

GENERAL NOTES:

- The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.
- Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 AT&T 1-800-246-8464
 Black Hills Energy 1-800-694-8989
 City of Wichita Water & Sewer 1-316-219-8921
 City of Wichita Stormwater 1-316-268-4090
 City of Wichita Traffic 1-316-268-4034
 Cox Communications 1-888-249-3530
 Kansas Gas Service 1-888-482-4950
 Energy 1-800-544-4857
- Utility service lines, poles, etc. 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.
- 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 will 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 will require additional archaeological investigations unless buried in a previously approved borrow location.
- 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 City 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 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.
- The Engineering Division shall field locate water valve one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.
- The Contractor shall notify the consultant engineer and Dawnita Reinhardt at 316-650-0740 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.
- If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer at traffic@wichita.gov before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.
- All elevations shown are NAVD88.
- All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions per City specifications.

- All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.
- All stubs and capped pipes shall be located with green plastic tape in the same manner as risers.
- Connecting to Existing Manholes:
 Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connection to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost of connect to existing manholes is incidental to the project.
- Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.
- Contractor shall provide positive drainage away from all manhole covers.
- The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.
- Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.
- The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractor's expense.
- All areas disturbed during construction are to be seeded as follows:
 Seed -- Rye grass; 5 lbs./1000 Sq. Ft.
 All costs associated with seeding including mobilization, preparation of ground, seeding, fertilizing, mulching, etc. shall be included in the L.S. bid item "Seeding".
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Maintain Existing BMPs".
- All excess excavation shall remain on-site and shall be spread or stockpiled at a location to be determined by developer.
- The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

Benchmarks

BM #1: City of Wichita Disc in top of curb NW of north drive, 76' west and 38' north of the NW corner of Lot 1, Block B, K&B Addition.
 Elev. = 1306.12 (NAVD 88)

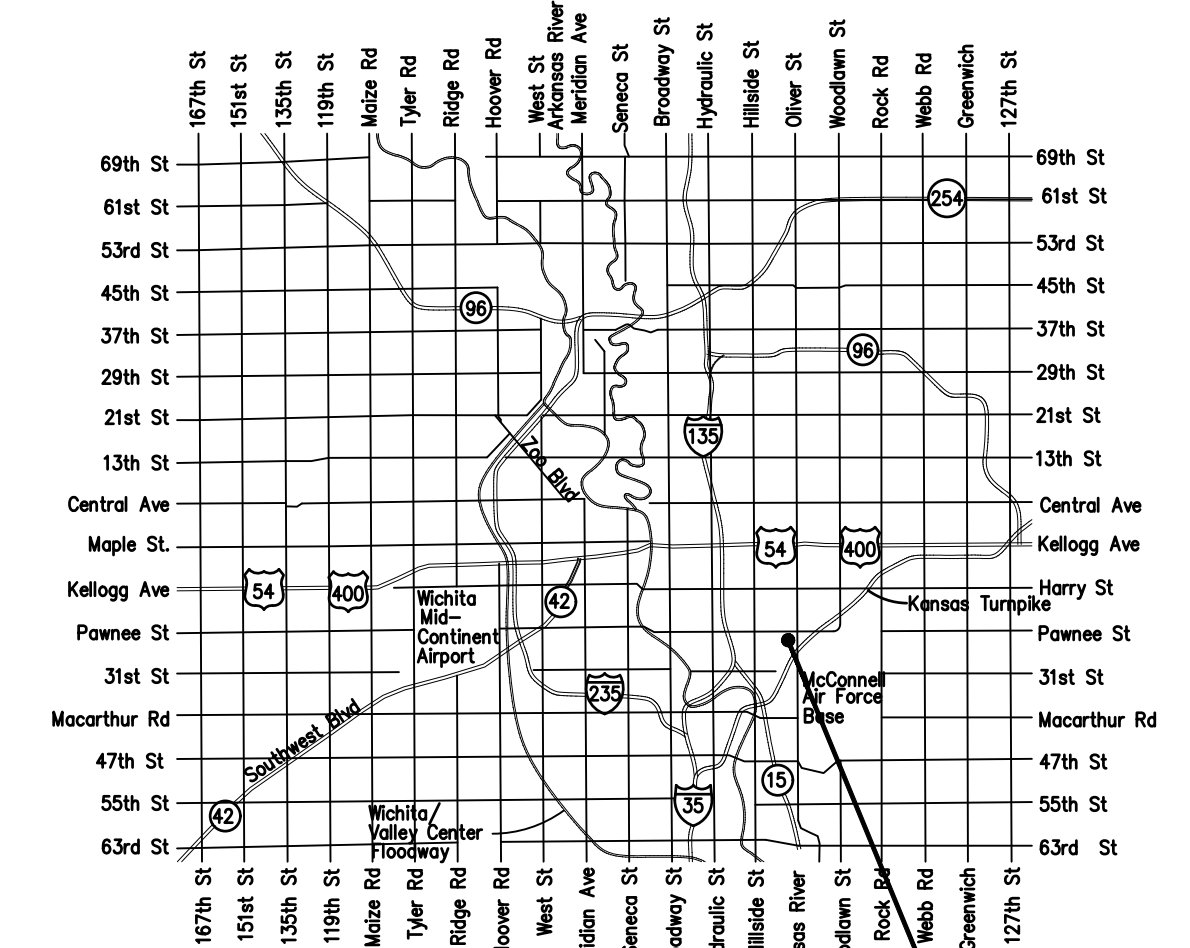
BM #2: #4 Rebar with Baughman Cap SE of south drive, 30' west and 28' north of the SE corner of Lot 1, Block B, K&B Addition.
 Elev. = 1309.16 (NAVD 88)

SANITARY SEWER IMPROVEMENTS

to serve WICHITA FIRE DEPT. STORAGE FACILITY

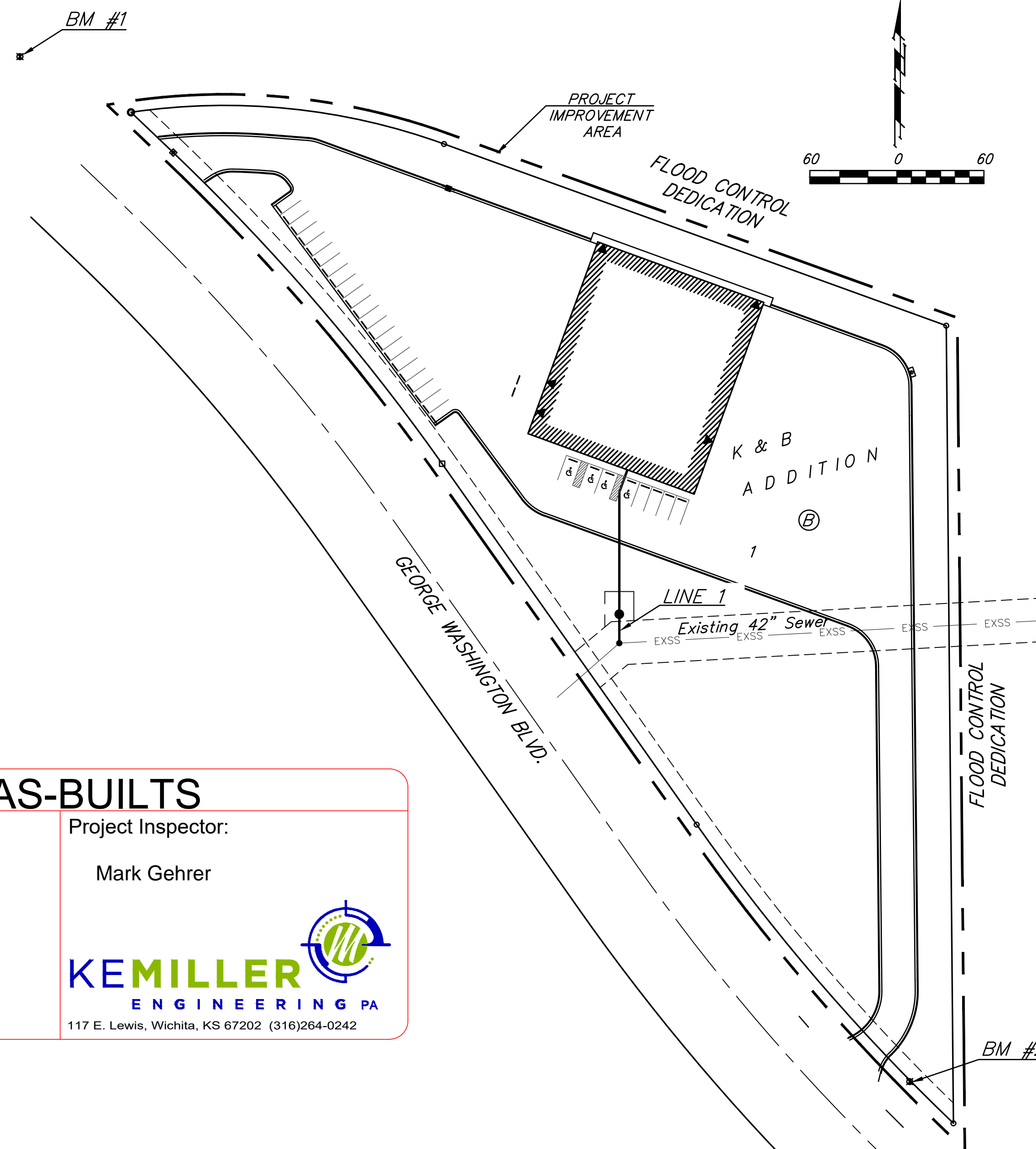
2626 GEORGE WASHINGTON BLVD.
CITY OF WICHITA, KANSAS


Paul Gunzelman, P.E. City Engineer
2024-024895PPS
(53030982)



Vicinity Map

5744A
WIS-01



AS-BUILTS	
Contractor: McCullough Excavation	Project Inspector: Mark Gehrer
 117 E. Lewis, Wichita, KS 67202 (316)264-0242	
Date: 7/08/2025	

Sheet Index

Title Sheet	1
Line 1	2
Erosion Control/Grading Plan	3
Precast SS Manhole Detail	4
Manhole Frame & Cover Detail	5
Erosion Control BMP Details	6-10
Copy of Plat	11

APPROVED AS NOTED
BY WICHITA PUBLIC WORKS
ENGINEERING DIVISION

Engineering Approved by Shawn Mellies, P.E. (01/17/2025)

Utilities Approved by Scott Macey, (01/17/2025)

NOTE TO CONTRACTORS

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 in the state of Kansas. No work shall be performed by the Contractor without such inspection nor shall any work be commenced without written authorization by City Engineering. All Construction and Materials shall comply with the current City of Wichita Specifications and Standards and Special Provisions (on file and available at Wichita.gov).

An approved copy of these plans signed by City staff are required on-site.

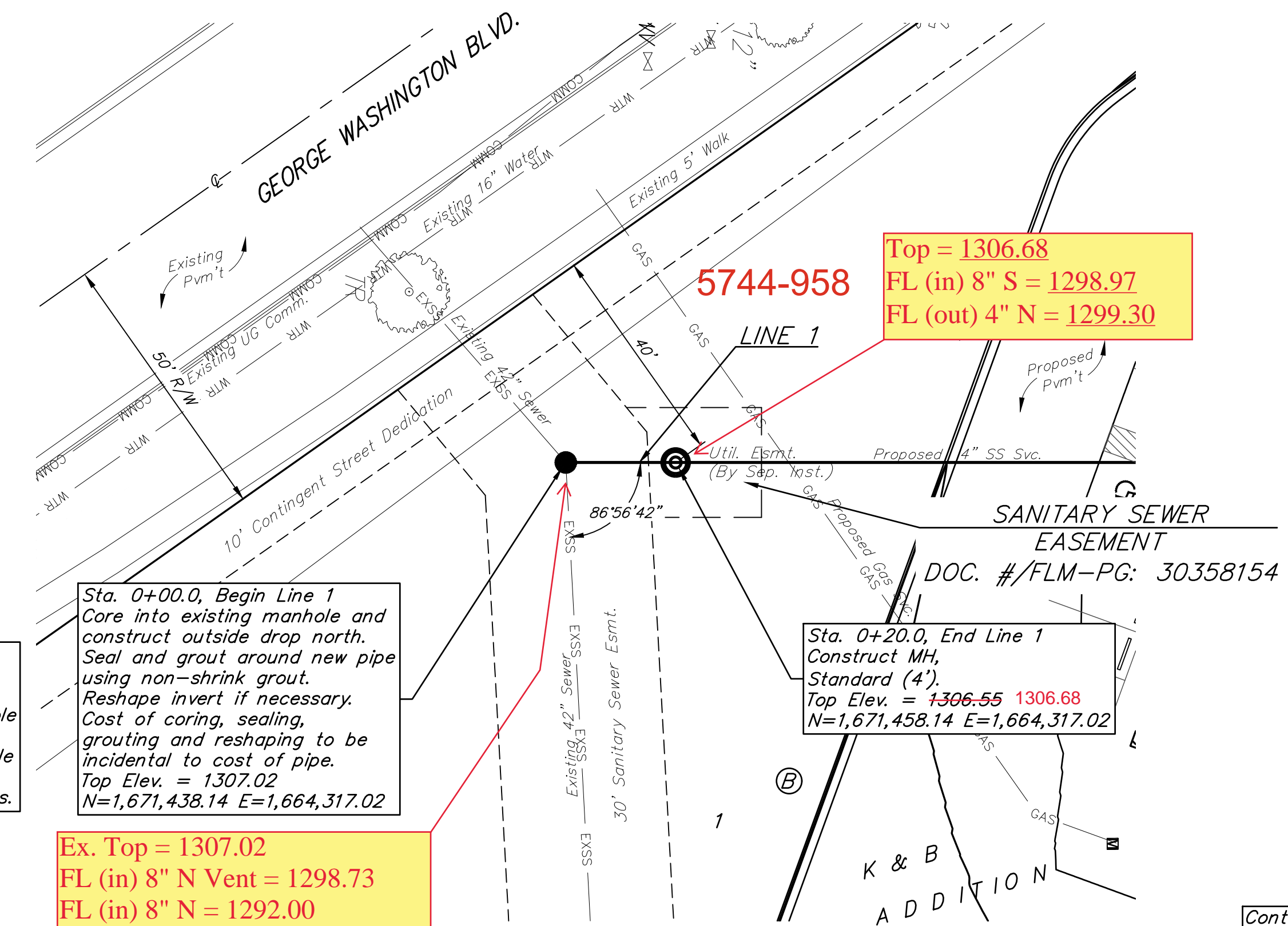


January 20, 2025

 **BAUGHMAN COMPANY**
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

BENCHMARKS:
 BM #1: City of Wichita Disc in top of curb NW of north drive, 76' west and 38' north of the NW corner of Lot 1, Block B, K&B Addition. Elev. = 1306.12 (NAVD 88)

BM #2: #4 Rebar with Baughman Cap SE of south drive, 30' west and 28' north of the SE corner of Lot 1, Block B, K&B Addition. Elev. = 1309.16 (NAVD 88)



NOTE: Existing manhole is to be lined. In the event the existing manhole is lined, Contractor shall repair manhole lining damaged during connection to existing manhole in accordance with City of Wichita Standard Specifications.

Sta. 0+00.0, Begin Line 1
 Core into existing manhole and construct outside drop north. Seal and grout around new pipe using non-shrink grout. Reshape invert if necessary. Cost of coring, sealing, grouting and reshaping to be incidental to cost of pipe. Top Elev. = 1307.02
 N=1,671,438.14 E=1,664,317.02

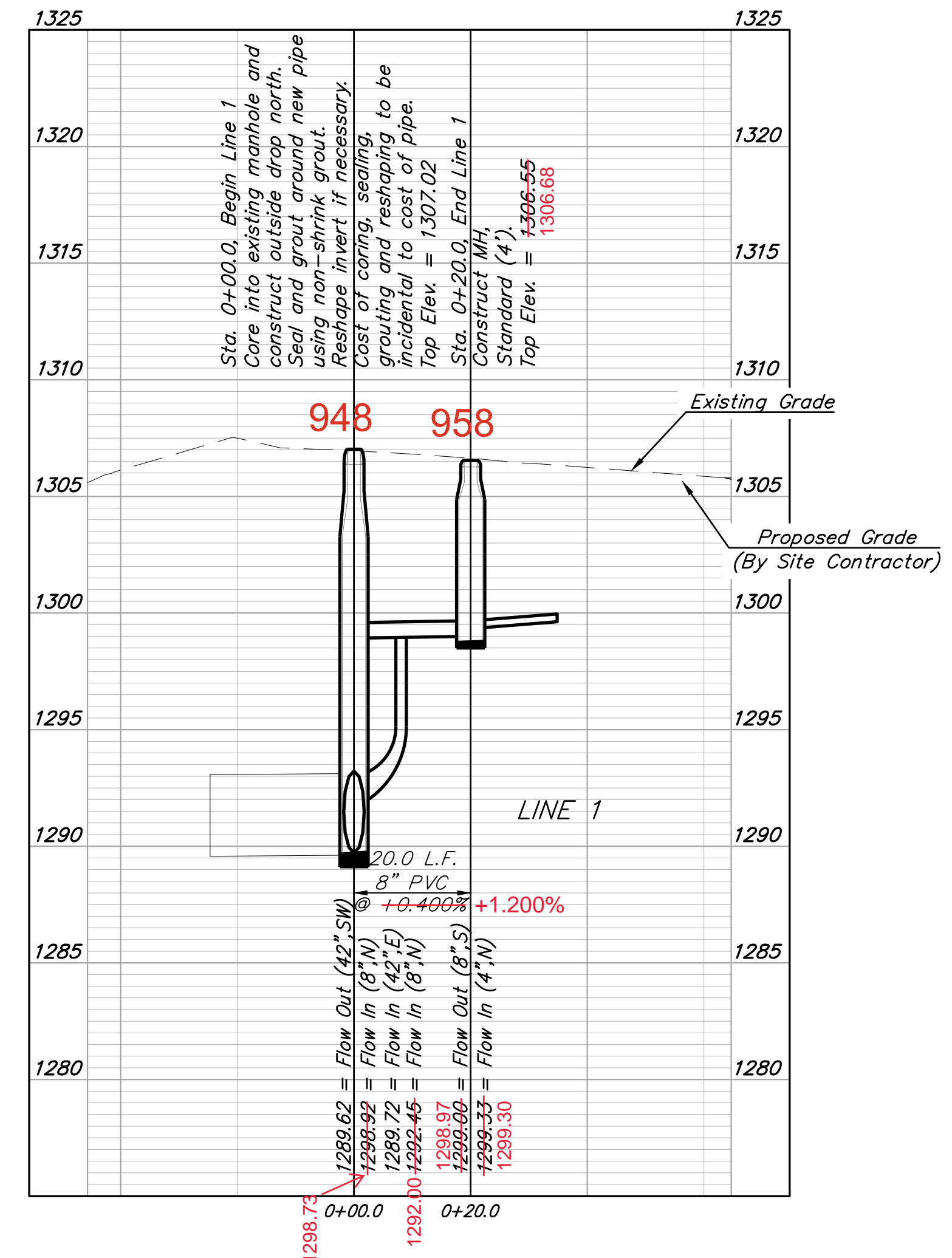
Top = 1306.68
 FL (in) 8" S = 1298.97
 FL (out) 4" N = 1299.30

Sta. 0+20.0, End Line 1
 Construct MH, Standard (4').
 Top Elev. = 1306.55 1306.68
 N=1,671,458.14 E=1,664,317.02

Ex. Top = 1307.02
 FL (in) 8" N Vent = 1298.73
 FL (in) 8" N = 1292.00
 Ex. FL (in) 42" E = 1298.72
 Ex. FL (out) 42" SW = 1289.62

Contractor to verify depth and location of existing utilities. Contractor to relocate any existing utilities as necessary for construction.

Contact utility companies 3 weeks prior to construction to coordinate temporary removal/replacement.
 Heide Bryan, Evergy, (316) 261-6354
 Shannon Brinkmeyer, AT&T (316) 268-2931
 Travis Taylor, Cox Comm., Travis.taylor@cox.com



Professional Engineer Seal: JAMES WOOTEN, License No. 21190, State of Kansas, dated 1-20-25.

BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

WICHITA FIRE DEPT.
 STORAGE FACILITY

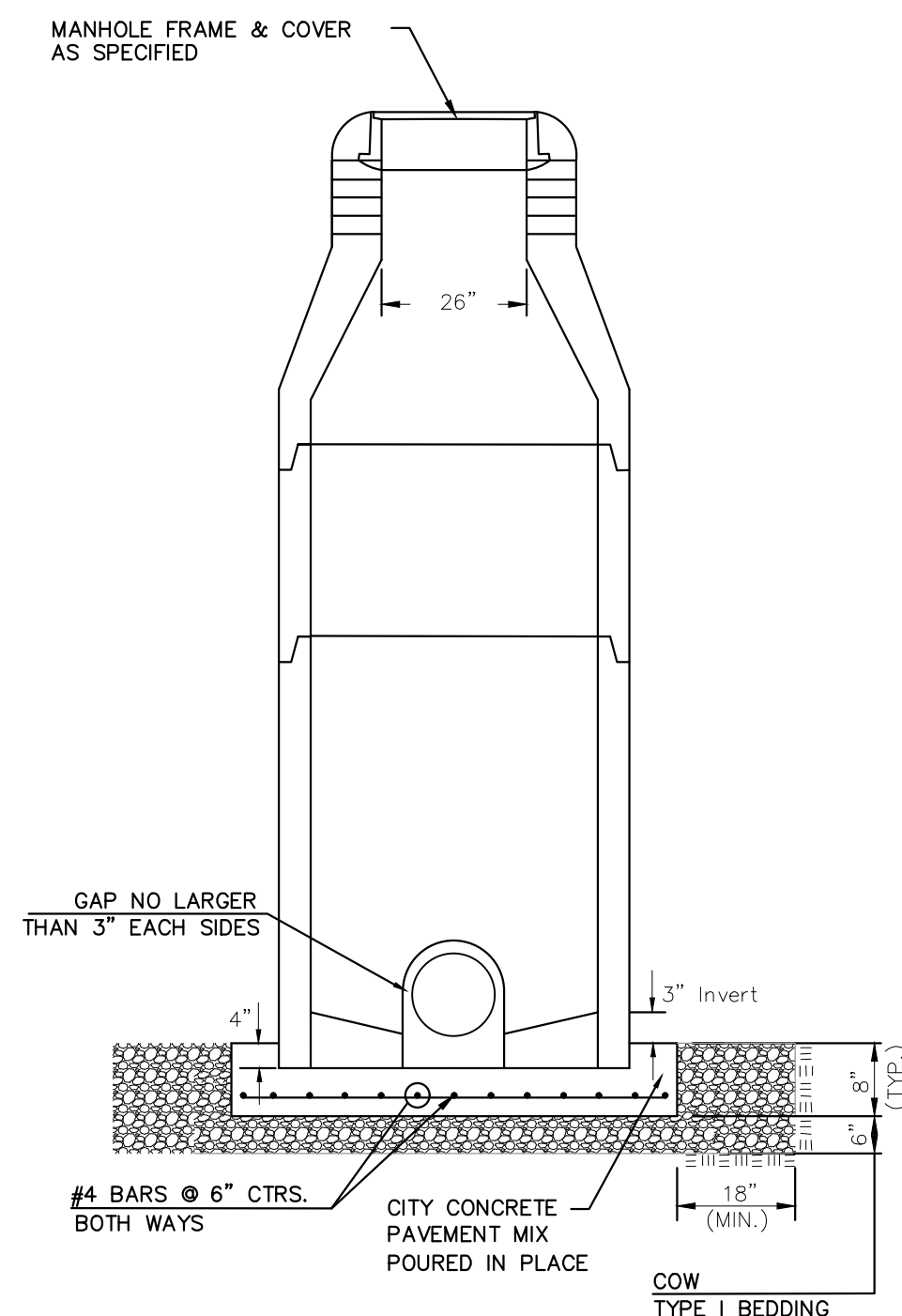
LINE 1

SANITARY SEWER IMPROVEMENTS

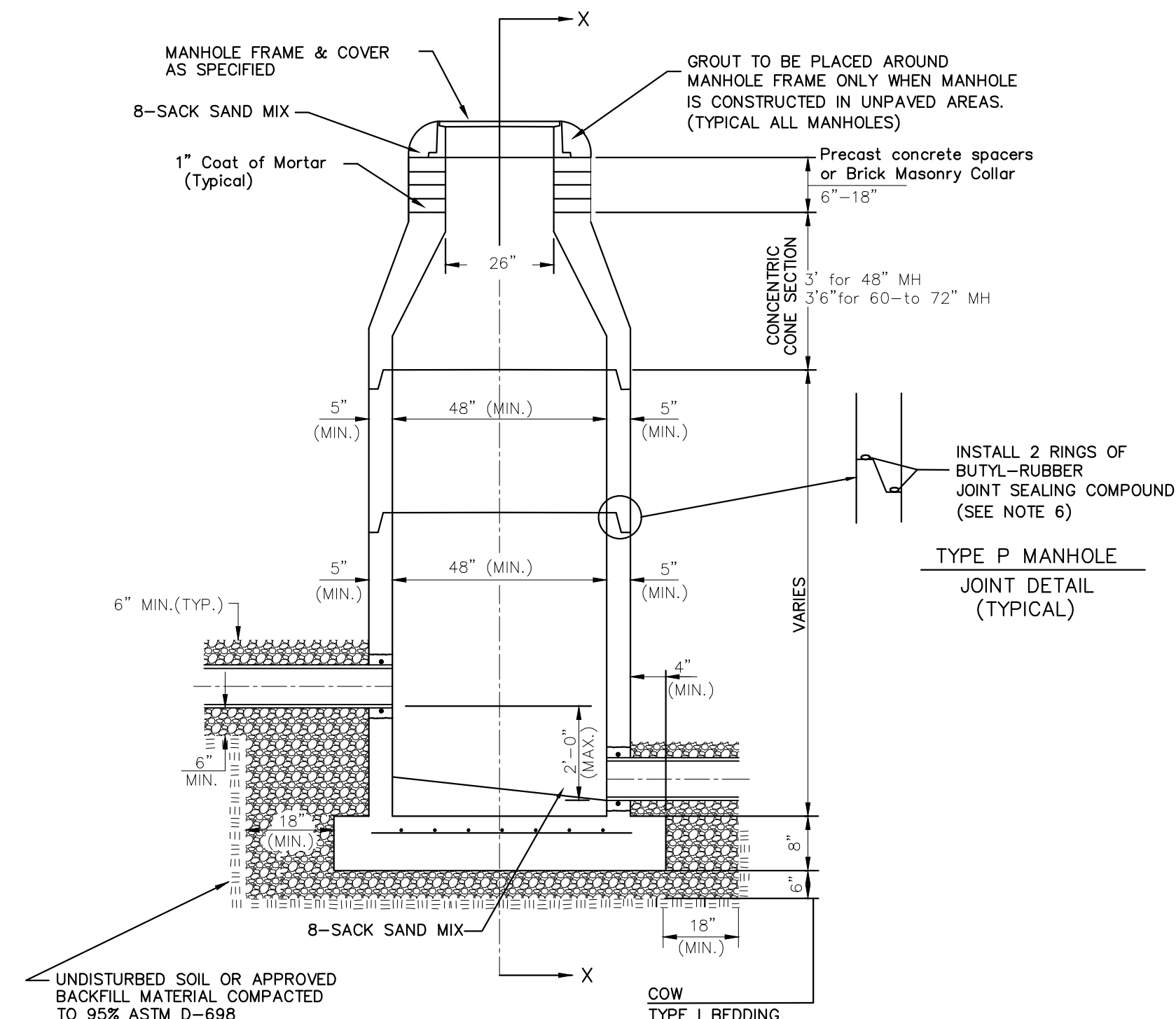
PROJECT NUMBER:
 23-12-E687

DESIGN: AH DRAWN: TMS
 DATE: January 20, 2025

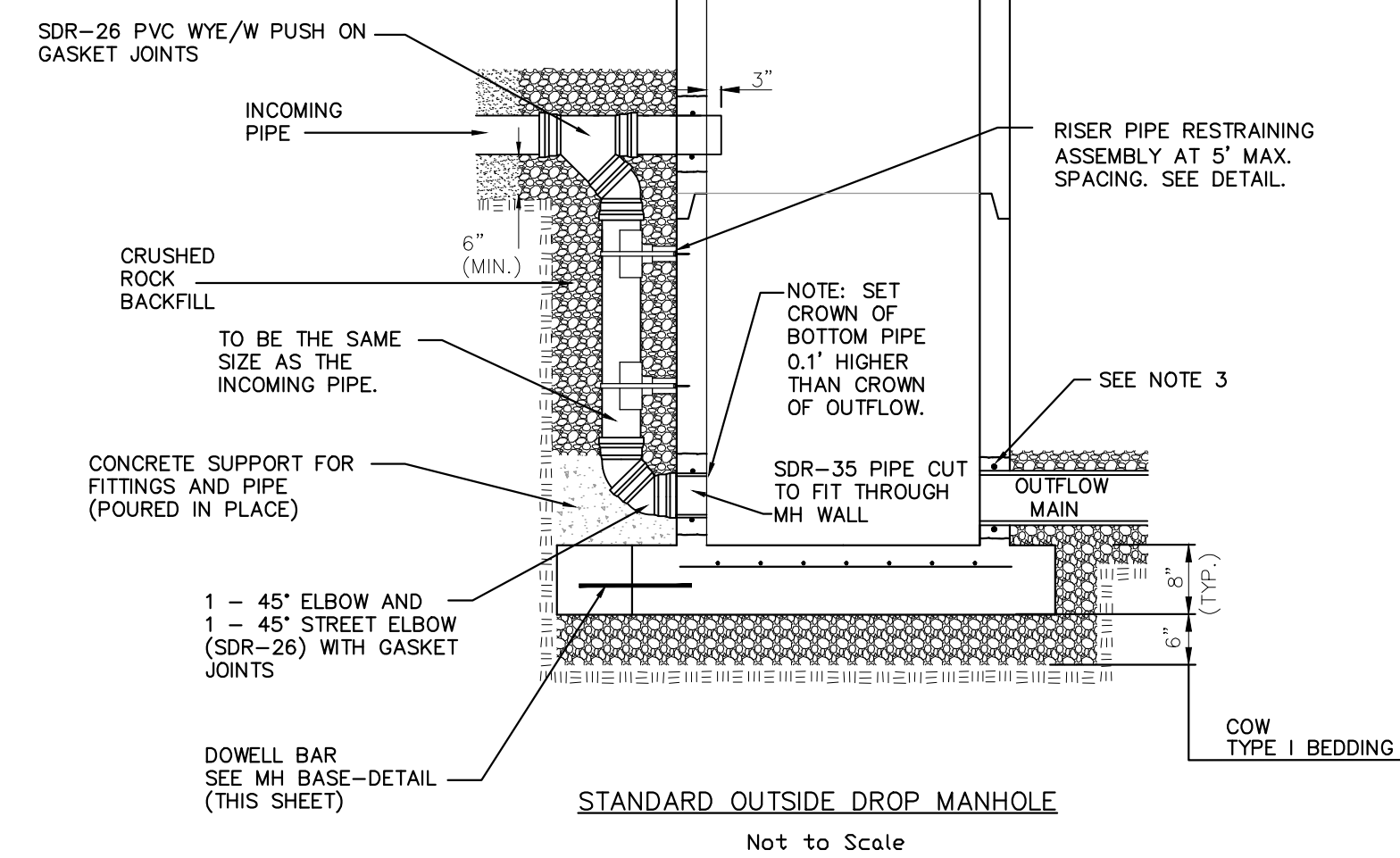
SHEET OF
2 11



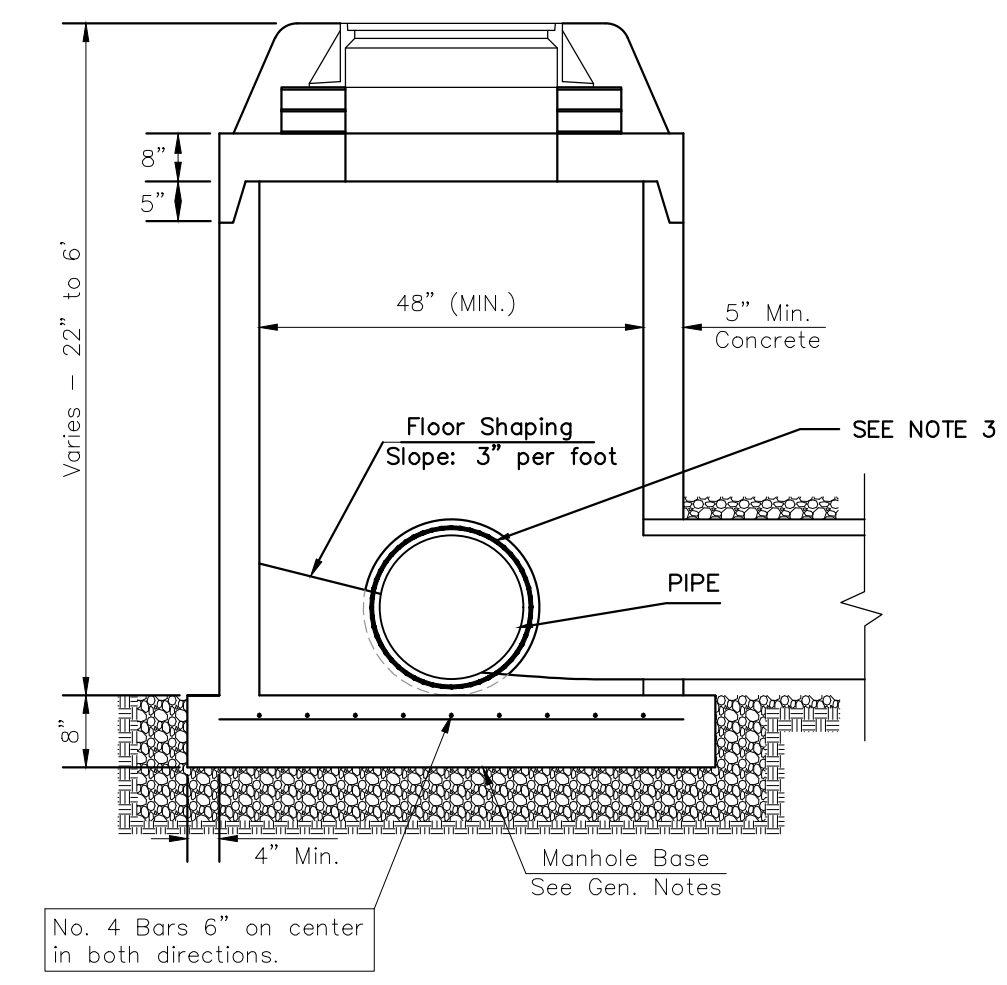
DOG HOUSE MANHOLE
(OVER EXISTING PIPE)
Not to Scale



STANDARD MANHOLE
Not to Scale



STANDARD OUTSIDE DROP MANHOLE
Not to Scale

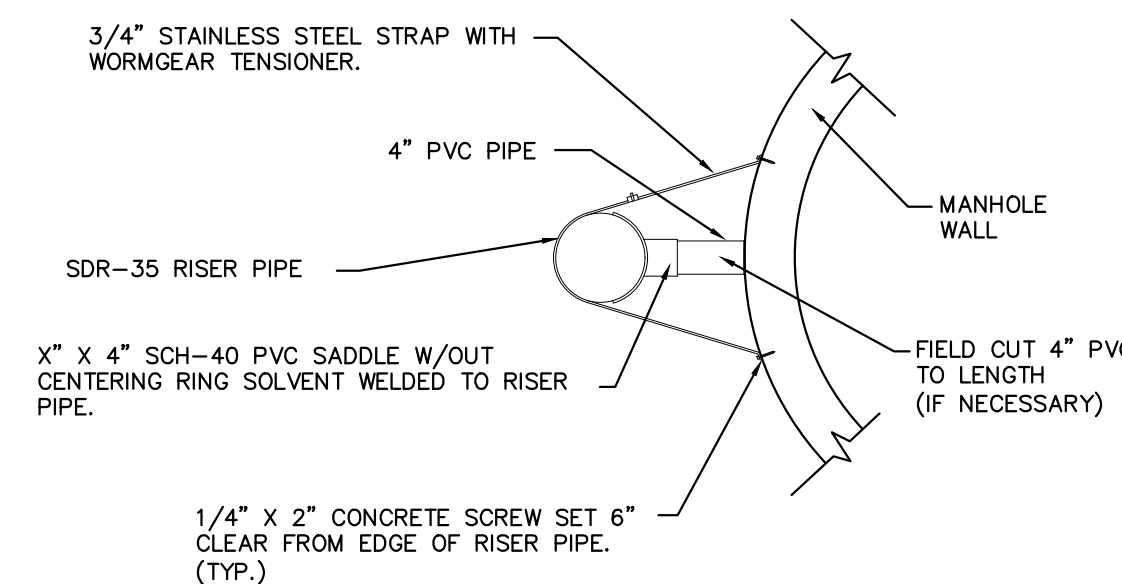


SHALLOW MANHOLE
Not to Scale

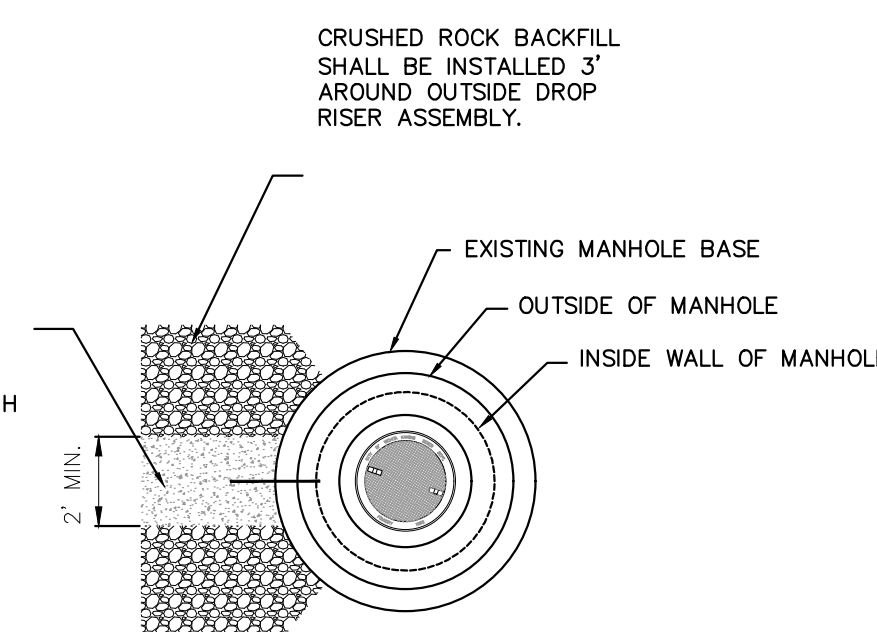
= COW TYPE I BEDDING
 = UNDISTURBED SOIL

PRECAST MANHOLE GENERAL 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 SHALL BE INSTALLED TO JOIN THE SEWER PIPE TO THE MANHOLE WALL. THE SEWER PIPE SHALL BE SUPPORTED WITH CRUSHED ROCK 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 PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- EXTERIOR MANHOLE WALLS SHALL BE COATED PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- JOINT SEALING COMPOUND SHALL BE PER 804.4 OF STANDARD SPECIFICATIONS.
- ALL MANHOLE SECTION JOINTS THAT WILL BE IN GROUNDWATER OR GREATER THAN 12' DEEP SHALL BE WRAPPED WITH AN EXTERNAL JOINT SEAL PER SECTION 804.4 OF STANDARD SPECIFICATIONS, AS INDICATED BY THE PLANS.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE FOR DOG HOUSE MANHOLES.
- 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. 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.
- WALL THICKNESS SHALL BE 1" GREATER THAN MANHOLE DIAMETER IN FEET.
- OPENINGS SHALL BE CORE DRILLED INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS DRILLED 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. PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK 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. 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.
- 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 STANDARD MANHOLES SHALL NOT EXCEED 2' REGARDLESS OF PIPE SIZE. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD 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.
- PRECAST CONCRETE SPACERS OR 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.
- THE FULL DIAMETER OF THE MANHOLE SHALL EXTEND THE ENTIRE DEPTH OF THE MANHOLE TO THE CONE SECTION. NO REDUCTION IN MANHOLE DIAMETER WILL BE ALLOWED.



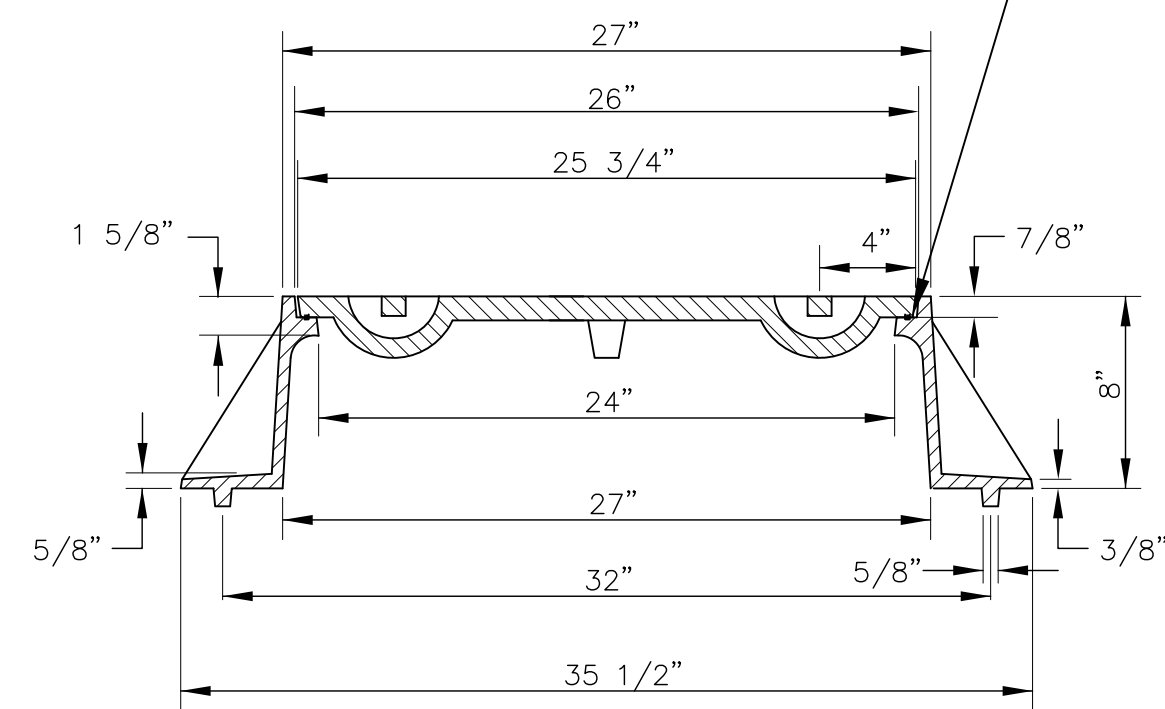
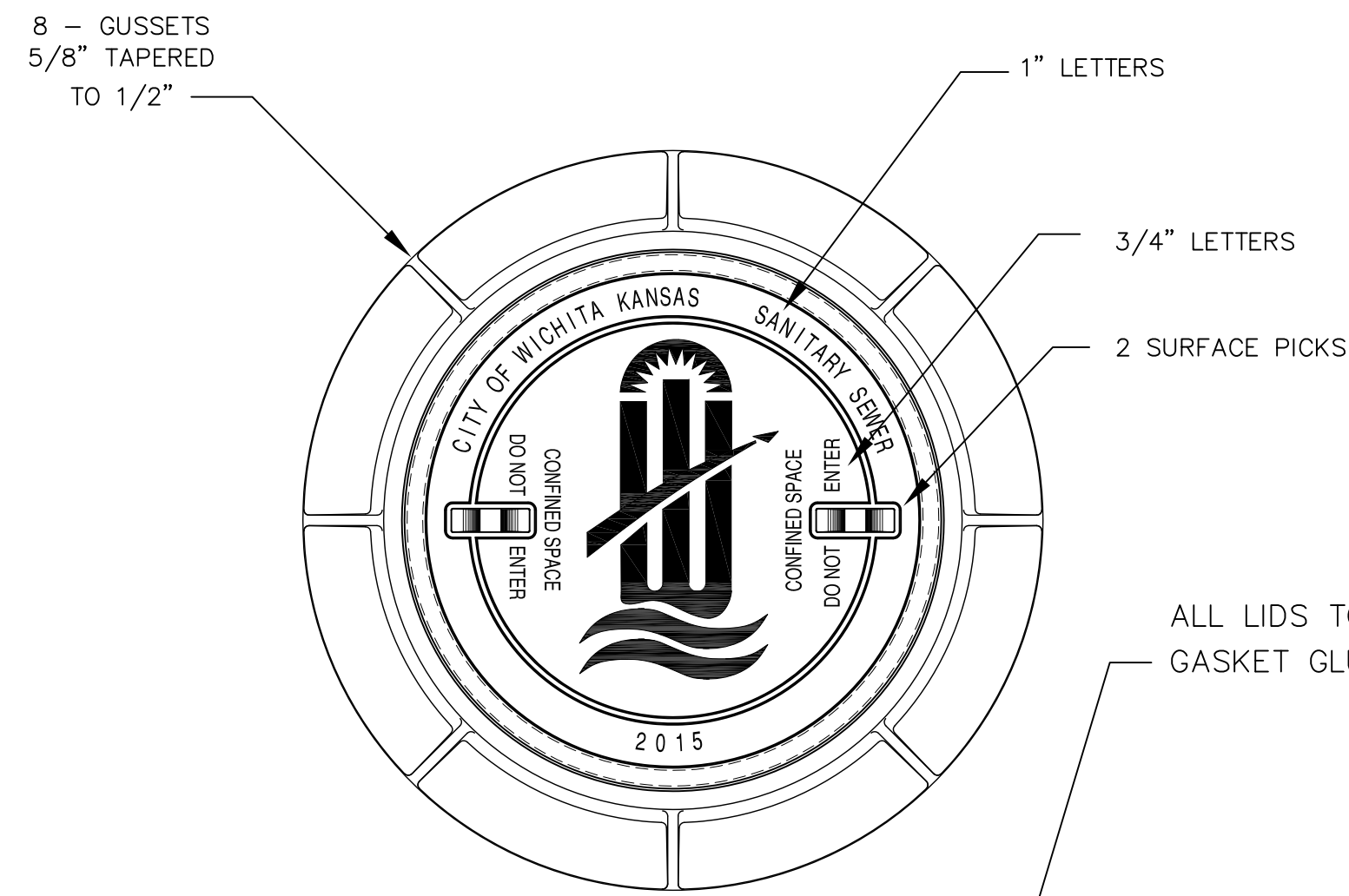
RISER PIPE RESTRAINING ASSEMBLY
Not to Scale



MH BASE DETAIL
Not to Scale

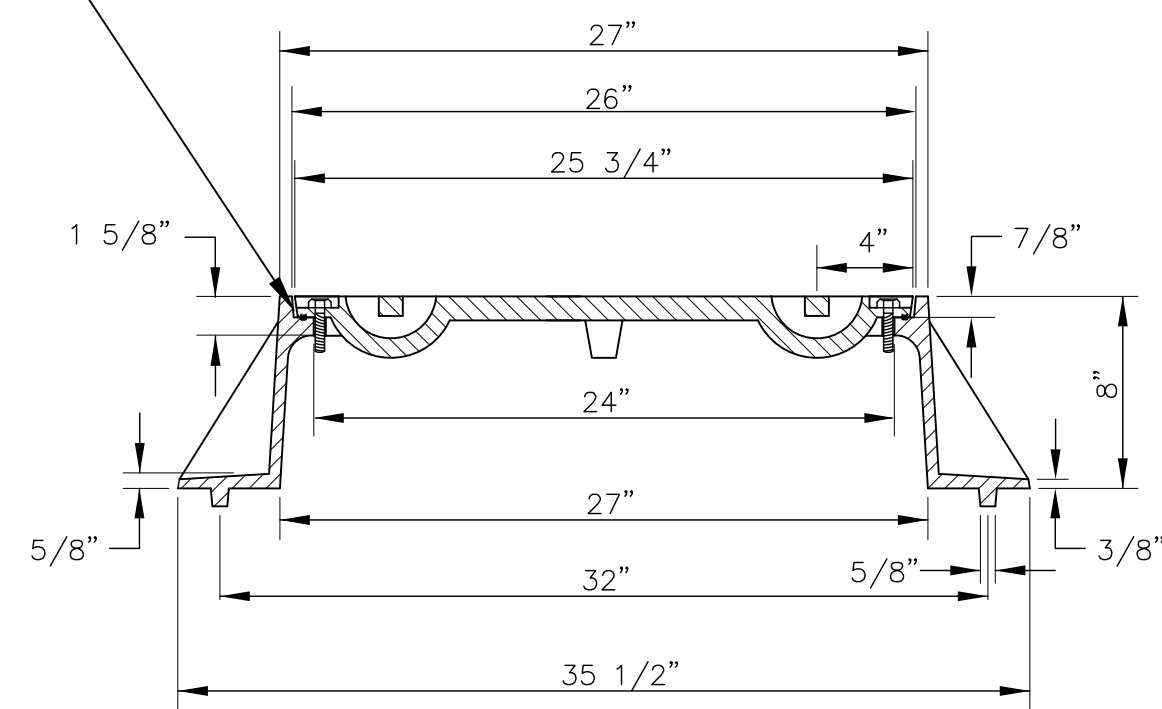
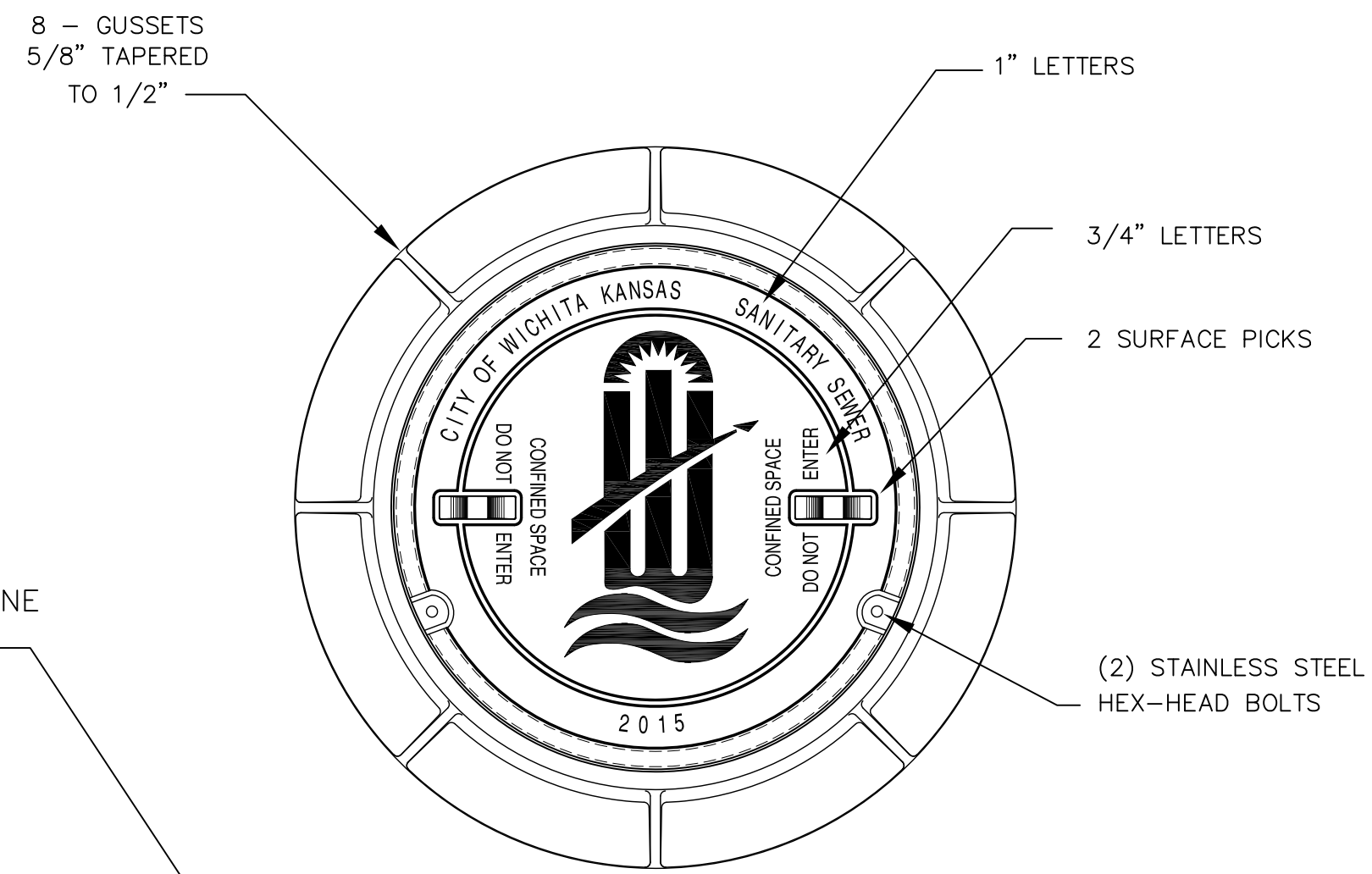
SANITARY SEWER MANHOLE DIAMETERS		
DIAMETER	DEPTH	PIPE SIZE
4'	0'-15'	8"-18"
5'	>15'-30'	21"-30"
6'	>30'	36"-60"

REVISION NOVEMBER 2019	RISER PIPE RETAINING ASSEMBLY REVISED ON MANHOLE DRAWING
 CITY OF WICHITA PUBLIC WORKS & UTILITIES ENGINEERING DIVISION	
PRECAST SANITARY SEWER MANHOLE CITY ENGINEER GARY JANZEN, P.E.	
PROJECT NUMBER	OCA NUMBER
DATE	
CITY ENGINEER'S OFFICE	
CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501	
SHEET 4 of 11	



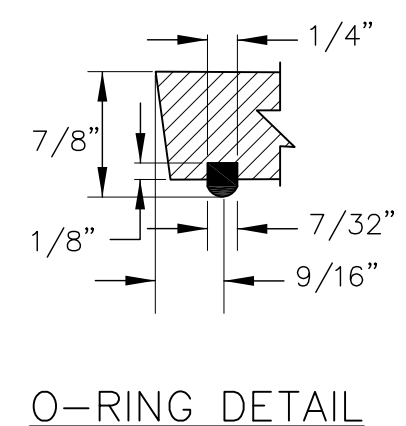
STANDARD MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



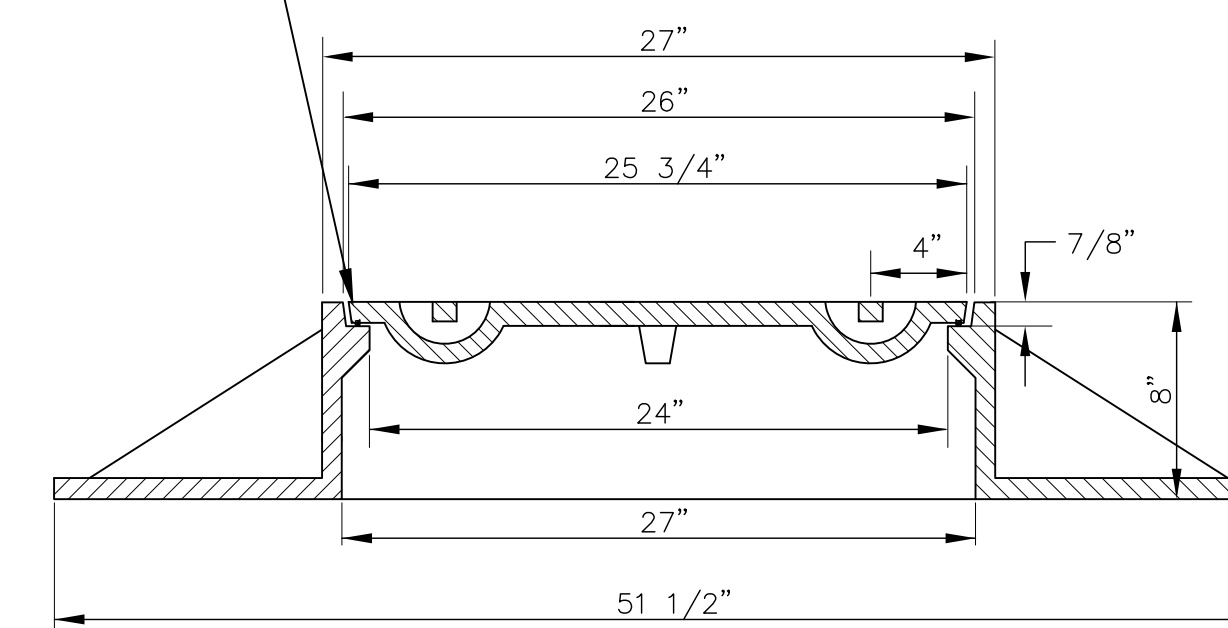
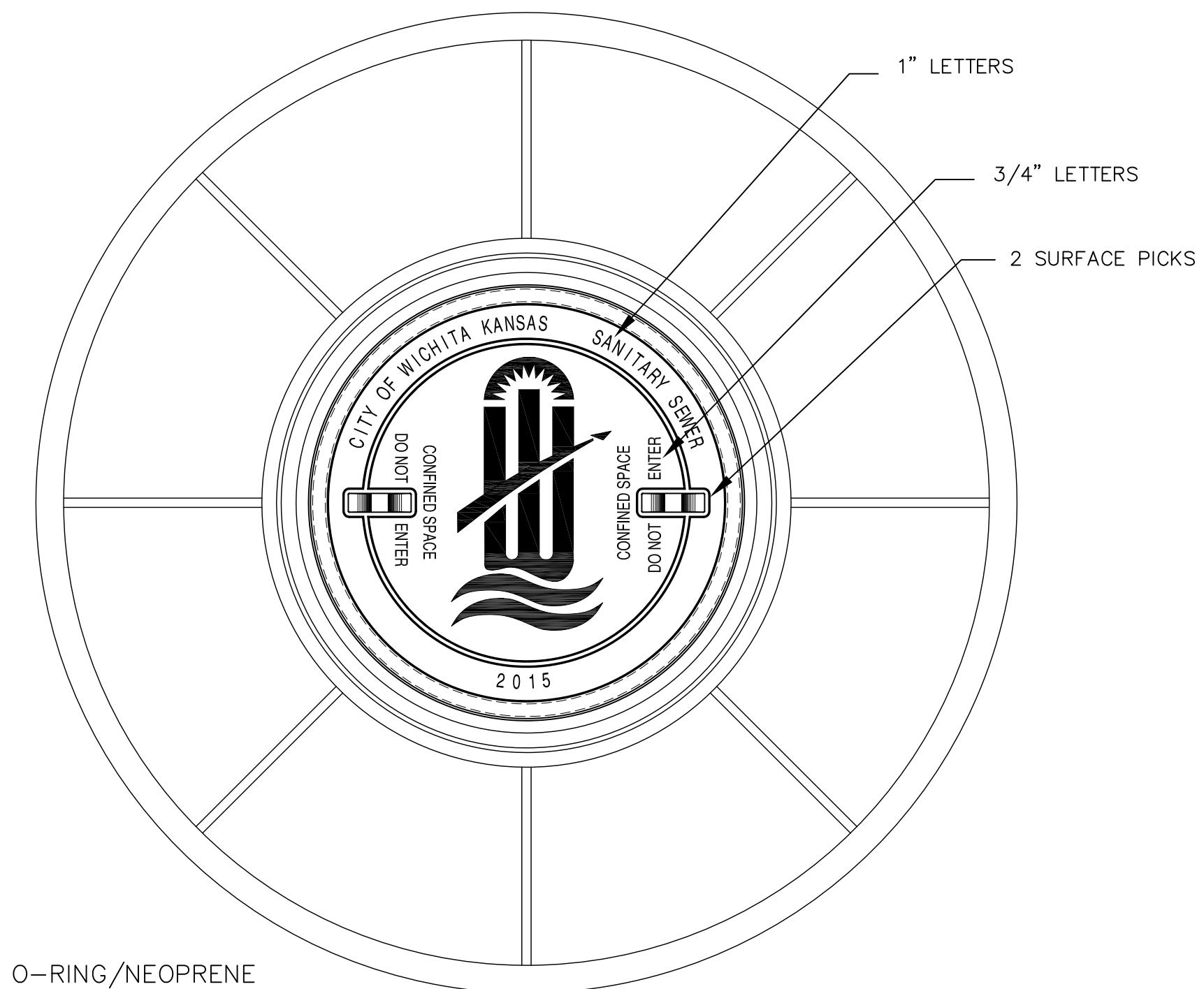
BOLT DOWN MANHOLE FRAME & COVER
DEETER #1261 OR EJIW #1936-Z1

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.

ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.



WIDE FLANGED FRAME & COVER
DEETER #1261A

NOTE:
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.

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 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 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 THAT THESE SEATING 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" IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SANITARY SEWER". THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN WITH CITY OF WICHITA 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.

REVISED: MARCH 2016

MANHOLE
FRAME AND COVER
(SANITARY SEWER)

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER OCA NUMBER DATE

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET
5 of 11

K & B ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "K & B ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property surveyed,
described as that part of the NE1/4 of Sec. 2, Twp. 28-S, R-1-E of the
6th P.M., Sedgwick County, Kansas, lying north and east of the easterly
line of George Washington Boulevard and lying south of that portion
platted as Spencer Gardens Addition, and Spencer Garden 2nd Addition,
EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road
by instruments filed in the Office of the Register of Deeds, in Book Misc.
164, Page 336; Book Misc. 301, Page 405; Book Misc. 302, Page 70, and
Book Misc. 461, Page 50, and Condemnation Case A-56278, and EXCEPT
that portion dedicated to the public for flood control purposes on Film 17,
Page 1294 and on Film 17, Page 1295.

Existing public easements and dedications, including the one foot
strip given to Sedgwick County adjacent to George Washington Blvd.
right-of-way and adjacent to Oliver St. right-of-way for access
control in Book 461, Page 50, being vacated by virtue of K.S.A.
12-512(b).

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
Surveyor
KANSAS
LICENSED
18-974
12-2005

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "K & B
ADDITION", Wichita, Sedgwick County, Kansas.

SNB Bank of Wichita

Steven D. Hadley
Steven D. Hadley
President
SNB Bank of Wichita

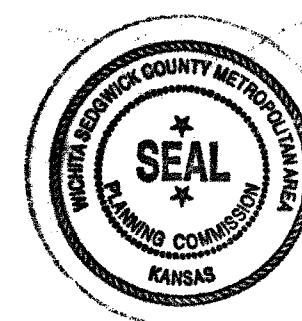
State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 28th day of April, 2005, by *Steven D. Hadley*,
President of SNB Bank of Wichita, on behalf of the bank.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07

Susan K. Monette
Susan K. Monette
Notary Public

My App't. Exp. 11-9-07

This plat of "K & B ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.
Dated this 9th day of December, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

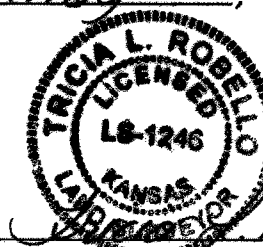


Morris K. Dunlap
Morrise K. Dunlap
Chair
John L. Schlegel
John L. Schlegel
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 17th day of May, 2005.

Carlos Mayans
Carlos Mayans
Mayor
Karen Sublett
Karen Sublett
City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 2nd day of May, 2005.



Tricia L. Robella
Tricia L. Robella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this 7th day
of June, 2005.
Don Brace
Don Brace
County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 1th day
of June, 2005 at 3:51:30 o'clock P.M. and is duly recorded.

Bill Meek
Bill Meek
Register of Deeds
TONYA BUCKINGHAM
Deputy

Know all men by these presents that we,
the undersigned, have caused the land in the surveys certificate to be
platted into Lots, a Blocks, and a Street, to be known as "K & B
ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby
dedicated to and for the use of the public. The George Washington Blvd.
and Oliver St. contingent street dedications shall become effective in the
event that the City of Wichita determines a need for the right-of-way for
any street related purposes. These contingent street dedications shall be
a covenant running with the land and shall be binding on all heirs and
subsequent owners of all parts of said property covered by said
dedications. Access controls shall be as depicted on the face of the plat
and are hereby granted to the City of Wichita, Kansas. The permitted
opening locations shall be as determined by the City Engineer of the City
of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

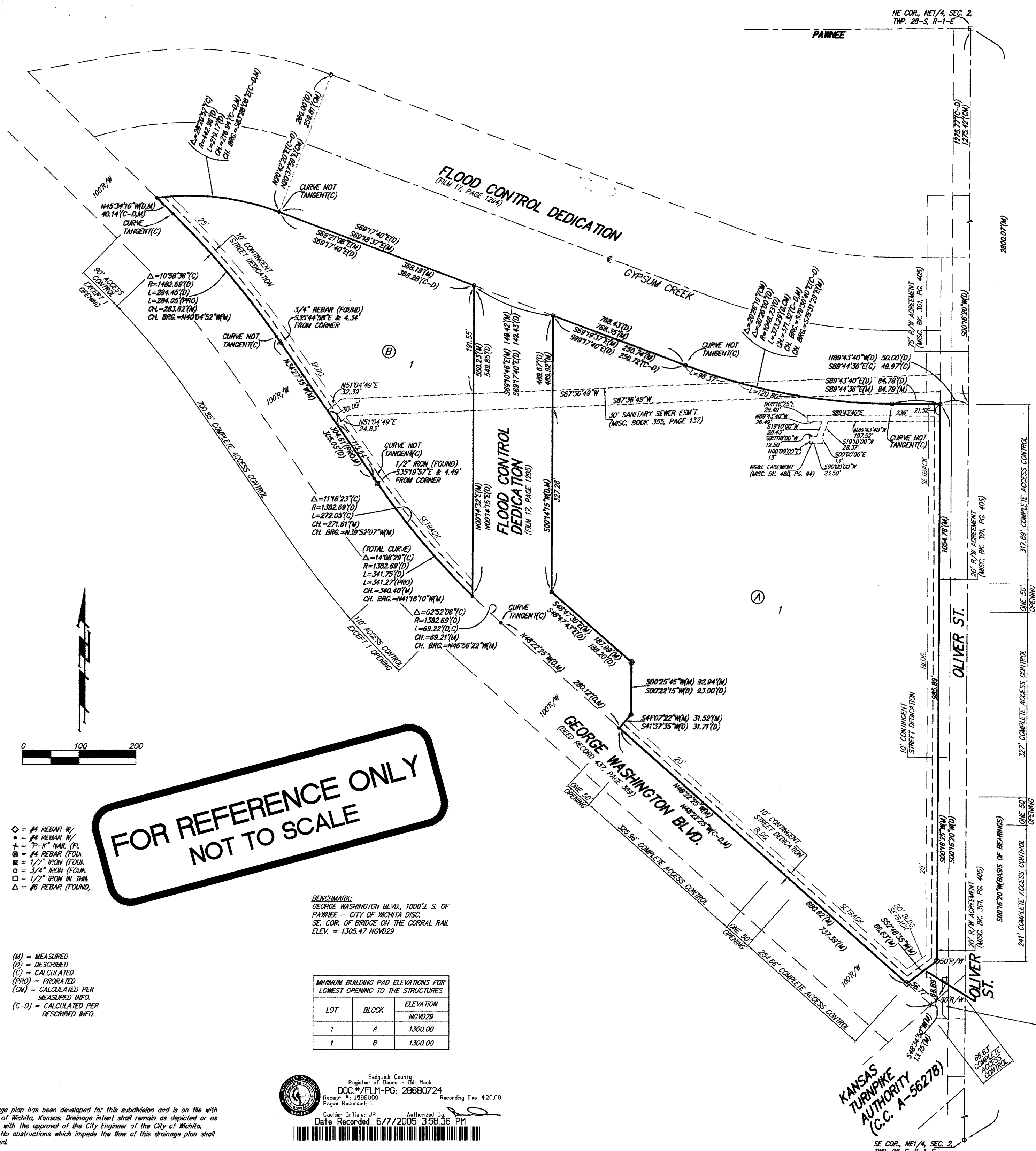
HLK LLC, a Kansas limited liability company
Herbert L. Krumsick
Herbert L. Krumsick
President
SRB Kansas, LLC, a Kansas limited liability company
Steven R. Barrett
Steven R. Barrett
Manager

State of Kansas) SS The foregoing instrument acknowledged before
me, this 28th day of April, 2005, by Herbert L. Krumsick,
President of HLK LLC, a Kansas limited liability company, on behalf of
the limited liability company.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07
Susan K. Monette
Susan K. Monette
Notary Public
My App't. Exp. 11-9-07

State of Kansas) SS The foregoing instrument acknowledged before
me, this 28th day of April, 2005, by Steven R. Barrett,
Manager of SRB Kansas, LLC, a Kansas limited liability company, on
behalf of the limited liability company.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07
Susan K. Monette
Susan K. Monette
Notary Public
My App't. Exp. 11-9-07



**FOR REFERENCE ONLY
NOT TO SCALE**

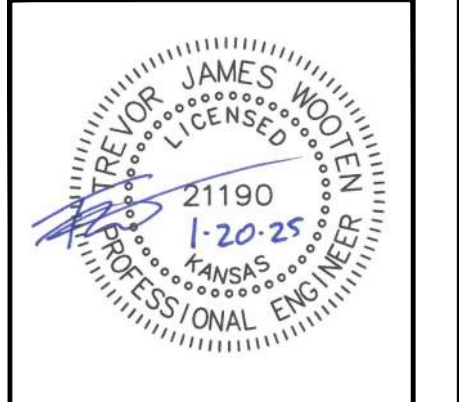
- = #4 REBAR W/
- = #4 REBAR W/
- + = 7/8" x 1/4" NAIL (FL)
- ⊗ = #4 REBAR (FOU)
- ⊗ = 1/2" IRON (FOU)
- ⊗ = 3/4" IRON (FOU)
- ⊗ = 1/2" IRON IN TREN
- △ = #6 REBAR (FOUND)

BENCHMARK:
GEORGE WASHINGTON BLVD., 1000' S. OF
PAINNEE - CITY OF WICHITA DISC.
SE. COR. OF BRIDGE ON THE CORRAL RAIL
ELEV. = 1305.47 NGVD29

LOT	BLOCK	ELEVATION
1	A	1300.00
1	B	1300.00

Sedgwick County
Register of Deeds - Bill Meek
DOC # TELM-PG: 28680724
Receipt # 1585000
Paper Rec'd: 1
Recording Fee: \$20.00
Customer Initials: [Signature]
Date Recorded: 6/7/2005 3:58:36 PM

NOTE:
A drainage plan has been developed for this subdivision and is on file with
the City of Wichita, Kansas. Drainage intent shall remain as depicted or as
modified with the approval of the City Engineer of the City of Wichita,
Kansas. No obstructions which impede the flow of this drainage plan shall
be allowed.



**BAUGHMAN
COMPANY**
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

WICHITA FIRE DEPT.
STORAGE FACILITY

**COPY OF
PLAT**

SANITARY SEWER
IMPROVEMENTS

PROJECT NUMBER:
23-12-E687

DESIGN: DRAWN:
DATE: January 20, 2025
SHEET 11 OF 11

B Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
PLAT K&B ADDITION.DWG\K&B.DWG\MOC