STORM WATER SEWER TO SERVE

UNIVERSAL 4TH ADDITON

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, Sedgwick County, Kansas

Benchmark:

"□" Cut on top of headwall near NE Cor. of Lot 1, Universal 4th Addition, Wichita, Sedgwick County, Kansas
Elev. = 1344.56 City Datum (1351.96 NGVD)

Surveyors Shall Reestablish New Benchmark On Site.

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	587-2470

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

Multimedia Cablevision	262-4270
Kansas Gas Service Company	383-9600
Kansas Gas & Electric Company	383-8650
Peoples Gas Company	942-7600
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4308
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. fertilized with a 16-20-6 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 lose due to wind.

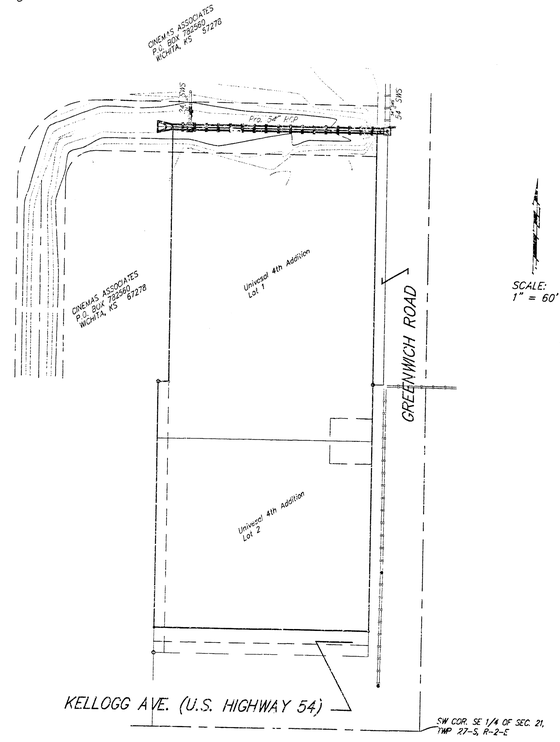
4. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

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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SCALE: 1" = 60'

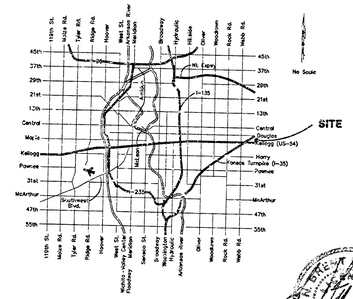
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 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-S
8/27/03
R D L



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

18-8-2-7

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

Sta. 0+00.0, Begin Line 1. Begin Construction w/54" End Section & Pipe Extending East. Install 115 S.Y. of Heavy Stone Rip-Rap. Flow = 157.79

Sta. 0+30.0 Construct 4.5' x 7.5' Reinforced Concrete Manhole Per Detail, w/24" RCP Extending North. Top = 164.20 Match Point

Bee Hive Drop Inlet Top = 161.50

Sta. 2+13.8, End Line 1. Remove Existing Concrete Head Walls & Pipe to Existing Manhole. Extend 54" SWS West. Reshape Invert As Necessary For Flow. Grout & Seal Water Tight.

Regrade Ditch Per Plan, Snt. 3

ASPHALT

PARKING

54" SWS

CURB

SWBT Fiber Optic (72 Pair)

Site Benchmark Elevation=164.56

℄ 45' DRAINAGE EASEMENT

#4 BAUGHMAN REBAR SET 3' EAST OF TRUE COR.

NW Corner Lot 1

CAUTION! Southwestern Bell Fiber Optic Line Crossing. Verify Prior to Construction!

ZONED "LC"

GRASS

50' R/W

West R.

East R.

GREENWICH ROAD

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

Sta. 0+00.0, Begin Line 2. Extend 24" RCP North. Grout & Seal Water Tight. Match Point.

Bee Hive Drop Inlet Top = 161.50

Sta.0+16.6, End Line 2. Remove 24" End Section Tie into Existing 24". Flush Existing Line Clean From Bee Hive Inlet.

West R.

North R.

℄ 45' DRAINAGE EASEMENT

Sta. 0+00.0, Begin Line 1. Begin Construction w/54" End Section & Pipe Extending East. Install 115 S.Y. of Heavy Stone Rip-Rap. Flow = 157.79

Sta. 0+30.0 Construct 4.5' x 7.5' Reinforced Concrete Manhole Per Detail, w/24" RCP Extending North. Top = 164.20 Match Point

Sta. 2+13.8, End Line 1. Remove Existing Concrete Head Walls & Pipe to Existing Manhole. Extend 54" SWS West. Reshape Invert As Necessary For Flow. Grout & Seal Water Tight.

Sta. 0+00.0, Begin Line 2. Extend 24" RCP North. Grout & Seal Water Tight. Match Point.

Sta.0+16.6, End Line 2. Remove 24" End Section Tie into Existing 24". Flush Existing Line Clean From Bee Hive Inlet.

Proposed Grade

Existing Grade

CAUTION! Southwestern Bell Fiber Optic Line Crossing. Verify Prior to Construction!

165
160
155

30.0 L.F. 24" RCP @ +0.070%

183.5 L.F. 54" RCP @ +0.070%

LINE 1

16.6 L.F. 24" RCP @ +1.265%

LINE 2

Fl. = 158.45

FLOW = 157.79
FLOW = 157.81
FLOW IN = 157.91 (N)
FLOW = 157.83
FLOW = 157.85
FLOW = 157.90
FLOW = 157.63
FLOW OUT= 157.94
FLOW = 158.04
FLOW OUT = 157.81
FLOW IN = 157.91
FLOW = 158.12

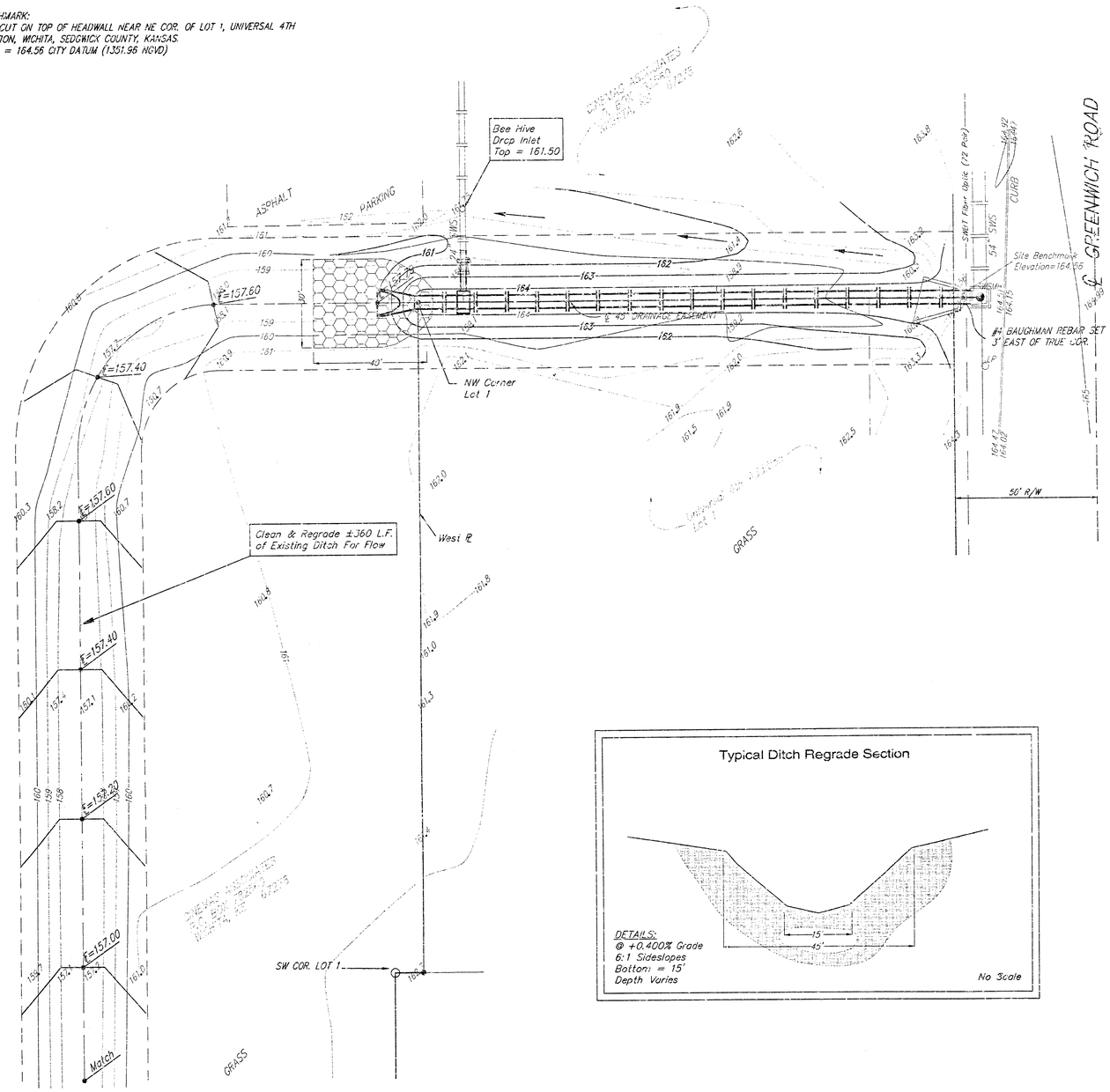
0+00 0+30 0+50 1+00 1+50 2+00 2+13.8 0+00 0+16.6

STORM WATER SEWER TO SERVE
UNIVERSAL 4TH ADDITION
CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 318 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
DESIGN	DRAWN	APPROVED	DATE	SCALE	OF
SCL	SCL	NBW	4/00	NOTED	2 5

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



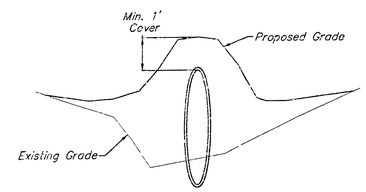
SCALE:
1" = 20' HORIZONTAL
● = IRCN

Typical Ditch Regrade Section

DETAILS:
@ +0.400% Grade
6:1 Sideslopes
Bottom = 15'
Depth Varies

No Scale

Typical Fill Section Over 54" RCP



4:1 Max. Sideslopes

No Scale

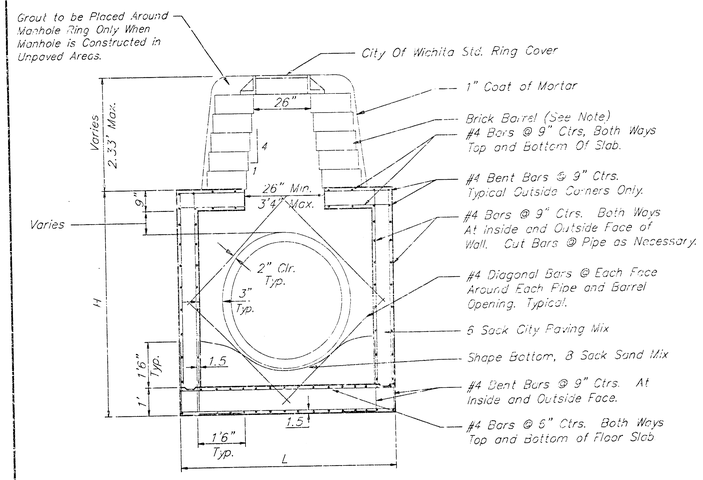
Storm Water Sewer TO Serve
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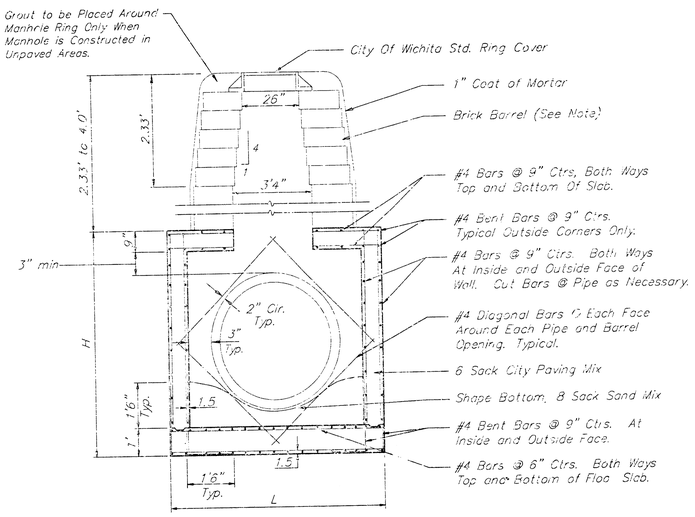
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SHEET

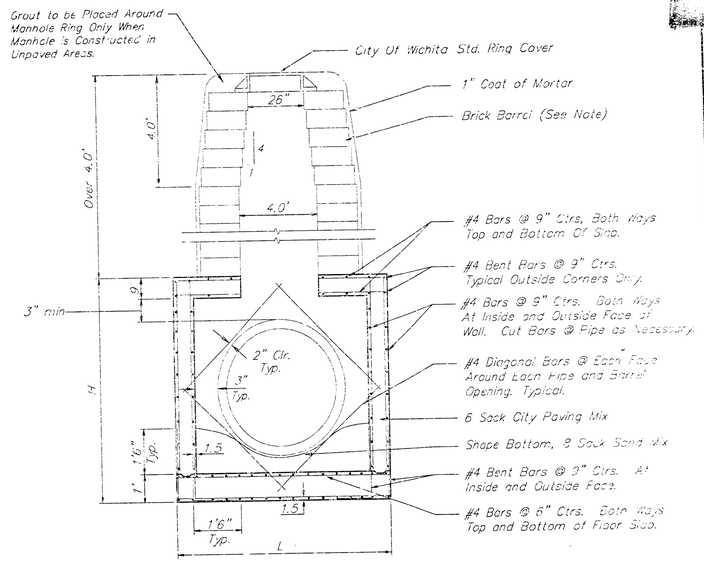
DESIGN	DRAWN	APPROVED	DATE	SCALE
SCL	SCL	NSW	4/00	NOTED



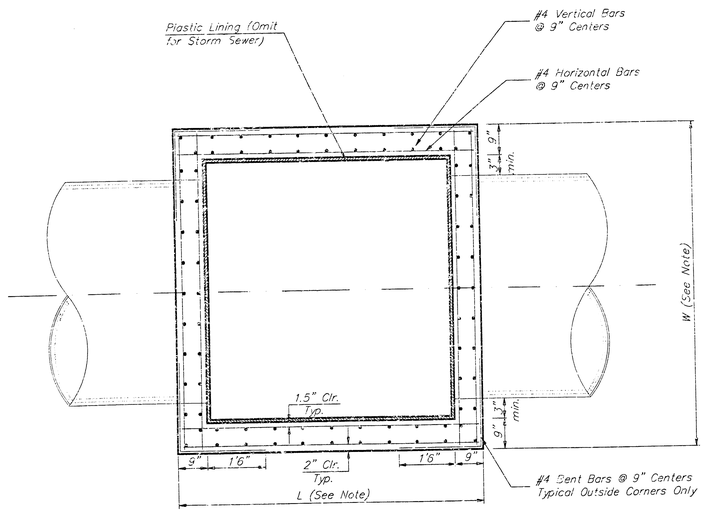
REINFORCED CONCRETE MANHOLE
DEPTH OF STACK: 0' TO 2.33'



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.

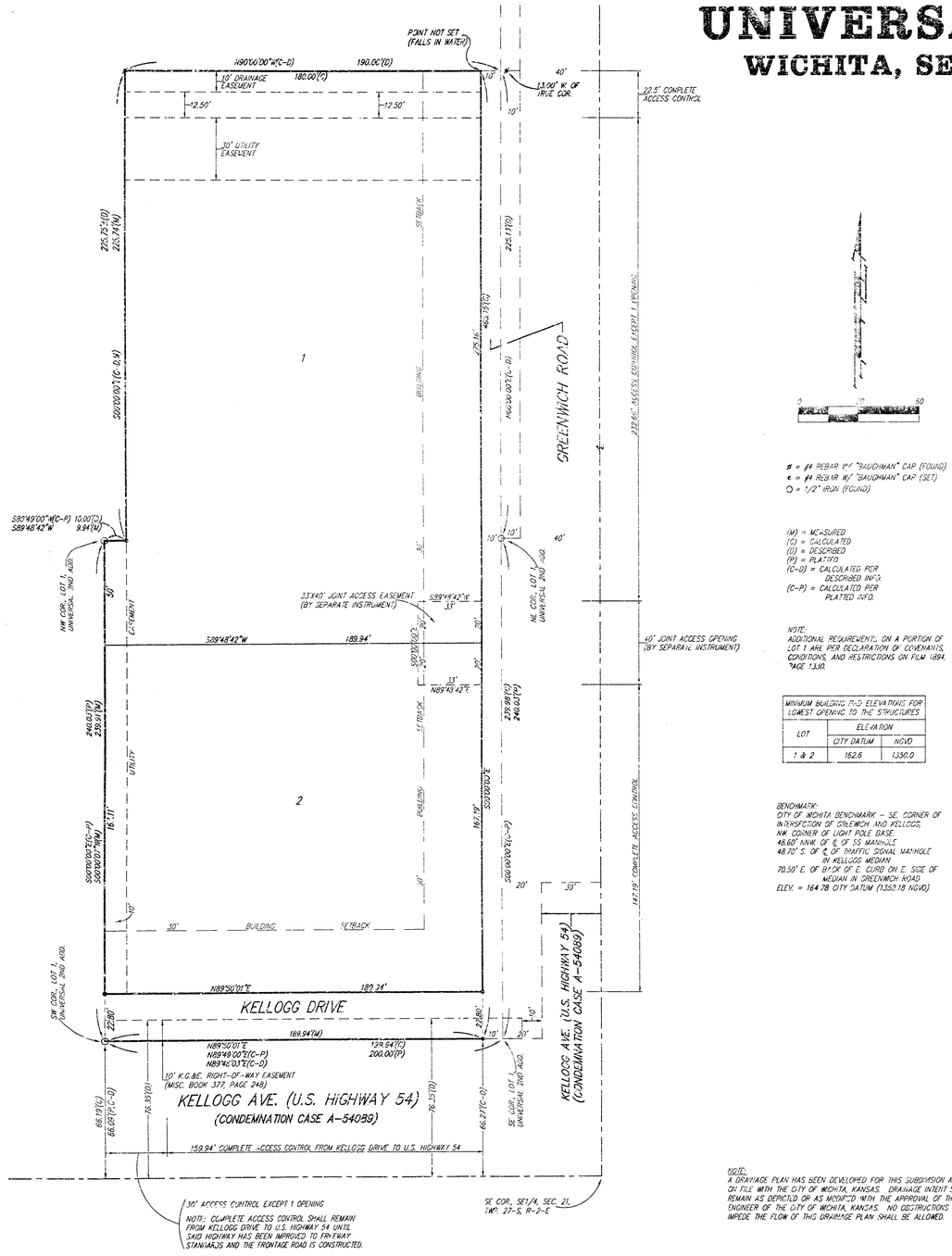
Concrete wall thicknesses shown represents manhole type located within traffic bearing areas. Manhole wall, base, & top dimensions may be reduced when manholes are not subject to vehicle loads. Contractor shall be required to submit shop drawings to the Engineer for approval.

CITY OF WICHITA STANDARD
REINFORCED CONCRETE MANHOLE

BAUGHMAN COMPANY P.A.
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PROJECT NUMBER				SHEET 4 OF 5
DESIGN C.O.W.	DRAWN STAFF	APPROVED	DATE	SCALE NONE

UNIVERSAL 4TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



● = ½" REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = ½" REBAR W/ "BAUGHMAN" CAP (SET)
Ø = 1/2" IRON (FOUND)

(M) = MEASURED
(C) = CALCULATED
(D) = DESCRIBED
(P) = PLATTED
(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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	NGVD
1 & 2	162.6	1350.0

BENCHMARK:
CITY OF WICHITA BENCHMARK – SE. CORNER OF INTERSECTION OF GREENWICH AND KELLOGG.
NW. CORNER OF LIGHT POLE BASE.
48.60' NNW. OF ℄ OF SS MANHOLE
48.70' S. OF ℄ 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 (1350.18 NGVD)

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas)
Sedgwick County) SS

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 replat of Lot 1, Universal 2nd Addition, Wichita, Kansas, TOGETHER with a tract in the SE1/4 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 SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, 225.13 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 SE1/4 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.

_____, Surveyor
Michael G. Conrey

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 Minumum 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.

_____, President
Dennis Maloney

State of Kansas)
Sedgwick County) SS

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_____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2000.

_____
Tricia L. Robello, L.S. #1245
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2000.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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