Lat. 120, War Industries Sewer
SANITARY SEWER IMPROVEMENTS
to serve
Pebblebrook Addition - Phase IV
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Project Number

468-82279

Index Code:

743798

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) 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	262-0661
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

2. Underground utility service lines and overhead utility pole lines 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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.

3. 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.

4. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

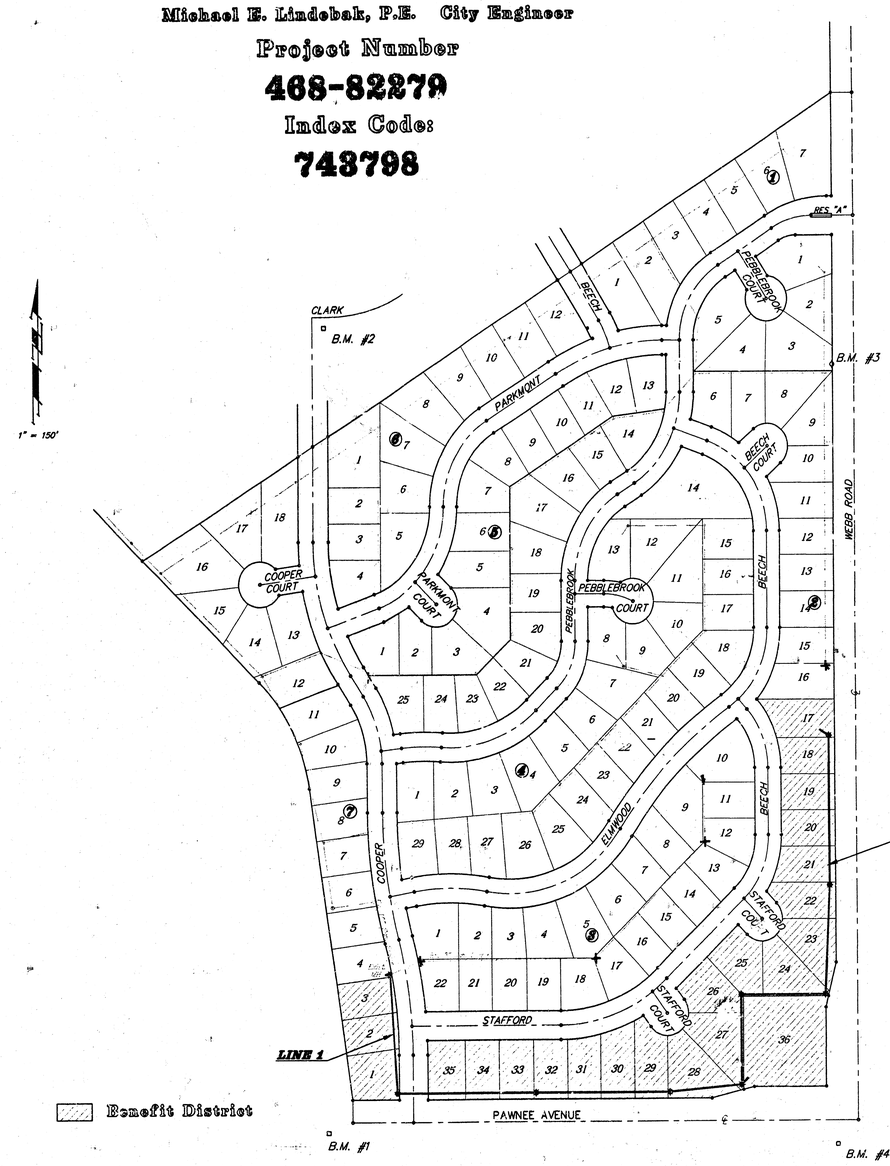
5. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.

6. Excavation or additional fill shall be performed around each manhole as necessary. Cost to be incidental to "Site Clearing & Restoration". Easement Grading and Seeding shall be performed with the street project, not as part of this project.

7. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.

8. When connecting to existing MH or stub, the contractor shall reshape MH bottom or adjust the existing stubs's alignment or elevation as necessary. Cost shall be subsidiary to other bid items.

9. This project is subject to a current SWPP Plan. Contractor shall comply with any unusual requirements as necessary for site to be in compliance during construction.



BENCHMARKS:

BM #1 "□" Cut on top of the S.E. Corner of the Headwall 1259 feet W. & 19 feet S. of the ℄'s of Pawnee Ave. & Webb Rd.
Elev. = 186.89 (City Datum)

BM #2 "□" Cut of the top of curb at the E. end of the Return at the S.E. Corner of Cooper & Clark.
Elev. = 182.87 (City Datum)

BM #3 R.R. Spike in the E. side of the High Line Pole 1669 feet N. & 52 feet W. of the ℄'s of Pawnee Ave. & Webb Rd.
Elev. = 190.70 (City Datum)

BM #4 City of Wichita Bench Mark Disk, 5.3' S. and 4.7' W. of the Intersection of the Centerlines of Webb Road and Pawnee Ave.
Elev. = 205.68 (City Datum)

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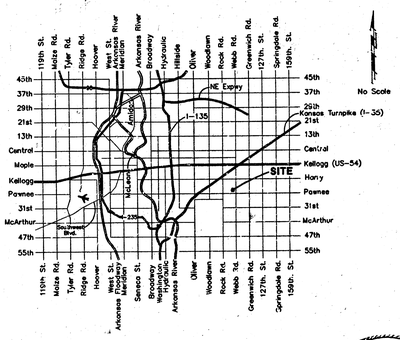

Vicinity Map

Booked P-106 11-1-99 Per Plan ROL

BRENT W. OOTEN LICENSED KANSAS PROFESSIONAL ENGINEER

June 1999

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

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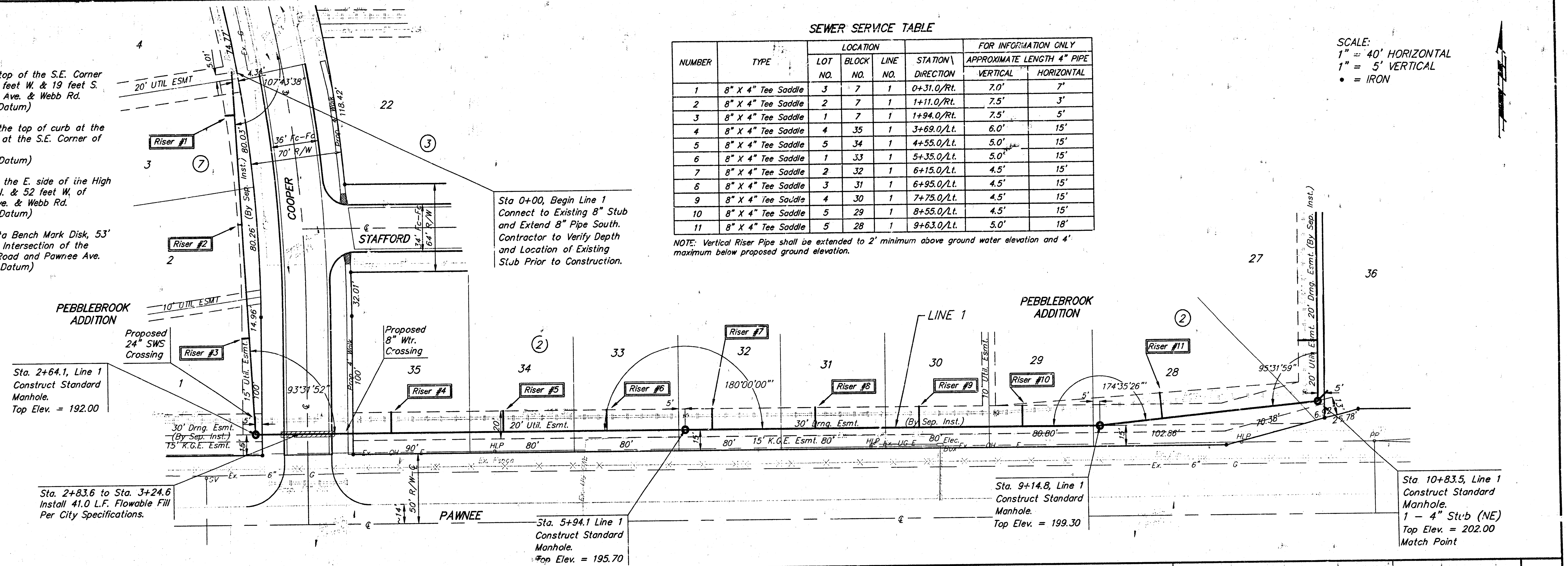
BM #4 City of Wichita Bench Mark Disk, 53' S. and 47' W. of the Intersection of the Centerlines of Webb Road and Pawnee Ave. Elev. = 205.68 (City Datum)

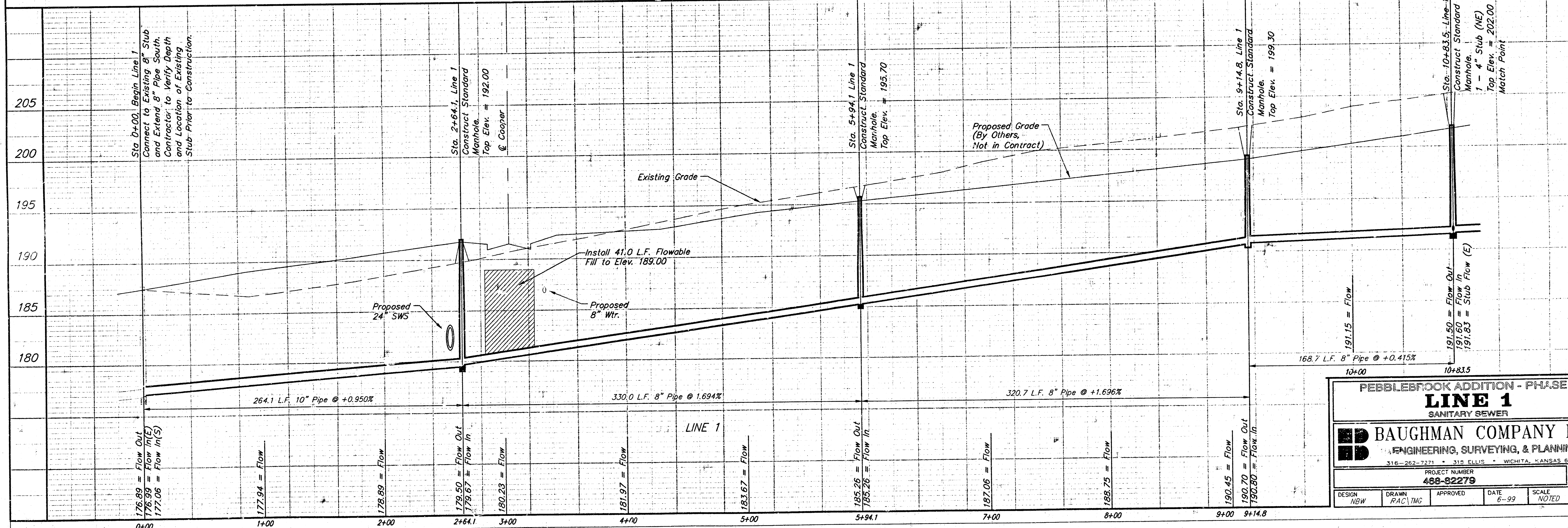
SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION LOT NO.	BLOCK NO.	LINE NO.	STATION\ DIRECTION	FOR INFORMATION ONLY APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
1	8" X 4" Tee Saddle	3	7	1	0+31.0/Rt.	7.0'	7'
2	8" X 4" Tee Saddle	2	7	1	1+11.0/Rt.	7.5'	3'
3	8" X 4" Tee Saddle	1	7	1	1+94.0/Rt.	7.5'	5'
4	8" X 4" Tee Saddle	4	35	1	3+69.0/Lt.	6.0'	15'
5	8" X 4" Tee Saddle	5	34	1	4+55.0/Lt.	5.0'	15'
6	8" X 4" Tee Saddle	1	33	1	5+35.0/Lt.	5.0'	15'
7	8" X 4" Tee Saddle	2	32	1	6+15.0/Lt.	4.5'	15'
8	8" X 4" Tee Saddle	3	31	1	6+95.0/Lt.	4.5'	15'
9	8" X 4" Tee Saddle	4	30	1	7+75.0/Lt.	4.5'	15'
10	8" X 4" Tee Saddle	5	29	1	8+55.0/Lt.	4.5'	15'
11	8" X 4" Tee Saddle	5	28	1	9+63.0/Lt.	5.0'	18'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
• = IRON





PEBBLEBROOK ADDITION - PHASE 4

LINE 1

SANITARY SEWER

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

PROJECT NUMBER	SHEET
468-82279	2 of 7

DESIGN	DRAWN	APPROVED	DATE	SCALE
NBW	RAC\TMG		6-99	NOTED

BENCHMARKS:

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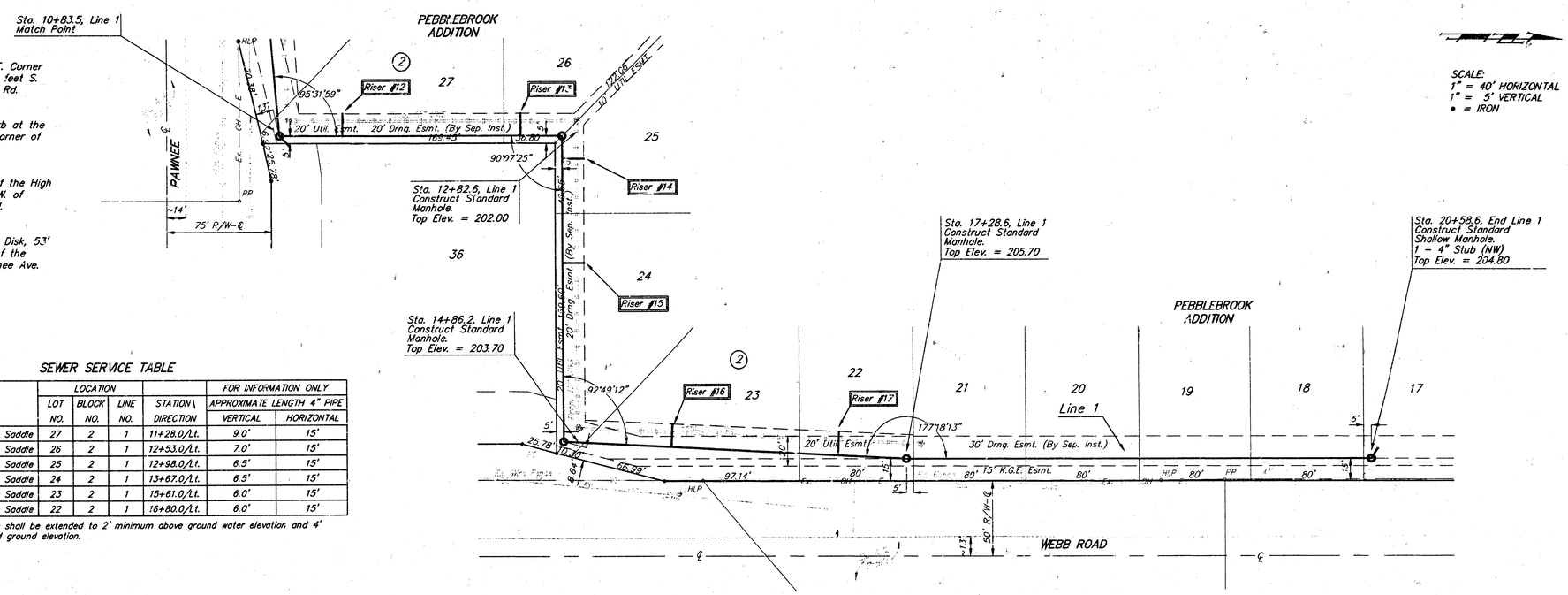
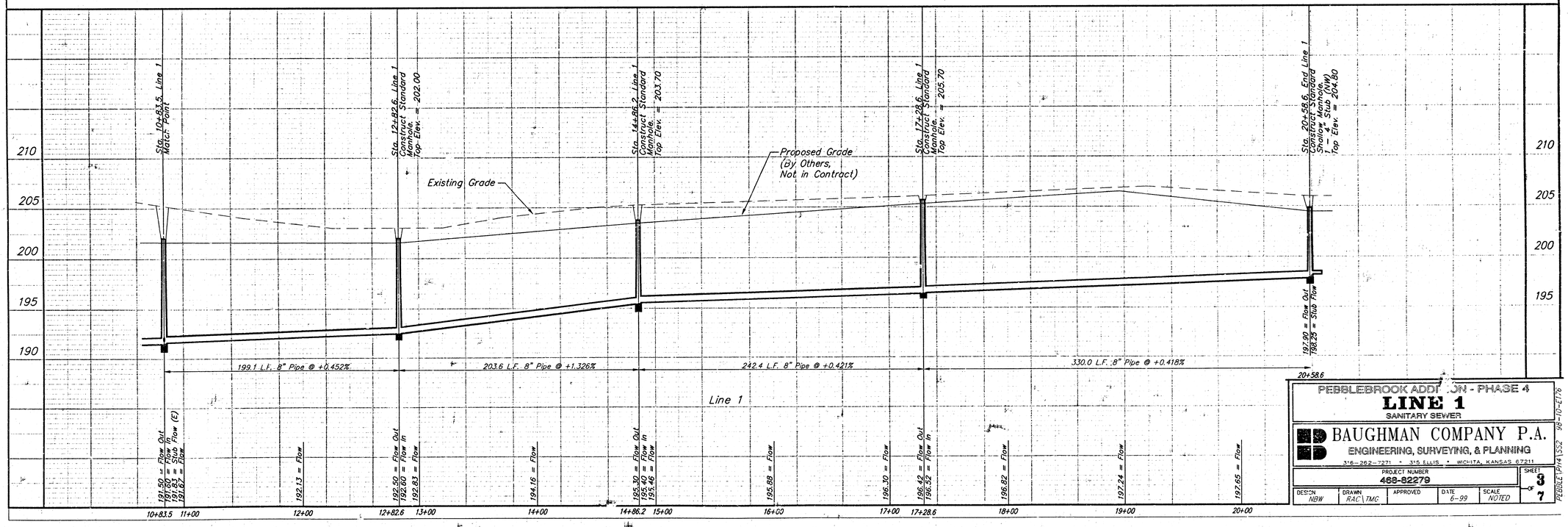


SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			STATION \ DIRECTION	FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.		APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
12	8" X 4" Tee Saddle	27	2	1	11+28.0/Lt.	9.0'	15'
13	8" X 4" Tee Saddle	26	2	1	12+53.0/Lt.	7.0'	15'
14	8" X 4" Tee Saddle	25	2	1	12+98.0/Lt.	6.5'	15'
15	8" X 4" Tee Saddle	24	2	1	13+67.0/Lt.	6.5'	15'
16	8" X 4" Tee Saddle	23	2	1	15+61.0/Lt.	6.0'	15'
17	8" X 4" Tee Saddle	22	2	1	16+80.0/Lt.	6.0'	15'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



PEBBLEBROOK ADDITION - PHASE 4

LINE 1

SANITARY SEWER

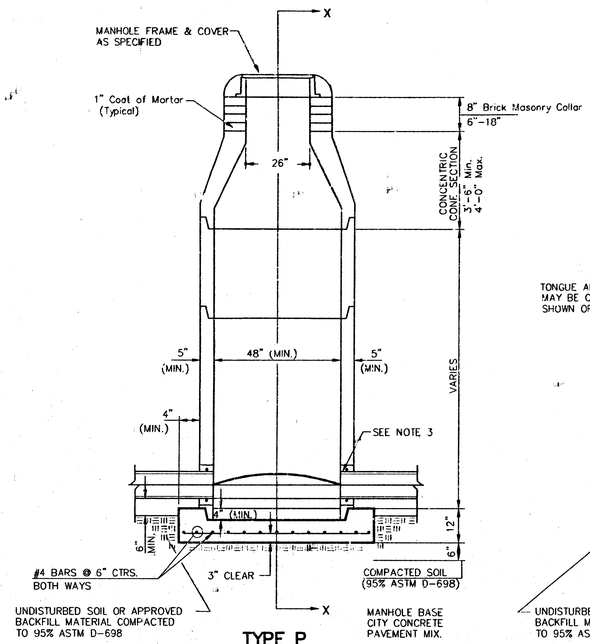
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
468-82279	3 of 7

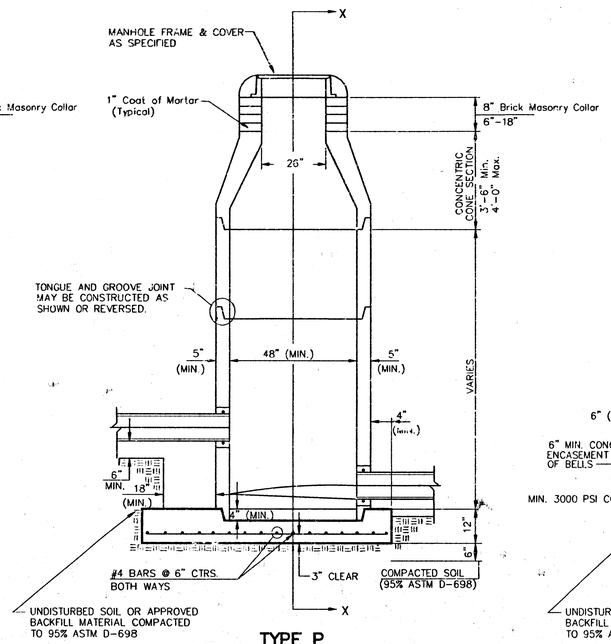
DESIGN	DRAWN	APPROVED	DATE	SCALE
NBW	RAC\TMC		6-99	NOTED

PEBBLE\PH4\SS2 96'-0"-E176

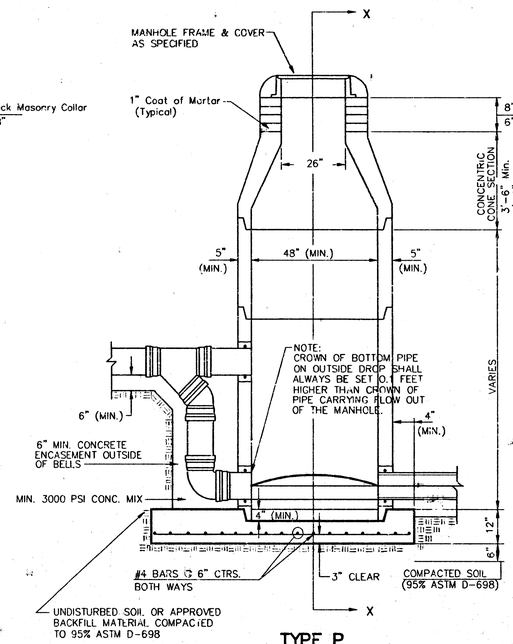
SEWER APPURTENANCES DETAILS



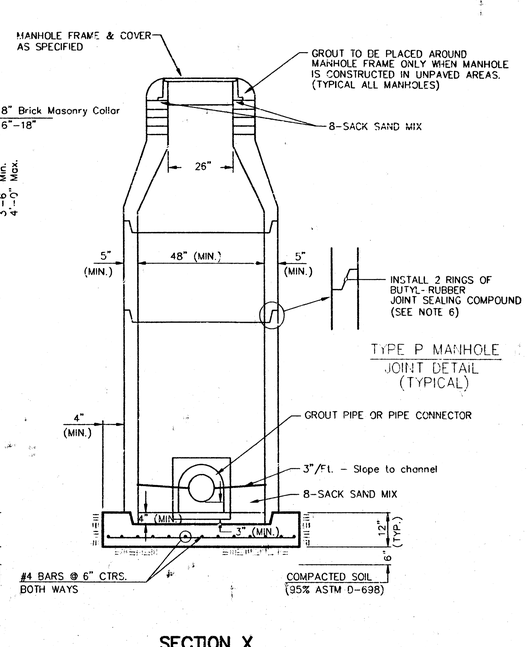
TYPE P
STANDARD MANHOLE



TYPE P
INSIDE DROP MANHOLE



TYPE P
OUTSIDE DROP MANHOLE

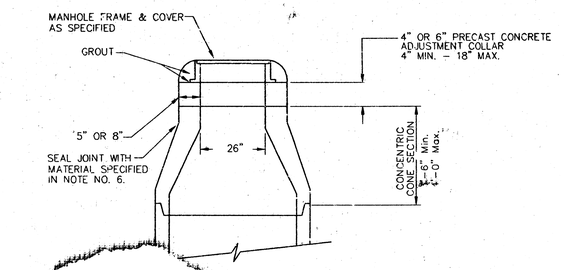


SECTION X
(TYPICAL)

GENERAL NOTES

PRECAST MANHOLE NOTES

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NON-SHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
15. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
16. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
18. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



ONSTRUCTION
AREAS

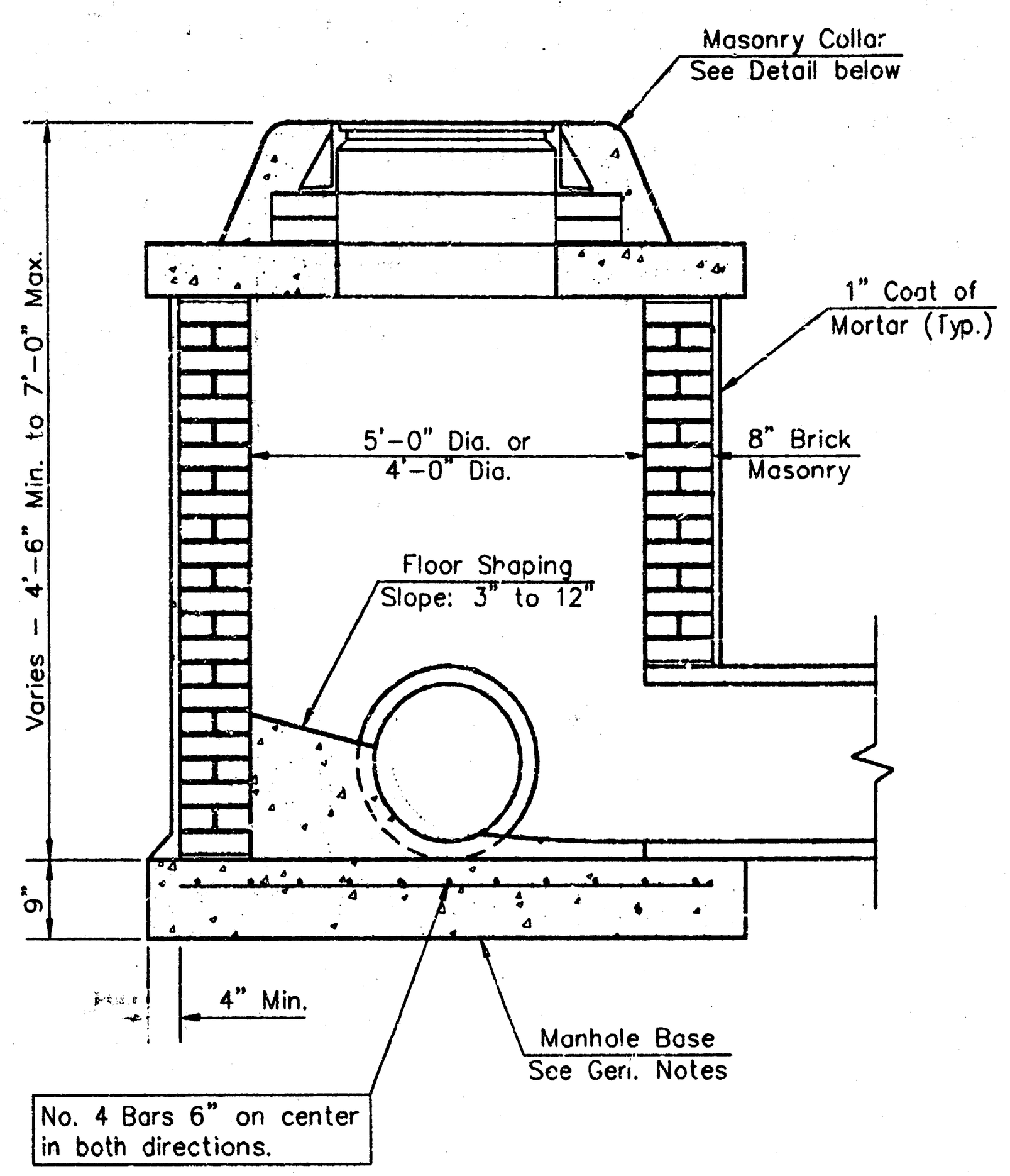
CITY OF WICHITA
STD. MANHOLE DETAILS
SEWER APPURTENANCES

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

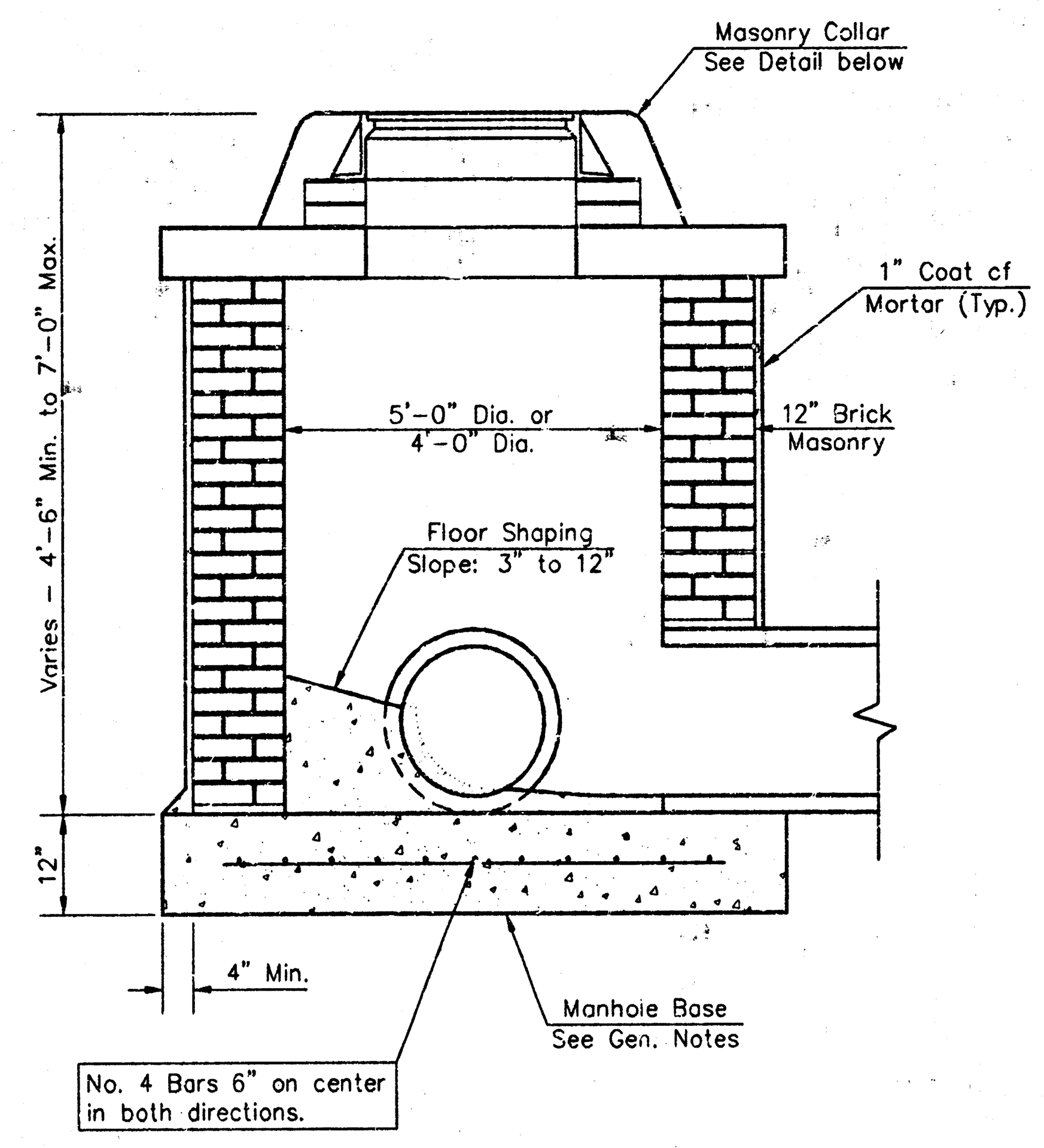
PROJECT NUMBER 468-82279 | SHEET 4 OF 7

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF		6-99	NONE

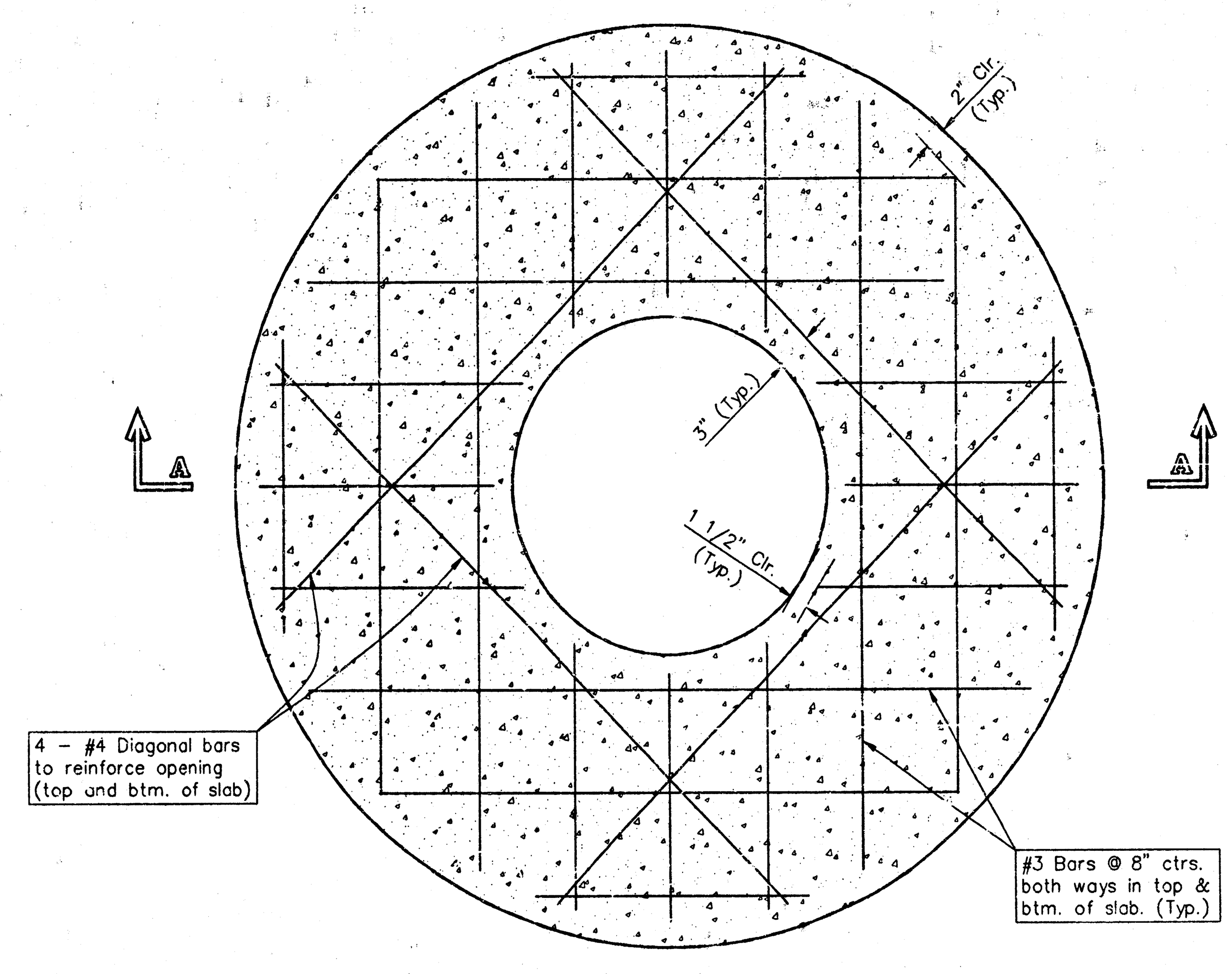
09-11-2176
P:\ADOBE\PM4\pmm



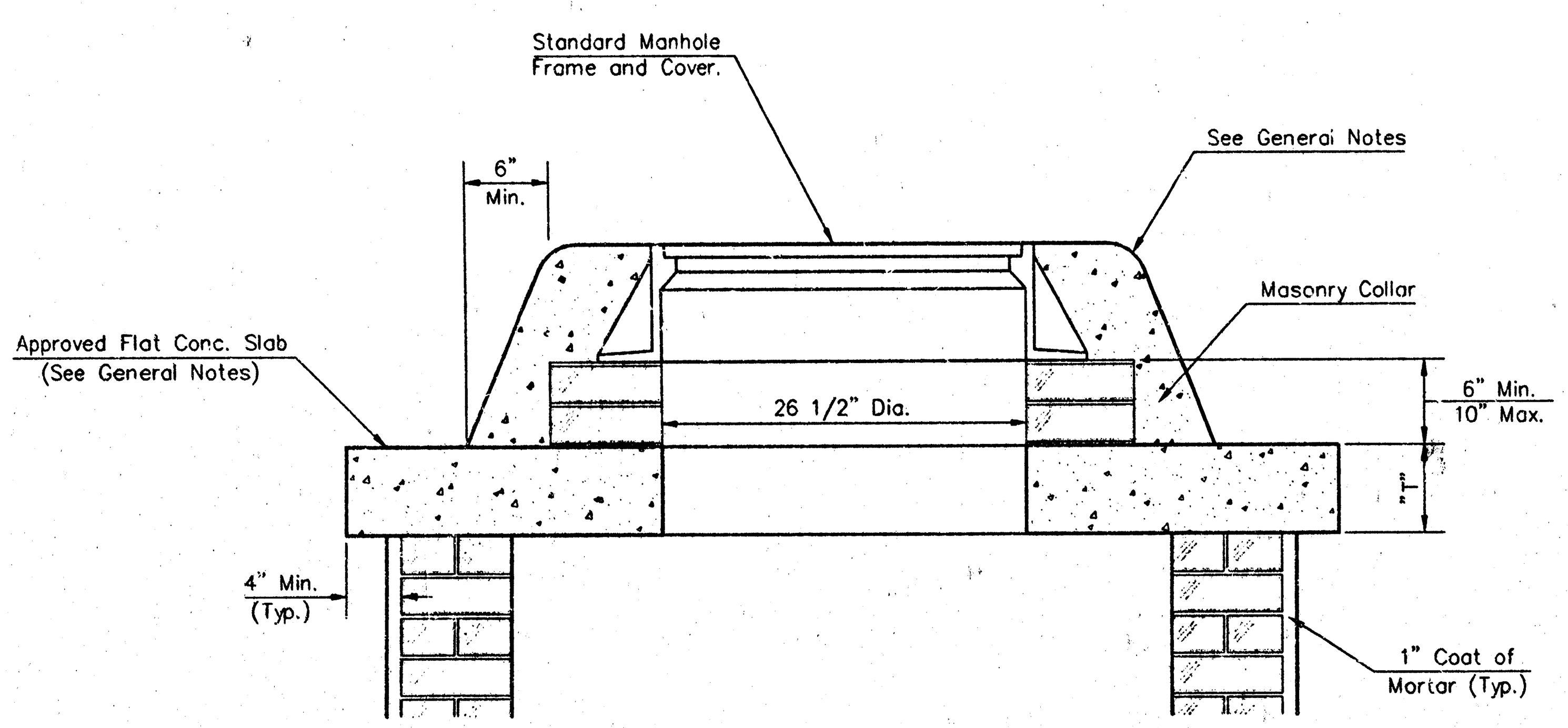
SHALLOW TYPE "A" MANHOLE



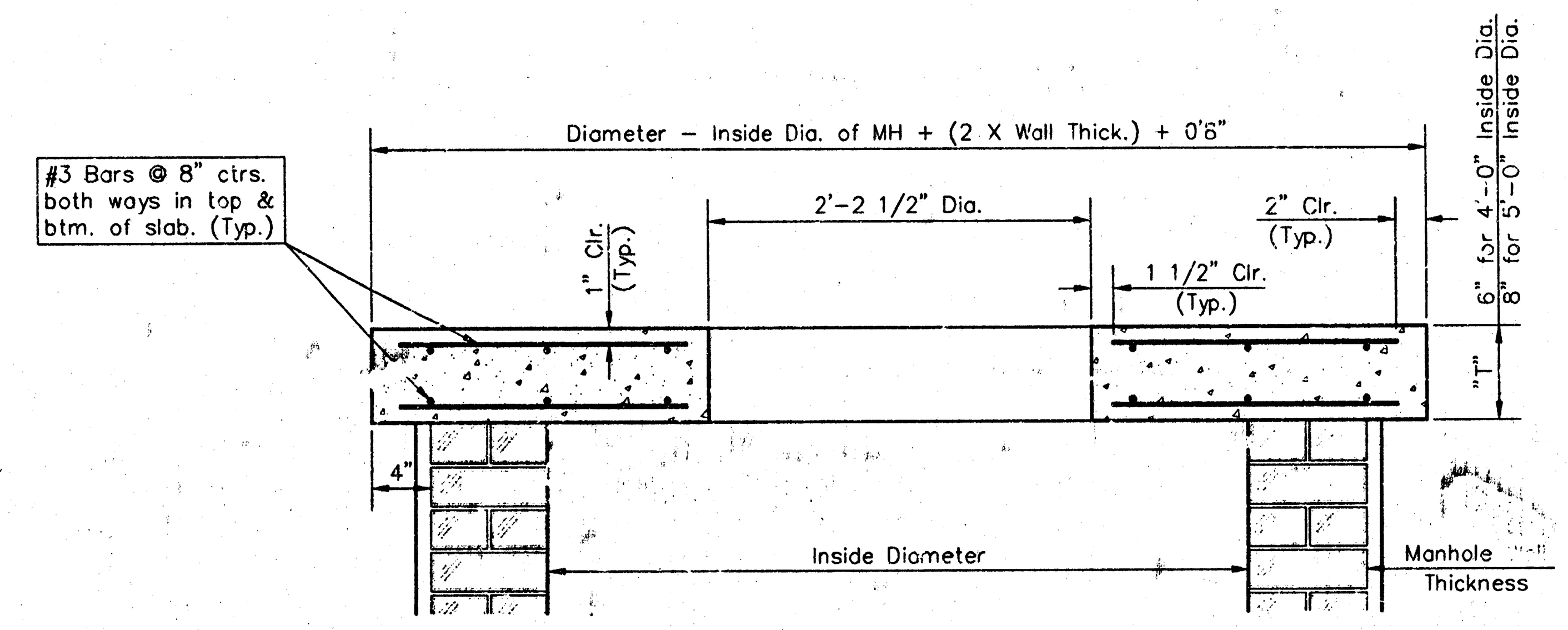
SHALLOW TYPE "B" MANHOLE



PLAN

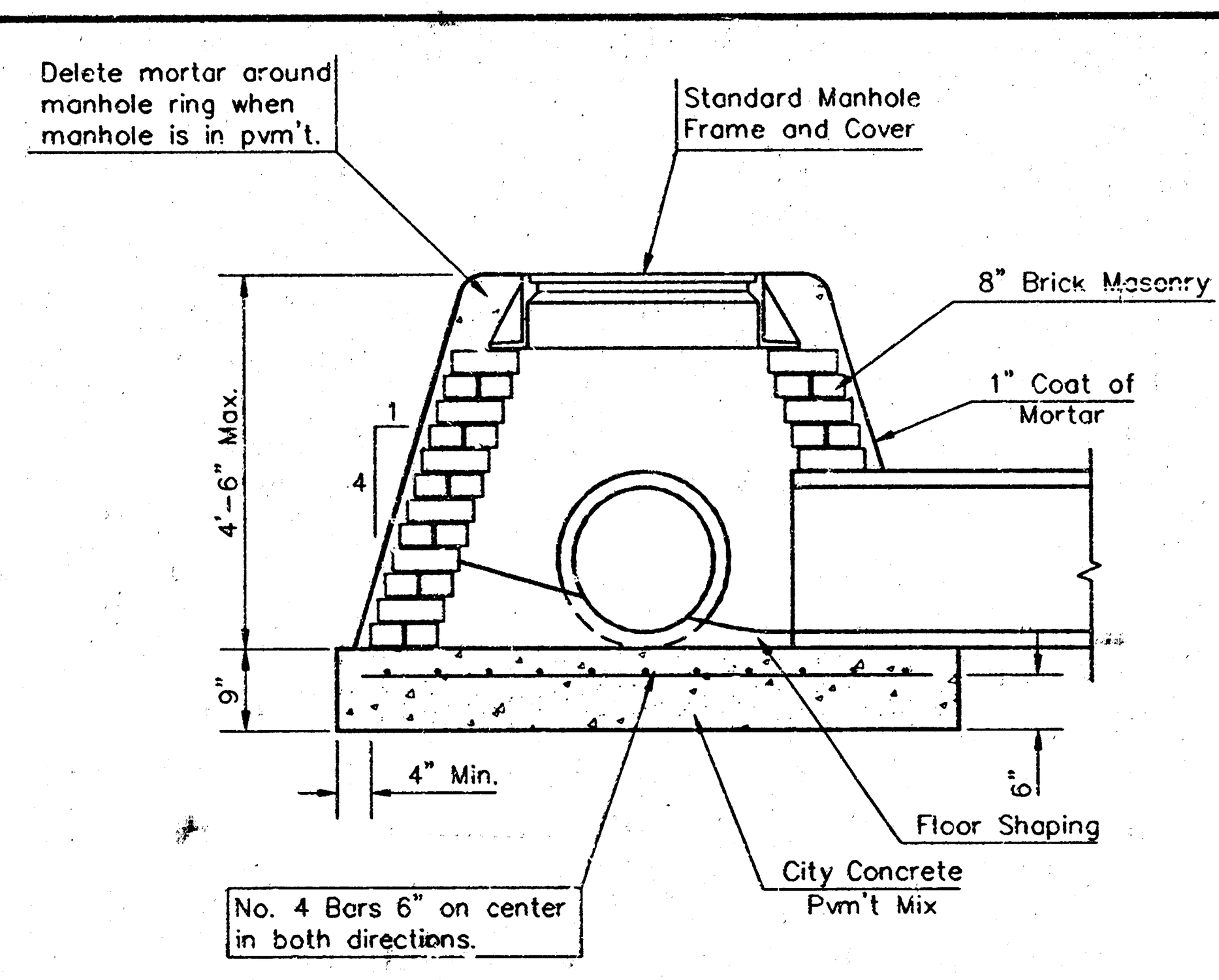


MASONRY COLLAR DETAIL

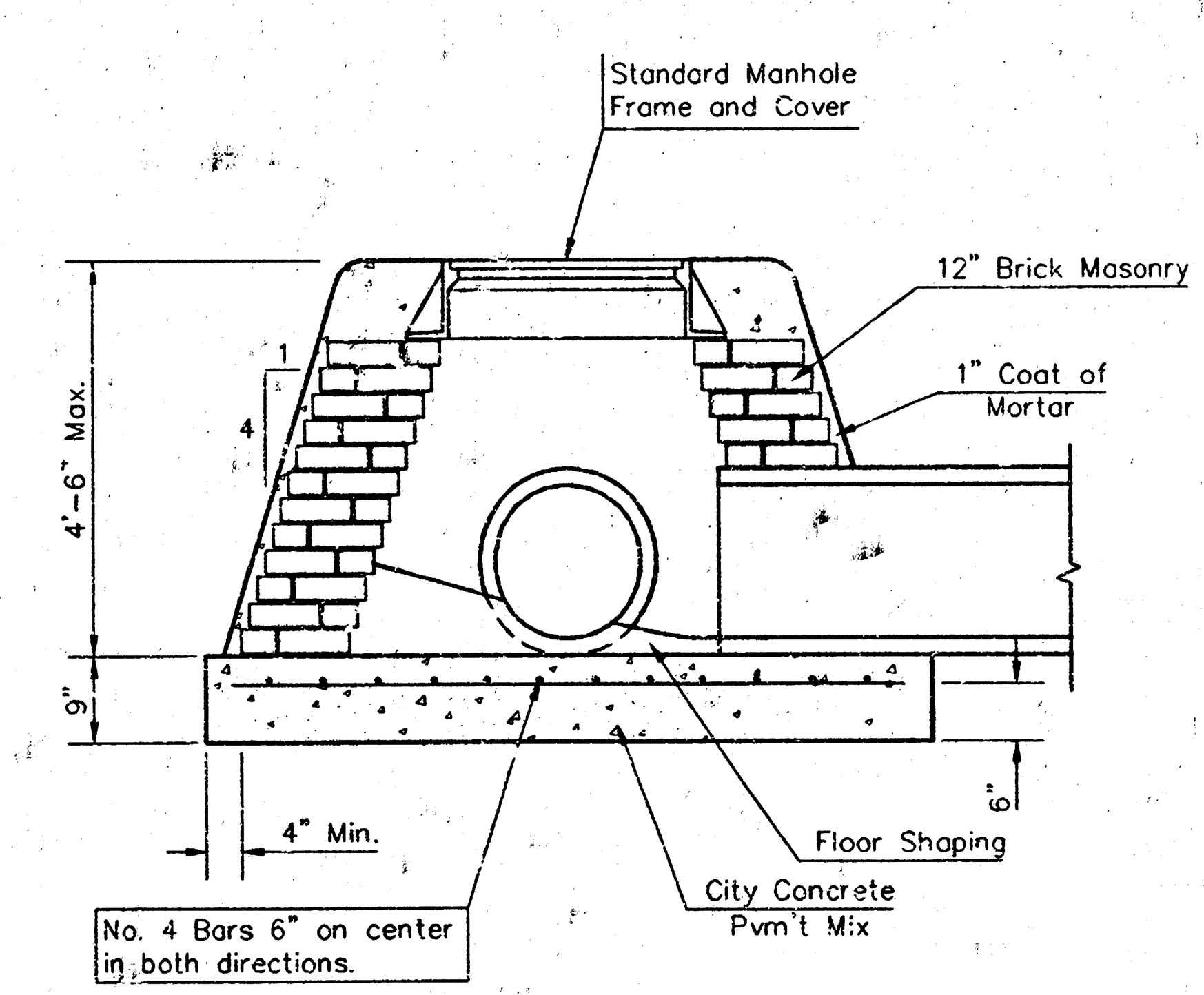


SECTION A–A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

1. Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. Type "A" shallow manholes can be used on sewers when the manhole is not located within public street pavement. Manholes constructed where pipe sizes are smaller than 24" shall have an inside diameter of 4'. Manholes constructed where pipe sizes are 24" or larger shall have an inside diameter of 5'. Completed manhole shall be without leaks and water tight.

2. Reinforcing steel shall be installed in the manhole bases and shall consist of no. 4 bars placed on 6" centers in both directions. The manhole base reinforcement shall be placed 6" above the bottom of the manhole base. All costs for furnishing and installing reinforcing steel shall be included in the unit price bid for the manhole.

3. The floors of all manholes shall be shaped with flow channels such that the manholes will be self cleaning and free of areas where solids could be deposited as sewage flows through the manhole from all inlet pipes to the outlet pipe. Flow channels shall be formed to match the bottom halves of the inflowing pipes and the outflowing pipe as shown by the drawings. Manhole floors shall have slopes of 3 inches per foot in the areas outside of the flow channels sloped toward the flow channels. Pipes laid through manholes shall have the top half removed to neat lines for the full inside diameter of the manhole. Manhole floors shall then be shaped around the bottom half of the pipe which forms the flow channel.

4. Pipes installed within the excavation made for the manhole shall be cradled with concrete to the limits of the manhole excavation. When clay pipe is used, the cradle shall extend to the first joint outside the manhole. The cradle shall be terminated at the clay pipe joint in a manner which will maintain the flexibility of the joint. Cost of cradle within manhole excavation or to clay pipe joints adjacent to manhole shall be included in the unit price bid for the manhole.

5. Manhole cover castings and manhole frame castings shall conform to the requirements as indicated in the standard specifications and as shown in the standard detail drawings.

6. The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.

7. Standard shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type and diameter indicated. Standard special shallow manholes type "A" and "B" shall be paid for at the unit price bid per each for the type indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.

8. All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62–87.

CITY OF WICHITA, KANSAS

Std. Manhole Detail

TYPE "A" AND TYPE "B"

BAUGHMAN COMPANY P.A.
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316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211

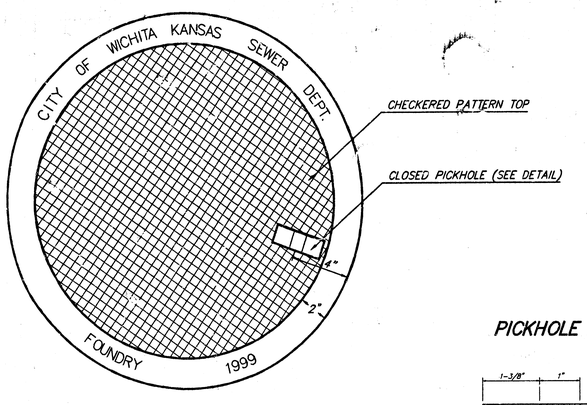
PROJECT NUMBER					SHEET
468-82279					5 OF 7
DESIGN C.O.W.	DRAWN Staff	APPROVED	DATE 6–99	SCALE NONE	

Petibie | Ph4 | Shlwmh 35-10-E176

MANHOLE FRAME AND COVER DETAIL

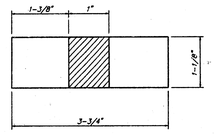
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE COVER
Weight = 150 Lbs.

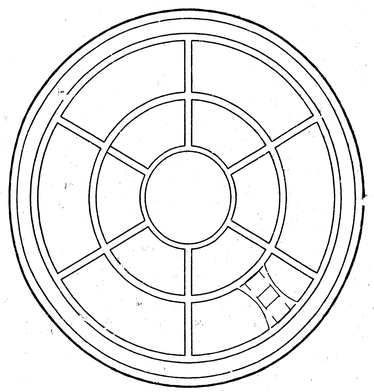


TOP VIEW

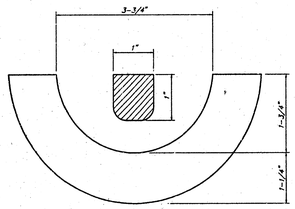
PICKHOLE DETAIL



TOP VIEW

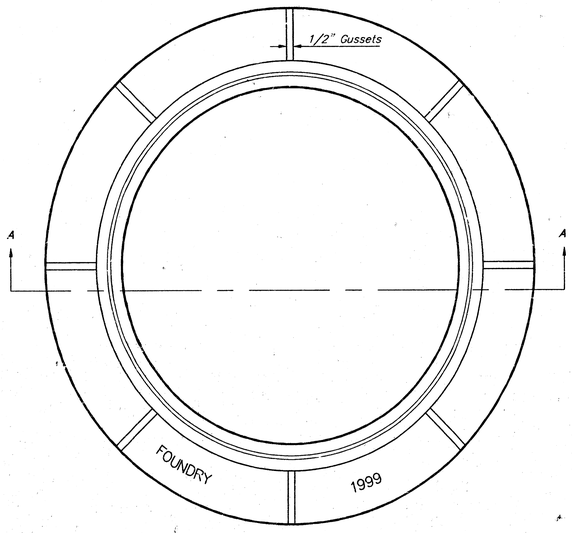


BOTTOM VIEW

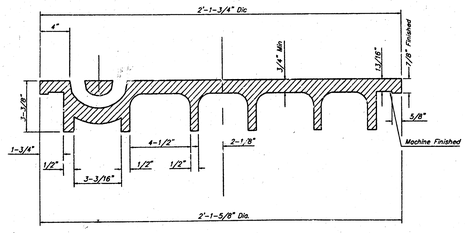


SECTION VIEW

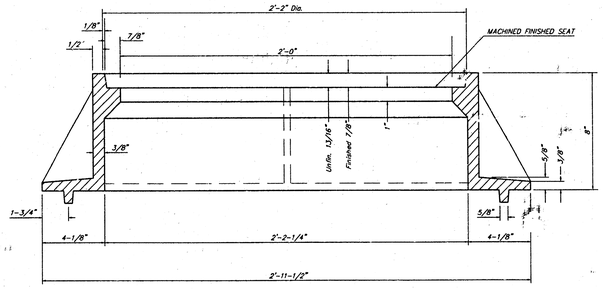
MANHOLE FRAME
Weight = 145 Lbs.



TOP VIEW



SECTION VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, PGROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUT SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL
ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

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

PROJECT NUMBER	SHEET
468-82279	6 OF 7

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF	STAFF		6-99	NONE

Feddie\Phil\Mhfrng 08-10-E1/6

PEBBLEBROOK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

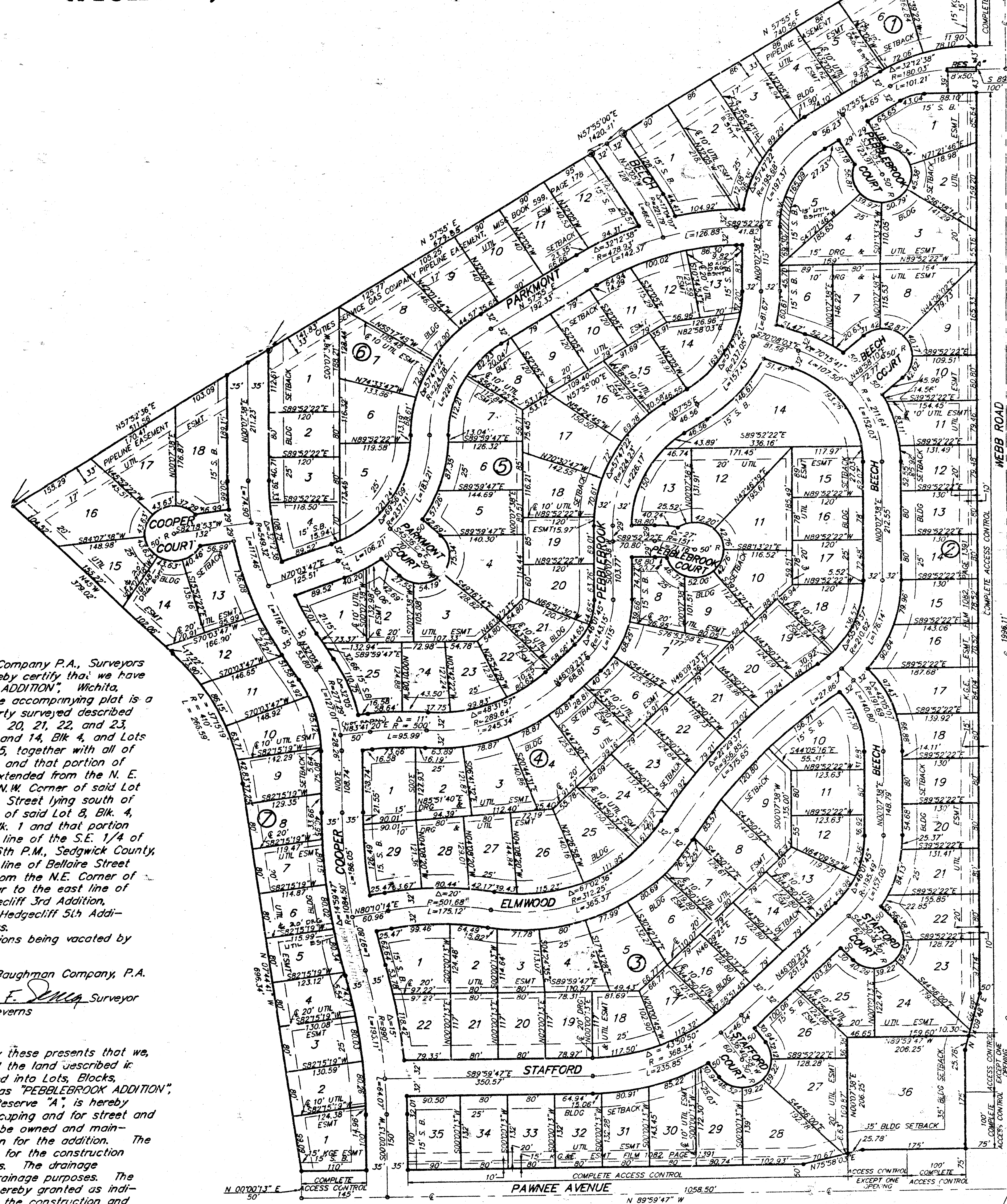
1" = 100'

• = 1/2" Baughman Rebar Set
◉ = 1/2" Iron Found
● = 1/2" Baughman Rebar Found
Bearing Base - Assumed

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation City Datum	Elevation M.S.L.
1- Blk. 7	186.0	1373.4
2- Blk. 7	185.0	1372.4
3- Blk. 7	184.0	1371.4
4- Blk. 7	183.0	1370.4
5- Blk. 7	182.5	1369.9
6, 7- Blk. 7	182.0	1369.4
8- Blk. 7	181.5	1368.9
9- Blk. 7	181.0	1368.4
10, 11- Blk. 7	180.5	1367.9
12, 14, 15, 16- Blk. 7	180.0	1367.4

BENCHMARK:
City of Wichita Bench Mark Disc, 53' S. and 47' W. of the Centerline Intersection of Webb Road and Pawnee Avenue.
Elev. = 205.68 City Datum
Elev. = 1393.08 MSL Datum



...e of Kansas) SS
Sedgwick County)

W. Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted, "PEBBLEBROOK 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 Lots 18, 19, 20, 21, 22, and 23, Blk 1, and Lots 8, 9, 10, 11, 12, 13, and 14, Blk 4, and Lots 48, 49, 50, 51, 52, 53, and 54, Blk 5, together with all of Bellaire Street, and all of Cooper Ct., and that portion of Cooper Street lying south of a line extended from the N. E. Corner of said Lot 48, Blk 5 to the N.W. Corner of said Lot 14, Blk. 4, and that portion of Beech Street lying south of a line extended from the N.E. Corner of said Lot 8, Blk. 4, to the N.W Corner of said Lot 18, Blk. 1 and that portion of Webb Road lying west of the east line of the S.E. 1/4 of Sec. 32, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas and lying north of the south line of Bellaire Street and lying south of a line extended from the N.E. Corner of said Lot 23, Blk. 1, east perpendicular to the east line of said S.E. 1/4, all as platted in Hedgecliff 3rd Addition, Wichita, Kansas, together with all of Hedgecliff 5th Addition, Wichita, Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

2-9-93

[signature] Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and a Reserve to be known as "PEBBLEBROOK ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for entry monuments, landscaping and for street and utility purposes. Reserves "A" shall be owned and maintained by the homeowners association for the addition. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Pawnee Avenue over and across the south line of Lot 1, Blk 7, and Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, Blk. 2, except that Lot 35 shall have one access to Pawnee Ave. over the west 100', and all abutters rights of access to or from Webb Road over and across the east line of Lot 7, Blk 1, and Lots 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 36, except that Lot 36 shall have one access to Webb Road over the north 100', are hereby granted to the City of Wichita. Access to Lot 36, Blk 2 shall be as determined by the City Engineer. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plat.

Fidelity Investment Company
[signature] President
H. Clay Bastion

The Margaret K. Kessler Revocable Trust dated 9-7-89
[signature] Trustee
(Margaret K. Kessler

First National Bank in Wichita
Trustee of the Frank M. Kessler Testamentary Trusts "B" and "C".
[signature] Assistant Vice-President and Trust Real Estate Officer
Roger W. Lemon Jr.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of February 1993, by H. Clay Bastin, President of Fidelity Investment Company, on behalf of Fidelity Investment Company.
My appointment Expires

[signature] Notary Public
Shirley R. McColm

SHIRLEY R. McCOLM NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-27-93

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of February 1993, by Margaret K. Kessler, Trustee of the Margaret K. Kessler Revocable Trust dated 9-7-89, on behalf of the Trust.
My Appointment Expires

[signature] Notary Public
Shirley R. McColm

SHIRLEY R. McCOLM NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-27-93

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of February 1993, by ~~Elmer E. Patton~~ Roger W. Lemon, Vice-President and Trust Real Estate Officer of First National Bank in Wichita, Trustee of the Frank M. Kessler Testamentary Trusts "B" and "C", on behalf of the Trust.
My Appointment Expires 1-3-94

[signature] Notary Public
Fay Etta Denning

This plat of PEBBLEBROOK ADDITION, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 14th day December 1992
Wichita-Sedgwick County Metropolitan Area Planning Commission.

[signature] Chairman
L. O. Breckenridge Jr.

[signature] Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 23rd day of February 1993.

[signature] Mayor
Frank M. Ojile

[signature] City Clerk
Pat Burnett

Entered on transfer record this [illegible] day of April

[signature] County Clerk
Susan E. Crockett-Spoon

#1281516

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 [illegible] day of April 1993, at 3:30 o'clock P.M. and is duly recorded.

[signature] Register of Deeds
Pat Kettler

[signature] Deputy
Ed Resa

FILM 1082 PAGE 1391

18-12-02-15
PC 26-1
717
20.00