

# STORM WATER SEWER IMPROVEMENTS

to serve

## Lot 2, Block 4, Alcorn Industrial Addition

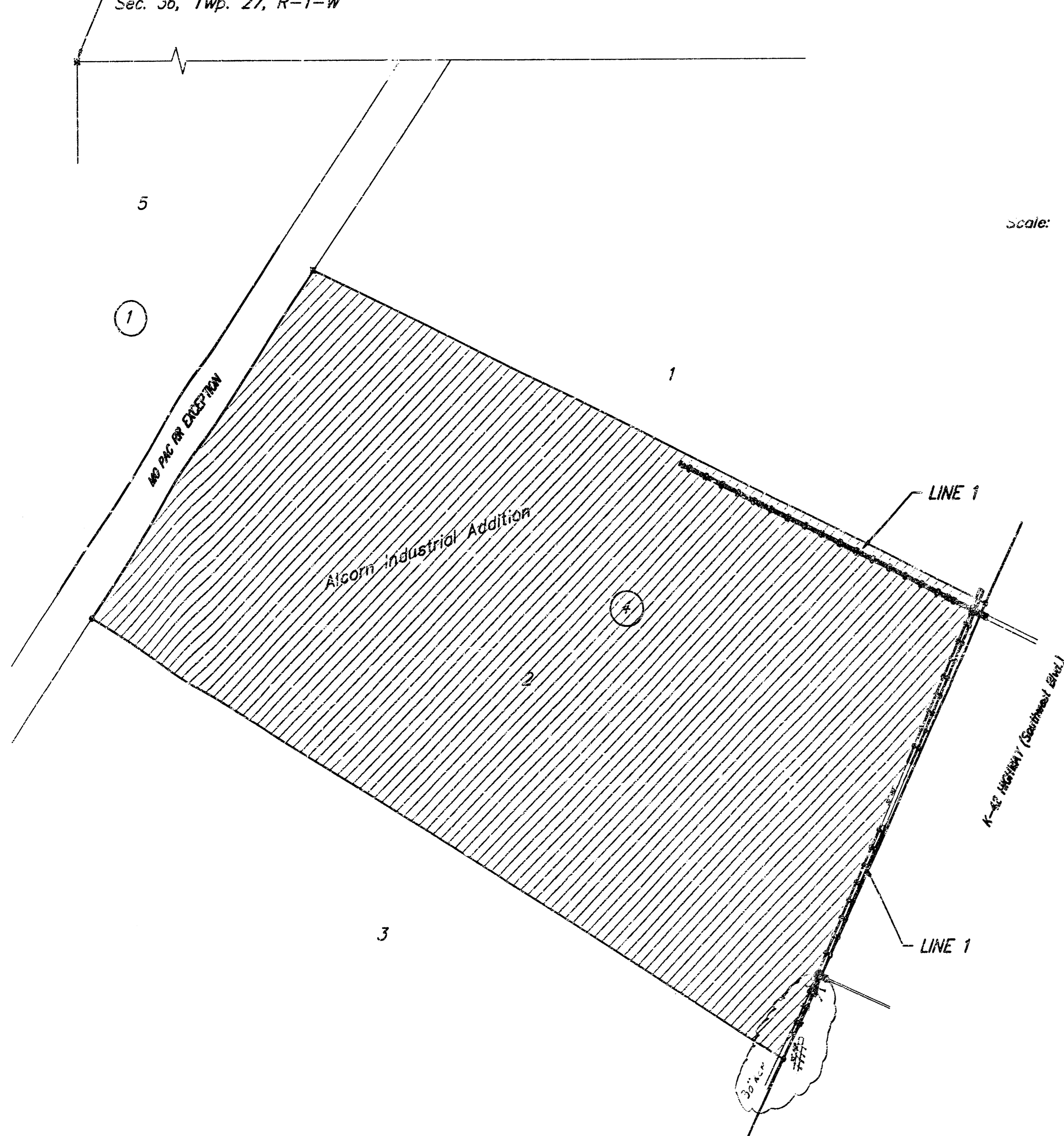
CITY OF WICHITA, KANSAS

Neil D. Cable, P.E. City Engineer

Private Project Number

**1816 PPS (607861)**

N.W. Cor. SW 1/4  
Sec. 36, Twp. 27, R-1-W



scale: 1" = 50'

### 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 Gas Service 687-2470

The Contractor must notify the following in case of an emergency:

Cox Communications	262-4270
Kansas Gas Service	1-888-432-4350
Wastor Energy	383-8650
Aquila Energy	1-888-432-4350
Southwestern Bell	268-2245
City of Wichita Water Dept.	268-4553
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Williams Pipeline Co.	525-6600
Phillips Pipeline Co.	1-800-766-8230

- Utility service lines, poles, valve boxes, meters, and appurtenances 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 on site location. Locations, 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.

- 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.

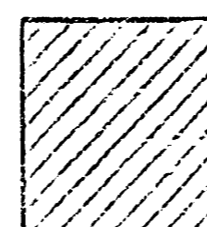
Booked  
E-B  
12/29/03  
RDL

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
Storm Water Sewers VRT 2/6/03

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).

**Benefit District**

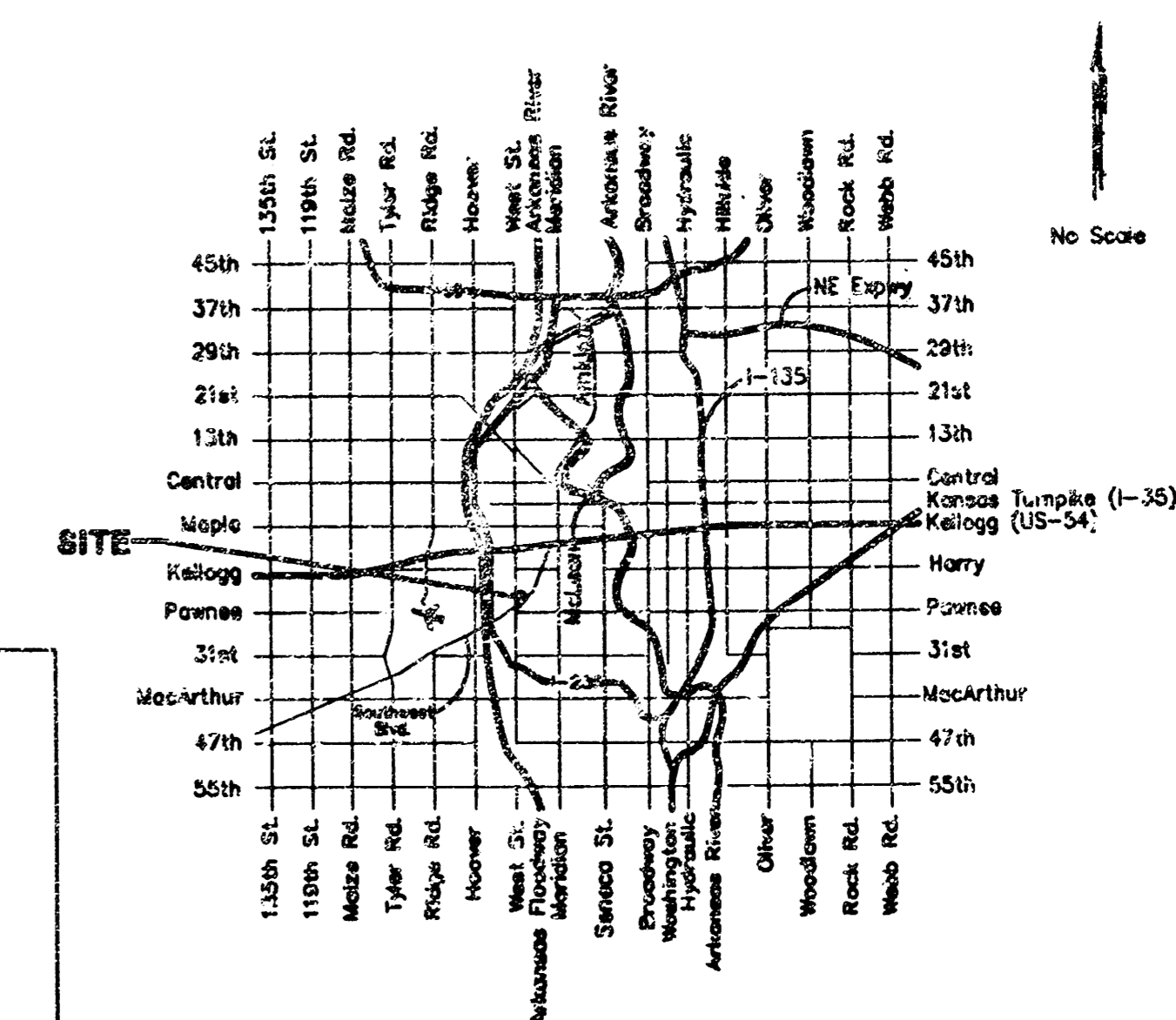


### BENCHMARKS:

"□" Cut Chiseled on Top of  
Headwall Near SE Corner of Lot  
2, Block 4, Alcorn Industrial  
Addition  
Elevation = 107.26 City Datum

### Sheet Index

Title Sheet	1
Line 1	2-3
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Reinf. Conc. Manhole Detail	5
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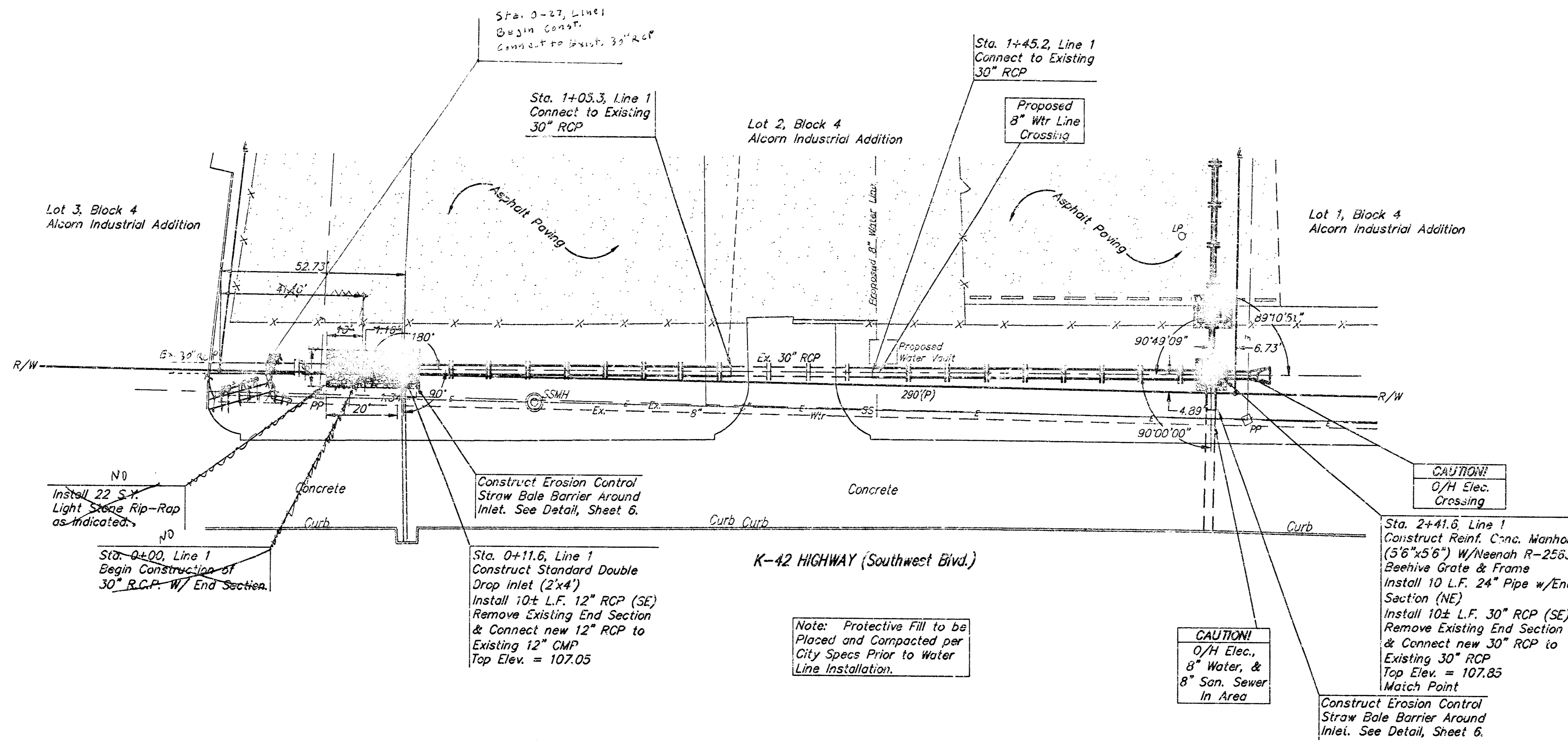


**Vicinity Map**

As Shown Assisted with GPS

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

Benchmark  
 □ Cut Chiseled on Top of  
 Headwall Near SE Corner of Lot  
 2, Block 4, Alcorn Industrial  
 Addition  
 Elevation = 107.26 City Datum



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

K-42 HIGHWAY (Southwest Blvd.)

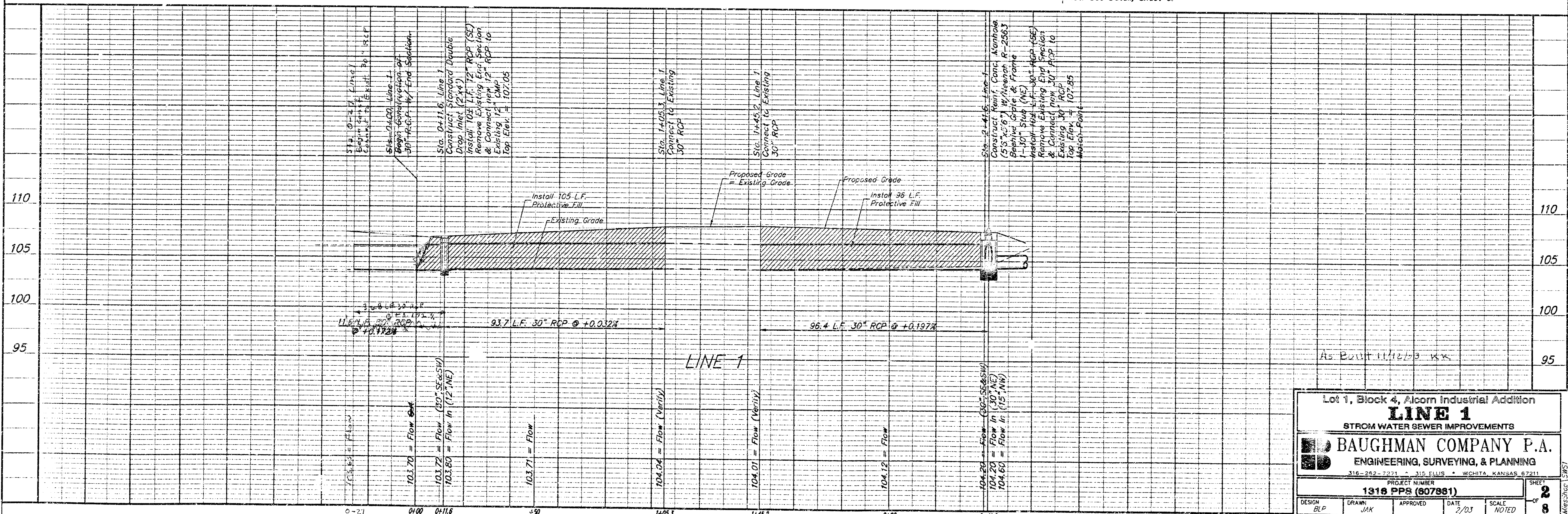
Note: Protective Fill to be  
 Placed and Compacted per  
 City Specs Prior to Water  
 Line Installation.

CAUTION!  
 O/H Elec.,  
 8" Water, &  
 8" San. Sewer  
 In Area

CAUTION!  
 O/H Elec.  
 Crossing

Sta. 2+41.6, Line 1  
 Construct Reinf. Conc. Manhole  
 (36"x56") w/Manhole R-2553  
 Beehive Grate & Frame  
 Install 10 L.F. 24" Pipe w/End  
 Section (NE)  
 Install 10± L.F. 30" RCP (SE)  
 Remove Existing End Section  
 & Connect new 30" RCP to  
 Existing 30" RCP  
 Top Elev. = 107.85  
 Match Point

Construct Erosion Control  
 Straw Bale Barrier Around  
 Inlet. See Detail, Sheet 6.



Lot 1, Block 4, Alcorn Industrial Addition  
**LINE 1**  
 STORM WATER SEWER IMPROVEMENTS

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

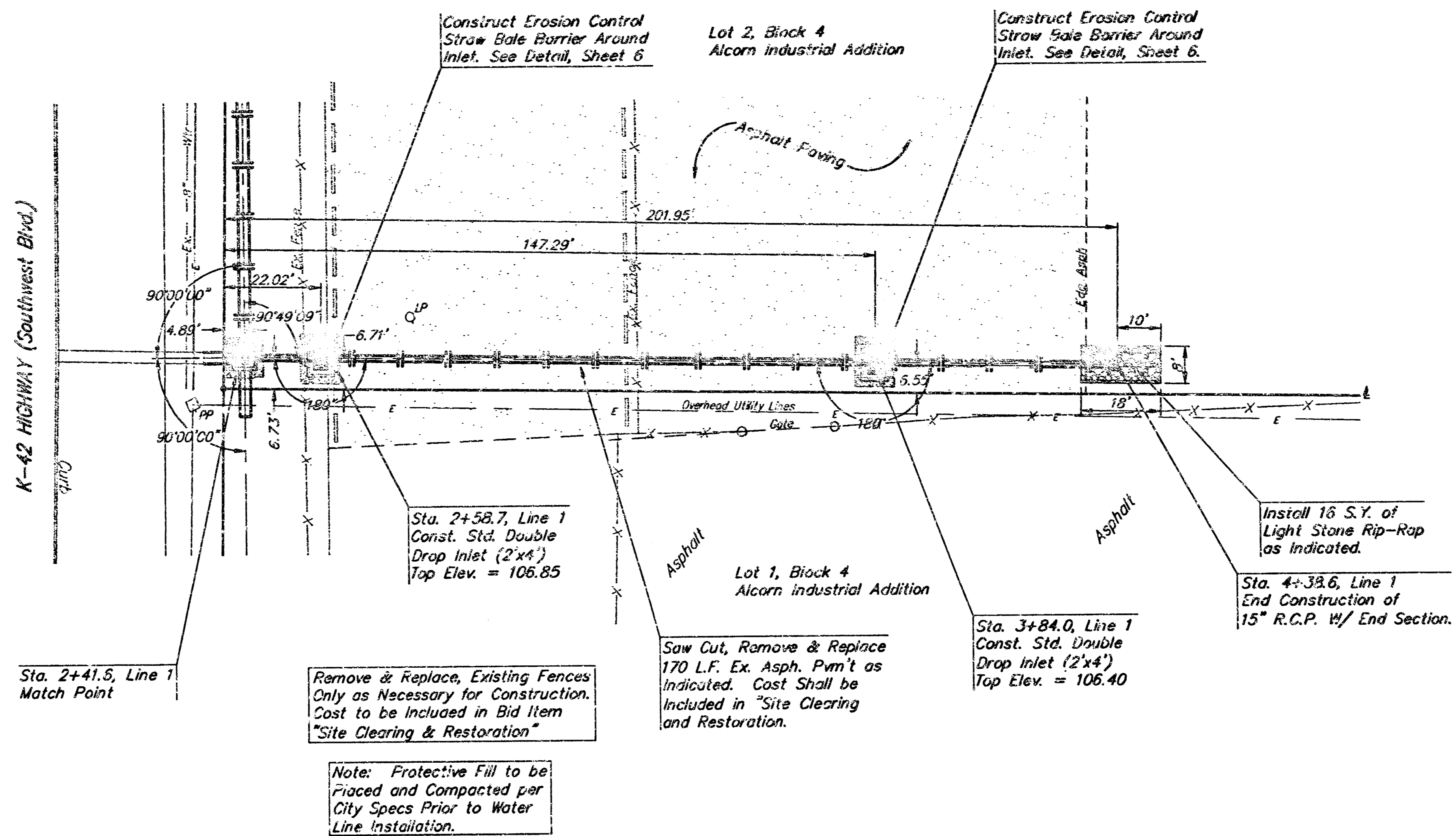
PROJECT NUMBER  
**1316 PPS (607881)**

DESIGN: BLP    DRAWN: JAK    APPROVED: [Signature]    DATE: 3/03    SCALE: NOTED

SHEET **2** OF **8**

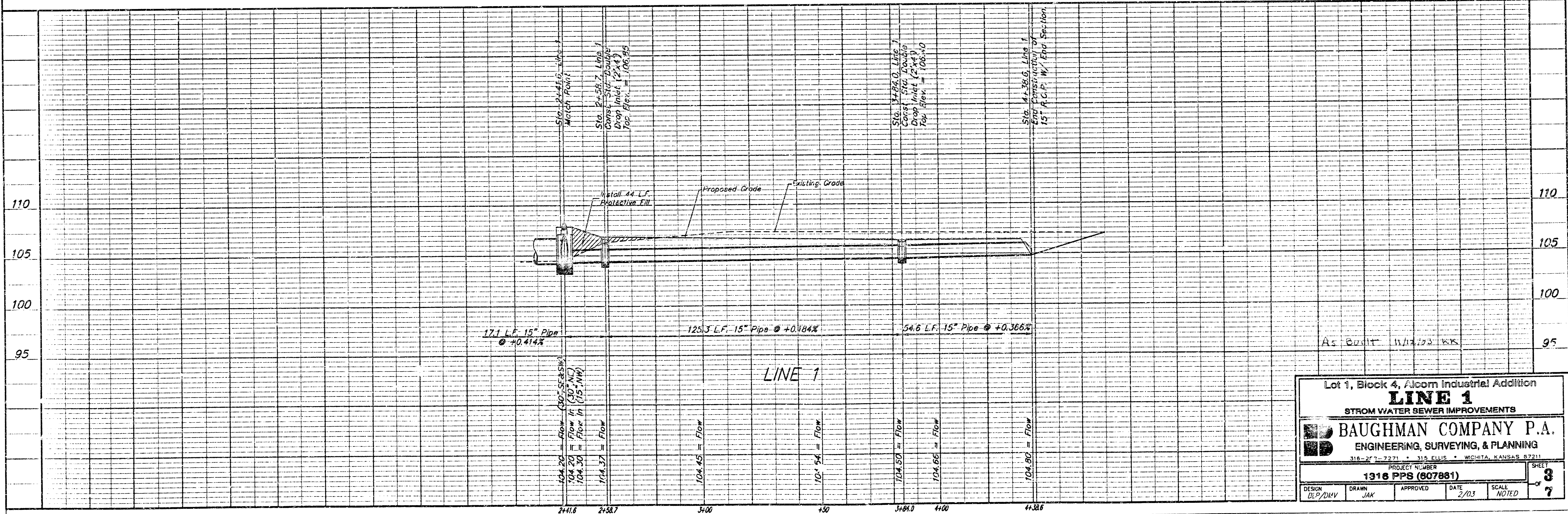
Benchmark  
 □ Cut Observed on Top of  
 Headwall Near SE Corner of Lot  
 2, Block 4, Alcorn Industrial  
 Addition  
 Elevation = 107.26 City Datum

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



Remove & Replace Existing Fences  
 Only as Necessary for Construction.  
 Cost to be Included in Bid Item  
 "Site Clearing & Restoration"

Note: Protective Fill to be  
 Placed and Compacted per  
 City Specs Prior to Water  
 Line Installation.

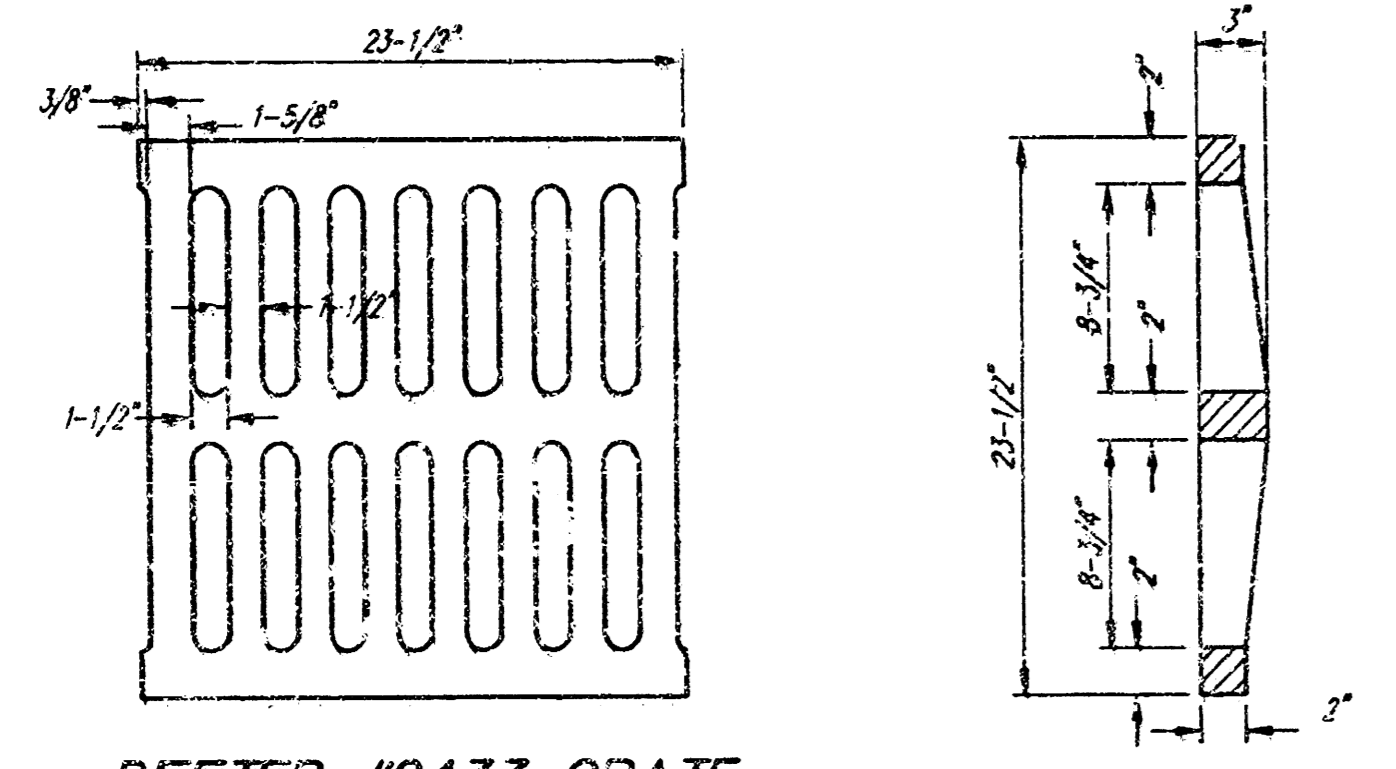
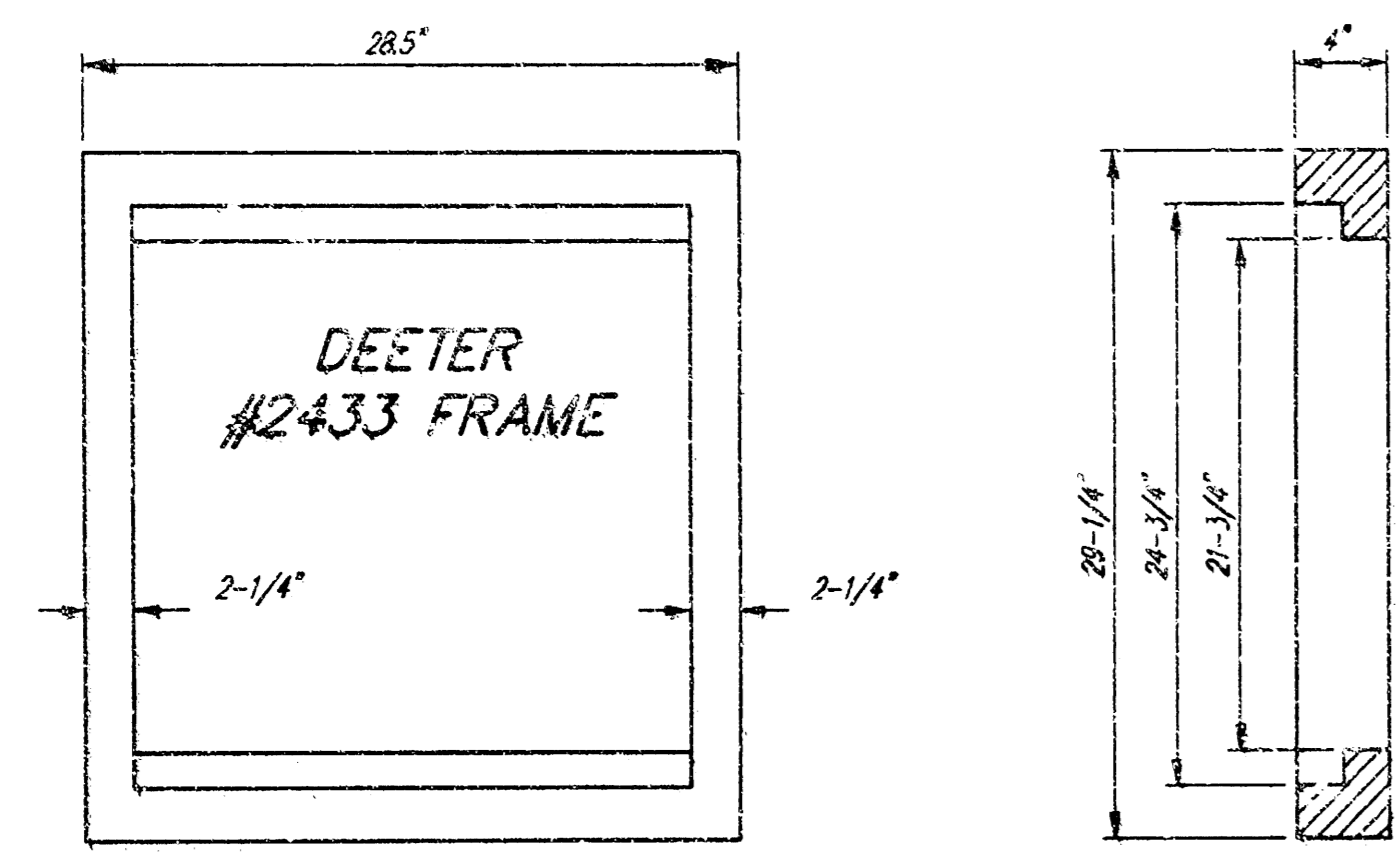


Lot 1, Block 4, Alcorn Industrial Addition  
**LINE 1**  
 STORM WATER SEWER IMPROVEMENTS

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 318-27<sup>th</sup> - 22<sup>nd</sup> • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**1316 PPS (607881)**

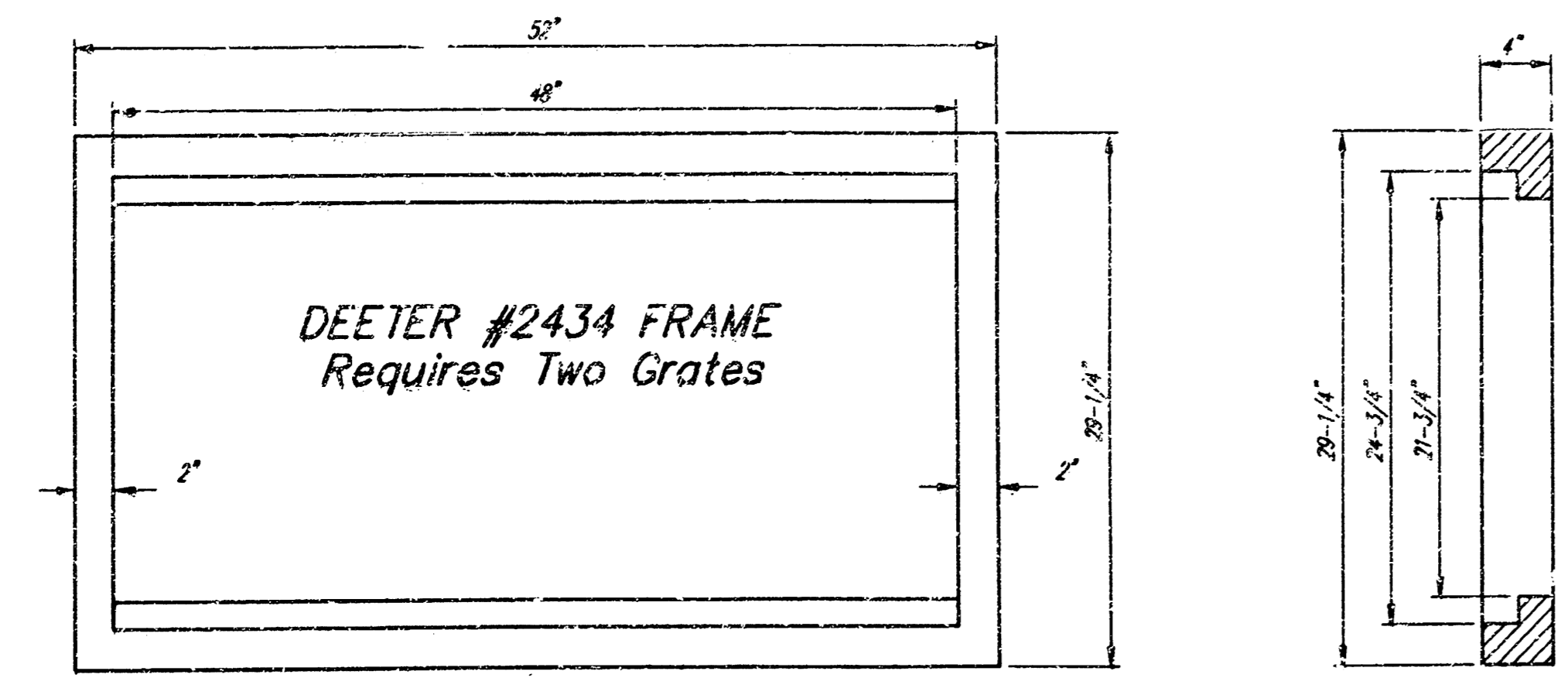
DESIGN: B.P./DMV DRAWN: JAK APPROVED: DATE: 2/03 SCALE: NOTED SHEET: 3 OF 7



DEETER #2433 GRATE

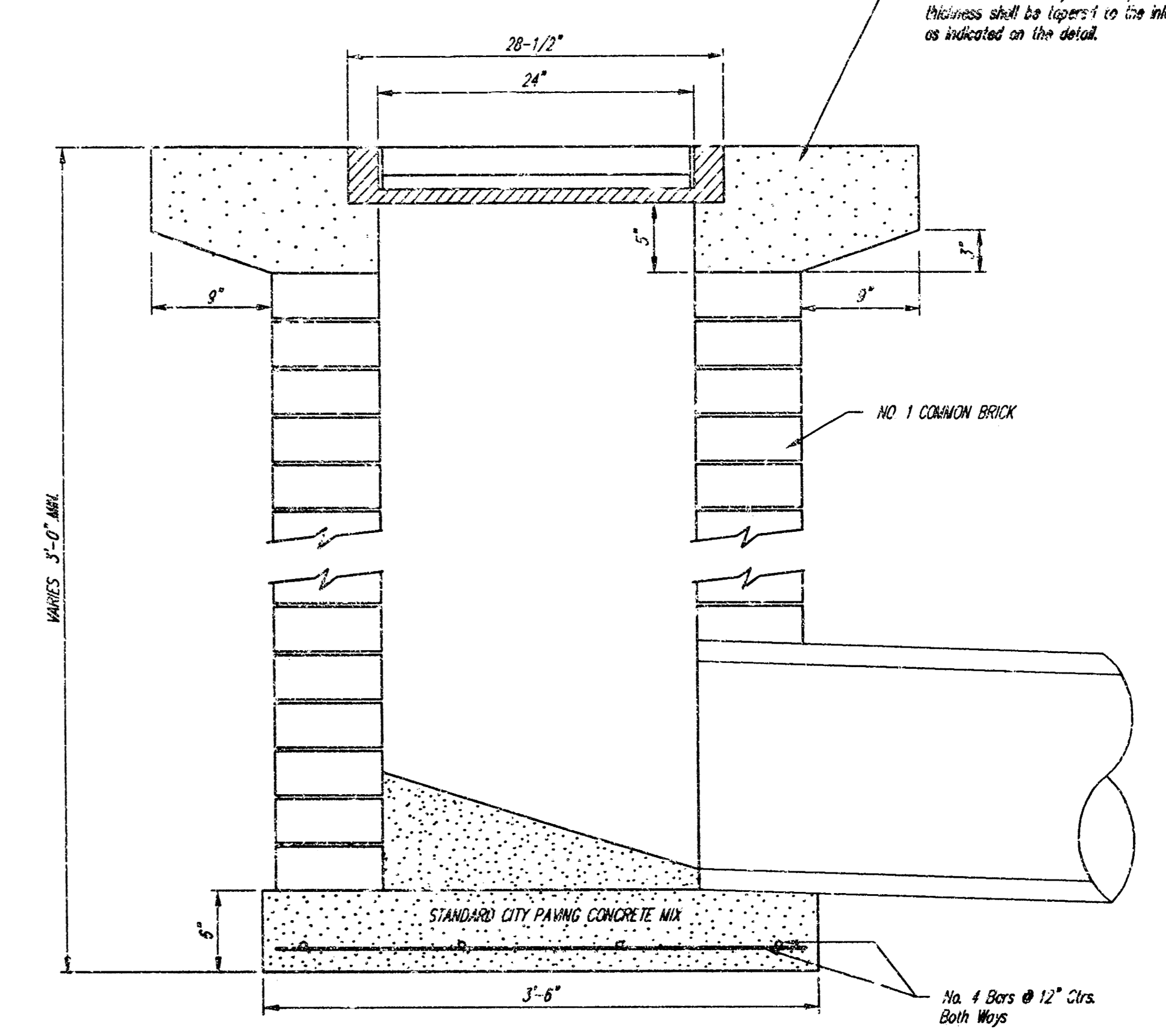
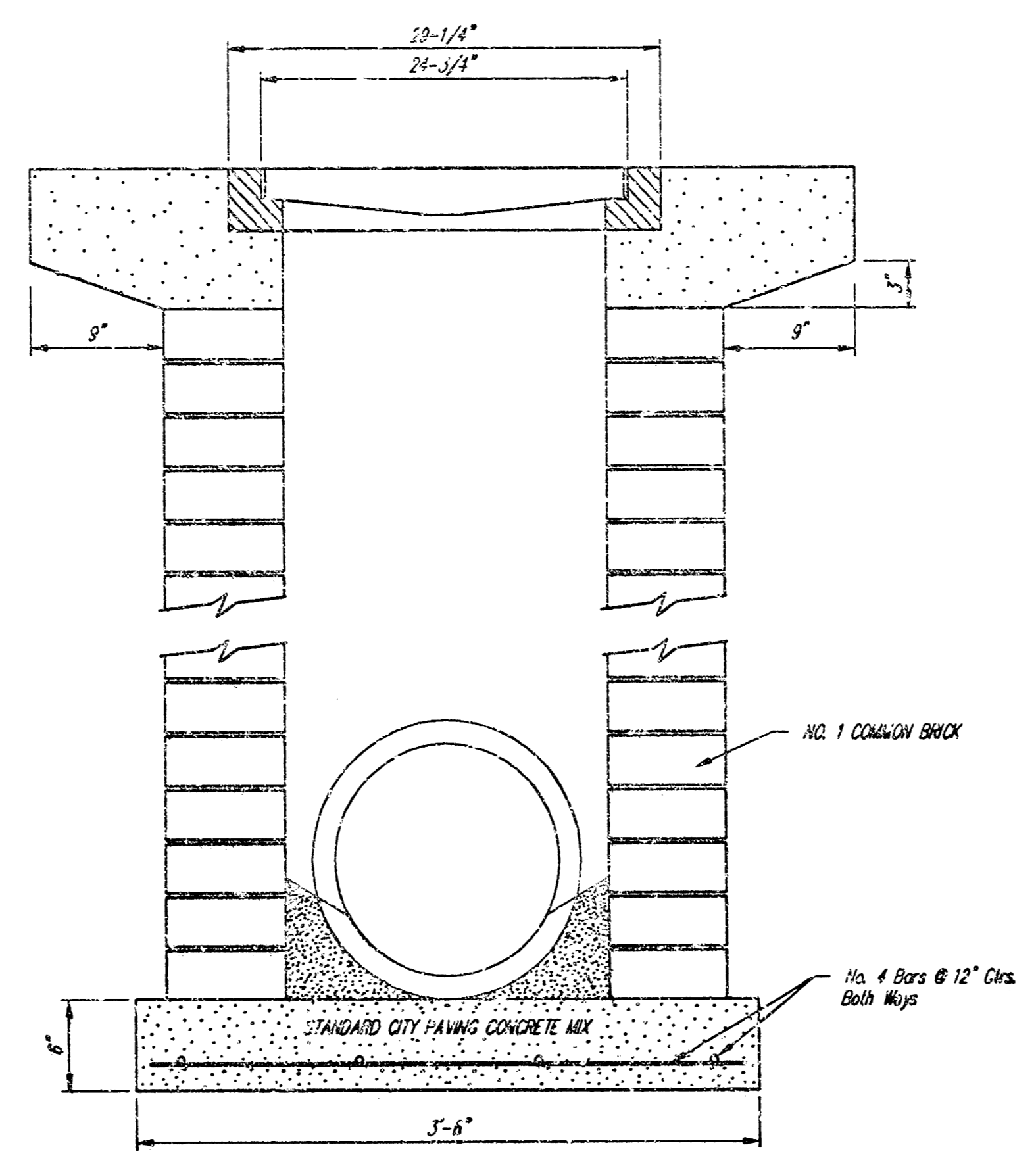
24" x 24" Frame and Grate Detail

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.

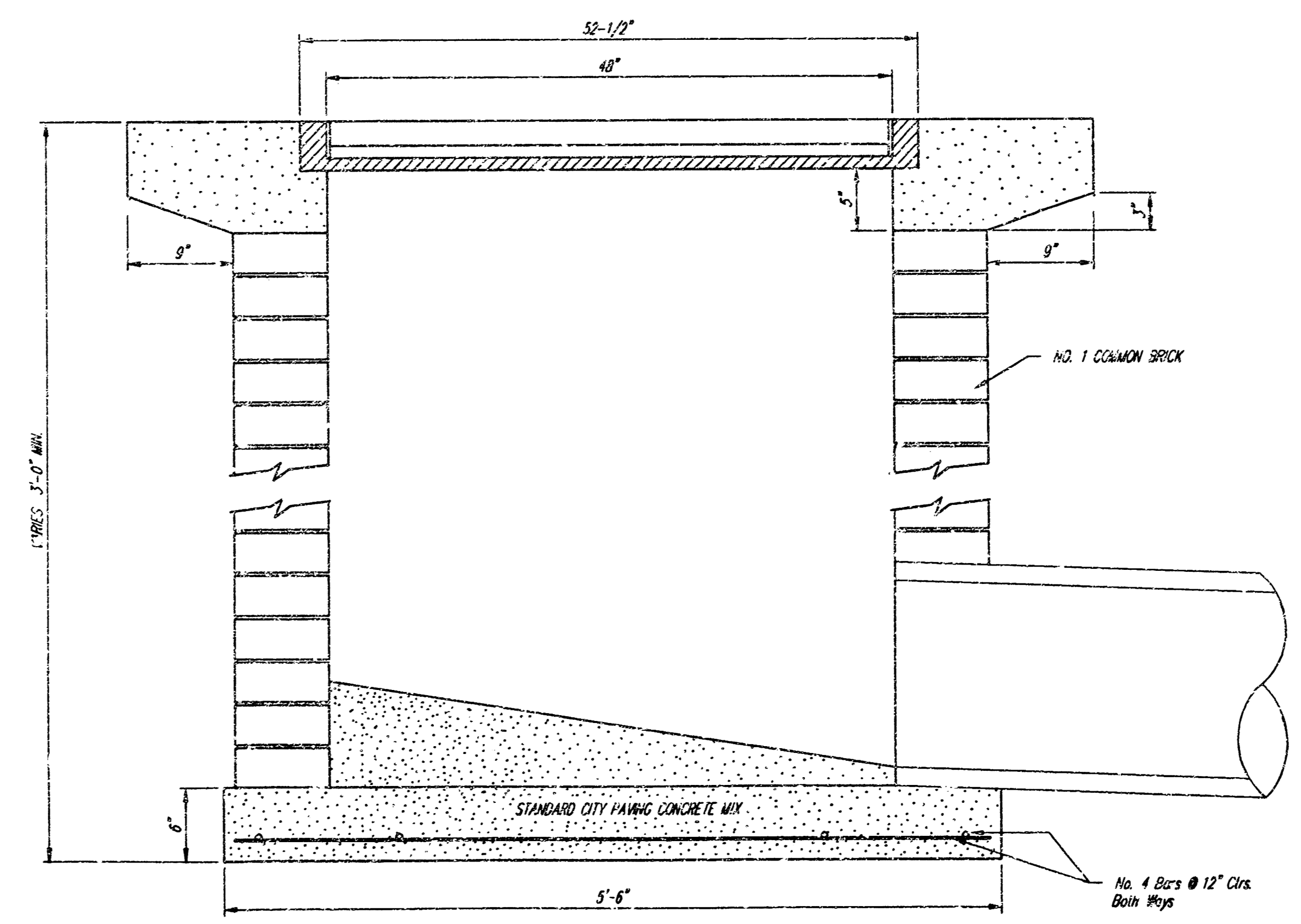


DEETER #2434 FRAME  
Requires Two Grates

Double 24" x 24" Frame Detail

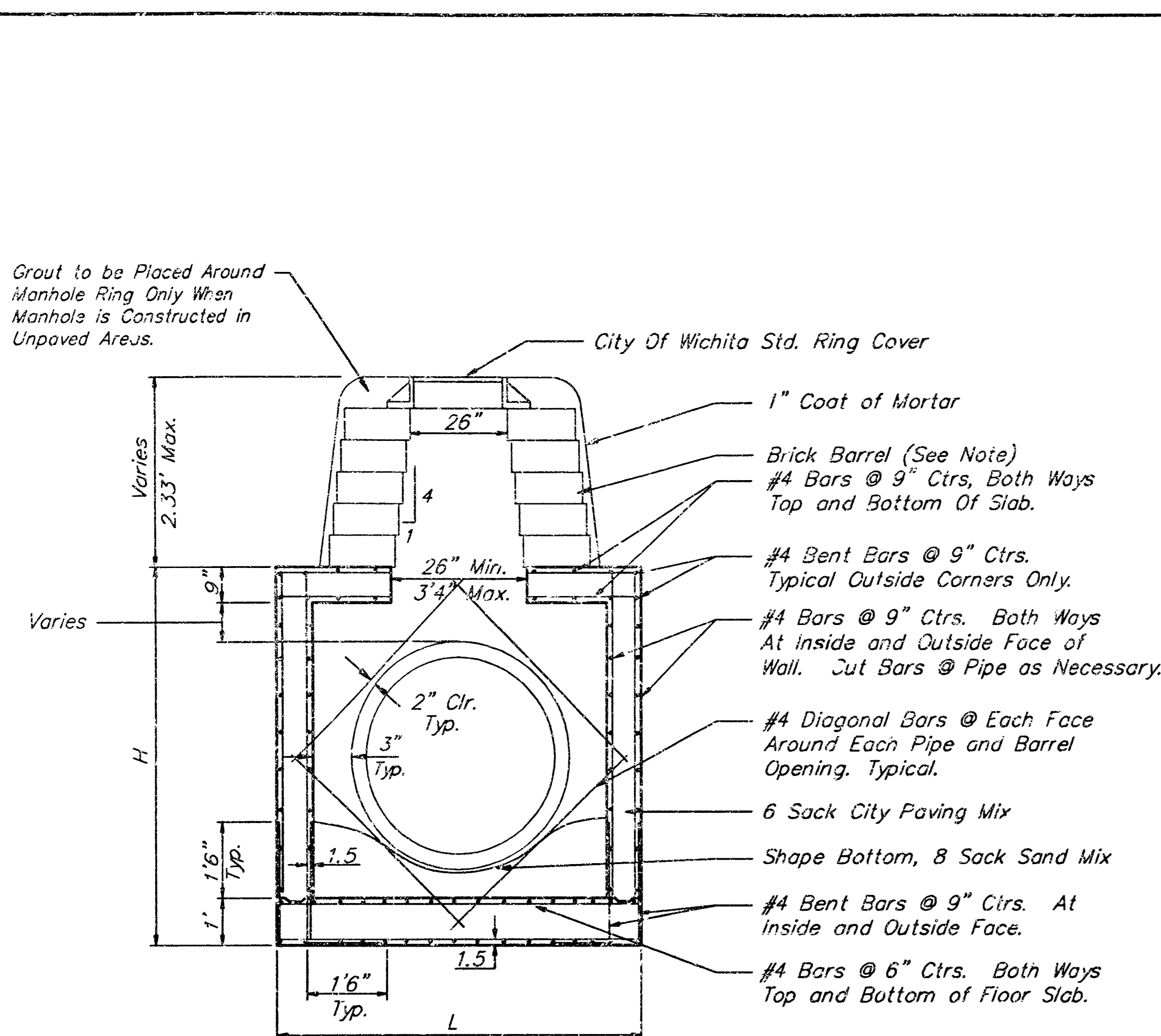


Note: Concrete upon which shall be constructed around the inlet when inlet is located in an exposed area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 9 inches as indicated on the detail.

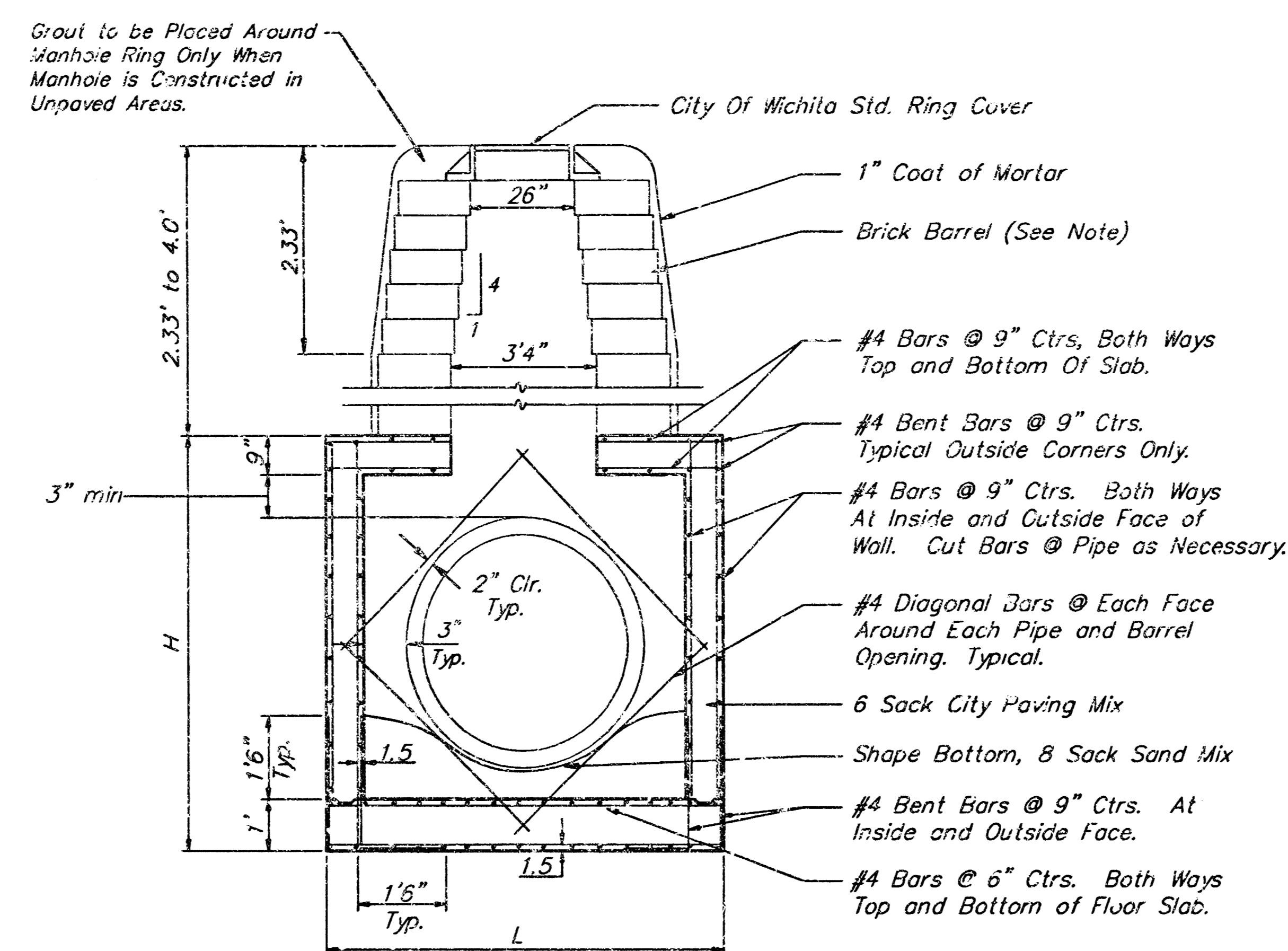


City of Wichita Standard				
<b>Drop Inlet</b>				
<b>BAUGHMAN COMPANY P.A.</b>				
ENGINEERING, SURVEYING, & PLANNING				
310-362-7271 • 215 E. ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				
1316 - PPS (627861)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	Staff		2/23	NONE
				SHEET
				4
				OF
				7

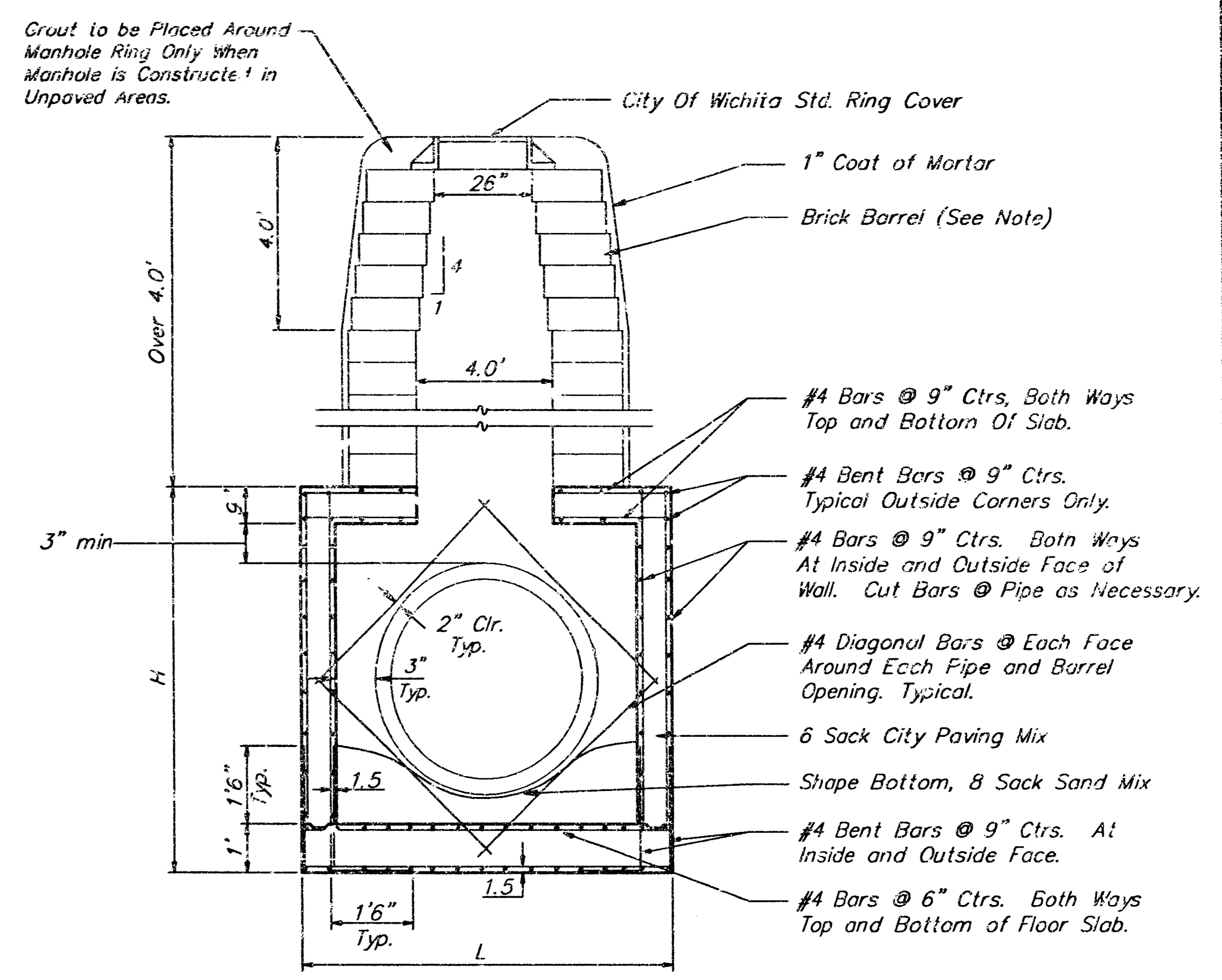
Drawing 12



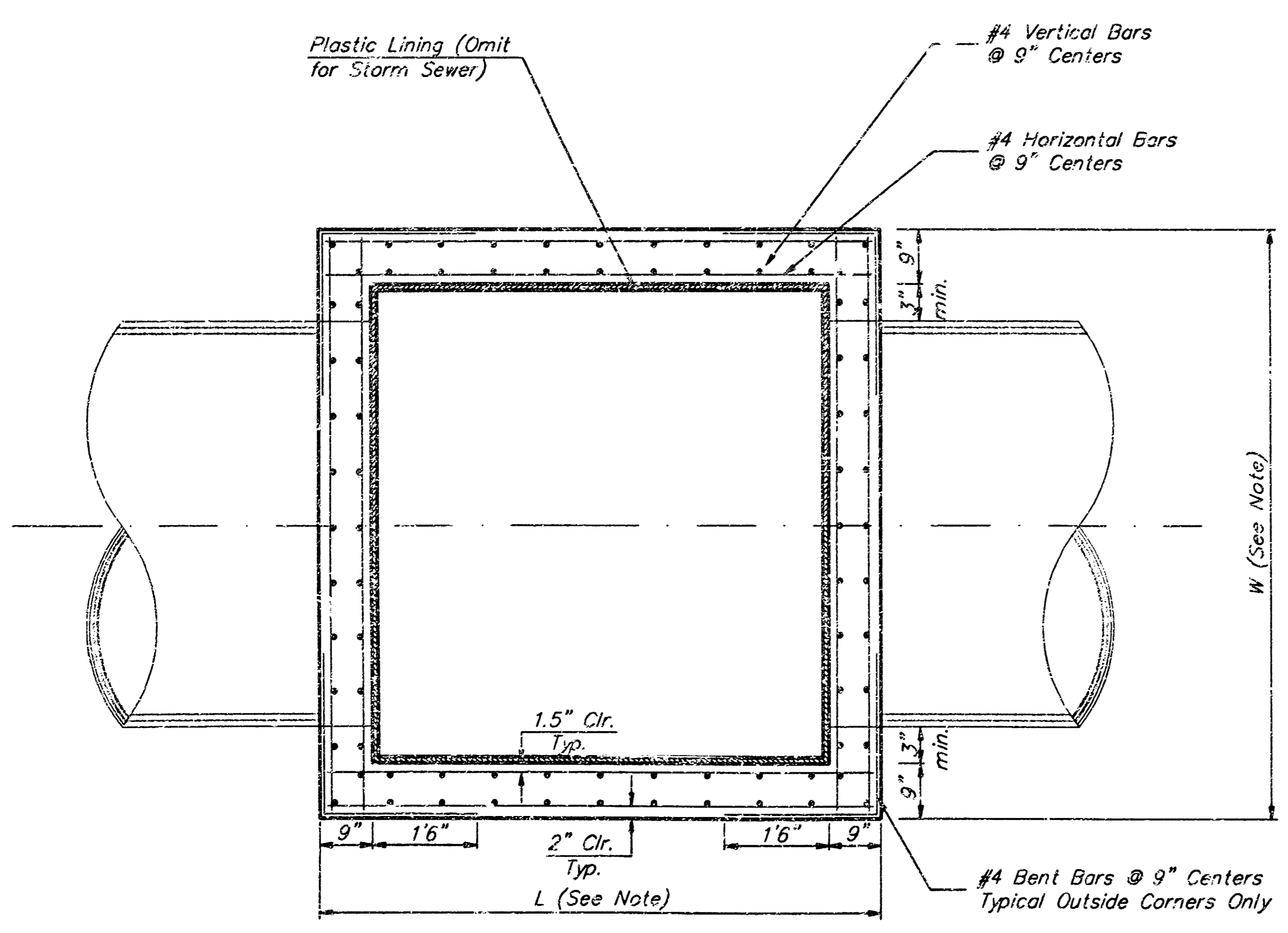
**REINFORCED CONCRETE MANHOLE**  
DEPTH OF STACK: 0' TO 2.33'



**REINFORCED CONCRETE MANHOLE**  
DEPTH OF STACK: 2.33' TO 4.0'



**REINFORCED CONCRETE MANHOLE**  
DEPTH OF STACK: OVER 4.0'



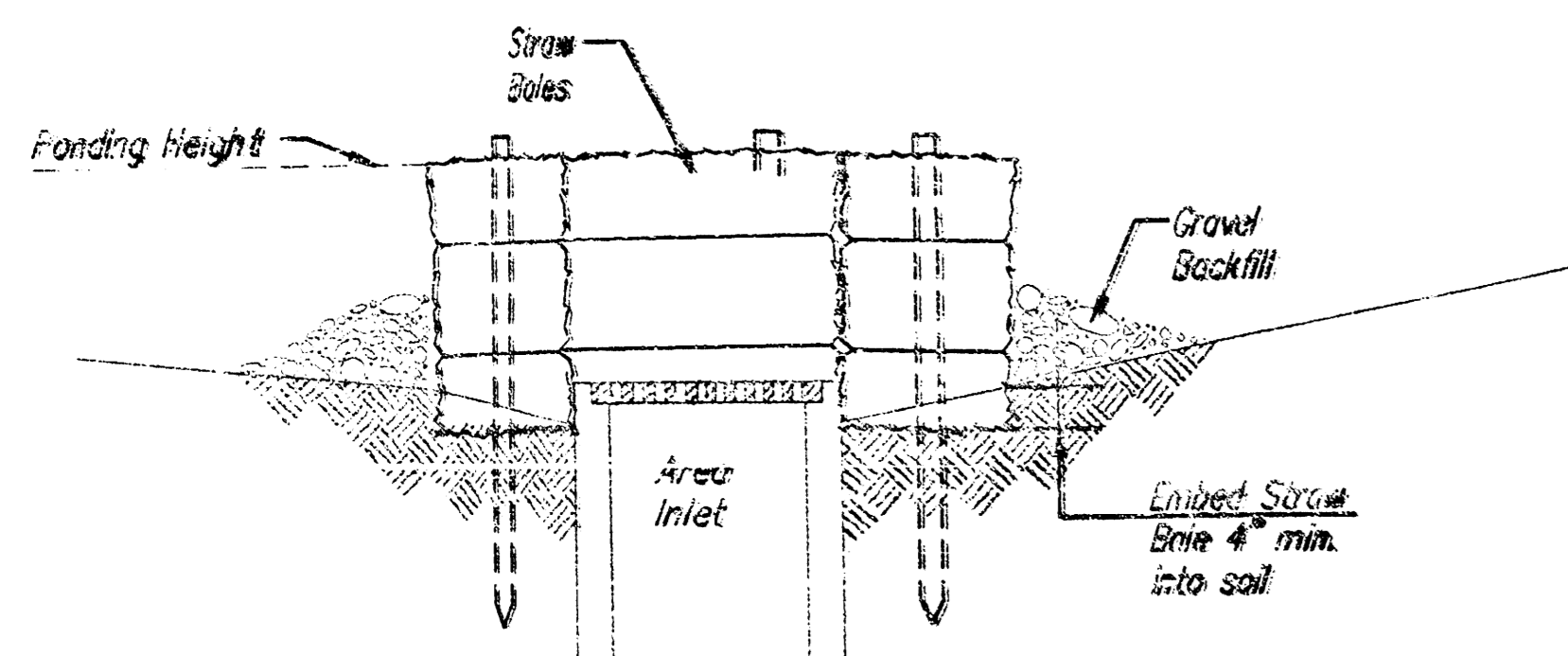
TOP VIEW

**Notes:**  
Brick barrels less than 16' deep shall have 8" walls except when located within public street or alley pavements; then the wall shall be 12". Brick barrels more than 16' deep shall have 12" walls. The "L" and "W" dimensions shall be a minimum of 5'6" for brick barrels with 8" walls and 6'2" for brick barrels with 12" walls when the brick barrels are over 4' in height. Completed manhole shall be without leaks and watertight.

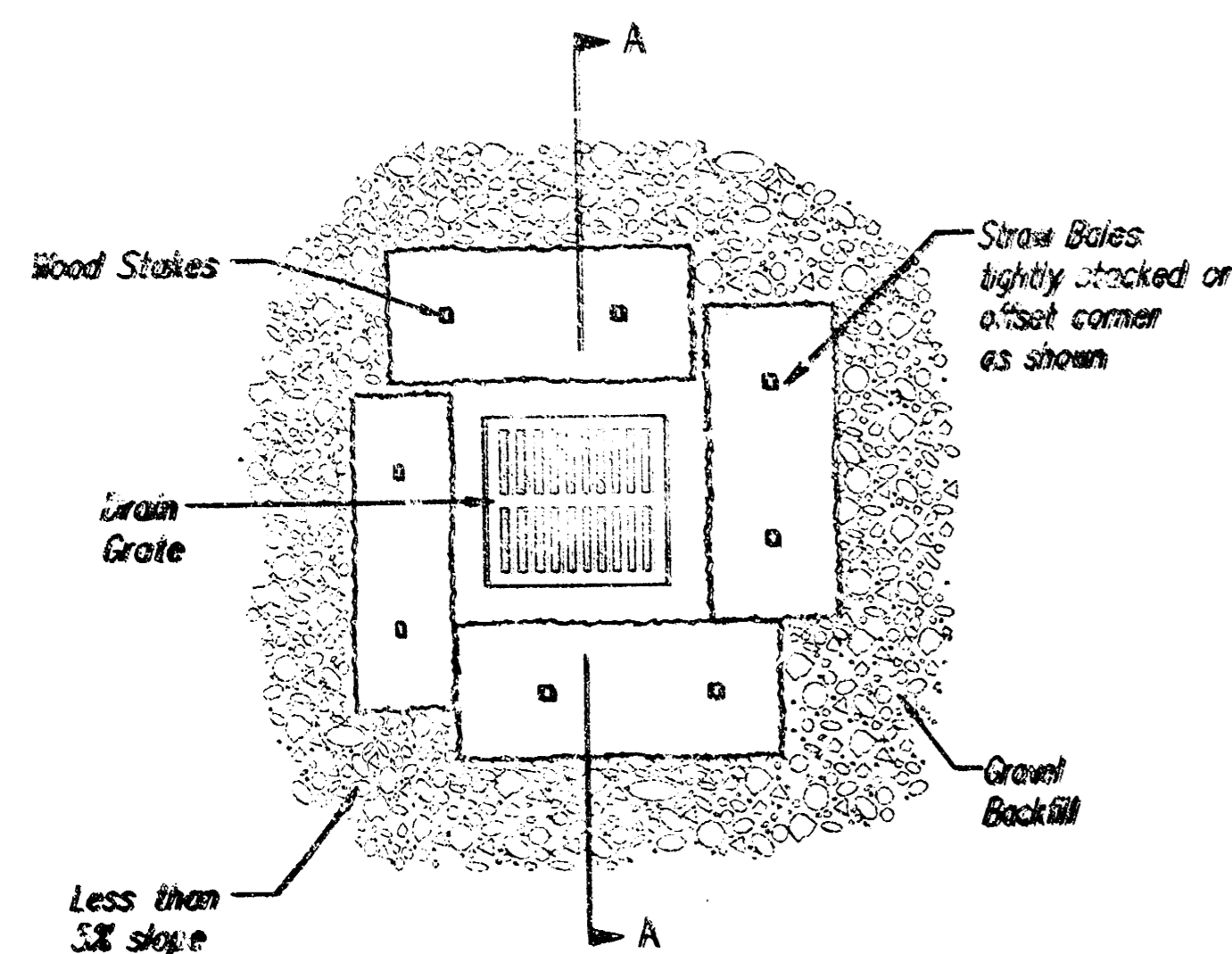
Concrete wall thicknesses shown represents manhole type located within traffic bearing areas. Manhole wall, base, & top dimensions may be reduced when manholes are not subject to vehicle loads. Contractor shall be required to submit shop drawings to the Engineer for approval.

<b>CITY OF WICHITA STANDARD</b>				
<b>REINFORCED CONCRETE MANHOLE</b>				
<b>BAUGHMAN COMPANY P.A.</b>				
ENGINEERING, SURVEYING, & PLANNING				
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER <b>1316 PPS (607861)</b>				
DESIGN C.O.W.	DRAWN STAFF	APPROVED	DATE 2/03	SCALE NONE
				SHEET <b>5</b> OF <b>7</b>

Universal/Permanity



SECTION A-A



STRAW BALE BARRIERS FOR AREA INLETS  
(INLET PROTECTION)

**Material Specification:**

Bale area inlet barriers should be constructed of wheat straw, oat straw, prairie hay, or bromegrass hay that is free of weeds declared noxious by the Kansas State Board of Agriculture. The stakes used to anchor the bales should be a hardwood material with the following minimum dimensions: 2" square (round) by 4' long.

**Placement:**

Bale area inlet barriers should be placed directly around the perimeter of a drop inlet. When a bale area inlet barrier is located near an inlet that has steep approach slopes, the storage capacity behind the barrier is drastically reduced. Timely removal of sediment must occur for a barrier to operate properly in this location.

**Proper Installation Method:**

Excavate a trench around the perimeter of the area inlet that is at least 4" deep by a bale's width wide. Place the bales in the trench, making sure that they are butted tightly. Some bales may need to be shortened to fit into the trench around the area inlet. Two stakes should be driven through each bale, approximately 6" to 8" in from the bale ends. Stakes should be driven at least 12" into the ground.

Once all the bales have been installed and anchored, place the excavated soil against the receiving side of the barrier and compact it. The compacted soil should be no more than 3" to 4" deep. Note: When a bale area inlet barrier is placed in a shallow median ditch, make sure that the top of the barrier is not higher than the paved road. In this configuration, water may spread onto the roadway causing a hazardous condition.

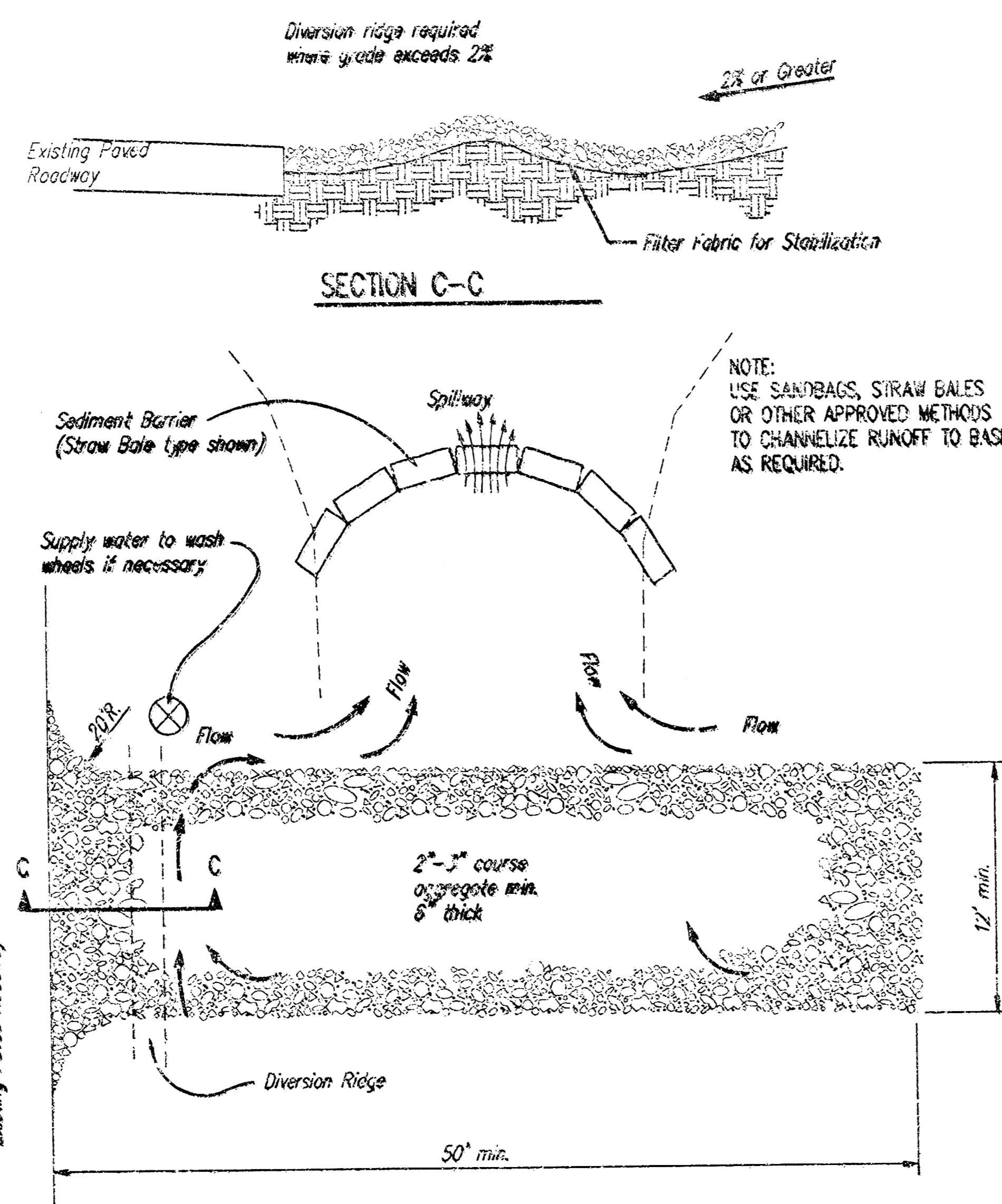
**List of common placement installation mistakes to avoid:**

Bales should be placed directly against the perimeter of the area inlet. This allows overtopping water to flow directly into the inlet instead of onto nearby soil causing scour. Bale area inlet barriers must be dug into the ground. Bales of ground level do not work because they allow water to flow under the barrier.

**Inspection and Maintenance:**

Bale area inlet barriers should be inspected every 7 days and within 24 hours of a rainfall 1/2" or more. The following is a list of questions that should be addressed during each inspection:

- Does water flow under the area inlet barrier?
- Does water flow through spaces between abutting bales?
- Are any bales dislodged?
- Are bales decomposing due to age and/or water damage?
- Does sediment need to be removed from behind the area inlet barrier?



STABILIZED CONSTRUCTION ENTRANCE

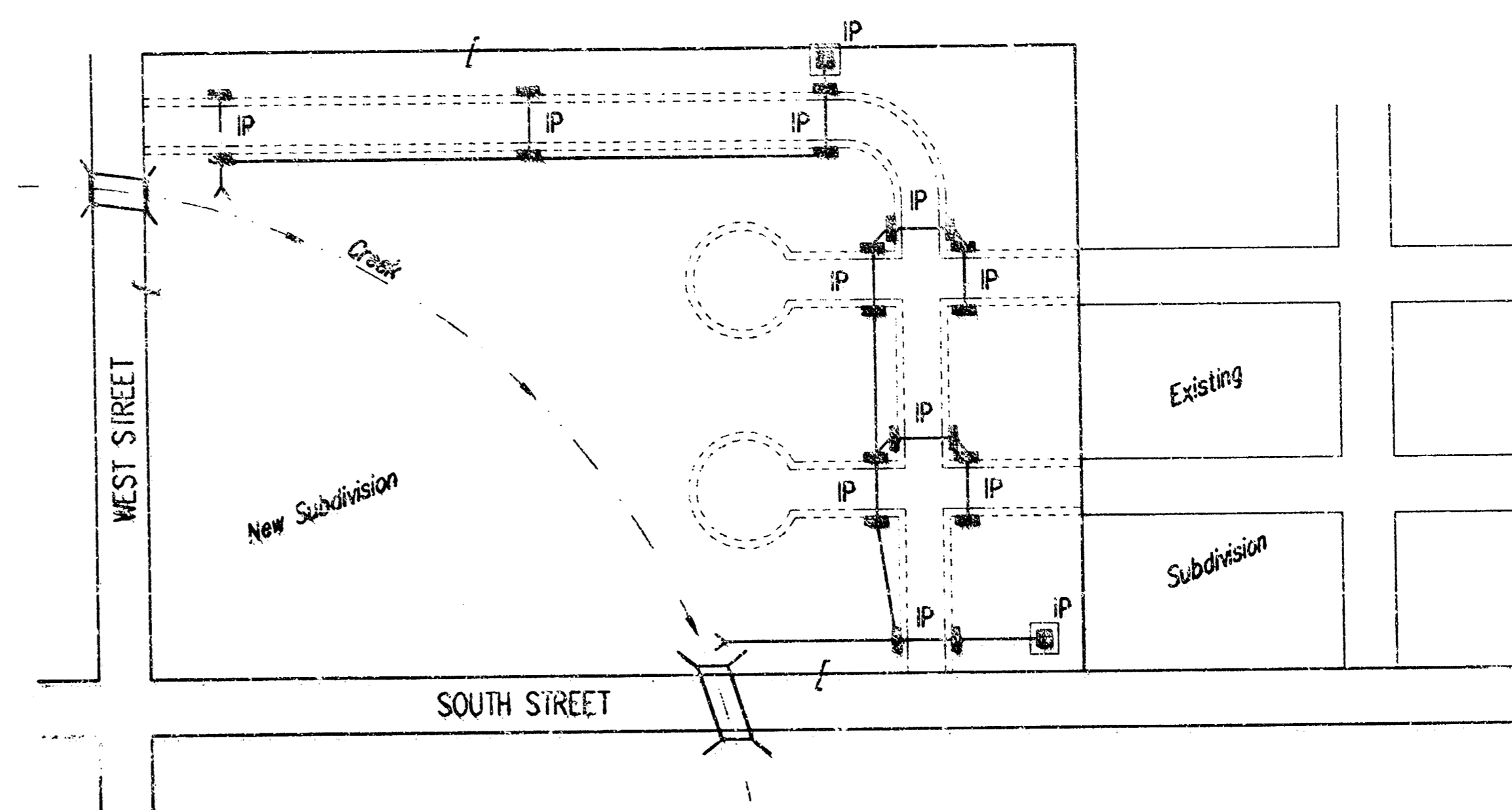
**NOTES:**

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 CLEARED 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.

PHASE 2 - INSTALLATION OF STORM SEWER

**LEGEND**

- PROPOSED NEW STREETS
- CURB INLETS
- AREA DRAINS
- IP INLET PROTECTION



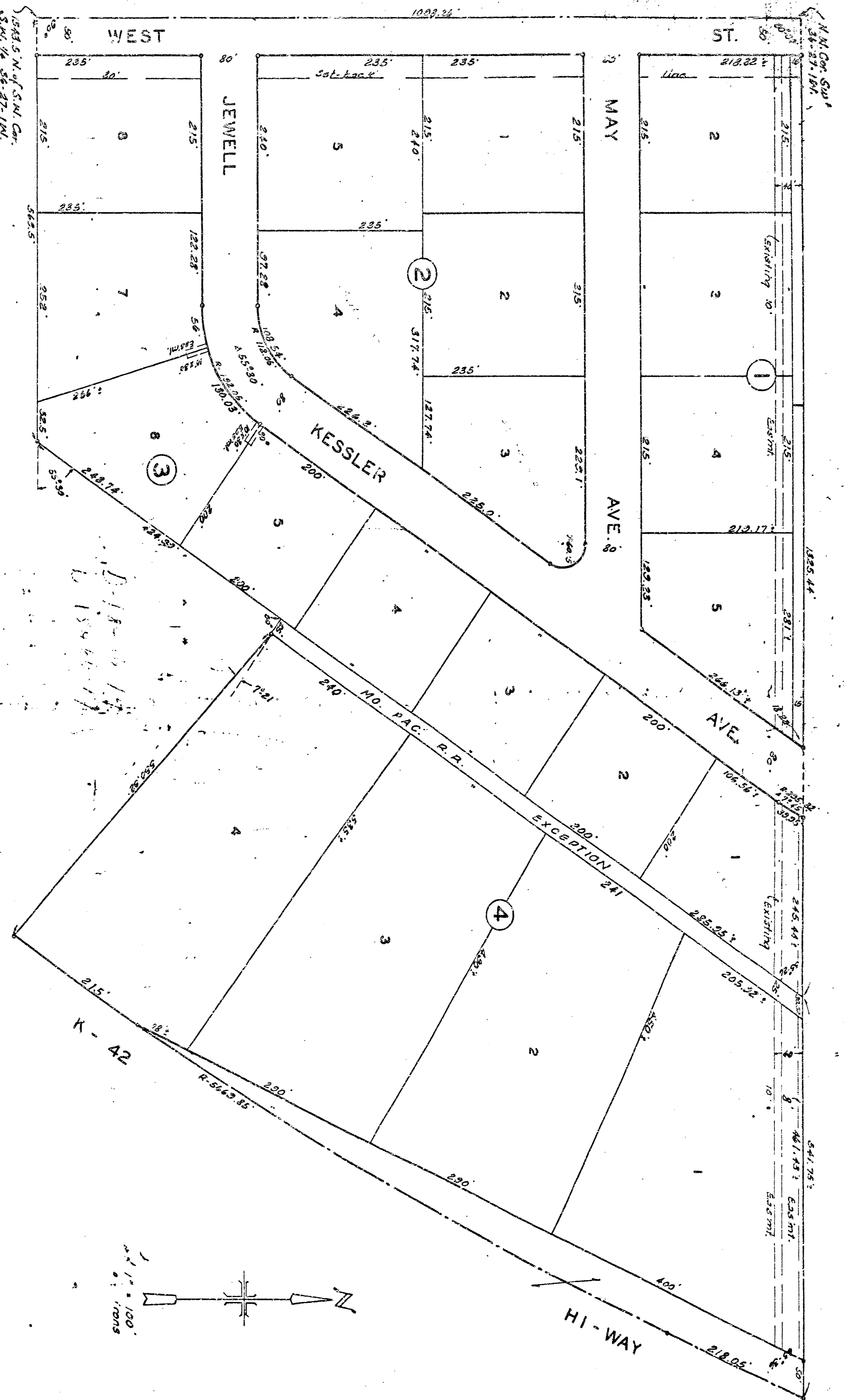
1. DURING THIS PHASE OF SUBDIVISION DEVELOPMENT, ALL BMP'S REQUIRED IN PHASE 1 SHALL REMAIN IN PLACE AND BE MAINTAINED.
2. AS NEW STORM SEWERS, WITH INLETS, ARE INSTALLED, THE STORM SEWERS MUST NOW BE PROTECTED SO ALL NEW INLETS BECOME POINTS OF COMPLIANCE.
3. AREA DRAINS - AS SOON AS WATER CAN FLOW INTO THESE DRAINS, HAYBALE OR SALT FENCE PROTECTION WILL BE INSTALLED AROUND THEM.
4. CURB OPENING INLETS - AS SOON AS WATER CAN FLOW INTO THESE DRAINS, INLET PROTECTION BMP'S MUST BE INSTALLED. SEE PHASE 3 - STREET CONSTRUCTION.
5. THE STORM SEWER CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THESE BMP'S. IF WATER CANNOT FLOW INTO CURB INLETS UNTIL STREET CONSTRUCTION IS COMPLETE, THEN STREET CONTRACTOR WILL INSTALL INLET PROTECTION.

6. THE SUBDIVISION DEVELOPER WILL MAINTAIN THESE BMP'S ONCE INSTALLED.
7. ONCE ALL DISTURBED GROUND DRAINING TO AN INLET HAS BEEN RESTABILIZED WITH GRASS OR SO, THE SUBDIVISION DEVELOPER WILL BE RESPONSIBLE FOR PERMANENTLY REMOVING THE INLET PROTECTION.

	<b>SOIL EROSION BMP'S SUBDIVISION DEVELOPMENT PROCESS</b>	
	CHRISTOPHER M. CARRIER, P.E. STORM WATER ENGINEER	
	PROJECT NUMBER <b>1316 PPS (607861)</b>	
	DATE 2/03	SHEET 6 OF 7

1316 PPS (607861) SHEET 6 OF 7  
 2/03

# ALCORN INDUSTRIAL ADDITION TO WICHITA KANSAS



State of Kansas } ss. I, Clive M. Baughman,  
 Surveyor in and for said county and state do  
 hereby certify that I have surveyed and  
 plotted "ALCORN INDUSTRIAL ADDITION"  
 to Wichita, Kansas, and that the accom-  
 panying plat is a true and correct exhibit  
 of this property surveyed, described as  
 follows: Beginning at a point on the west  
 line of the S.W. 1/4 of Sec. 36, T. 27-S.,  
 R. 1-W., 1543.5 feet north of the S.W. Cor-  
 ner of said section, thence east at right  
 angles to said west line 569.5 feet; thence  
 with an angle to the left of 55° 30'  
 42.39 feet; thence with an angle to the  
 right of 90° to the right of 25 feet; thence  
 with an angle to the right of 79° 21' 55.32  
 feet to a point on the westerly R.O.W. of  
 K-42 Hi-Way; thence northerly R.O.W. of  
 said Hi-Way, 100 feet; thence northerly  
 along said R.O.W. to the north line of  
 said S.W. 1/4th section; thence 1/4 sec.  
 thence south to the place of beginning, ex-  
 cept the No. Pac. Track R.R. right  
 of-way.

*Clive M. Baughman*, Surveyor

State of Kansas } ss. This is to certify  
 that this plat was registered in  
 the office of the Registrar of Deeds  
 this 27th day of March, 1957, at  
 the 10 o'clock P.M. and is duly recorded.

# 6516 *Raymond D. Swearingen*, Registrar of Deeds

know all men by these pres-  
 ents that we Paul Slagle and Golda M.  
 Slagle, his wife and William P. Alcorn and  
 and Ruth E. Alcorn, his wife, and Nova  
 L. Alcorn have caused the land described  
 in the surveyors certificate to be plotted  
 into lots, blocks, streets and avenues to be  
 known as "ALCORN INDUSTRIAL ADDITION"  
 to Wichita, Kansas. Easements are hereby  
 granted as indicated for the construction  
 and maintenance of all public utilities.  
 The streets and avenues are hereby de-  
 clared to and for the use of the public.

*Paul E. Slagle*, *William P. Alcorn*  
*Golda M. Slagle*, *Ruth E. Alcorn*  
*Nova L. Alcorn*

State of Kansas } ss. As I remembered  
 said on this 21st day of January, 1957  
 before me a notary public in and for said  
 county and state came Paul Slagle and  
 Golda M. Slagle, his wife, William P.  
 Alcorn and Ruth E. Alcorn, his wife and  
 Nova L. Alcorn, to me known to be the  
 same persons who executed the foregoing  
 instrument of writing and duly acknow-  
 ledged the execution of the same. In  
 testimony whereof I have returned to set  
 my hand and seal as aforesaid this 21st  
 day and year above written.

*Clive M. Baughman*, Notary Public

INDUSTRIAL ADDITION to Wichita, Kansas  
 has been submitted to and considered by  
 the City Planning Commission of Wichita,  
 Kansas, and is hereby transmitted to  
 the Board of City Commissioners with  
 the recommendation that such plat be ap-  
 proved as proposed. Dated this 14th day  
 of February, 1957.

*Clive M. Baughman*, City Clerk  
 Approved by the Board of  
 City Commissioners this 27th day  
 of March, 1957.

Approved by the Board of  
 County Commissioners this 27th day  
 of March, 1957.

Entered on Transfer record  
 this 27th day of March, 1957.  
*Clive M. Baughman*, County Clerk