

WATER MAIN IMPROVEMENTS

TO SERVE 9324 W Harry

LOT 5 BLOCK A OSBECK ADDITION

CITY OF WICHITA, KANSAS

AUGUST 2020

GARY JANZEN, P.E. CITY ENGINEER

PROJECT NUMBER

2020-020986 PPW (183021)

GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. 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
 Westar Energy 1-800-544-4857

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. The Engineering Division shall field locate water valves 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 final grades by the contractor.

9. The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 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.

10. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at 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 the 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.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. Any sidewalk, drive approach, curb, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.

15. City maintenance of water mains ends at right-of-way or easement line or within two feet of vault.

16. Opening and closing of water valves shall be done slowly to prevent damage to the water distribution system from water hammer. All valves closed by the contractor must be reopened as new construction permits. The project inspector must ascertain that any valve closed by the Contractor is reopened. The contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.

17. The Contractor shall lay a Tracer Wire and Set Test Stations along all water pipe installed in accordance with City Specifications and Tracer Wire Detail on detail sheet WL-101, cost is subsidiary to pipe installation.

18. The contractor shall provide materials for temporary blowoff of waterlines. Connections to the existing waterline(s) shall be made with clean, swabbed pipe and flushed upon completion of tie-ins.

19. Requests for short term water interruptions shall be made to the City Water Distribution Division and will be subject to their approval. The Contractor shall give written notice to any property owner, business, and/or tenants that will have water service interrupted at least 5 days in advance. Such notifications should indicate the time and date that the water will be turned off and when the service will be restored. No business, property owner, and/or tenants shall be without water service for more than 8 hours. Proposed tie in locations which will affect water service to property owners shall be performed during non-peak hours.

20. The Contractor must schedule the connections to the existing main with the City such that there is a minimum disruption of service. Connections shall be made during periods of low water usage. The Contractor shall submit his proposed schedule for completing work for City approval at least 10 days prior to beginning construction.

21. Deflections at pipe joint or couplings shall not exceed the pipe manufactures recommended maximum. Where deflections are greater than the maximum allowed, the contractor shall utilize fittings.

22. Any existing joint exposed during excavation shall be replaced if within four feet of proposed joint.

23. Valves 12 inch and larger are to be operated by the City Water Distribution Division, 48 hours of advance notice is required with the water Dispatch at 316-291-8921.

24. All wet taps shall be installed by the City of Wichita. The Contractor will reimburse the City for tapping fees prior to tap being made. Unless noted on plans.

25. The Contractor shall protect from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

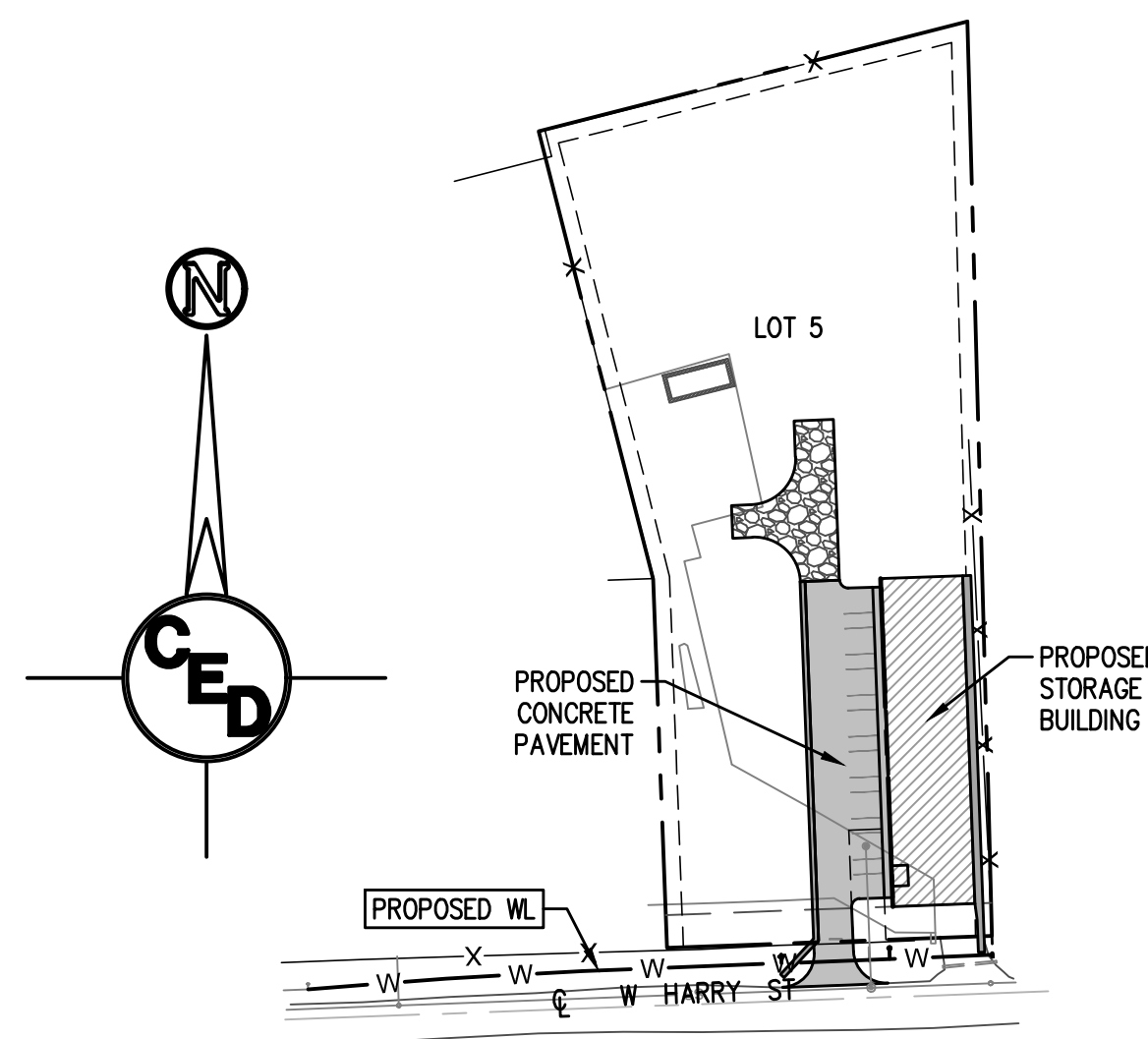
26. Contractor shall limit the extent of trench openings overnight and weekends to less than 50 feet.

27. Wichita Fire Department inspections may be scheduled by calling 316-268-4441.

BENCHMARK LIST

BM #1 - SQUARE CUT IN CONCRETE APPROXIMATELY 35.8' W OF THE SE PROPERTY CORNER. ELEV. = 1319.01 (NAVD88)

BM #2 - N RIM OF SSMH APPROXIMATELY 27.7' S OF THE SE PROPERTY CORNER. ELEV. = 1317.64 (NAVD88)

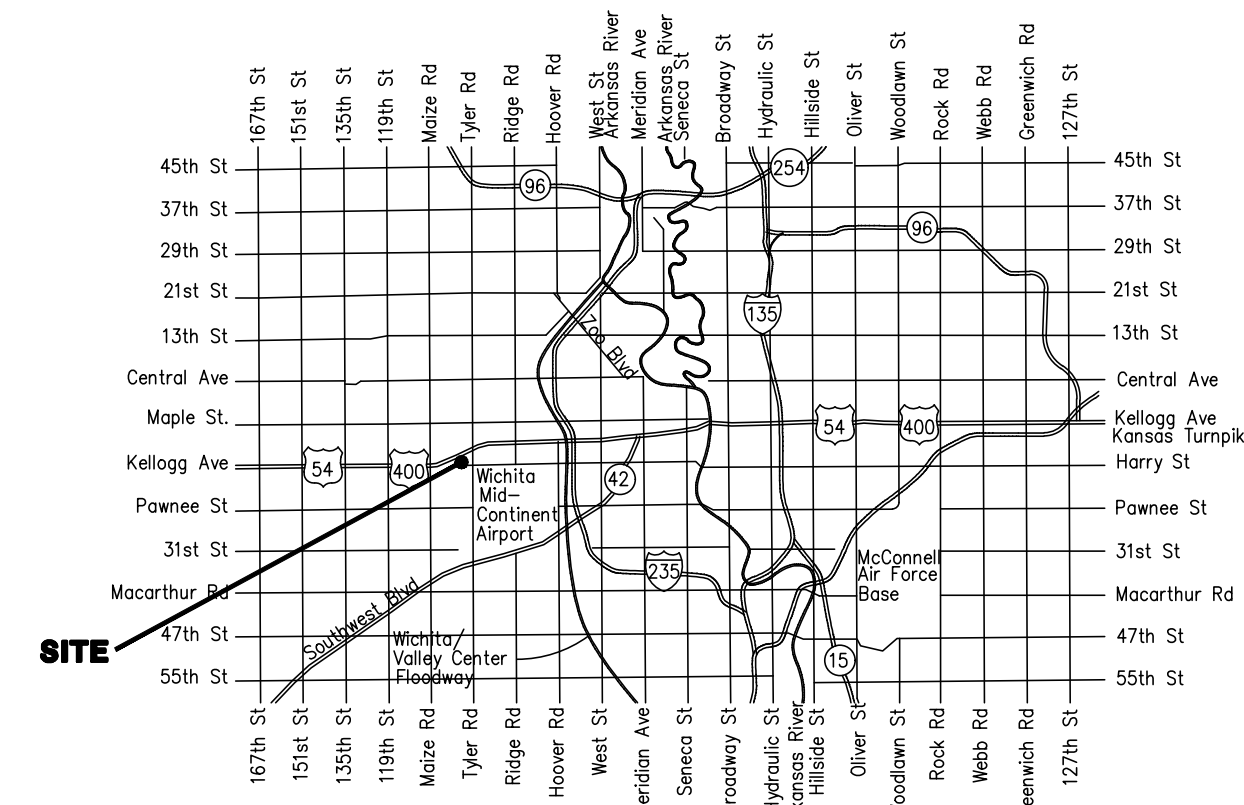


SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	OVERALL SITE
3	WL NO.1 PLAN & PROFILE
4	STANDARD WATER ASSEMBLY
5	STANDARD WATER SERVICE
6	MISCELLANEOUS WATER DETAILS
7	PLAT

QUANTITIES INSTALLED
 417' OF 8" C900 PVC PIPE
 2 CIMJ GATE VALVE ASSEMBLIES
 1 FH ASSEMBLY
 1 BLOWOFF ASSEMBLY

INSPECTOR: DEAN WALLACE, CED
 CONTRACTOR: CK CONTRACTING, LLC
 SUPERINTENDENT: HARVEY, KENT
 COMPANY: CITY OF WICHITA

AS-BUILTS Completed: 10-12-22



Vicinity Map

APPROVED AS NOTED
 BY WICHITA PUBLIC WORKS
 ENGINEERING DIVISION
 & BY WICHITA FIRE DEPARTMENT

Engineering APPROVED BY SETH GOTCHEY ON 8-17-2020
 Utilities APPROVED BY GREG LOLLEY ON 8-17-2020
 Fire Dept. APPROVED BY JOSE OCADIZ ON 8-17-2020

NOTE TO CONTRACTORS

Public Property:
 Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection is to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. 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 City Engineering. All Construction and Materials shall comply with the City or Wichita Specifications and Standards and Special Provision (on file and available in the City Engineer's Office) or on the City's Website.

Private Property:
 Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

An approved copy of these plans signed by City staff are required on-site.

SURVEY DISCLAIMER:
 TOPOGRAPHIC SURVEY USED IN PREPARING PLANS ARE FOR ENGINEERING DESIGN PURPOSES ONLY. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



REV.	DESCRIPTION	DATE

WATER MAIN IMPROVEMENTS - PPW

OSBECK ADDITION LOT 5, BLOCK A

SW 1/4 OF THE SE 1/4, S29-T27S-R1W
 CITY OF WICHITA
 SEDGWICK COUNTY, KS

CERTIFIED ENGINEERING DESIGN, P.A.
 CIVIL ENGINEERING SERVICES



1935 WEST MAPLE STREET
 WICHITA, KANSAS 67213
 PH.(316)262-8808 FAX.(316)262-1669

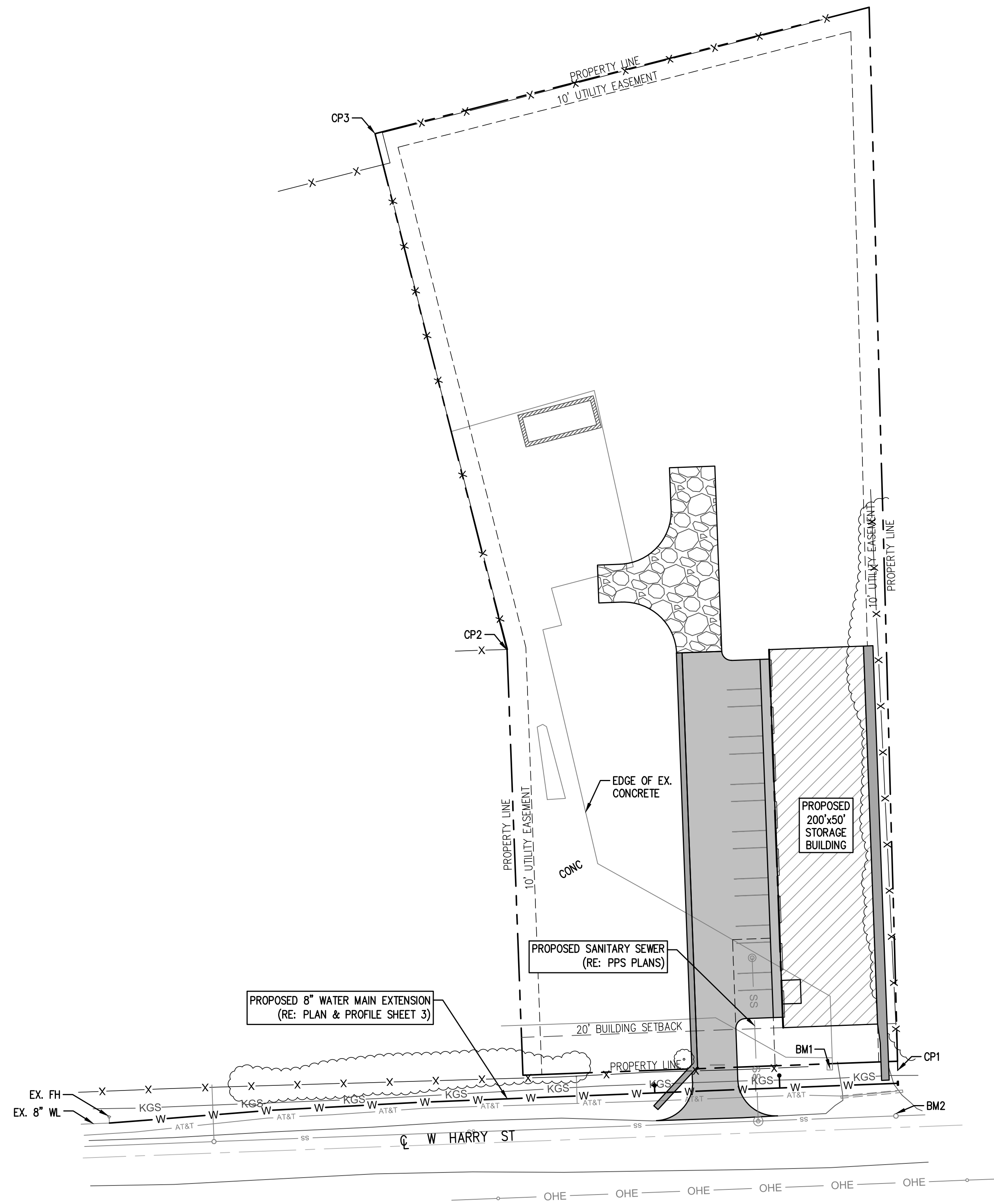


PROJECT NO.: 20202766
 ISSUE DATE: 08/14/2020
 CONTACT: L. MILLS
 CHECKED BY: L. MILLS

COVER

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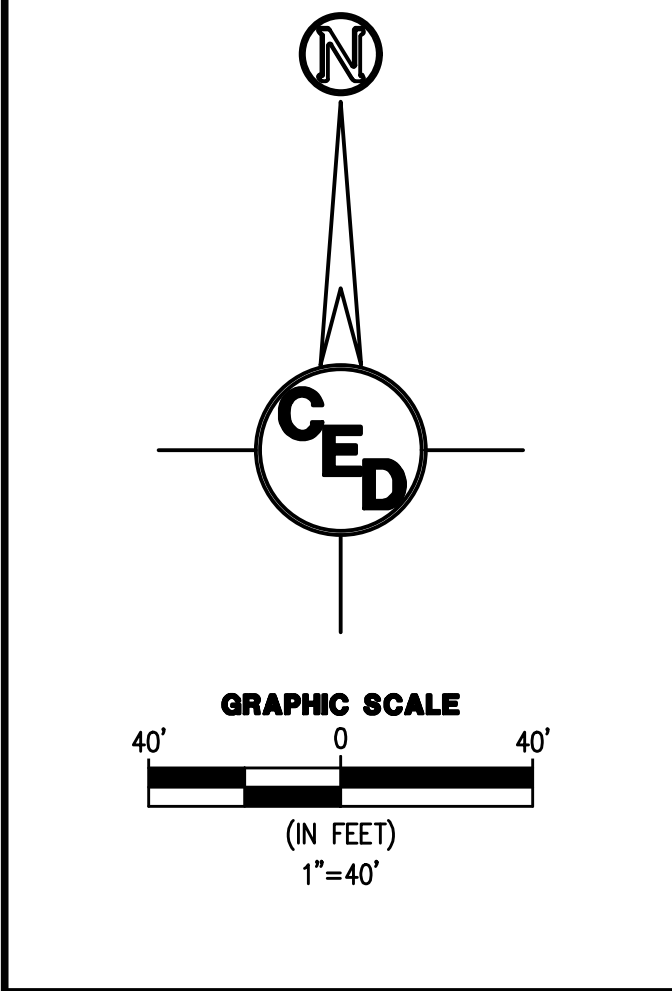
SURVEY CONTROL POINTS	
CP1	IRF W/ BAUGHMAN CAP, 4.90' S OF SE PROPERTY CORNER OF LOT 5, BLOCK A, OSBECK ADDITION N 1677561.476 E 1616239.623
CP2	IRF W/O CAP N 1677783.532 E 1616033.384
CP3	IRF W/ ILLEGIBLE CAP, NW PROPERTY CORNER OF LOT 5, BLOCK A, OSBECK ADDITION. N 1678056.629 E 1615963.252
BENCHMARK DATUM	
BM1	SQUARE CUT IN CONCRETE APPROXIMATELY 35.8' W OF THE SE PROPERTY CORNER OF LOT 5. ELEV 1319.01 (NAVD 88)
BM2	N RIM OF SSMH APPROXIMATELY 27.7' S OF THE SE PROPERTY CORNER OF LOT 5. ELEV 1317.64 (NAVD 88)

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WATER MAIN IMPROVEMENTS - PPW

OSBECK ADDITION LOT 5, BLOCK A

SW 1/4 OF THE SE 1/4, S29-T27S-R1W
CITY OF WICHITA
SEDGWICK COUNTY, KS

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES

CEED

1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808 FAX.(316)262-1669



PROJECT NO.: 20202766
ISSUE DATE: 08/14/2020
CONTACT: L. MILLS
CHECKED BY: L. MILLS

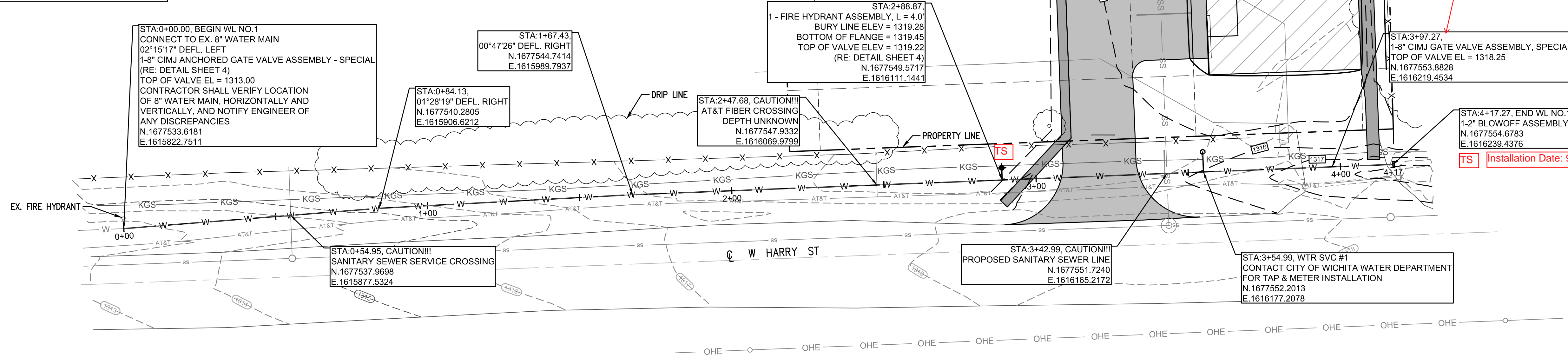
OVERALL SITE

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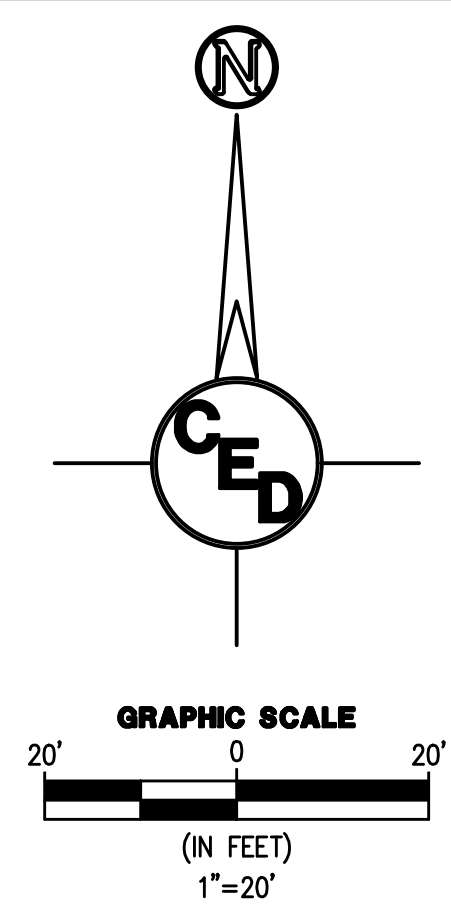
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Spliced in w/8" Gate Valve & 35" DI 8" Pipe & DI 8" Coupling Plastic Wrapped & Concrete Thrust Block w/ Rebar - 1 yard City Mix - Andale Redi Mix Backfilled w/ Valve Box Installed Installation Date: 10/4/22

Fire Hydrant Brand Installed: 250 WF Mueller 4 1/2 Installation Date: 9-15-21

Installation Date: 9-17-21



WATER MAIN IMPROVEMENTS - PPW

OSBECK ADDITION LOT 5, BLOCK A

SW 1/4 OF THE SE 1/4, S29-T27S-R1W CITY OF WICHITA SEDGWICK COUNTY, KS

CERTIFIED ENGINEERING DESIGN, P.A. CIVIL ENGINEERING SERVICES

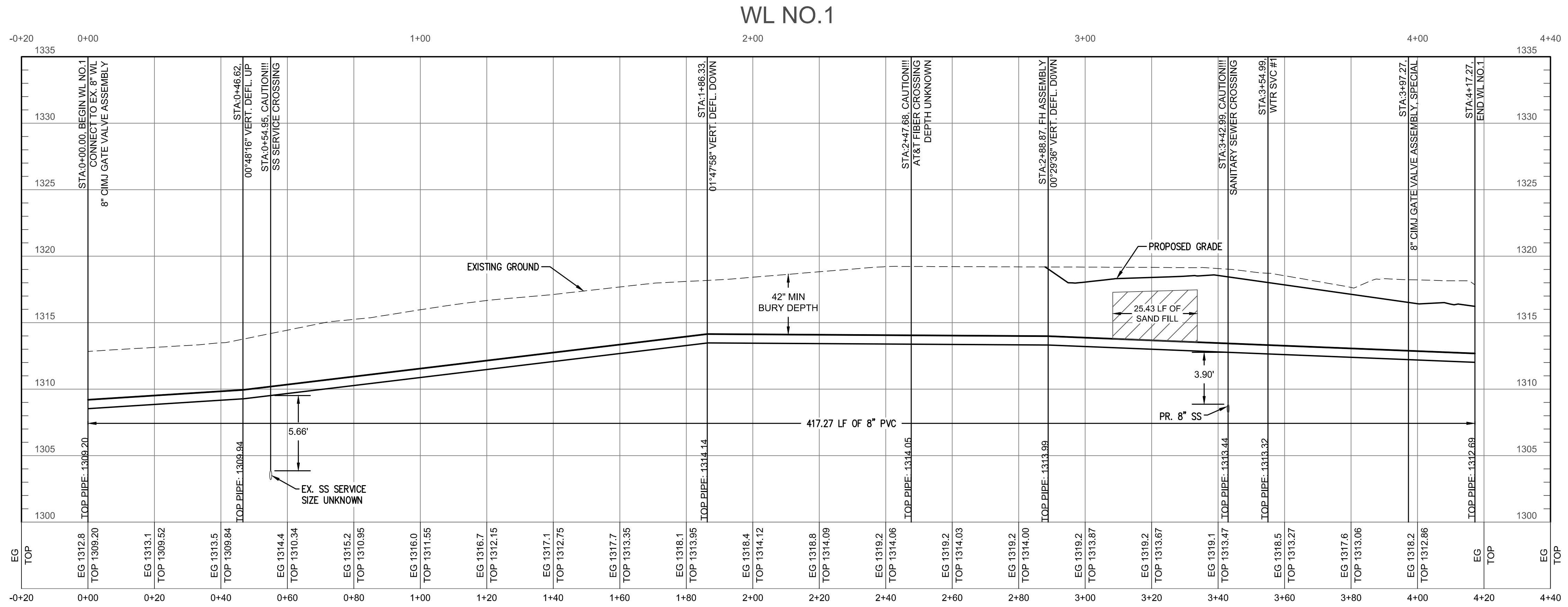


1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH.(316)262-8808 FAX.(316)262-1669



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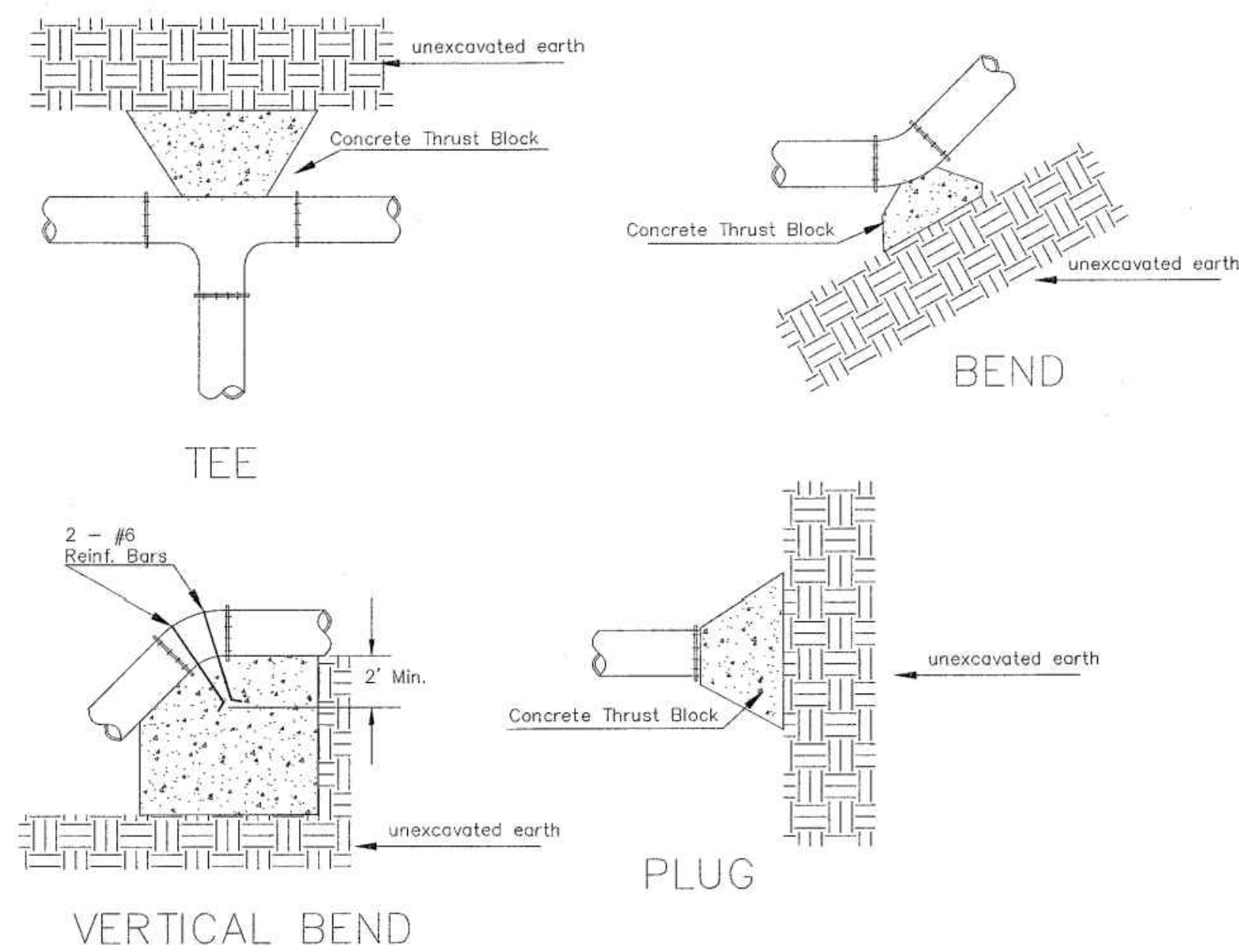
WL NO.1 PLAN & PROFILE



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

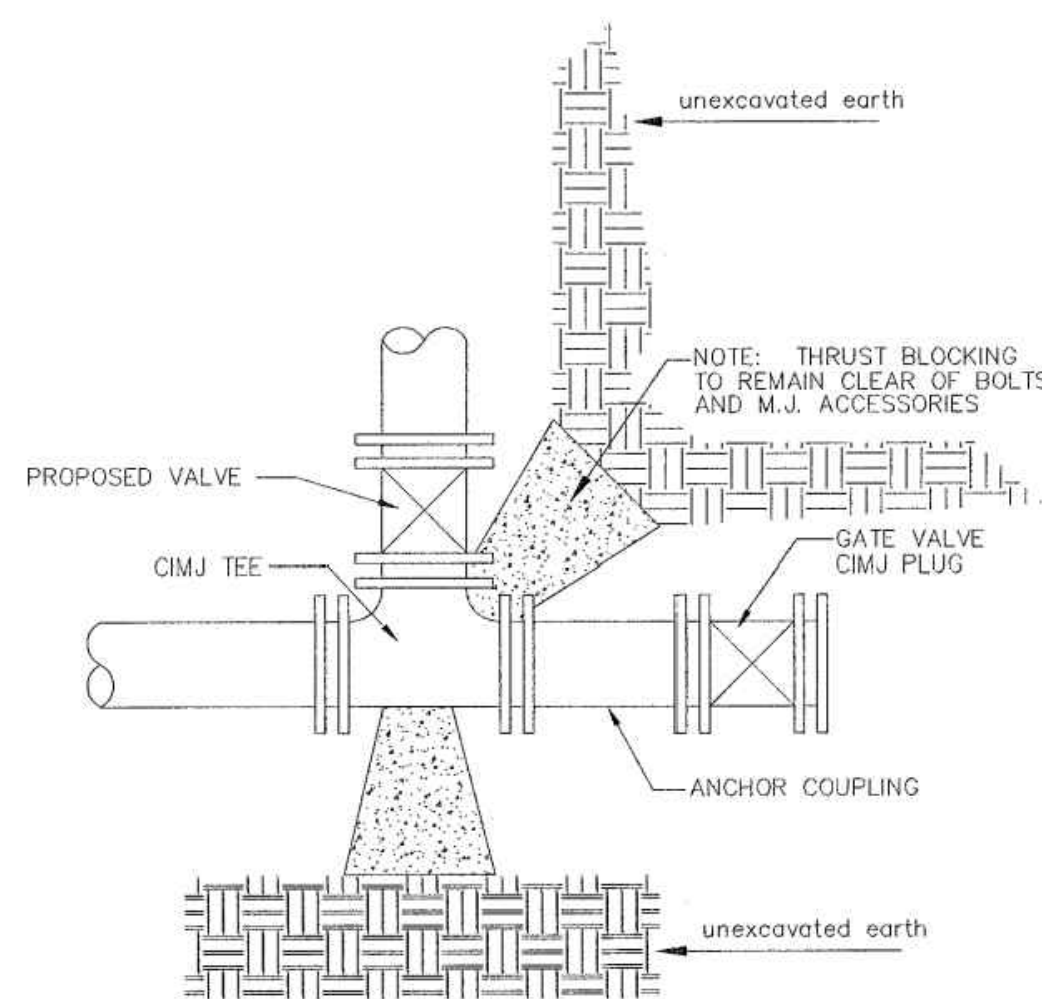
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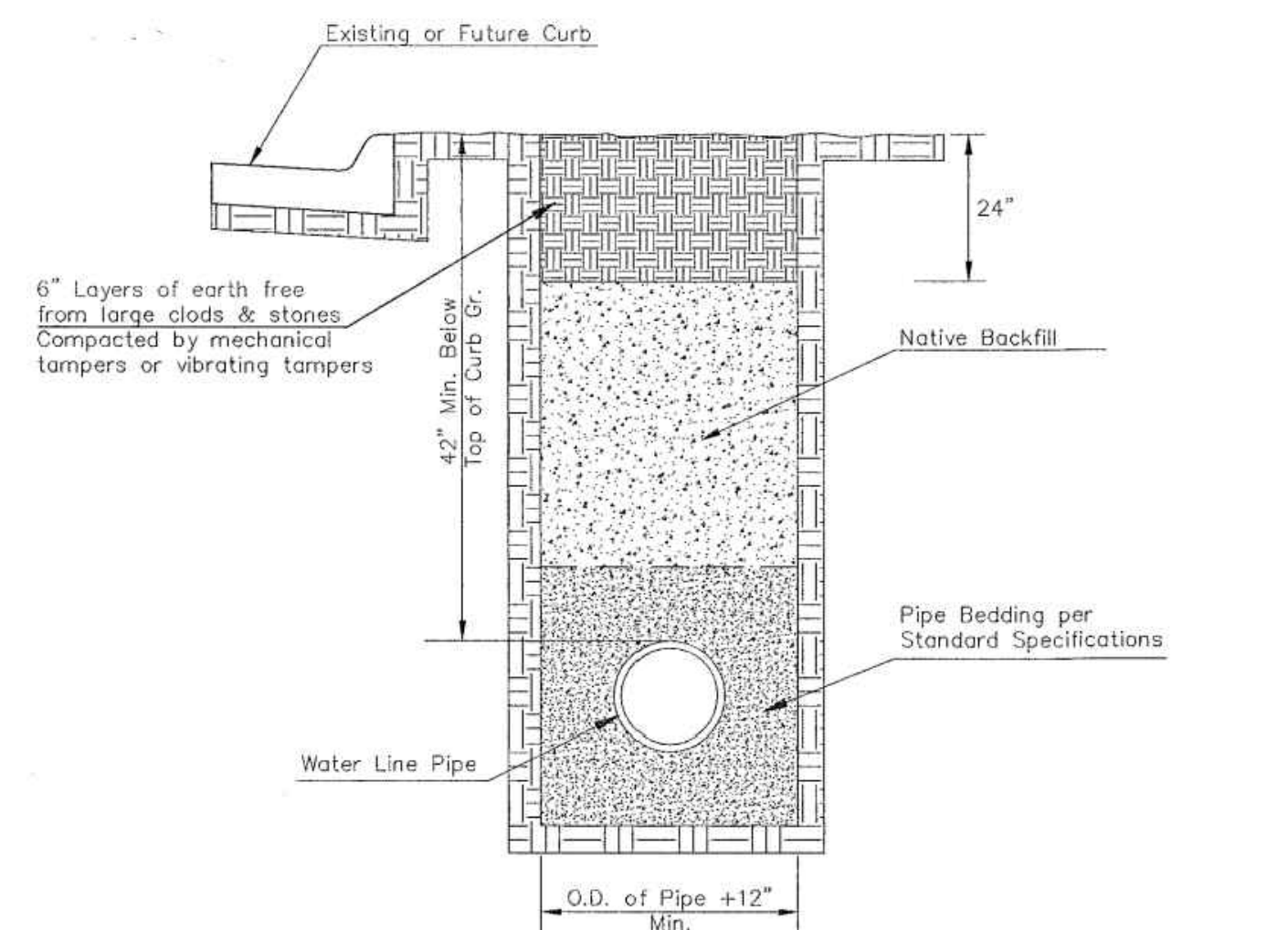
PIPE SIZE	THRUST AT FITTINGS IN TONS--AT 150#/IN ² P					
	PLUG	90°	45°	22 1/2°	11 1/4°	TEE
6"	2.8	3.95	2.15	1.09	.55	2.8
8"	4.9	6.95	3.75	1.90	.96	4.9
12"	11.4	16.1	8.75	4.45	2.25	11.4
16"	20.15	28.5	15.4	7.85	3.95	20.15
20"	31.15	44.0	23.85	12.15	6.10	31.15
24"	44.55	63.0	34.1	17.4	8.75	44.55

TYPICAL THRUST BLOCKS

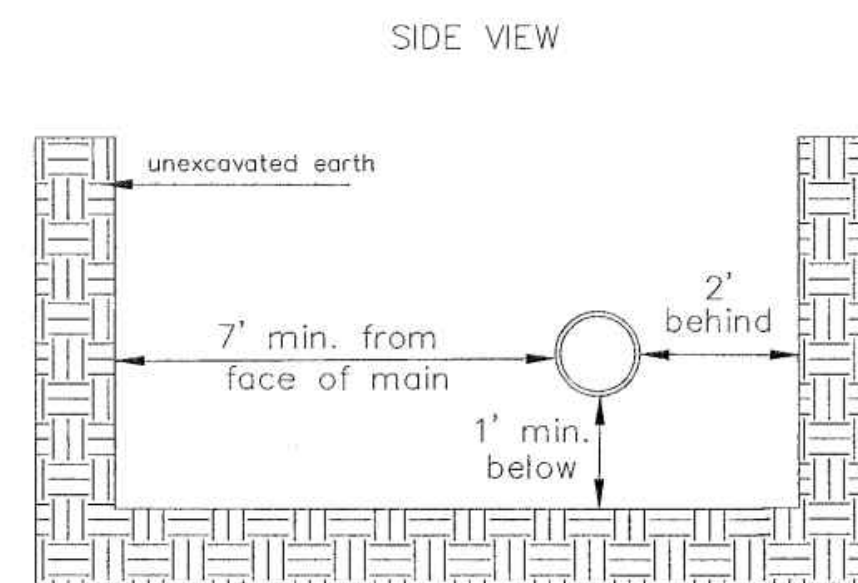


KEY BLOCK DETAIL

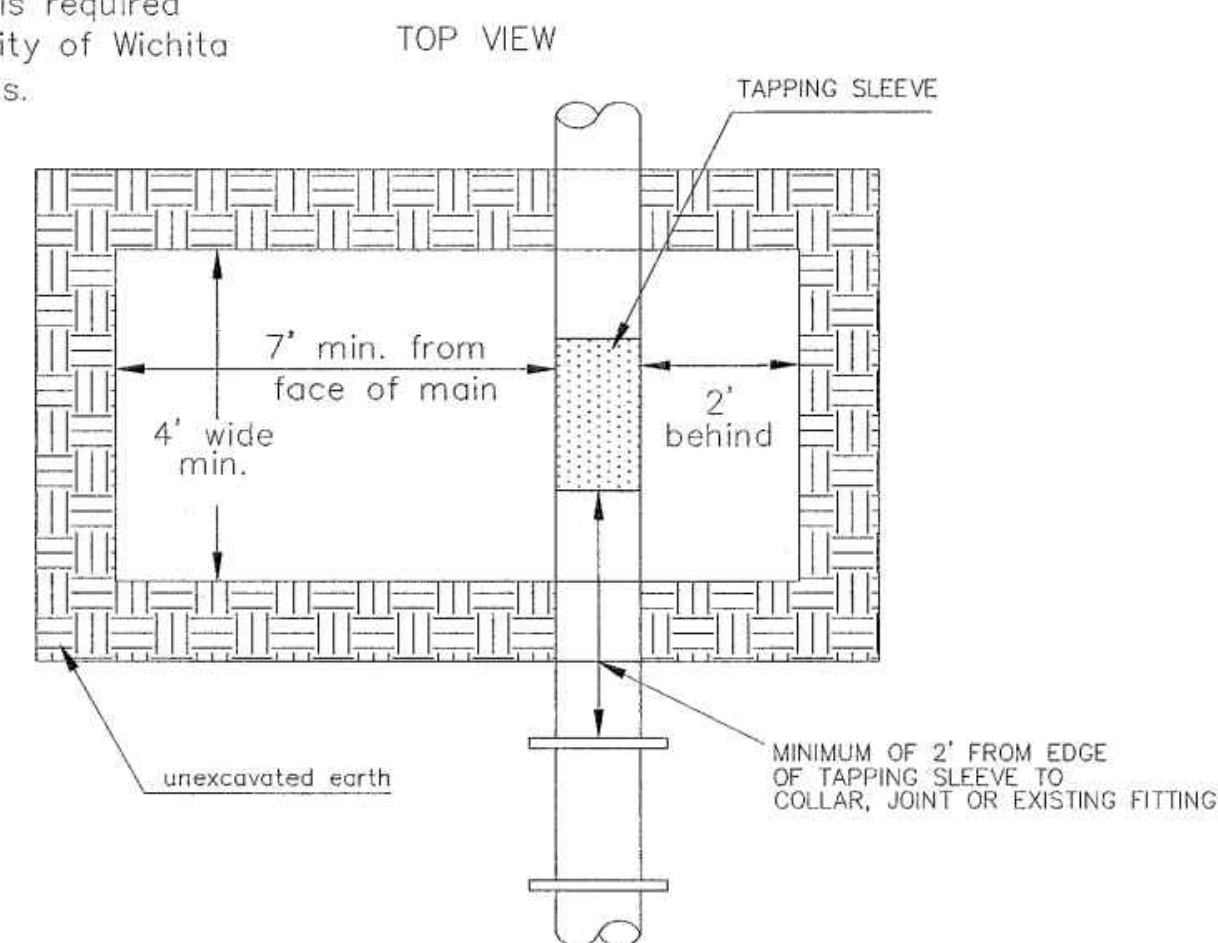
* PLANS GOVERN
UNLESS OTHERWISE NOTED ON PLANS



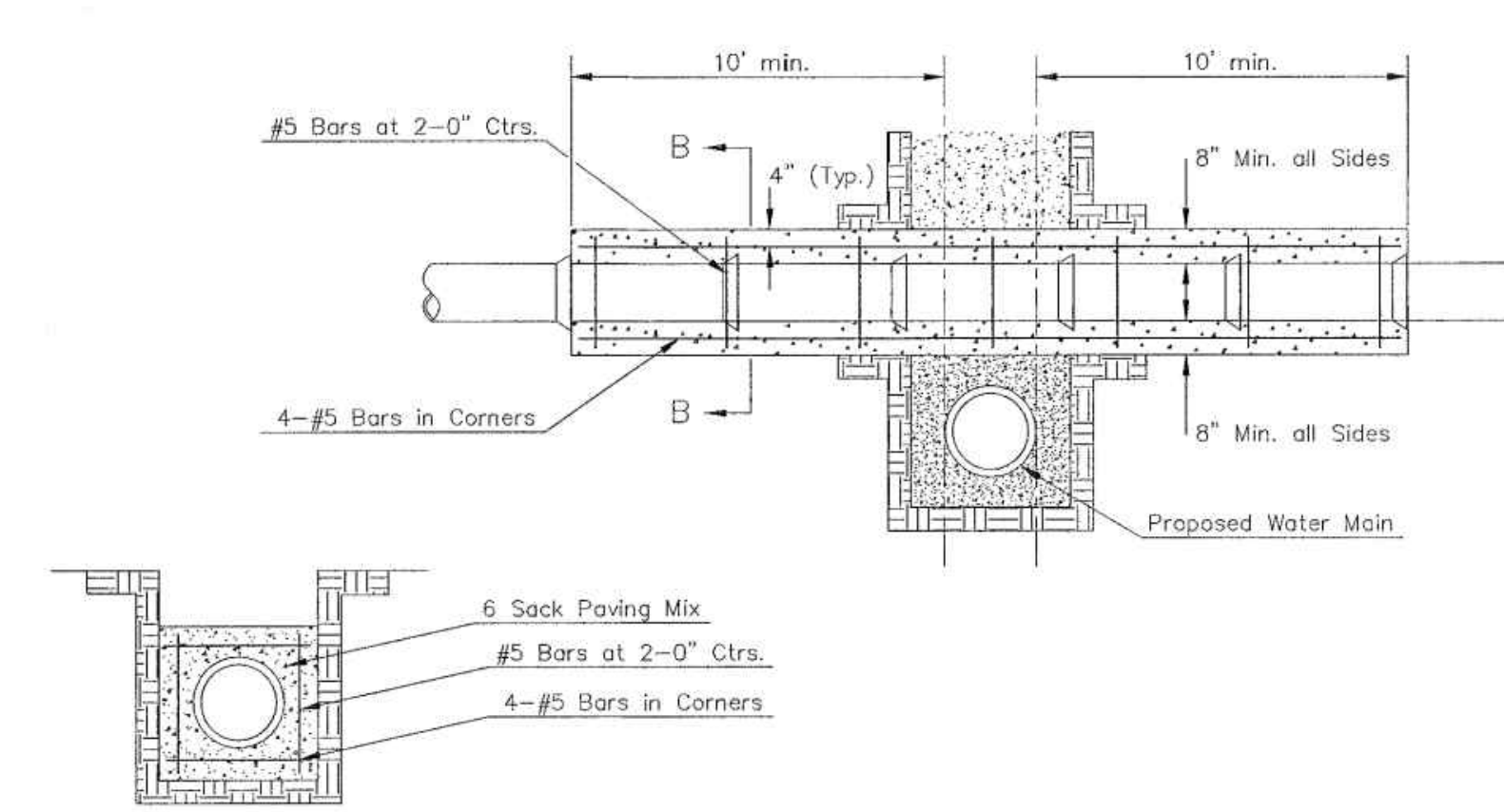
TRENCH COMPACTION IN ROAD RIGHT-OF-WAY



Note: When shoring is required it is to be per The City of Wichita Standard Specifications.



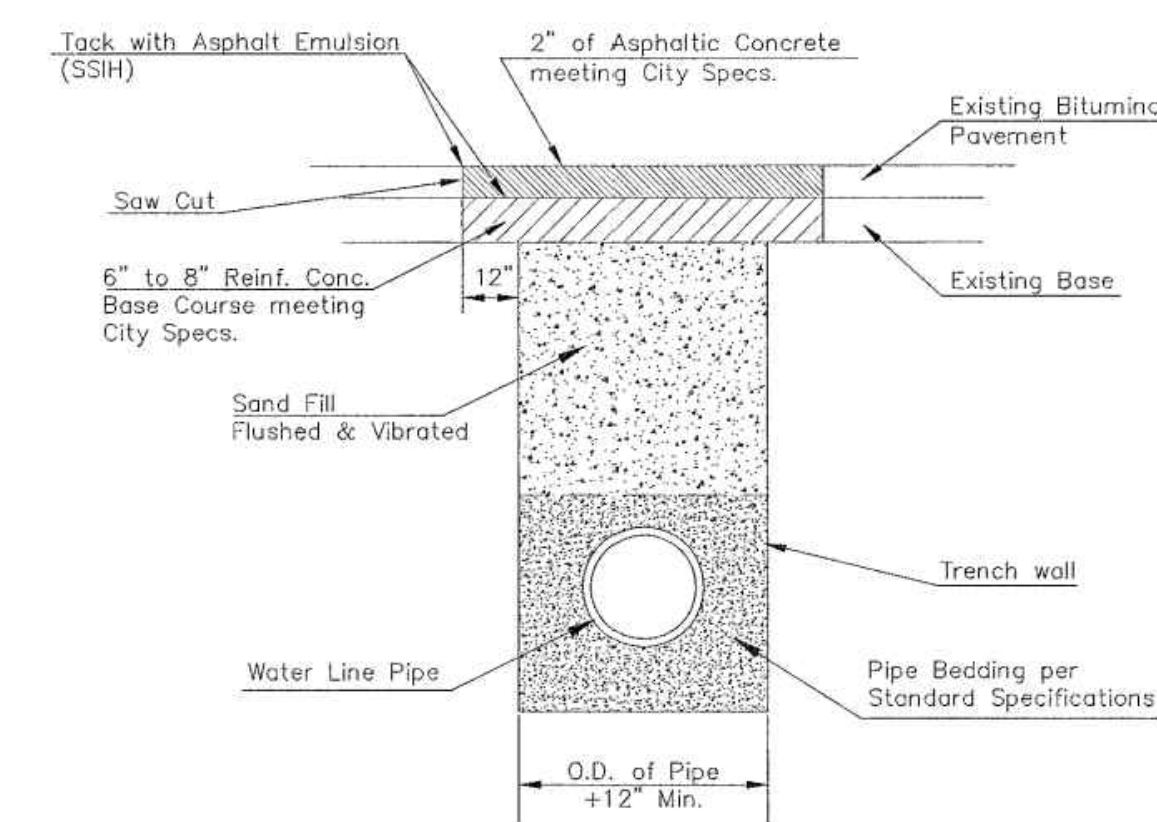
EXCAVATION FOR WET TAP



SECTION B-B

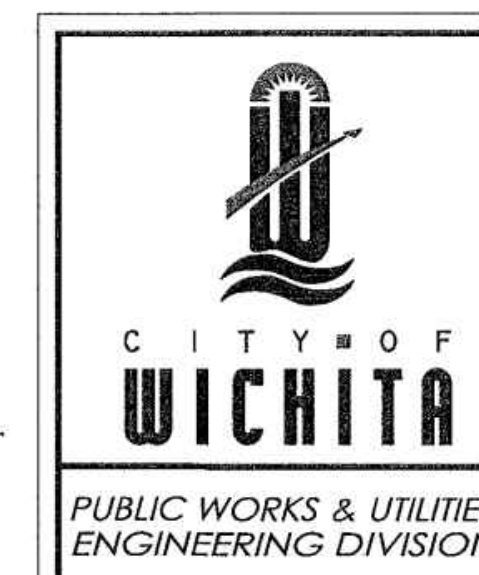
REINFORCED CONCRETE ENCASEMENT OF SANITARY SEWER

Note: Encasement to begin and end at a Bell on Sanitary Sewer Pipe.



PAVEMENT REPLACEMENT & TRENCH COMPACTION UNDER EXISTING AND PROPOSED CITY ROADS

REVISED: JULY 2015



MISCELLANEOUS WATER DETAILS

CITY ENGINEER
GARY JANZEN, P.E.

PROJECT NUMBER	OCA NUMBER	DATE

CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4501

SHEET

WL-104

REV.	DESCRIPTION	DATE

WATER MAIN IMPROVEMENTS - PPW

OSBECK ADDITION LOT 5, BLOCK A

SW 1/4 OF THE SE 1/4, S29-T27S-R1W
CITY OF WICHITA
SEDGWICK COUNTY, KS

CERTIFIED ENGINEERING DESIGN, P.A.
CIVIL ENGINEERING SERVICES



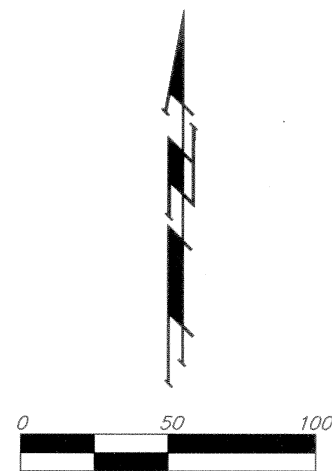
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808 FAX.(316)262-1669



PROJECT NO.: 20202766
ISSUE DATE: 08/14/2020
CONTACT: L. MILLS
CHECKED BY: L. MILLS

MISCELLANEOUS WATER DETAILS

OSBECK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- #4 REBAR (FOUND)
- #4-NOTED IN CONC. FOOTING OF FENCE CORNER POST (FOUND)
- CONC. NAIL (FOUND)
- "P-K" NAIL (FOUND)

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

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

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

Home Bank & Trust Company

Brad D. Rucker
S. UP
Brad D. Rucker

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of July, 2005, by Brad D. Rucker, S. UP of Home Bank & Trust Company, on behalf of the bank.

PATRICIA L. WISE
Notary Public, State of Kansas
My App. Expires 4/20/08

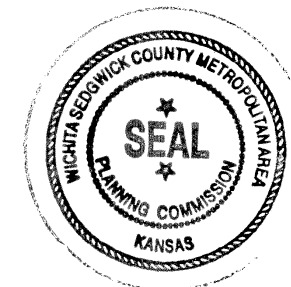
Patricia L. Wise
Notary Public
Patricia L. Wise

My App'l. Exp. 4-20-08

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "OSBECK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the SW corner of the SE1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence east on the south line of said SE1/4, 875.5 feet; thence north parallel to the west line of said SE1/4, 593 feet, more or less, to the south line of the A.T. & S.F. Railroad right-of-way, thence westerly on said south line, 897.5 feet, more or less, to the west line of said SE1/4; thence south, 402.5 feet to the point of beginning.

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

Baughman Company, P.A.



Michael A. Conroy
LS-97-54-2005
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block and a Street to be known as "OSBECK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Osbeck, LLC

John H. Osborne
Member
John H. Osborne

John Eck
Member
John Eck

Eugene Schellenberg
Eugene Schellenberg

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of July, 2005, by John H. Osborne, Member of Osbeck, LLC, on behalf of the limited liability company.

SUSAN K. MONETTE
Notary Public, State of Kansas
My App. Expires 11-9-07
Susan K. Monette

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of July, 2005, by P. John Eck, Member of Osbeck, LLC, on behalf of the limited liability company.

SUSAN K. MONETTE
Notary Public, State of Kansas
My App. Expires 11-9-07
Susan K. Monette

State of Kansas) SS The foregoing instrument acknowledged before me, this 18th day of July, 2005, by Eugene Schellenberg, a single person.

SUSAN K. MONETTE
Notary Public, State of Kansas
My App. Expires 11-9-07
Susan K. Monette

This plat of "OSBECK ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 24th day of March, 2005.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Morris K. Dunlap
Chair
Morris K. Dunlap

John L. Schlegel
Secretary
John L. Schlegel



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 8th day of August, 2005.

Carlos Mayans
Mayor
Carlos Mayans

Karen Sublett
City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this 25th day of August, 2005.

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

Entered on transfer record this 27th day of September, 2005.

Dan Brace
County Clerk
Dan Brace

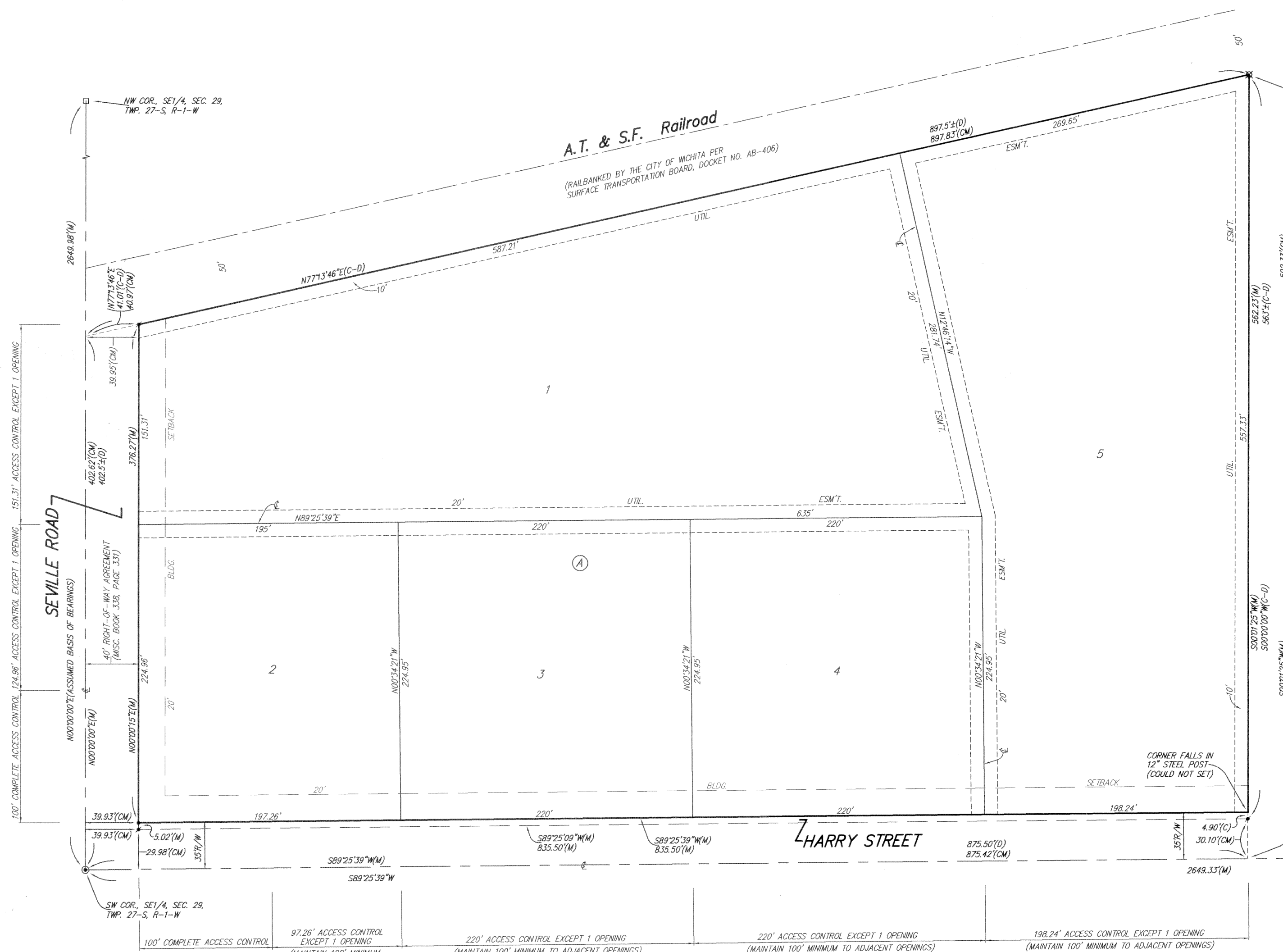
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 27th day of September, 2005 at 8:05:30 o'clock A.M. and is duly recorded.

Bill Meek
Register of Deeds
Bill Meek

Tonya Buckingham
Deputy
Tonya Buckingham



Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P. 316-263-7271 F. 316-263-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



REV.	DESCRIPTION	DATE

OSBECK ADDITION

WATER MAIN IMPROVEMENTS - PPW

OSBECK ADDITION LOT 5, BLOCK A

SW 1/4 OF THE SE 1/4, S29-T27S-R1W
CITY OF WICHITA
SEDGWICK COUNTY, KS

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