

PRIVATE STORM WATER SEWER IMPROVEMENTS TO SERVE BAY COUNTRY 2ND ADDITION

Project Number

1163 PPS(607561)

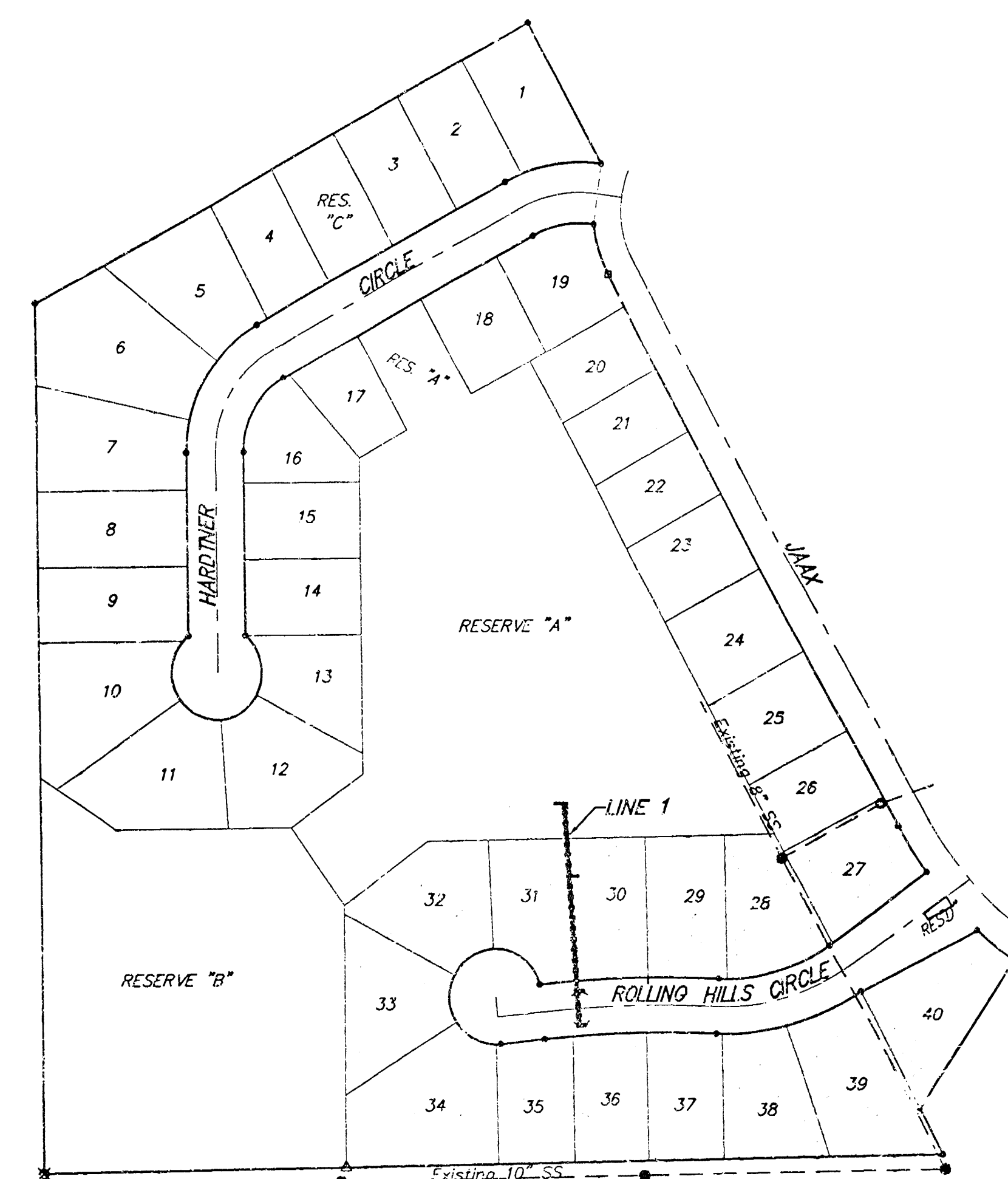
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

OCTOBER, 2001

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
The Contractor must notify the following in case of an emergency:
Cox Communications 262-0661
K.G.E. 393-8600
Kansas Gas Service 393-8600
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
- 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.
- 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.
- 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.
- 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.
- Stabilized construction entrance to be installed at engineers request if conditions warrant. See Detail, Sheet 2



PROJECT AREA

Benefit District: ☐

BENCHMARKS:

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

Elev. = 142.48 (City Datum)

BOOKED
6-5-02
1235
C-215

INDEX:

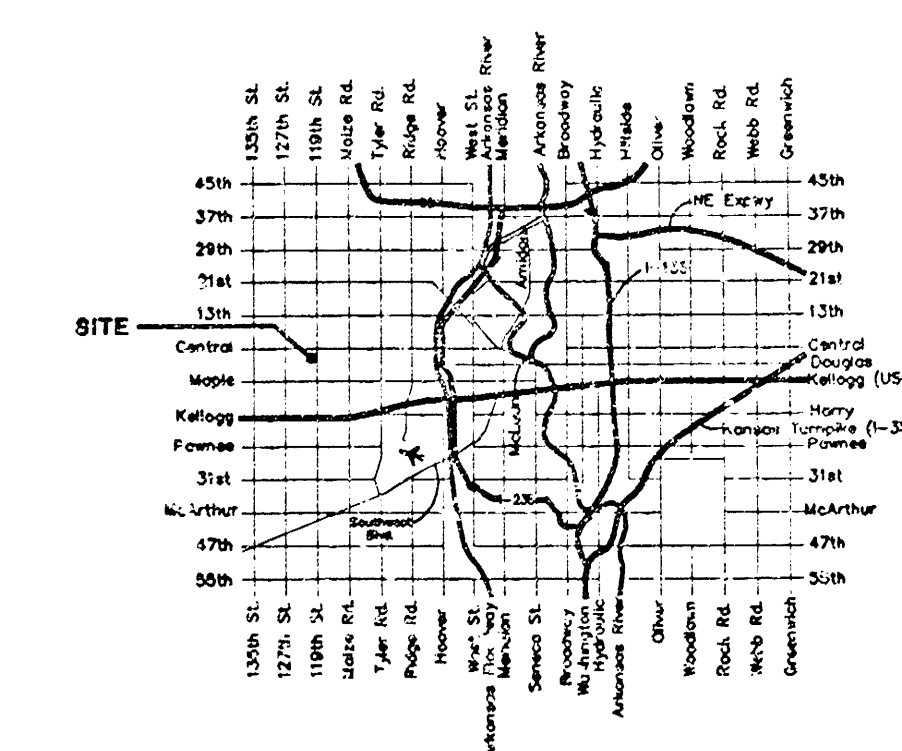
Title Sheet	1
Line 1	2
Double Type 1-A Inlet Detail	3
Headwall Detail	4
Copy of Plat	5

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

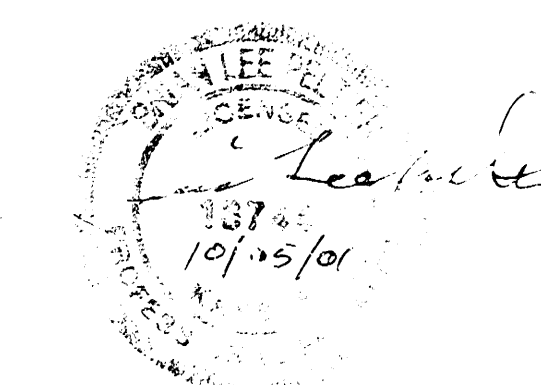
Storm Sewers VR# 10/5/01

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).



VICINITY MAP

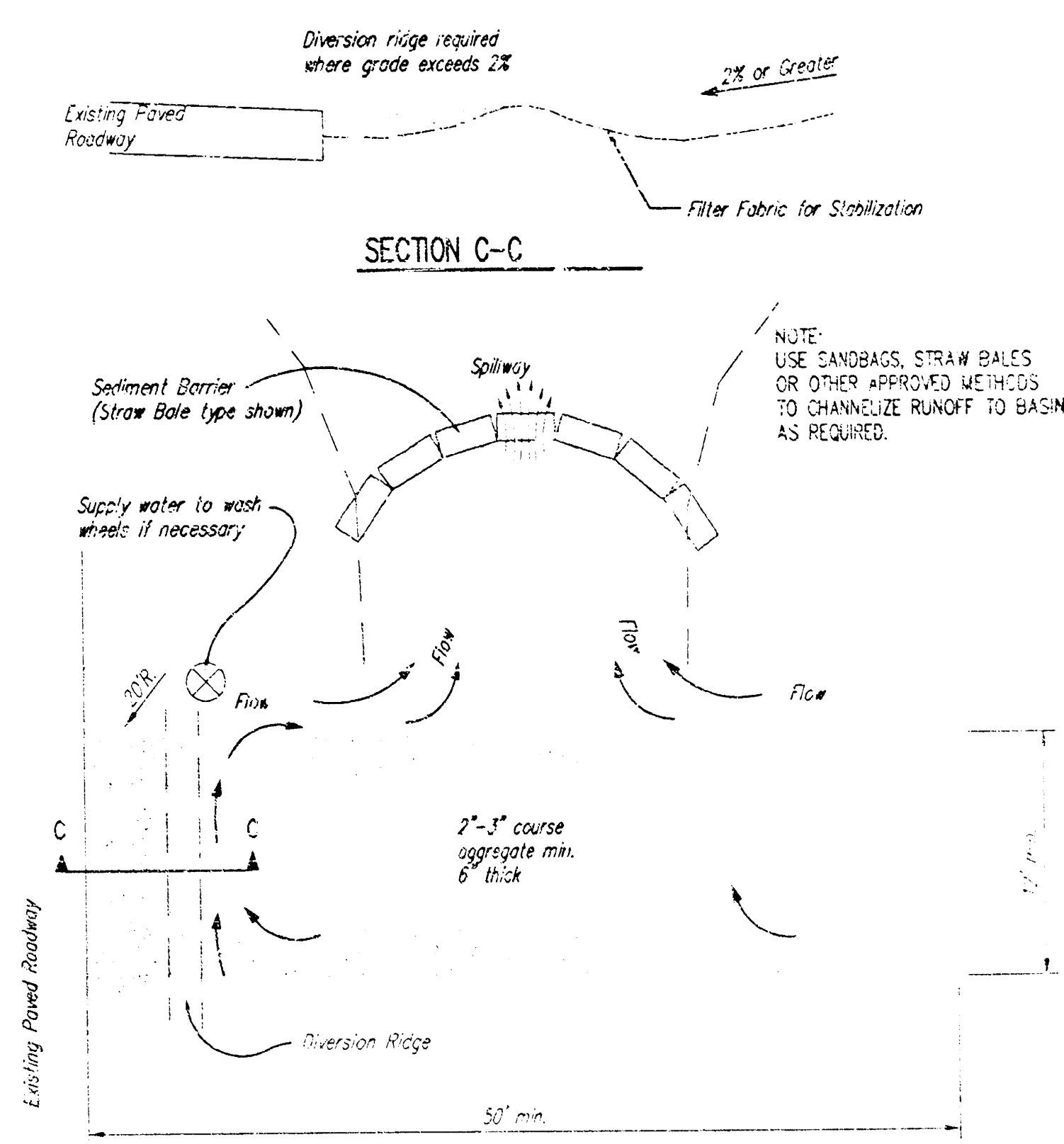


As Built- 11/01 KW

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
1100 WEST 21ST • 315 FULLER • WICHITA, KANSAS 67203

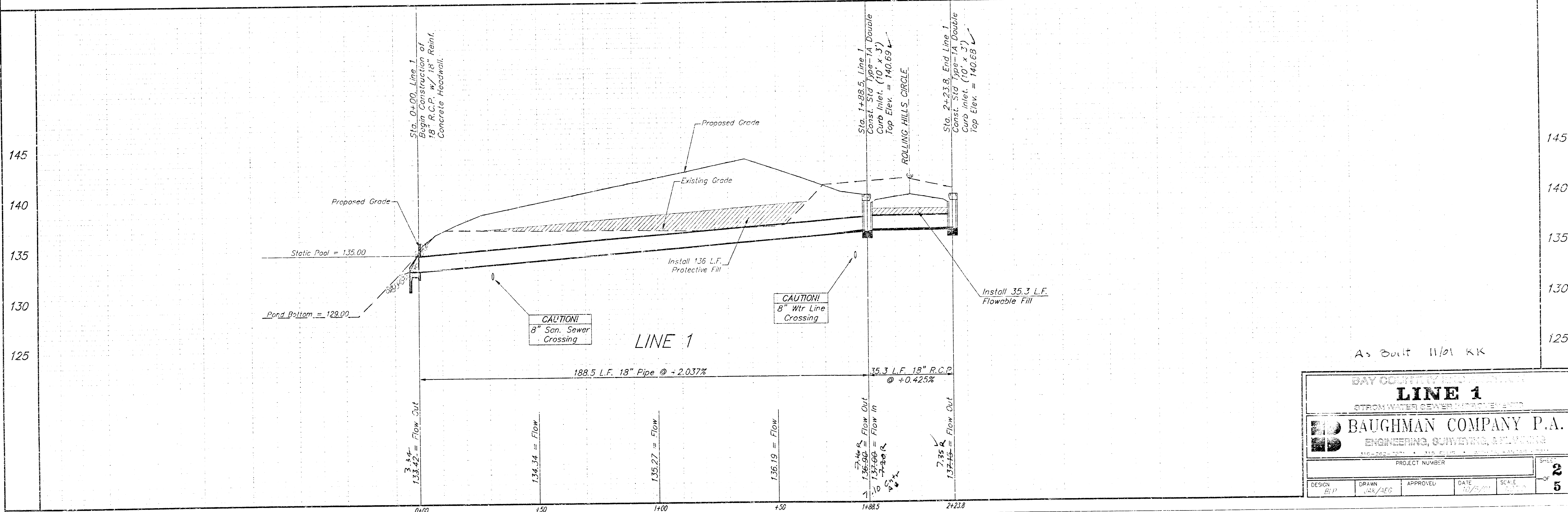
Elev. = 142.48 (City Datum)

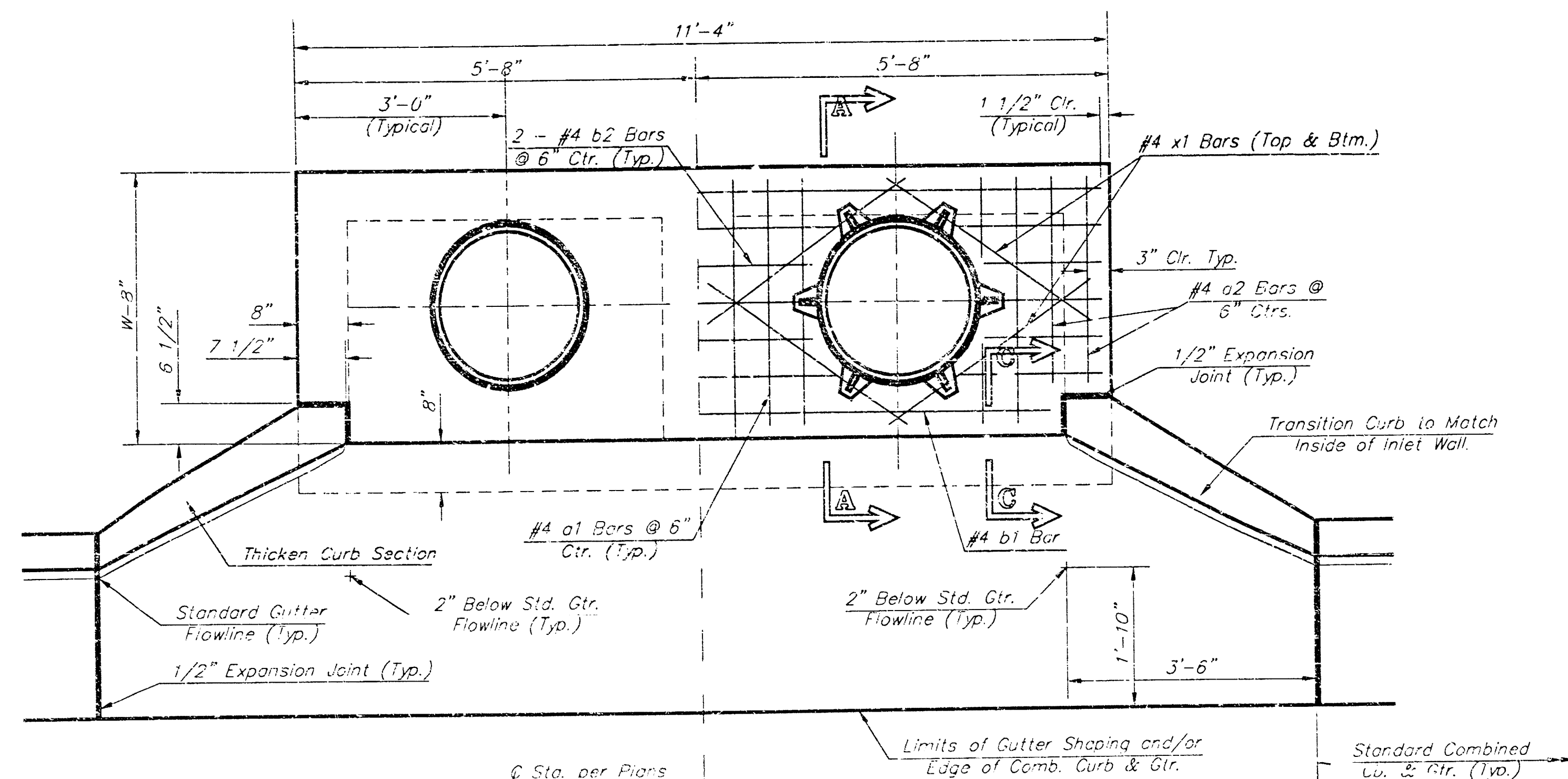
SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL
• = IRON



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PILING, GRASSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH PERMANENT PLANT THAT GRASSES INTO AN UNOCCUPIED SEDIMENT TRAP OR SEDIMENTATION BASIN, AS APPROPRIATE.
4. DRIVE ENTRIES INTO ANY RESIDENTIAL LOT WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIERS SHOWN, BUT DRIVE WASHING MAY BE REQUIRED IF SEDIMENT IS OBSERVED TO BE OUT OF CONTROL OR TO BE AFFECTING ANY ADJACENT DRIVE OR DRIVEWAY. IF DRIVE IS AFFECTED FROM BACK OF CURB TO DRAINAGE.

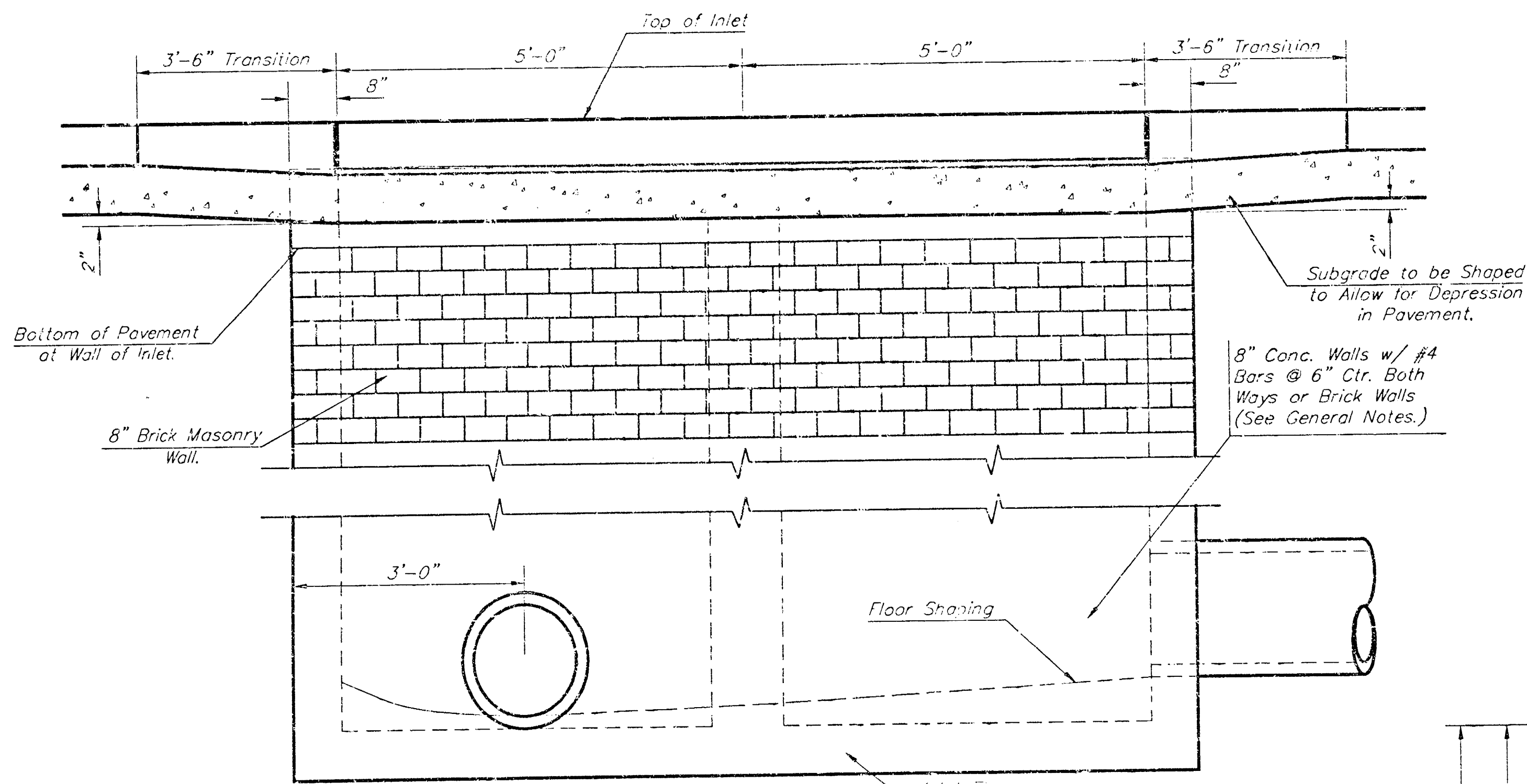




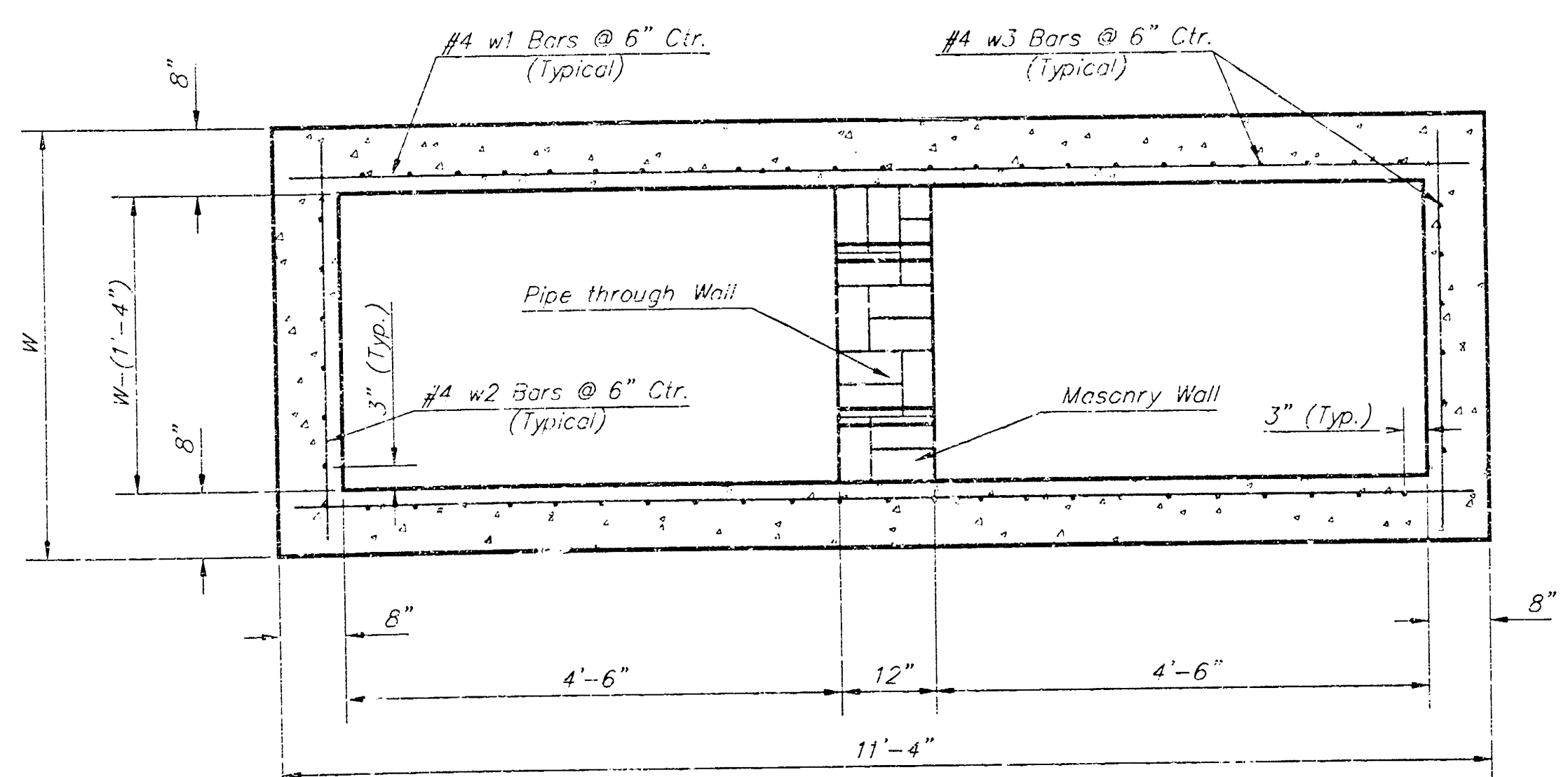
NOTE:
Expansion Joint Only in Curb Area with Concrete Pavement.

PLAN

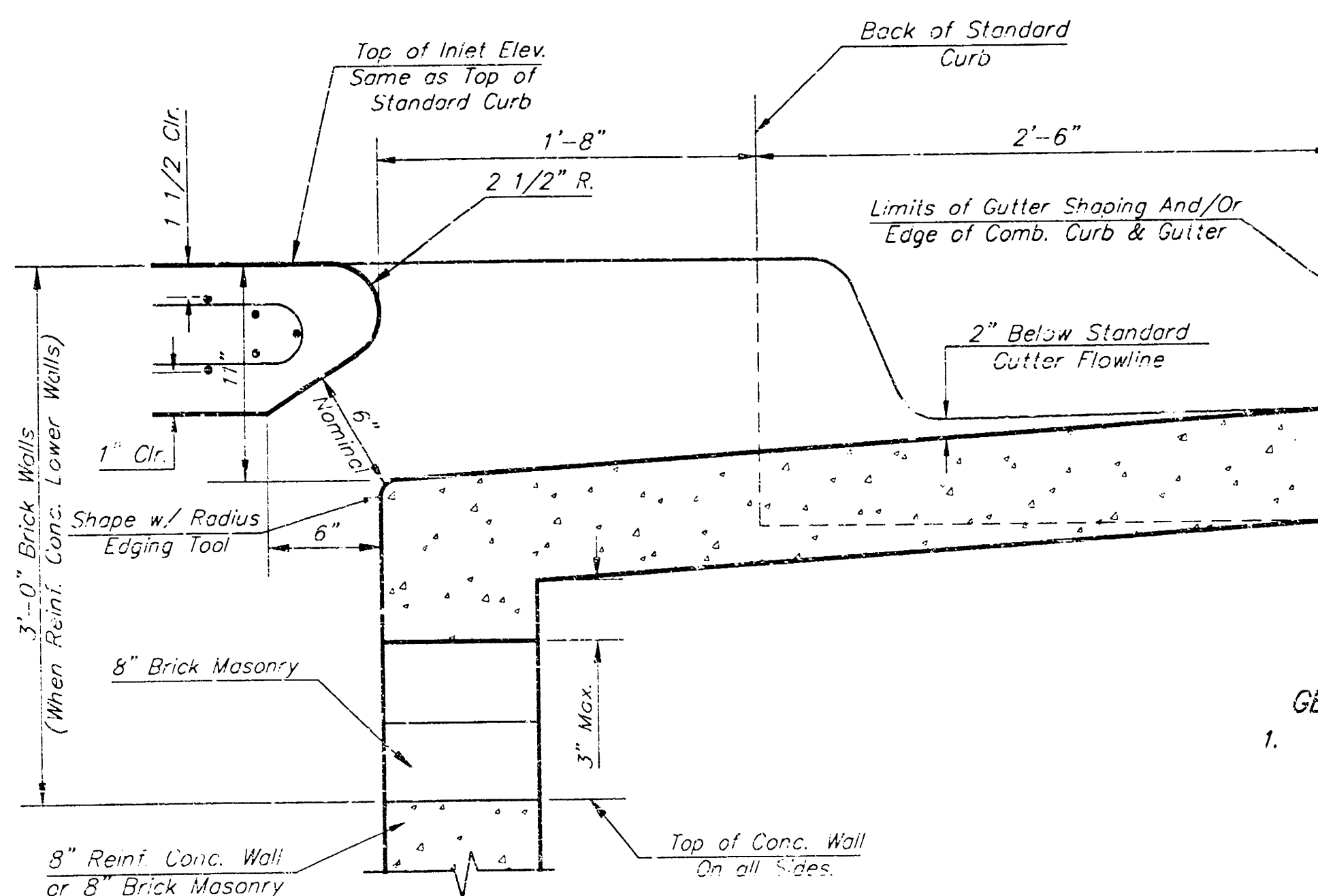
*Left Side Shown Without Slab Reinforcing.
Right Side Shown With Slab Reinforcing



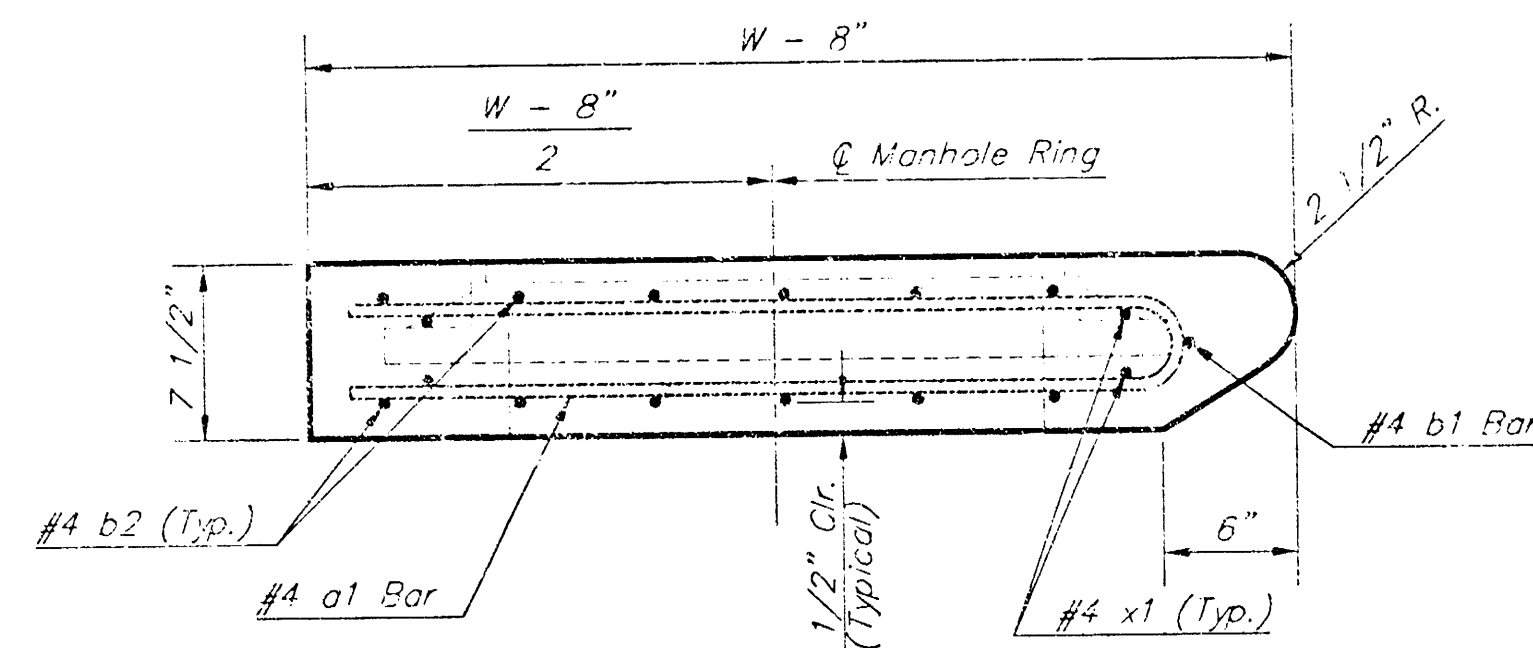
ELEVATION



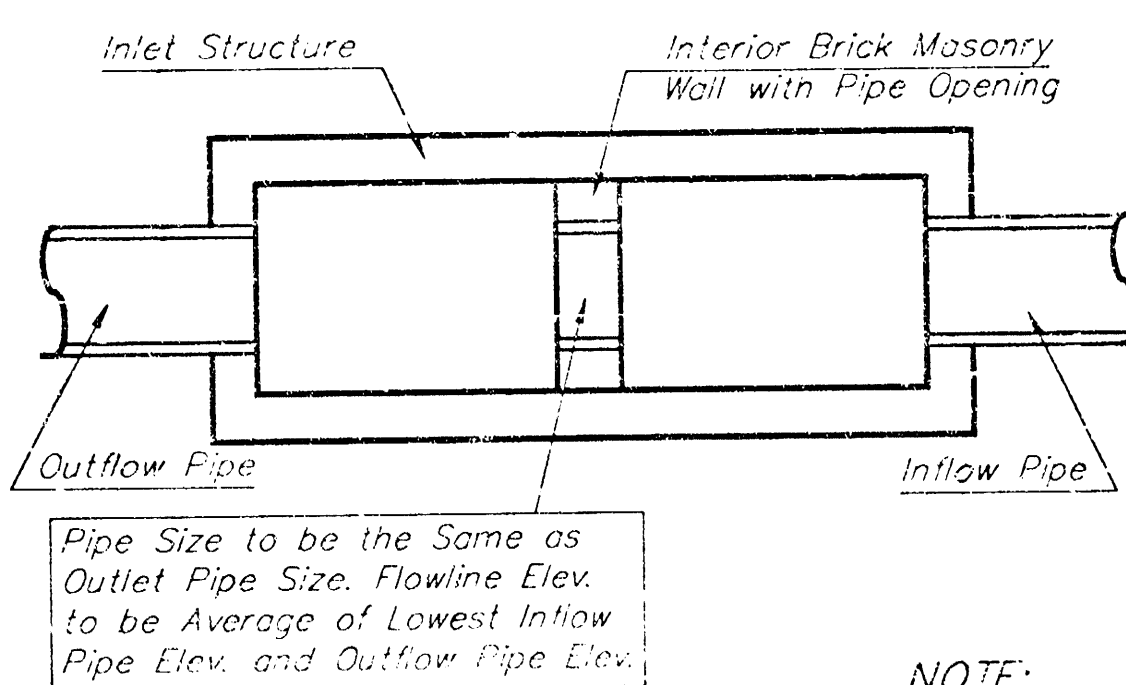
SECTION B-B



SECTION C-C

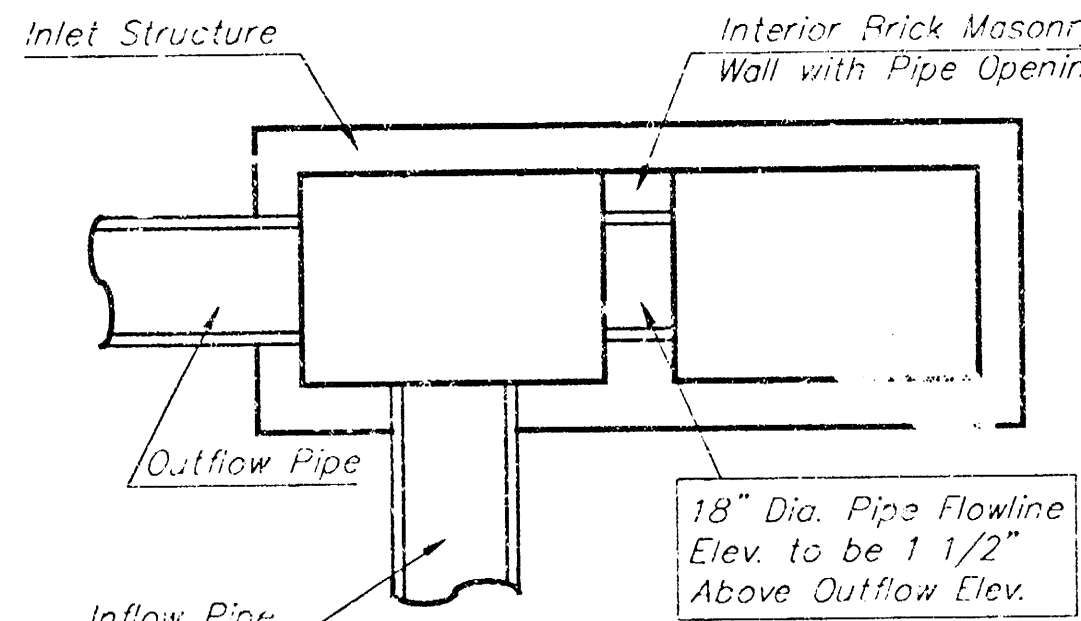


SECTION A-A

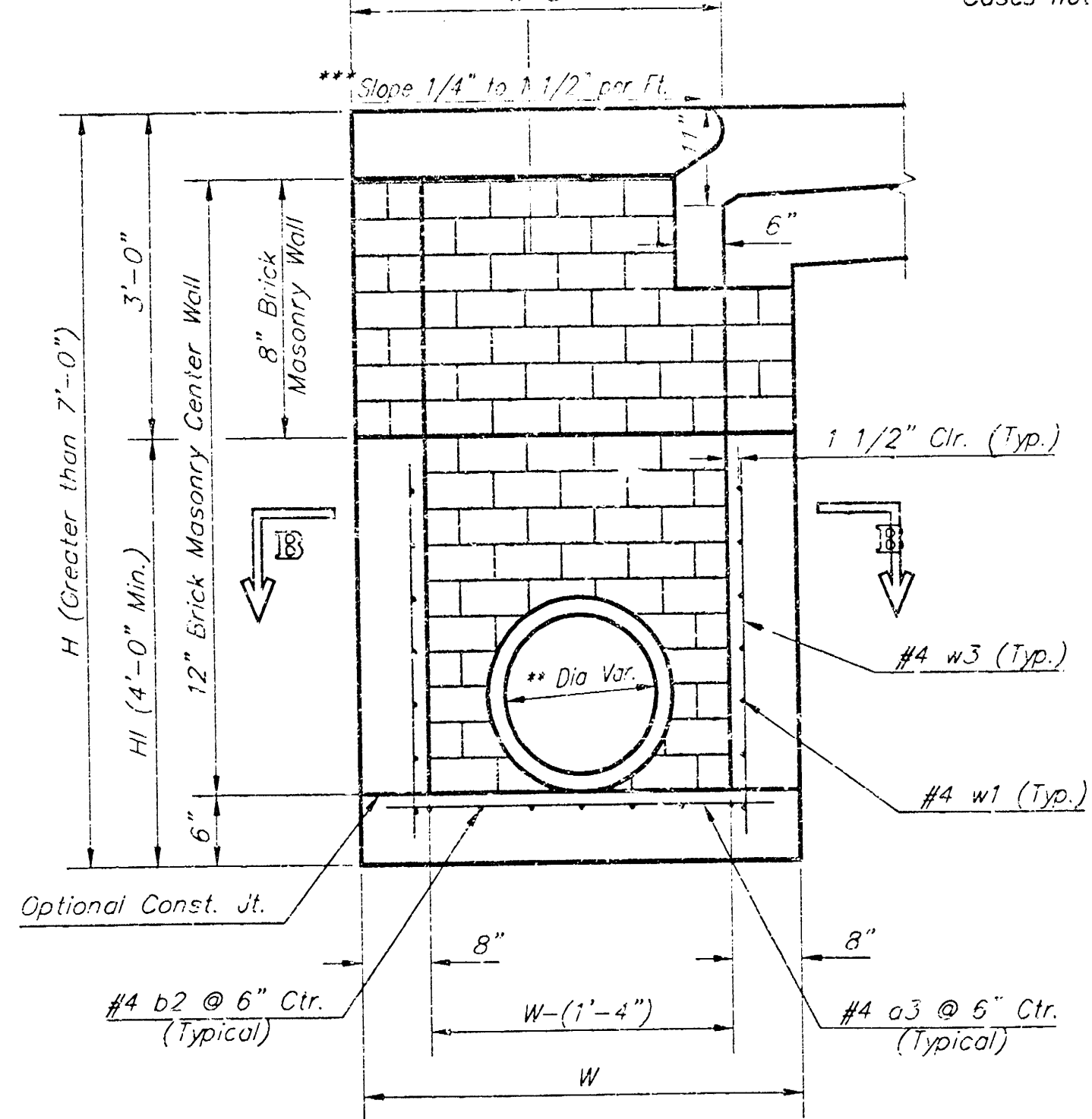


CASE I

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



CASE II



TYPICAL INLET SECTION AT CENTER WALL (Reinforced Concrete Walls)

TYPICAL INLET SECTION AT CENTER WALL (Masonry Walls)

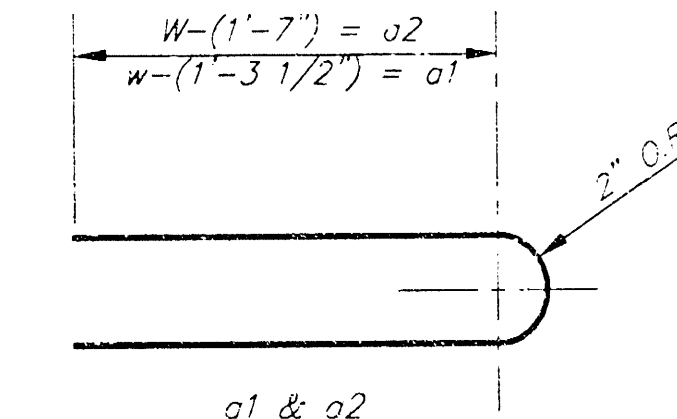
NOTES:
** A center wall opening shall be provided by means of a section of reinforced concrete pipe. See Case I and Case II above.
*** Slope of inlet tops to match sidewalk of parking slopes within limits indicated.

PRECAST SLAB AND FLOOR REINFORCING									
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
a1	#4	13	5'-2"	13	8'-7"	13	10'-7"	13	12'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"
a3	#4	23	4'-1"	23	5'-1"	23	6'-1"	23	7'-1"
b1	#4	1	9'-9"	1	9'-9"	1	9'-9"	1	9'-9"
b2	#4	23	11'-1"	23	11'-1"	23	11'-1"	23	11'-1"
x1	#4	16	3'-10"	16	4'-2"	16	4'-6"	16	5'-2"

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

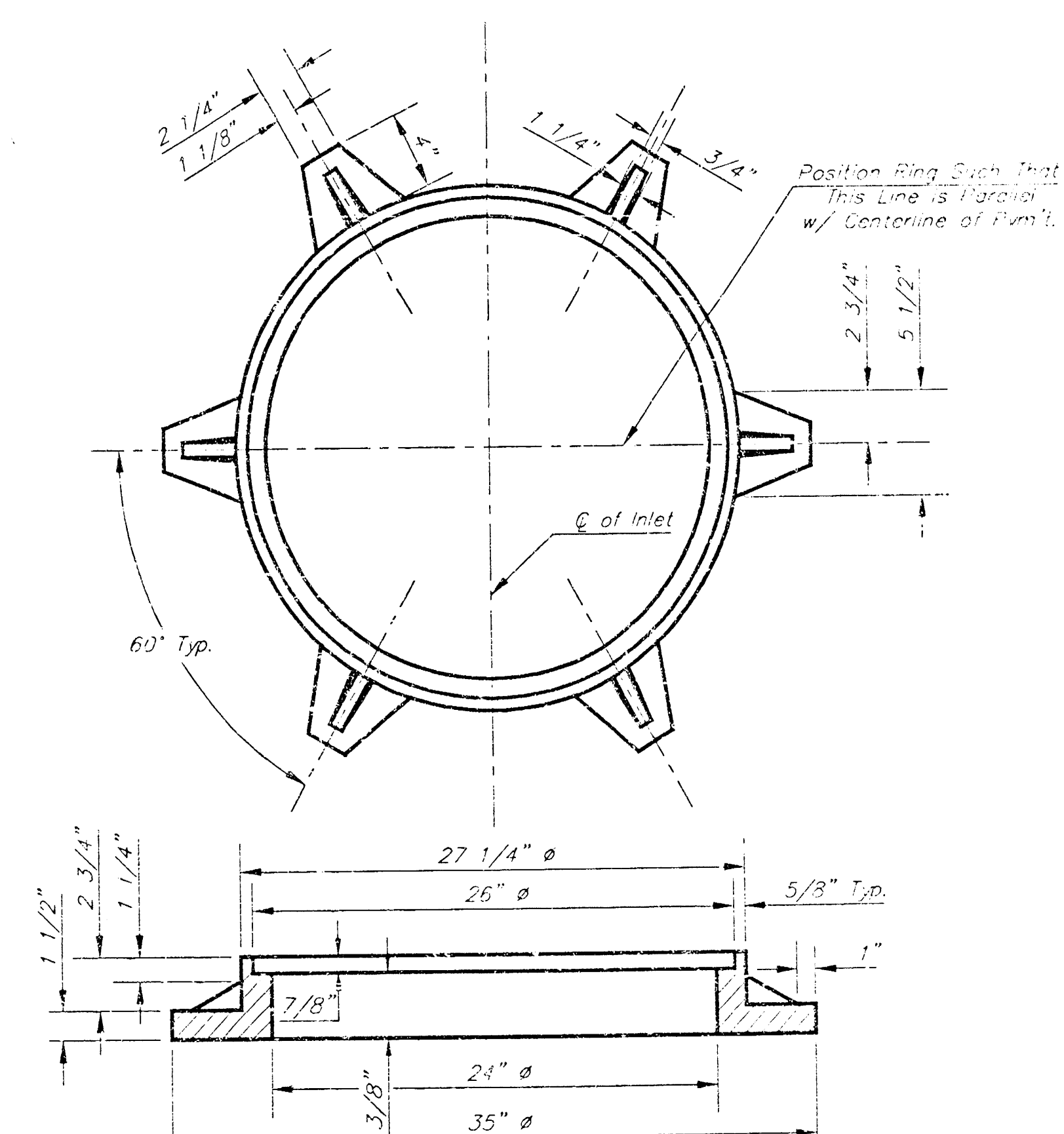
GENERAL NOTES:

- The contractor shall be required to construct 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-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.
- 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.
- 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.
- Inlet top reinforcing shall be spaced on 6" max. 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.
- 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	PIPE SIZE	NO.	QTY
4'-4"	3'-8" 11'-4" 7 1/2"	24" & 30"	1	1
5'-4"	4'-8" 11'-4" 7 1/2"	24" & 30"	1	1
6'-4"	5'-8" 11'-4" 7 1/2"	36" & 42"	1	1
7'-4"	6'-8" 11'-4" 7 1/2"	48" & 54"	1	1
8'-4"	7'-8" 11'-4" 7 1/2"	60" & 66"	1	1

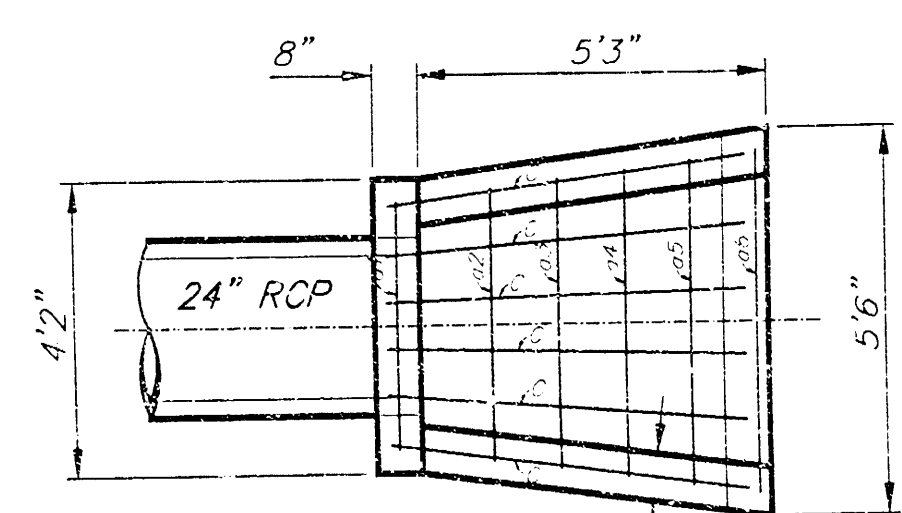


MANHOLE RING AND COVER Weight = 150 lbs.

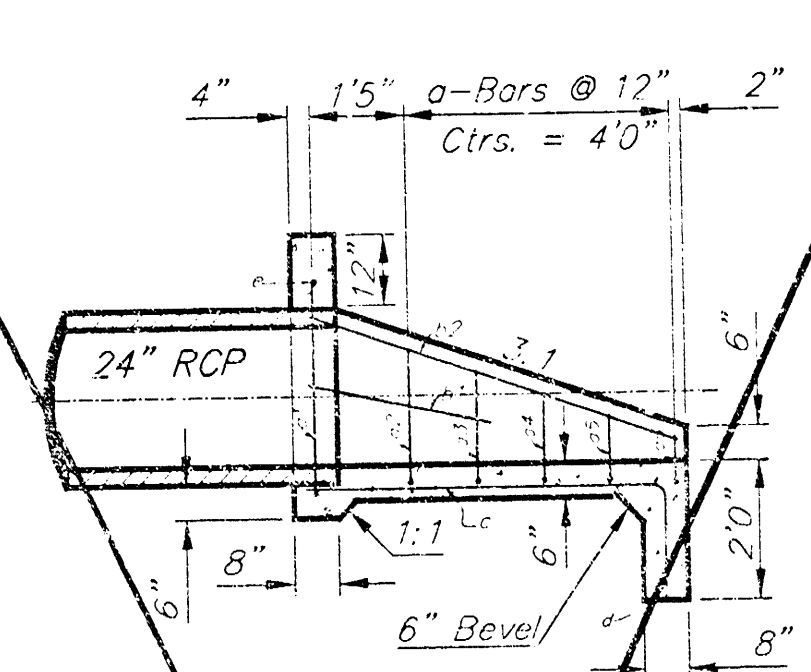
*See City of Wichita Standard Manhole Ring and Cover Detail Sheet for Cover Details to Be Used With Inlet Frame.

Revised - Feb. 16, 1993

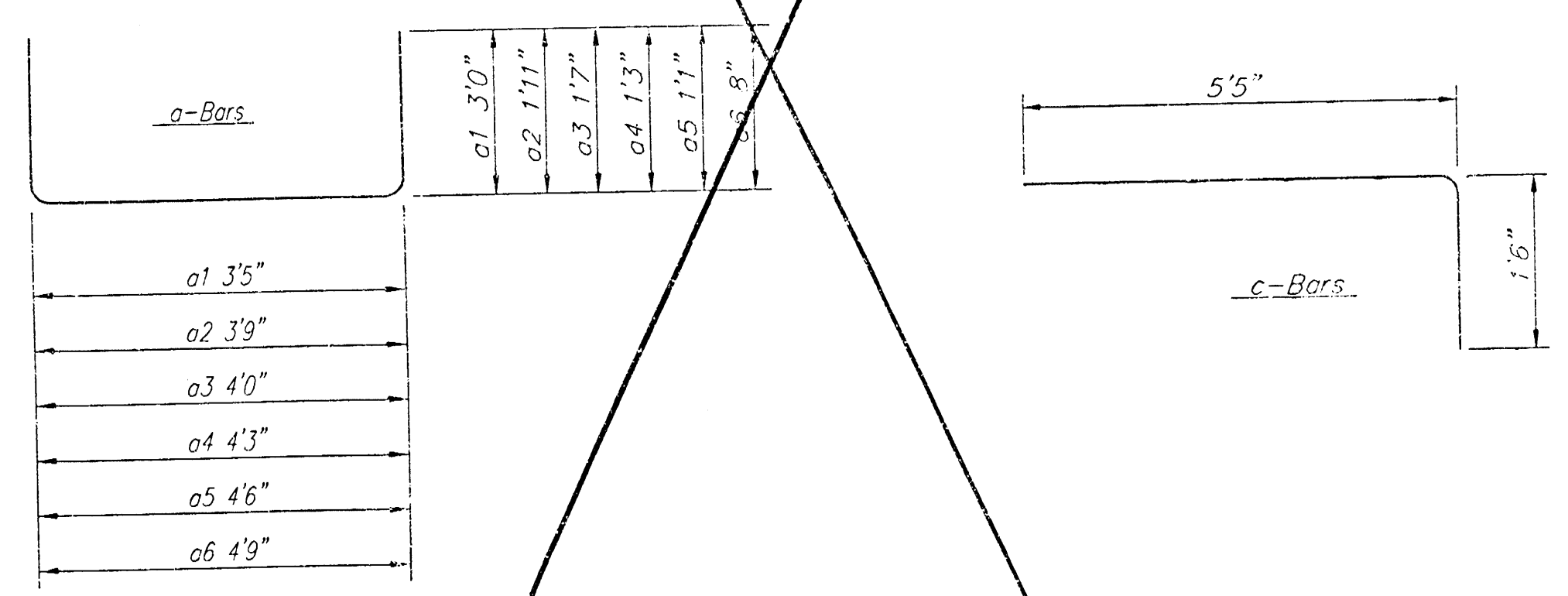
CITY OF WICHITA STANDARD MANHOLE RING AND COVER				
Curb Inlet Details				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
1140 DEWEY STREET • 315 FLOOR • WICHITA, KANSAS 67202				
PROJECT NUMBER		SHEET		OF
DESIGN		DRAWN		SCALE
C.O.W.		Staff		1" = 1'-0"
APPROVED		DATE		1993



PLAN



SECTION

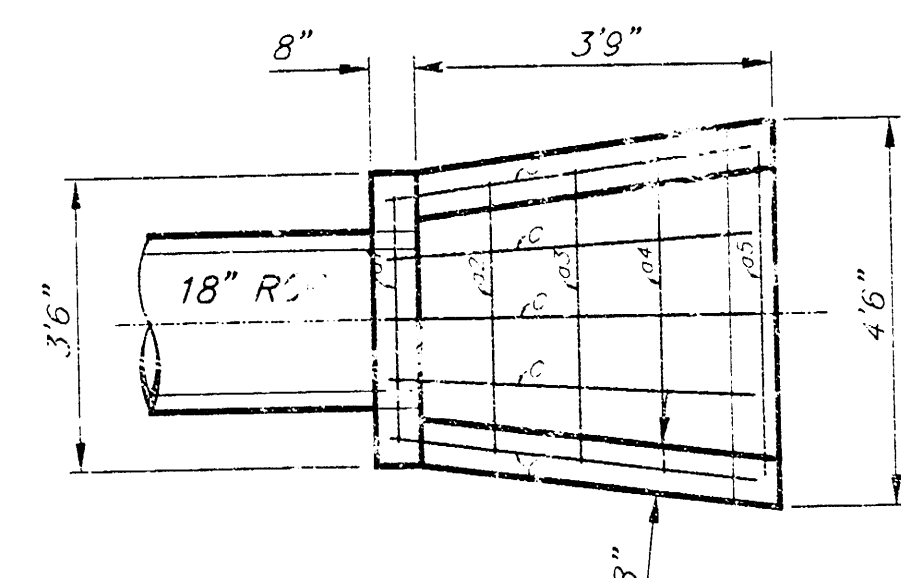


REBAR SCHEDULE

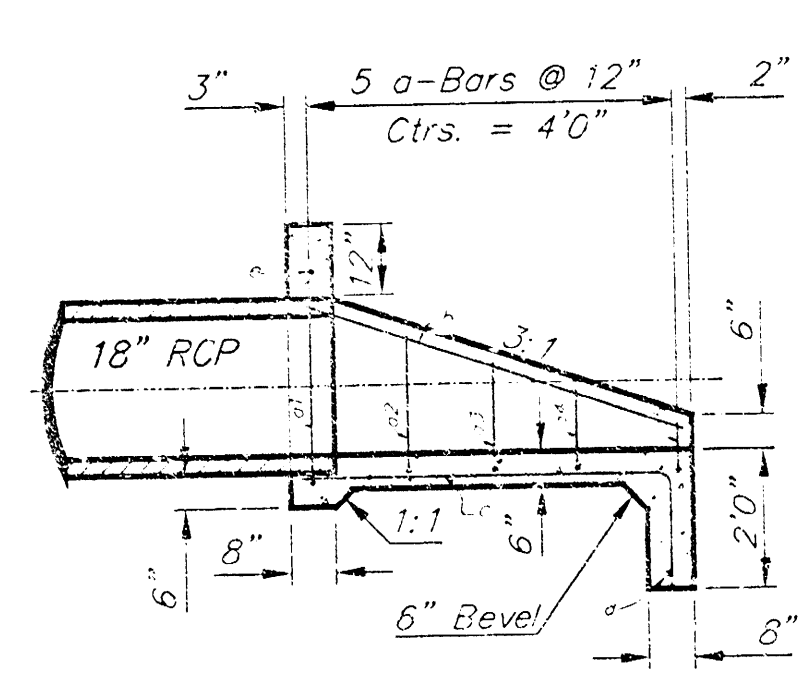
Bar	Shape	No.	Length	Weight
a1		1	9'5"	6.29
a2		1	7'7"	5.07
a3		1	7'2"	4.79
a4		1	6'9"	4.51
a5		1	6'4"	4.23
a6		1	6'1"	4.06
b1		2	2'9"	3.67
b2		2	5'10"	7.79
c		6	6'11"	27.72
d		1	5'0"	3.37
e		1	3'10"	2.56
Total Rebar			74.03 Lbs.	
Concrete			1.40 C.Y.	

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

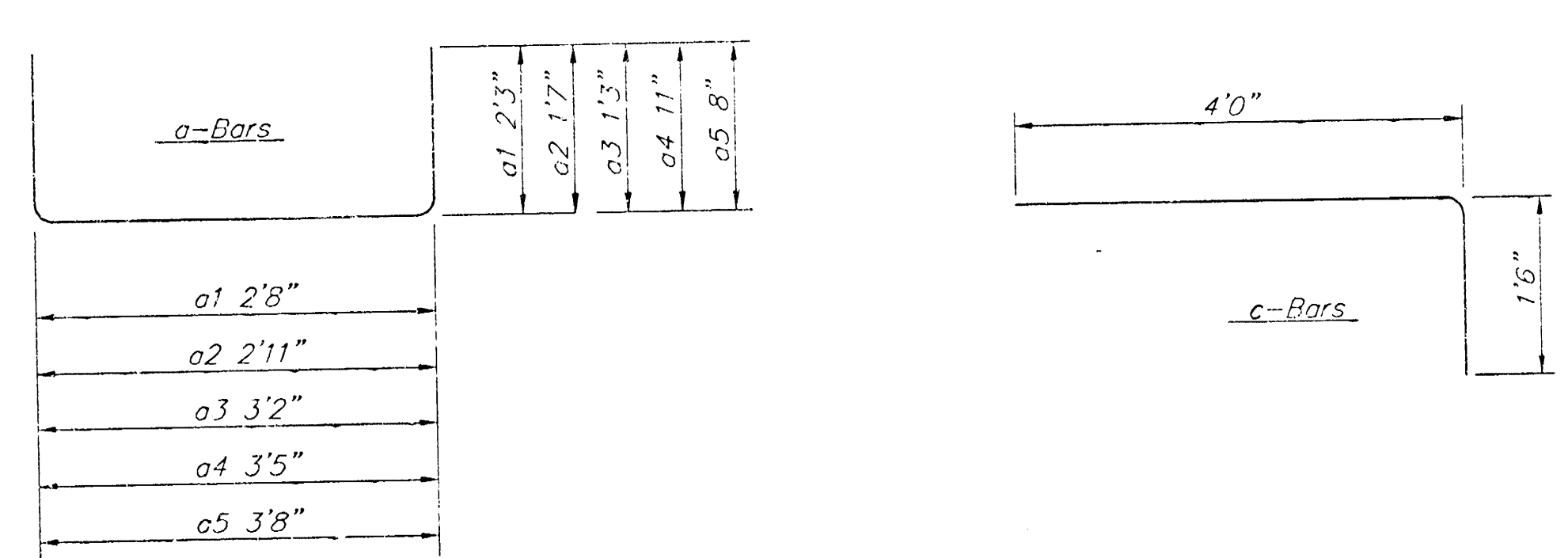
HEADWALL FOR 24" RCP



PLAN



SECTION

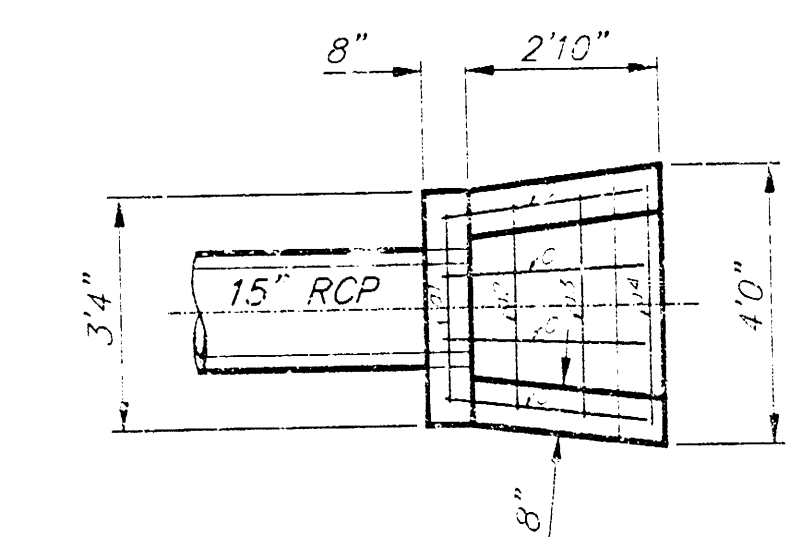


REBAR SCHEDULE

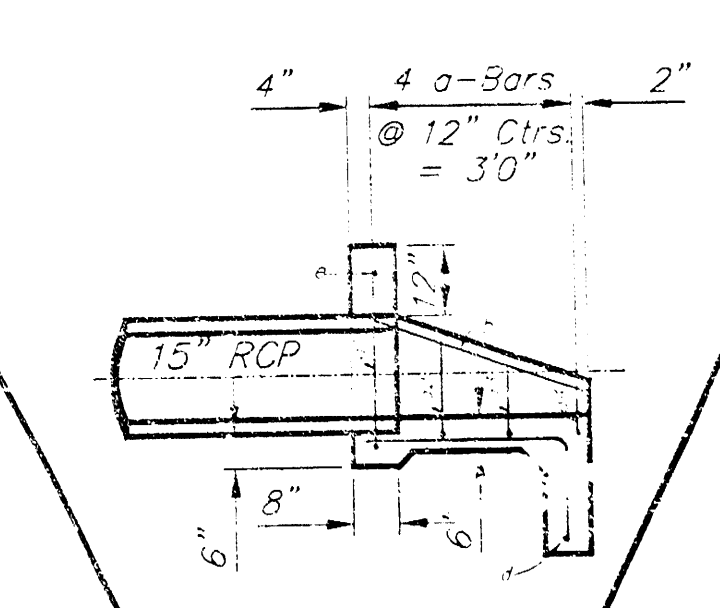
Bar	Shape	No.	Length	Weight
a1		1	7'2"	4.79
a2		1	6'1"	4.06
a3		1	5'8"	3.79
a4		1	5'3"	3.51
a5		1	5'0"	3.34
b		2	4'0"	5.34
c		5	5'6"	18.37
d		1	4'0"	2.67
e		1	3'2"	2.12
Total Rebar			47.99 Lbs.	
Concrete			0.91 C.Y.	

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

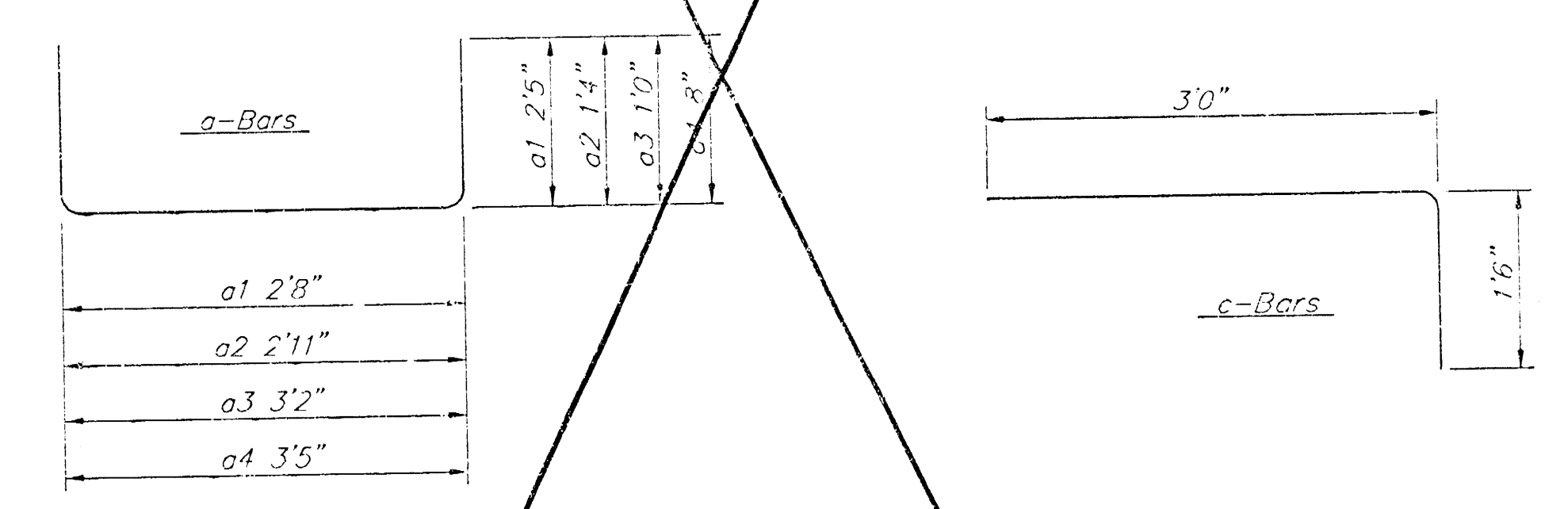
HEADWALL FOR 18" RCP



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
a5		2	4'0"	5.34
b		4	5'6"	14.70
c		1	3'5"	2.29
d		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**
- ALL PIPES SHALL BE FLUSH CUT PRIOR TO BEING CAST INTO CONCRETE HEADWALL.
 - CONCRETE USED IN HEADWALL CONSTRUCTION SHALL BE SAME AS PER CITY STANDARD PAVING MIX EXCEPT THAT IT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 - ALL EXPOSED EDGES SHALL BE BEVELED 1/2" .
 - 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.
 - 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.

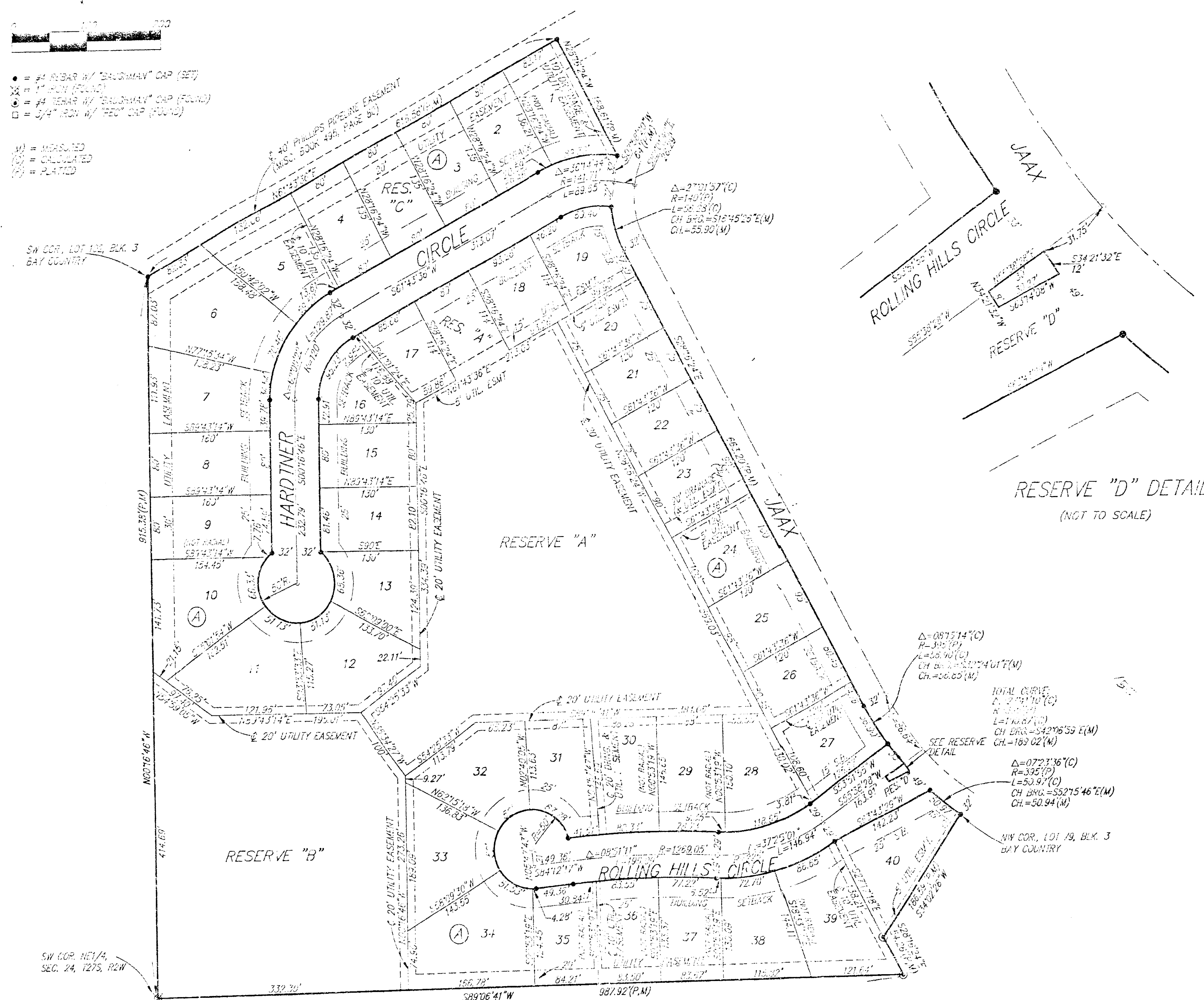
HEADWALL DETAIL

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING

PROJECT NUMBER: _____ SHEET: **4** OF **5**

DESIGN: BLP/DHV DRAWN: JPK APPROVED: _____ DATE: _____ SCALE: NONE

BAY COUNTRY 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



Lot	Block	Elevation	MSL
1-6	A	148.5	138.0
7-30	A	148.5	138.0

REMARKS:
"A" CUT - TOP OF CURB, 145'± SOUTH OF THE
SW COR. OF LOT 31, BLOCK 4, BAY COUNTRY.
ELEV. = 142.45 CITY DATUM
1329.88 M.S.L.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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. Conroy, Surveyor

Now 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
William Arthur Starnes Linda Lee Starnes

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 27TH 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
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 29TH 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
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 29TH day of OCTOBER, 1998, by William Arthur
Starnes and Linda Lee Starnes, husband and wife.

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

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

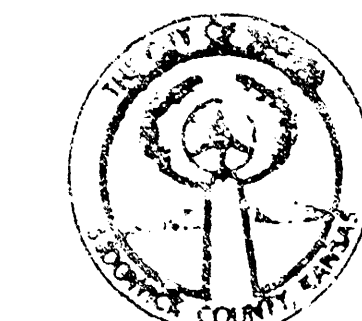
JUDITH M. TERHUNE, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

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
Marilyn S. Krowl, Secretary
Marilyn S. Krowl

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
Bob Knight
Pat Burnett, City Clerk
Pat Burnett

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



James A. Ford, County Clerk
James A. Ford

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 5th day
of August, 1998 at 9:58 a.m. and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek

Linda Kizorek, Deputy
Linda Kizorek

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, President
Robert E. Hoopes

State of Kansas) SS The foregoing instrument acknowledged be-
fore 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
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

BAUGHMAN COMPANY P.A.
ENGINEERS, SURVEYORS & PLANNERS
1100 SOUTH MAIN STREET, SUITE 200, WICHITA, KANSAS 67202-1000

PC104-2