

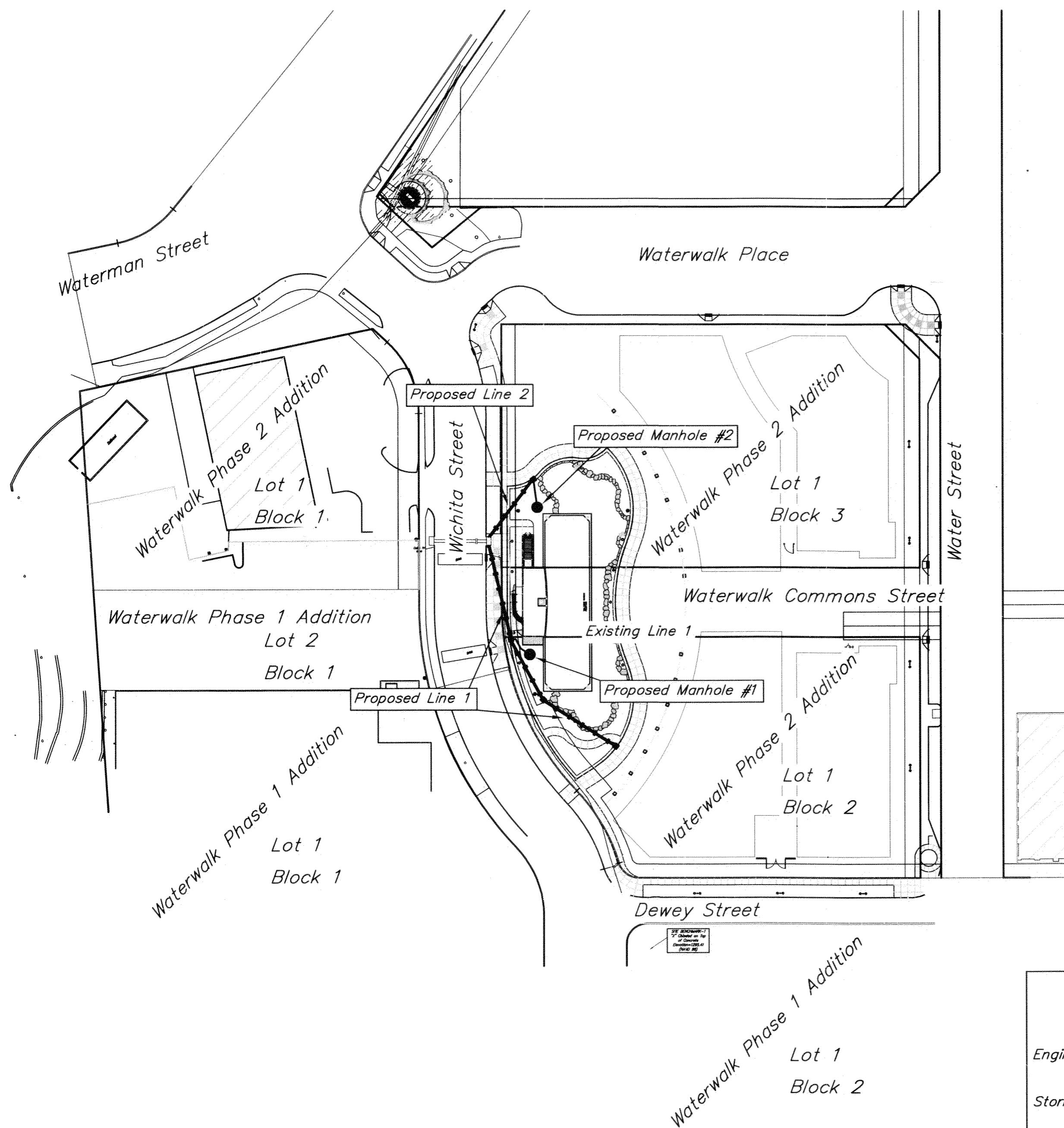
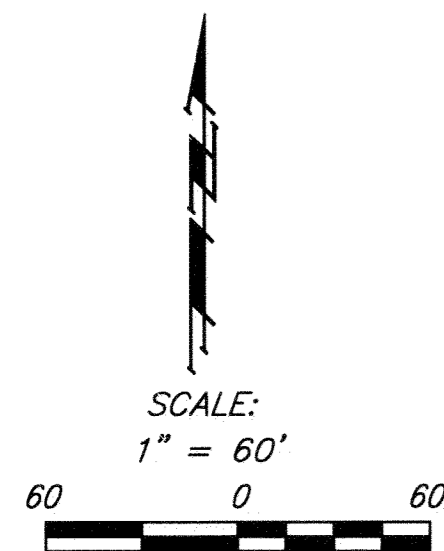
Waterwalk Phase 2 Addition

Private Project: 48 PPD (607861)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

September 2011



Benchmark

Benchmark- "X" Chiseled On top of Concrete,
Southeast Corner of Wichita St. and Dewey St.
Elevation = 1295.41 (NAVD 88)

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Legal Description

Waterwalk Phase 2 Addition, Wichita,
Sedgwick County, Kansas

General Notes

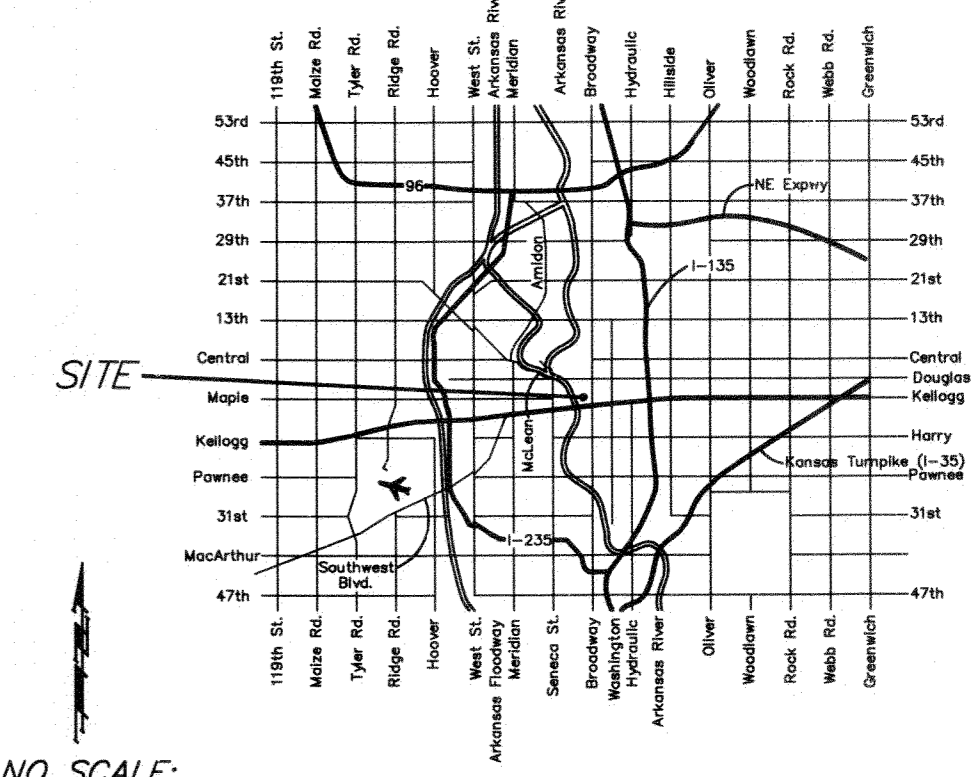
- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 1-888-482-4950
Westar Energy (Electric) 383-8650
Black Hills Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-286-8313
City of Wichita Water Dept. (Water) 262-6000
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- 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 "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- 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.
- All storm water sewer lines 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.
- 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. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- 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.



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Engineering *Julianne Kallman* 9-26-11
Storm Sewers *M.D.* 09/28/11

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).



NO SCALE:

VICINITY MAP

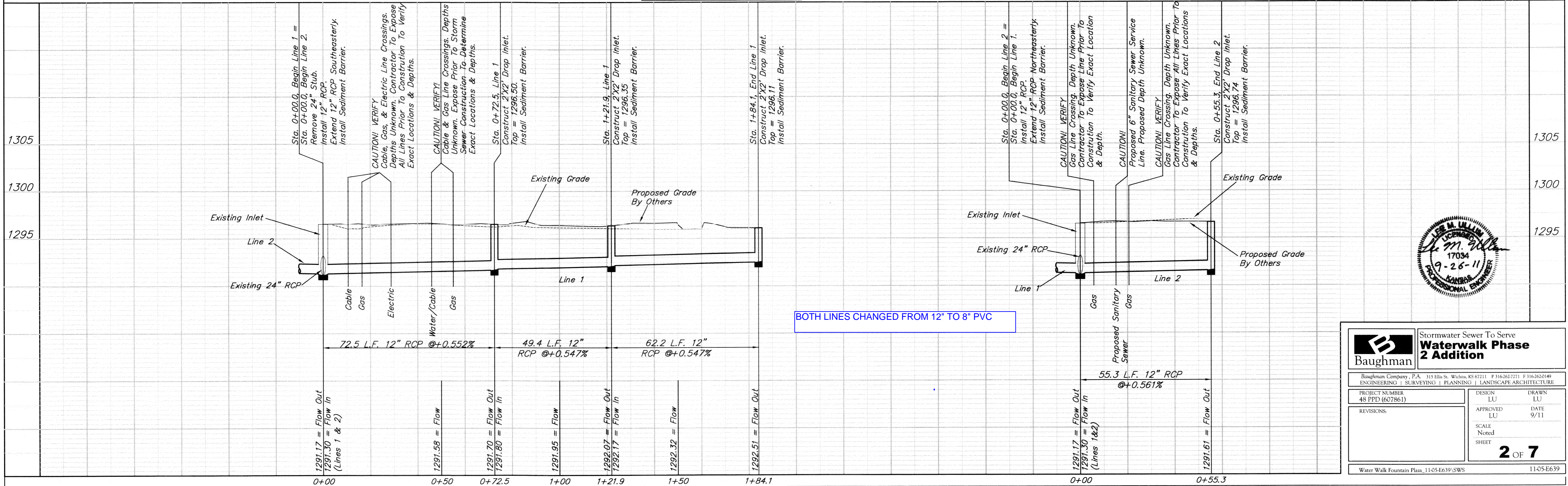
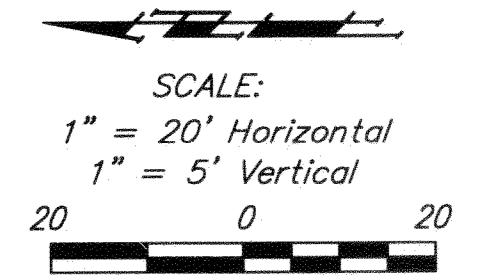
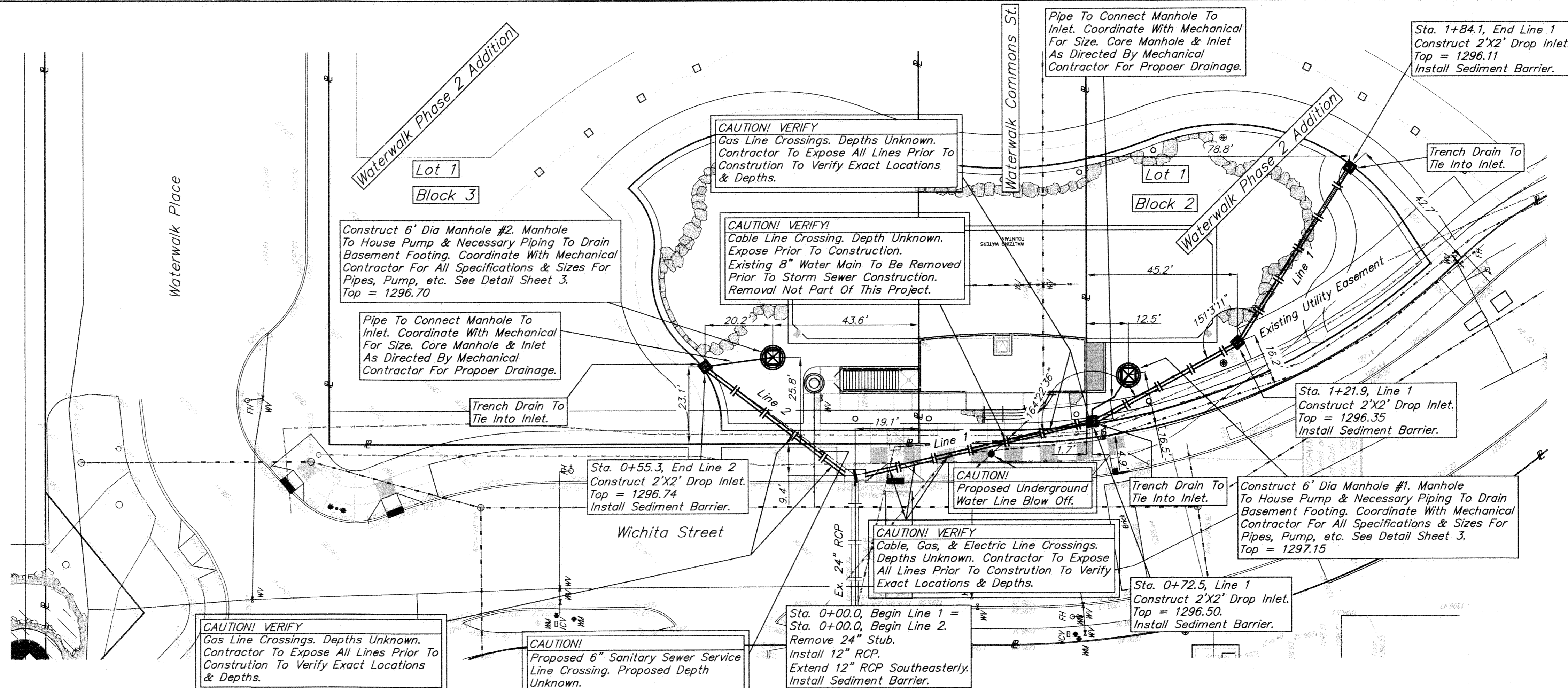
Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Construction. Verify Depth To Determine Conflict If Any.

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.

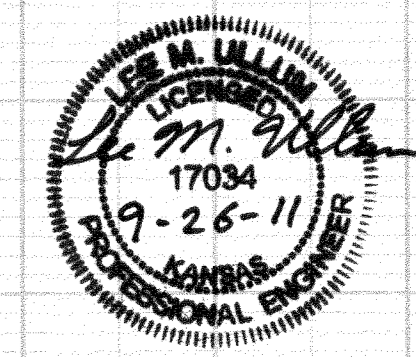
NOTE:
Contractor To Expose All Existing Underground Utilities Prior To Construction To Determine Exact Location & Depth. Report All Findings To Engineer For Review. Any Field Adjustments, If Necessary, Will Be Made At This Time. Lee Ullum w/Baughman Co.: 262-7271

Benchmark

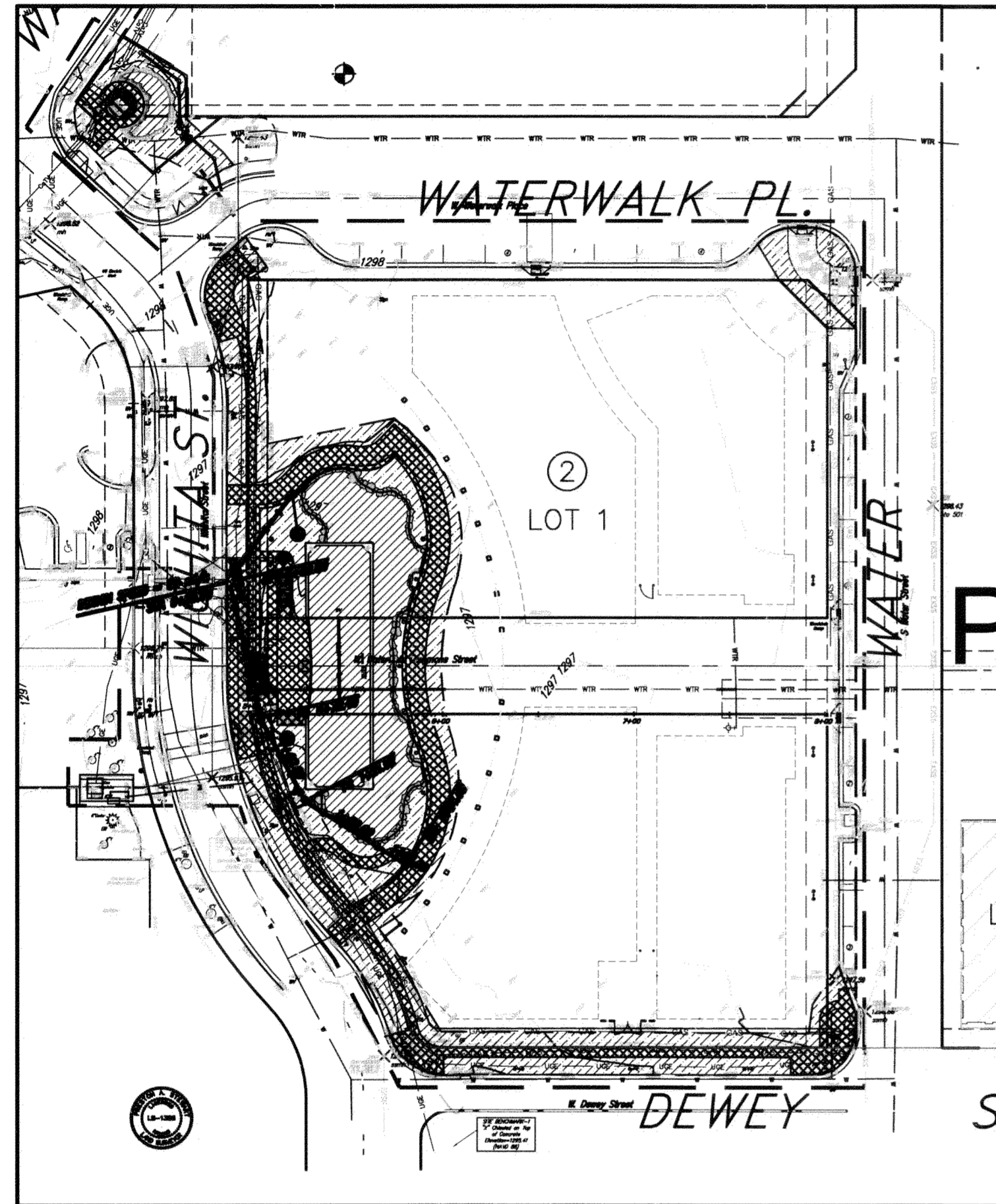
Benchmark - "X" Chiseled On top of Concrete, Southeast Corner of Wichita St. and Dewey St. Elevation = 1295.41 (NAVD 88)



BOTH LINES CHANGED FROM 12" TO 8" PVC



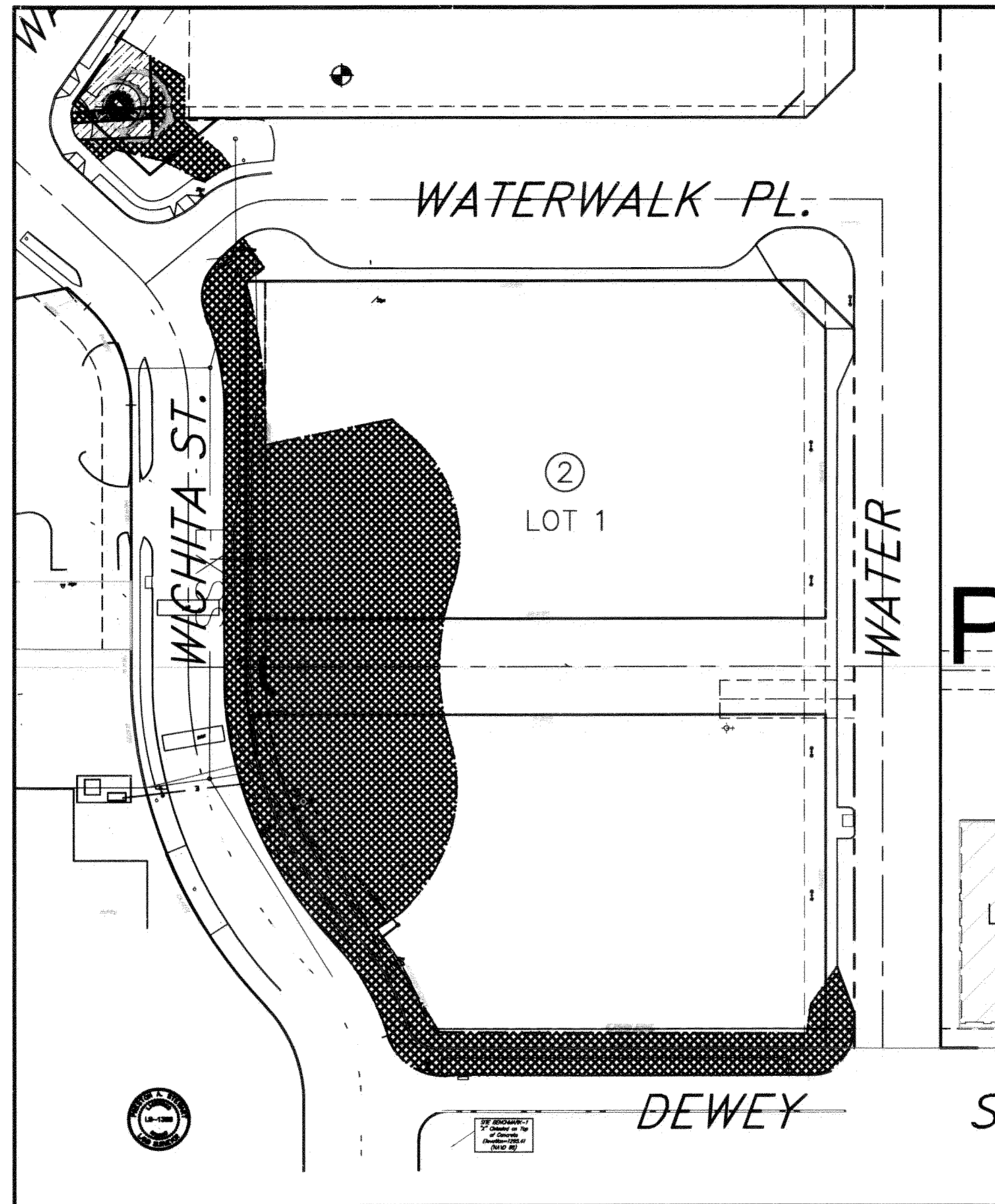
Baughman		Stormwater Sewer To Serve Waterwalk Phase 2 Addition	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 48-PPD (607861)	DESIGN LU	DRAWN LU	
REVISIONS:	APPROVED LU	DATE 9/11	
	SCALE Noted	SHEET	
			2 OF 7
Water Walk Fountain Plaza 11-05-E639/SWS			11-05-E639



Proposed Impervious Area
Scale 1"= 40'0"

LEGEND

- Project Limits
- Impervious Area
- Pervious Area
- Water Surface



Existing Impervious Area
Scale 1"= 40'0"

LEGEND

- Project Limits
- Ex. Impervious Area
- Ex. Pervious Area

SITE INFORMATION

Total Disturbed Area: 41,444 sq. ft. (.95 acres)
 Existing Impervious Area Removed: ±38,014 sq. ft.
 Existing Pervious Area: ±1,383 sq. ft.
 Proposed Impervious Area: ±12,798 sq. ft.
 Proposed Pervious Area: ±20,456 sq. ft.
 Proposed Water Surface Area: ±8,190 sq. ft.

ERU Plan

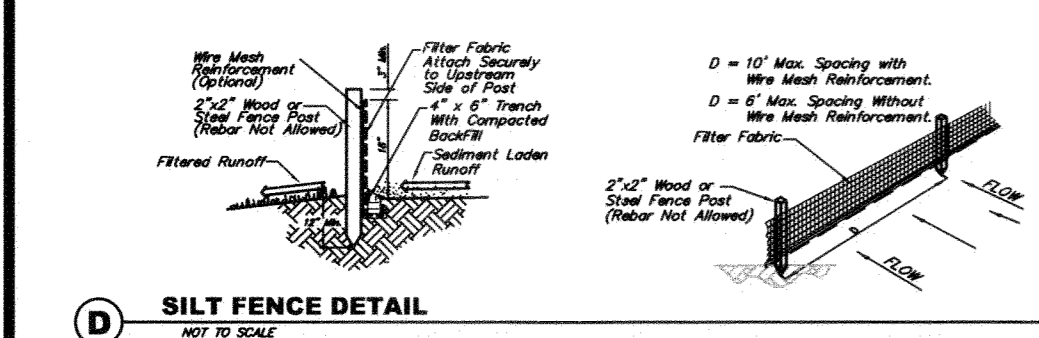
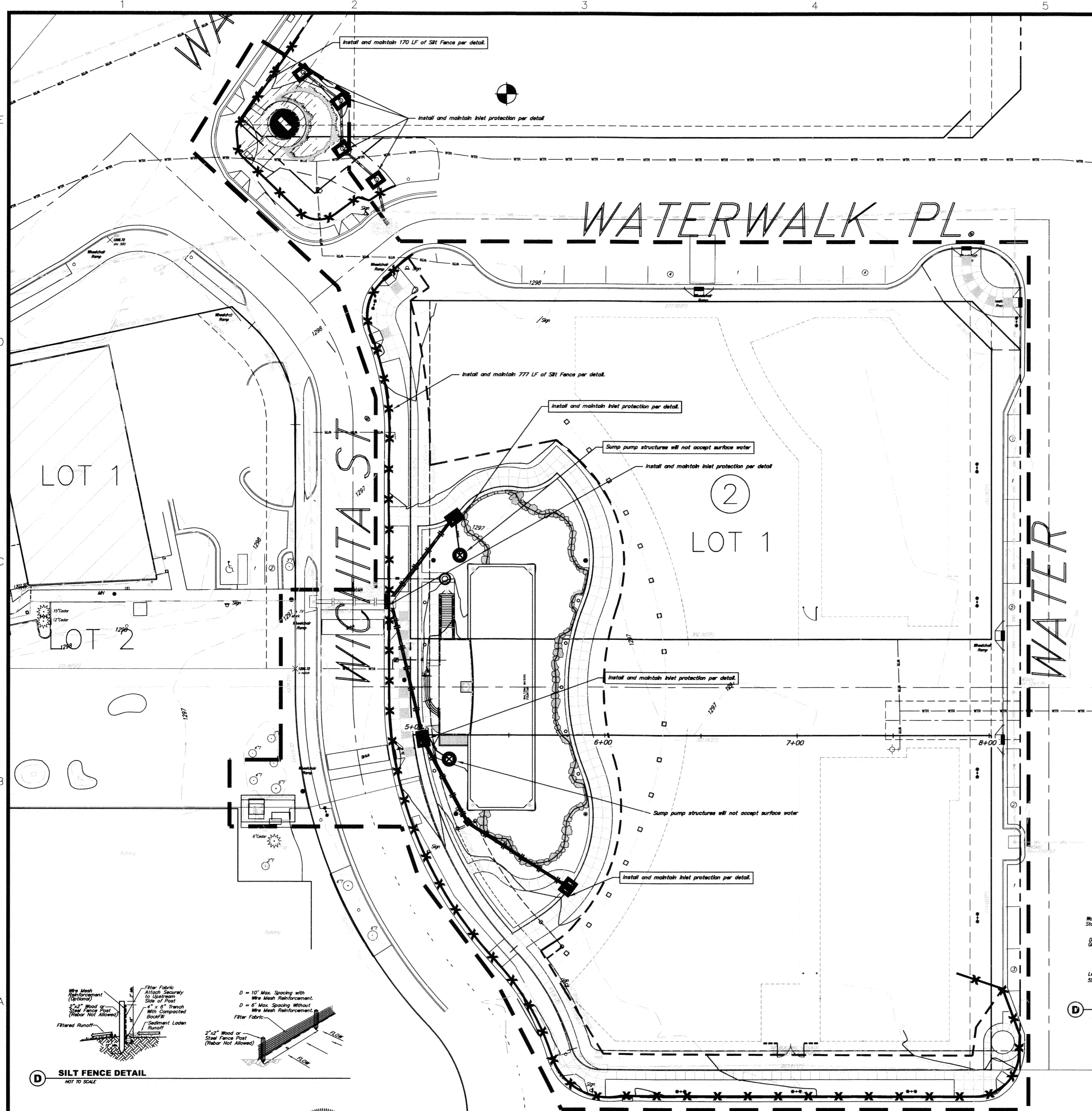
Reference Only
NOT TO SCALE



Stormwater Sewer To Serve
**Waterwalk
 Phase 2 Addition**
 Referenced ERU Plan

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 F 316-262-2271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 48 PPD (607861)	DESIGN	DRAWN
REVISIONS:	APPROVED	DATE 9/11
	SCALE No Scale	
	SHEET	4 OF 7



BENCHMARK

"X" Chiselled on top of Concrete, Southeast Corner of Wichita St. and Dewey St.
 Elev. = 1225.41 (NAVD 88)

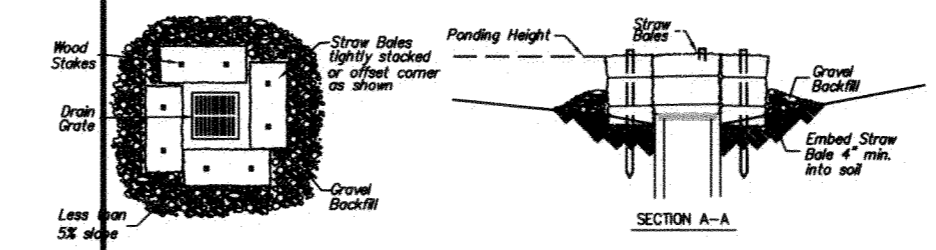
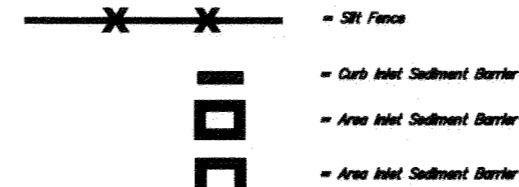
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 Proposed Water Surface Area: ±8,190 sq. ft.

EROSION CONTROL NOTES:

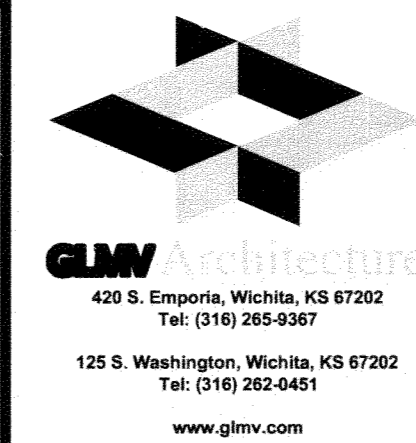
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPPP Plan. The Contractor shall comply with any updated requirements as necessary for the site to be in compliance during construction, per this plan and City specs (See #1).
- All exposed areas shall be seeded as specified within 30 days of final GRADING.
- Should construction stop for longer than 15 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered as inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by an site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nighttime, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This SWPPP Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to SWPPP on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- An NPDES Permit Application has been submitted for the property. A copy of this application must be kept at the job site for the duration of the construction process.

EROSION CONTROL LEGEND



STRAW BALE BARRIERS FOR AREA INLETS
 NOT TO SCALE

EROSION CONTROL PLAN
 Scale 1" = 20'-0"



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WATERWALK
 PUBLIC IMPROVEMENTS - SITE AREA 2
 WALTZING WATERS PLAZA
 WICHITA, KANSAS

Mark	Date	Description

**WATERWALK - SITE AREA 2
 POOL/EQUIP. RM. PLAN &
 SECTIONS**

Job No. 1064.024
 Date 07/27/11
 Drawn DCU
 Checked xxx
 Scale 1" = 20'-0"
G109
 # of # 39

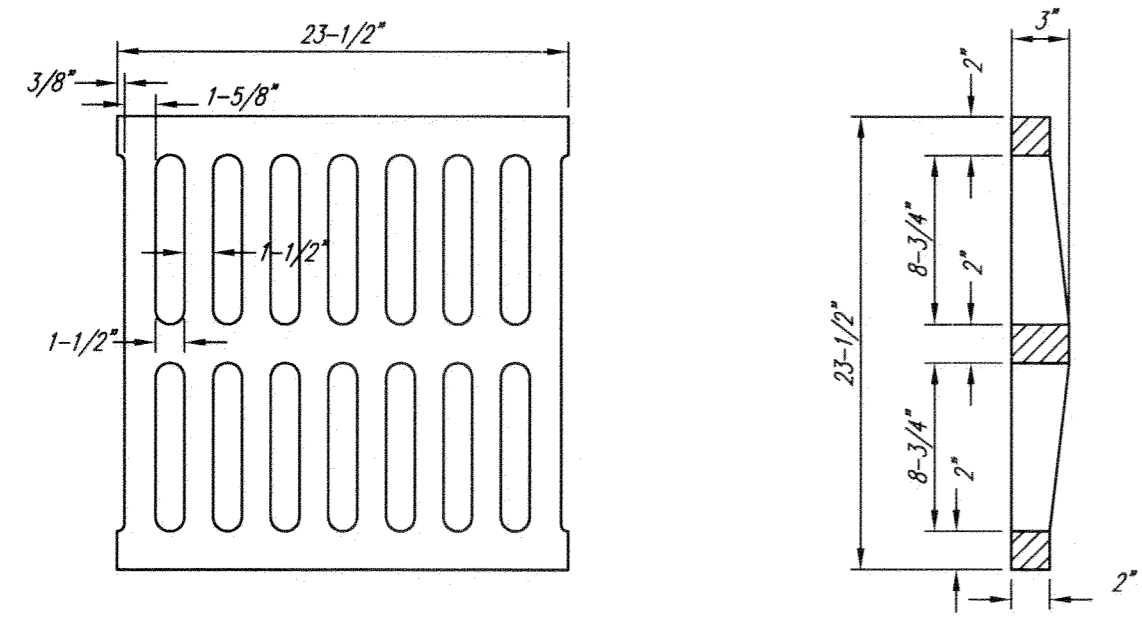
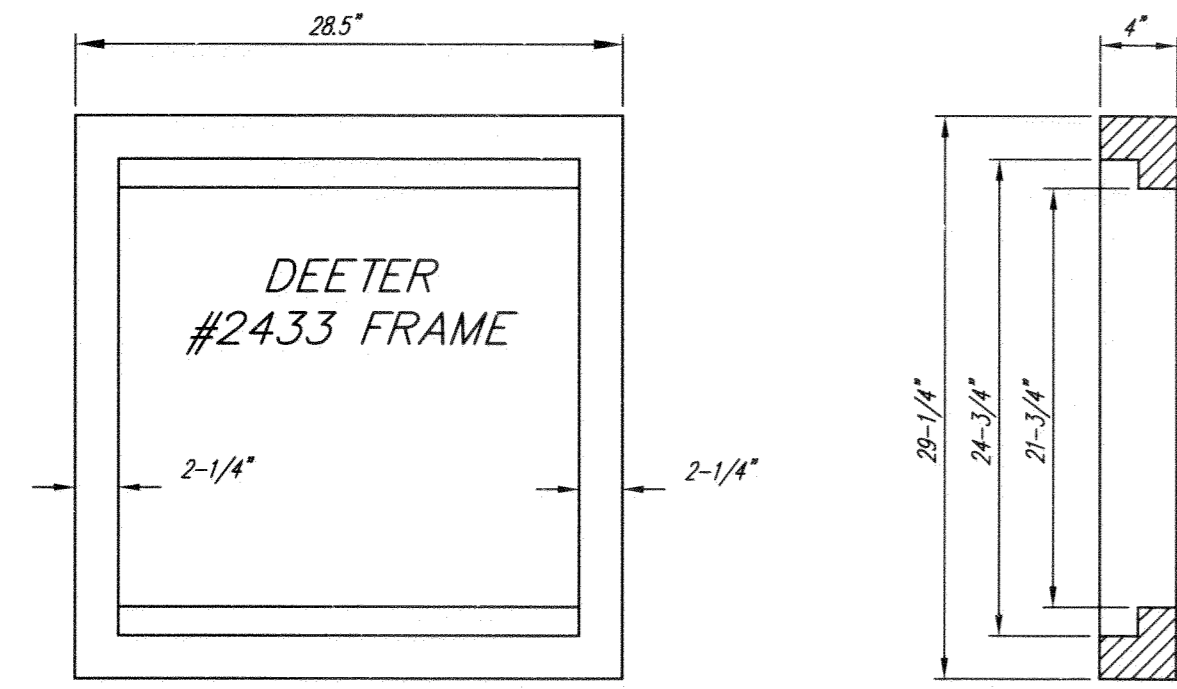
Reference Only
 NOT TO SCALE

Baughman Stormwater Sewer To Serve
Waterwalk Phase 2 Addition
 Referenced Erosion Control Plan

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER 48 PPD (607861)	DESIGN DRAWN
REVISIONS:	APPROVED DATE 9/11
	SCALE None
	SHEET 5 OF 7

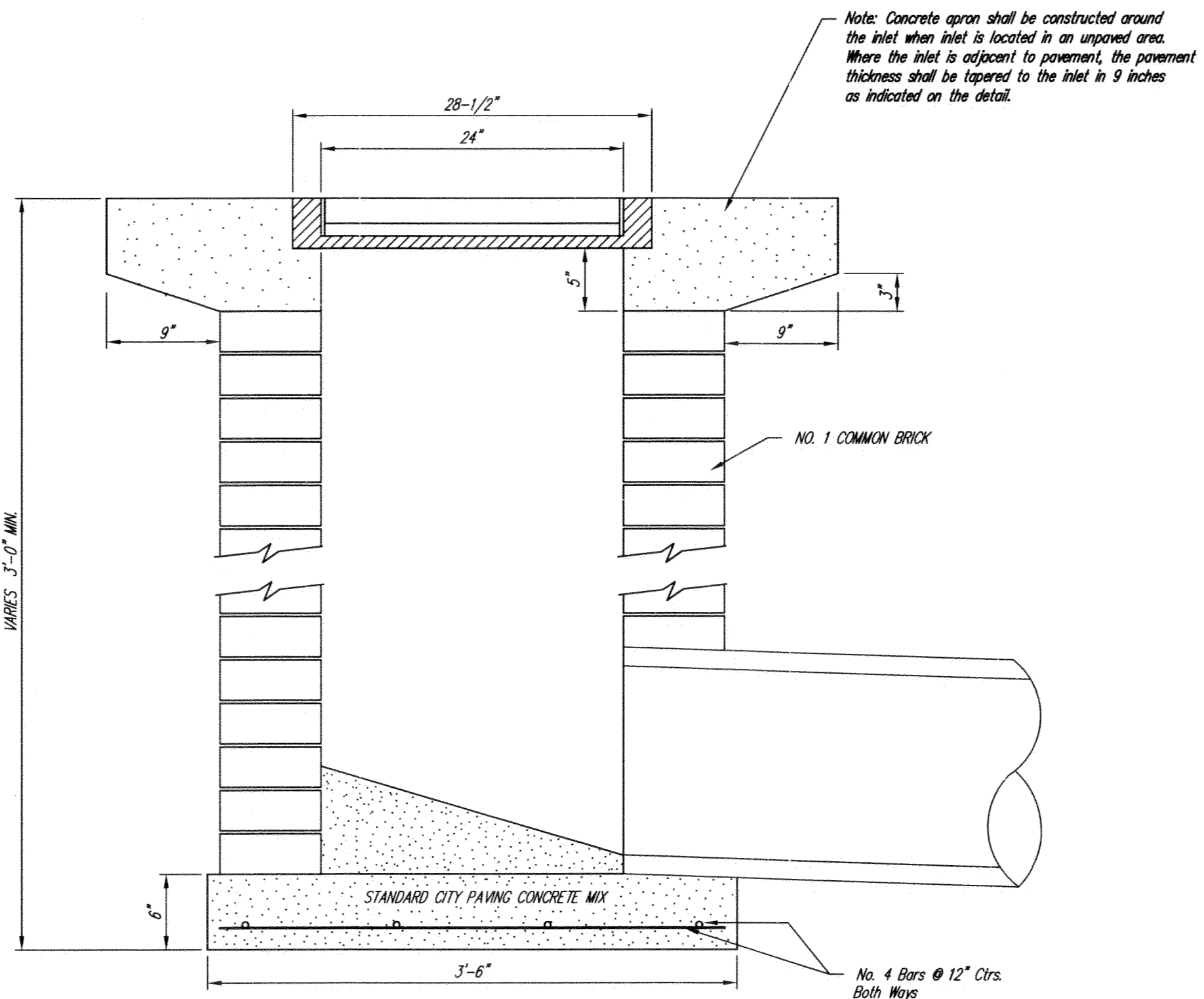
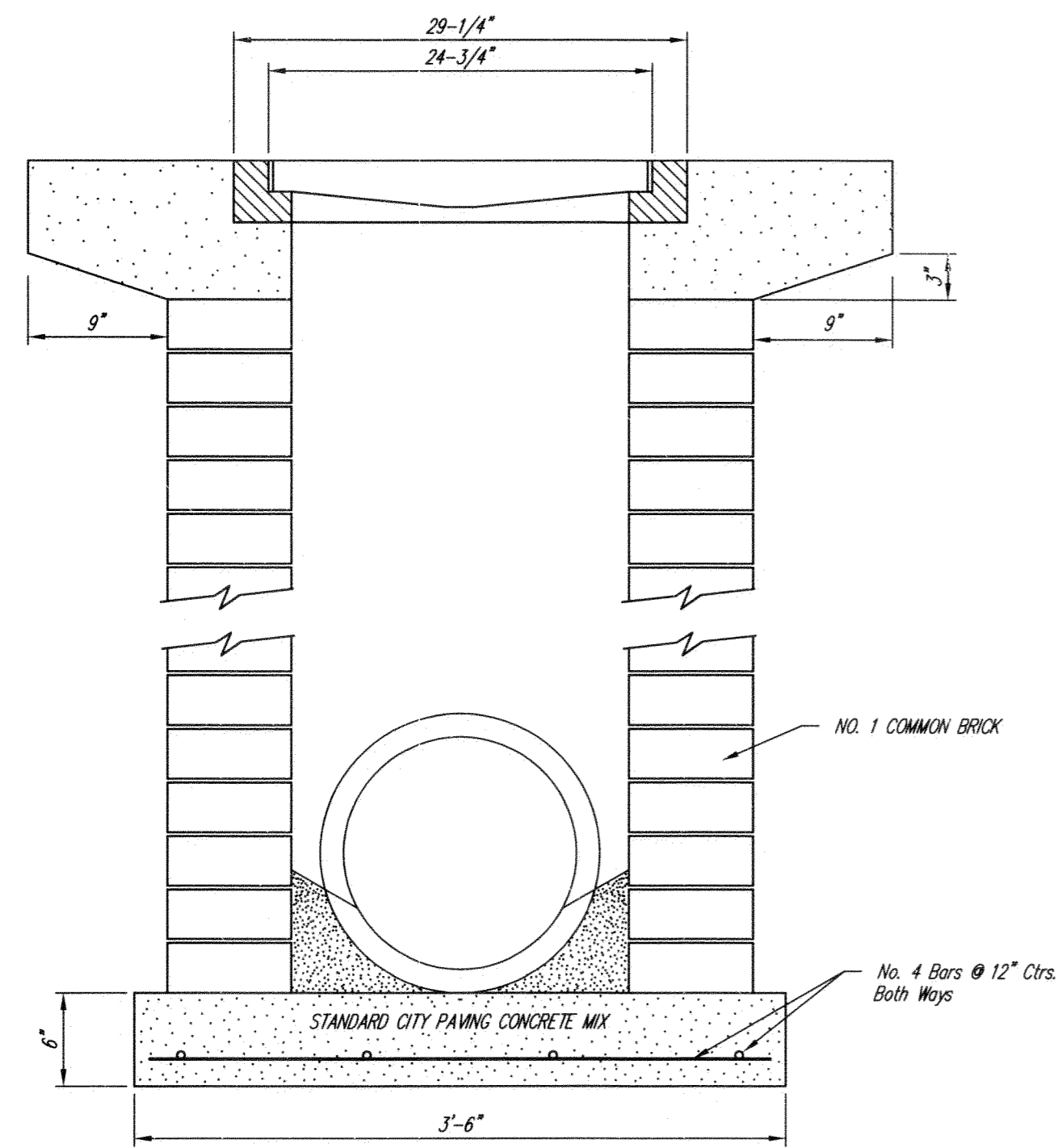
Water Walk Fountain Plaza, 11-05-E639/SWS 11-05-E639



DEETER #2433 GRATE

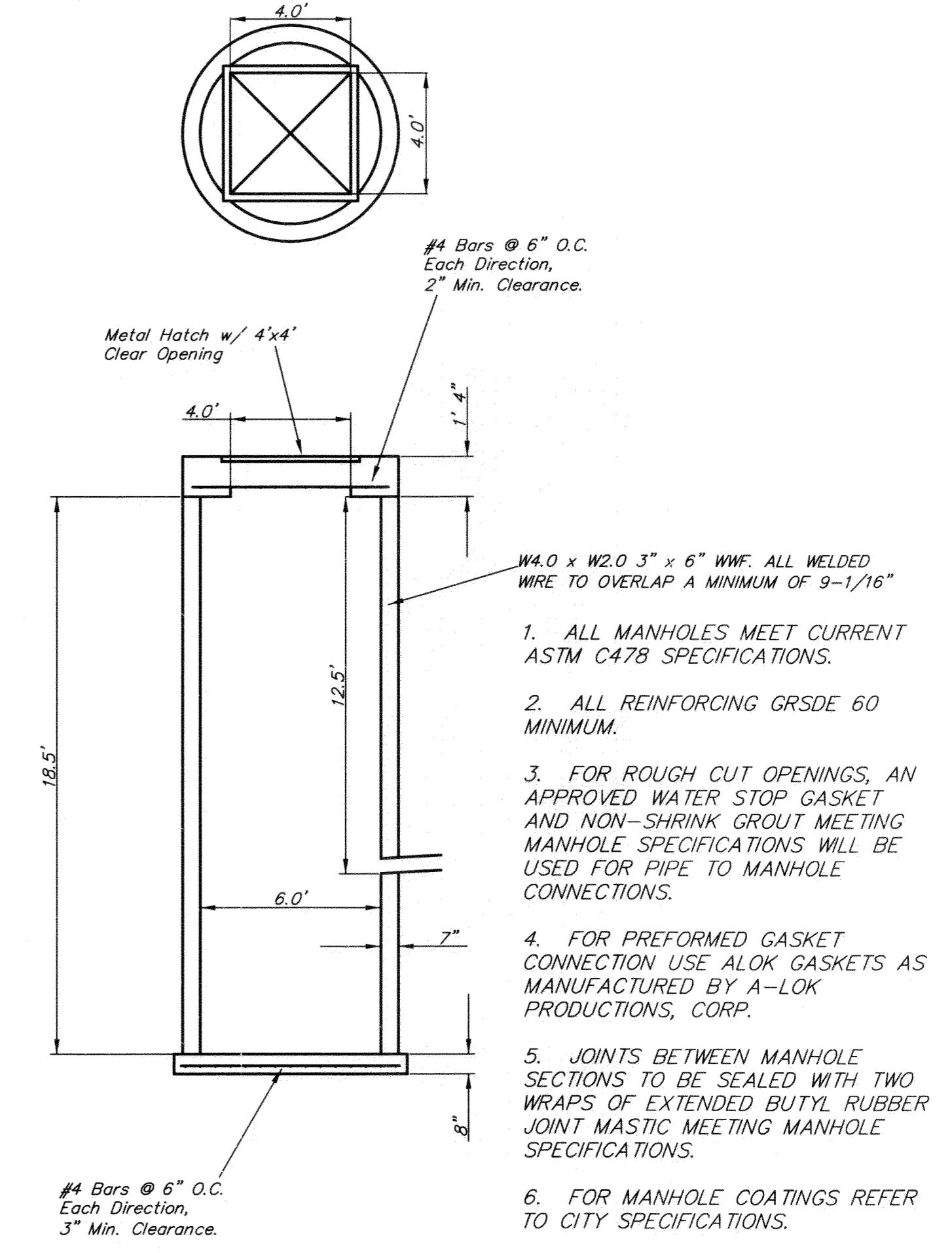
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

24" x 24" Frame and Grate Detail



Note: Concrete apron shall be constructed around the inlet when inlet is located in an un-paved area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 9 inches as indicated on the detail.

6' DIAMETER CONCRETE MANHOLE TO HOUSE PUMP EQUIPMENT



1. ALL MANHOLES MEET CURRENT ASTM C478 SPECIFICATIONS.
2. ALL REINFORCING GR5DE 60 MINIMUM.
3. FOR ROUGH CUT OPENINGS, AN APPROVED WATER STOP GASKET AND NON-SHRINK GROUT MEETING MANHOLE SPECIFICATIONS WILL BE USED FOR PIPE TO MANHOLE CONNECTIONS.
4. FOR PREFORMED GASKET CONNECTION USE ALOK GASKETS AS MANUFACTURED BY A-LOK PRODUCTIONS, CORP.
5. JOINTS BETWEEN MANHOLE SECTIONS TO BE SEALED WITH TWO WRAPS OF EXTENDED BUTYL RUBBER JOINT MASTIC MEETING MANHOLE SPECIFICATIONS.
6. FOR MANHOLE COATINGS REFER TO CITY SPECIFICATIONS.

Baughman		Manhole Detail	
Inlet Detail			
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 F 316-262-7277 F 316-262-0149			
PROJECT NUMBER 48 PPD (607861)		DESIGN	DRAWN
REVISIONS:		APPROVED	DATE 9/11
		SCALE None	
		SHEET	6 OF 7
Water Walk Fountain Plan_11-05-E639		11-05-E639	

Legal Description

I, Robert R. Hume, a Professional Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WATERWALK PHASE 2 ADDITION", containing all of blocks 1, 2, 3, 4, 5 and all public streets and easements therein, an addition to Wichita, Sedgwick County, Kansas, into blocks, public street & utility easements the same being accurately set forth in the accompanying plat and described herein:

A tract of platted and unplatted land lying in the Southeast Quarter, Section 20, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, being all of Lots 78-92 inclusive and a part of Lots 77 and 78, SUTTON'S RESERVE, to the City of Wichita, all of Lots 85, 86, 87, 88, 76, 77, 78 and a part of Lots 79, 80, and 81, and the AT&SF Railroad Right of Way, of the RIVER ADDITION, to the City of Wichita, a part of Lot 1 of EAST BANK DEVELOPMENT ADDITION, to the City of Wichita, all of Lots 1, 2, and 3 and a part of Lots 4, 5 and 6 of G.A. HATFIELD'S ADDITION, to the City of Wichita, all of GREIFFENSTEIN'S 5th ADDITION, to the City of Wichita, all of Lots 94-106 inclusive and a part of Lots 107, 108, and 109 GREIFFENSTEIN'S 3rd ADDITION, to the City of Wichita, and a portion of the Street Rights of Way for Wichita Street, Lewis Street, and Water Street, also including a portion of the Left High Bank of the Arkansas River. Said tract of land being particularly described as follows: (Lots Located Between Water St. and Main St.)

COMMENCING at the Southeast Corner of said Southeast Quarter (SE/4);

THENCE North 00°01'16" East, along the East line of said Southeast Quarter (SE/4), a distance of 288.82 feet, to a point along the South Right-of-Way line of Dewey Avenue;

THENCE North 89°56'29" West, along said South Right-of-Way line, a distance of 791.87 feet, to a point on the West Right-of-Way line of Main Street, said point also being the approximate Northeast corner of Lot 111, GREIFFENSTEIN'S THIRD ADDITION;

THENCE North 00°00'13" West, a distance of 20.95 feet to a point on the Boundary line of WATERWALK PHASE 1 ADDITION, an addition to the City of Wichita, Sedgwick County, Kansas;

THENCE along said Boundary line for the following Thirteen (13) courses:

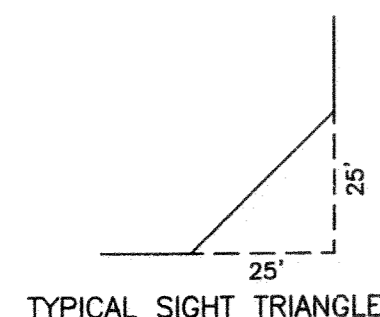
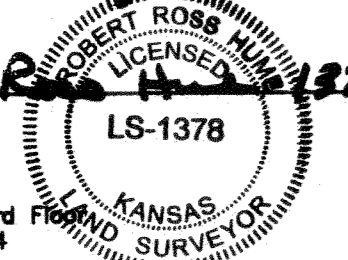
- 1. North 00°00'13" West, a distance of 110.00 feet; to the POINT OF BEGINNING
2. South 44°59'47" West, a distance of 35.36 feet;
3. South 89°59'47" West, a distance of 90.00 feet;
4. Along a curve to the left, having a radius of 130.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 85.78 feet, and arc length of 87.42 feet;
5. On a reverse curve to the right, having a radius of 70.00 feet, a central angle of 38°31'38", a chord bearing of South 70°43'58" West, a chord distance of 46.19 feet, and arc length of 47.07 feet;
6. South 89°59'47" West, a distance of 391.60 feet;
7. On a non tangent curve to the right, having a radius of 15.00 feet, a central angle of 73°13'17", a chord bearing of North 53°23'38" West, a chord distance of 17.89 feet, and arc length of 19.17 feet;
8. On a reverse curve to the left, having a radius of 130.00 feet, a central angle of 28°54'43", a chord bearing of North 30°14'19" West, a chord distance of 80.50 feet, and arc length of 81.06 feet;
9. On a reverse curve to the right, having a radius of 195.00 feet, a central angle of 29°45'15", a chord bearing of North 28°49'03" West, a chord distance of 100.13 feet, and arc length of 101.27 feet;
10. South 76°03'35" West, a distance of 60.00 feet;
11. On a non tangent curve to the right, having a radius of 255.00 feet, a central angle of 13°56'12", a chord bearing of North 06°58'19" West, a chord distance of 61.87 feet, and arc length of 82.03 feet;
12. North 00°00'13" West, a distance of 10.71 feet;
13. South 89°59'47" West, a distance of 235.90 feet to the Left High Bank of the Arkansas River;
THENCE North 03°47'57" West, a distance of 144.16 feet;
THENCE North 78°07'58" East, a distance of 12.40 feet;
THENCE North 11°45'07" West, a distance of 99.14 feet;
THENCE North 78°14'53" East, a distance of 36.42 feet;
THENCE along a curve to the left, having a radius of 70.00 feet, a central angle of 39°14'12", a chord bearing of North 58°37'47" East, a chord distance of 47.01 feet, and arc length of 47.94 feet;
THENCE North 39°00'41" East, a distance of 507.86 feet;
THENCE South 89°56'29" East, a distance of 280.81 feet;
THENCE South 00°00'54" West, a distance of 15.00 feet;
THENCE South 89°56'29" East, a distance of 342.16 feet;
THENCE South 44°58'21" East, a distance of 35.41 feet;
THENCE South 00°00'13" East, a distance of 789.02 feet; to the POINT OF BEGINNING.

Said tract of land containing 736,278 square feet or 16.9026 acres, more or less.

All lots, blocks, streets, existing public utility easements, drainage easements, access control, railroad right of way and dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of the plat are accurate to the best of my knowledge and belief this 25th day of September, 2006.

Robert R. Hume, L.S. #1378
JOHNSON & ASSOCIATES, INC.
100 East California Avenue, Third Floor
Oklahoma City, Oklahoma 73104



- NOTE:
1. THE DEWEY STREET OPENING ALONG MAIN IS LIMITED TO RIGHTS-IN/OUT.
2. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM MAIN STREET OVER AND ACROSS THE EAST LINE OF THE WATERWALK PHASE 2 ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA.

LEGEND

- Symbol - SET CST NAIL w/ J&A 167" SHINER
Symbol - SET CHISELED "X" IN CONCRETE
Symbol - SET #4 IRON PIN w/CAP STAMPED "J&A 167"
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
U/E - UTILITY EASEMENT
D & U/E - DRAINAGE & UTILITY EASEMENT
BM - BENCH MARK

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L1 through L15 with their respective measurements.

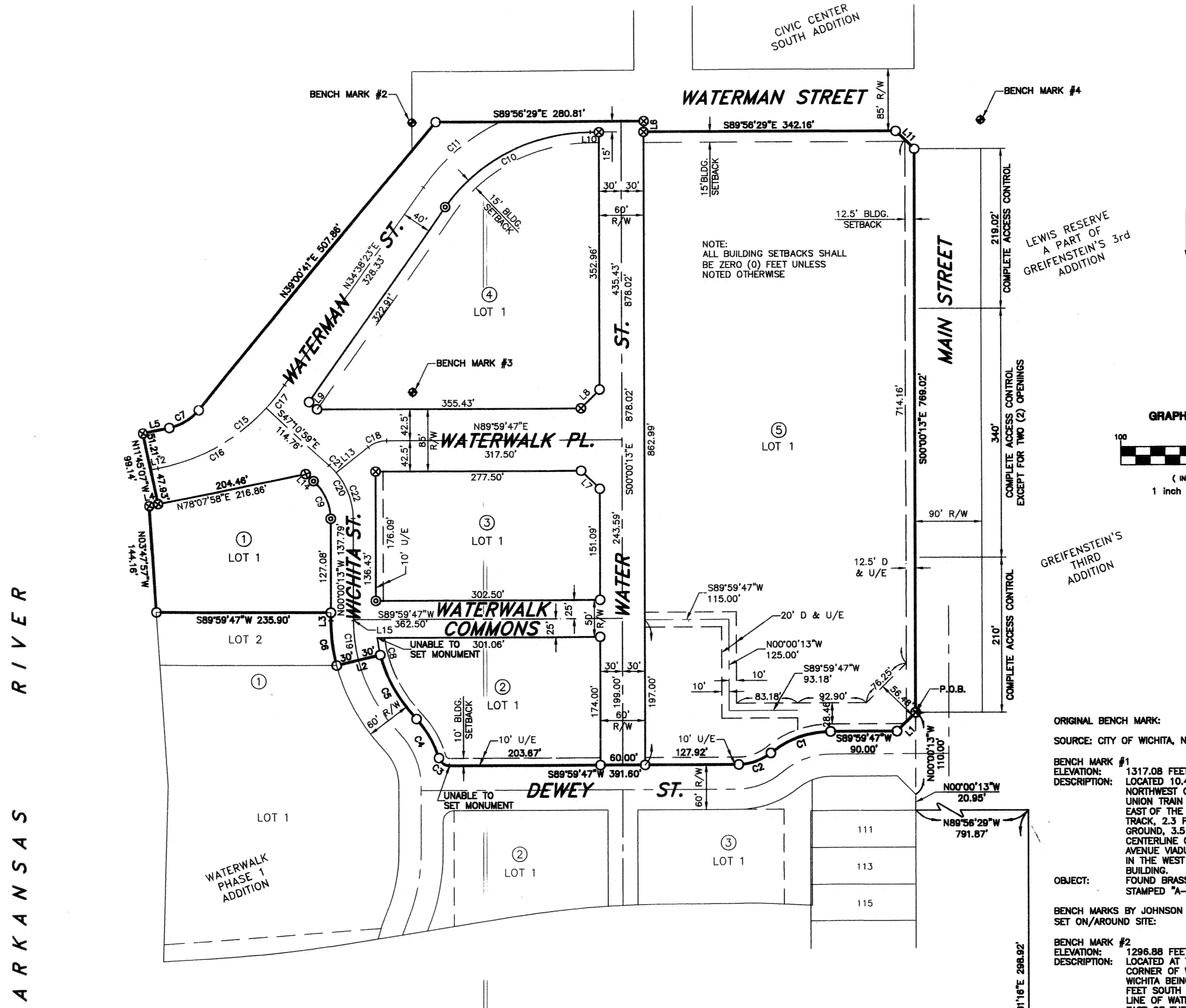
CURVE TABLE with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD LENGTH, CHORD DIRECTION, DELTA. Lists curves C1 through C22 with their respective measurements.

FINAL PLAT

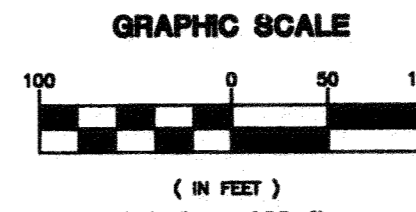
of

WATERWALK PHASE 2 ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: ALL BUILDING SETBACKS SHALL BE ZERO (0) FEET UNLESS NOTED OTHERWISE



GREIFFENSTEIN'S THIRD ADDITION

ORIGINAL BENCH MARK:

SOURCE: CITY OF WICHITA, NAVD 88
BENCH MARK #1
ELEVATION: 1317.08 FEET
DESCRIPTION: LOCATED 10.4 FEET SOUTH OF THE NORTHWEST CORNER OF THE OLD UNION TRAIN STATION, 28 FEET EAST OF THE EAST RAIL OF THE TRACK, 2.3 FEET ABOVE THE GROUND, 3.5 RAILS SOUTH OF THE CENTERLINE OF THE DOUGLAS AVENUE VIADUCT, SET VERTICALLY IN THE WEST WALL OF THE BUILDING.

BENCH MARK #2
ELEVATION: 1296.88 FEET
DESCRIPTION: LOCATED AT THE SOUTHWEST CORNER OF WATERMAN AND WICHITA BEING APPROXIMATELY 18 FEET SOUTH OF THE SOUTH CURB LINE OF WATERMAN AND 18 FEET EAST OF THE EAST CURB LINE OF WICHITA.

BENCH MARK #3
ELEVATION: 1297.31 FEET
DESCRIPTION: LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WICHITA AND LEWIS BEING APPROXIMATELY 37 FEET NORTH OF THE NORTH CURB LINE OF LEWIS AND 19 FEET EAST OF THE EAST CURB LINE OF WICHITA.

BENCH MARK #4
ELEVATION: 1298.80 FEET
DESCRIPTION: LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WATERMAN AND MAIN AND APPROXIMATELY 0.80 FEET NORTHWEST OF THE NORTHWEST BUILDING CORNER.

Registration information including Sedgwick County Register of Deeds, Doc #/FLM-PG: 26830575, Date Recorded: 11/1/2006 3:05:46 PM.

OWNER'S CERTIFICATE AND DEDICATION: Know all men by these presents that we the undersigned property owners of land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets the same to be known as "WATERWALK PHASE 2 ADDITION", an addition to Wichita, Sedgwick County, Kansas, containing all of blocks 1, 2, 3, 4, & 5 and all public streets and easements therein.

Minimum pad elevation shall be 1293.0' (NAVD 88 datum), 105.6' City of Wichita datum. THE CITY OF WICHITA, a municipal corporation

Signature of Carlos Mayans, Mayor. Notary Public Patsy Eichacker. My commission expires 5-11-07.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION: This plat of "WATERWALK PHASE 2 ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 14th day of Sept, 2006.

Signature of Harold L. Warner, Jr., Chairman. Signature of John L. Schlegel, Secretary. Signature of Carlos Mayans, Mayor.

Signature of Karen Sublett, Deputy City Clerk. Reviewed in accordance with K.S.A. 58-2005 on this 15th day of September, 2006.

Signature of Donald C. Brace, County Clerk. State of Kansas, County of Sedgwick. This is to certify that this instrument was filed for record in the Register of Deeds office this day of November 2006, at 3:05:46 pm.

Signature of Tonya Buckingham, Deputy. Drainage Plan Note: A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

FINAL PLAT of WATERWALK PHASE 2 ADDITION

Johnson & Associates, Inc. 100 E. California Ave. - Third Floor Oklahoma City, OK 73104. Engineers - Surveyors - Planners.