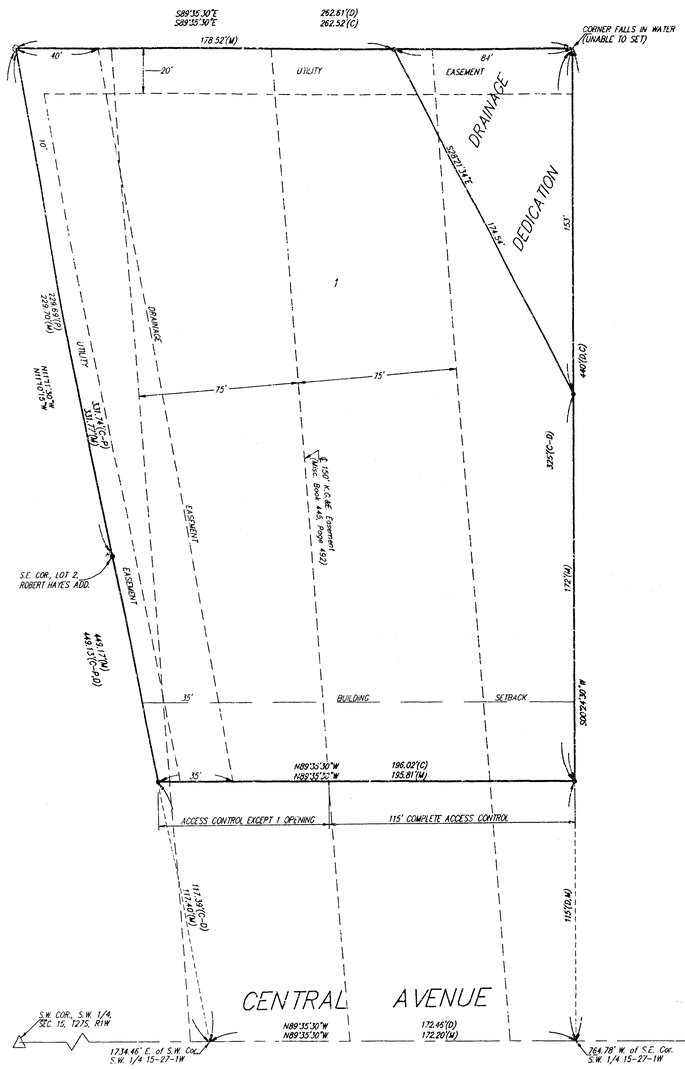
# HOSKINSON ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS




Scale: 1" = 30'

MINIMUM BUILDING PAD ELEVATION = 126.0 CITY DATUM (1313.4 M.S.L.)

(C) = CALCULATED
(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:
DISC ON N.E. END OF BRIDGE OVER BIG SLOUGH ON CENTRAL
ELEV. = 1317.50 M.S.L. (130.10 CITY DATUM)

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
+ = NAIL IN CAP (FOUND)
○ = 1/2" IRON (FOUND)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "HOSKINSON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract in the S.W. 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 764.78 feet west of the S.E. Corner thereof; thence N89°35'30"W along the south line of S.W. 1/4, 172.46 feet to a point 1734.46 feet east of the S.W. Corner of said S.W. 1/4; thence N1°10'15"W, 449.13 feet; thence S89°35'30"E, 262.61 feet to a point north of beginning as measured at right angles to the south line of said S.W. 1/4; thence S00°24'30"W, 440 feet to beginning, except the south 115 feet deeded for street.

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

Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "HOSKINSON ADDITION", Wichita, Sedgwick 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 dedication is hereby dedicated for drainage purposes and other public uses. All abutters rights of access to or from Central Avenue over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Central Avenue at one location over all except the east 115 feet thereof as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for lowest floor shall be 126.0 City Datum (1313.4 M.S.L.).

Owner

_____ _____
Richard D. Hoskinson Verda M. Hoskinson

Equitable Trust

_____ _____
Salah Jamaleddine Wissam Jamaleddine

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1994, by Richard D. Hoskinson and Verda M. Hoskinson, husband and wife.

_____ Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1994, by Salah Jamaleddine and Wissam Jamaleddine, husband and wife.

_____ Notary Public

My App't. Exp. _____

This plat of "HOSKINSON ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1994.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1994.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1994, at ____ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa



18-2-5-1

C.R.I. & P. RAILROAD

N.E. COR. LOT 32 CAREY AVE ADD'N.

Sta. 0+00 Const. Spec Type "A" Manhole on Exist. 15" RCP Storm Sewer

Sta. 0+58 Const. Std. C.O.W. Drop Inlet with 2 Grates

Rim 119.95 ℄ 116.53

Ex. 15" Storm

℄ RIGHT OF WAY

Curb & Gut.

Remove

NORTH

ST.

℄ 17 TH

Ex. 8" Sew.

Ex. 8" Water

Ex. 8" Gas

Ex. 8" Sew.

Ex. 30" Storm

Ex. 12" Storm

Ex. 18" Storm

Ex. 12" Storm

STEEL TANK

CONC DRIVE

SHED

STEEL TANKS

SHED

Site Location

21st ST NO

WESTLEY

INDIANA

17th ST

VICINITY MAP

SCALE

N

E

S

W

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers VRH 4/13/94

Driveway Approaches _____

Water Mains _____

Paving _____

NOTE TO CONTRACTORS

Inspection and testing for this project are 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).

Curb & Gut.

Remove

Curb & Gut.

Remove

Remove

Concrete TRASH PAD

HANS

LOADER

Asphalt

Asphalt

TRANSFORMER

SCALE HOUSE

Ramp

Scale

Ramp

BLDG.

DOCK & CANOPY

Install 3-NEENAH R-4016-A Roadway Drains or Equal t 3-8"x6" C.I. Tees t 1-8" C.I. Cap

Install 8" CIP Plug This Proj. Sta. 2+13

INLET

EDGE OF ASPHALT

TRUCK DUMP

4 BLDG.

BLDG.

BLDG.

A TANK

TUNNEL

GRAIN

ELEVATORS

Feed Cars - Room 3 Cars

Wheat Cars - Room For 5 - by switch to track #1

New switch

Note 75 lb Rail track #2 100 Light Grain Cars

OFFICE BLDG.

A.T. & S.F. RAILROAD

B.M. = R.R. Spk. S. Face P.P. W. Side E. Drive of Cereal Foods Elev. 121.91

Sta. 0+00 Const. Spec. Type A 15" RCP Sewer Top Elev 121.0

Sta. 0+58 Const. C.O.W. Drop Inlet Top Elev 118.83

Exist. Ground

Fin. Grade

8" C.I. Cap

8"x6" C.I. Tees

15" R.C.P. @ +0.30%

185 L.F. 8" C.I.P. @ +0.50%

116.20 E out 116.00 E in

117.09 E out 116.87 E in

117.85

118.38

118.53

118.69

118.87

120

115

0+00

0+58

1+00

8+00

8+15

8+30

8+44

8+58

Future Const.

STORM SEWER PROFILE

NEW STD. 24" OPENING RING AND COVER

8" BRICK MASONRY

1" COAT OF MORTAR

4'6" MAX.

4'

9"

6"

4" MIN.

FLOOR SHAPING

NO. 4 BARS 6" ON CENTER IN BOTH DIRECTIONS

CITY CONCRETE PAVEMENT MIX

SPECIAL TYPE "A" MANHOLE

Rev. 12-7-93

PROPOSED PARKING LOT & DRAINAGE IMPROVEMENTS FOR CEREAL FOOD PROCESSORS, INC. AT 701 E. 17TH ST.

PROJ. NO. 457 PPS (607861)

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

M. BRENT WOOTH LICENSED 8470 KANSAS PROFESSIONAL ENGINEER

18-5-4-2

Sta. 0+00 - Const. Spec. Type "A" Manhole on Exist. 15" RCP Storm Sewer

Sta. 0+58 - Const Std. C.O.W. Drop Inlet with 2 Grates

1" E. COR. LOT 32 CARLEY AVE ADDN.

C. R. I. & P. RAILROAD

Rim 119.95
R 116.55

Ex. 15" Storm

RIGHT OF WAY

Curb & Gut.

Remove

NORTH

ST.

Ex. 8" San.

Ex. 8" Water

Ex. 30" Storm

STEEL TANK

CONC DRIVE

Ex. 16" Storm

SHED

STEEL TANKS

Ex. 12" Storm

Ramp

Scale

Ramp

SCALE HOUSE

TRANSFORMER

Asphalt

BLDG.

CONCRETE TRASH PAD

OVERHEAD LOADER

DOCK & CANOPY

INLET

EDGE OF ASPHALT

Install 3 - NEENAH R-4016-A Roadway Drains or Equal & 3-8"x6" C.I. Tees & 1-8" C.I. Cap

Install 8" C.I.P. Plug This Proj. Sta. 0+15

TRUCK DUMP

TANK

TUNNEL

GRAIN

ELEVATORS

Feed Cars - Room 3 Cars

Wheat Cars - Room For 5 - by switch to track #1

New switch

Note
75 lb Rail track #2
100 Light Grain 43 Cars -

OFFICE BLDG.

A.T. & S.F. RAILROAD

B.M. = R.R. Spk. S. Face P.P. W. Side E. Drive of Cereal Foods Elev. 121.91

Booked 8-18-94 MEG

VICINITY MAP

Site Location

21st ST. NO.

17th ST.

SCALE : 1" = 30'

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers _____

Storm Sewers VRH 4/13/94

Driveway Approaches _____

Water Mains _____

Paving _____

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R. BRENT WOOTEN LICENSED 9470 KANSAS PROFESSIONAL ENGINEER

STORM SEWER PROFILE

Sta. 0+00 Const. Spec. Type "A" Manhole on Ex. 15" RCP Sewer Top Elev. 120.86

Sta. 0+58 Const. C.O.W. Std. Drop Inlet with 2 Grates Top Elev. 119.30

Exist. Ground

Fin. Grade

8" C.I. Cap

8" x 6" C.I. Tees

15" R.C.P. @ +0.60%

135 L.F. 8" C.I.P. @ +0.50%

15" R.C.P. @ +0.60%

116.20 E out
116.30 E in

115.88 E out
115.98 E in

E 117.28

E 118.38

E 118.96

E 119.37

E 119.60

E 119.67

0+00 0+58 1+00 6+00 +15 +30 +44 +58

Sta. Exist. Install 8" C.I.P. Plug

Sta. 2+30 Install Roadway Drain

Sta. 2+44 Install Roadway Drain

Sta. 2+58 Install Roadway Drain

Future Const.

NEW STD. 24" OPENING RING AND COVER

8" BRICK MASONRY

1" COAT OF MORTAR

46" MAX.

9"

4" MIN.

6"

FLOOR SHAPING

NO. 4 BARS 6" ON CENTER IN BOTH DIRECTIONS

CITY CONCRETE PAVEMENT MIX

SPECIAL TYPE "A" MANHOLE

A-2

Rev. 12-7-93

As Built May 2, 1994

PROPOSED PARKING LOT & DRAINAGE IMPROVEMENTS FOR CEREAL FOOD PROCESSORS, INC. AT 701 E. 17TH ST.

PROJ. NO. 457 PPS (607861)

BAUGHMAN COMPANY, P.A.
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