

STORM WATER IMPROVEMENTS TO SERVE

# Maple Dunes Addition

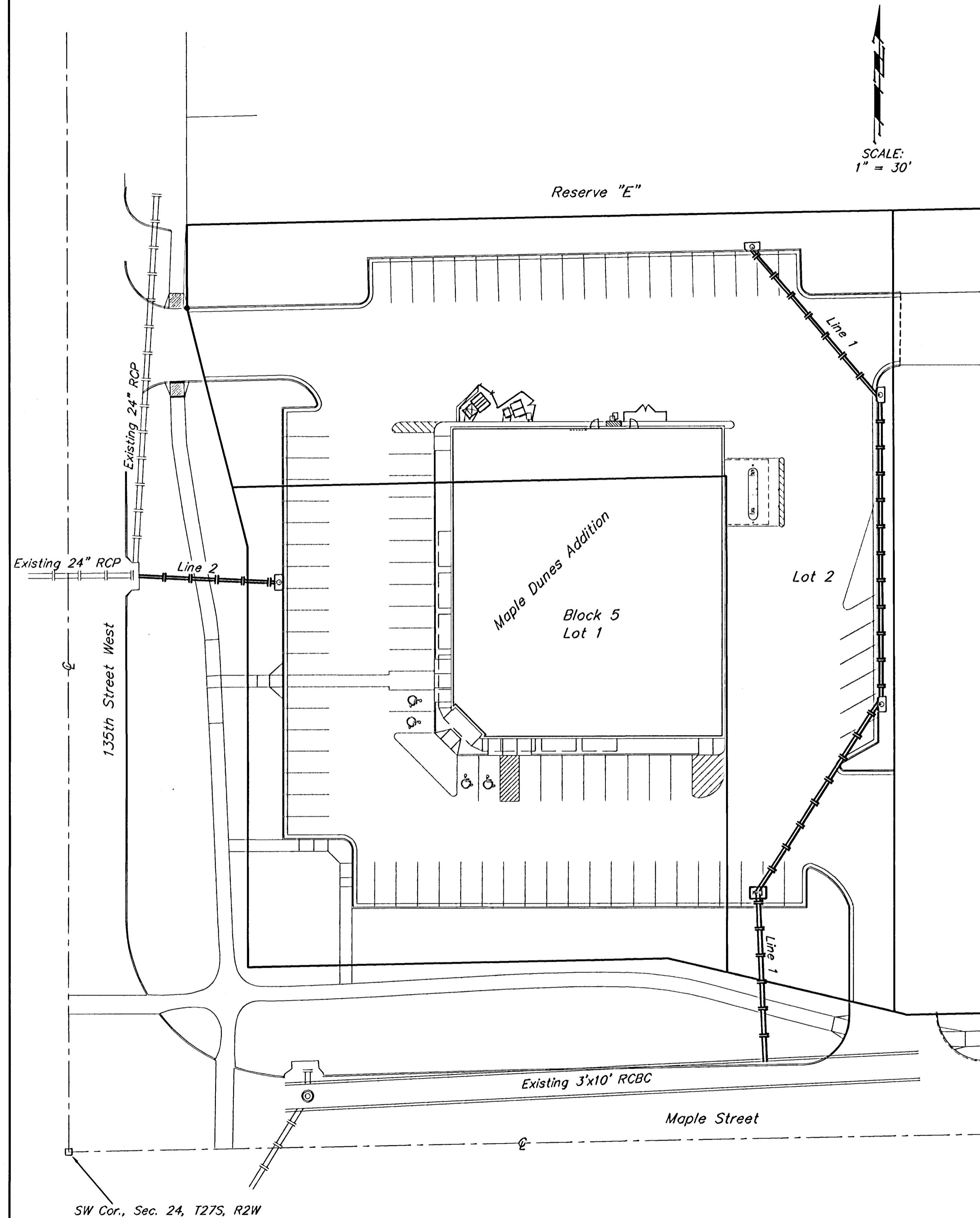
Block 5, Lot 1 & Part Of Lot 2

Private Project Number: **1462 PPS (607861)**

CITY OF WICHITA, KANSAS

Jim Armour, P.E. City Engineer

August 2004



**Index**

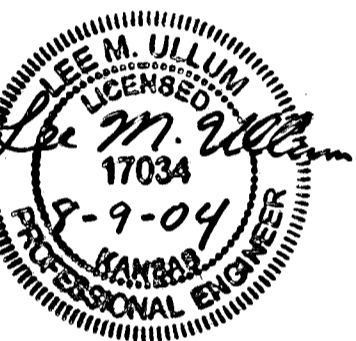
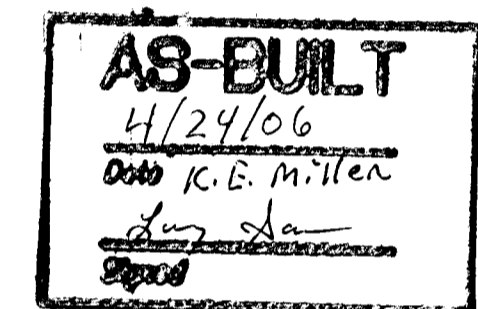
Cover Sheet	1
Plan/Profile Sheet	2
Type 1 Inlet & Sediment Barrier Detail	3
Drop Inlet & Sediment Barrier Detail	4
BMP Erosion Details	5
Copy Of Plat	6

**Bench Marks:**

- "X" Chiseled on Top of Walk at Southwest corner Of Lot 1, Block 5, Maple Dunes Addition.  
Elevation = 151.12 (City Datum)
- 135th Street West & Maple  
City of Wichita Bench Mark. NE corner of intersection on headwall.  
34.00 ft. SW to section corner iron.  
Elevation = 150.29 (City Datum)

**Legal Description**

Lot 1 & Part Of Lot 2, Block 5, Maple Dunes Addition, Wichita, Sedgwick Co., KS



APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 8/9/04

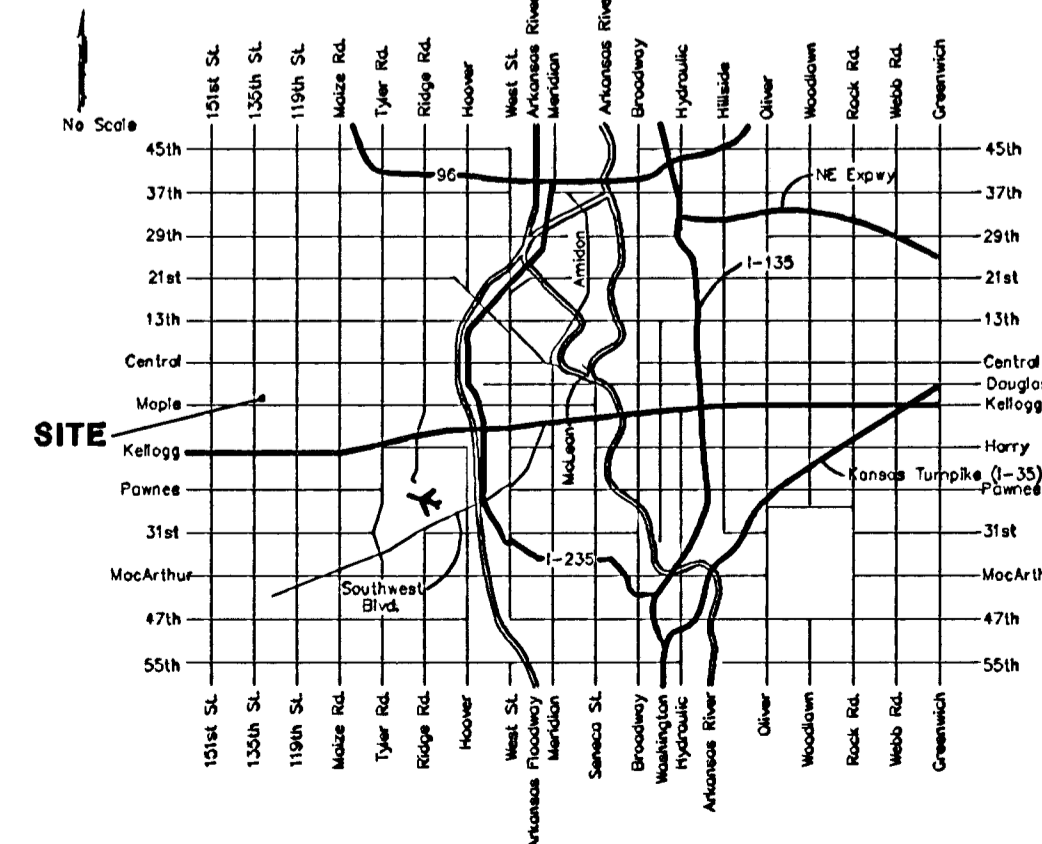
**NOTE TO CONTRACTORS**

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).

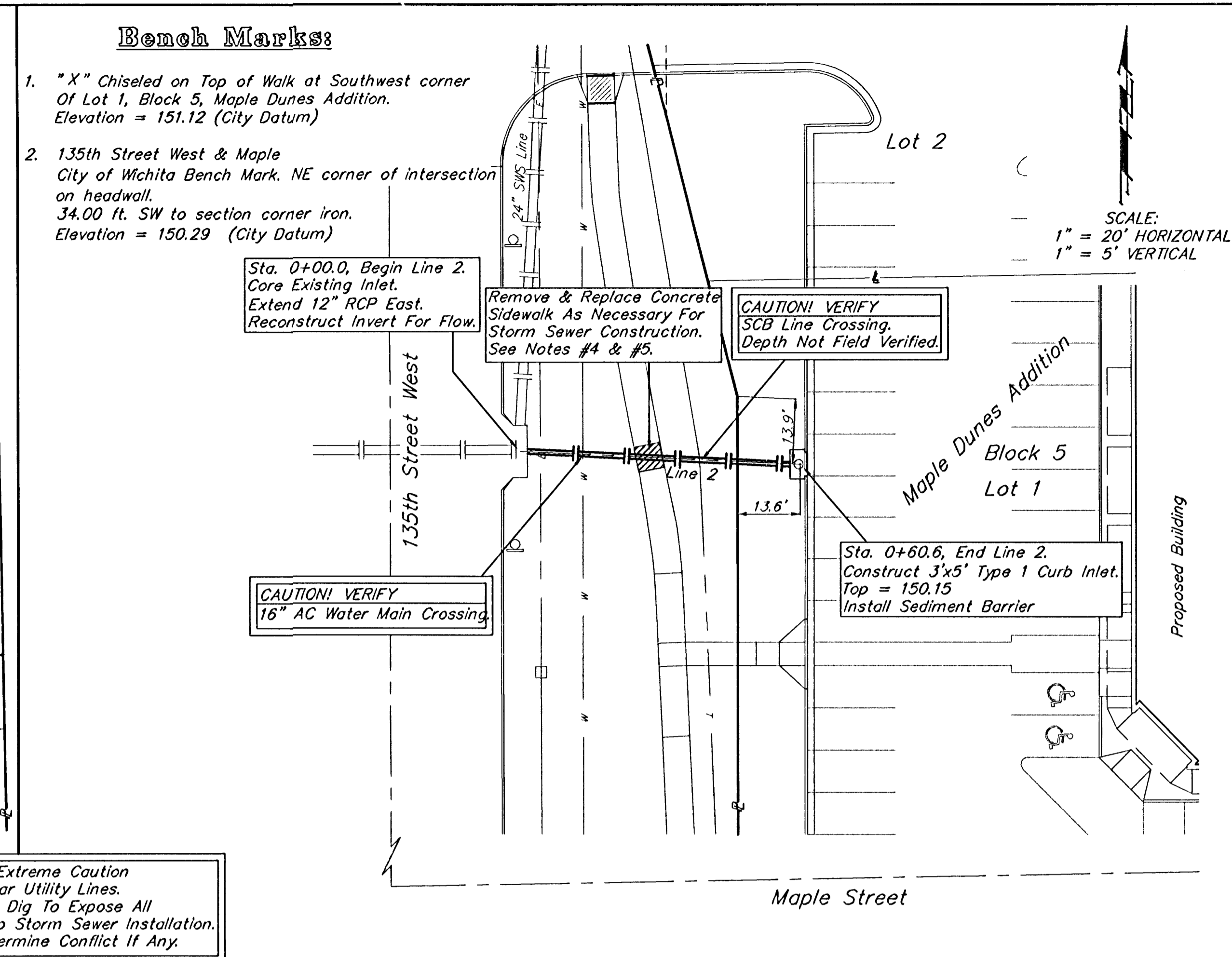
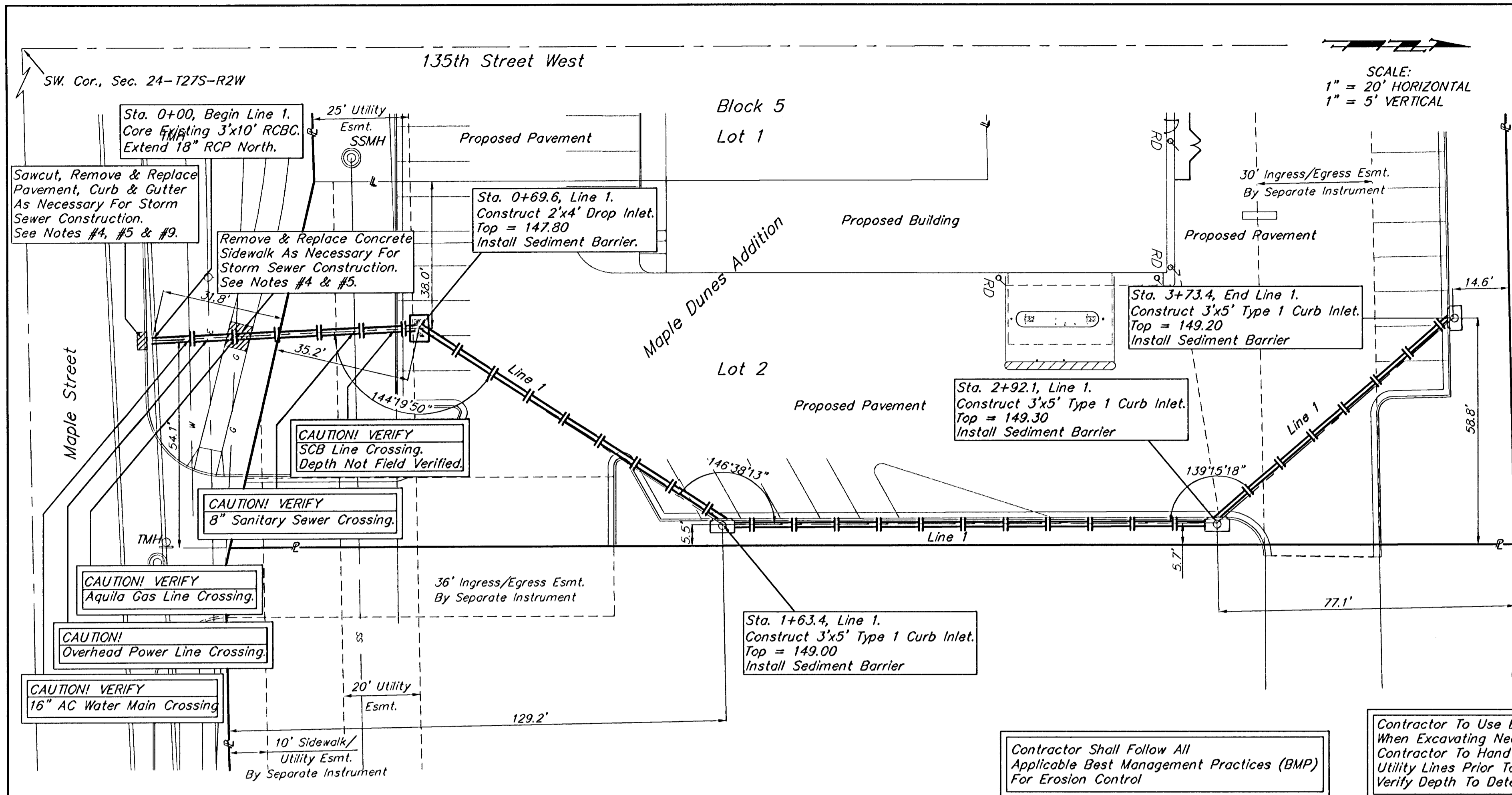
**General Notes**

- 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  
Westor Energy (Electric) 383-8650  
Aquila Energy (Gas) 1-800-303-0357  
Southwestern Bell Telephone Company 1-800-286-8313  
City of Wichita Water Department 262-6000  
City of Wichita Sewer Maint. (San. Sewer) 262-6000  
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.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.
- Removal and replacement of pavement shall not be paid for directly, but shall be considered incidental to other items in the project.
- 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.
- 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.
- Maple Shall Remain Open To Traffic. Barriers and detour signage shall be in accordance with the Manual On Uniform Traffic Control Devices.

**Location Map**



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

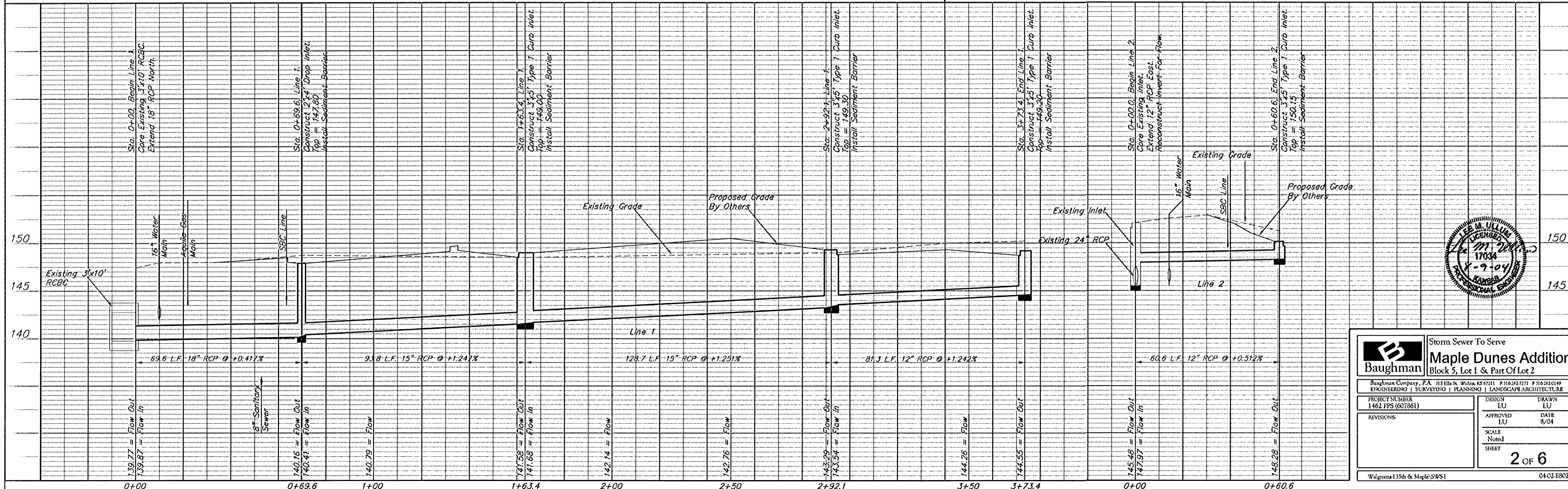


**Bench Marks:**

- "X" Chiseled on Top of Walk at Southwest corner of Lot 1, Block 5, Maple Dunes Addition. Elevation = 151.12 (City Datum)
- 135th Street West & Maple City of Wichita Bench Mark. NE corner of intersection on headwall. 34.00 ft. SW to section corner iron. Elevation = 150.29 (City Datum)

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control

Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Storm Sewer Installation. Verify Depth To Determine Conflict If Any.



**Baughman** Storm Sewer To Serve  
**Maple Dunes Addition**  
 Block 5, Lot 1 & Part Of Lot 2

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P:316-262-7271 F:316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1462 PPS (607861) DESIGN: LU DRAWN: LU  
 APPROVED: LU DATE: 8/04  
 REVISIONS: SCALE: None SHEET: 2 OF 6

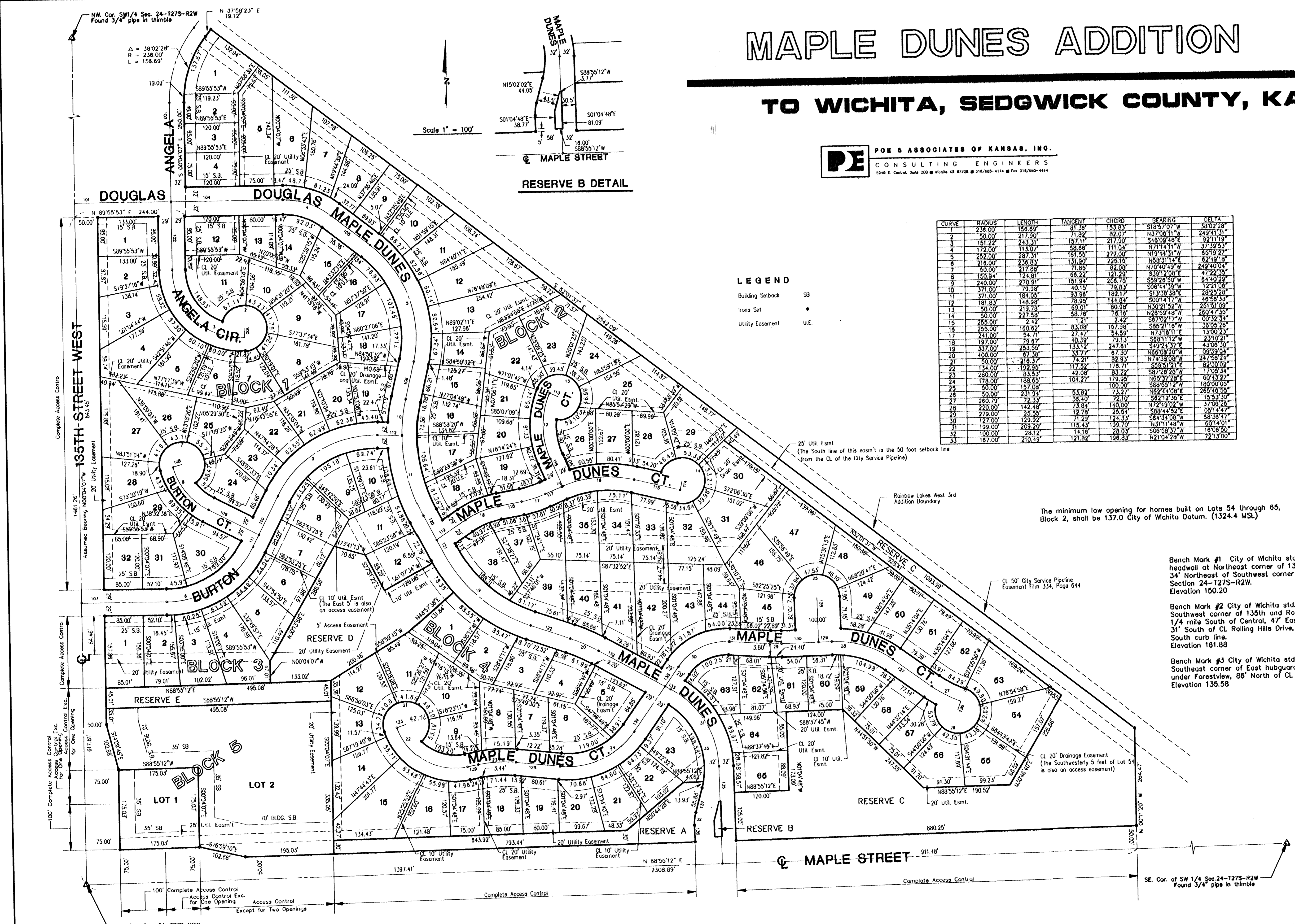
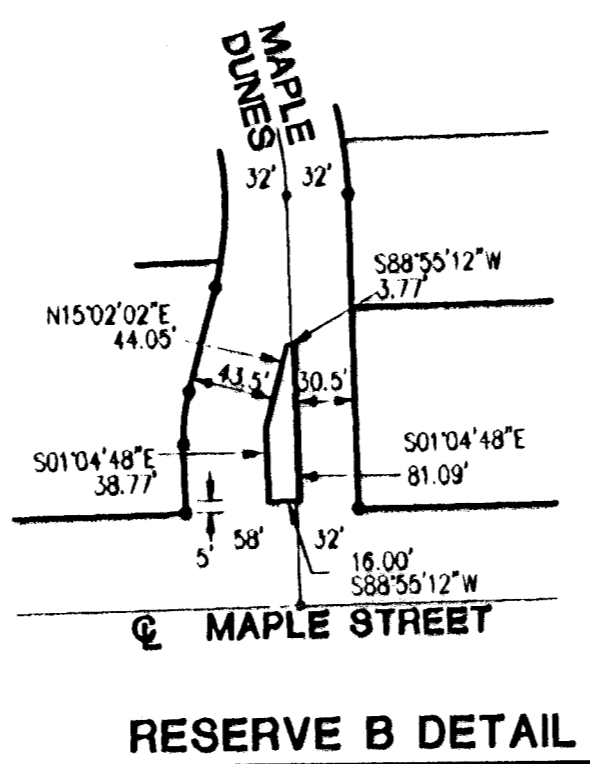
Walgreens 135th & Maple SWS1 04-02-E802

# MAPLE DUNES ADDITION

## TO WICHITA, SEDGWICK COUNTY, KANSAS

**PE** POE & ASSOCIATES OF KANSAS, INC.  
CONSULTING ENGINEERS  
5940 E. Central, Suite 200 • Wichita KS 67208 • 316/865-1114 • Fax 316/865-1444

Scale 1" = 100'



### LEGEND

- Building Setback SB
- Iron Set
- Utility Easement U.E.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	238.00	156.69	81.38	153.83	S18°57'07"W	38°02'28"
2	50.00	217.90	71.82	82.07	N3°20'51"W	24°04'31"
3	151.22	243.31	151.11	217.30	S40°09'48"W	32°11'19"
4	172.00	113.07	58.68	111.04	N71°14'11"W	37°39'53"
5	292.00	287.31	161.55	272.00	N19°44'31"W	65°19'27"
6	218.00	258.83	131.90	228.15	N58°31'14"E	62°49'18"
7	50.00	217.88	71.85	82.08	N70°40'49"W	24°04'04"
8	150.94	124.81	68.22	121.79	S39°28'50"W	64°40'29"
9	240.00	270.91	151.94	266.39	S08°44'39"W	122°1'08"
10	371.00	79.38	40.15	79.38	S08°44'39"W	122°1'08"
11	371.00	184.05	93.98	182.17	S13°38'38"E	28°25'28"
12	181.83	148.98	78.95	144.84	S00°14'17"W	40°58'33"
13	50.00	219.78	69.01	80.98	N30°21'55"W	25°15'09"
14	50.00	227.58	58.78	78.18	N28°59'48"W	26°04'30"
15	243.00	27.47	1.21	2.42	S87°02'17"W	00°32'34"
16	258.00	160.82	83.08	157.98	S85°21'18"W	38°05'28"
17	241.00	54.71	27.47	54.59	N73°08'17"E	13°00'23"
18	197.00	79.87	40.39	78.15	S88°11'27"W	23°09'51"
19	337.00	253.55	133.12	247.81	S49°24'37"E	43°06'30"
20	400.00	67.38	33.77	67.30	N68°08'20"W	09°39'04"
21	50.00	218.37	74.21	82.93	N74°38'08"W	24°07'24"
22	134.00	192.95	117.52	178.71	S89°51'21"E	13°00'23"
23	280.00	83.53	42.08	83.22	S87°28'05"W	15°33'59"
24	178.00	188.85	104.27	179.58	N65°17'38"E	60°43'27"
25	40.00	157.88	100.00	100.00	S88°55'12"W	62°30'02"
26	50.00	231.34	53.92	73.27	N62°14'08"E	26°54'55"
27	280.79	72.33	36.10	72.10	S62°12'35"E	15°33'59"
28	220.00	142.48	73.84	140.00	N72°49'02"W	37°08'28"
29	279.00	28.58	12.93	25.54	S88°44'52"E	05°14'47"
30	129.00	129.92	71.29	124.33	S84°34'08"W	58°38'47"
31	199.00	209.20	115.43	199.70	N31°11'48"W	60°14'01"
32	100.00	28.12	14.16	28.05	S08°58'37"W	16°38'59"
33	167.00	210.49	121.82	198.83	N21°04'28"W	72°13'00"

LINE	DIRECTION	DISTANCE
100	S09°15'28"E	21.00
101	N89°55'53"E	212.00
102	N00°04'07"W	147.89
103	N00°04'07"W	218.00
104	N89°55'53"E	245.47
105	S52°24'14"E	107.71
106	S12°55'12"W	84.99
107	S89°55'53"W	187.10
108	S74°29'10"W	21.00
109	S62°53'25"E	123.57
110	S27°08'55"W	94.46
111	S27°08'55"W	28.91
112	S88°12'59"E	54.00
113	N66°17'27"W	21.00
114	S13°32'59"W	21.00
115	N78°58'01"W	103.58
116	S23°14'00"E	59.32
117	N68°18'00"E	39.27
118	S79°48'22"W	51.66
119	S62°53'25"E	21.00
120	S27°08'55"W	59.89
121	S27°51'22"E	33.14
122	S70°57'52"E	91.90
123	S71°23'10"W	21.00
124	S71°23'10"W	21.00
125	S84°00'48"E	97.50
126	S19°50'40"W	21.00
127	S84°15'50"E	103.36
128	S01°04'48"E	99.52
129	N89°17'45"E	29.16
130	N89°17'45"E	81.22
131	N86°07'28"W	89.58
132	S81°18'49"E	165.69
133	S81°18'49"E	13.42
134	N35°15'45"E	120.40
135	S01°04'48"E	21.52
136	S01°04'48"E	35.77
137	N15°02'02"E	55.88
138	N35°15'45"E	51.85
139	N78°58'38"E	24.21

The minimum low opening for homes built on Lots 54 through 65, Block 2, shall be 137.0 City of Wichita Datum. (1324.4 MSL)

Bench Mark #1 City of Wichita std. disk on headwall at Northeast corner of 135th & Maple, 34' Northeast of Southwest corner of Section 24-127S-R2W. Elevation 150.20

Bench Mark #2 City of Wichita std. disk at Southwest corner of 135th and Rolling Hills Drive, 1/4 mile South of Central, 47' East of CL 135th, 31' South of CL Rolling Hills Drive, 14' South of South curb line. Elevation 161.88

Bench Mark #3 City of Wichita std. disk on Southeast corner of East hubward of RCB under Forestview, 86' North of CL Maple. Elevation 135.58

Scale 1" = 100'



X:\WORK\004\1065\1\FINAL Tue Apr 25 10:36:12 1997 dan haskins

40.00