

AS BUILT PLANS

Contractor: Utilities Plus
 Inspector: Don Eddingfield, Baughman Co.
 pdf's by: KEK

STORMWATER DRAIN IMPROVEMENTS

to serve

School Service Center

Lot 1, Block A, School Service Center Addition

Private Project Drainage: 0198 PPD (607861)

CITY OF WICHITA, KANSAS

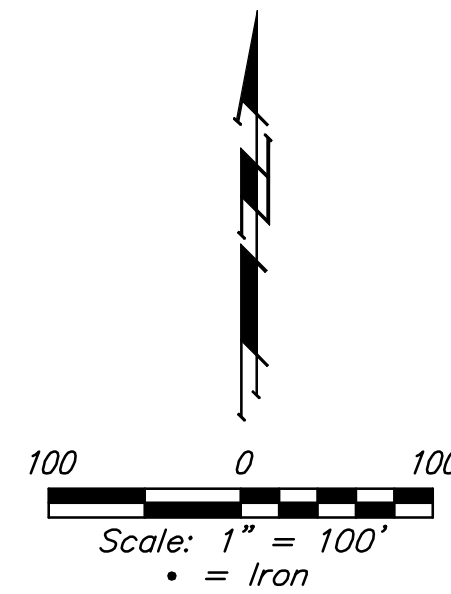
Gary Janzen, P.E. - City Engineer
 November 2013

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 1-888-482-4950
 Westar Energy 383-8650
 Black Hills Energy (Gas) 1-800-303-0357
 ATT 268-2245
 City of Wichita Water Dept. 268-4563
 City of Wichita Sewer Maint. 268-4024
 City of Wichita Storm Sewer Maint. 268-4090
 City of Wichita Traffic Maint. 268-4034
- Utility service lines, poles, valve boxes, meters, and enclosures 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.
- 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.
- 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, in the opinion of the Engineer, that 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.
- 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.
- 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.
- All 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. Baughman Co. will provide inspection and submittal of as-builts to the City of Wichita under a separate agreement with the owner.
- The Baseline for this project is the South Line of Lot 1, Block A, School Service Center Addition with the southeast corner of said Lot = Station 0+00.
- Utility contractor to locate an existing Manhole located inside the building, located directly west of the existing Inlet. Manhole lid is to be unbolted and opened. Contractor to inspect existing conditions of roofdrain pipe stubs and invert. Invert to be restored if deemed necessary by inspector. Cost to be subsequent to Site Clearing and Restoration.
- Contractor to sawcut and remove pavement in 2 sections. Cross traffic access is required at all times. Contractor to temporarily place asphalt millings prior to installation of Permanent Concrete Pavement replacement.

BENCHMARK

BM #1:
 " + " Chiseled on Top of Curb.
 Elevation=1330.39 (NAVD 88)



SHEET INDEX:

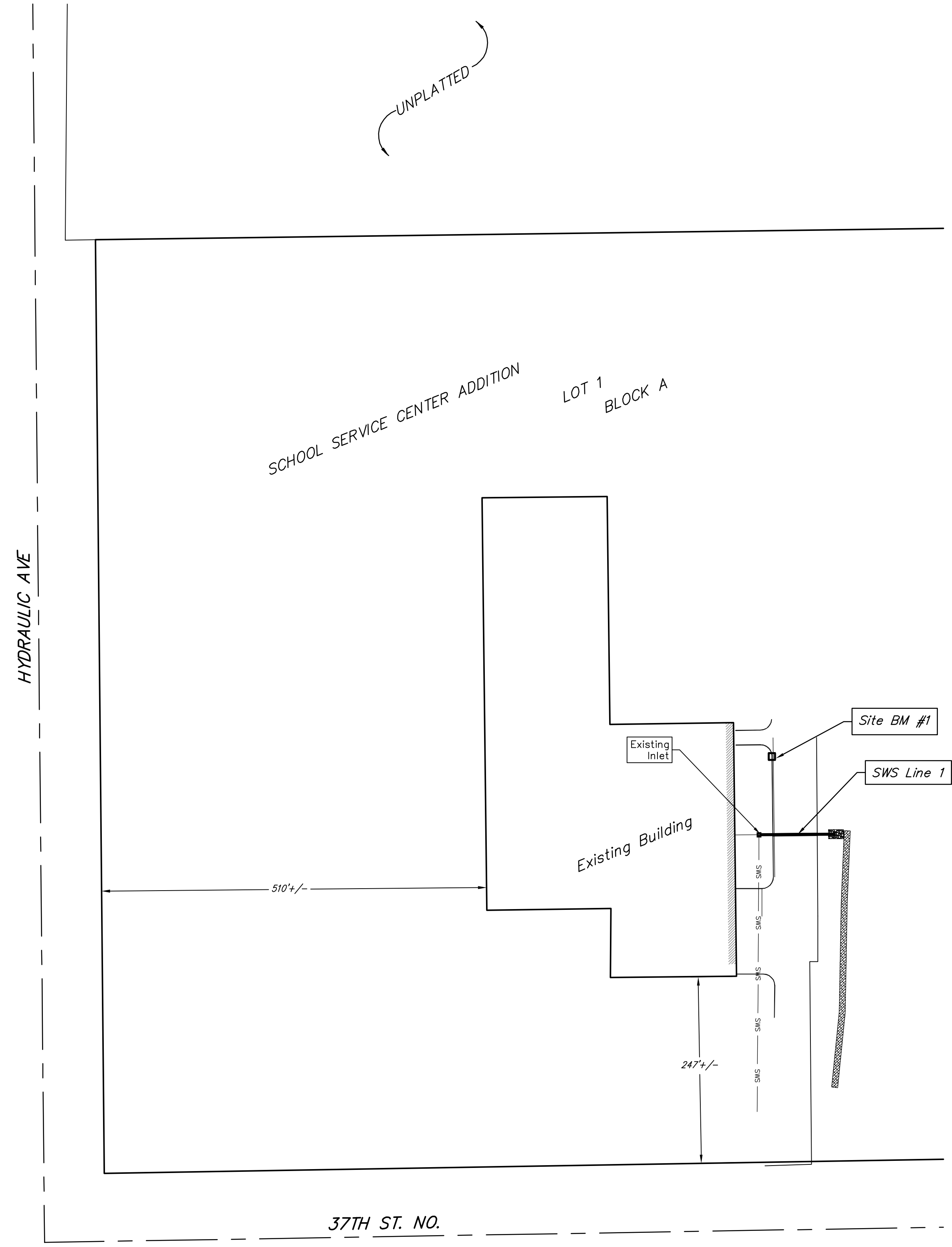
Title Sheet	1
Line 1 & Channel Improvements	2
Plat	3
Details: Available upon Request & City of Wichita Web Site.	

SITE ERU INFORMATION

Area Disturbed: ±7,500 sq. ft.
 Added Impervious Area: 0.0 sq. ft.
 Existing Impervious Area to remain with no additional impervious area to be added. Improvement to disturbed approximately 7,500 sq. ft. of existing swale to ensure proper drainage.

Stormwater Compliance

This site improvement does not add any additional impervious area and will disturb less than 0.5 acre satisfying Section 16.32 of the City Code. The proposed improvements includes repairs and redirection of existing runoff.



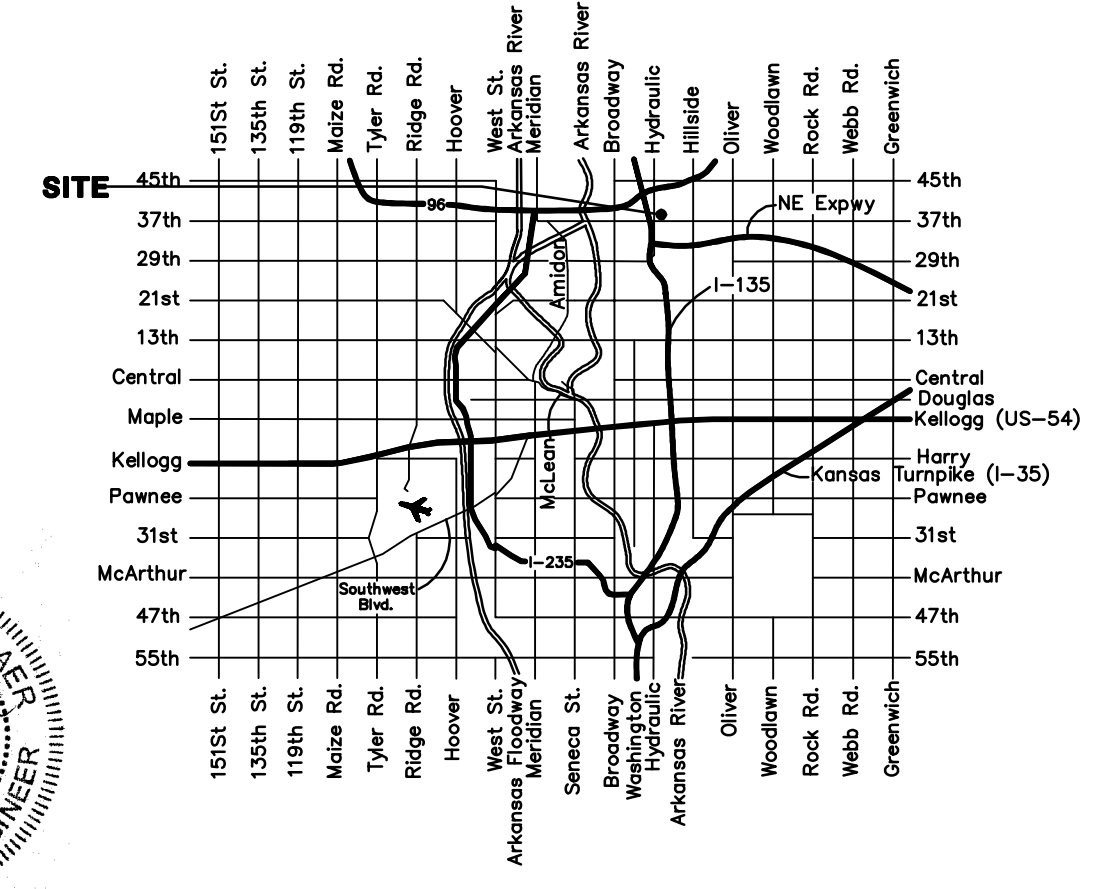
APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA

Engineering *[Signature]* 11-20-13

Stormwater *M.A. (MSA)*

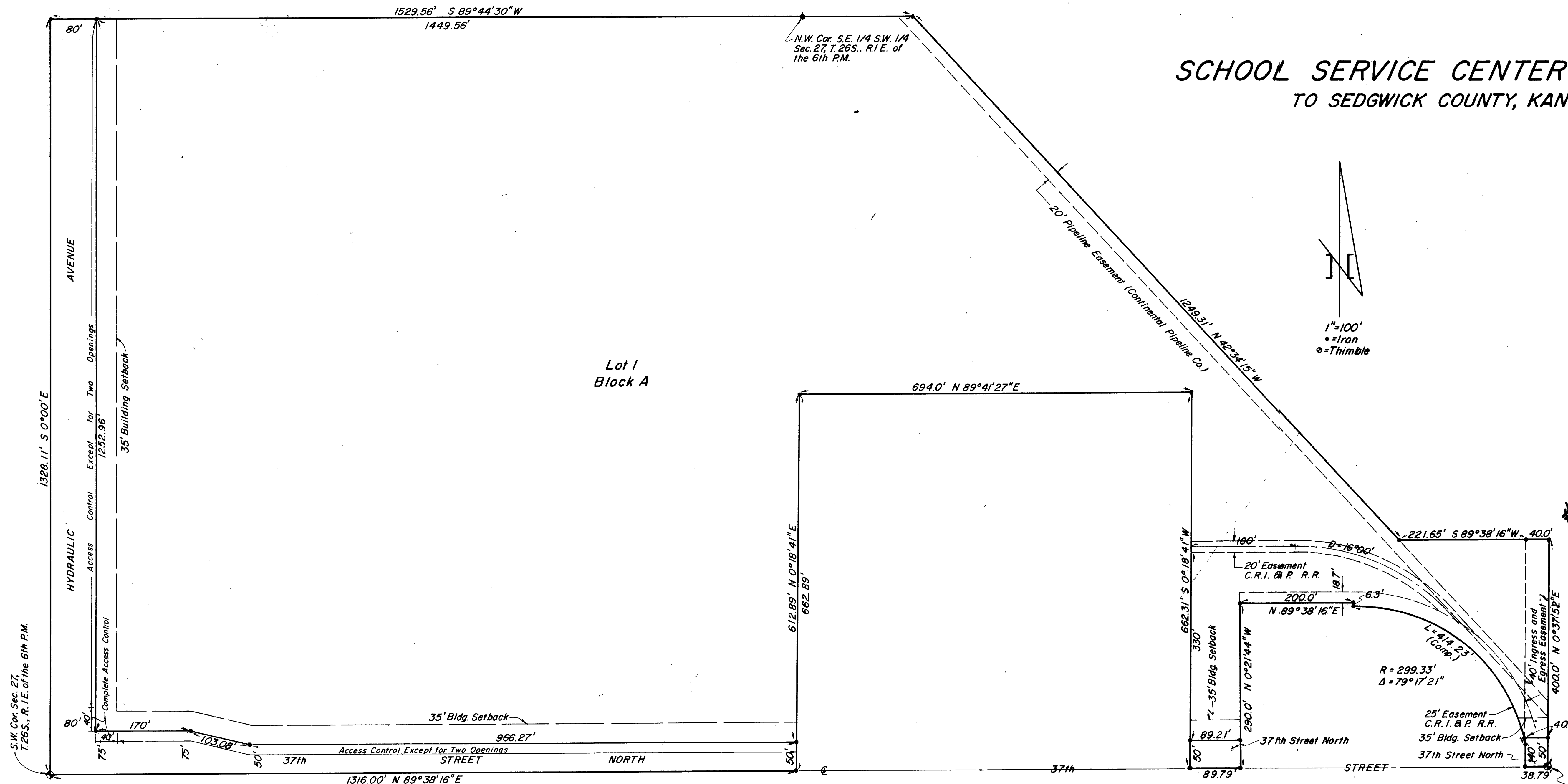
NOTE TO CONTRACTORS

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).



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

SCHOOL SERVICE CENTER ADDITION TO SEDGWICK COUNTY, KANSAS



145111

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
This is to certify that this instrument was filed for record in the Register of Deeds Office at Wichita on the 5th day of February, 1972.

John Hale, Register of Deeds
Paul O. Gilbert, Deputy
Pearl B. Gilbert

Entered on transferred record this 5th day of March, 1972.

Marie Warden, County Clerk
Marie Warden

S.E. Cor. S.W. 1/4 Sec. 27, T.26S., R.1E. of the 6th P.M.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "SCHOOL SERVICE CENTER ADDITION" to Sedgwick County, Kansas, into a Lot, a Block, a Street, and an Avenue, the same being accurately set forth in the accompanying plat and described as follows:
The SW 1/4 of the SW 1/4 of Sec. 27, T.26S., R.1E. of the 6th P.M., Sedgwick County, Kansas; and a tract of land in the S.E. 1/4 of the S.W. 1/4 of said Sec. 27, beginning at the Northwest corner of the S.E. 1/4 of the S.W. 1/4 of said Sec. 27; thence South along the West line of said S.E. 1/4 of said S.W. 1/4, a distance of 663.50 feet, more or less, to a point in the Southwest corner of the N.W. 1/4 of said S.E. 1/4 of said S.W. 1/4, said point being the Northwest corner of property conveyed to Bilpin, Inc., by deed dated July 15, 1966; thence East along the South line of said N.W. 1/4 of said S.E. 1/4 of said S.W. 1/4, said line being the North boundary of the Bilpin, Inc., property, a distance of 694.00 feet; thence South along a line parallel with the East line of said S.E. 1/4 of said S.W. 1/4, said line being the East boundary of the aforesaid Bilpin, Inc., property, a distance of 662.72 feet, more or less, to a point in the South line of said Sec. 27; thence Easterly along said South line of said Sec. 27, a distance of 90 feet; thence North along a line perpendicular to said South line of said Sec. 27, a distance of 40.00 feet to a point, said point being the Southwest corner of property conveyed to Sherwood and Company by deed dated May 25, 1953; thence continuing North along a line perpendicular to said South line of said Sec. 27, said line being the West boundary of the Sherwood and Company property, a distance of 250.00 feet; thence East along a line parallel with said South line of said Sec. 27, said line being the North boundary of the aforesaid Sherwood and Company property, a distance of 200.00 feet; thence South along a line forming an angle of 90 degrees with the last described course, said line being the East boundary of the aforesaid Sherwood and Company property, a distance of 6.3 feet, to a point 15 feet South of the centerline of a Chicago, Rock Island and Pacific Railroad Company spur track, said point being the Northwest corner of property conveyed to Sherwood and Company by deed dated July 15, 1955; thence Southeasterly along a line parallel to and 15 feet South of the centerline of said Chicago, Rock Island and Pacific Railroad Company spur track, said line being the Northeasterly boundary of said Sherwood and Company property, a distance of 414.33 feet, more or less, to a point 40 feet North of the South line of said Sec. 27, as measured at right angles thereto; thence South along a line parallel to the North-South centerline of said Sec. 27, a distance of 40 feet, to a point in the South line of said Section; thence Easterly along the South line of said Section 27, to the point of intersection with the North-South centerline thereof; thence North along said North-South centerline of said Section, a distance of 400.00 feet; thence Westerly at an angle of 89 degrees 00 minutes from the last described course, a distance of 40 feet to a point, said point being the Southeast corner of property conveyed to The Walt Keeler Co. by deed dated May 20, 1953; thence West along a line parallel to the South line of said Sec. 27, said line being the South boundary of The Walt Keeler Co. property, a distance of 221.65 feet, to the Southwest corner of the aforesaid Walt Keeler Co. property; thence Northwesterly along the S.W. boundary of the aforesaid Walt Keeler Co. property, a distance of 1247.80 feet, more or less, to a point on the North line of the S.E. 1/4 of the S.W. 1/4 of said Sec. 27, said point being 1116.85 feet West of the N.E. corner of said S.E. 1/4 of the said S.W. 1/4; thence West along said North line of said S.E. 1/4 of said S.W. 1/4 to the point of beginning.

Don C. Moehring II
Don C. Moehring II Consulting Engineer

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Civil Engineer's certificate, have caused the same to be surveyed and platted into a Lot, a Block, a Street, and an Avenue, the same to be known as "SCHOOL SERVICE CENTER ADDITION" to Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The Street and Avenue are hereby dedicated to and for the use of the public. All abutter's rights of access to and from 37th Street North and Hydraulic Avenue, over and across the South and West lines of Lot 1, are hereby granted to the appropriate governing body. Provided, however, that Lot 1 shall have access to Hydraulic Avenue at two locations except over the south 40 feet of the west line thereof, and access to 37th Street North at two locations except over the west 40 feet of the south line thereof, said locations to be determined by the appropriate governing body. The ingress and egress easement as indicated on the plat is hereby granted jointly and severally to The Walt Keeler Company, Inc., Virginia S. Pottenger and Hydrocarbon Transportation, Inc., their heirs, administrators, executors, trustees, devisees, successors and assigns, and the improvement and maintenance of said easement shall be the sole responsibility of said grantees.

Donald L. Miller, President
Donald L. Miller
Robert A. Lakin, Clerk-Treasurer
Robert A. Lakin

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
Be it remembered that on this 6th day of February, 1972, before me, a Notary Public in and for said State and County, came Unified School District No. 259 (Wichita), Sedgwick County, Kansas, by Don L. Miller, President, and M.F. McDonald, Clerk-Treasurer, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my Notarial seal the day and year above written.

Ella Mae Strader, Notary Public
Ella Mae Strader
My Commission expires September 17, 1975

This plat of "SCHOOL SERVICE CENTER ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of JANUARY, 1972.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Alvin J. Hennessy, Chairman
Alvin J. Hennessy
Robert A. Lakin, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, approved by the City Commission of the City of Wichita, Kansas, FEB 20 1972

Glenn J. Shanahan, Mayor
Glenn J. Shanahan
Ralph O. Eberly, City Clerk
Ralph O. Eberly

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas.

Earl E. Rush, Chairman
Earl E. Rush
Tom Scott, Commissioner
Tom Scott
Marie Warden, County Clerk
Marie Warden

