

STORM WATER SEWER TO SERVE Brush Creek 3rd Addition

LOT 4 & Part of LOT 3

Private Project Number

1078 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

January 2001

LEGAL DESCRIPTION:

Lot 4, together with the North 49' of Lot 3, Brush Creek 3rd Addition, Wichita, Sedgwick County, Kansas

BENCHMARK:

Woodlawn & 37th Street North
City of Wichita Bench Mark. Southeast corner of intersection.
75.7 feet East of centerline
56.3 feet South of centerline

Elevation: 183.04 City Datum

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 383-8600
Kansas Gas & Electric Company 383-8650
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4008
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.
- All disturbed 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.
- 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.
- 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 unrightly 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.

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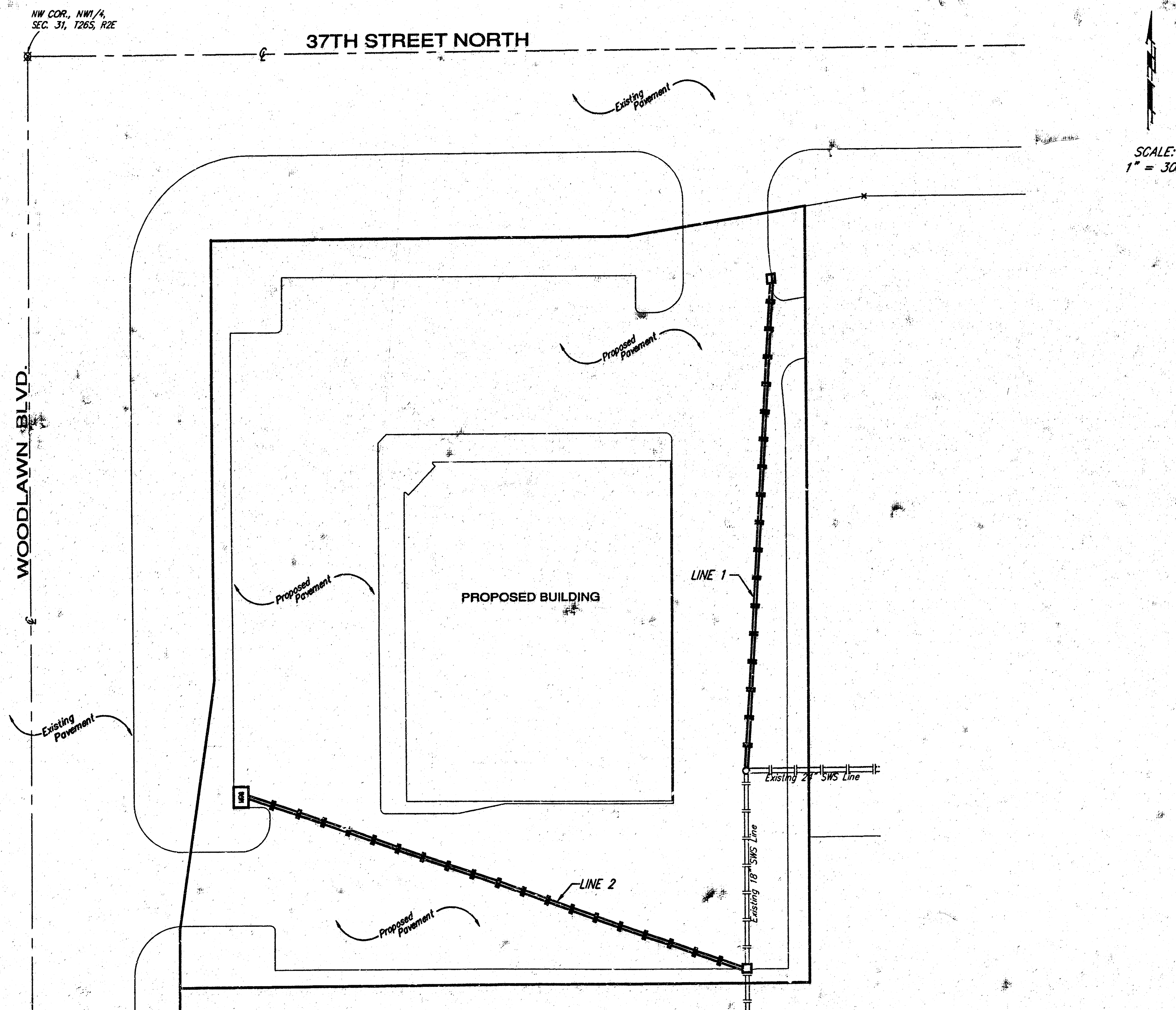
BOOKED
4-11-01
MCS
D-505

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

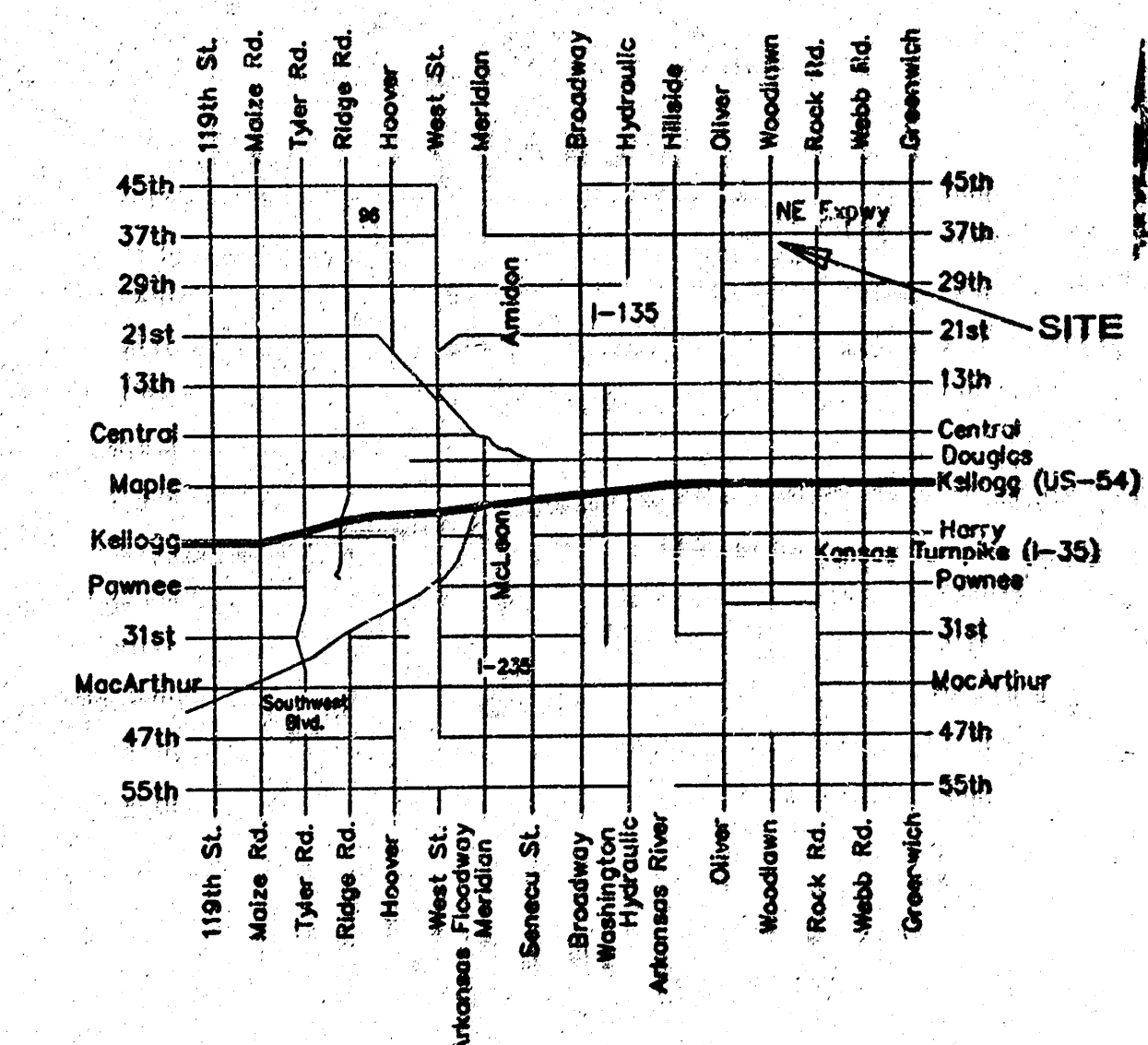
Storm Sewers VRH 1/11/01

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).

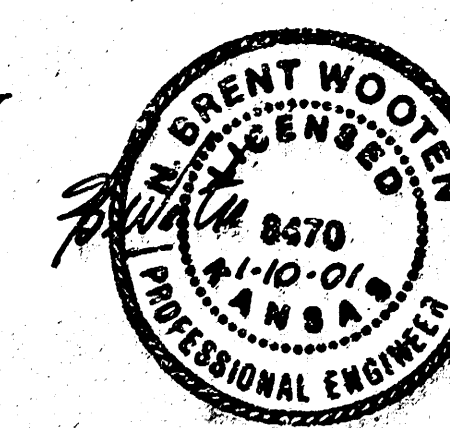


SCALE:
1" = 30'



Vicinity Map

As Built 3/01 KK



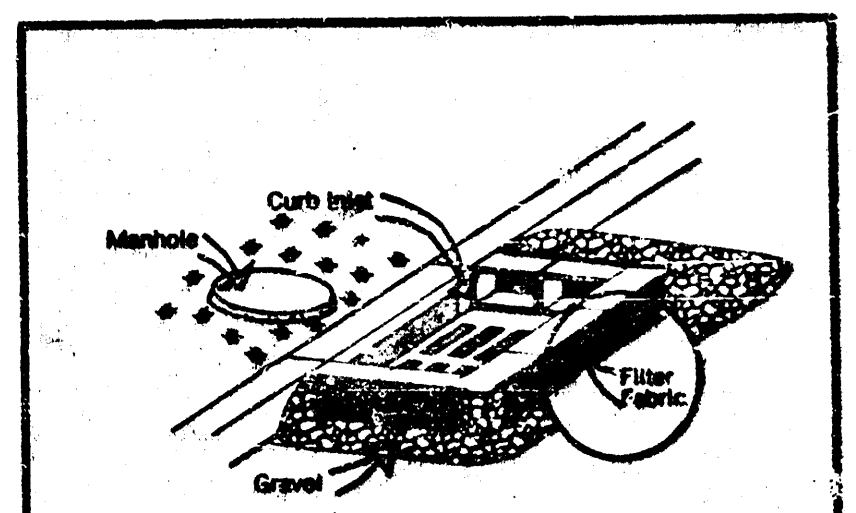
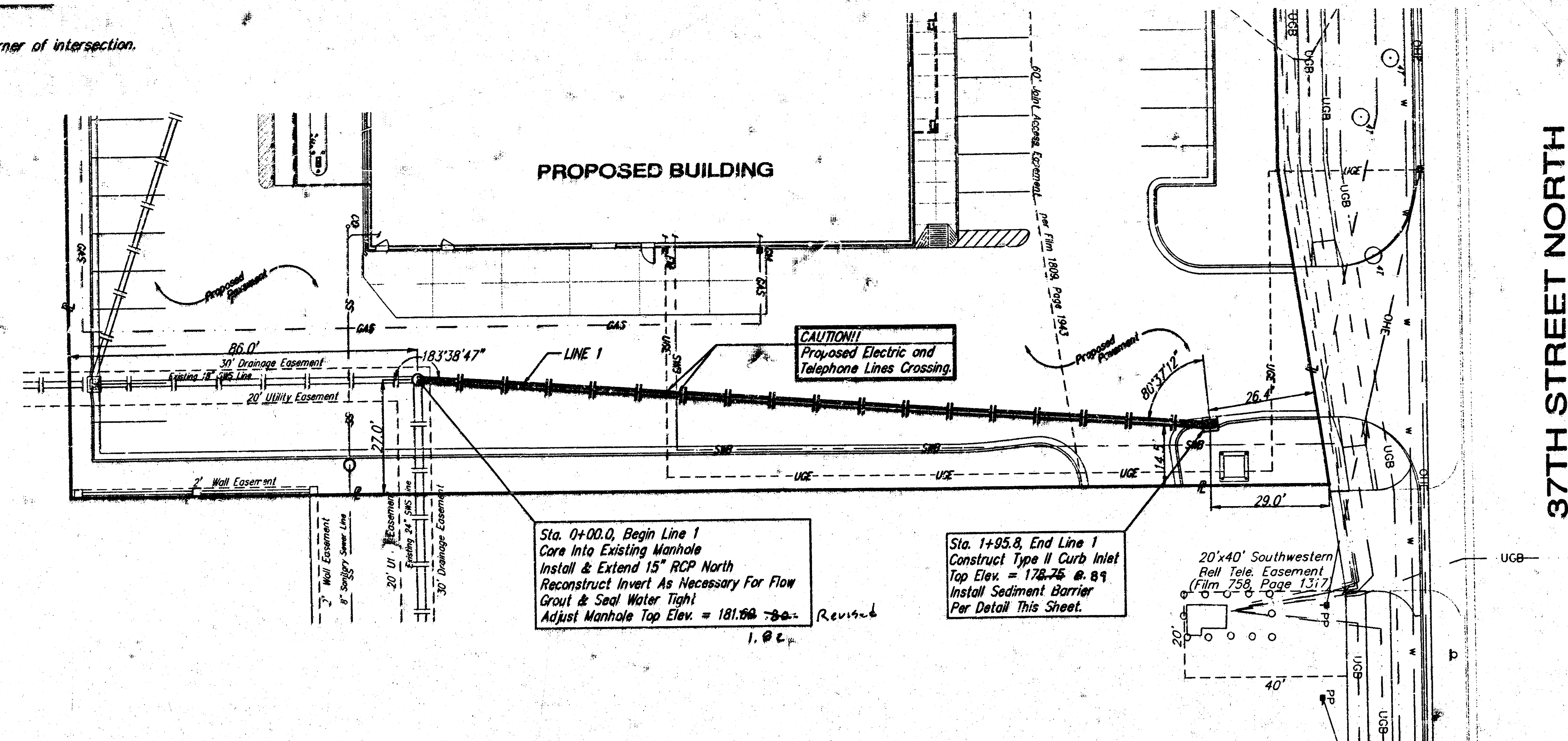
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 316-282-7271 • WICHITA, KANSAS 67211

18-03-03-07

Elevation: 183.04 City Datum

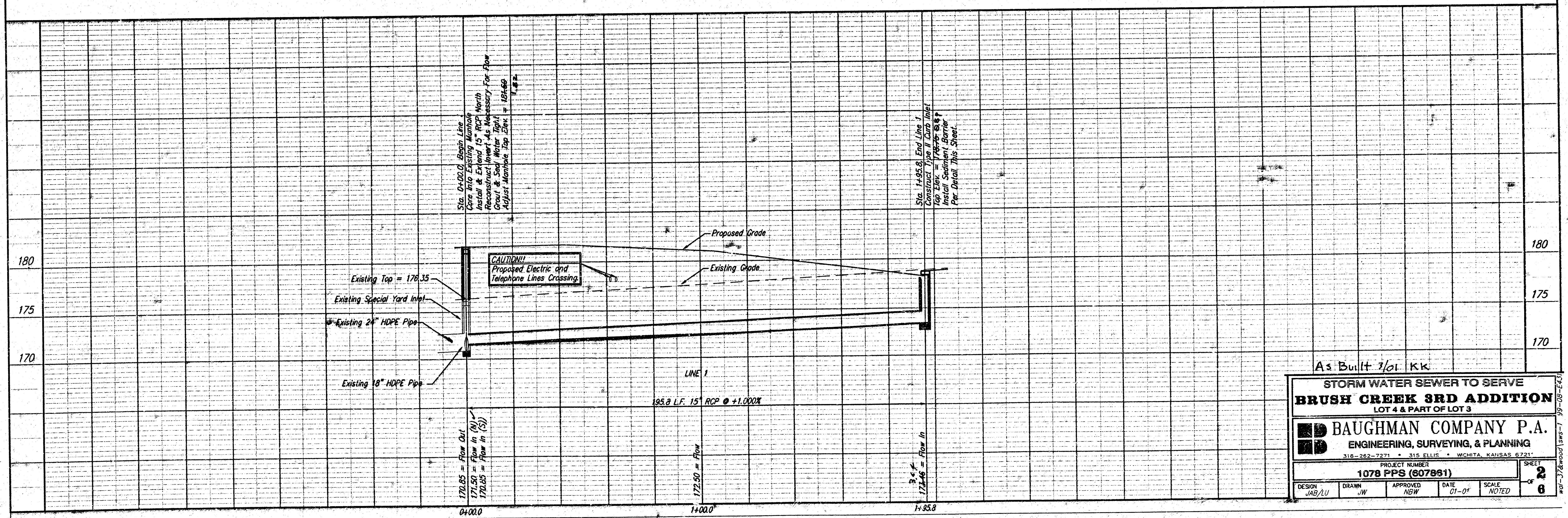
NW COR., NW1/4,
SEC. 31, T26S, R2E

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



NOTES:
Frequent maintenance is required 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.

CURB INLET W/GRATE
SEDIMENT BARRIER DETAIL



As Built 3/01 KK

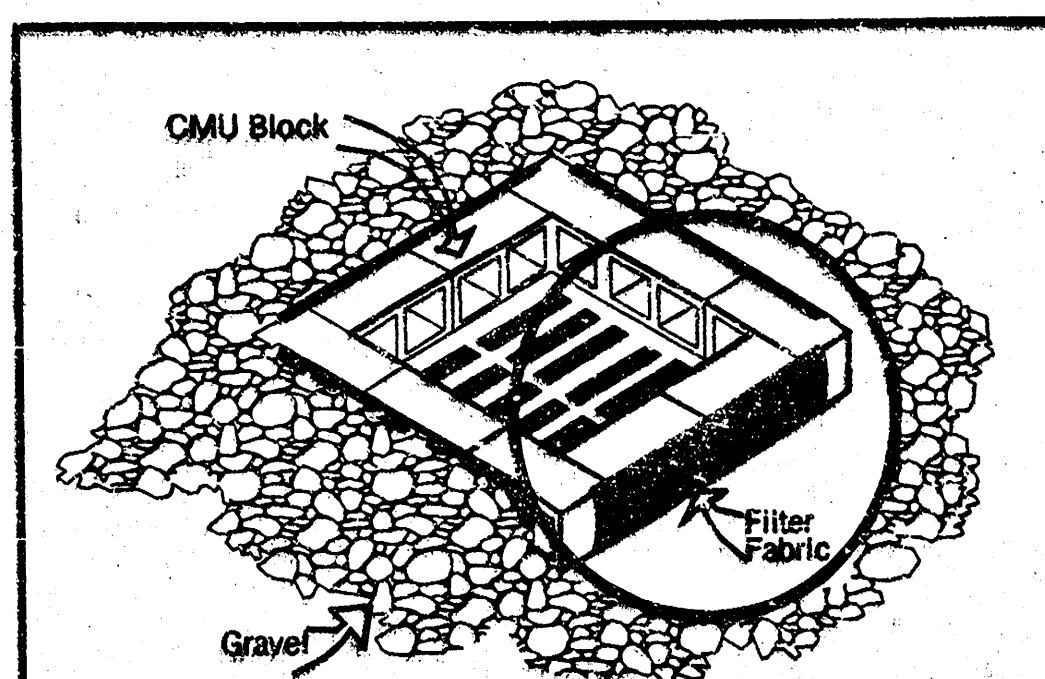
**STORM WATER SEWER TO SERVE
BRUSH CREEK 3RD ADDITION
LOT 4 & PART OF LOT 3**

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

PROJECT NUMBER 1078 PPS (607861)					SHEET 2
DESIGN <i>JAB/LU</i>	DRAWN <i>JW</i>	APPROVED <i>NBW</i>	DATE <i>01-01</i>	SCALE <i>NOTED</i>	OF 6

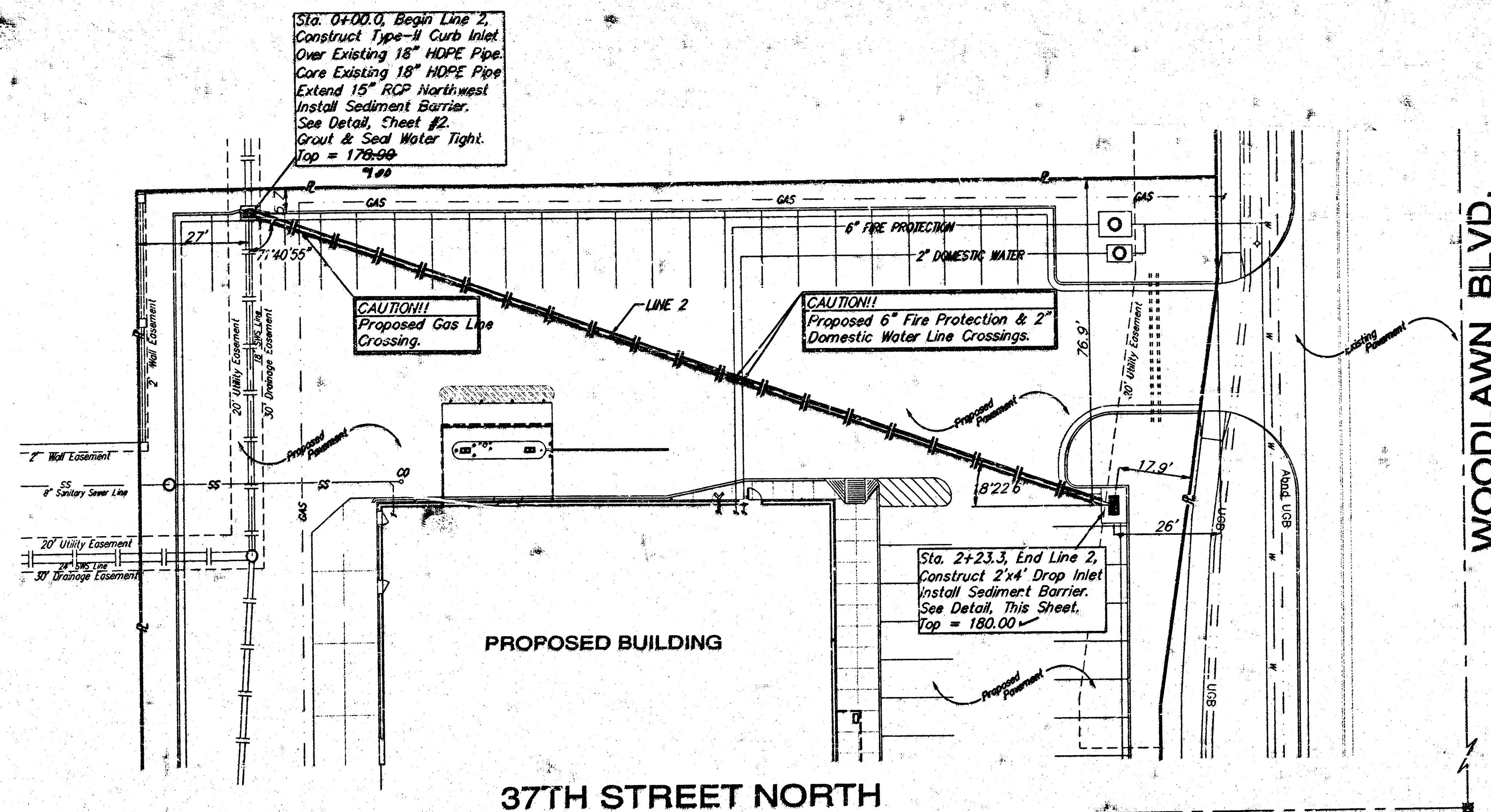
BENCHMARK:

Woodlawn & 37th Street North
City of Wichita Bench Mark. Southeast corner of intersection.
75.7 feet East of centerline
56.3 feet South of centerline
Elevation: 183.04 City Datum

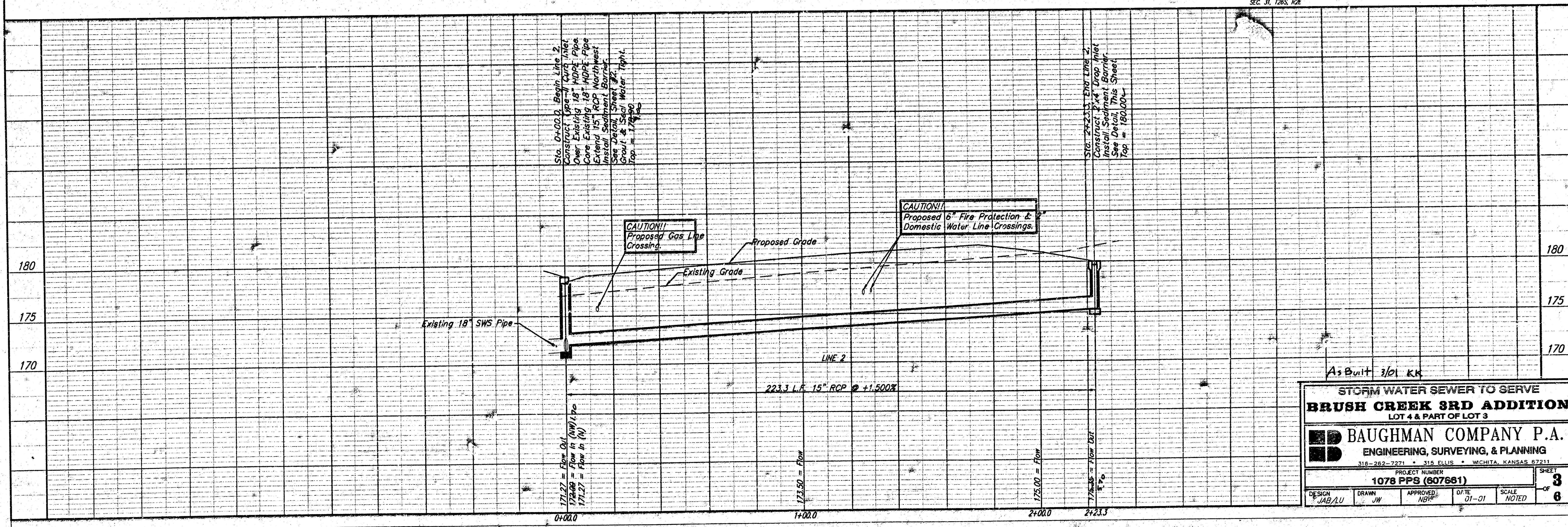


NOTES:
Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.
Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
DO NOT cover inlet or grate with filter fabric.

INLET PROTECTION Storm Drain with Gravel Apron

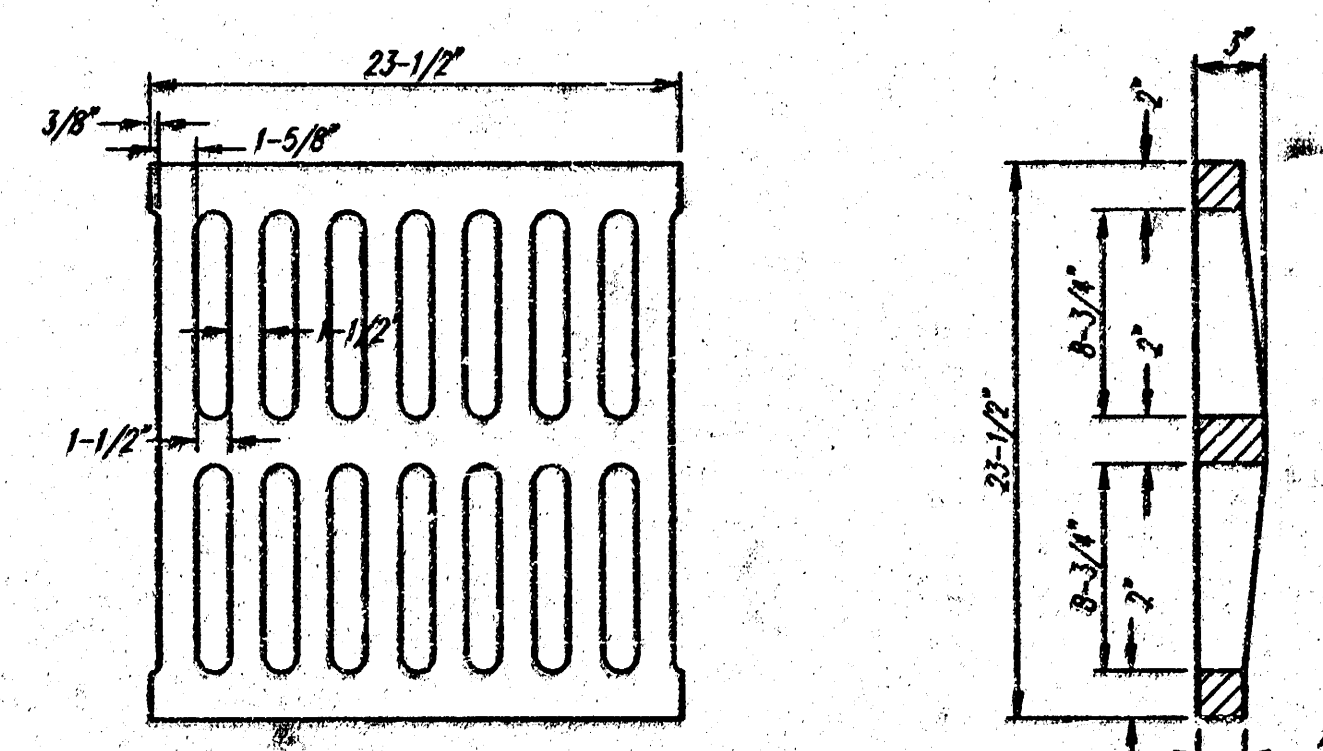
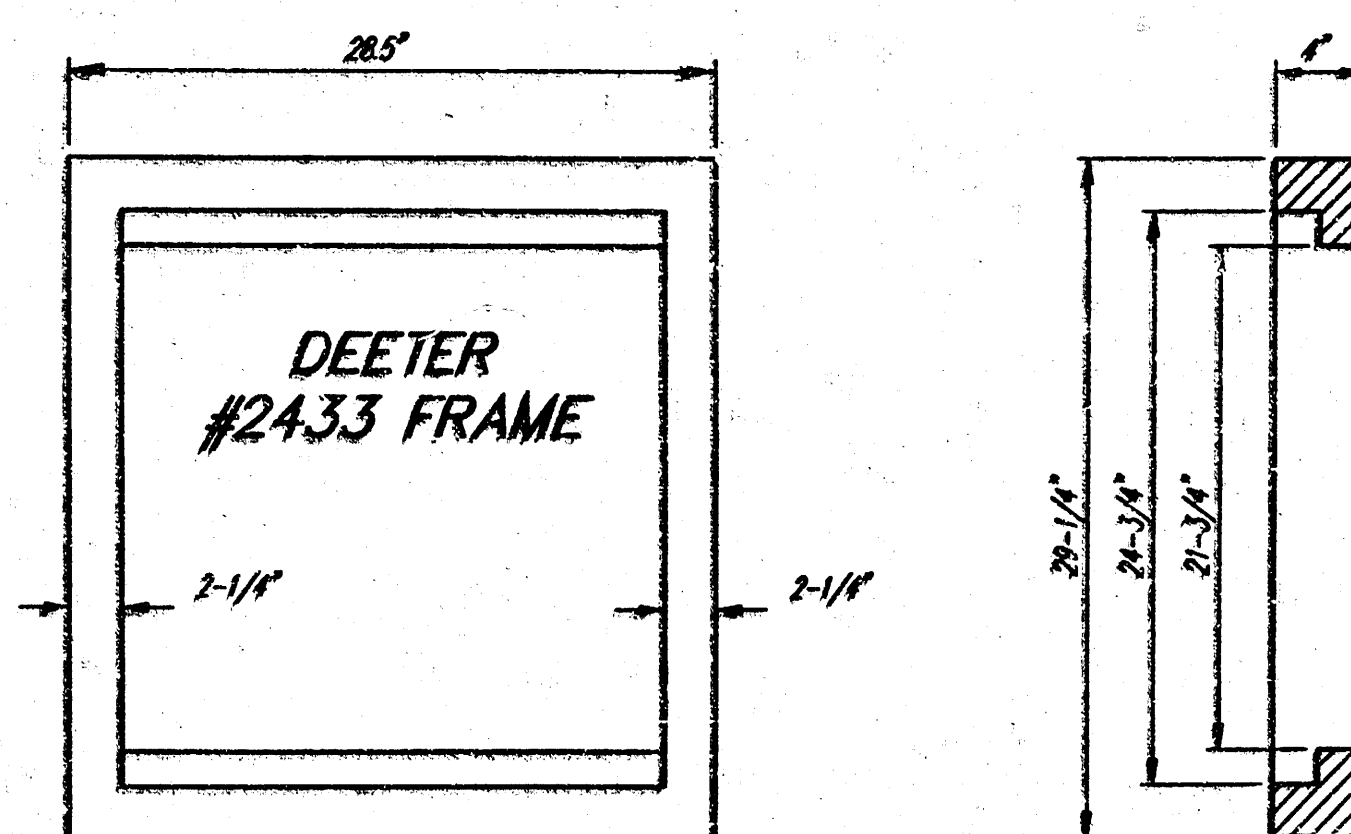


SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL



As Built 3/01 KK

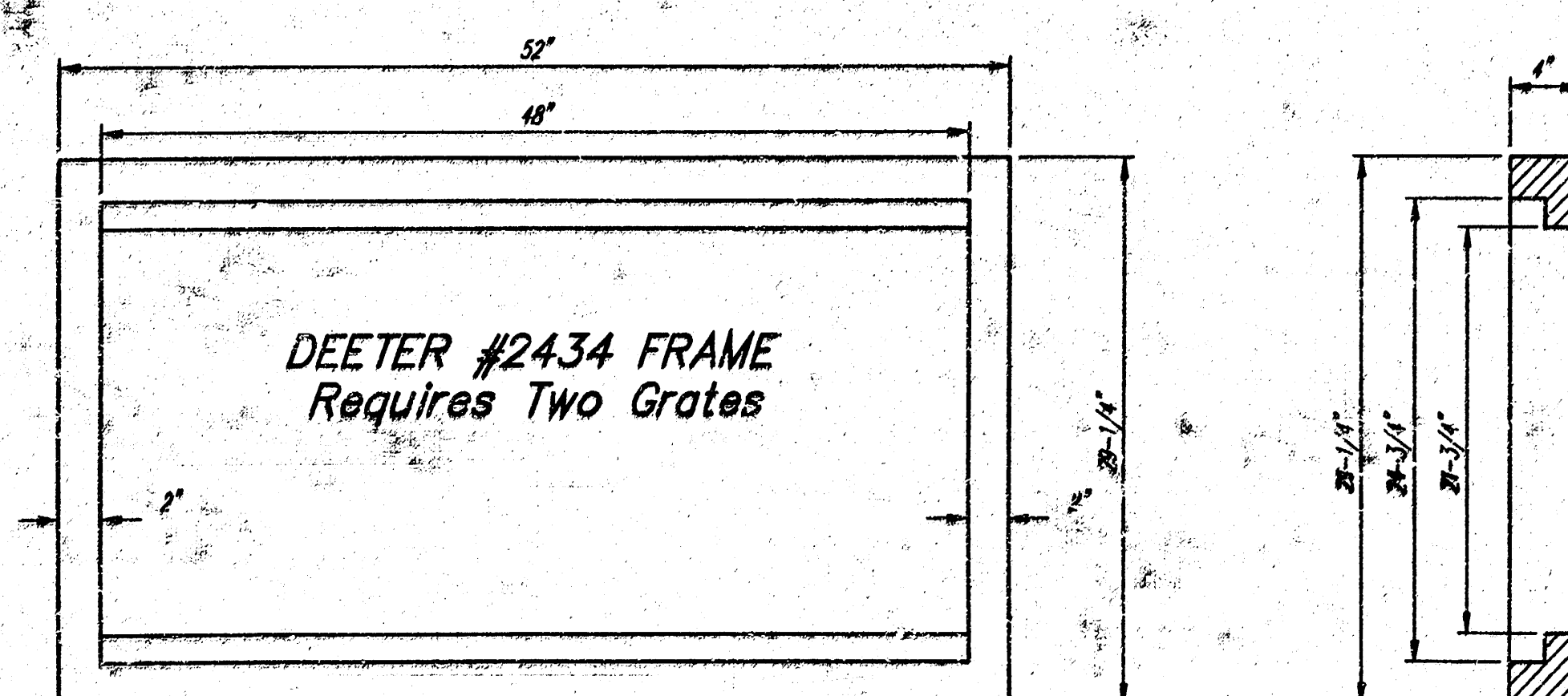
STORM WATER SEWER TO SERVE BRUSH CREEK 3RD ADDITION LOT 4 & PART OF LOT 3			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 1078 PPS (607661)		SHEET 3 OF 6	
DESIGN JAB/AU	DRAWN JW	APPROVED NBP	DATE 01-01 SCALE NOTED



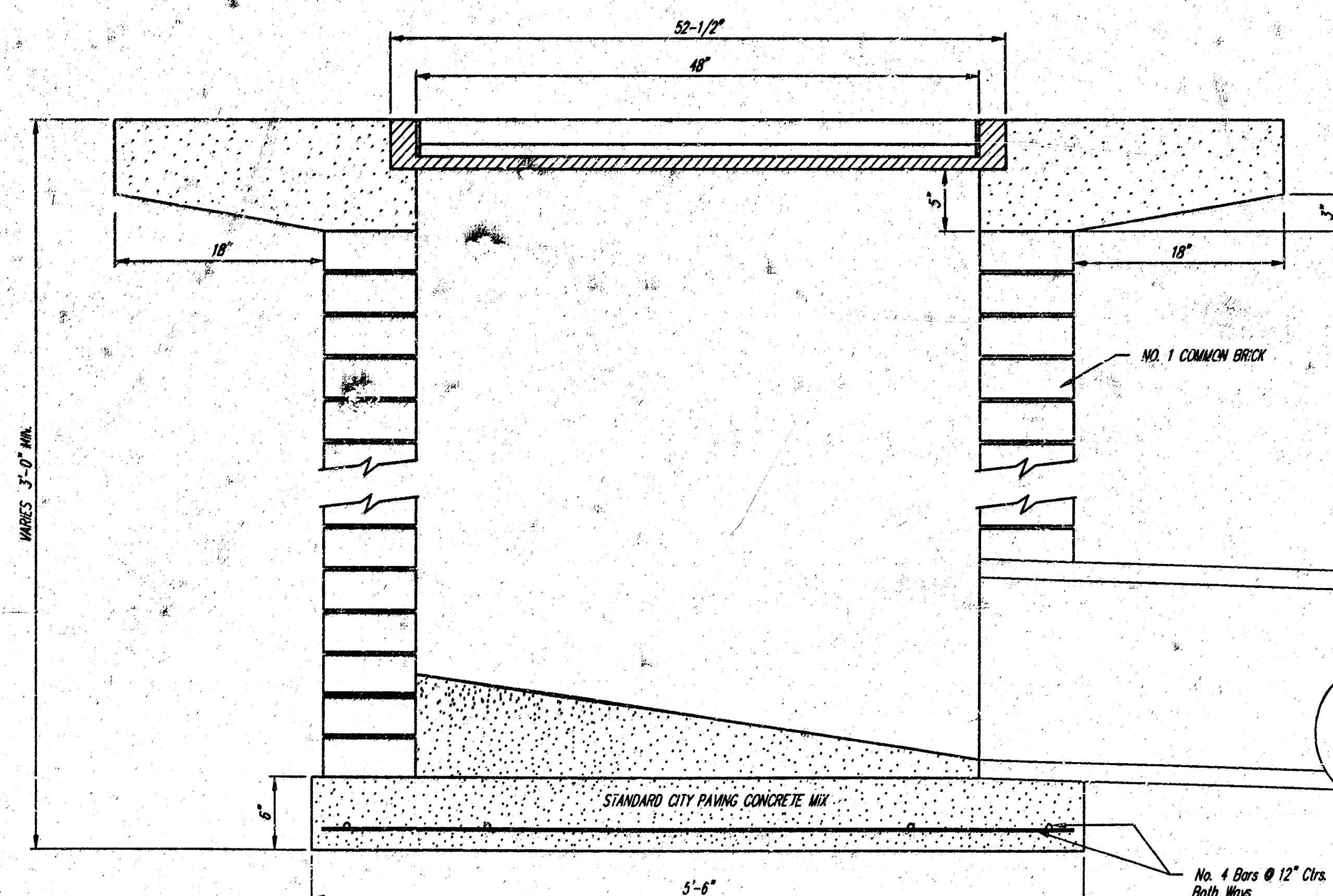
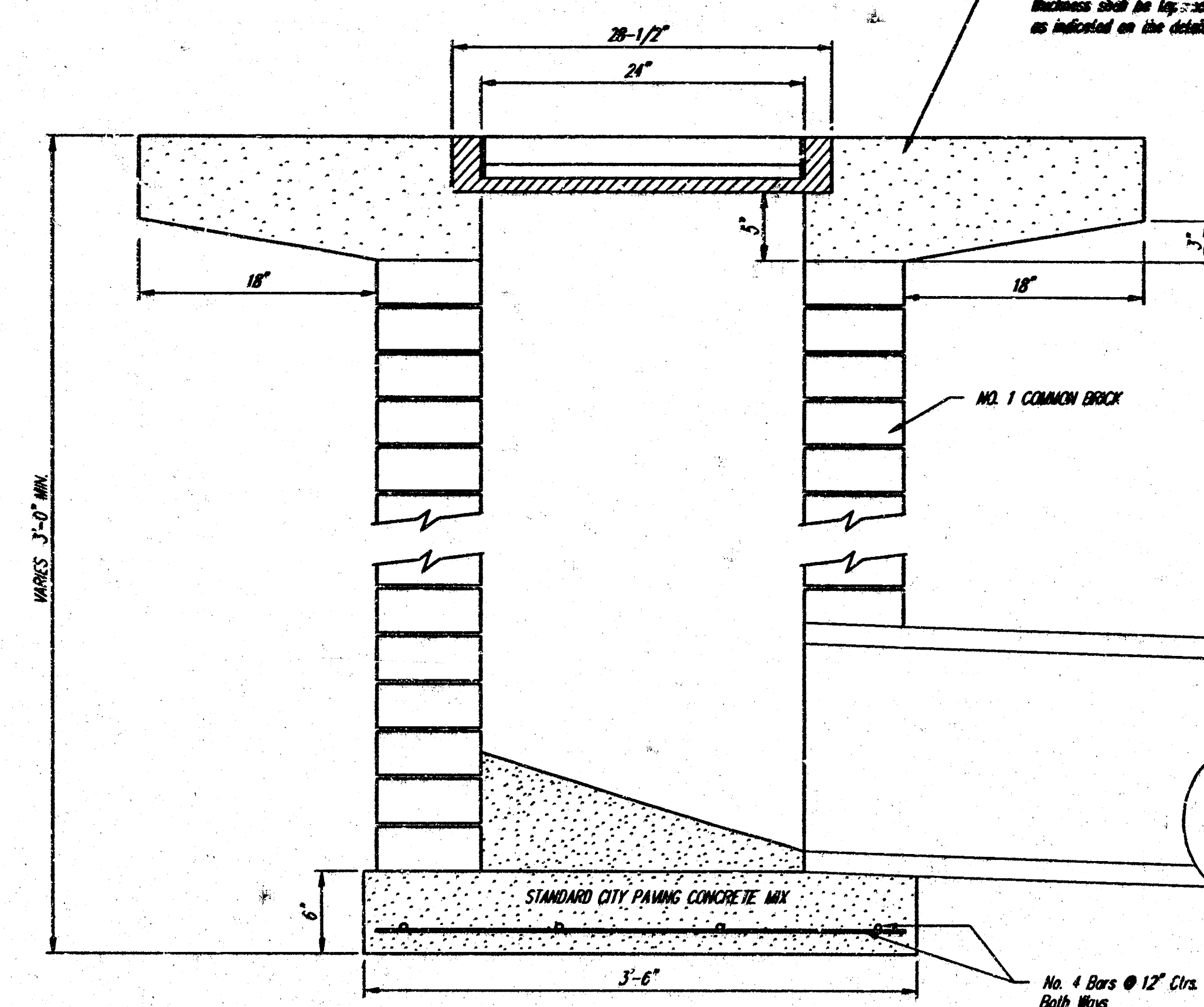
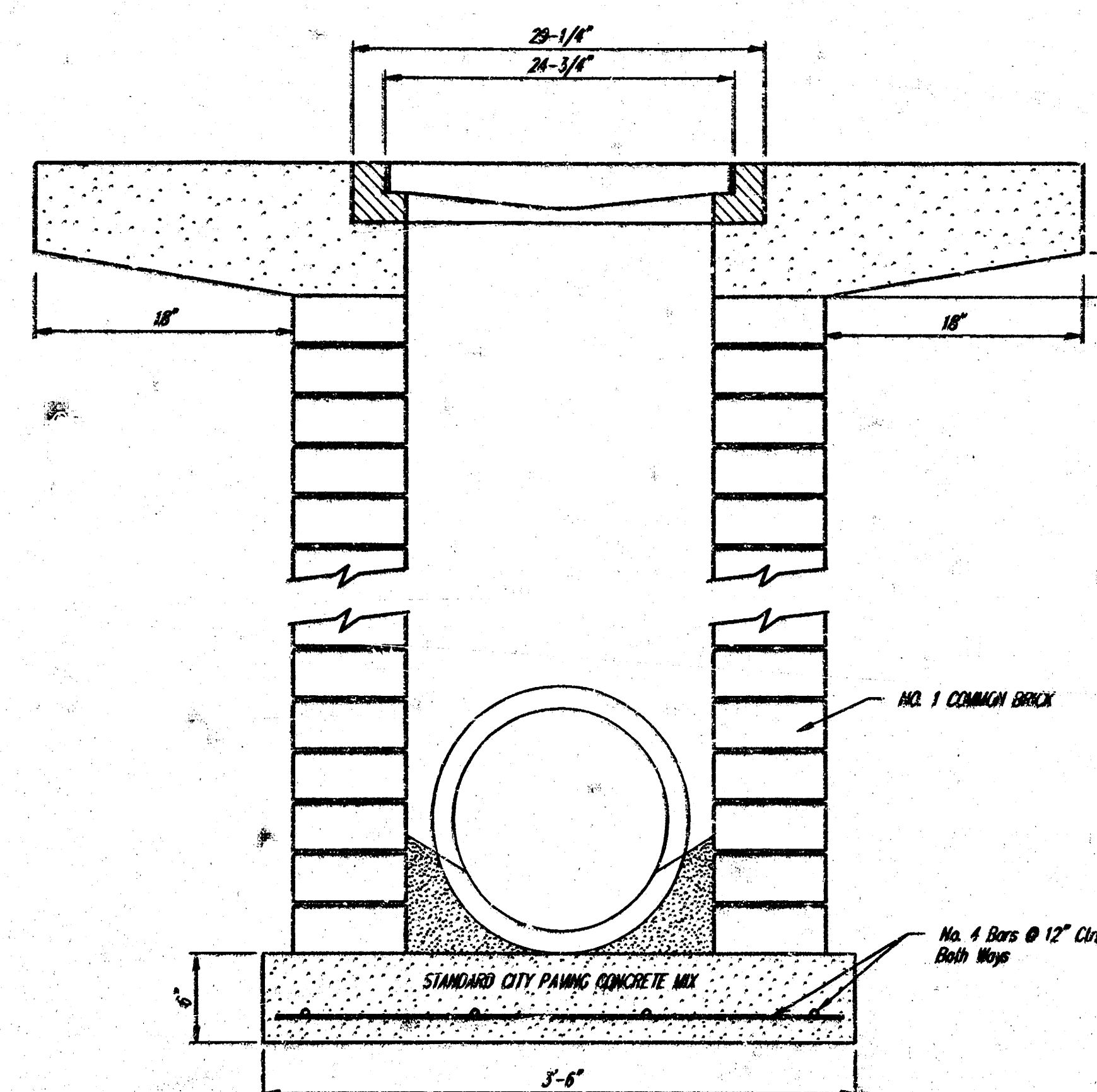
DEETER #2433 GRATE

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.

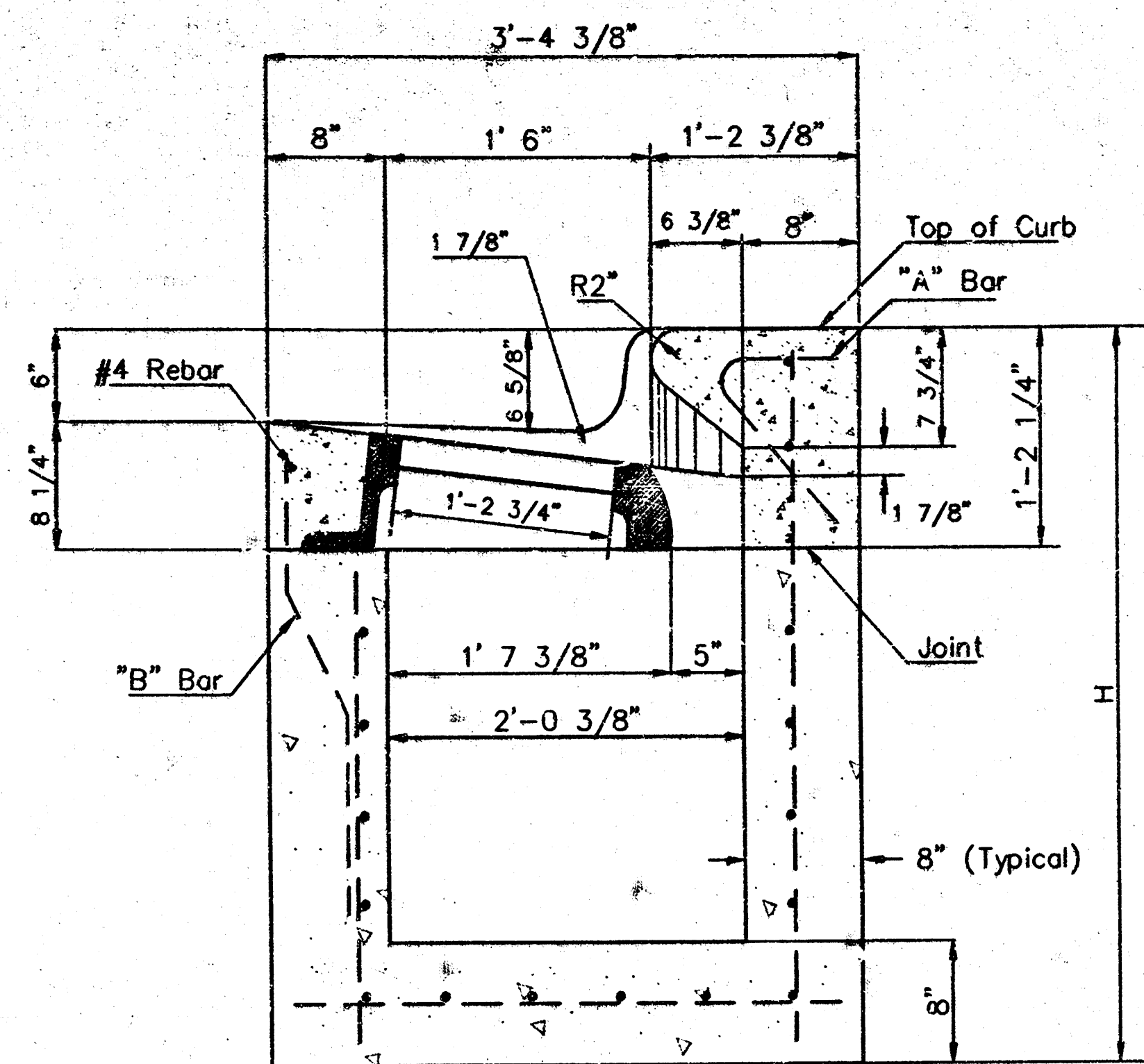


Double 24" x 24" Frame Detail

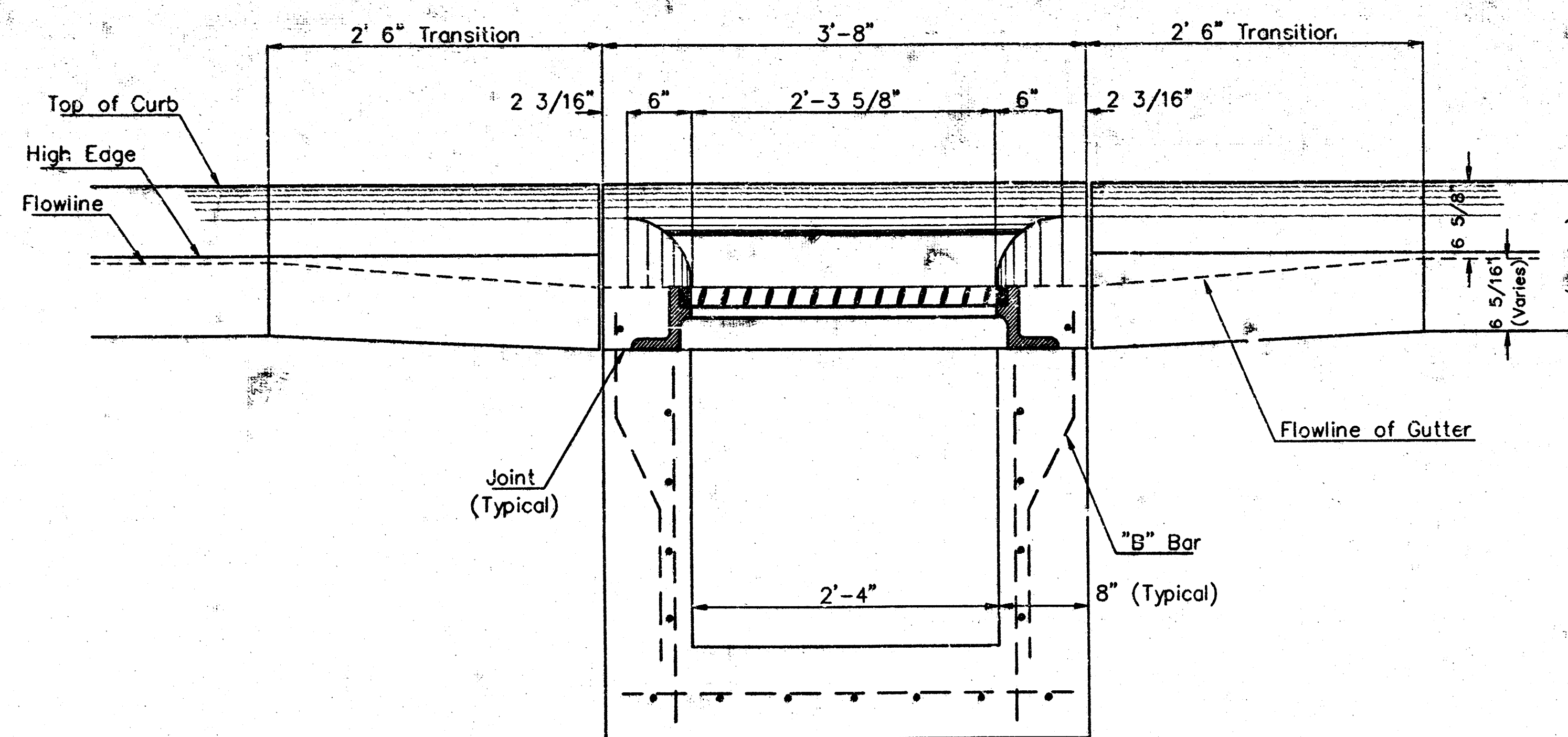


CITY OF WICHITA			
STANDARD DROP INLET			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
1078 PFS (607881)			
DESIGN	DRAWN	APPROVED	DATE
STAFF	STAFF	NEW	01-01
SCALE			SHEET
NONE			4
			6

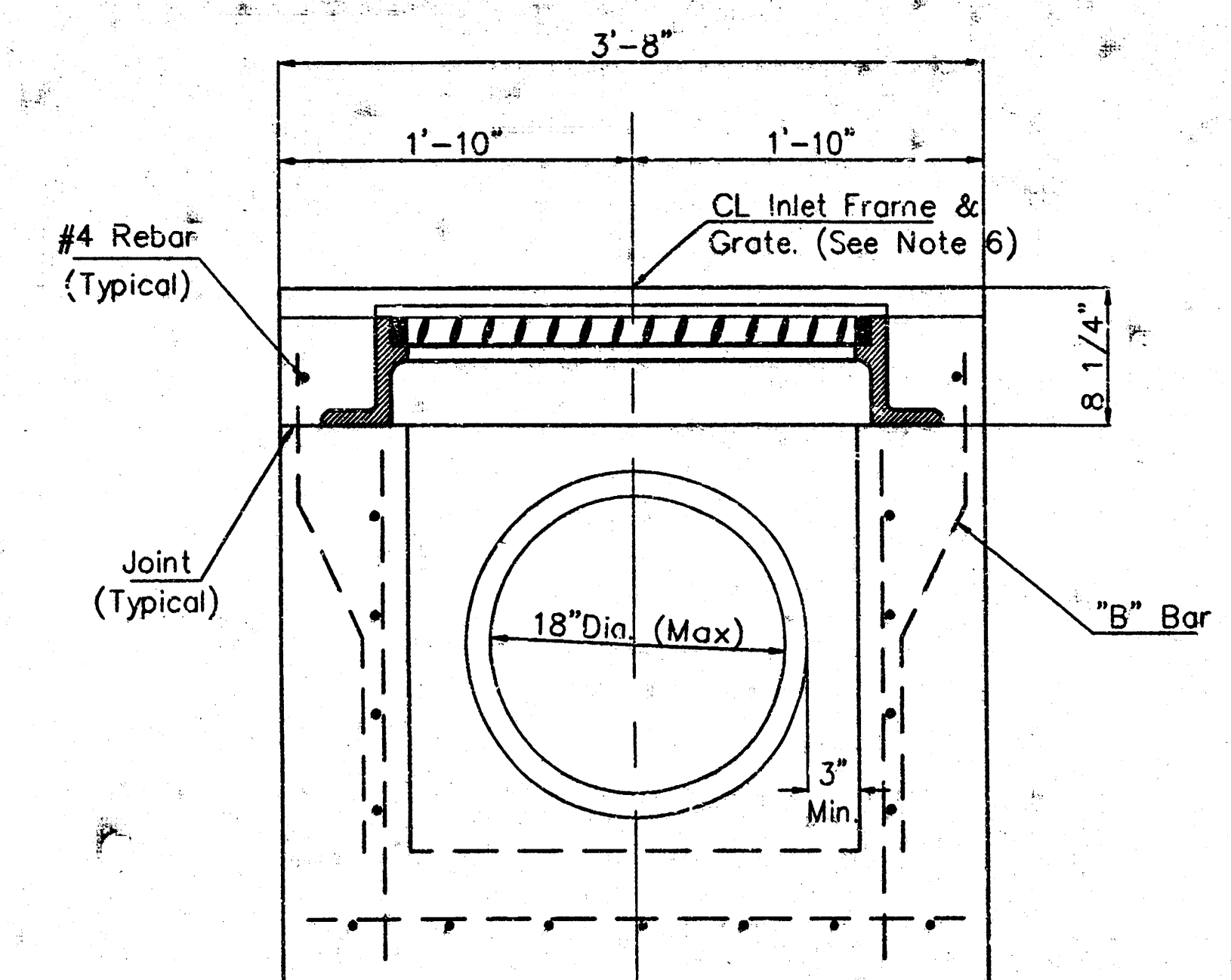
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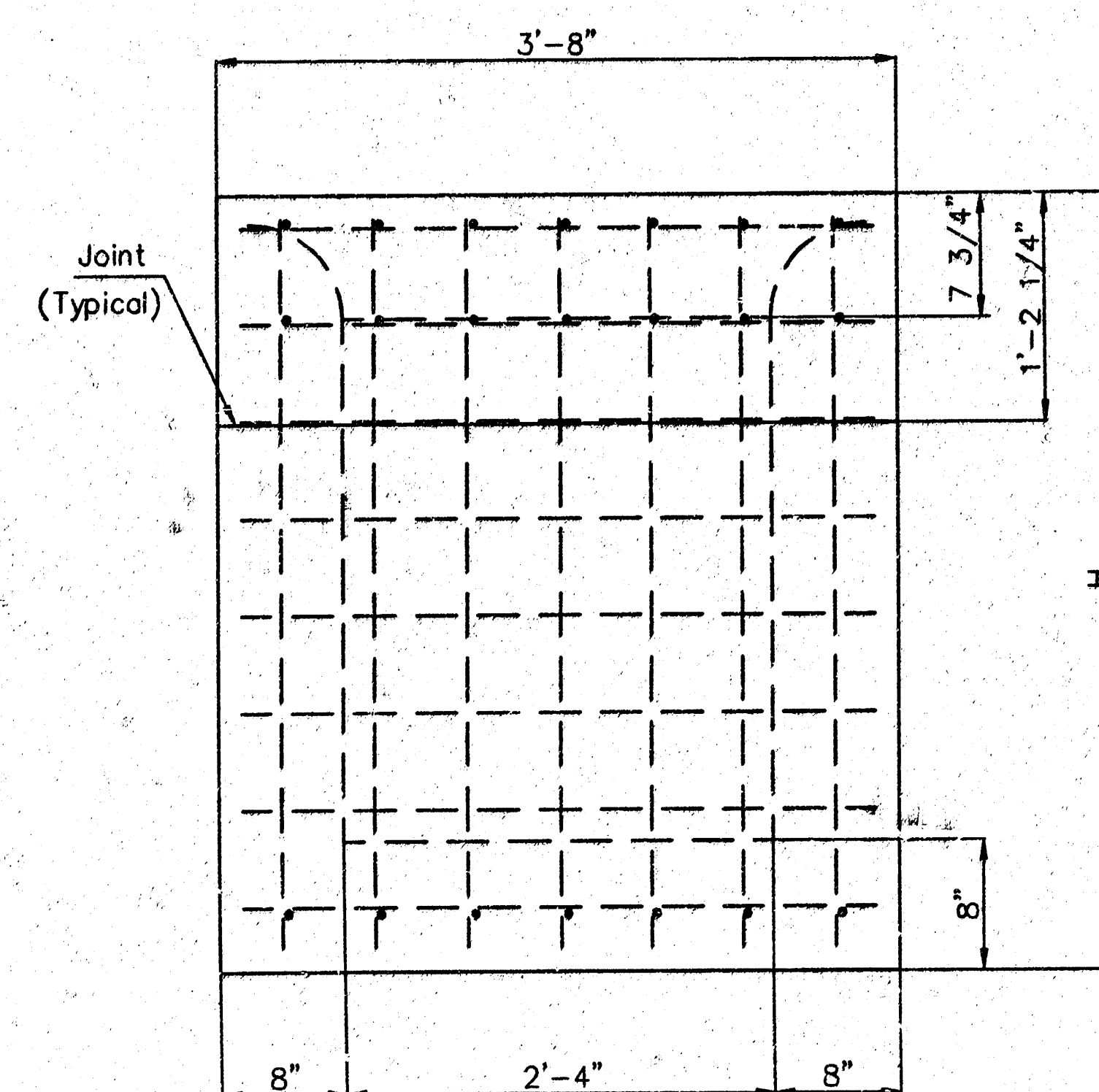
SECTION A-A



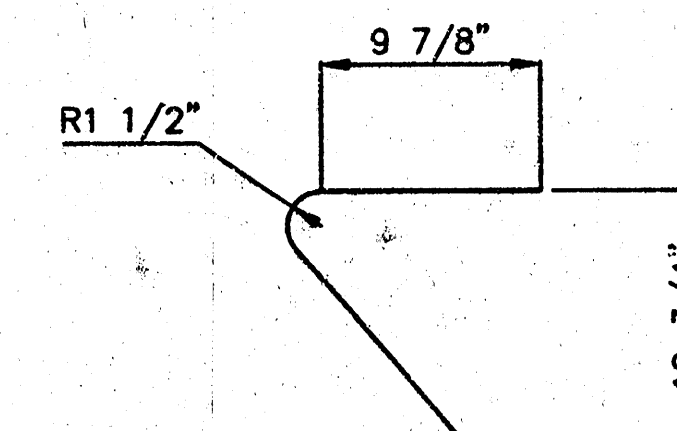
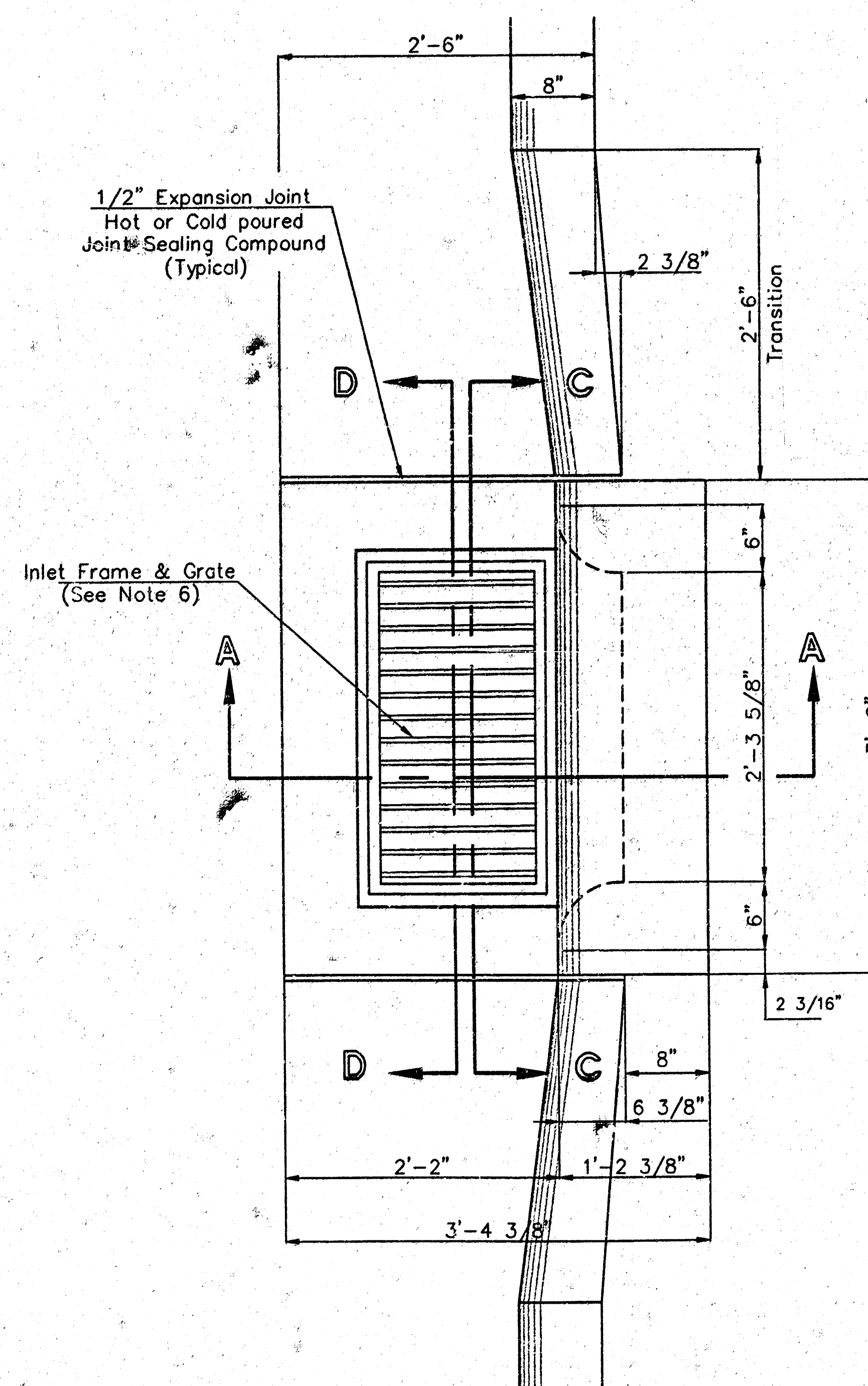
SECTION C-C



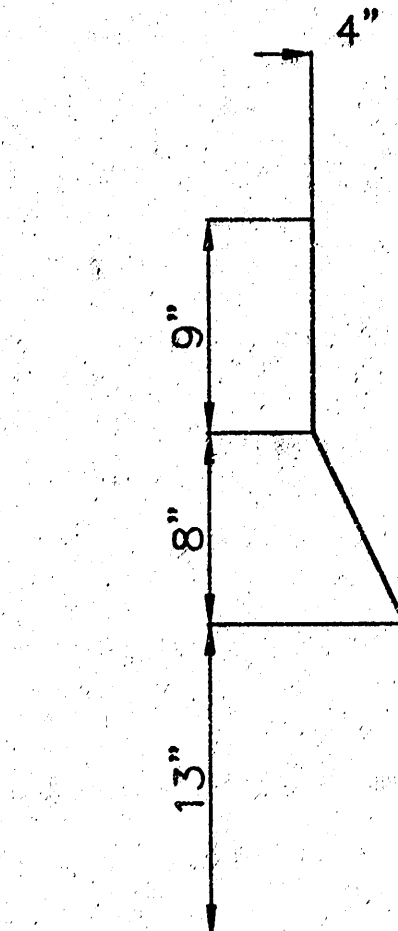
SECTION D-D



REAR WALL



"A" Bar



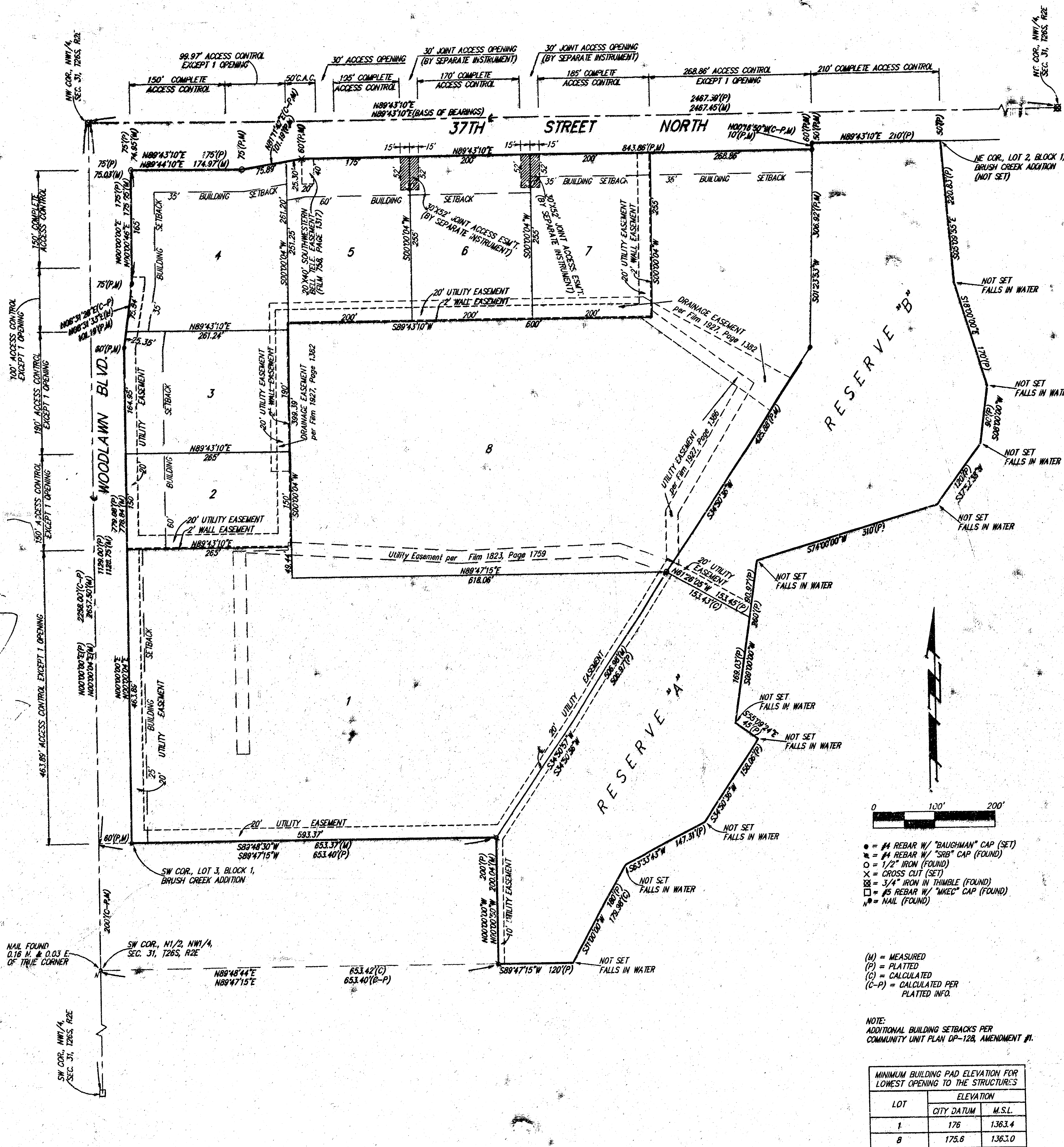
"B" Bar

General Notes

1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack 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. All bars are #4 with 6" spacing and shall have a minimum clearance of 1 1/2" inches unless otherwise noted on the plans.
4. When directed by the Engineer, a small opening may be required in the back of the inlet in order to drain a low area. Reinforcing bars will extend through the openings. No deductions in concrete quantities will be made for these openings.
5. No deductions will be made in pay length of curb, gutter, or curb and gutter through the inlet area.
6. Use Neenah R-3289 HV Single Inlet Frame and Grate or approved equal. Inlet frame to be proof load tested to 40,000 lbs. on unsupported side.
7. Reinforcing bars shall be cut or bent around pipes. No deduction in concrete quantities shall be made for pipe openings.
8. The vanes of the grate shall be oriented with respect to the flow arrows shown on the plans.

CITY OF WICHITA			
STD. TYPE II CURB INLET			
INLET OPENINGS - 6'x2'-3 5/8"			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
1078 PPS (607881)		5	
DESIGN	DRAWN	APPROVED	DATE
Staff	gaw	NBW	01-01
SCALE		NONE	
		6	

BRUSH CREEK 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



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 "BRUSH CREEK 3RD 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 1,
2, and 3, Block 1, Brush Creek Addition, Wichita, Kansas.

All being situated in the NW1/4 of Sec. 31, 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, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into Lots and Reserves to be known as "BRUSH CREEK
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated 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 utility main
lines and service lines shall be allowed to cross these easements.
Reserves "A" and "B" are hereby reserved for floodway, drainage purposes,
lakes, open space, landscaping, sidewalks, and utilities as confined
to easements. Reserve "A" shall be owned and maintained by
the owner of Lot 1. Reserve "B" shall be owned and maintained by
the owner of Lot 8. The floodway shall be the responsibility of the
corresponding owners of said Reserves "A" and "B" until such time as
the governing body exercising jurisdiction elects to assume the responsibility
for maintenance and improvement of the drainage, provided further that
no building shall be constructed on or within said floodway, nor shall
any fill, change of grade, creation of channel, or any other work be
carried on without the permission of the appropriate governing body.
All abutters rights of access shall be as indicated on the face of the
plat and are hereby granted to the City of Wichita, Kansas. The location
of all access openings shall be determined by the City Engineer of the
City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Brushcreek Community, Joint Venture

Earl L. Steward III, William L. Korber

W. B. Carter Construction Co., Inc.

Jack K. Stamp, Vice-President

State of Missouri) SS The foregoing instrument acknowledged be-
fore me, this 26th day of May, 1998, by Earl A.
Steward III, a Joint Venturer of Brushcreek Community, Joint Venture,
personally known to me to be the same person who executed the
within instrument of writing and such person duly acknowledged the
execution of the same.

In testimony whereof, I have hereunto set my hand and affixed
my official seal the day and year above written.

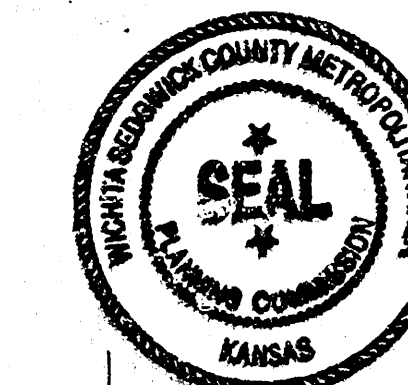
DORRIS V. HARRIS, Notary Public
My Commission Expires: Nov. 20, 1998
My App't. Exp. 11-20-98

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 26th day of May, 1998, by William L.
Korber, a Joint Venturer of Brushcreek Community, Joint Venture,
personally known to me to be the same person who executed the
within instrument of writing and such person duly acknowledged the
execution of the same.

In testimony whereof, I have hereunto set my hand and affixed
my official seal the day and year above written.

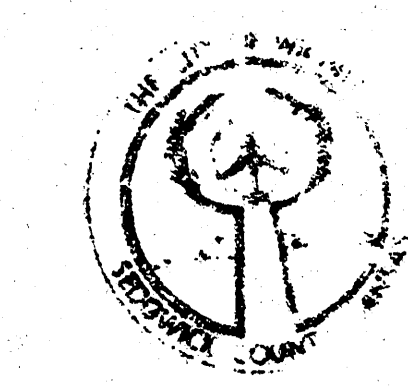
JUDITH M. TERHUNE, Notary Public
My App't. Exp. 11-7-2001

This plat of "BRUSH CREEK 3RD ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita, Sedgwick County, Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 16th day of April, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Richard L. Lutz, 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 7th day of July, 1998.



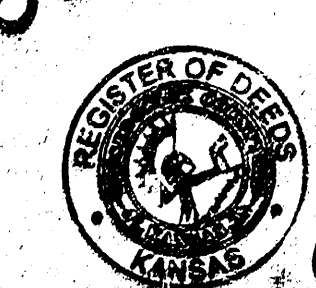
Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this 17th day
of July, 1998.



James Allford, County Clerk

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 11th day
of July, 1998, at 1:00 o'clock P.M. and is duly
recorded.



Bill Meak, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 11th day of June, 1998, by Jack K.
Stamp, Vice-President of W.B. Carter Construction Co., Inc., a Joint
Venturer of Brushcreek Community, Joint Venture, personally
known to me to be the same person who executed the within
instrument of writing and such person duly acknowledged the
execution of the same.

In testimony whereof, I have hereunto set my hand and affixed
my official seal the day and year above written.

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

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
18 03 03 03