

GENERAL NOTES:

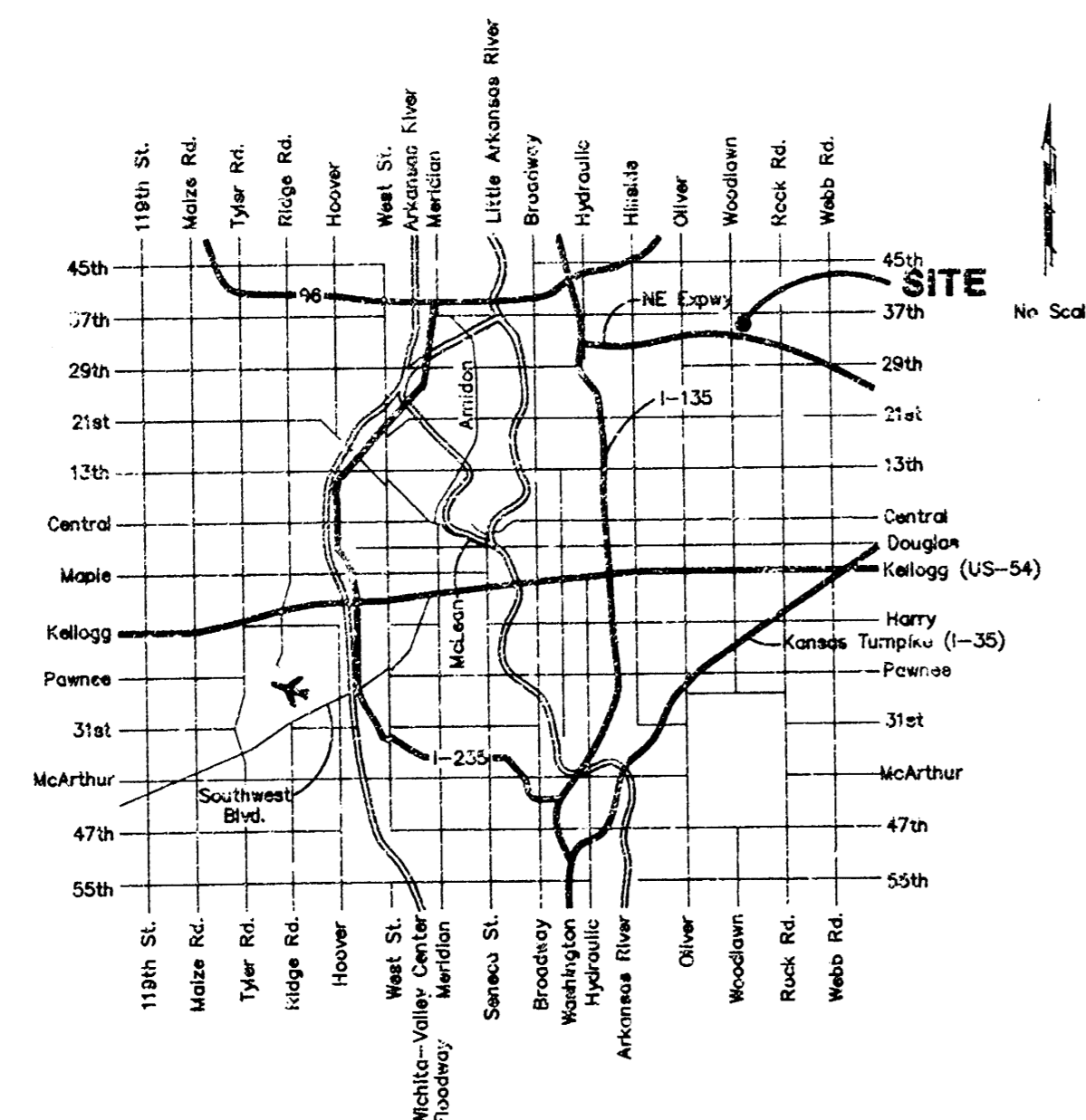
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

Multimedia Cablevision	262-0661
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Gas Company	942-8350
Southern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

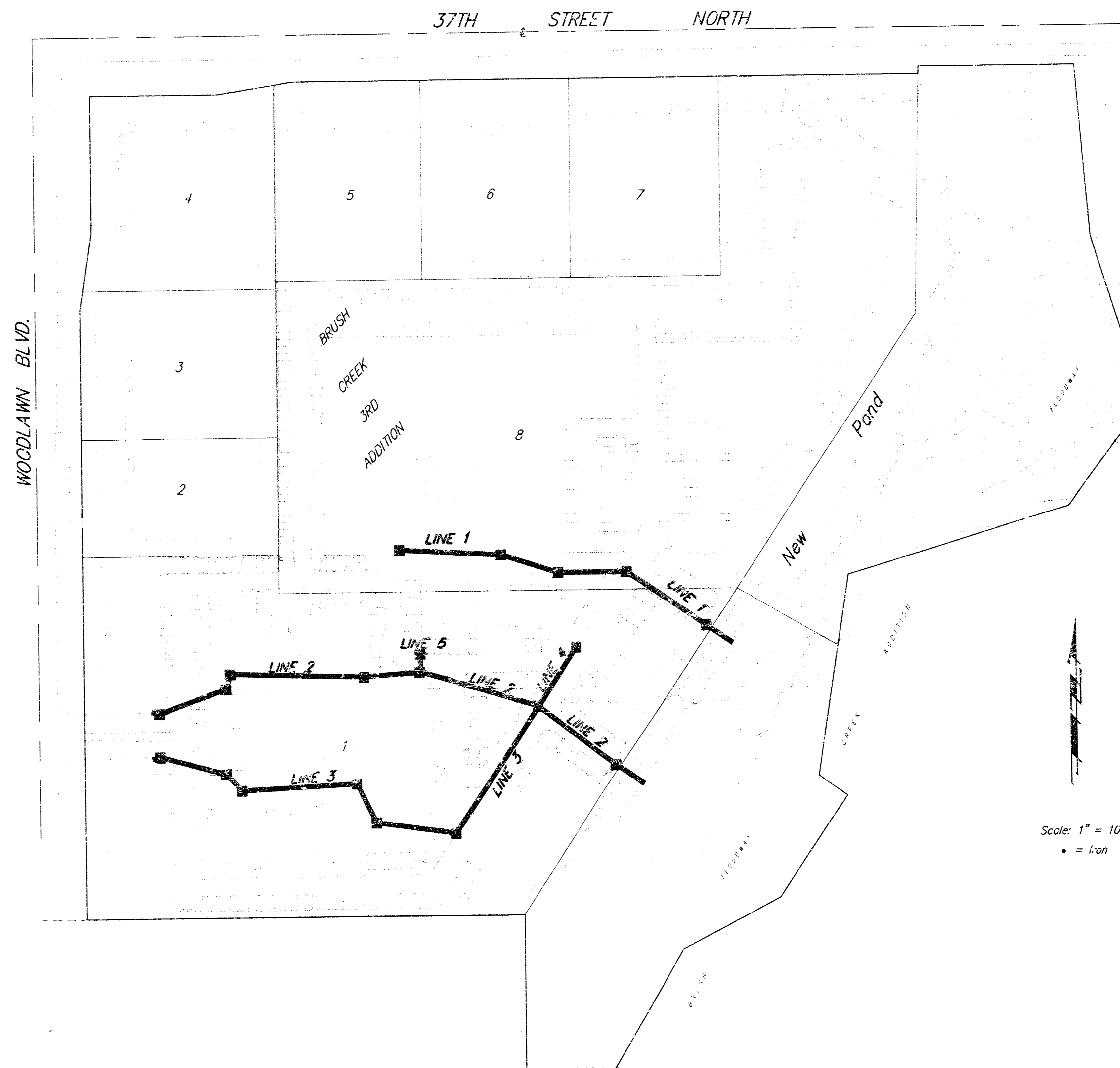
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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.
- 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 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.
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.
- 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.
- 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.
- Coordinate staking will be provided by Baughman Company, P.A.



**STORM WATER SEWER IMPROVEMENTS TO SERVE
BRUSH CREEK 3RD ADDITION
PHASE 1**

Private Project Number
842 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer



BENCHMARK:

CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH ST. W.L.
SE COR. OF INTERSECTION, 75.7' E. & 56.3' S. OF E. BORN.
ELEVATION = 183.04 (CITY DATUM)

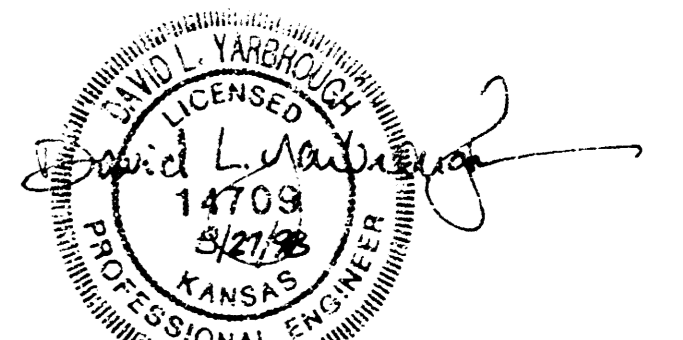
INDEX:

- Cover Sheet
- Line 1, Plan / Profile
- Line 2 & Line 5, Plan / Profile
- Line 2 Cont., Plan / Profile
- Line 3, Plan / Profile
- Line 3 Cont., Plan / Profile
- Line 4, Plan / Profile
- Standard Drop Inlet Detail
- Standard Type 2 Inlet Detail
- Brush Creek 3rd Addition Plat

BOOKED
7-26-00
MCE
D-470

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Storm Sewers *[Signature]* 8/13/98

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).

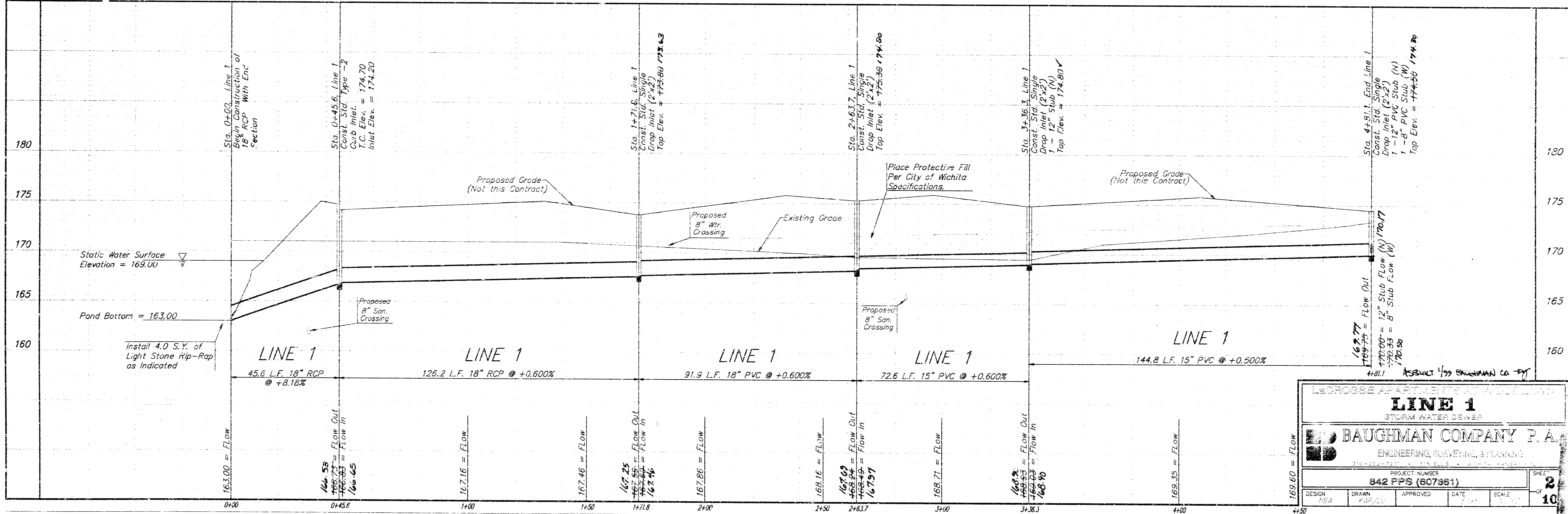
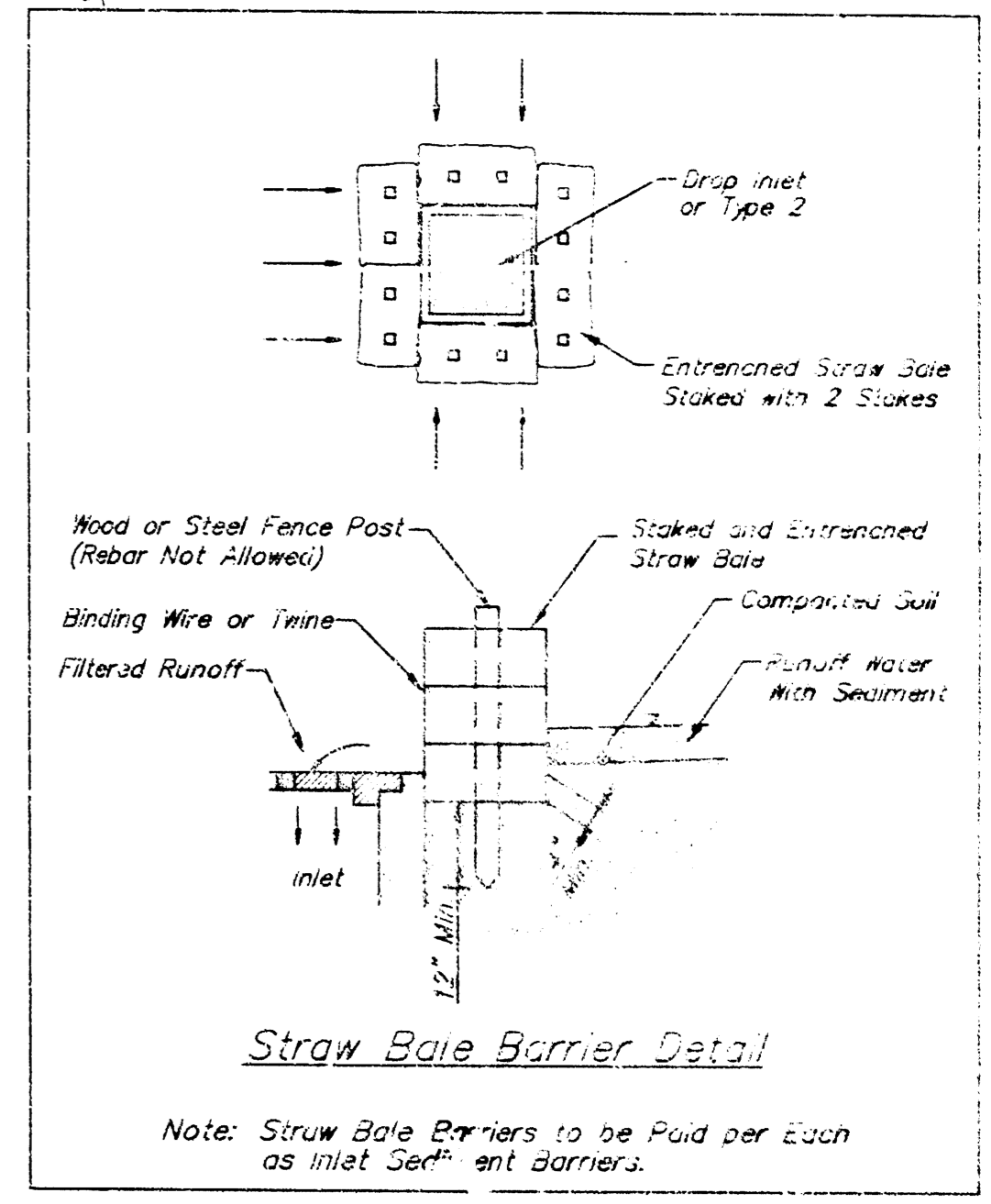
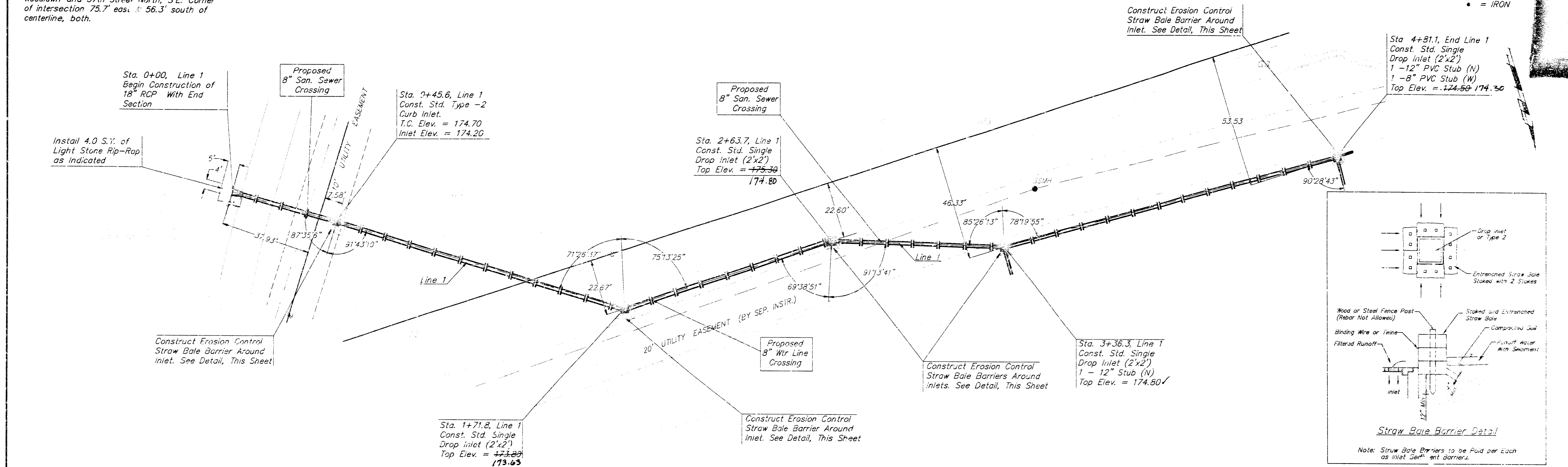


PROJECT INSPECTED & ASBUILT BY BAUGHMAN
AUGUST 1998
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
310-262-7271 • 315 ELLIS • WICHITA, KANSAS 67202

BENCHMARK:

City of Wichita Benchmark Disc -
Woodlawn and 37th Street North, S.E. Corner
of intersection 75.7' east & 56.3' south of
centerline, both.

SCALE:
1" = 20' HORIZ.
1" = 5' VERTIC.
• = IRON



LA CROSSE APARTMENTS AT WOODLAWN
LINE 1
STORM WATER SEWER

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

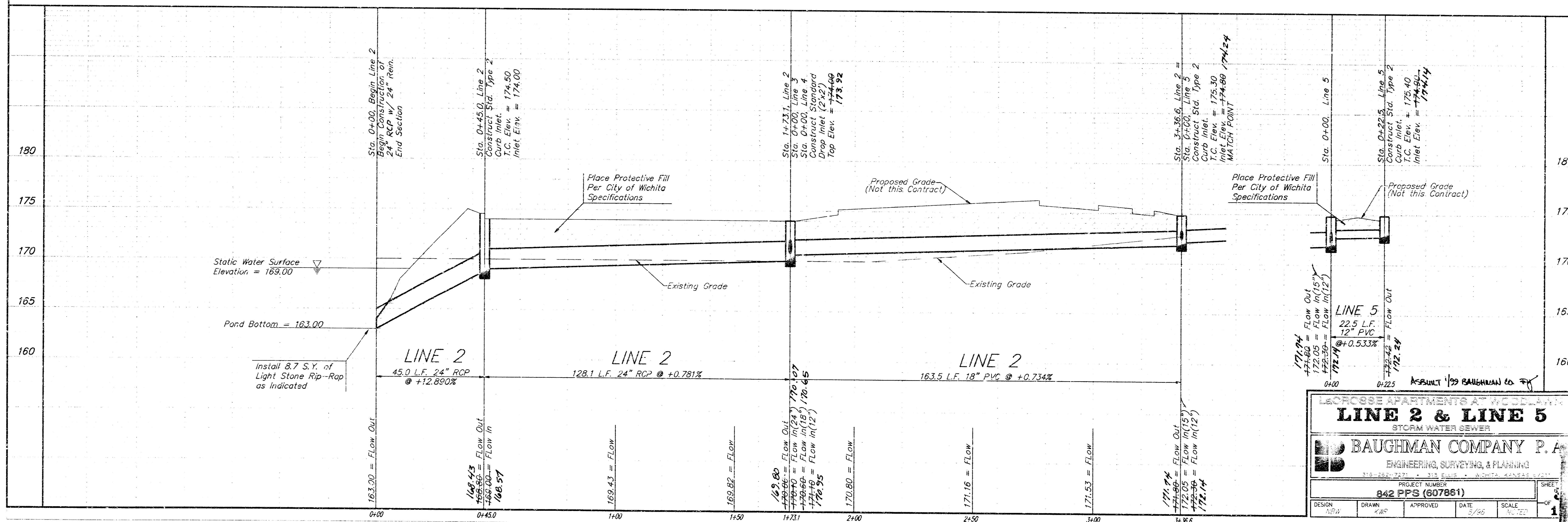
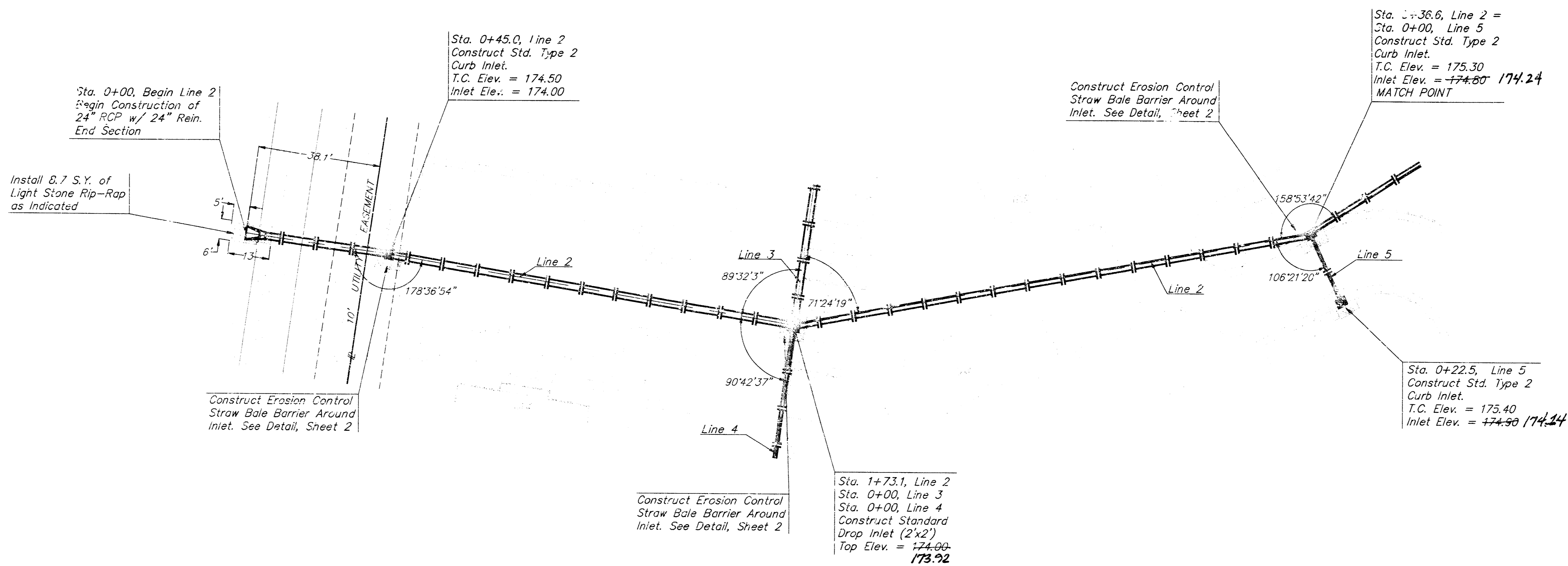
PROJECT NUMBER
842 PPS (607961)

DESIGN: NDA DRAW: 2/17/10 APPROVED: DATE: SCALE: SHEET: 2 OF 10

BENCHMARK:

City of Wichita Benchmark Disc -
Woodlawn and 37th Street North, S.E. Corner
of intersection 75.7' east & 56.3 south of
centerline, both.

SCALE:
1" = 20' HORIZ.
1" = 5' VERT.
• = IRON



SCROSS APARTMENTS AT WOODLAWN
LINE 2 & LINE 5
STORM WATER SEWER

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
313-262-2271 • 313 ELLIS • WICHITA, KANSAS 67202

PROJECT NUMBER
842 PPS (807861)

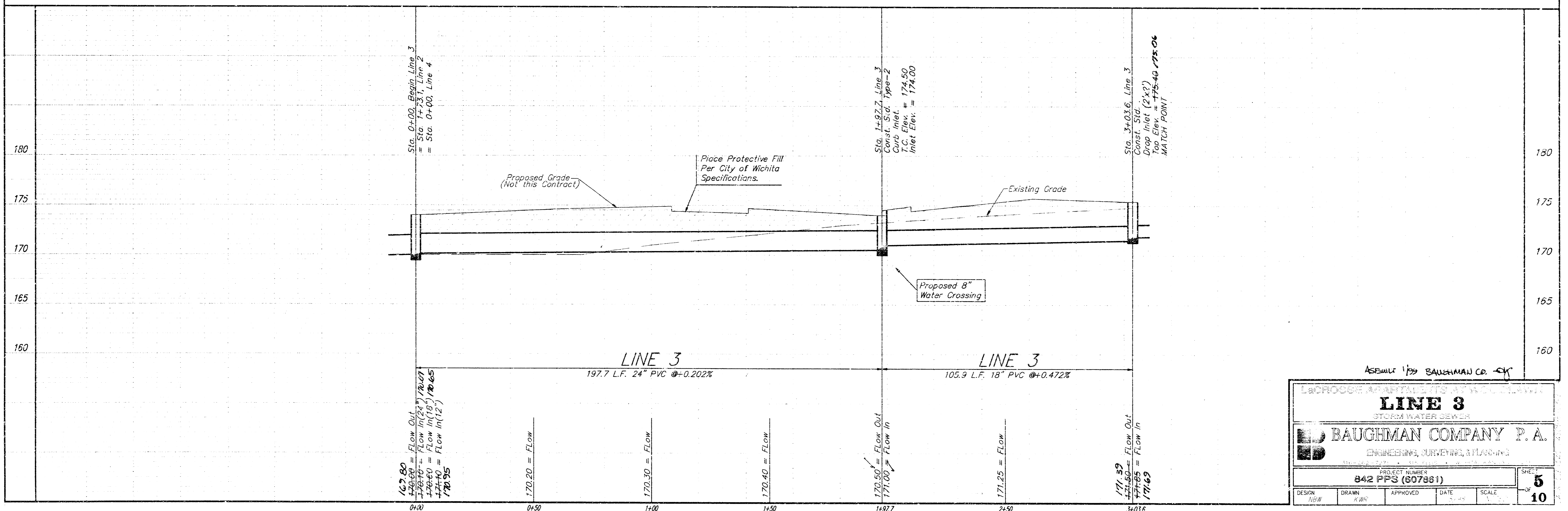
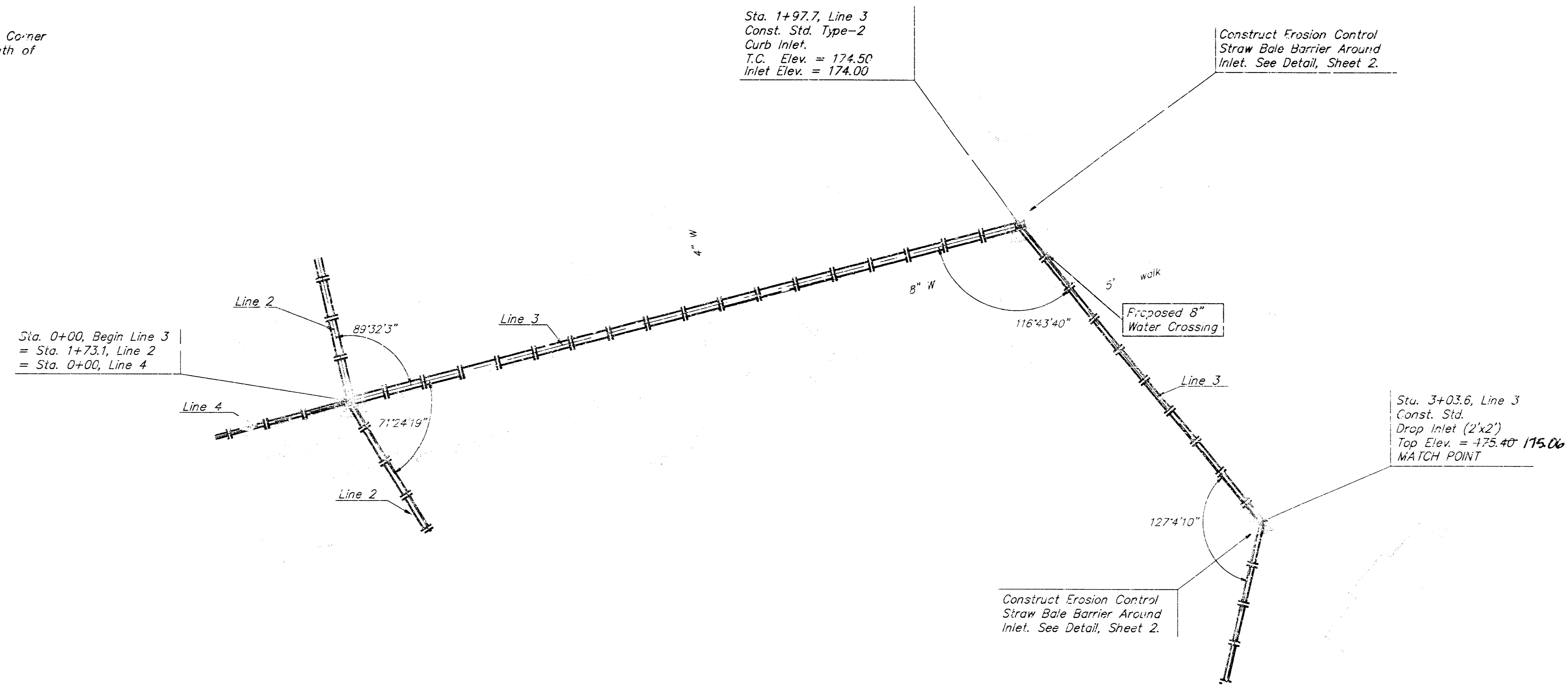
DESIGN	DRAWN	APPROVED	DATE	SCALE
1/24	4/10		5/99	AS SHOWN

SHEET
OF
1

BENCHMARK:

City of Wichita Benchmark Disc -
Woodlawn and 37th Street North, S.E. Corner
of intersection 75.7' east & 56.3' south of
centerline, both.

SCALE:
1" = 20' HORIZO.
1" = 5' VERTIC.
• = IRON



ASSEMBLED BY BAUGHMAN CO. INC.

LACROOGE APARTMENTS AT WOODLAWN

LINE 3
STORM WATER SEWER

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

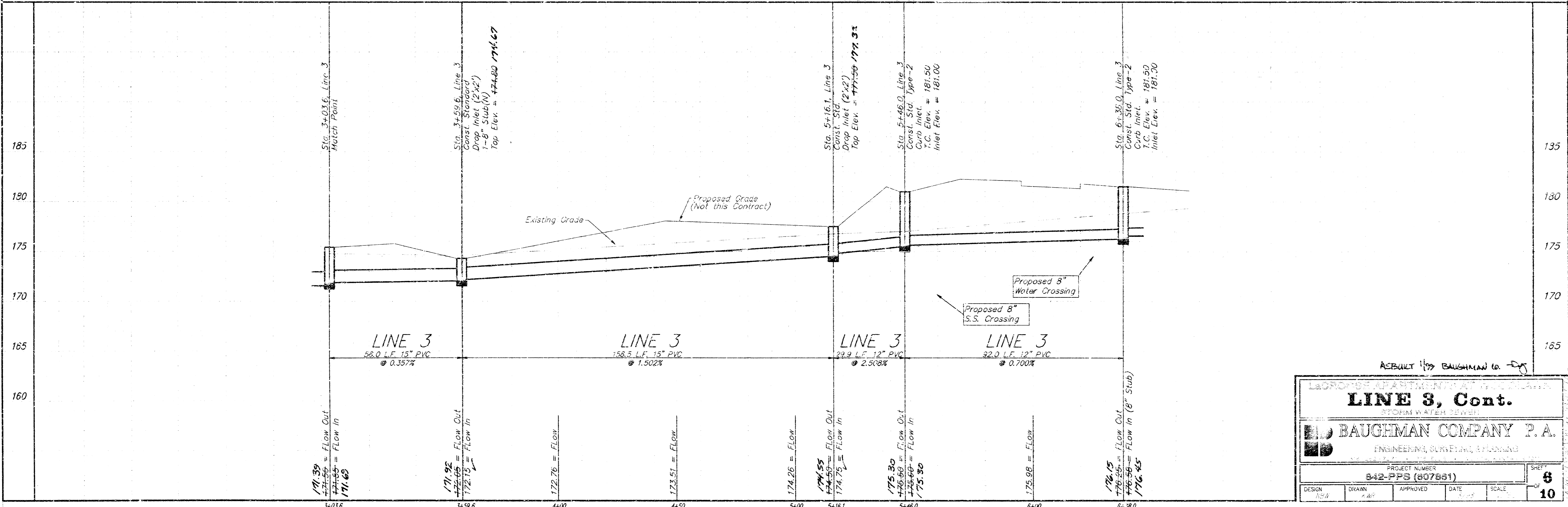
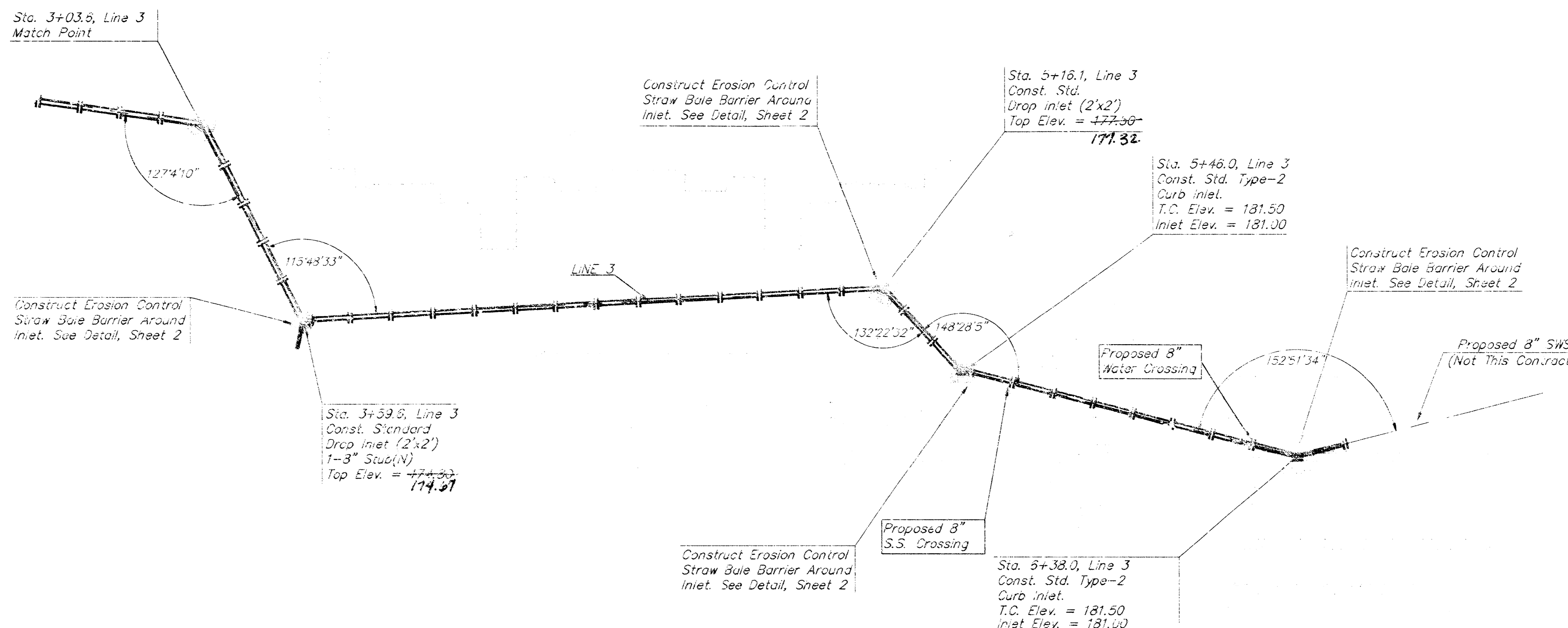
PROJECT NUMBER: 842 PFS (607881)

DESIGN: NEW	DRAWN: K.W.	APPROVED:	DATE:	SCALE:	SHEET: 5 OF 10
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BENCHMARK:

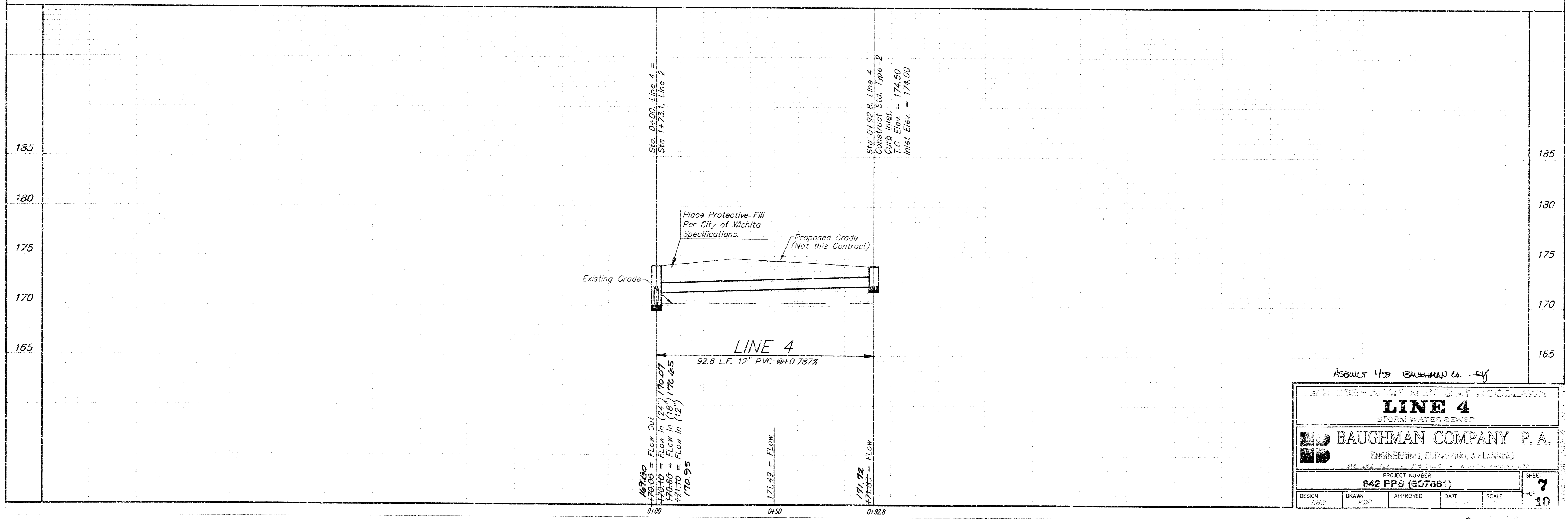
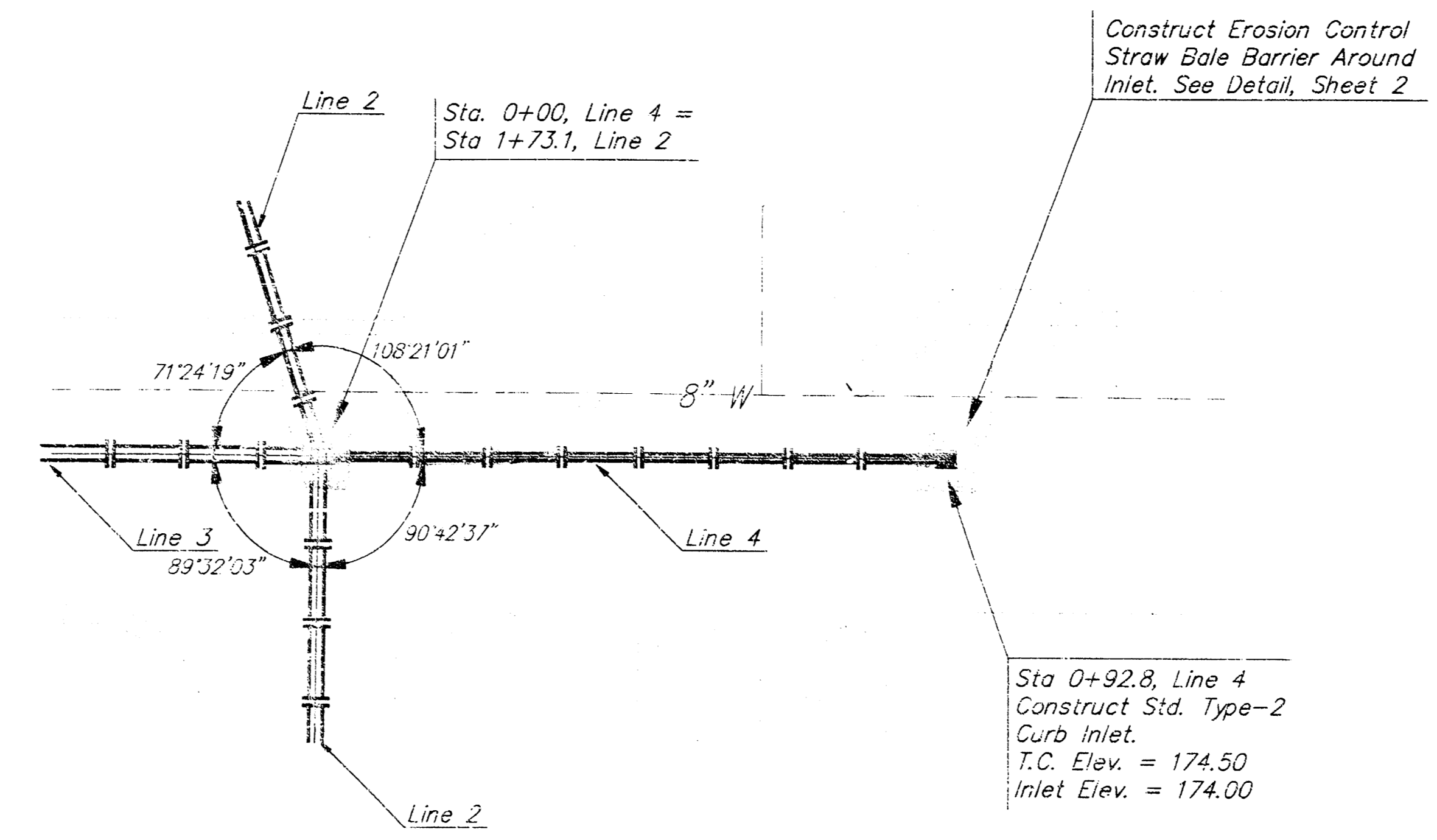
City of Wichita Benchmark Disc -
Woodlawn and 37th Street North, S.E. Corner
at intersection 75.7' east & 56.3' south of
centerline, both.

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



BENCHMARK:

City of Wichita Benchmark Disc -
Woodlawn and 37th Street North, S.E. Corner
of intersection 75.7' east & 56.3' south of
centerline, both.



ASBUILT 1/10/00 BAUGHMAN CO. -Rif

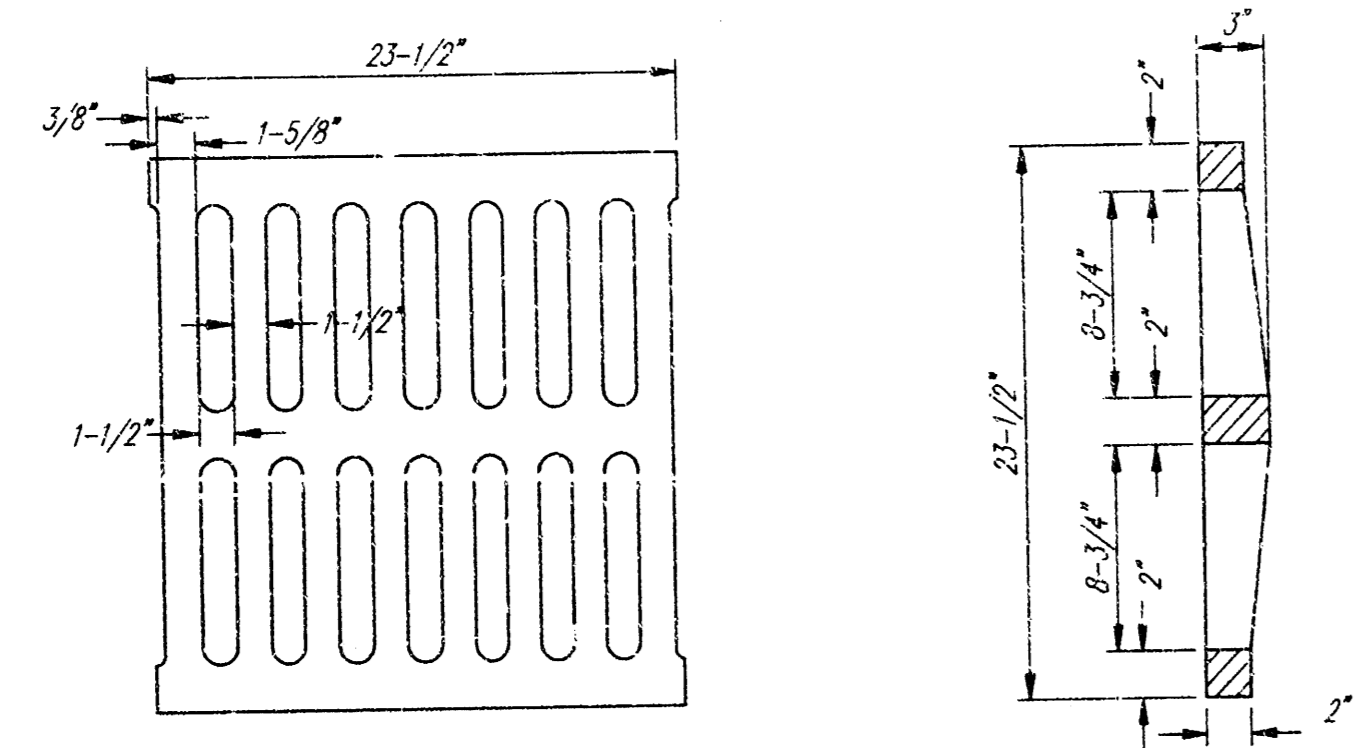
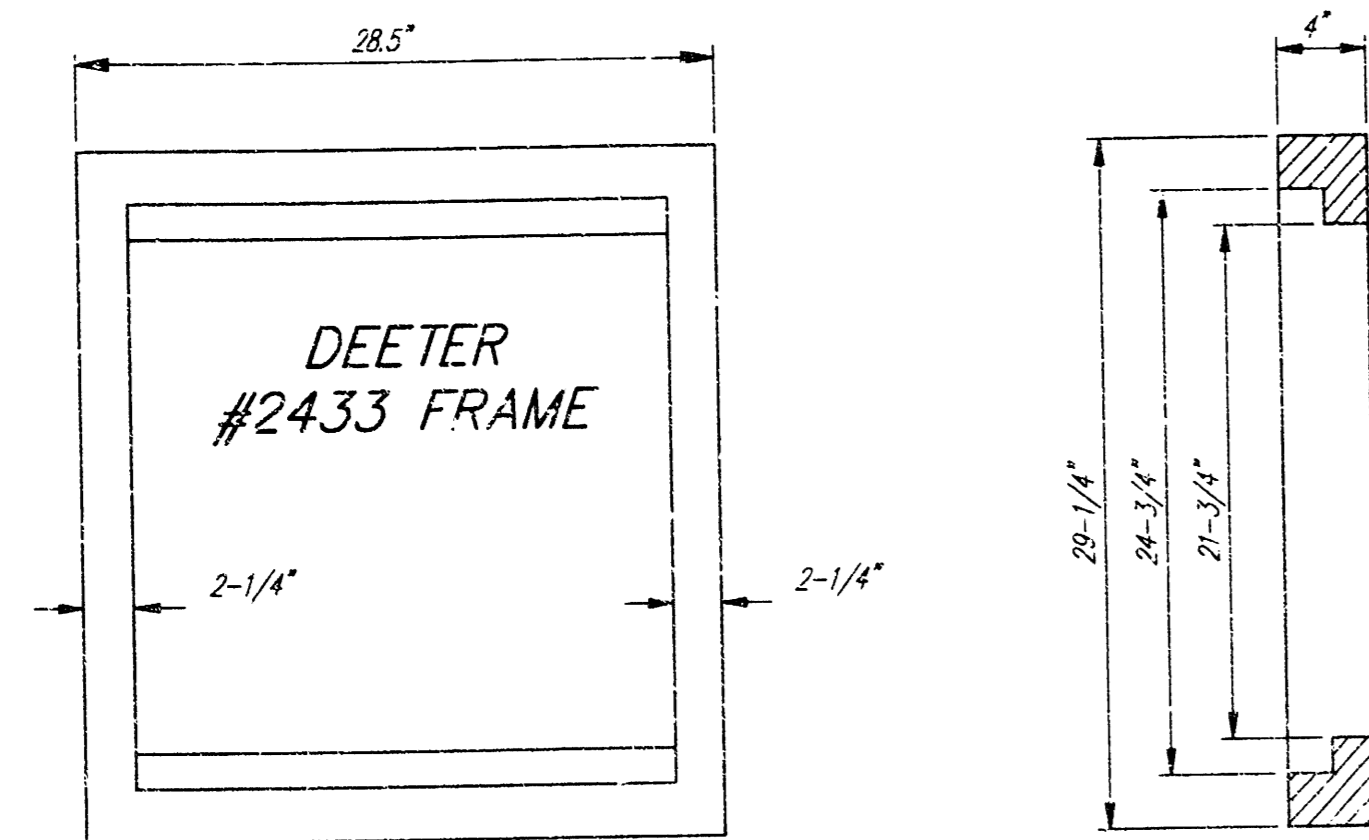
LOT 1388 APARTMENTS AT WOODLAWN

LINE 4
STORM WATER SEWER

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING

PROJECT NUMBER
842 PPS (867861)

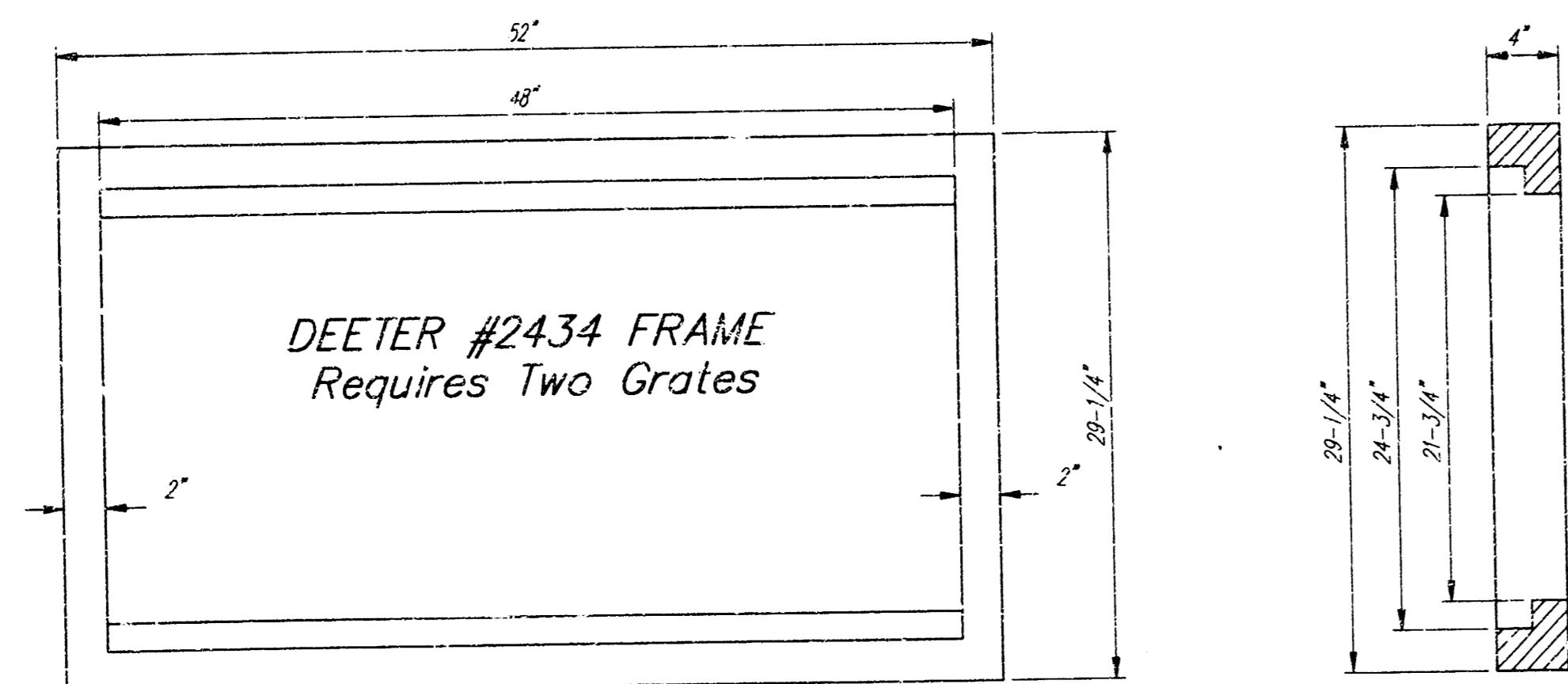
DESIGN NPH	DRAWN KAP	APPROVED	DATE	SCALE	SHEET 7 OF 10
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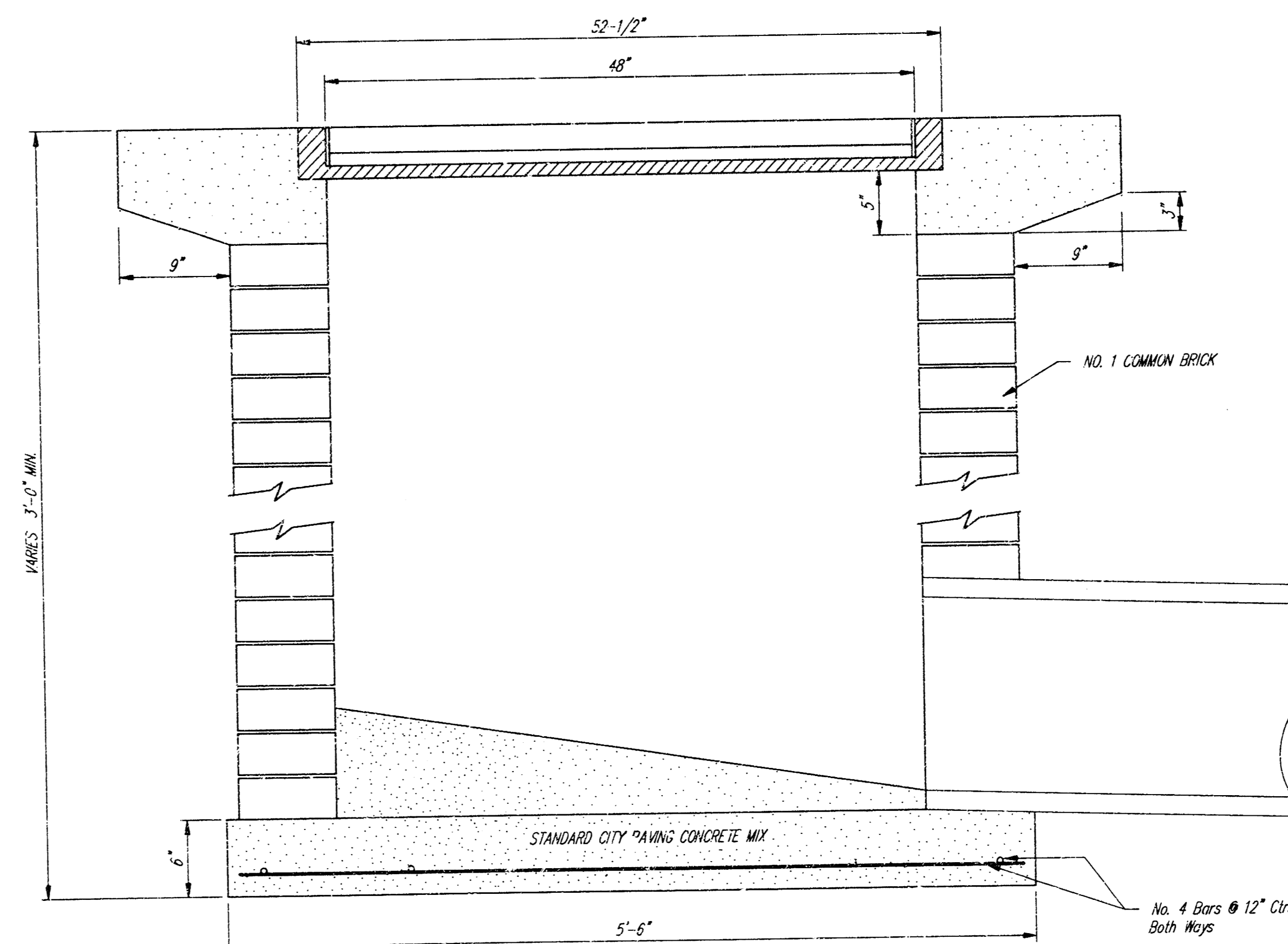
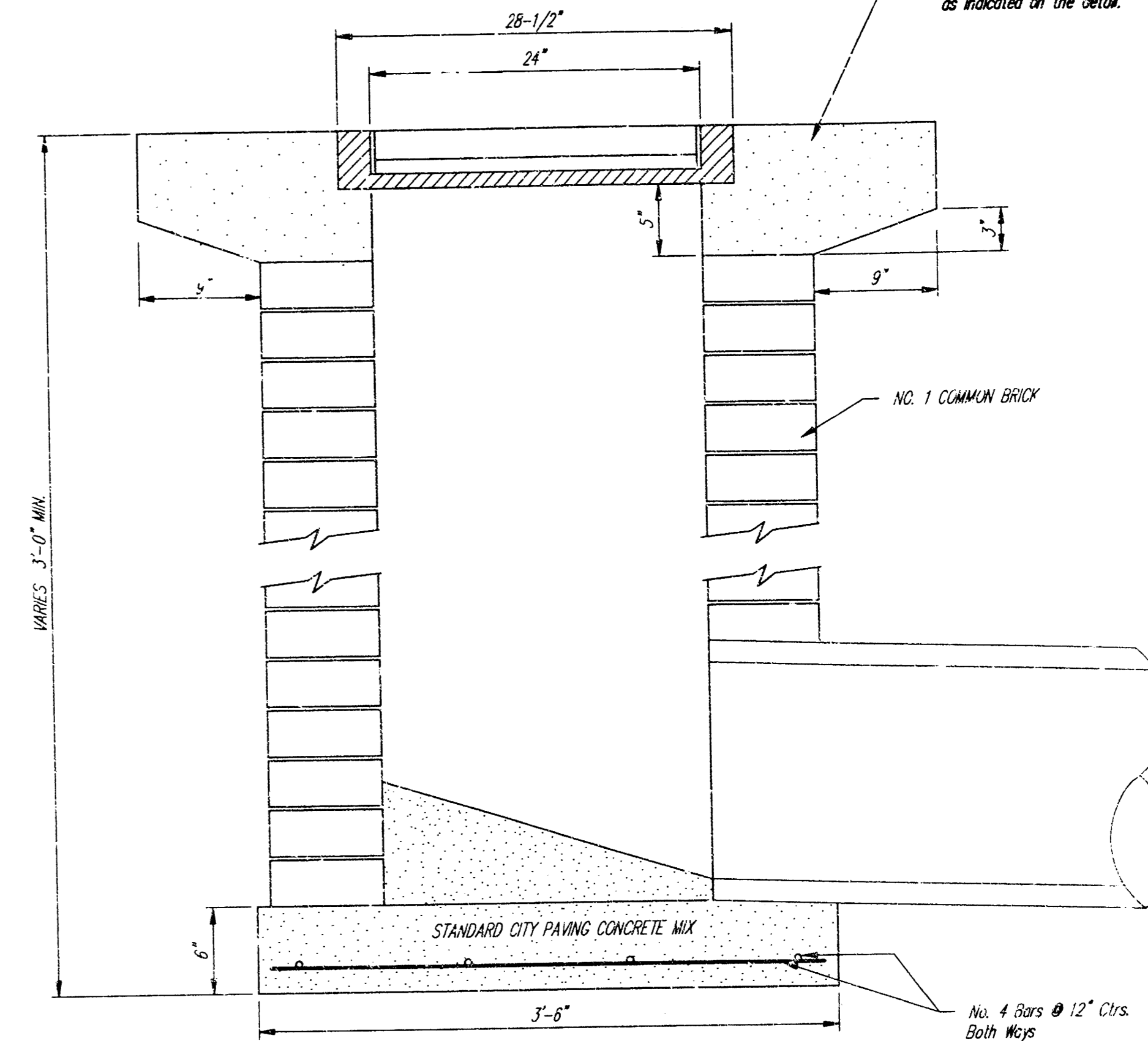
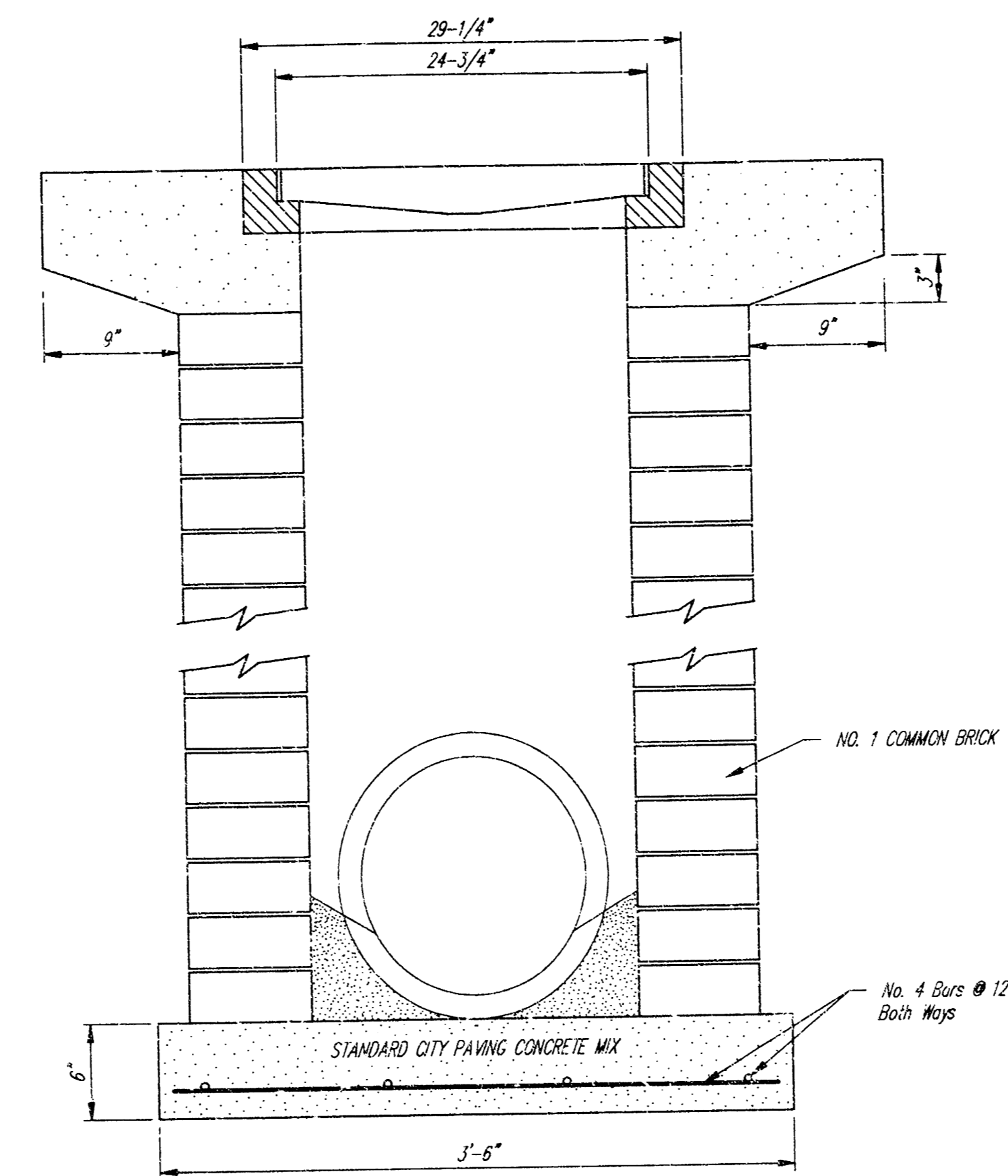
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

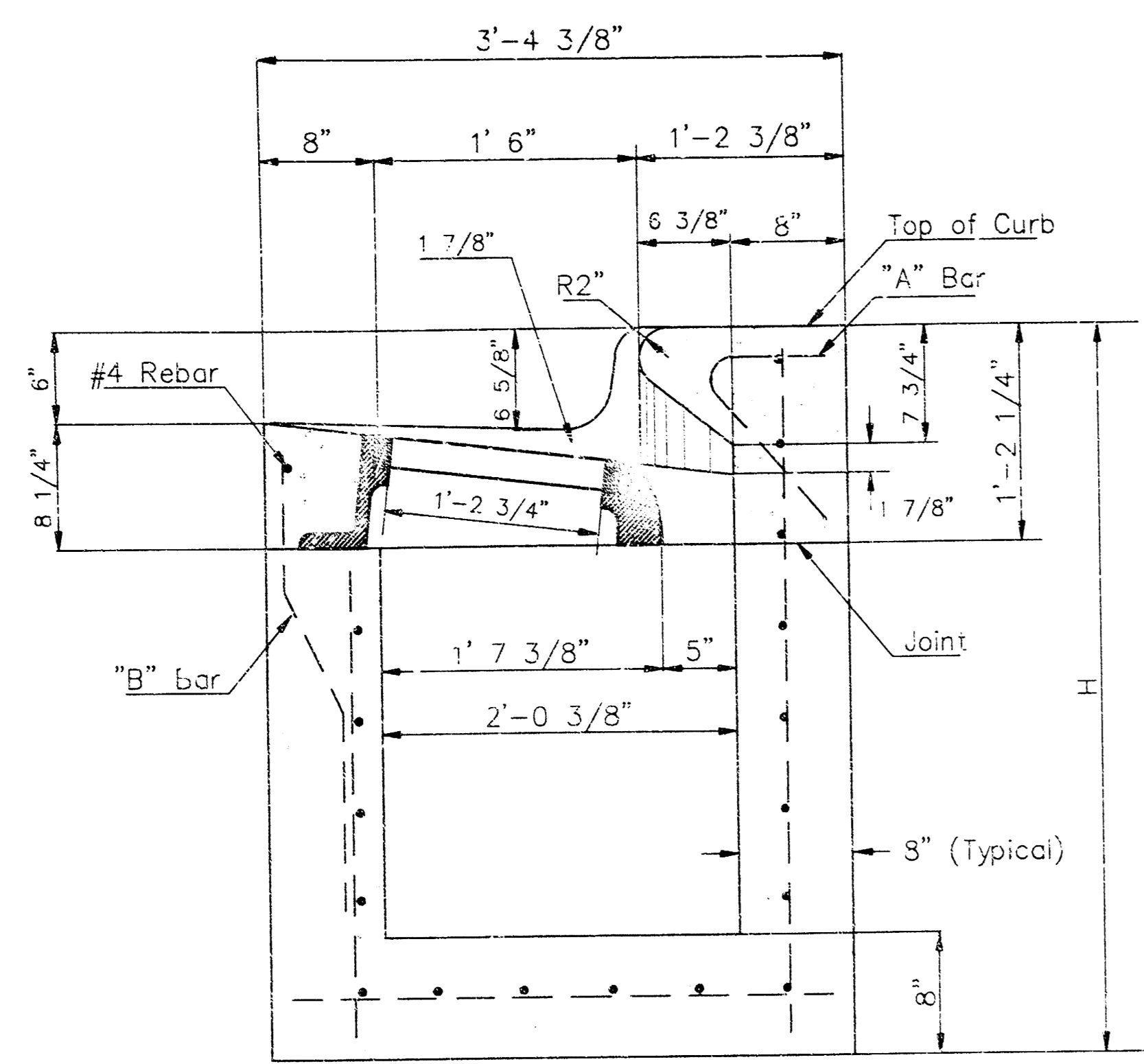
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



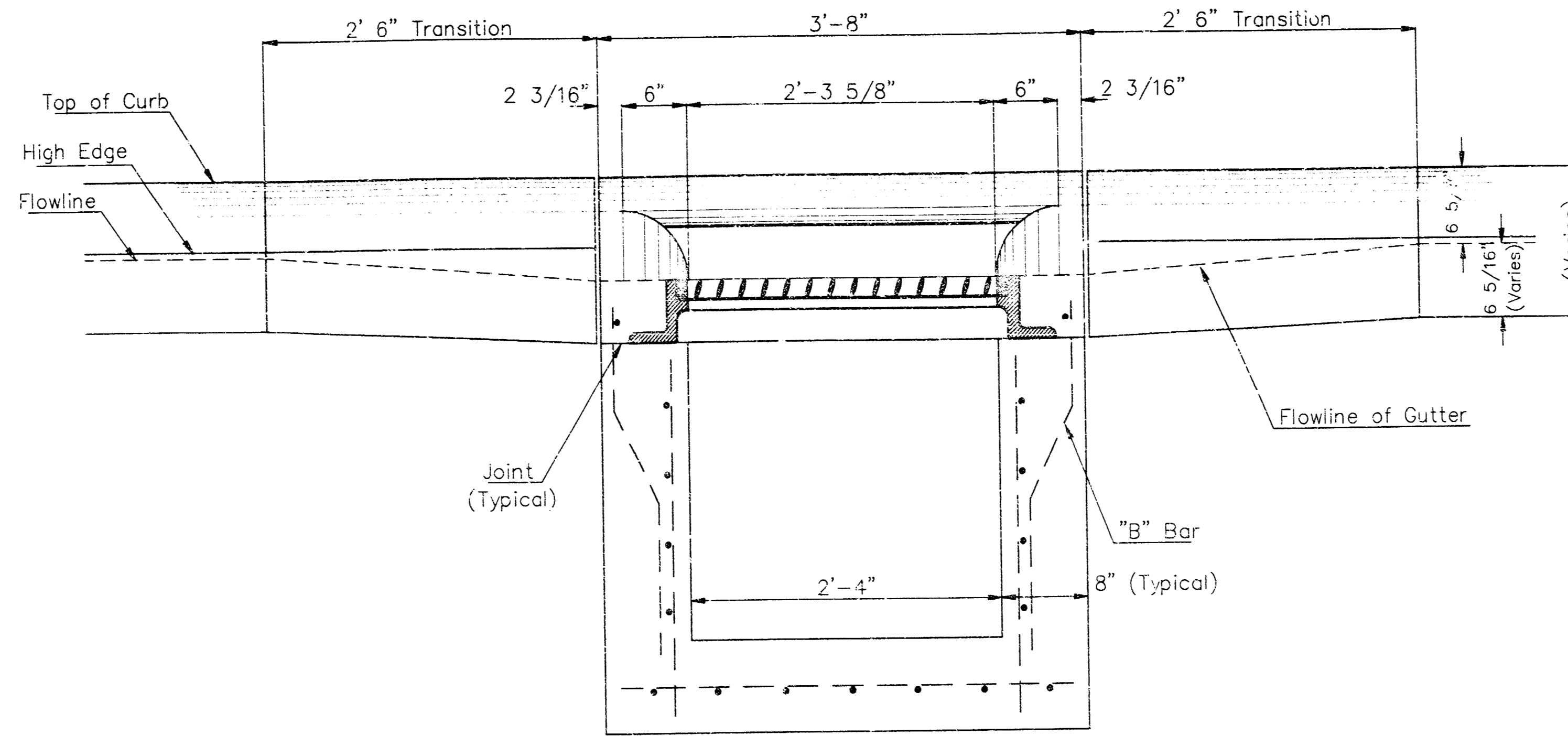
Double 24" x 24" Frame Detail



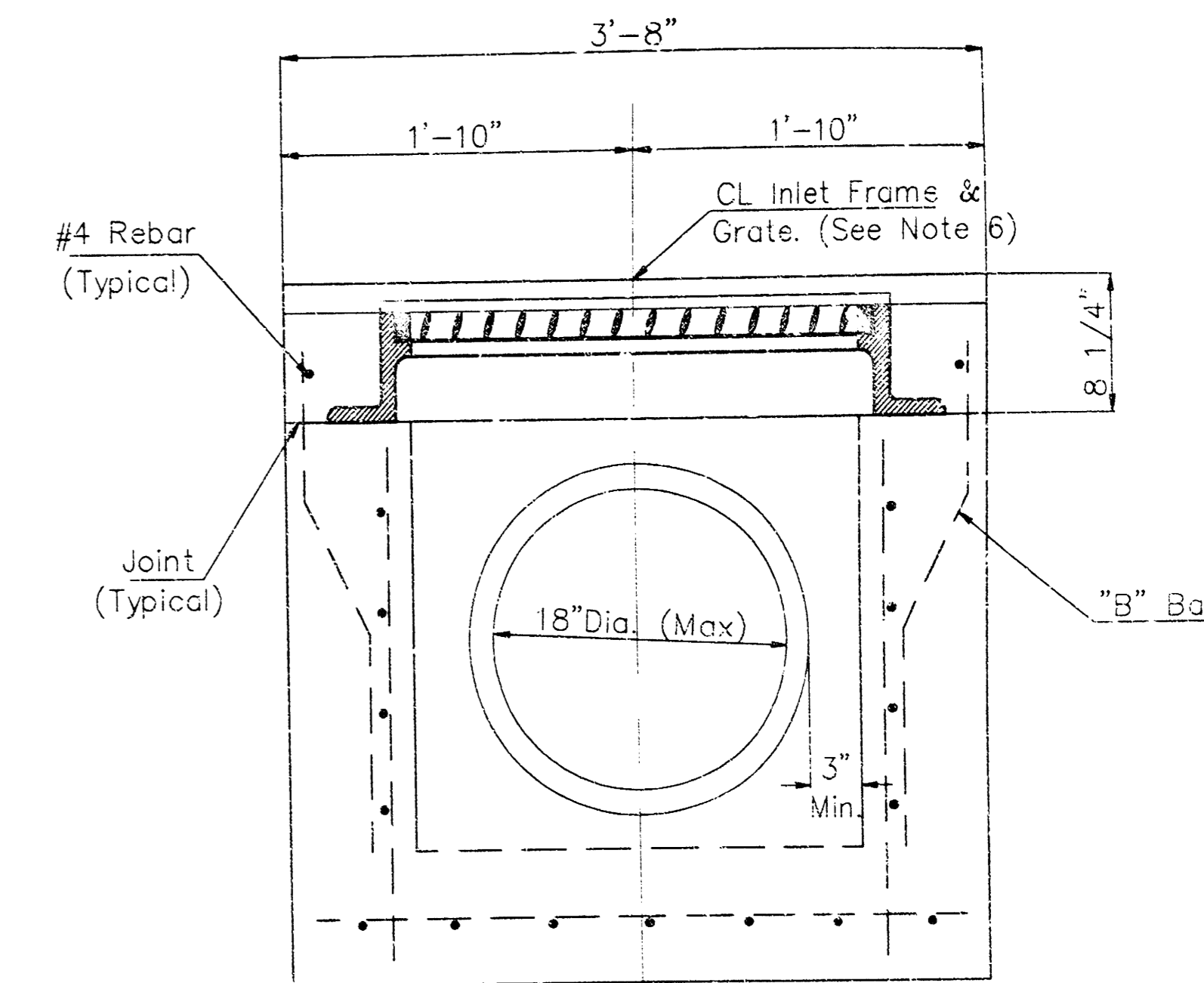
City of Wichita Standard			
Drop Inlet			
BAUGHMAN COMPANY P. A.			
ENGINEERING, SURVEYING, & PLANNING			
316 - 252 - 2221 • 215 E. MAIN • ANCHORAGE, ALASKA			
PROJECT NUMBER			SHEET
842 PPS (607861)			8
DESIGN	DRAWN	APPROVED	SCALE
C.O.W.	Staff		10



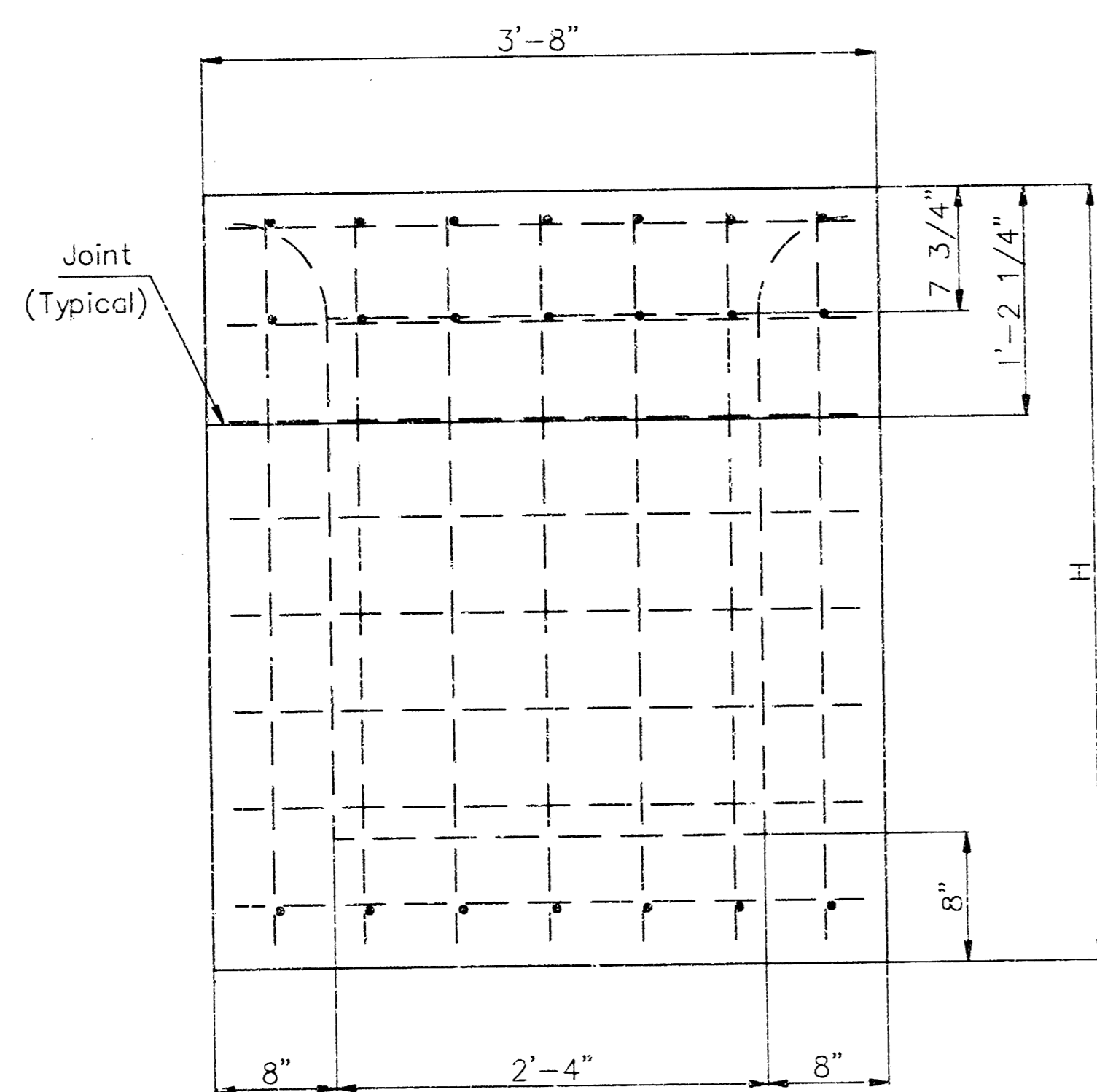
SECTION A-A



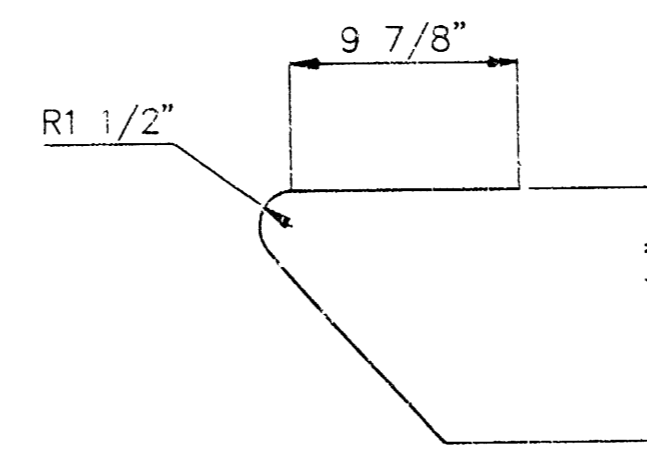
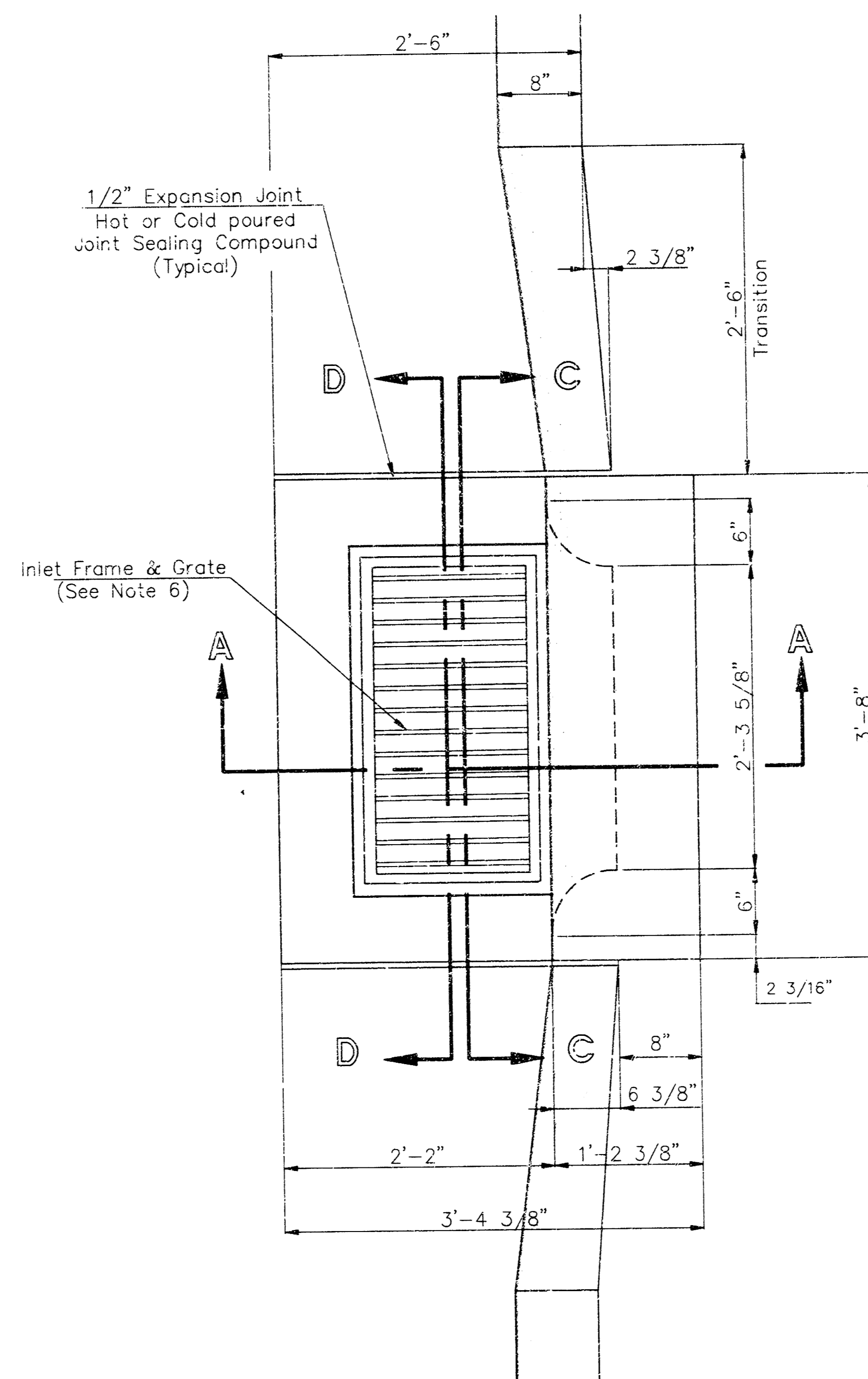
SECTION C-C



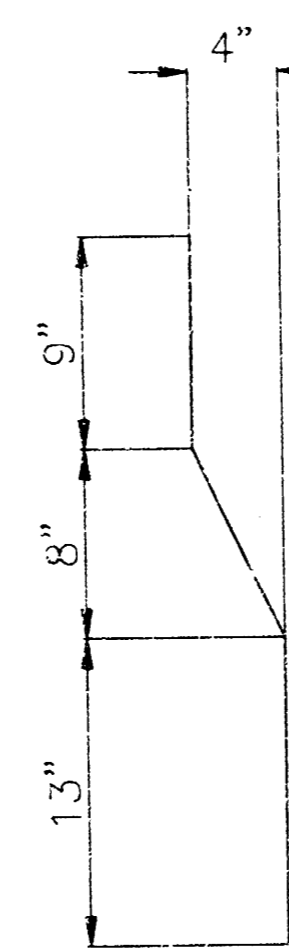
SECTION D-D



REAR WALL



"A" Bar



"B" Bar

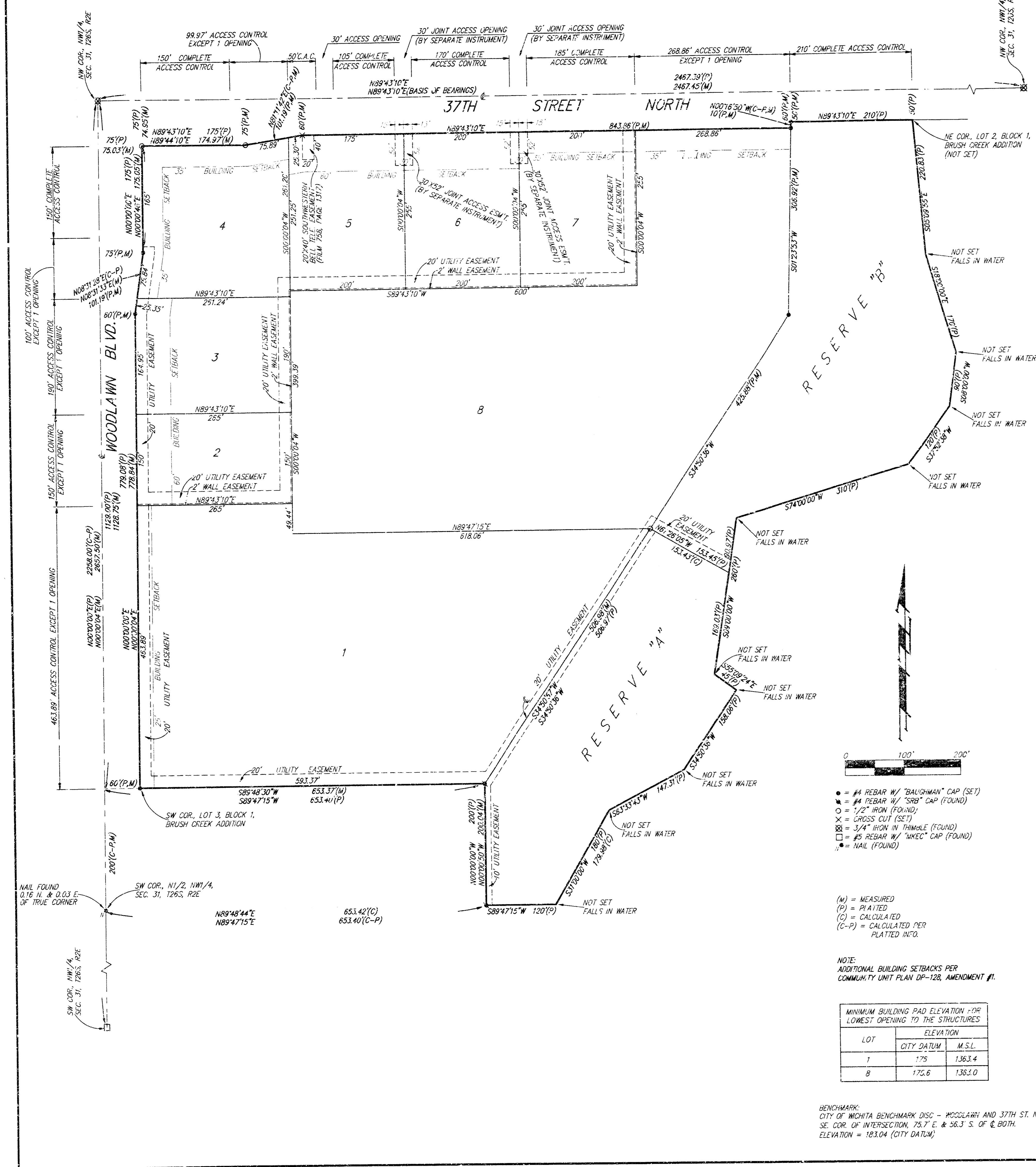
General Notes

1. Use the concrete mix specified for the City of Wichita concrete pavement throughout. All exposed edges shall be finished with an edging tool. Reinforcing bars shall be bent around pipe.
2. Inlet invert shall be shaped with 8 sack mix concrete to create flow channels and to increase hydraulic efficiency such that the inlet will be self cleaning between all inlet and/or outlet pipes.
3. All bars are #4 with 6" spacing and shall have a minimum clearance of 1 1/2" inches unless otherwise noted on the plans.
4. When directed by the Engineer, a small opening may be required in the back of the inlet in order to drain a low area. Reinforcing bars will extend through the openings. No deductions in concrete quantities will be made for these openings.
5. No deductions will be made in pay length of curb, gutter, or curb and gutter through the inlet area.
6. Use Neenah R-3289 HV Single Inlet Frame and Grate or approved equal. Inlet frame to be proof load tested to 40,000 lbs. on unsupported side.
7. Reinforcing bars shall be cut or bent around pipes. No deduction in concrete quantities shall be made for pipe openings.
8. The vanes of the grate shall be oriented with respect to the flow arrows shown on the plans.

Redrawn Jan. 1992

CITY OF WICHITA	
STD. TYPE II CURB INLET	
INLET OPENINGS - 6" x 24" SR	
BAUGHMAN COMPANY P. A.	
ENGINEERING DIVISION	
842	SHEET 9
DESIGN	DRAWN JAN 87
	10

BRUSH CREEK 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "BRUSH CREEK 3RD ADDITION," Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 1, 2, and 3, Block 1, Brush Creek Addition, Wichita, Kansas.

All being situated in the NW1/4 of Sec. 31, Twp. 26-S, R-2-E 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 Co., P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Reserves to be known as "BRUSH CREEK 3RD 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 wall and utility main lines and service lines shall be allowed to cross these easements. Reserves "A" and "B" are hereby reserved for floodway, drainage purposes, lakes, open space, landscaping, sidewalks, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 1. Reserve "B" shall be owned and maintained by the owner of Lot 8. The floodway shall be the responsibility of the corresponding owners of said Reserves "A" and "B" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the appropriate governing body. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. The location of all access openings shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Brushcreek Community, Joint Venture

Earl L. Steward III, William L. Korber, W. B. Carter Construction Co., Inc., Jack K. Stamp, Vice-President

State of Missouri) SS The foregoing instrument acknowledged before me, this ___ day of ___, 1998, by Earl A. Steward III, a Joint Venturer of Brushcreek Community, Joint Venture, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public, My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this ___ day of ___, 1998, by William L. Korber, a Joint Venturer of Brushcreek Community, Joint Venture, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public, My App't. Exp. _____

This plat of "BRUSH CREEK 3RD 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 ___, 1998. Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez, Chairman
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 1998.

Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this ___ day of ___, 1998.

James Alford, 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 ___, 1998, at ___ o'clock ___ M., and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged before me, this ___ day of ___, 1998, by Jack K. Stamp, Vice-President of W.B. Carter Construction Co., Inc., a Joint Venturer of Brushcreek Community, Joint Venture, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public, My App't. Exp. _____

