PRIVATE STORM WATER SEWER TO SERVE

Westwind 5th Addition, Lot 3

Private Project Number 919 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

July, 1999

Index

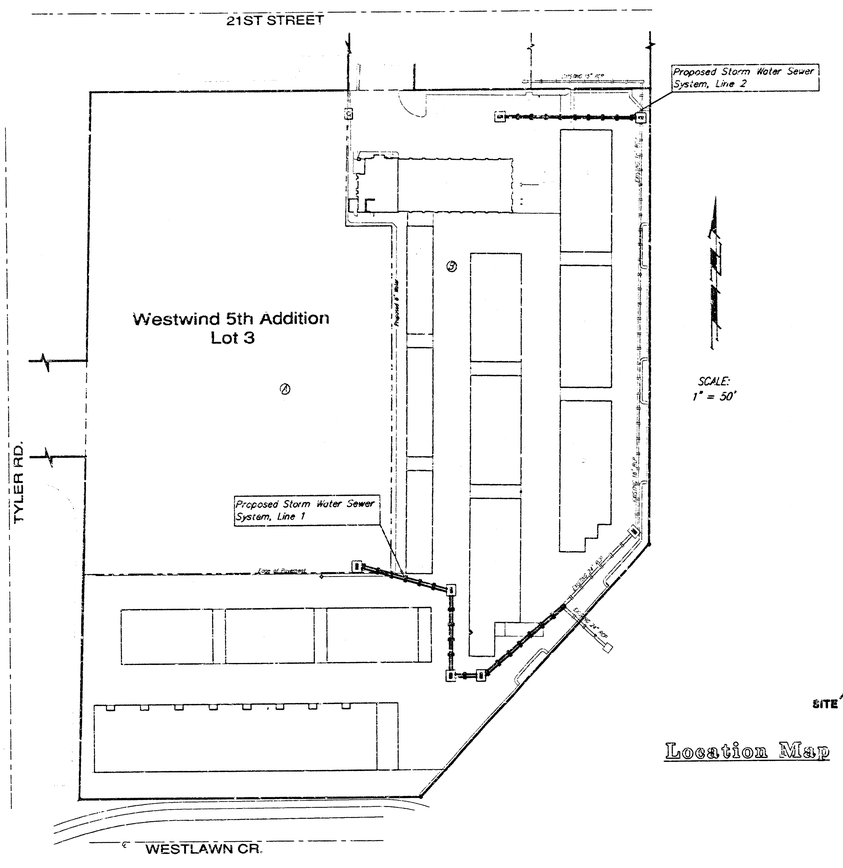
Cover Sheet	1
Plan/Profile Sheet Lines 1 & 2	2
Inlet/Sediment Barrier Details	3
Copy Of Plat	4

Legal Description

Part of Lot 3, Westwind 5th Addition, Wichita, Sedgwick County, Kansas described as follows: Beginning at the most westerly SW corner of said corner being on the east right-of-way line of Tyler Road; thence N01°28'06"E along a line of said Lot 3, 70.08 feet to a corner of said Lot 3; thence N89°59'59"E along a line of said Lot 3, 197.97 feet to a corner of said Lot 3; thence S89°59'44"E along a line of said Lot 3, 200.79 feet to a corner of said Lot 3; thence S01°28'50"W, 100.00 feet; thence S89°59'44"E, 35.00 feet; thence S00°42'30"W, 254.00 feet; thence S89°59'59"W, 239.14 feet to a point on a west line of said Lot 3; thence N01°28'07"E along said line, 86.03 feet to a corner of said Lot 3; thence S89°59'59"W along a line of said Lot 3, 200 feet to the point of beginning.

Benchmark

"□" Top of Curb South End of Median
Located in Entrance from 21st St.
Elev. = 1722.29 City Datum



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	887-2470

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

Cablevision	262-0651
or	263-2061
Kansas Gas Service	383-8650
KGE	383-8600
Peoples Gas Company	942-8811
Southwestern Bell Telephone Company	800-344-7233
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

2. 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.

3. Contractor shall not start work on the project until the Project Inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.

4. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.

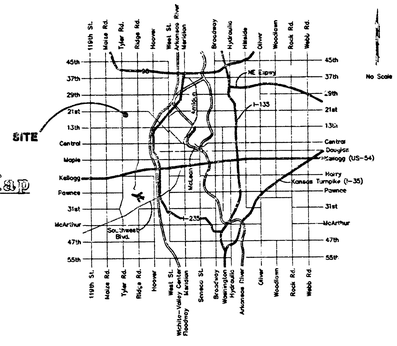
5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

6. 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.

7. 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.

8. The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

Location Map



BOOKED
7-27-00
MCA
P. 469

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sturm Sewers VRH 8/2/99

NOTE TO CONTRACTORS

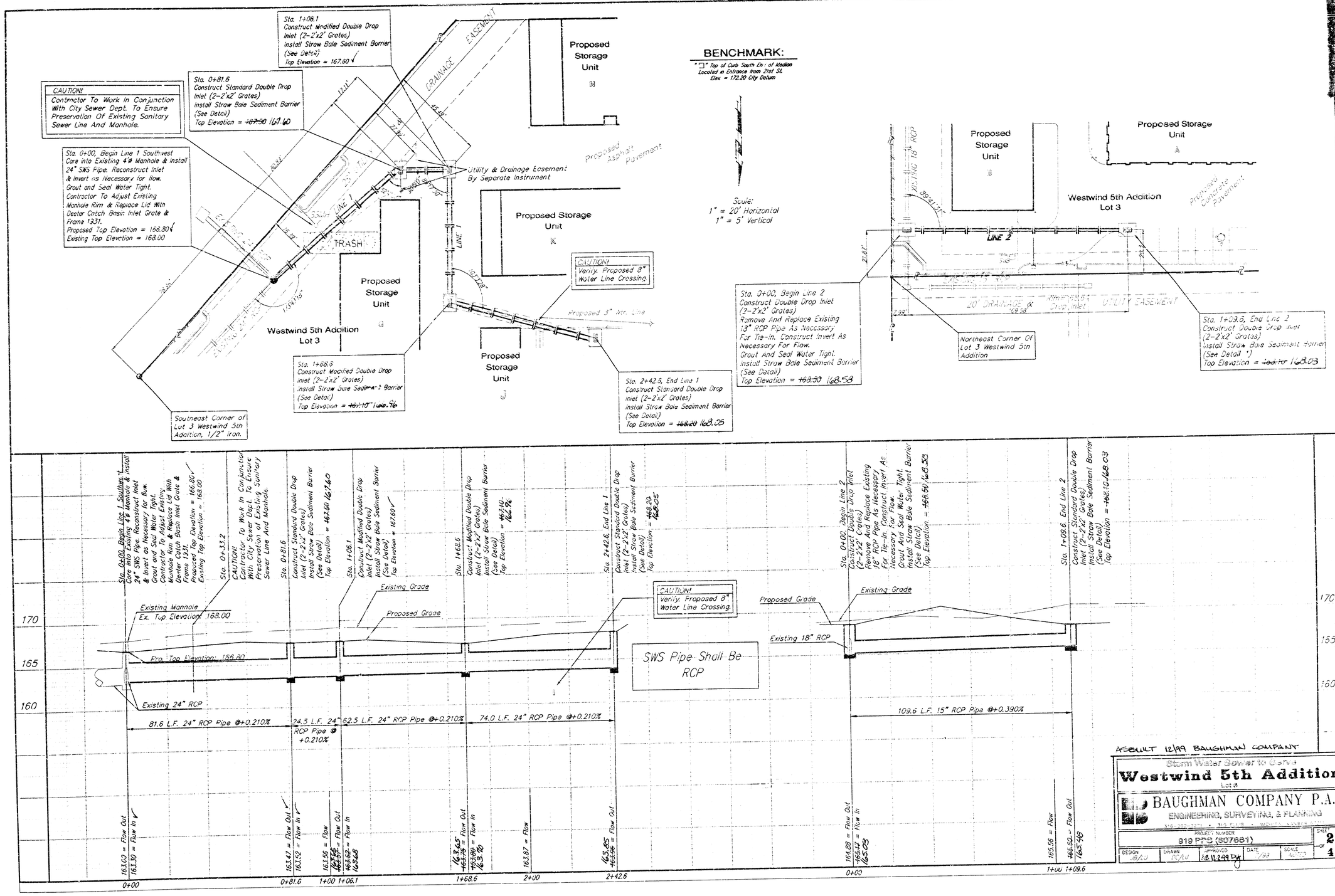
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional 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).

Kevin L. Lindebak
14709
11-5-99
STATE OF KANSAS
REGISTERED PROFESSIONAL ENGINEER

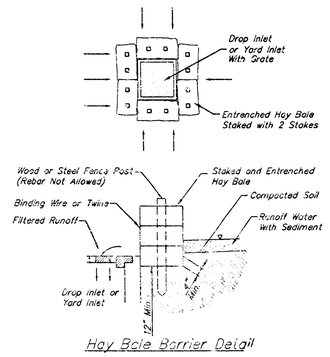
PROJECT INSPECTED BY
BAUGHMAN CO. AS BUILT 12-29-99

BAUGHMAN COMPANY
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 E. DOUGLAS • WICHITA, KANSAS

14-08-01-07


Sta. 1+06.1
Construct Modified Double Drop Inlet (2-2'x2' Grates)
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = 167.80
Sta. 0+81.6
Construct Standard Double Drop Inlet (2-2'x2' Grates)
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = ~~167.50~~ 167.60
CAUTION!
Contractor To Work In Conjunction With City Sewer Dept. To Ensure Preservation Of Existing Sanitary Sewer Line And Manhole.
Sta. 0+00, Begin Line 1 Southwest
Core into Existing 48 Manhole & Install 24" SWS Pipe. Reconstruct Inlet & Invert as Necessary for flow.
Grout and Seal Water Tight.
Contractor To Adjust Existing Manhole Rim & Replace Lid With Dester Catch Basin Inlet Grate & Frame 1331.
Proposed Top Elevation = 166.80
Existing Top Elevation = 166.00
Proposed Storage Unit
M
Proposed Asphalt Pavement
Utility & Drainage Easement By Separate Instrument
DRAINAGE EASEMENT
LINE 1
TRASH
Proposed Storage Unit
K
CAUTION!
Verify Proposed 8" Water Line Crossing
Proposed 8" Wtr. Line
Proposed Storage Unit
J
Proposed Storage Unit
G
Westwind 5th Addition
Lot 3
Sta. 1+68.6
Construct Modified Double Drop Inlet (2-2'x2' Grates)
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = ~~167.10~~ 168.76
Sta. 2+42.6, End Line 1
Construct Standard Double Drop Inlet (2-2'x2' Grates)
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = ~~168.20~~ 168.05
Southeast Corner of Lot 3 Westwind 5th Addition, 1/2" iron.
BENCHMARK:
"□" Top of Curb South En: of Median Located in Entrance from 21st St.
Elev. = 172.20 City Datum
Scale:
1" = 20' Horizontal
1" = 5' Vertical
Proposed Storage Unit
B
Proposed Storage Unit
A
EXISTING 18" RCP
Westwind 5th Addition
Lot 3
Proposed Concrete Pavement
LINE 2
20' DRAINAGE & UTILITY EASEMENT
Sta. 0+00, Begin Line 2
Construct Double Drop Inlet (2-2'x2' Grates)
Remove And Replace Existing 18" RCP Pipe As Necessary For Tie-in. Construct Invert As Necessary For Flow.
Grout And Seal Water Tight.
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = ~~168.30~~ 168.58
Northeast Corner Of Lot 3 Westwind 5th Addition
Sta. 1+09.6, End Line 2
Construct Double Drop Inlet (2-2'x2' Grates)
Install Straw Bale Sediment Barrier (See Detail)
Top Elevation = ~~168.10~~ 168.03
Existing Manhole
Ex. Top Elevation 168.00
Pro. Top Elevation 166.80
Existing 24" RCP
81.6 L.F. 24" RCP Pipe @+0.210%
24.5 L.F. 24" RCP Pipe @ +0.210%
52.5 L.F. 24" RCP Pipe @+0.210%
74.0 L.F. 24" RCP Pipe @+0.210%
SWS Pipe Shall Be RCP
Existing Grade
Proposed Grade
Existing 18" RCP
109.6 L.F. 15" RCP Pipe @+0.390%
163.60 = Flow Out
163.30 = Flow In
163.47 = Flow Out
163.52 = Flow In
163.55 = Flow
163.62 = Flow Out
163.62 = Flow In
163.65 = Flow In
163.90 = Flow Out
163.87 = Flow
163.85 = Flow Out
164.82 = Flow Out
164.42 = Flow In
165.56 = Flow
166.62 = Flow Out
165.98 = Flow In
0+00
0+81.6
1+00
1+06.1
1+68.6
2+00
2+42.6
0+00
1+00
1+09.6
170
165
160
AS BUILT 12/99 BAUGHMAN COMPANY
Storm Water Sewer Plans
Westwind 5th Addition
Lot 3
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
PROJECT NUMBER
919 PFS (307681)
SHEET
2
OF
4
DESIGN
DRAWN
APPROVED
DATE
SCALE

Detail 1

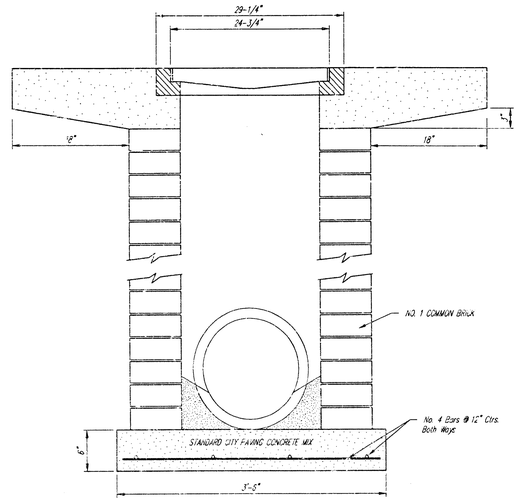


Hay Bale Barrier Detail

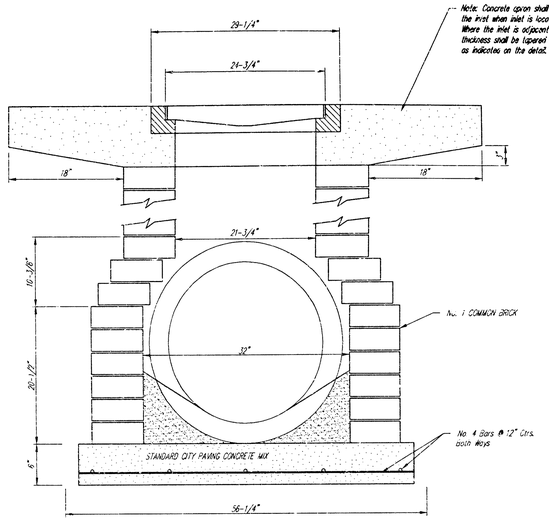
Note: "Dandy Bags" may be used as an alternative to Hay Bale Barriers. For more information on the "Dandy Bags" call Merideth Brothers, Inc., Suppliers of Dandy Products at 1-800-591-2264. Hay Bale Barriers or "Dandy Bags" to be paid per Each as Sediment Barriers.

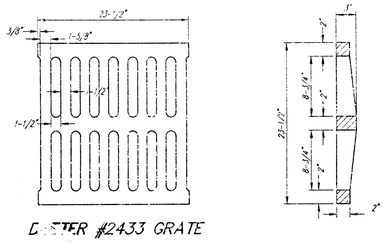
No Scale

Standard Drop Inlet



Modified Drop Inlet

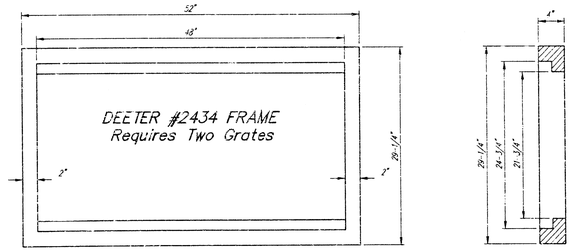




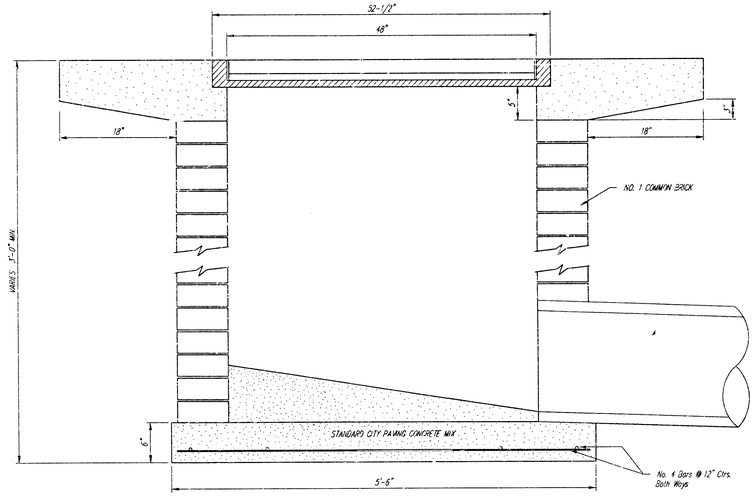
DEETER #2433 GRATE

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.

24" x 24" Frame and Grate Detail



Double 24" x 24" Frame Detail



City of Wichita

Drop Inlets

Standard and Modified

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

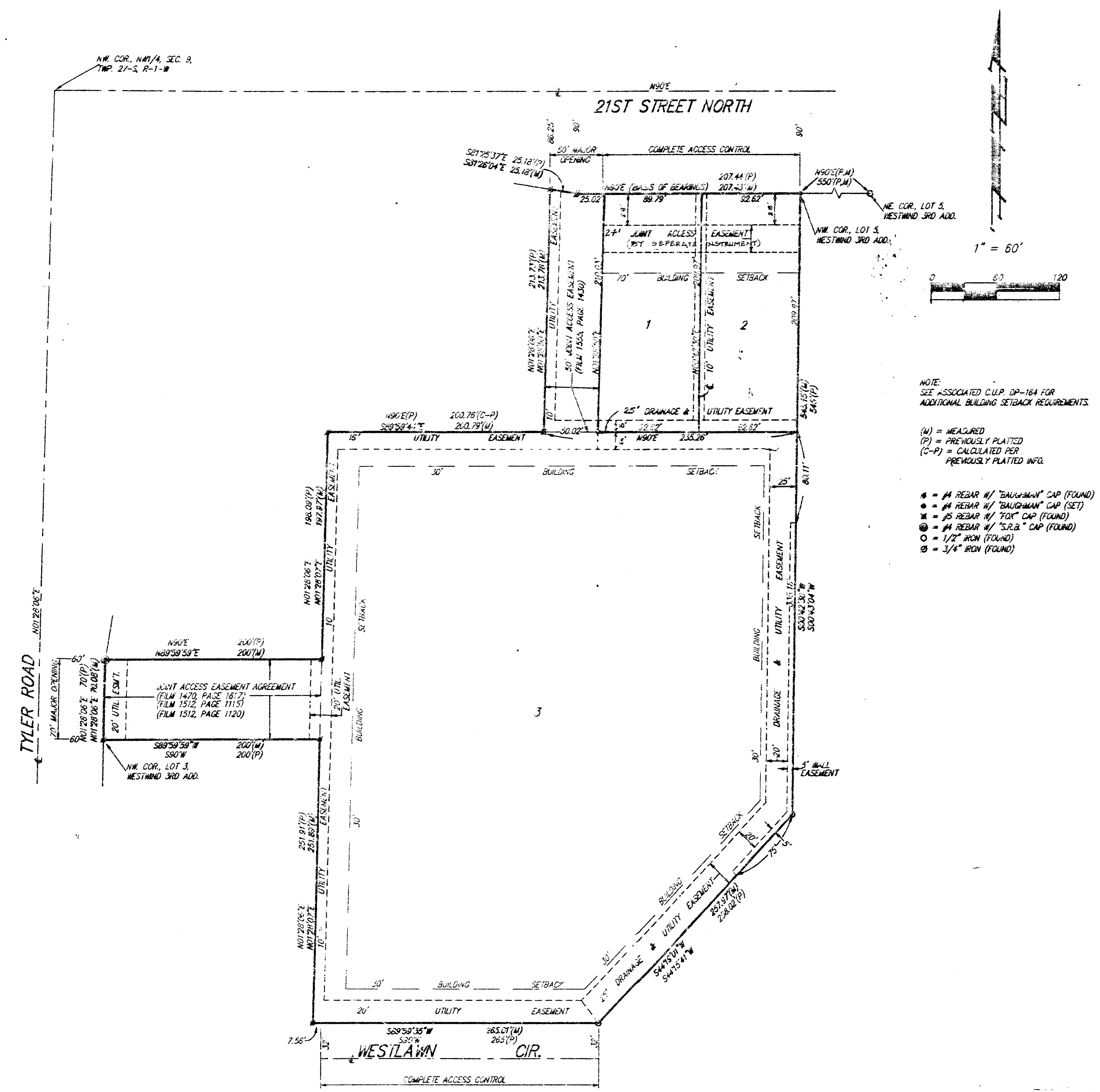
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
919 FPS (607881)	3 of 4

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF/AU	DC		7/99	None

WESTWIND 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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 "WESTWIND 5TH 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 Lot 4, Westwind 3rd Addition, Wichita, Kansas.

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. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Co., P.A.

Gregory F. Severns 10-4-95 Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots to be known as "WESTWIND 5TH 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 wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities shall be allowed to cross these easements. All abutters rights of access to or from 21st Street North over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Westlawn Cir. over and across the south line of Lot 3 EXCEPT the West 7.56 feet thereof are hereby granted to the City of Wichita, Kansas.

Jerry D. Newman

Kenneth L. Reichenberger Mary Ellen Reichenberger

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4th day of OCTOBER, 1995, by Jerry D. Newman, a single person.

PHILIP J. MEYER Notary Public

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

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4th day of OCTOBER, 1995, by Kenneth L. Reichenberger and Mary Ellen Reichenberger, husband and wife.

PHILIP J. MEYER Notary Public

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

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 "WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas.

The Mission Bank

By: Glen W. Porter, Senior Vice President (Title)

State of ~~Kansas~~)
Johnson County) SS The foregoing instrument acknowledged before me, this tenth day of October, 1995, by Glen W. Porter, Sr. V.P. (Title), of The Mission Bank, on behalf of the bank.

CAROL ANN BURTIS
Notary Public - State of Kansas
My Appt. Expires 6-12-99

CAROL ANN BURTIS Notary Public

My App't. Exp. 6-12-99

This plat of "WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 31st day of August, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. 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 24th day of OCTOBER, 1995.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this 25th day of June, 1996.

Susan E. Crockett-Spoon County Clerk

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 25th day of June, 1996 at 9:00 o'clock A.M; and is duly recorded.

#1536762

Pat Kettler Register of Deeds

~~Ed Reso~~ Phyllis Hernandez Deputy

14 08 01 07