STORM WATER SEWER TO SERVE

BENCOR 3RD ADDITION

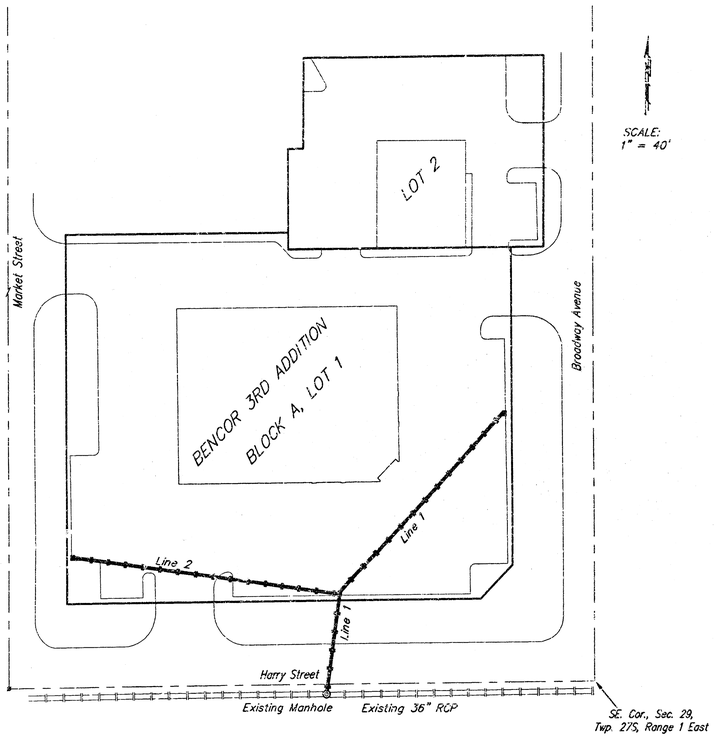
BLOCK A, LOT 1

Private Project Number: ~~DRS~~ PPS (607861)
1245

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

May 2002



SCALE: 1" = 40'

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Legal Description

Lot 1, Block A, Bencor 3rd Addition
Wichita, Sedgwick County, Kansas

Bench Marks:

1. Brass Rod in Concrete at the Southeast corner of Harry Street & Broadway Avenue, 31 feet south of the centerline of Harry, 31.5 feet east of the centerline of Broadway, Elevation = 104.47(City Datum)
2. "V" notch in walk 20 ft. south of SW corner Lot 1, Block A, Bencor 3rd Addition. Elevation = 105.52 (City Datum)

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:

Cox Communications	262-4270
Kansas Gas Service Company	1-888-482-4950
Westar Energy (Electric)	383-5650
Aquila Energy (Gas)	1-800-303-0357
Southwestern Bell Telephone Company	1-800-286-8313
City of Wichita Water Department	268-4908
City of Wichita Sewer Maint. (San. Sewer)	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034

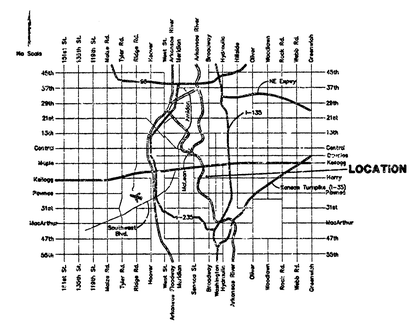
2. Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. 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. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Any work done without inspection will be required to be uncovered for inspection.
4. All R/W areas disturbed by construction operations shall be seeded with K-31 Fescue at a rate of 8 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
5. Barriers and detour signage shall be in accordance with the Manual On Uniform Traffic Control Devices.
6. 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.
7. 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.
8. All storm sewer mains and appurtenances shall be installed in accordance with City of Wichita, Kansas Standard Specifications for the Construction of City Projects dated March 1998.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 5/13/02

NOTE TO CONTRACTORS

Installation, 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).



As Built - per Plan 12-02 KK

5/2/02.

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

12 14 4 16

Sawcut, Remove & Replace Existing Concrete Pavement, Curb & Gutter & Sidewalk As Necessary For SWS Construction. See Notes #5 & #6.

CAUTION! SS Manhole

CAUTION! Light Pole.

CAUTION! Sign.

CAUTION! 2" Water Line End

CAUTION! VERIFY 21" SS Crossing.

CAUTION! Proposed 3" Kansas Gas Service Line Relocation.

10" SS To Be Abandoned

3" Kansas Gas Service Line To Be Abandoned

OH Utility Lines & Poles To Be Relocated

Line 2

Line 1

Harry Street

Ex. SWS Manhole

81°38'21"

Ex. Concrete

Ex. 16" RCP

21" SS Line

Sidewalk

Proposed Building

Proposed Pavement

Bencor 3rd Addition Block A, Lot 1

10' Utility Easement

Sta. 0+00.0, Begin Line 1
Core Existing Manhole
Install 15" RCP. Extend RCP North.
Seal Water Tight.

Sta. 0+60.2, Line 1 =
Sta. 0+00.0, Line 2
Construct Special Curb Inlet.
Install Sediment Barrier. (See Sheet 3)
Grate Elev. = 104.20
Top Elev. = 104.70

Sta. 2+10.3, End Line 1
Construct Special Curb Inlet.
Install Sediment Barrier. (See Sheet 3)
Grate Elev. = 104.70
Top Elev. = 105.20

SCALE
1" = 20' HORIZONTAL
1" = 5' VERTICAL

Bench Marks:

1. Brass Rod in Concrete at the Southeast corner of Harry Street & Broadway Avenue, 31 feet south of the centerline of Harry, 31.5 feet east of the centerline of Broadway, Elevation = 104.47(City Datum)
2. "V" notch in walk 20 ft. south of SW corner Lot 1, Block A, Bencor 3rd Addition. Elevation = 105.52 (City Datum)

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control, See Sheet 4

36" RCP

Harry Street

21" SS

Sta. 0+00.0, Begin Line 2 =
Sta. 0+60.2, Line 1
Extend 12" RCP West.

CAUTION! Proposed Gas Service Line Crossing.

CAUTION! Proposed SS Service Line Crossing.

CAUTION! VERIFY 3" Kansas Gas Service Line Crossing. Line To Be Abandoned. Contractor To Confirm Abandonment Prior To Excavation.

CAUTION! VERIFY 10" SS Crossing. Line To Be Abandoned.

CAUTION! Overhead Utility Line Crossings. Lines To Be Relocated.

3" Kansas Gas Service Line To Be Abandoned

10" SS To Be Abandoned

OH Utility Lines To Be Relocated

Line 2

Proposed Pavement

Bencor 3rd Addition Block A, Lot 1

Proposed Building

Market Street

50' R/W

35' R/W

24.5'

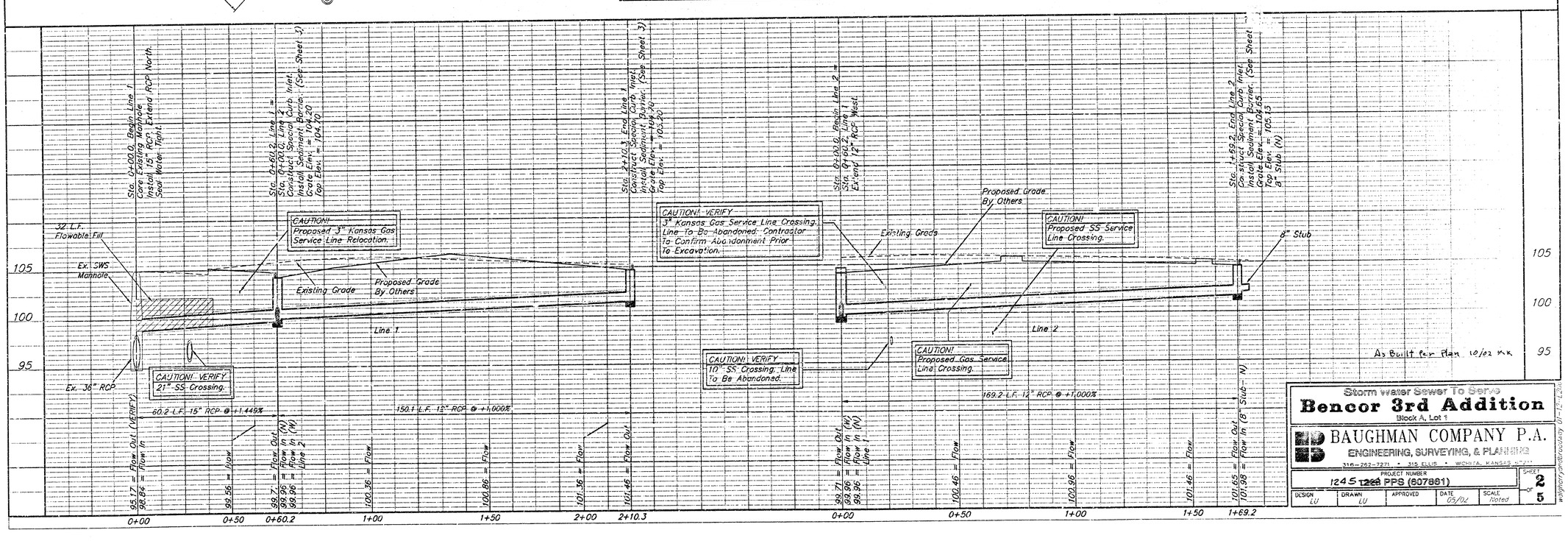
27.8'

16.0'

3.5'

Sta. 1+69.2, End Line 2
Construct Special Curb Inlet.
Install Sediment Barrier. (See Sheet 3)
Grate Elev. = 104.65
Top Elev. = 105.15
8" Stub (N)

SCALE
1" = 20' HORIZONTAL
1" = 5' VERTICAL



As Built per Plan 10/02 KK

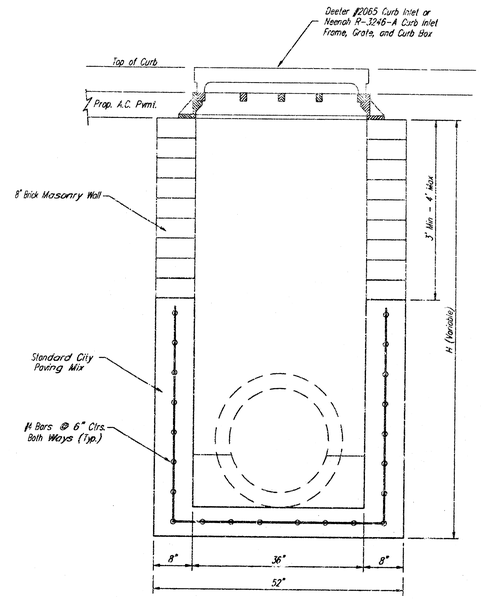
Storm Water Sewer To Serve
Bencor 3rd Addition
Block A, Lot 1

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

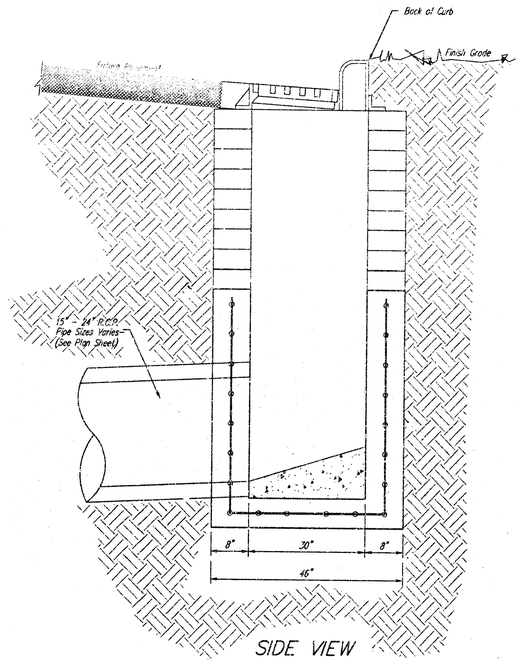
PROJECT NUMBER	SHEET
1245 ~~1268~~ PPS (607881)	2 of 5

DESIGN	DRAWN	APPROVED	DATE	SCALE
LU	LU		05/02	Noted

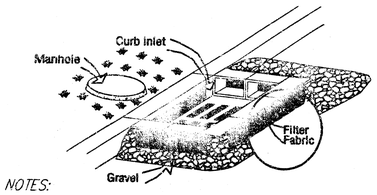
wayne/projects/county 01-12 t.dgn



FRONT VIEW



SIDE VIEW



NOTES:

Frequent maintenance is required 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.

CURB INLET W/GRATE

SEDIMENT BARRIER DETAIL

GENERAL NOTES:

Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and frame on this inlet when the height (H) is 7 feet or less.

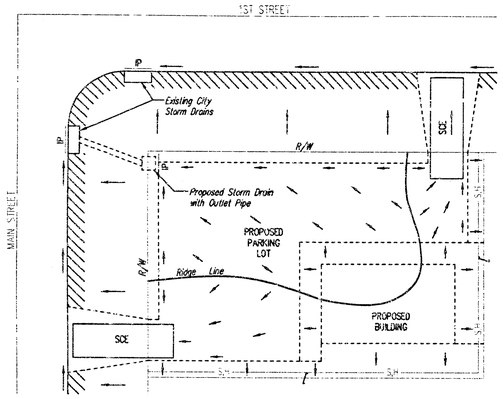
The inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase the hydraulic efficiency such that the inlet shall be self cleaning between all inlet and/or outlet pipes.

The end of all pipes installed in this inlet shall be cut off flush with the inside face of the inlet wall.

SPECIAL CURB INLET
WITH STRAW SEDIMENT BARRIER DETAIL

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

PROJECT NUMBER					SHEET
1245 ~~1223~~ PPS (607661)					3 OF 5
DESIGN Staff	DRAWN Staff	APPROVED NBW	DATE 05/02	SCALE NONE	

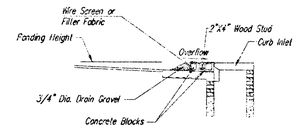


LEGEND

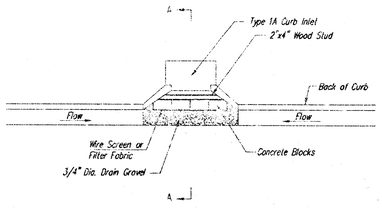
- Flow Direction
- IP — Inlet Protection – to be provided at all inlets subject to silt laden runoff.
- SM — Silt Fence or Hay Bale Barrier – to be installed along property lines where runoff from construction site can run onto other properties.
- SCE — Stabilized Construction Entrance – to be used at all locations where vehicles or equipment enter or exit property.
- Back of Curb Protection – to be installed whenever curb is backfilled to less than 3 inches from top and disturbed earth exists adjacent thereto. (See City Standard Details.)

General Notes

1. This standard detail sheet is a part of your building permit. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. Follow these general principals on all commercial building sites.
3. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
4. Failure to install, protect, and maintain BMP's are violations of Section 16.32 of the City Code and will subject the contractor to the penalties provided therein. Included with your permit is an orange "notice" sign that must be posted on-site in a conspicuous place at all times during construction. This sign is provided to assist you in the maintenance of BMP'S.
5. Back of Curb Protection: Can include hay bale, silt fence, or Curlex barrier, as shown on City BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
6. The General Contractor is responsible for the installation and maintenance of all BMP's.
7. Should the site abut a lake, BMP's will be installed to prevent sediment from entering the lake.
8. Any mud inadvertently tracked onto any street will be cleaned up by the general contractor at the end of each day's work.



SECTION A-A



CURB INLET GRAVEL FILTERS
(INLET PROTECTION-RESIDENTIAL STREETS ONLY)

NOTE: Other types of curb inlet protection may be approved by the city so long as equal protection is provided.

A gravel inlet filter shall be installed at sump locations on residential streets. This type of protection is not to be used on arterial or collector streets at any time that it would pose an undue traffic hazard.

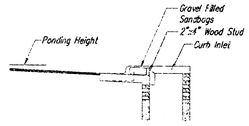
Instructions for Installing:

STEP 1: Place concrete blocks around the inlet as shown on drawing. Insert 2x4 board as shown.
STEP 2: Wrap 1/2" mesh wire screen around the concrete blocks.
STEP 3: Place 1" to 1-1/2" diameter rock around the blocks and wire screen. Be sure the rock extends down from the top of the concrete block.
STEP 4: To prevent damage to vehicles, signs warning drivers about the structures may be necessary. An alternative installation is the use of gravel bags supported by a 2"x4" board to prevent collapsing.

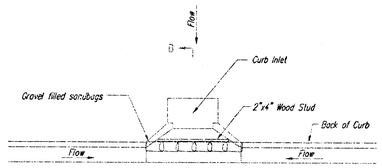
Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

Maintenance:

All curb inlet gravel filters shall be inspected and repaired after each runoff event. Sediment deposits are to be removed once material is within 8 cm (3 inches) of the top of any block. Periodically, the gravel shall be raked to increase infiltration and filtering of runoff waters. Accumulated sediment is to be removed immediately from roads and streets.

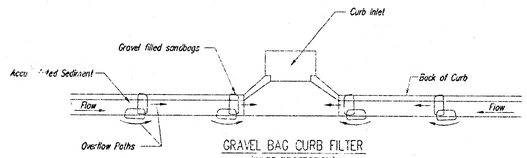


SECTION B-B



CURB INLET SANDBAG FILTERS
(INLET PROTECTION)

NOTE: Other types of curb inlet protection may be approved by the City so long as equal protection is provided.



GRAVEL BAG CURB FILTER
(INLET PROTECTION)

NOTE: Place two or more sets of bags in a manner that results in maximum support. The flow line bag must be lower than top of curb.

CURB SEDIMENT TRAPS

When inlets are located on streets having a grade (i.e., sump conditions do not exist), installing gravel (or sand) bags in the gutter flow line to create small sediment traps can be considered. Gravel bags are recommended over sand bags to allow for drainage.

If the spacing between bags becomes too large, little sediment may be trapped. Spacing of bags should be completed using the table or graph that illustrates placement distances based upon street slope. When installed in the gutter, bag tops must be lower than the sidewalk.

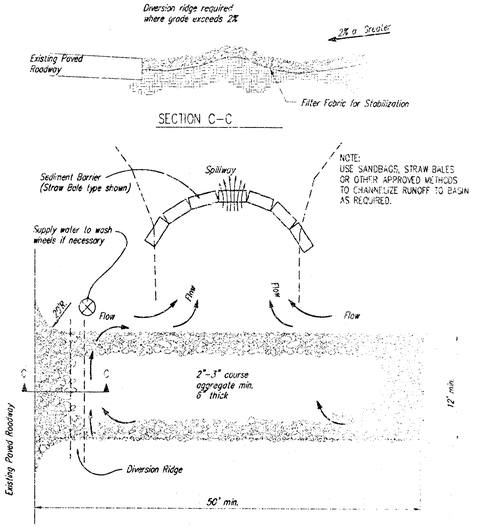
Spacing:

Gravel bags are to be placed according to street grades using the following table or graph that appears below.

GRADE (%)	SPACING (FEET)
0.5	75
1.0	45
2.0	18
3.0	12
4.0	9
5.0	6

Maintenance:

Collected sediment shall be removed after every runoff event. Bags that are destroyed by vehicular traffic or through natural deterioration are to be immediately replaced.



SECTION C-C

STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
4. DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ON'O ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

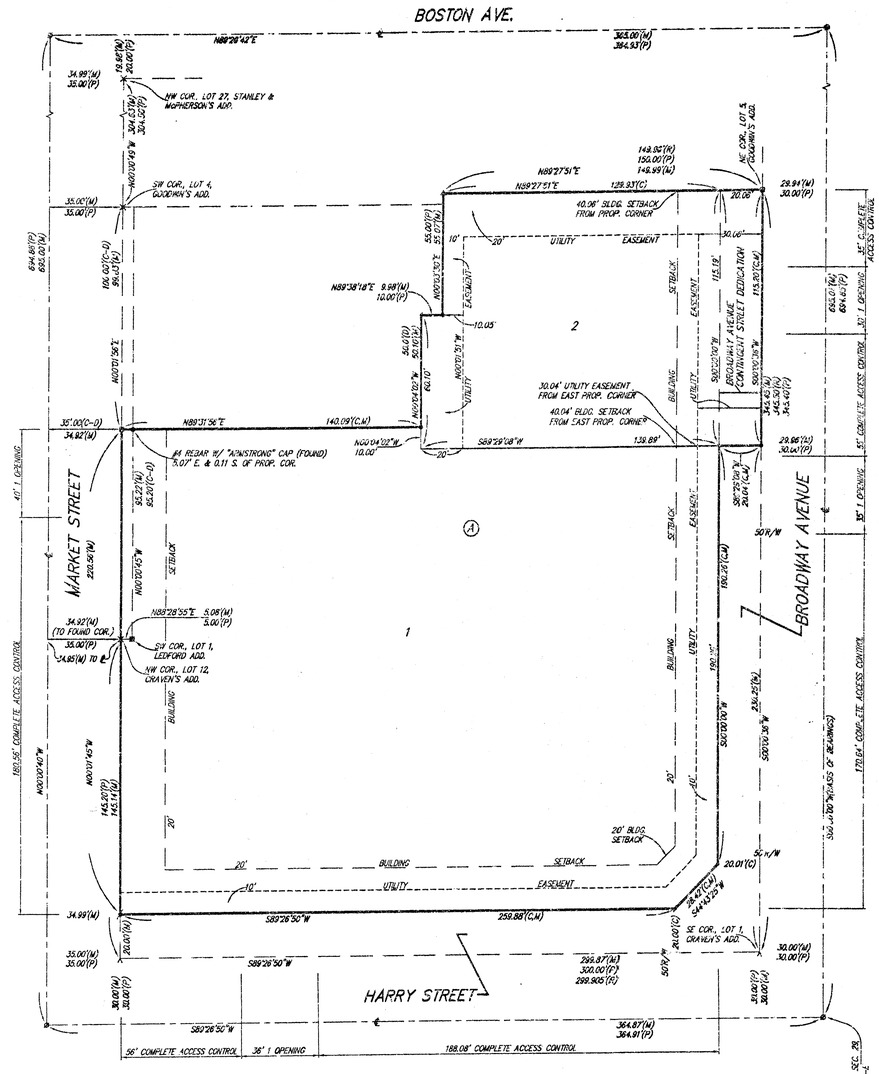
CITY OF WICHITA

SOIL EROSION EMP DETAILS

CHRISTOPHER M. CARRIER, P.E.
STORM WATER ENGINEER

PROJECT NUMBER: 1288 PPS (607861) | NA
DATE: 05/02 | SHEET 4 OF 5

BENCOR 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



- ● = #4 Rebar w/ "Baughman" Cap (Set)
- ○ = #4 Rebar w/ "Armstrong" Cap (Found)
- □ = 1/2" Iron (Found)
- △ = 3/4" Iron (Found)
- X = Chiseled Cross (Found)
- ⊗ = 1/2" Iron in Thimble (Found)
- ⊙ = 3/4" Iron in Thimble (Found)
- ⁜ = P-K Nail (Set)
- ■ = Chiseled Cross (Set)
- v = Chiseled "V" Notch (Set)

(M) = Measured
(P) = Platted
(R) = Record
(C) = Calculated
(C-D) = Calculated per Described Info.

0 30 60

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

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 "BENCOR 3RD 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 the following: Lots 5, 7, 9, and 11, on Broadway Avenue, Goodwin's Addition to Wichita, Kansas together with the north 15.2 feet of Lot 3, on Broadway Avenue, and all of the Reserve, except the south 58 feet thereof, Brook's Addition to Wichita, Kansas, TOGETHER with Lots 2, 4, 6, and 8, on Market Street, and the Reserve, in Craven's Addition to the City of Wichita, Kansas. TOGETHER with Lots 10 and 12, on Market Street, in said Craven's Addition, TOGETHER with the south 36.5 feet of Lot 1, Ledford Addition to Wichita, Kansas, TOGETHER with Lots 1, 2, and the south 8 feet of Lot 3, on Broadway Avenue, and the south 58 feet of the Reserve adjoining on the west, all in said Brook's Addition, together with Lots 1, 3, 5, 7, 9, and 11, on Broadway, in said Craven's Addition, TOGETHER with the south 58.7 feet of the north 158.7 feet of Lot 1 in said Ledford Addition, and TOGETHER with the east 5.00 feet of Market Street as dedicated in said Ledford Addition, except the north 100.00 feet thereof.

Existing public 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, a Block, and Streets, to be known as "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Broadway Avenue Contingent Street Dedication shall become effective in the event that the City of Wichita, Kansas determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said contingent street dedication. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Harry-Broadway, LLC

Benjamin T. Horton, Manager

Pauline J. Storer Living Trust

Jacqueline Sue Adams, Trustee

State of Colorado) SS
El Paso County)

The foregoing instrument acknowledged before me, this 26th day of January, 2002, by Benjamin T. Horton, Manager of Bencor/Harry-Broadway, LLC, on behalf of the limited liability company.

AMANDA GADEN NOTARY PUBLIC STATE OF COLORADO

Amanda Gaden, Notary Public
AMANDA GADEN

My App't. Exp. 08/31/05

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 21st day of January, 2002, by Jacqueline Sue Adams, Trustee of the Pauline J. Storer Living Trust, on behalf of the trust.

Jenny Gholson-Morris Notary Public-State of Kansas My Appt. Exp. 7/26/05

Jenny Gholson-Morris, Notary Public
JENNY GHOLSON-MORRIS

My App't. Exp. 7/26/05

This plat of BENCOR 3RD ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26th day of December, 2001

Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Chair

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5th day of March, 2002.

At the Direction of the City Council

Chris Chierches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 11th day of February, 2002.

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

Entered on transfer record this 13th day of March, 2002.

Don Brace, 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 13 day of March, 2002 at 1:15 o'clock PM; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

2066388

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas.

First Bank

Laura Ramsey, Vice President (Title)
LAURA RAMSEY

State of Texas)
Wichita County) SS

The foregoing instrument acknowledged before me, this 29 day of January, 2002 by Laura Ramsey Vice President (Title) of First Bank, on behalf of the bank.

BONITA C. PATTERSON Notary Public STATE OF TEXAS My Comm. Exp. 11/30/2005

Bonita C. Patterson, Notary Public
BONITA C. PATTERSON

My App't. Exp. 11-30-05

BAUGHMAN COMPANY P. A.
ENGINEERING SURVEYING & PLANNING