STORM WATER IMPROVEMENTS TO SERVE

R & L CARPENTER 3RD ADDITION

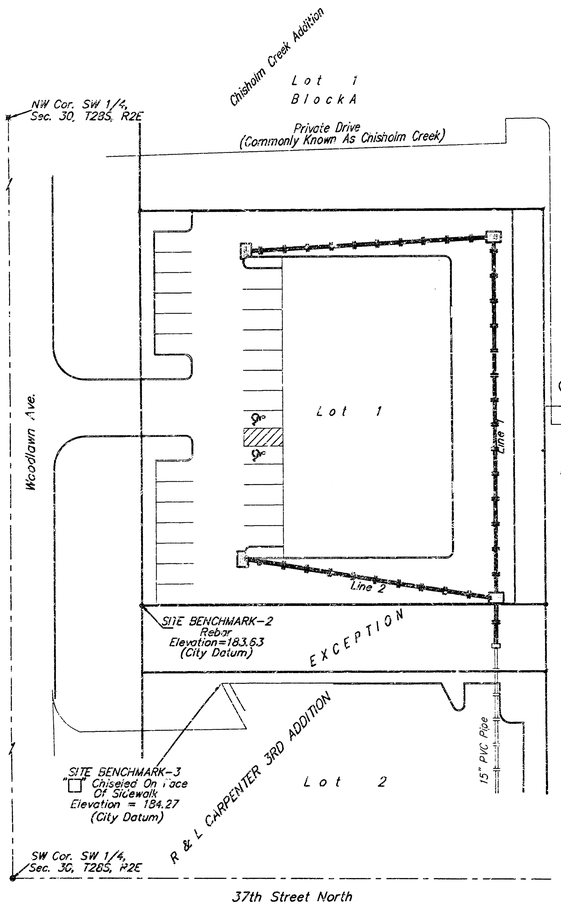
LOT 1 EXCEPT THE SOUTH 30 FEET

Private Project Number: 1355 PPS (607861)

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

July 2003



SCALE: 1" = 30'

Index

Cover Sheet	1
Plan/Profile Sheets	2
Inlet & Sediment Barrier Detail	3
BMP Erosion Details	4
Copy Of Plat	5

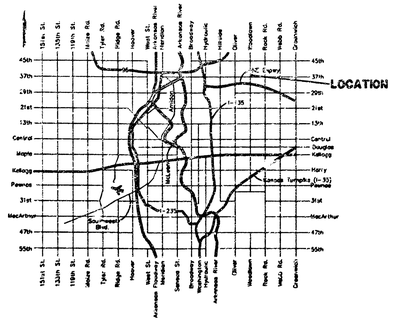
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 7/15/03

NOTE TO CONTRACTORS

Installation, 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).

Location Map



Bench Marks:

B.M. #1– Top of "Kaw Valley" Rebar, 30 feet north of SW corner of Lot 1, R & L Carpenter 3rd Addition.

Elevation = 183.63 (City Datum)

B.M. #2– City of Wichita Bench Mark. Southeast corner of Woodlawn and 37th Street North. 75.70 feet East of centerline

Elevation = 183.04 (City Datum)

B.M. #3– "□" chiseled on face of sidewalk approximately 37.9 feet east & 5.1 feet south of SW corner of Lot 1, R & L Carpenter 3rd Addition.

Elevation = 184.27 (City Datum)

Legal Description

Lot 1, R & L Carpenter 3rd Addition, Wichita, Sedgwick County, Kansas

KE MILLER
AS-BUILT
9/29/03
Date
Signed

Booked
E-7
12/4/03
RDL

General Notes

1. 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	1-888-482-4950
Westar Energy (Electric)	383-8650
Aquila Energy (Gas)	1-800-301-0357
SBC	1-800-296-8313
City of Wichita Water Department	268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034

2. All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.

3. 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.

4. Contractor shall not start work on the project until the owner of the property to the south of the site has given permission to tie into the existing storm sewer inlet.

5. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Any work done without inspection will be required to be uncovered for inspection.

6. 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.

7. All storm sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.

8. The Contractor shall give all property owners/or tenants of developed property directly abuting the construction of this project a minimum of ten (10) days notice prior to start of construction.

LEE M. ELLIS
LICENSED
17034
7-15-03
KANSAS
PROFESSIONAL ENGINEER

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2221 • 315 ELLIS • WICHITA, KANSAS 67211

Bench Marks:

B.M. #1-- Top of "Kaw Valley" Rebar, Northwest corner of Lot 1 R & L Carpenter 3rd Addition

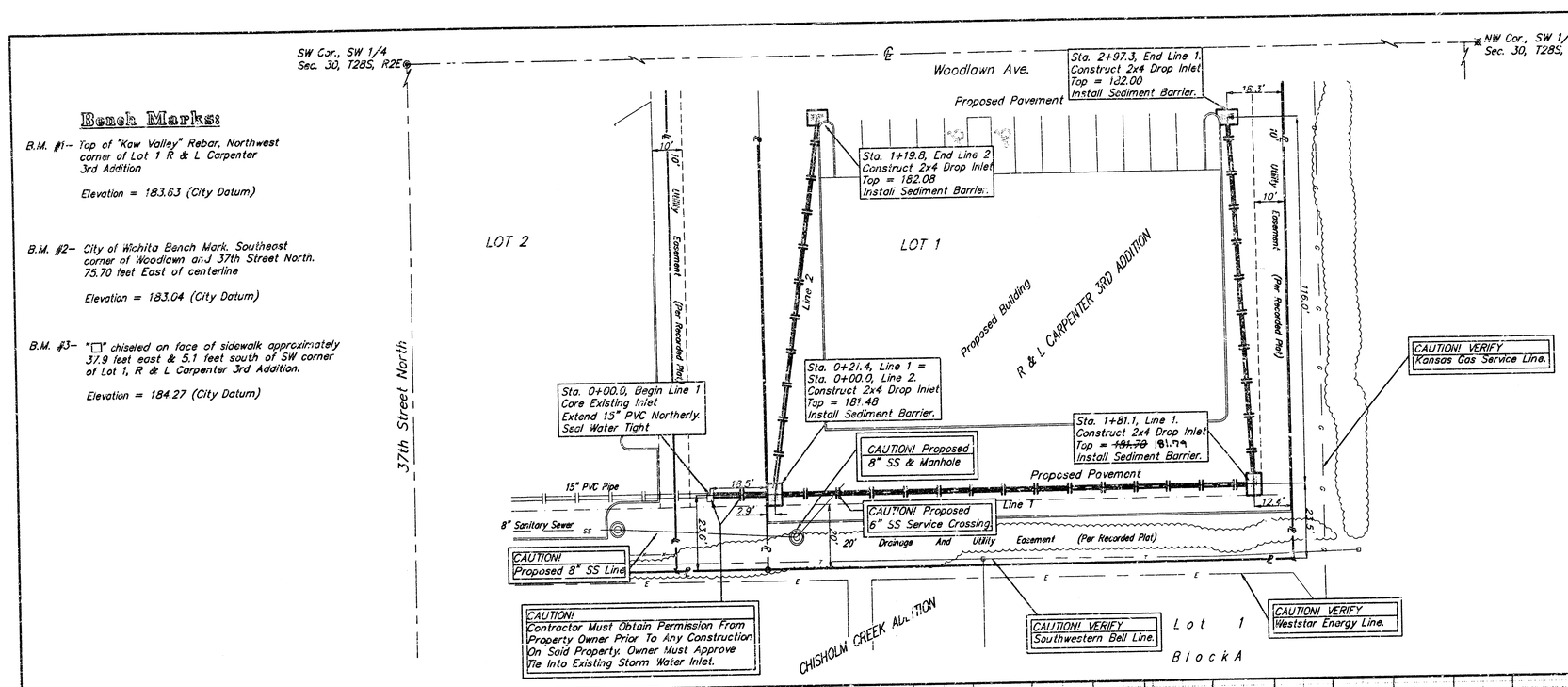
Elevation = 183.63 (City Datum)

B.M. #2– City of Wichita Bench Mark. Southeast corner of Woodlawn and 37th Street North. 75.70 feet East of centerline

Elevation = 183.04 (City Datum)

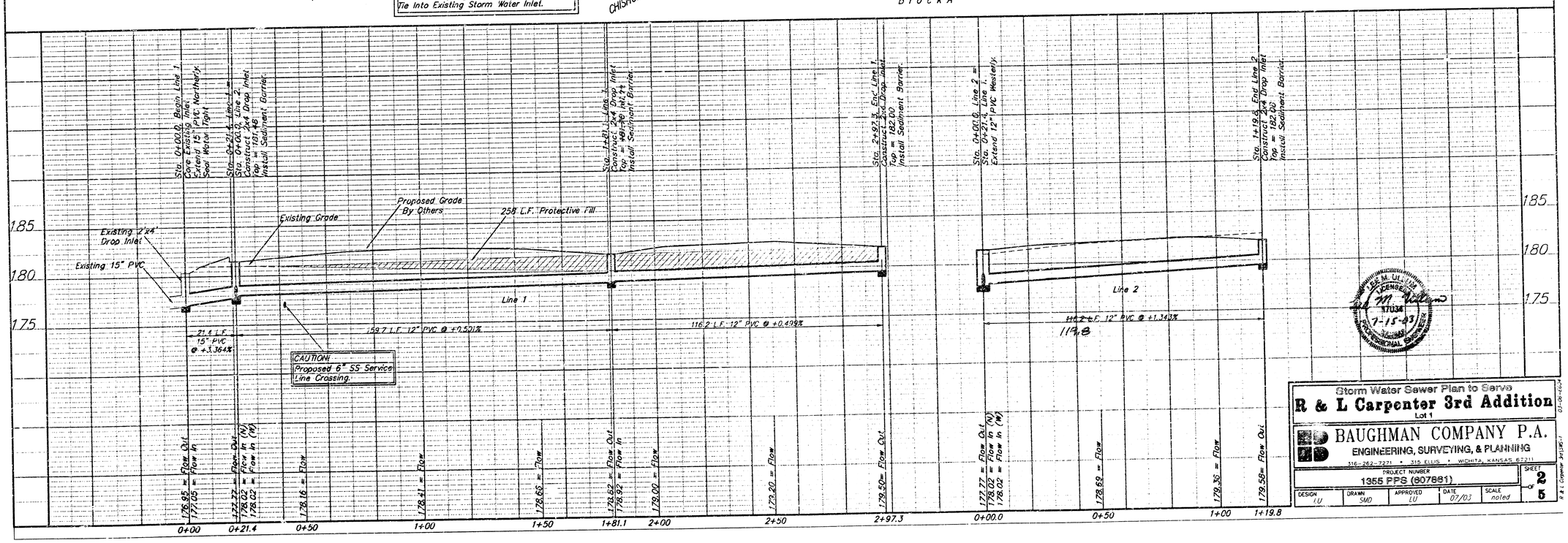
B.M. #3– "□" chiseled on face of sidewalk approximately 37.9 feet east & 5.1 feet south of SW corner of Lot 1, R & L Carpenter 3rd Addition.

Elevation = 184.27 (City Datum)



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

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control, See Sheet 4



TERRY M. ULLOM
LICENSED
17034
7-15-03
PROFESSIONAL ENGINEER

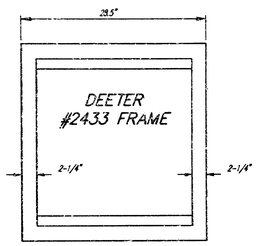
Storm Water Sewer Plan to Serve
R & L Carpenter 3rd Addition
Lot 1

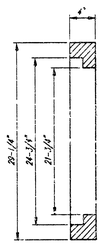
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7221 • 315 ELLIS • WICHITA, KANSAS 67211

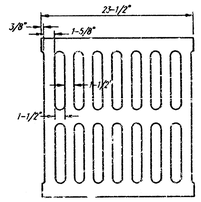
PROJECT NUMBER	SHEET
1355 PPS (907881)	2 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
LU	SMD	LU	07/03	noted

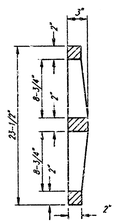
07-08-03
R & L Carpenter 3rd Addition





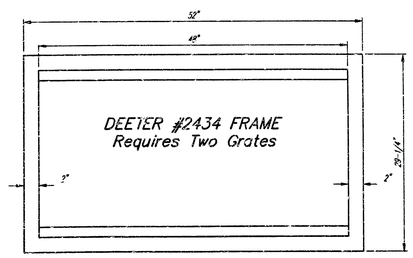


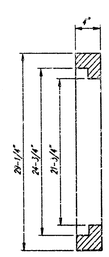
DEETER #2433 GRATE



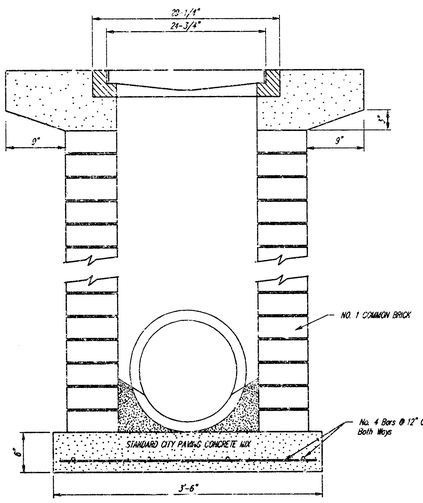
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

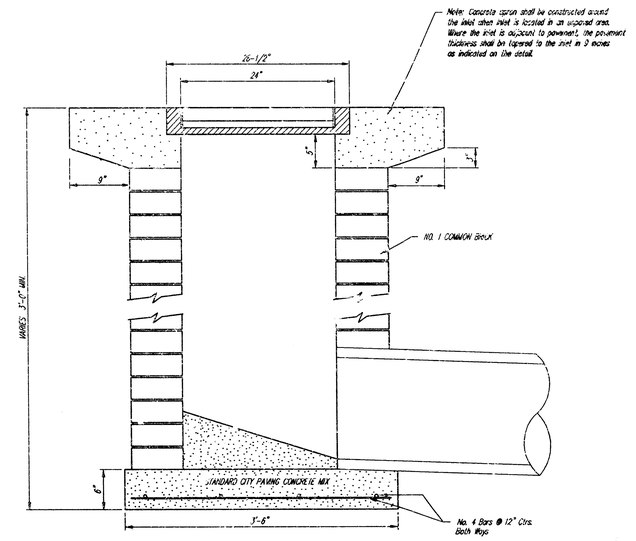
24" x 24" Frame and Grate Detail

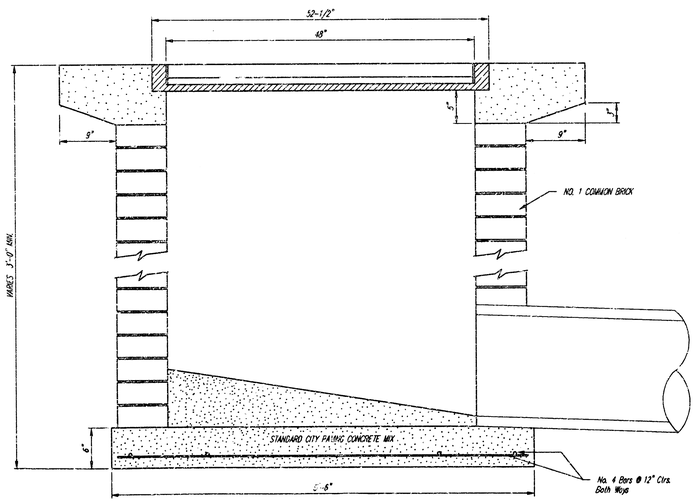




Double 24" x 24" Frame Detail







City of Wichita Standard

Drop Inlet

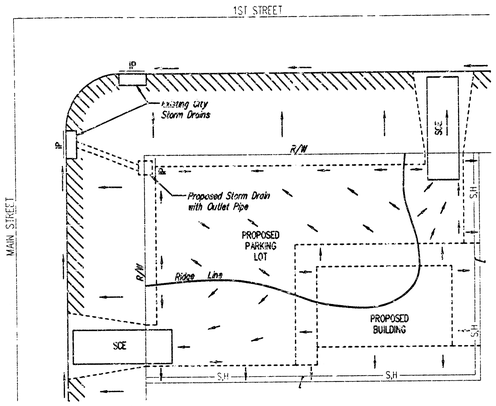
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 1355 PPS (307861)

SHEET 3 OF 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff	Staff	07/03	NONE

R & L Computer Drawing 01-06-2004

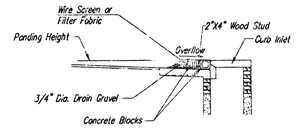


LEGEND

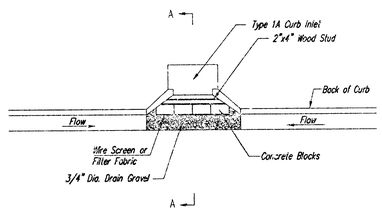
——	Flow Direction
IP	Inlet Protection – to be provided at all inlets subject to silt laden runoff.
— S,H —	Silt Fence or Hay Bale Barrier – to be installed along property lines where runoff from construction site can run onto other properties.
SCE	Stabilized Construction Entrance – to be used at all locations where vehicles or equipment enter or exit property.
▨	Back of Curb Protection – to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)

General Notes

1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. Follow these general principals on all commercial building sites.
3. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
4. Failure to install, protect, and maintain BMP's are violations of Section 16.22 of the City Code and will subject the contractor to the penalties provided therein. Included with your permit is an orange "notice" sign that must be posted on-site in a conspicuous place at all times during construction. This sign is provided to assist you in the maintenance of BMP'S.
5. Back of Curb Protection: Can include hay bale, silt fence, or Curlex barrier, as shown on City BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
6. The General Contractor is responsible for the installation and maintenance of all BMP's.
7. Should the site abut a lake, BMP's will be installed to prevent sediment from entering the lake.
8. Any mud inadvertently tracked onto any street will be cleaned up by the general contractor at the end of each day's work.



SECTION A–A



CURB INLET GRAVEL FILTERS

(INLET PROTECTION–RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an undue traffic hazard.

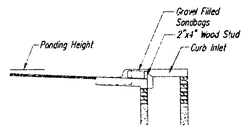
Instructions for installing:

STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
STEP 3: Place 1" to 1-1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary. An alternative installation is the use of gravel bags supported by a 2"x4" board to prevent collapsing.

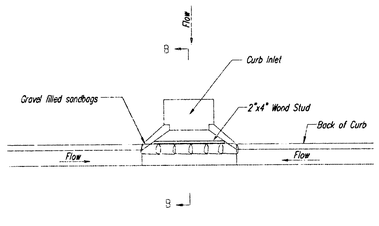
Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

Maintenance:

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.



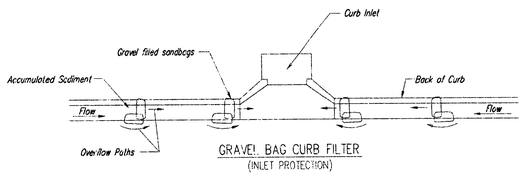
SECTION B–B



CURB INLET SANDBAG FILTERS

(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



GRAVEL BAG CURB FILTER

(INLET PROTECTION)

NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

CURB SEDIMENT TRAPS

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be completed using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

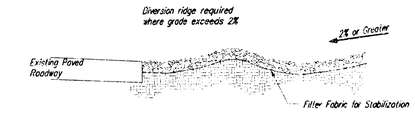
Spacing:

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

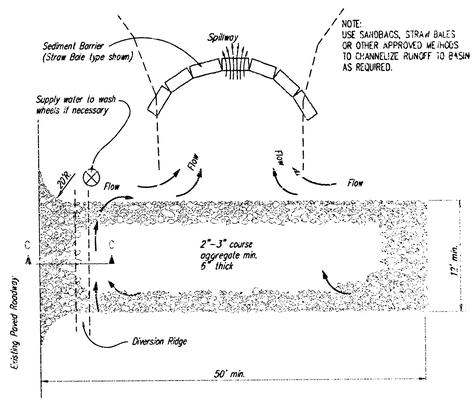
GRADE (%)	SPACING (FEET)
0.5	75
1.0	45
2.0	18
3.0	12
4.0	9
5.0	6

Maintenance:

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



SECTION C–C



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 SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

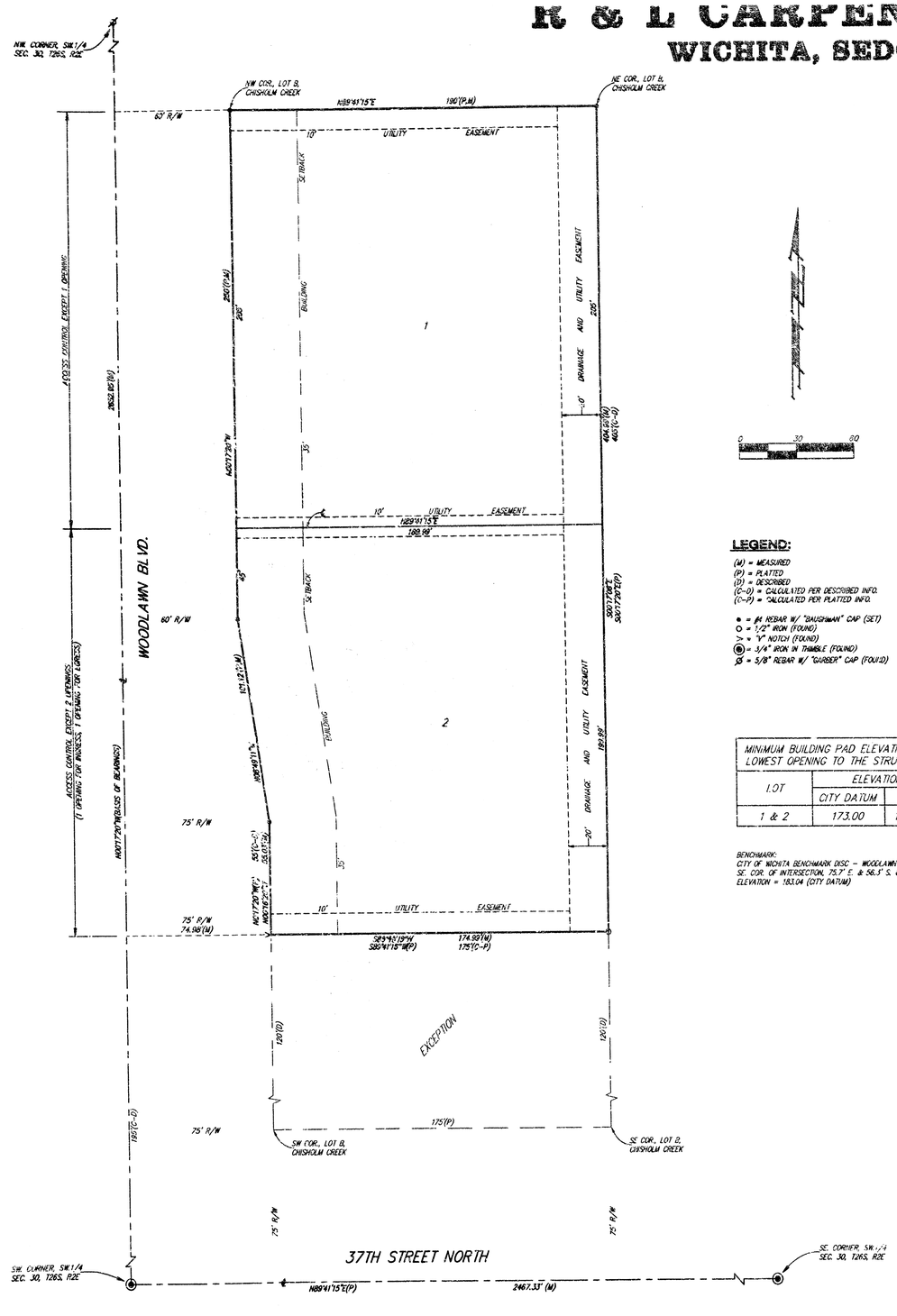
CITY OF WICHITA

SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER	COA NO.
1355 PPS (607861)	NA
DATE 07/03	SHEET 4 OF 5

R & L CARPENTER 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND:

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
> = "X" NOTCH (FOUND)
◉ = 3/4" IRON IN THIMBLE (FOUND)
Ø = 5/8" REBAR W/ "GARBER" CAP (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	M.S.L.
1 & 2	173.00	1360.40

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC – WOODLAWN AND 37TH ST. NO., SE. COR. OF INTERSECTION, 75.7' E. & 56.1' S. OF ℄ BOTH.
ELEVATION = 183.04 (CITY DATUM)

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 "R & L CARPENTER 3RD 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 B, except the South 120 feet thereof, Block 1, Chisholm Creek Addition to Sedgwick County Kansas.

All being situated in the SW1/4 of Sec. 30, Twp. 26-S, R-2-E 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 Co., P.A.

Michael G. Conrey — L.S. 1871 — Surveyor

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 "R & L CARPENTER 3RD 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 easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. All abutters rights of access to or from Woodlawn Blvd. over and across the west line of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Woodlawn Blvd. at one location and Lot 2 shall have access to Woodlawn Blvd. at two locations, (one opening for ingress and one opening for egress), all as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures for Lots 1 and 2 shall be 173.00 City Datum (1360.40 M.S.L.).

R & L Carpenter Enterprises, LLC

Roger L. Carpenter, Member

State of Kansas)
Montgomery County) SS

The foregoing instrument acknowledged before me, this 26th day of August, 1997, by Roger L. Carpenter, Member of R & L Carpenter Enterprises, LLC, on behalf of the company.

Reola D. Mansfield, Notary Public

My App't. Exp. 10-13-98

This plat of "R & L CARPENTER 3RD ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 24th day of June, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 23rd day of September, 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 15th day of October, 1997.

James Alford, County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 15th day of October, 1997, at 4:30 o'clock P.M; and is duly recorded.

#1639610

Larry Consalver, Register of Deeds

Micheal D. Hurtt, Deputy

98 10 05 00

BAUGHMAN COMPANY P.A.