

Lat. 404, S.W.I.
SANITARY SEWER IMPROVEMENTS
to serve
SIMMONS PARK ADDITION

CITY OF WICHITA, KANSAS

Michael E. Lindelak, P.E. City Engineer

Project Number

468-82864

Index Code:

743777

GENERAL NOTES:

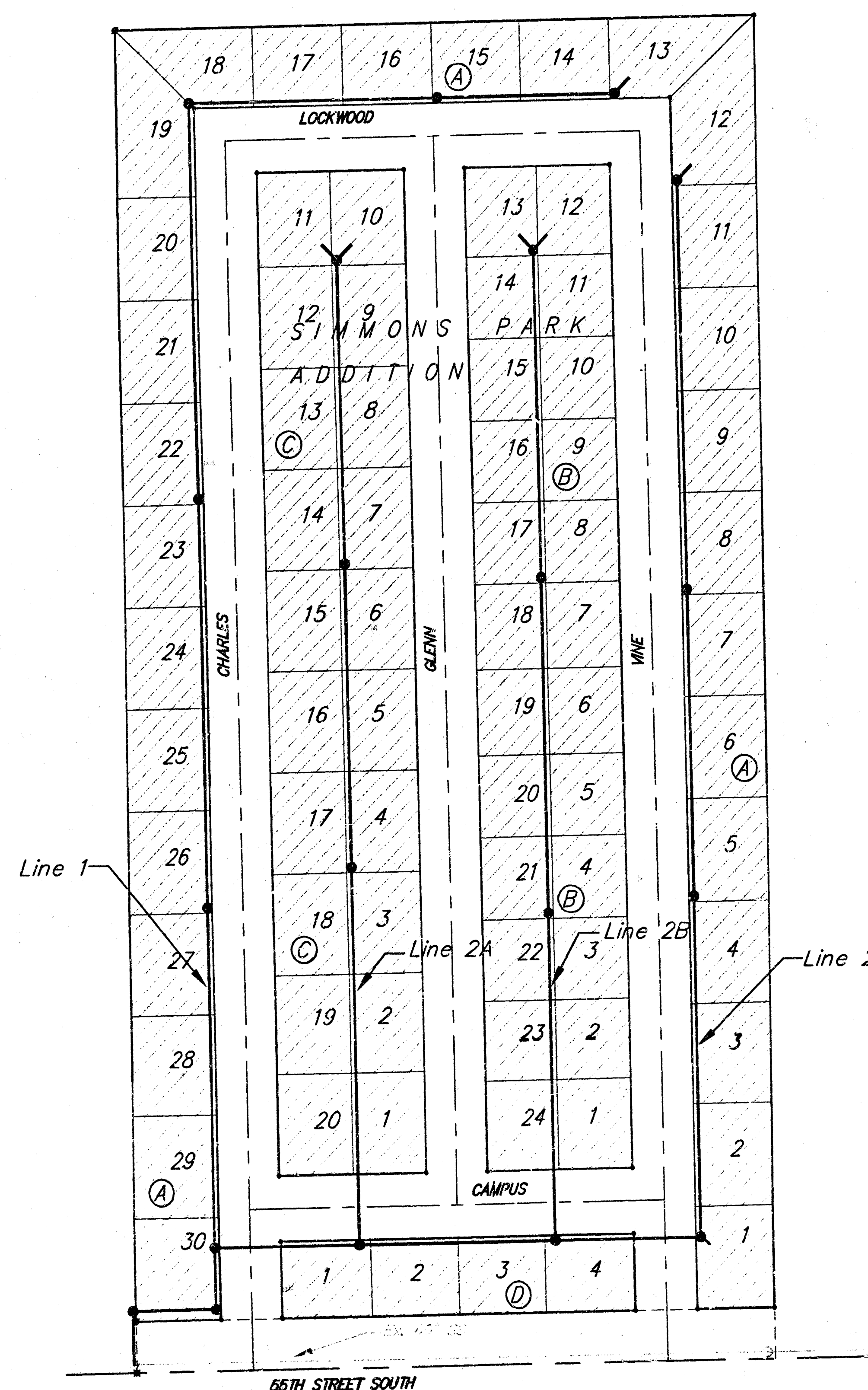
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

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.

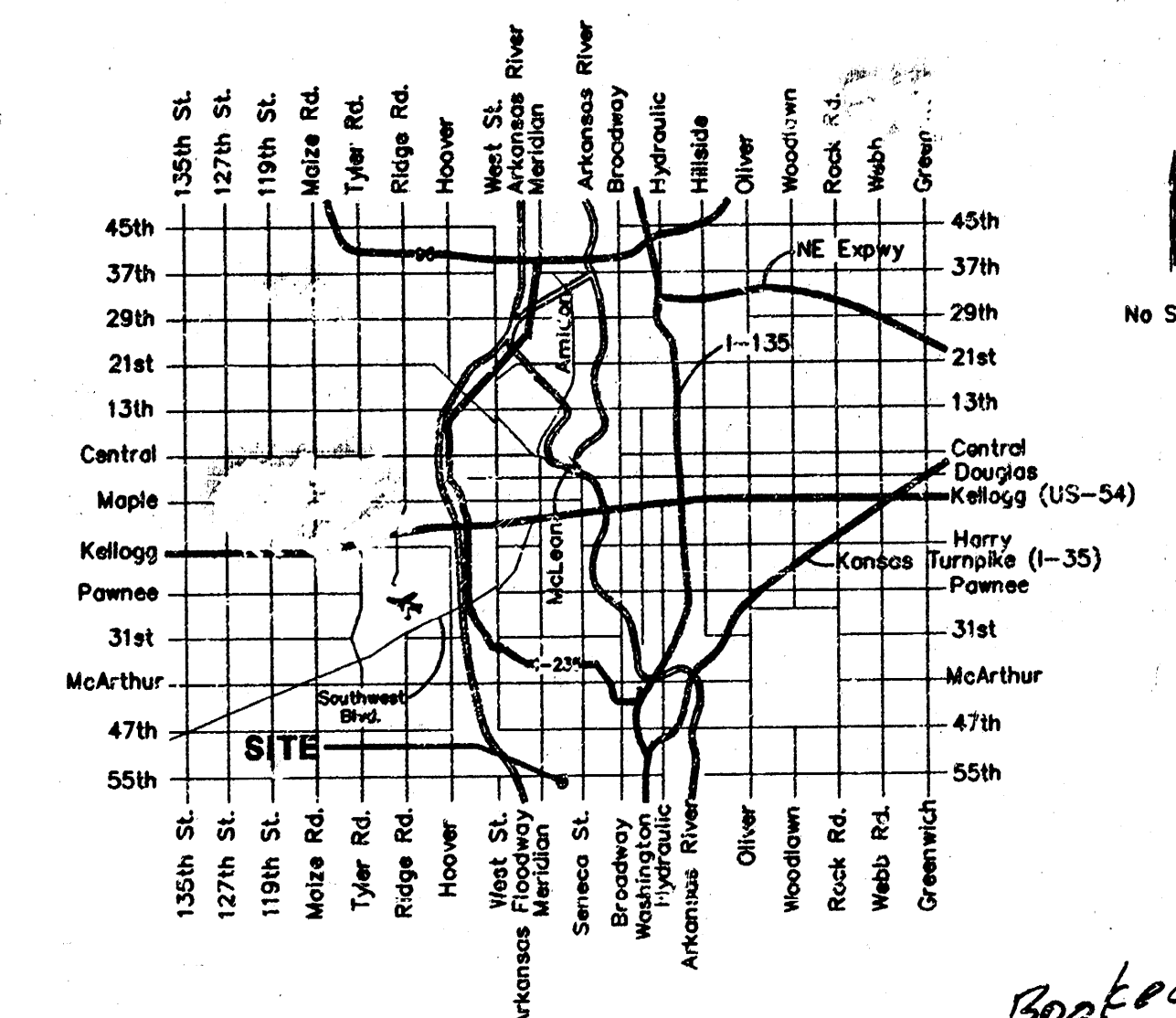


BENCHMARKS:

C.O.W. Benchmark-NW Corner of intersection of Seneca and 55th St. South; SE Corner of traffic signal light base. 66.0' West and 49.4' North of G of both. 86.03' NW of 1/2" iron @ Sec. Cor. Elev. = 83.56 City Datum

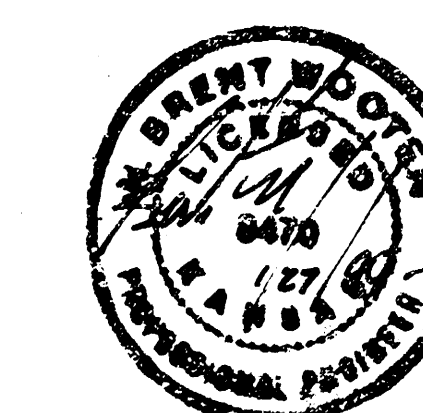
SHEET INDEX:

- | | |
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| 1 | Title Sheet |
| 2-3 | Line 1 |
| 4-5 | Line 2 |
| 6 | Line 2A |
| 7 | Line 2B |
| 8 | Standard Manhole Detail |
| 9 | Standard Shallow Manhole Detail |
| 10 | Manhole Ring & Cover Detail |
| 11 | Easement Grading Plan |
| 12 | Copy of Simmons Park Add. Plat |



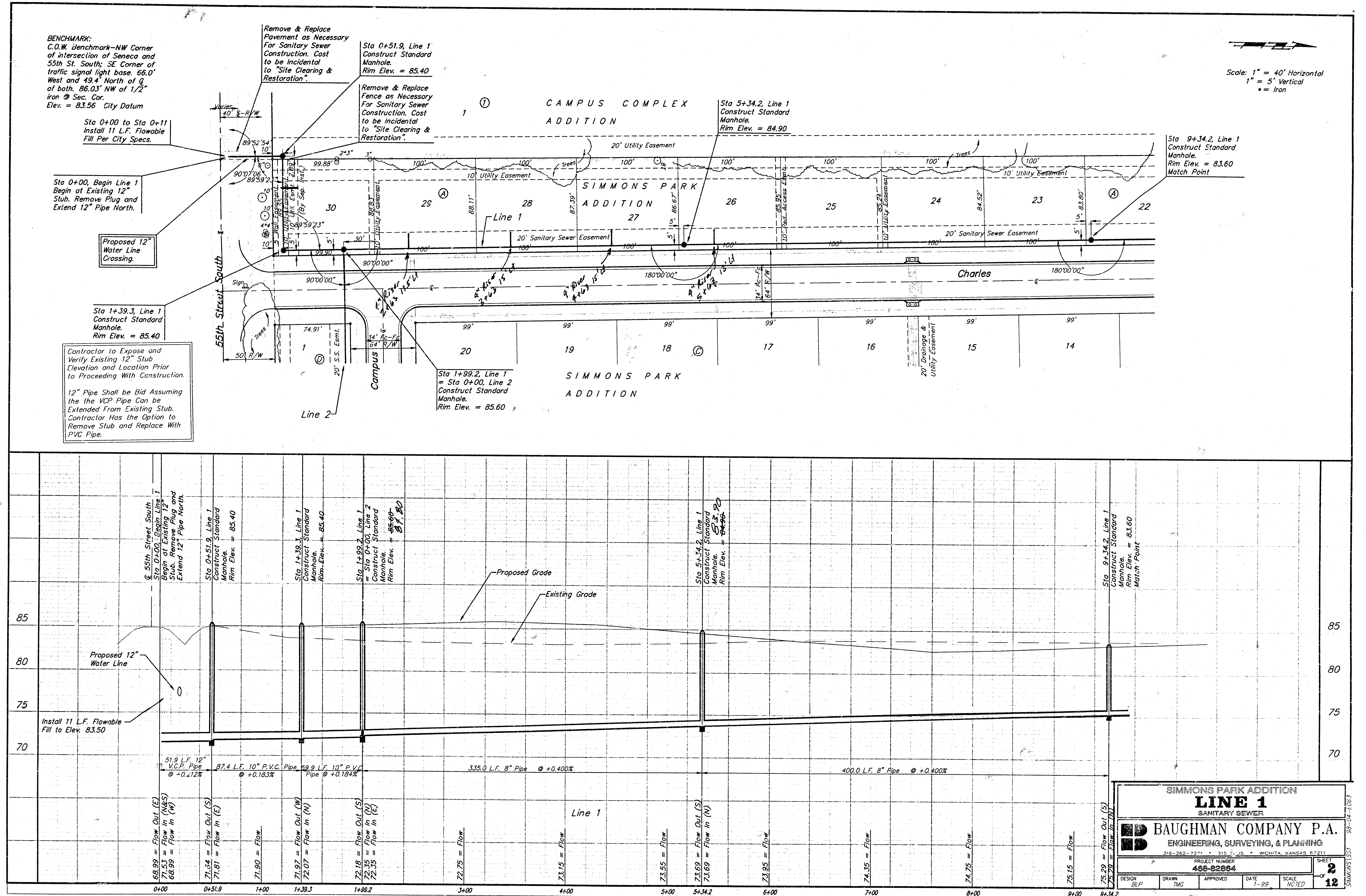
Vicinity Map

Benefit District:

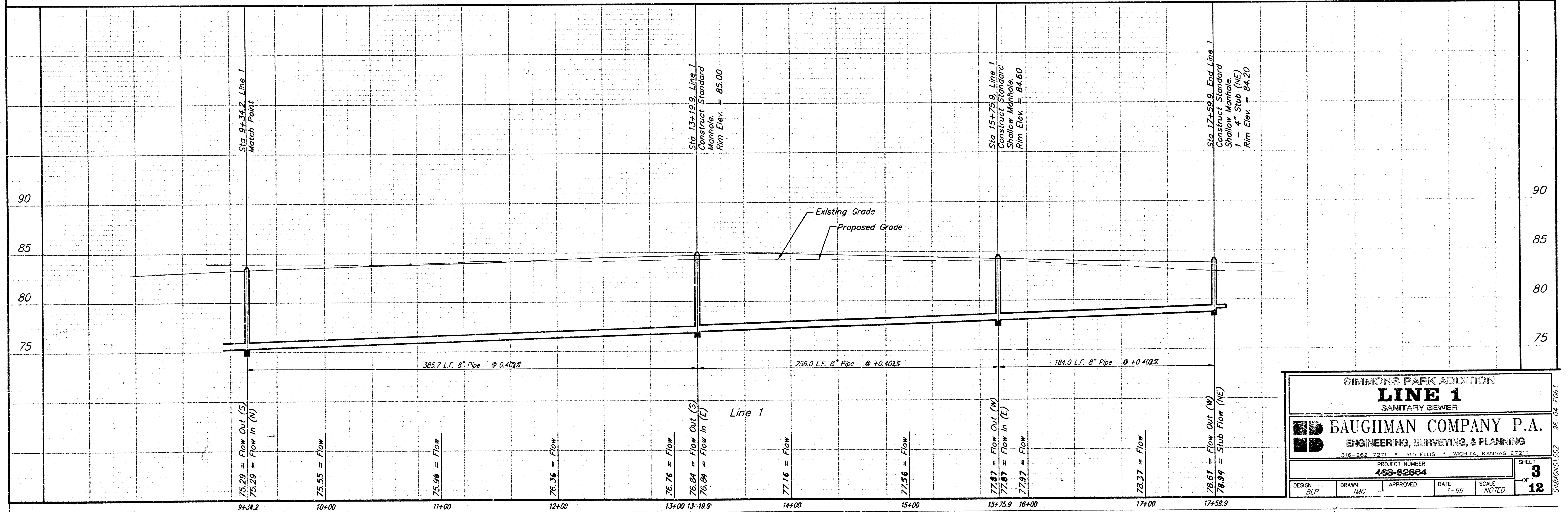
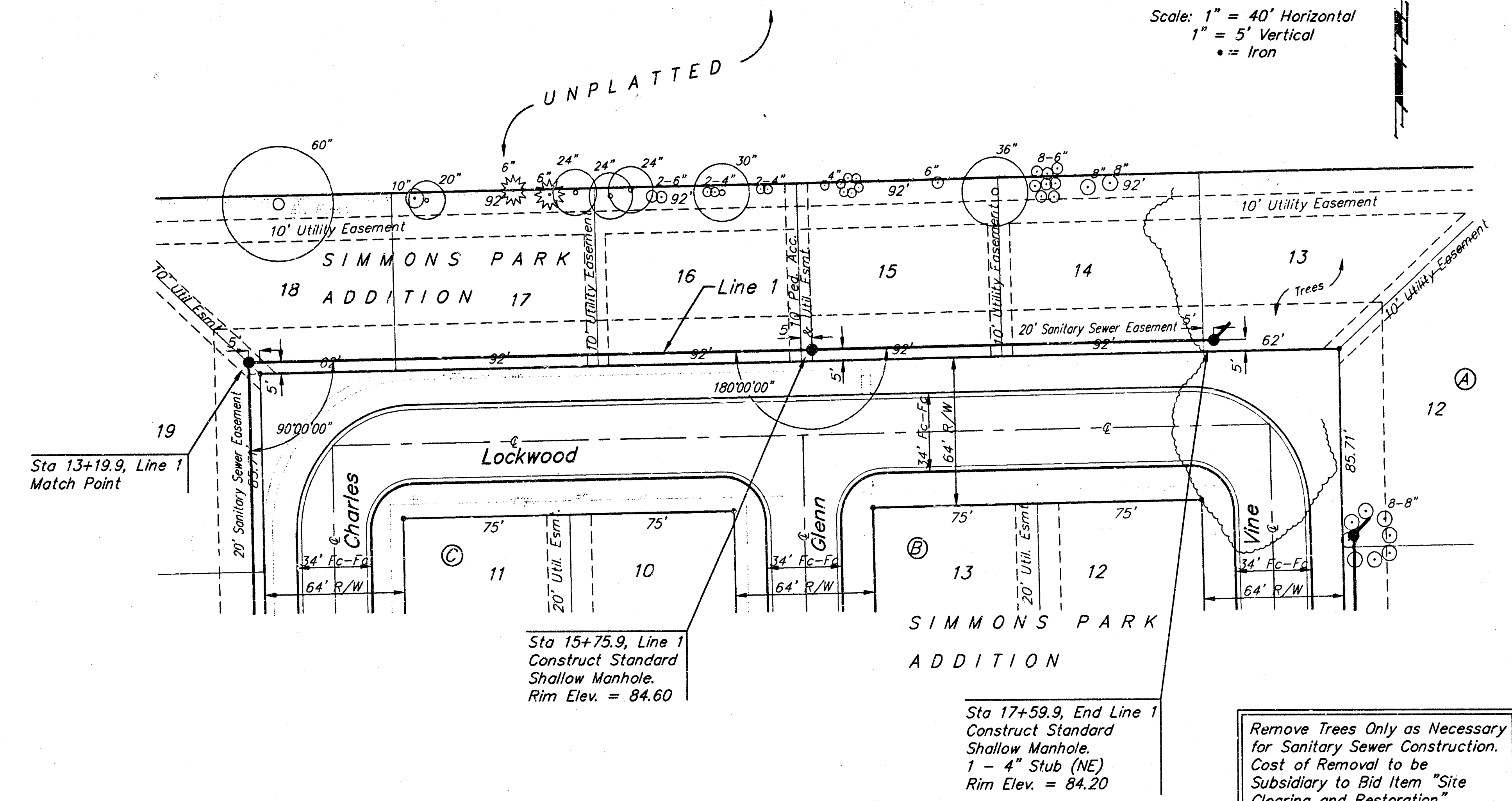
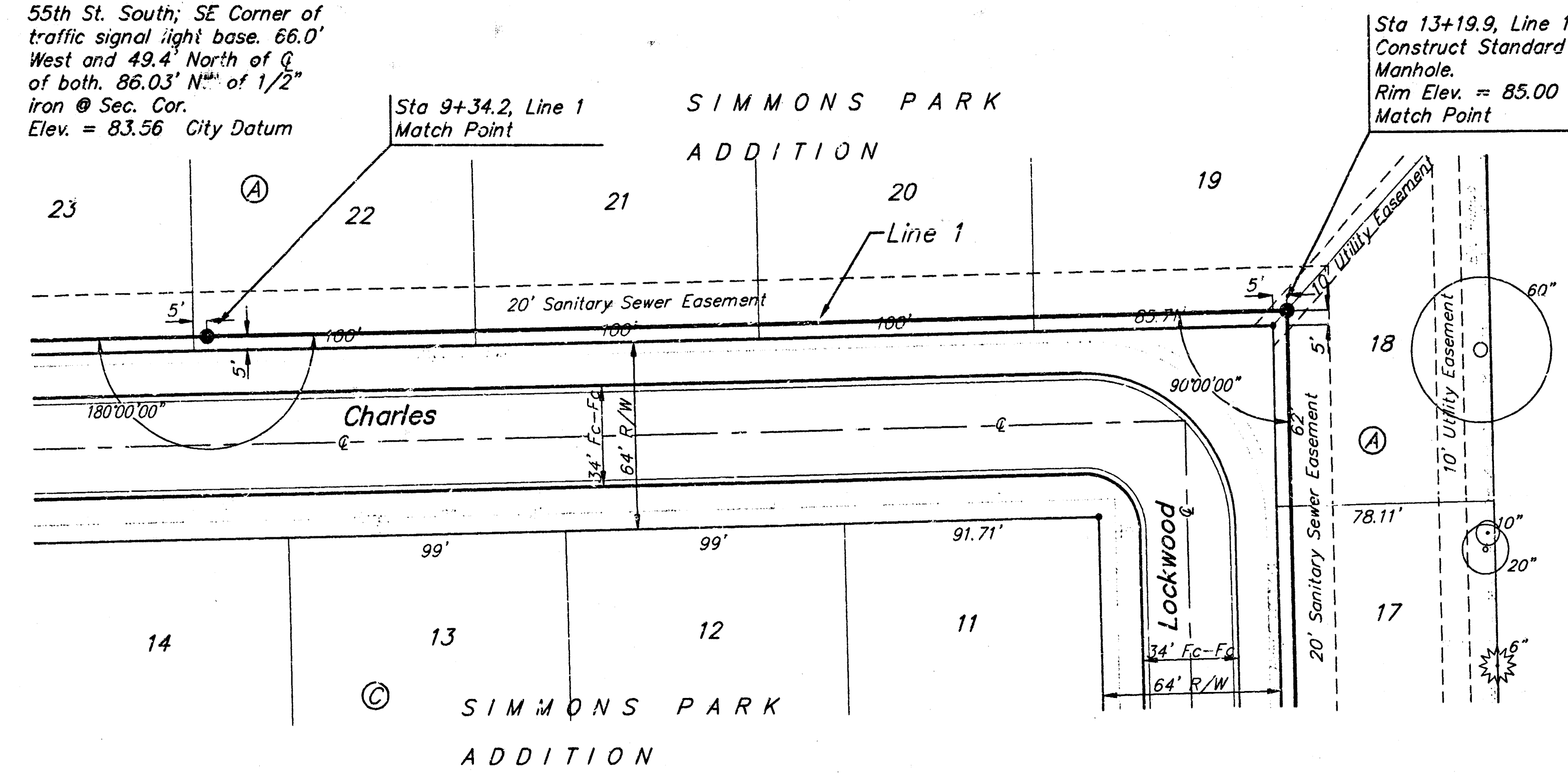


January 1999
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

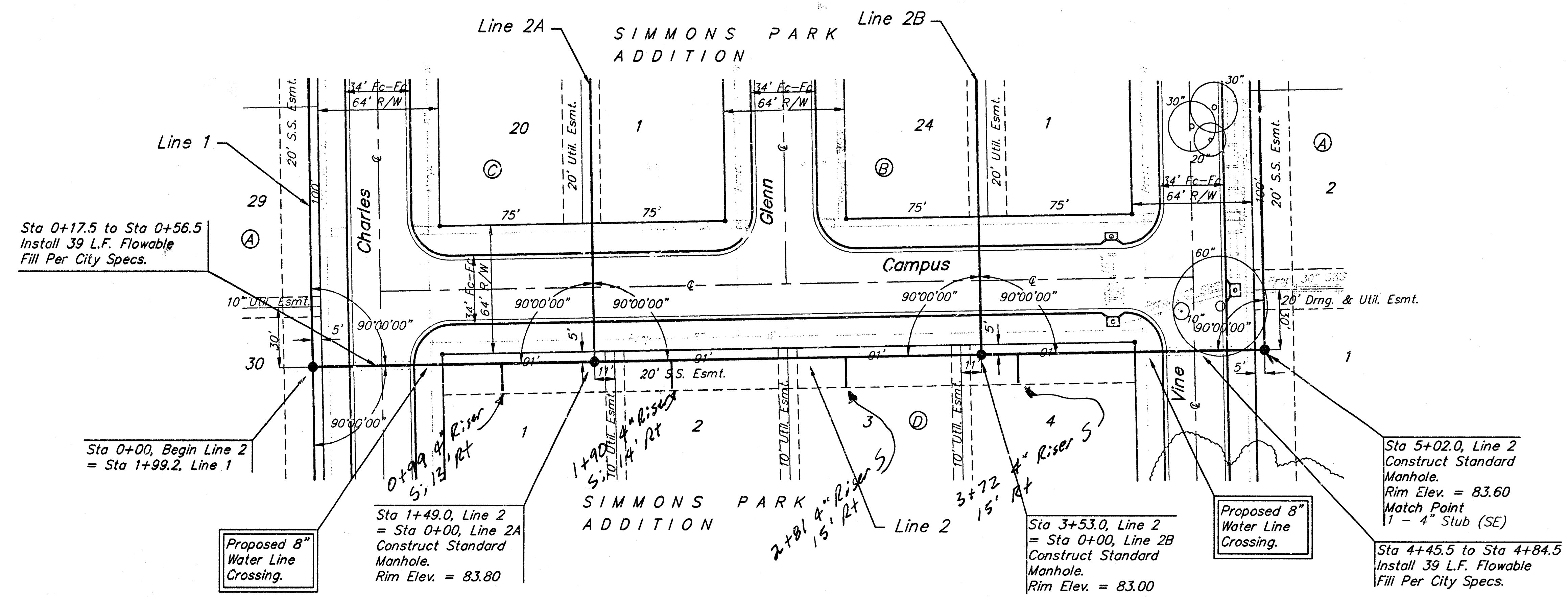
Booked
P-100, P107
11-1-99
As Built
RDL



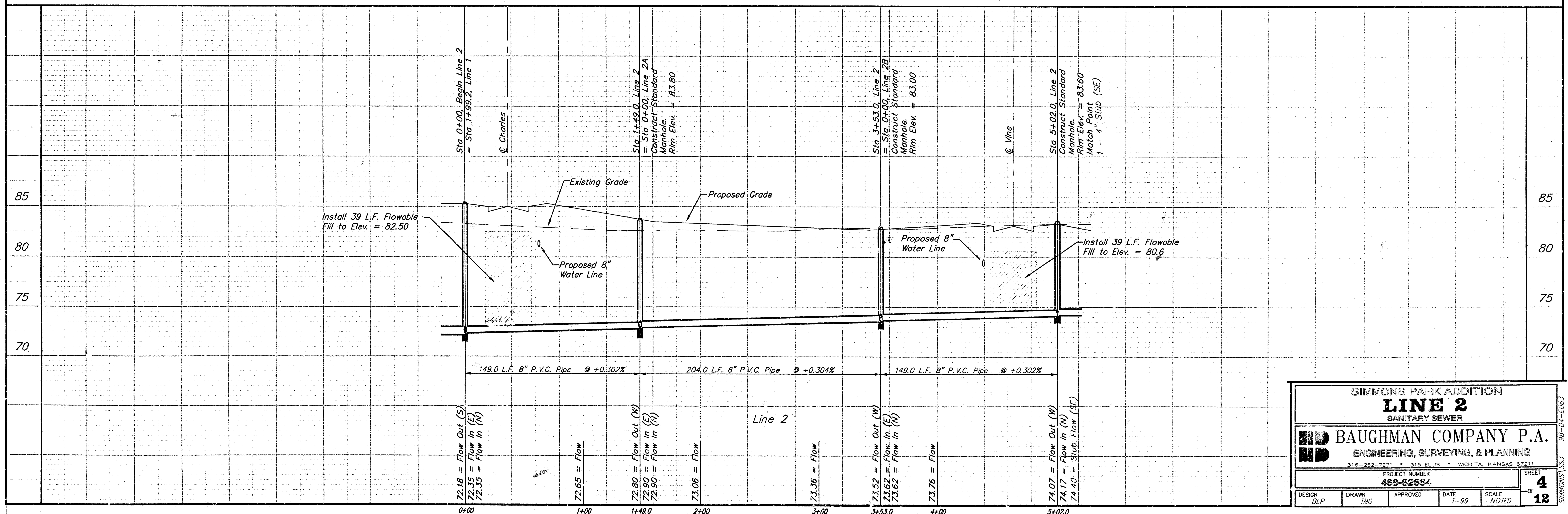
BENCHMARK:
C.O.W. Benchmark—NW Corner
of Intersection of Seneca and
55th St. South; SE Corner of
traffic signal right base. 66.0'
West and 49.4' North of C
of both. 86.03' N^{86°03'} of 1/2"
iron @ Sec. Cor.
Elev. = 83.56 City Datum



BENCHMARK:
C.O.W. Benchmark—NW Corner
of intersection of Seneca and
55th St. South; SE Corner of
traffic signal light base, 66.0'
West and 49.4' North of G.
of both, 86.03' NW of 1/2"
Iron @ Sec. Cor.
Elev. = 83.56 City Datum



Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron



SIMMONS PARK ADDITION
LINE 2
SANITARY SEWER

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316-262-7271 • 315 E. 15th • WICHITA, KANSAS 67211

PROJECT NUMBER
488-82864

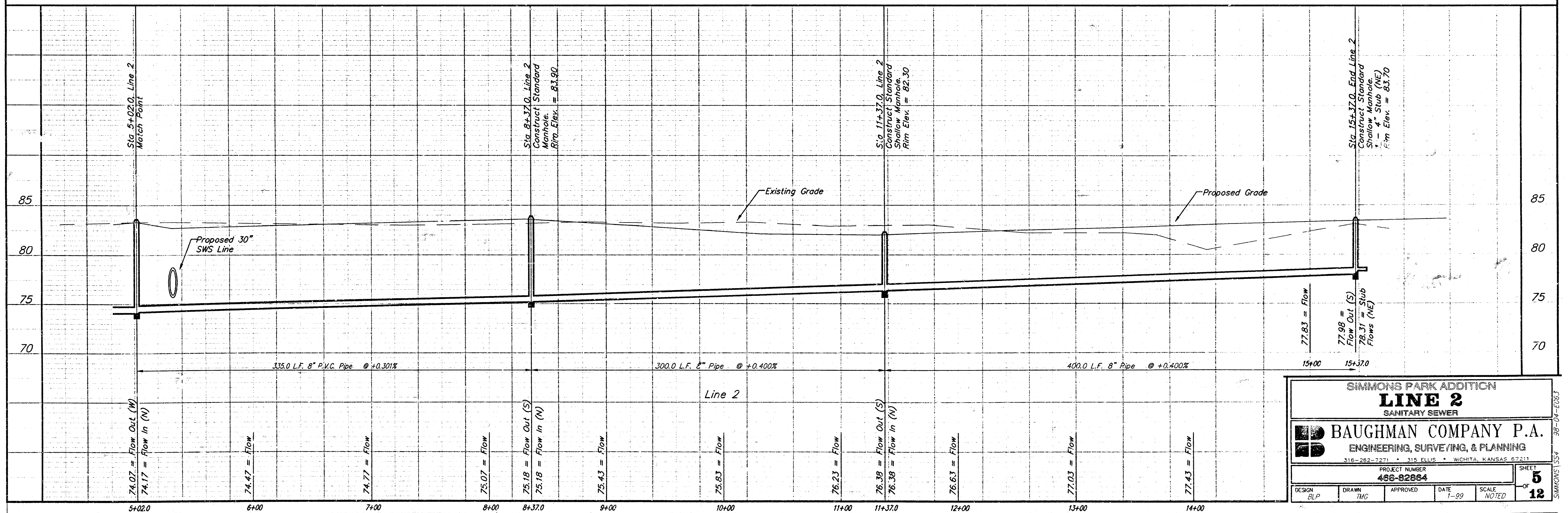
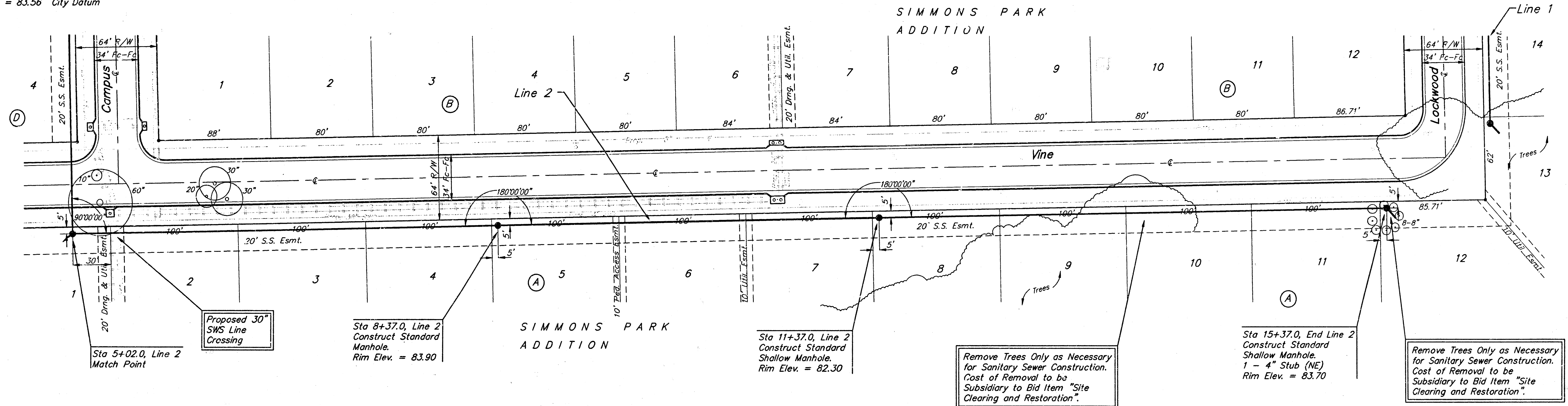
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SHEET
4
OF
12

98-04-2063
SIMMONS 553

BENCHMARK:
C.O.W. Benchmark—NW Corner
of intersection of Seneca and
55th St. South; SE Corner of
traffic signal light base. 66.0'
West and 49.4' North of G
of both. 86.03' NW of 1/2"
Iron @ Sec. Cor.
Elev. = 83.56 City Datum

Scale: 1" = 40' Horizontal
1" = 5' Vertical
• = Iron



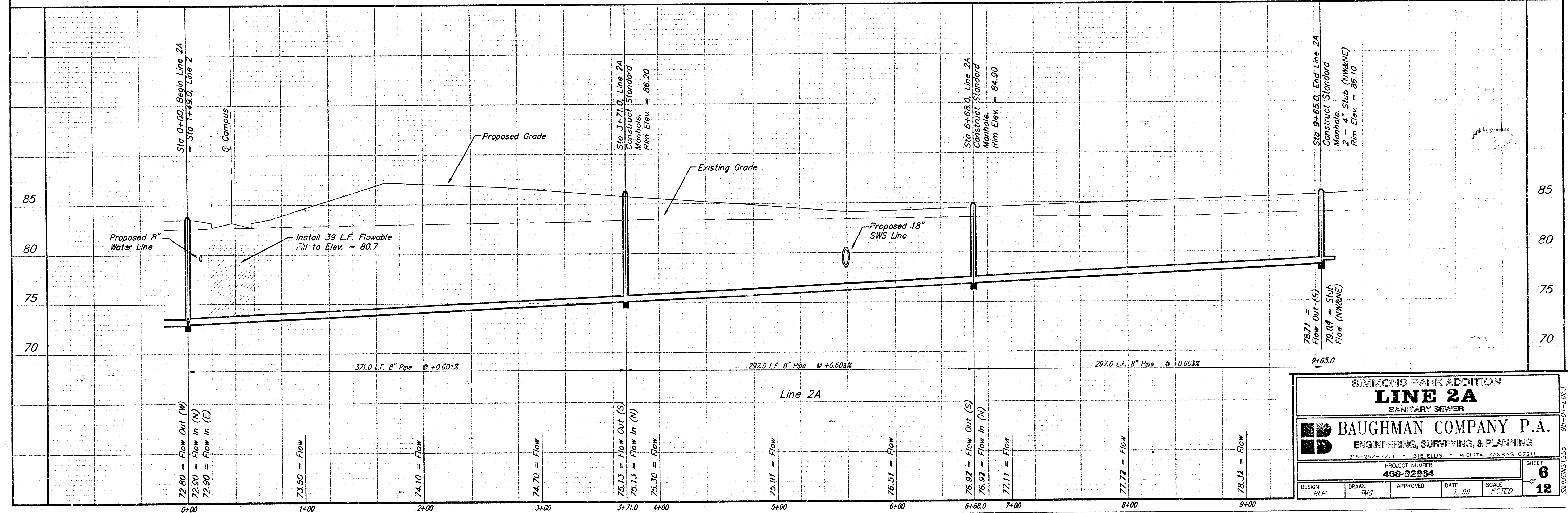
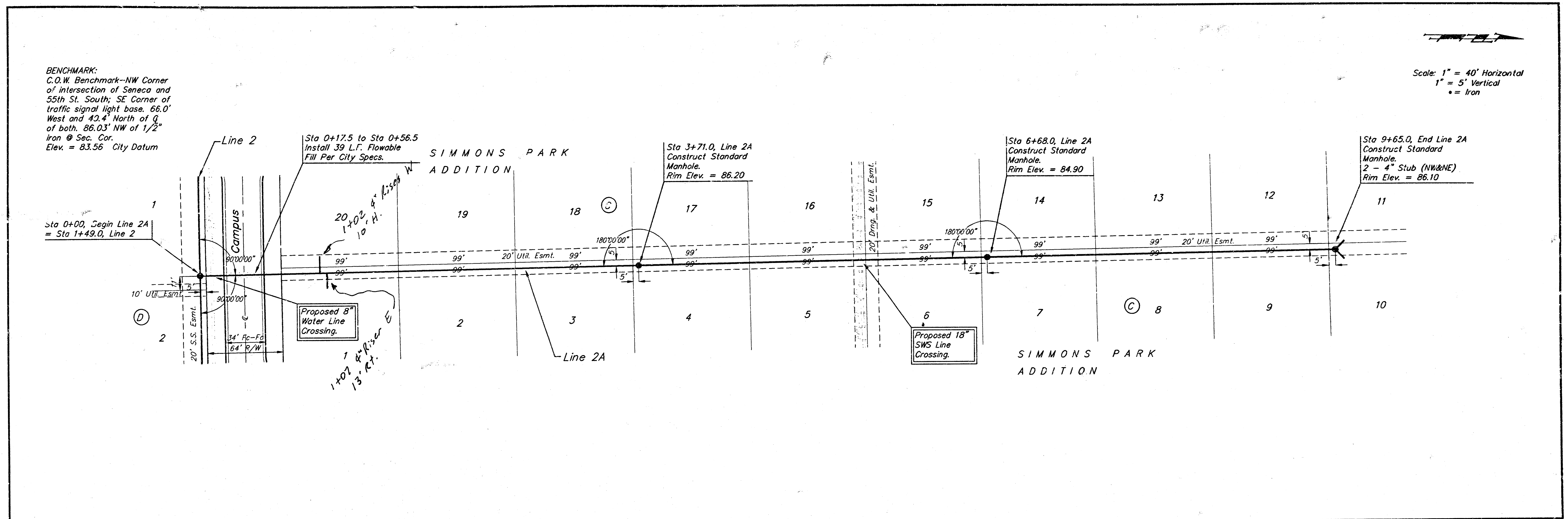
SIMMONS PARK ADDITION
LINE 2
SANITARY SEWER

BAUGHMAN COMPANY P.A.
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316-262-2271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
488-82864

DESIGN: BLP DRAWN: TMG APPROVED: DATE: 1-99 SCALE: NOTED

SHEET
5
OF
12



SIMMONS PARK ADDITION
LINE 2A
SANITARY SEWER

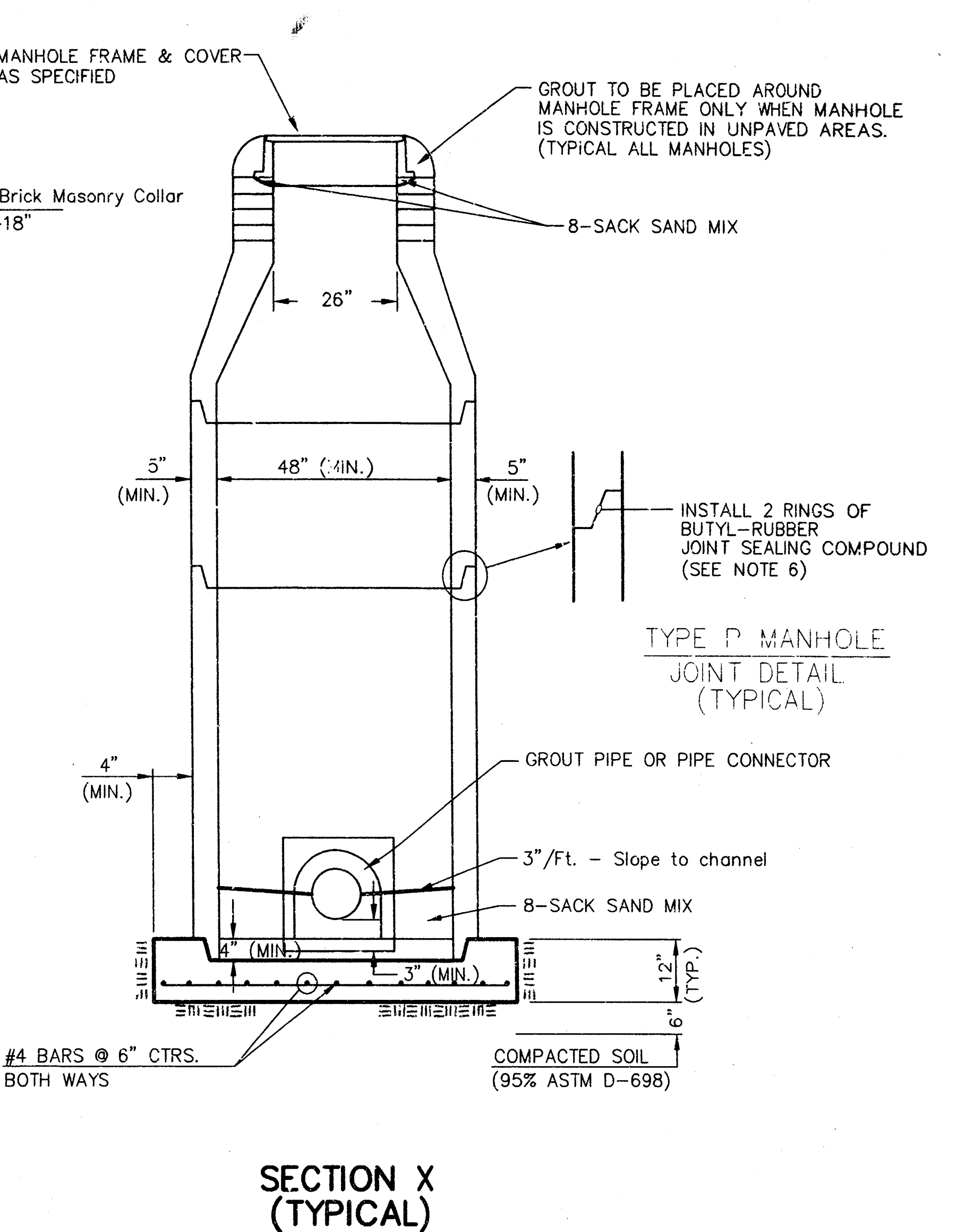
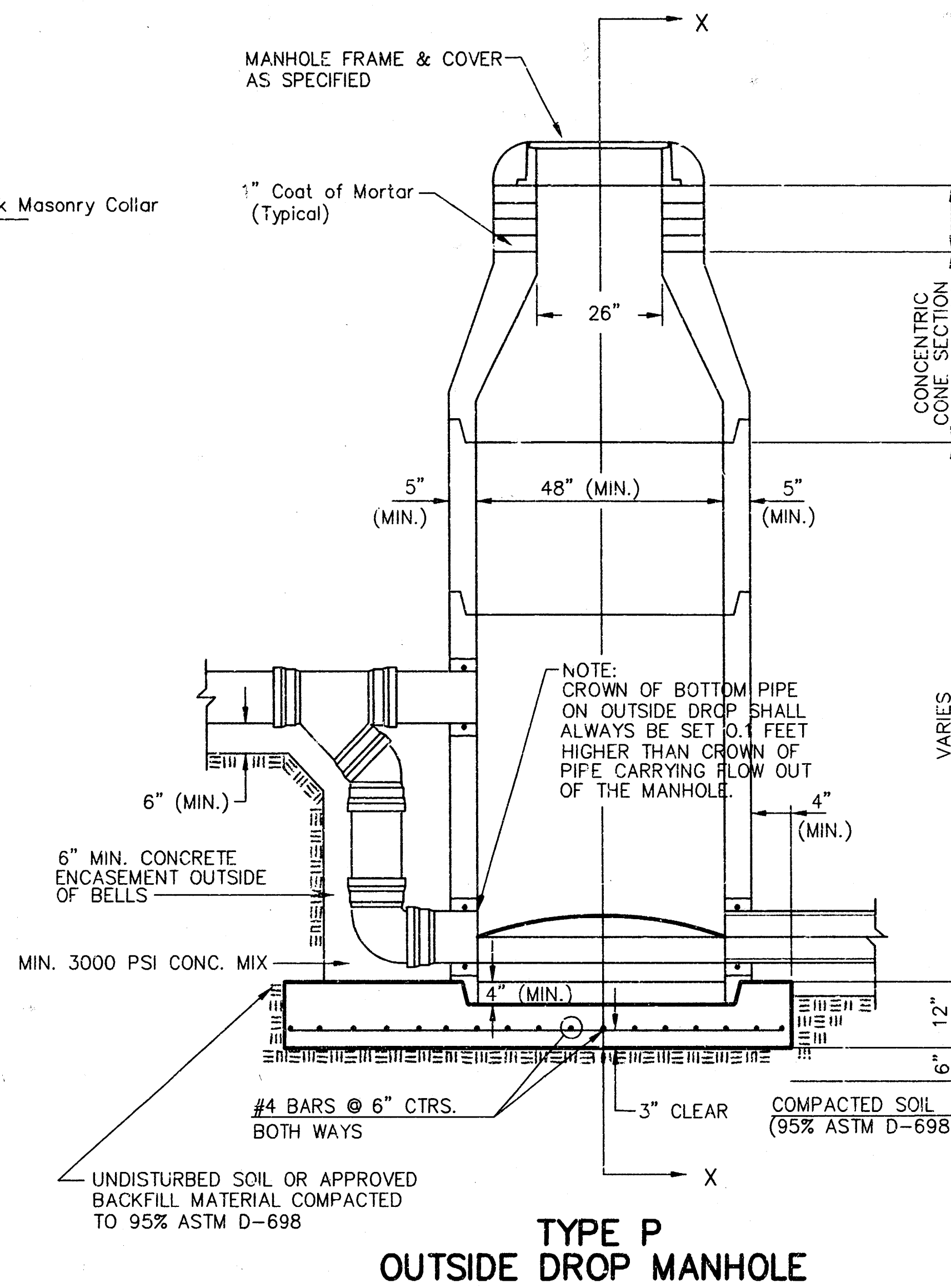
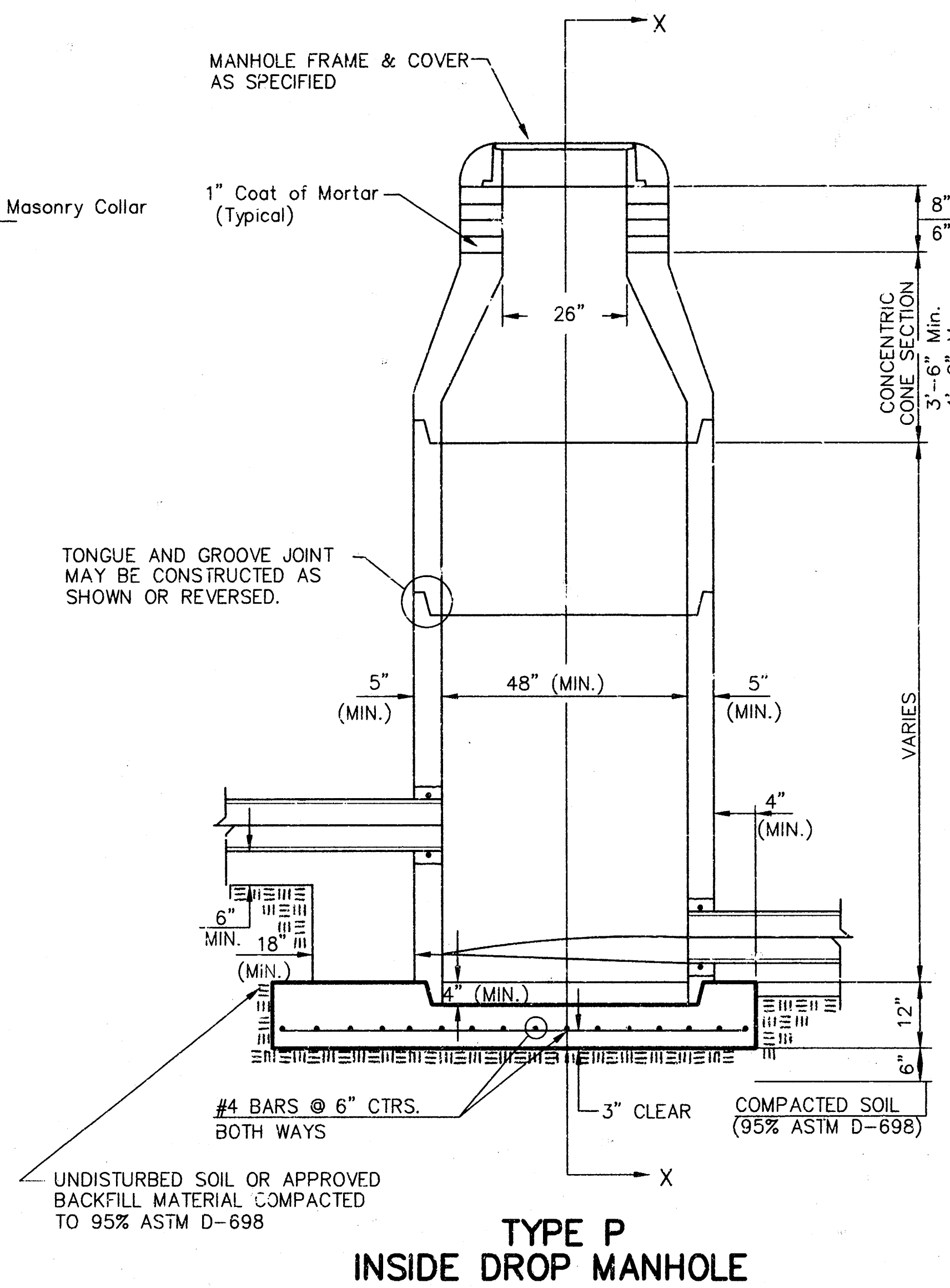
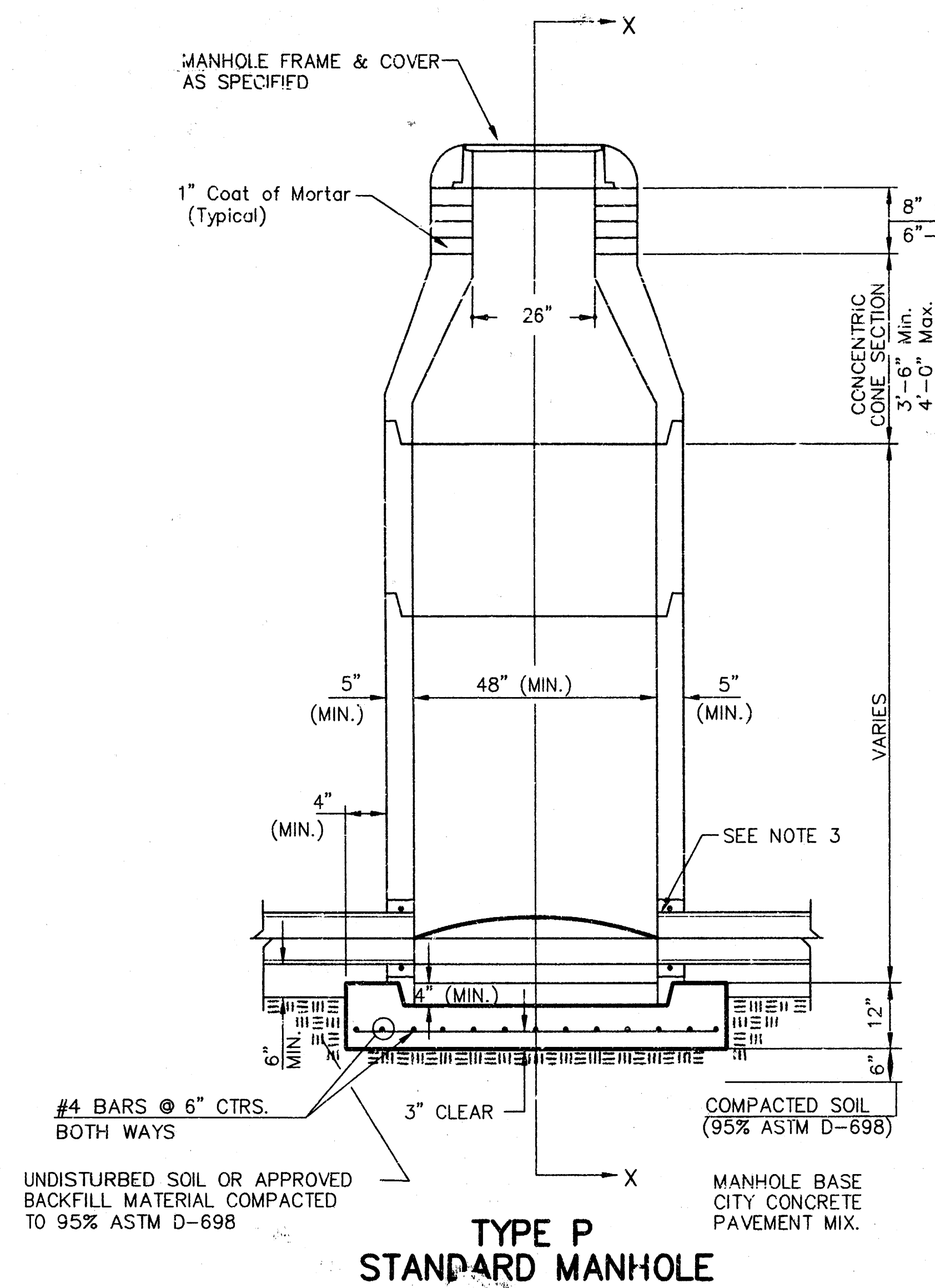
BAUGHMAN COMPANY P.A.
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316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
466-82854

DESIGN: BLP
DRAWN: TMS
APPROVED: [Signature]
DATE: 1-99
SCALE: 1\"/>

SIMMONS PARK ADDITION			
LINE 2B			
SANTARY SEWER			
 BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7700 • 1015 S. • WICHITA, KANSAS 67211			
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DESIGN BLP	DRAWN IMC	APPROVED	DATE 1-99
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		OF 12	

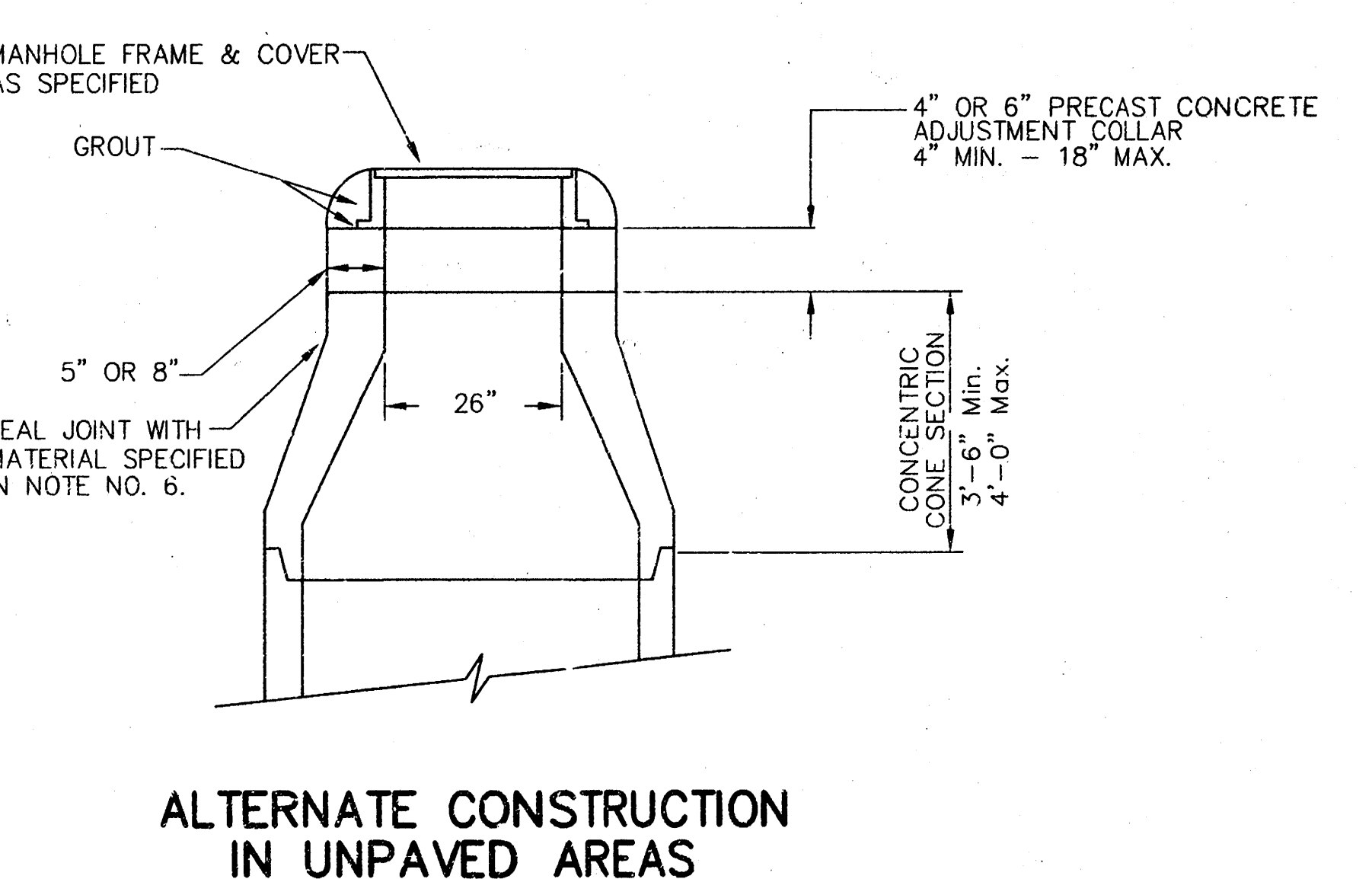
SEWER APPURTENANCES DETAILS



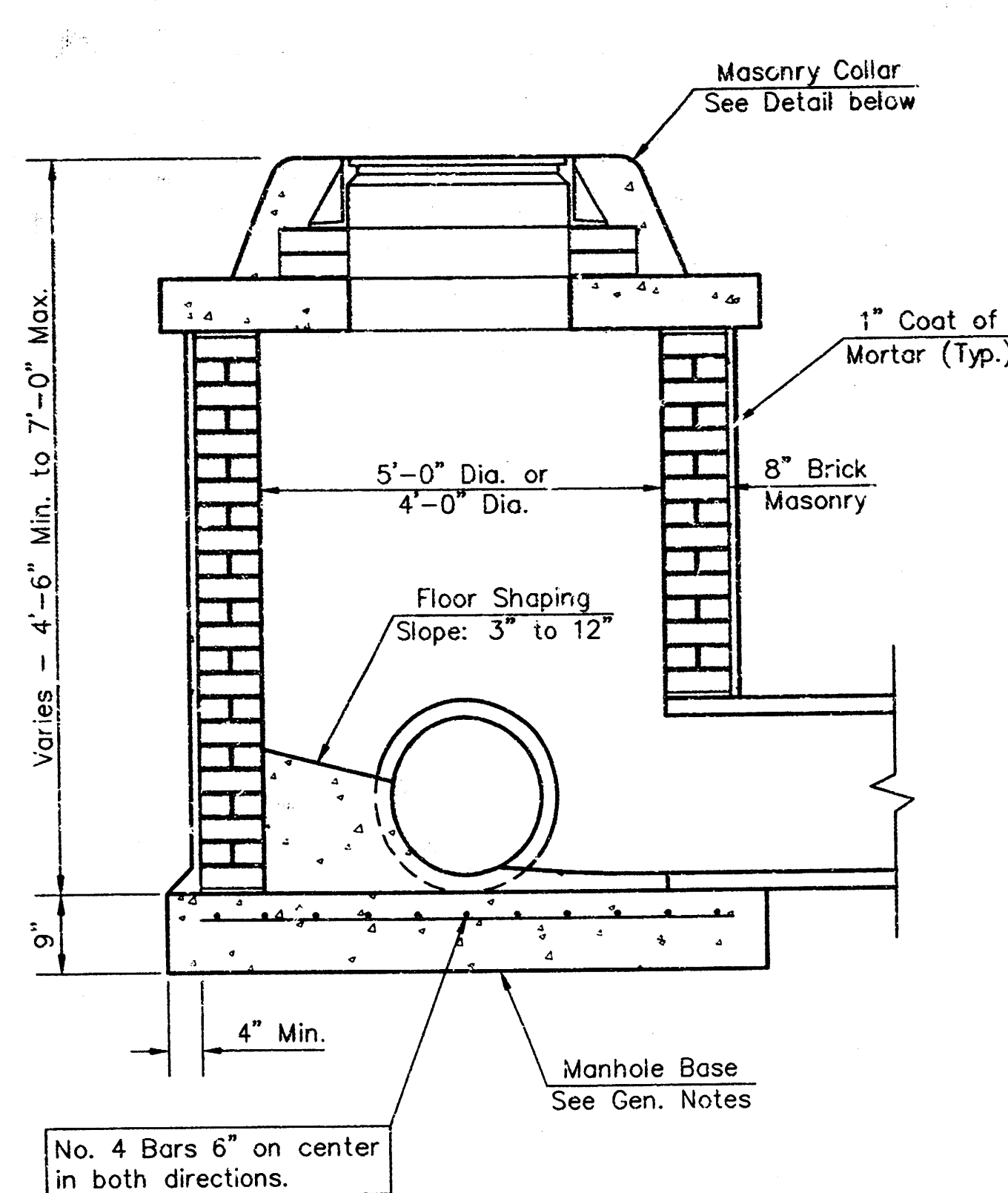
- GENERAL NOTES**
- PRECAST MANHOLE NOTES**
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
 - APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO 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.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.)
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
 - JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 - PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
 - 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.
 - LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
 - 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.

- 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.
- 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.
- 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.
- 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.

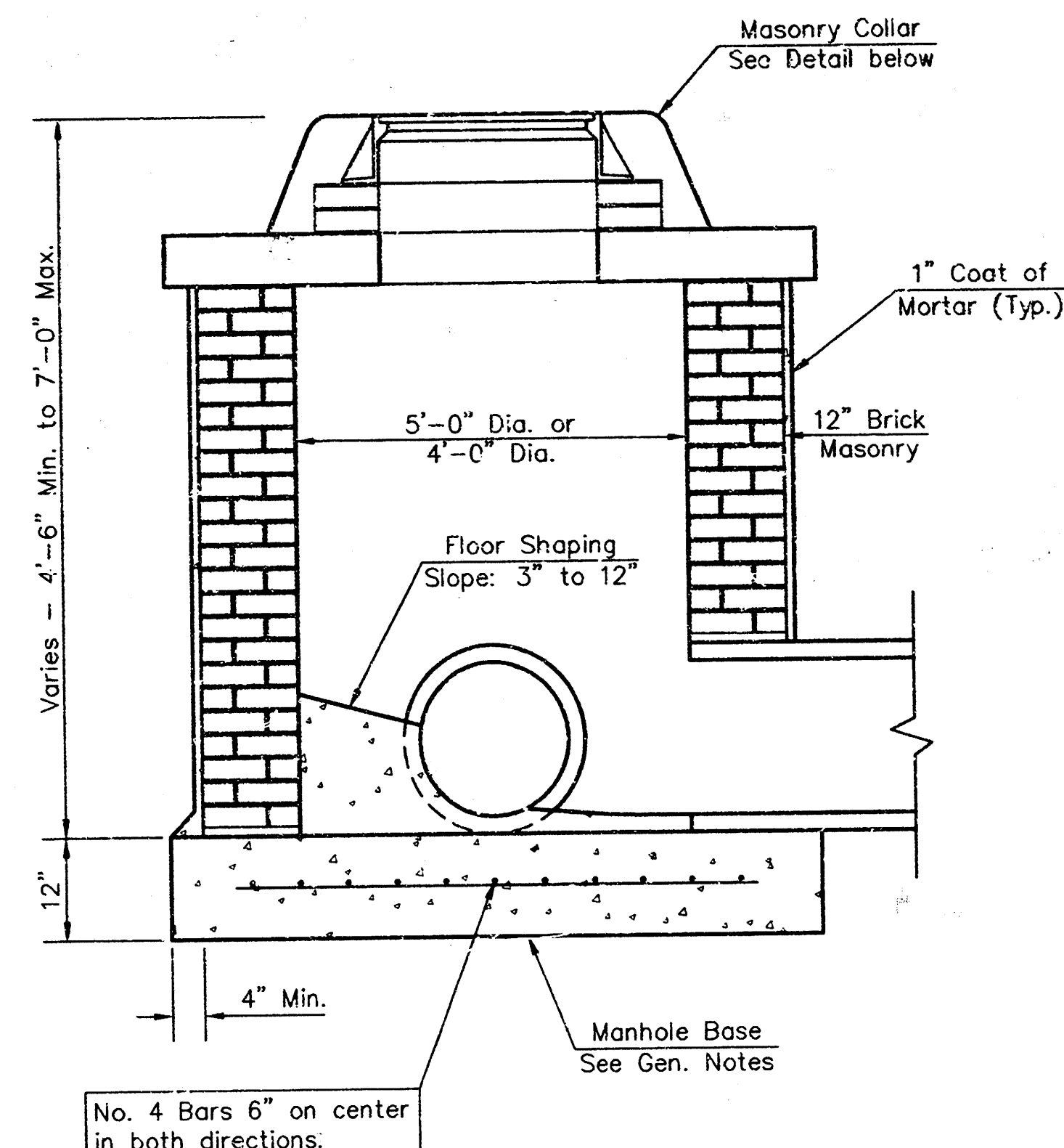
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- 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.
- 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.



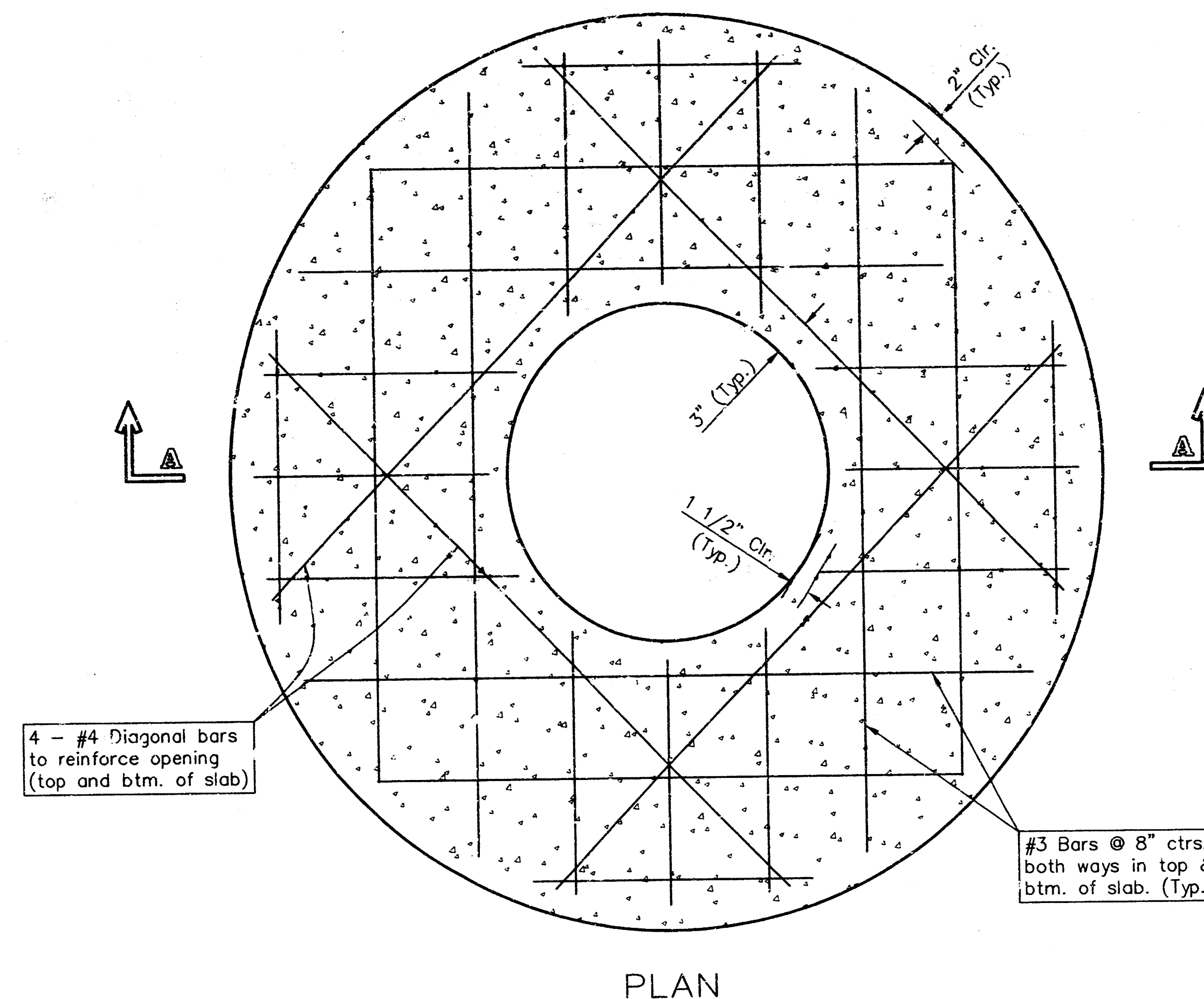
CITY OF WICHITA			
STD. MANHOLE DETAILS			
SEWER APPURTENANCES			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-254-7271 • 316 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER		SHEET	
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DESIGN	DRAWN	APPROVED	DATE
STAFF	STAFF	STAFF	7-99
SCALE		NONE	
		12	



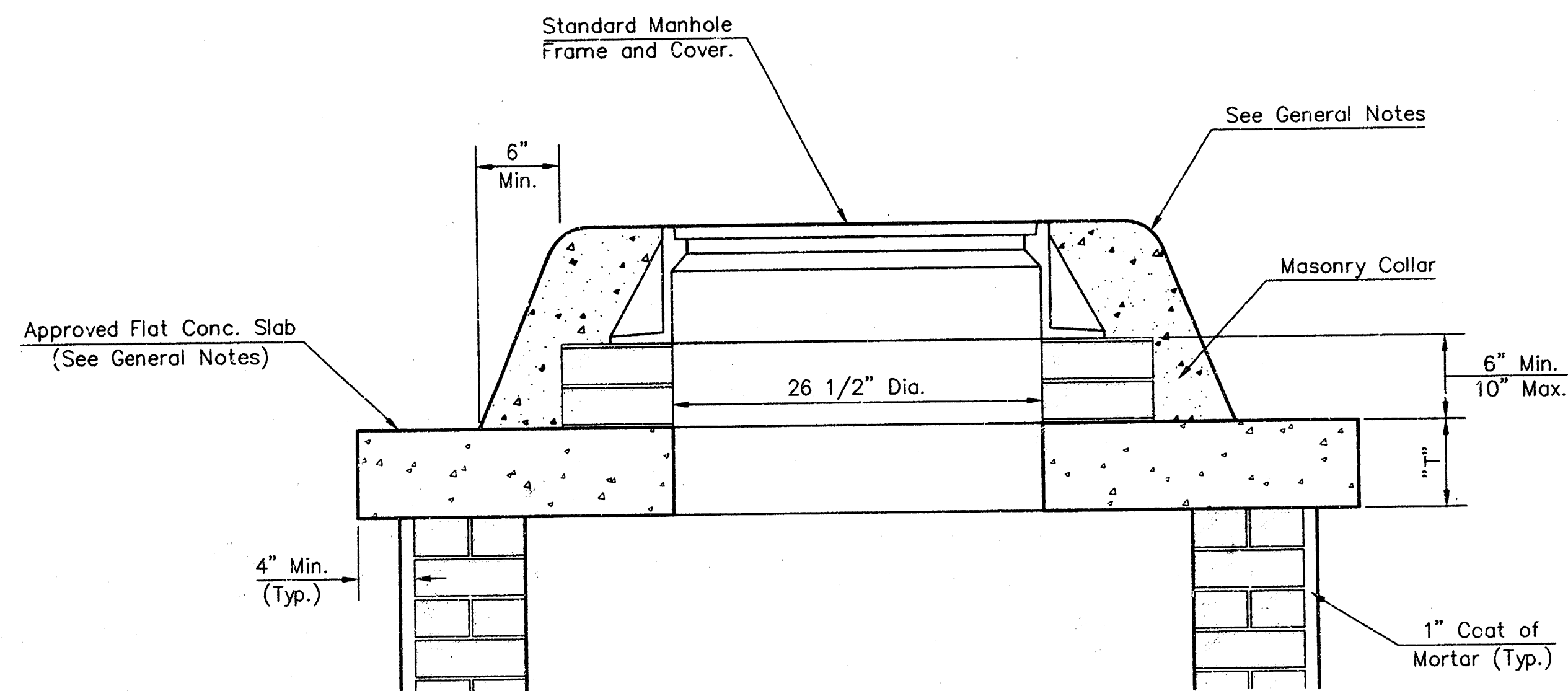
SHALLOW TYPE "A" MANHOLE



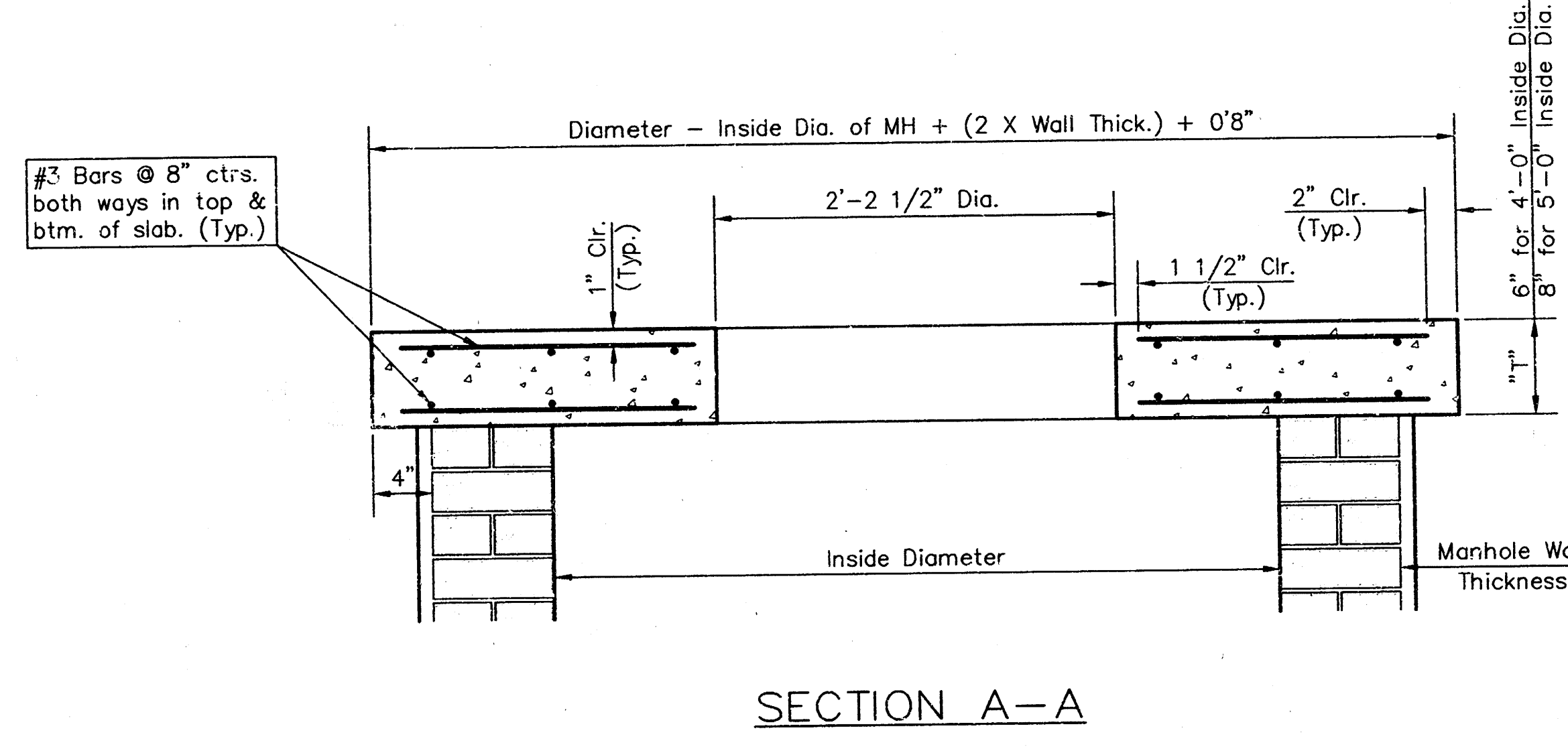
SHALLOW TYPE "B" MANHOLE



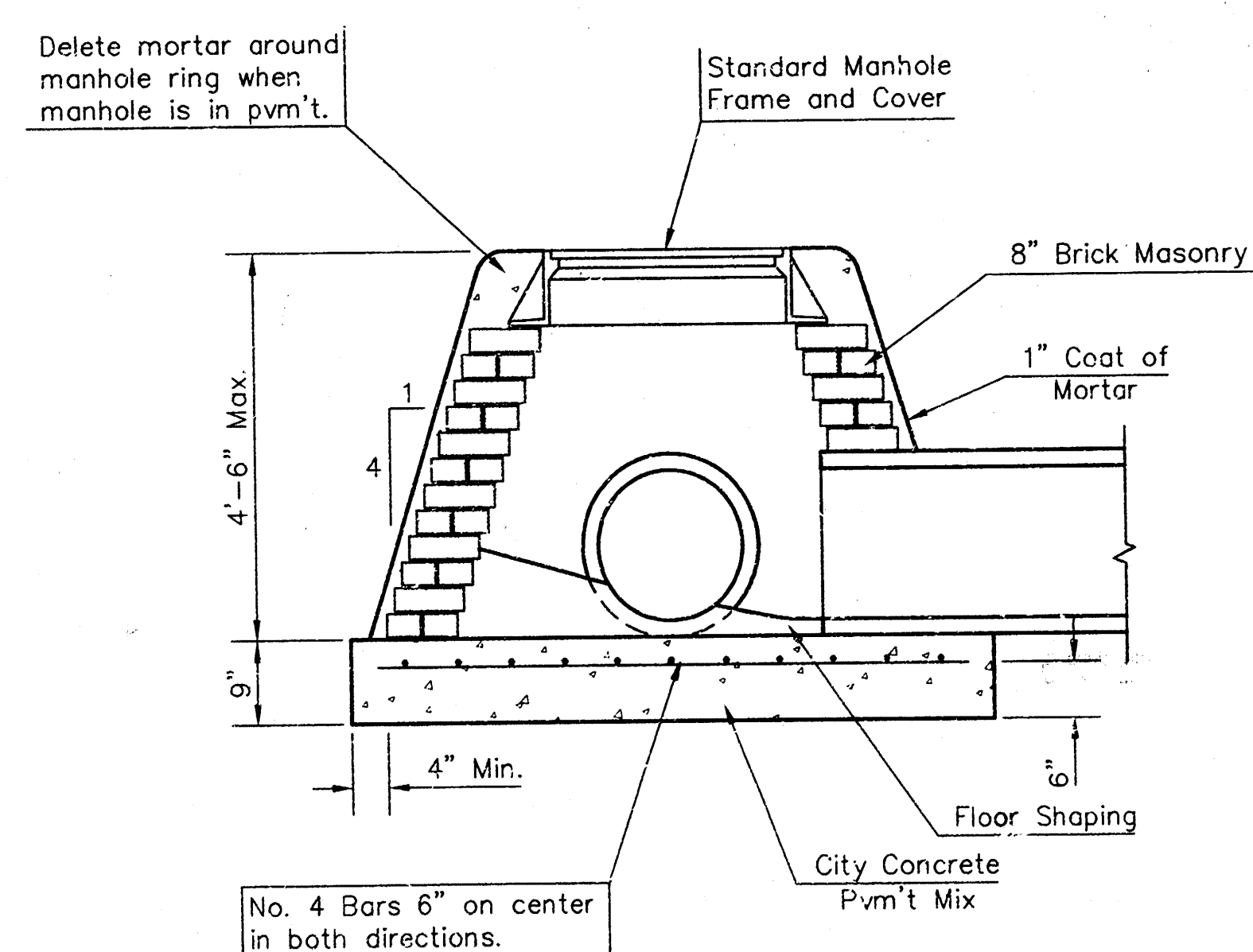
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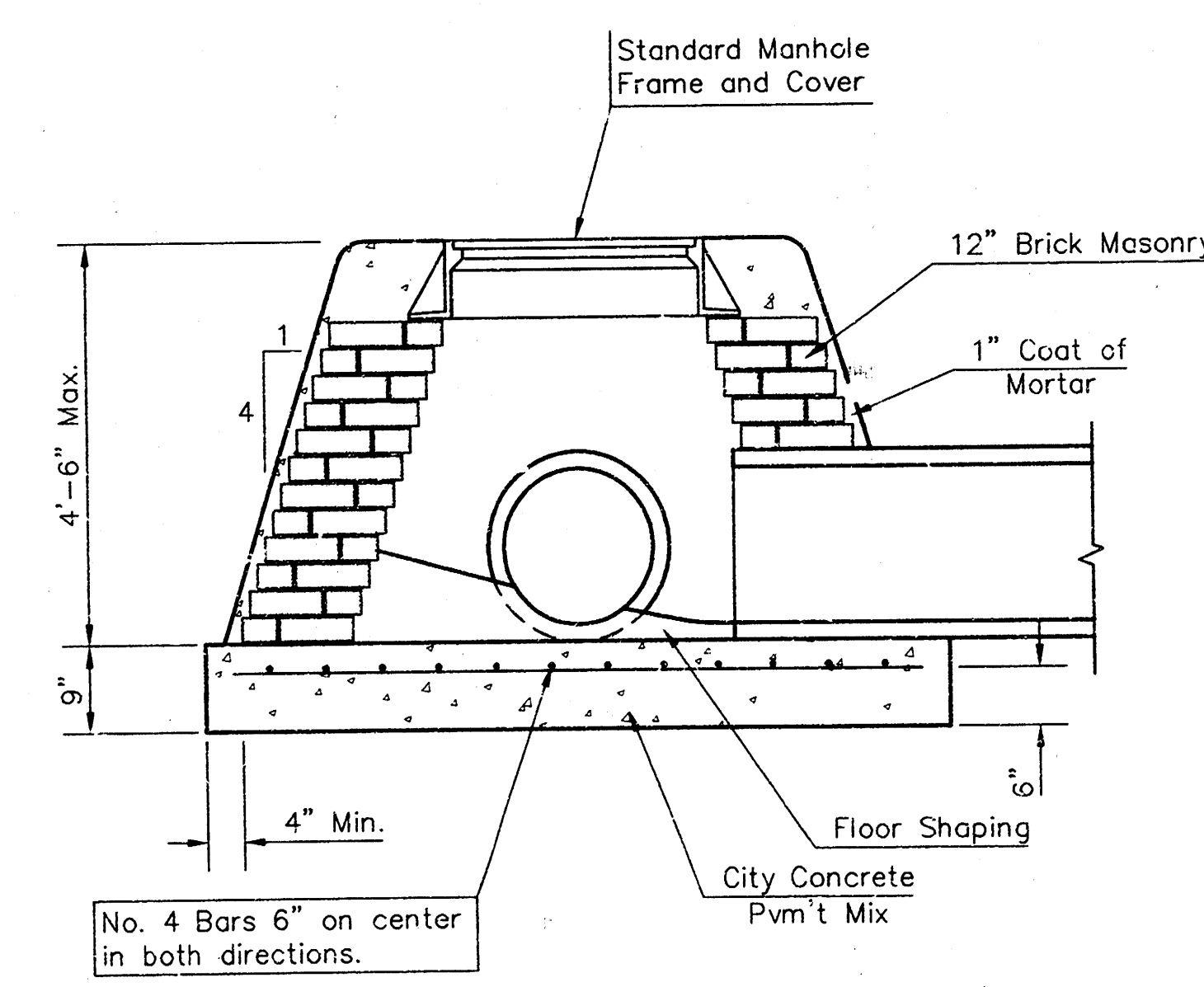
MASONRY COLLAR DETAIL



FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE

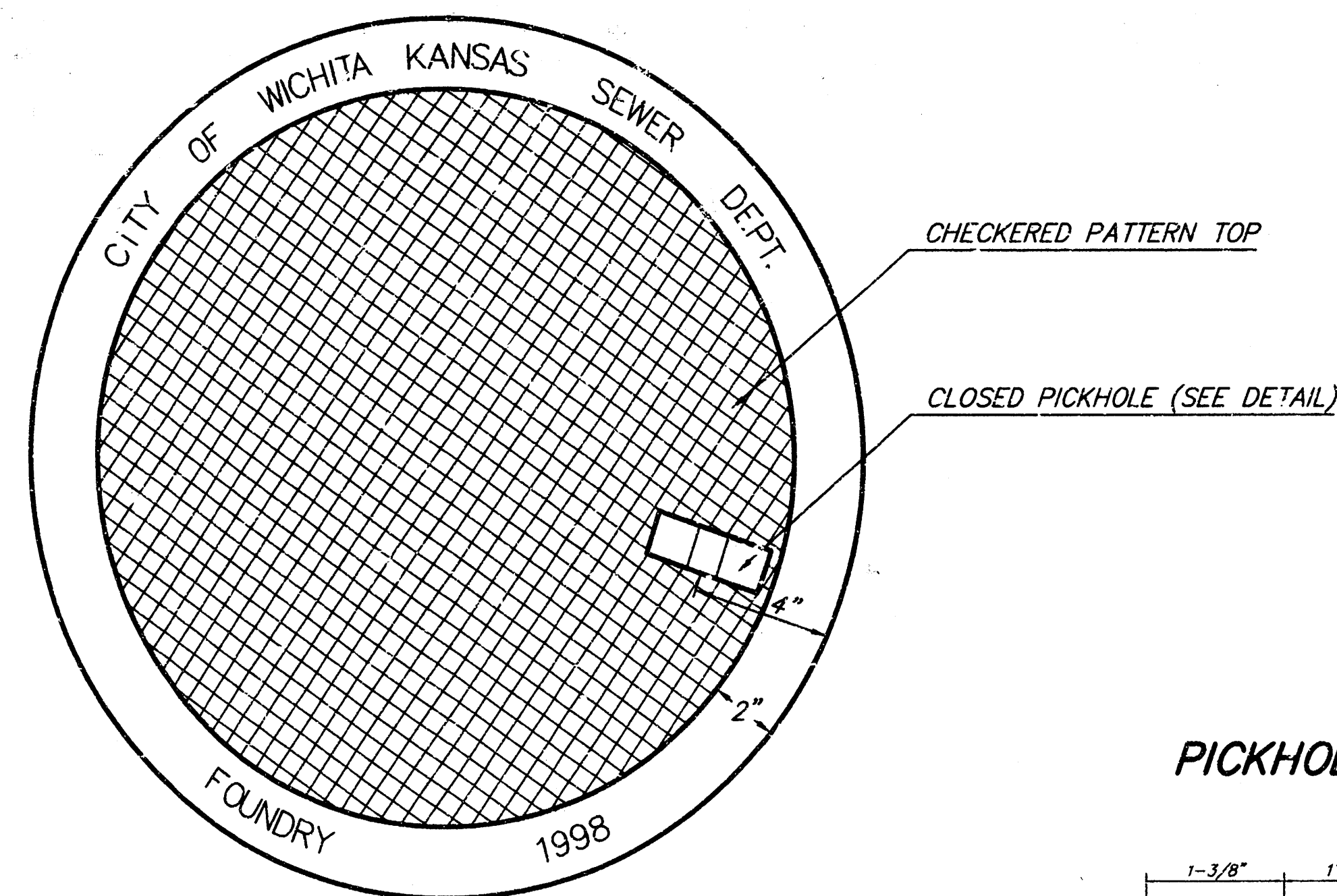


SPECIAL SHALLOW TYPE "B" MANHOLE

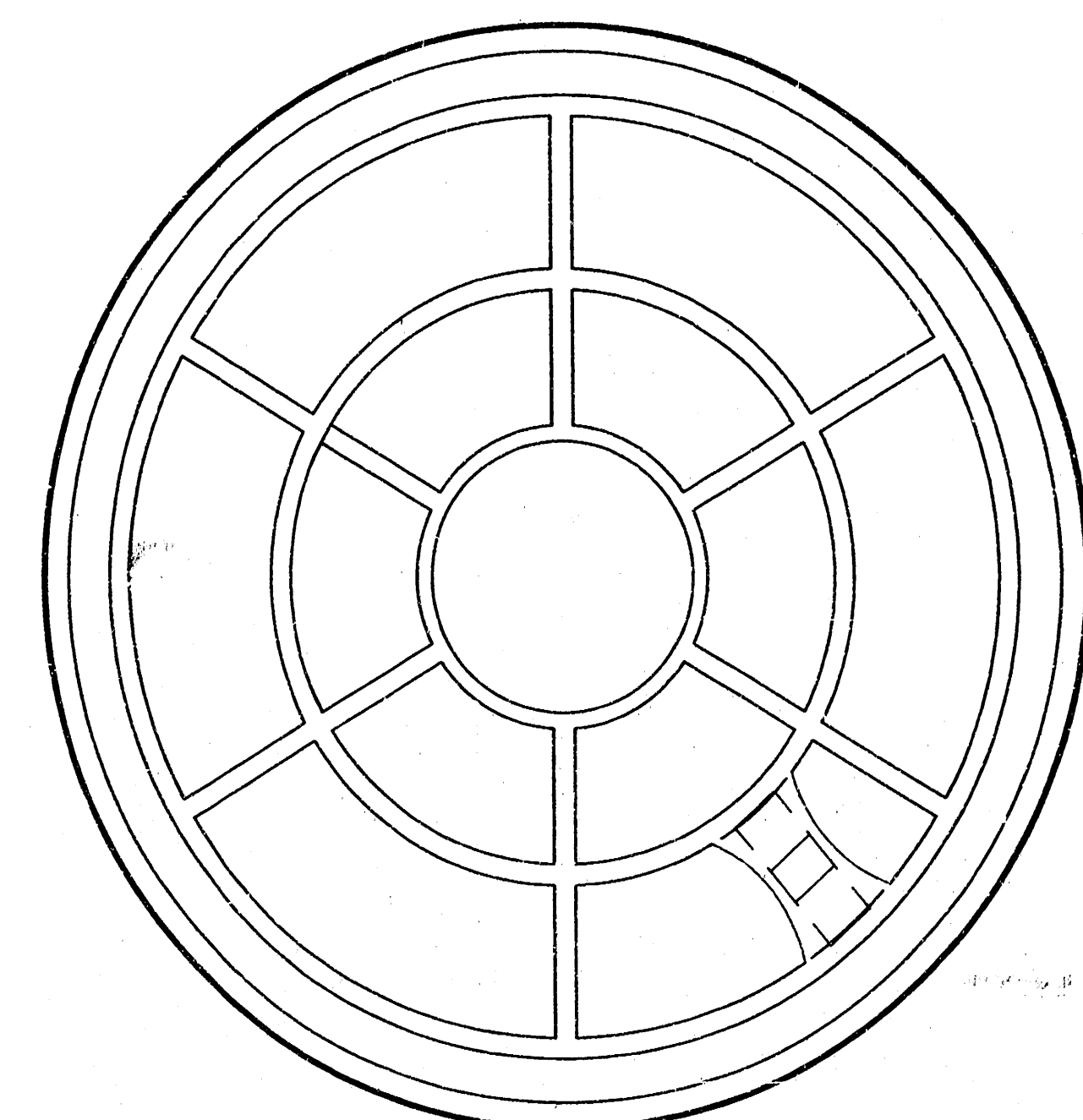
GENERAL NOTES

- 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 manhole 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 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.
- 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.

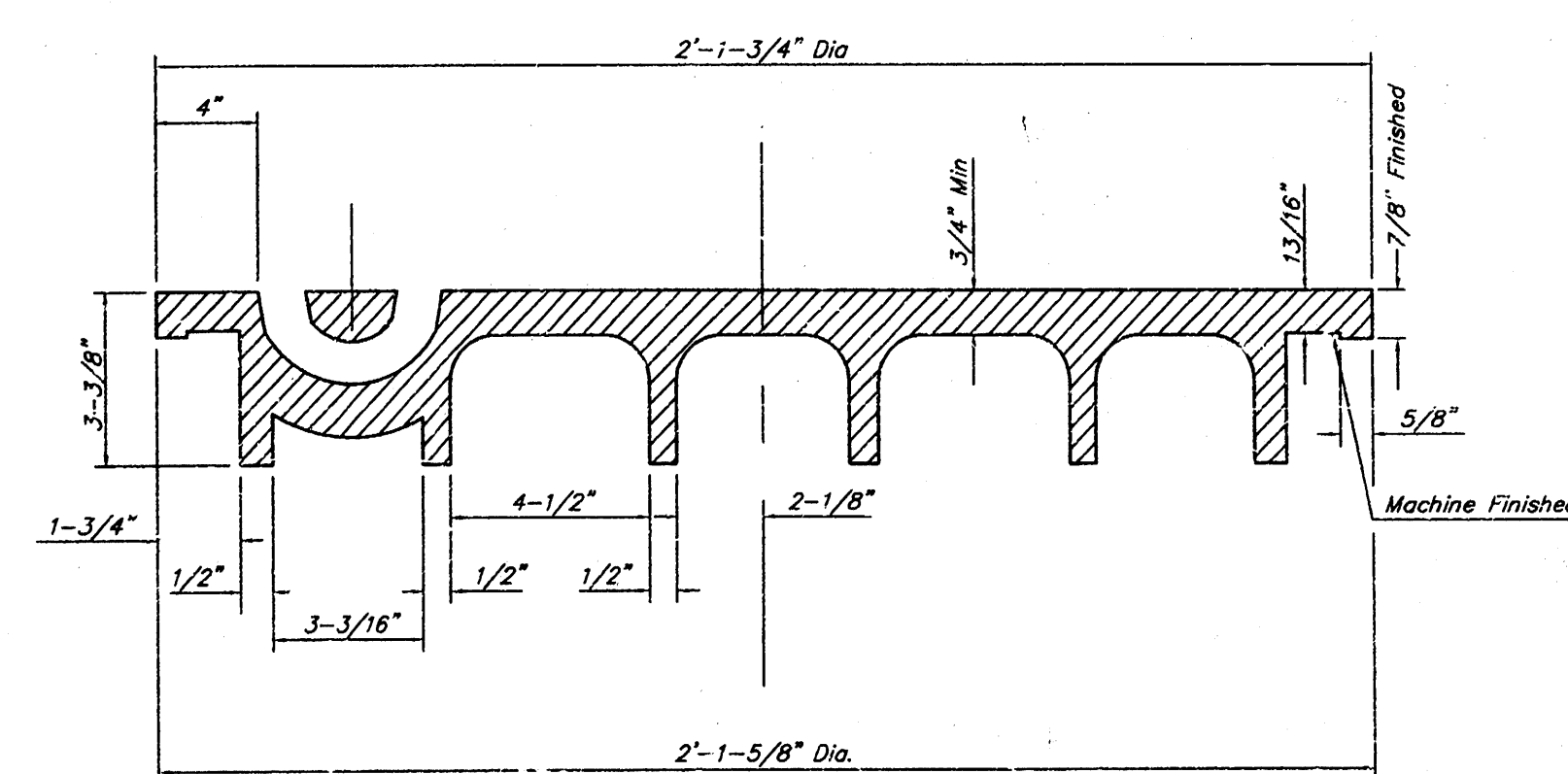
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

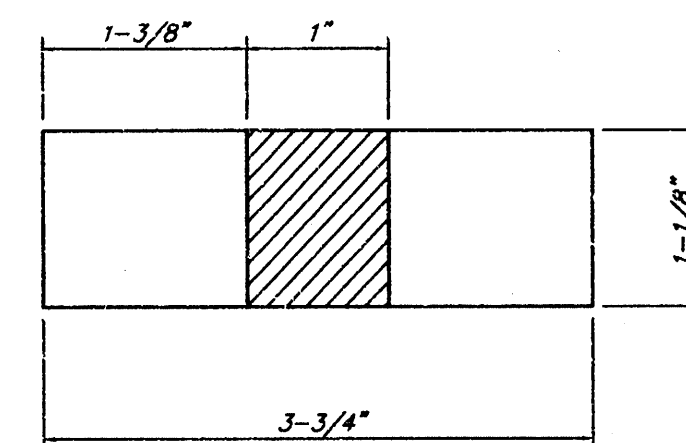


BOTTOM VIEW

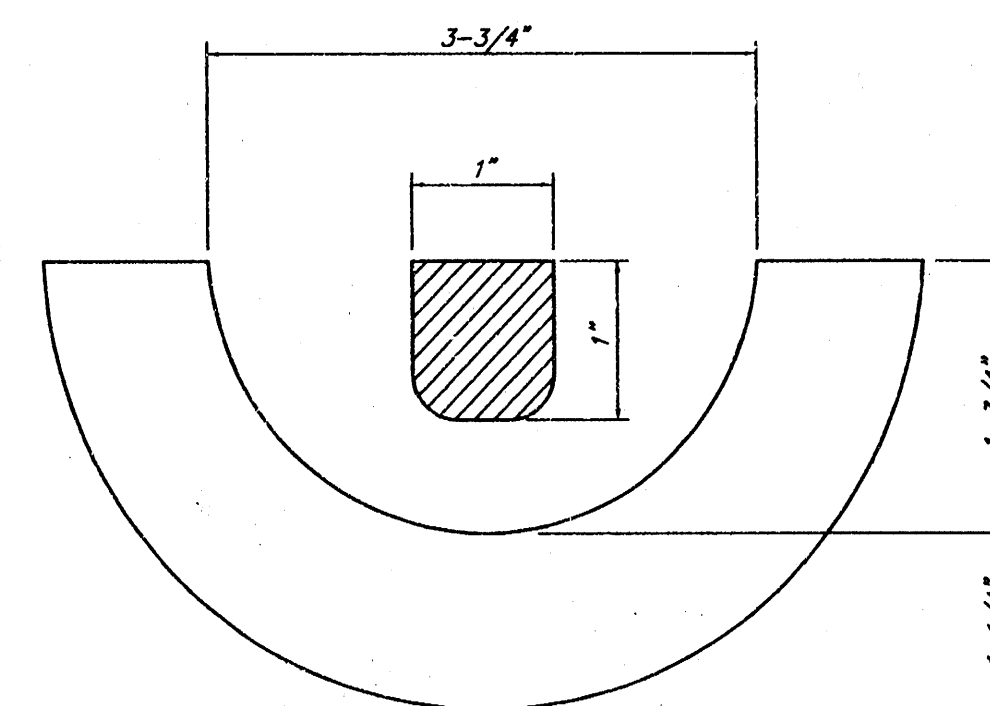


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

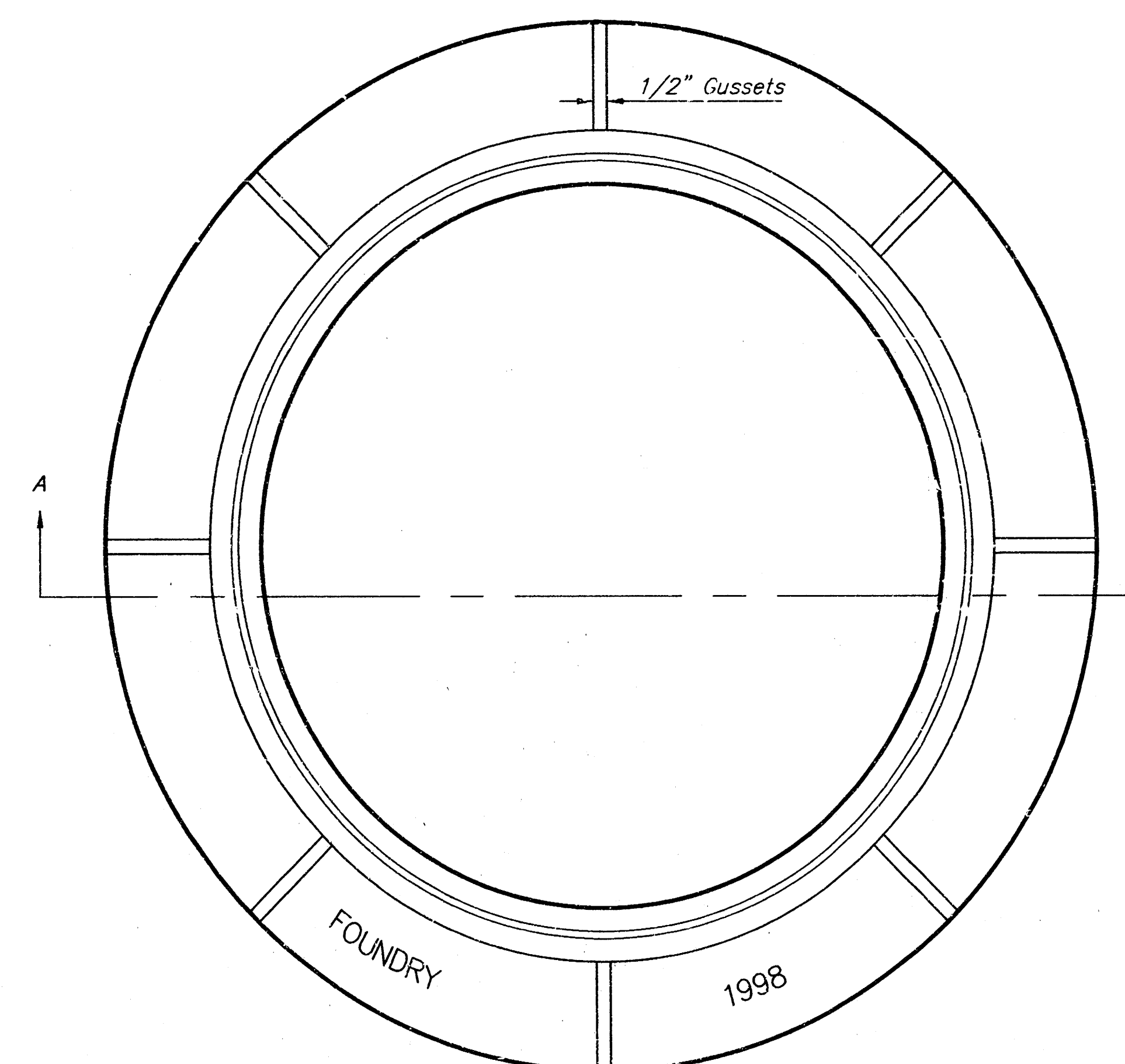


SECTION VIEW

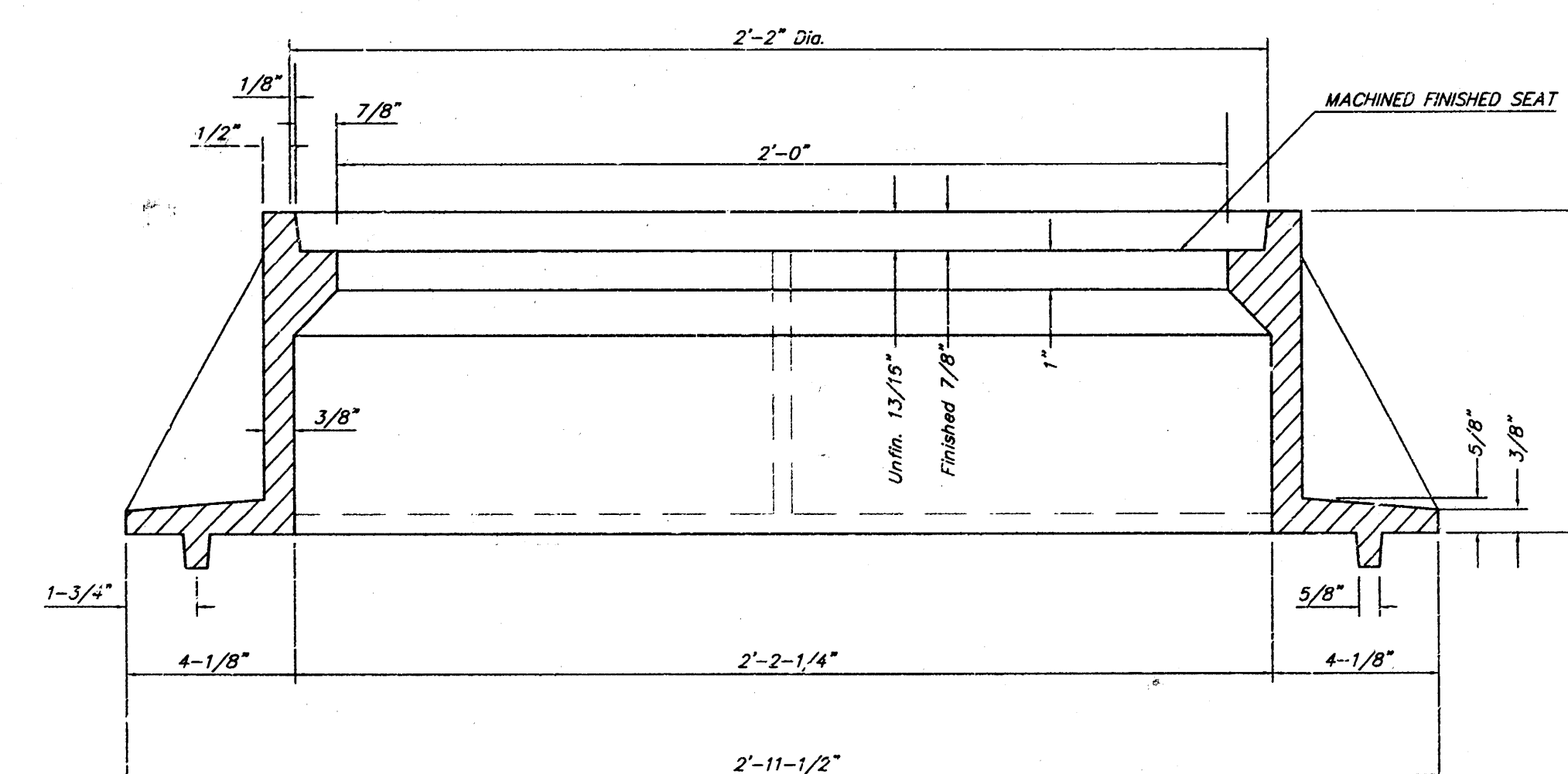
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 145 Lbs.



TOP 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, POROSITY, 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.

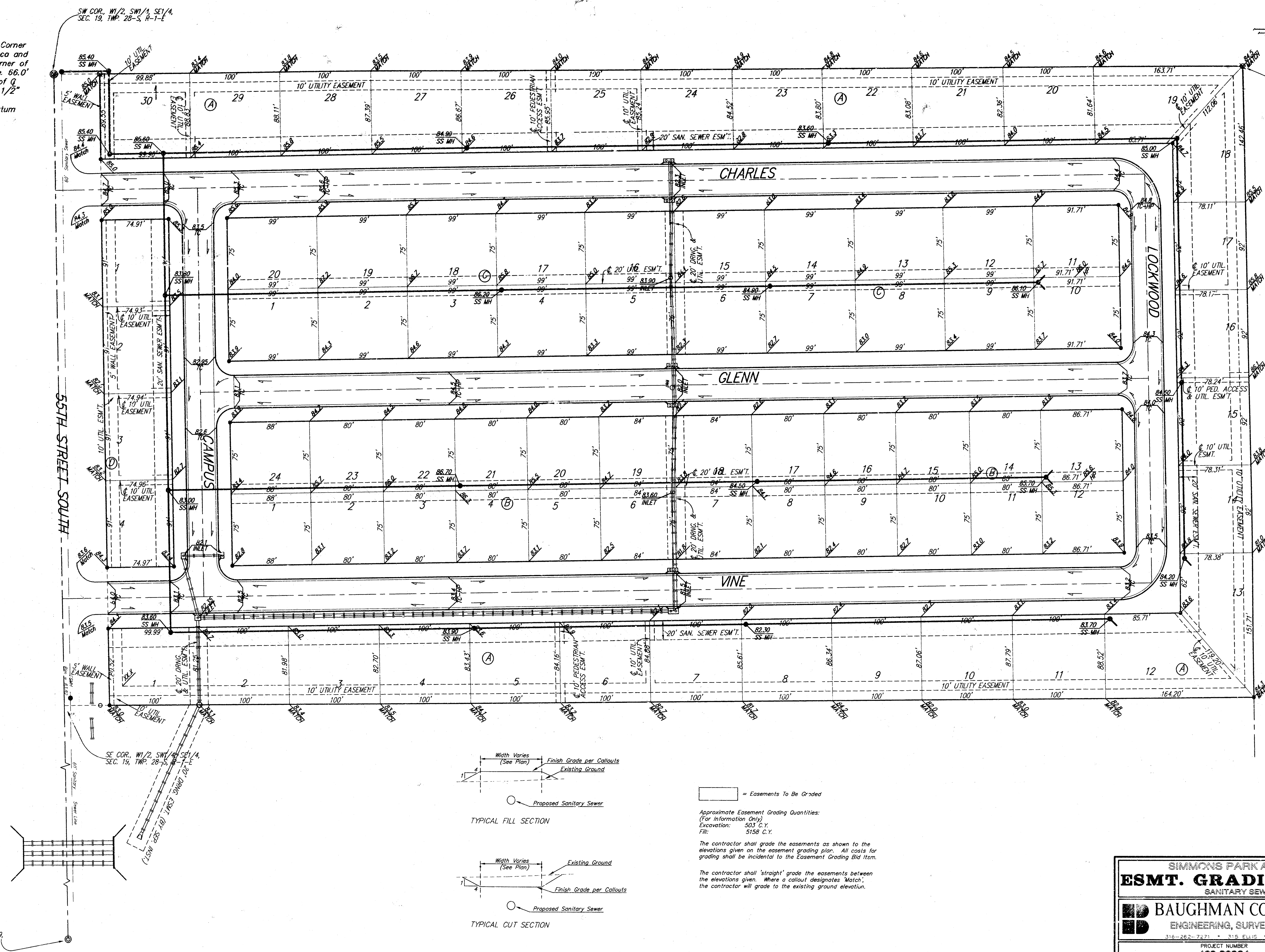
MANHOLE FRAME AND COVER DETAIL					
ADOPTED AS STANDARD DESIGN BY					
CITY OF WICHITA, KANSAS					
BAUGHMAN COMPANY P.A.					
ENGINEERING, SURVEYING, & PLANNING					
315-262-7271 • 315-262-7272 • WICHITA, KANSAS 67202					
PROJECT NUMBER					
488-52854					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
STAFF	STAFF		7-95	NONE	10
					12

BENCHMARK:
C.O.W. Benchmark-NW Corner
of intersection of Seneca and
55th St. South; SE Corner of
traffic signal light base. 86.0'
West and 49.4' North of Q
of both. 86.03' NW of 1/2"
iron @ Sec. Cor.
Elev. = 83.56 City Datum

Scale: 1" = 50'
• = Iron

NW COR. 1/4 SW 1/4, SEC. 19, TWP. 28-S, R-1-E

NE COR. 1/4 SW 1/4, SEC. 19, TWP. 28-S, R-1-E



• = Easements To Be Graded

Approximate Easement Grading Quantities:
(For Information Only)
Excavation: 501 C.Y.
Fill: 5158 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.

SIMMONS PARK ADDITION				
ESMT. GRADING PLAN				
SANITARY SEWER				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
318-282-7271 • 318-282-7272 • 318-282-7273 • WICHITA, KANSAS • 67201				
PROJECT NUMBER		DATE		SHEET
458-02864		1-99		
DESIGN	DRAWN	APPROVED	DATE	SCALE
NEW	TMG		1-99	NOTED
				11
				12

SIMMONS PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING FOOT ELEVATIONS FOR LOT ELEVATIONS TO THE SURFACE			
LOT	BLOCK	QTY. DRAIN	M.S.L.
1-13	4	65.0	1272.4

REMARKS:
SECTION 4, 5TH ST. SO.
CITY OF WICHITA, KANSAS.
SE COR. OF 5TH ST. AND
1ST AVE. 65.0 WEST AND
65.0 NORTH OF 1ST AVE.
AT SEC. COR. QTY. DRAIN
ELEV. = (720.86 M.S.L.)

State of Kansas) SS We, Baughman Company P.A., Surveyors
Sedgewick County) do hereby certify that we have
surveyed and plotted the Simmons Park Addition, Wichita, Sedgewick
County, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as follows:
The W 1/2 of the SW 1/4 of the SE 1/4 of Sec. 19, Twp. 28-S,
R-1-E of the 6th P.M., Sedgewick County, Kansas.

Existing public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).
Baughman Company P.A.

Michael G. Comer
Michael G. Comer, Surveyor

Now all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be plotted into lots, blocks, and streets, to be known as
SIMMONS PARK ADDITION, Wichita, Sedgewick County, Kansas.
The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The drainage
easement is hereby granted as indicated for drainage purposes.
The drainage and utility easements are hereby granted as indicated
for drainage purposes and for the construction and maintenance of
all public utilities. The well easements are hereby granted as
indicated for the construction and maintenance of a private well
and utility main lines and sewer lines shall be allowed to cross
thereover as indicated for the construction and maintenance of
no fences or other obstructions shall be constructed or placed
on or within these easements. The pedestrian access and utility
easement is hereby granted as indicated for pedestrian access and
sidewalk purposes and for the construction and maintenance of all
public utilities and no fences or other obstructions shall be con-
structed or placed on or within this easement. The sanitary sewer
easements are hereby granted as indicated for the construction
and maintenance of a sanitary sewer system. The streets are
hereby dedicated to and for the use of the public. All abutters
rights of access to or from 55th Street South over and across
the south line of Lot 1 and Lot 30, Block 4, and Lots 1, 2, 3,
and 4, Block 11, are hereby granted to the City of Wichita, Kansas.
The Minimum Building Foot Elevations for the lowest openings to
the structures shall be as indicated on the face of the plat.

W. F. Simmons
W. F. Simmons

State of Kansas) SS The foregoing instrument acknowledged
Sedgewick County) before me, this 22nd day of April, 1998, by
W. F. Simmons, a single person.

Adelle M. Melzer Notary Public
Adelle M. Melzer, Notary Public

This plat of SIMMONS PARK ADDITION,
Wichita, Sedgewick County, Kansas has been submitted to and
approved by the Wichita-Sedgewick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this 12th day of April, 1998.
Wichita-Sedgewick County Metropolitan Area Planning Commission

Maureen St. Mark Chairman
Maureen St. Mark, Chairman

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 23rd day of April, 1998.

Bob Knight Mayor
Bob Knight, Mayor

Pat Burnett City Clerk
Pat Burnett, City Clerk

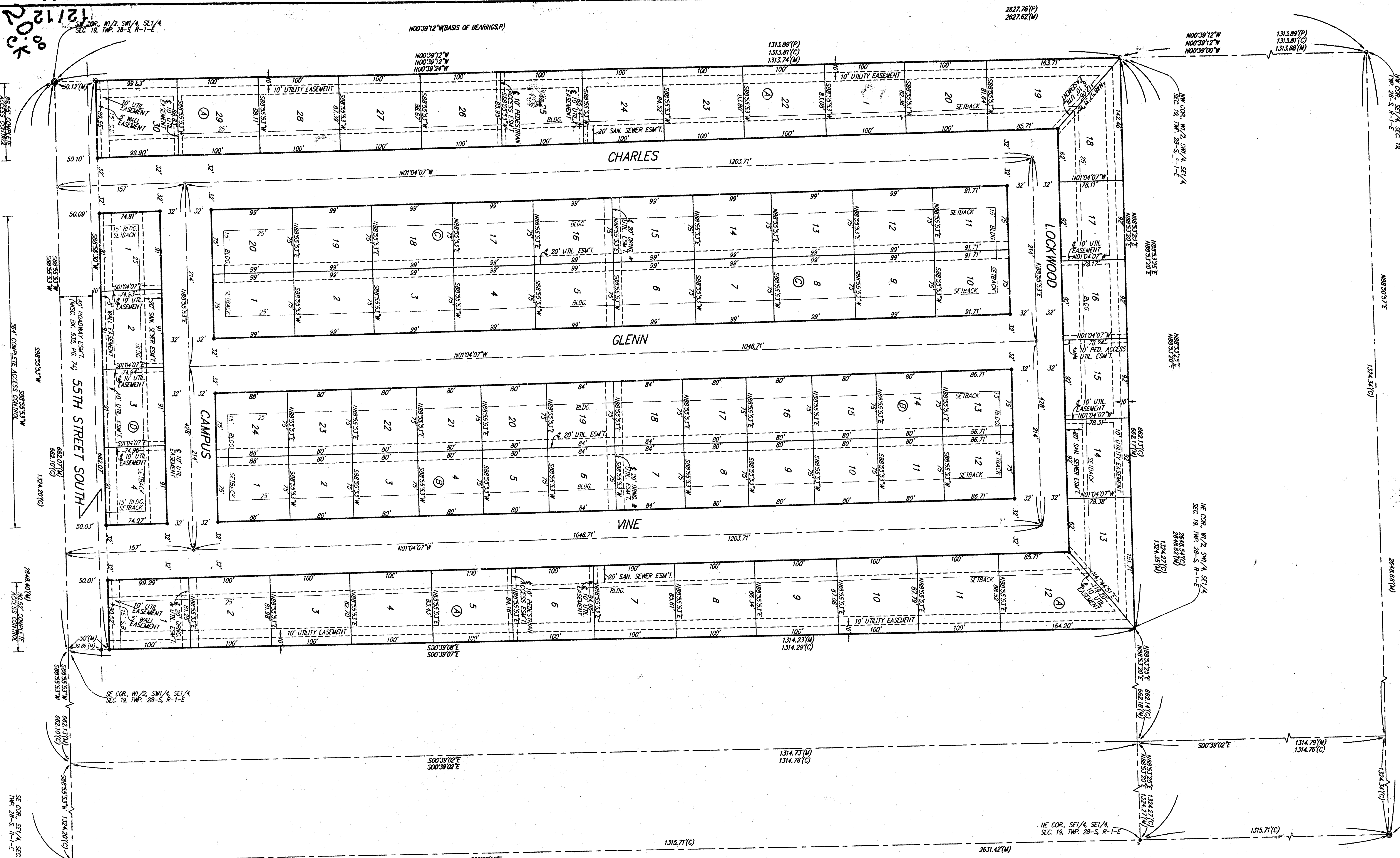
Entered on transfer record this 6th day
of July, 1998.

James Allgeier County Clerk
James Allgeier, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgewick County) filed for record in the office of the Register of Deeds, this 6th day
of July, 1998, at 10:53 o'clock A.M. and is duly recorded.

Shirley K. Kier Register of Deeds
Shirley K. Kier, Register of Deeds

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



180385934
12/1203