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

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.)

Owner: Westlink Auto Service Center Inc.
1455 N. Maize Road
Wichita, Kansas 67212

PROPOSED 1 STORY CREDIT UNION BUILDING
F. F. ELEVATION = 163.50
6,250 Sq. Ft.

Lot 1

Lot 2

Maize Road (public right-of-way)

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.F.	= 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	= 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	TOR	= TO BE REMOVED
EXIST.	= EXISTING	TRR/R	= TO BE REMOVED & RELOCATED
F	= FIRE PARTITION	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
G.L.	= GUTTER LINE	UGW	= UNDER GROUND WATER
G.M.	= GAS METER	UGCTV	= UNDER GROUND CABLE TV
G.R.	= GUARD POST	UGT	= UNDER GROUND TELEPHONE
G.V.	= GAS VALVE	UIP	= USE IN PLACE
H.D.	= HEAVY DUTY	VCP	= VITRIFIED CLAY PIPE
INV.	= INVERT	W	= WATER
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		
N.I.B.B.	= NOT IN BASE BID		

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	
161	161	CONTOUR LINES
157.32	157.32 / 159.75	SPOT ELEVATIONS
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		HEAVY-DUTY ASPHALT PAVEMENT
		DECELERATION LANE ASPHALT PAVEMENT
SCB	SCB	SEDIMENT CONTROL BARRIER
SAN	SAN	SANITARY SEWER
		STORM SEWER
W	W	UTILITY LINES
		UTILITY LINES TO BE REMOVED OR ABANDONED AS NOTED
		IMPROVEMENTS TO BE REMOVED
		FENCE LINE
		TELEPHONE PEDESTAL
		DELINEATOR
		GUY POLE & ANCHOR
SB-2	SB-2	SOIL BORING LOCATIONS
		FIRE HYDRANT
		UTILITY POLES
		MANHOLES
		VALVES
		SIGNS
		LIGHT STANDARD
		PAINTED DIRECTIONAL ARROWS
W	W	WATER METER
G	G	GAS METER
		TRAFFIC BOX
		SIGNAL POLE

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.

As Built 8/00 KK

SCALE 1 INCH = 20 FEET

CIVIL SITE PLAN

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

NOTICE TO CONTRACTORS:
INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER. THE CONSULTING ENGINEER SHALL ASSURE COMPLIANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFY THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN PUBLIC RIGHT-OF-WAY OR IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION AND CERTIFICATION. NO IMPROVEMENTS SHALL BE ACCEPTED FOR MAINTENANCE BY THE CITY ENGINEER.

BOOKED 11-27-00 MLG D-489

CITY OF WICHITA
PROJECT ENGINEER: Mo. 937PPS
PROJECT COORDINATOR: Mo. 122PPP
FINANCIAL PROJECT No. 122PPP
ENGINEERING COUNTY: 60/8/9
CITY ENGINEER: MICHAEL E. LINDELL, P.E.

937 PPS
122 PPP

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

Construction By
Hill Financial Facilities
A Division of Hill Construction, 1550 Des Peres Rd.
St. Louis, Missouri 63144 Phone (314) 567-6000

Frederick S. Scott, Architect
Ronald L Hollander, Architect
8340 MAPLEWOOD
7550 Olive Boulevard, St. Louis, Missouri 63141

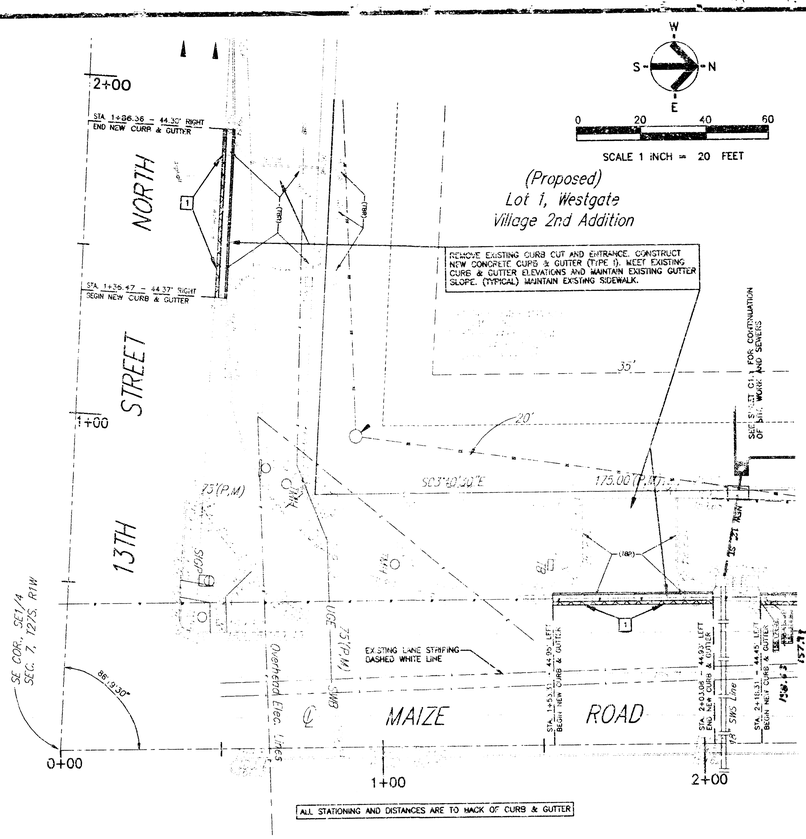
DB VAB | AB JB | CB MG

Sheet No. 1 of 2

C1.1

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Date: 10-18-99



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 28, 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 THEREFROM. 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 PRODUCT 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 _____

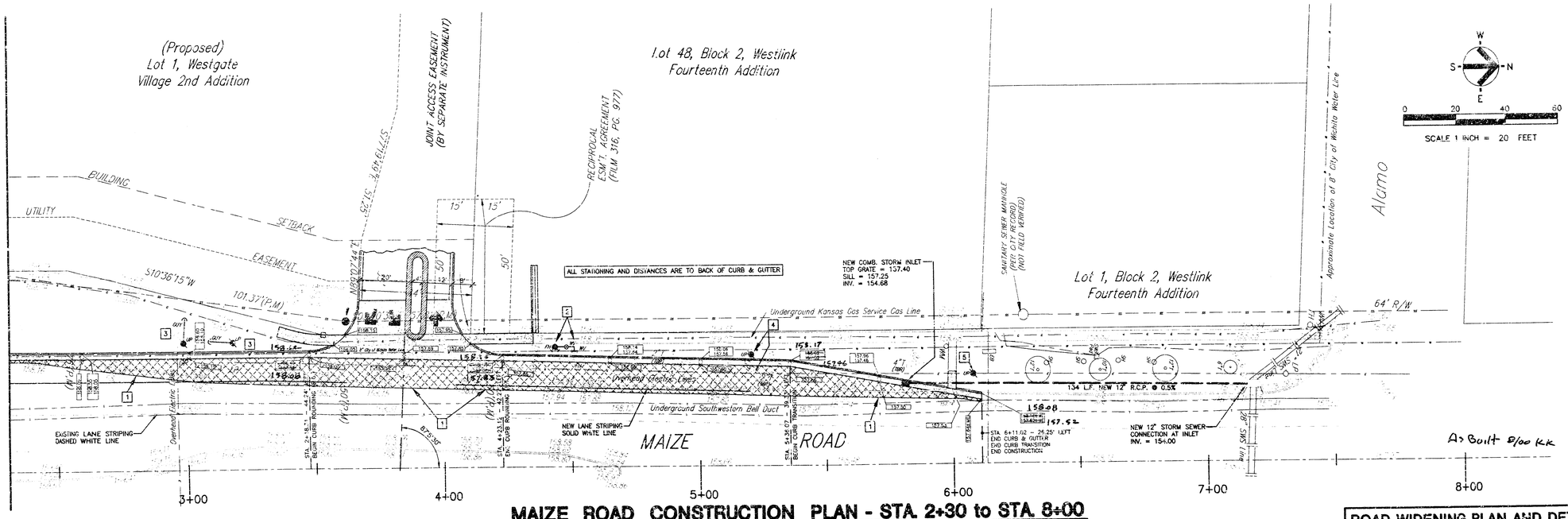
SITE ABBREVIATIONS

ASPH.	= ASPHALT PAVING	M.E.	= MATCH EXISTING GRADE
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B.C.	= BOTTOM OF CURB	OHP	= OVER HEAD POWER
B.F.	= 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
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DS	= ROOF DOWN SPOUT	SHT.	= SHEET
E	= ELECTRICAL	SCB	= SEDIMENT CONTROL BARRIER
EC	= EDGE OF CONCRETE	SL	= STREET LIGHT
EL.	= ELEVATION	ST.	= STORM SEWER
ELEC	= ELECTRICAL	S.U.C.	= 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	W	= WATT
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 C.T.V.
G.P.	= GUARD POST	UGT	= UNDER GROUND TELEPHONE
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H.D.	= HEAVY DUTY	VCP	= VITRIFIED CLAY PIPE
INV.	= INVERT	W	= WATER
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		
N.I.B.B.	= NOT IN BASE BID		

SITE LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		CONTOUR LINES			TELEPHONE PEDESTAL
		SPOT ELEVATIONS			DELINEATOR
		CONCRETE PAVEMENT			GUY POLE & ANCHOR
		ASPHALT PAVEMENT		SB-2	SOIL BORING LOCATIONS
		HEAVY-DUTY ASPHALT PAVEMENT			FIRE HYDRANT
		DECELERATION LANE ASPHALT PAVEMENT			UTILITY POLES
		SEDIMENT CONTROL BARRIER			MANHOLES
		SANITARY SEWER			VALVES
		STORM SEWER			SIGNS
		UTILITY LINES			LIGHT STANDARD
		UTILITY LINES TO BE REMOVED OR ABANDONED AS NOTED			PAINTED DIRECTIONAL ARROWS
		IMPROVEMENTS TO BE REMOVED			WATER METER
		FENCE LINE			GAS METER
					TRAFFIC BOX
					SIGNAL POLE

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



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

As-Built 8/00 K.K.

A New Facility for
FIRST CHOICE CREDIT UNION
Wichita, Kansas

Construction By
HBE Financial Facilities
A Division of HBE Corporation 9300 Ward Parkway
St. Louis, Missouri 63141 Phone 573/687-8000

Frederick S. Scott, Architect
Ronald L. Hollander, Architect
(314) 567-4000
9230 Ward Parkway, St. Louis, Missouri 63141

DB	AB	CB
VAB	JB	MG

Sheet No. 1 of

C1.2

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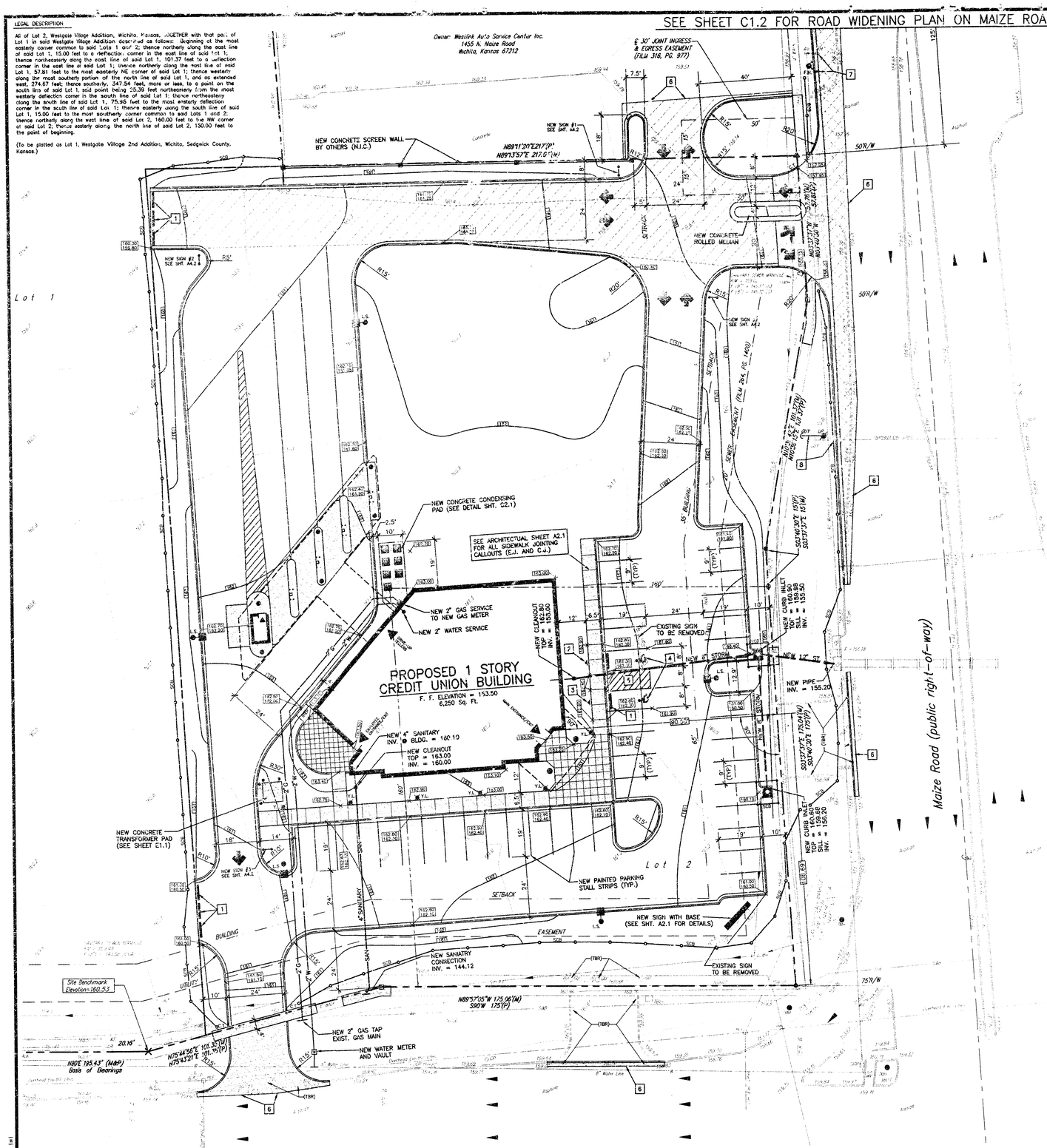
ROAD WIDENING PLAN AND DETAILS

Scale: 1=1

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
Owner: Weslink Auto Service Center Inc.
1455 N. Maize Road
Wichita, Kansas 67212
℄ 30' JOINT INGRESS-& EGRESS EASEMENT (FILM 318, PG. 977)
NEW CONCRETE SCREEN WALL BY OTHERS (N.I.C.)
N89°11'20"E 217.0'(P)
N89°13'57"E 217.0'(M)
NEW SIGN #1 SEE SHT. A4.2
NEW SIGN #2 SEE SHT. A4.2
NEW SIGN #3 SEE SHT. A4.2
NEW SIGN #4 SEE SHT. A4.2
NEW CEDAR SITE-ROLLED MULCH
Lot 1
Lot 2
NEW CONCRETE CONDENSING PAD (SEE DETAIL SHT. C2.1)
SEE ARCHITECTUAL SHEET A2.1 FOR ALL SIDEWALK JOINTING CALLOUTS (E.J. AND C.J.)
NEW 2" GAS SERVICE TO NEW GAS METER
NEW 2" WATER SERVICE
PROPOSED 1 STORY CREDIT UNION BUILDING
F. F. ELEVATION = 153.50
6,250 Sq. FT.
NEW 4" SANITARY ● BLDG. = 160.19
NEW CLEANOUT TOP = 163.00 INV. = 160.00
NEW CLEANOUT INV. = 155.00
NEW CURB INLET TOP = 159.88 SILL = 155.58 INV. =
NEW CURB INLET TOP = 159.88 SILL = 155.58 INV. =
NEW PIPE INV. = 155.20
NEW CURB INLET TOP = 159.88 SILL = 156.20 INV.
EXISTING SIGN TO BE REMOVED
NEW 4" STORM
NEW CONCRETE TRANSFORMER PAD (SEE SHEET E1.1)
NEW PAINTED PARKING STALL STRIPS (TYP.)
NEW SIGN WITH BASE (SEE SHT. A2.1 FOR DETAILS)
NEW SANITARY CONNECTION INV. = 144.12
EXISTING SIGN TO BE REMOVED
NEW 2" GAS TAP EXIST. GAS MAIN
NEW WATER METER AND VAULT
Site Benchmark Elevation 160.53
N89°E 195.43' (M&P) Basis of Bearings
N89°57'05"W 175.06'(M)
S80°W 175'(P)
S03°40'30"E 151'(P)
S03°37'37"E 151'(M)
S03°40'30"E 175.01'(M)
S03°40'30"E 175'(P)
Maize Road (public right-of-way)
SETBACK
EASEMENT
BUILDING
UTILITY
SANITARY
SCREEN
SCRWALL
SCRWALL
SCRWALL