

STORM WATER SEWER TO SERVE

Webb Road Commercial Addition

LOT 1&2

Private Project Number

959 PPS (607861)

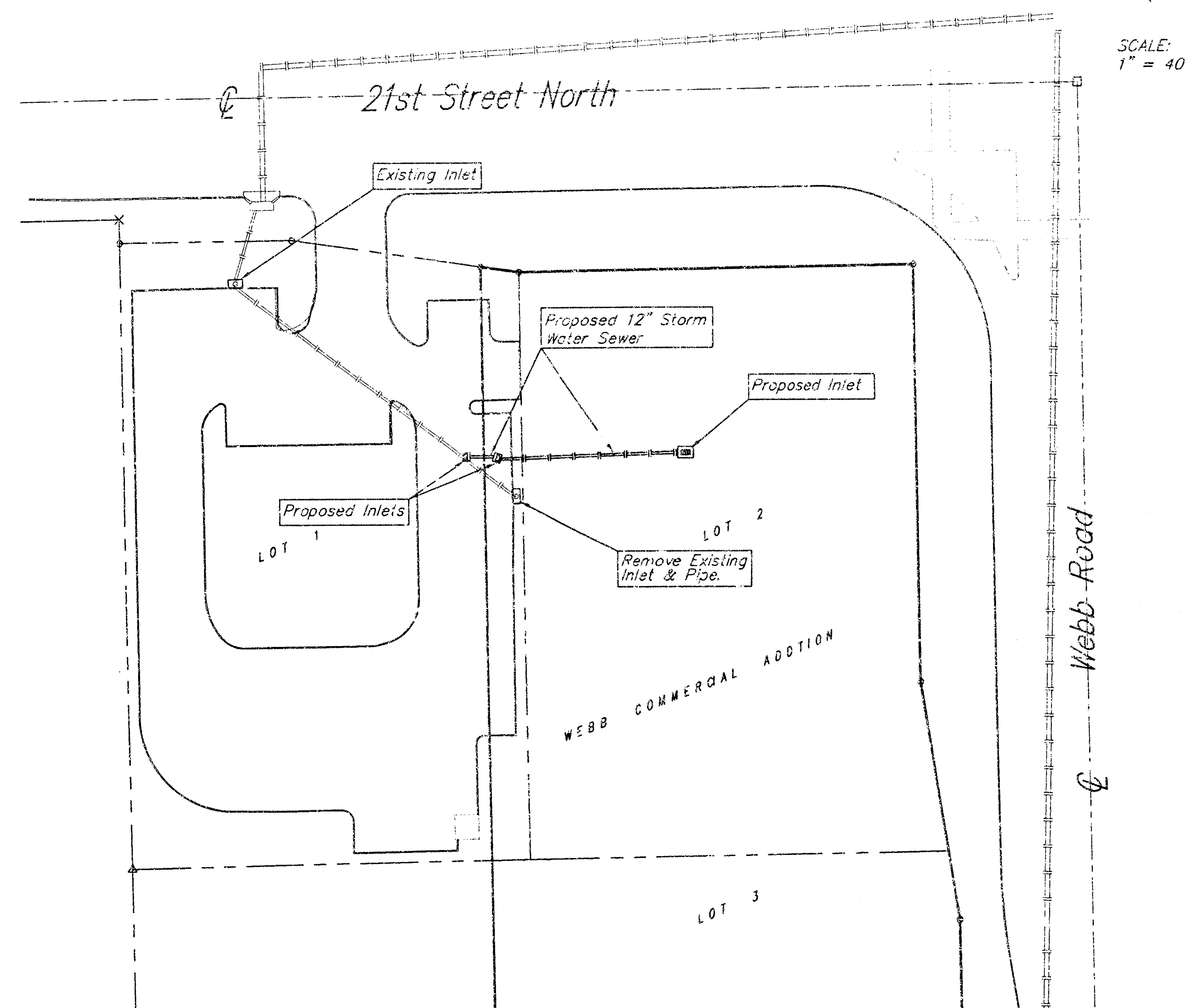
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

December 1999

Index

Title Sheet	1
Plan/Profile Sheet	2
Detail Sheet	3
Copy Of Plot	4

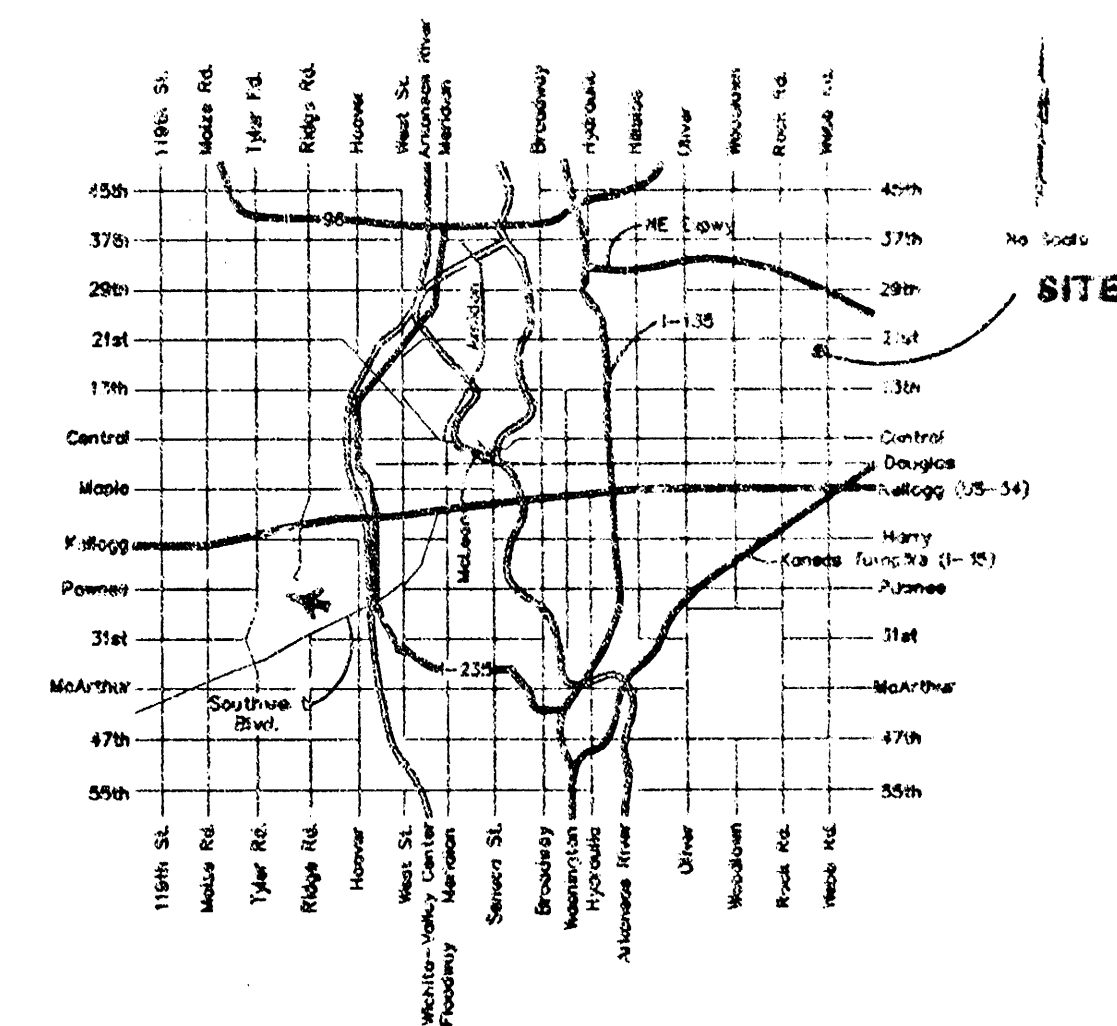


SCALE:
1" = 40'

General Notes

- 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 587-2470
The Contractor must notify the following in case of an emergency:
MultiMedia Cablevision 262-4270
Kansas Gas Service Company 353-6600
Kansas Gas & Electric Company 383-8650
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4503
City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-5 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- 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.
- 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 stockpiled or disposed of in a flood plain would require 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.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable: call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.

Location Map



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 12/9/99

NOTE TO CONTRACTORS

Installation, inspection and testing for the waterline 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).

Benchmark:

City of Wichita Benchmark Disc - Webb Road and 21st Street North
415 feet West of Webb Road, and 77 feet north of the Centerline of 21st
Street North. Elevation = 205.70(City Datum)



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-242-7271 • 310 ELLIS • WICHITA, KANSAS 67201

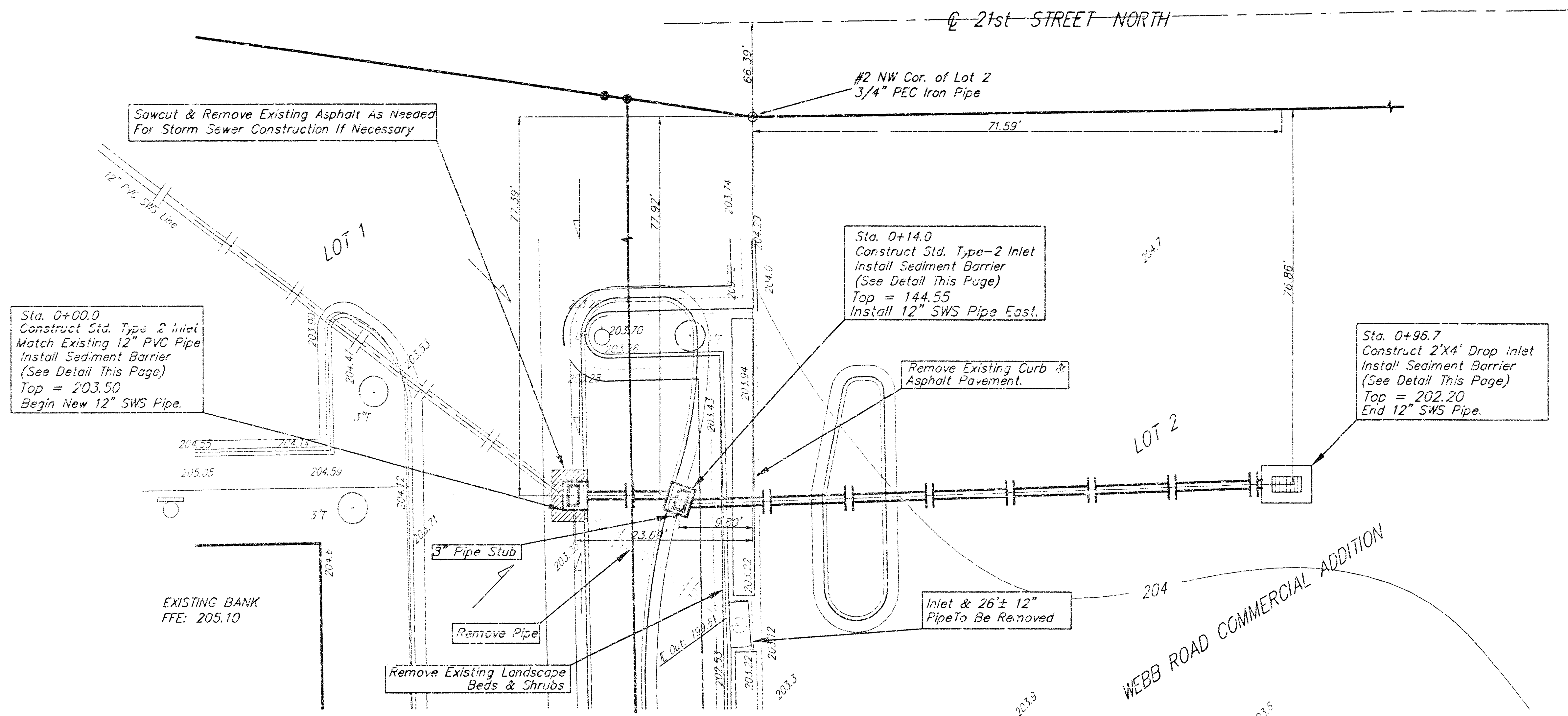
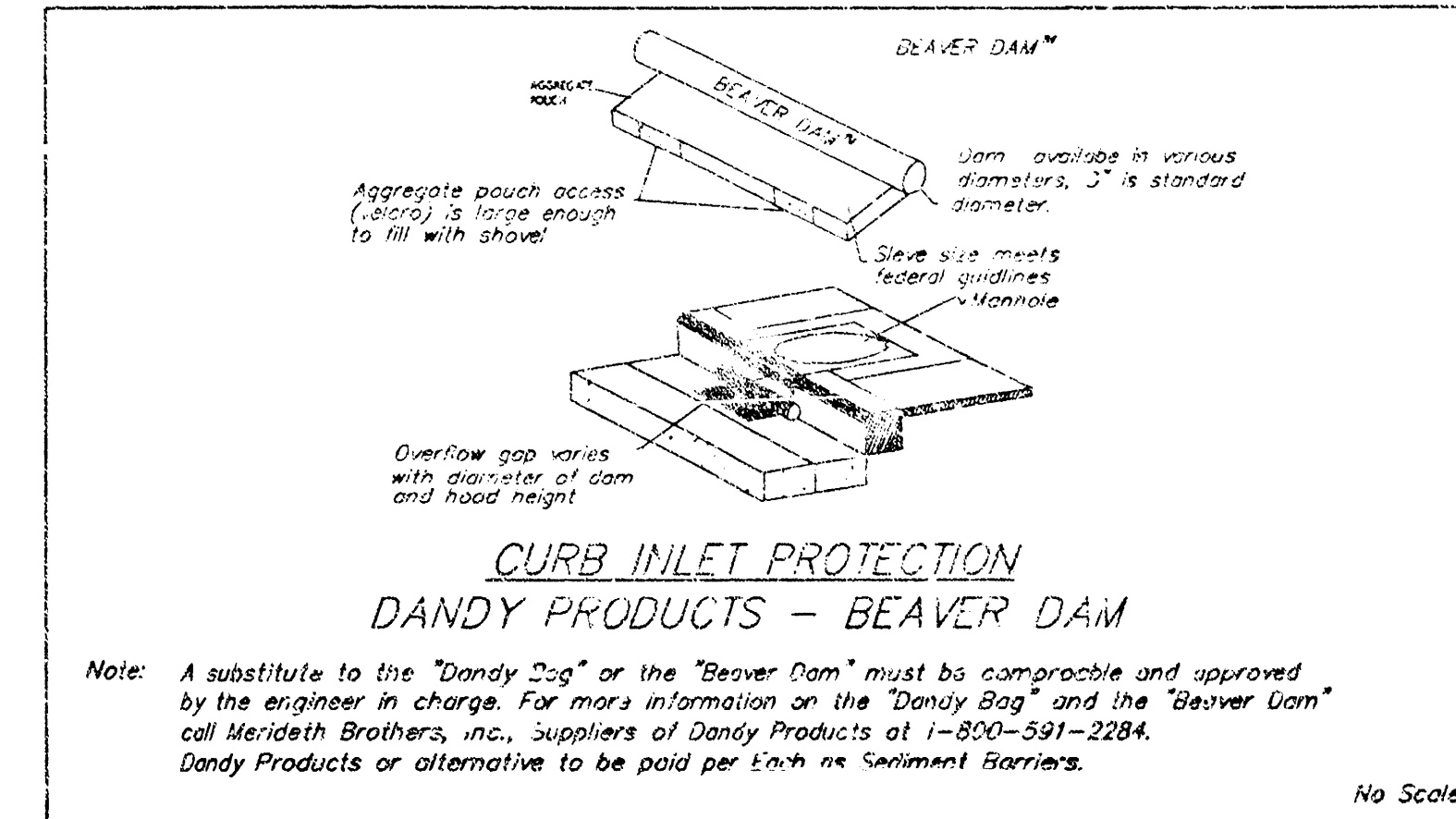
LEGAL DESCRIPTION:

The east 20 feet of Lot 1, all of Lot 2, and Lot 3, except the west 155 feet thereof, Block 1, Webb Road Commercial Addition to Wichita, Sedgwick County, Kansas

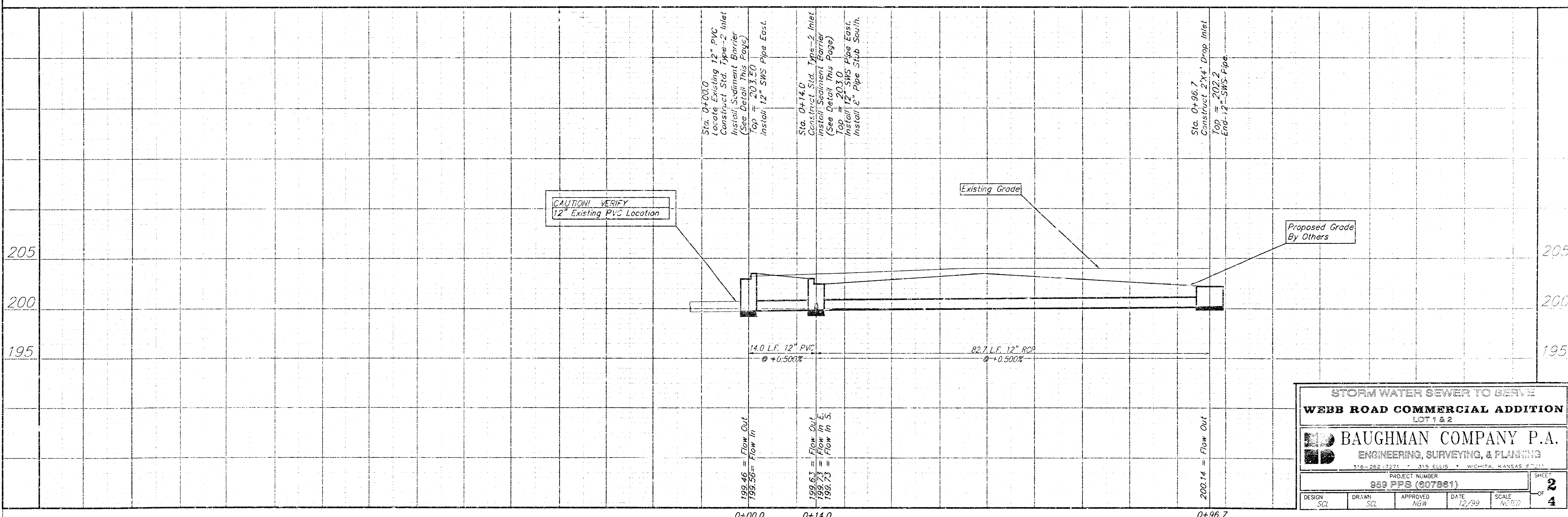
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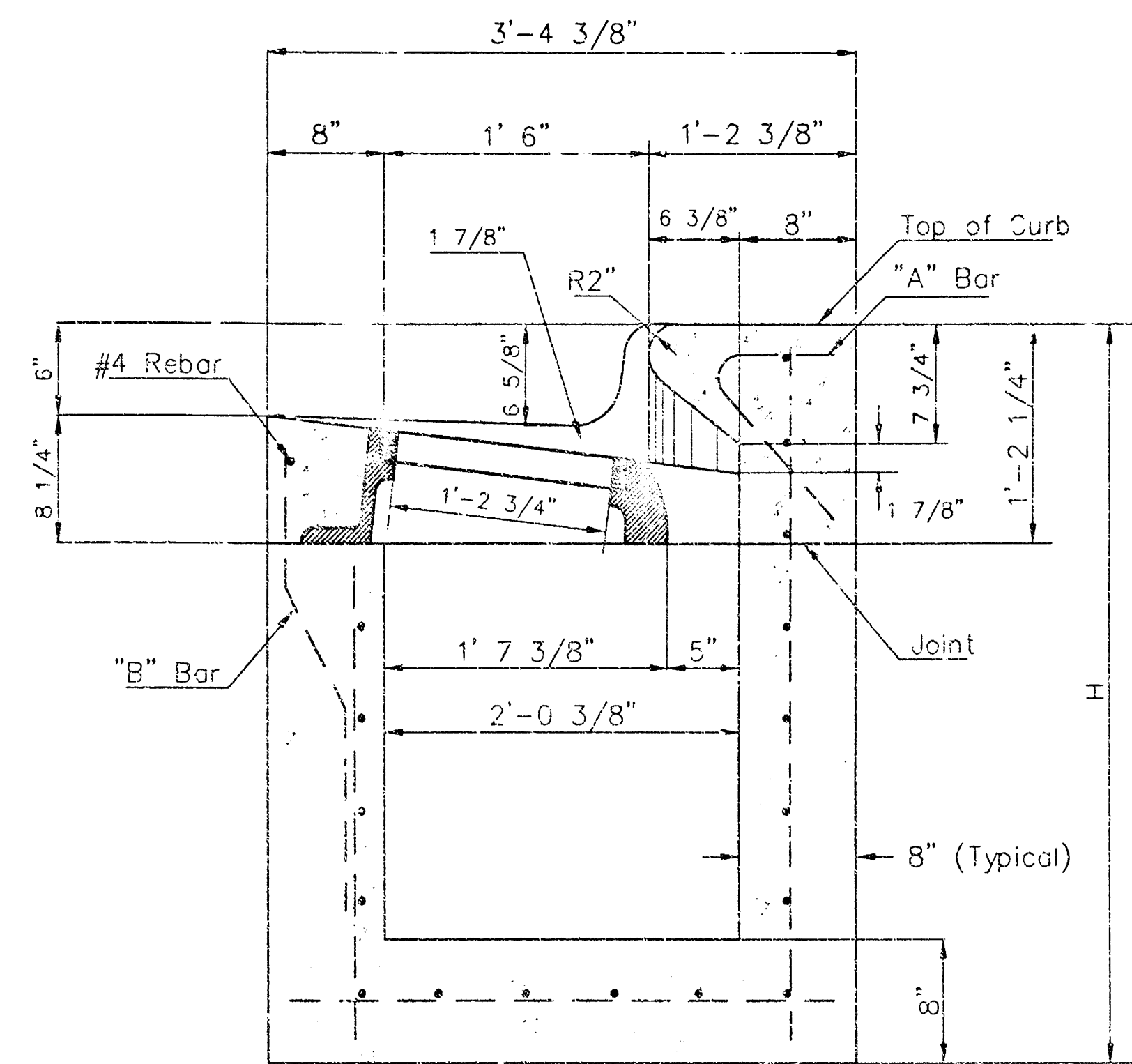
City of Wichita Benchmark Disc - Webb Road and 21st Street North
415 feet West of Webb Road, and 77 feet north of the Centerline of 21st Street North. Elevation = 205.70(City Datum)

Sediment Barrier Detail

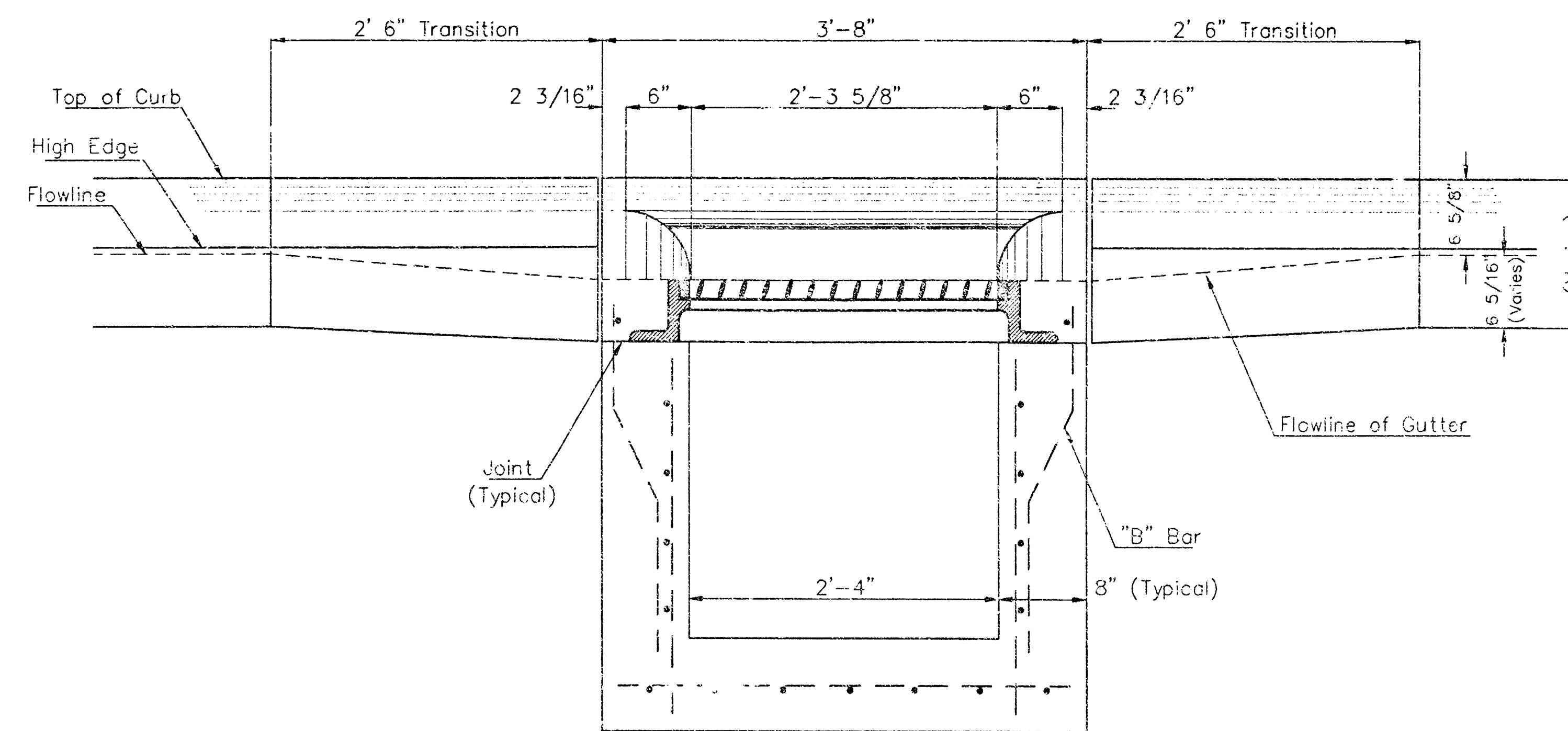


SCALE:
1" = 10' HORIZONTAL
1" = 5' VERTICAL
● = #4 Baughman Iron
○ = 3/4" PEC Iron Pipe

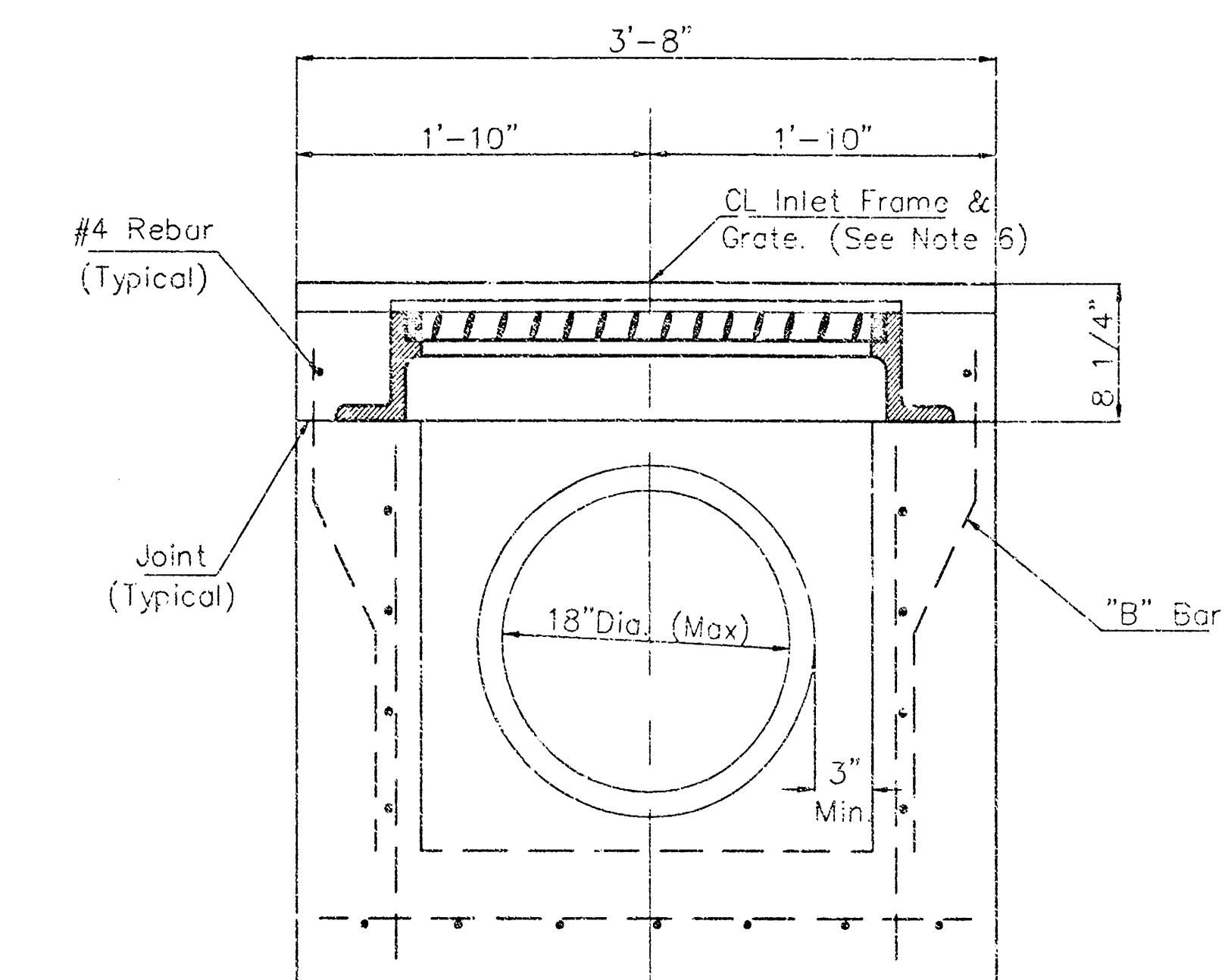




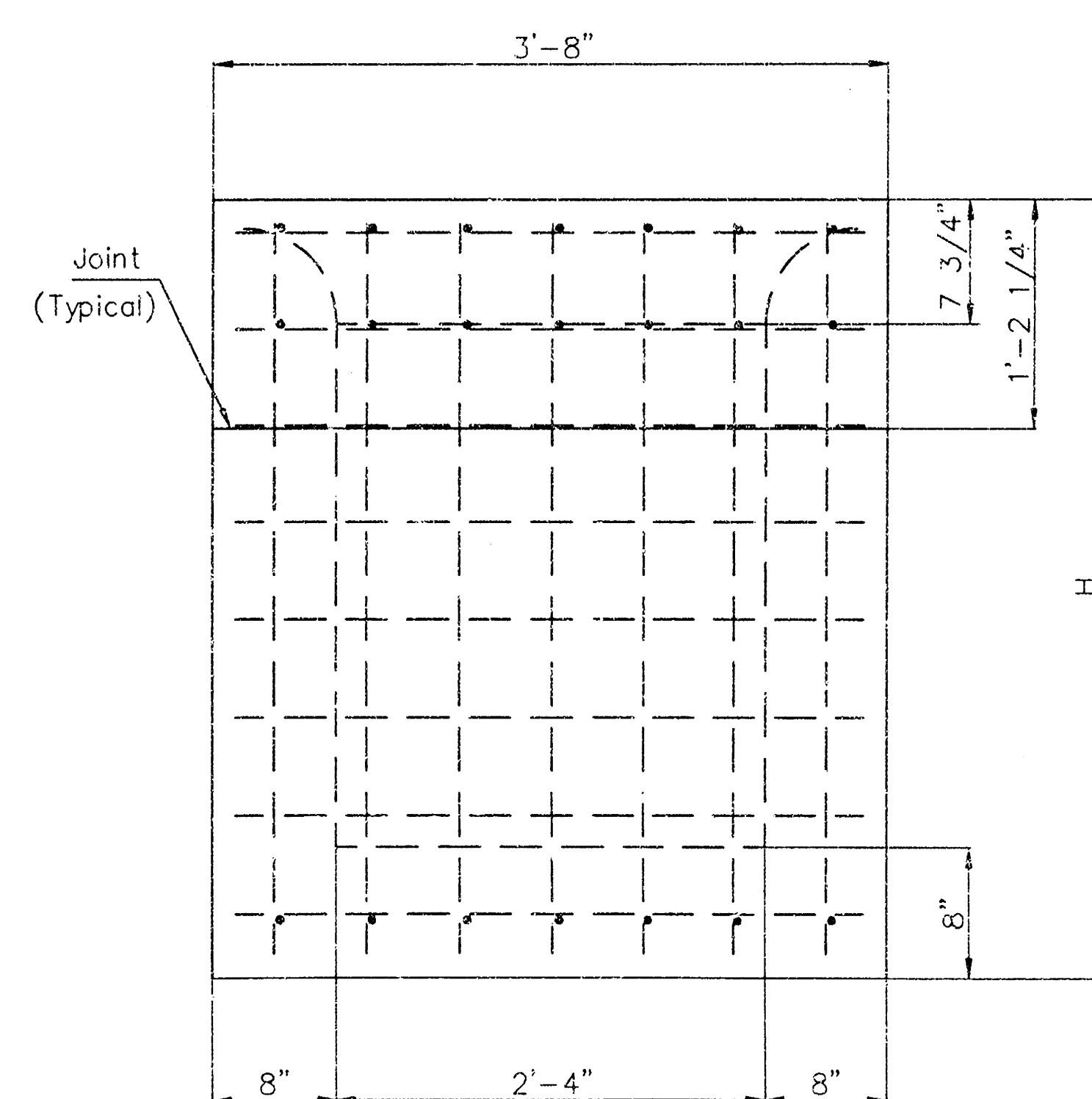
SECTION A-A



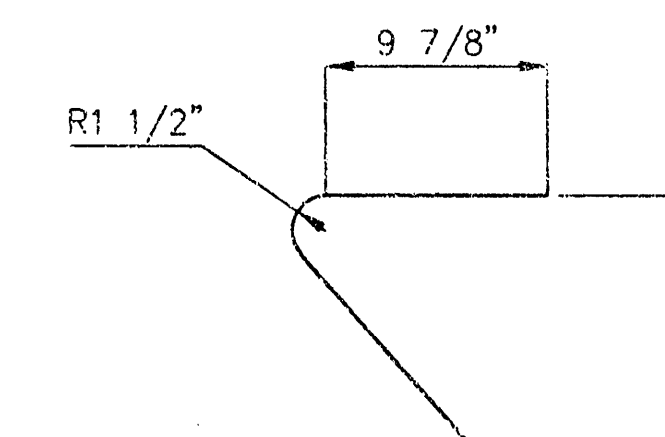
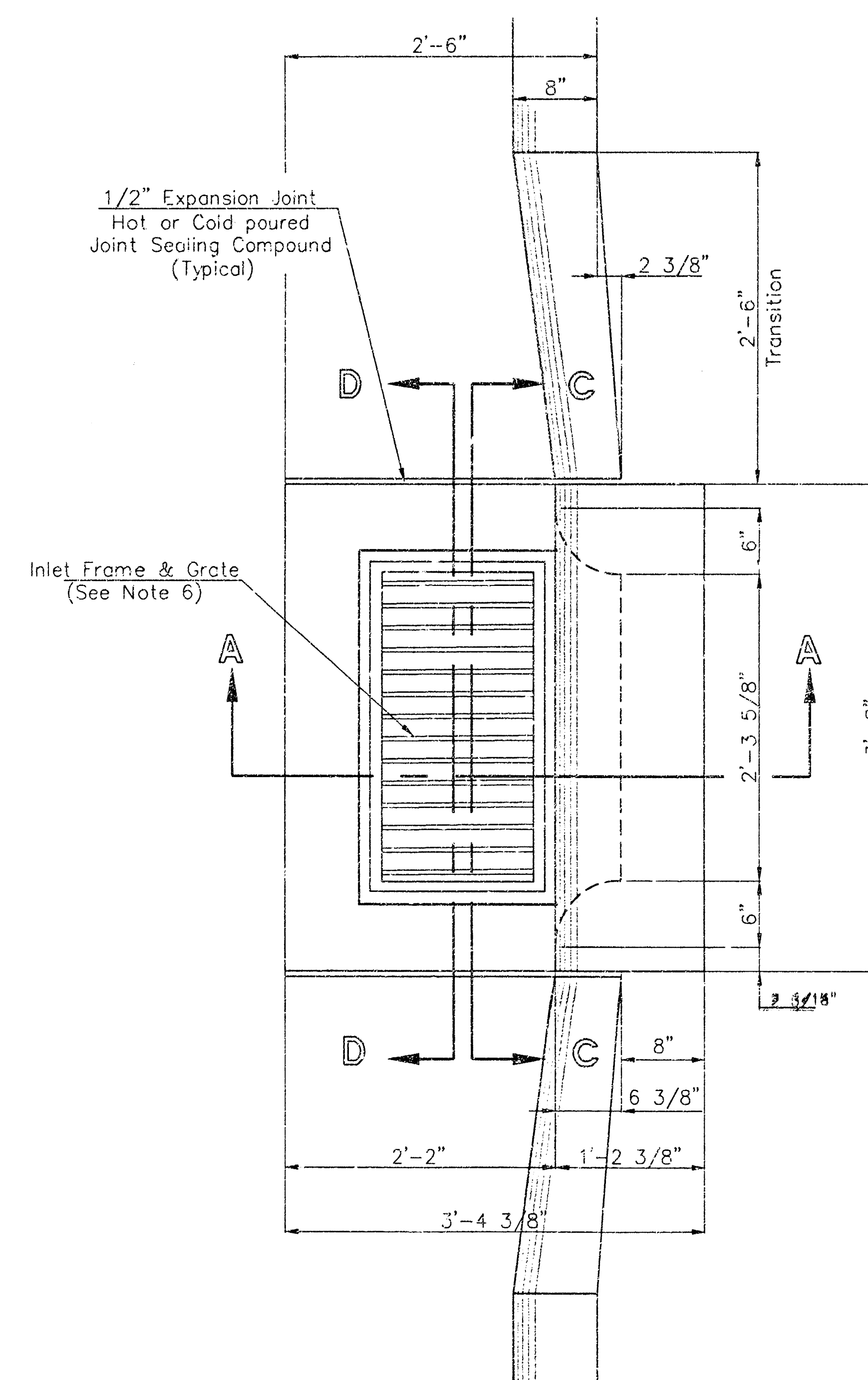
SECTION C-C



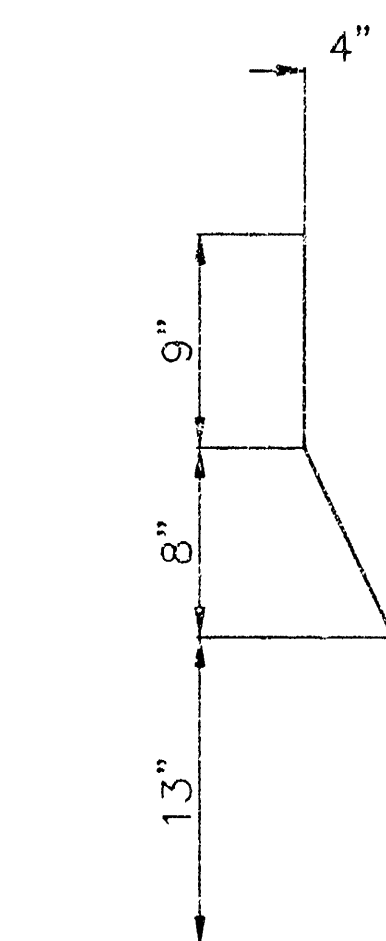
SECTION D-D



REAR WALL



#4 Bar



#4 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 direction shown on the plans.

Redrawn Jan.1992

CITY OF WICHITA			
STD. TYPE II CURB INLET			
INLET OPENING-5'X2'5" 5/8"			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-263-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
659 PPS (607831)			
DESIGN	DRAWN	APPROVED	DATE
	JAN/97		
SCALE			SHEET
			3
			4

PC66-1

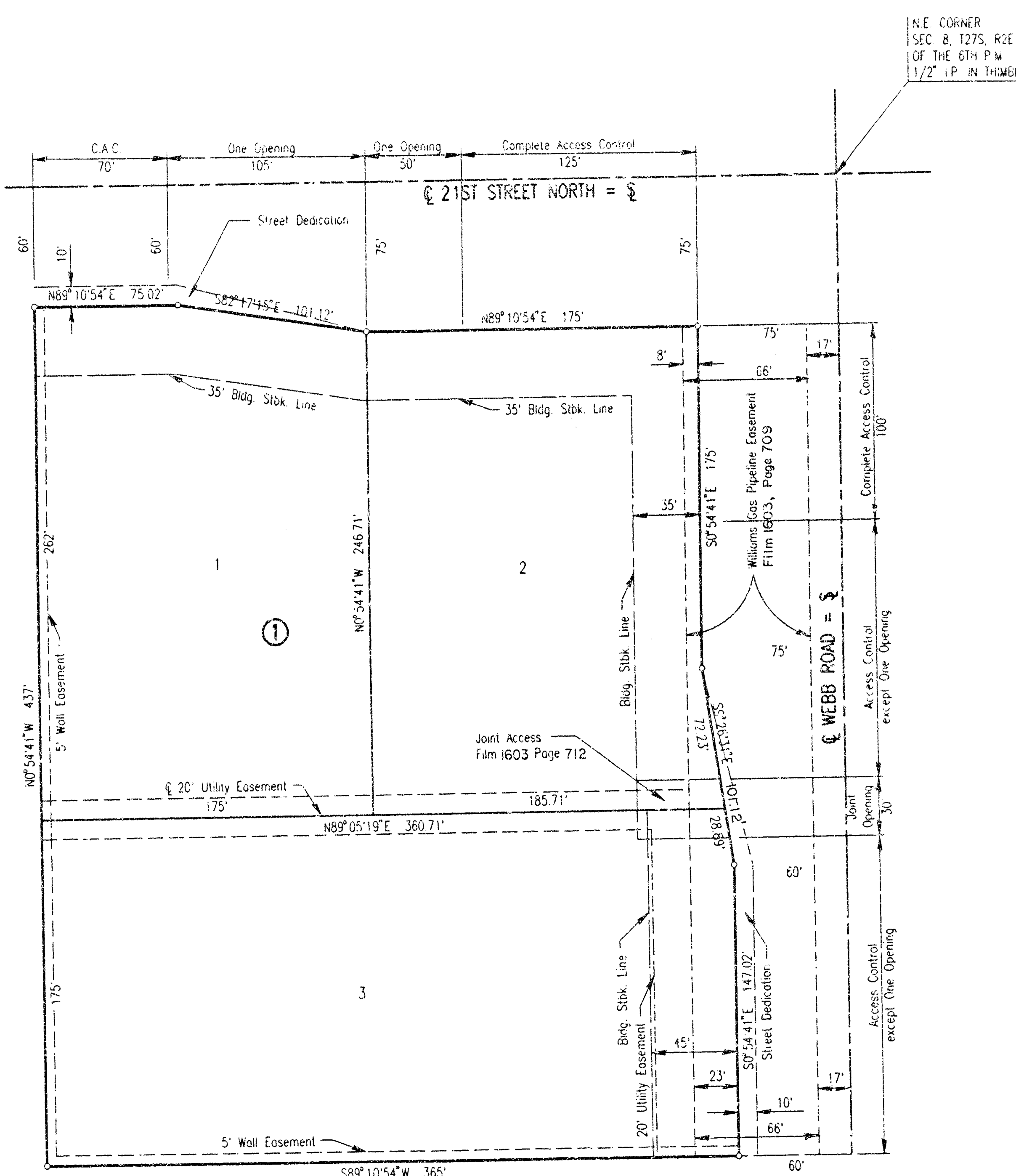
786-617

WEBB ROAD COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=50'
○ = IRON SET

B.M. - CITY OF WICHITA BENCH MARK DISC 44 FEET SOUTH AND 48 FEET EAST OF THE INTERSECTION OF CENTERLINES OF WEBB ROAD 21ST STREET NORTH
ELEV.=205.238 CITY DATUM

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 14th DAY OF April, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED WEBB ROAD COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING DESCRIBED AS: THE NORTH 497.00 FEET OF THE EAST 425.00 FEET OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. EXCEPT FOR EXISTING RIGHT-OF-WAY ON THE NORTH AND EAST SIDES

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND STREETS THE SAME TO BE KNOWN AS WEBB ROAD COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FIVE-FOOT WALL EASEMENT ALONG THE WEST AND SOUTH SIDES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS. ALL ADJUTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND WEBB ROAD OVER AND ACROSS THE NORTH AND EAST LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 2 AND 3 BLOCK 1, SHALL HAVE ACCESS TO WEBB ROAD, AT ONE LOCATION EACH PLUS ONE JOINT OPENING. LOTS 1 AND 2, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION EACH AS SHOWN.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES

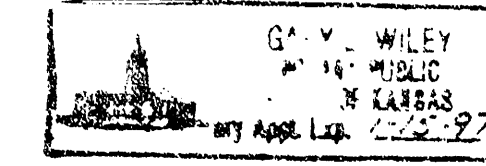
BY: ROBERT G. WILSON, MANAGING PARTNER
Robert G. Wilson
managing partner

#1532883

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 14th DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED OF SAID WILSON ESTATES, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS DATED THIS 14th DAY OF April, 1996

Susan Osborne-Homes CHAIR
Mark S. Krot SECRETARY
SUSAN OSBORNE-HOMES
MARK S. KROT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 21ST DAY OF MAY, 1996

Bob Knight MAYOR
Pat Burnett CITY CLERK
BOB KNIGHT
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS 10th DAY OF June, 1996
Susan E. Crockett-Spoon COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA ON THIS 10th DAY OF June, 1996

Pat Kettler REGISTER OF DEEDS
Stephen H. Hunsicker DEPUTY
PAT KETTLER
STEPHEN H. HUNSICKER

20.00

W.L. 296

PC66-1

14 10 03 05