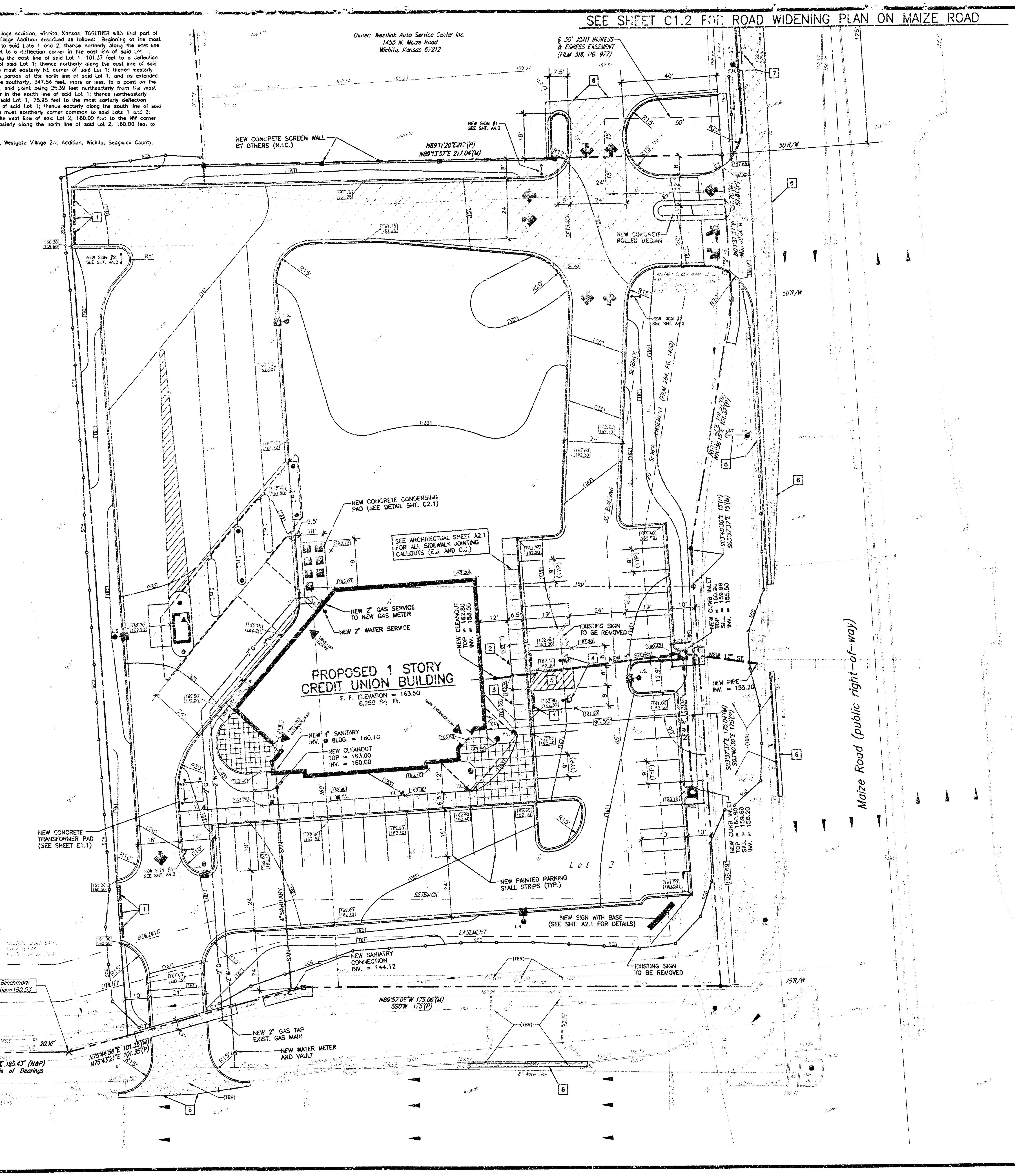
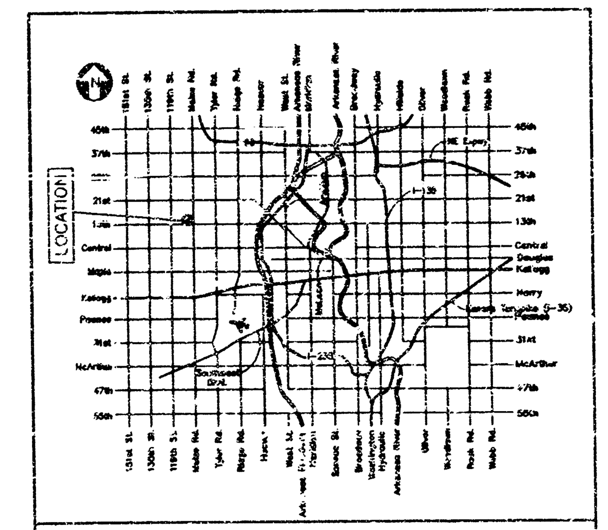
LEGAL DESCRIPTION

All of Lot 2, Westgate Village Addition, Wichita, Kansas, TOGETHER with that part of Lot 1 in said Westgate Village Addition described as follows: Beginning at the most easterly corner common to said Lots 1 and 2; thence northerly along the east line of said Lot 1, 15.00 feet to a deflection corner in the east line of said Lot 1; thence northeasterly along the east line of said Lot 1, 101.57 feet to a deflection corner in the east line of said Lot 1; thence northerly along the east line of said Lot 1, 57.81 feet to the most easterly NE corner of said Lot 1; thence westerly along the most southerly portion of the north line of said Lot 1, and as extended west, 274.67 feet; thence southerly, 347.54 feet, more or less, to a point on the south line of said Lot 1, said point being 25.39 feet northeasterly from the most westerly deflection corner in the south line of said Lot 1; thence northeasterly along the south line of said Lot 1, 75.98 feet to the most easterly deflection corner in the south line of said Lot 1; thence easterly along the south line of said Lot 1, 15.00 feet to the most southerly corner common to said Lots 1 and 2; thence northerly along the west line of said Lot 2, 160.00 feet to the NW corner of said Lot 2; thence easterly along the north line of said Lot 2, 160.00 feet to the point of beginning.

(To be platted as Lot 1, Westgate Village 2nd Addition, Wichita, Sedgwick County, Kansas.)





LOCATION MAP

SITE ABBREVIATIONS

ASPH.	= ASPHALT PAVING	M.E.	= MATCH EXISTING GRADE
ATM	= AUTOMATED TELLER MACHINE	M.H.	= MANHOLE
BC	= BOTTOM OF CURB	OHP	= OVER HEAD POWER
B.P.	= BACK FLOW PREVENTER	OHCTV	= OVERHEAD CABLE TV
B.O.	= BY OTHERS (N.I.C.)	OHT	= OVER HEAD TELEPHONE
B.W.	= BOTTOM OF WALL @ GRADE	R	= RADIUS
CB	= CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
CO	= CLEAN OUT	ROW	= RIGHT-OF-WAY
CONC.	= CONCRETE	R&R	= REMOVE AND REPLACE
C.T.	= CURB TAPER	SAN	= SANITARY SEWER
DS	= ROOF DOWN SPOUT	SHT.	= SHEET
E	= ELECTRICAL	SCB	= SEDIMENT CONTROL BARRIER
EC	= EDGE OF CONCRETE	S.L.	= STREET LIGHT
EL.	= ELEVATION	ST.	= STORM SEWER
ELEC.	= ELECTRICAL	S.U.C.	= SITE UTILITY CONTRACTOR
EP	= EDGE OF PAVEMENT	TBR	= TO BE REMOVED
EXIST.	= EXISTING	TBR/R	= TO BE REMOVED & RELOCATED
F	= FIRE PROTECTION	TC	= TOP OF CURB
F.H.	= FIRE HYDRANT	TG	= TOP OF GRATE
F.F.	= FINISHED FLOOR	TW	= TOP OF WALL
FL	= FLOW LINE	TYP	= TYPICAL
G	= GAS	U.P.	= UTILITY POLE
G.C.	= GENERAL CONTRACTOR	UGG	= UNDER GROUND GAS
GL	= GUTTER LINE	UGW	= UNDER GROUND WATER
G.M.	= GAS METER	UGCTV	= UNDER GROUND CABLE TV
G.P.	= GUARD POST	UGT	= UNDER GROUND TELEPHONE
G.V.	= GAS VALVE	UIP	= USE IN PLACE
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J.B.	= JUNCTION BOX	WM	= WATER METER
L.I.S.	= LAWN IRRIGATION SLEEVE	WV	= WATER VALVE
L.S.	= LIGHT STANDARD	Y.L.	= YARD LIGHT
N.I.C.	= NOT IN CONTRACT		
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KEY CONSTRUCTION NOTES

1. CONCRETE PRE-CAST WHEEL STOPS (SEE DETAIL SHT. C2.1)
2. STANDARD ACCESSIBILITY PARKING SIGN (SEE DETAIL SHT. C2.1)
3. "VAN" ACCESSIBILITY PARKING SIGN (SEE DETAIL SHT. C2.1)
4. SURFACE PAINTED ACCESSIBILITY SYMBOL (SEE DETAIL SHT. C2.1)
5. SURFACE PAINTED ACCESS ISLE (4"w. STRIPE @ 3'-0" SPACING)
6. SAWCUT EXISTING PAVEMENT TO PROVIDE A CLEAN, STRAIGHT EDGE. PLACE NEW PAVEMENT TO MATCH EXISTING GRADE.
7. REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND VALVE SHOWN.
8. REMOVE AND RELOCATE EXISTING POLE AND GUY SHOWN.

SITE LEGEND

EXISTING | PROPOSED

- CONTOUR LINES
- SPOT ELEVATIONS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- DECELERATION LANE ASPHALT PAVEMENT
- SEDIMENT CONTROL BARRIER
- SANITARY SEWER
- STORM SEWER
- UTILITY LINES
- UTILITY LINES TO BE REMOVED OR ABANDONED AS NOTED
- IMPROVEMENTS TO BE REMOVED
- FENCE LINE
- TELEPHONE PEDESTAL
- DELINEATOR
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- SOIL BORING LOCATIONS
- FIRE HYDRANT
- UTILITY POLES
- MANHOLES
- VALVES
- SIGNS
- LIGHT STANDARD
- PAINTED DIRECTIONAL ARROWS
- WATER METER
- GAS METER
- TRAFFIC BOX
- SIGNAL POLE

As Built 8/00 KK

CAUTION:

CHECK BENCHMARK AGAINST OTHER KNOWN ELEVATIONS TO ASSURE THAT FLOOR ELEVATIONS, UTILITIES AND OUTSIDE GRADES (INCLUDING INFORMATION OBTAINED FROM EXISTING RECORDS) ARE ALL ON THE SAME DATUM. CALL ARCHITECT IMMEDIATELY IF ANY DISCREPANCY IS DISCOVERED. USE CIRCUIT METHOD IN CONSTRUCTION LEVELING TO CHECK FOR AND ELIMINATE ERRORS.

LOCATE BUILDING CAREFULLY ON SITE. THE DIMENSIONS SHOWN ARE INTENDED TO PLACE THE BUILDING AT A CERTAIN LOCATION WITH ONE SPECIFIC ORIENTATION. CALL ARCHITECT IF ANY UNCERTAINTY EXISTS.

N / W / E / S

0 20 40 60

SCALE 1 INCH = 20 FEET

CIVIL SITE PLAN

NOTICE 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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
SANITARY SEWERS ____
STORM SEWERS VRH 11/1/99
DRIVEWAY APPROACHES ____
WATER MAINS ____
PAVING VRH 11/1/99

CITY OF WICHITA
PRIVATE PROJECT No. 937PPS
INDEX CODE 607861
PRIVATE PROJECT No. 122PPP
INDEX CODE 607879
CITY ENGINEER: MICHAEL E. LINDEBAK, P.E.

BOOKED
11-27-00
MCG
D-487

Construction By
HBE Financial Facilities
A Division of HBE Corporation, 11330 Olive Boulevard, St. Louis, Missouri 63141, Phone (314) 567-9000

SWS & PAVING FOR
A New Facility for
FIRST CHOICE
CREDIT UNION
Wichita, Kansas

937PPS
122PPP

Frederick S. Scott, Architect
Ronald L. Hollander, Architect
(314) 567-9000
11330 Olive Boulevard, St. Louis, Missouri 63141

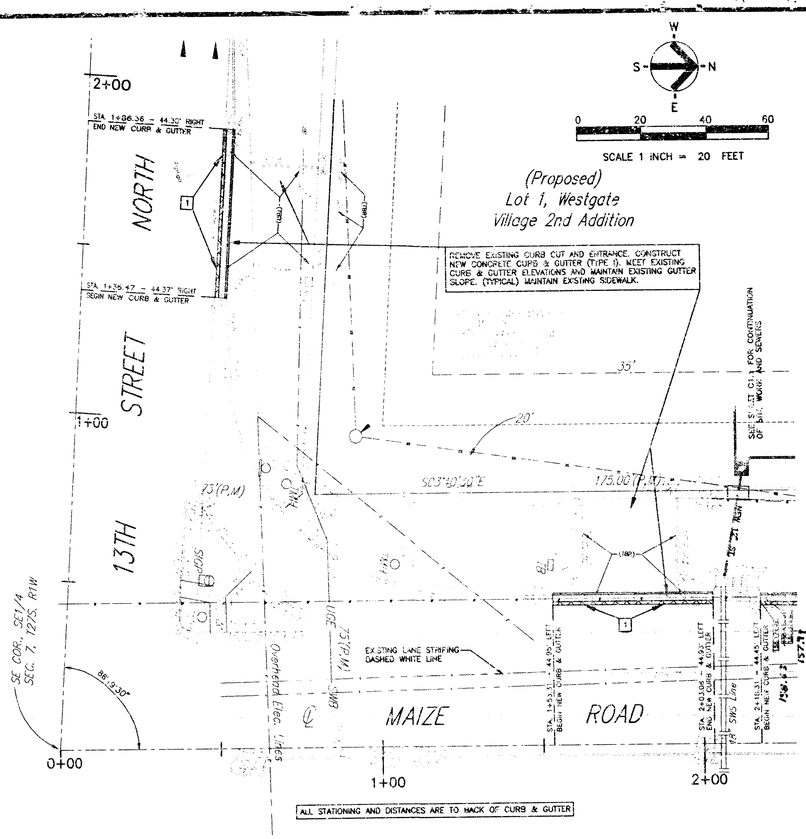
DB	AB	CB
VAB	JB	MG

Sheet No. 1 of 2

C1.1

Copyright HBE Corporation

Date: 10-18-99



SCALE 1 INCH = 20 FEET

MAIZE ROAD CONSTRUCTION PLAN - STA 0+00 to STA 2+30

GENERAL

1. EXISTING SITE CONDITIONS AND TOPOGRAPHY ARE SHOWN IN ACCORDANCE WITH A SITE SURVEY PREPARED BY BAUGHMAN COMPANY P.A., DATED SEPTEMBER 18, 1998 (LAST REVISION – OCTOBER 26, 1998) AND OTHER AVAILABLE INFORMATION.

2. BENCHMARK: "X" IN SIDEWALK AS SHOWN ON SOUTH SIDE OF PROPERTY. ELEVATION = 160.55.

3. ALL TRAFFIC CONTROL AND PARKING SIGNS, WHERE INDICATED ON THE SITE PLAN OR OTHERWISE REQUIRED, SHALL COMPLY WITH THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES AND CITY OF WICHITA STANDARDS.

PAVEMENT/SIDEWALKS

1. ASPHALT PAVING SECTIONS SHALL BE 5" ASPHALTIC CONCRETE (2" WEARING SURFACE ON 3" BASE COURSE) ON 6" OF STABILIZED SUBGRADE. HEAVY-DUTY ASPHALT PAVING SECTIONS SHALL BE 8" ASPHALTIC CONCRETE (3" WEARING SURFACE ON 5" BASE COURSE) ON 6" OF STABILIZED SUBGRADE. DECELERATION LANE PAVEMENT SHALL BE 10" ASPHALTIC CONCRETE (3" WEARING SURFACE ON 7" BASE COURSE) ON 6" OF STABILIZED SUBGRADE.

2. CONCRETE PAVING SECTIONS SHALL BE 5" CONCRETE WITH ONE LAYER OF 6X6 – W2.9 WWF ON 6" OF STABILIZED SUBGRADE. MEET EXISTING CURB ELEVATION AND MAINTAIN EXISTING GUTTER SLOPE.

3. PAVEMENT, CURBS AND SIDEWALK WORK IN THE RIGHT-OF-WAY SHALL BE BY SITE CONTRACTOR PER CITY SPECIFICATIONS. MEET EXISTING CURB ELEVATIONS AND MAINTAIN EXISTING GUTTER SLOPES AS REQUIRED.

4. ALL SITE WORK CONCRETE SHALL BE 3,000 PSI MINIMUM AT 28 DAY COMPRESSIVE STRENGTH.

5. SAWCUT EXISTING PAVEMENT WHERE REQUIRED TO PROVIDE A CLEAN EDGE FOR ABUTTING NEW PAVING AND PATCHING.

6. EXISTING SIDEWALK, CURB, GUTTER AND PAVEMENT DAMAGED DURING CONSTRUCTION AND NOT SHOWN AS NEW WORK SHALL BE REPLACED.

UTILITIES

1. THE LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION THEREOF. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY PROJECT CONSTRUCTION.

2. EXCAVATE WITH EXTREME CAUTION TO AVOID DISTURBING UNDERGROUND UTILITIES THAT ARE TO REMAIN IN SERVICE. REPORT ANY CONFLICTS TO THE ARCHITECT IMMEDIATELY.

3. VERIFY IN FIELD, ALL INVERTS OF EXISTING STORM AND SANITARY SEWERS AT CONNECTIONS WITH NEW SEWERS PRIOR TO BEGINNING CONSTRUCTION OF UTILITIES.

KEY CONSTRUCTION NOTES

1. SAWCUT EXISTING PAVEMENT TO PROVIDE A CLEAN, STRAIGHT EDGE. PLACE H. M PAVEMENT TO MATCH EXISTING GRADE.
2. REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND VALVE SHOWN.
3. REMOVE AND RELOCATE EXISTING POLE AND GUY SHOWN.
4. REMOVE AND RELOCATE EXISTING POLE
5. INSTALL NEW UTILITY POLE.

CITY OF WICHITA

PRIVATE PROJECT No 937PFS
INDEX CODE : 607861

PRIVATE PROJECT No. 122PPP
INDEX CODE : 607879

CITY ENGINEER : MICHAEL E. LINDEBAK, P.E

NOTICE 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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

SANITARY SEWERS _____
STORM SEWERS _____
DRIVEWAY APPROACHES _____
WATER MAINS _____
PAVING _____

SITE ABBREVIATIONS

ASPH. = ASPHALT PAVING	M.E. = MATCH EXISTING GRADE
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B.C. = BOTTOM OF CURB	O.H.P. = OVER HEAD POWER
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B.O. = BY OTHERS (N.I.C.)	O.H.T. = OVER HEAD TELEPHONE
B.W. = BOTTOM OF WALL @ GRADE	R = RADIUS
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EL. = ELEVATION	ST. = STORM SEWER
ELEC = ELECTRICAL	S.U.C. = U.T.I. UTILITY CONTRACTOR
EP = EDGE OF PAVEMENT	T.B.R. = TO BE REMOVED
EXIST. = EXISTING	T.B.R./R = TO BE REMOVED & RELOCATED
F = FIRE PROTECTION	T.C. = TOP OF CURB
F.H. = FIRE HYDRANT	T.G. = TOP OF GRATE
F.F. = FINISHED FLOOR	T.W. = TOP OF WALL
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G = GAS	U.P. = UTILITY POLE
G.C. = GENERAL CONTRACTOR	U.G.G. = UNDER GROUND GAS
GL = GUTTER LINE	U.G.W. = UNDER GROUND WATER
G.M. = GAS METER	U.G.C.T.V. = UNDER GROUND C.T.V.
G.P. = GUARD POST	U.G.T. = UNDER GROUND TELEPHONE
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SITE LEGEND

EXISTING	PROPOSED	
		CONTOUR LINES
		SPOT ELEVATIONS
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		HEAVY-DUTY ASPHALT PAVEMENT
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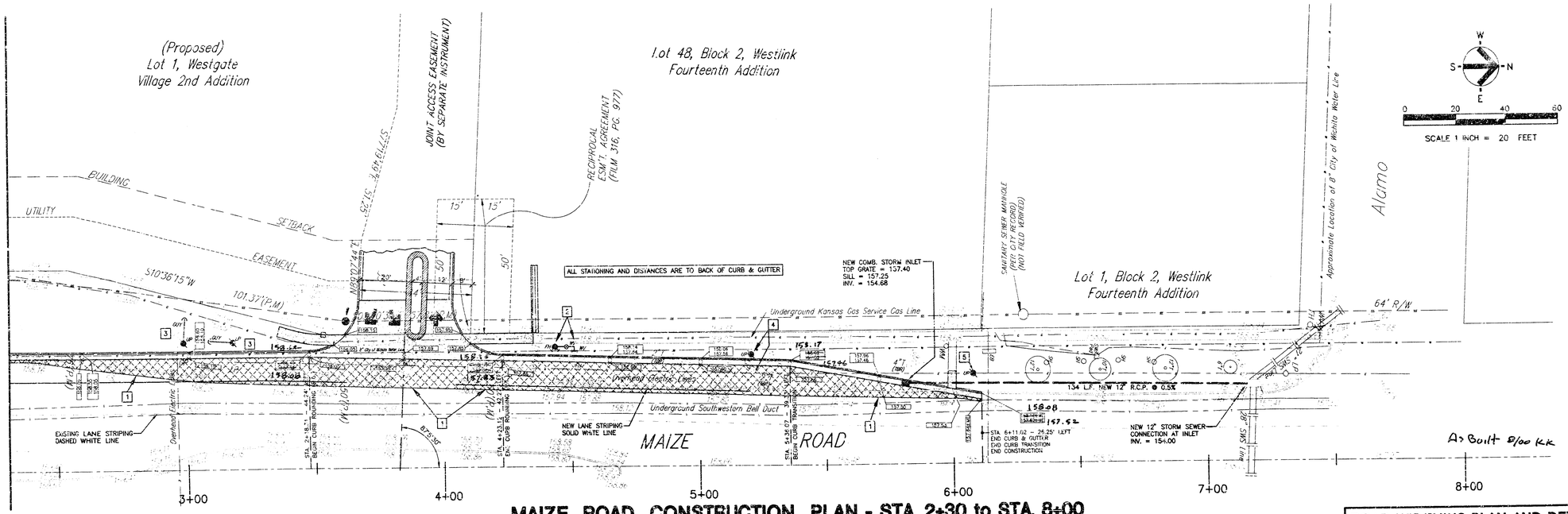
		UTILITY LINES
		UTILITY LINES TO BE REMOVED OR ABANDONED AS NOTED
		IMPROVEMENTS TO BE REMOVED
		FENCE LINE

EXISTING	PROPOSED	
		TELEPHONE PEDESTAL
		DELINEATOR
		GUY POLE & ANCHOR
	SB-2	SOIL BORING LOCATIONS
		FIRE HYDRANT
		UTILITY POLES
		MANHOLES
		VALVES
		SIGNS
		LIGHT STANDARD
		PAINTED DIRECTIONAL ARROWS
		WATER METER
		GAS METER
		TRAFFIC BOX
		SIGNAL POLE



SCALE 1 INCH = 20 FEET

MAIZE ROAD CONSTRUCTION PLAN - STA. 2+30 to STA. 8+00

As-Built 8/00 K.K

ROAD WIDENING PLAN AND DETAILS

A New Facility for
FIRST CHOICE CREDIT UNION
Wichita, Kansas

Construction By
HBE Financial Facilities
A Division of HBE Corporation, 1500 Solar Boulevard, St. Louis, Missouri 63141 (314) 567-4000

Frederick S. Scott, Architect
Ronald L. Hollander, Architect
1510 Solar Boulevard, St. Louis, Missouri 63141 (314) 567-4000

DB	AB	CB
VAB	JB	MG

Sheet No. 1 of

C1.2

Copyright HBE Corporation
Date: 10-18-99

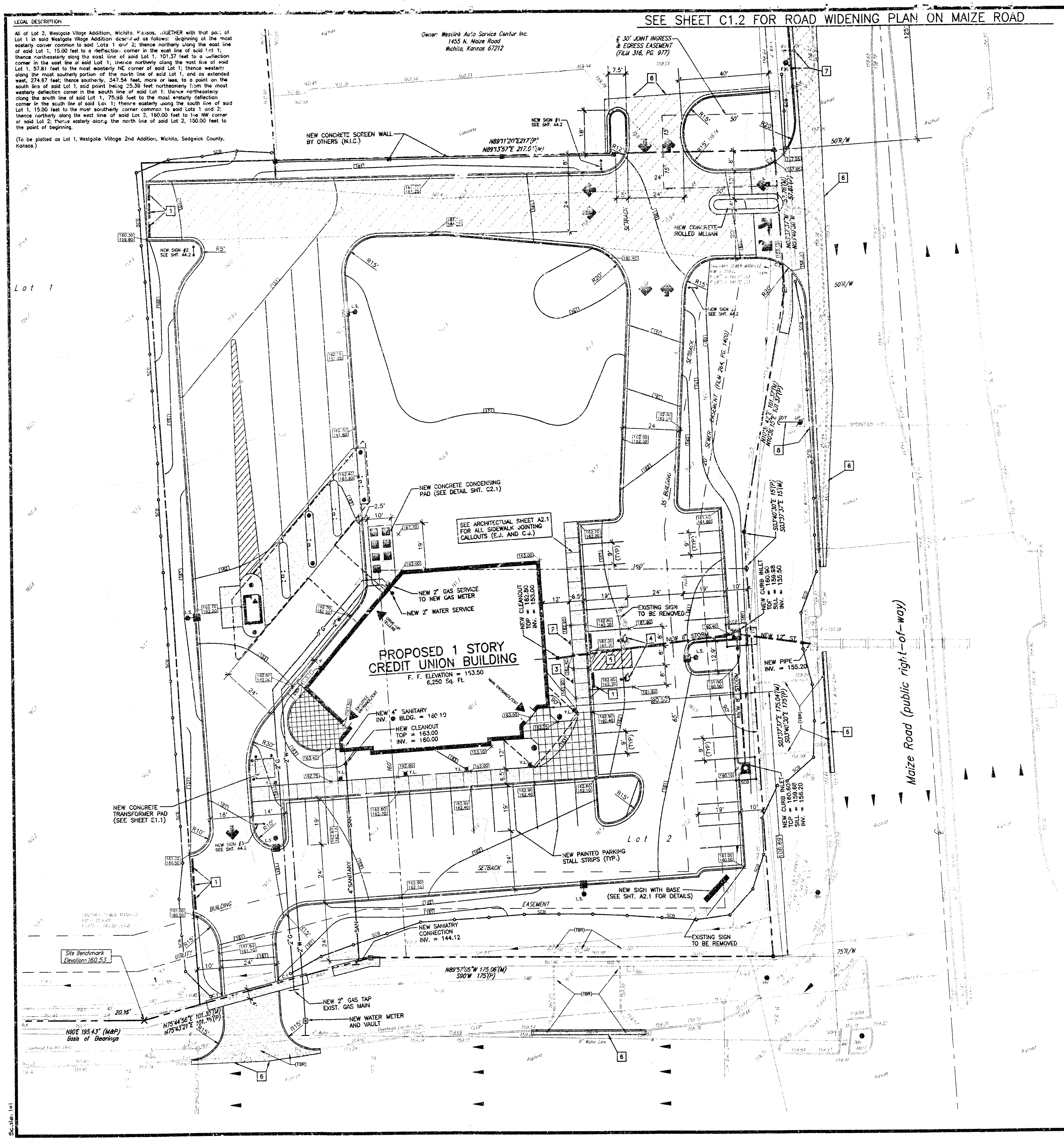
Scale: 1" = 20'

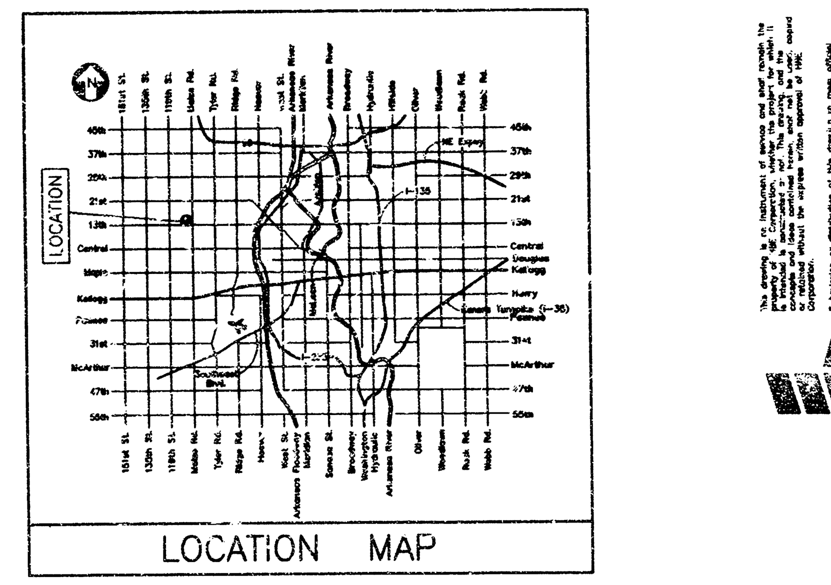
LEGAL DESCRIPTION

All of Lot 2, Westgate Village Addition, Wichita, Kansas, TOGETHER with that part of Lot 1 in said Westgate Village Addition described as follows: Beginning at the most easterly corner common to said Lots 1 and 2; thence northerly along the east line of said Lot 1, 15.00 feet to a deflection corner in the east line of said Lot 1; thence northeasterly along the east line of said Lot 1, 101.37 feet to a deflection corner in the east line of said Lot 1; thence northerly along the east line of said Lot 1, 57.81 feet to the most easterly NE corner of said Lot 1; thence westerly along the most southerly portion of the north line of said Lot 1, and as extended west, 274.67 feet; thence southerly, 347.54 feet, more or less, to a point on the south line of said Lot 1, said point being 25.39 feet northeasterly from the most westerly deflection corner in the south line of said Lot 1; thence northeasterly along the south line of said Lot 1, 75.98 feet to the most easterly deflection corner in the south line of said Lot 1; thence easterly along the south line of said Lot 1, 15.00 feet to the most southerly corner common to said Lots 1 and 2; thence northerly along the west line of said Lot 2, 160.00 feet to the NW corner of said Lot 2; thence easterly along the north line of said Lot 2, 150.00 feet to the point of beginning.

(To be platted as Lot 1, Westgate Village 2nd Addition, Wichita, Sedgwick County, Kansas.)

SEE SHEET C1.2 FOR ROAD WIDENING PLAN ON MAIZE ROAD





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- ASPHALT PAVEMENT
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- SOIL BORING LOCATIONS
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- UTILITY POLES
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- SIGNS
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As Built 8/00 KK

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SCALE 1 INCH = 20 FEET

CIVIL SITE PLAN

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APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
SANITARY SEWERS
STORM SEWERS VRH 11/1/99
DRIVEWAY APPROACHES
WATER MAINS VRH 11/1/99
PAVING

CITY OF WICHITA
PRIVATE PROJECT No. 937PPS
INDEX CODE : 607861
PRIVATE PROJECT No. 122PPP
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CITY ENGINEER : MICHAEL E. LINDEBAK, P.E.

BOOKED 11-27-00 MCG
D-487

Frederick S. Scott, Architect
Ronald L. Hollander, Architect
(314) 687-9000
1330 Olive Boulevard, St. Louis, Missouri 63141

Construction By
HBE Financial Facilities
A Division of HBE Corporation, 1330 Olive Boulevard, St. Louis, Missouri 63141, Phone (314) 567-9000

SWS & PAVING FOR
A New Facility for
FIRST CHOICE CREDIT UNION
Wichita, Kansas

937PPS
122PPP

G:\Fin\3701\C\C1-1SUBM.dwg HBE104
BDR/PLC 3701, 10-25-99 @ 10:02

DB	AB	CB
VAB	JB	MG

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C1.1

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Date: 10-18-99