STORMWATER SEWER IMPROVEMENTS TO SERVE
PART OF LOT 4, PARK WEST PLAZA

PRIVATE PROJECT NUMBER:
850 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer

GENERAL NOTES:

1. 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
Security Systems	253-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Energy One Company	942-8350
Southwestern Bell Telephone Company	800-344-7233
City of Wichita Water Department (Emergency)	268-4308
City of Wichita Sewer Maintenance (Shop I)	268-4071

2. 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.

3. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.

4. 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.

5. Contractor shall not start work on any part of the project contained within easement until the project inspector is assigned to the project and is present on site. Any work done within easement but without inspection will be required to be uncovered for inspection.

6. The buried utilities as shown on the plans are approximate locations only. It should be noted that other buried lines and cables may exist which are not shown on these plans. The Contractor shall exercise extreme caution during trenching operations to avoid damaging these lines. Any lines damaged shall be replaced or repaired immediately as directed by the Engineer at the Contractor's expense.

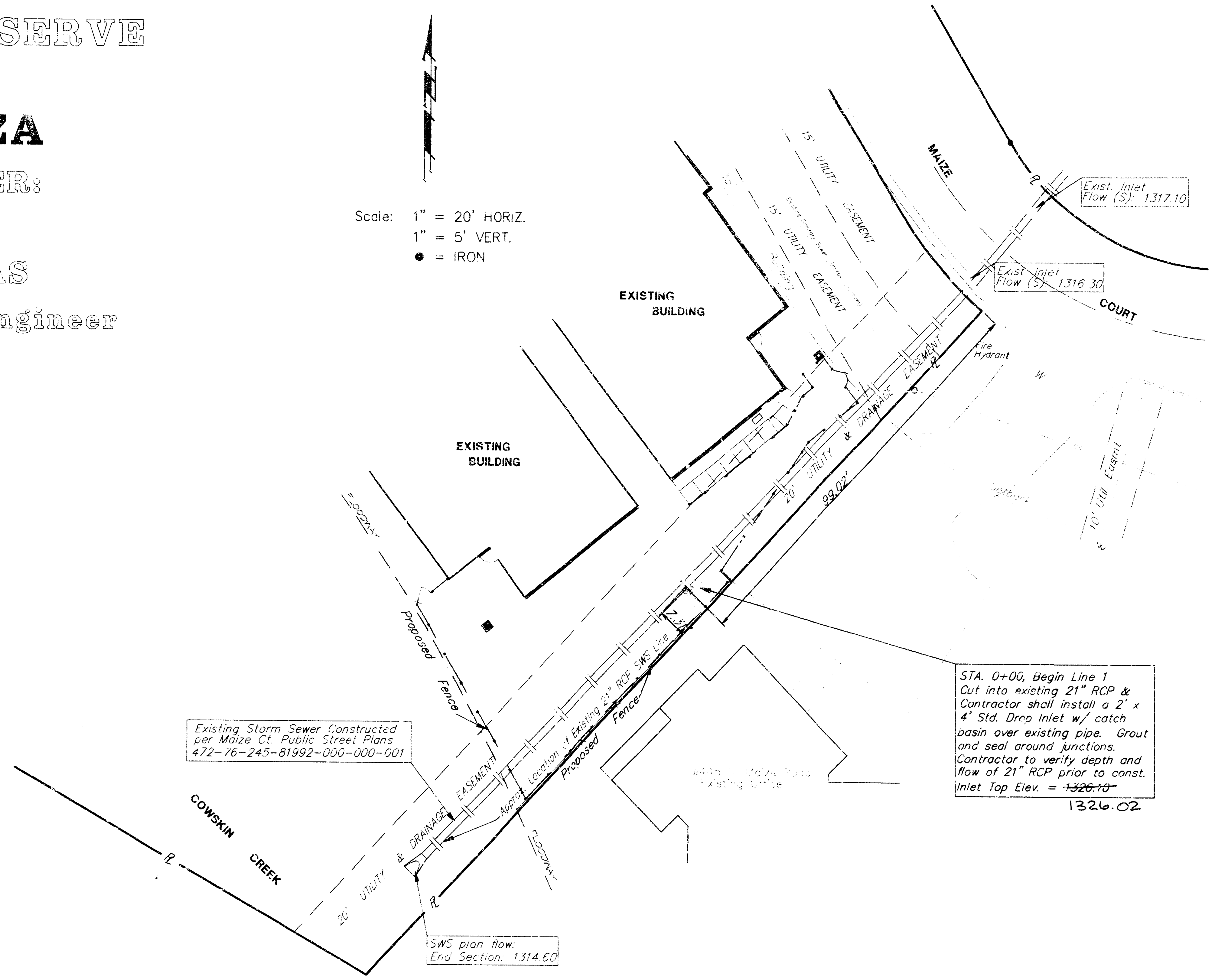
7. The Contractor shall be responsible for maintaining surrounding elements without damage. Any damage to existing properties or buildings, contractor shall replace any damage to structures at contractors own expense.

8. 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 that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved.

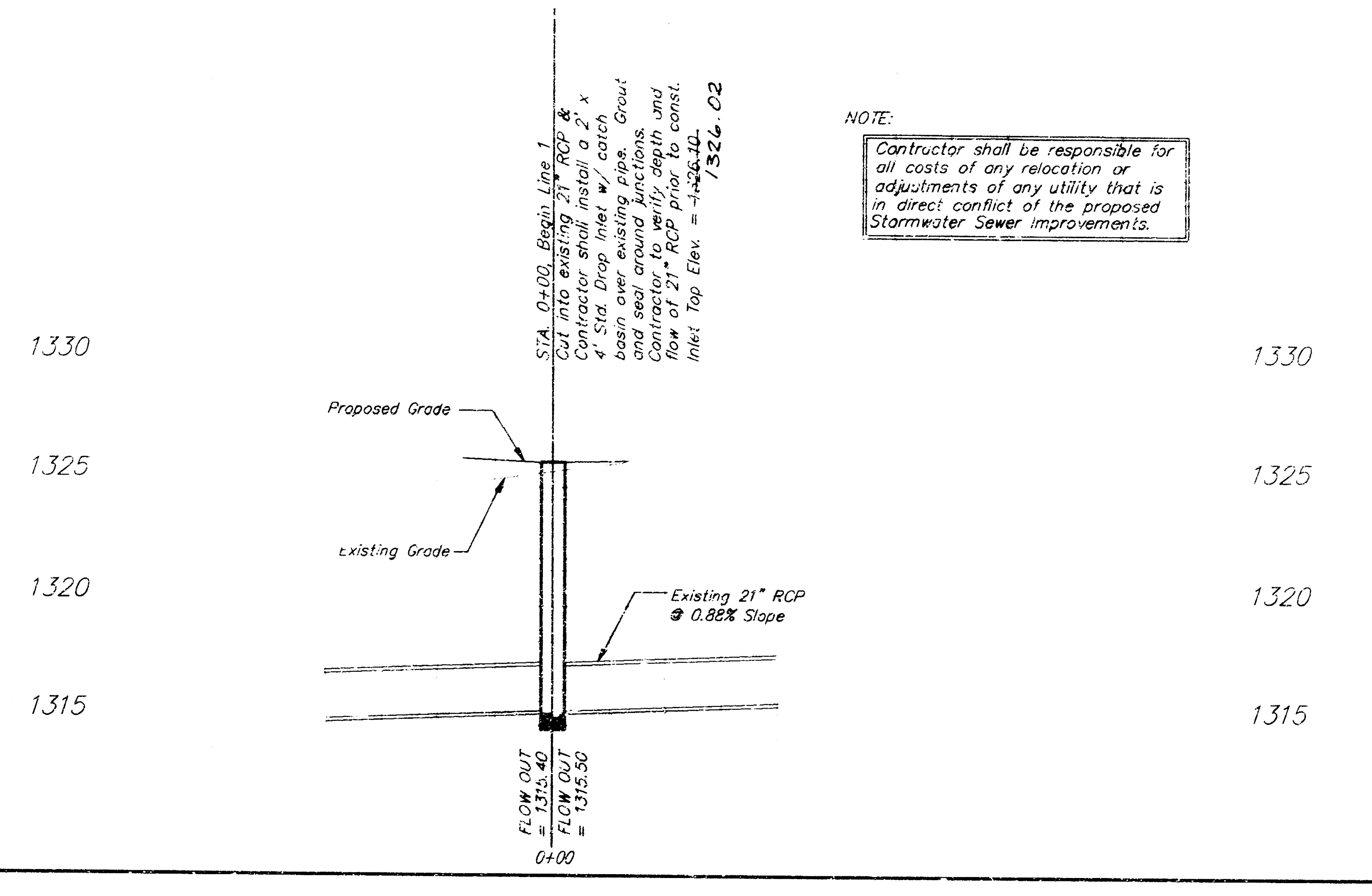
9. Prior to bid preparation, it will be the Contractor's responsibility to field check the project area to determine the extent of Site Clearing and Restoration to be performed.

10. Contractor responsible when ordering the catch basin, DO NOT have the catch basin box completely pre-fabricated (21" RCP flow line is estimated). Contractor to use brick to complete the catch basin top elevation for the drop inlet.

11. Contractor responsible for any damage occurring to surrounding elements. Any damage done to existing buildings, sidewalks, etc., contractor shall replace surroundings as before construction began, at the expense of the contractor.


Scale: 1" = 20' HORIZ.
1" = 5' VERT.
● = IRON
EXISTING BUILDING
EXISTING BUILDING
15' UTILITY EASEMENT
15' UTILITY EASEMENT
MAIZE
COURT
Exist. Inlet Flow (S): 1317.10
Exist. Inlet Flow (S): 1316.30
Fire Hydrant
10' Util. Easmt.
20' UTILITY & DRAINAGE EASEMENT
99.02'
Proposed Fence
Proposed Fence
Approx. Location of Existing 21" RCP SWS Line
FLOODWAY
COWSKIN CREEK
Existing Storm Sewer Constructed per Maize Ct. Public Street Plans 472-76-245-81992-000-000-001
SWS plan flow: End Section: 1314.60

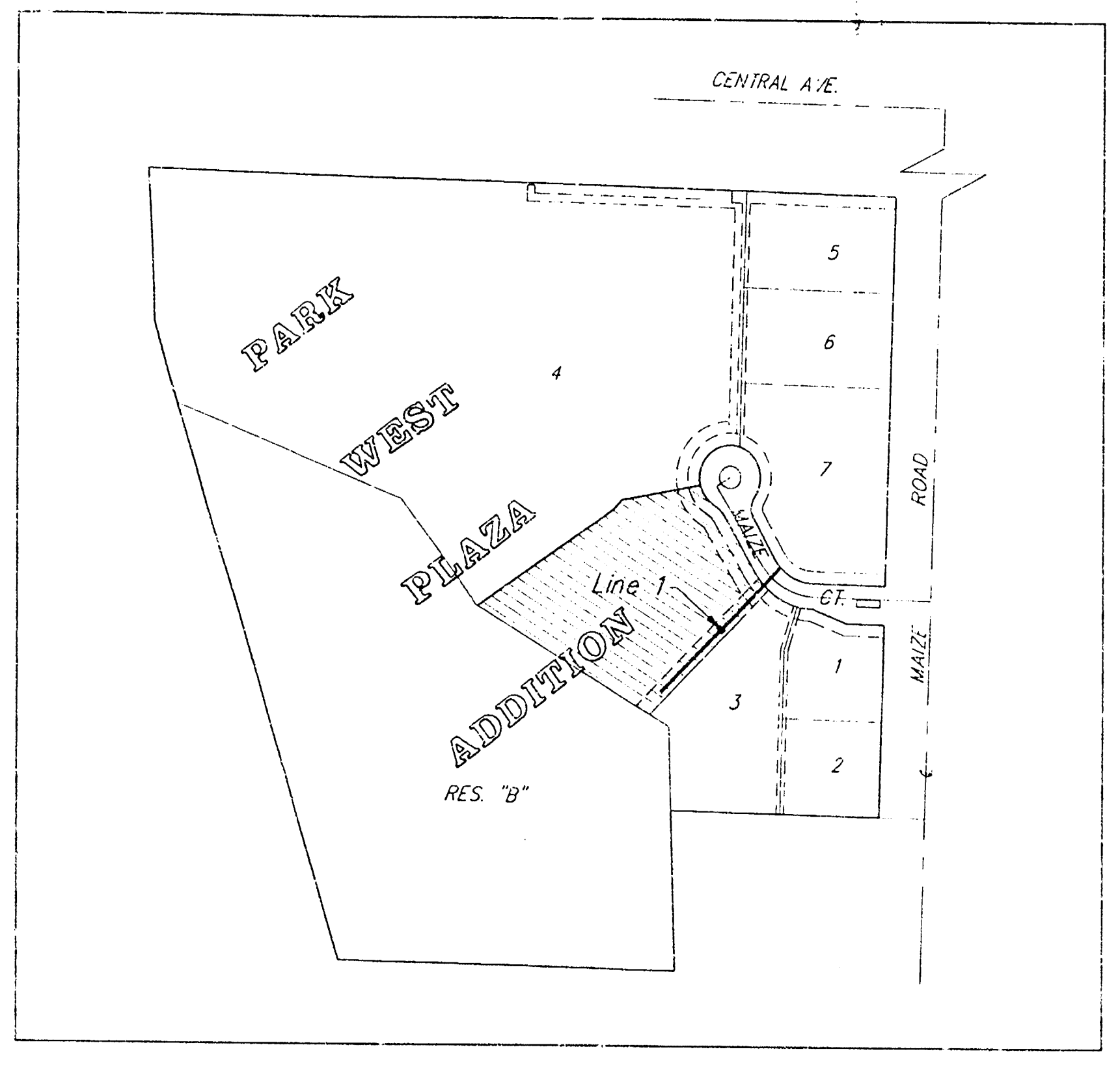
STA. 0+00, Begin Line 1
Cut into existing 21" RCP & Contractor shall install a 2' x 4' Std. Drop Inlet w/ catch basin over existing pipe. Grout and seal around junctions. Contractor to verify depth and flow of 21" RCP prior to const.
Inlet Top Elev. = ~~1326.10~~ 1326.02


1330
1325
1320
1315
1330
1325
1320
1315
Proposed Grade
Existing Grade
Existing 21" RCP @ 0.88% Slope
FLOW OUT = 1315.40
FLOW OUT = 1315.50
0+00

STA. 0+00, Begin Line 1
Cut into existing 21" RCP & Contractor shall install a 2' x 4' Std. Drop Inlet w/ catch basin over existing pipe. Grout and seal around junctions. Contractor to verify depth and flow of 21" RCP prior to const.
Inlet Top Elev. = ~~1326.10~~ 1326.02

NOTE:

Contractor shall be responsible for all costs of any relocation or adjustments of any utility that is in direct conflict of the proposed Stormwater Sewer Improvements.


CENTRAL AVE.
PARK WEST PLAZA ADDITION
RES. "B"
4
5
6
7
1
2
3
Line 1
MAIZE CT.
MAIZE ROAD

LOCATION MAP
No Scale

BENCHMARKS

"□" Cut top of curb at the back of cul-de-sac, Maize Court.
Elev. = 136.74 CITY DATUM, 1324.14 MSL

"□" Cut on the top of curb at the south end of return at SE corner of Hardtner and Maize Road.
Elev. = 134.50 CITY DATUM
ELEV = 1321.90 MSL

BOOKED
D-390
McG
4-5-99

INDEX:

1 Line 1 – Stormwater Sewer Improvements
2 Standard Drop Inlet Detail
3 Park West Plaza Plat

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers 9/22/98

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. 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).

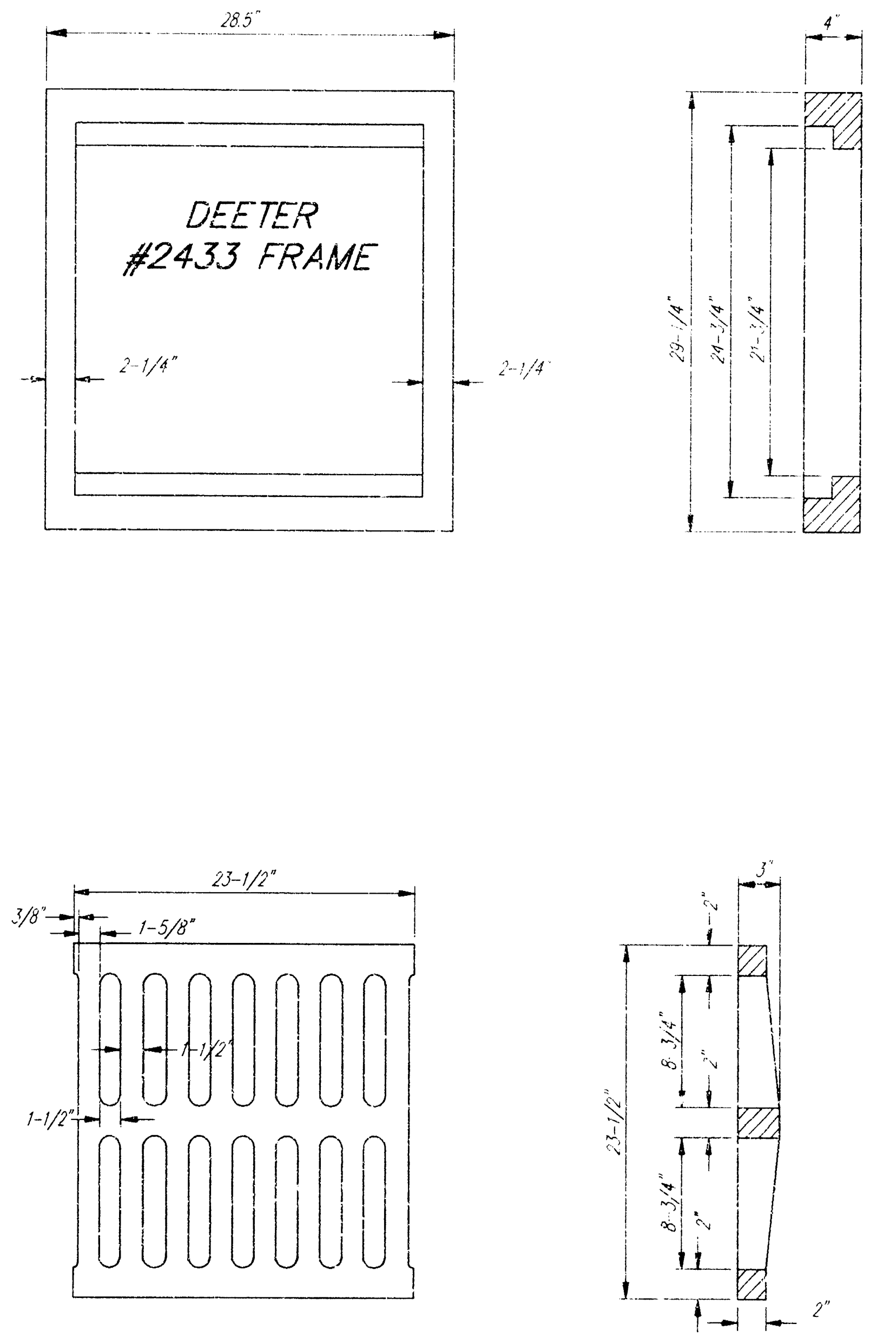
PROJECT INSPECTED BY BAUGHMAN COMPANY, PA
ASBUILT 2/99

9-22-98

PART OF LOT 4, PARK WEST PLAZA
LINE 1
STORM WATER SEWER IMPROVEMENTS

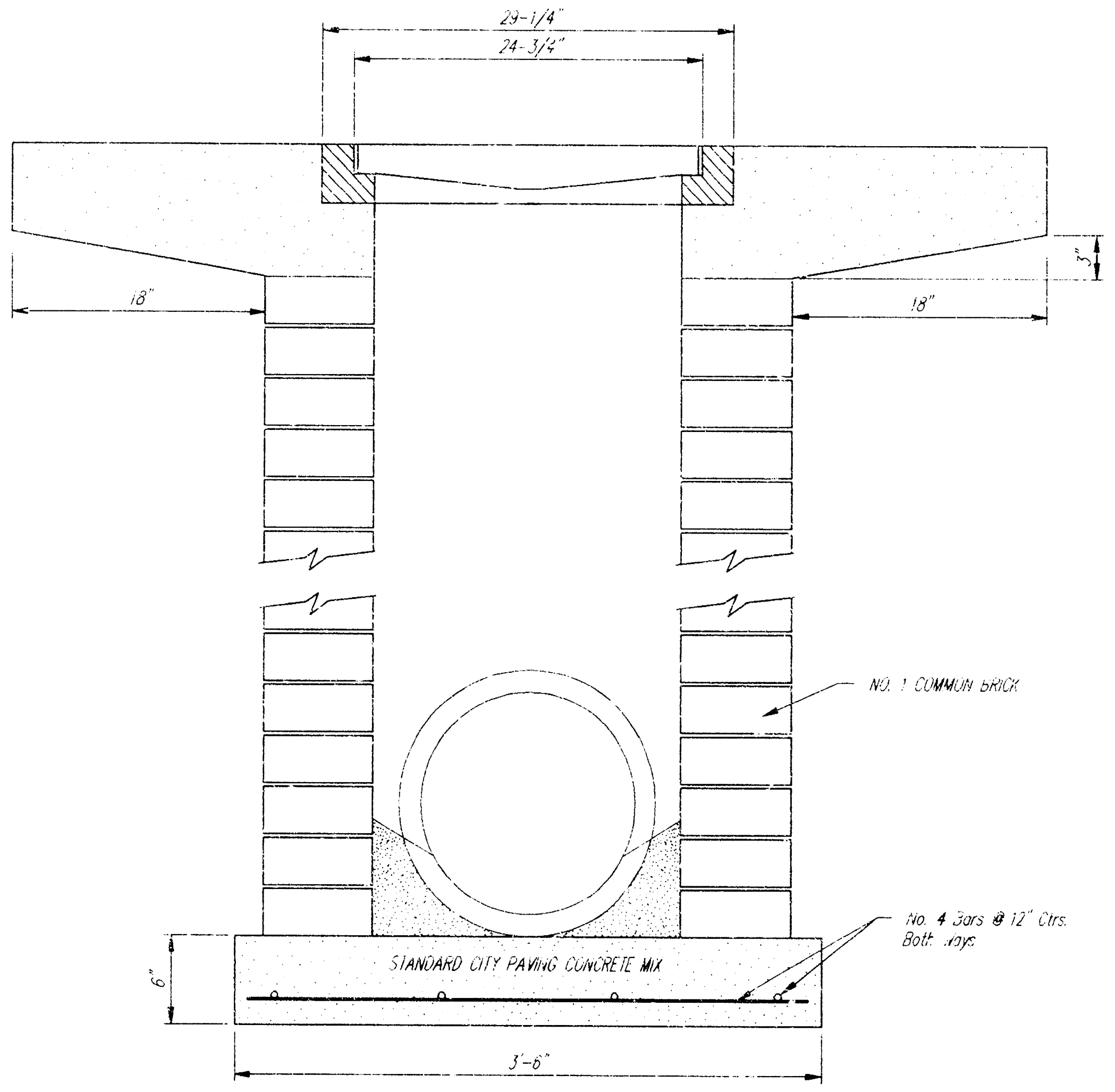
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

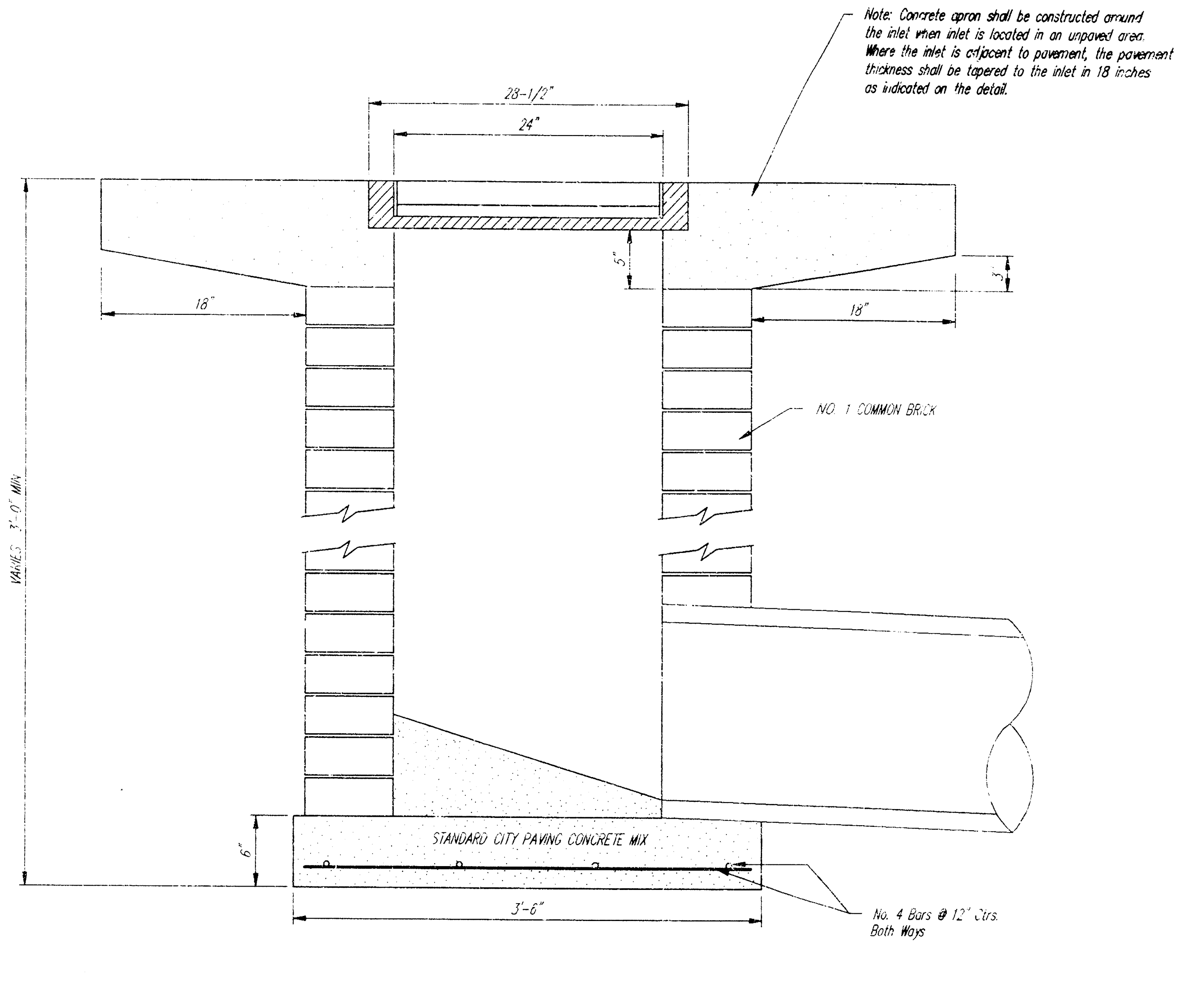
PROJECT NUMBER 850 PPS (607861)					SHEET 1 OF 3
DESIGN	DRAWN	APPROVED NBW	DATE SEPT. 1997	SCALE NOTED	


28.5"
DEETER
#2433 FRAME
2-1/4"
2-1/4"
4"
29-1/4"
24-3/4"
21-3/4"
23-1/2"
3/8"
1-5/8"
1-1/2"
1-1/2"
DEETER #2433 GRATE
3"
2"
8-3/4"
2"
23-1/2"
8-3/4"
2"
2"

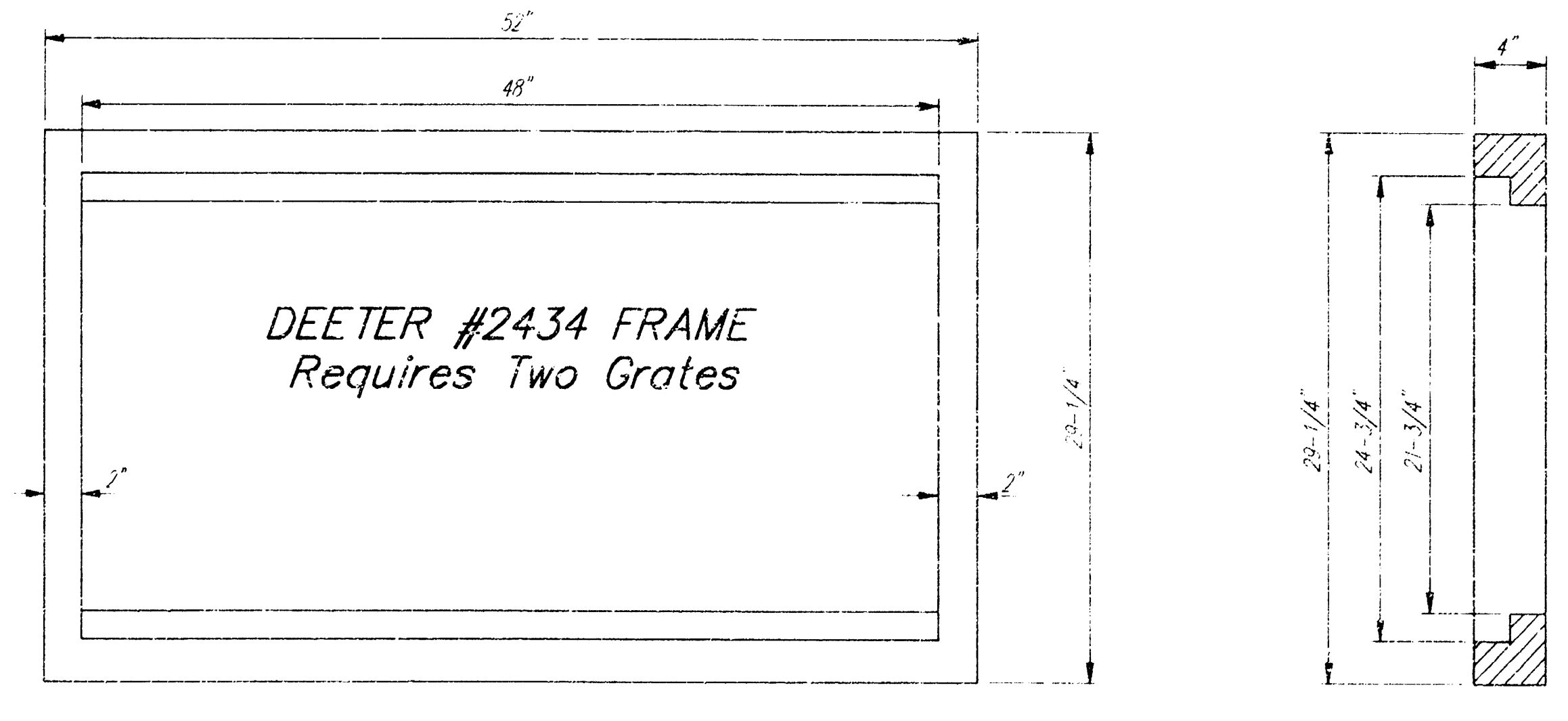
24" x 24" Frame and Grate Detail

NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

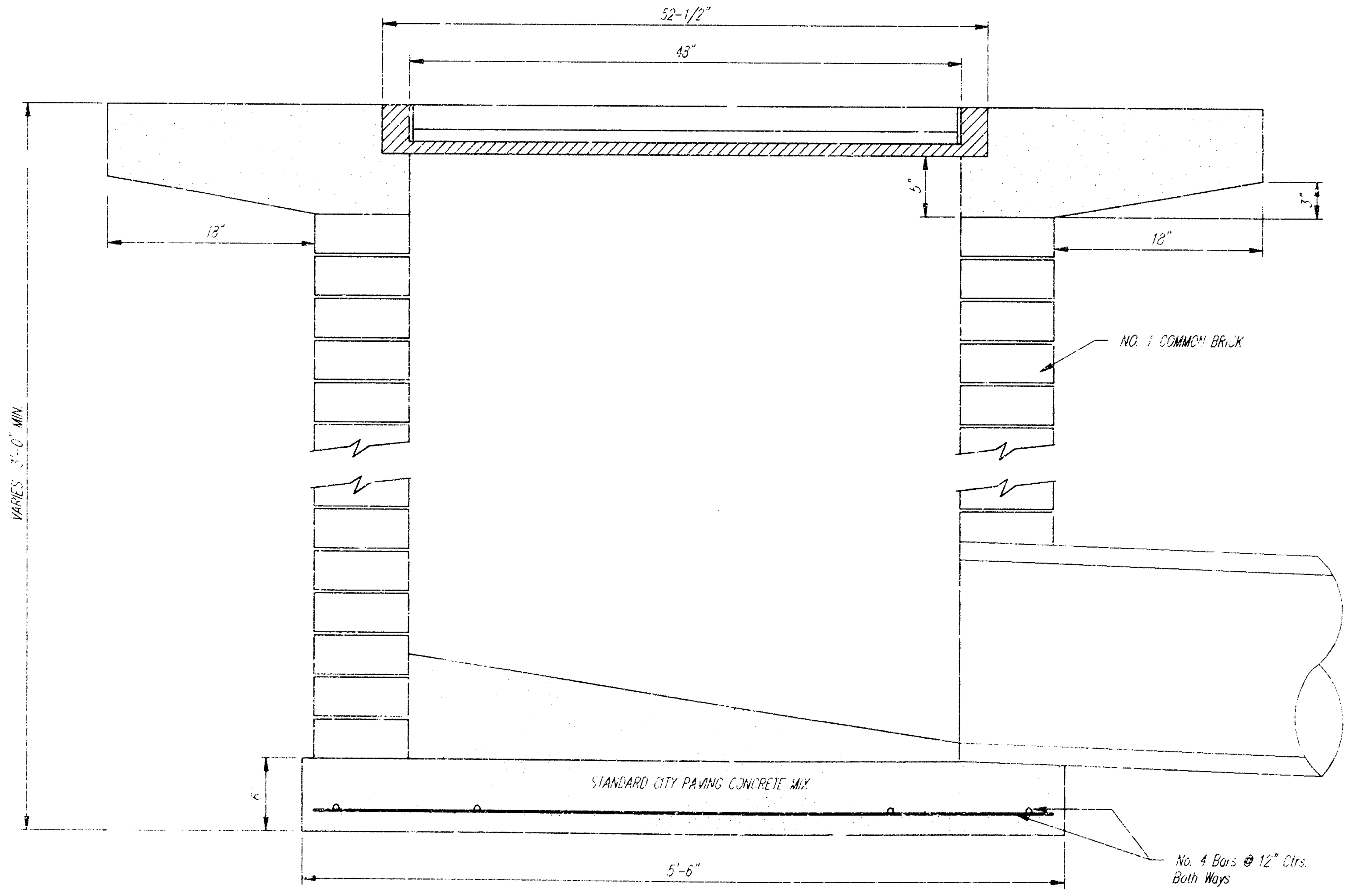

29-1/4"
24-3/4"
3"
18"
18"
NO. 1 COMMON BRICK
No. 4 Bars @ 12" Ctrs.
Both Ways
STANDARD CITY PAVING CONCRETE MIX
6"
3'-6"


28-1/2"
24"
5"
3"
18"
18"
NO. 1 COMMON BRICK
VARIES 3'-0" MIN.
STANDARD CITY PAVING CONCRETE MIX
6"
3'-6"
No. 4 Bars @ 12" Ctrs.
Both Ways

Note: Concrete apron shall be constructed around the inlet when inlet is located in an unpaved area. Where the inlet is adjacent to pavement, the pavement thickness shall be tapered to the inlet in 18 inches as indicated on the detail.


52"
48"
DEETER #2434 FRAME
Requires Two Grates
2"
2"
29-1/4"
4"
29-1/4"
24-3/4"
21-3/4"

Double 24" x 24" Frame Detail


52-1/2"
48"
5"
3"
18"
18"
NO. 1 COMMON BRICK
VARIES 3'-0" MIN.
STANDARD CITY PAVING CONCRETE MIX
6"
5'-6"
No. 4 Bars @ 12" Ctrs.
Both Ways

CITY OF WICHITA STANDARD

DROP INLET

PART OF LOT 4, PARKWEST PLAZA

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

PROJECT NUMBER	SHEET
850 PPS (607861)	2 OF 3

DESIGN	DRAWN	APPROVED	DATE	SCALE
STAFF			SEPT. 1998	

PARK WEST PLAZA

AN ADDITION TO WICHITA, KANSAS

State of Kansas }
Sedgwick County } S.S.

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "PARK WEST PLAZA," an Addition to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of Lot 1, Riverside Hospital 1st Addition, Wichita, Kansas, together with a tract in the N.E. 1/4 of Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said N.E. 1/4, said point being 905.8 feet south of the N.E. Corner of said N.E. 1/4; thence west parallel with the north line of said N.E. 1/4, 1036 feet; thence southerly with an interior angle of 86° 09', 190 feet; thence southeasterly 934.69 feet more or less to a point 660 feet north and 726 feet west of the S.E. Corner of said N.E. 1/4; thence east parallel with the south line of said N.E. 1/4, 126 feet to a point on the east line of said N.E. 1/4; thence north along the east line of said N.E. 1/4, 293.43 feet more or less to a point 1375.8 feet south of the N.E. Corner of said N.E. 1/4; thence west parallel with the north line of said N.E. 1/4, 60 feet; thence north parallel with the east line of said N.E. 1/4, 170 feet; thence east parallel with the north line of said N.E. 1/4, 60 feet to a point on the east line of said N.E. 1/4; thence north along the east line of said N.E. 1/4, 300 feet to the point of beginning; EXCEPT the south 100 feet thereof and EXCEPT that part platted as J.W. Russell First Addition to Wichita, Sedgwick County, Kansas [illegible] by virtue of [illegible] (12-6-82).

Baughman Company, P.A.

________________ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned have caused the land described in the surveyors certificate to be platted into Lots, Streets, and Reserves to be known as "PARK WEST PLAZA," an Addition to Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. The utility and drainage easements are hereby granted as indicated for the construction and maintainance of all public utilities and for drainage purposes. [illegible] for the construction and maintenance of street drainage and public utilities [illegible] as [illegible] on the accompanying plat are hereby granted. The minimum building floor elevation is 1376 City Datum (1325 Mean Sea Level). All abutters rights of access over and across the east line of the north 105 feet of Lot 1, the south 105 feet of Lot 2, Lots 5, 6 and 7 are hereby granted to the City of Wichita, provided however that Lots 5, 6, and 7 have access to Maize Road at one point per Lot as shall be determined by the City Engineer of the City of Wichita, Kansas. The Floodway shall be the responsibility of the owner of Lot 4 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvements of drainage, provided further that no structure shall be constructed on or within said Floodway nor shall any fill or [illegible] of grade [illegible] or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control office or their successors of office. Reserve A and C are hereby reserved for landscaping and entry features, [illegible] and irrigation system. Reserve B [illegible] reserved for Floodway and [illegible] to be used and maintained by the owner of Lot 4 [illegible] to the City for park purposes.

Thomas Fornshell
Thomas [illegible]

RIVERSIDE HEALTH SERVICES, INC.

________________ Chief Financial Officer
Robert Dixon

J.W. RUSSELL CONSTRUCTION, INC.

________________ President
J.W. Russell

________________ Pamela L. Russell
J.W. Russell   Pamela [illegible]

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this [illegible] day of [illegible], 19[illegible], by Robert Dixon, Chief Financial Officer of Riverside Health Services, Inc., on behalf of the corporation.

[illegible] Notary Public
Rebecca J. Topham

My Appt. Exp. [illegible]

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this 31st day of October, 1989, by J.W. Russell, President of J.W. Russell Construction, Inc., on behalf of the corporation.

Clifford F. [illegible] Notary Public
[illegible]

My Appt. Exp. 9-3-91

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this 26 day of December, 1989 by Thomas Fornshell, a single man.

Ann Allaire Notary Public
Ann Allaire

My Appt. Exp. 7/13/1991

State of Kansas }
Sedgwick County }

The foregoing instrument was acknowledged before me this 26 day of December, 1989 by Jay W. Russell and Pamela L. Russell, husband and wife.

Alan Scheer Notary Public
Alan Scheer

My Appt. Exp. May 1, 1993

We, the undersigned holders of a mortgage on a portion of the above described property do hereby consent to this plat of "PARK WEST PLAZA," an addition to Wichita, Kansas.

Mid Continent Federal Savings and Loan Association

Larry R. Goddard Ex. V.P.
Larry R. Goddard   Title

Emprise Bank

________________ V.P.
Barry R. Wessell   Title

Robert A. Crandall   A. Marcie Crandall
Robert A. Crandall   A. Marcie Leach a/k/a A. Marcie Crandall

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this 29th day of December, 89 by Larry R. Goddard, Ex. V.P., on behalf of Mid Continent Federal Savings and Loan Association.

Mary E. Gray Notary Public
Mary E. Gray

My Appt. Exp. 9-21-92

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this 3 day of January, 1990, by Barry Wessel, Vice Pres., on behalf of Emprise Bank.

Phyllis F. Hamm Notary Public
Phyllis F. Hamm

My Appt. Exp. 2-28-1993

State of Kansas }
Sedgwick County } S.S.

The foregoing instrument was acknowledged before me this 26 day of Dec., 89 by Robert A. Crandall and A. Marcie Leach a/k/a A. Marcie Crandall, husband and wife.

Ann Allaire Notary Public
Ann Allaire

My Appt. Exp. 7-13-1991

This plat of "PARK WEST PLAZA," an addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this [illegible] day of [illegible], 19[illegible].

Wichita-Sedgwick County Metropolitan Area Planning Commission

________________ Chairman
[illegible] Renegar

________________ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 23 day of JANUARY, 1990.

________________ Mayor
[illegible]

________________ City Clerk
[illegible]

Entered on transfer record this [illegible] day of [illegible], 19[illegible].

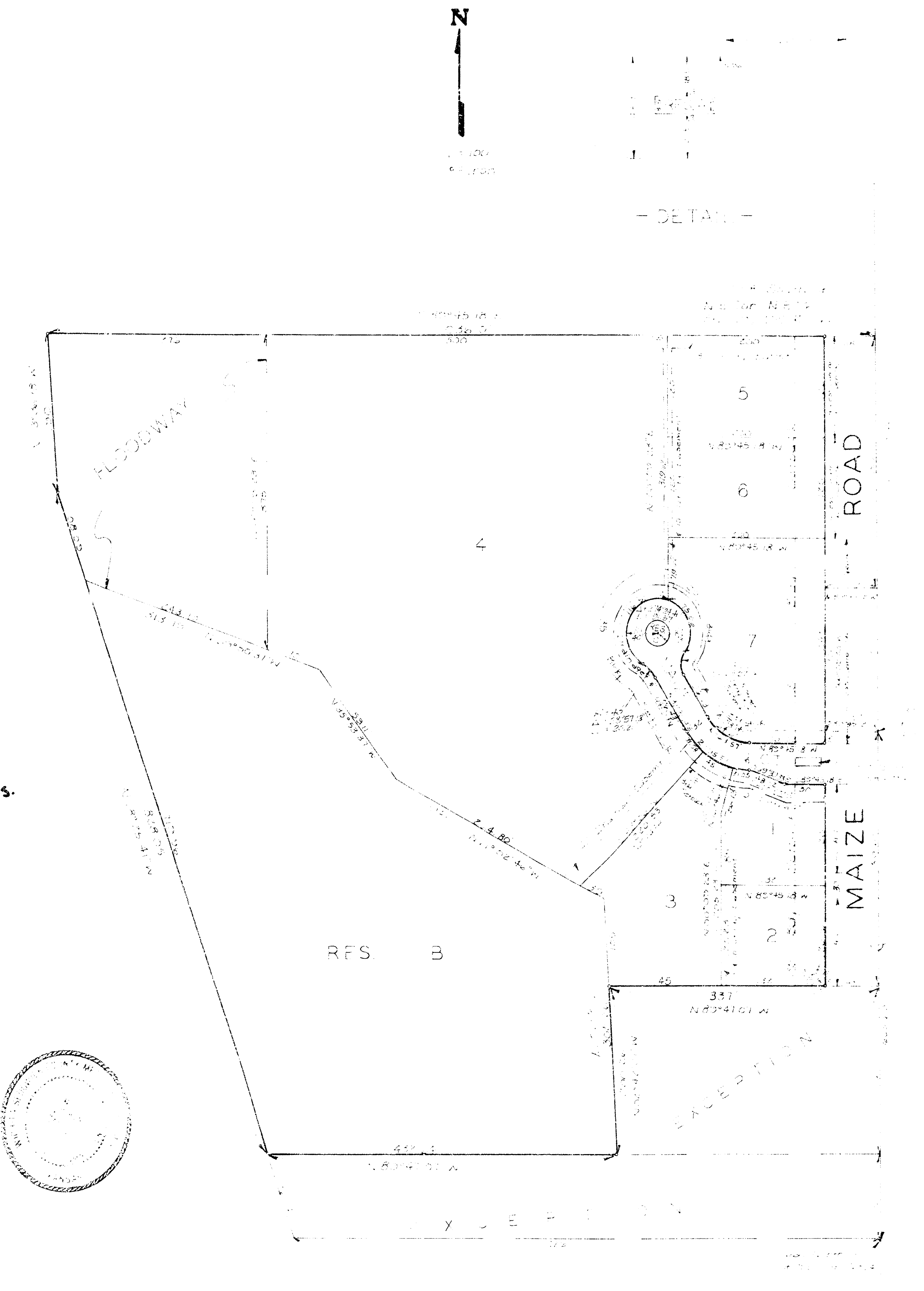
________________ County Clerk

State of Kansas }
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ___ day of ________, 19__, at __ o'clock __M, and is duly recorded.

________________ Register of Deeds
Pat Ketter

________________ Deputy
Ed Resa



Minimum Floor Elevation
1376 City Datum
1325 Mean Sea Level

Bench Marks
5/8" bar @ N.W. Cor. Planter @ N.W. Cor. S.W. Bell Bldg.
S.E. Cor. Central & Maize — Elev. = 1345.13 City Datum
1333.13 M.S.L.

[illegible] cut on top of [illegible] @ S. end of curb return @ S.E.
Cor. Hardtner & Maize — Elev. = 1334.5 City Datum
1321.90 M.S.L.