

73915

STORM WATER SEWER
to serve
Willowood Estates
Phase 1
CITY OF WICHITA, KANSAS

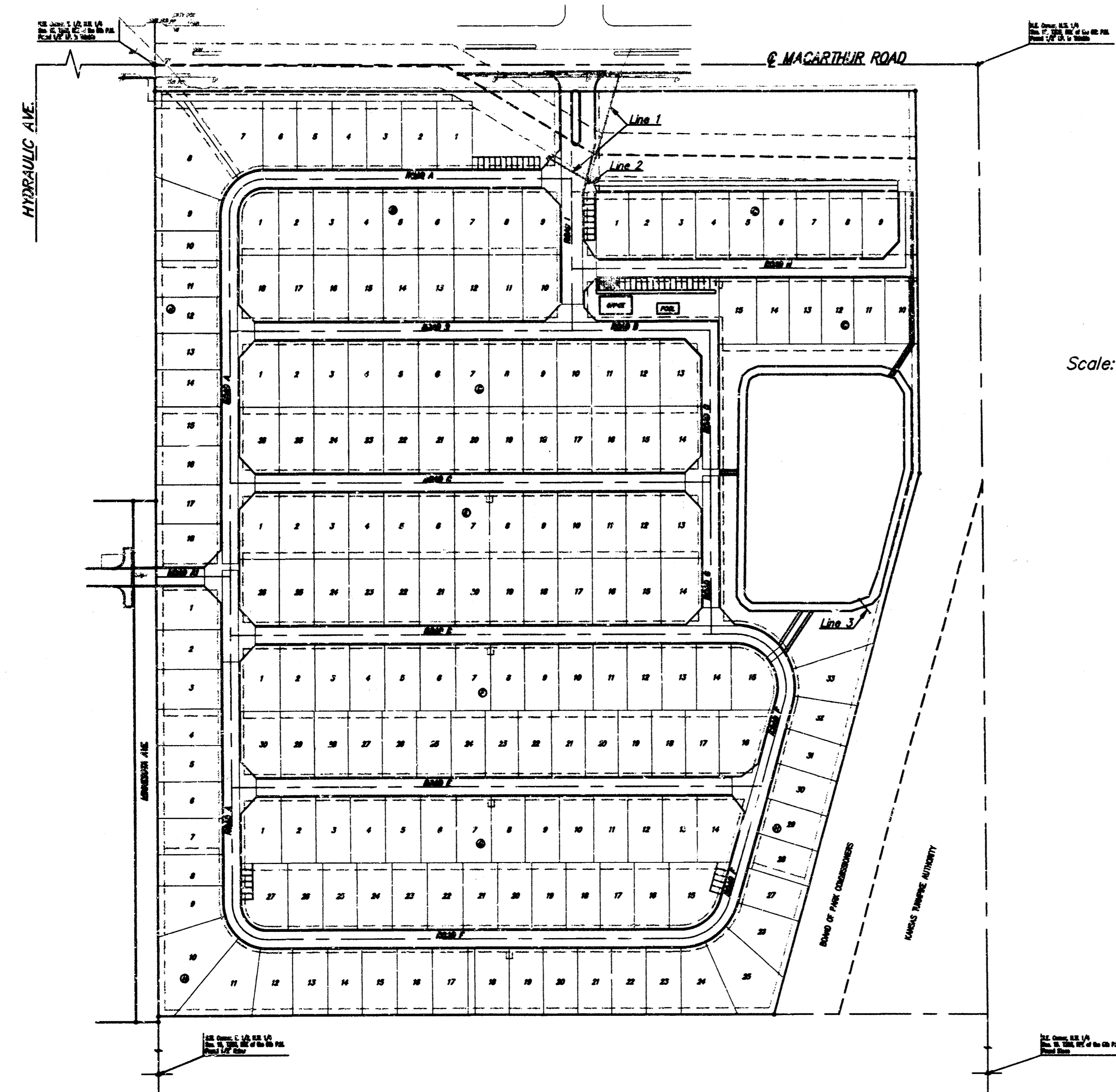
Michael E. Lindebak, P.E. City Engineer
Project Number
789 PPS
Index Code:
607861

GENERAL NOTES:

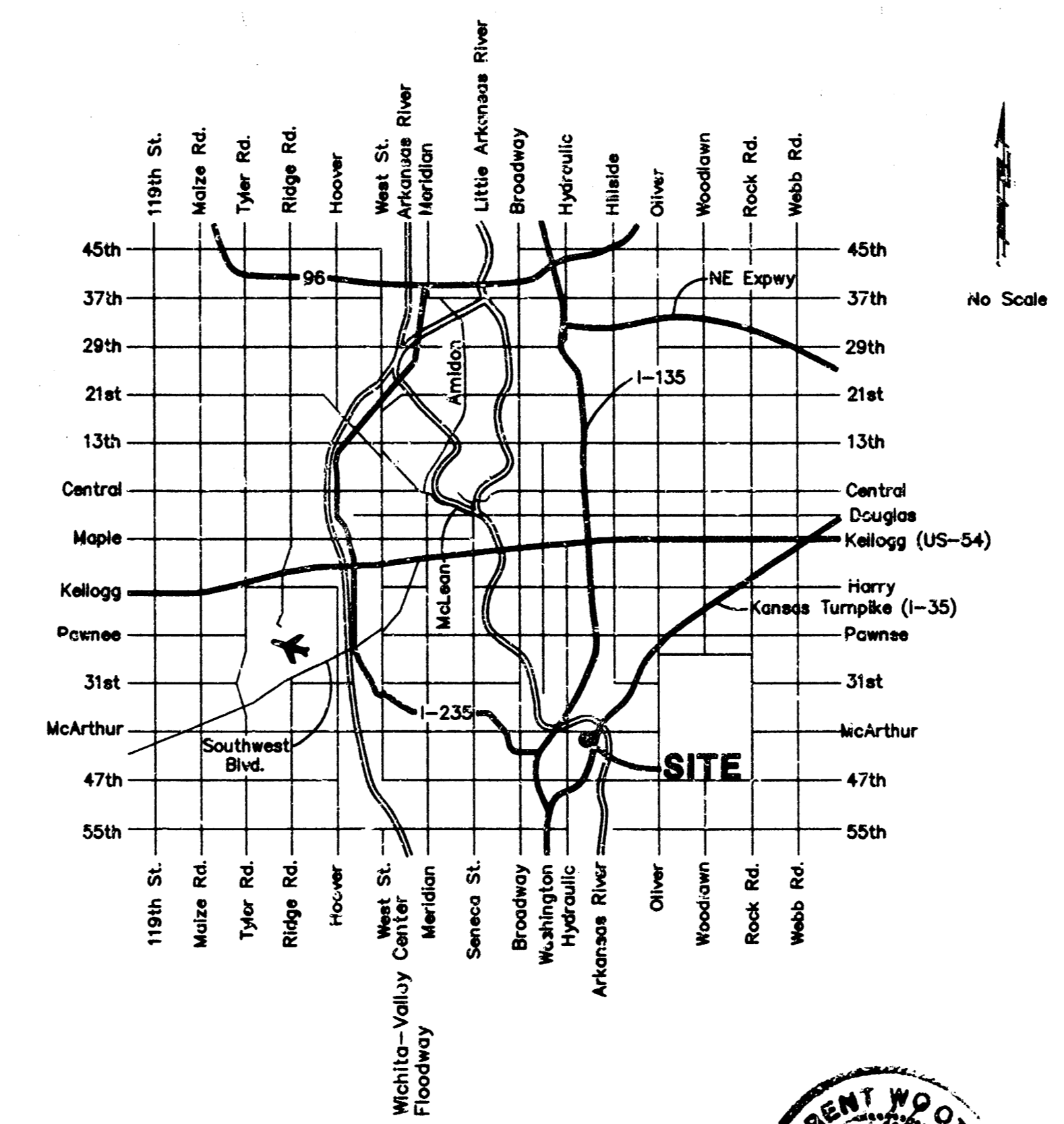
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cablevision 262-4270
or 263-2061
K.P.L. Gas Service Company 263-7511
Kansas Gas & Electric Company 264-1141
Peoples Nat. Gas Company 942-8350
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Maintenance 268-4071
- Utility service lines, poles, valve boxes, meters, and etcetera 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.
- 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 road plan would 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.
- 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 notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.

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Ring & Cover Detail	6
Willowood Estates Plat	7



Scale: 1" = 150'



BOOKED
9-4-98
MCG
D-003

Benchmarks

This '□' on E. @ of Sanitary Sewer MH,
East Side of Emery Park Road, 235 feet
South of MacArthur Road.
Elev. = 85.46 City Datum

This '□' on E. @ of Sanitary Sewer MH,
West Side of Emery Park Road, 1245 feet
South of MacArthur Road.
Elev. = 84.22 City Datum



APPROVED AS SHOWN
BY CITY ENGINEER OF WICHITA
Storm Sewer VRH 9/17/97

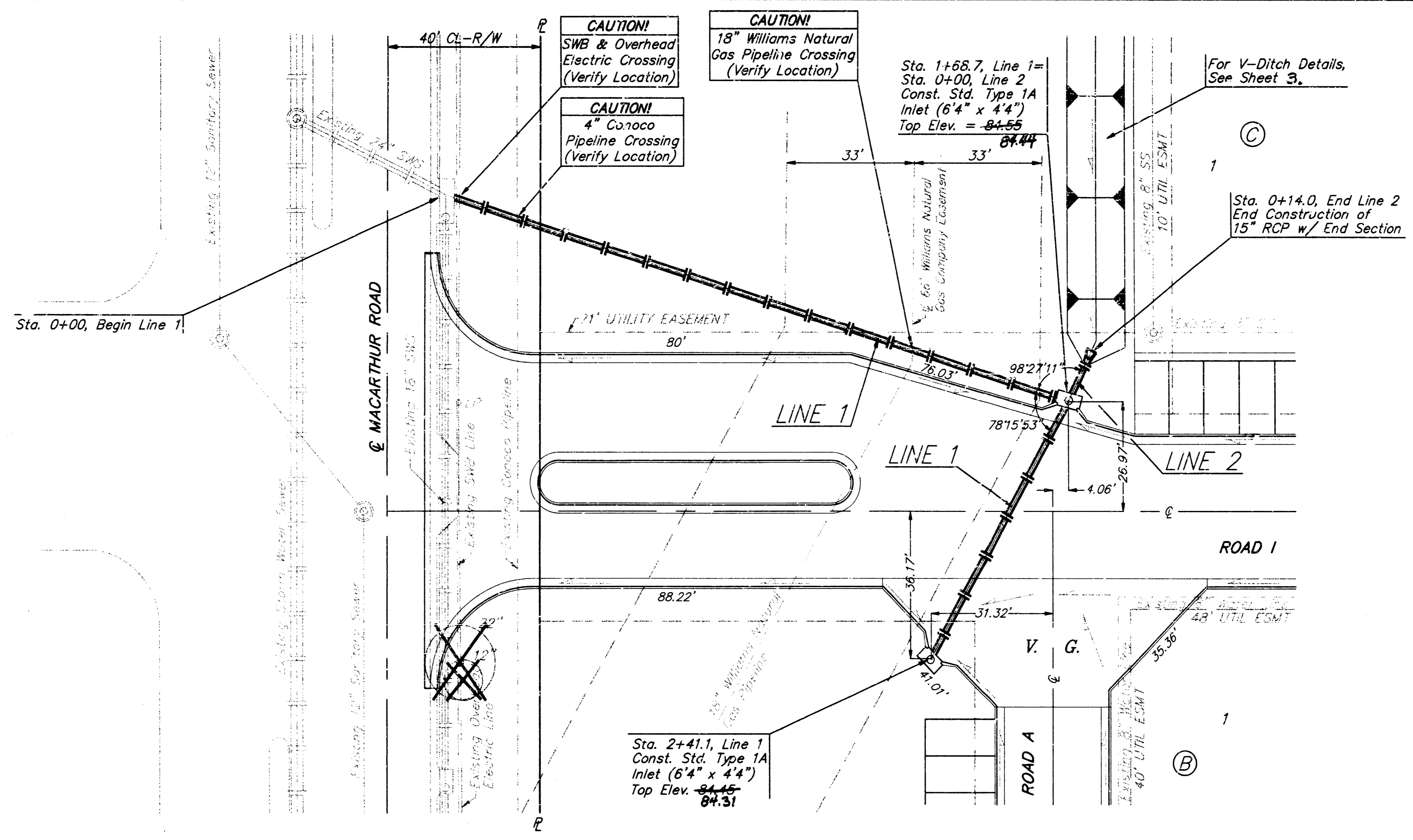
NOTE TO CONTRACTORS
Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Engineer. All inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection and approval as required 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. P.A.
REGISTERED PROFESSIONAL ENGINEER
BAUGHMAN COMPANY P.A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARK:

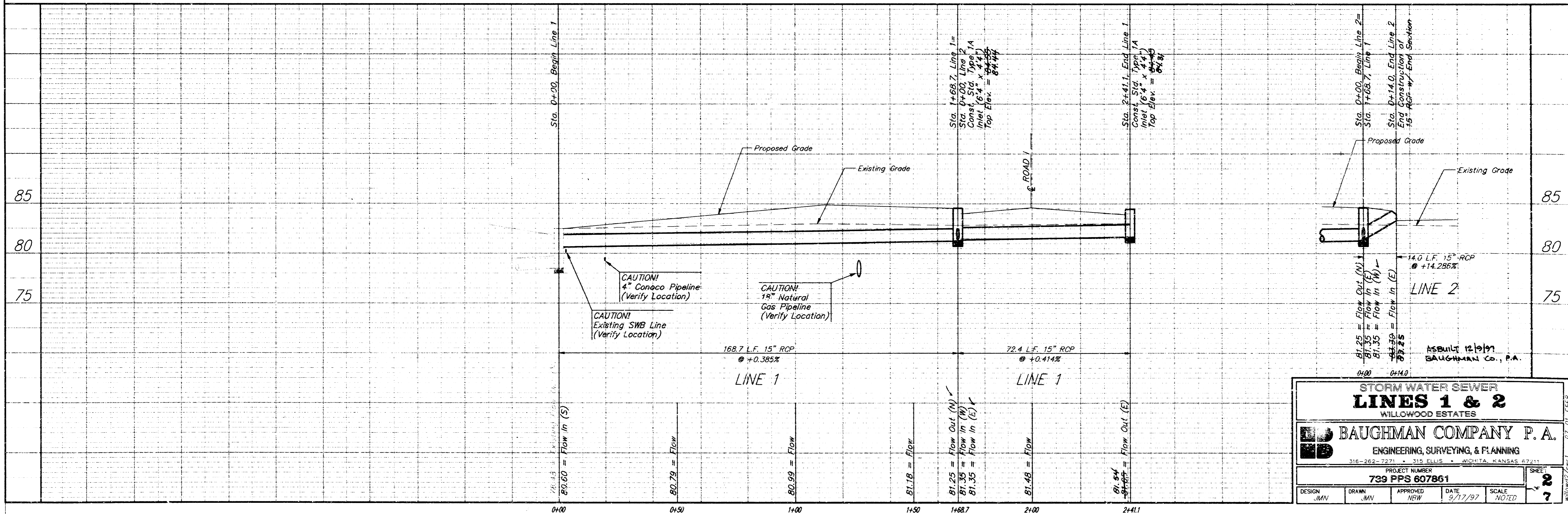
Chis '□' on E. ☉ of Sanitary Sewer MH, East Side of Emery Park Road, 235 feet South of MacArthur Road.
Elev. = 85.46 City Datum

Chis '□' on E. ☉ of Sanitary Sewer MH, West Side of Emery Park Road, 1245 feet South of MacArthur Road.
Elev. = 84.22 City Datum



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

WILLOWOOD
ESTATES



**STORM WATER SEWER
LINES 1 & 2**
WILLOWOOD ESTATES

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

PROJECT NUMBER: **739 PPS 607861**

DESIGN: JMN	DRAWN: JMN	APPROVED: NEW	DATE: 9/17/97	SCALE: NOTED	SHEET: 2
					7

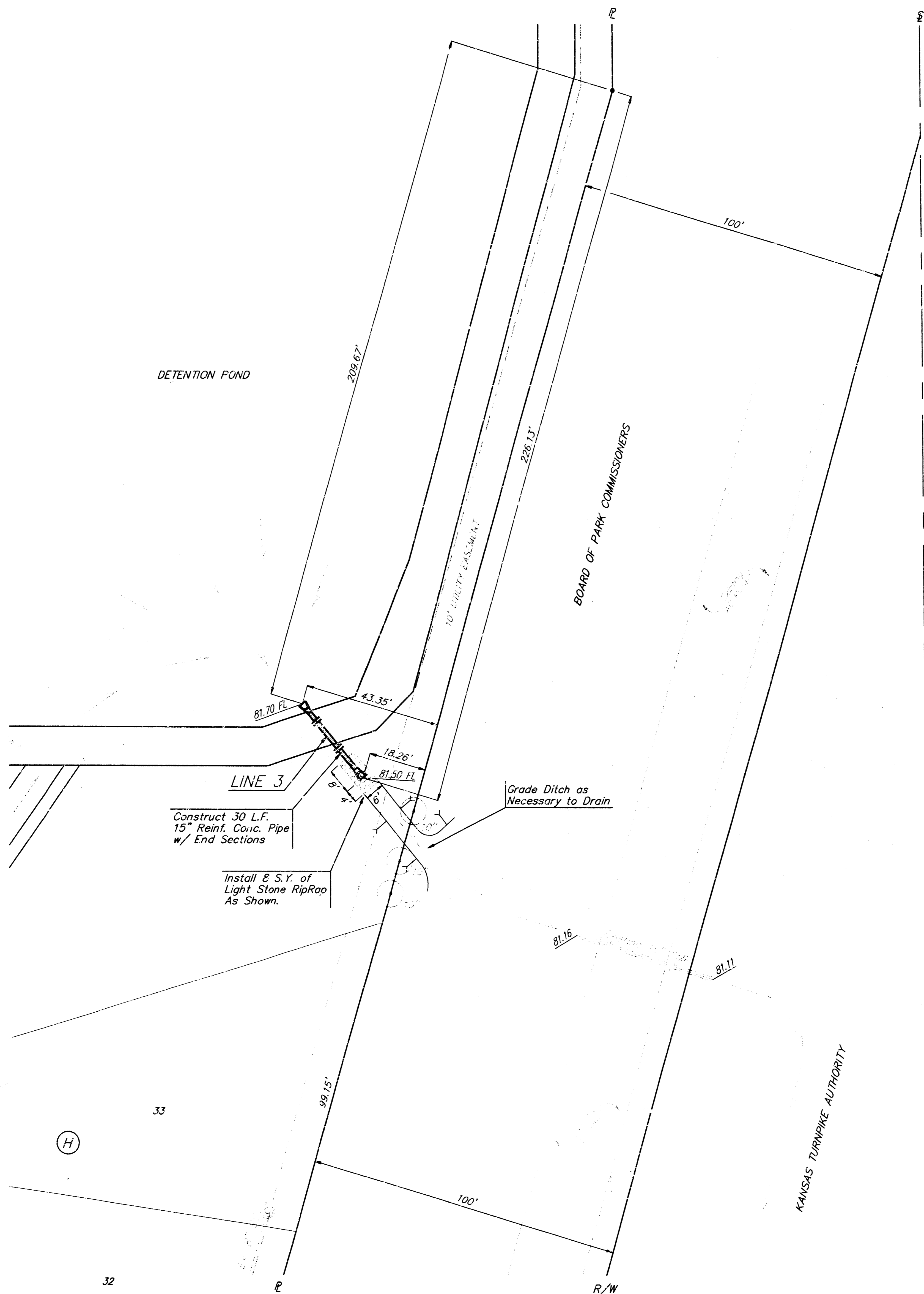
ASBUILT 12/10/97
BAUGHMAN CO., P.A.

BENCHMARK

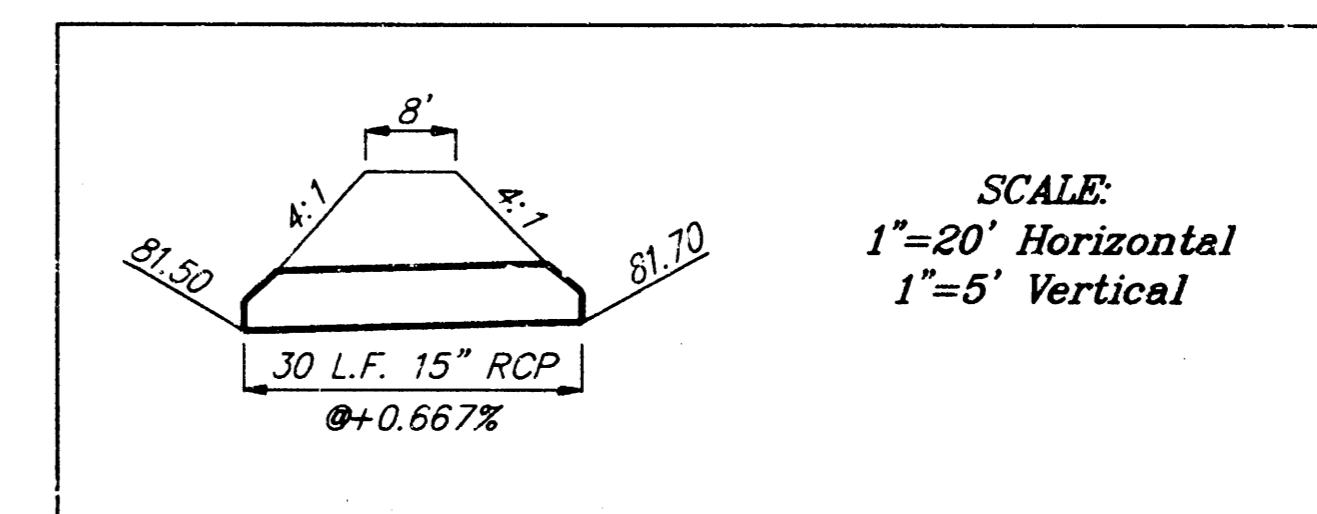
This "□" on E. @ of Sanitary Sewer MH,
East Side of Emery Park Road, 235 feet
South of MacArthur Road.
Elev. = 85.46 City Datum

This "□" on E. @ of Sanitar, Sewer MH,
West Side of Emery Park Road, 1245 feet
South of MacArthur Road.
Elev. = 84.22 City Datum

WILLOWOOD
ESTATES



SCALE:
1"=20'
• = Iron

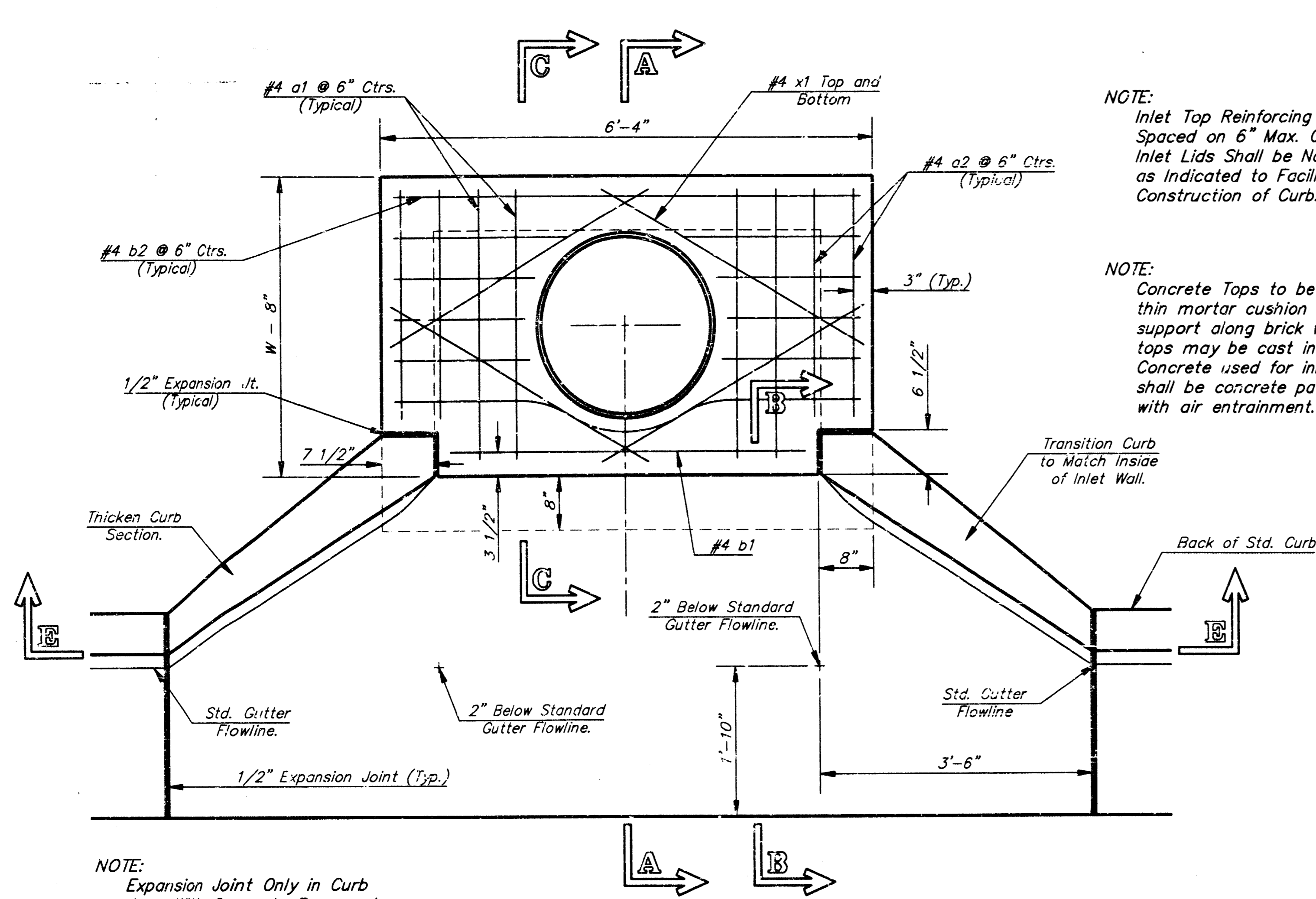


SCALE:
1"=20' Horizontal
1"=5' Vertical

Contractor shall provide a
minimum cover of 2 feet
over the proposed 15" RCP.

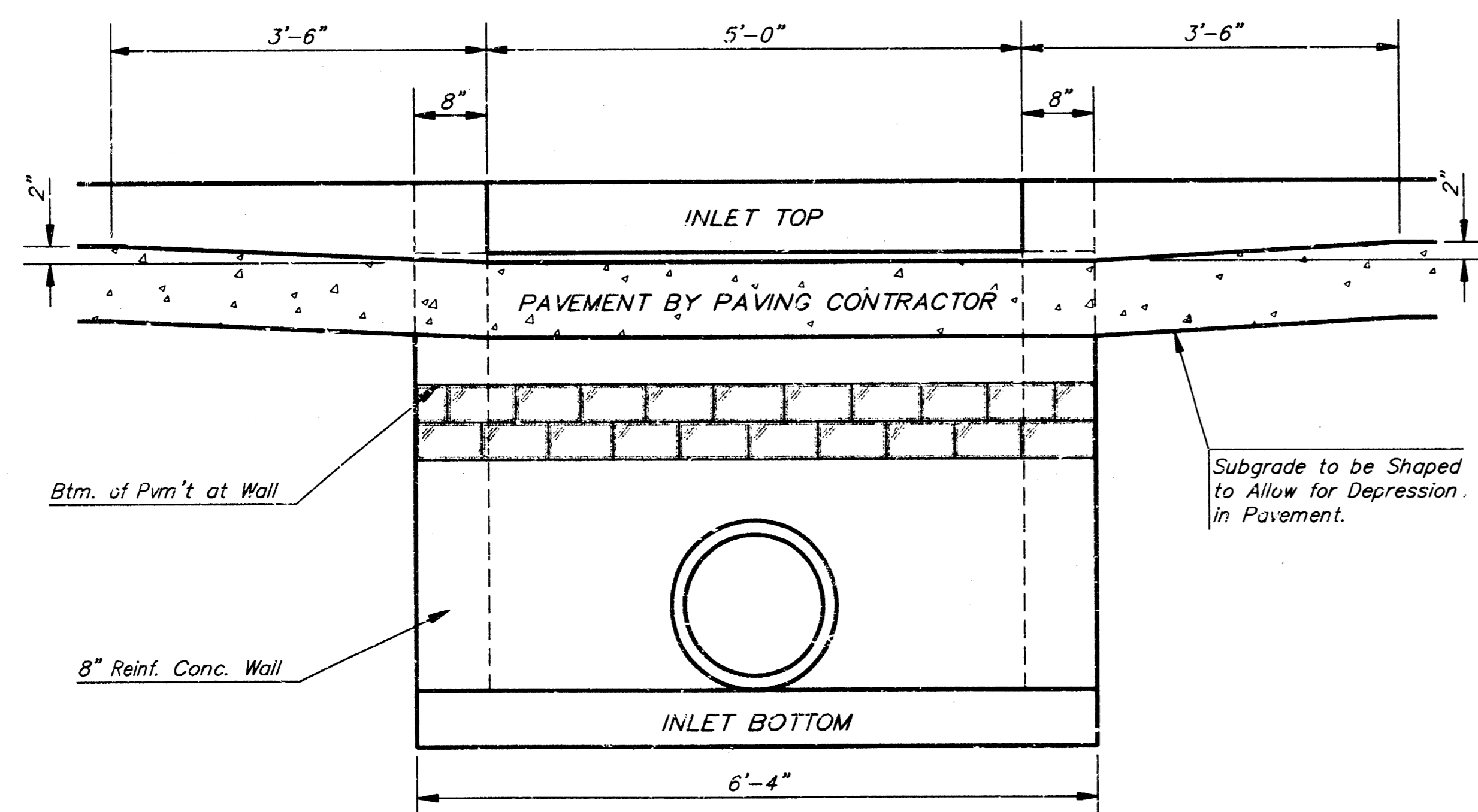
STORM WATER SEWER			
LINE 3			
WILLOWOOD ESTATES			
BAUGHMAN COMPANY P. A.			
ENGINEERING, SURVEYING, & PLANNING			
315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
739 PPS 007861			
DESIGN	DRAWN	APPROVED	DATE
04/11	JMY	NBY	9/17/97
SCALE			NOTED
			7
			4

97-01-1565

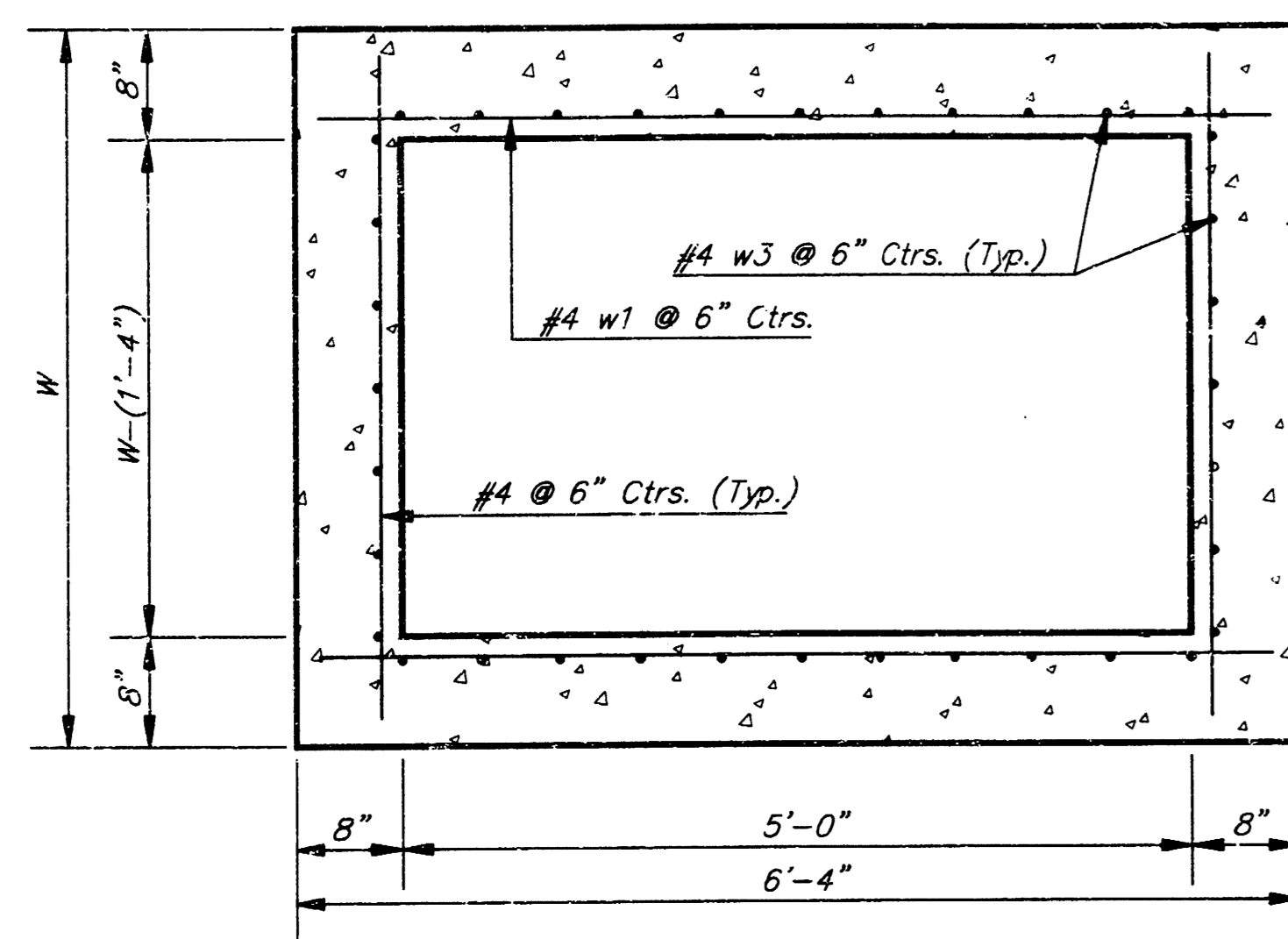


NOTE:
Expansion Joint Only in Curb Area With Concrete Pavement.

PLAN



SECTION E-E



SECTION D-D

NOTE: Contractor shall have the option of constructing 8\"/>

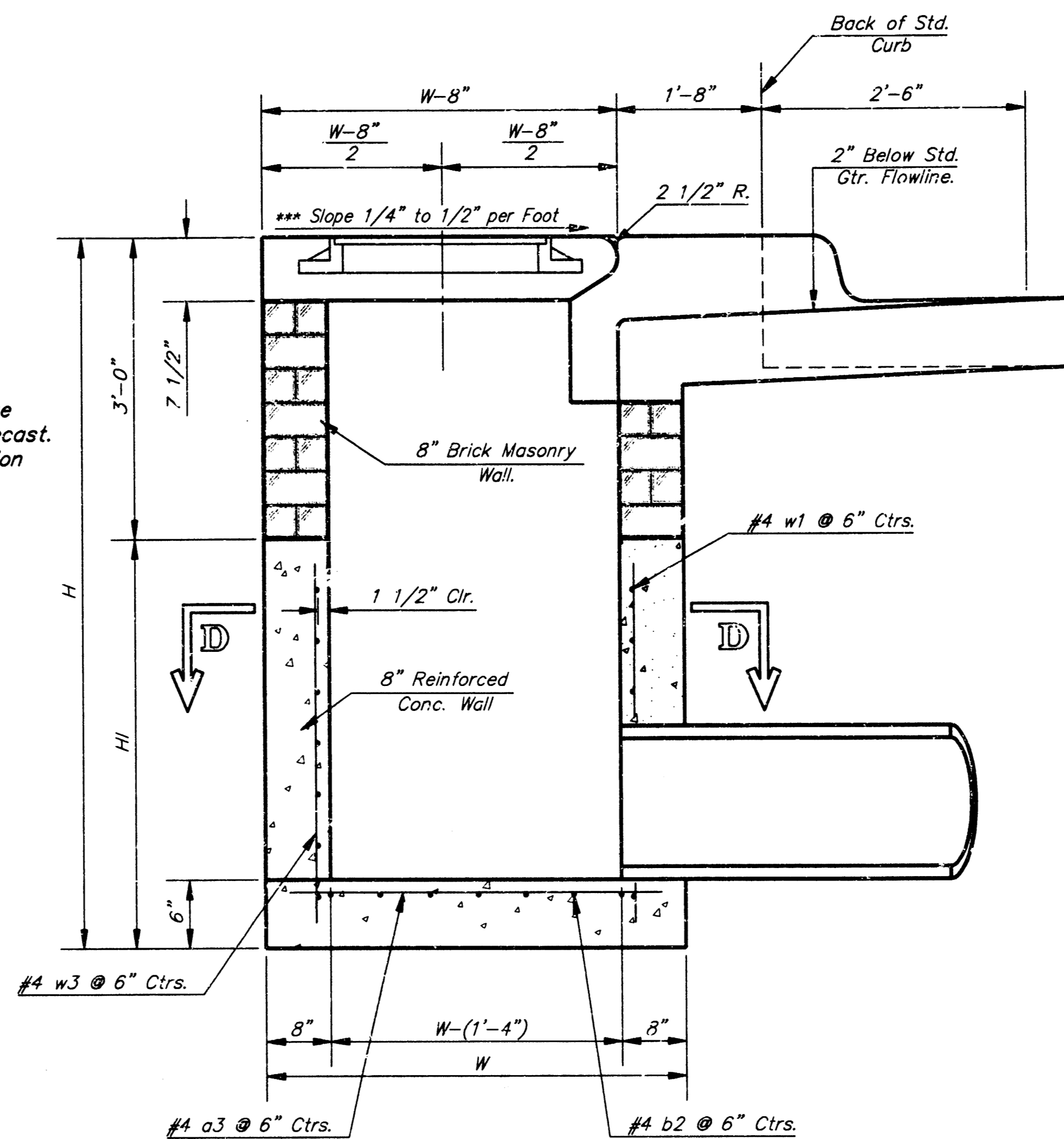
Additional curb and gutter construction necessary to connect set-back inlet to pavement will be paid for at the mill price bid for each inlet hookup.

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

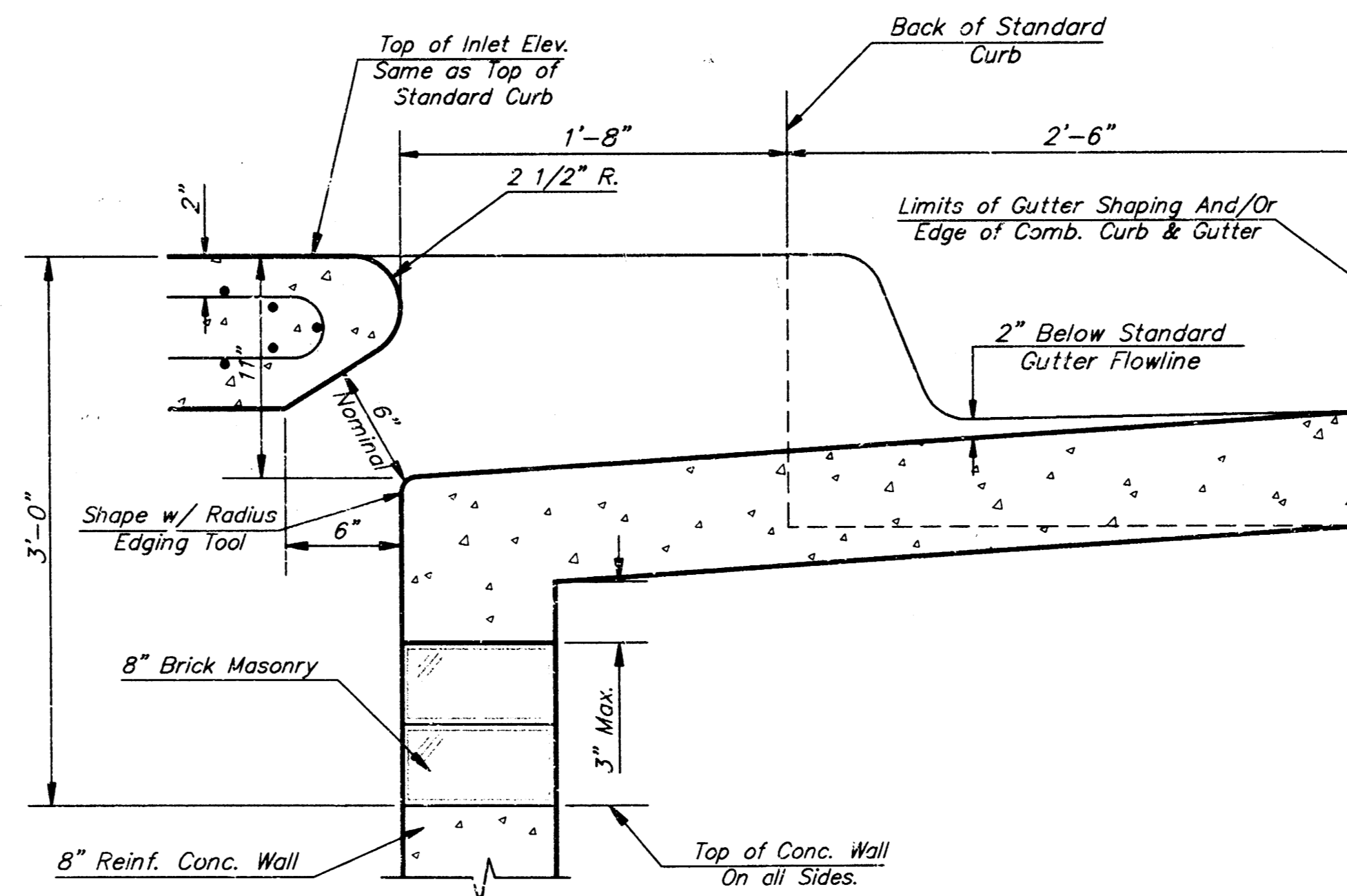
NOTE:
Inlet Top Reinforcing shall be Spaced on 6\"/>

NOTE:
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 with air entrainment.



SECTION A-A

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

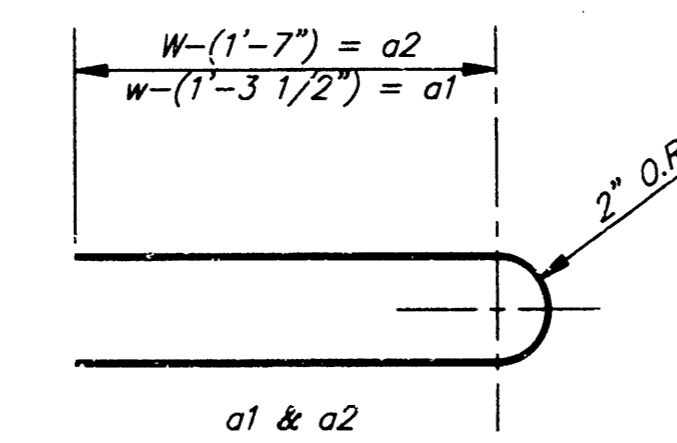


SECTION B-B

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	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"	6	14'-7"
a2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	12'-0"	4	14'-0"
a3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	7'-1"	13	8'-1"
b1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
w1	#4	23	6'-1"	29	6'-1"	35	6'-1"	41	6'-1"	47	6'-1"
w2	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"	8	5'-2"

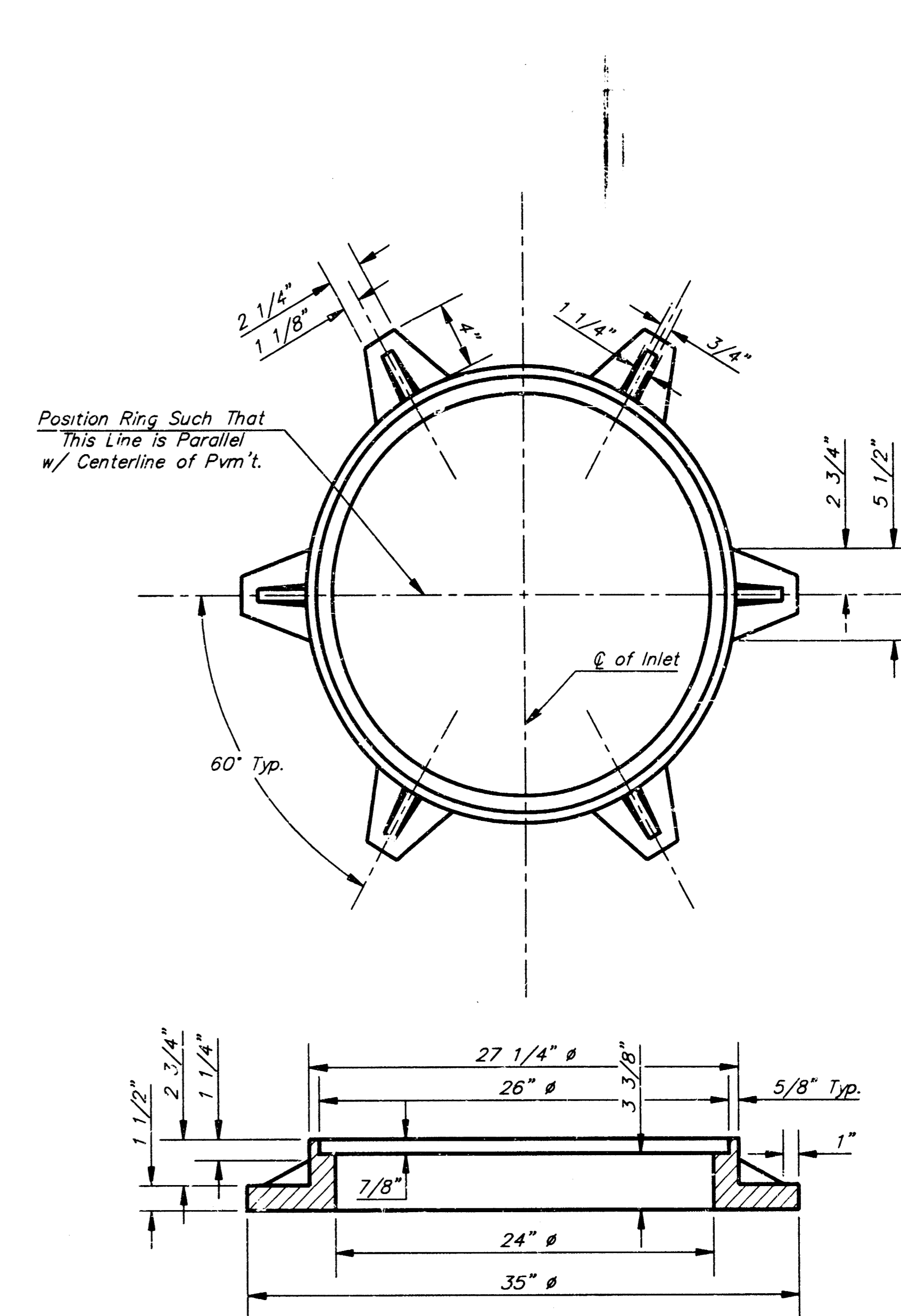
WALL REINFORCING											
		W = 4'-4"		W = 5'-4"		W = 6'-4"		W = 7'-4"		W = 8'-4"	
MARK	SIZE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
w1	#4	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"
w2	#4	1	4'-1"	1	5'-1"	1	6'-1"	1	7'-1"	1	8'-1"
w3	#4	32	36"	40	40"	44	44"	48	48"	48	48"

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



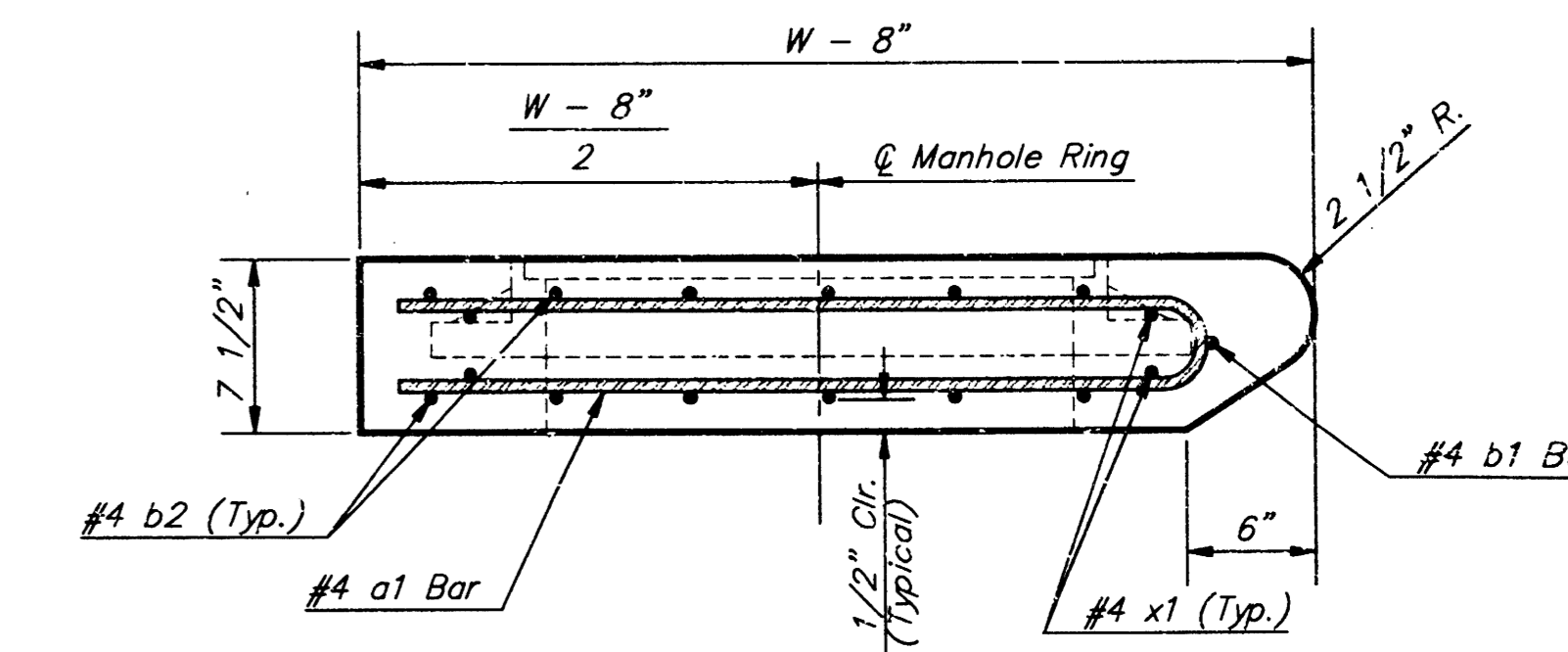
BENDING DIAGRAM

STANDARD CURB INLET PRECAST TOPS			
W	PRE-CAST TOP SIZE	PVE 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.



SECTION A-A

Revised - Feb. 16, 1989

CITY OF WICHITA STANDARD TYPE 1A
Curb Inlet Details
 INLET OPENING - 6' x 5'-0"

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

PROJECT NUMBER
739 PPS 607861

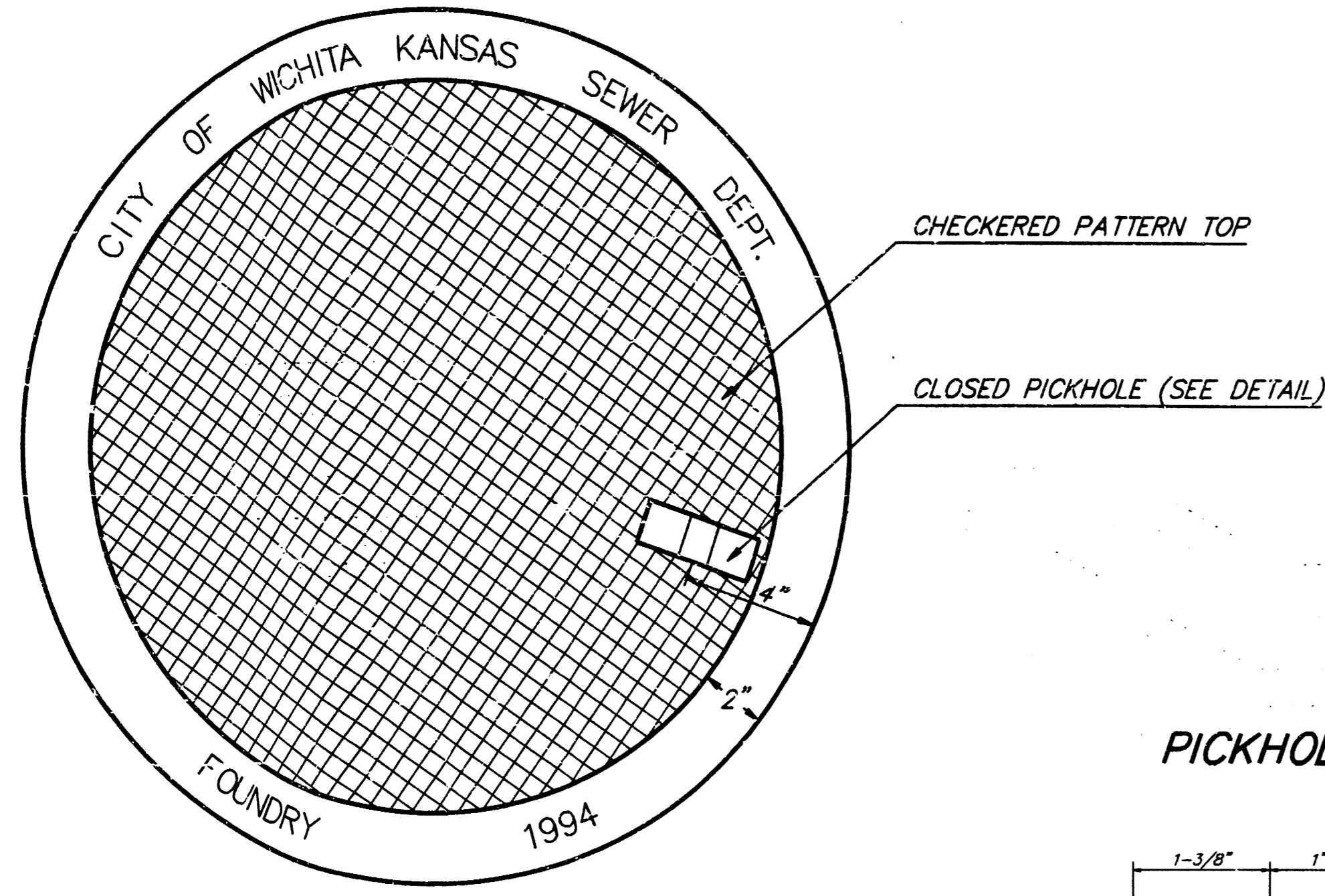
DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: 9/17/97 SCALE: None

SHEET **5** OF **7**

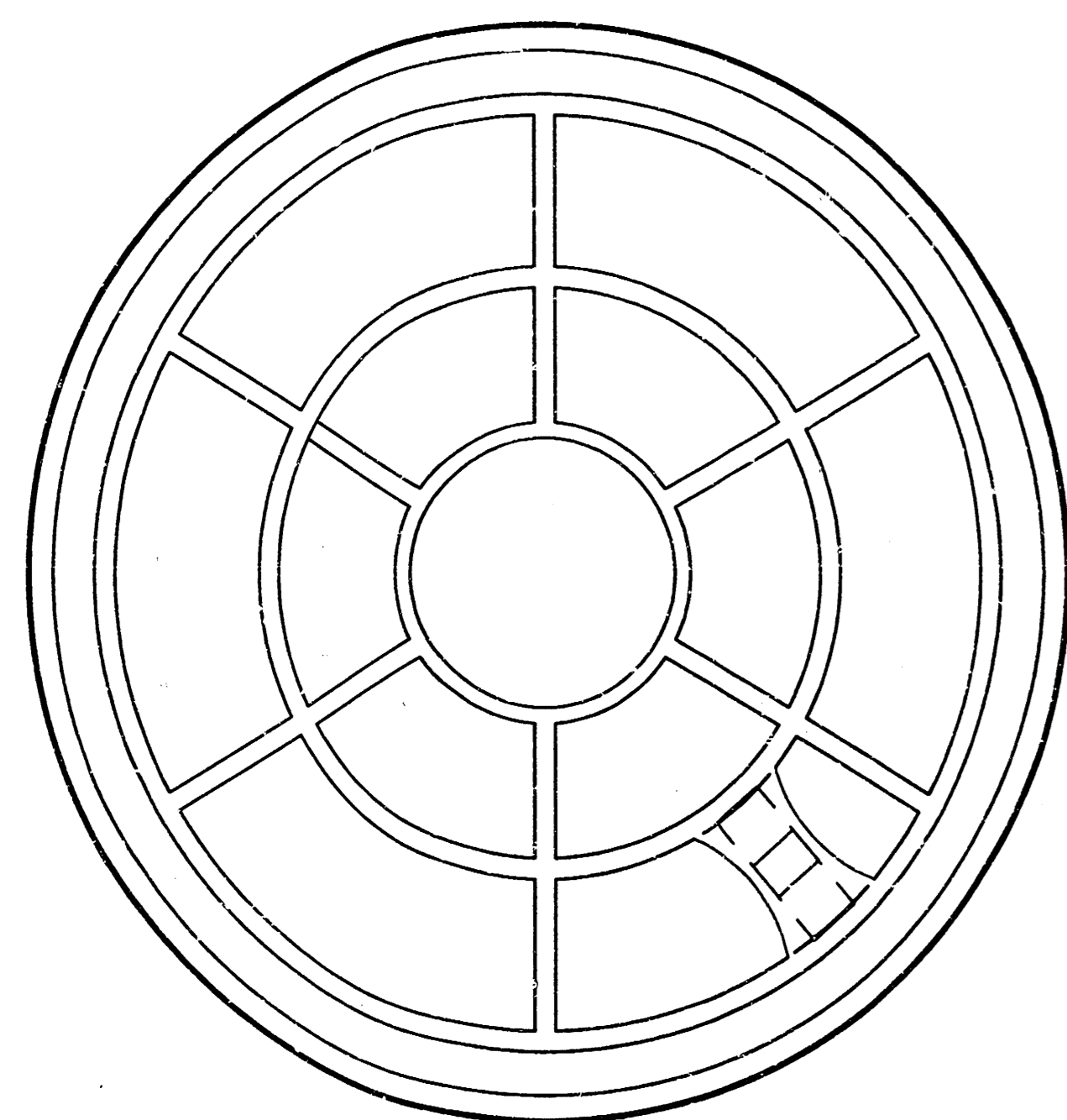
MANHOLE COVER
Weight = 180 Lbs.

MANHOLE FRAME AND COVER DETAIL

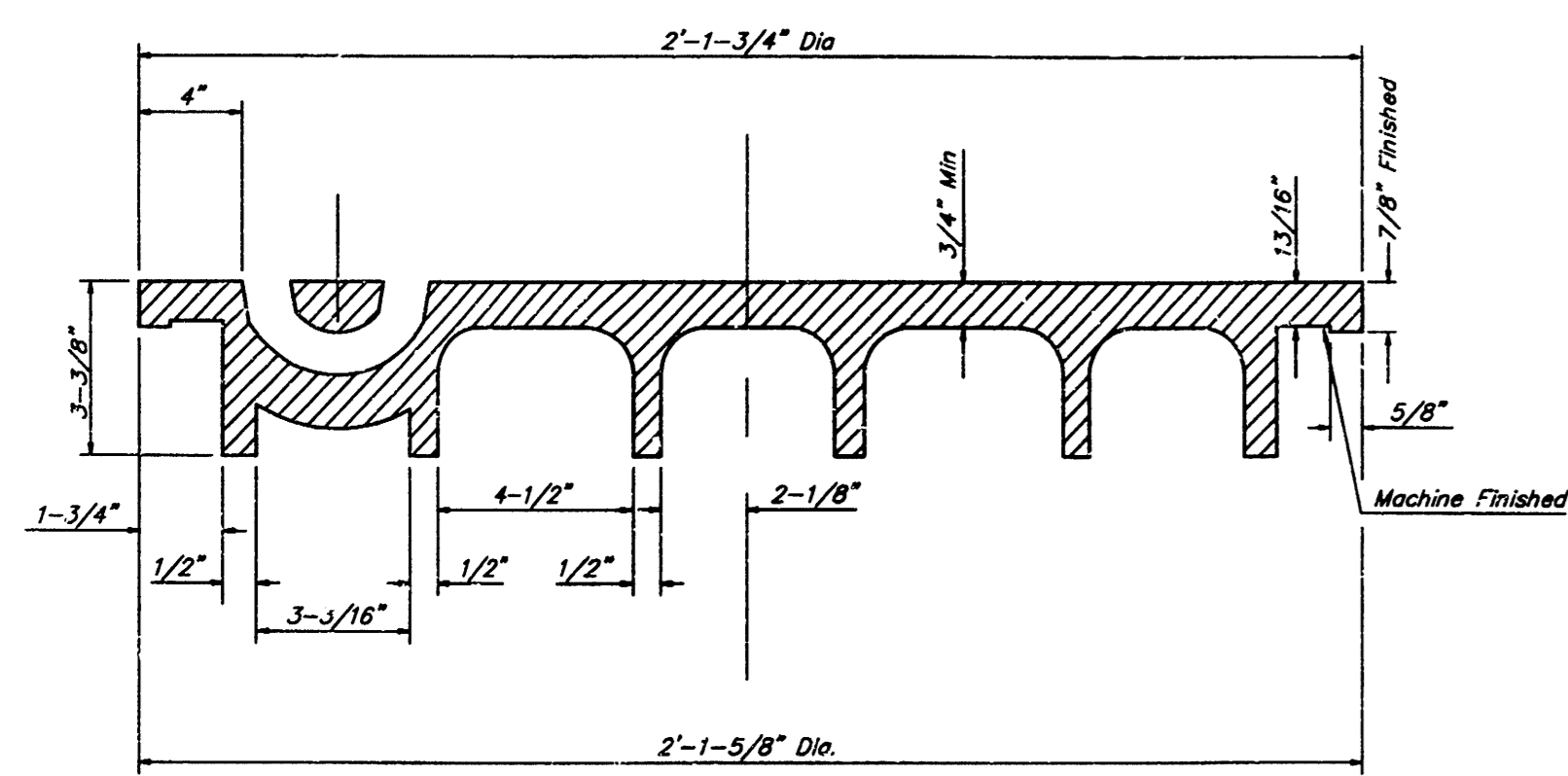
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS



TOP VIEW



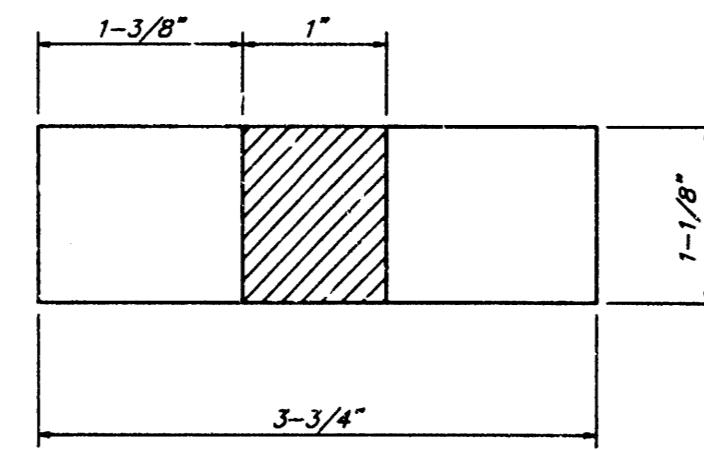
BOTTOM VIEW



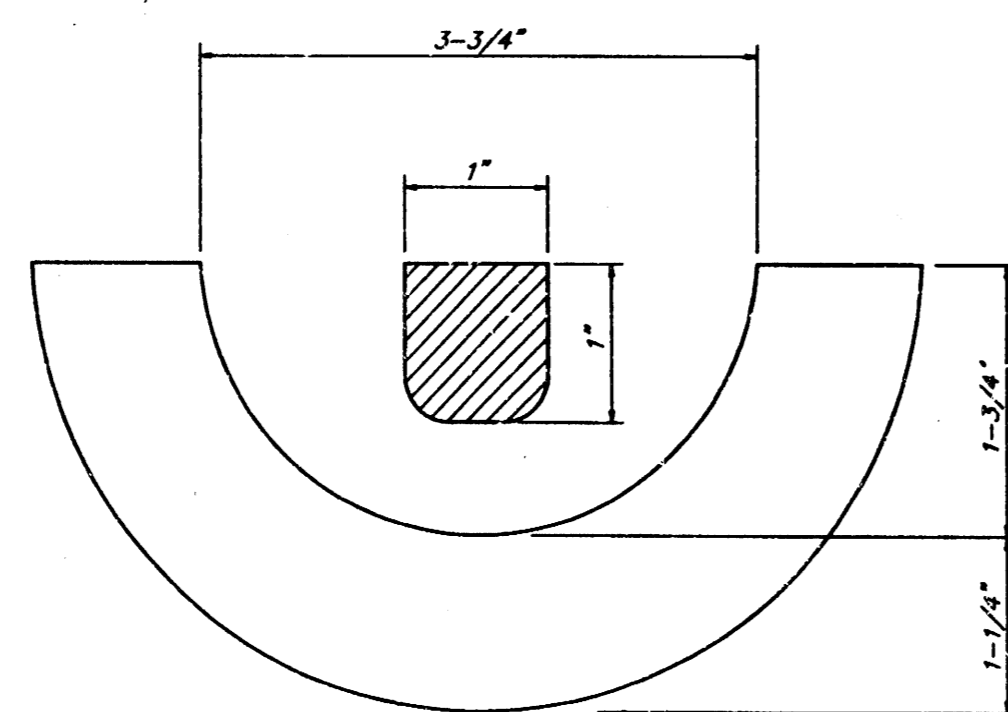
SECTION VIEW

CHECKERED PATTERN TOP
CLOSED PICKHOLE (SEE DETAIL)

PICKHOLE DETAIL

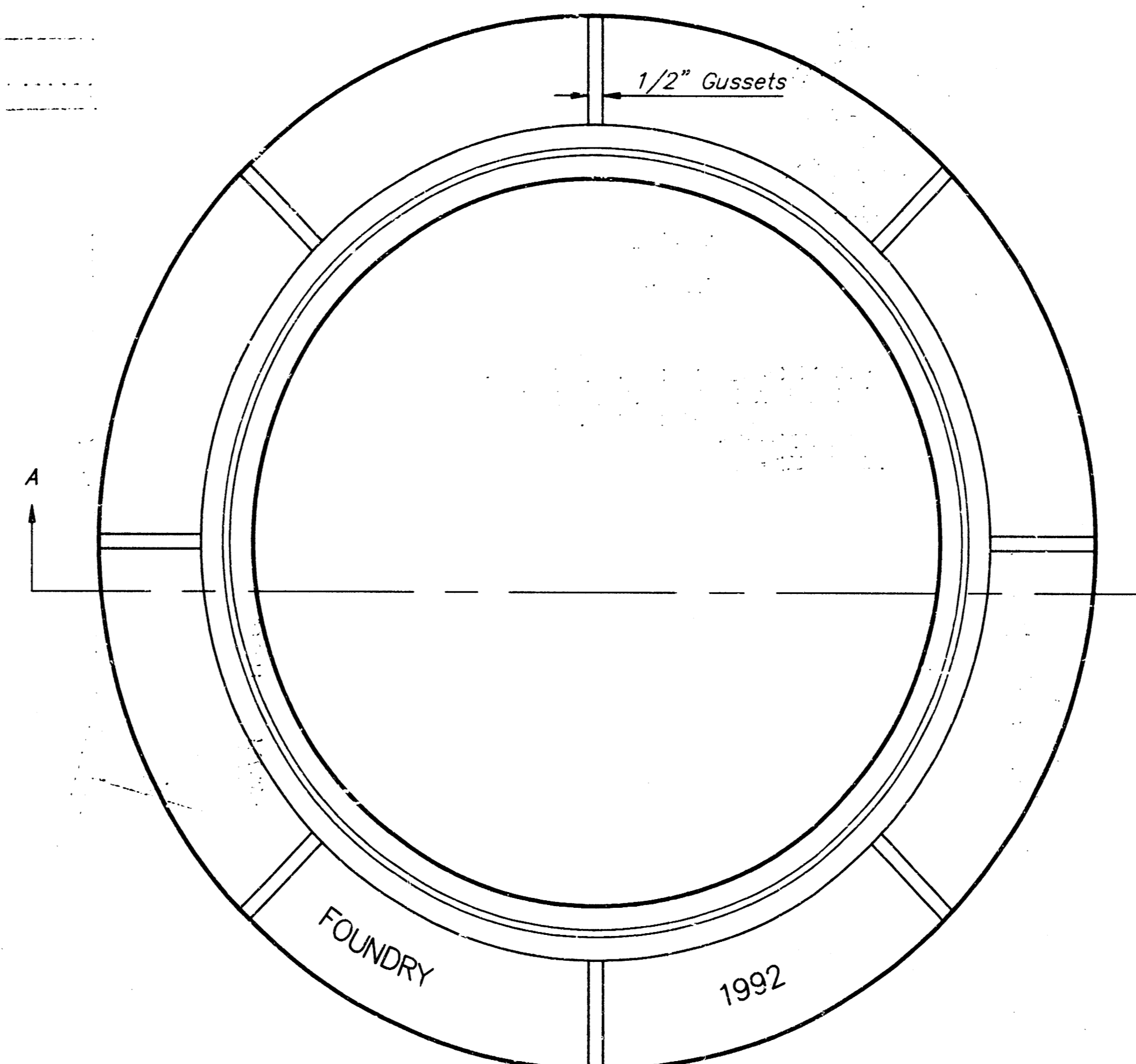


TOP VIEW

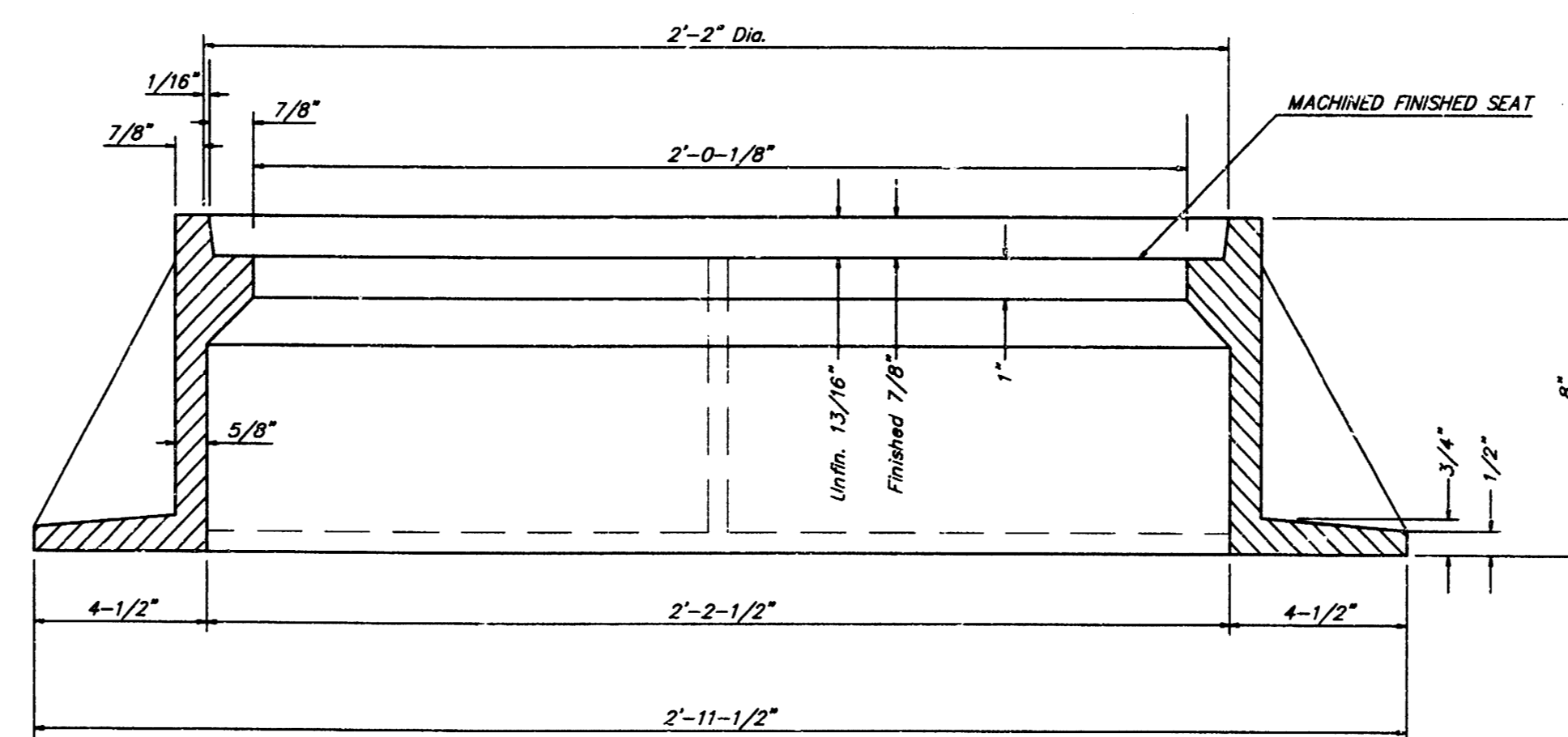


SECTION VIEW

MANHOLE FRAME
Weight = 240 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" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

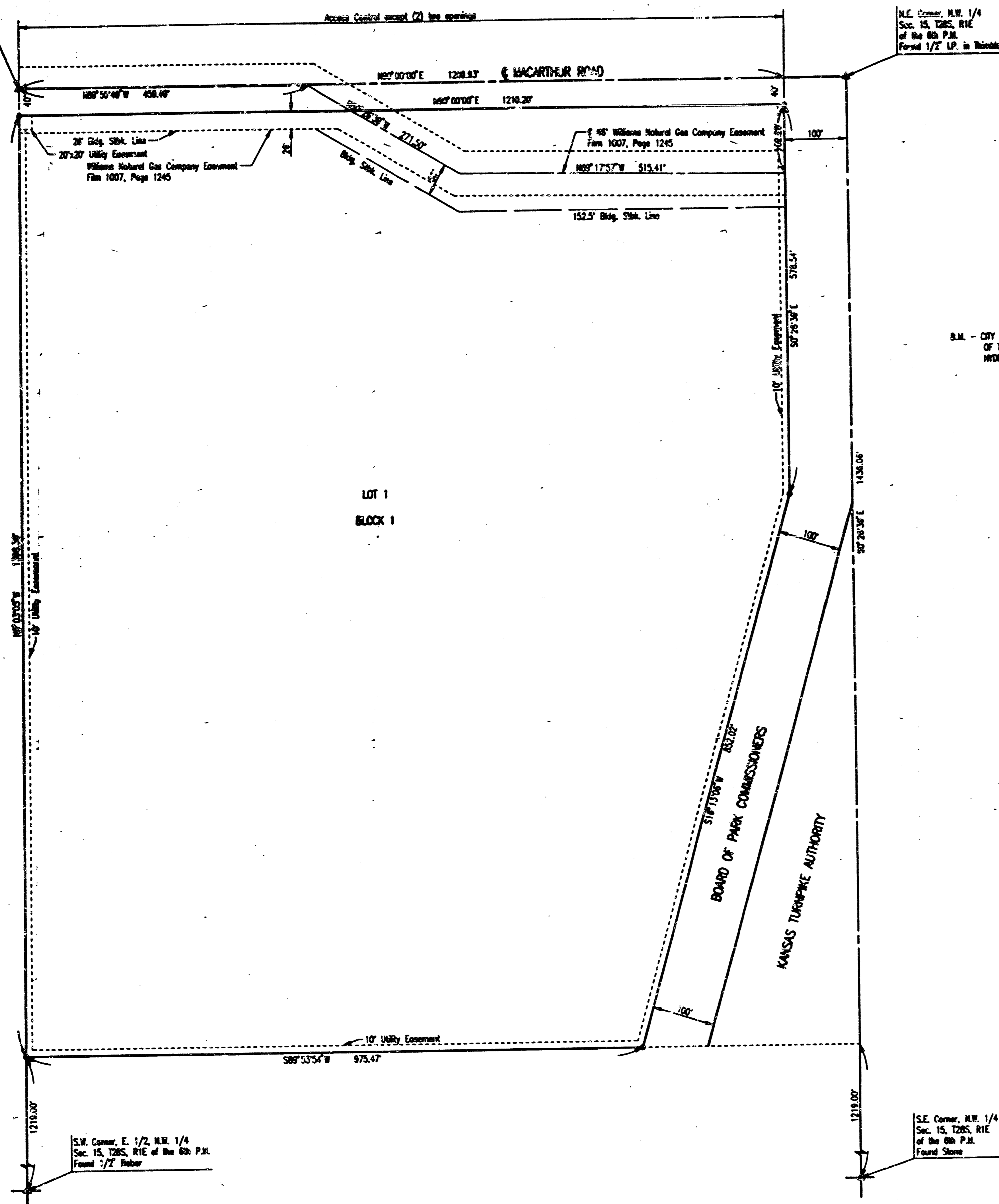
THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER 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 <small>316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211</small>			
PROJECT NUMBER 739 PPS 607861			SHEET 6
DESIGN	DRAWN <i>Staff</i>	APPROVED	DATE 9/17/97
		SCALE	None
			OF 7

WILLOWOOD ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BRISB



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

STATE OF KANSAS)
COUNTY OF SHAWNEE) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORSAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 22ND DAY OF April, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATED WILLOWOOD ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING A REPLAT OF AND DESCRIBED AS:

BE IT REMEMBERED ON THIS 22ND DAY OF January, 1987, BEFORE ME A NOTARY PUBLIC IN AFORSAID STATE AND COUNTY, DANIEL E. DOUGAN, VICE-PRESIDENT OF COMMERCE BANK AND TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID BANK. GI TESTAMONY WHEREOF I HAVE HERETOFORE SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THIS DAY AND YEAR ABOVE WRITTEN.

LOTS 1 THROUGH 30 IN BLOCK 1; LOTS 1 THROUGH 27 IN BLOCK 2; RESERVE "A" TOGETHER WITH BELIEVED MACARTHUR ROAD CORNER, SELMA AND ALBA STREETS, AND "DAPCEN" EMBROIDERY STREET AS ORIGINALLY PLATED IN EMERY PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Annette M. Morgan NOTARY PUBLIC
ANNETTE M. MORGAN
MY COMMISSION EXPIRES May 11, 1999

ALL PORTIONS OF EMERY PARK ADDITION IN WICHITA, SEDGWICK COUNTY, KANSAS, LOTS, BLOCKS, RESERVE "A" EASEMENTS AND STREETS AS DESCRIBED ABOVE ARE HEREBY RECALLED AND REPLATED BY VOLUME OF K.S.A. (12-5120) INCORPORATED.
Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 346
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 19TH DAY OF DECEMBER, 1996.
John C. Foy CHAIRMAN
JOHN C. FOY
William S. Kroll SECRETARY
WILLIAM S. KROLL

B.M. - CITY OF WICHITA DISC 31' WEST AND 31' SOUTH OF THE INTERSECTION OF THE CENTERLINES OF WORNALL AND MACARTHUR ROADS.
ELEV. = 66.273 CITY DATUM
ELEV. = 123.673 M.S.L.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS WILLOWOOD ESTATES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 22ND DAY OF February, 1997.
John H. Hays Mayor
JOHN HAYS
Pat Burnett City Clerk
PAT BURNETT

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.
ALL RIGHTS OF ACCESS TO AND FROM MACARTHUR ROAD OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO MACARTHUR ROAD AT TWO (2) LOCATIONS, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: WILLOWOOD MOBILE HOME PARK, INC.
Stanley R. Willet PRESIDENT
BY: STANLEY R. WILLET

OWNED ON TRANSFER RECORD THIS 2ND DAY OF April, 1987.
James Alfred COUNTY CLERK
JAMES ALFORD

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OFFICE AT WICHITA, ON THE 22ND DAY OF April, 1997.

BE IT REMEMBERED ON THIS 22ND DAY OF January, 1987, BEFORE ME A NOTARY PUBLIC IN AFORSAID STATE AND COUNTY, GARY L. WILEY, PRESIDENT OF WILLOWOOD MOBILE HOME PARK, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTAMONY WHEREOF I HAVE HERETOFORE SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THIS DAY AND YEAR ABOVE WRITTEN.

Michael D. Hurtt REGISTER OF DEEDS
MICHAEL D. HURTT

Gary L. Wiley NOTARY PUBLIC
GARY L. WILEY
MY COMMISSION EXPIRES 1-15-2001



WE, COMMERCE BANK AND TRUST, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF WILLOWOOD ESTATES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
BY: Daniel E. Dougan VICE PRESIDENT
DANIEL E. DOUGAN

#1595014

DRAWN: G.W. OPER. DEP. SCALE 1"=100.00
DATE: 1996 03/25/97 FINAL DWG 12-24-1996 9:18:17 am