Storm Drainage Improvements

to serve

The South 234.5' of Lot 2
and Lot 3, Block 1
Home Design Center 3rd Addition
Wichita, Kansas
December, 1996

Project No.
675 PPS
Index Code 607861

City of Wichita, Kansas
Michael E. Lindebak, City Engineer

GENERAL NOTES:

1. All elevations shown are City of Wichita datum.

2. Contractor will be required to provide a minimum advance notice of forty-eight (48) hours to utility companies prior to starting any excavation as follows:

Kansas One-Call	1-800-344-7233

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

Cablevision	262-0661
KG&E-Gas	832-3121
KG&E-Electric	261-6734
Arkla Gas Company	942-8350
Southwestern Bell Telephone Co.	268-2912
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4024
Farmland Industries, Inc.	1-800-982-4112

3. 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.

4. The contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.

5. The contractor shall be responsible for preserving property irons. The contractor shall 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. All costs for this work shall be subsidiary to site restoration.

6. The contractor shall restore all ditches, swales, road shoulders, entrances, and bank lines to their original slopes and grades except as shown otherwise.

7. Rubble from the removal of miscellaneous structures including any tree trimmings shall be disposed of on sites provided by the contractor. These sites shall also be approved of 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 or Wetlands is subject to US Corps of Engineers Permitting Regulations. Any material buried or stockpiled beyond approved construction limits may require Archaeological Investigations unless buried in a previously approved disposal location.

8. All lawn/turf areas disturbed by construction of the proposed improvements shall be restored with the same grass/sod as existing. Restoration of disturbed ares shall include, but not be limited to, top soil preparation, seeding, mulch, and/or reseeding. All seeding/sodding work shall be in accordance with the City of Wichita Standard Specifications and the City of Wichita Administrative Regulation No. AR78 which governs cleanup and restoration or replacement following construction. All costs for this work shall be subsidiary to the lump sum price bid for "Site Restoration".

BENCHMARKS:

City of Wichita Bench Mark
S. E. Corner, 29th and Rock
Elevation = 216.21, City Datum

RR Spike in Power Pole
N. E. Corner, 29th and Penstemon
Elevation = 222.84, City Datum

INDEX OF SHEETS:

Sheet No. 1	Title Sheet
Sheet No. 2	Plan
Sheet No. 3	Profile, Sections
Sheet No. 4	Plat

NOTE TO CONTRACTOR

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 THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.



APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers _____
Storm Sewers VRH 4/11/97
Driveway Approaches _____
Water Mains _____
Paving _____

S. E. Anderson PE/LS
Consulting Engineer
Whitewater, Kansas

Penstemon

Existing Sanitary Sewer

Found Chiseled "+" on Sidewalk Property Corner

Found Iron

N89°07'40"E 1440.20' R

80.00' R

Existing 42" Storm Sewer

N00°53'18"W 484.18' M

250' R

234.50' Rec.

Farmland Industries Petroleum Pipeline

Proposed 8" Sanitary Sewer by others

35' Farmland Industries Petroleum Pipeline Easement

Existing 8" Sanitary Sewer

S89°07'40"W 150.00' R

Home Design Center 3rd Addition

℄ 20' Util. Esmt.

20' Drainage Easement

Farmland Industries Petroleum Pipeline

40' Farmland Industries Petroleum Pipeline Easement

50' Bldg. Setback

S89°06'42"W 250.02' M

S89°07'40"W 250.08' M

Lot 3

Lot 2

Exist. Dirt Building Pad

℄ 29th Street North

Caution!! High pressure Gas Line. Contact Farmland Industries inc. Tel. 1-800-982-4112 48 hours before excavation. Verify elevation prior to pipe construction.

Caution!! 8" Sanitary Sewer

Furnish & Install 13 S.Y. Light Stone Riprap.

Proposed Drainage Easement

Construct channel W/ 4' bottom.

N85°09'42"W 100.50' R

STA: 0+37.12, PI

PI

22'

3' Wall Easement

4' bottom

Exist. RCMH

32'

19.06'

1+00

2+00

10' Utility Easement

STA: 2+46.91, PI

3+00

4+00

4+71.31

13'

13'

70.00' R

260' R

S00°52'33"E 494.30' M

234.5' R

Found 1/2" Iron

Found Iron

30'

50'

60'

20' temporary construction easement

Existing 48" Storm Sewer

Sta. 0+00 Cut hole in exist. RCMH. Install 20/l.f. 18" RCP plus end section. Seal with grout.

1" = 20'

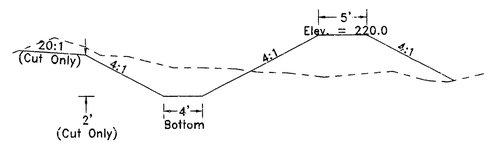
Rock Road

29th Street North

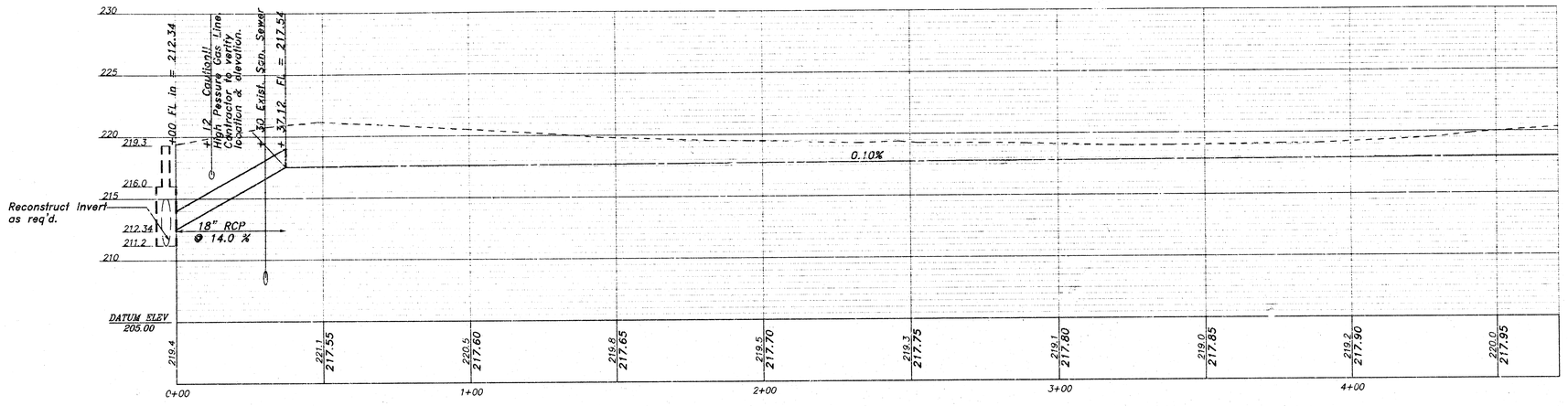
Penstemon Site

Location Map

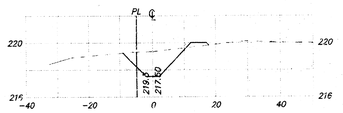
Typical Channel Section



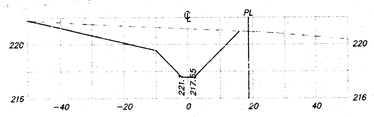
S.E. Anderson PE/LS
Consulting Engineer
Whitewater, Ks



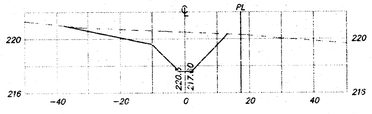
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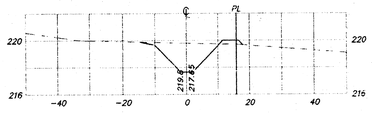
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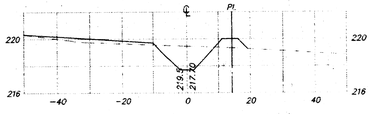
1+00



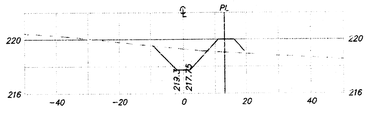
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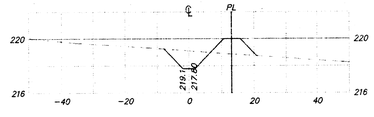
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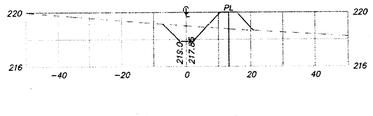
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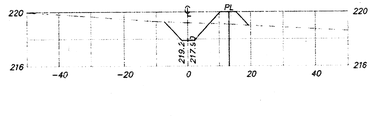
3+00



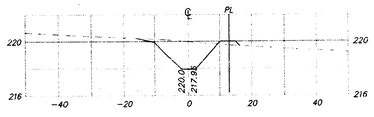
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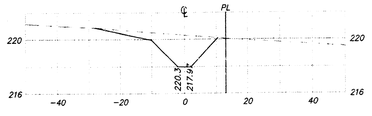
4+00



4+50



4+70.50



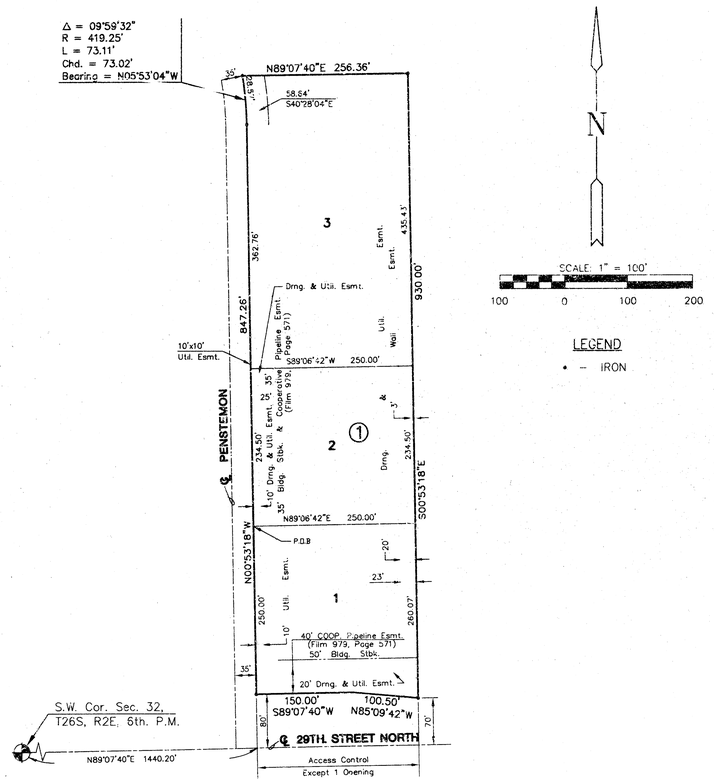
S.E. Anderson PE/LS
Consulting Engineer
Whitewater, Ks

PC 70-5

FINAL PLAT

HOME DESIGN CENTER THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HOME DESIGN CENTER THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of Lot 2 and all of Lot 3, Block 1, HOME DESIGN CENTER ADDITION, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

A tract of land lying in a portion of Lot 2, Block 1 of Home Design Center Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N 00°53'18"W, 597.26 feet to a point on a curve to the left, thence along said curve 73.11 feet, said curve having a central angle of 9°59'32", a radius of 419.25 feet and a long chord of 73.02 feet, bearing N 5° 53'04"W, thence N 89°07'40" E, 256.63 feet to the East line of said Lot 2; thence S 00°53' 18"E, 669.93 feet along the East line of said Lot 2; thence S 89°06'42"W, 250.00 feet along the South line of said Lot 2 to the Point of Beginning; and also Lot 3, Block 1 of said addition.

All lots, blocks, easements, building setbacks and the Utility Easement on Film 1546, Page 1099, lying within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 1 day of June, 1996.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

LS 922

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, and a block, the same to be known as "HOME DESIGN CENTER THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted to the public. The 3 foot wall easement is granted for the construction and maintenance of a privacy wall, public utilities are allowed to cross wall easement. All abutters right of access to or from 29th Street North over and across the South line of HOME DESIGN CENTER THIRD ADDITION, are hereby granted to the public, provided however Lot 1 shall have access to 29th Street North at one location as determined by the City Engineer.

William R. Cary — Linda K. Cary

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 27th day of June, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came William R. Cary and Linda K. Cary, husband and wife, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last written.

MARSHA M. ZIMMERMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-11-96

Notary Public
Marsha M. Zimmerman
My appointment expires: September 11, 1996

MICHIGAN NATIONAL BANK

John F. Regan
Its: Vice President

STATE OF MICHIGAN)
) ss.
OAKLAND COUNTY)

BE IT REMEMBERED, that on this 18th day of July, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came John F. Regan, Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last written.

Notary Public
Anntreal Marie Hemmingway
My appointment expires:

ANNTREAL MARIE HEMMINGWAY
Notary Public
Mt. Clemens, Macomb County, Michigan

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

Dated this 16th day of May, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne Howes, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 6TH day of AUGUST, 1996.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 11th day of October, 1996.

Susan E. Crockett-Spoon, County Clerk

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 11th day of OCTOBER, 1996.

Pat Kettler, Register of Deeds
By Deana Manheimer Deputy

Ed Rose — Deana Manheimer, Deputy

#1561780

20.00 ck

18-5-2-1

PC 70-5