

PRIVATE STORM WATER SEWER TO SERVE
Universal 4th Addition

LOT 1

Private Project Number

1013 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

June 2000

Legal Description

Lot 1 & 2, Universal 4th Addition, City of Wichita, Sedgwick County, Kansas

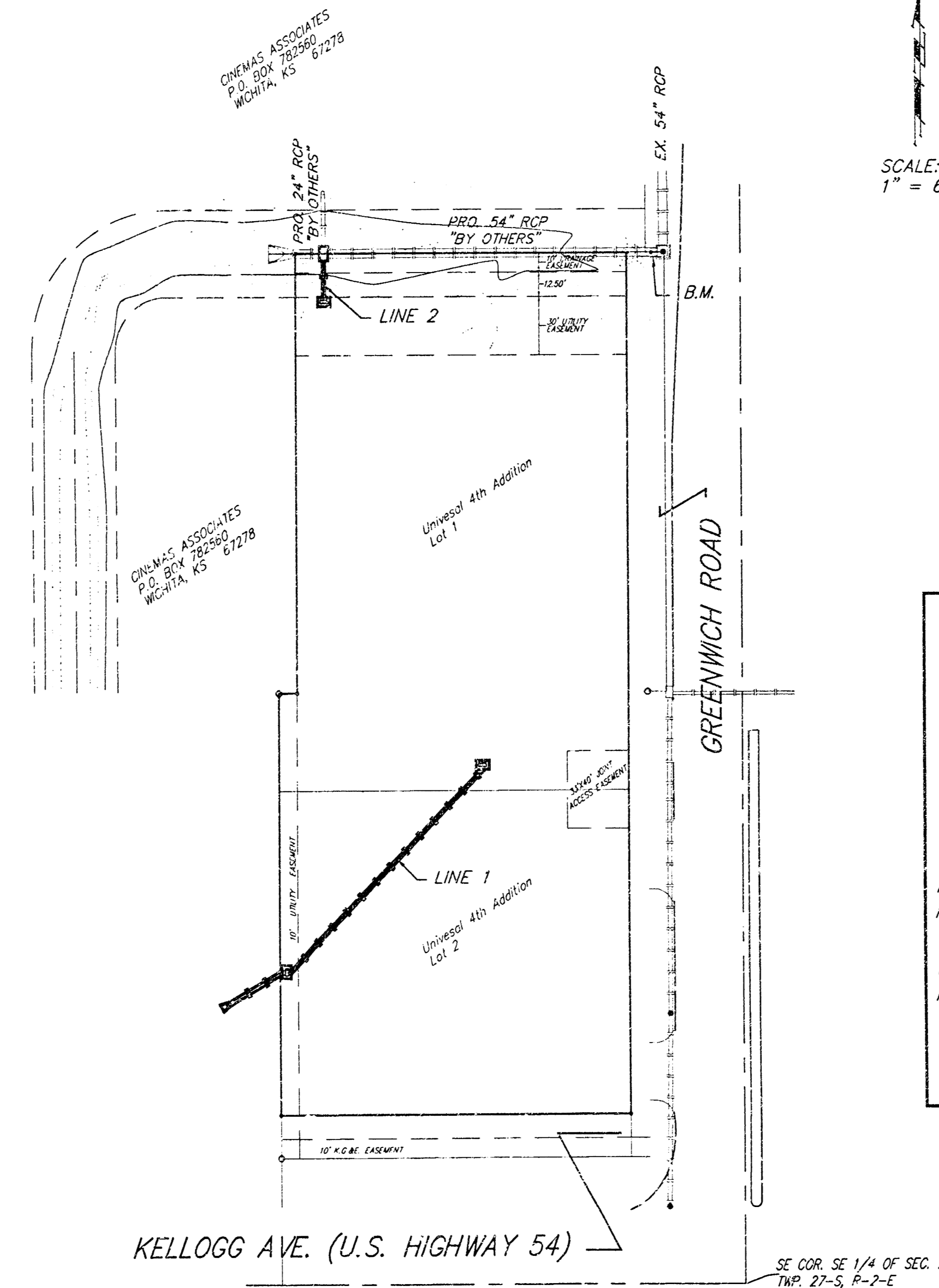
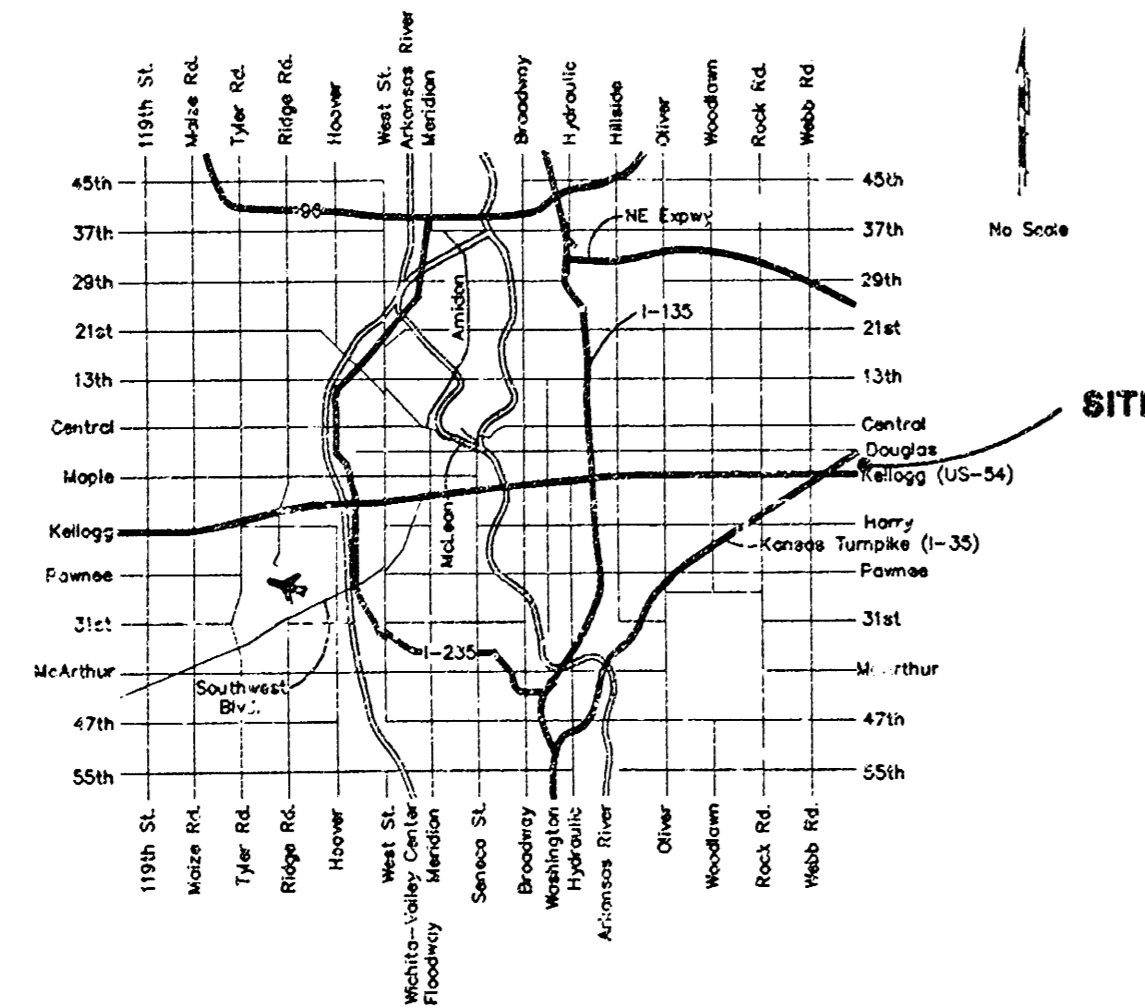
Benchmark

"□" Cut on top of headwall near NE Cor. of Lot 1, Universal 4th Addition, Wichita, Sedgwick County, Kansas
 Elev. = 164.77 City Datum (1352.17 NGVD)

Index

Title Sheet	1
Plan/Profile Sheet	2
Drop Inlet Detail	3
Copy of the Plat	4

Location Map



APPROVED AS NOTED
 BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 6/23/00

NOTE TO CONTRACTORS

Installation, inspection and testing for the stormwater sewer 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).

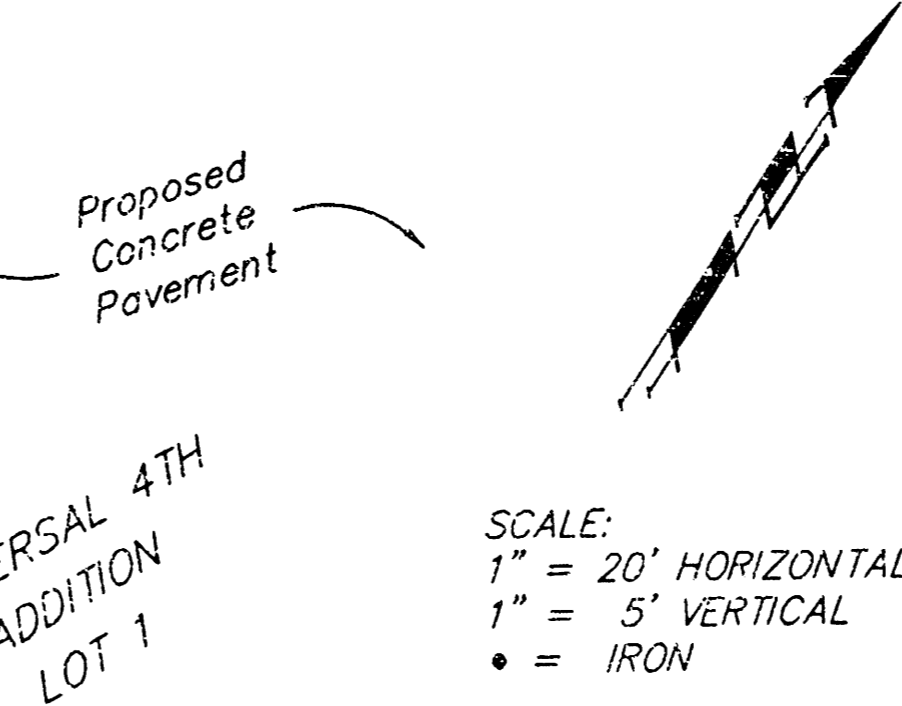
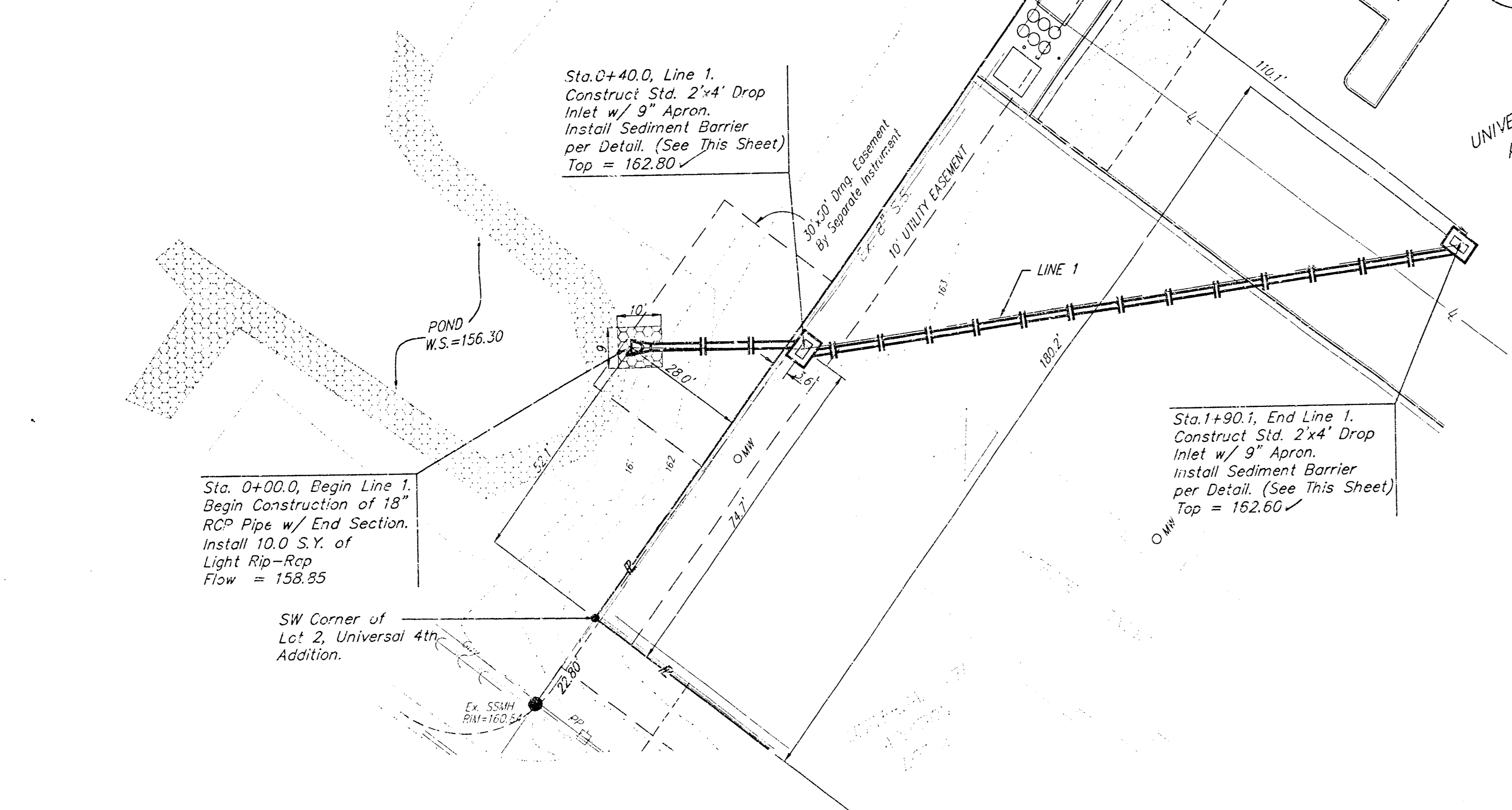
General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Cox Communication 267-4270
 Kansas Gas Service Company 383-8000
 Kansas Gas & Electric Company 383-8650
 Peoples Gas Company 942-7500
 Southwestern Bell Telephone Company 1-571-2511
 City of Wichita Water Department 268-4908
 City of Wichita Sewer Department 268-4071
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All disturbed areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- 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.
- 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 will be required to be uncovered for inspection.
- 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. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would 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 would require additional archaeological investigations unless buried in a previously approved borrow location.

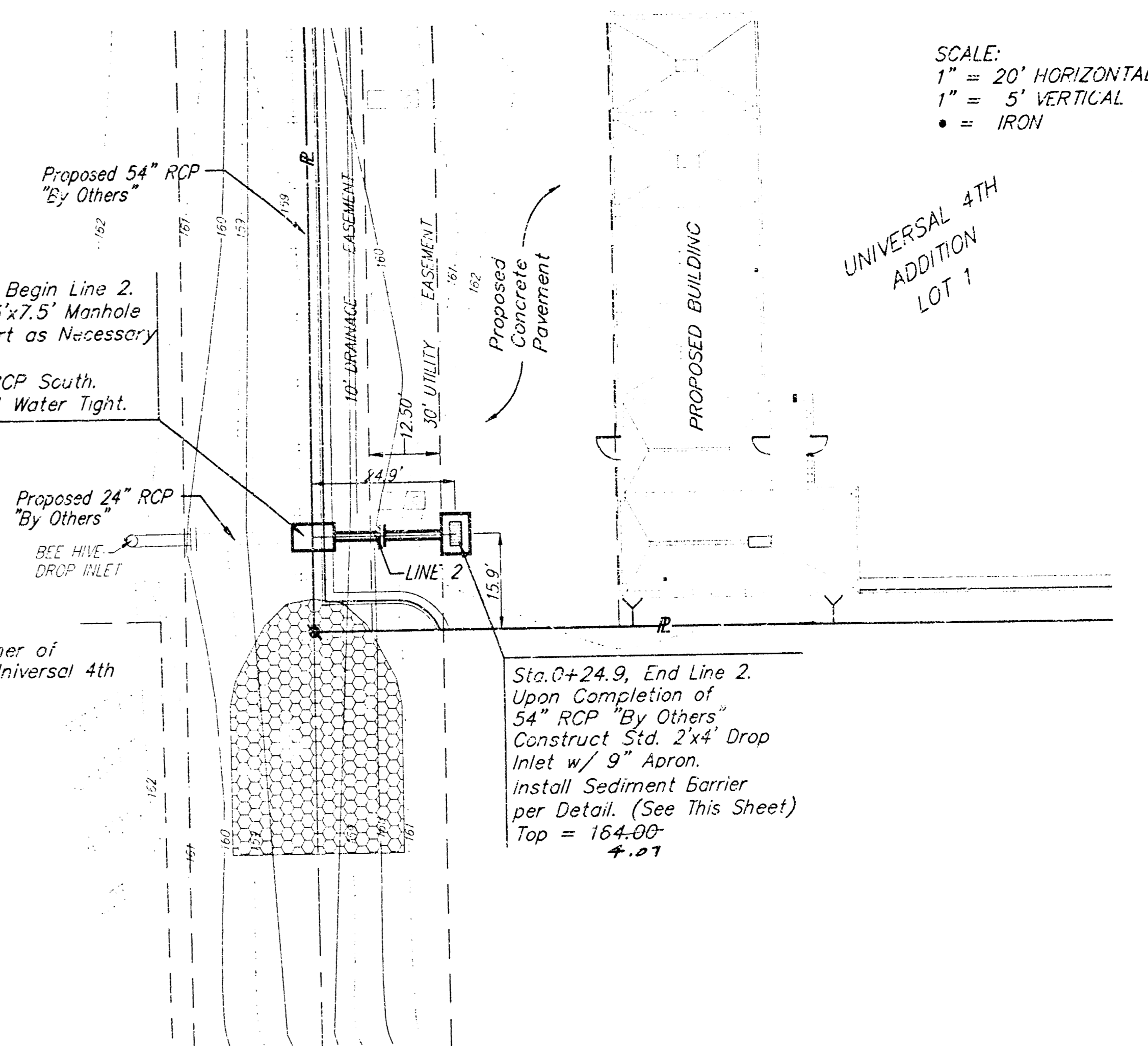
BOOKLET
 Diagram
 1-18-00
 12-19-00

James F. S. [Signature]
 6/23/00

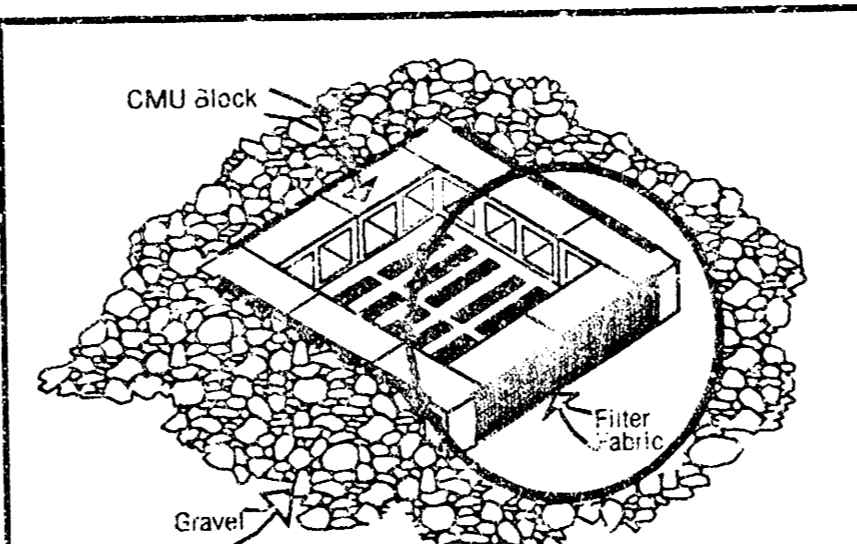
BENCHMARK:
 "□" CUT ON TOP OF HEADWALL NEAR NE COR. OF LOT 1, UNIVERSAL 4TH
 ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
 ELEV. = 1.71 CITY DATUM (1352.17 RGV0)



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

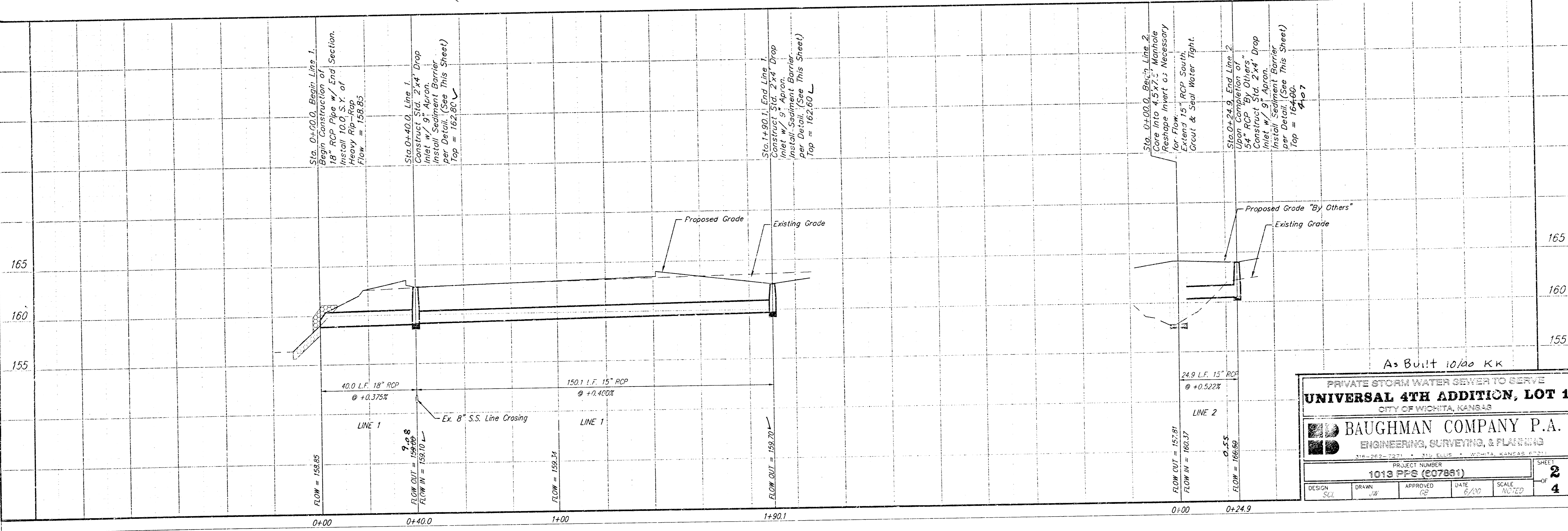


SCALE:
 1" = 20' HORIZONTAL
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NOTES:
 Frequent maintenance is required to minimize malfunc-
 tioning and to remove sediment deposits and buildup.
 Wrap filter fabric around all CMU block and backfill
 with 2"-3" gravel rock to allow sediment deposits.
 DO NOT cover inlet or grate with filter fabric.

INLET PROTECTION
 Storm Drain with Gravel Apron



As Built 10/00 KK

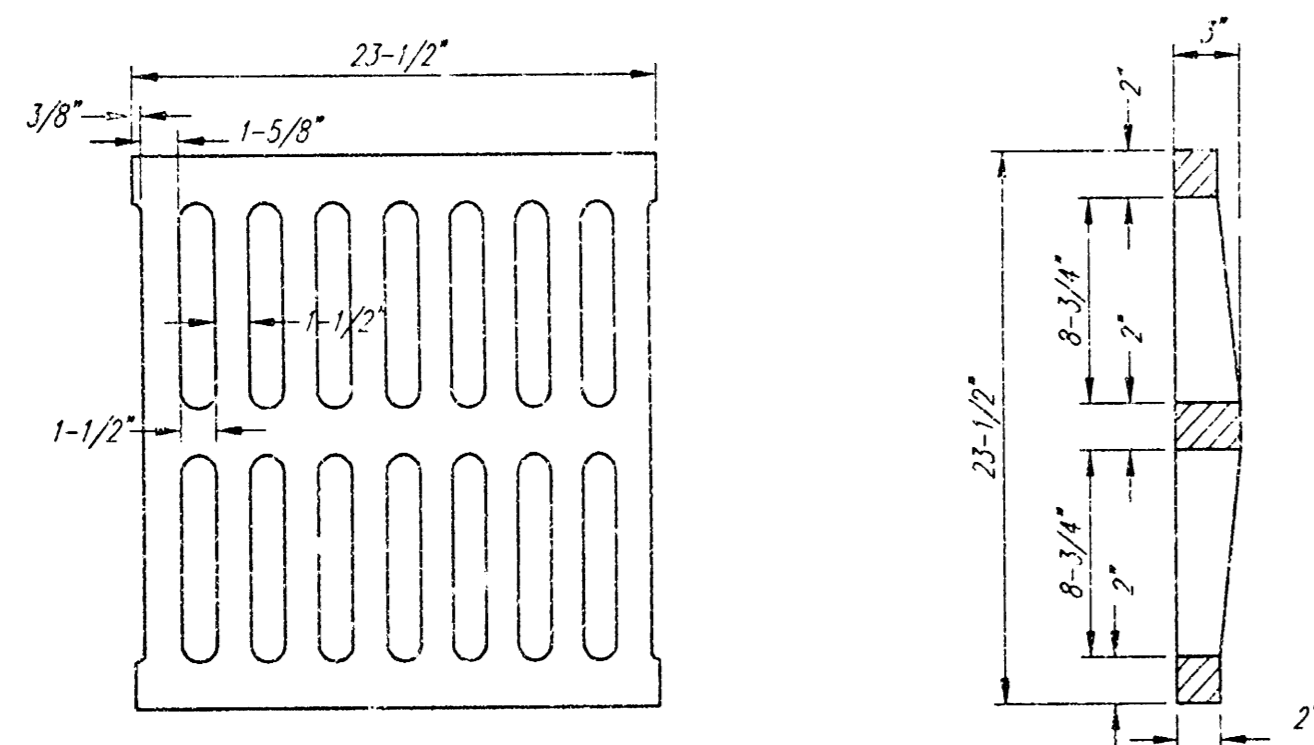
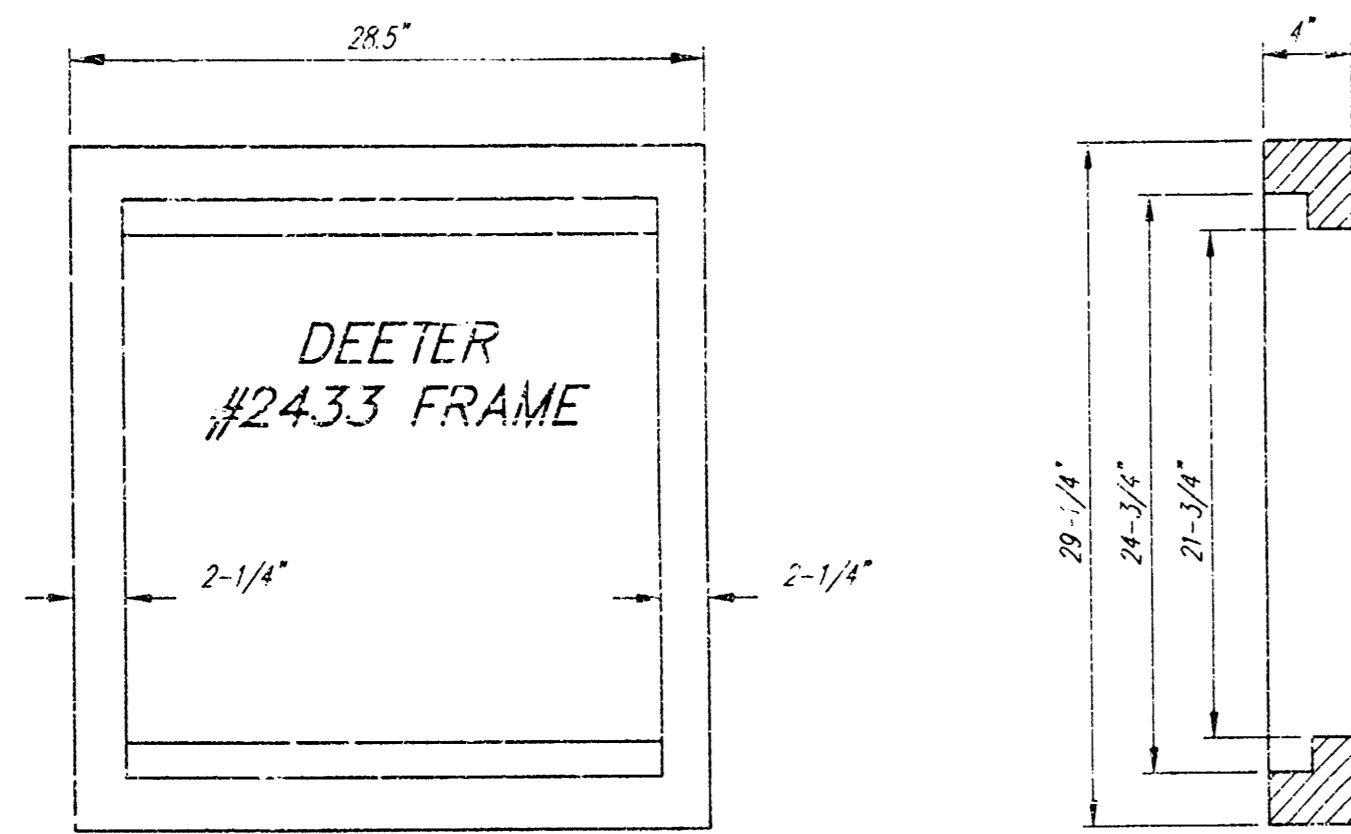
PRIVATE STORM WATER SEWER TO SERVE
UNIVERSAL 4TH ADDITION, LOT 1
 CITY OF WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 312-262-2271 • 312-262-2272 • WICHITA, KANSAS 67211

PROJECT NUMBER
1019 P.E.S. (207861)

DESIGN	DRAWN	APPROVED	DATE	SCALE
SCJ	JW	GP	8/10	NOTED

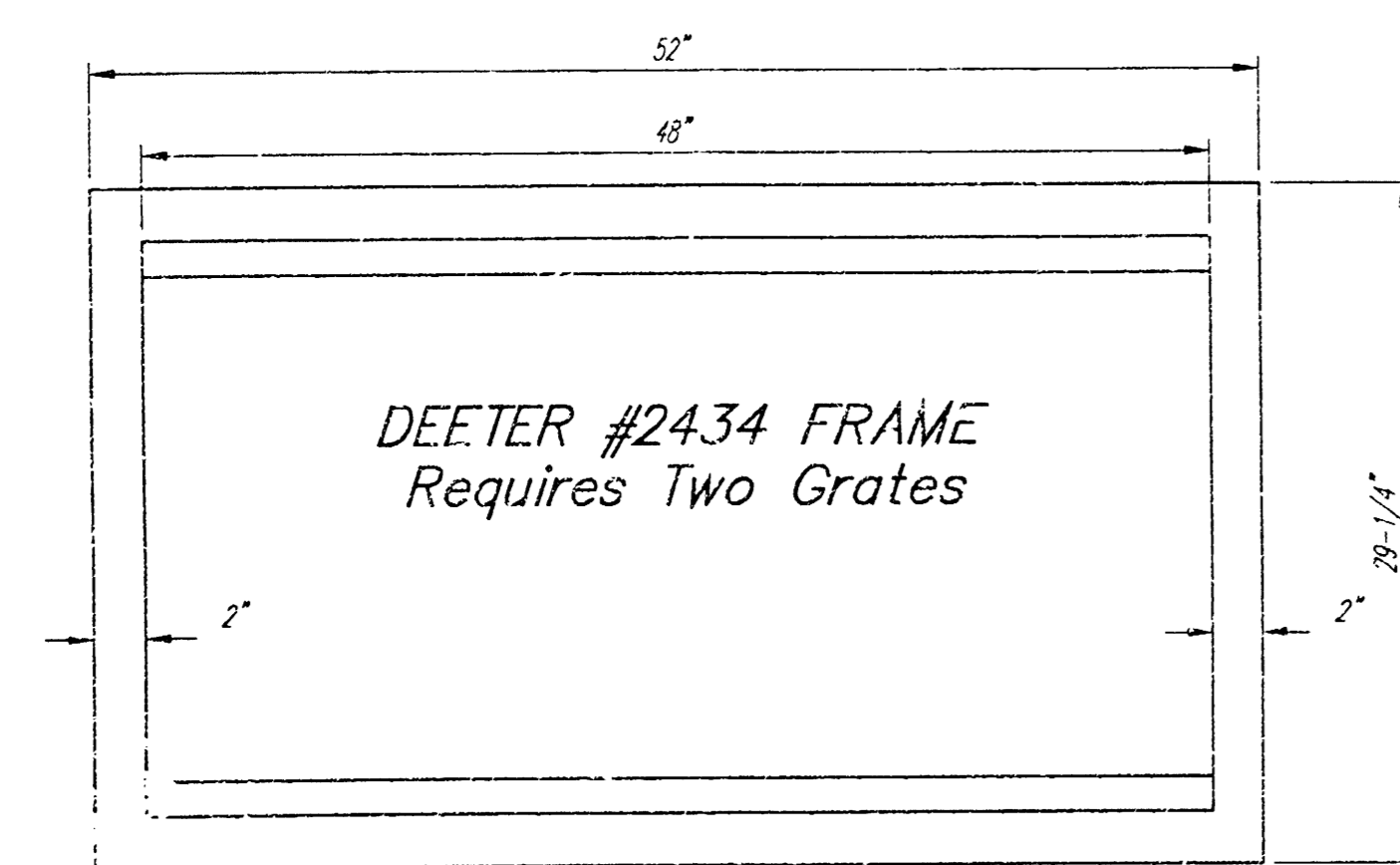
SHEET **2** OF **4**



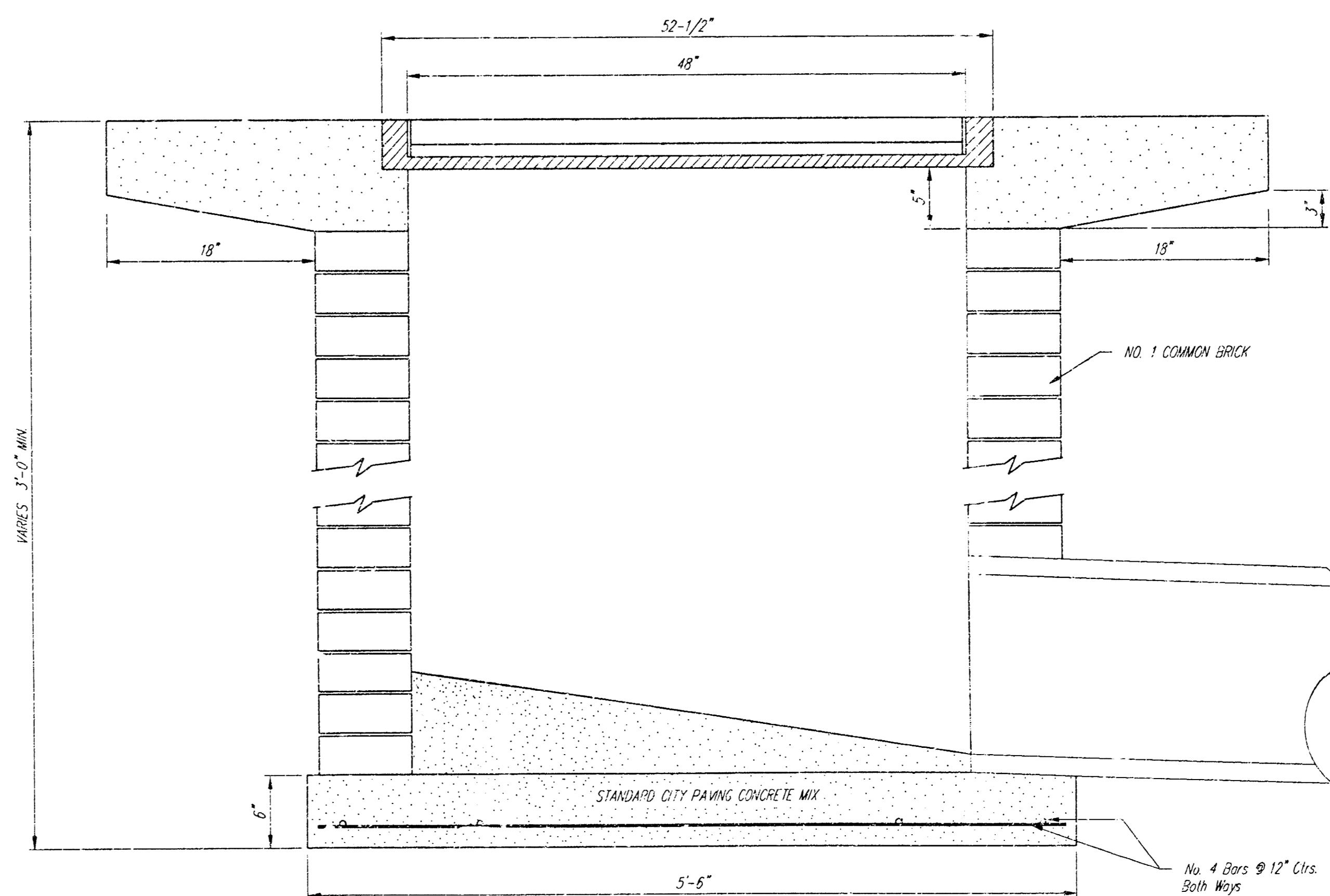
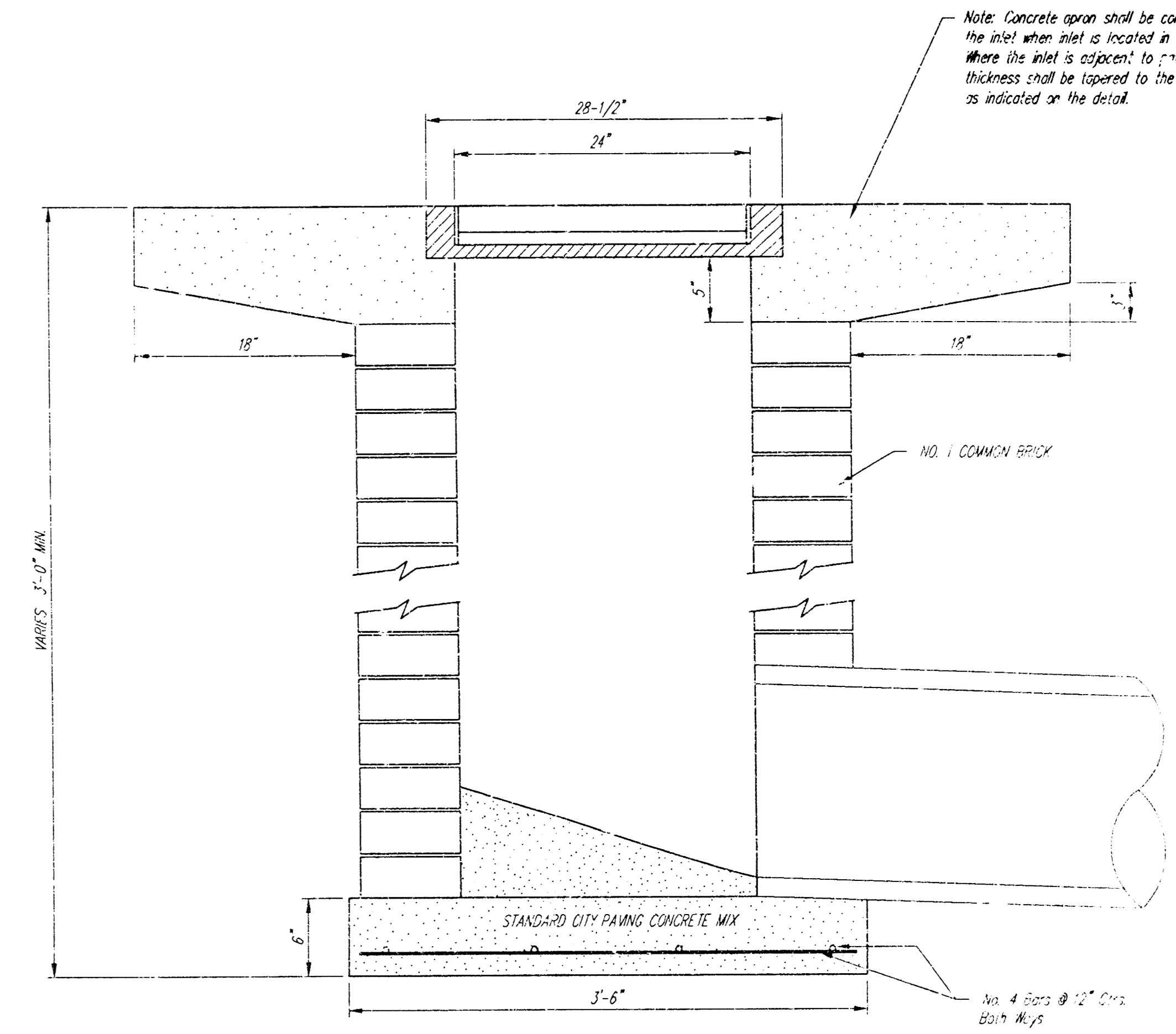
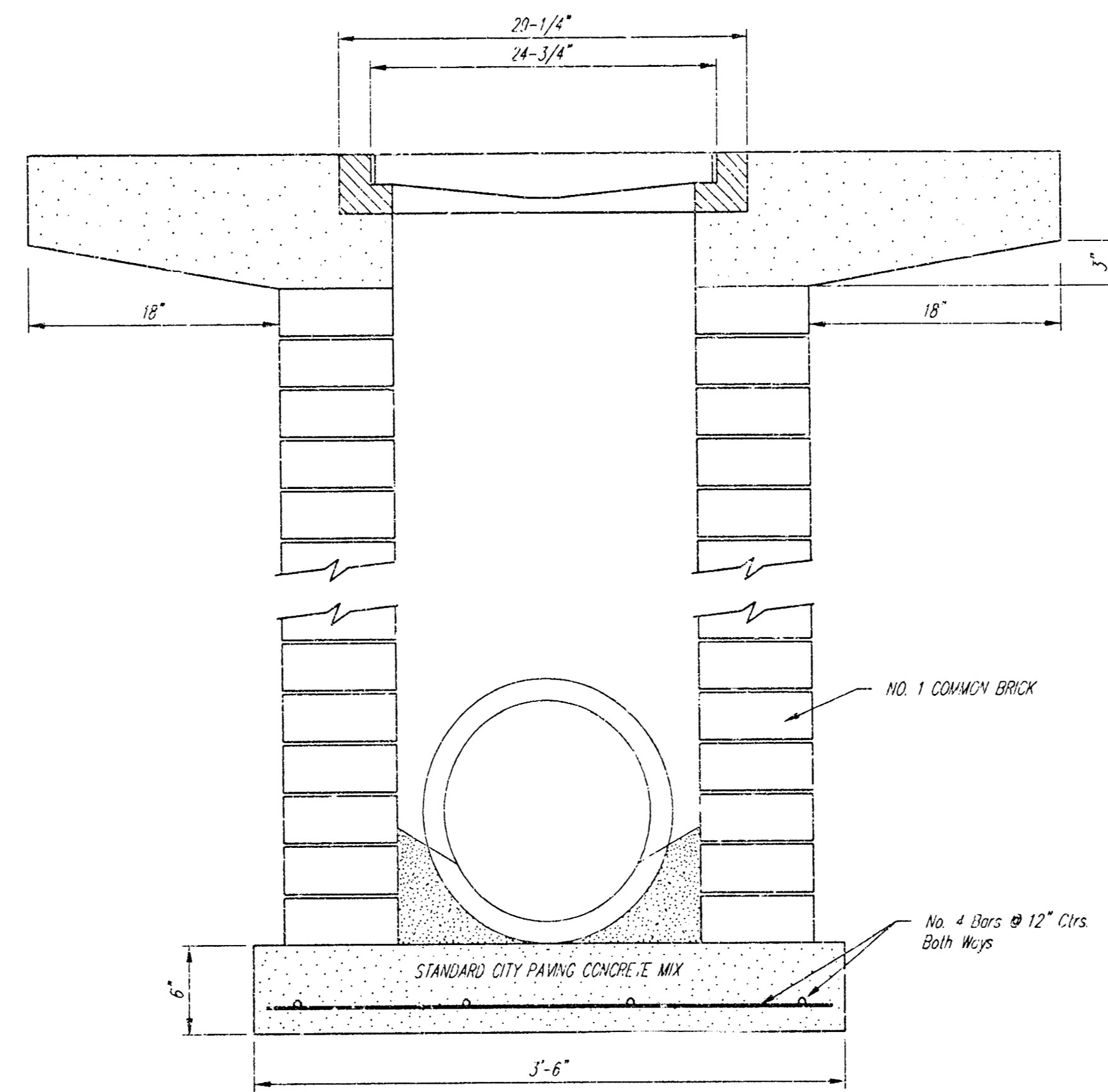
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

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



Double 24" x 24" Frame Detail



STANDARD DROP INLET
UNIVERSAL 6" x 6" x 6"

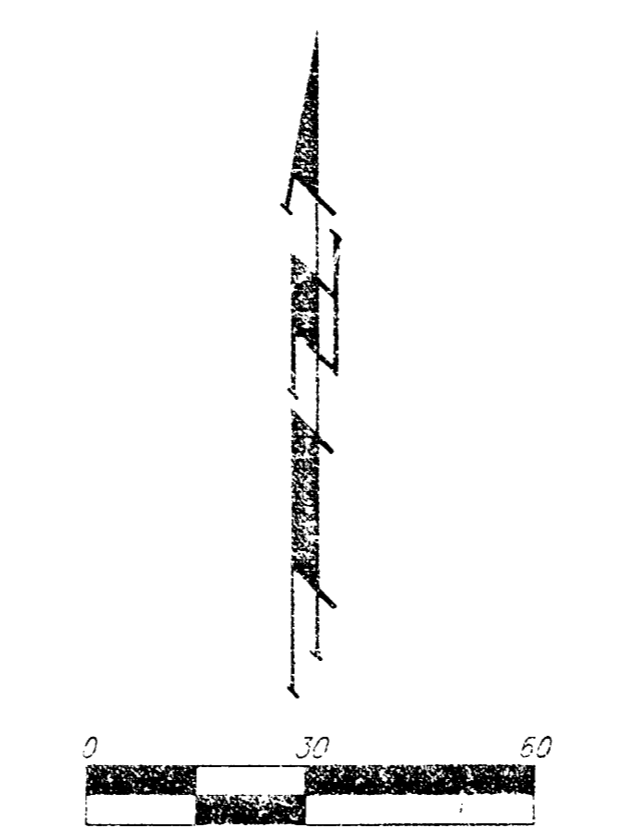
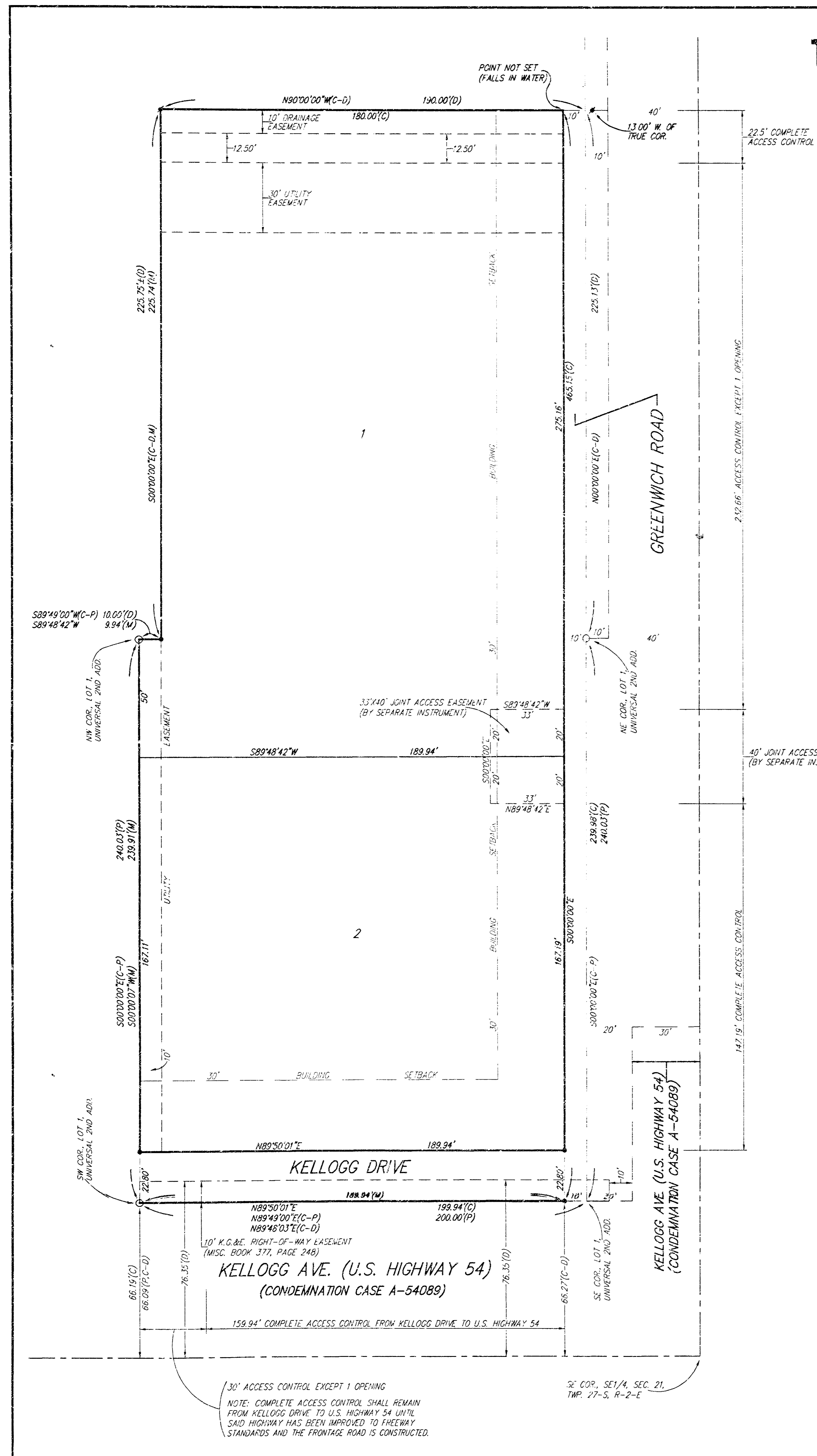
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
1400 S. W. 10th St., Ft. Lauderdale, Florida 33304

PROJECT NUMBER
1013 FFS (807881)

DESIGN STAFF	DRAWN STAFF	APPROVED	DATE	SCALE
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SHEET 3 OF 4

UNIVERSAL 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)

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

NOTE: ADDITIONAL REQUIREMENTS ON A PORTION OF LOT 1 ARE PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (C.M. FILM 1894, PAGE 1330)

LOT	ELEVATION	
	CITY DATUM	NGVD
1 & 2	162.6	1350.0

BENCHMARK: CITY OF WICHITA BENCHMARK - SE CORNER OF INTERSECTION OF GREENWICH AND KELLOGG, NW CORNER OF LIGHT POLE BASE, 48.80' HIGH OF 6" OF 10" MANHOLE, 48.70' S. OF C. OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN, 70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD, ELEV. = 164.78 CITY DATUM (1352.18 NGVD)

State of Kansas) SS
 Sedgwick County) SS
 We, *Baughman Company, P.A.*, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, 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, Universal 2nd Addition, Wichita, Kansas, TOGETHER with a tract in the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the NW corner of Lot 1, Universal 2nd Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said addition, 10.0 feet to the point of beginning; thence continuing east along said north line, 190.0 feet; thence north, parallel with the east line of the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, 225.75 feet to a point on the center line of a 45 foot wide drainage easement as recorded on Film 325, Page 284; thence west along the center line of said drainage easement, 190.0 feet; thence south parallel with the east line of said SE 1/4, 225.75 feet, more or less, to the point of beginning.

All being situated in the SE 1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.
 Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, and Streets, to be known as "UNIVERSAL 4TH 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 streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. The access 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 on all Lots shall be 162.6 City Datum, (1350.0 NGVD).

Universal Motor Fuels, Inc.
 Dennis Maloney, President

State of Kansas) SS
 Sedgwick County) SS
 The foregoing instrument acknowledged before me, this _____ day of _____, 2000, by Dennis Maloney, President of Universal Motor Fuels, Inc., on behalf of the corporation.

My App't. Exp. _____
 _____, Notary Public

This plat of "UNIVERSAL 4TH ADDITION", 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 _____, 2000.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman
 Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2000.

Bob Knight, Mayor
 Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.

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

Entered on transfer record this _____ day of _____, 2000.

James Alford, County Clerk

State of Kansas) SS
 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 _____, 2000, at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds
 Linda Kizzire, Deputy

Page 4 of 4

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 1100 S. 22ND ST. • 1100 ELLIS • WICHITA, KANSAS 67202