

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
Multimedia Security Systems	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	323-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	800-344-7233
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446
City of Wichita Sewer Maintenance	268-4071

- 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 be aware that some Southwestern Bell Telephone lines within the project corridor may have been abandoned in place as new lines are installed. The Contractor shall be responsible for contacting the appropriate owners to determine the status of said lines.

- All areas disturbed by construction operations shall be seeded with Rebel Fescue at a rate of 6-8 lbs. per 1000 sq. ft. immediately following construction in that area. Prior to seeding, area shall be prepared per City specs. Cost shall be incidental to site clearing and restoration.

- 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.

- Contractor shall not start work on the project until the Project Inspector is assigned to the Project and is present on the site. Any work done without inspection shall be required to be uncovered for inspection.

- All Project waste including any trees, pavement, rubble from miscellaneous structures, abandoned pipes, excess excavation, & etc. shall be disposed of on sites provided by the Contractor. These sites shall also be approved by the Engineer as to suitability, appearance, and site location. Locations that, in the opinion of the Engineer, 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 of wetlands is subject to U.S. Corps of Engineers permitted regulations. Any material buried or stockpiled beyond approved construction limits may require archaeological investigations unless buried in a previously approved disposal location.

- The Contractor shall comply with all applicable safety regulations.

- The Contractor shall be made aware that he will be working in close proximity of existing and proposed utilities. Any conflicts with such utilities shall be reported to the Engineer. The Contractor shall coordinate the construction of this project with the relocation of any existing or proposed utilities by the utility companies.

- This Project may be constructed concurrently with Water Main Extension (Project No. 448-89359 & 448-89156) and Street & Storm Water Sewer improvements. Construction of new pavement for each phase of this Project shall not begin until such time as the Water Main and Sanitary Sewer construction, testing, and service connections have been completed for that phase. Cost of construction coordination shall be INCIDENTAL to this Project.

- Prior to bidding the Project, each bidder shall visit the site and satisfy himself of surface and subsurface conditions. Each bidder shall also fully inform himself as to the extent of the scope of work to be performed.

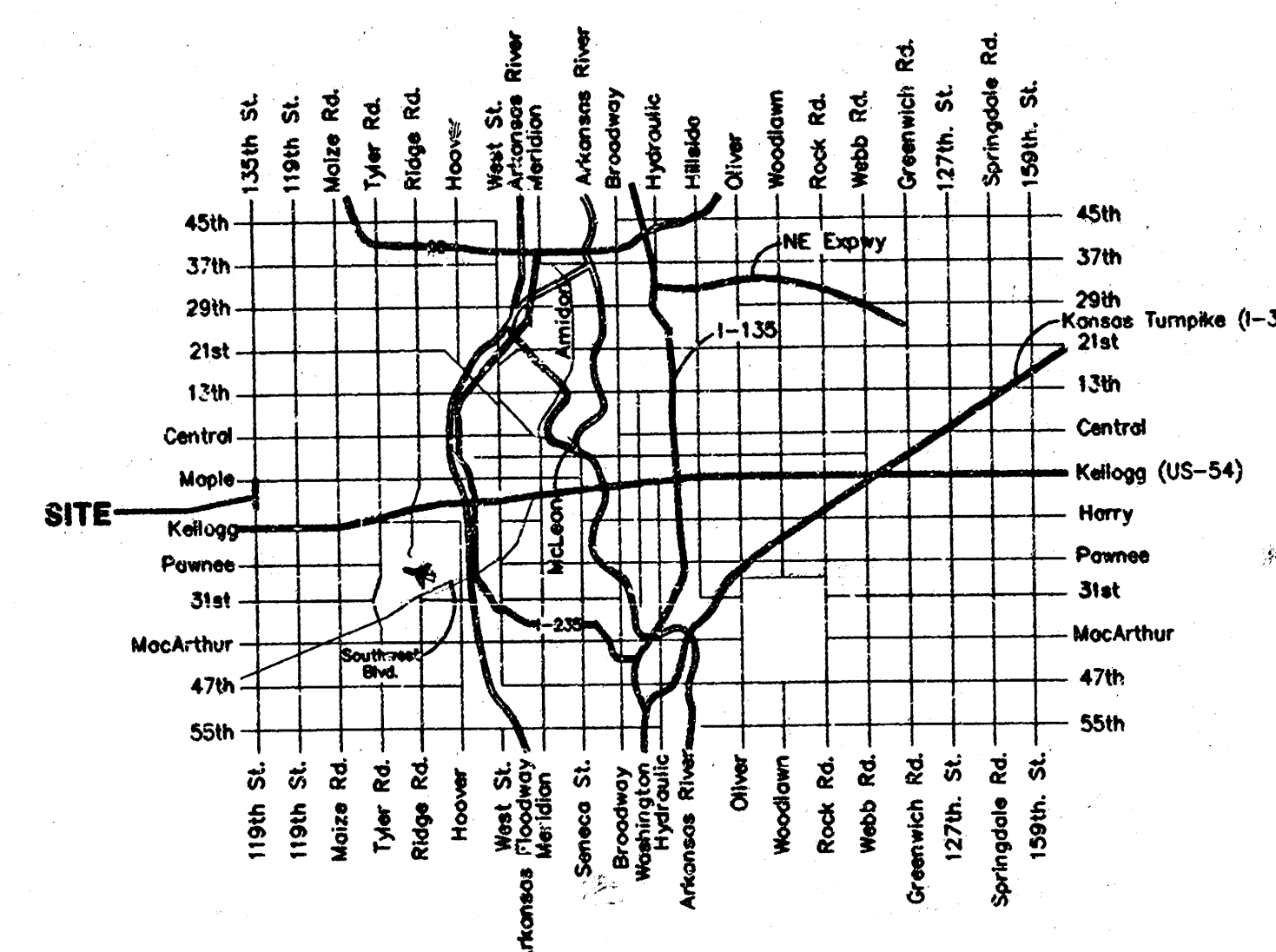
INDEX:

- Cover Sheet
- Line 1
- Standard Shallow Manhole Details
- Standard Manhole Details
- Ring & Cover Detail
- Auburn Hills Commercial 2nd Addition Plot

BENCHMARK:

- City Disc - 34.3' E. & 3.3' N. of S.W. Corner of N.W. 1/4, Sec. 25, T-27-S, R-2-W. Elev. = 156.63 (City Datum)

- City Disc - 135th St. W. & Maple, 30' N. & 15' E. CL Both. Elev. = 150.20 (City Datum)



VICINITY MAP

Lat. 21, Cowskin Interceptor Sewer AUBURN HILLS COMMERCIAL 2ND ADDITION & AUBURN HILLS CLUB HOUSE ADDITION

Project No. 468-82982

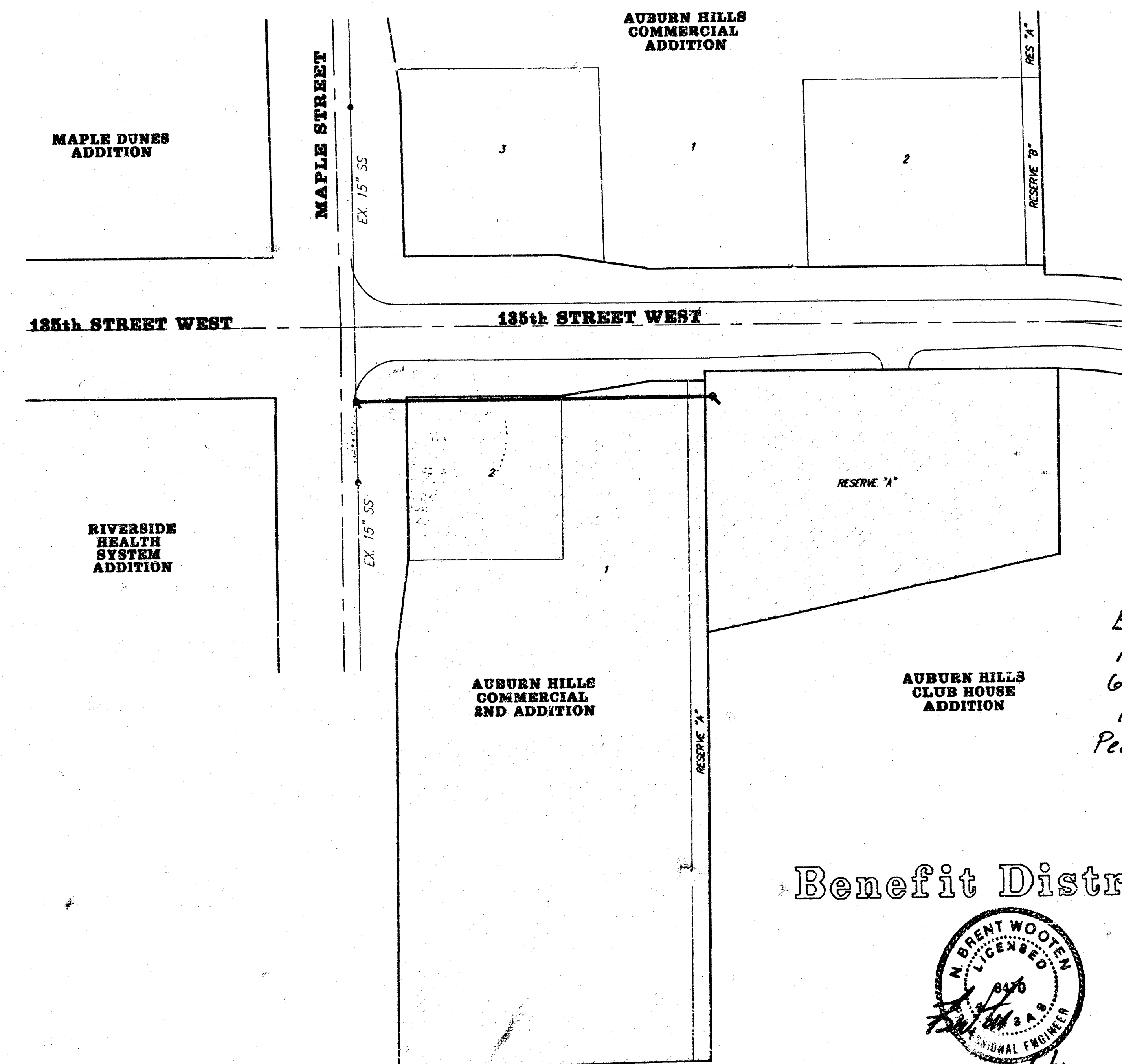
Index Code 743794

CITY OF WICHITA, KANSAS

Michael E. Lindebak, City Engineer

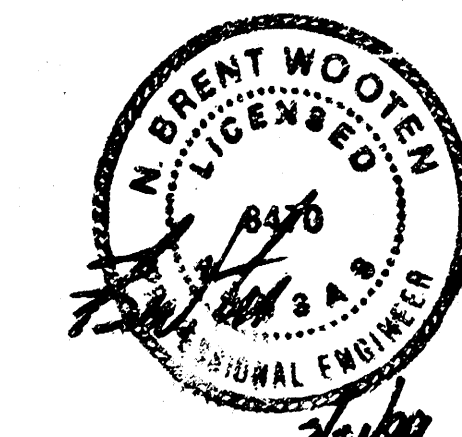
March, 1999

Scale: 1" = 100'



Booked
P-85
6-30-99
R.O.L
Per Plan

Benefit District: ☐

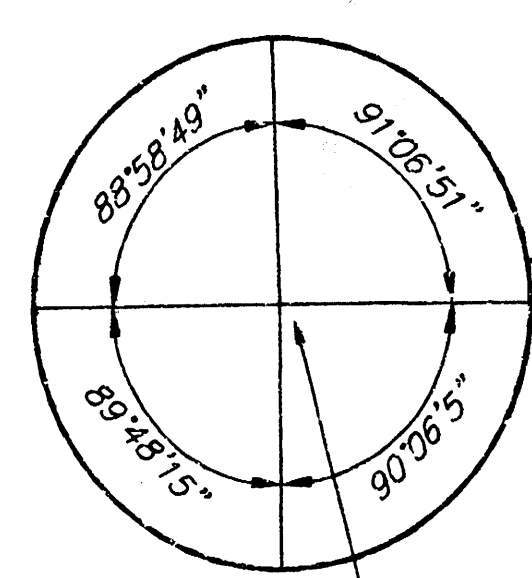


BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARKS:

#1 CITY DISC - 34.3' E. & 3.3' N. OF S.W. CORNER OF N.W. 1/4, SEC. 25, T-27-S, R-2-W.
ELEV. = 156.63 CITY DATUM
1344.03 M.S.L.

#2 CITY DISC - 135TH ST. W. & MAPLE.
30' N. & 15' E. C. BOTH.
ELEV. = 150.20 CITY DATUM
1337.60 M.S.L.



RIVERSIDE HEALTH SYSTEM ADDITION

Sta. 0+00, Begin Line 1
Contractor Shall Verify Depth & Location of Existing 15" SS Prior to Construction. Construct Std Shallow Type 'C' Manhole Over Existing 15" San. Sewer Pipe. Rim Elev. = 151.70

MAPLE STREET (6TH STREET SOUTH)

Sta. 0+00, Begin Line 1
Contractor Shall Verify Depth & Location of Existing 15" SS Prior to Construction. Construct Std Shallow Type 'C' Manhole Over Existing 15" San. Sewer Pipe. Rim Elev. = 151.70

20 L.F. 6" Concrete Encasement per City Specification

146.70 = Flow

Finish Grade = Existing Grade @ Pipe

404.2 L.F. 8" Pipe @ +0.651%

147.35 = Flow

148.00 = Flow

148.68 = Flow Out
148.02 = Stub Flow In

Sta. 4+04.2, End Line 1
Contractor Shall Verify Depth & Location of Existing 15" SS Prior to Construction. Construct Std Shallow Type 'C' Manhole Over Existing 15" San. Sewer Pipe. Rim Elev. = 156.95

SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL

Sta. 4+04.2, End Line 1
Construct Standard Type 'P' MH 1-4" Stub (SW)
Rim Elev. = 156.95

Contractor Shall Coordinate Manhole Rim Elevation with Site Contractor. Cost shall be INCIDENTAL to the Project.

AUBURN HILLS CLUB HOUSE ADDITION

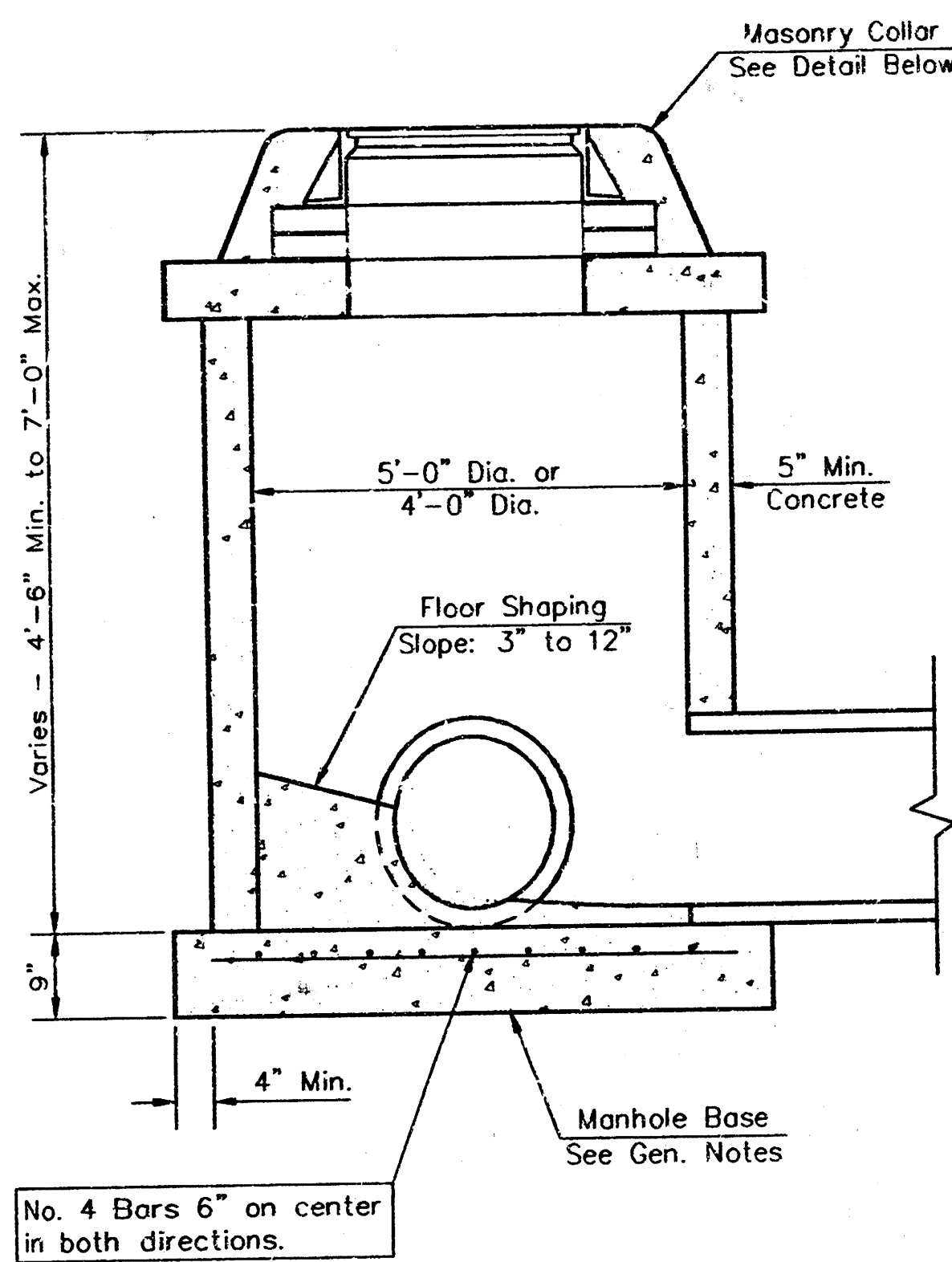
AUBURN HILLS COMMERCIAL 2ND ADDITION

PROJECT NUMBER 468-82982	SHEET NAME SS1	ENGINEERING DIRECTORY FAM135WESTSS
DESIGN JFB/JMN	DRAWN KWR/JMN	APPROVED
DATE MAR99	SCALE NOTED	BAUGHMAN NO 99-02-E285

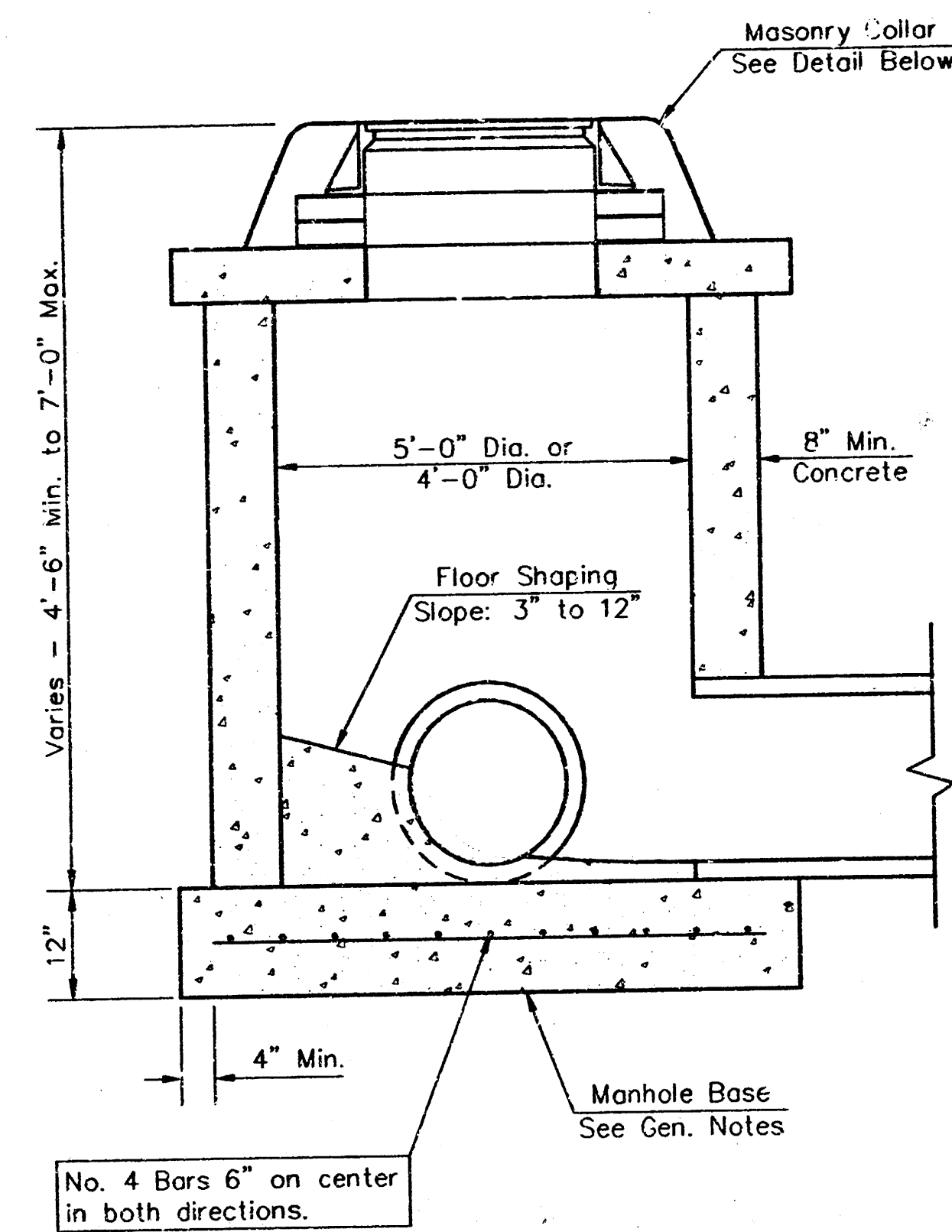
SANITARY SEWER IMPROVEMENTS
LINE 1
135TH STREET WEST - MAPLE TO 1/2 MILE SOUTH

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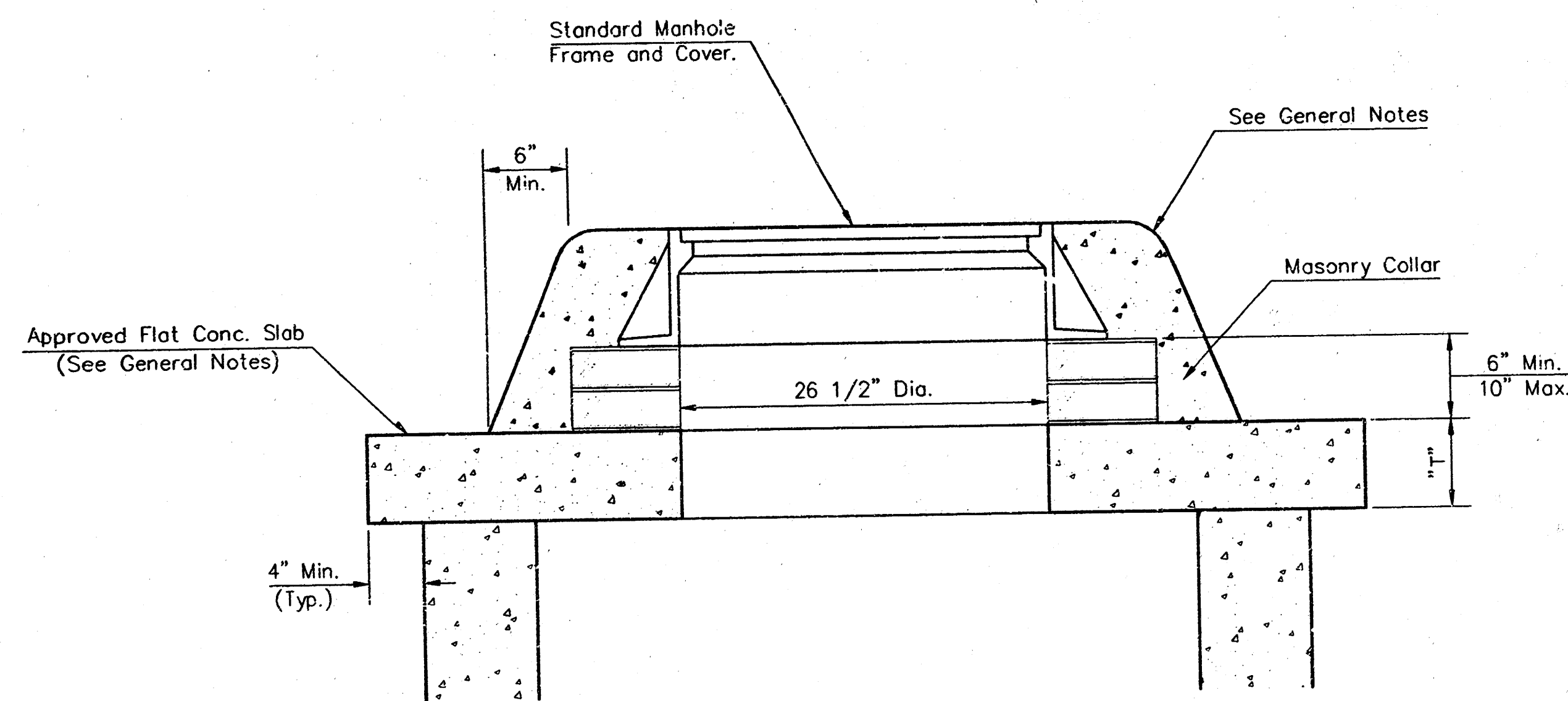
SHEET
2
OF
6



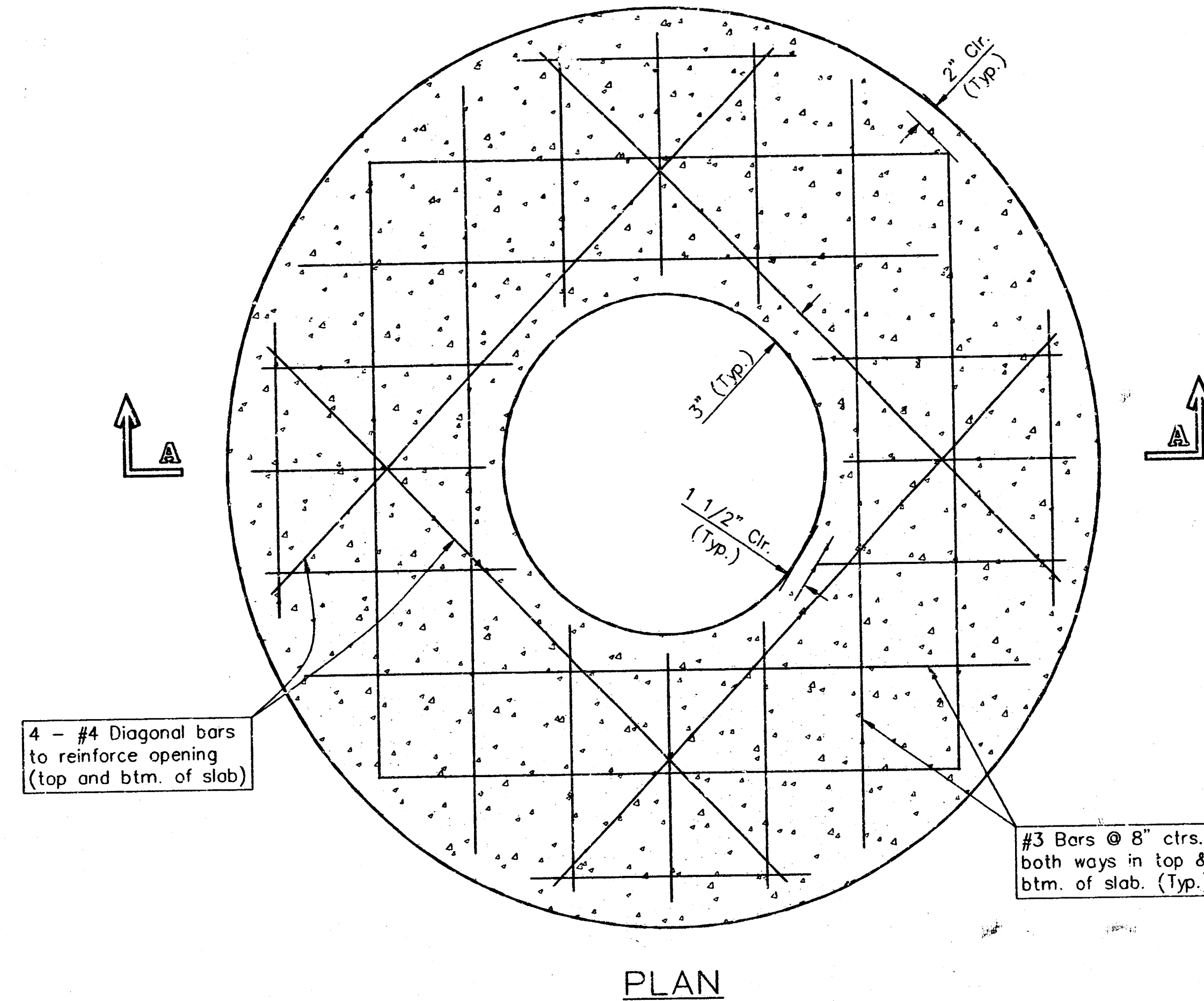
SHALLOW TYPE "P" MANHOLE



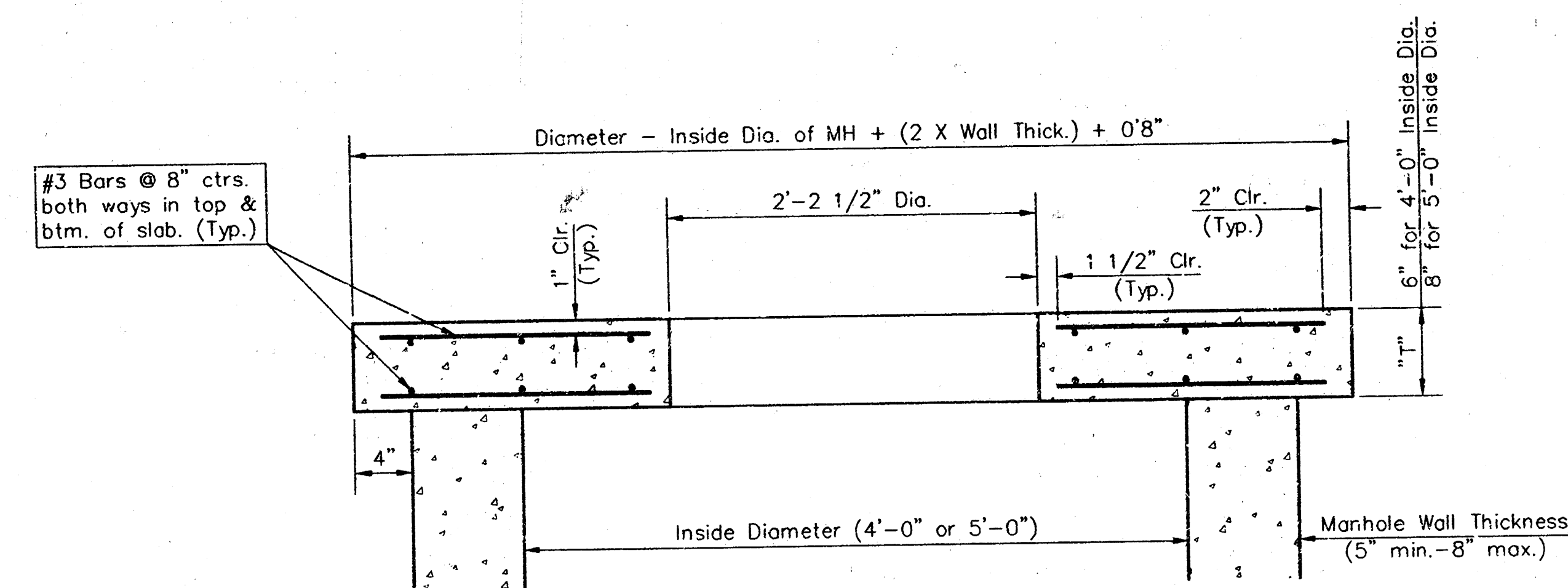
SHALLOW TYPE "C" MANHOLE



MASONRY COLLAR DETAIL



PLAN



SECTION A-A

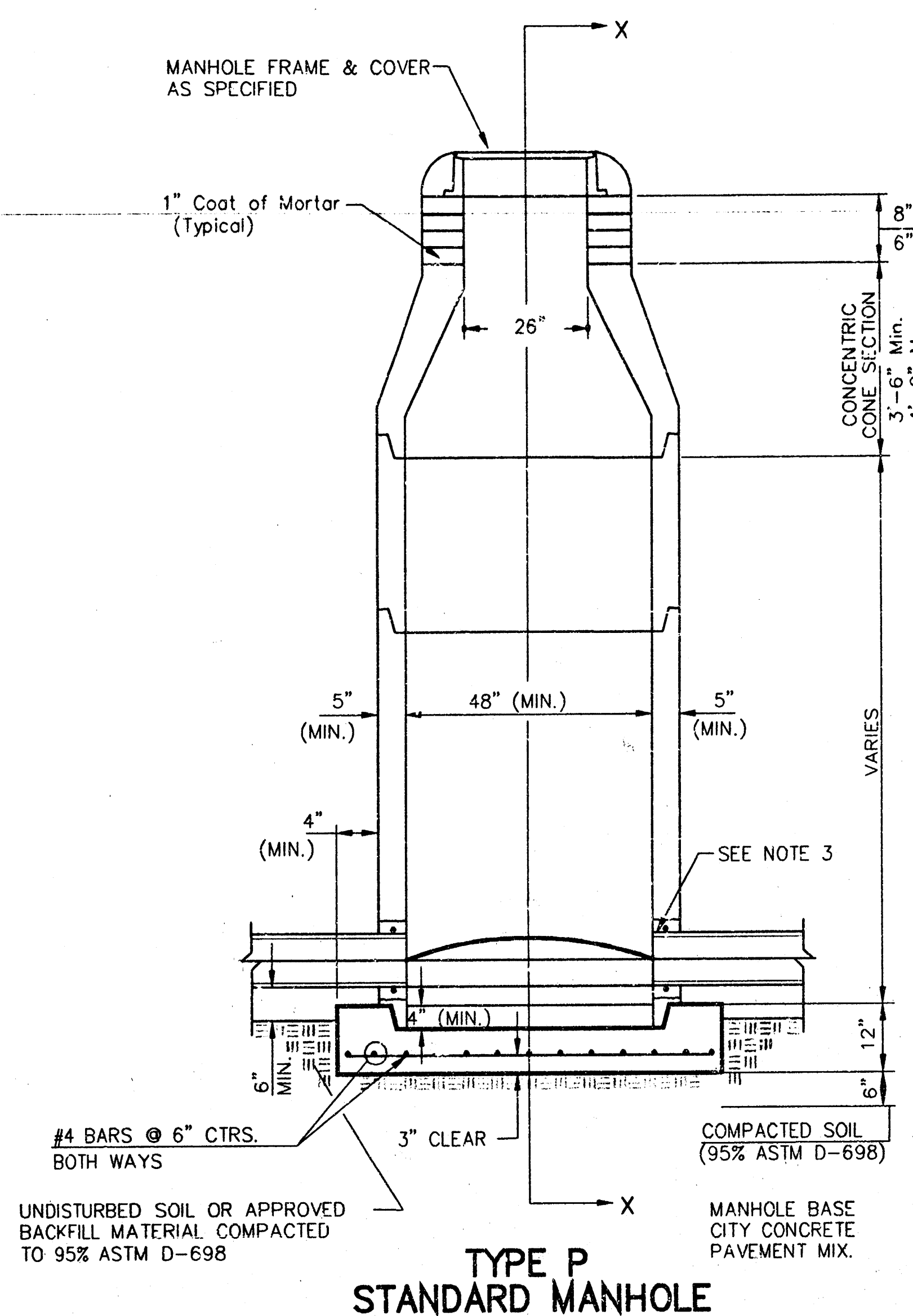
FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

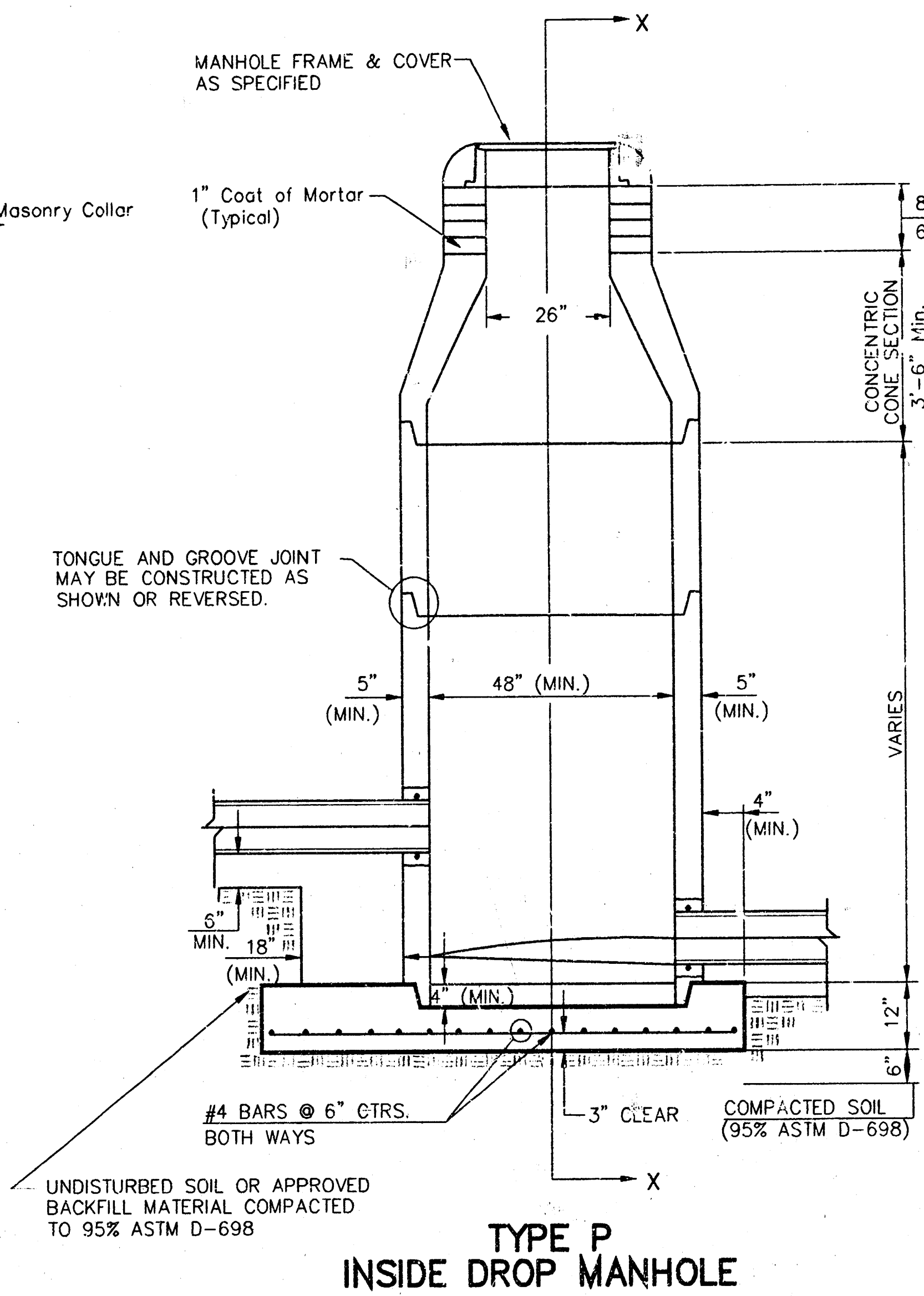
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixture. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpaved areas. 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 "P" and "C" shall be paid for at the unit price bid per each for the type and diameter 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 C652-87.

PROJECT NUMBER 468-82982		SHEET NAME SHLWMH2		ENGINEERING DIRECTORY F:\135WEST.SS	
DESIGN C.O.W.	DRAWN STAFF	APPROVED	DATE MAR99	SCALE NONE	BAUGHMAN NO 99-02-E285
CITY OF WICHITA, KANSAS STANDARD SHALLOW MANHOLE TYPE "P" AND TYPE "C"					
BAUGHMAN COMPANY, P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211					SHEET OF 3 6

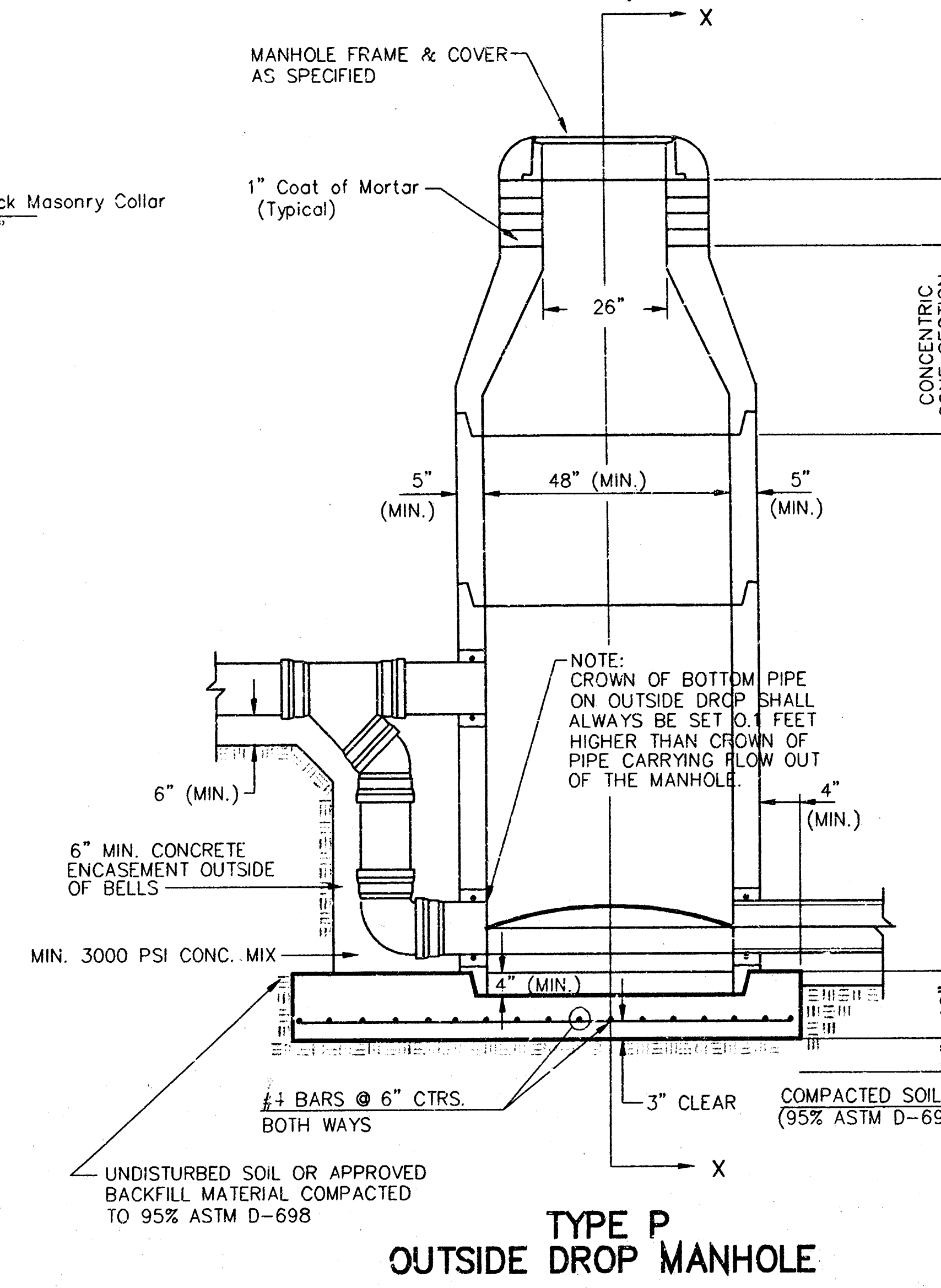
SEWER APPURTENANCES DETAILS



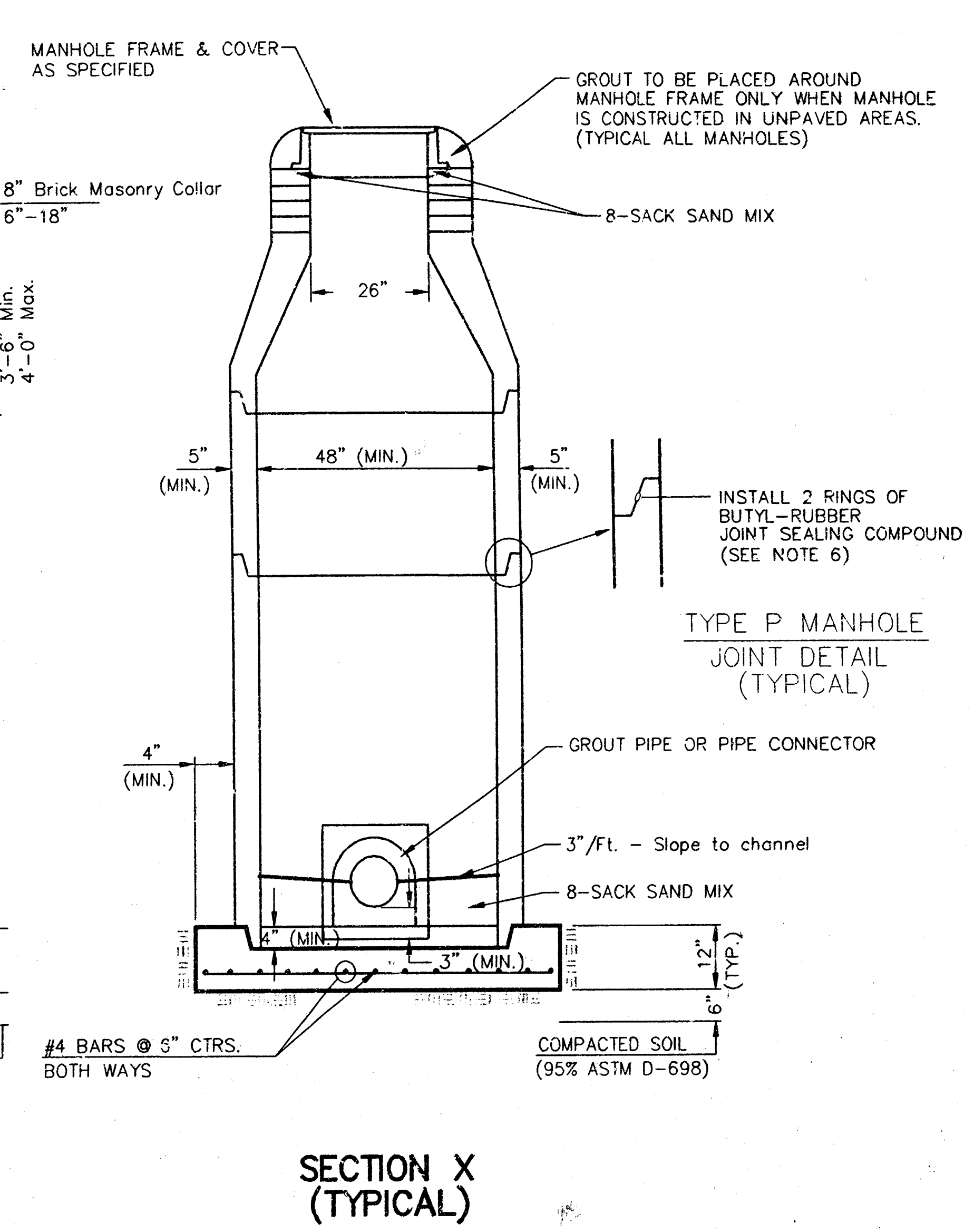
TYPE P STANDARD MANHOLE



TYPE P INSIDE DROP MANHOLE



TYPE P OUTSIDE DROP MANHOLE

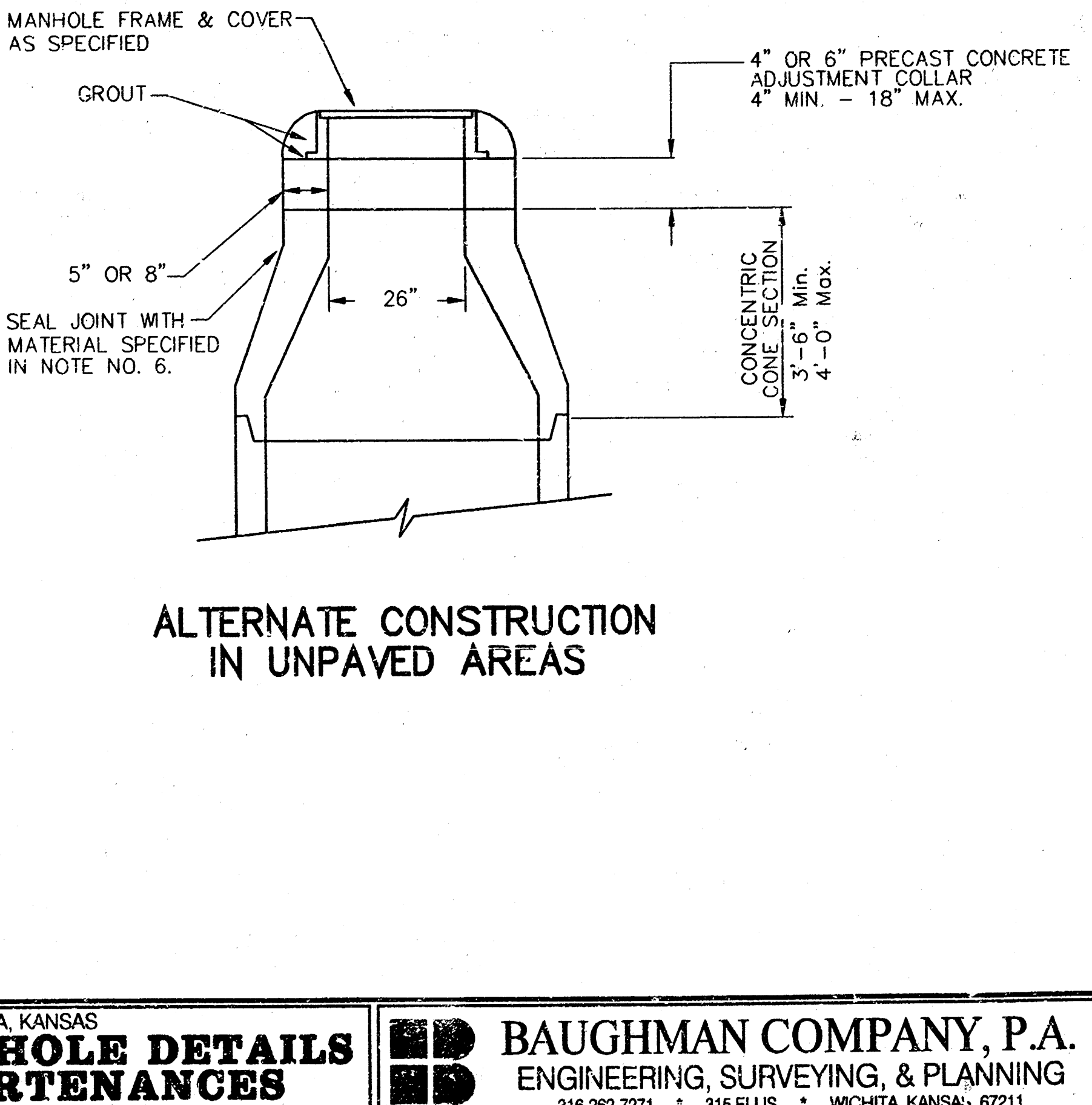


SECTION X (TYPICAL)

- 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 PIPE 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 PAVING 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.

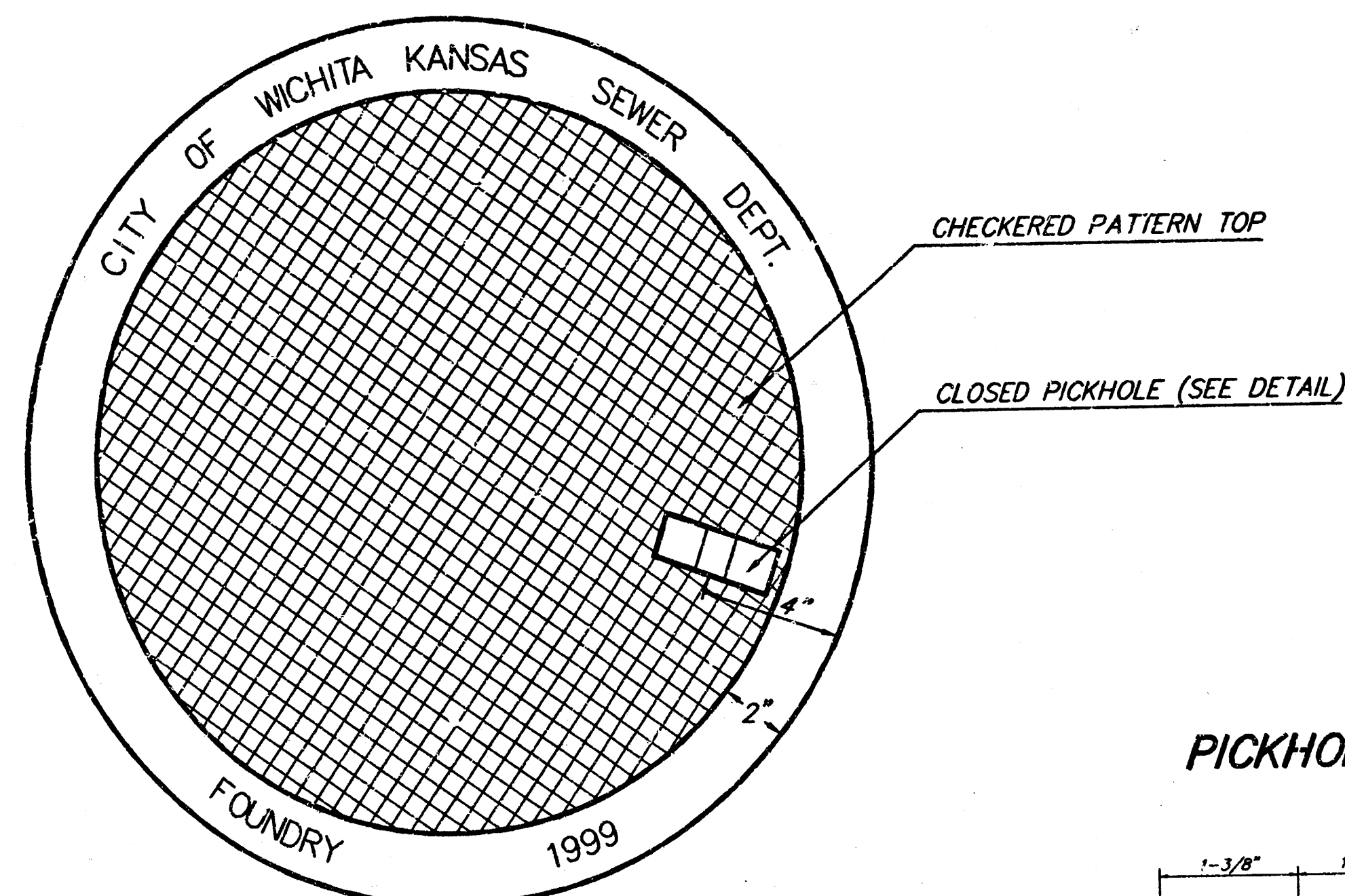
- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED 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 LAY 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.

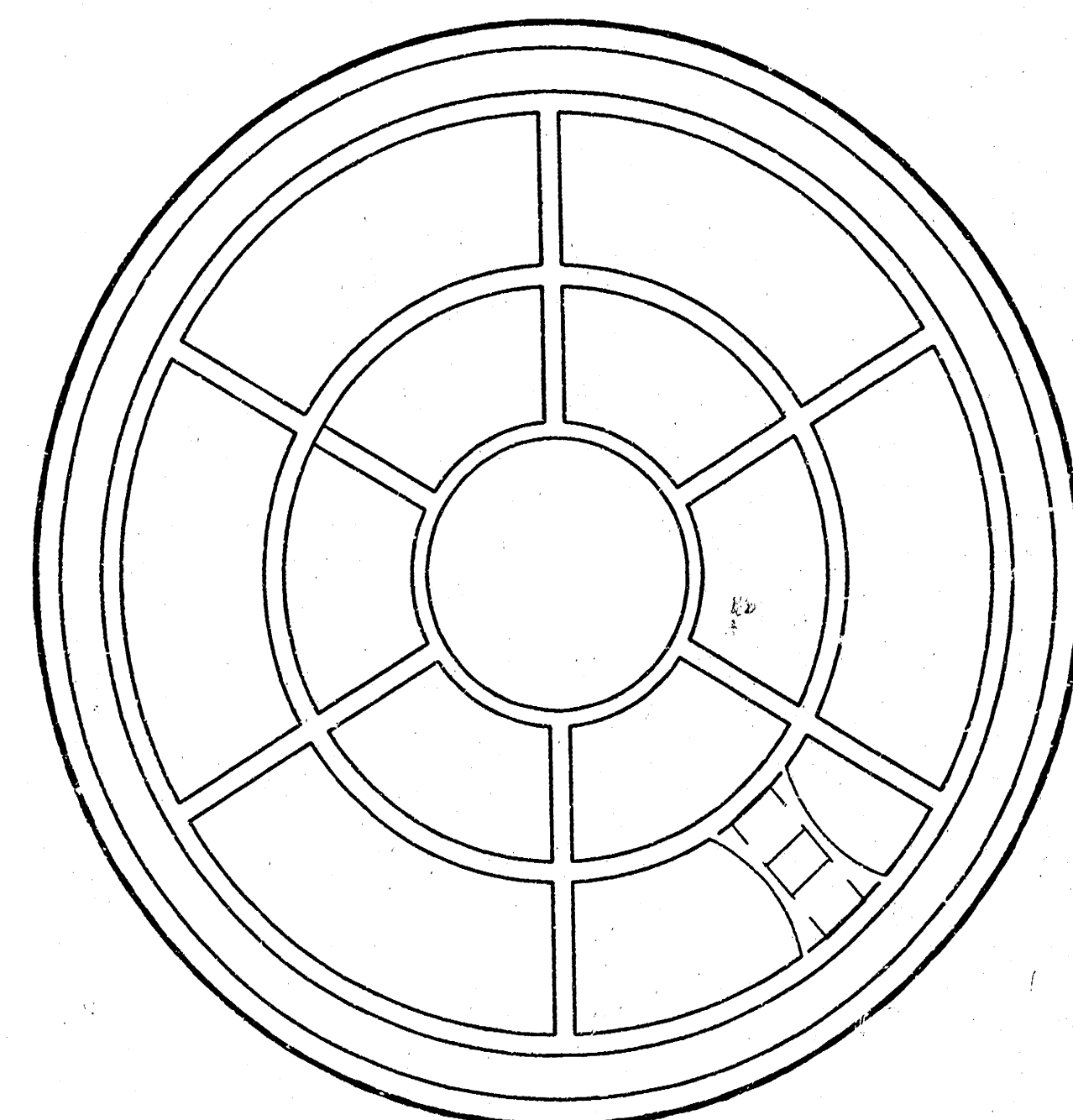


ALTERNATE CONSTRUCTION IN UNPAVED AREAS

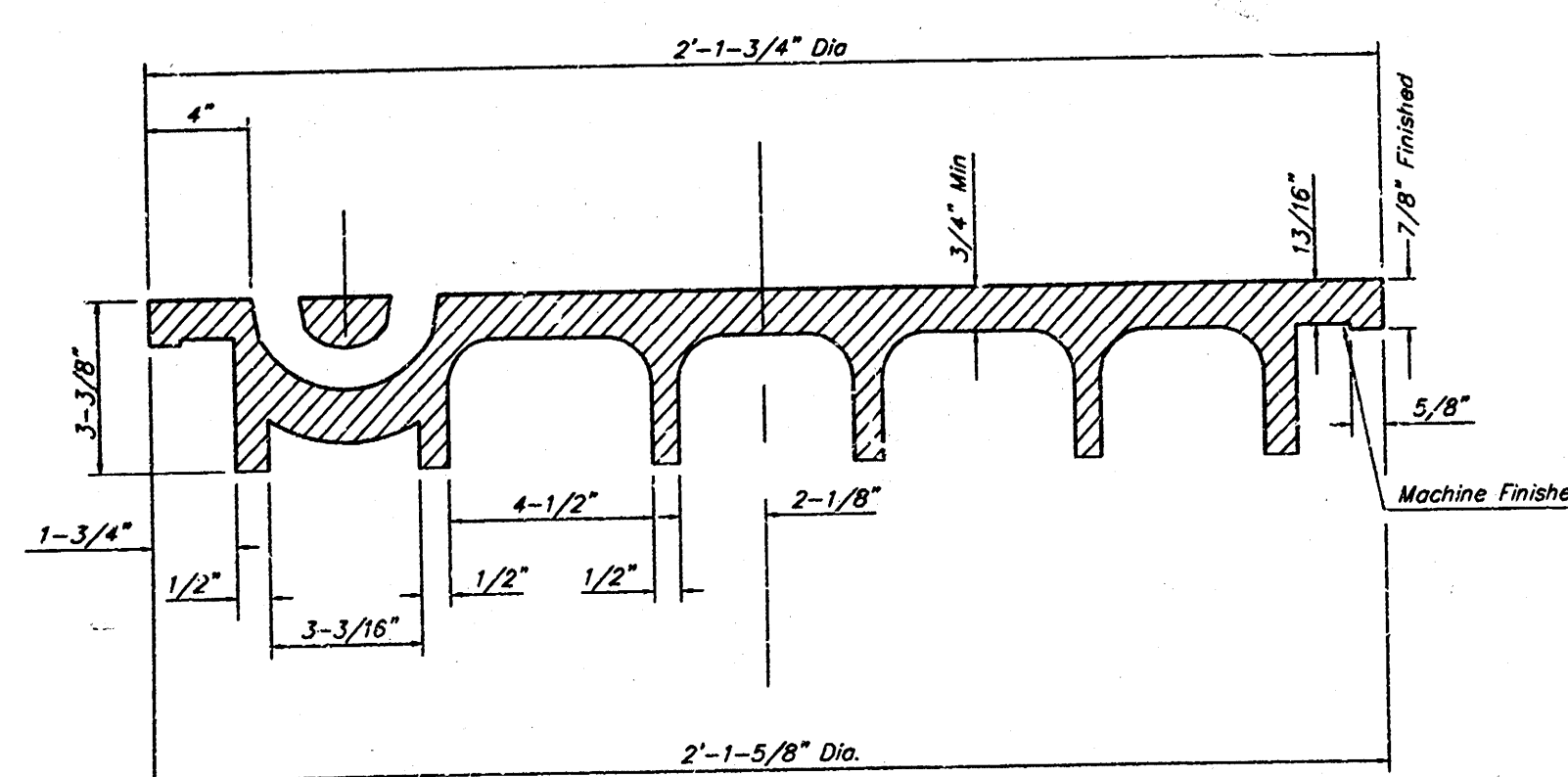
MANHOLE COVER
Weight = 180 Lbs.



TOP VIEW

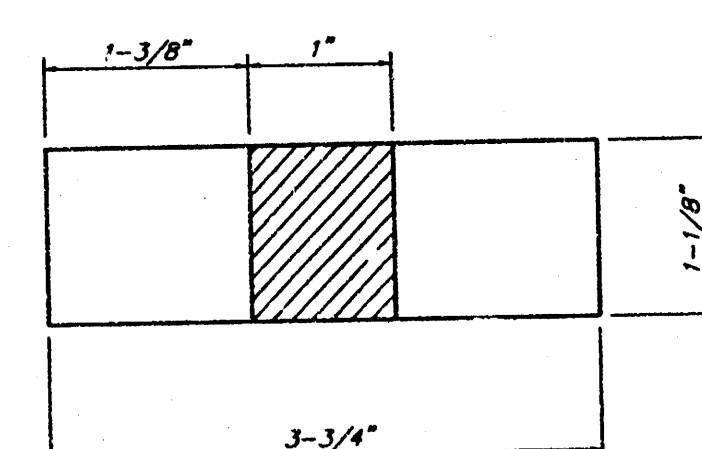


BOTTOM VIEW

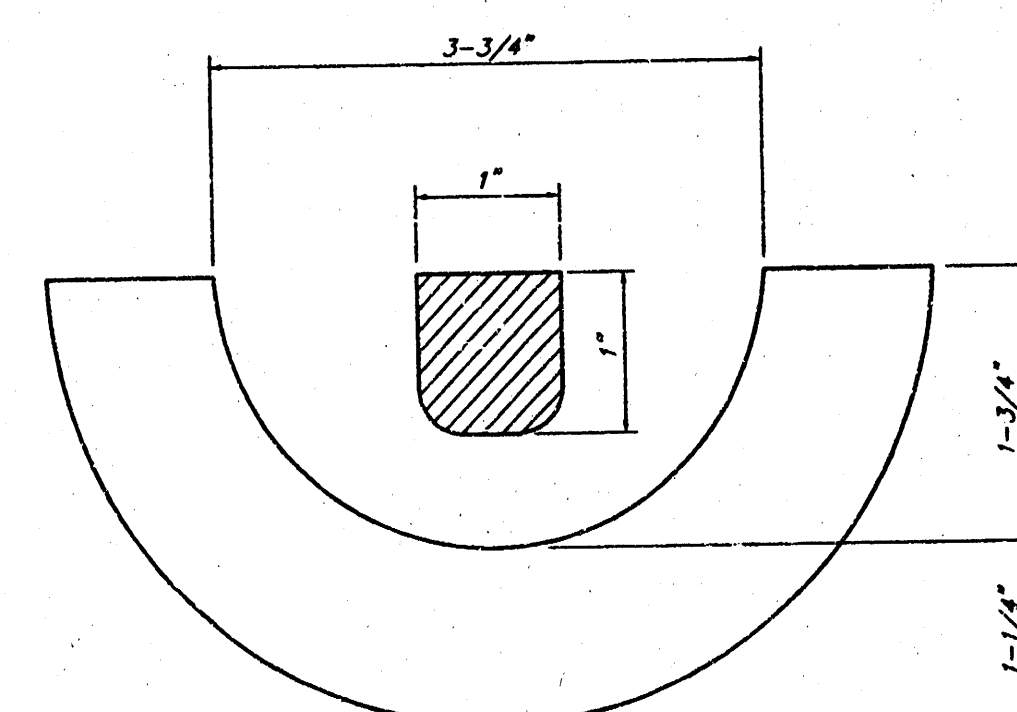


SECTION VIEW

PICKHOLE DETAIL



TOP VIEW

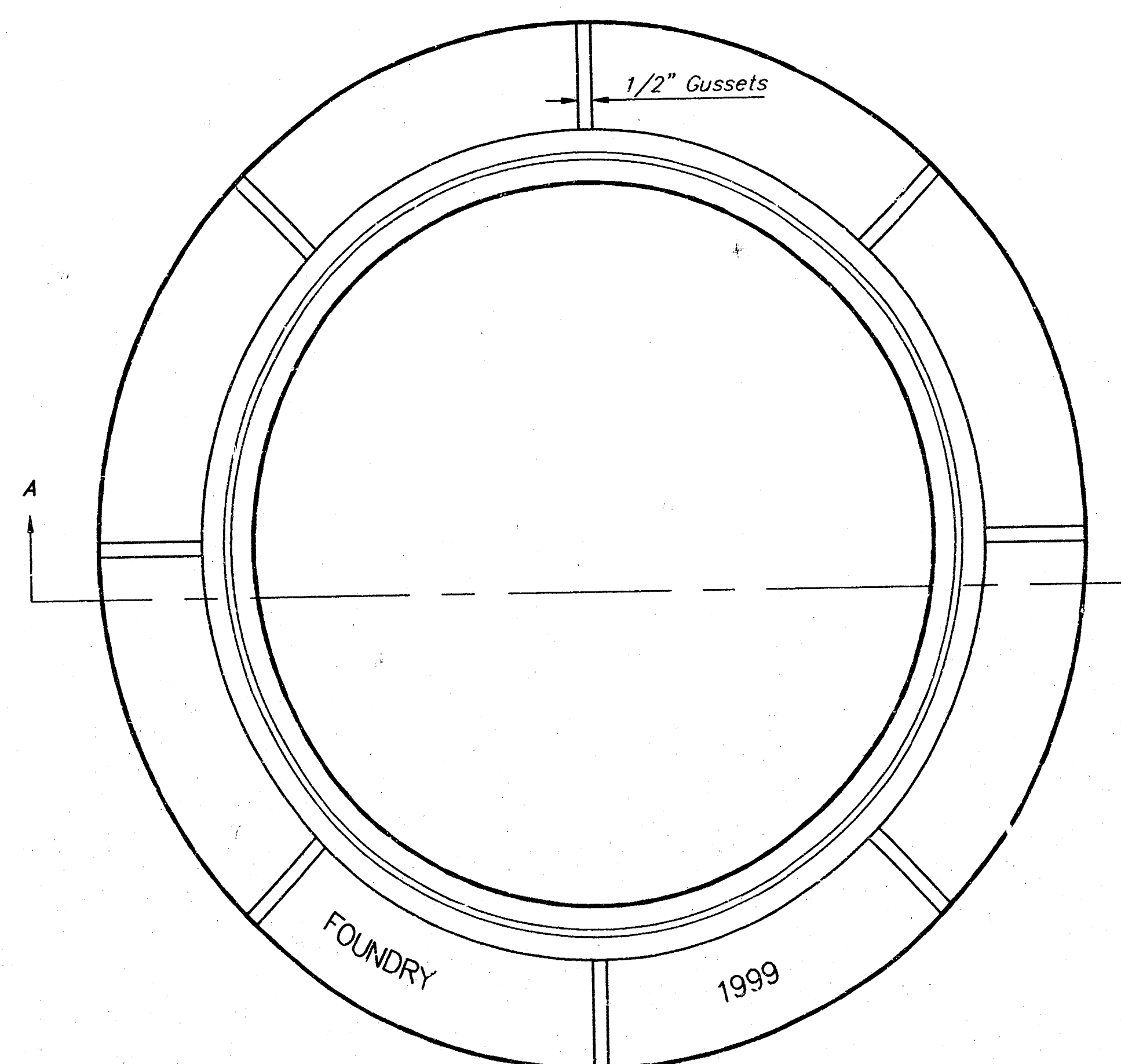


SECTION VIEW

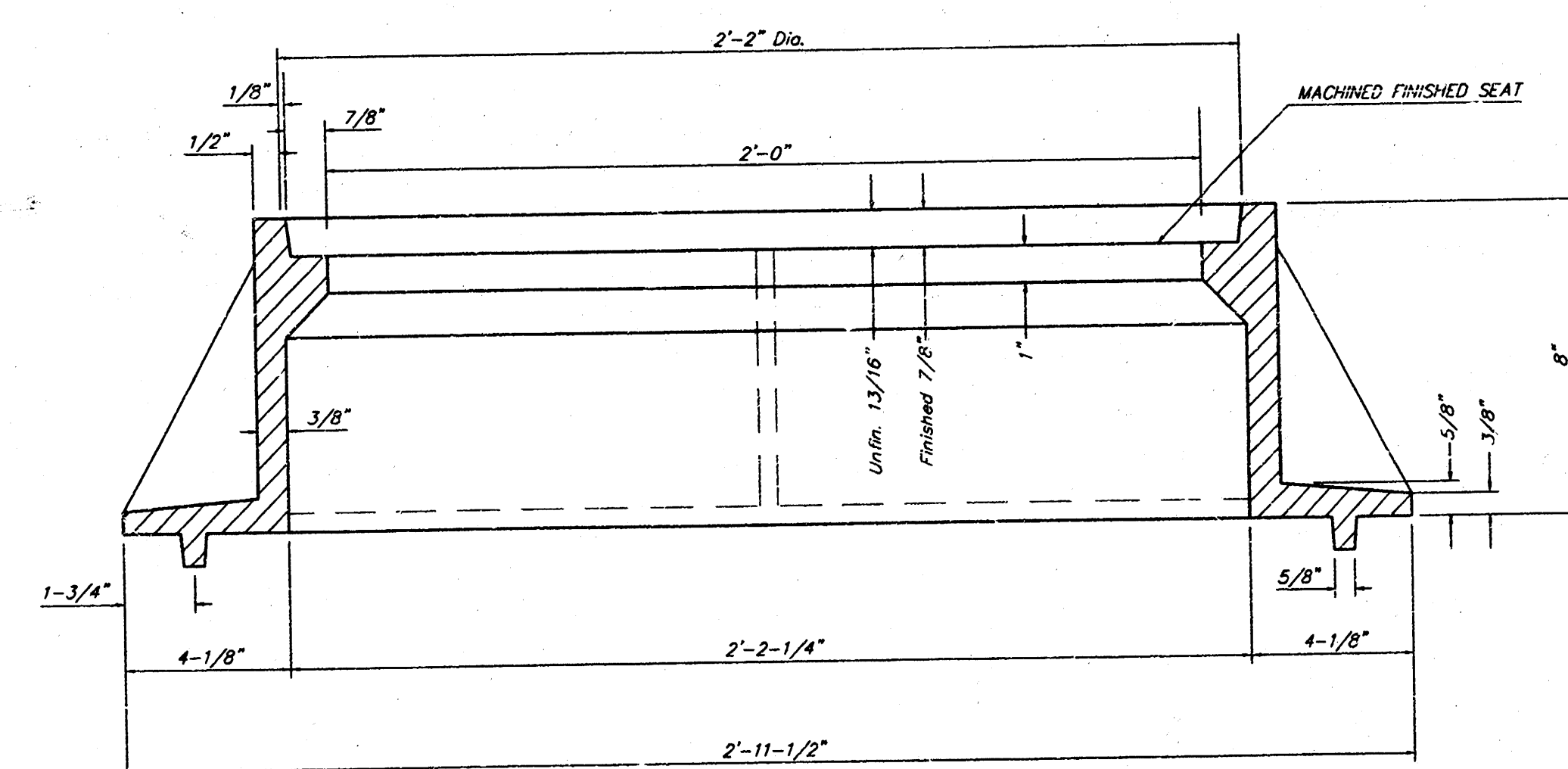
MANHOLE FRAME AND COVER DETAIL

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.

PROJECT NUMBER 468-82982	SHEET NAME MHRING	ENGINEERING DIRECTORY F\135WEST\SS
DESIGN C.O.W.	DRAWN STAFF	APPROVED MAR99
DATE MAR99	SCALE NONE	BAUGHMAN NO 99-02-E285

CITY OF WICHITA, KANSAS
**STANDARD DETAILS for
MANHOLE RING & COVER**

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

SHEET
5
OF
6

This plat of "AUBURN HILLS COMMERCIAL
2ND ADDITION," Sedgwick, County, Kansas has been submitted to
and approved by the Wichita, Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this 22 day of February, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Marvin S. Kroul Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 17th day of JUNE, 1997.

 Mayor
Bob Knight

Pat Burnett City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in
and said County and State do hereby certify that we have surveyed
and platted "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita,
Sedgwick County, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, described as follows:
The east 864.55 feet of the north 413.52 feet of the NE1/4 of Sec. 26,
Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Michael G. Convey 18-071 5-13-97 Surveyor
Michael G. Convey

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ◎ = THIMBLE (FOUND)
- = 3/4" IRON (FOUND)
- ⊗ = 1" IRON (FOUND)

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

NOTE:
See Community Unit Plan (DP-225)
for additional building setbacks.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets and a Reserve to be known as "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for a landscape buffer, landscaping, berms, open space, a private screening wall, and utilities as confined to easements. Utility main lines and service lines shall be allowed to cross the private screening wall areas within Reserve "A" not covered by the utility easement. Reserve "A," shall be owned and maintained by the owner of Lot 1. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to 135th Street West at one location over all except the north 100 feet of the east line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Maple Street at one location over all except the east 100 feet of the north line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 135th Street West at one location as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas.

BER, LLC.



Manager

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Ashcraft, AWP.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 3rd day of June, 1997, by
James S. Adcraft, A.K.A., of State Bank of Colwich,
on behalf of the bank. (True)

My App't. Exp. 05/05/01 Charles L. Arthur Notary Public
CHEL L ARTHUR

State of Kansas)
Sedgewick County) SS The foregoing instrument acknowledged be-
fore me, this 27th day of May, 1997, by Jay W.
Russell, Manager of BER, LLC., on behalf of the company.

My App't. Exp. 05/05/01

Cheryl L. Arthur Notary Public
C CHERYL L. ARTHUR

CHERYL L. ARTHUR

of July, 1997. Entered on transfer record this 9th day

James A. Afford
James Afford

County Clerk

SEAL OF SEDGWICK COUNTY
KANSAS
JAN 19 1907

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 10th day
of July, 1997, at 4:00 o'clock P.M.; and is duly
recorded.

1616880

 Larry Consover Register of Deeds
Michael D. Hurtt Deputy
Michael D. Hurtt

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
18-03-04-14