

# 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  
 Evergy 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](mailto: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.
- City maintenance of storm sewer ends at last structure in the easement or right-of-way.
- A portion of excess excavated material shall be mounded around manholes which extend more than one (1) foot above the existing ground. Such mound shall be constructed with new development a six (6) foot diameter flat top with 4 to 1 side slopes down to the original ground. The elevation of the flat top of the mound shall be 0.4 foot below the top to the manhole.
- Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.
- The inspecting firm shall submit to the City Stormwater Maintenance Division a digital copy of the CCTV inspection of the conduits and structures following construction. The digital file formation shall be compatible with the City input template. A copy of the template is available upon request at 316-268-4090.
- 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 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 stockpiled or spread at a location determined by the engineer.
- All of 40th St. N R/W disturbed during construction shall be seeded and mulched as follows:  
 Seed -- Kansas Premium Fescue Blend; 8 lbs. PLS/1000 Sq. Ft.  
 Annual Rye grass; 3 lbs./1000 Sq. Ft.  
 Fertilizer -- 12-24-12 Ratio; 45 Lbs./Ac.  
 Mulch -- 2 Tons Prairie Hay/Ac.  
 All other 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".  
 An additional bid item for "Seeding, Temporary" has been included and may be used at the discretion of the design engineer. Temporary seed shall be Annual Rye at 5 lbs./1000 Sq. Ft. unless otherwise noted and shall be planted when permanent seed or sod cannot be used due to seasonal limitations. If the "Seeding, Temporary" bid item is not used, 100% of the pay item will be deducted from the contract. All costs associated with temporary seeding including mobilization, preparation of ground, seeding, etc., shall be included in the L.S. bid item "Seeding, Temporary".
- 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.

# AS BUILT PLANS

Contractor: Ewertz Excavating  
 Inspector: Fred Smith, Baughman Co.  
 As Builts by: KEK, 9/12/22

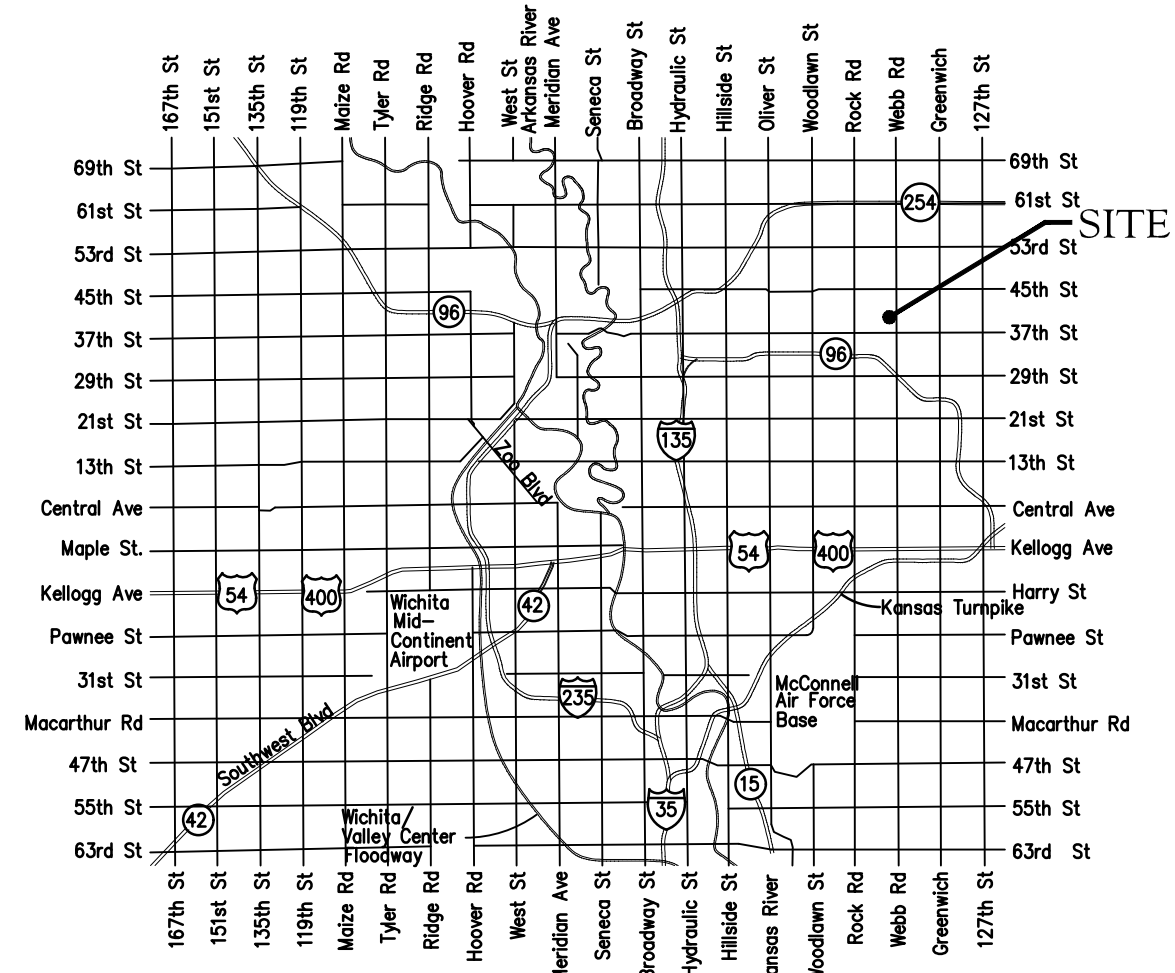
# STORM SEWER IMPROVEMENTS

to serve

## WEBB BUSINESS PARK BLDG. 3

9451 E 40th St N  
 40TH ST. S. & WEBB RD.  
 CITY OF WICHITA, KANSAS

Gary Janzen, P.E. City Engineer  
 2022-000733PPD  
 56030970



Vicinity Map

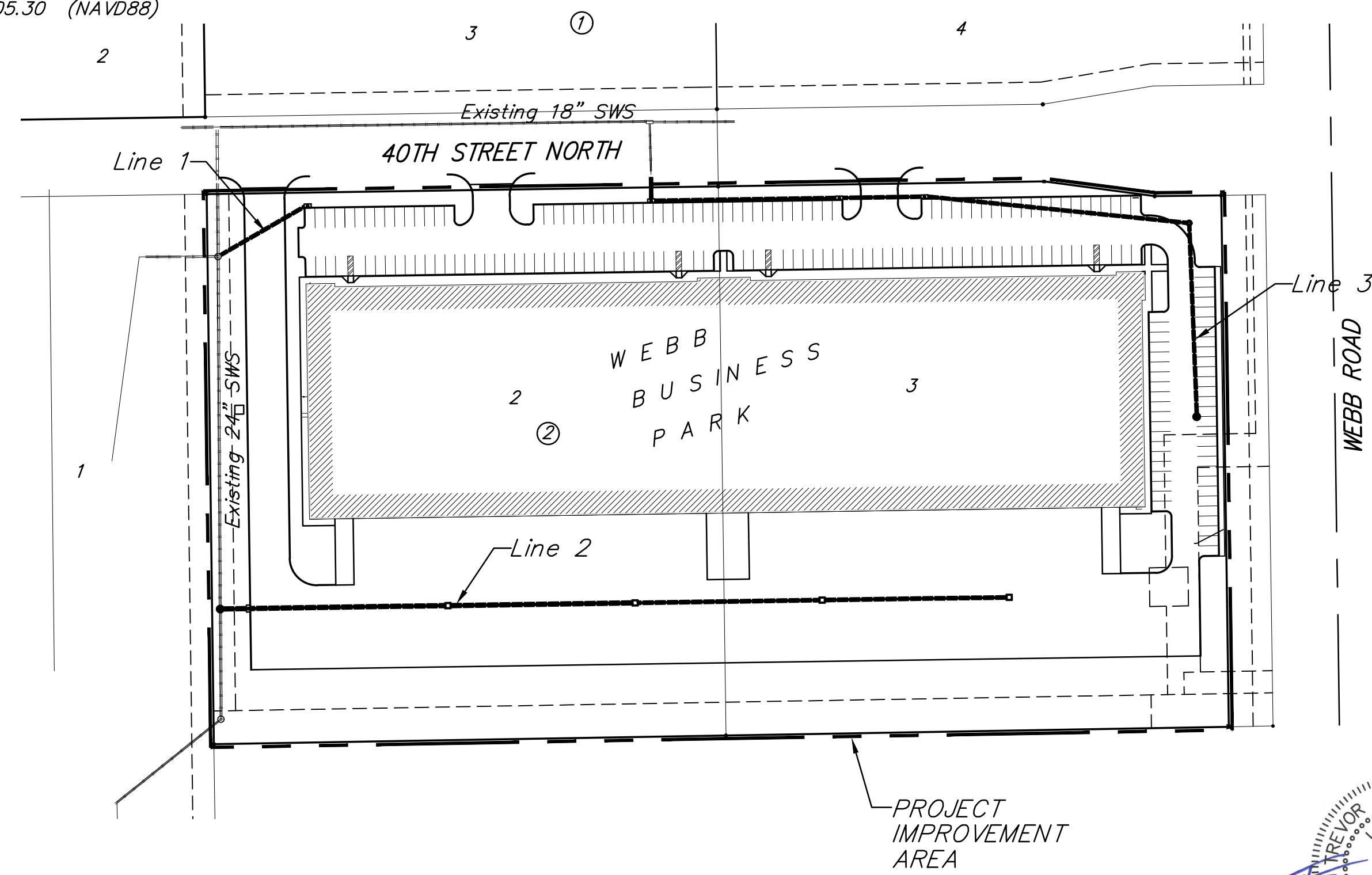
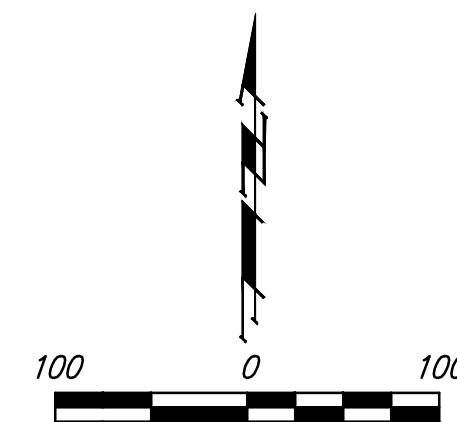
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## Benchmarks

BM #1: Disc on Top of Curb, approximately 166.4' west and 67.1' north of the northeast corner of Lot 3, Block 2, Webb Business Park.  
 Elev. = 1420.32 (NAVD88)

BM #2: Disc on Top of Curb, approximately 230.9' west and 52.2' north of the northwest corner of Lot 2, Block 2, Webb Business Park.  
 Elev. = 1405.30 (NAVD88)



**Stormwater Certification:**  
 (New Development) or Redevelopment  
 Stormwater Permit # SWO2022-0023  
 NOI Permit # S-AR94-1737 KSR120263

These construction plans were prepared in accordance with the current Stormwater management Regulations as set forth in the City of Wichita's Stormwater Management Ordinance 16.32 and the policies/guidelines presented in the Wichita/Sedgwick County Stormwater Manual.

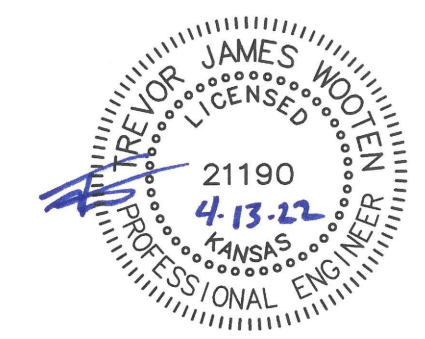
Site Area (Acres) = 10.4  
 Disturbed Area (Acres) = 9.47  
 Water Quality Treatment: Offsite BMP program  
 Downstream Channel Protection: N/A  
 Detention: Existing subdivision pond  
 The BMP used for this development is Construction entrance, silt fence, curb inlet protection & drop inlet protection.

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS ENGINEERING  
 AND STORMWATER DIVISION

Engineering approved by Shawn Mellies on 04/14/22  
 Stormwater approved by Joe Hickle on 04/14/22

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.



April 14, 2022

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

**BENCHMARKS:**  
 BM #1: Disc on Top of Curb, approximately 166.4' west and 67.1' north of the northeast corner of Lot 3, Block 2, Webb Business Park.  
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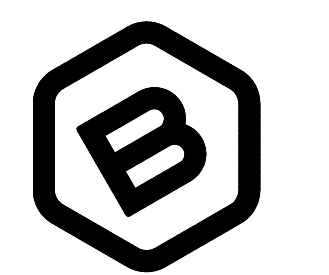
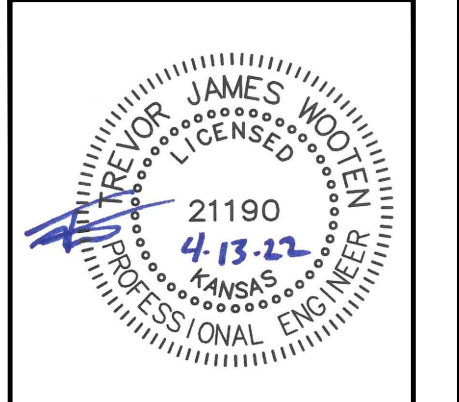
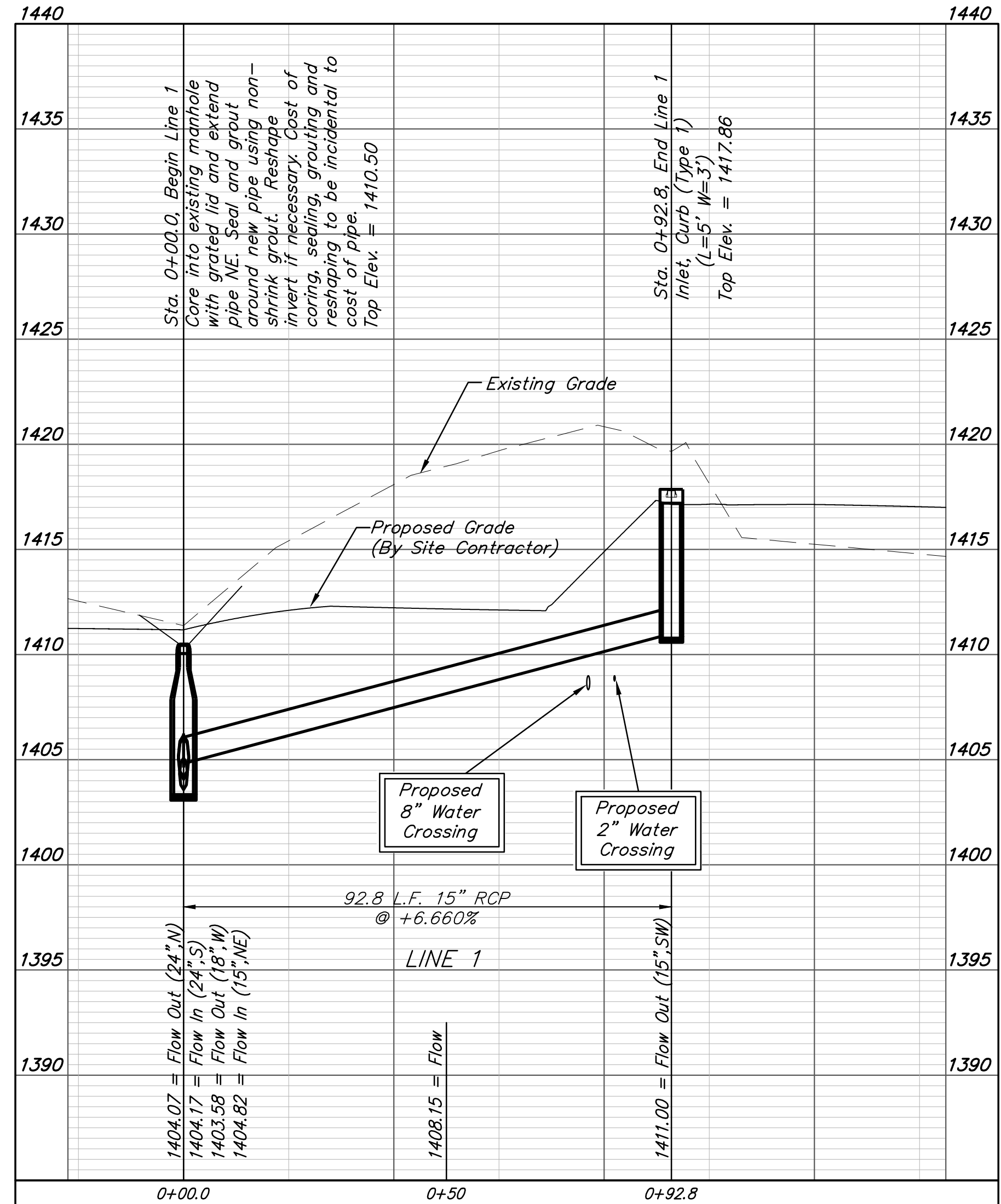
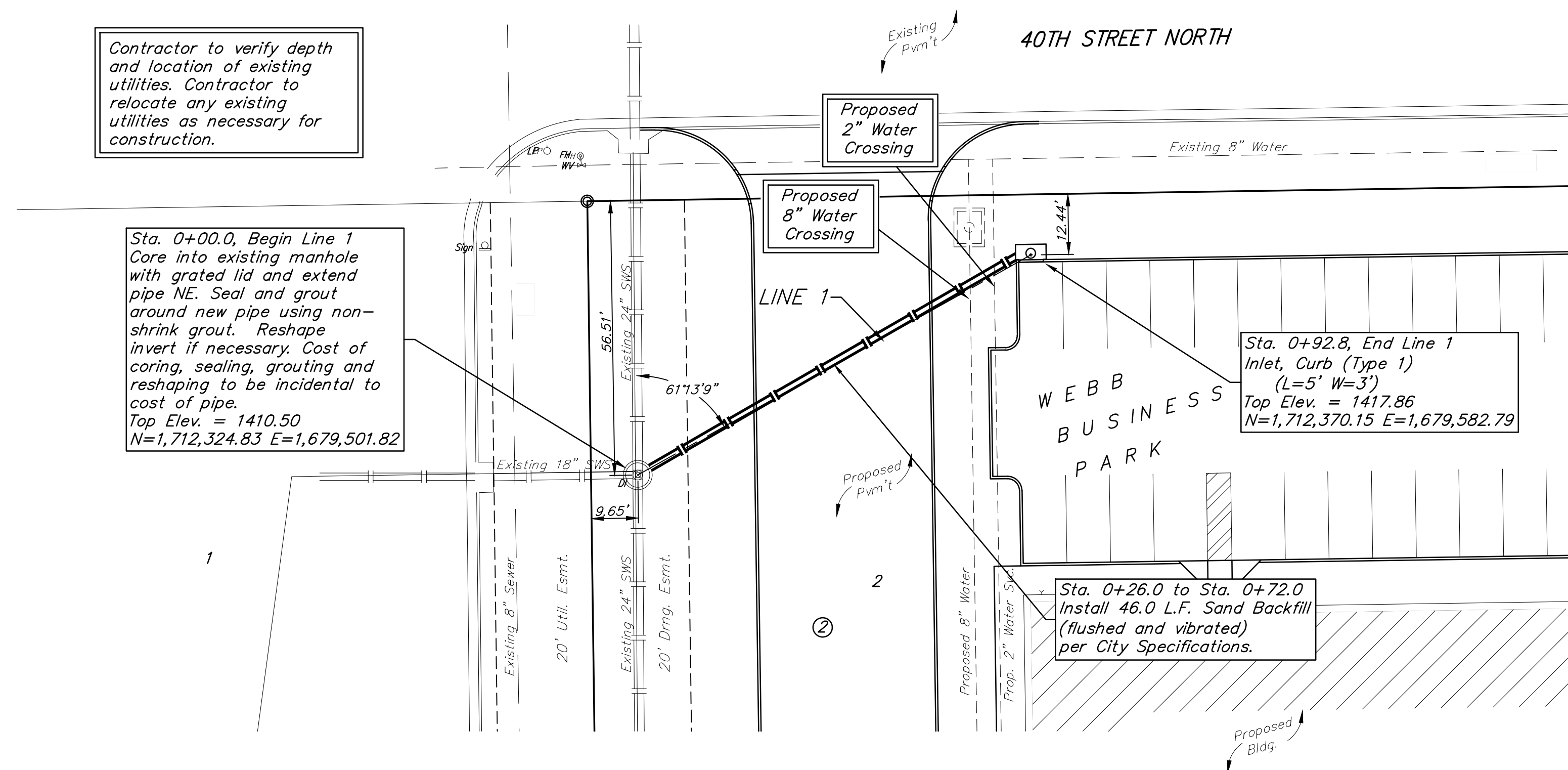
BM #2: Disc on Top of Curb, approximately 230.9' west and 52.2' north of the northwest corner of Lot 2, Block 2, Webb Business Park.  
 Elev. = 1405.30 (NAVD88)

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

Sta. 0+00.0, Begin Line 1  
 Core into existing manhole with grated lid and extend pipe NE. 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. = 1410.50  
 N=1,712,324.83 E=1,679,501.82

Sta. 0+92.8, End Line 1  
 Inlet, Curb (Type 1)  
 (L=5' W=3')  
 Top Elev. = 1417.86  
 N=1,712,370.15 E=1,679,582.79

Sta. 0+26.0 to Sta. 0+72.0  
 Install 46.0 L.F. Sand Backfill (flushed and vibrated) per City Specifications.



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WEBB BUSINESS PARK  
 Bldg. #3

**LINE 1**

STORM WATER SEWER  
 IMPROVEMENTS

PROJECT NUMBER:

DESIGN: TJW DRAWN: TMS

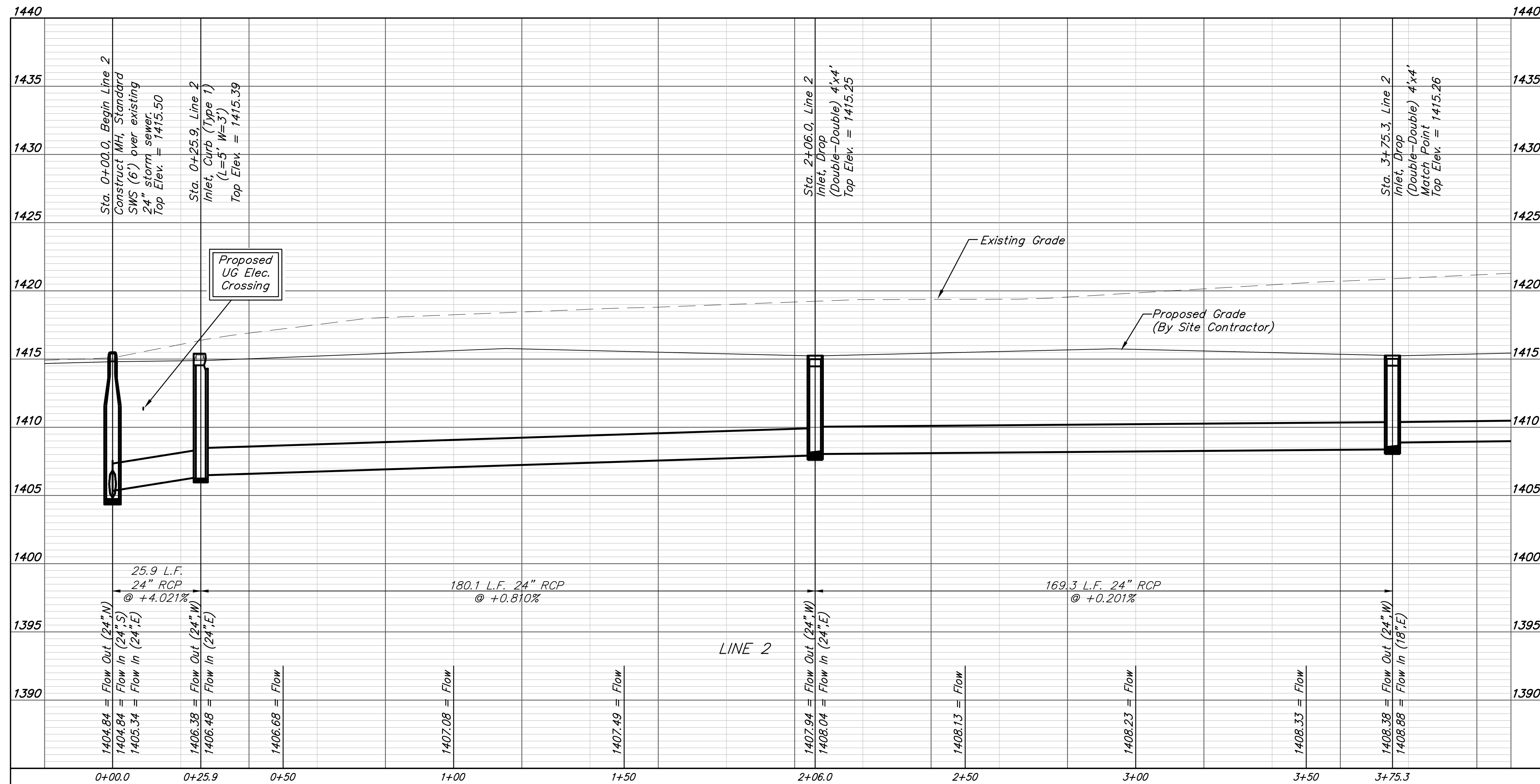
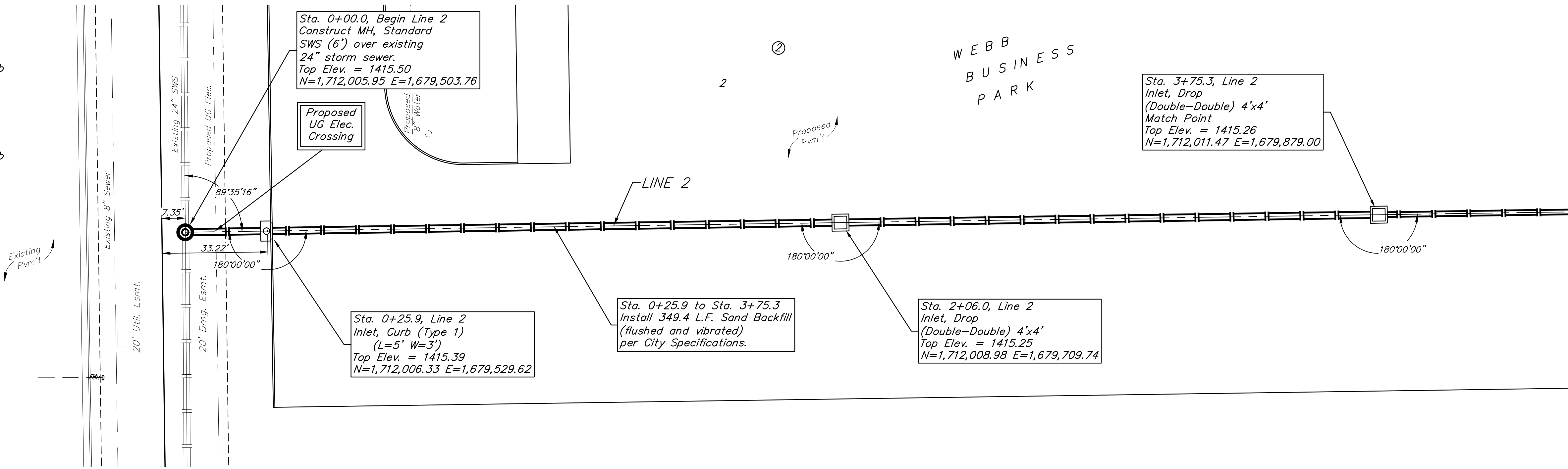
DATE: April 14, 2022

SHEET **2** OF **18**

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



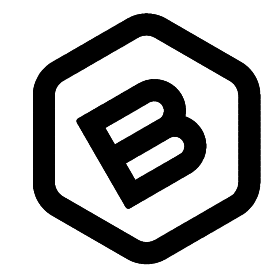
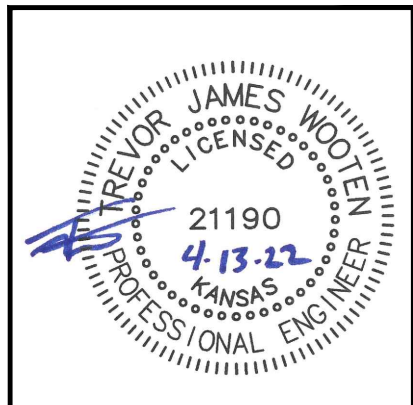
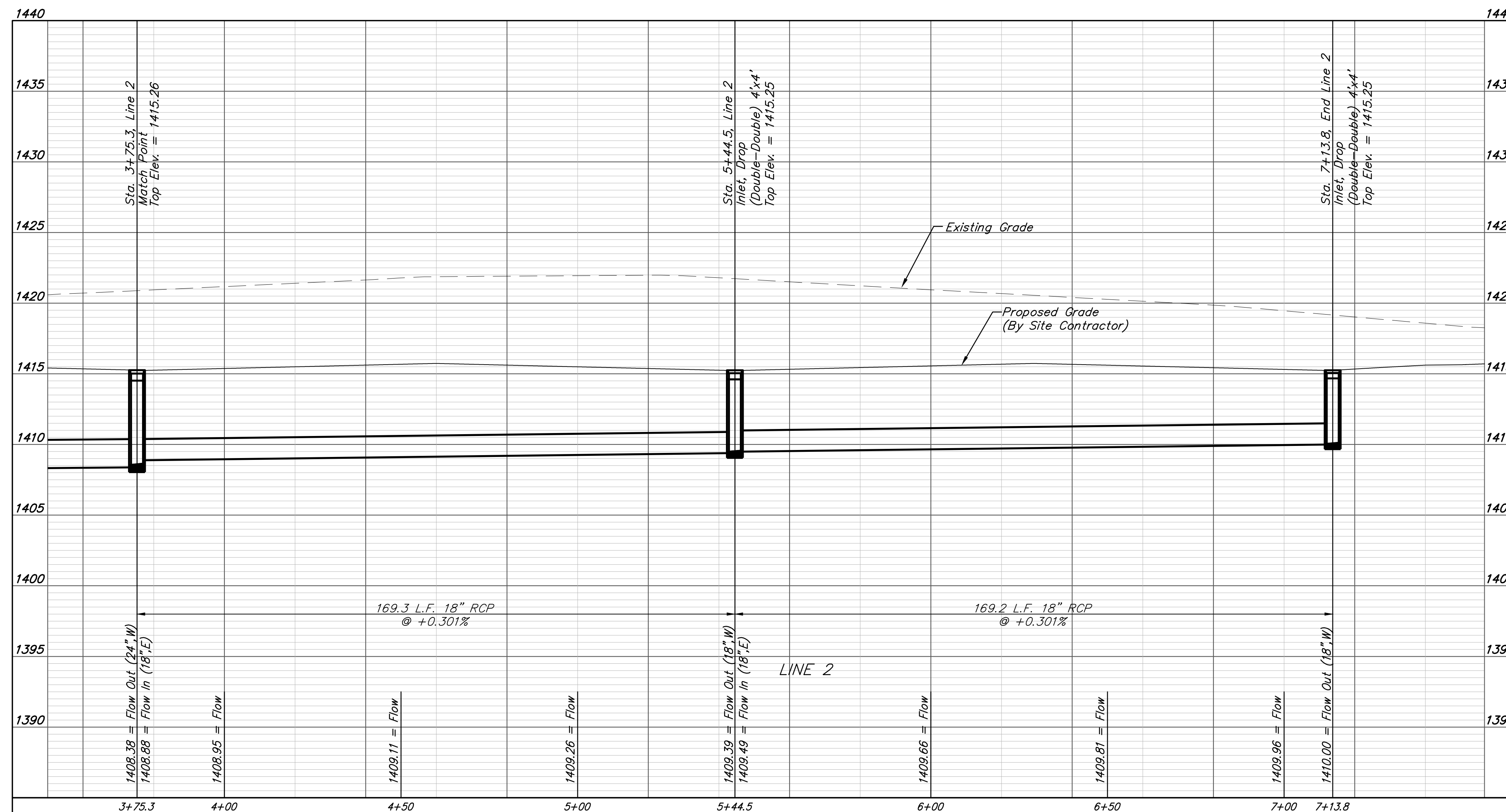
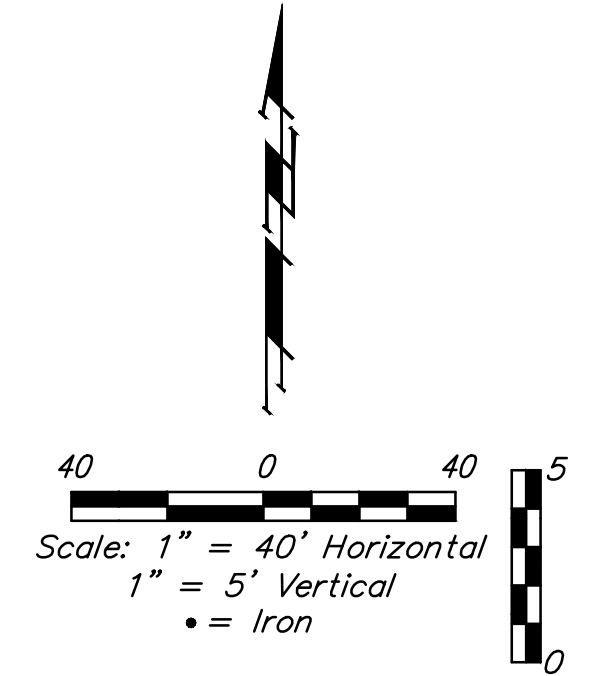
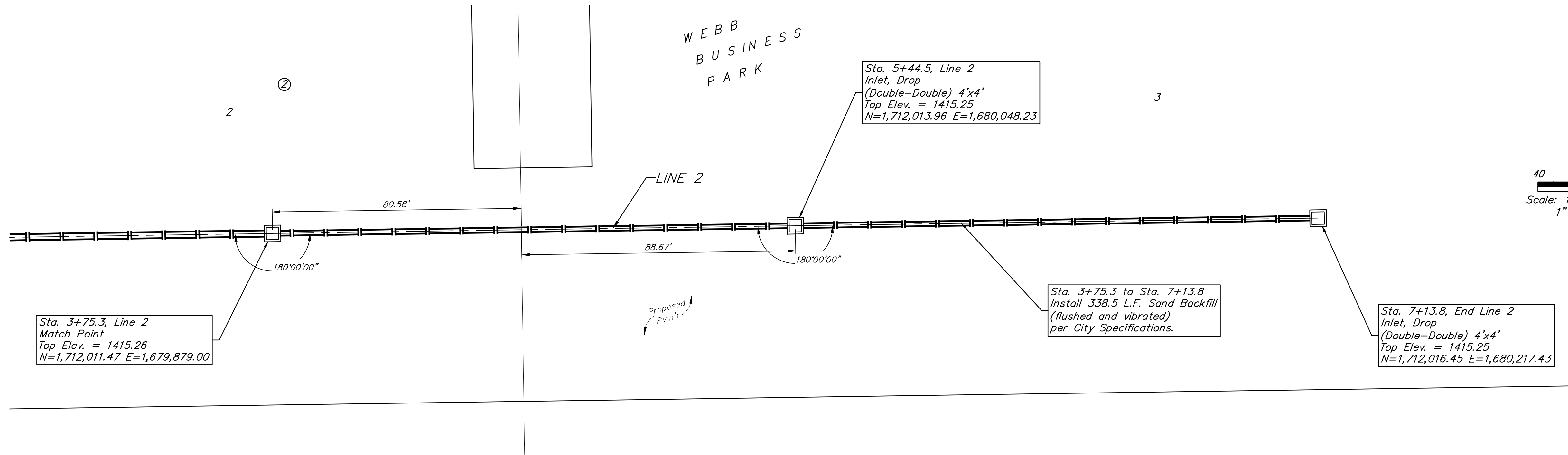
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WEBB BUSINESS PARK  
 Bldg. #3  
**LINE 2**  
 STORM WATER SEWER  
 IMPROVEMENTS  
 PROJECT NUMBER:  
 DESIGN: TJW DRAWN: TMS  
 DATE: April 14, 2022  
 SHEET **3** OF **18**

File: E:\Projects\Webb Business Park #3 - Lot 2 & 3\Engineering\Phase 1\PPDP\PPD.dwg

**BENCHMARKS:**  
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 Elev. = 1405.30 (NAVD88)



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WEBB BUSINESS PARK  
 Bldg. #3

**LINE 2**

STORM WATER SEWER  
 IMPROVEMENTS

PROJECT NUMBER:

DESIGN: TJW DRAWN: TMS

DATE: April 14, 2022

SHEET **4** OF **18**

File: E:\Projects\Webb Business Park #3 - Lot 2 & 3\Engineering\Phase 1\PPD\PPD.dwg

**BENCHMARKS:**  
 BM #1: Disc on Top of Curb, approximately 166.4' west and 67.1' north of the northeast corner of Lot 3, Block 2, Webb Business Park. Elev. = 1420.32 (NAVD88)  
 BM #2: Disc on Top of Curb, approximately 230.9' west and 52.2' north of the northwest corner of Lot 2, Block 2, Webb Business Park. Elev. = 1405.30 (NAVD88)

Sta. 0+00.0, Begin Line 3  
 Core into existing inlet and extend pipe south. 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. = 1416.31  
 N=1,712,398.31 E=1,679,893.38

\*Existing water line depth is unknown. Contractor shall include cost for lowering water line, if necessary for storm sewer construction.

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

Sta. 0+23.6 to Sta. 1+93.7  
 Install 170.1 L.F. Sand Backfill (flushed and vibrated) per City Specifications.

Sta. 2+70.7, Line 3  
 Inlet, Curb (Type 1) (L=5' W=3')  
 Top Elev. = 1419.18  
 N=1,712,378.36 E=1,680,140.73

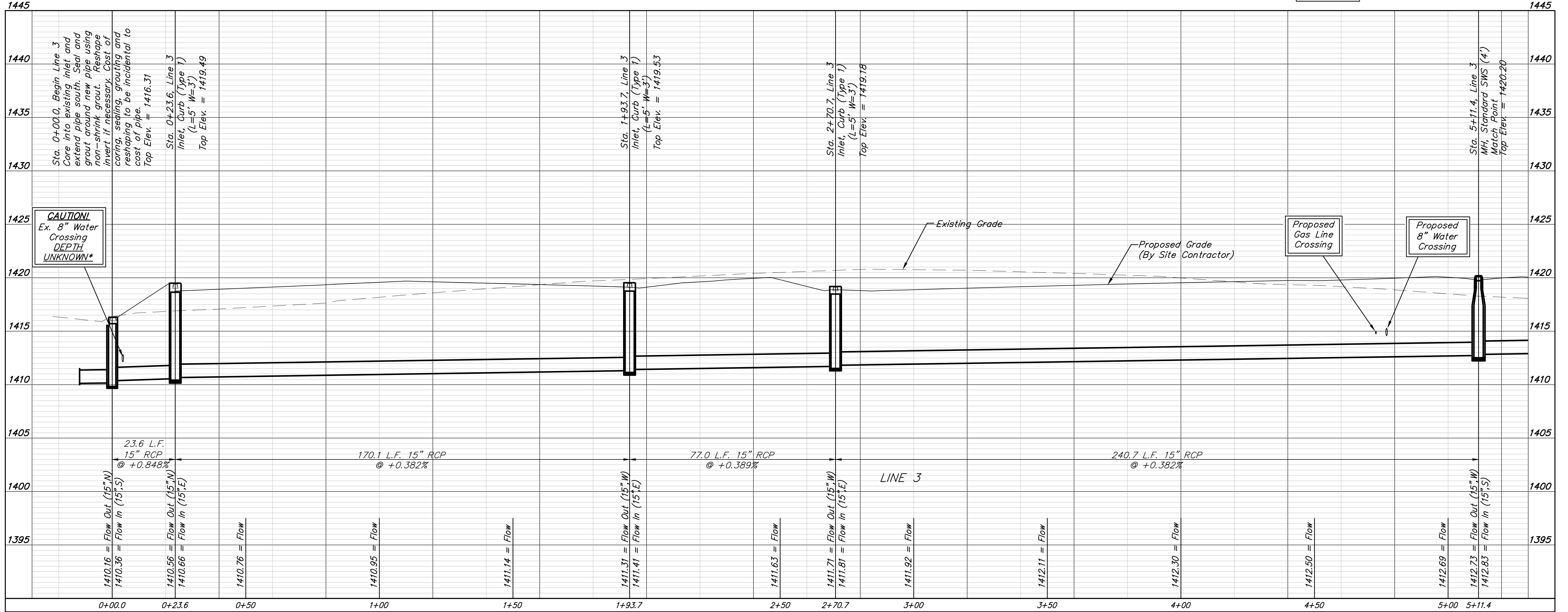
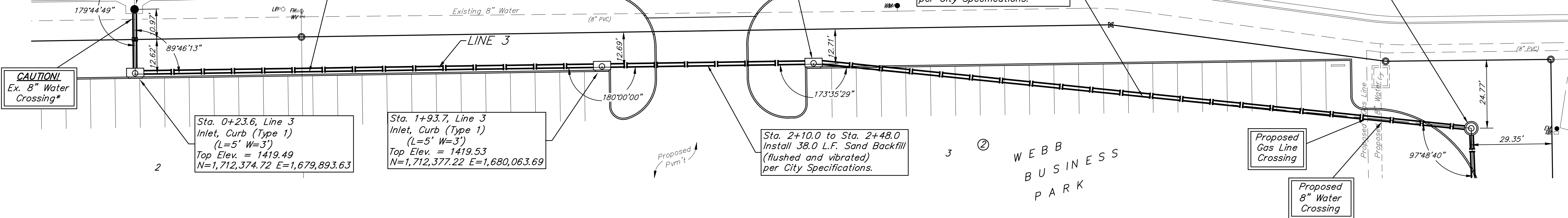
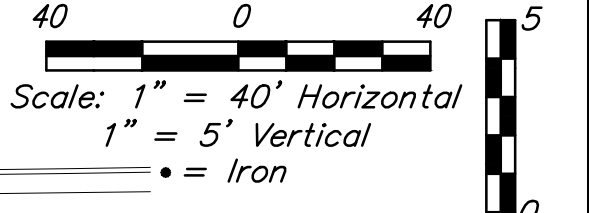
Sta. 2+70.7 to Sta. 5+00.7  
 Install 230.0 L.F. Sand Backfill (flushed and vibrated) per City Specifications.

Sta. 5+11.4, Line 3  
 MH, Standard SWS (4')  
 Match Point  
 Top Elev. = 1420.20  
 N=1,712,355.01 E=1,680,380.29

Sta. 0+23.6, Line 3  
 Inlet, Curb (Type 1) (L=5' W=3')  
 Top Elev. = 1419.49  
 N=1,712,374.72 E=1,679,893.63

Sta. 1+93.7, Line 3  
 Inlet, Curb (Type 1) (L=5' W=3')  
 Top Elev. = 1419.53  
 N=1,712,377.22 E=1,680,063.69

Sta. 2+10.0 to Sta. 2+48.0  
 Install 38.0 L.F. Sand Backfill (flushed and vibrated) per City Specifications.



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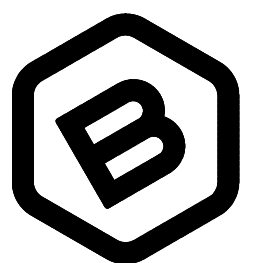
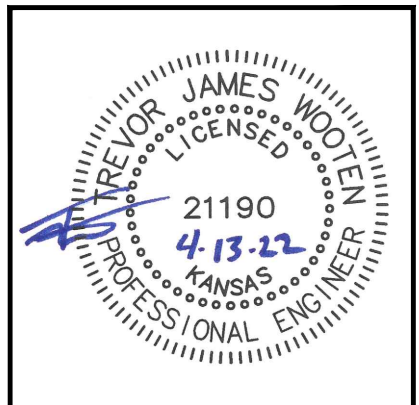
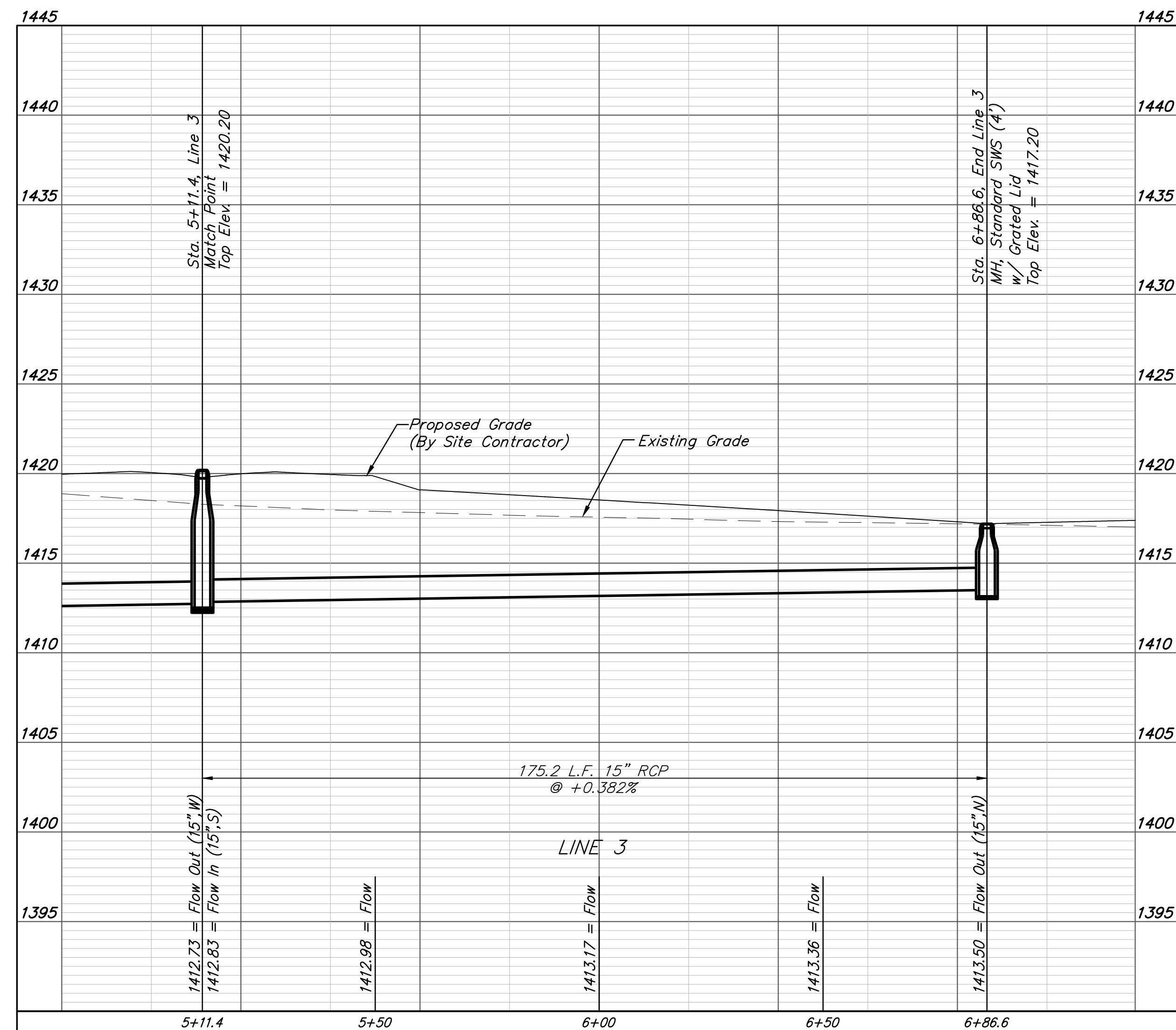
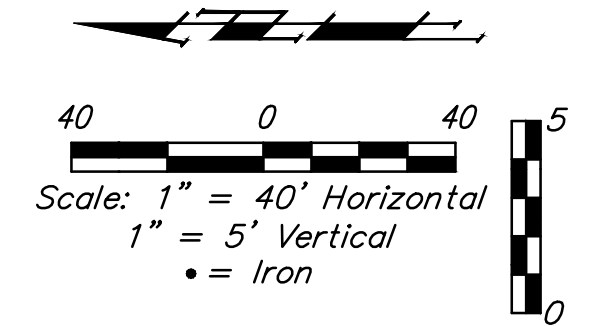
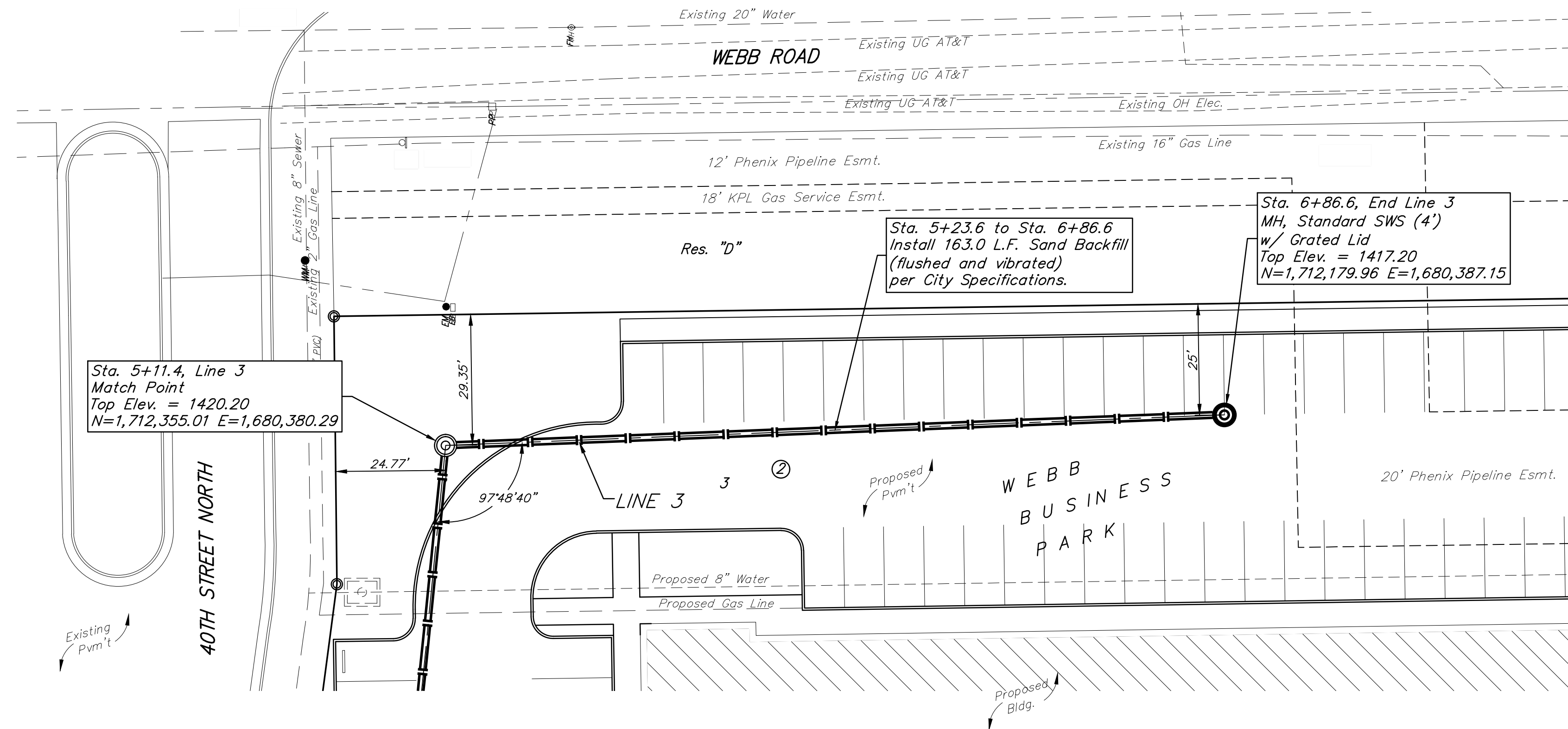
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**WEBB BUSINESS PARK**  
 Bldg. #3  
  
**LINE 3**  
 STORM WATER SEWER IMPROVEMENTS  
 PROJECT NUMBER:  
 DESIGN: TJW DRAWN: TMS  
 DATE: April 14, 2022  
 SHEET **5** OF **18**

File: E:\Projects\Webb Business Park #3 - Lot 2 & 3\Engineering\Phase 1\PPD\PPD.dwg

**BENCHMARKS:**  
 BM #1: Disc on Top of Curb, approximately 166.4' west and 67.1' north of the northeast corner of Lot 3, Block 2, Webb Business Park.  
 Elev. = 1420.32 (NAVD88)

BM #2: Disc on Top of Curb, approximately 230.9' west and 52.2' north of the northwest corner of Lot 2, Block 2, Webb Business Park.  
 Elev. = 1405.30 (NAVD88)



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WEBB BUSINESS PARK  
 Bldg. #3

**LINE 3**

STORM WATER SEWER  
 IMPROVEMENTS

PROJECT NUMBER:

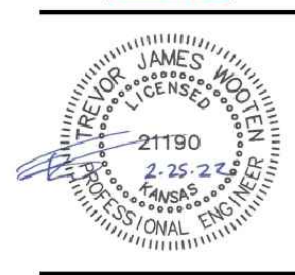
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DATE: April 14, 2022

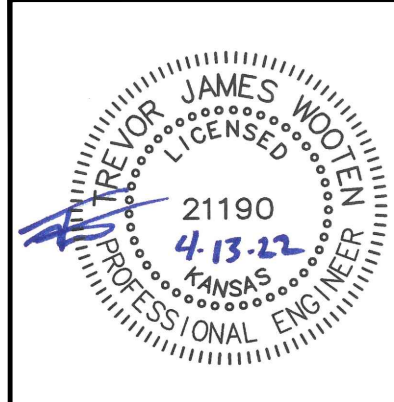
SHEET **6** OF **18**



**CROSSLAND**  
CONSTRUCTION COMPANY, INC.



**CROSSLAND CONSTRUCTION**  
**WEBB BUSINESS PARK-BLDG 3**  
40TH AND WEBB ROAD, WICHITA, KS 67226



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

WEBB BUSINESS PARK  
Bldg. #3

**EROSION CONTROL PLAN**

STORM WATER SEWER IMPROVEMENTS

PROJECT NUMBER:

DESIGN: TJW DRAWN: TMS

DATE: April 14, 2022

SHEET **7** OF **18**

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**LEGAL DESCRIPTION**

Lots 2 and 3, Block 2, Webb Business Park, Wichita, Sedgewick County, Kansas.

**SITE INFORMATION**

Total Area: 2454,467.3 sq. ft. (10.4 acres)  
Disturbed Area: 2412,386.4 sq. ft. (9.47 acres)  
Impervious Area, pre-const: 2163.3 sq. ft. (0.09 acres)  
Impervious Area, post-const: 2353,874.6 sq. ft. (8.12 acres)

**BENCHMARKS**

Site Benchmark - 1  
Disc on Top of Curb, approximately 166.4' west and 67.1' north of the northeast corner of Lot 3, Block 2, Webb Business Park.  
Elevation=1420.32 (NAVD88)

Site Benchmark - 2  
Disc on Top of Curb, approximately 230.9' west and 52.2' north of the northwest corner of Lot 2, Block 2, Webb Business Park.  
Elevation=1405.30 (NAVD88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

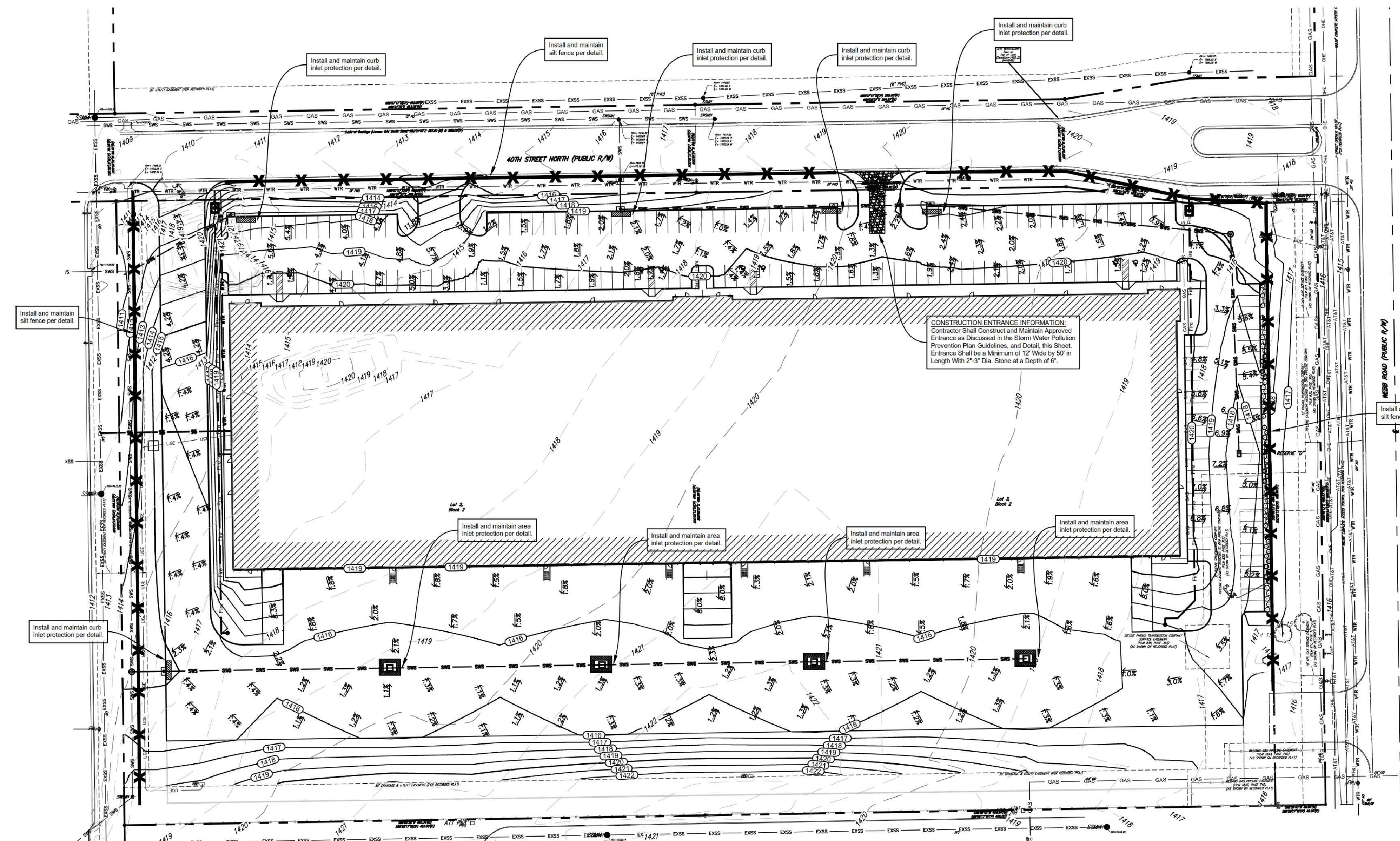
**UTILITY CONTACTS**

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
City of Wichita Sewer Maint. (San. Sewer)	268-4908
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Traf. Control)	268-4034
Conoco Pipeline Co. (Petroleum)	1-800-251-2551
Williams Pipeline Co. (Petroleum)	529-6600

**EROSION CONTROL NOTES**

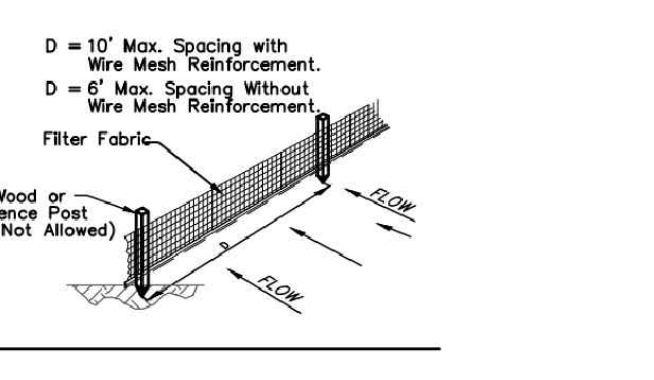
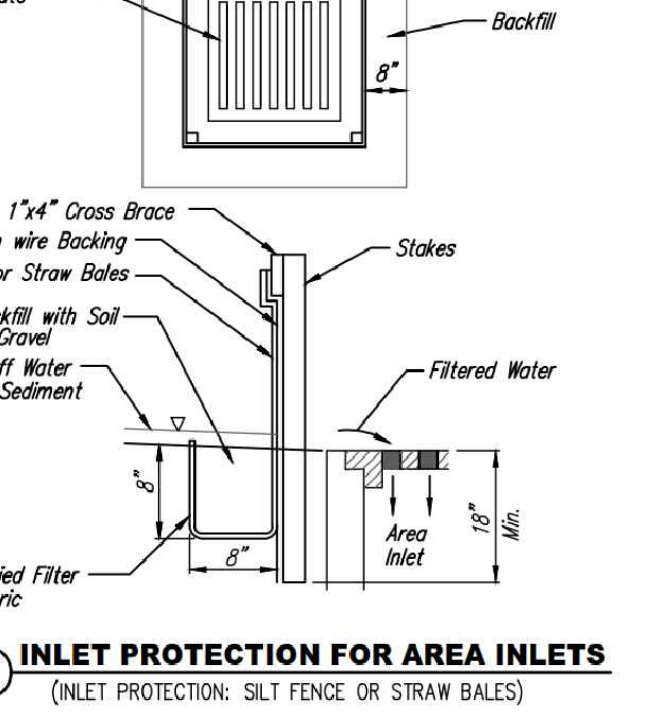
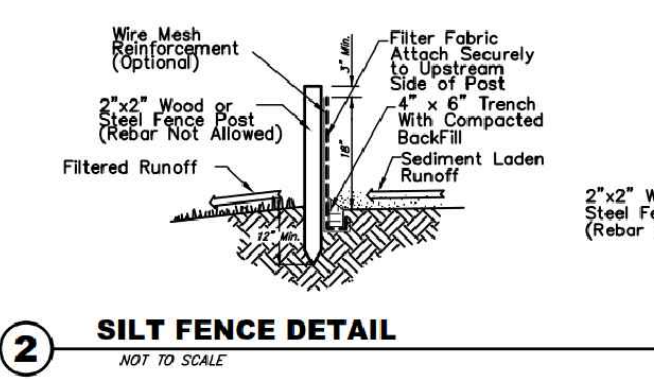
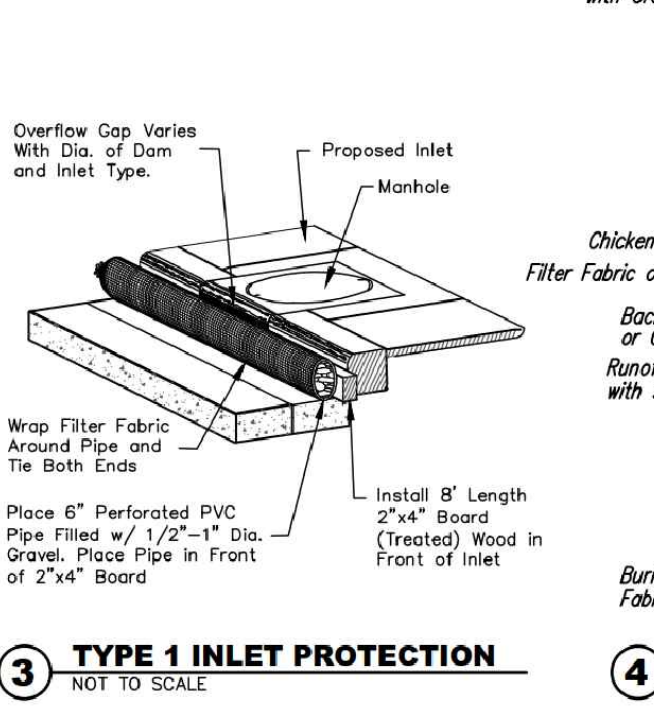
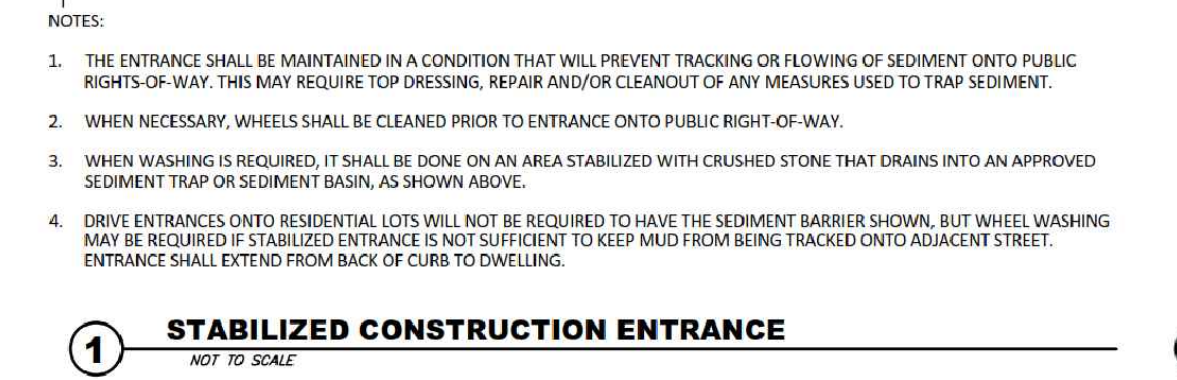
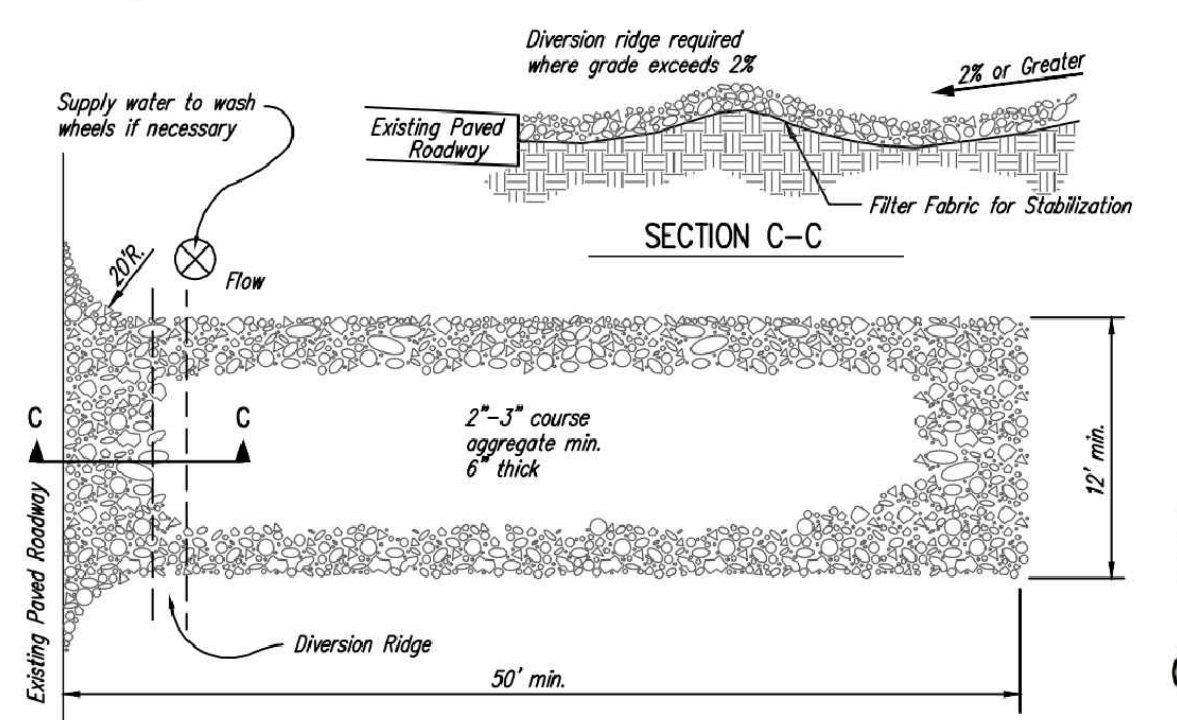
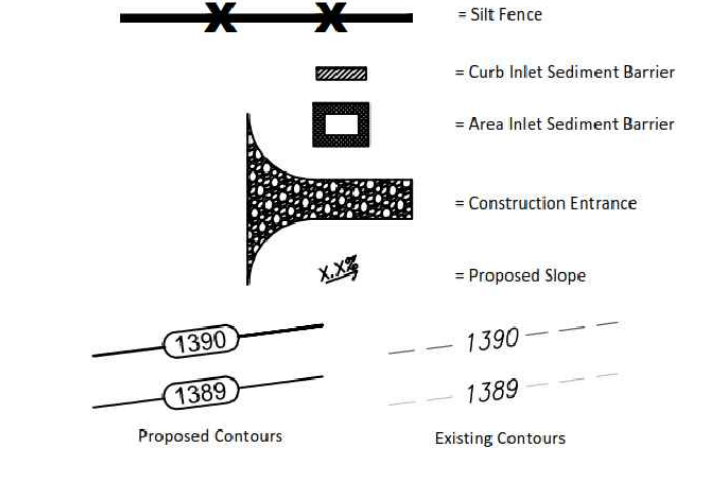
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (See #11).
- All exposed areas shall be seeded as specified within 14 days of final grading. Seed to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 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 all 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 on 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 nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control 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 BMP's 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.
- If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.



**EROSION CONTROL PLAN**

SCALE 30' 0' 30'

**EROSION CONTROL LEGEND**



**FOR REFERENCE ONLY**  
**NOT TO SCALE**

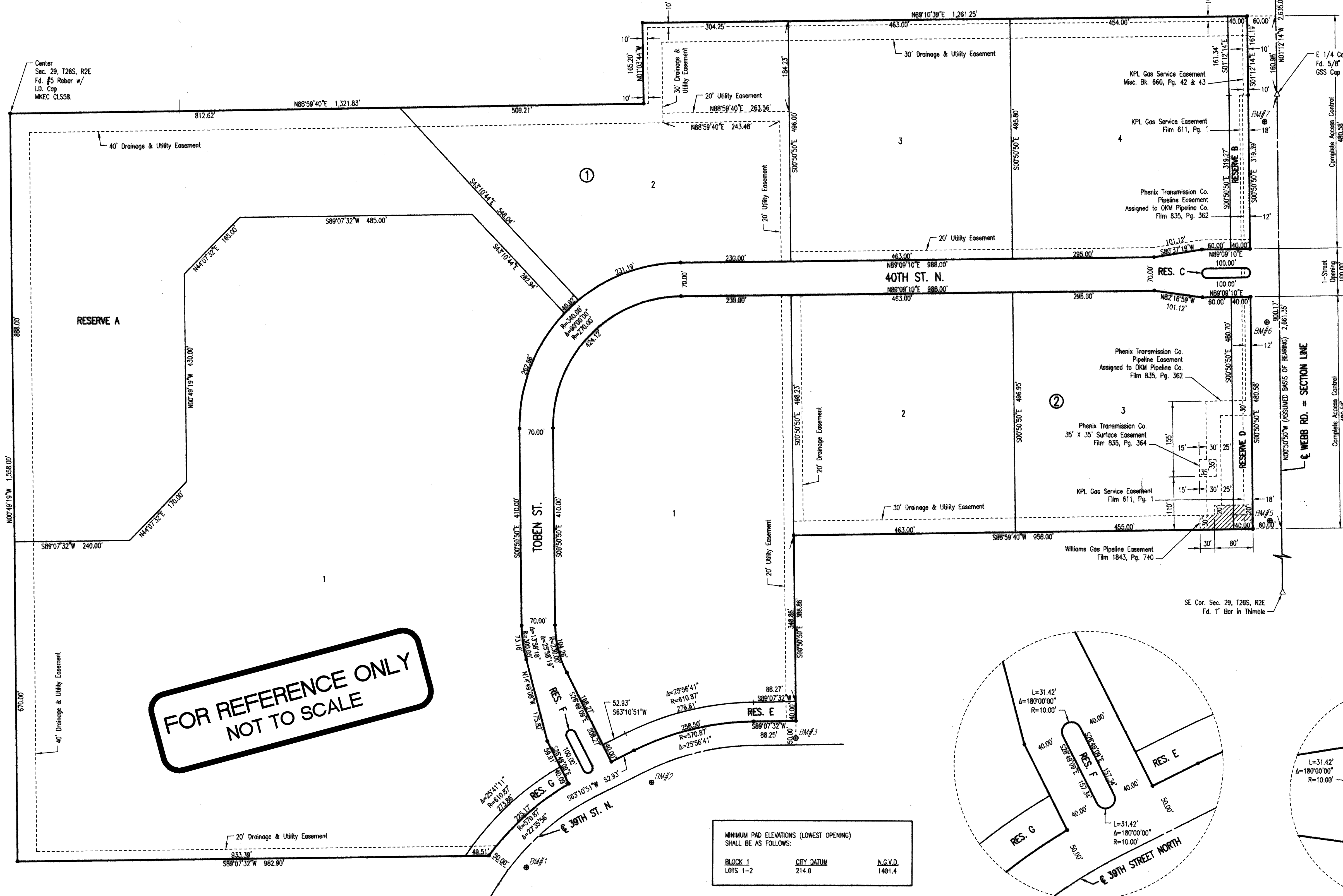


EROSION CONTROL PLAN  
C-301

FILE PATH: B:\361\1\3038\21016\_Crossland Webb Park Building 3\103821016\_A WEBB3 RPT1.dwg

# WEBB BUSINESS PARK

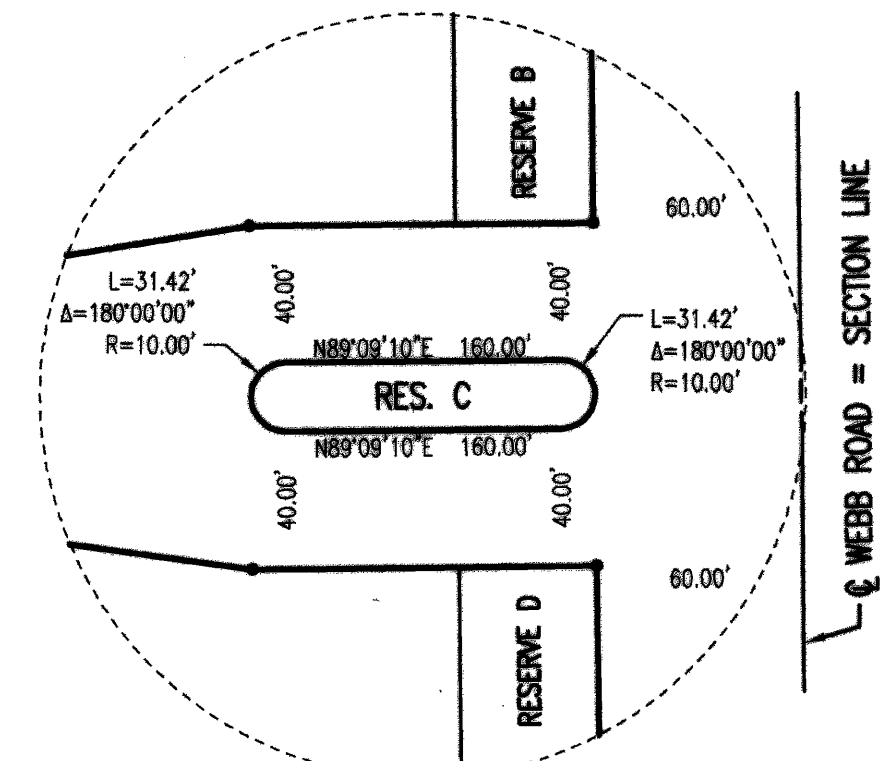
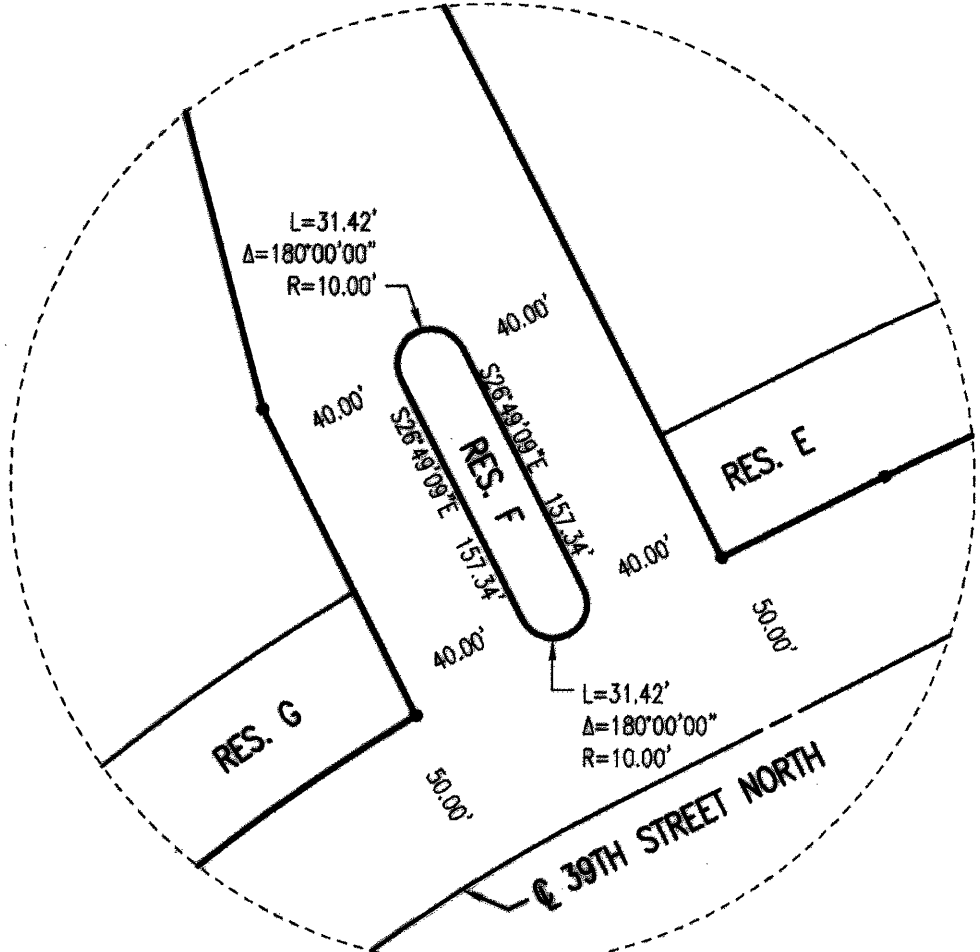
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY  
NOT TO SCALE**

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:		
BLOCK 1 LOTS 1-2	CITY DATUM 214.0	N.G.V.D. 1401.4

- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED  
 Δ = SECTION CORNER
- BENCHMARKS** BM#999
- BM#1  
 DATUM BENCH MARK FROM TOBEN FIFTH ADDITION BY MKEC ENGINEERING CONSULTANTS. A CHISELED SQUARE ON THE WEST SIDE OF THE CENTER OF THREE CURB INLETS ON THE SOUTHEAST SIDE OF 39TH STREET NEAR THE SOUTHEAST CORNER OF THE PROPOSED PLAT FOR WEBB BUSINESS PARK ADDITION.  
 ELEV. = 224.96
- BM#2  
 CHISELED SQUARE ON NORTHEAST CORNER CURB INLET ON THE SOUTHEAST SIDE OF 39TH STREET NEAR ADDRESS 38.30.  
 ELEV. = 227.65
- BM#3  
 CHISELED SQUARE ON THE NORTH TOP OF CURB ON 39TH STREET NEAR THE SOUTHEAST CORNER OF PROPOSED WEBB BUSINESS PARK ADDITION.  
 ELEV. = 232.98
- BM#4  
 CHISELED SQUARE ON THE NORTHEAST CORNER OF CURB INLET ON THE SOUTH SIDE OF 39TH STREET WEST OF WEBB ROAD.  
 ELEV. = 227.89
- BM#5  
 CHISELED SQUARE ON THE WEST TOP OF CURB OF WEBB ROAD EAST OF A FIRE HYDRANT LOCATED AT 884' SOUTH OF THE EAST QUARTER CORNER OF SECTION 29.  
 ELEV. = 227.92
- BM#6  
 CHISELED SQUARE ON WEST TOP CURB ON WEBB ROAD SOUTHWEST OF A PIPELINE MARKER AND 474' SOUTH OF THE EAST QUARTER CORNER OF SECTION 29.  
 ELEV. = 228.49
- BM#7  
 CHISELED SQUARE ON THE EAST SIDE OF A CURB INLET ON THE WEST SIDE OF WEBB ROAD LOCATED 26' WEST AND 57' SOUTH OF THE EAST QUARTER CORNER OF SECTION 29.  
 ELEV. = 230.32



SCALE: 1" = 100'



**BAUGHMAN  
COMPANY**

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

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WEBB BUSINESS PARK  
Bldg. #3

**COPY OF  
PLAT**

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STORM WATER SEWER  
IMPROVEMENTS

PROJECT NUMBER:

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DESIGN:           DRAWN:

DATE: February 8, 2022

SHEET            OF

**18   18**

G:\2007\07307\PC200-5B.dwg Final Plat 2 of 2

File: E:\Projects\Webb Business Park #3 - Lot 2 & 3\Engineering\Phase 1\PPD\PPD.dwg