STORM WATER SEWER TO SERVE

THE MANHATTAN ADDITION

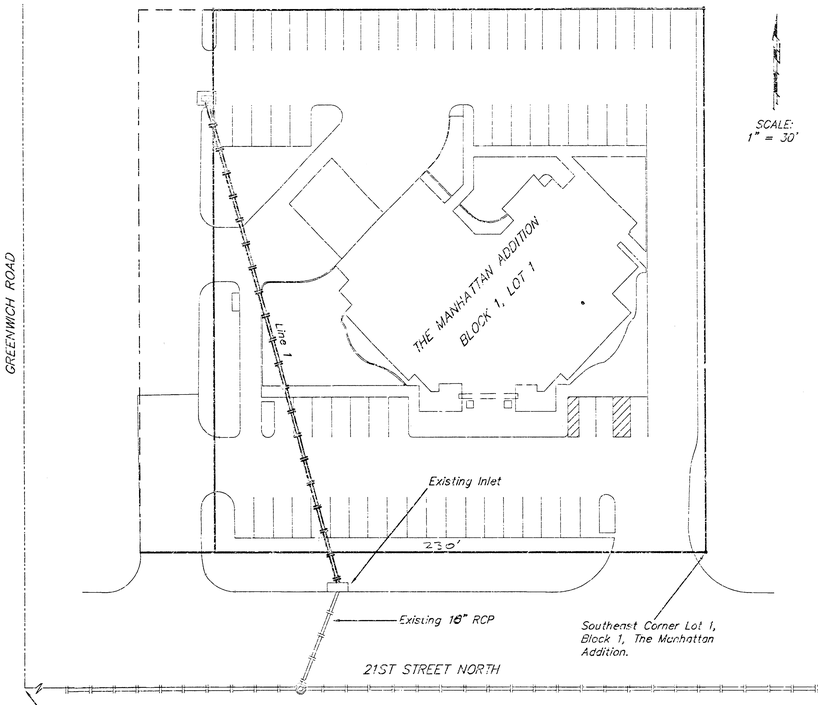
BLOCK 1, PART OF LOT 1

Private Project Number: 1303 PPS (607861)

CITY OF WICHITA, KANSAS

Neil Cable, P.E. City Engineer

November, 2002



SCALE: 1" = 30'

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Cover Sheet	1
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Inlet & Sediment Barrier Detail	3
BMP Erosion Details	4
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Bench Marks:

1. Chiseled Square On Concrete Walk South Of Fire Hydrant.

   Elevation = 178.56 (City Datum)

2. 0.5 miles East of Webb Road on 21st Street North. City of Wichita Bench Mark. North right-of way. 39.00 ft North of 1/4 section corner iron in. centerline of 21st. 11.80 ft South of property iron. 28.30 ft Northwest of East end of cmp.

   Elevation = 196.23 (City Datum)

Legal Description

The East 130.00 feet of the South 240.00 feet of Lot 1, Block 1, The Manhattan Addition To Sedgwick County, Kansas.

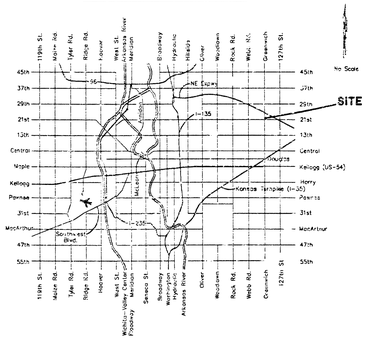
APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/27/02

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).

Location Map



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 637-2470

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

Cox Communications	262-4270
Kansas Gas Service Company	1-888-422-4950
Westar Energy (Electric)	383-8650
Aquila Energy (Gas)	1-800-303-0337
Southwestern Bell Telephone Company	1-800-286-8313
City of Wichita Water Department	268-4906
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. All disturbed R/W 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 "pelted" with forks or punched into soil to reduce loss due to wind.

3. 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.

4. 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.

5. Trees and shrubs 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.

6. 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.

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 sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.

9. Properties within the project limits may have underground sprinkler systems which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.

Le M. Williams 11-26-02

Booked E-2 1/15/03 RDL

PE Bond 1/23 KO

Storm Water Sewer To Serve
The Manhattan Additio
Block 1, Part of Lot 1

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

PROJECT NUMBER				
1303 PPS (607861)				S
DESIGN	DRAWN	APPROVED	DATE	SCALE
LU		LU	11/02	Noted

B 15 01 13

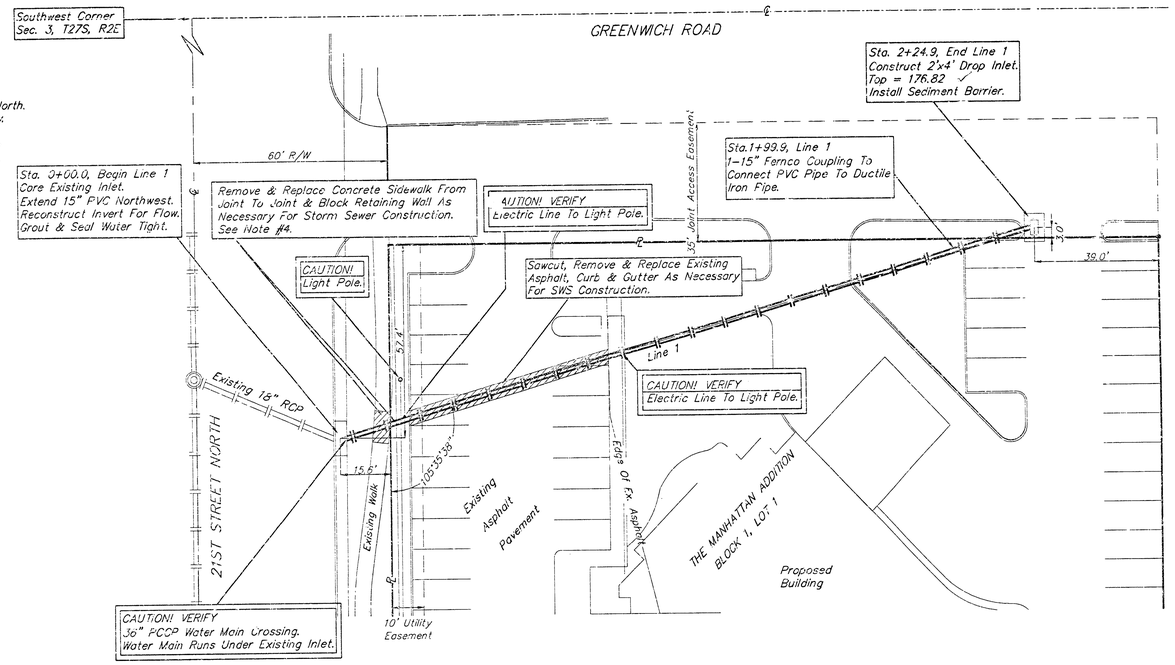
Bench Marks:

1. Chiseled Square On Concrete Walk South Of Fire Hydrant.

   Elevation = 178.56 (City Datum)

2. 0.5 miles East of Webb Road on 21st Street North. City of Wichita Bench Mark. North right-of way. 39.00 ft North of 1/4 section corner iron in. centerline of 21st. 11.80 ft South of property iron. 28.30 ft Northwest of East end of cmp.

   Elevation = 196.23 (City Datum)

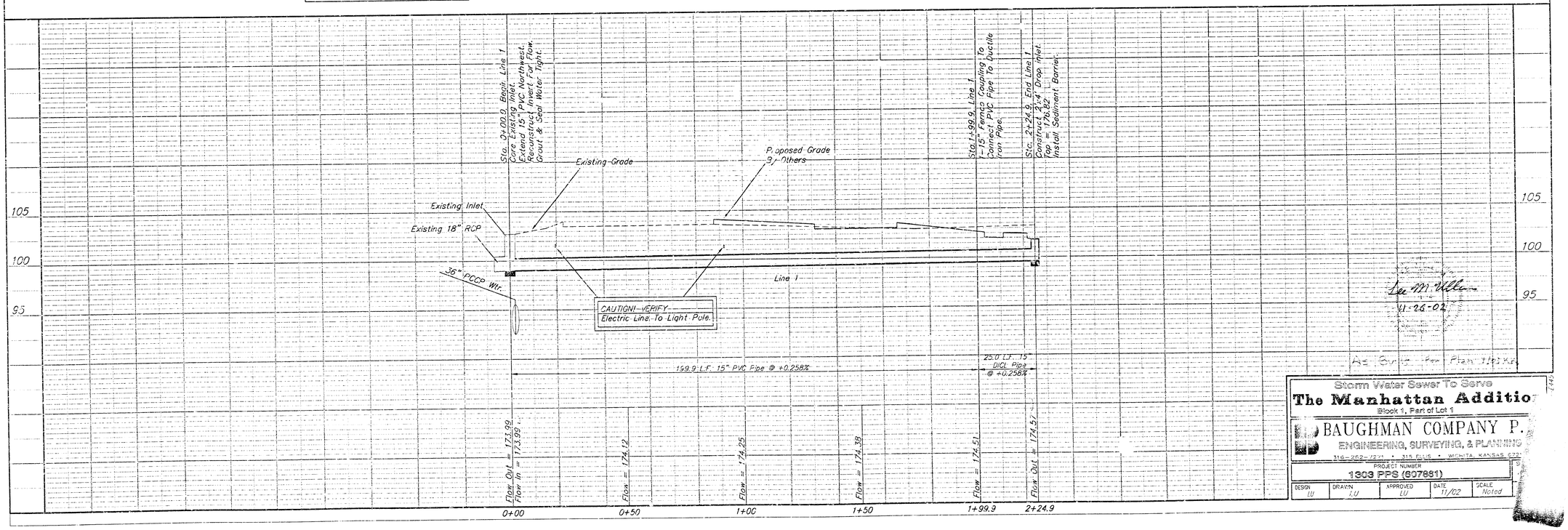


SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL

Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Storm Sewer Installation. Verify Depth To Determine Conflict If Any.

All PVC Pipe Shall Be SDR-35

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



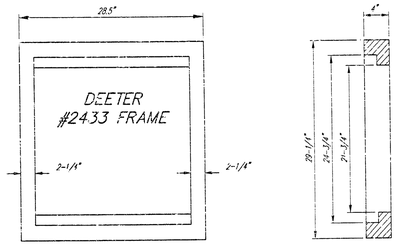
Lee M. Allen
11-26-02

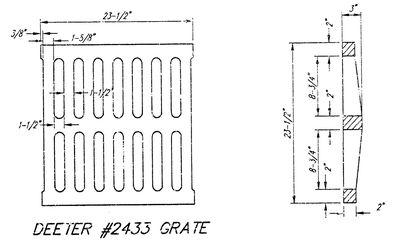
As Built Per Plan 11-27-02

Storm Water Sewer To Serve
The Manhattan Addition
Block 1, Part of Lot 1

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1721 • 315 ELLIS • WICHITA, KANSAS 6721

PROJECT NUMBER				
1303 PPS (607681)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
LU	LU	LU	11/02	Noted

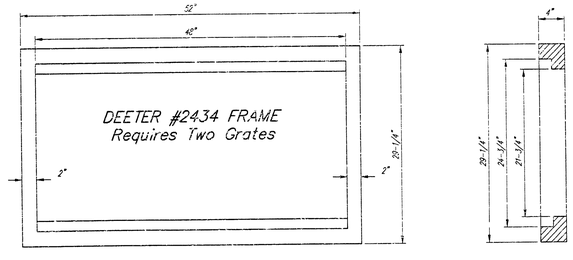




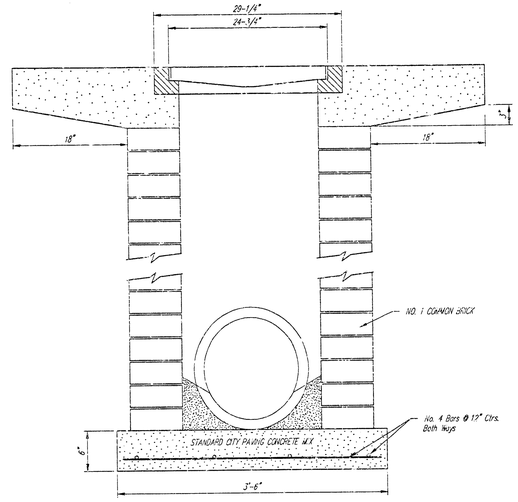
DEETER #2433 GRATE

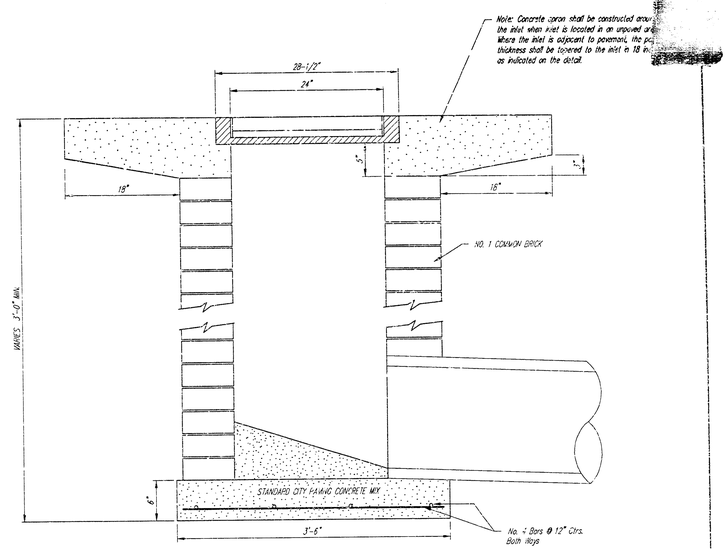
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

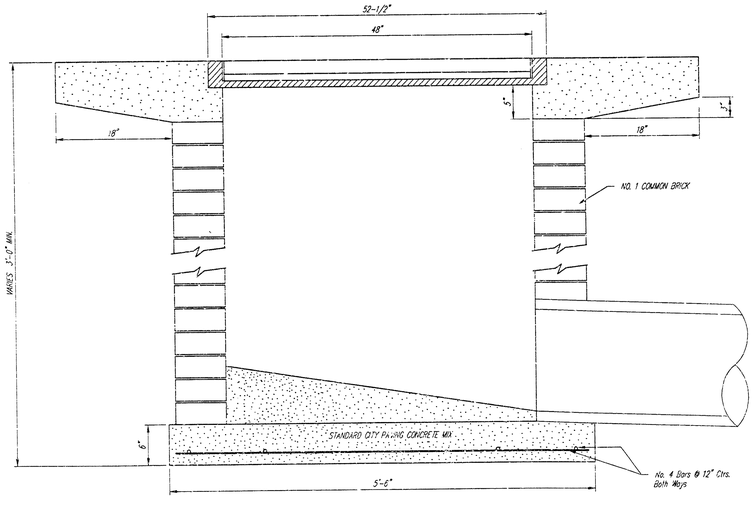
24" x 24" Frame and Grate Detail

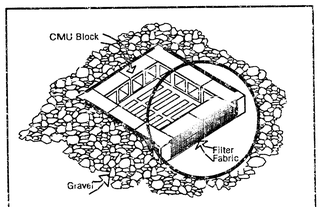


Double 24" x 24" Frame Detail









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.

INLET PROTECTION

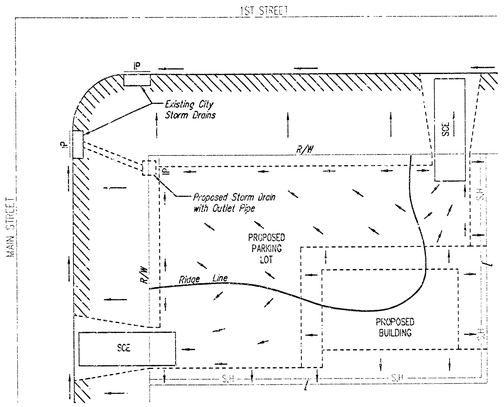
Storm Drain with Gravel Apron

CITY OF WICHITA

STANDARD DROP INLE

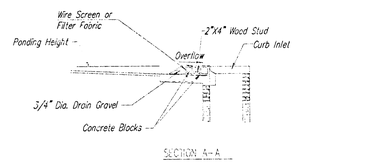
BAUGHMAN COMPANY P.A
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 312 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER				SHEET
1303 PPS (607881)				80 OF
DESIGN: STAFF	DRAWN: STAFF	APPROVED	DATE: 11/02	SCALE: NONE

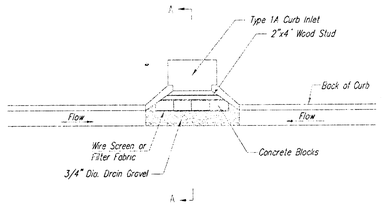


General Notes

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 sides.
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 unsafe traffic hazard.

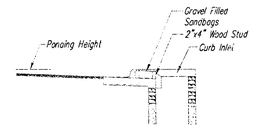
Instructions for Installing:

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.

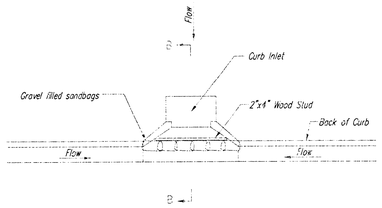
Use of rock with diameters smaller than 1" in the bag may result in clogging of pores and reduce the amount of water flowing into an inlet.

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.

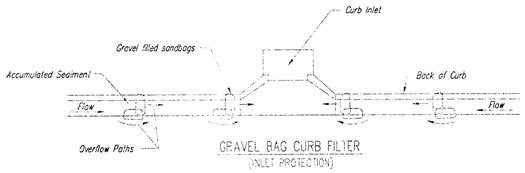


SECTION B-B



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 determined 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.

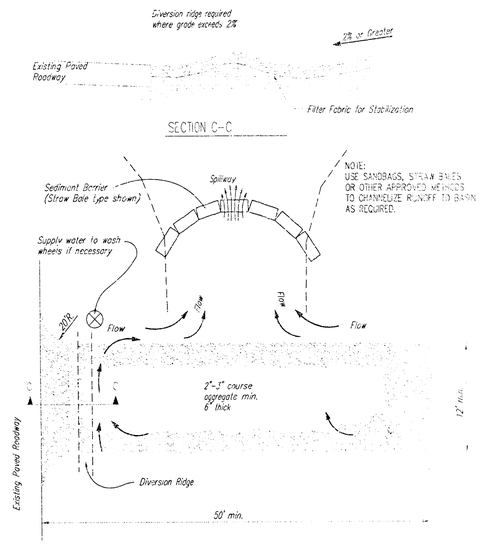
Spacing:

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.



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 ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

CITY OF WICHITA

SOIL EROSION BMP DETAILS

CHRISTOPHER M. CARRIER, STORM WATER ENGINEER

PROJECT NUMBER: 1303 PPS (607861)

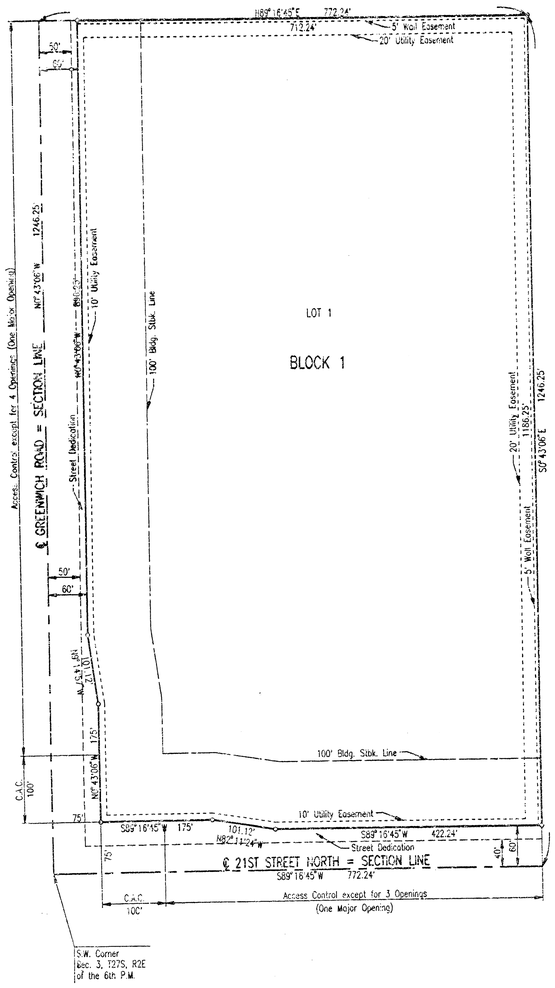
DATE: 11/02

SHEET SU 1

PC 73-10

THE MANHATTAN ADDITION

TO SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

○ = IRON SET
C.A.C. = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA (WSC, 41 FEET SOUTH AND 58 FEET WEST OF IRON AT CENTERLINE OF GREENWICH AND 21ST ST. N. ELEV.1738 CITY DATUM ELEV. 1361.38 M.S.L.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS, AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 6th DAY OF DECEMBER 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE MANHATTAN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE DESCRIBED AS:

A TRACT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, 772.24 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION, 1246.25 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 772.24 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET, AND THE SOUTH 40 FEET THEREOF.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO.948
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MICHAEL W. BERRY LICENSED PROFESSIONAL ENGINEER KANSAS

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 A LOT, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS THE MANHATTAN ADDITION TO 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 5-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND GREENWICH ROAD OVER AND ACROSS THE SOUTH AND WEST SIDE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO THE 21ST STREET NORTH AT (3) THREE LOCATIONS AND GREENWICH ROAD AT (4) FOUR LOCATIONS AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

SEE AGREEMENT FILED BY SEPARATE INSTRUMENT FOR TERMS, RESTRICTIONS, AND CONDITIONS ESTABLISHED FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS:

LUXURY DEVELOPMENT PARTNERS, INC.

BY William J. Warren
WILLIAM J. WARREN, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 1996, BY WILLIAM J. WARREN, PRESIDENT OF LUXURY DEVELOPMENT PARTNERS, INC.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-97

MY COMMISSION EXPIRES Jan. 15, 1997

WE, INTRUST BANK, N.A., WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE MANHATTEN ADDITION TO SEDGWICK COUNTY, KANSAS.

#1586455

BY Bruce A. Long
BRUCE A. LONG, VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1996, BY BRUCE A. LONG, VICE PRESIDENT OF INTRUST BANK, N.A., WICHITA, KANSAS.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-97

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 15TH DAY OF FEBRUARY, 1996.

Susan Osborne-Howes, CHAIRMAN
SUSAN OSBORNE-HOWES

Marvin S. Krout, SECRETARY
MARVIN S. KROUT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

THIS PLAT APPROVED AN ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 7th DAY OF January, 1997

Bob Knight, MAYOR
BOB KNIGHT

Pat Burnett, ~~SEPTEST~~ CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS 14th DAY OF Jan, 19 97.

Thomas G. Winters, CHAIRMAN
THOMAS G. WINTERS

Paul W. Hancock, CHAIR PRO-TEM
PAUL W. HANCOCK

Betsy Gwin, COMMISSIONER
BETSY GWIN

Melody C. Miller, COMMISSIONER
MELODY MILLER

Mark F. Schroeder, COMMISSIONER
MARK F. SCHROEDER

James Alford, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS 21 DAY OF February, 1997.

James Alford, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 9:15 A.M., ON THIS 21 DAY OF February 1997.

Larry L. Consolver, REGISTER OF DEEDS
LARRY L. CONSOLVER

Michael D. Hurtt, DEPUTY
MICHAEL D. HURTT

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF BENEFIT DISTRICTS WITHIN THE BOUNDARY OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS AS THEY DEEM NECESSARY TO MAKE STREET IMPROVEMENTS TO SERVE THIS AREA, THIS 14th DAY OF JANUARY, 1997.

Bob Knight, MAYOR
BOB KNIGHT

Pat Burnett, CITY CLERK
PAT BURNETT

SEDGWICK COUNTY, KANSAS

C:\1995\95748\FINAL.DWG 10-23-1996 10:56:41 am 1=100.00

20.00 CK

PC-73-10

PC 73-10 18 12 01 13