

STORM WATER IMPROVEMENTS TO SERVE TYLER ACRES FIFTH ADDITION

PART OF LOT 1
Private Project Number: 1345 PPS (607861)

CITY OF WICHITA, KANSAS
NEIL CABLE, P.E. City Engineer
JUNE 2003

Bench Mark:

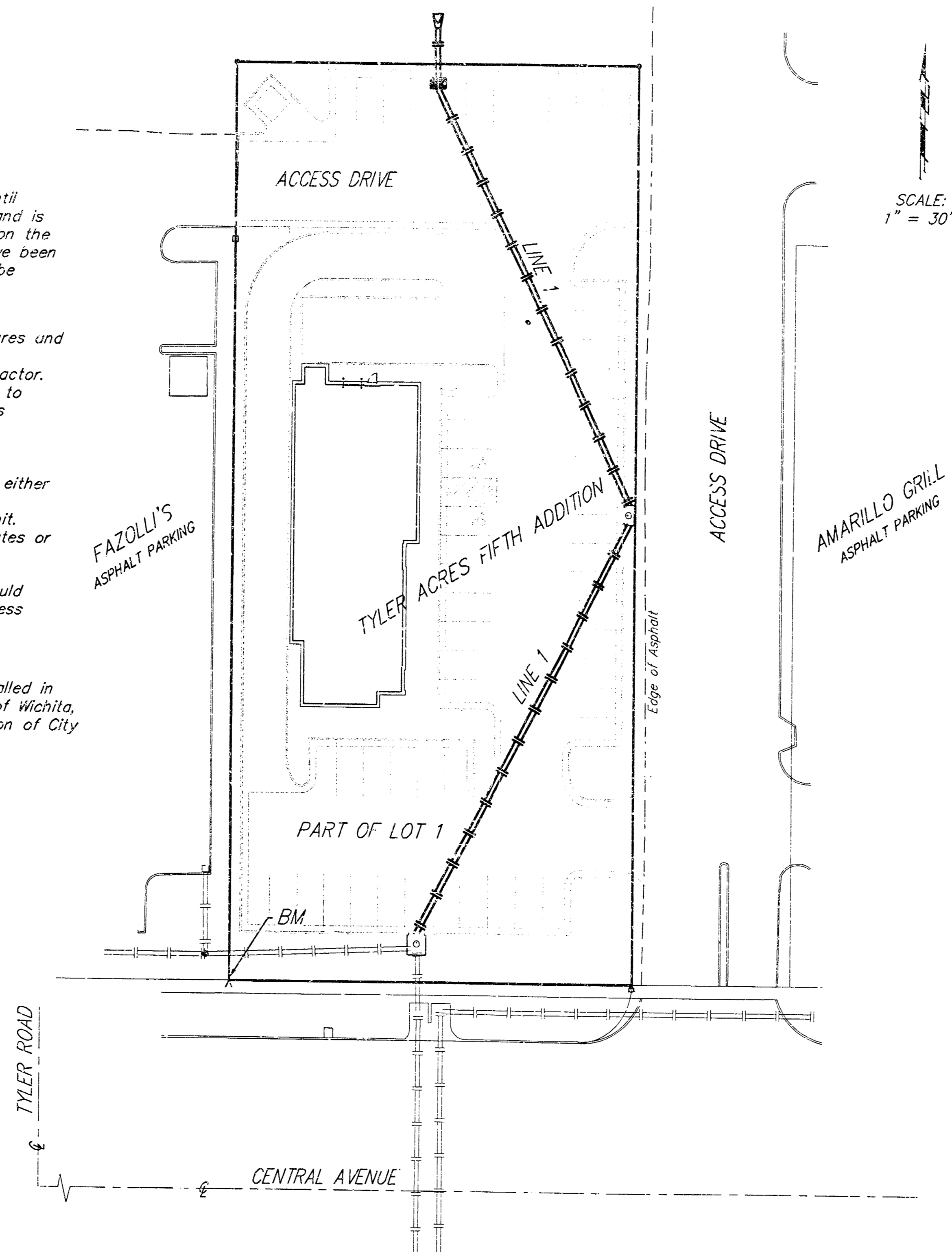
V-Notch Chiseled at Back of Sidewalk at SW Corner of Said Portion of Lot 1, Tyler Acres 5th Addition to Wichita, Kansas. Elevation = 146.84 City Datum

Legal Description

Part of Lot 1, Tyler Acres Fifth Addition, Wichita, Kansas, Sedwick County, Kansas, commencing at a point 365 feet east and 65 feet north of the Southwest corner of the Southwest Quarter of Section 16, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedwick County, Kansas, said point being the lot corner common to Lots 1 and 3 in said Addition; thence east along the south line of said Lot 1, 620.16 feet for a point of beginning; thence continuing east along the south line of said Lot 1, 133 feet; thence north at right angles 285 feet; thence west at right angles 133 feet; thence south 285 feet to the Point of Beginning.

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 1-888-482-4950
Westar Energy (Electric) 383-8650
Aquila Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Company 1-800-285-8313
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
- 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.
- 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.
- 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.
- 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.
- 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.



SCALE: 1" = 30'

Index

Cover Sheet	1
Plan/Profile Sheets	2
Type 1 Curb Inlet Detail	3
Drop Inlet & Sediment Barrier Details	4
City BMP Erosion Detail	5
Copy Of Plat	6

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 7/8/03

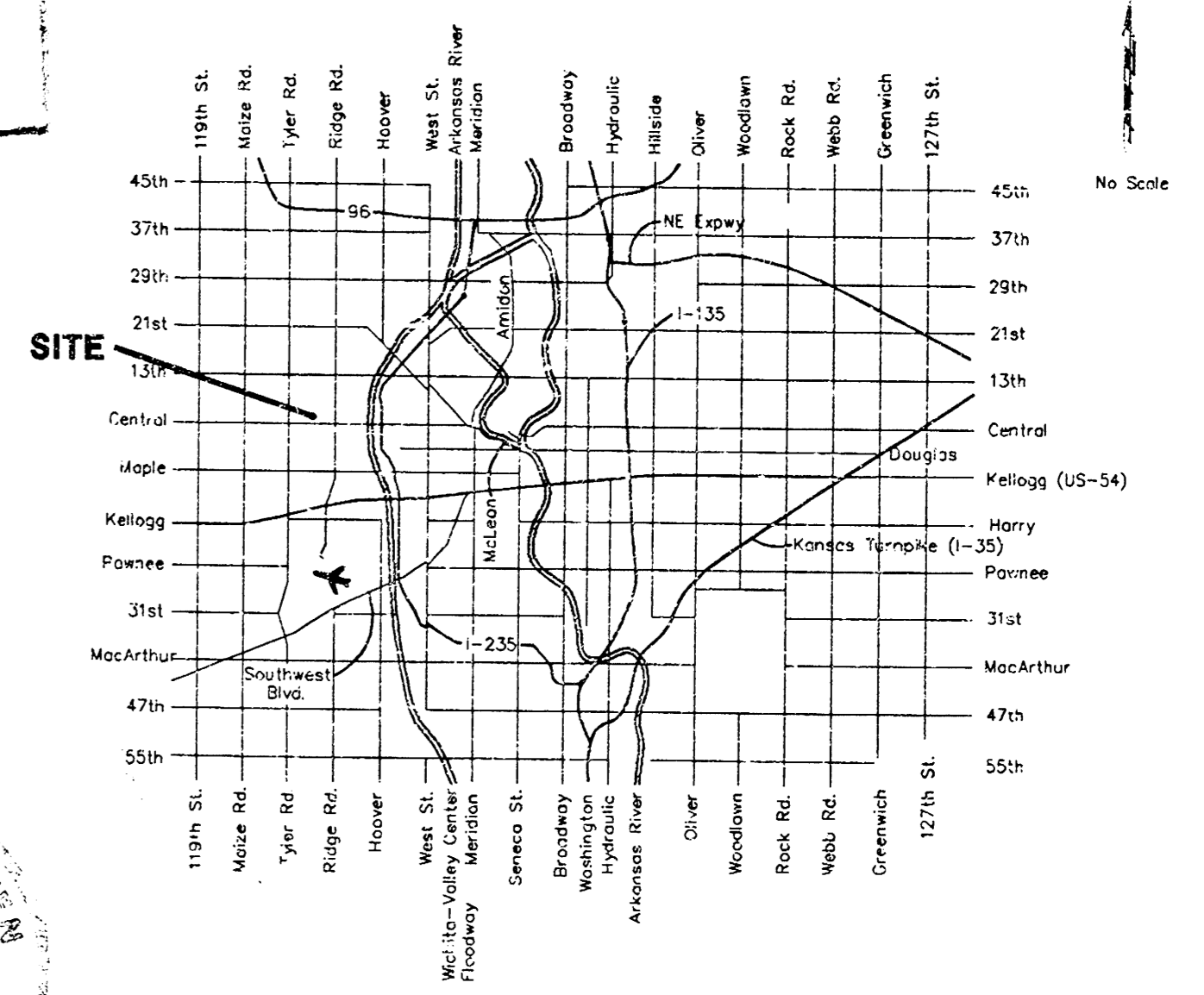
NOTE TO CONTRACTORS

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).

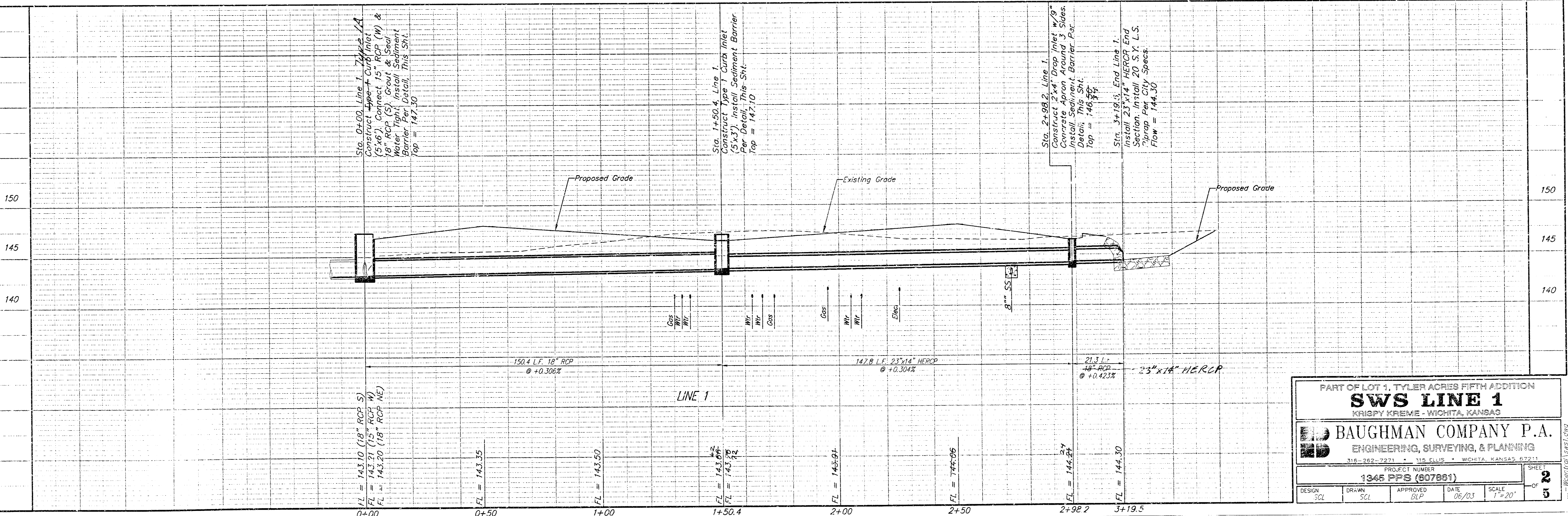
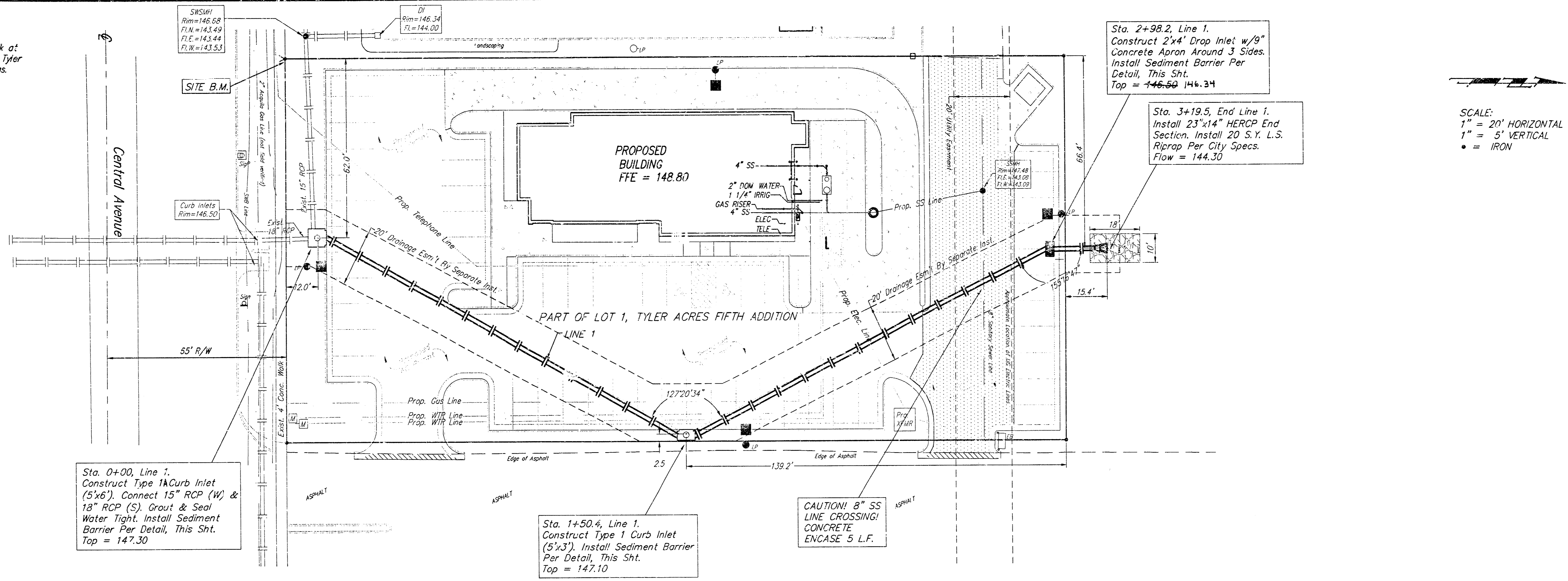
AS-BUILT
7/10/03
Date
RCL
Signed

Booked
E-4
8/19/03
RCL

Location Map



SITE BENCHMARK:
V-Notch Chiseled at Back of Sidewalk at
SW Corner of Said Portion of Lot 1, Tyler
Acres 5th Addition to Wichita, Kansas.
Elevation = 146.84 City Datum



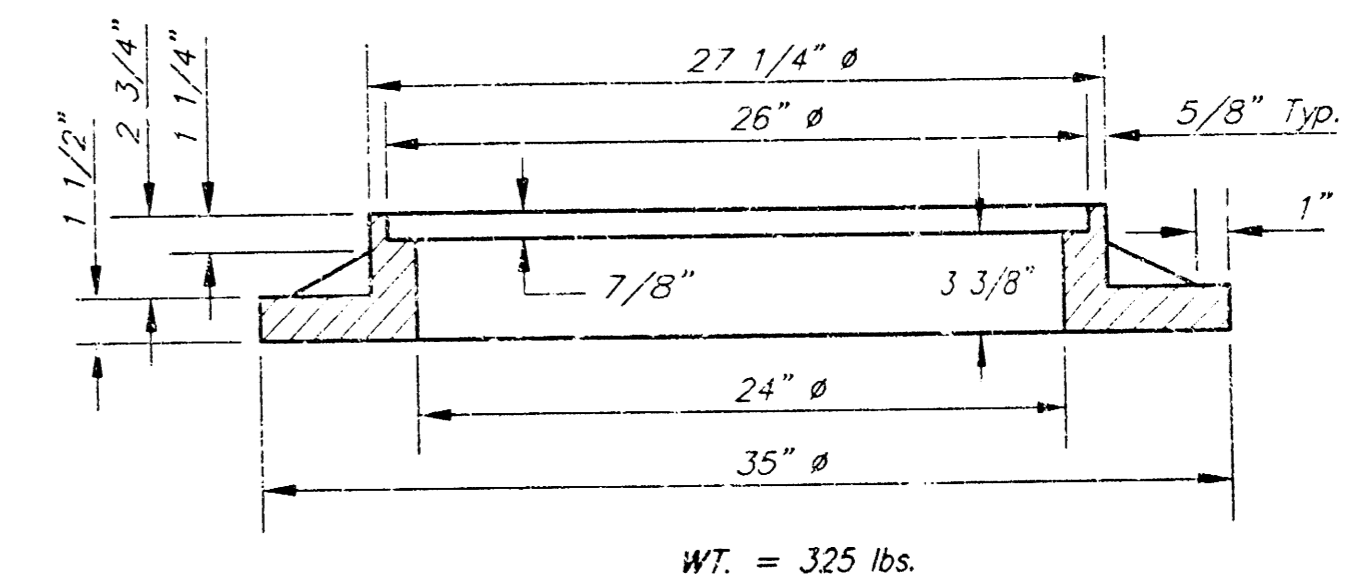
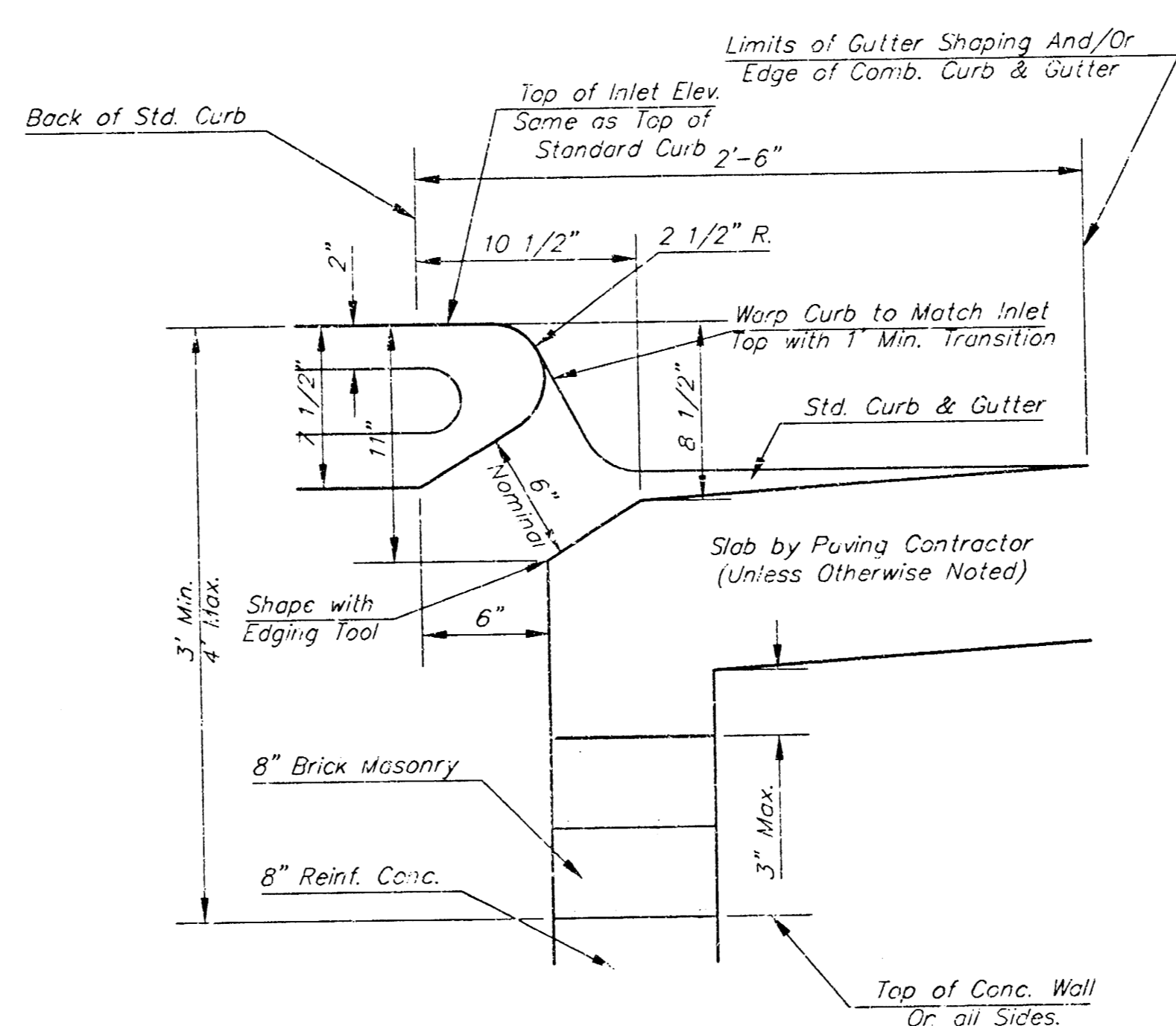
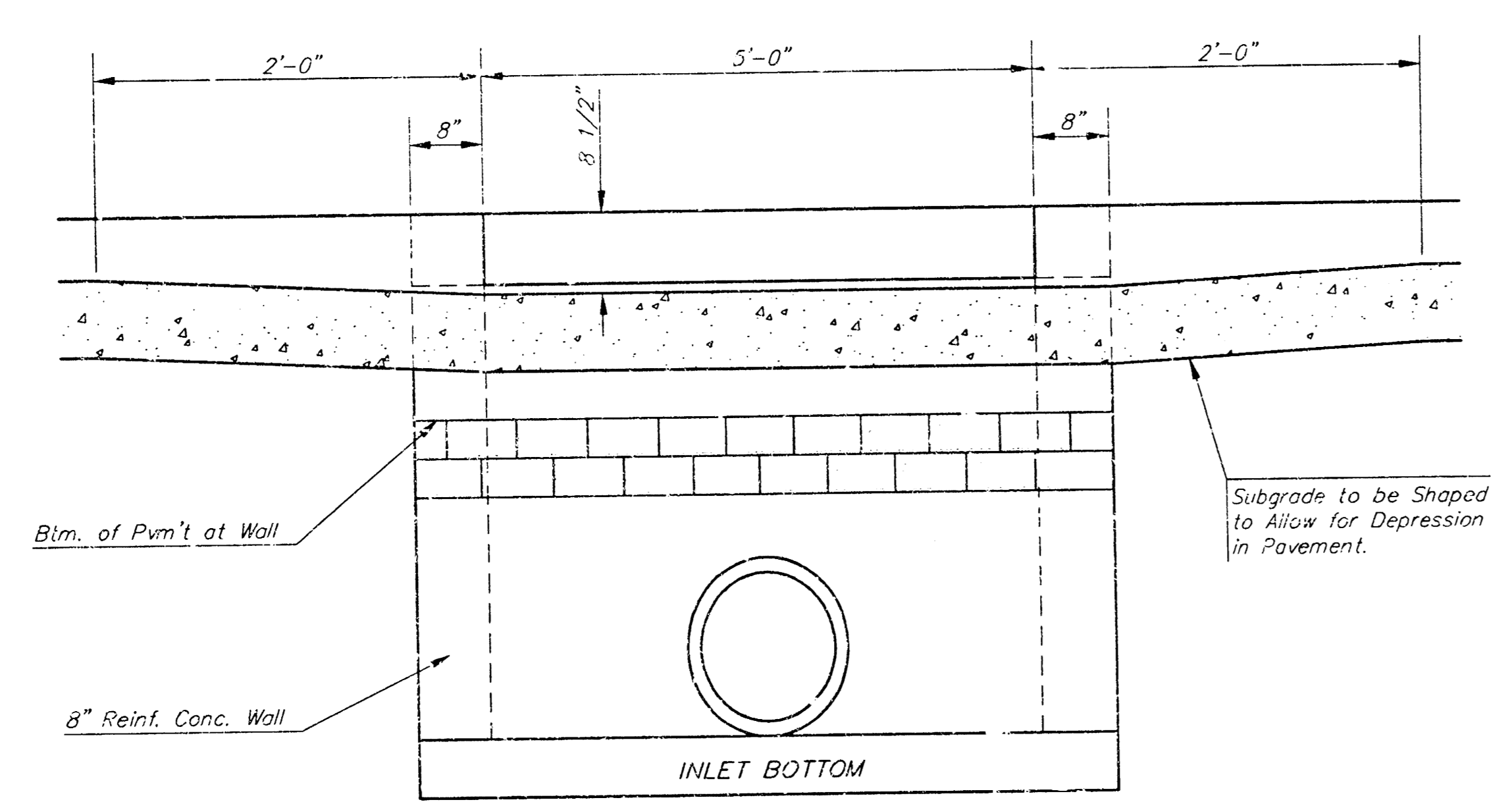
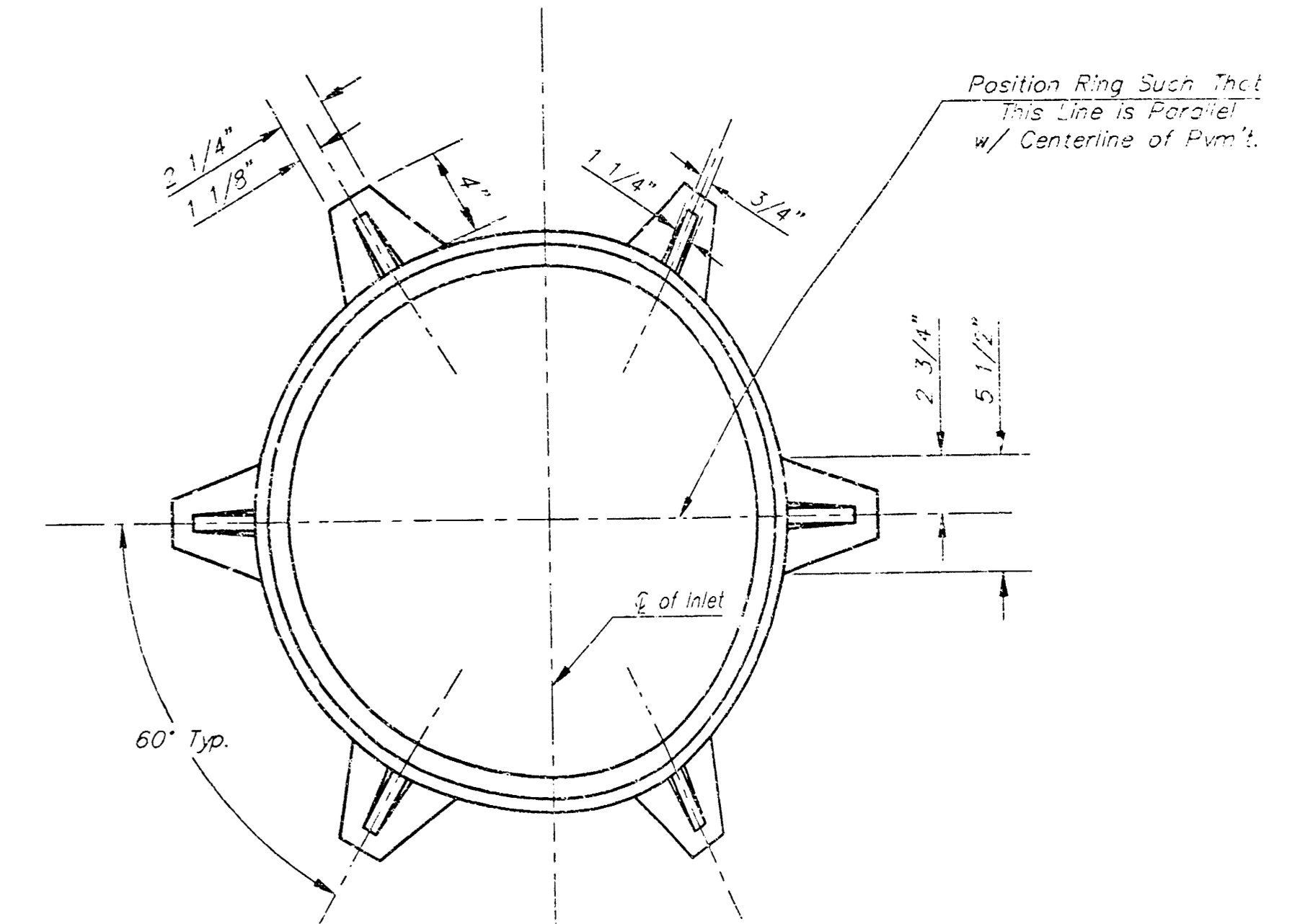
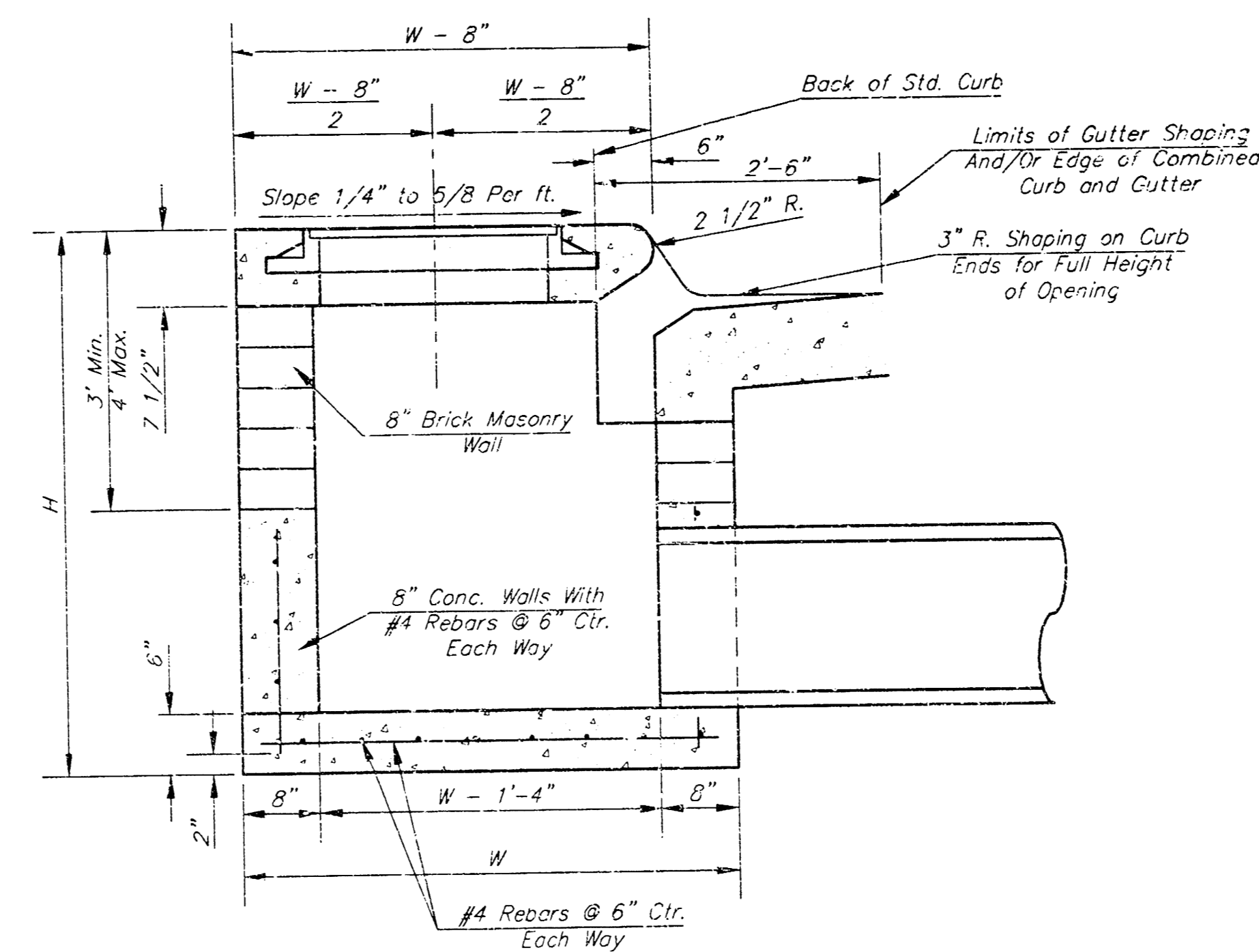
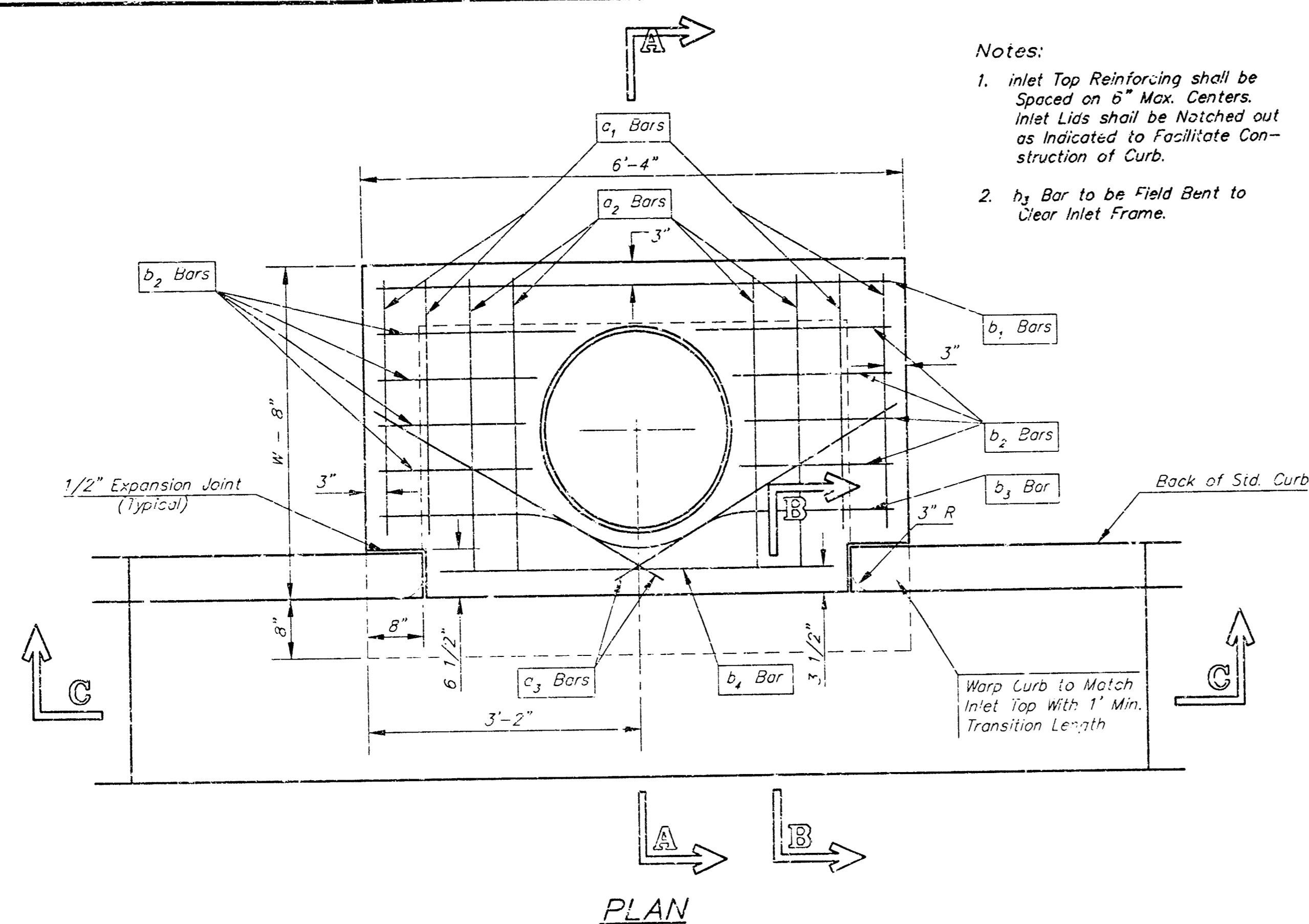
PART OF LOT 1, TYLER ACRES FIFTH ADDITION
SWS LINE 1
KRISPY KREME - WICHITA, KANSAS

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

PROJECT NUMBER
1346 PFS (807881)

DESIGN SCL	DRAWN SCL	APPROVED BLP	DATE 06/03	SCALE 1"=20'	SHEET 2 OF 5
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Mechanical/Leakoff.dwg



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

SECTION C-C

SECTION B-B

BENDING DIAGRAM

STEEL SCHEDULE

BAR	a ₁	a ₂	a ₃	b _x				b ₆	b ₇	b ₈	Wt. Lbs.	
NUMBER	4	4	2	1	3	5	7	9	6	1	1	
SIZE	#4	#4	#4	#4	#4	#4	#4	#4	#4	#4	#6	
W=4'-4"	5'-7"	6'-7"	4'-0"	6'-1"	-	-	-	-	1'-9"	6'-2"	4'-8"	60±
W=5'-4"	7'-7"	8'-7"	5'-0"	6'-1"	-	-	-	-	1'-9"	6'-2"	4'-8"	81±
W=6'-4"	9'-7"	10'-7"	6'-0"	-	-	6'-1"	-	-	1'-9"	6'-2"	4'-8"	101±
W=7'-4"	11'-7"	12'-7"	7'-0"	-	-	-	6'-1"	-	1'-9"	6'-2"	4'-8"	121±
W=8'-4"	13'-7"	14'-7"	8'-0"	-	-	-	-	6'-1"	1'-9"	6'-2"	4'-8"	141±

Note: a₃ Bars to be Placed Approx. 2" Below Top of Inlet Cover.

STANDARD CURB INLET PRECAST TOPS

W	PRE-CAST TOP SIZE	PIPE SIZE	CU. YD. CONC.
4'-4"	3'-8" 6'-4" 7 1/2"	21" & SMALLER	0.38±
5'-4"	4'-8" 6'-4" 7 1/2"	24" & 30"	0.51±
6'-4"	5'-8" 6'-4" 7 1/2"	36" & 42"	0.64±
7'-4"	6'-8" 6'-4" 7 1/2"	48" & 54"	0.77±
8'-4"	7'-8" 6'-4" 7 1/2"	60" & 66"	0.90±

GENERAL NOTES

- 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.
- Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and top on this inlet when W=6'-4" and H=7'-0" or less.
- Inlet invert shall be shaped with B sack sand mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self clearing 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.

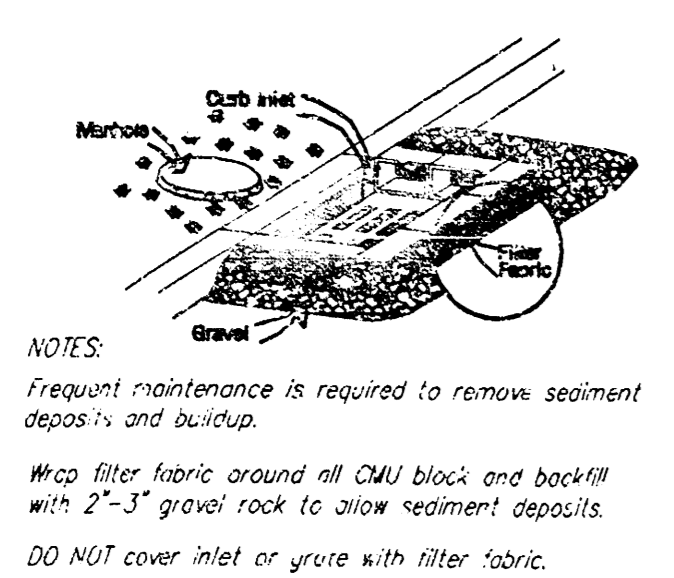
Revised - Dec. 21, 1993

CITY OF WICHITA, KANSAS
TYPE 1 CURB INLET
INLET OPENING = 6'x5'-0"

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
112-252-2271 • 315 E. JEFF • WICHITA, KANSAS 67211

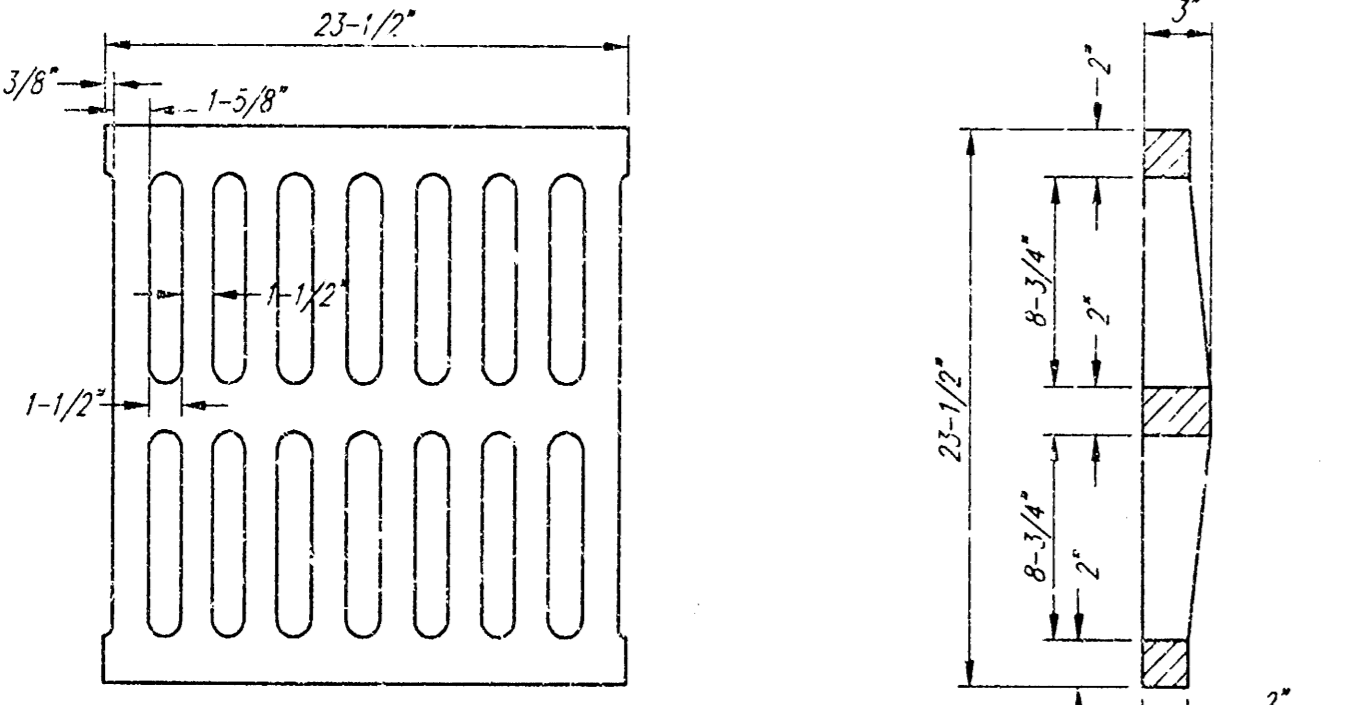
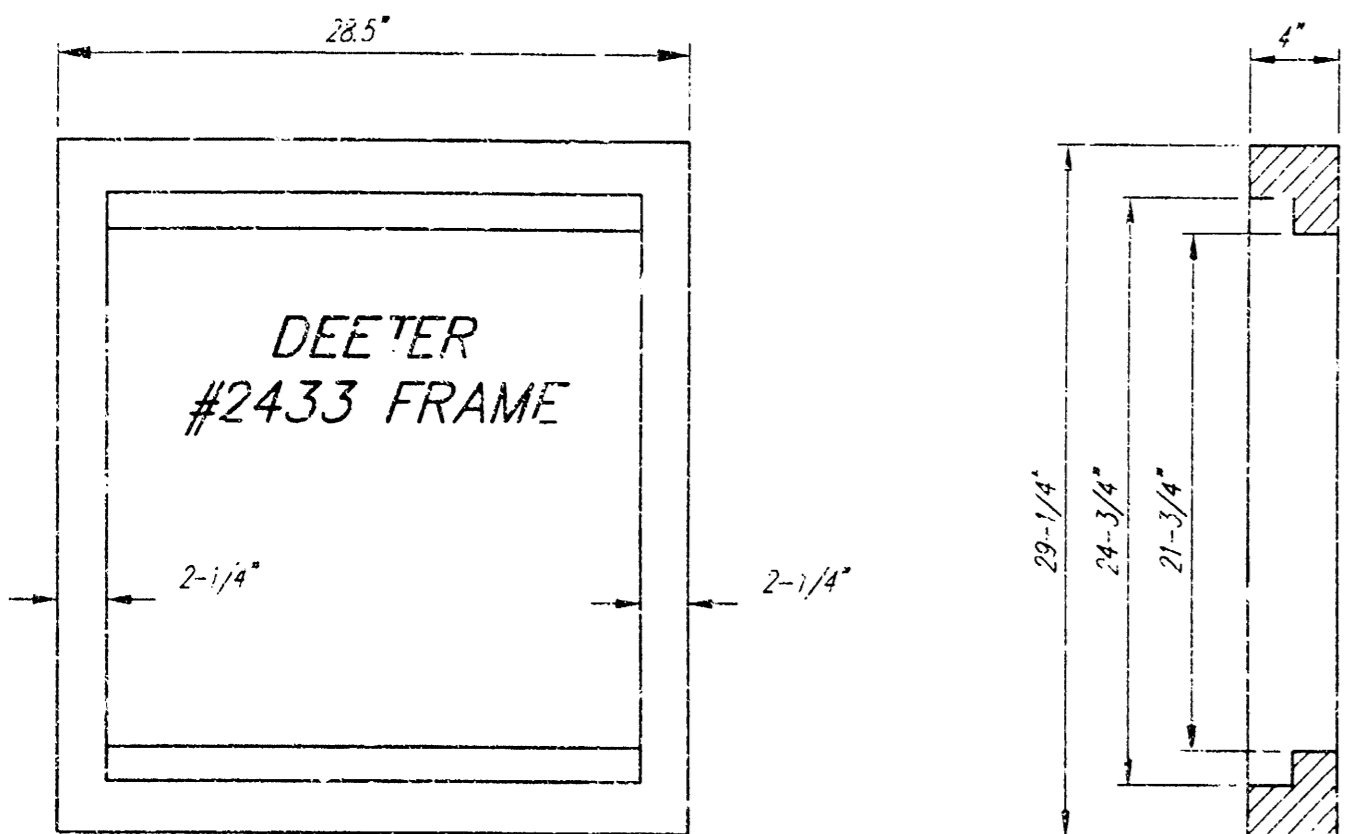
PROJECT NUMBER: _____ SHEET: **3**

DESIGN: C.O.W. DRAWN: _____ STAFF: _____ APPROVED: _____ DATE: _____ SCALE: NONE **6**



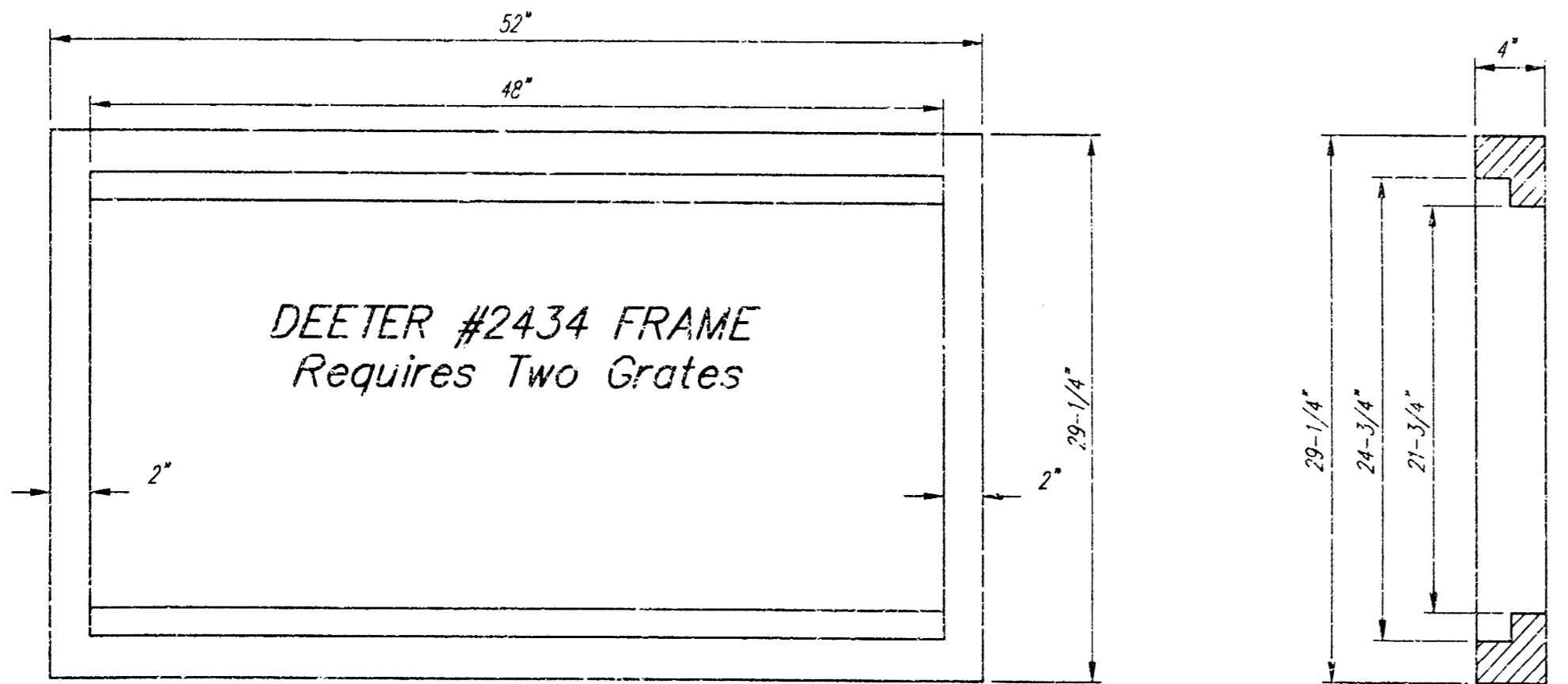
NOTES:
 Frequent maintenance is required to remove sediment deposits and buildup.
 Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.
 DO NOT cover inlet or yore with filter fabric.

CURB INLET PROTECTION
 NOT TO SCALE



DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

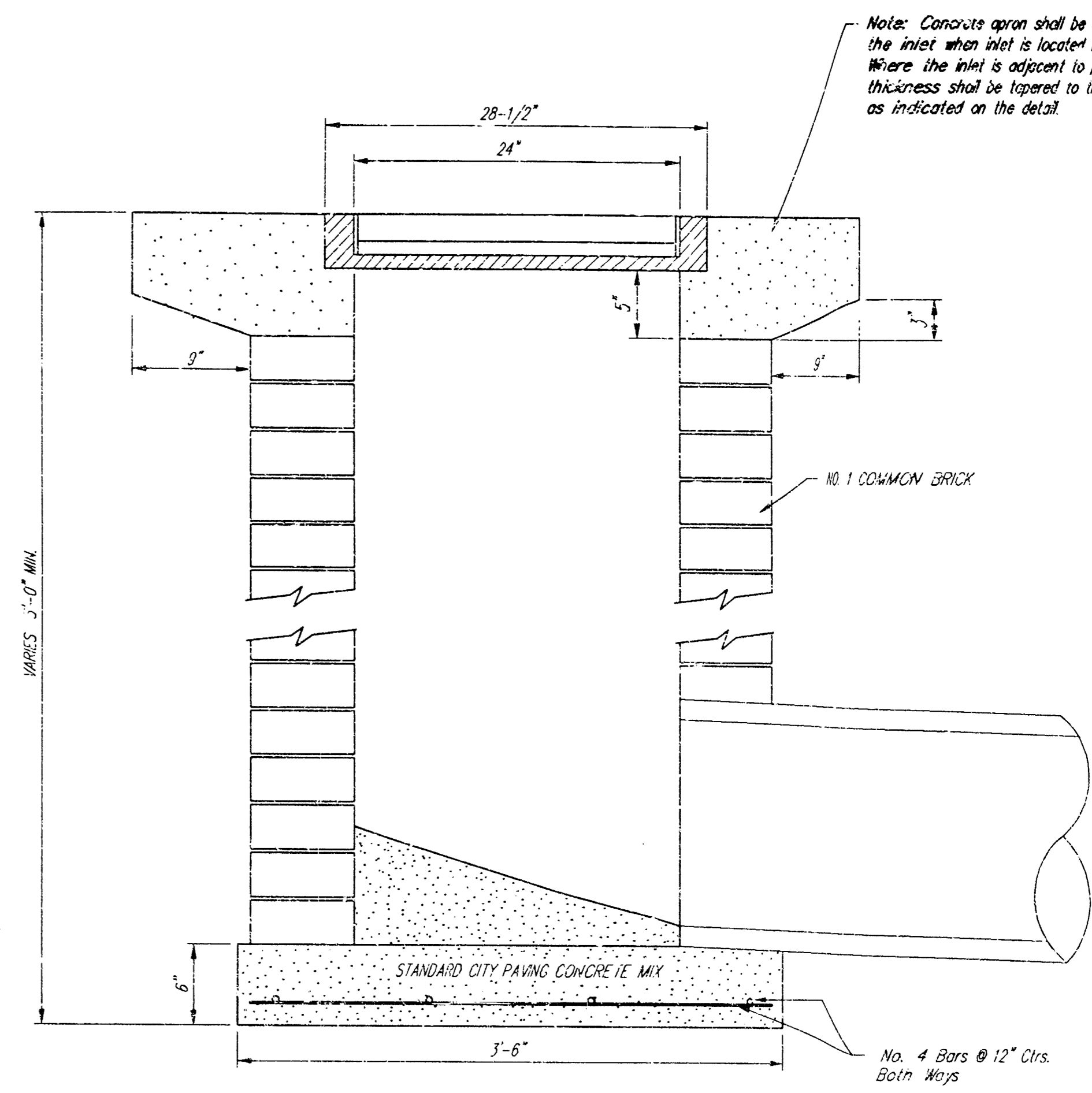
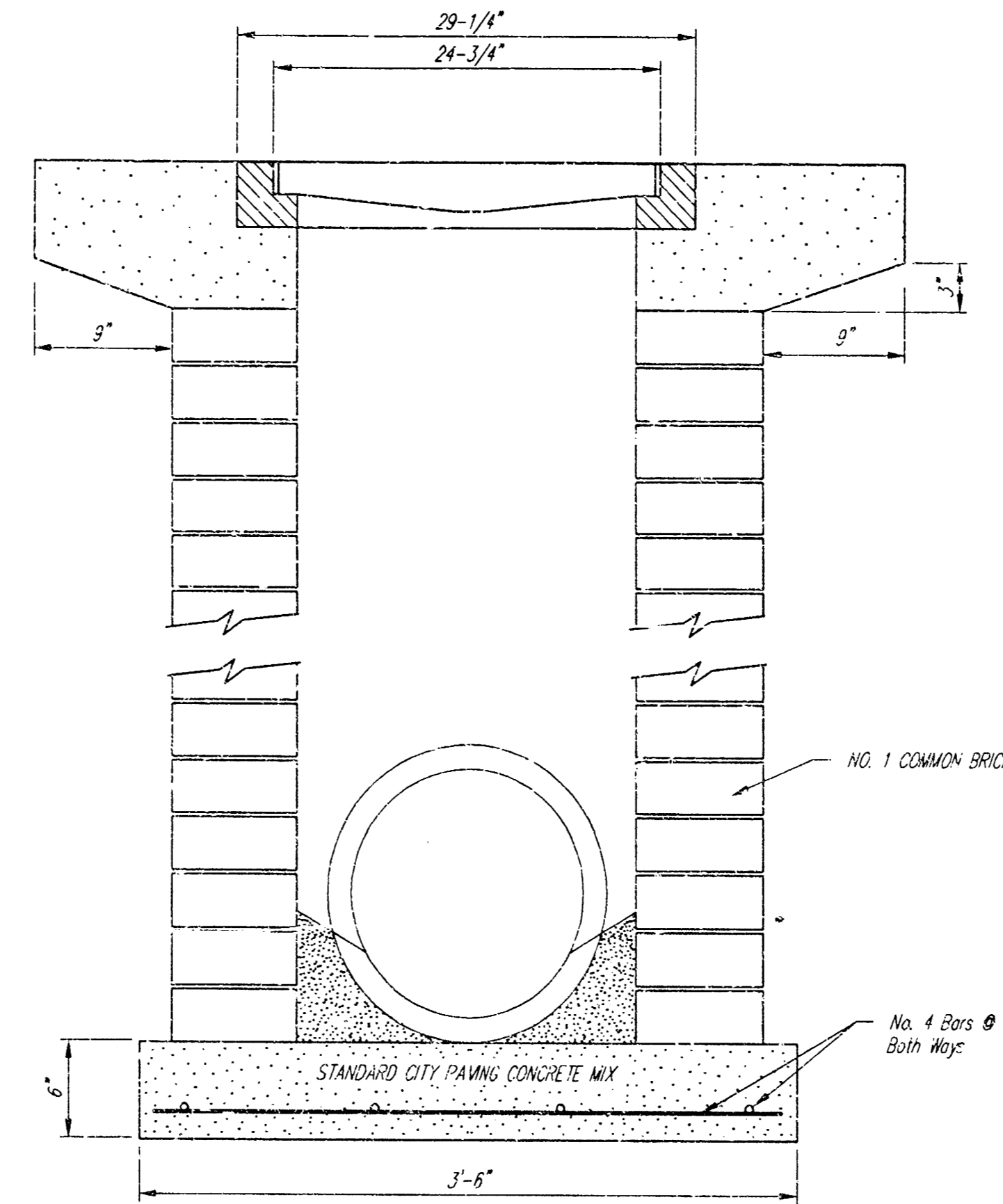
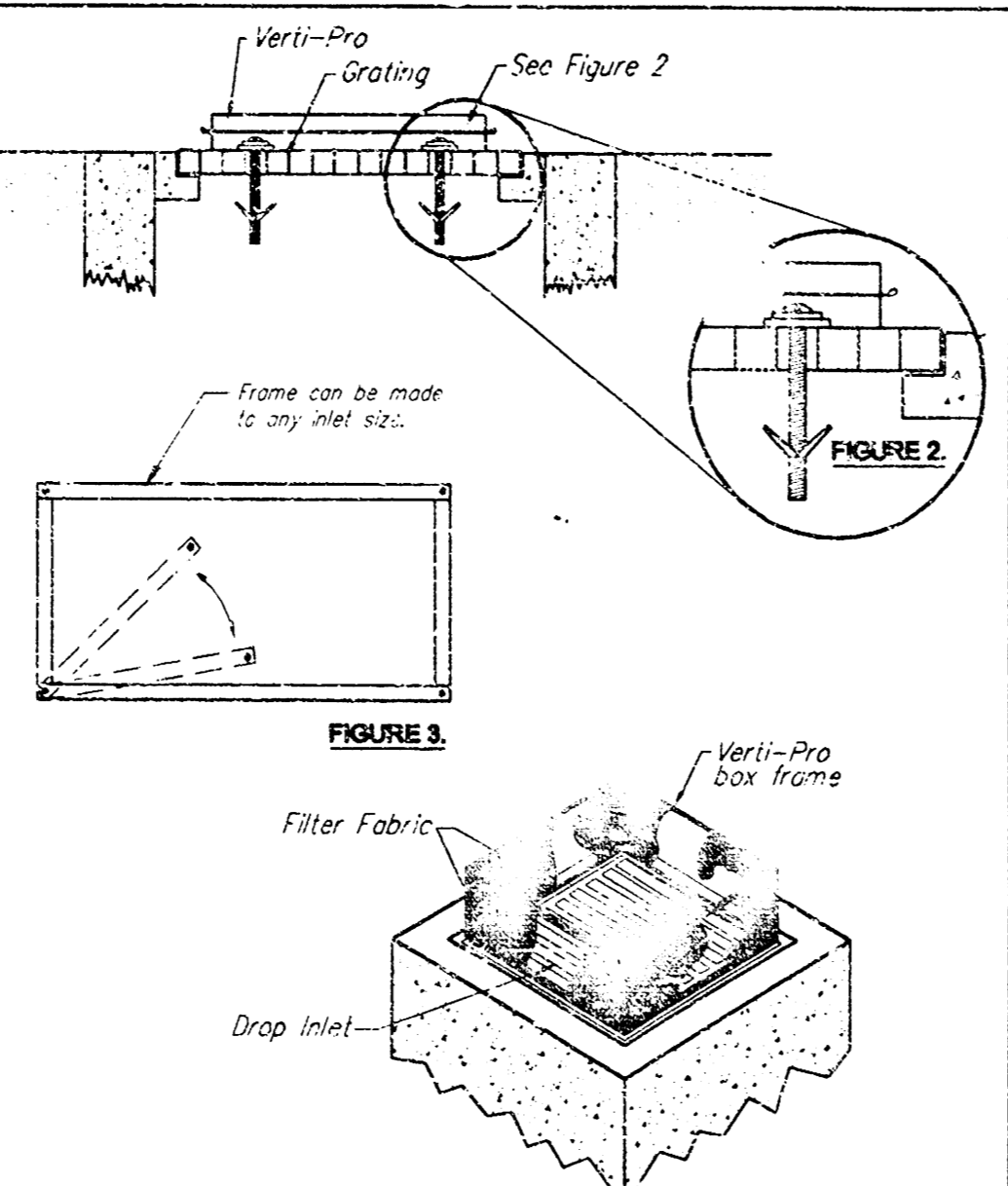


Double 24" x 24" Frame Detail

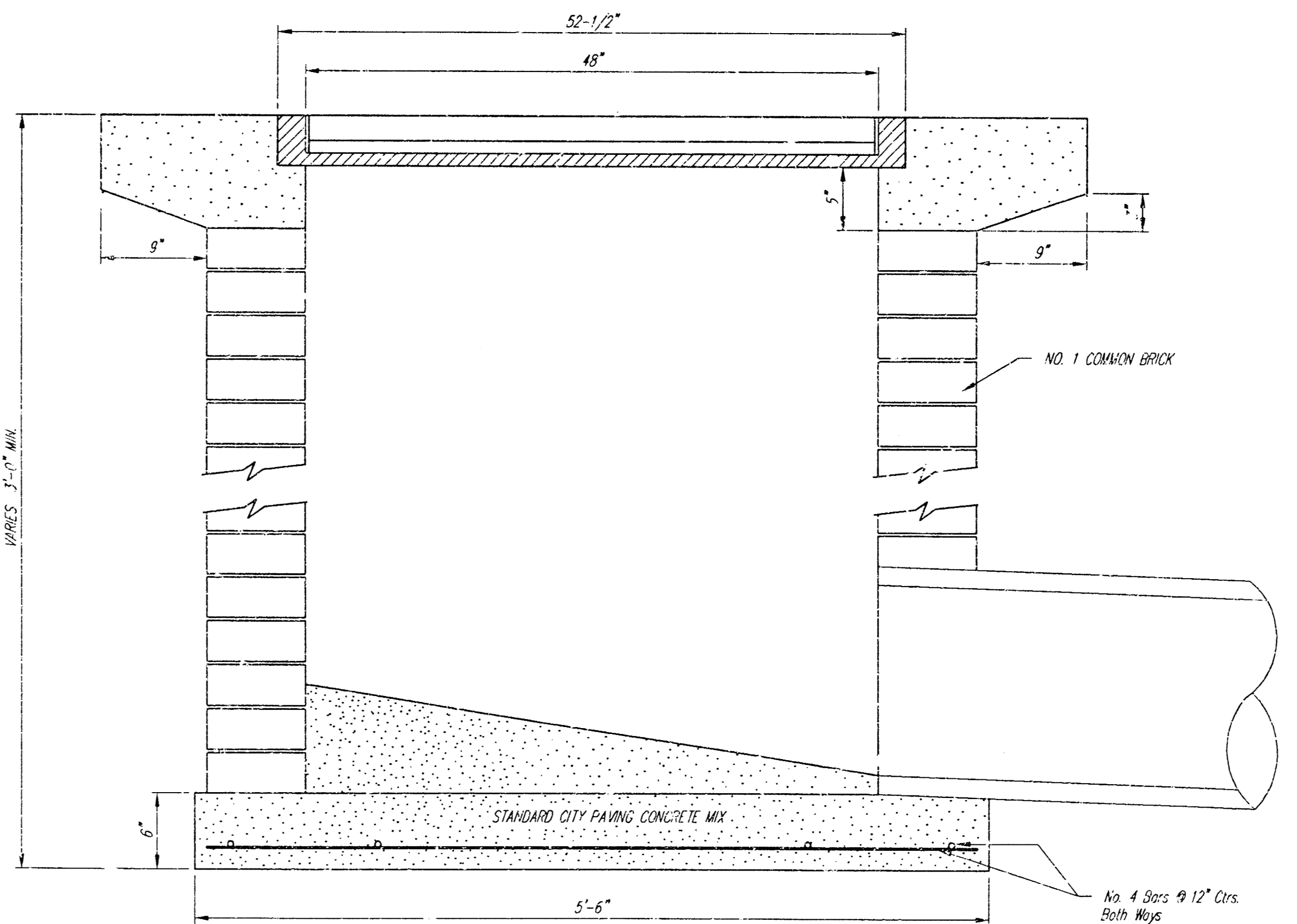
NOTES:
 Surface of grate must be clean and free of dirt and debris.
 Position Verti-Pro squarely on the inlet grate.
 Install toggle bolt assembly (See Figure 2), the hold down plate must contact both the lower frame flange and grate. The toggle bolt must engage two bars on grate. Repeat on opposite sides.
 The Verti-Pro has four (4) legs that unfold just like a cord table (See Figure 3). Rotate legs to upright position on diagonal corners, this will support the upper framework on the Verti-Pro.
 Align holes in existing with the two (2) holes in upper frame. Insert a plastic retainer (or equivalent) in each of the holes from the outside in.
MAINTENANCE:
 Inspect after each rain event. Remove debris and captured sediment when deposits reach 7" or 1/2 the height of the Verti-Pro. Remove captured debris from the filter fabric with a stiff bristle brush. (Frames are reusable and easy to install).
ORDERING:
 ALPINE STORMWATER MANAGEMENT COMPANY
 4127 Broadway, Suite B
 Grove City, Ohio 43123
 Phone: 888-539-8240, Don Strawser, Sr., President

DROP INLET PROTECTION - ALPINE "Verti-Pro"
 Parking Lot Inlet Usage

Note: Contractor can install approved equal inlet protection with approval of engineer.



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



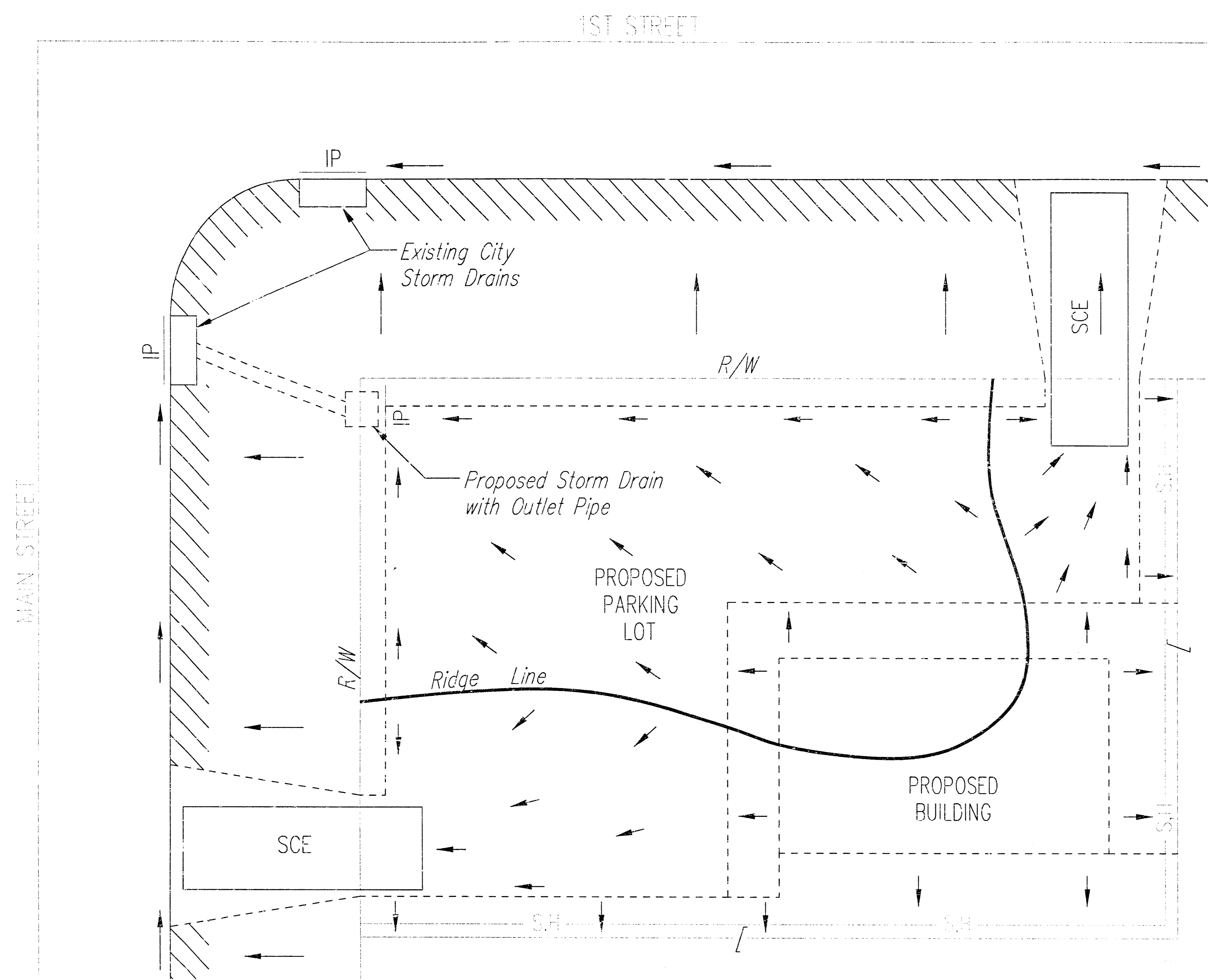
City of Wichita Standard
Drop Inlet

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

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: _____ SHEET: **4** OF **6**

DESIGN: C.O.W. DRAWN: Staff APPROVED: _____ DATE: 4/02/03 SCALE: 1/4"=1'-0" (NOTE)

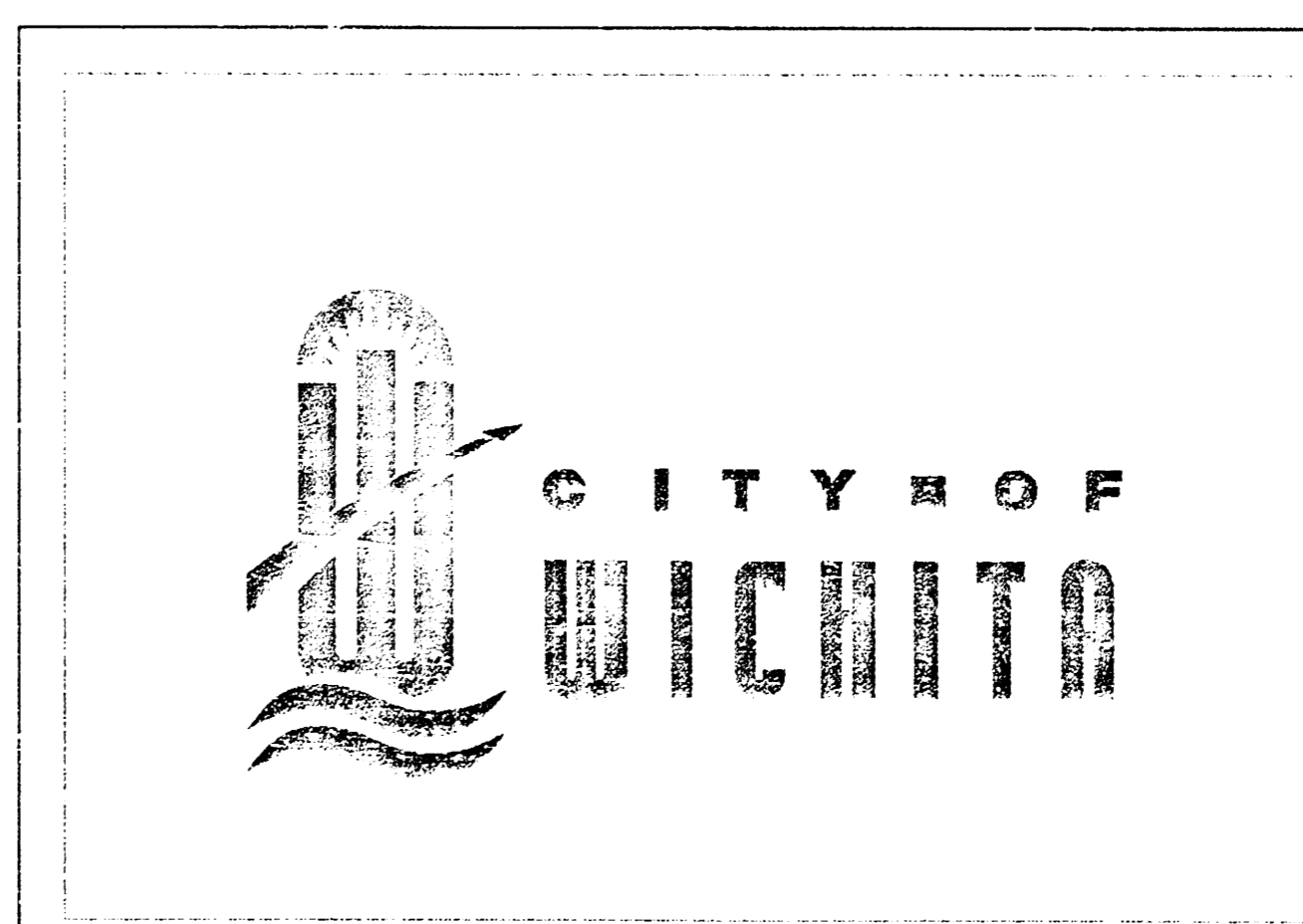


LEGEND

- 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

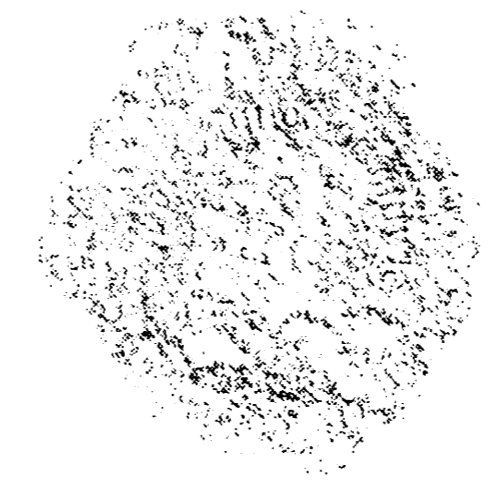
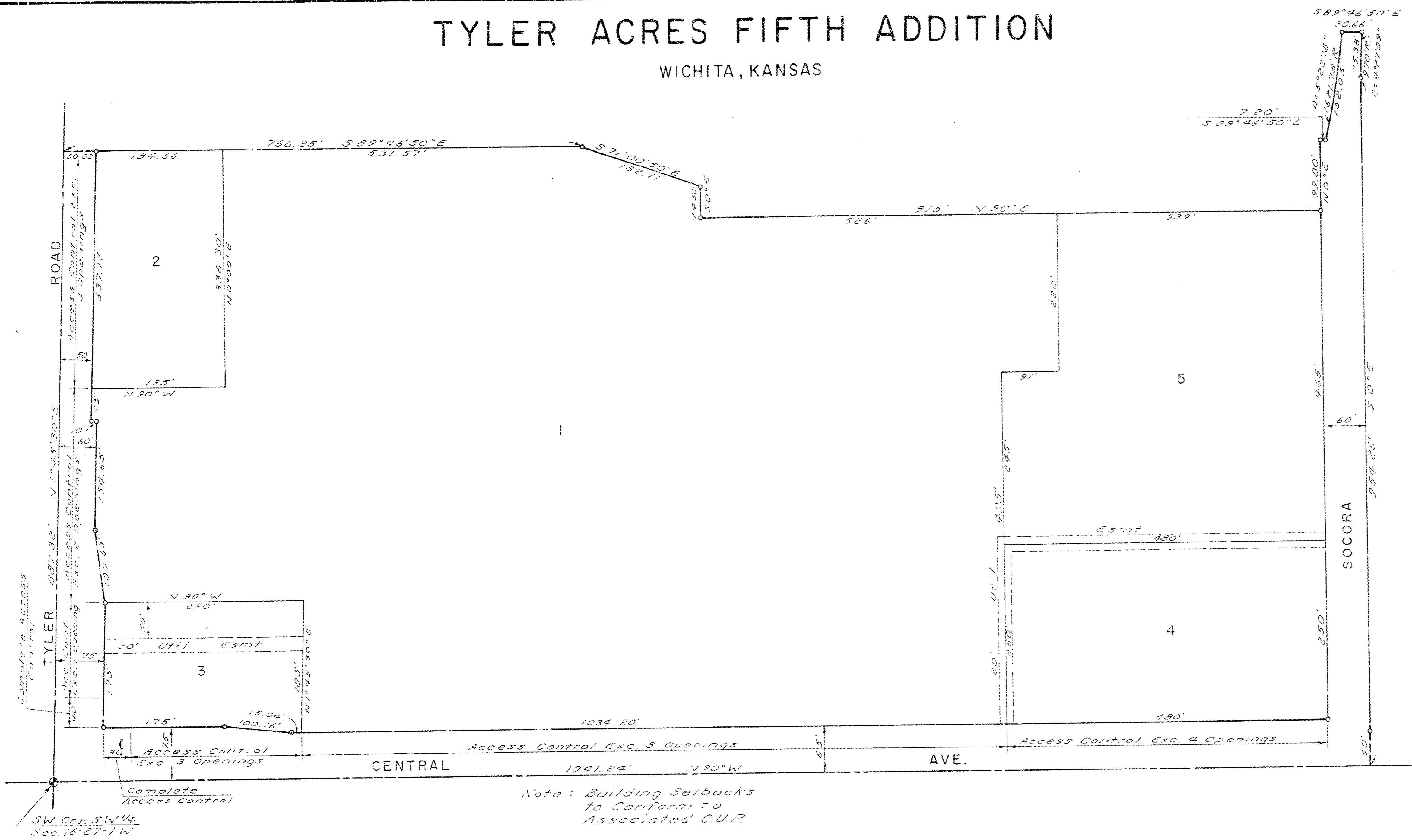
1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. Follow these general principals on all commercial building sides.
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 16.32 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.



SOIL EROSION BMP'S
COMMERCIAL
DEVELOPMENT SITES

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

TYLER ACRES FIFTH ADDITION
WICHITA, KANSAS



This plat of "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 11th day of MARCH, 1982.

Wichita-Sedgwick County Metropolitan Area Planning Commission
 Chairman: Robert A. Baker
 Secretary: Robert A. Baker

This plat approved and all dedications shown herein accepted by the Board of City Commissioners, Wichita, Kansas, this 14th day of JUNE, 1983.

Mayor: Margaret Wright
 City Clerk: Carol Ann Dep

This plat approved and all dedications shown herein accepted by the Board of County Commissioners, Sedgwick County, Kansas this 2nd day of SEPTEMBER, 1983.

Chairman: Donald E. Shragg
 Commissioner: Donald E. Shragg
 Commissioner: Tom Scott
 County Clerk: Barthelme White

Scale: 1" = 100'
 0 200'

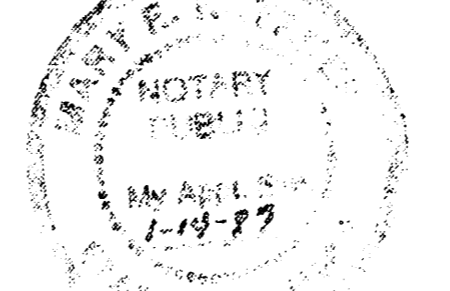
#650620

State of Kansas } S.S. We, Baughman Company, P.A. Sedgwick County } Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "TYLER ACRES FIFTH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of that part of Block E, Tyler Acres First Addition an addition in Sedgwick County, Kansas, lying south of a line 760 feet north and parallel to the south line of said SW 1/4, and including De ana Ave, now vacated, and being a replat of all of Tyler Acres Second and Fourth Additions, Wichita, Kansas, and part of the SW 1/4 of Section 16, T27S, R1W, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the SW corner of said SW 1/4, 887.32 feet to the SW corner of Ascension Lutheran Church Addition, Wichita, Kansas; thence along the south line of said addition, bearing S 89° 46' 50" E, 766.25 feet; thence S 71° 30' 50" E, 182.71 feet; thence S 0° 00' 00" E, 445.2 feet; thence N 90° 00' 00" E, 9.15 feet; thence N 0° 00' 00" E, 32.80 feet; thence S 89° 46' 50" E, 7.20 feet to the center line of Socora Lane; thence along said center line with a curve to the left with a radius of 1821.16 feet, a central angle of 5° 22' 18", an arc distance of 32.05 feet and a long chord of 151.32 feet; thence along said south line, bearing S 89° 46' 50" E, 30.56 feet; thence along a curve to the left with a radius of 270 feet a central angle of 4° 27' 09", an arc distance of 75.38 feet and a long chord of 75.38 feet bearing S 2° 13' 35" W; thence S 0° 00' 00" E, 254.26 feet to the

know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "TYLER ACRES FIFTH ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities and the streets are hereby dedicated to and for the use of the public. All abutters rights of access to Tyler Rd. and Central Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Central Ave. at three locations and to Tyler Rd. at two locations; Lot 2 shall have access to Tyler Rd. at three locations; Lot 3 shall have access to Central Ave. at three locations over the east 250.04 feet and to Tyler Rd. at one location over the north 135 feet; and Lot 4 shall have access to Central Ave. at four locations, all of the above locations to be determined by the City Engineer. Edward T. Neville and Rita A. Neville, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville
 Edward T. Neville
 Rita A. Neville

We, the First National Bank in Wichita, holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION".

First National Bank in Wichita
 Vice President: R. J. BROSIER
 State of Kansas } S.S. The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1983, by the First National Bank in Wichita, by R. J. BROSIER, Vice President.
 Notary Public: Mary E. DeGroot
 My Commission Expires: 1-14-87



We, the Southwestern Life Insurance Co., holder of a mortgage on part of the above described property, do hereby consent to this plat of "TYLER ACRES FIFTH ADDITION".

Southwestern Life Insurance Co.
 Notary Public: James H. ...

State of Texas } S.S. The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1983, by Edward T. Neville and Rita A. Neville, his wife, Trustees for Alvin Leon Neville and Gregory Allen (AKA Alan) Neville.
 Notary Public: James H. ...

Entered on transfer record this 2nd day of SEPTEMBER, 1983.

County Clerk: Barthelme White

State of Kansas } S.S. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 2nd day of SEPTEMBER, 1983, at 10:00 o'clock A. M. and is duly recorded.

Register of Deeds: Bette J. McCurt
 Deputy: Pat Kettler

