STORMWATER DRAIN IMPROVEMENTS

to serve

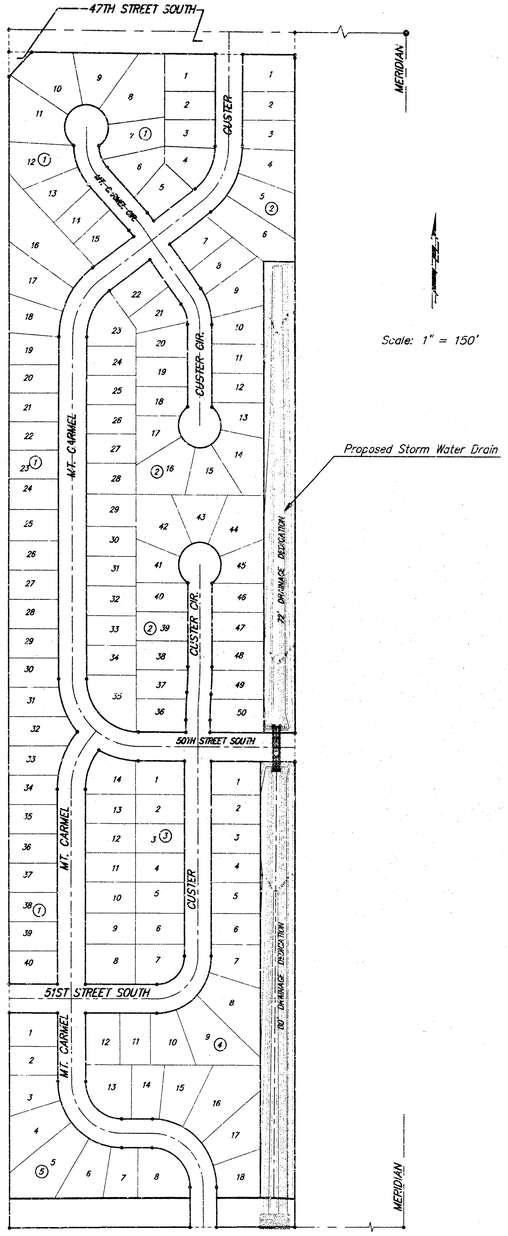
Stonebriar Addition

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

668 PPS (607881)



Scale: 1" = 150'

Project Area

Benchmarks

Railroad Spike in Power Pole Located 27' South and 402' East of the Northwest Corner of the NE 1/4, Section 24, TWP. 28-S, R-1-W.

Elevation = 92.98 City Datum

City of Wichita Disc Located 44' North and 30' East of the Centerlines of 47th Street South and Meridian.

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Sheet Index

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Plan/Profile	2-4
Copy of Plat	5

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers VRH 11/25/96

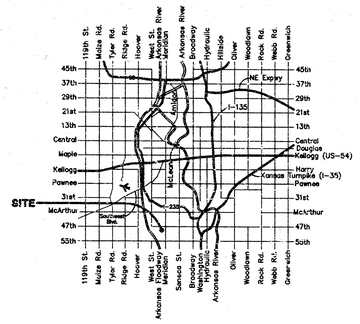
Driveway Approaches _____

Water Mains _____

Paving _____

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).



Vicinity Map

GENERAL NOTES:

1. *Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:*

Kansas One-Call	*687-2470*

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

Cablevision	*262-4270*
or	*263-2061*
K.P.L. Gas Service Company	*383-8650*
Kansas Gas & Electric Company	*383-8600*
Peoples Nat. Gas Company	*942-8350*
Southwestern Bell Telephone Company	*1-571-2611*
City of Wichita Water Department	*268-4908*
City of Wichita Sewer Maintenance	*268-4071*

2. *Utility service lines, poles, valve boxes, meters, and etcetera 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.*

3. *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 stockpiles or disposed of in a flood plain would 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.*

4. *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.*

5. *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 law.*

6. *All disturbed areas are to be seeded and muched as follows:*

SEED - Kansas Premium Fescue Blend - 8#/1000 Sq. Ft. (Equal Parts of Olympic II, Bonanza, Apache, and Monarch Fescue Varieties)

MULCH - 2 Tons of Prairie Hay/Acre



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

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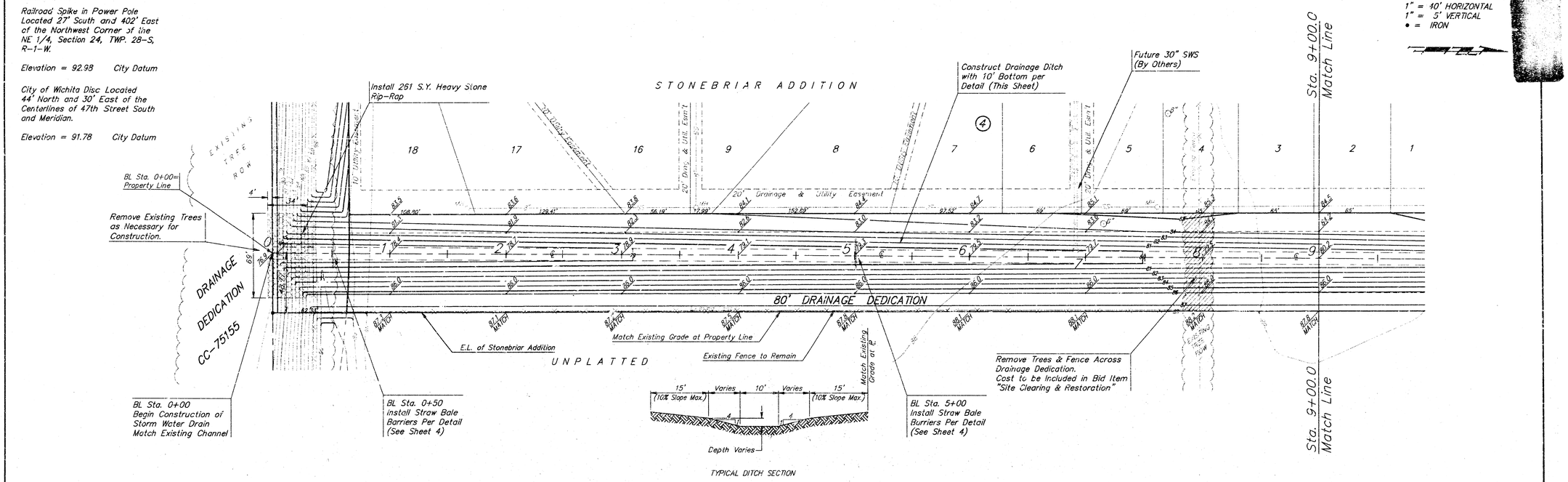
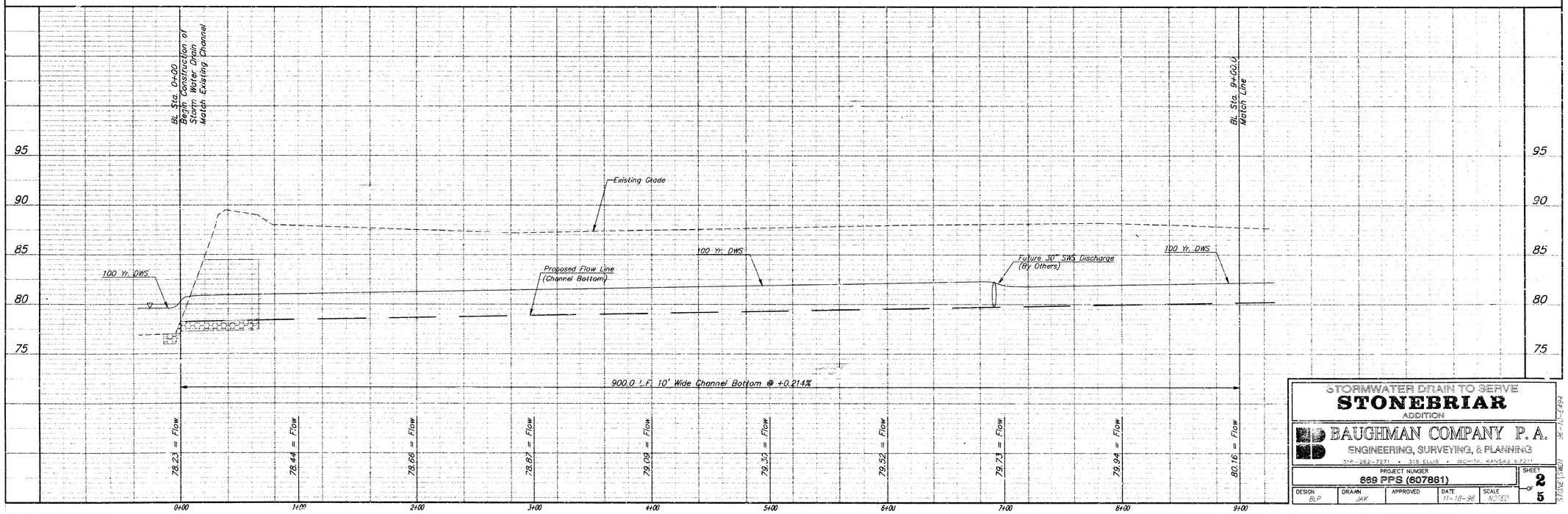
• = IRON





STORMWATER DRAIN TO SERVE
STONEBRIAR
ADDITION

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

PROJECT NUMBER					SHEET
669 PPS (607861)					2 OF 5
DESIGN BLP	DRAWN JAK	APPROVED	DATE 11-18-96	SCALE NOTED	

STONE SWD1 96-10-E494

Benchmark:

Railroad Spike in Power Pole Located 27' South and 402' East of the Northwest Corner of the NE 1/4, Section 24, TWP. 28-S, R-1-W.

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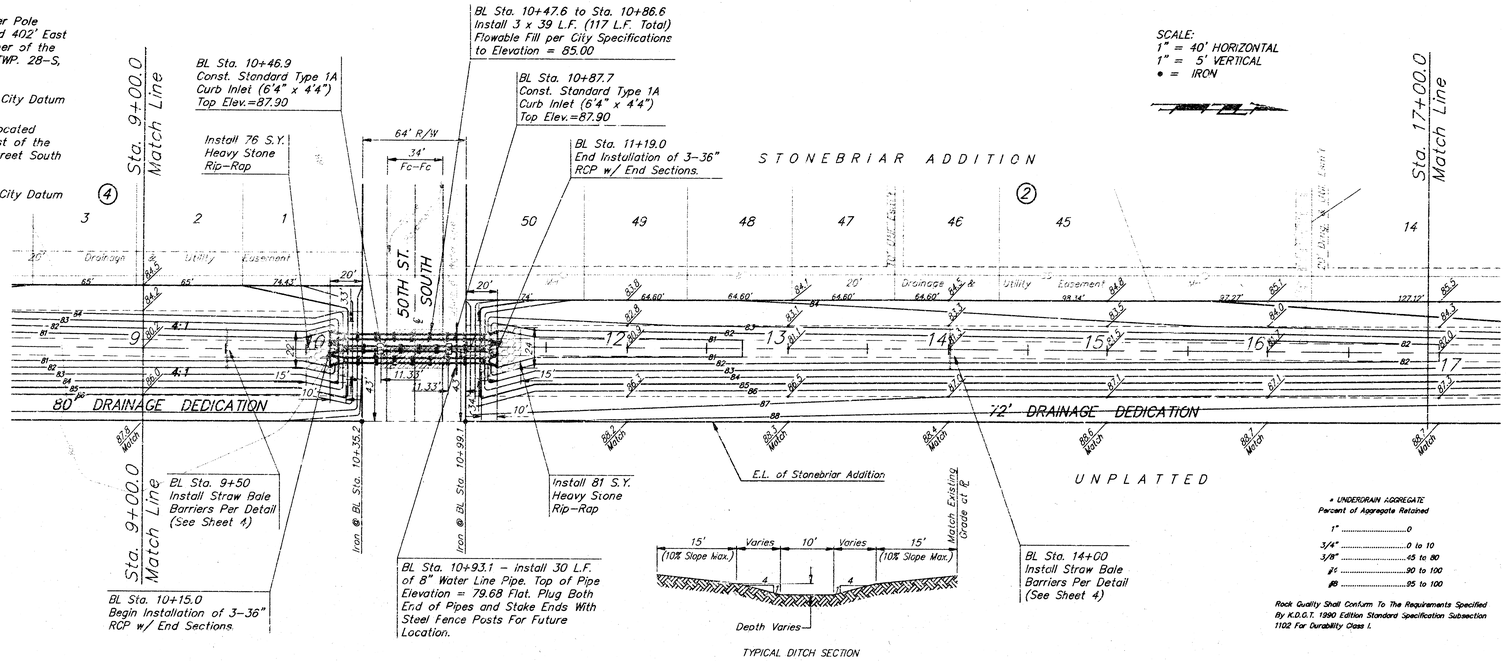
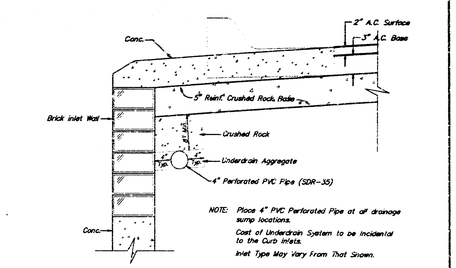


TYPICAL DITCH SECTION

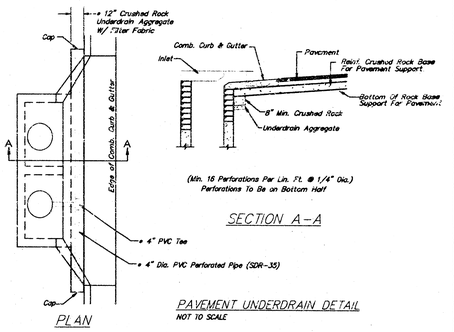
SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
● = IRON

* UNDERDRAIN AGGREGATE
Percent of Aggregate Retained
1" 0
3/4" ..... 0 to 10
3/8" ..... 45 to 80
#4 ..... 90 to 100
#8 ..... 95 to 100

Rock Quality Shall Conform To The Requirements Specified By K.D.O.T. 1990 Edition Standard Specification Subsection 1102 For Durability Class I.



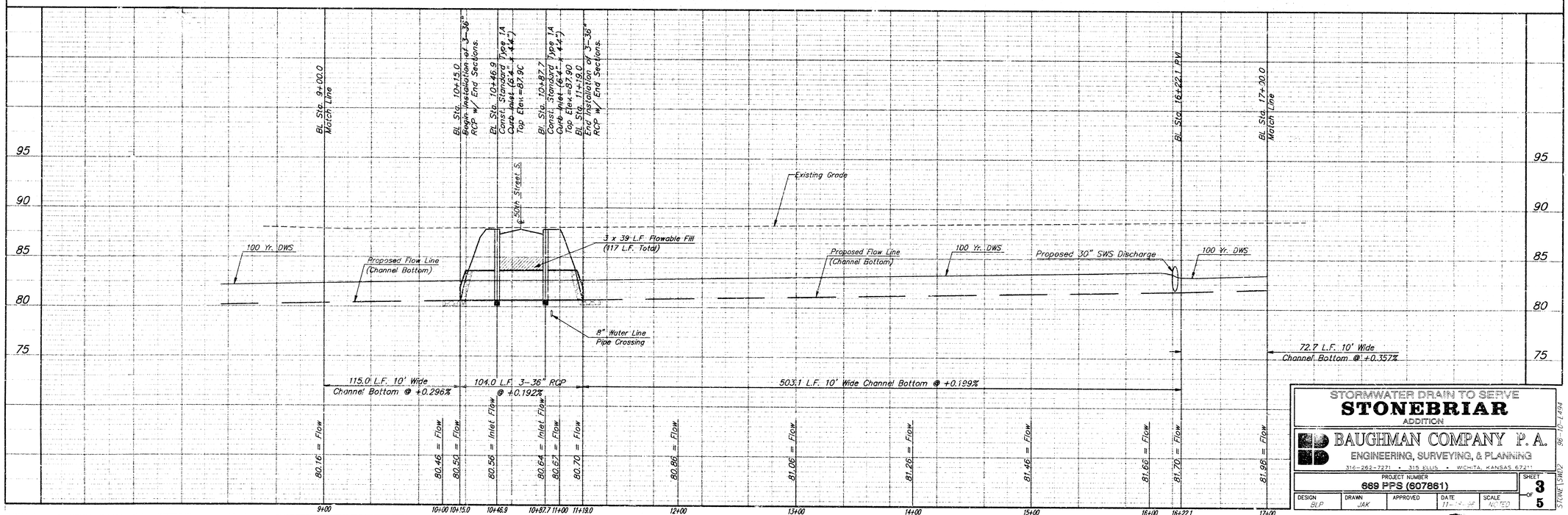
TRENCH DRAIN DETAIL FOR RES. STREETS
NOT TO SCALE



PLAN

SECTION A-A

PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE



STORMWATER DRAIN TO SERVE
STONEBRIAR
ADDITION

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

PROJECT NUMBER 669 PPS (607861)

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET OF
BLP	JAK		11-	NOTED	3 5

96-10-1494
STONE1.SW02

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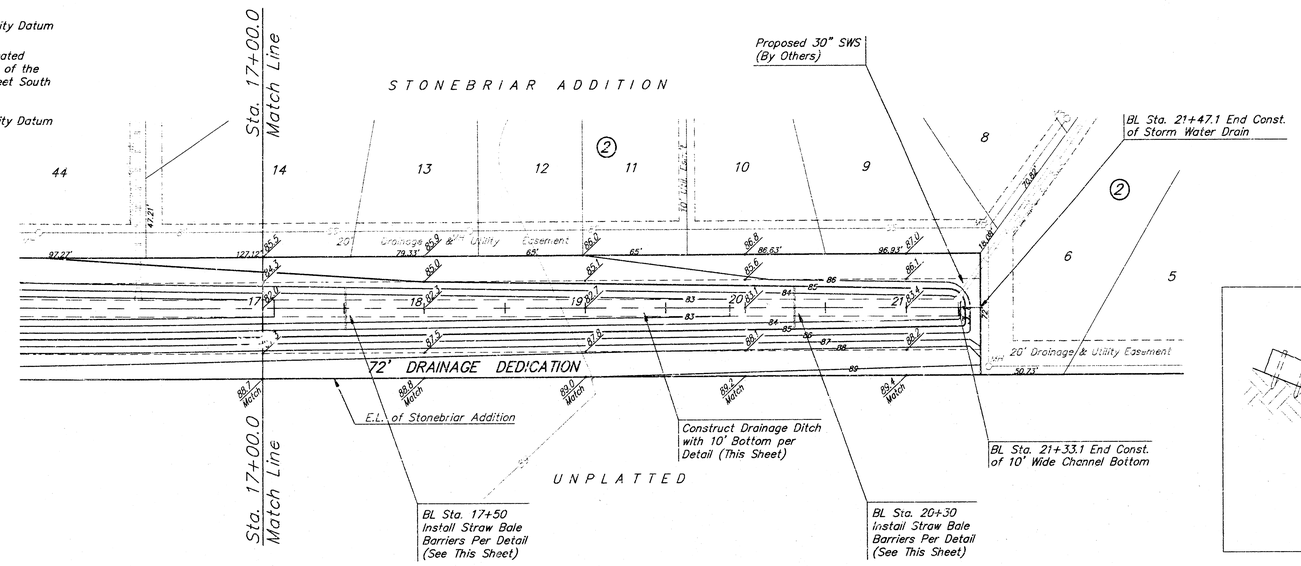
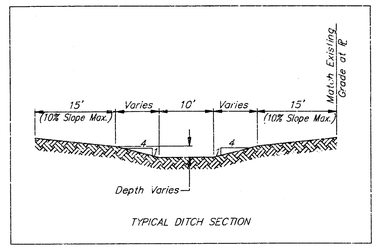
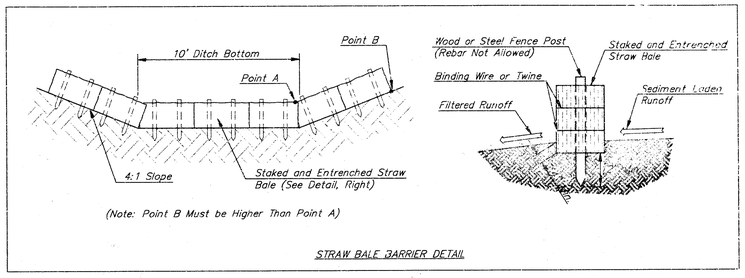


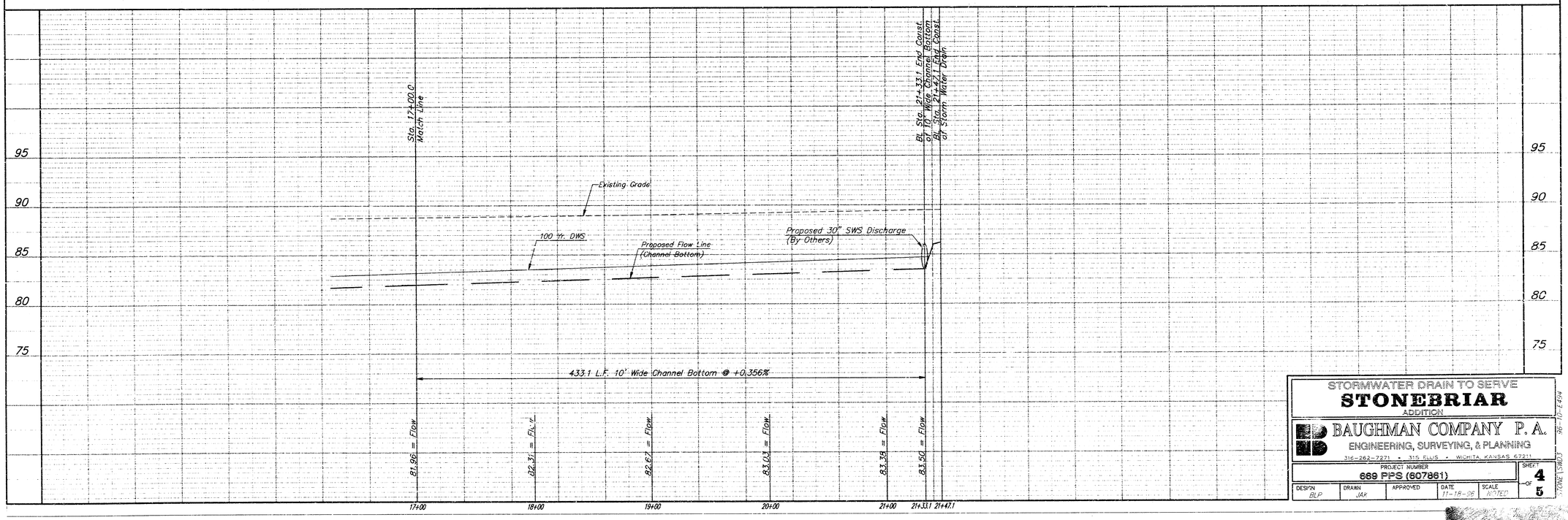


TYPICAL DITCH SECTION



(Note: Point B Must be Higher Than Point A)

STRAW BALE BARRIER DETAIL



STORMWATER DRAIN TO SERVE
STONEBRIAR
ADDITION

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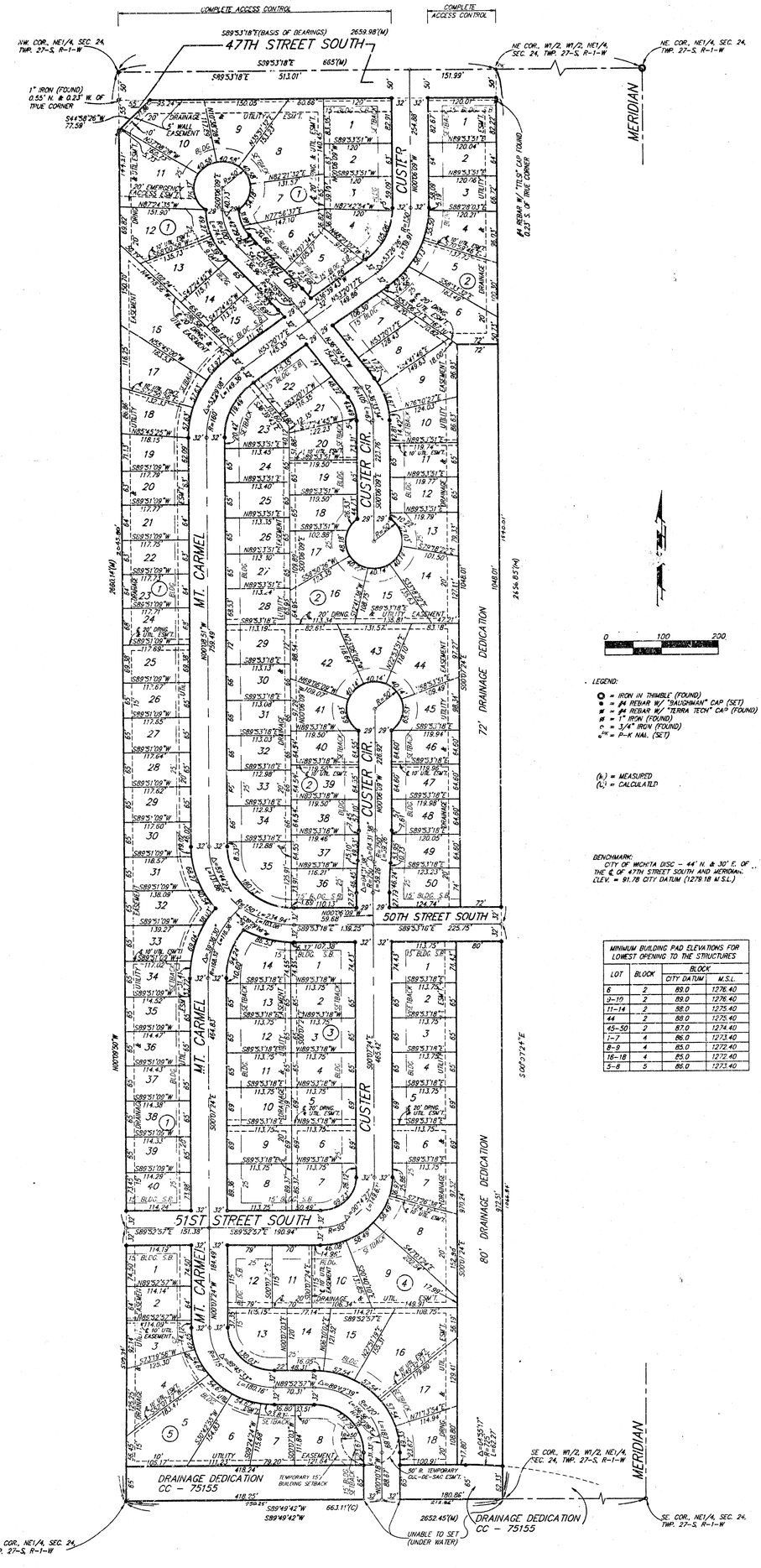
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER					SHEET
669 PPS (607861)					4 OF 5
DESIGN BLP	DRAWN JAK	APPROVED	DATE 11-18-96	SCALE NOTED	

STONE\SWD3 96-10-E494

STONEBRIAR ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND:

- ○ = IRON IN THIMBLE (FOUND)
- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = #4 REBAR W/ "TERRA TECH" CAP (FOUND)
- # = 1" IRON (FOUND)
- ▫ = 3/4" IRON (FOUND)
- "PK" = P-K NAIL (SET)

(M.) = MEASURED
(C.) = CALCULATED

BENCHMARK:
CITY OF WICHITA DISC - 44' N. & 30' E. OF THE ℄ OF 47TH STREET SOUTH AND MERIDIAN. ELEV. = 911.78 CITY DATUM (1276.18 M.S.L.)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	BLOCK	
		CITY DATUM	M.S.L.
6	2	89.0	1276.40
9-16	2	89.0	1276.40
11-14	2	88.0	1275.40
44	2	88.0	1275.40
45-50	2	87.0	1274.40
1-7	4	86.0	1273.40
8-9	4	85.0	1272.40
16-18	4	85.0	1272.40
5-8	5	86.0	1273.40

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The W1/2 of the W1/2 of the NE1/4 of Sec. 24, Twp. 28-S, R-1-W 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 Company, P.A.

Michael G. Conray 8-13-96
Michael G. Conray Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Drainage Dedications to be known as "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The emergency access easements are hereby granted as indicated for emergency access purposes and no fences or other obstructions shall be constructed or placed on or within these easements. 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 temporary cul-de-sac easement and temporary 15 foot building setback line shall expire at such time as the street at the south end of the plat is extended south. The streets are hereby dedicated to and for the use of the public. The drainage dedications are hereby dedicated to the public for drainage purposes, open space, and public use as a recreational area to include biking and hiking. All abutters rights of access to or from 47th Street South over and across the northwest line of Lots 10 and 11, Block 1, and the north line of said Lot 10 and Lots 1, 8, and 9, Block 1, and Lot 1, Block 2 are hereby granted as indicated to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as shown on the face of the plat.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Investors Group, Inc.

Paul E. Kelsey, President
Paul E. Kelsey

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 13th day of AUGUST, 1996, by Paul E. Kelsey, President of Investors Group, Inc., on behalf of the corporation.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 3/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft Assistant Vice-President
James D. Ashcraft

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 13th day of AUGUST, 1996, by James D. Ashcraft, Assistant Vice-President, State Bank of Colwich, on behalf of the bank.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 3/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "STONEBRIAR ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11th day of July, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Hewes Chair
Susan Osborne-Hewes

Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 17TH day of SEPTEMBER, 1996.

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Bob Knight Mayor
Bob Knight

Pat Burnett City Clerk
Pat Burnett

Entered on transfer record this 22nd day of November, 1996.

Susan E. Crockett-Spoon County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 22 day of November, 1996, at 2:00 o'clock P M; and is duly recorded.

Pat Kettler Register of Deeds
Pat Kettler by DIANA MANheimer Deputy

Ed Resa Deputy
Ed Resa

1569968

REGISTER OF DEEDS SEDGWICK COUNTY KANSAS

12-3-14