

STORM WATER SEWER TO SERVE UNIVERSAL 4TH ADDITION

Private Project Number
994 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer
APRIL 2000

Legal Description

Universal 4th Addition, Lot 1 & 2, City of Wichita, Sedgewick County, Kansas

Benchmark:

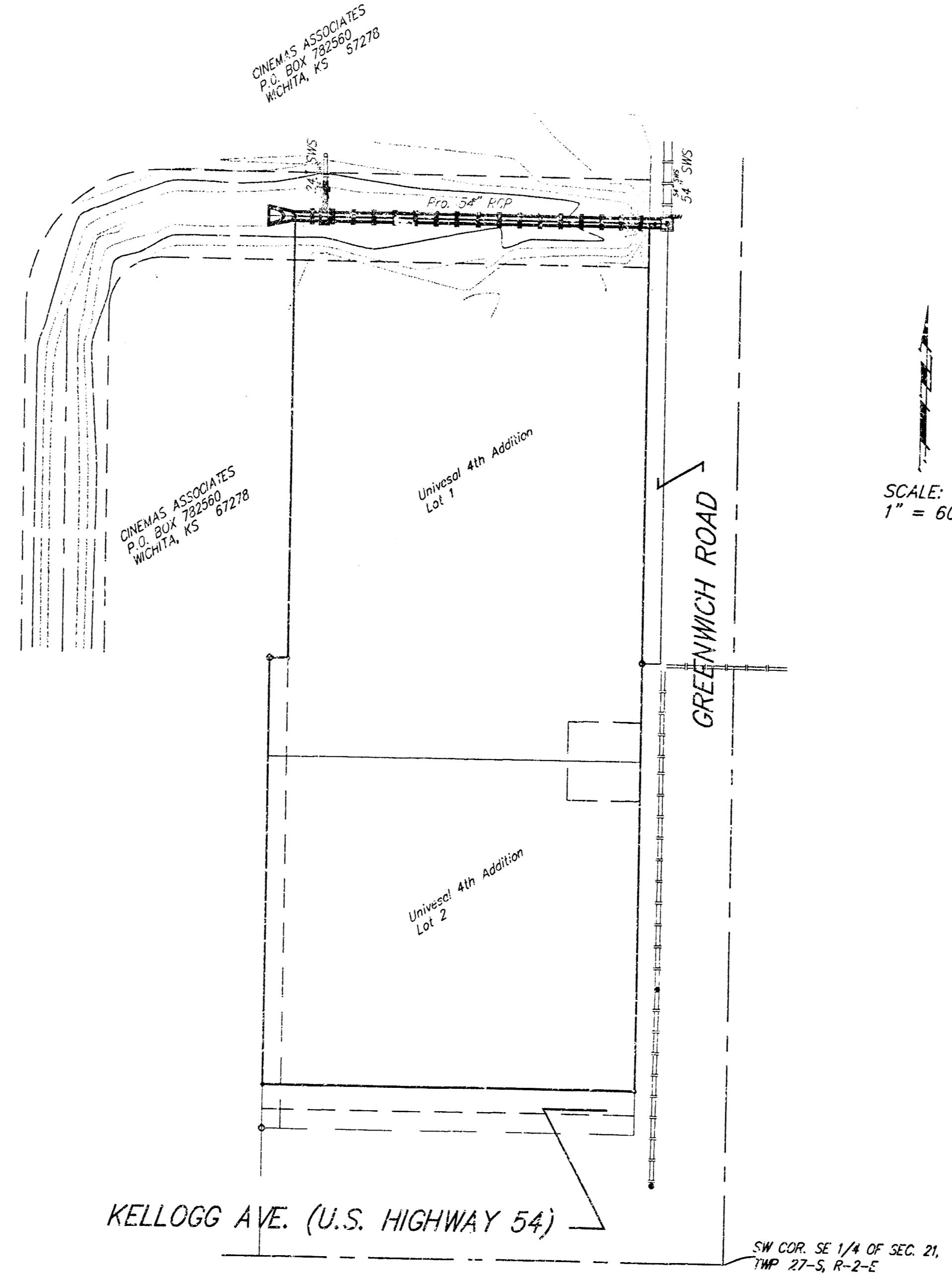
□ Cut on top of headwall near NE Cor. of Lot 1, Universal 4th Addition, Wichita, Sedgewick County, Kansas
Elev. = 164.56 City Datum (1351.96 NGVD)
Surveyors Shall Reestablish New Benchmark On Site.

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 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 383-8650
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 265-4908
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 15-20-6 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.

Index

Title Sheet	1
Plan/Profile Sheet	2
Ditch Grading	3
Manhole Detail	4
Copy of Plot	5



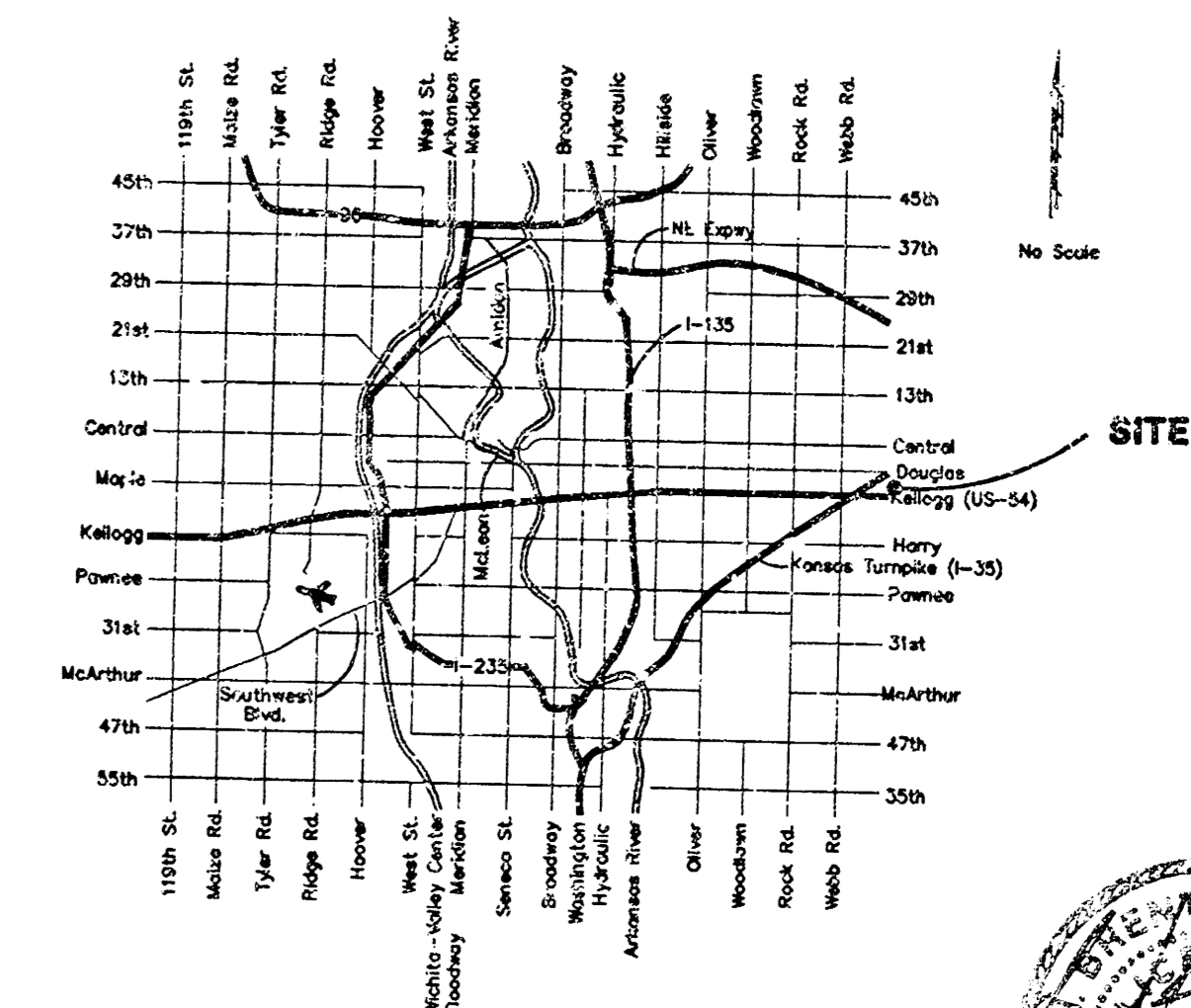
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers URH 4/11/00

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).

Location Map

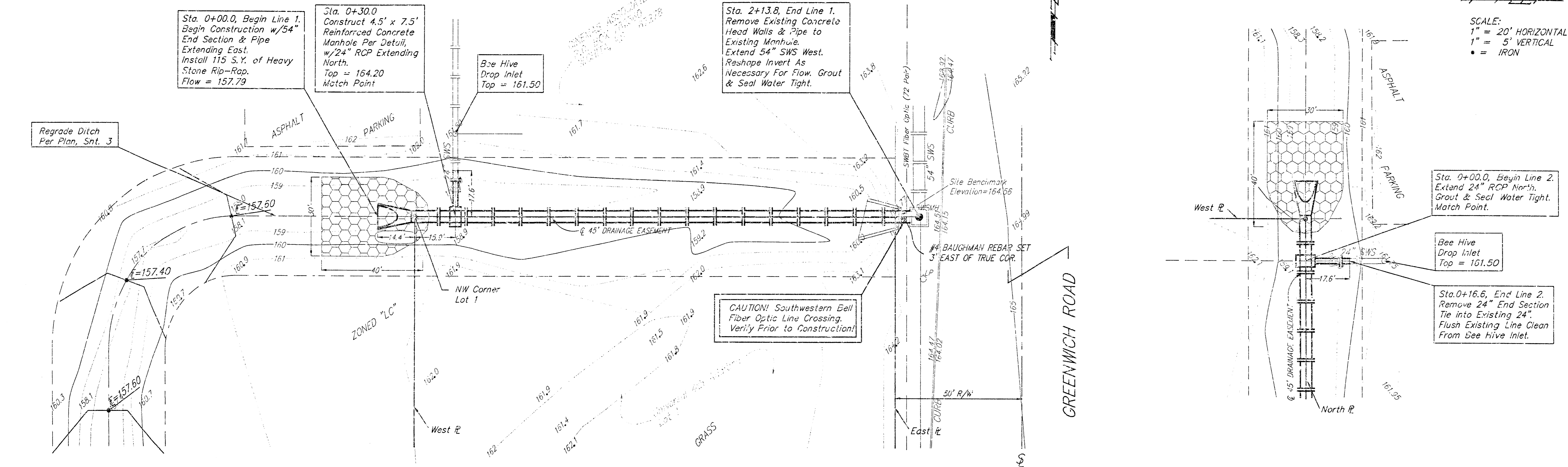


Booked
E-5
8/27/03
RDL

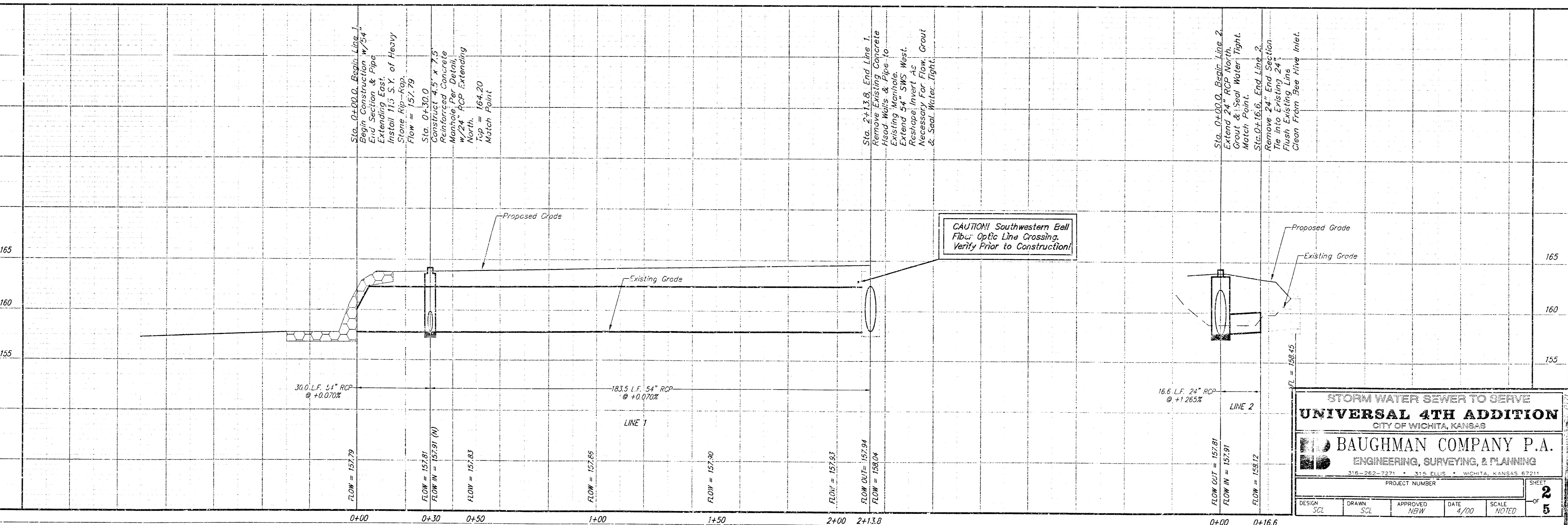


BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 318-262-7272 • WICHITA, KANSAS 67211

BENCHMARK:
 "X" CUT ON TOP OF HEADWALL NEAR NE COR. OF LOT 1, UNIV. 4TH
 ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
 ELEV. = 164.56 CITY DATUM (1351.96 NGVD)



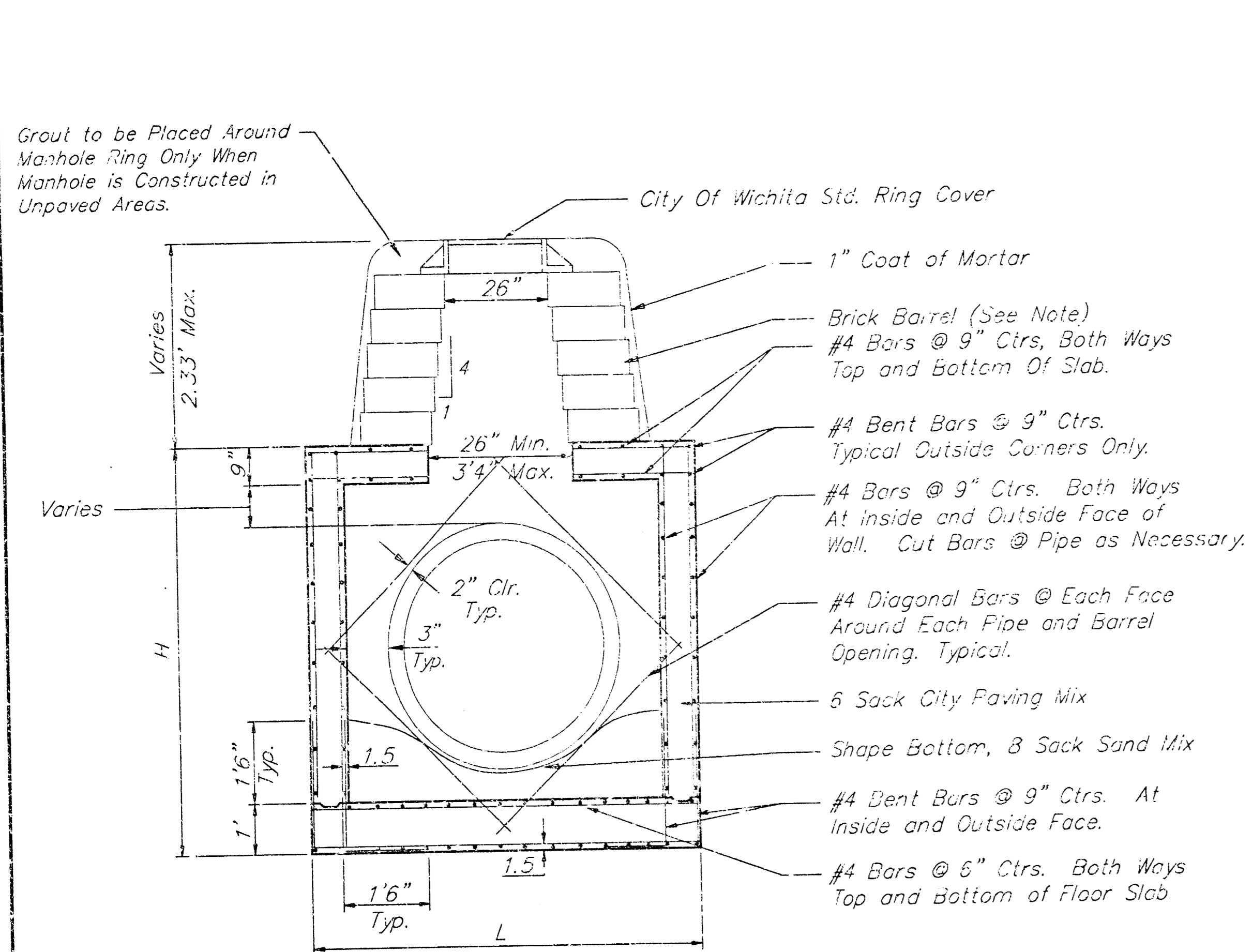
SCALE:
 1" = 20' HORIZONTAL
 1" = 5' VERTICAL
 • = IRON



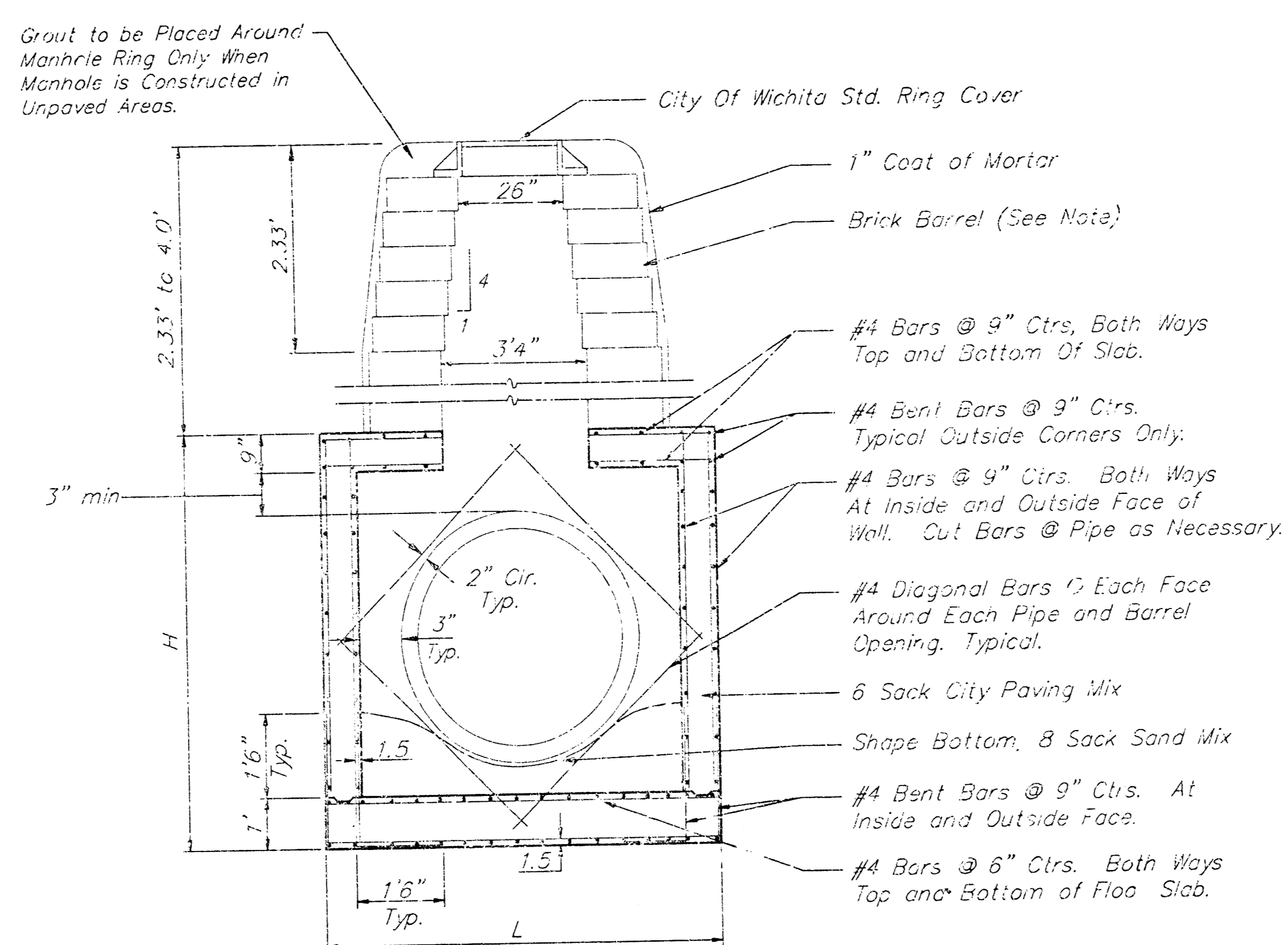
STORM WATER SEWER TO SERVE
UNIVERSAL 4TH ADDITION
 CITY OF WICHITA, KANSAS
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7221 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	DRAWN	APPROVED	DATE	SCALE
SCL	SCL	NGW	4/00	NOTED

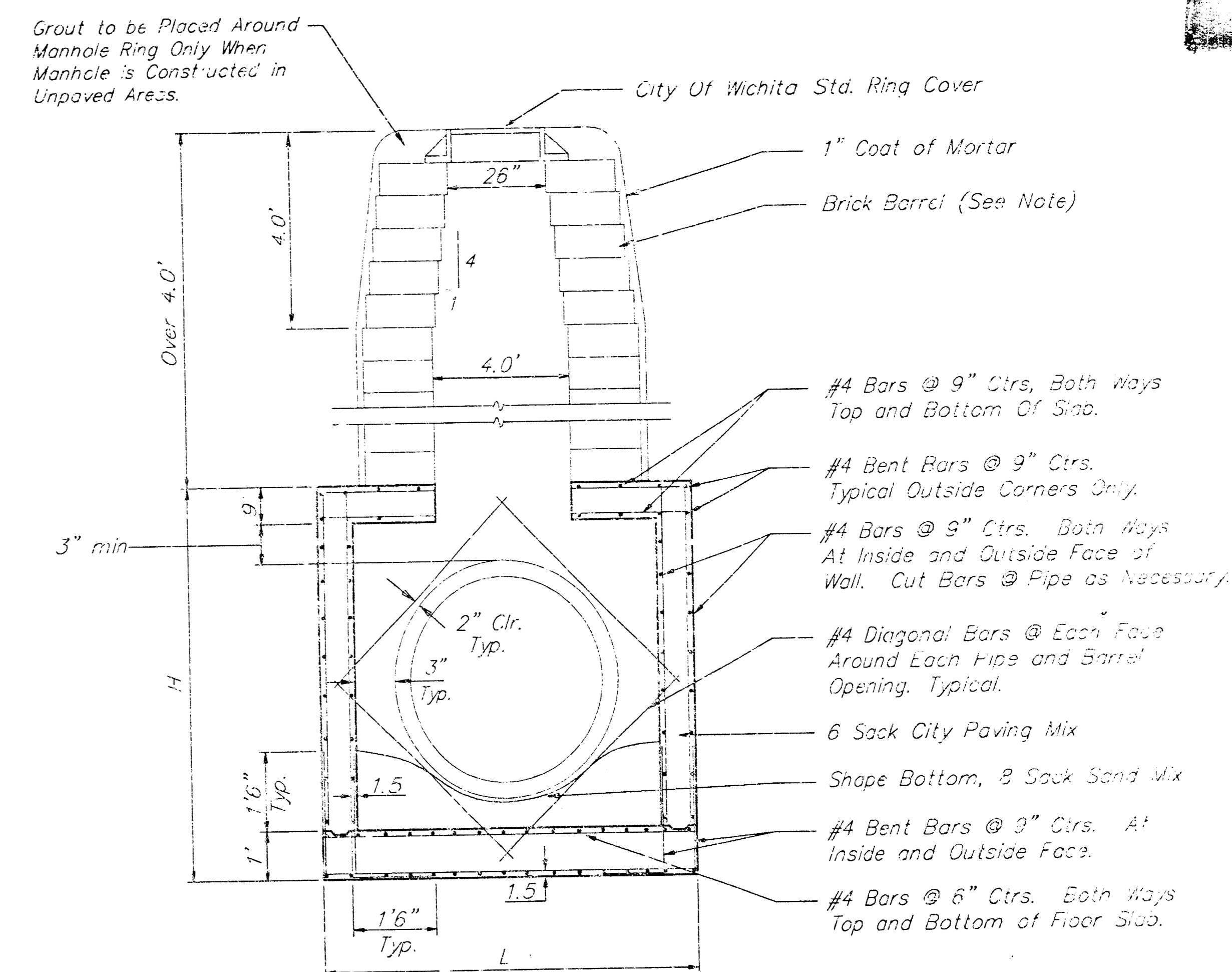
PROJECT NUMBER: _____ SHEET: **2** OF **5**



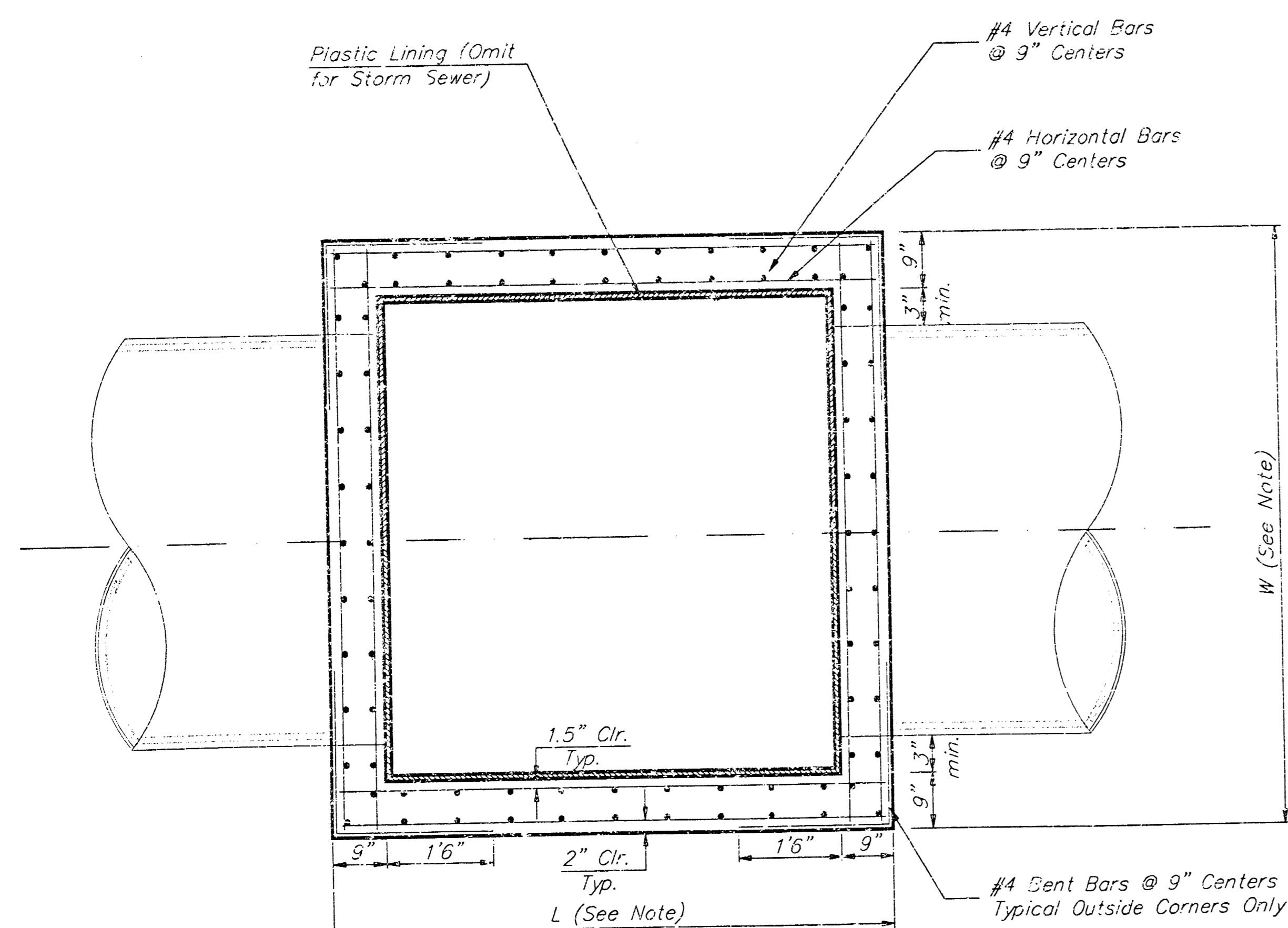
REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 0' TO 2.33'



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 2.33' TO 4.0'



REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: OVER 4.0'



TOP VIEW

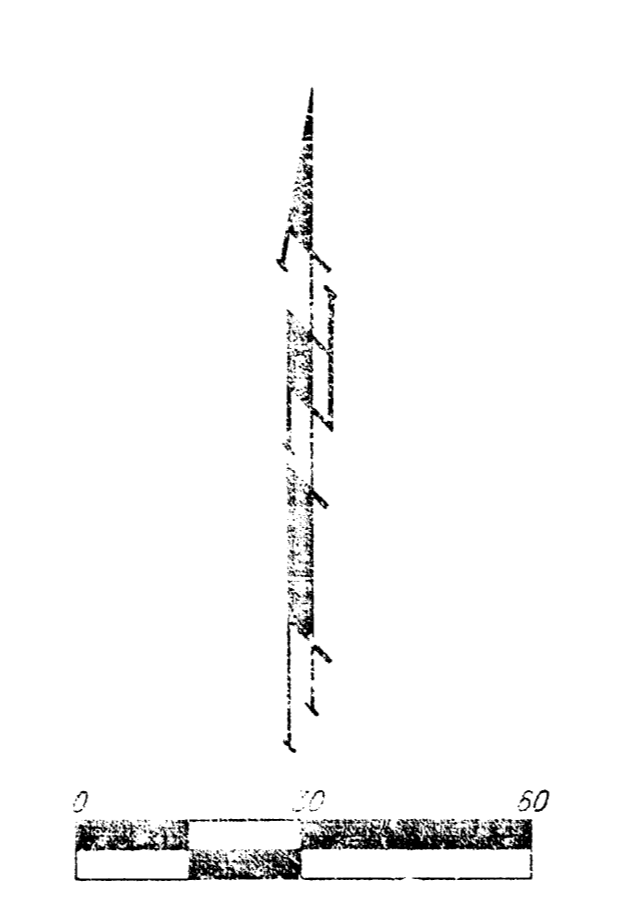
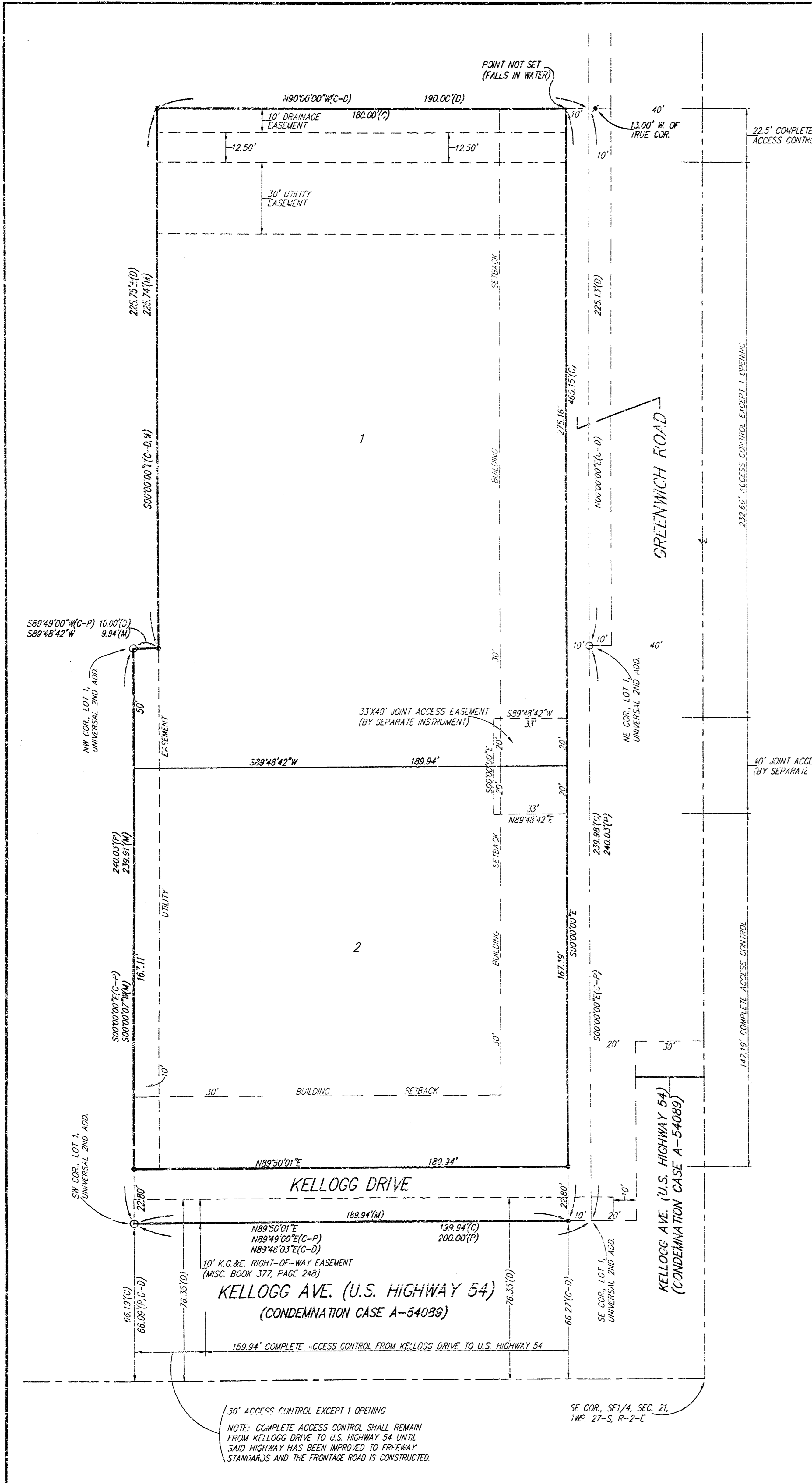
Notes:

Brick barrels less than 16' deep shall have 8" walls except when located within public street or alley pavement; then the wall shall be 12". Brick barrels more than 16' deep shall have 12" walls. The "L" and "W" dimensions shall be a minimum of 5'6" for brick barrels with 8" walls and 6'2" for brick barrels with 12" walls when the brick barrels are over 4' in height. Completed manhole shall be without leaks and watertight.

Concrete wall thicknesses shown represents manhole type located within traffic bearing areas. Manhole wall, base, & top dimensions may be reduced when manholes are not subject to vehicle loads. Contractor shall be required to submit shop drawings to the Engineer for approval.

CITY OF WICHITA STANDARD				
REINFORCED CONCRETE MANHOLE				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-2321 • 316 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER				SHEET
				4
DESIGN	DRAWN	APPROVED	DATE	SCALE
C.O.W.	STAFF			NOTE
				5

UNIVERSAL 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



* = #1 REBAR 1/2" BAUGHMAN CAP (FOUND)
 • = #1 REBAR 1/2" BAUGHMAN CAP (SET)
 ○ = 1/2" IRON (FOUND)

(M) = MEASURED
 (C) = CALCULATED
 (D) = DESCRIBED
 (R) = RELATED
 (C-D) = CALCULATED PER DESCRIBED INFO.
 (C-P) = CALCULATED PER PLATTED INFO.

NOTE:
 ADDITIONAL REQUIREMENTS ON A PORTION OF LOT 1 ARE PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ON FILM 1894 PAGE 1330.

LOT	MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES	
	CITY DATUM	NGVD
1 & 2	162.6	1336.0

BENCHMARK:
 CITY OF WICHITA BENCHMARK - SE CORNER OF INTERSECTION OF GREENWICH AND KELLOGG NW CORNER OF LIGHT POLE BASE 45.60' NWH. OF E. OF S.S. MANHOLE 48.70' S. OF E. OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN 70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD ELEV. = 164.78 CITY DATUM (1355.18 NGVD)

State of Kansas) SS
 Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 4TH 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 reprint of Lot 1, Universal 2nd Addition, Wichita, Kansas, TOGETHER with a tract in the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the NW corner of Lot 1, Universal 2nd Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said addition, 10.0 feet to the point of beginning; thence continuing east along said north line, 190.0 feet, thence north, parallel with the east line of the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, 225.75 feet to a point on the center line of a 45 foot wide drainage easement as recorded on Film 325, Page 284; thence west along the center line of said drainage easement, 190.0 feet; thence south parallel with the east line of said SE 1/4, 225.75 feet, more or less, to the point of beginning.

All being situated in the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, and Streets, to be known as "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. The access locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on all Lots shall be 162.6 City Datum, (1350.0 NGVD).

Universal Motor Fuels, Inc.

Dennis Maloney, President

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2000, by Dennis Maloney, President of Universal Motor Fuels, Inc., on behalf of the corporation.

_____, Notary Public
 My App't. Exp. _____

This plat of "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2000.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, 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 _____ day of _____, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

 Tricia L. Robello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2000.

James Allard, County Clerk

State of Kansas) SS
 Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2000, at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

Page 5 of _____

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 318-282-2231 • 315 ELLIS • WICHITA, KANSAS 67211