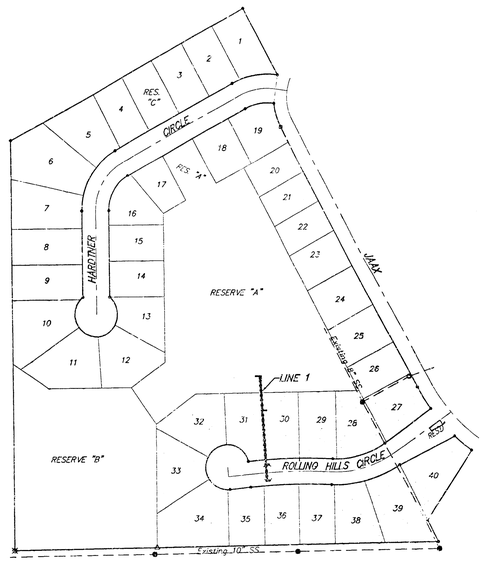
7. Stabilized construction entrance to be installed at engineers request if conditions warrant. See Detail, Sheet 2



PROJECT AREA

Scale: 1" = 150'

BENCHMARKS:

"□" Cut - Top of Curb, 14.5'± South of the S.W. Corner of Lot 37, Block 4, Bay Country.

Elev. = 142.48 (City Datum)

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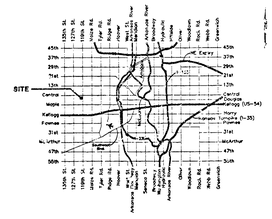
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 10/5/01

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).

Benefit District: [ ]



VICINITY MAP

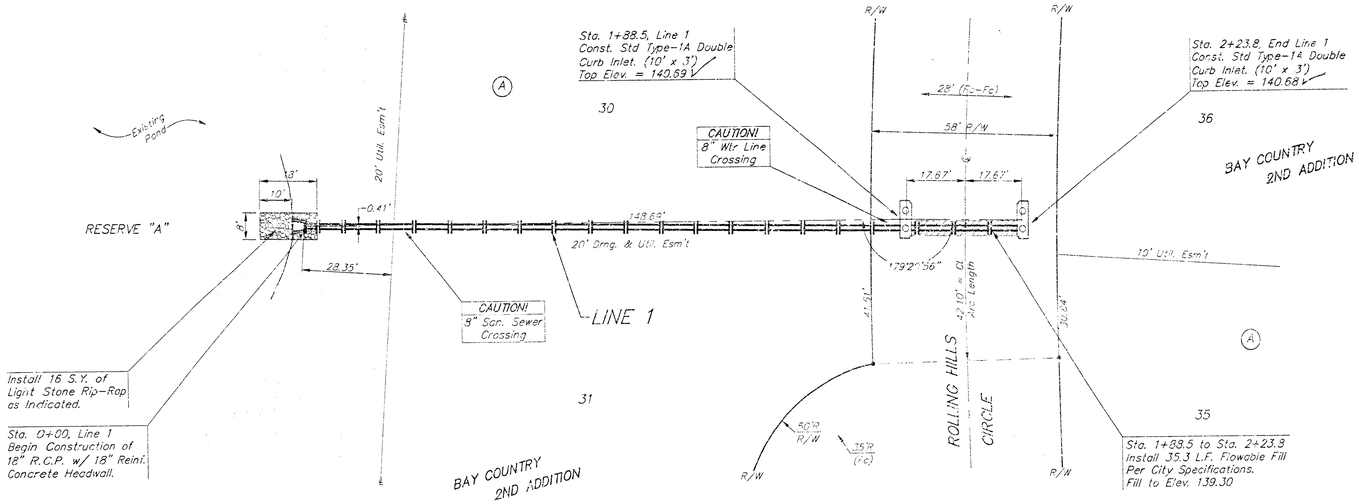
LEE C. LEATHERMAN 13737 10/15/01

As Built- 11/01 KW

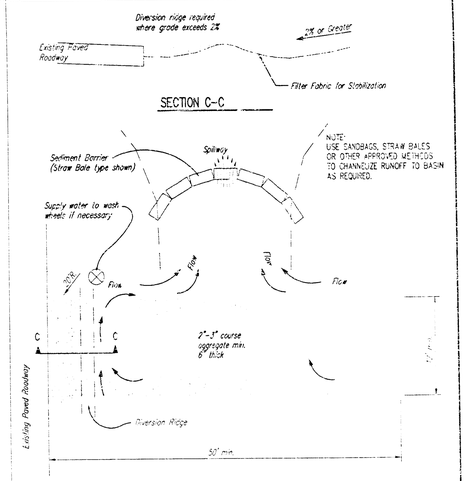
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARKS:
"□" Cut – Top of Curb, 14.5'±
South of the S.W. Corner of Lot 37,
Block 4, Bay Country.

Elev. = 142.48 (City Datum)



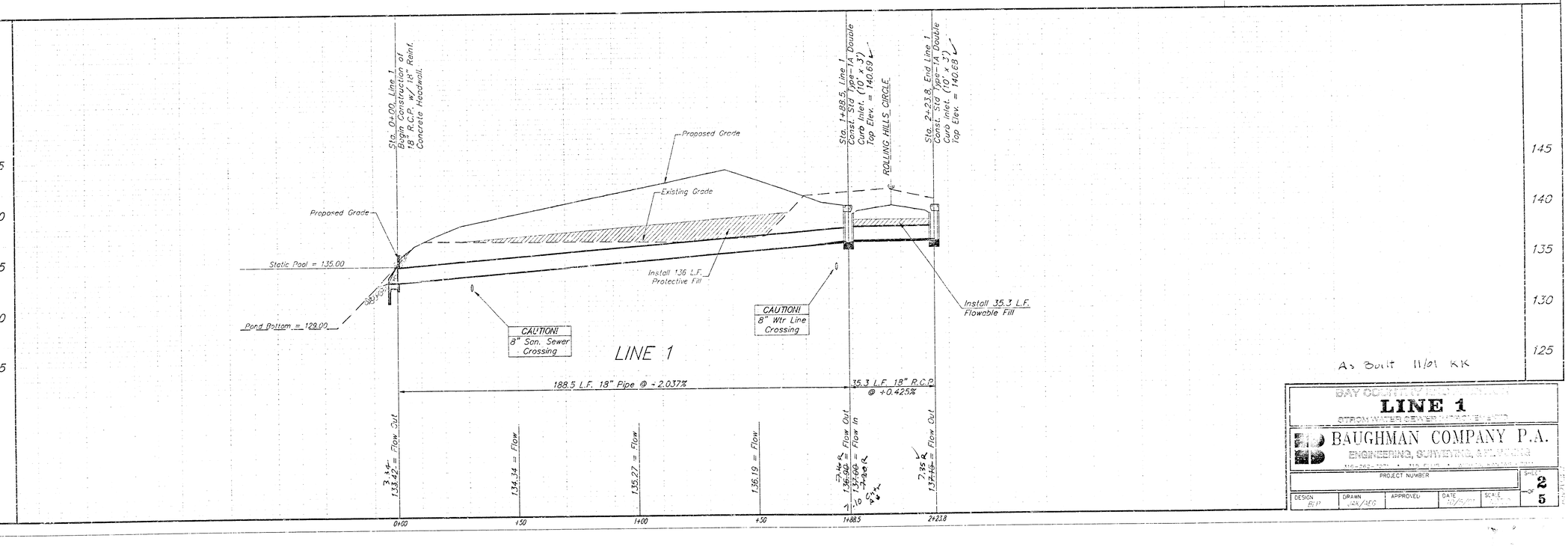
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
● = IRON



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 ABOVE ENTRANCE SHOWN, BUT GATES, WASHING MAY BE REQUIRED IF SITUATION WARRANTS, IF NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

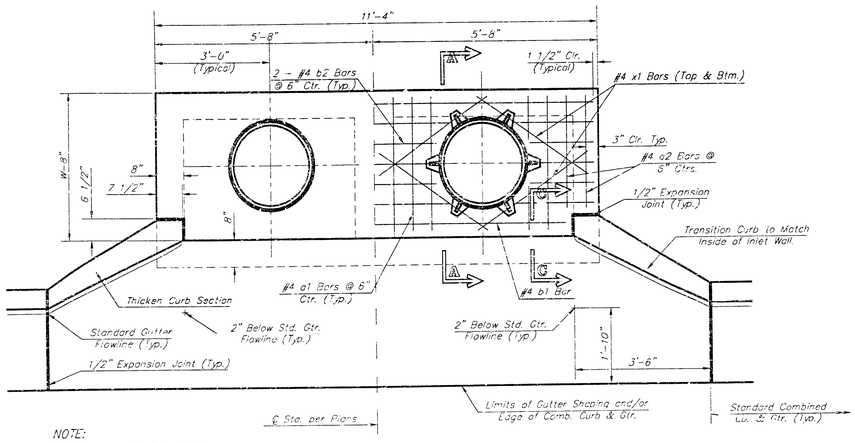


As Built 11/01 KK

BAY COUNTRY 2ND ADDITION
LINE 1
STORM WATER SEWER PROFILE

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING

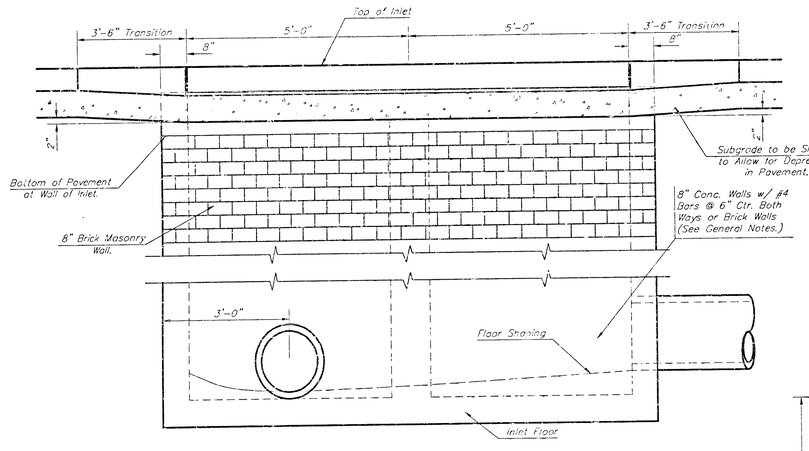
PROJECT NUMBER					SHEET 2 OF 5
DESIGN RP	DRAWN JRR/JEG	APPROVED	DATE 10/5/01	SCALE 1"=20' H 1"=5' V	



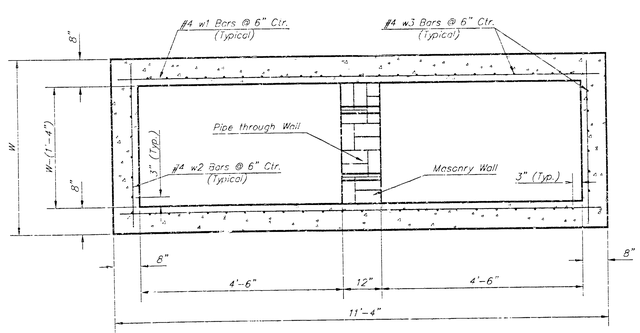
NOTE:
Expansion Joint Only in Curb Area with Concrete Pavement.

PLAN

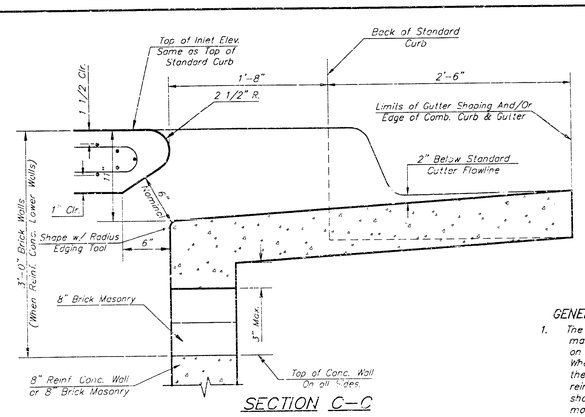
*Left Side Shown Without Slab Reinforcing, Right Side Shown With Slab Reinforcing



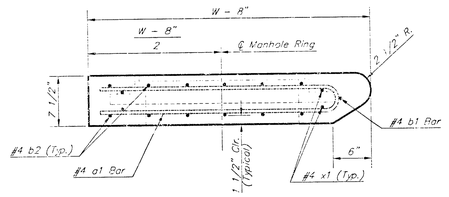
ELEVATION



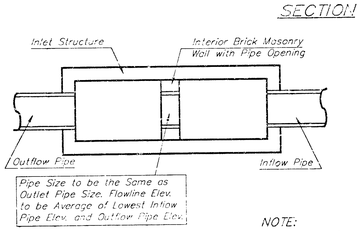
SECTION B-B



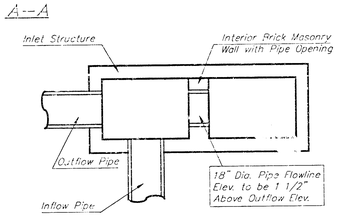
SECTION C-C



SECTION A-A

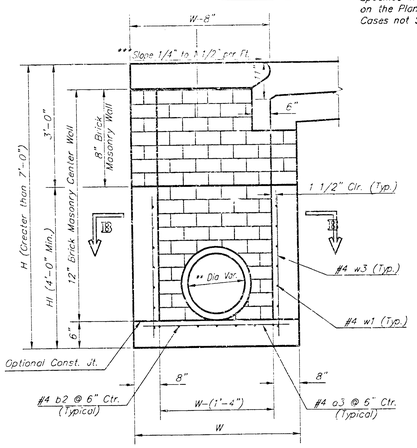


CASE I



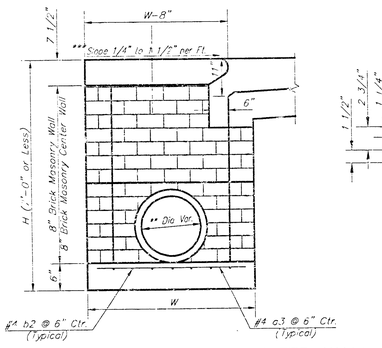
CASE II

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



TYPICAL INLET SECTION AT CENTER WALL

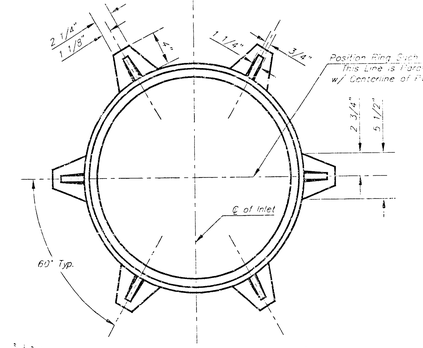
(Reinforced Concrete Walls)

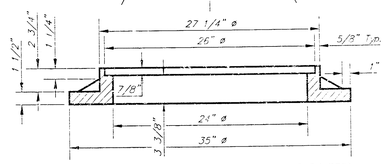


TYPICAL INLET SECTION AT CENTER WALL

(Masonry Walls)

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





MANHOLE RING AND COVER

Weight = 150 lbs.

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

Revised - Feb. 16, 1993

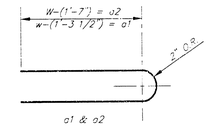
PRECAST SLAB AND FLOOR REINFORCING										
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO. LENGTH
* a1	#4	13	3'-7"	13	8'-7"	13	10'-7"	13	12'-7"	13 14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4 14'-0"
JJ	#4	23	4'-1"	23	5'-1"	23	6'-1"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

WALL REINFORCING										
		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
w1	#4	①	11'-1"	①	11'-1"	①	11'-1"	①	11'-1"	① 11'-1"
w2	#4	①	4'-1"	①	5'-1"	①	6'-1"	①	7'-1"	① 8'-1"
w3	#4	52	②	56	②	60	②	64	②	68 ②

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

GENERAL NOTES:

1. The contractor shall be required to construct 8" brick masonry walls between the concrete inlet base and top on this inlet when W=5'-4" or less and H=7'-0" or less. When W is greater than 6'-4" and H is less than 7'-0" the outside inlet walls below the brick stack shall be reinforced concrete construction and the center wall shall be of masonry construction as shown for the masonry wall option.
2. 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.
3. 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.
4. Inlet top reinforcing shall be spaced on 6" max. centers. Inlet lids shall be notched out as indicated to facilitate construction of curb. Bars in inlet top to be field bent or cut to clear manhole ring.
5. The ends of all pipes installed in inlets shall be cut off flush with the inside face of the inlet wall.



BENDING DIAGRAM

STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	DIA. SIZE	LIFT HOLE SIZE
4'-4"	3'-8" 11'-4" 7 1/2"	21" & 30"	1 3/4"
5'-4"	4'-8" 11'-4" 7 1/2"	24" & 30"	1 3/4"
6'-4"	5'-8" 11'-4" 7 1/2"	36" & 42"	1 3/4"
7'-4"	6'-8" 11'-4" 7 1/2"	48" & 54"	1 3/4"
8'-4"	7'-8" 11'-4" 7 1/2"	60" & 66"	1 3/4"

CITY OF WICHITA STANDARD PLAN NO. [illegible]

Curb Inlet Details

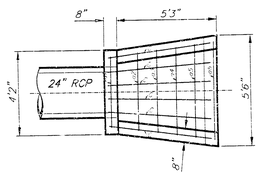
SHEET 3 of [illegible] SHEETS

BAUGHMAN COMPANY P.A.

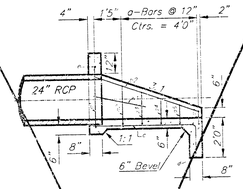
ENGINEERS, SURVEYORS & PLANNERS

316-262-2691 • 315 [illegible] • WICHITA, KANSAS

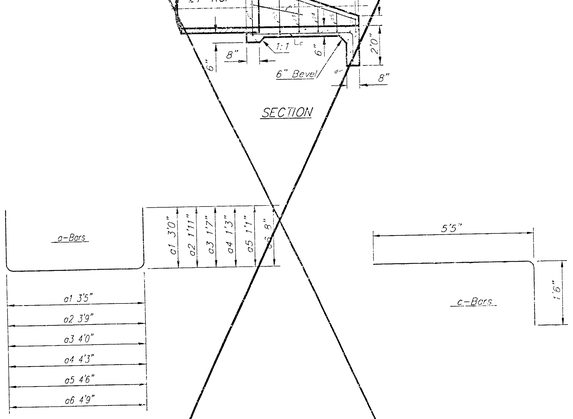
PROJECT NUMBER				SHEET 3 OF 5
DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE	SCALE



PLAN



SECTION



REBAR SCHEDULE

Bar	Shape	No.	Length	Weight
a1		1	9'5"	6.29
a2		1	7'7"	5.07
a3		1	7'2"	4.79
a4		1	6'9"	4.51
a5		1	6'4"	4.23
a6		1	6'1"	4.06
b1		2	2'9"	3.67
b2		2	5'10"	7.79
c		6	6'11"	27.72
d		1	5'0"	3.37
e		1	3'10"	2.56
Total Rebar				74.03 Lbs.
Concrete				1.40 C.Y.

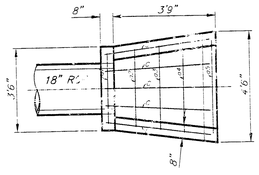
A Deduction in Concrete Quantities Has Been Made for Pipe Openings Through the Headwall

- Field Bend or Cut Reinforcing as Required for Clearance.

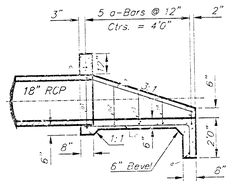
All Concrete Reinforcement to be #4 Rebar

All Rebar to Have Min. of 1 1/2" Conc. Cover

HEADWALL FOR 24" RCP



PLAN



SECTION

REBAR SCHEDULE

Bar	Shape	No.	Length	Weight
a1		1	7'3"	4.79
a2		1	6'1"	4.06
a3		1	5'8"	3.79
a4		1	5'3"	3.51
a5		1	5'0"	3.34
b		2	4'0"	5.34
c		5	5'6"	18.37
d		1	4'0"	2.67
e		1	3'2"	2.12
Total Rebar				47.99 Lbs
Concrete				0.91 C.Y.

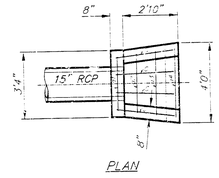
A Deduction in Concrete Quantities Has Been Made for Pipe Openings Through the Headwall

- Field Bend or Cut Reinforcing as Required for Clearance.

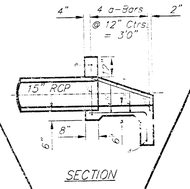
All Concrete Reinforcement to be #4 Rebar

All Rebar to Have Min. of 1 1/2" Conc. Cover

HEADWALL FOR 18" RCP



PLAN



SECTION

REBAR SCHEDULE

Bar	Shape	No.	Length	Weight
a1		1	7'6"	5.01
a2		1	5'7"	3.73
a3		1	5'2"	3.45
a4		1	4'9"	3.17
b		2	4'0"	5.34
c		4	5'6"	14.70
d		1	3'5"	2.28
e		1	2'8"	1.78
Total Rebar				39.46 Lbs.
Concrete				0.67 C.Y.

A Deduction in Concrete Quantities Has Been Made for Pipe Openings Through the Headwall

- Field Bend or Cut Reinforcing as Required for Clearance.

All Concrete Reinforcement to be #4 Rebar

All Rebar to Have Min. of 1 1/2" Conc. Cover

HEADWALL FOR 15" RCP

GENERAL NOTES

1. ALL PIPES SHALL BE FLUSH CUT PRIOR TO BEING CAST INTO CONCRETE HEADWALL
2. CONCRETE USED IN HEADWALL CONSTRUCTION SHALL BE SAME AS PEP CITY STANDARD PAVING MIX EXCEPT THAT IT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. ALL EXPOSED EDGES SHALL BE BEVELED 1/2".
4. REINFORCING STEEL SHALL COMPLY TO A.S.T.M. DESIGNATION A615 GRADE 60. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BAR UNLESS OTHERWISE NOTED.
5. THE "REIN. CONC. HEADWALL" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH IN PLACE WHICH SHALL INCLUDE ALL LABOR, MATERIALS, EXCAVATION, CONCRETE, REINFORCING STEEL AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK. MATERIAL QUANTITIES SHOWN ARE FOR INFORMATION ONLY.

HEADWALL DETAIL

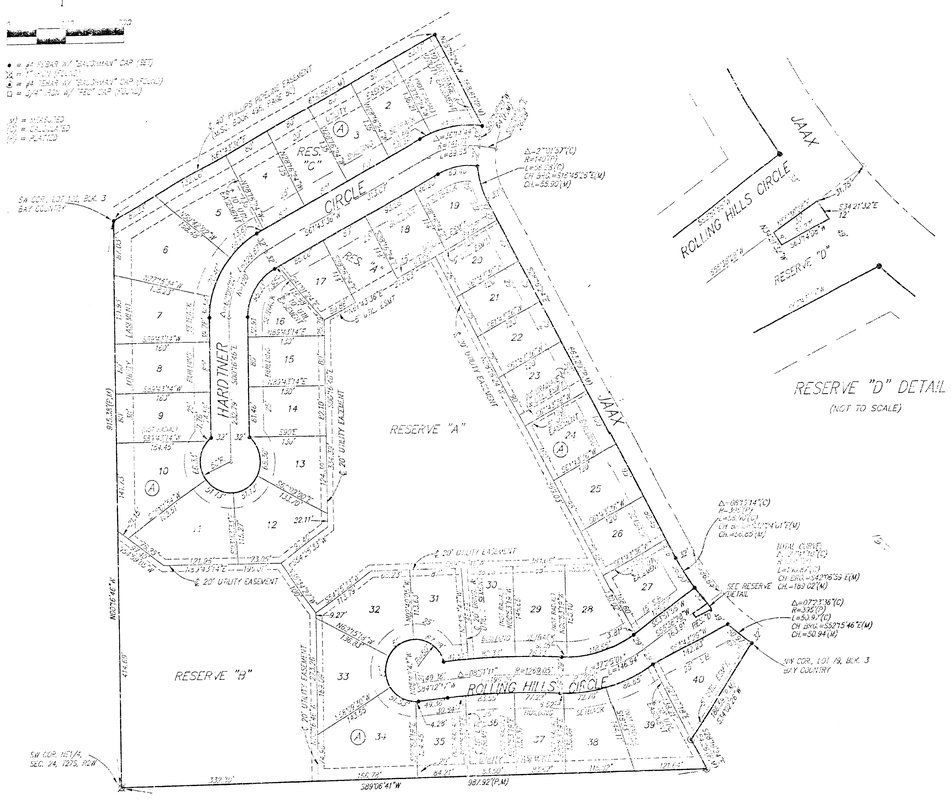
BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER				SHEET 4 OF 5
DESIGN BLF/DMV	DRAWN JAK	APPROVED	DATE	SCALE NONE

PC104-2

BAY COUNTRY 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATION + OR - LOWEST OPENING TO THE STRUCTURES			
LOTS	BLOCK	ELEVATION	
		CITY DATUM	MSL
1-6	A	1318.6	1338.0
7-38	A	1310.6	1329.0

BENCHMARK:
"L" CUT - TOP OF CURB, 14.5'± SOUTH OF THE S.W. COR. OF LOT 31, BLOCK 4, BAY COUNTRY.
ELEV. = 1312.45 CITY DATUM
1329.98 M.S.L.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, and 78, Block 3, TOGETHER with all of Reserve "C" and together with that part of Reserve "D" lying between said Lots 56 and 57, in said Block 3, and together with Hardtner Circle, all in Bay Country, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 24, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 10-21-98
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and Reserves, to be known as BAY COUNTRY 2ND 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 streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, drainage purposes, gazebos, ponds, sidewalks, landscaping and utilities as confined to easements. Reserve "B" is hereby reserved for drainage, landscaping, irrigation systems, pedestrian improvements, and utilities as confined to easements. Reserve "C" is hereby reserved for drainage purposes and utilities as confined to easements. Reserve "D" is hereby reserved for street purposes, landscaping, entry monuments, and utilities. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

I.T.J. Investments, Inc.

Irma N. Jacoby, President
Irma N. Jacoby

Bob Cook Homes, L.L.C.

D.K. Cook, member
D.K. Cook

William Arthur Starnes
Linda Lee Starnes

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 2ND day of OCTOBER, 1998, by Irma N. Jacoby, President of I.T.J. Investments, Inc., on behalf of the corporation.

JUDITH M. TERHUNE, Notary Public - State of Kansas, My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27TH day of OCTOBER, 1998, by D.K. COOK, MEMBER of Bob Cook Homes, L.L.C., on behalf of the company.

JUDITH M. TERHUNE, Notary Public - State of Kansas, My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 29TH day of OCTOBER, 1998, by William Arthur Starnes and Linda Lee Starnes, husband and wife.

JUDITH M. TERHUNE, Notary Public - State of Kansas, My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank

Gary K. Brown, Exec. V.P.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 30TH day of OCTOBER, 1998, by GARY K. BROWN, EXEC. VICE-PRESIDENT of Emprise Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public - State of Kansas, My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 12 day of MARCH, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez, Chairman
Richard E. Lopez

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 13th day of JULY, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk
Pat Burnett

Entered on transfer record this 4th day of August, 1998.

James Ford, County Clerk
James Ford

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5th day of August, 1998 at 9:58 o'clock A.M. and is duly recorded.

Bill Mack, Register of Deeds
Bill Mack

Linda Fiezzie, Deputy
Linda Fiezzie

#1818161

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BAY COUNTRY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Southwest National Bank

Robert E. Hoopes, Pres.
ROBERT E. HOOPES

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6TH day of NOVEMBER, 1998, by ROBERT E. HOOPES, PRESIDENT of Southwest National Bank, on behalf of the bank.

JUDITH M. TERHUNE, Notary Public - State of Kansas, My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

BAUGHMAN COMPANY P.A.
Engineering, Surveying, Planning

PC104-2