

SANITARY SEWER ABANDONMENT TO SERVE

Ann Walenta Addition

BLOCK B, LOT 1

Private Project Number: 1878 PPS (607861)

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

September 2003

Bench Marks:

1. City of Wichita Diag. NW Corner of Lincoln and Oliver on the Sign Base. Elev. = 158.93 City Datum 1347.33 N.G. V.D. 28
2. " " Cut on Top of Curb of the South Return at the SW Corner of Orma and Oliver. Elev. = 161.76 City Datum 1348.16 N.G. V.D. 28

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Legal Description

Lot 1, Block B, Ann Walenta Addition
Wichita, Sedgewick County, Kansas

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewer URH 9/16/03

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 (as file and available in the City Engineer's Office).

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 1-238-482-4850
Westar Energy (Electric) 383-8650
Aquila Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-288-8313
City of Wichita Water Dept. (Water) 268-4908
City of Wichita Sewer Maint. (SS) 268-4024
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
2. Utility service lines, poles, valve boxes, meters, at 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.
3. 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. Bonds may include but are not limited to: Statutory, Performance & Maintenance for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). Any work done without inspection will be required to be uncovered for inspection.
4. Rubble from the removal of miscellaneous structures and excess excavation which is to be wacted 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.
5. All sanitary sewers shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
6. 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 16-20-8 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.
7. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

AS-BUILT

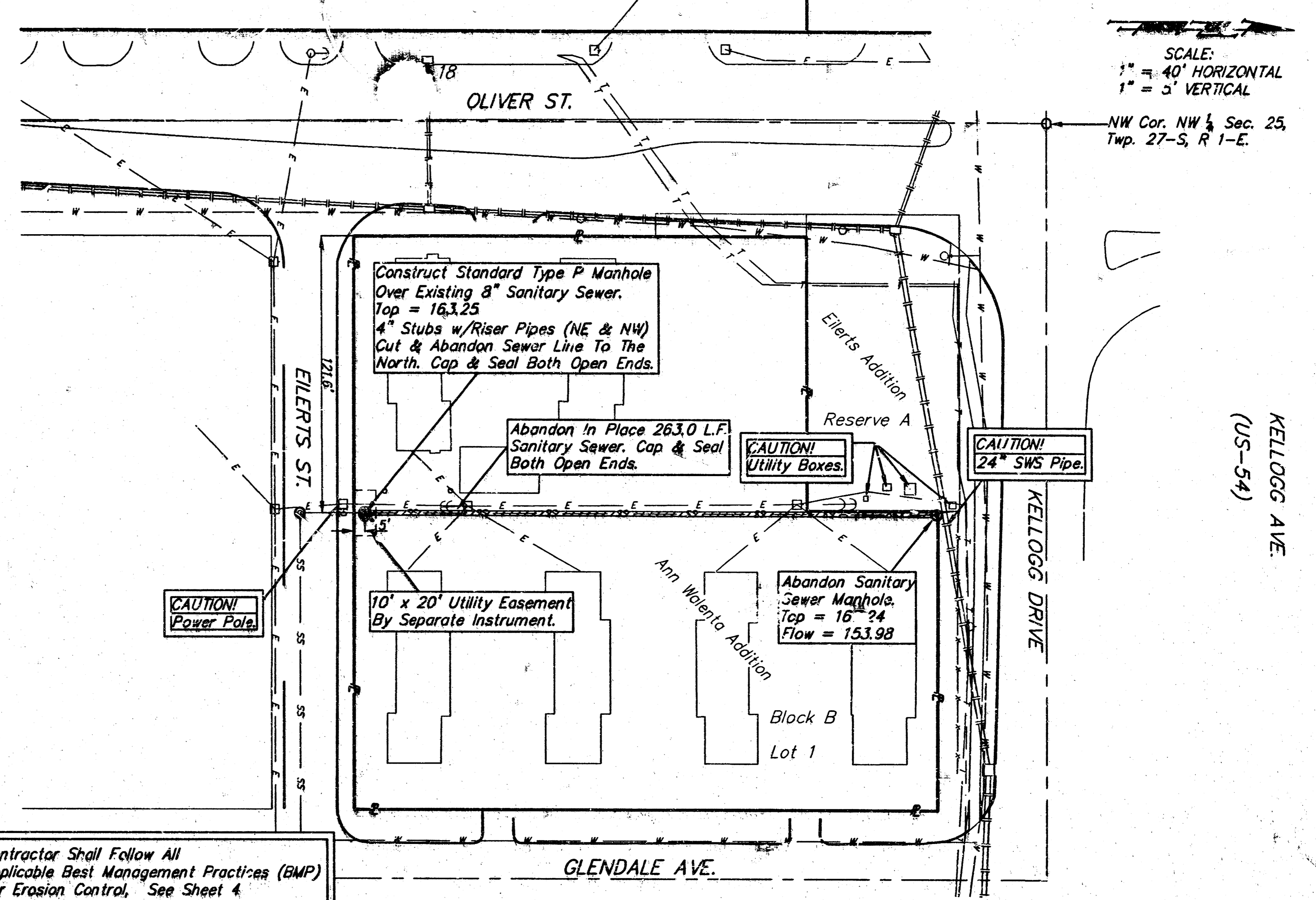
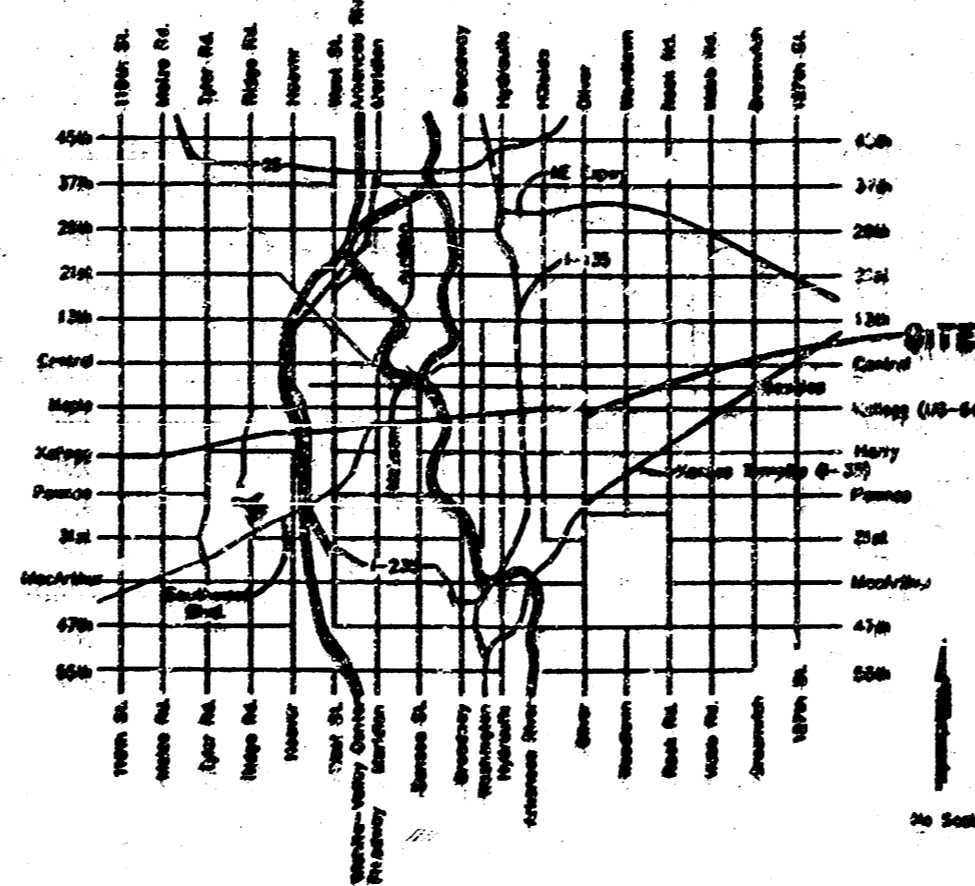
1-5-04

Date

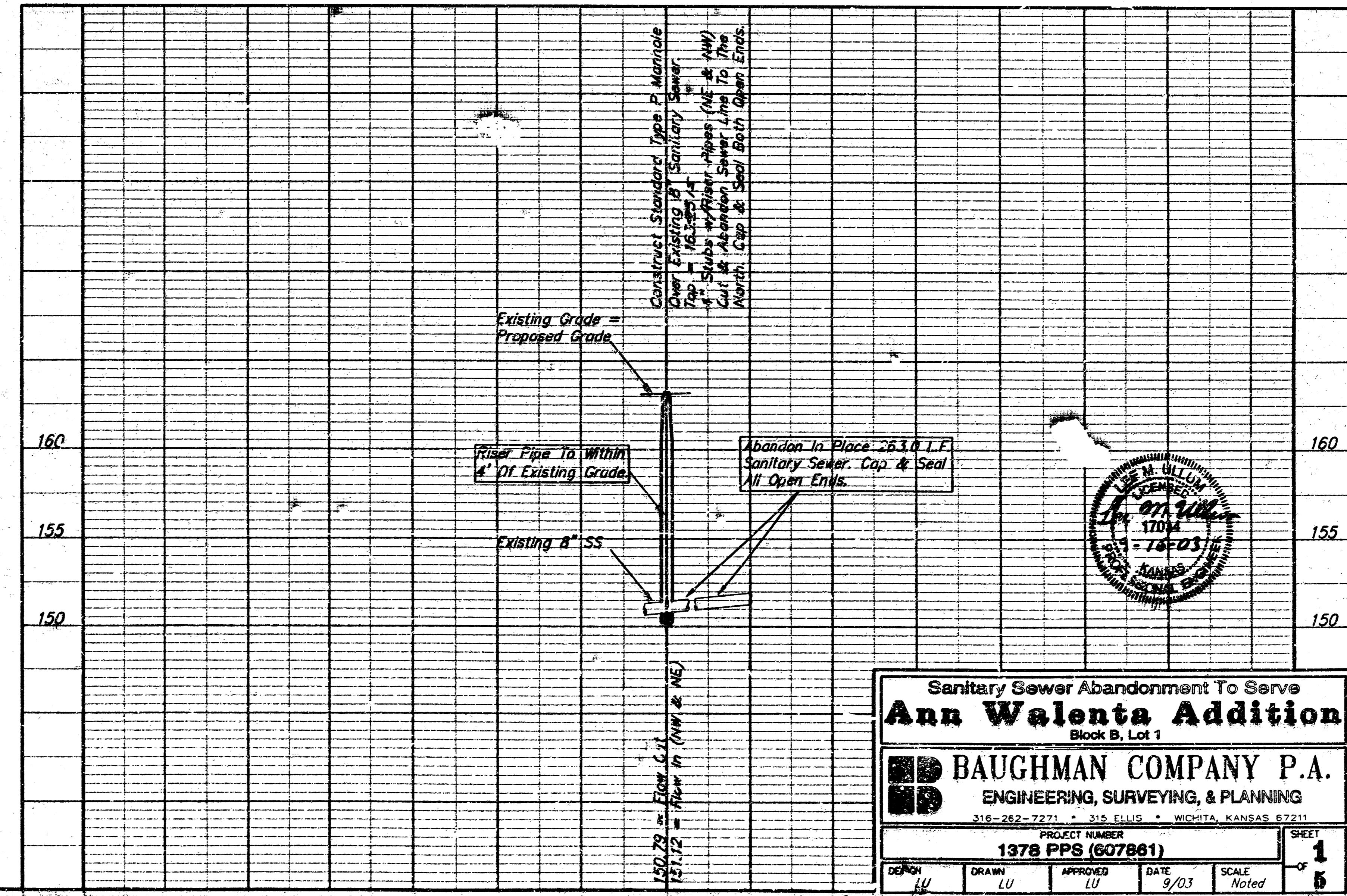
URH

Sign

Location Map



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



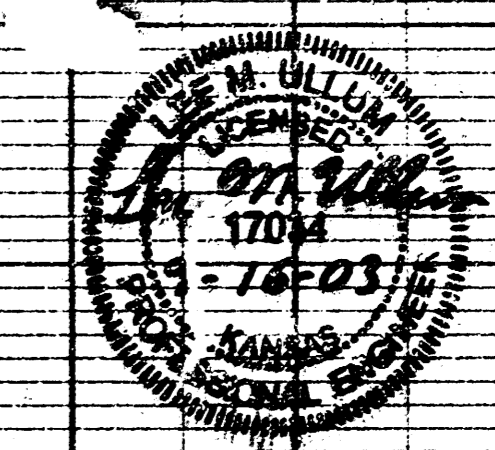
Sanitary Sewer Abandonment To Serve
Ann Walenta Addition
Block B, Lot 1

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

PROJECT NUMBER
1378 PPS (607861)

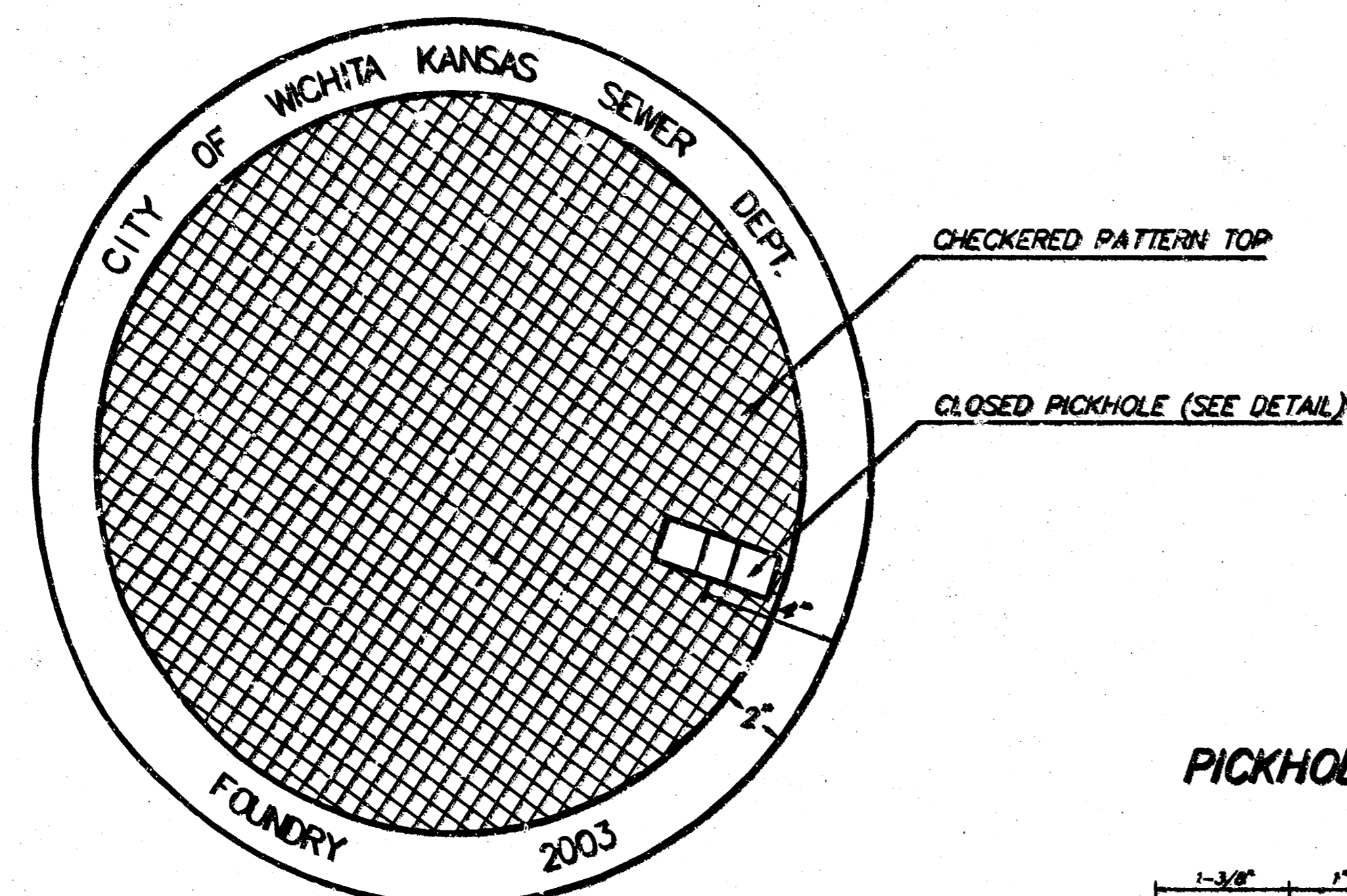
DATE 9/03 SCALE Noted

SHEET 1 OF 5

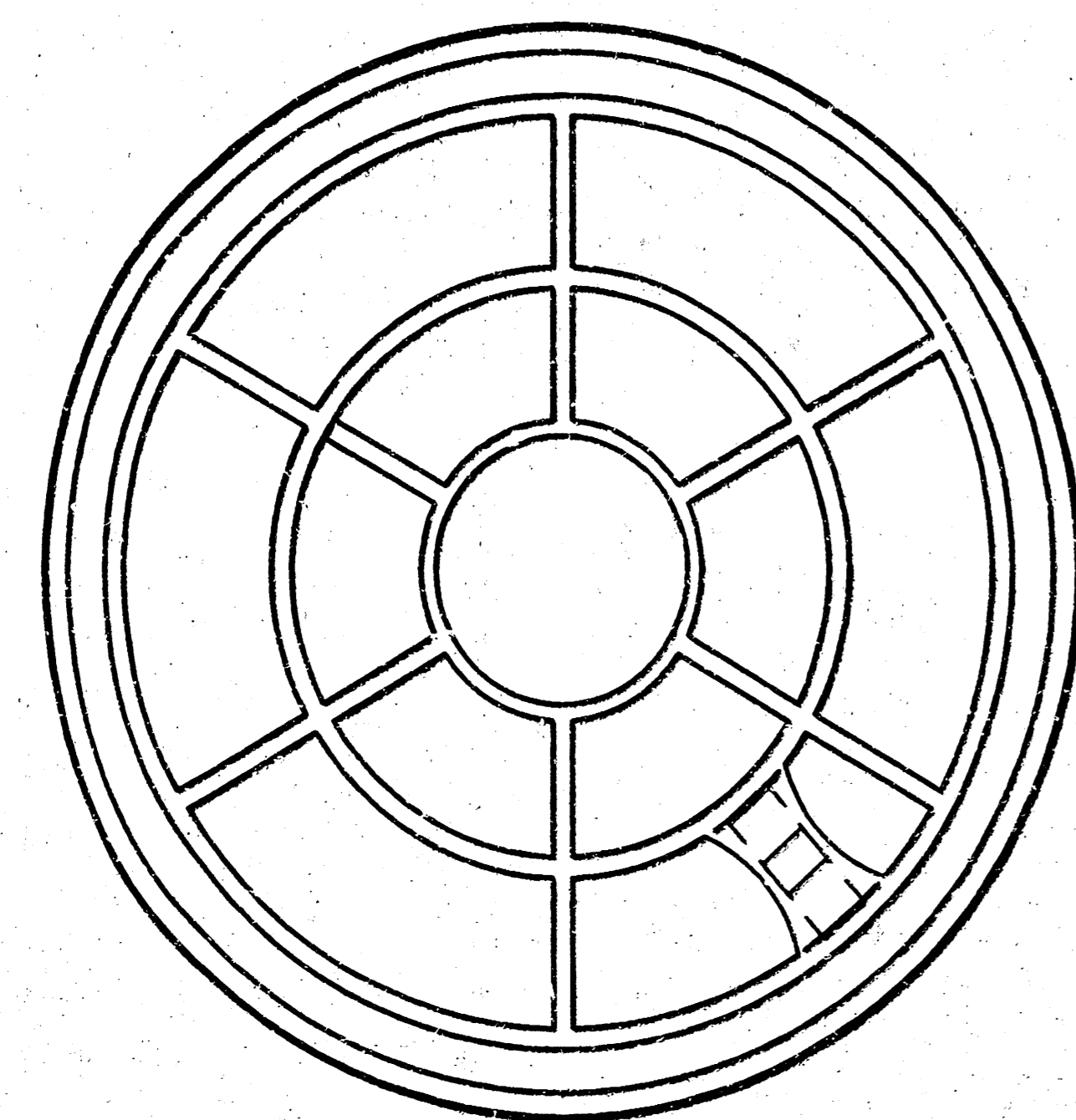


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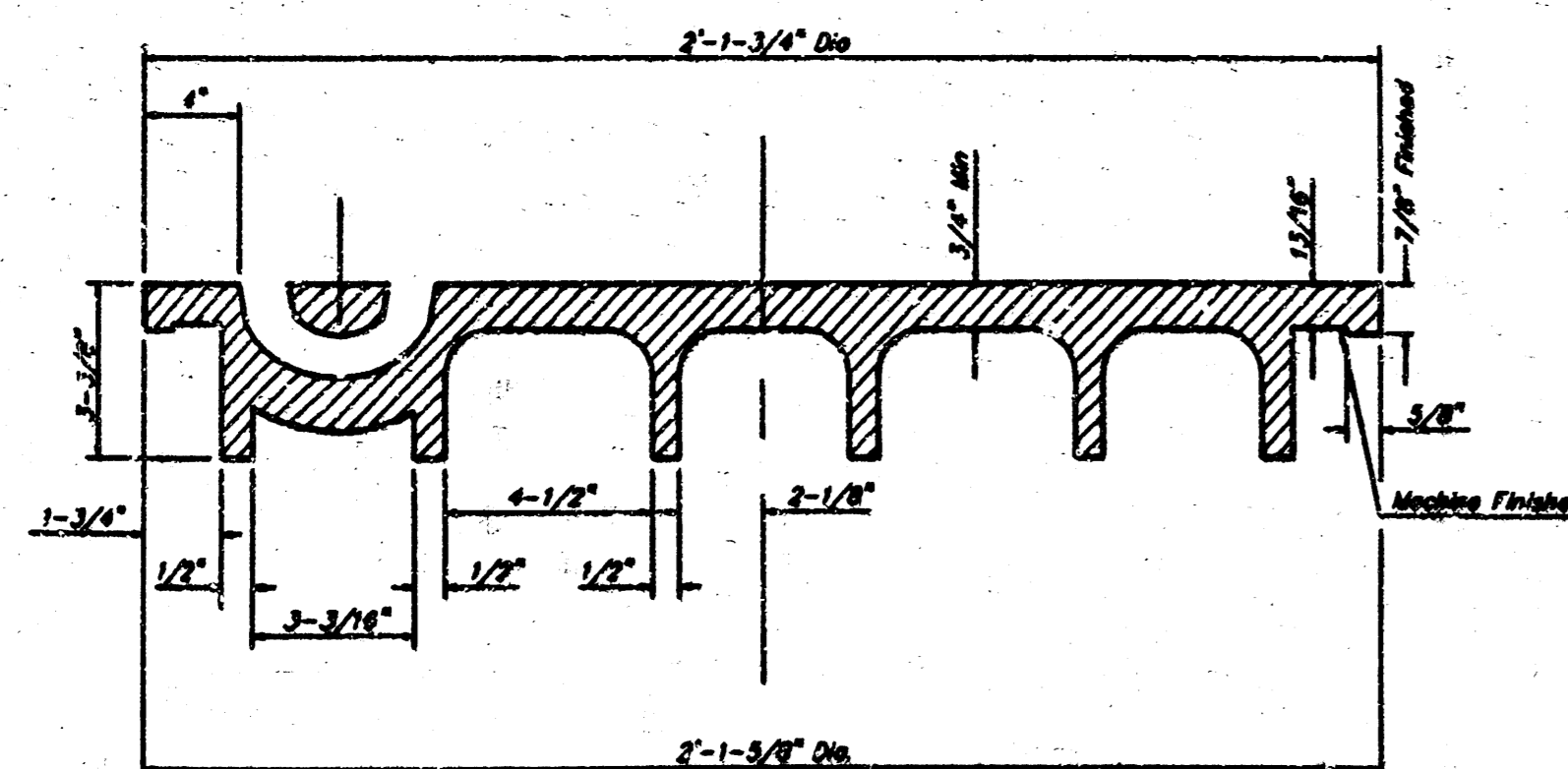
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW



BOTTOM VIEW

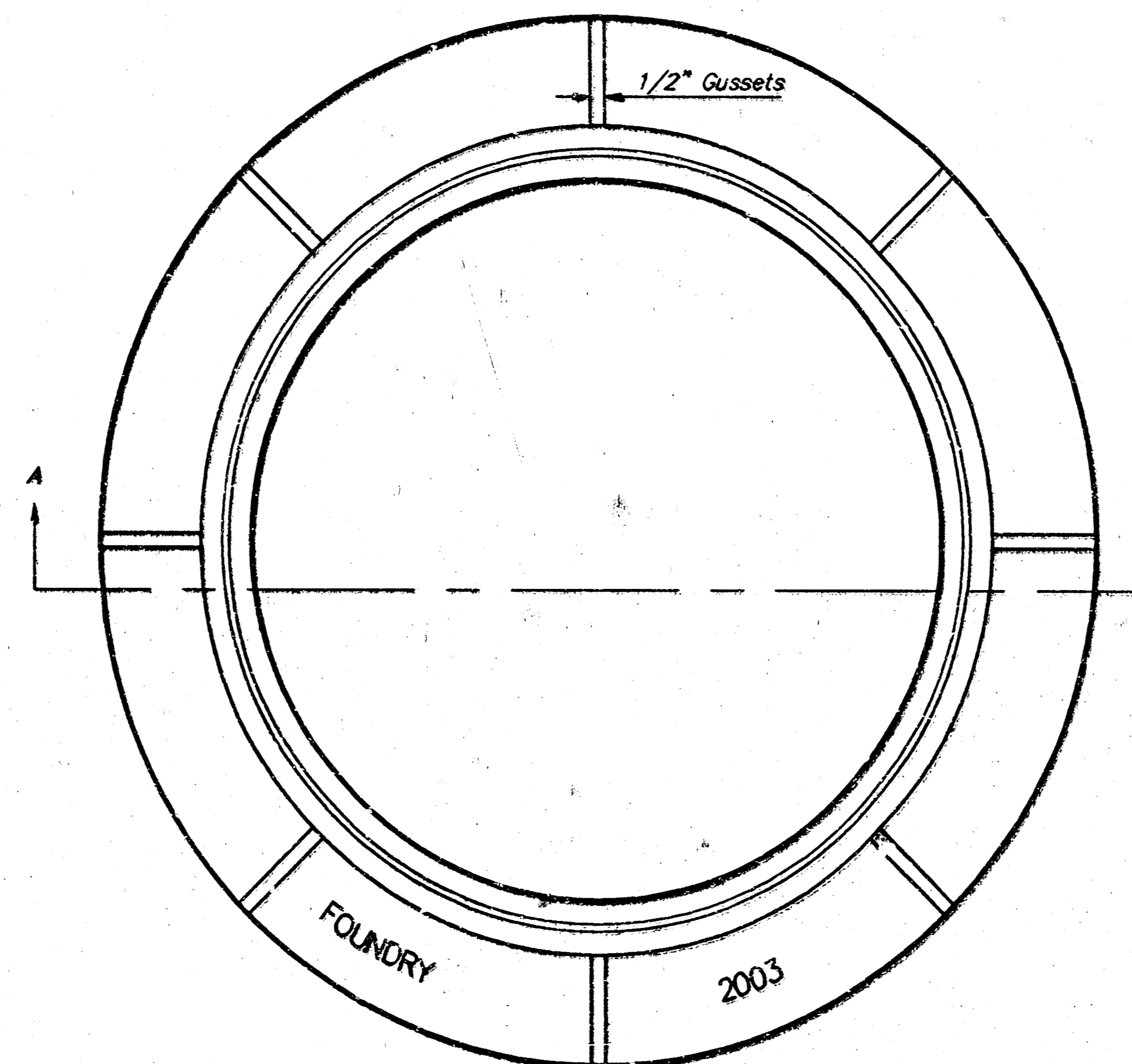


SECTION VIEW

MANHOLE FRAME AND COVER DETAIL

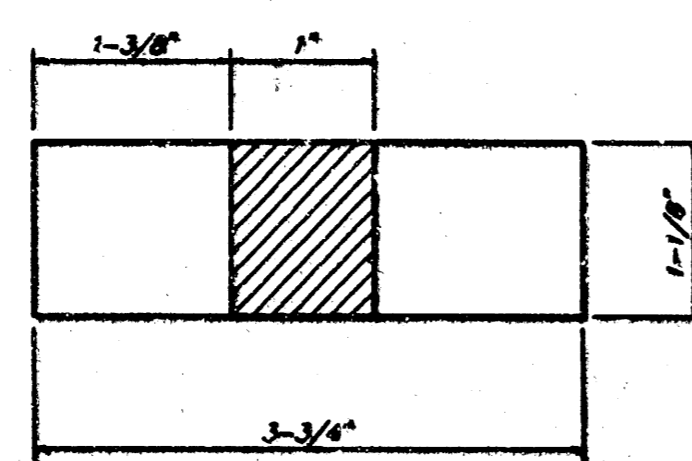
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.

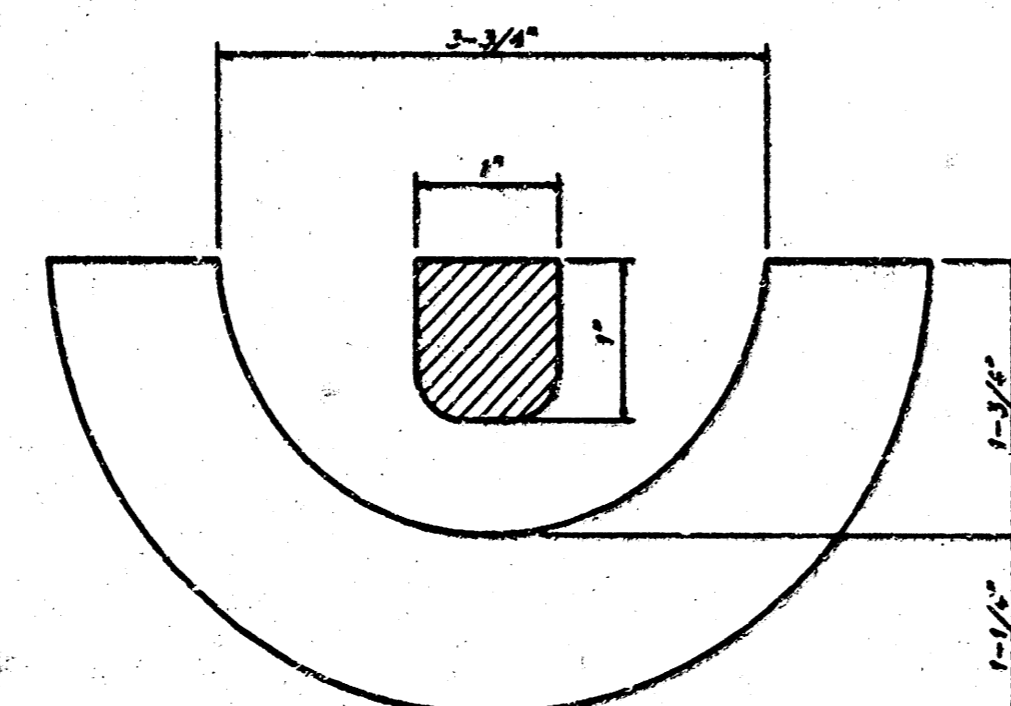


TOP VIEW

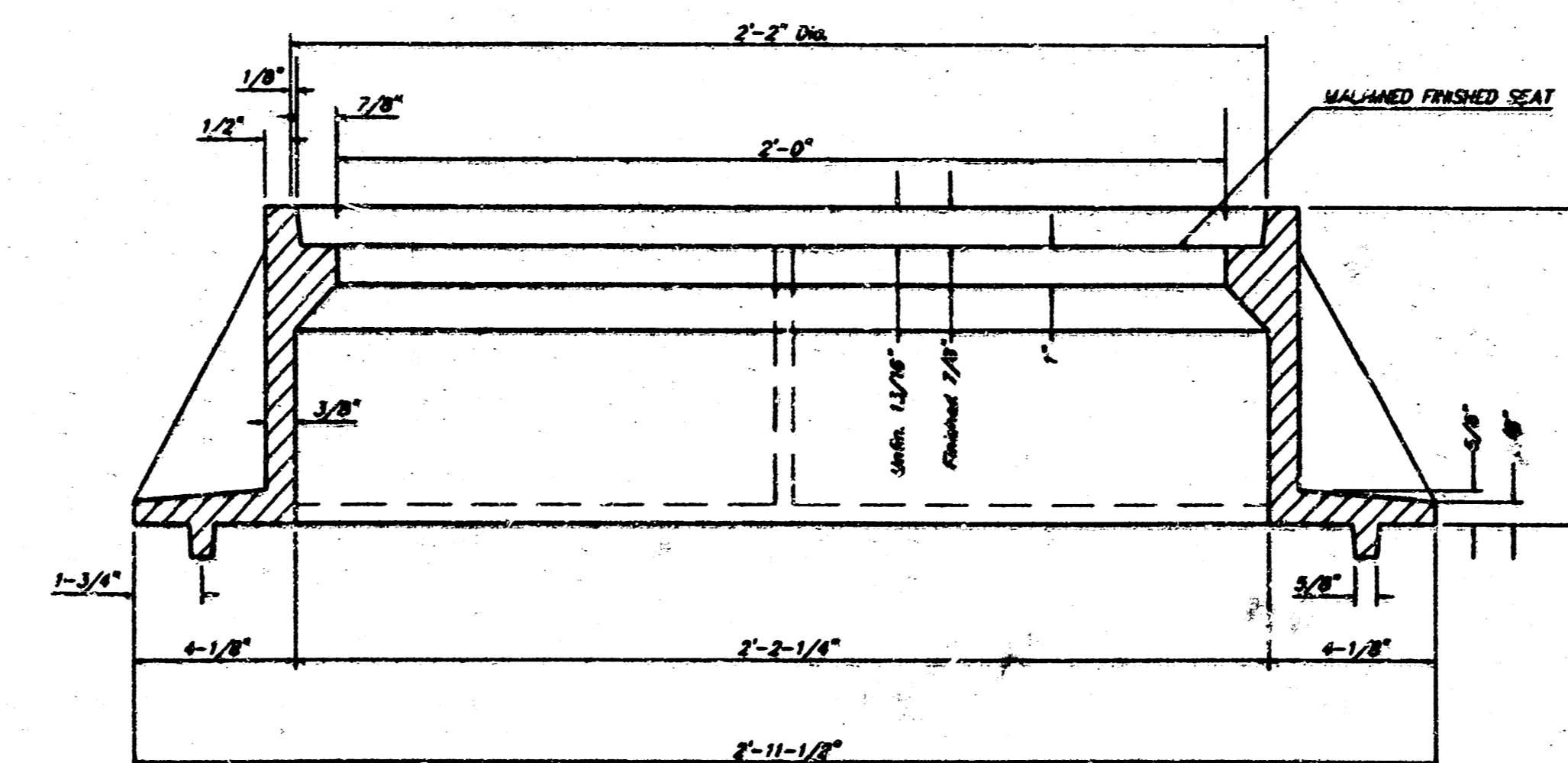
PICKHOLE DETAIL



TOP VIEW



SECTION 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.

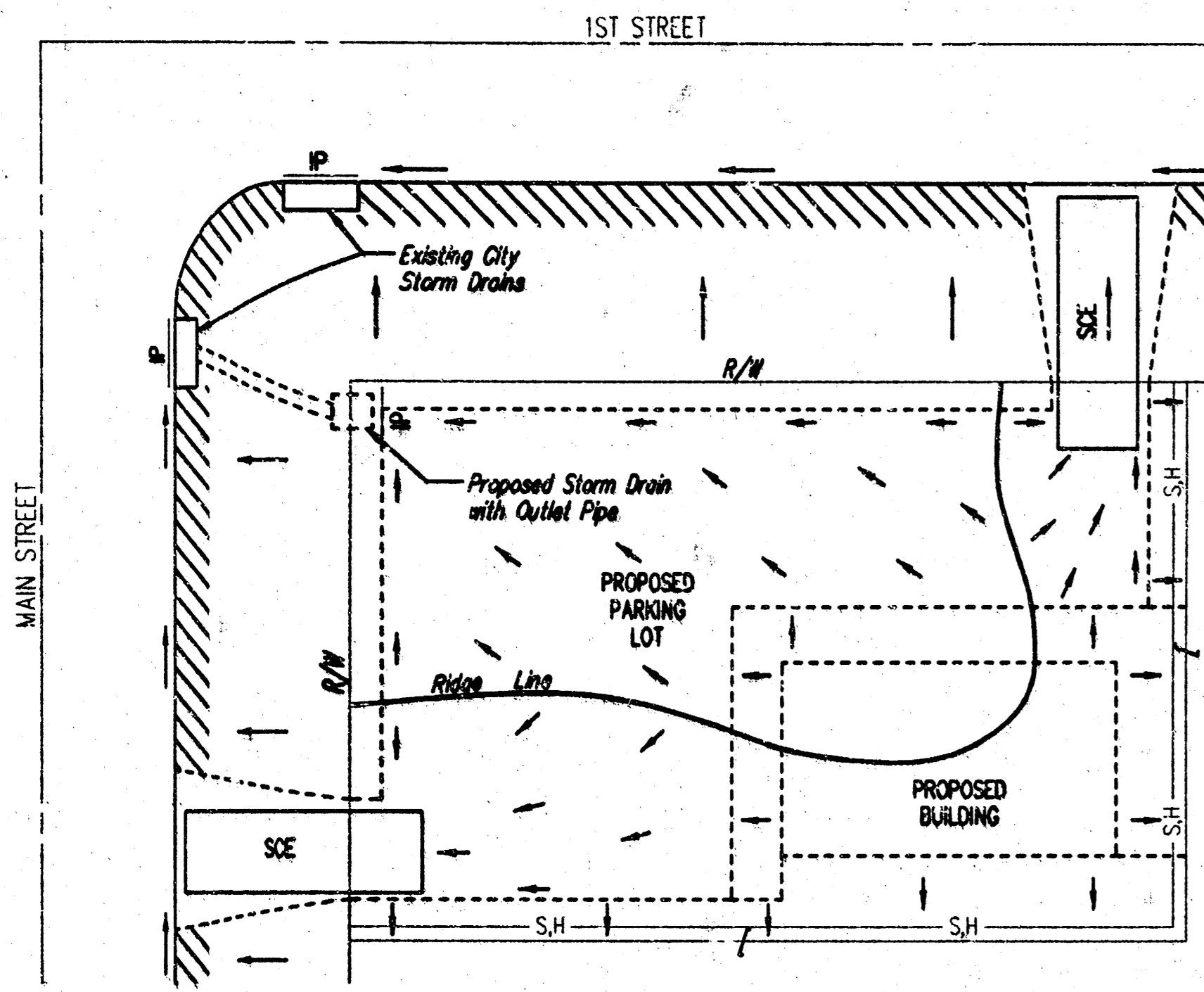
MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

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.

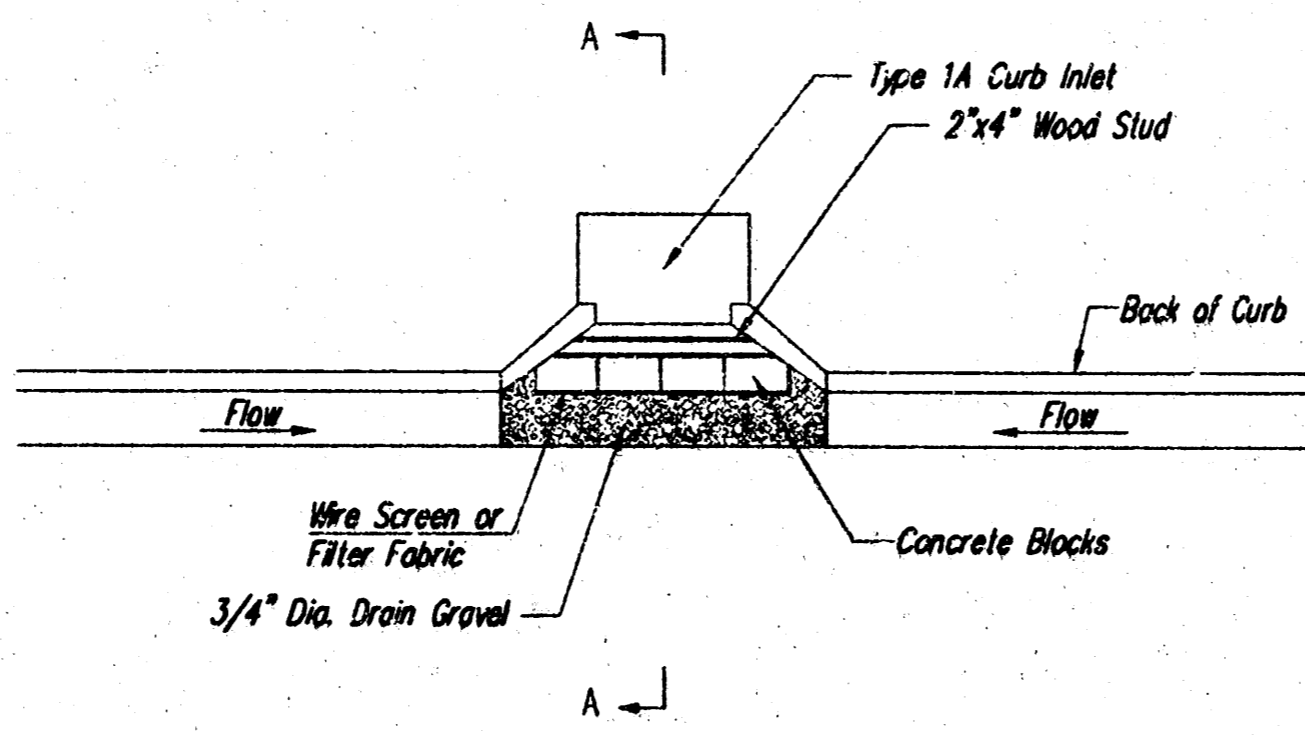
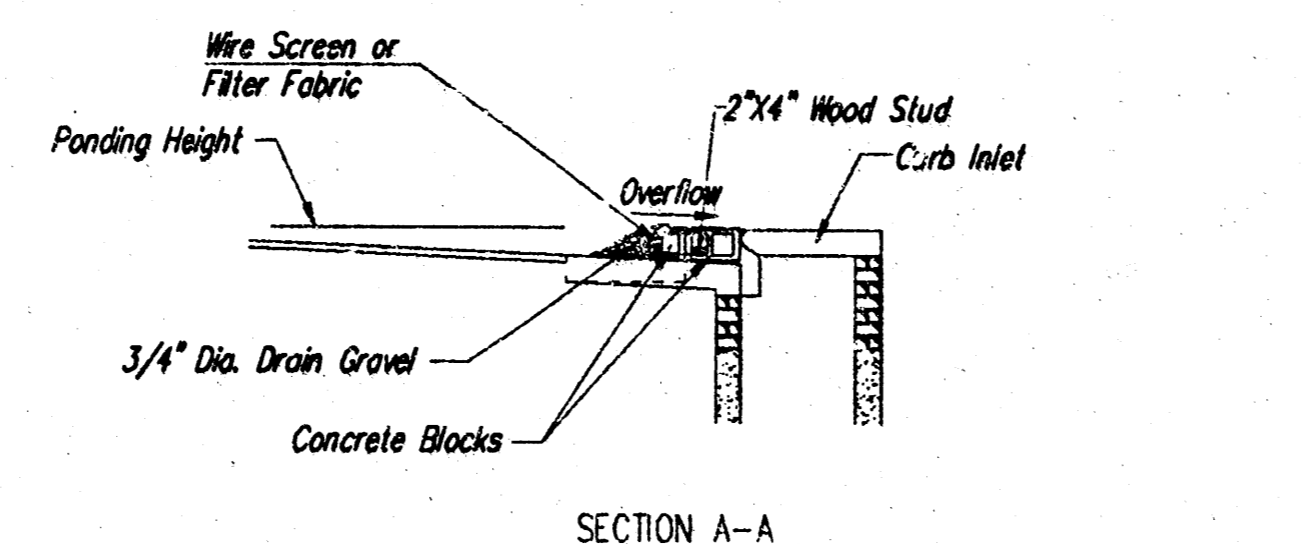
MANHOLE FRAME AND COVER DETAIL			
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS			
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING			
316-262-7221 • 312 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
1378 PPS (607861)			
DESIGN STAFF	DRAWN STAFF	APPROVED STAFF	DATE 9/03
		SCALE NONE	SHEET 3 OF 5



- LEGEND**
- Flow Direction
 - IP Inlet Protection - to be provided at all inlets subject to all local runoff.
 - S/H- Silt Fence or Hay Bale Barrier - to be used at all locations where runoff from construction site can run onto other properties.
 - S/E 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 principles 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 16.32 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 bales, 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 about 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.



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.

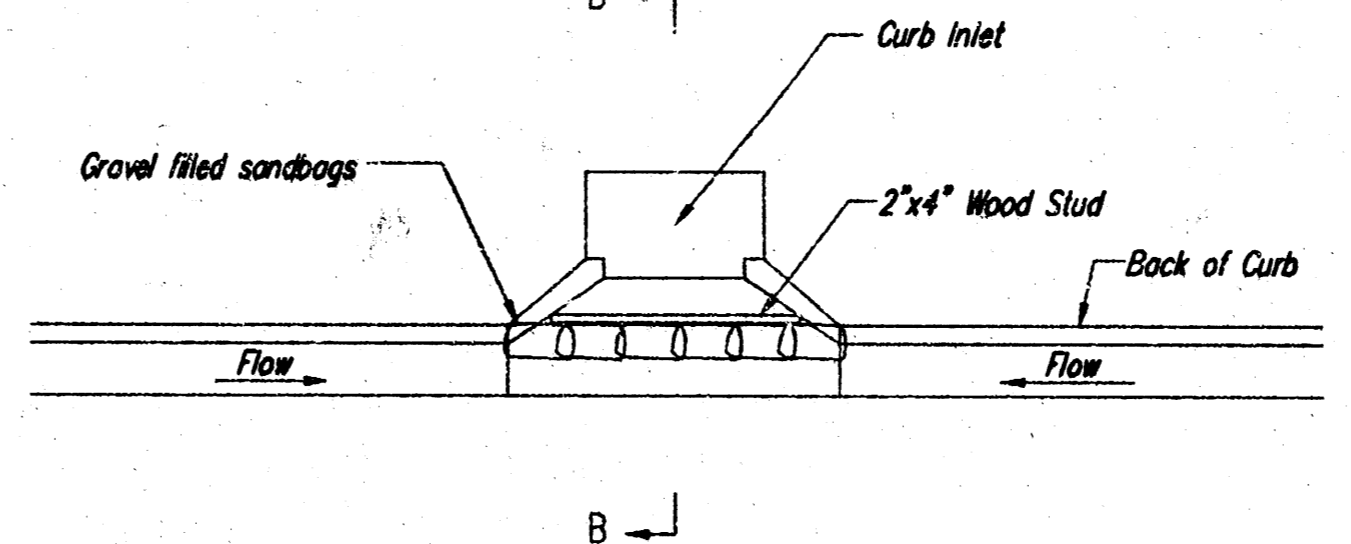
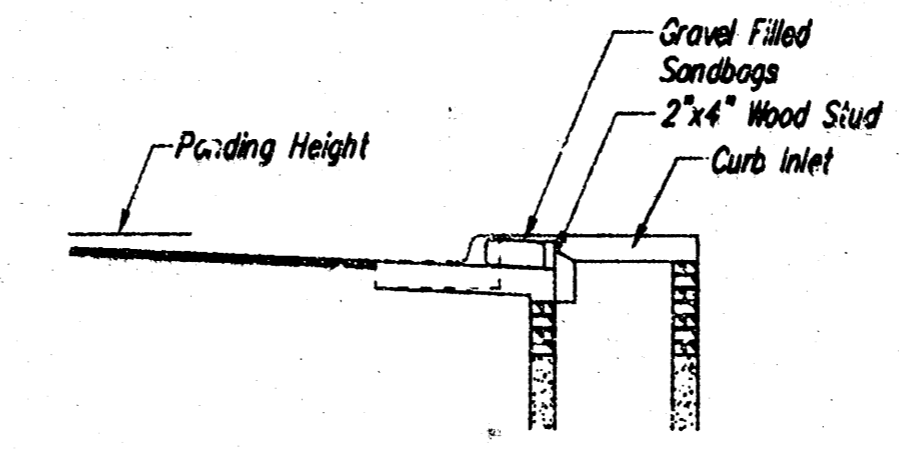
Instructions for Installing:

- 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:

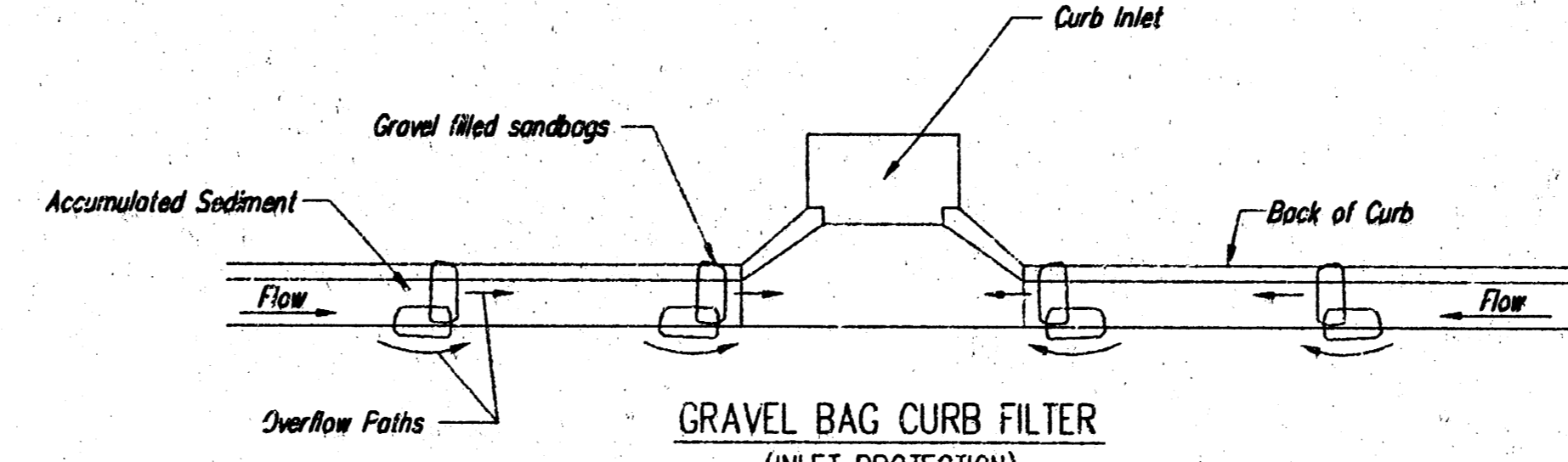
All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment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



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.

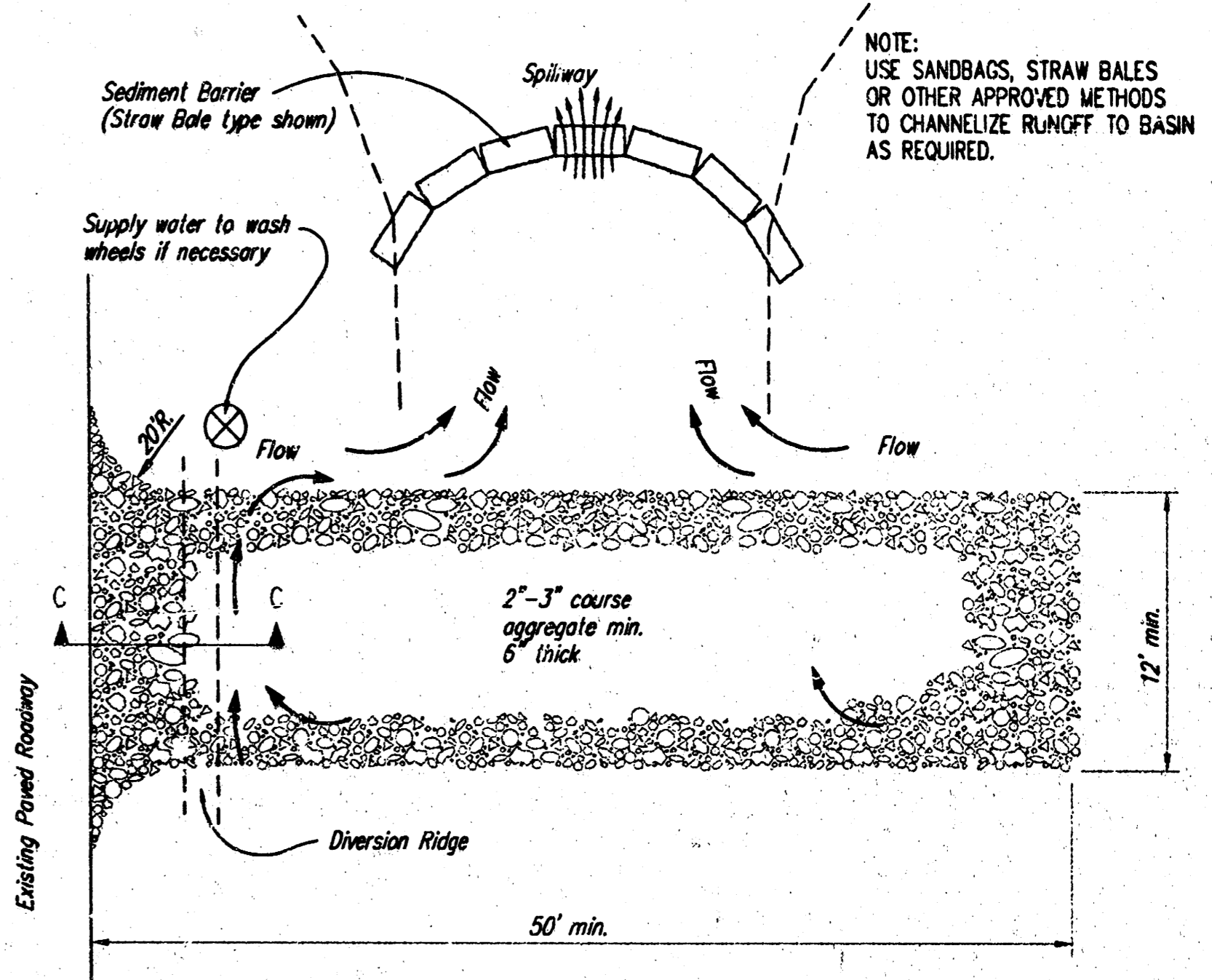
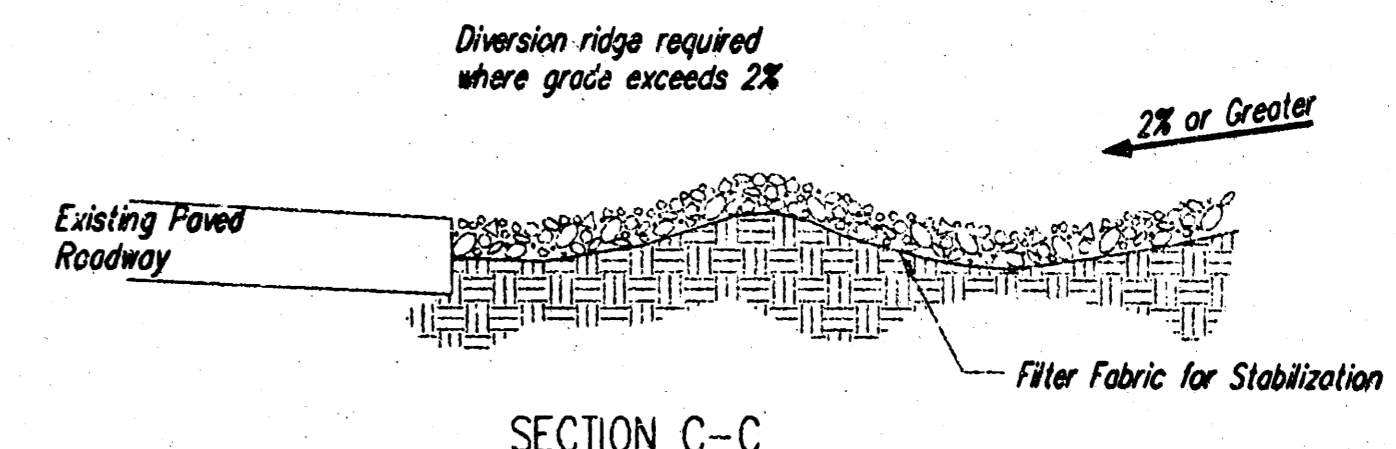
Spacing:

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.



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.

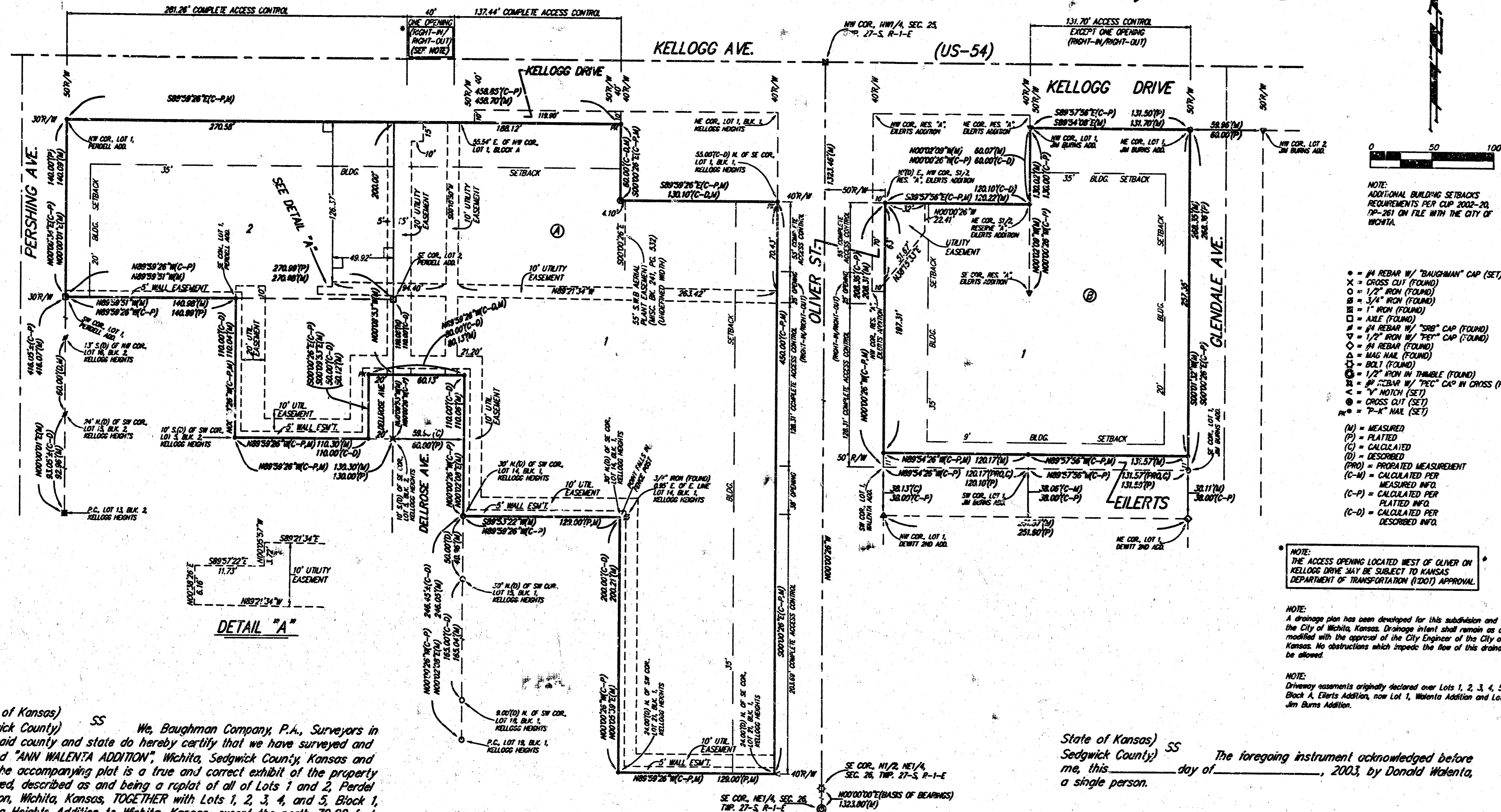


SOIL EROSION BMP DETAILS

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

PROJECT NUMBER 1378 PPS (607861)	DCR NO. NA
DATE 9/03	SHEET 4 OF 5

ANN WALENTA ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "ANN WALENTA 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 all of Lots 1 and 2, Parcel Addition, Wichita, Kansas, TOGETHER with Lots 1, 2, 3, 4, and 5, Block 1, Kellogg Heights Addition to Wichita, Kansas, except the north 70.00 feet thereof, TOGETHER with Lot 6 in said Block 1, except the east 5.10 feet of the north 70.00 feet thereof, TOGETHER with all of Lots 7, 8, 9, 10, 11, 12, and the north 20.00 feet of Lot 14, together with the north 23.00 feet of Lot 21, and all of Lots 22, 23, 24, 25, 26, 27, and 28, all in Block 1, Kellogg Heights Addition to Wichita, Kansas, TOGETHER with all of Lot 4, Lot 5, except the east 22.00 feet of the south 40.00 feet thereof, and the north 10.00 feet of Lot 6, except the east 20.00 feet thereof, all in Block 2, in said Kellogg Heights Addition, TOGETHER with that part of Highland Lane as dedicated in said Kellogg Heights Addition lying west of the west right-of-way line of Oliver Ave. as dedicated in said Kellogg Heights Addition and lying east of the east right-of-way line of Delrose Ave. as dedicated in said Kellogg Heights Addition, TOGETHER with that part of Delrose Ave. as dedicated in said Kellogg Heights Addition lying north of the following described line: Commencing at the NE corner of Lot 5, Block 2, in said Kellogg Heights Addition; thence southerly along the east line of said Lot 5, 10.00 feet for a point of beginning; thence northerly parallel with the extended north line of said Lot 5, 60.00 feet, to a point on the east right-of-way line of said Delrose Ave., and there ending, TOGETHER with all of Lot 1, Jim Burns Addition to Wichita, Kansas, TOGETHER with all of Lot 1, Walenta Addition, Wichita, Sedgwick County, Kansas, TOGETHER the south half of Reserve "A", Eilerts Addition to Wichita, Sedgwick County, Kansas, except the west 10.00 feet thereof.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b). All being situated in the NW1/4 of Sec. 25 and in the NE1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Blocks, and Streets, to be known as "ANN WALENTA 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 screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas, except that part, as noted, that may require Kansas Department of Transportation approval. The permitted opening location to Kellogg Drive over and across the north line of Lot 1, Block B, shall be as determined by the City Engineer of the City of Wichita, Kansas.

Donald Walenta
South Oliver, LLC
Member
S.O. RAM, LC, a Kansas limited liability company
Managing Member
Donald Walenta
City of Wichita, Kansas, a municipal corporation
Mayor
Carlos Moyans
City Clerk
Pat Graves

We the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "ANN WALENTA ADDITION", Wichita, Sedgwick County, Kansas.

Emprise Bank

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by _____ of Emprise Bank, on behalf of the bank.

My App't. Exp. _____

This plat of "ANN WALENTA ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair
Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

Carlos Moyans, Mayor
Pat Graves, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2003.

Don Brace, 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 _____ day of _____, 2003 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

