

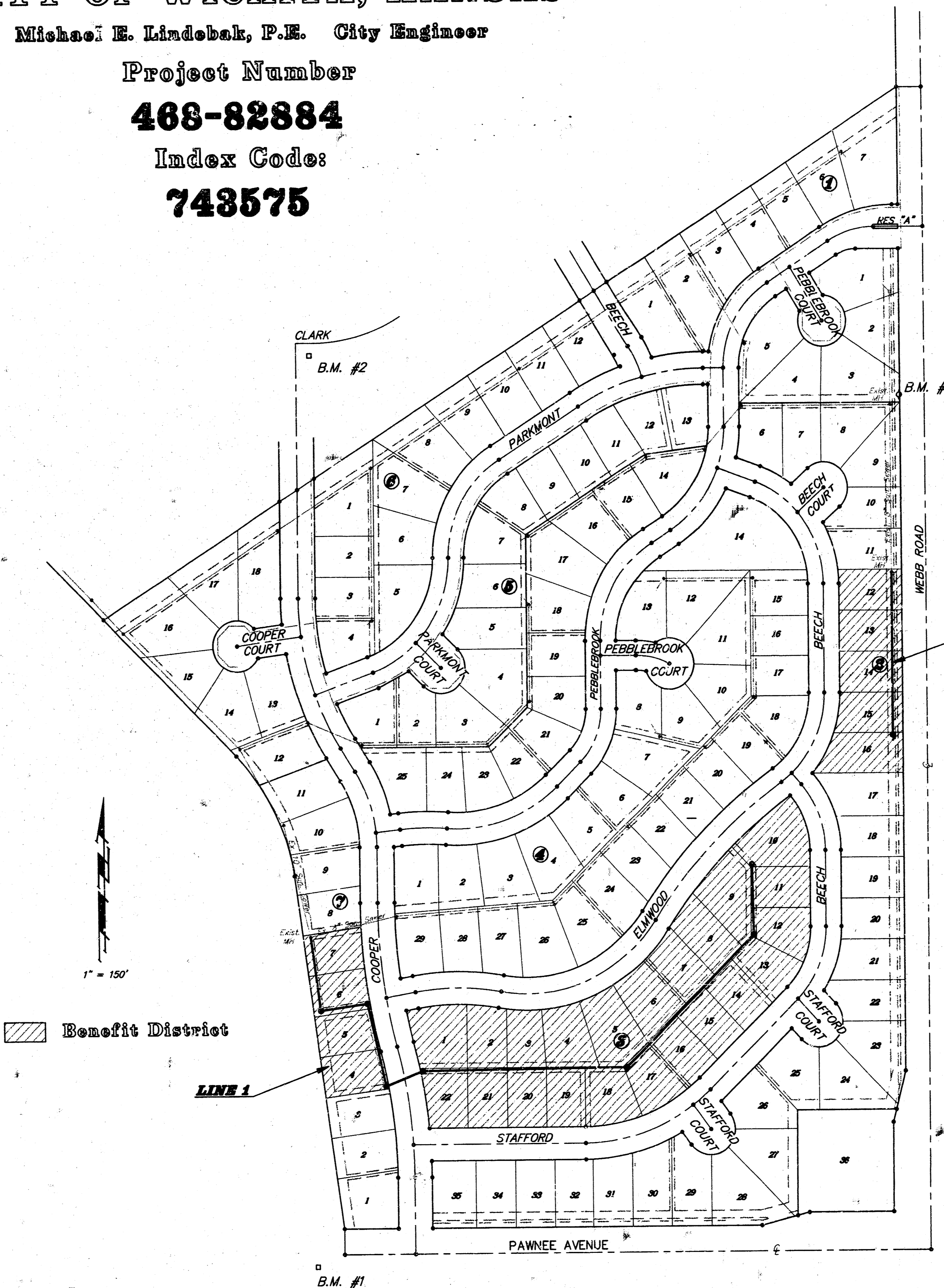
Lat. 142, War Industries Sewer
SANITARY SEWER IMPROVEMENTS
 to serve
Pebblebrook Addition - Phase III
 CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Project Number
468-82884
 Index Code:
743575

GENERAL NOTES:

- 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
- 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.
- 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.
- 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.
- 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.
- Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plans. All costs for grading shall be paid as lump sum for easement grading.
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs./acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.
- 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.
- When connecting to existing MH or stub, the contractor shall reshape MH bottom or adjust the existing stubs' alignment or elevation as necessary. Cost shall be subsidiary to other bid items.

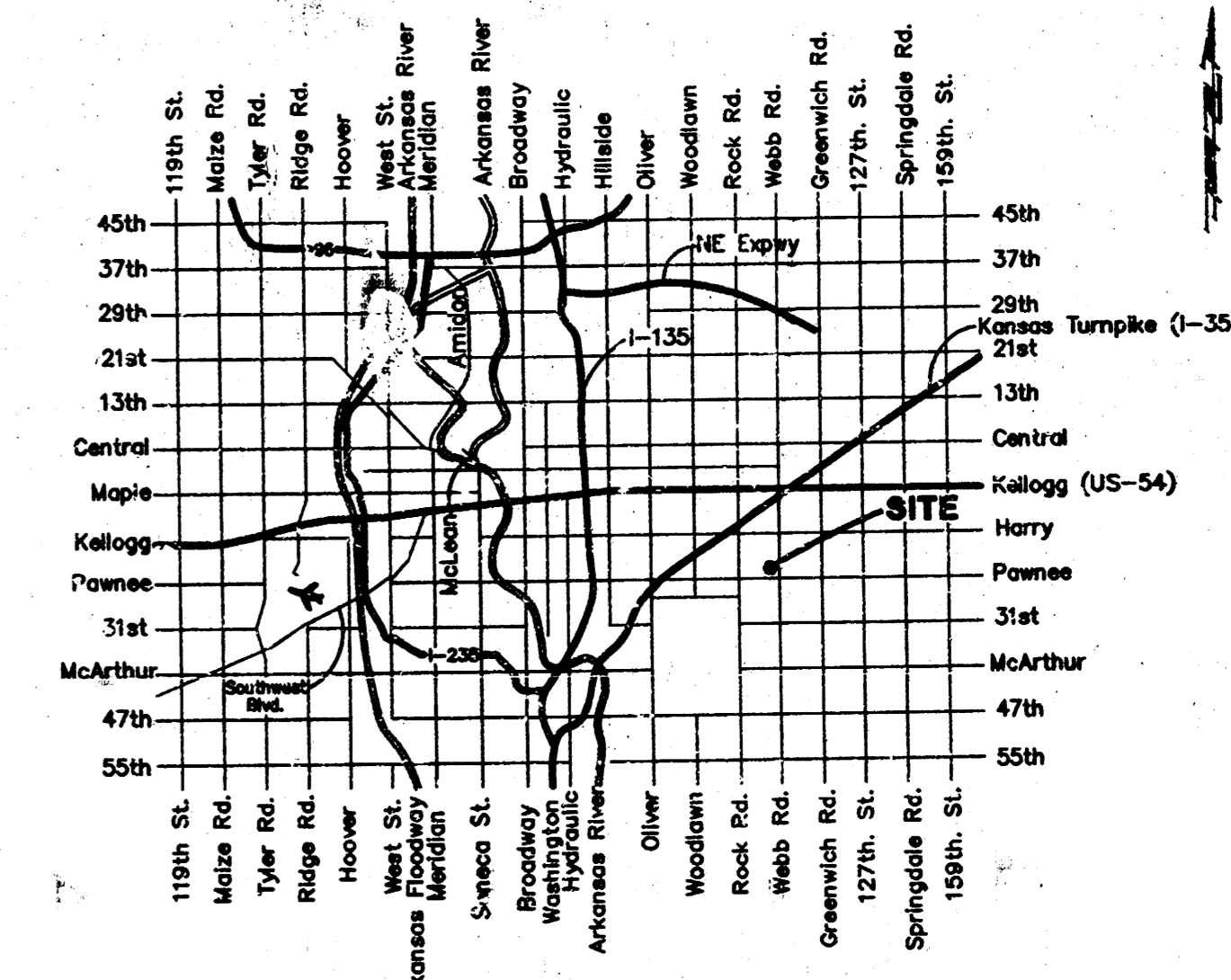


BENCHMARKS:

- "□" Cut on top of the S.E. Corner of the Headwall 1258 feet W. & 32 feet S. of the C's of Pawnee Ave. & Webb Rd. Elev. = 186.89 (City Datum)
- "□" 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)
- R.R. Spike in the E. side of the High Line Pole 1667.86 feet N. & 51.57 feet W. of the C's of Pawnee Ave. & Webb Rd. Elev. = 190.70 (City Datum)

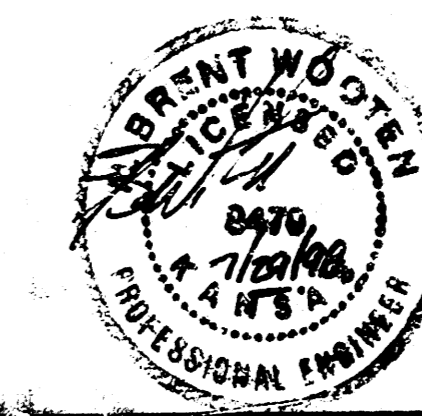
INDEX:

TITLE SHEET	1
LINE 1	2-3
LINE 2	4
EASEMENT GRADING PLAN	5
STANDARD MANHOLE DETAIL	6
SHALLOW MANHOLE DETAIL	7
RISER DETAIL	8
COPY OF PLAT	9



Vicinity Map

Booked
 P-54
 12-11-98
 Per Plan
 RDL



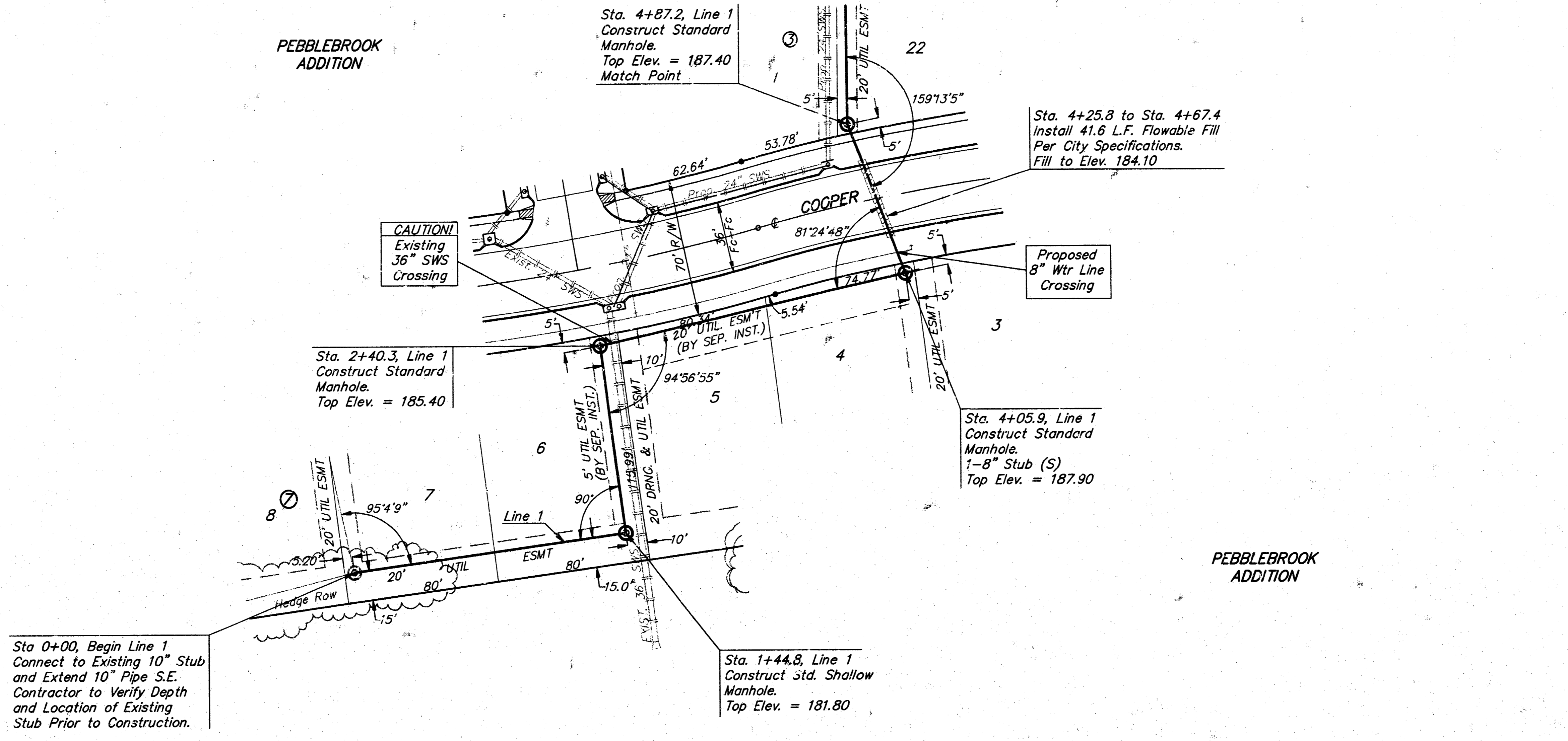
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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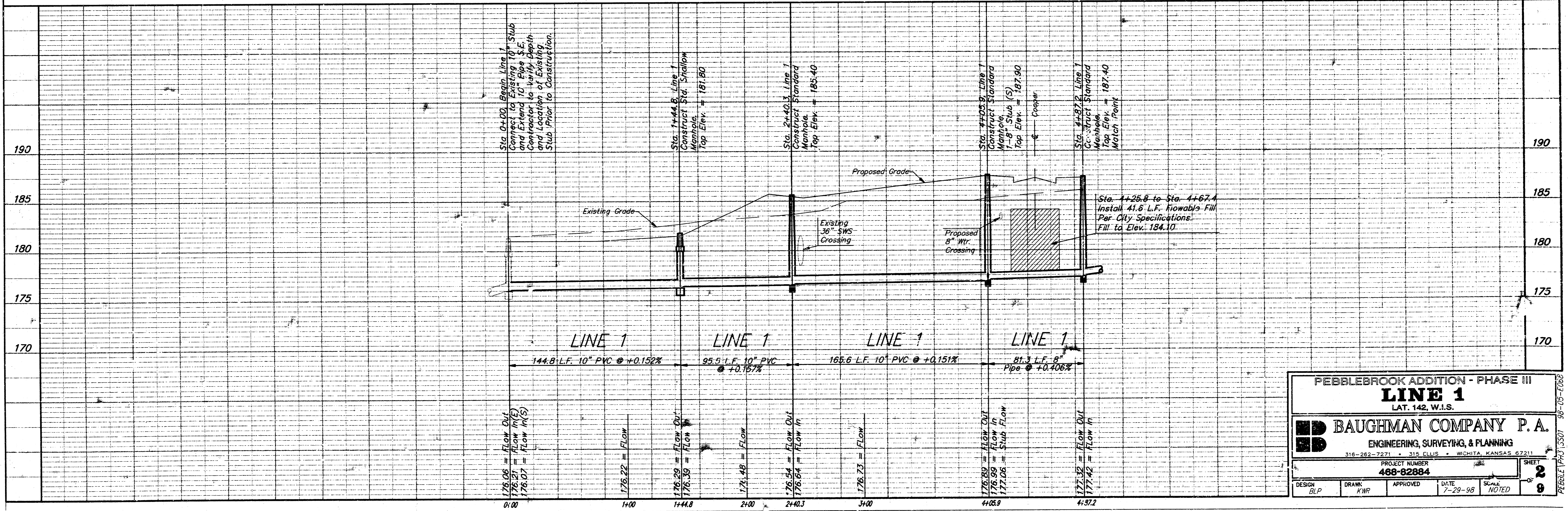
"□" Cut of the top of curb at the E. end of the Return at the S.E. Corner of Cooper & Clark. Elev. = 182.87 (City Datum)

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

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



Remove Existing Tree Row Only as Necessary For Construction. Cost to be Included in Bid Item "Site Clearing & Restoration"



PEBBLEBROOK ADDITION - PHASE III
LINE 1
 LAT. 142, W.I.S.

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 468-82884
 DATE: 7-29-98
 SCALE: NOTED

DESIGN: BLP
 DRAWN: KWP
 APPROVED: [Signature]
 SHEET: 2 OF 9

PEBBLE (P) 3307 98-09-1008

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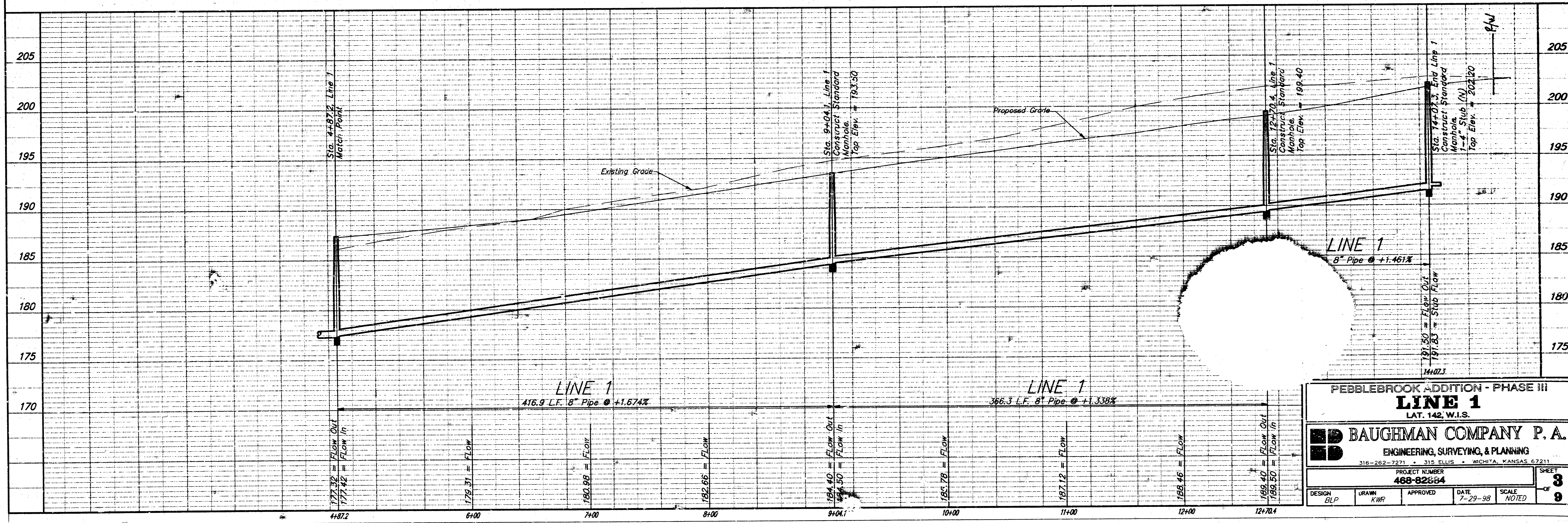
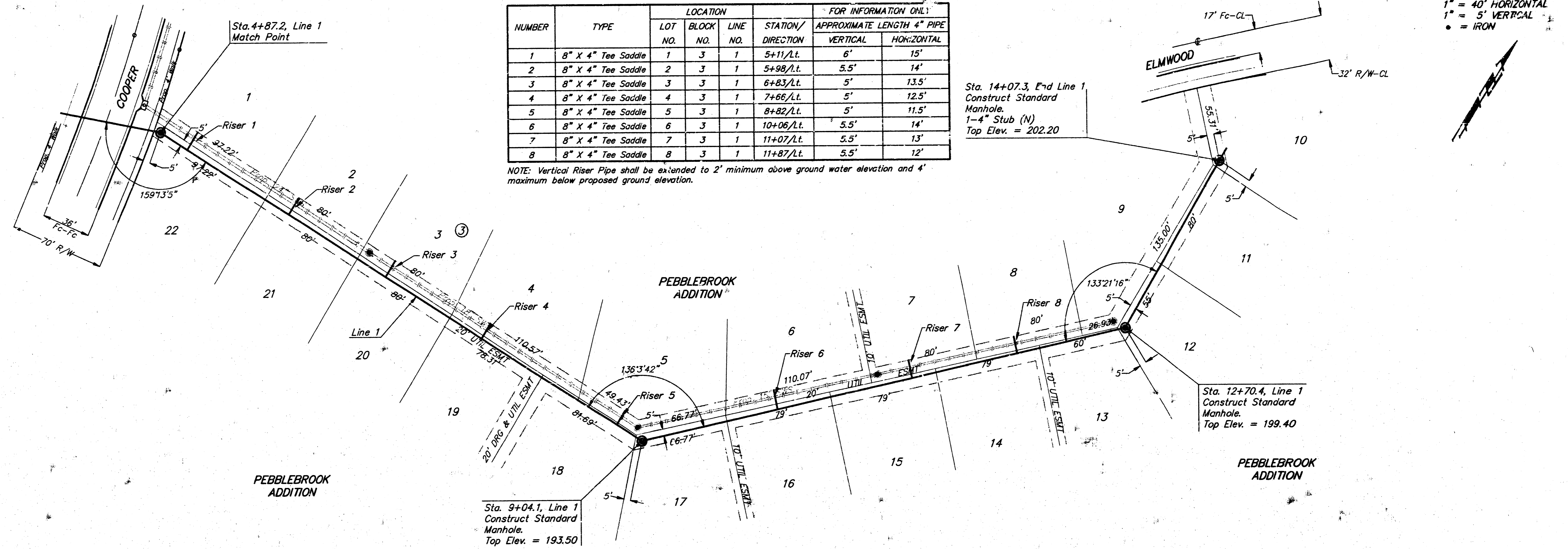
"□" Cut on top of curb at the E. end of the Return at the S.E. Corner of Cooper & Clark. Elev. = 182.87 (City Datum)

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

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION			FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION/DIRECTION	APPROXIMATE LENGTH 4" PIPE
1	8" X 4" Tee Saddle	1	3	1	5+11/Lt.	6'
2	8" X 4" Tee Saddle	2	3	1	5+98/Lt.	5.5'
3	8" X 4" Tee Saddle	3	3	1	6+83/Lt.	5'
4	8" X 4" Tee Saddle	4	3	1	7+66/Lt.	5'
5	8" X 4" Tee Saddle	5	3	1	8+82/Lt.	5'
6	8" X 4" Tee Saddle	6	3	1	10+06/Lt.	5.5'
7	8" X 4" Tee Saddle	7	3	1	11+07/Lt.	5.5'
8	8" X 4" Tee Saddle	8	3	1	11+87/Lt.	5.5'

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



PEBBLEBROOK ADDITION - PHASE III
LINE 1
 LAT. 142, W.I.S.

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

PROJECT NUMBER: **488-82684**

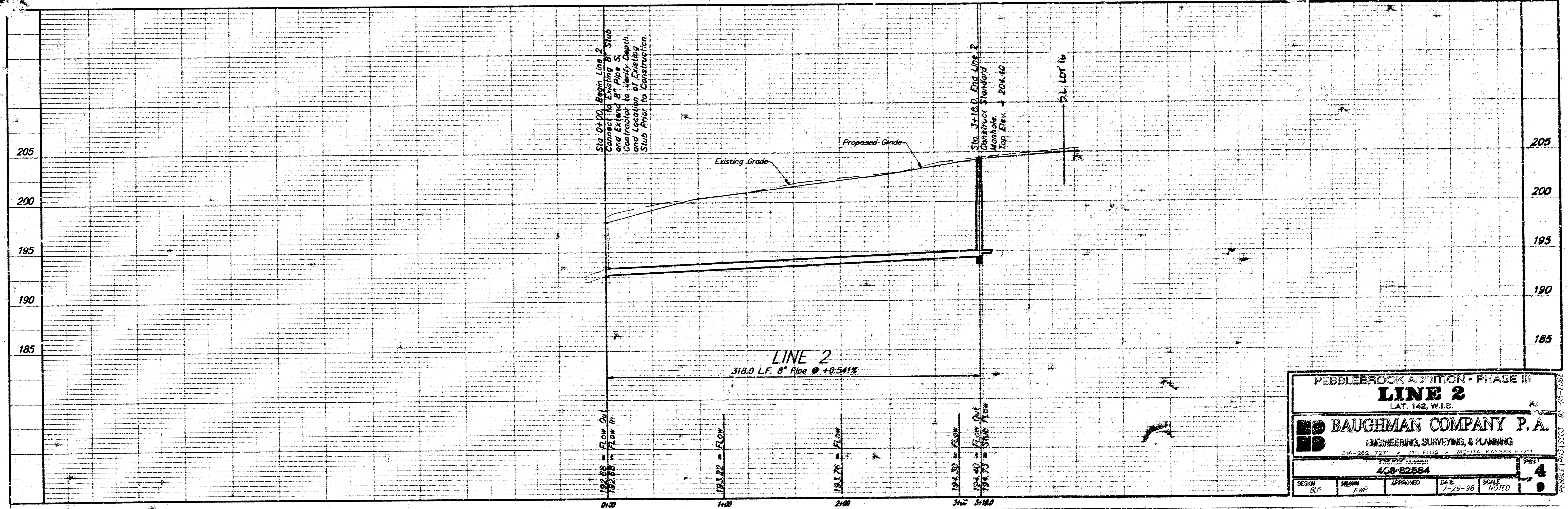
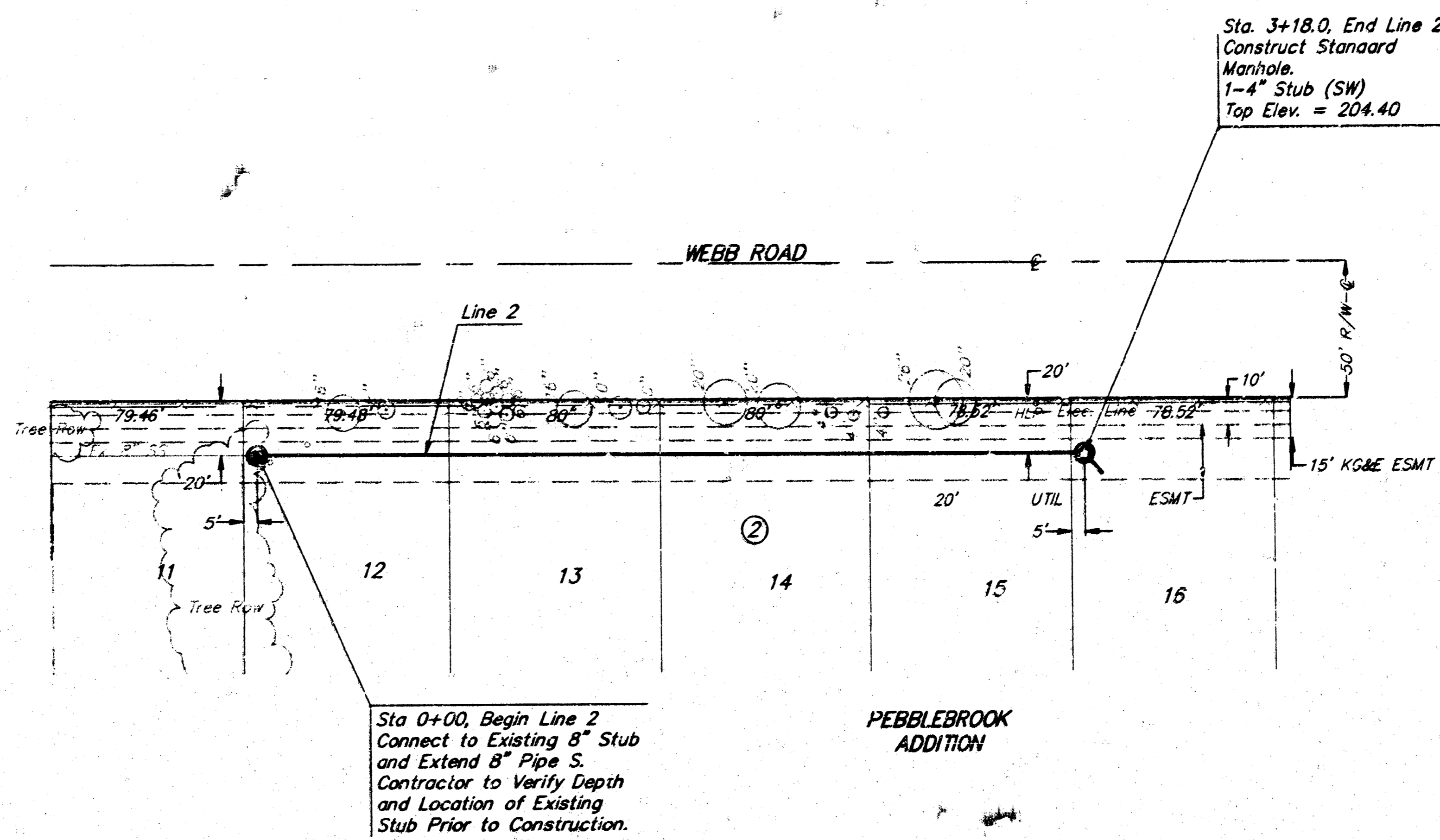
DESIGN: BLP DRAWN: KWP APPROVED: _____ DATE: 7-29-98 SCALE: NOTED

SHEET: **3** OF **9**

BENCHMARK:
 "□" Cut on top of the S.E. Corner of the headwall 1259 feet W. & 19 feet S. of the the C's of Pawnee Ave. & Webb. Elev. = 186.89 (City Datum)
 "□" 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)
 R.R. Spike in the E. side of the High Line Pole 1669 feet N. & 52 feet W. of the C's of Pawnee Ave. & Webb Rd. Elev. = 190.70 (City Datum)

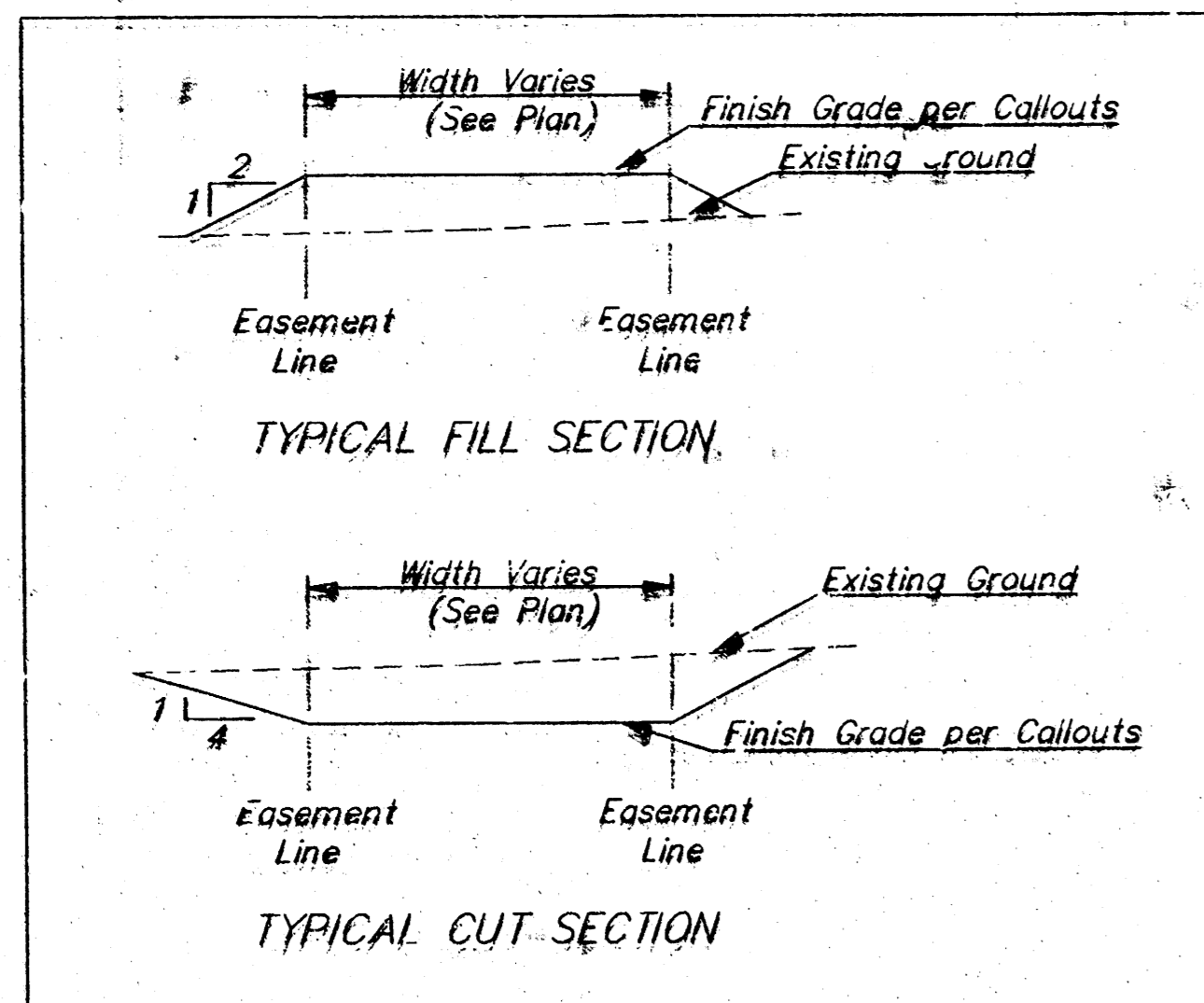
SCALE:
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL
 ● = IRON

Remove Trees Only as Necessary For Construction. Cost to be included in Bid Item "Site Clearing & Restoration"

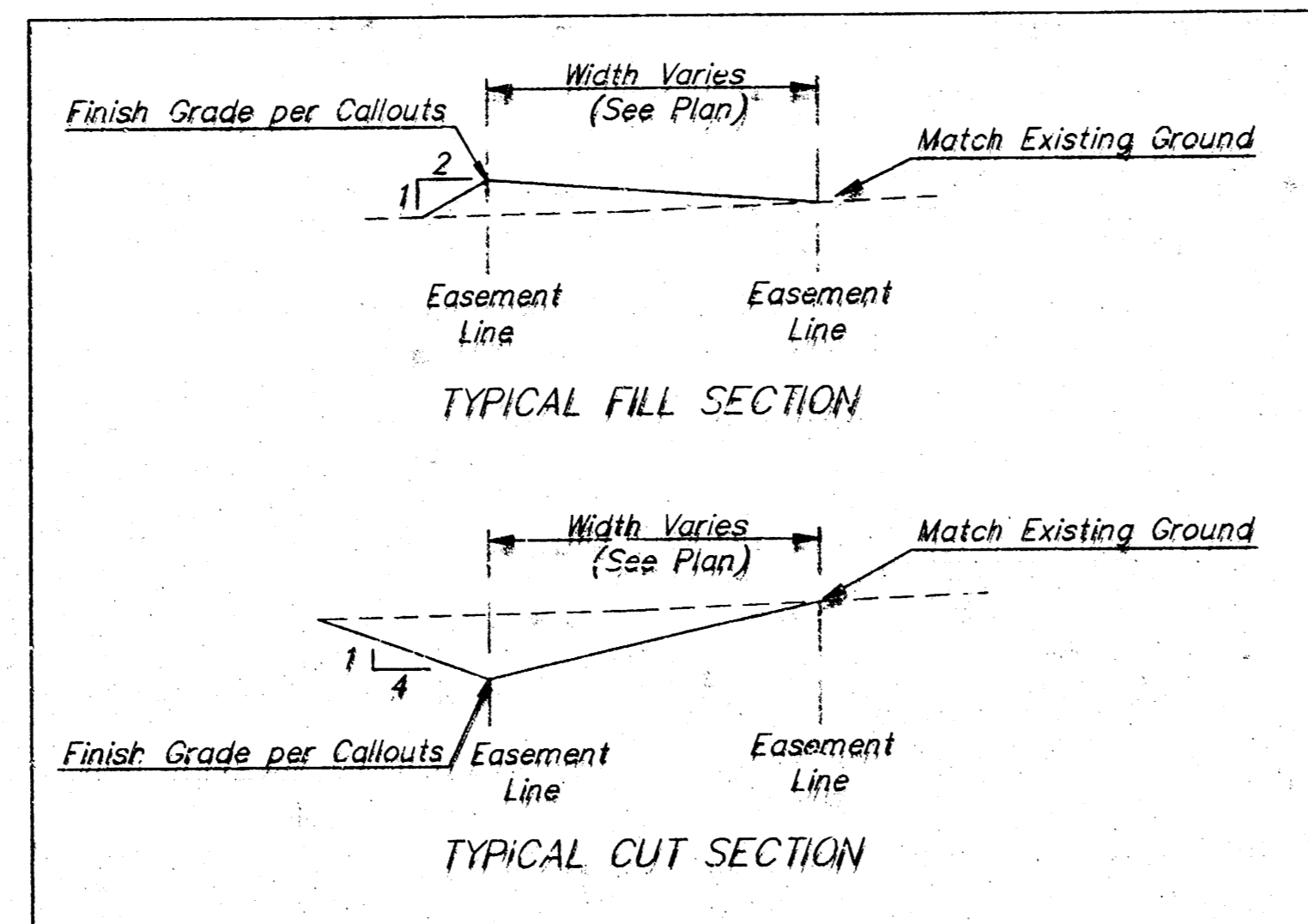


PEBBLEBROOK ADDITION - PHASE III
LINE 2
 LAT. 142, W.I.S.
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 307-262-7271
 4CS-82884
 DATE: 7-29-98
 SCALE: NOTED
 SHEET: 4
 TOTAL SHEETS: 9

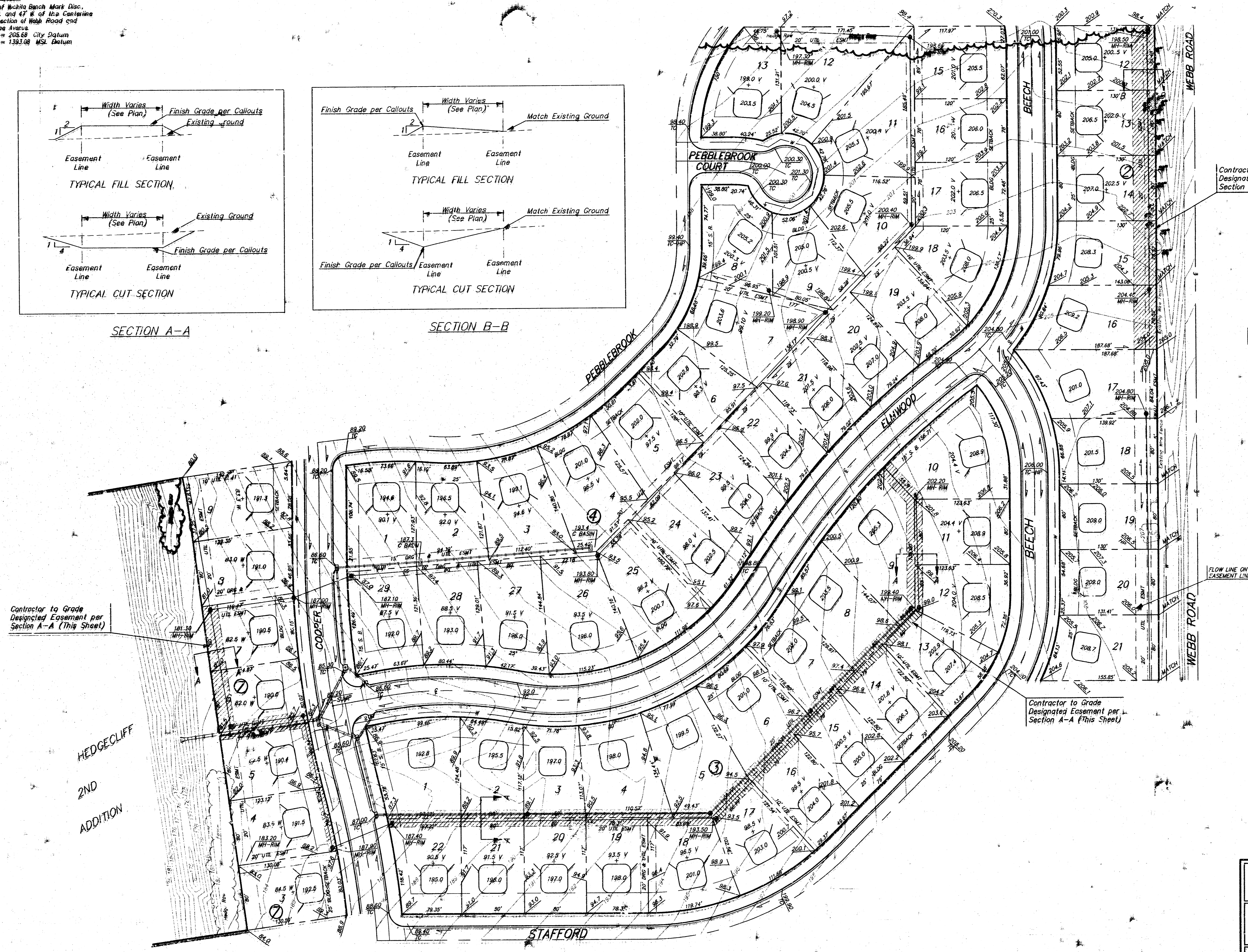
BENCHMARK:
 City of Wichita Bench Mark Disc.
 S.E. S. and 47 W. of Ice Centerline
 Intersection of Webb Road and
 Pawnee Avenue
 Elev = 208.68 City Datum
 Elev = 1383.08 MSL Datum



SECTION A-A



SECTION B-B



Contractor to Grade
 Designated Easement per
 Section B-B (This Sheet)

1" = 50'
 = Iron

= Easements to Be Graded

Approximate Easement Grading Quantities:
 (For Information Only)
 Excavation: 1204 C.Y.
 Fill: 377 C.Y.

The contractor shall grade the easements as shown to the elevations given on the easement grading plan. All costs for grading shall be incidental to the Easement Grading Bid Item.

The contractor shall 'straight' grade the easements between the elevations given. Where a callout designates 'Match', the contractor will grade to the existing ground elevation.

Earthwork is to be left on site. Contractor shall spread excess soil along west side of Cooper and other areas to be designated by Baughman Company.

Contractor to Grade
 Designated Easement per
 Section A-A (This Sheet)

Contractor to Grade
 Designated Easement per
 Section A-A (This Sheet)

FLOW LINE ON
 EASEMENT LINE

PEBBLEBROOK ADDITION - PHASE III
ESMT GRADE PLAN

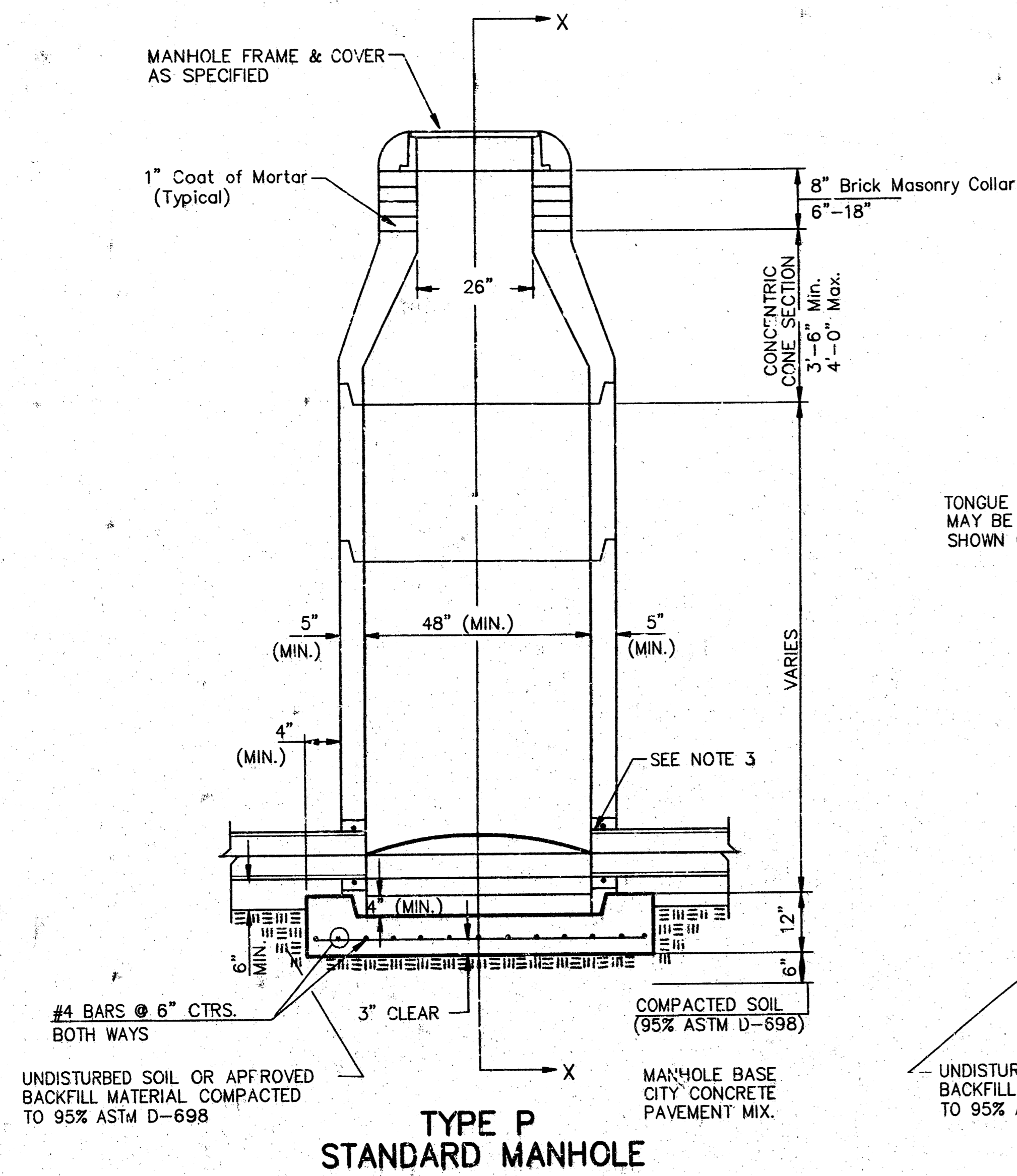
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
465-82884

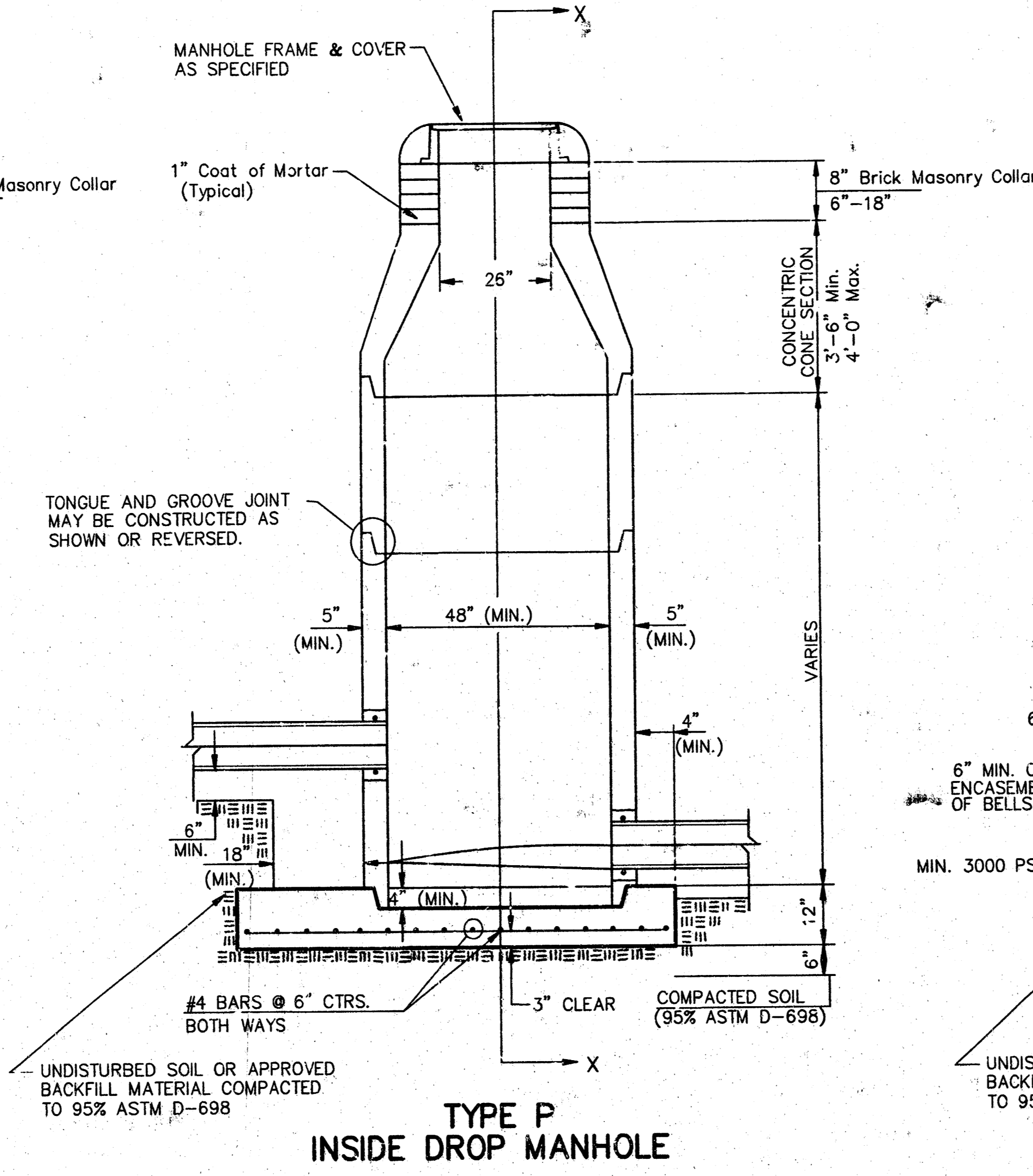
DESIGN: BLP DRAWN: KWR APPROVED: [Signature] DATE: 7-29-98 SCALE: NOTED

SHEET
5
 OF
9

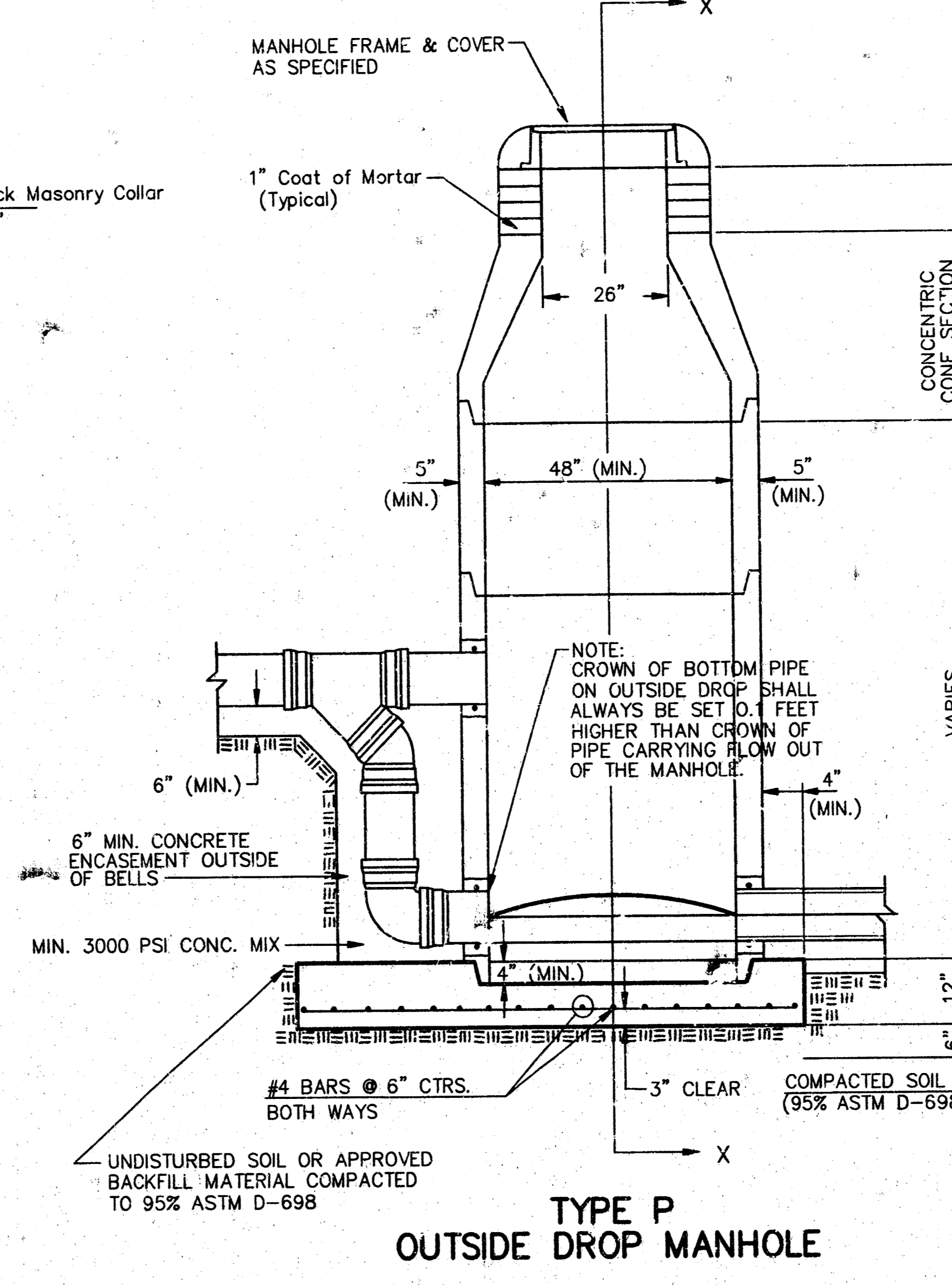
SEWER APPURTENANCES DETAILS



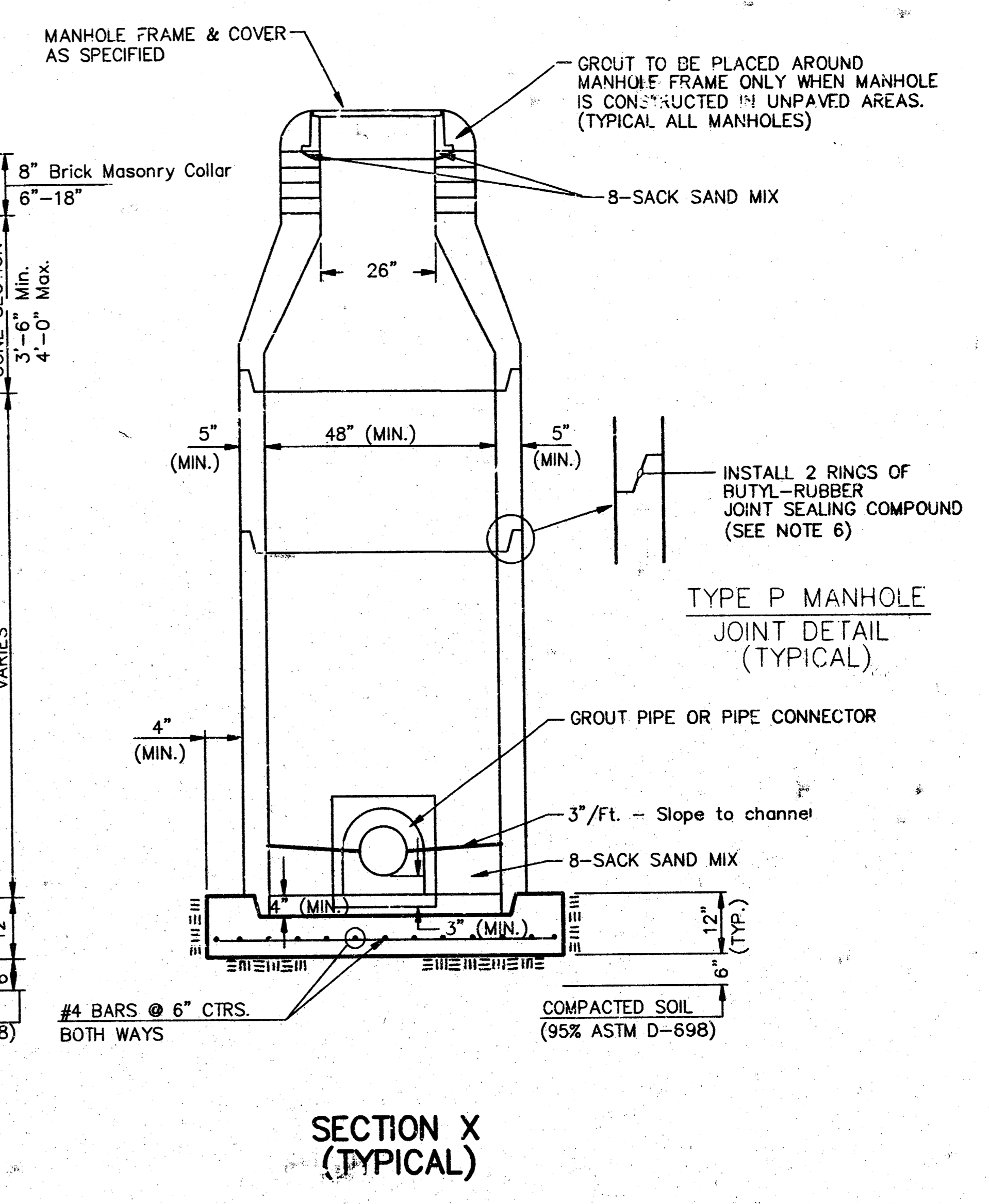
TYPE P STANDARD MANHOLE



TYPE P INSIDE DROP MANHOLE



TYPE P OUTSIDE DROP MANHOLE



SECTION X (TYPICAL)

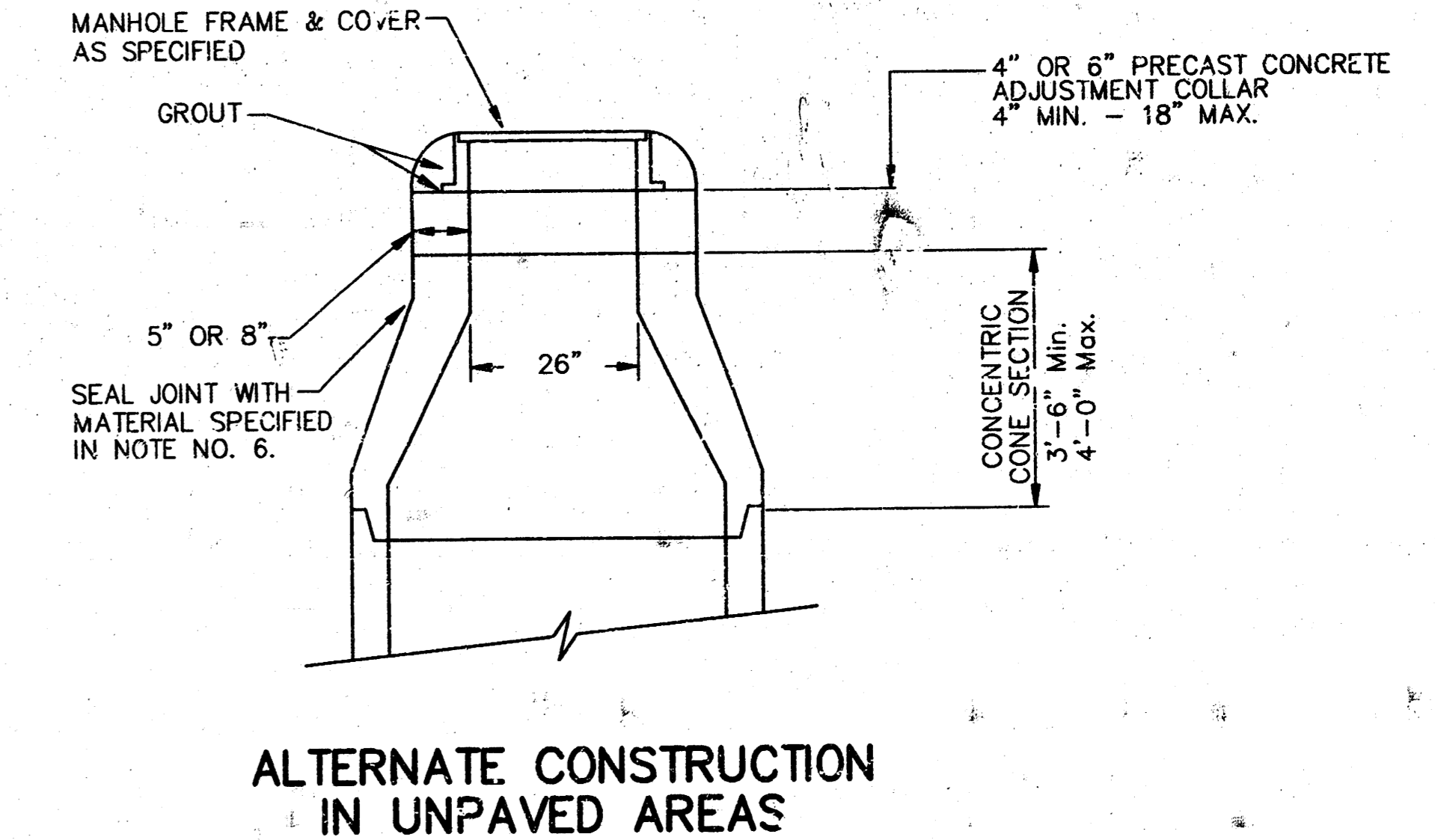
GENERAL NOTES

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 NEMEC SERIES 68 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN). 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.



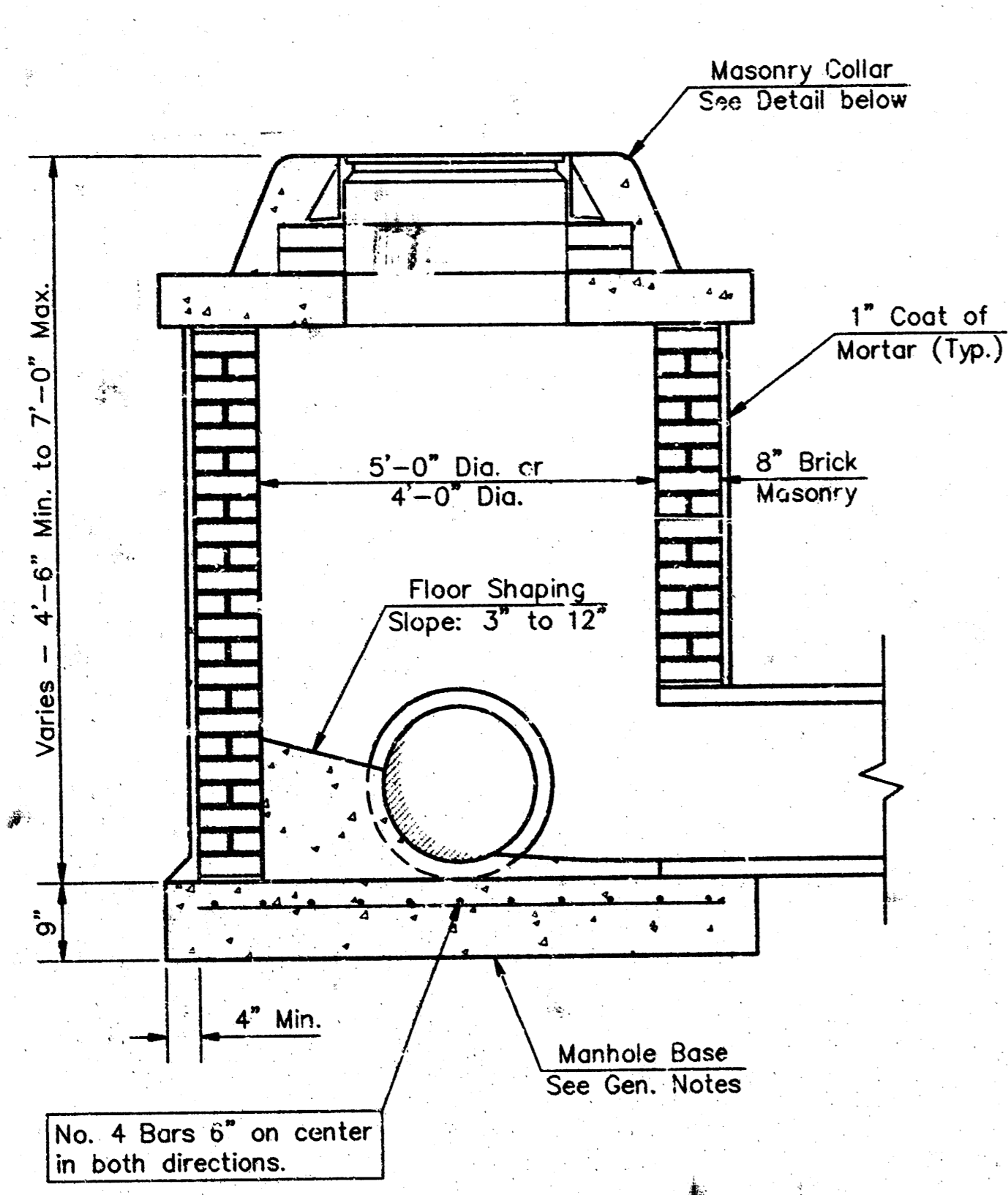
ALTERNATE CONSTRUCTION IN UNPAVED AREAS

CITY OF WICHITA
STD. MANHOLE DETAILS
 & SEWER APPURTENANCES DETAILS

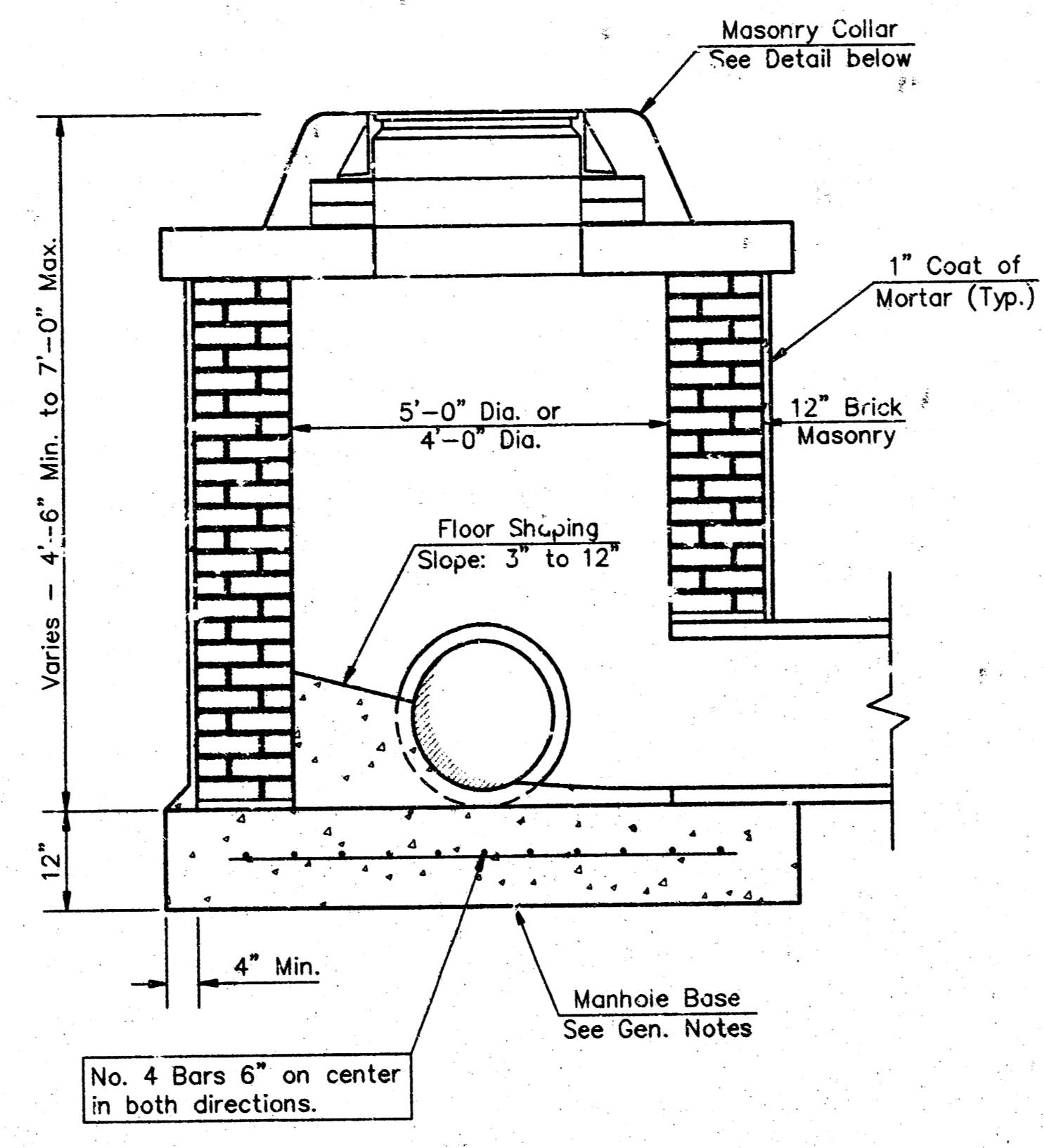
BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 318-282-7271 • 315 W. 15th St. • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-82884** SHEET: **6**
 DESIGN: _____ DRAWN: **7-29-30** APPROVED: _____ DATE: _____ SCALE: **NONE**

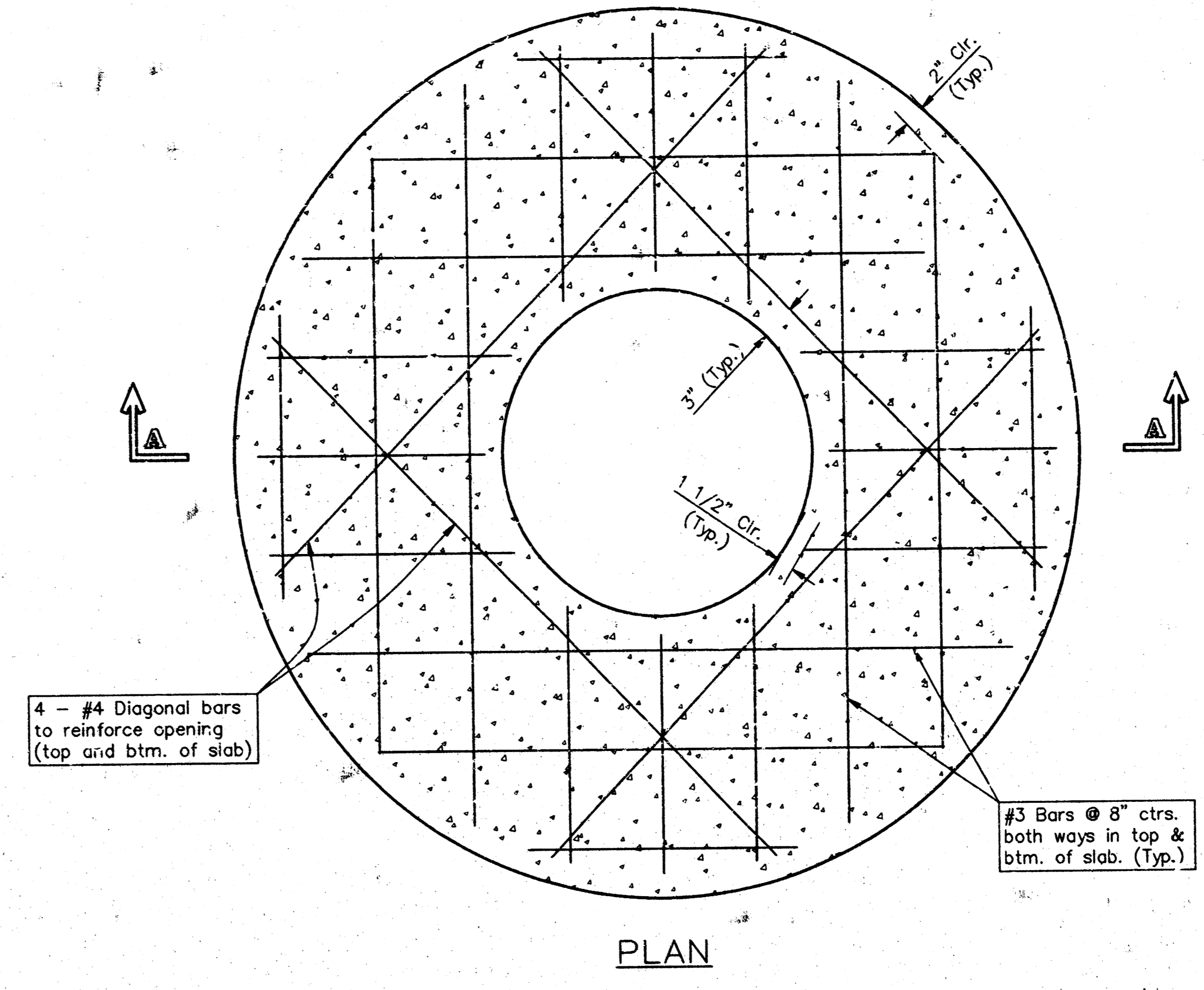
PEBBLE PAPER 11/11/11 86-05-10008



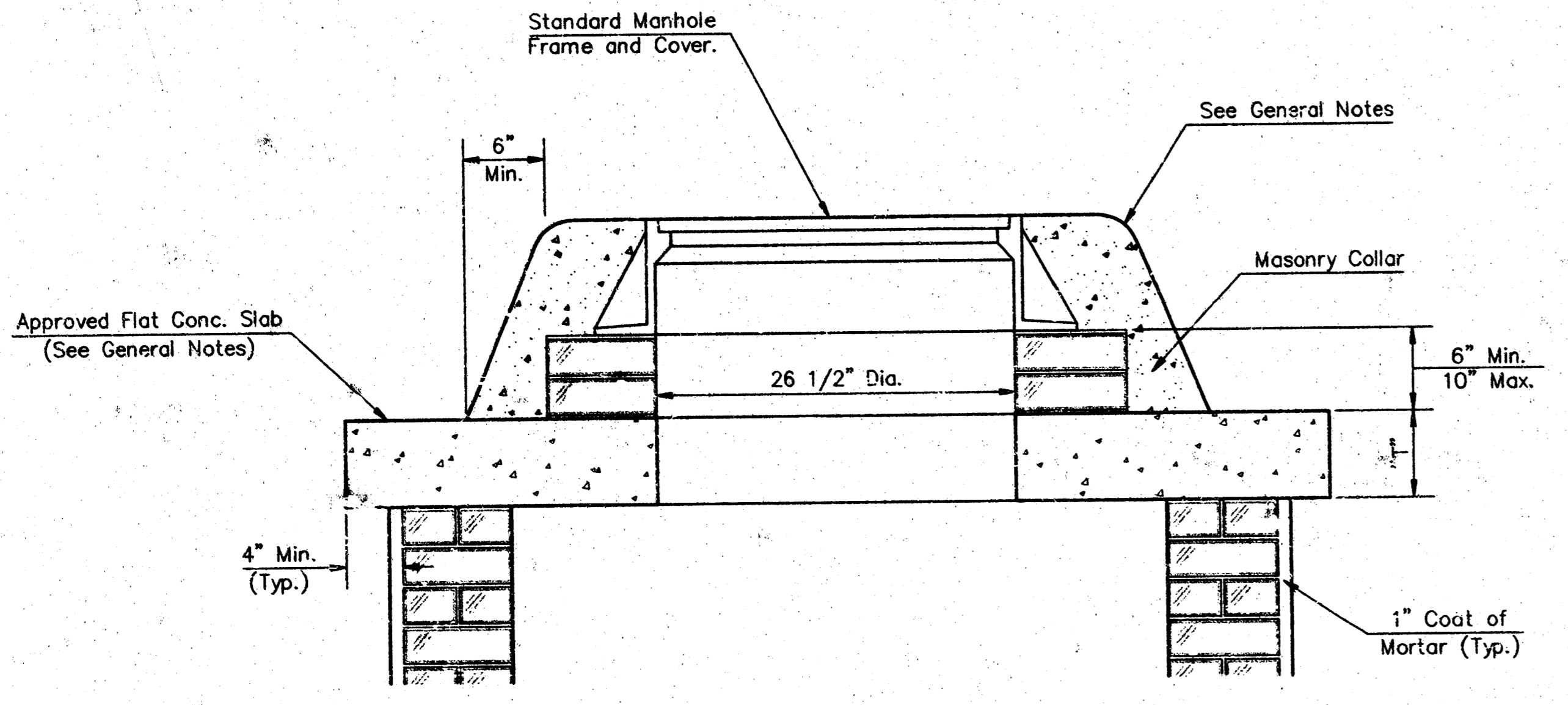
SHALLOW TYPE "A" MANHOLE



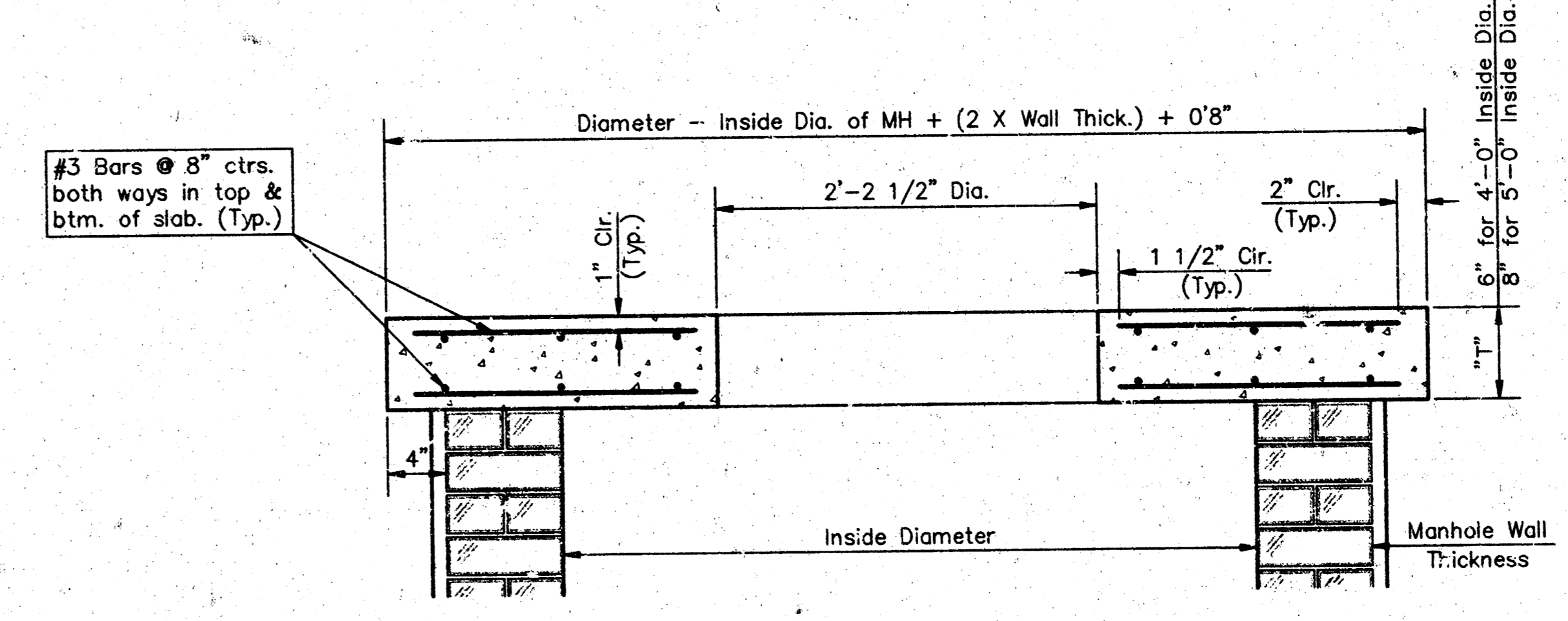
SHALLOW TYPE "B" MANHOLE



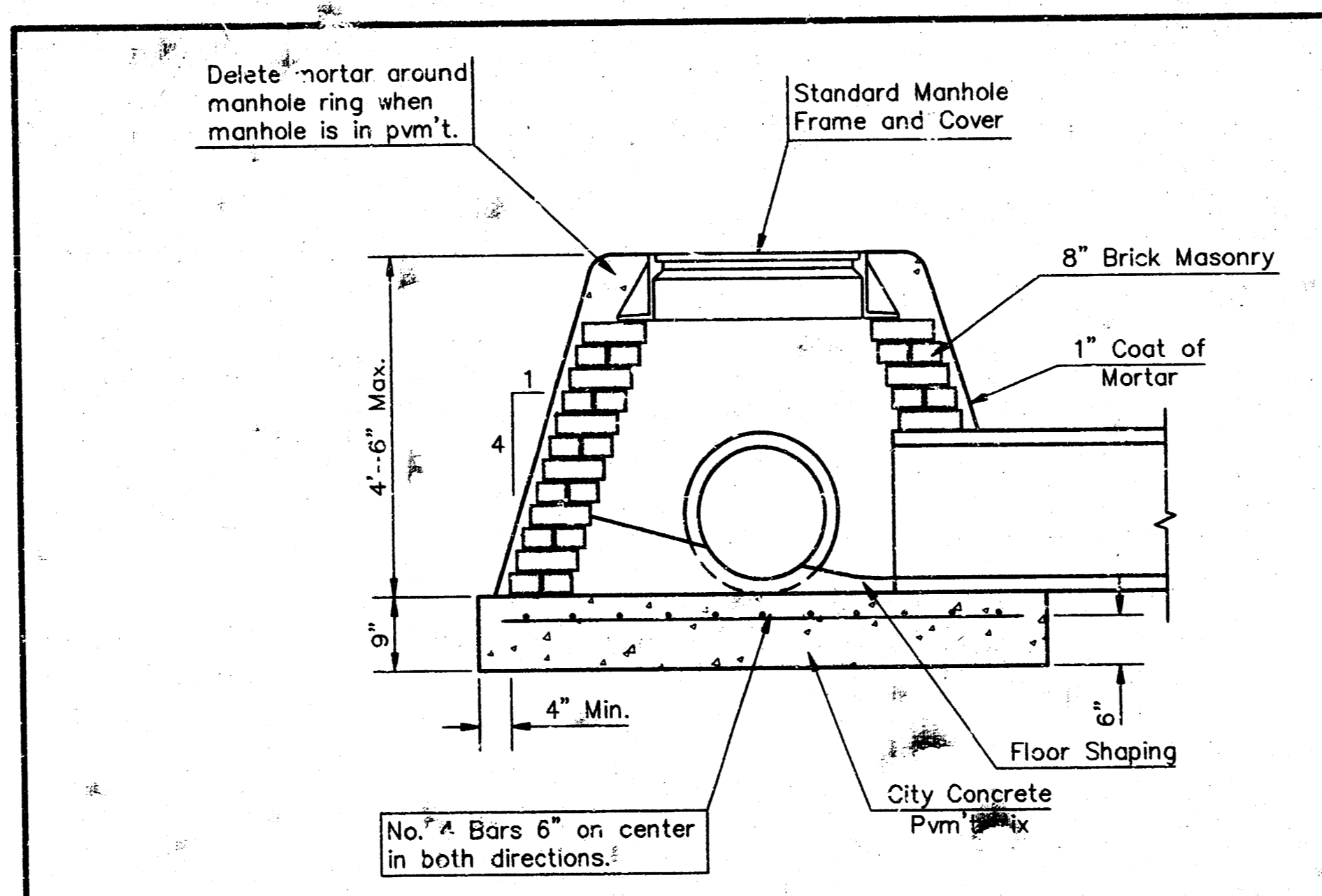
PLAN



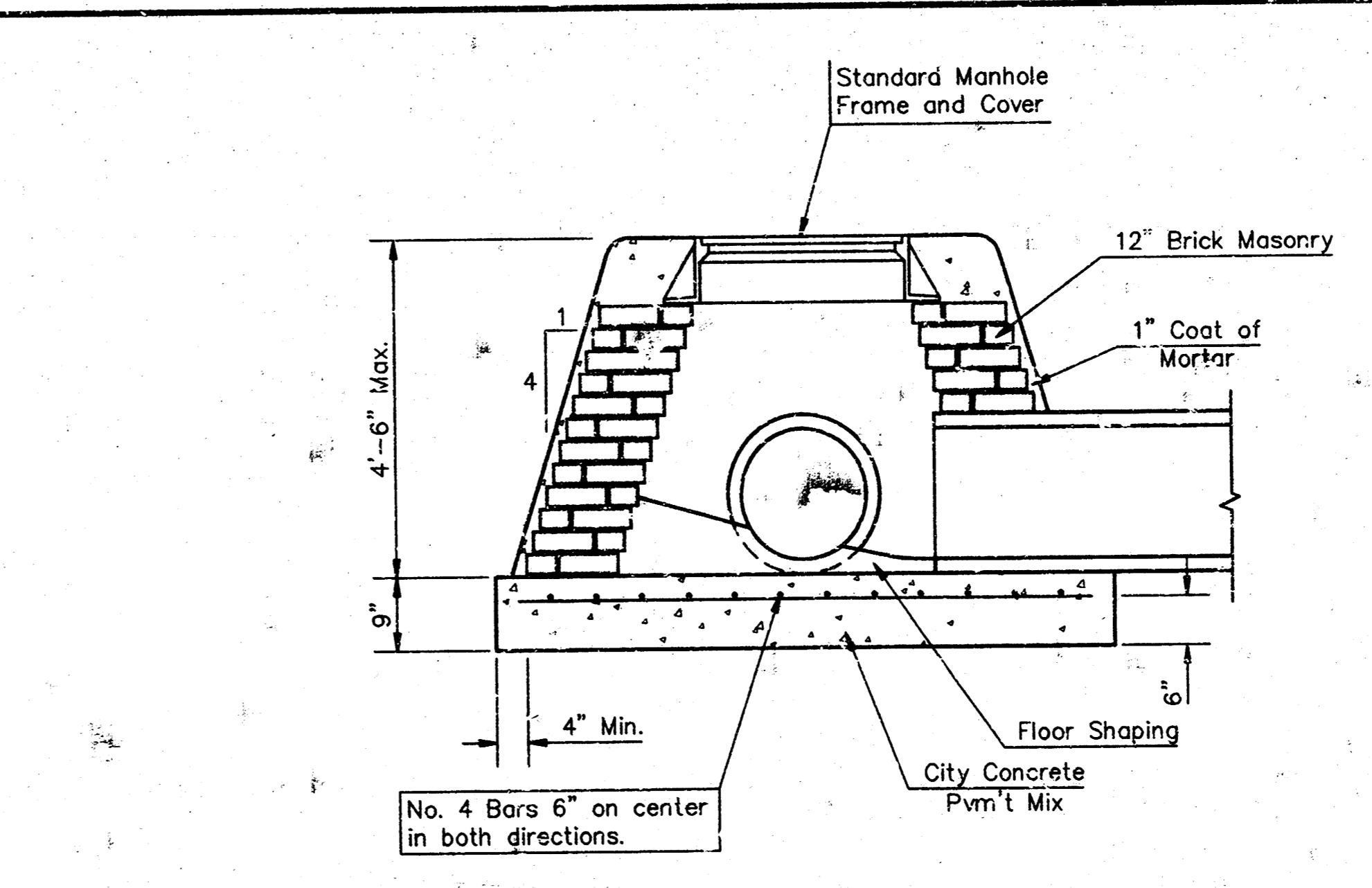
MASONRY COLLAR DETAIL



SECTION A-A
FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

GENERAL NOTES

- 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 manholes shall be without leaks and water tight.
- 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 5" 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.
- 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.
- 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.
- 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.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- 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.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

CITY OF WICHITA, KANSAS
STD. SHALLOW MANHOLES
 TYPE "A" AND TYPE "B"

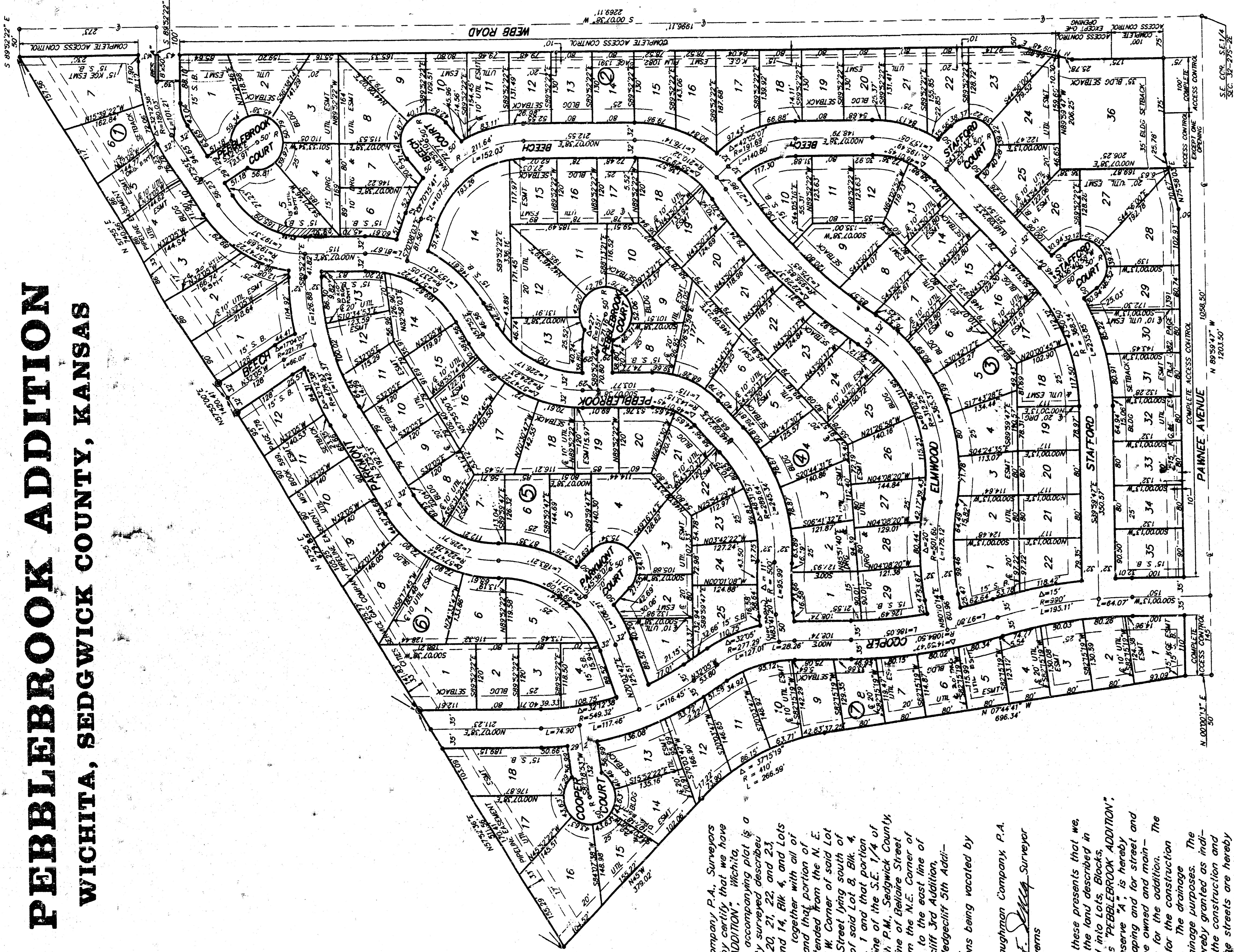
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
488-82884

DESIGN: C.O.W. DRAWN: Staff APPROVED: DATE: 7-29-98 SCALE: NCWE SHEET: 7 OF 9

PEBBLEBROOK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

16-02-04-11
PC 36-1



1" = 100'

- = 1/2" Baughman Rebar Set
- ⊙ = 1/2" Iron Found Rebar Found
- ⊙ = 1/2" Baughman Rebar Found
- ⊙ = Rebar Grade - Assumed

Lot & Block	City Datum	M.S.L.
1 - Blk. 7	185.0	1373.4
2 - Blk. 7	185.0	1372.4
3 - Blk. 7	185.0	1371.4
4 - Blk. 7	185.0	1370.4
5 - Blk. 7	185.0	1369.4
6 - Blk. 7	185.0	1368.4
7 - Blk. 7	185.0	1367.4
8 - Blk. 7	185.0	1366.4
9 - Blk. 7	185.0	1365.4
10 - Blk. 7	185.0	1364.4
11 - Blk. 7	185.0	1363.4
12 - Blk. 7	185.0	1362.4
13 - Blk. 7	185.0	1361.4
14 - Blk. 7	185.0	1360.4
15 - Blk. 7	185.0	1359.4
16 - Blk. 7	185.0	1358.4
17 - Blk. 7	185.0	1357.4
18 - Blk. 7	185.0	1356.4
19 - Blk. 7	185.0	1355.4
20 - Blk. 7	185.0	1354.4
21 - Blk. 7	185.0	1353.4
22 - Blk. 7	185.0	1352.4
23 - Blk. 7	185.0	1351.4
24 - Blk. 7	185.0	1350.4
25 - Blk. 7	185.0	1349.4
26 - Blk. 7	185.0	1348.4
27 - Blk. 7	185.0	1347.4
28 - Blk. 7	185.0	1346.4
29 - Blk. 7	185.0	1345.4
30 - Blk. 7	185.0	1344.4
31 - Blk. 7	185.0	1343.4
32 - Blk. 7	185.0	1342.4
33 - Blk. 7	185.0	1341.4
34 - Blk. 7	185.0	1340.4
35 - Blk. 7	185.0	1339.4
36 - Blk. 7	185.0	1338.4

NOTICE: This plat is subject to the provisions of the City of Wichita, Kansas, Chapter 22-10, which provides for the installation of rebar in concrete sidewalks and curbs. The City Engineer has approved this plat for recording.

of Kansas)
Sedgwick County)

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted, "PEBBLEBROOK ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as 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 Cooper 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 4, Blk. 4, and that portion of Beech Street lying south of a line extended from the N.E. Corner of said Lot 18, Blk 1 and that portion of 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 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 Henegaffert 3rd Addition, Wichita, Kansas, together with all of Henegaffert 3rd Addition, Wichita, Sedgwick County, Kansas. Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

2-9-93
Baughman Company, P.A.
Gregory F. Saverns
Surveyor

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyor's 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 entity monuments, landscaping and for street and utility purposes. Reserve "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 36 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'. We hereby grant to the City of Wichita, Kansas, the Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plat.

Fidelity Investment
V. Clay Position
President
Margaret K. Kessler
Trustee
Margaret K. Kessler
Assistant
Vice-President
Estate Officer

State of Kansas)
Sedgwick County)

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

Notary Public
Shirley R. McCann

State of Kansas)
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 9-7-88, or behalf of the Trust. My Appointment Expires _____.

Notary Public
Shirley R. McCann

State of Kansas)
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of February, 1993, by Emmet Reger, Jr., 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 _____.

Notary Public
L. S. D.

State of Kansas)
Sedgwick County)

This plat of PEBBLEBROOK ADDITION, approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, on _____, 1992, dated this _____ day of _____, 1992, Wichita-Sedgwick County Metropolitan Area Planning Commission. My appointment expires _____.

Chairman
L. O. Benschke Jr.
Secretary
Harwin S. Arout

State of Kansas)
Sedgwick County)

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.

Mayor
Frank M. Ople
City Clerk
Pat Burnett

State of Kansas)
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 9th day of February, 1993, at 2:30 o'clock P.M. and is duly recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Ross

