STORM WATER SEWER IMPROVEMENTS

to serve

Woodlawn Place 2nd Addition

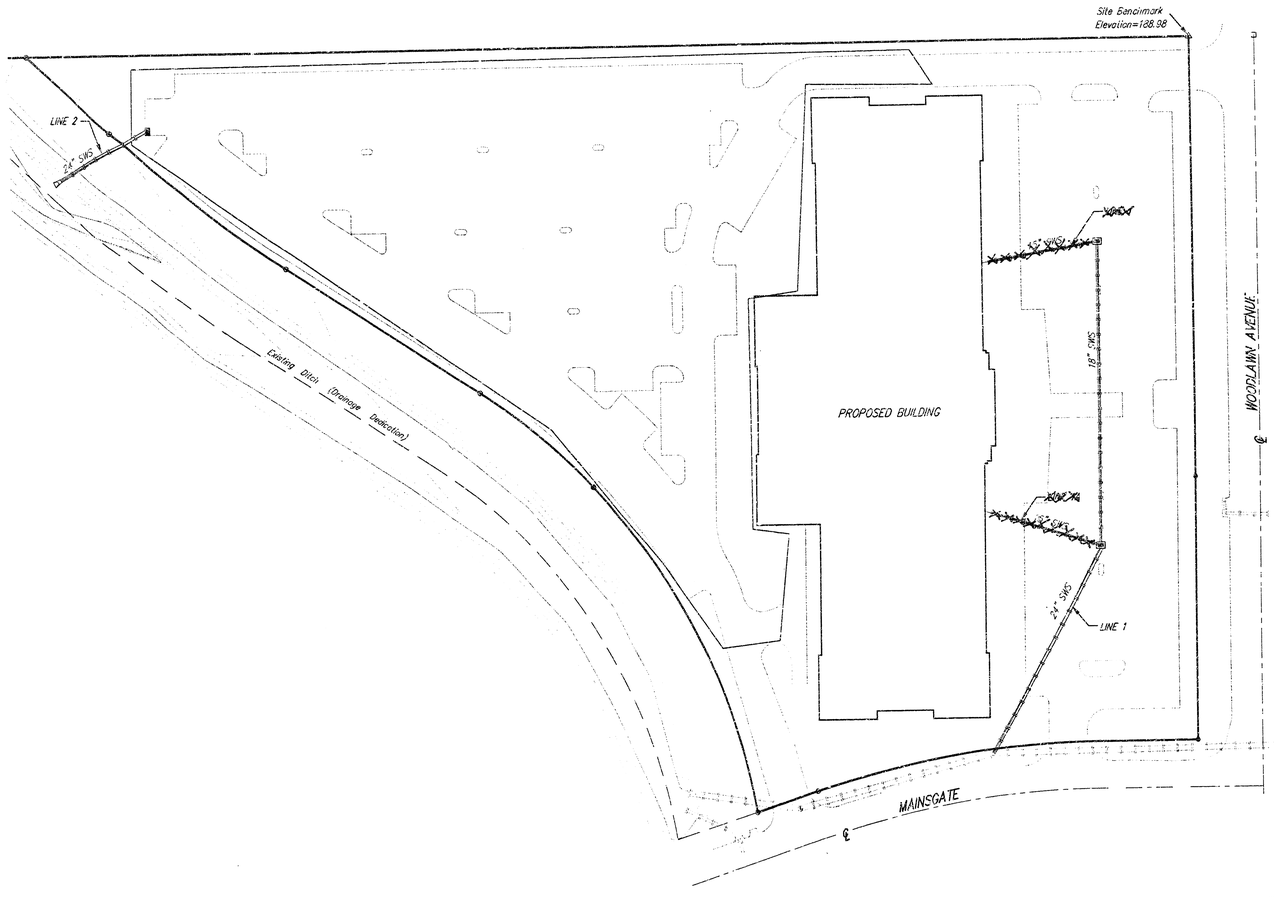
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

00% PPS (607801)

SCALE:
1" = 50'



LEGAL DESCRIPTION:

Woodlawn Place 2nd Addition, Lot 1, Block 1 to Wichita, Sedgwick County, Kansas

BENCHMARK:

Located 24' North of centerline of hedgerow, 45.30' West of centerline of Woodlawn and 26.6' NE of Power Pole.
CGW Disc found between sidewalk and Woodlawn.
Elevation = 189.16 City Datum (1376.56' MSL)

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 687-2470

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

Multimedia Cablevision	262-4270
Kansas Gas Service Company	383-8600
Kansas Gas & Electric Company	383-6650
Peoples Gas Company	942-7600
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Department	268-4071

2. 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.

3. 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.

4. 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.

5. 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.

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. 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.

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Drop Inlet Detail	4
Copy Of Plat	5

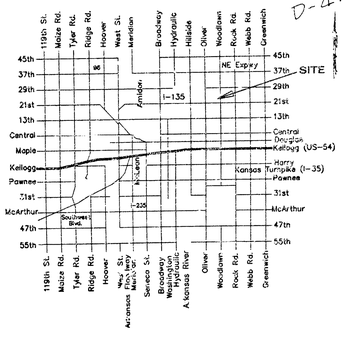
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 3/16/00

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).

BOOKED
8-25-00
MCG
D-477



Vicinity Map



As Built + Inspected
By Baughman Co. P.A.
5/12/00

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

SITE BENCHMARK:

Located 24' North of centerline of hedgerow, 45.50' West of centerline of Woodlawn and 26.6' NE of Power Pole. CUW Disc found between sidewalk and Woodlawn. Elevation = 189.16 City Datum (1376.56' MSL)

Sta. 0+00.0, Line 1. Break Existing SWS MH. Match Crowns, Grout & Seal Water Tight. Begin 24" SWS Pipe.

PROPOSED BUILDING

163.17'

MAINSCALE

24" SWS

Not Installed

WOODLAWN PLACE 2ND ADDITION

LOT 1 BLOCK 1

Ex. Grass

LINE 1

18" SWS

145.02'

149.59'

64.56'

Sta. 4+86.0, End of Line 1, Plug and Stub End of Pipe. Mark End With 2"x4" Painted Fluorescent Green.

Proposed 6" Gas

Hedge Row

Proposed A.C. Pavement

Proposed 3" Water

Proposed 8" Water

Sta. 1+47.8, Line 1 = Match Point Construct 2'x4' Drop Inlet With 9" Collar Install Sediment Barier (See Detail This Sheet) Top = ~~182.60~~ 182.30

Sta. 4+00.0, Line 1. Construct 2'x4' Drop Inlet With 9" Collar Install Sediment Barier (See Detail This Sheet) Top = ~~182.59~~ 182.23

73.50'

73.47'

PROPOSED STORM

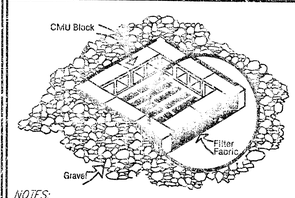
East Property Line

NE Corner of Lot 1, Block 1

WOODLAWN AVENUE

SCALE:
1" = 20' Horizontal
1" = 5' Vertical
● = Iron

INLET PROTECTION:

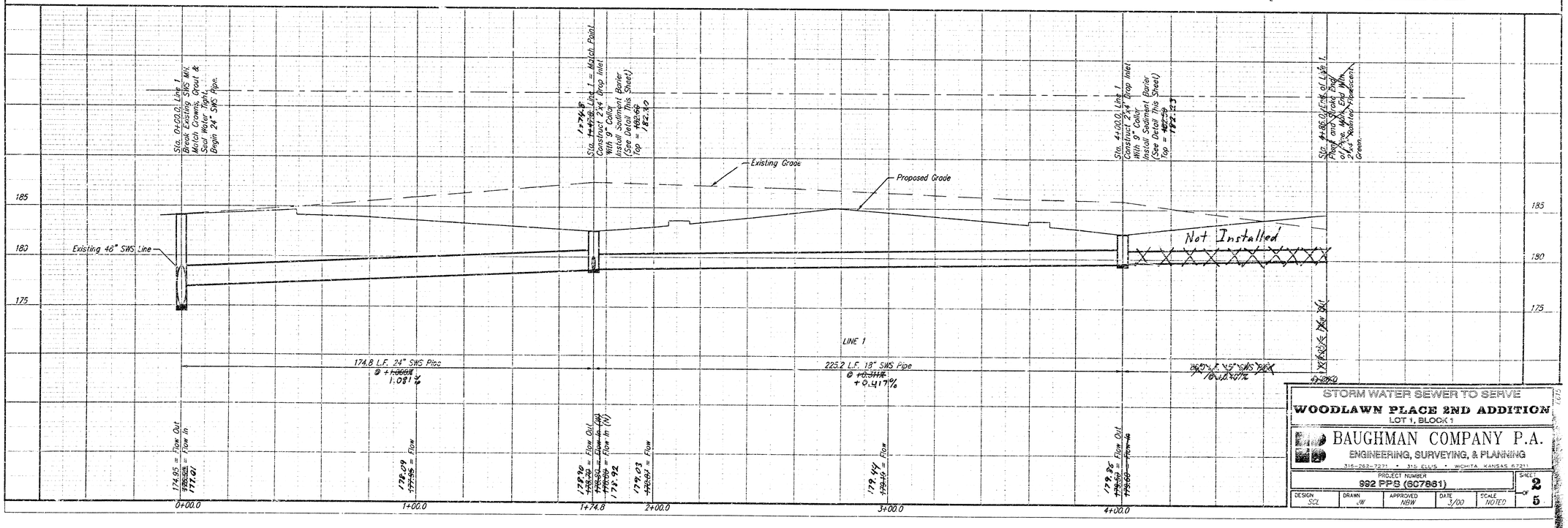


NOTES:

Frequent maintenance is required to minimize short-circuiting and to remove sediment deposits and buildup.

Wrap filter fabric around all CMU block and backfill with 2"-3" gravel rock to allow sediment deposits.

DO NOT cover inlet or grate with filter fabric.



STORM WATER SEWER TO SERVE
WOODLAWN PLACE 2ND ADDITION
LOT 1, BLOCK 1

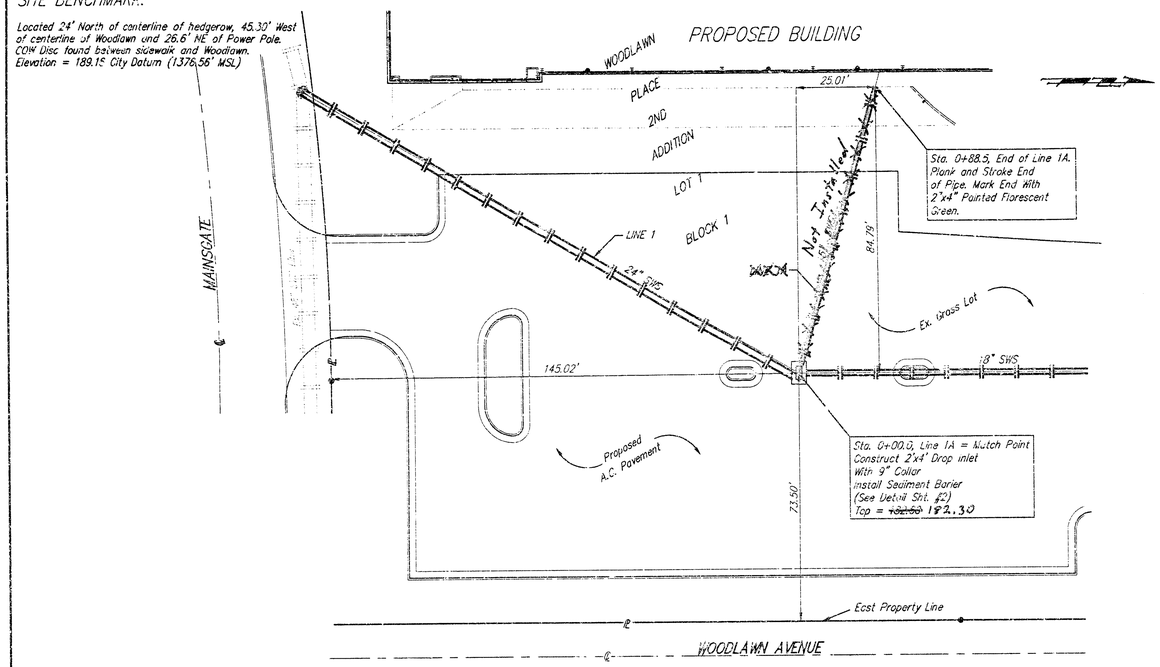
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

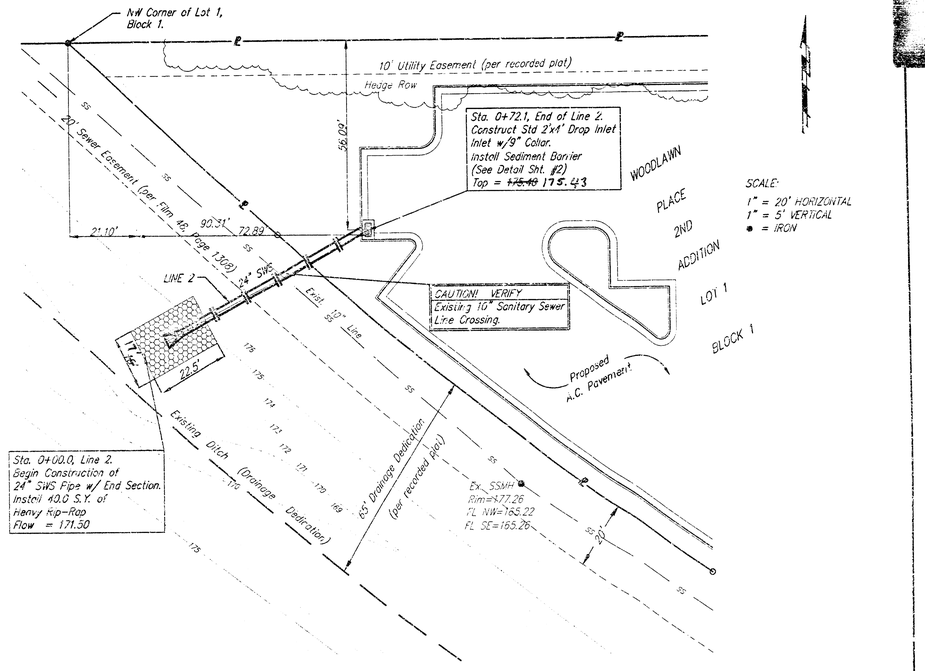
PROJECT NUMBER	SHEET
992 PPS (607861)	2 of 5

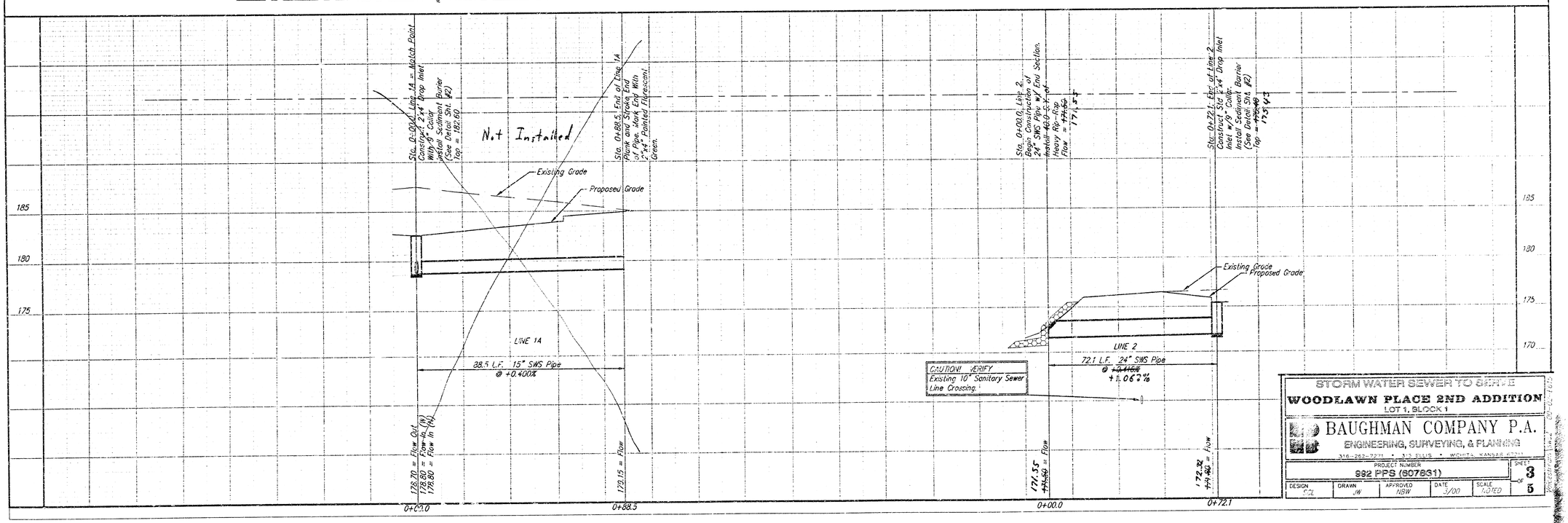
DESIGN	DRAWN	APPROVED	DATE	SCALE
SCL	JW	NBW	3/00	NOTED

SITE BENCHMARK:

Located 24' North of centerline of hedgerow, 45.30' West of centerline of Woodlawn and 26.6' NE of Power Pole. COW Disc found between sidewalk and Woodlawn. Elevation = 189.15 City Datum (1376.56' MSL)





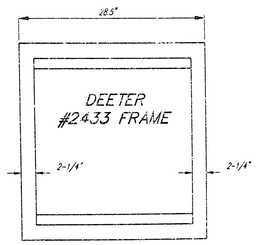


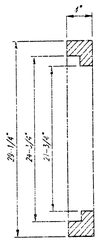
STORM WATER SEWER TO SERVE
WOODLAWN PLACE 2ND ADDITION
LOT 1, BLOCK 1

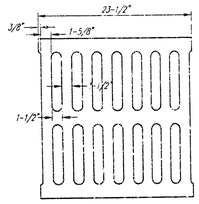
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 313 ELLIS • WICHITA, KANSAS 67211

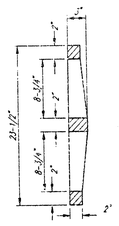
PROJECT NUMBER	SHEET	OF
992 PPS (607831)	3	5

DESIGN	DRAWN	APPROVED	DATE	SCALE
CJL	JW	NBW	3/00	NOTED





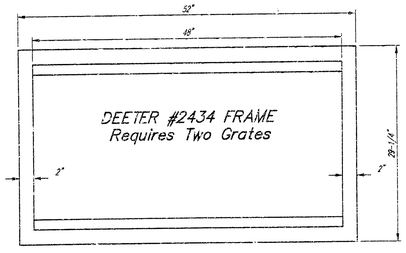


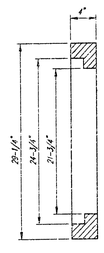


DEETER #2433 GRATE

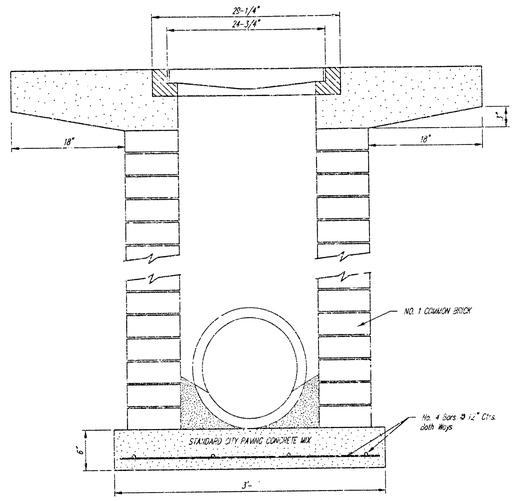
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

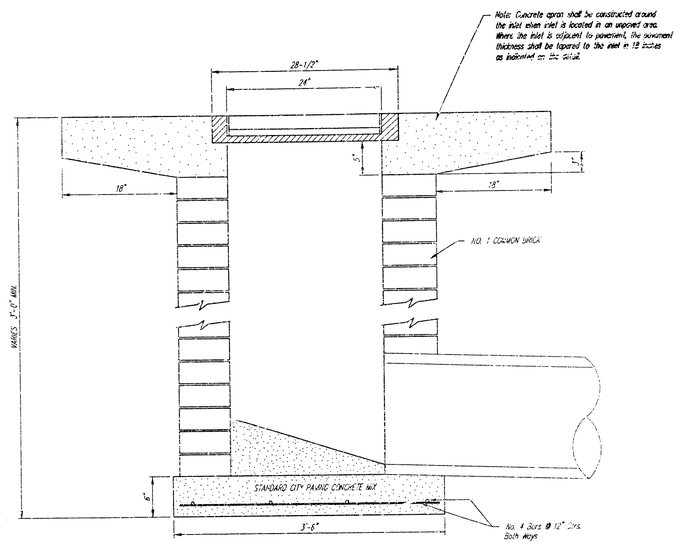
24" x 24" Frame and Grate Detail

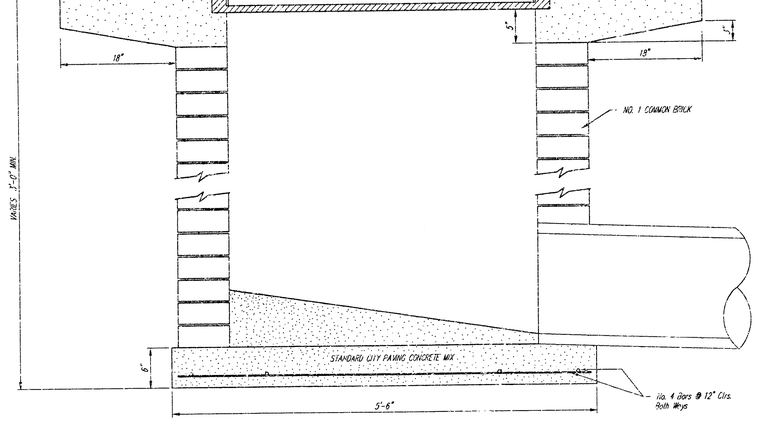




Double 24" x 24" Frame Detail







CITY OF WICHITA

STANDARD DROP INLET

Woodlawn Place 2nd Addition

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET	OF
992 PPS (607881)	4	5

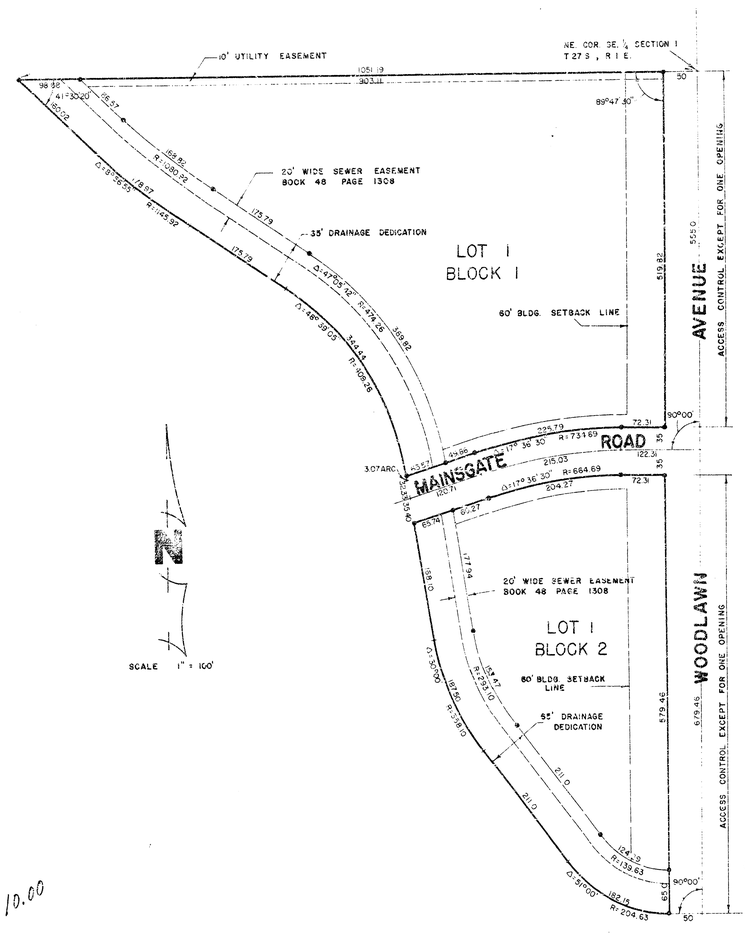
DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF			NONE

C-1 7-16

Woodlawn Place 2nd Addition

TO WICHITA SEDGWICK COUNTY KANSAS

ENGINEER: REISS AND GOODNESS ENGINEERS
2160 E. DOUGLAS WICHITA - KANSAS



10.00

#259731

STATE OF K
COUNTY OF

I, CHARLES M ...ED PROFESSIONAL ENGINEER IN THE SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND ...DDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT TH... NORTHEAST CO... ¼ OF SECTION 1, T 27 S, R 1 E OF THE 6th P.M., SEDGWICK COUNTY, KANSAS; THENCE SOUTH 1234.46 FEET ...OUTHEAST QUARTER; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF ...CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 51°00' AND A RADIUS OF 204.63 FEET AN ...2.15 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID TANGENT A DISTANCE OF 211.0 FEET TO A POINT OF CURVE; ...CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 30°00' AND A RADIUS OF 358.10 FEET AN ARC DISTANCE OF 187.50 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID TANGENT A DISTANCE OF 235.83 FEET TO A POINT OF CHAVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 48°39'05" AND A RADIUS OF 409.26 FEET AN ARC DISTANCE OF 347.51 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID TANGENT A DISTANCE OF 175.79 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 8°56'55" AND A RADIUS OF 1145.92 FEET AN ARC DISTANCE OF 178.97 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID TANGENT A DISTANCE OF 160.02 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1; THENCE EAST 1051.19 FEET TO THE POINT OF BEGINNING. EXCEPT A 70-FOOT WIDE STREET RIGHT OF WAY BEING 35 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T 27 S, R 1 E OF THE 6th P.M., SEDGWICK COUNTY, KANSAS SAID POINT BEING 555.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 122.31 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 17°36'30" AND A RADIUS OF 699.69 FEET AN ARC DISTANCE OF 215.03 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID TANGENT A DISTANCE OF 120.71 FEET; BOTH SIDES OF SAID STREET RIGHT OF WAY EXTENDING TO THEIR INTERSECTION WITH THE WESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY. THE TOTAL AREA OF THE ABOVE DESCRIBED PROPERTY BEING 13.9 ACRES MORE OR LESS. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED.

Charles M. Goodness
Charles M. Goodness, P. E.
(SEAL)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FIDELITY DEVELOPMENT, INC., A CORPORATION, BY ITS PRESIDENT, H. MARVIN BASTIAN AND ~~SECRETARY~~ SECRETARY, H. N. McCLURE, HAVE CAUSED THE LAND DESCRIBED IN THE ENGINEER'S CERTIFICATE TO BE PLATTED INTO BLOCKS, LOTS AND A STREET. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE. THE 65' WIDE DRAINAGE DEDICATION IS HEREBY DEDICATED FOR CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRING SUCH DRAINAGE SYSTEM. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM WOODLAWN AVENUE OVER AND ACROSS THE EAST LINE OF LOT 1, BLOCK 1 OR THE EAST LINE OF LOT 1, BLOCK 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY EXCEPT THAT LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL EACH HAVE ONE OPENING TO WOODLAWN AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

FIDELITY DEVELOPMENT, INC.

H. Marvin Bastian, PRESIDENT
H. Marvin Bastian

H. N. McClure, SECRETARY
H. N. McClure
(SEAL)

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

BE IT REMEMBERED THAT ON THIS 18th DAY OF OCTOBER, 1975, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FIDELITY DEVELOPMENT, INC.,A CORPORATION, BY ITS PRESIDENT, H. MARVIN BASTIAN AND ~~SECRETARY~~ SECRETARY, H. N. McCLURE TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES October 17, 1977.

Shirley Rivard, NOTARY PUBLIC
SHIRLEY RIVARD (SEAL)

THIS PLAT OF WOODLAWN PLACE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 23rd DAY OF OCTOBER, 1975.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth, CHAIRMAN

Robert A. Lakin, SECRETARY

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS.

THIS 9 DAY OF DEC., 1975

(SEAL)
Connie A. Peters, MAYOR

Donald C. Glaick, CITY CLERK
(SEAL)

THIS PLAT APPROVED AND THE DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

THIS 22nd DAY OF December, 1975

Earl E. Rush, CHAIRMAN

John Lyle, COMMISSIONER

Tom Scott, COMMISSIONER

Entered on Transfer Record this 23rd day of December, 1975

George Pierce, COUNTY CLERK
George Pierce

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:30 A.M. ~~P.M.~~ ON THE 23rd DAY OF DECEMBER, 1975

Bette F. McCart, REGISTER OF DEEDS
Bette F. McCart

Pat Kettler, DEPUTY
PAT KETTLER

C-1 7-16

FT 40 40 AT