# 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 | 263-2061 |
   | 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 1) | 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.

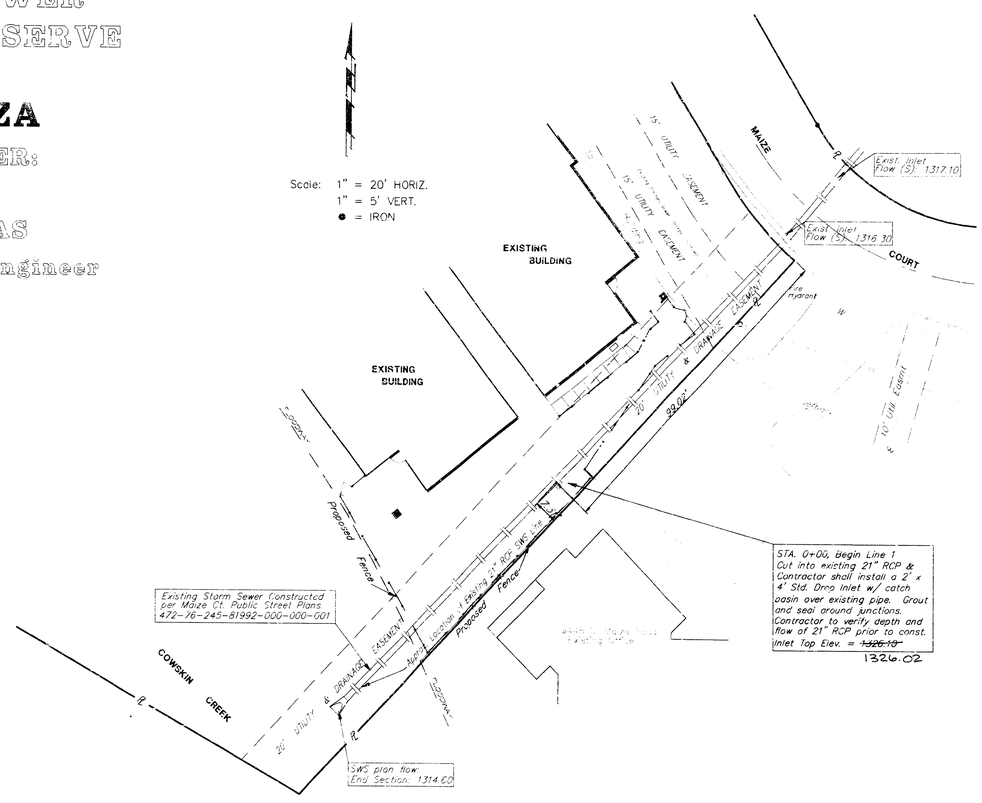
7. The Contractor shall be responsible for maintaining surrounding elements without damage. Any damage to existing properties or buildings, contractor shall replace any damage to structures at contractors own expense.

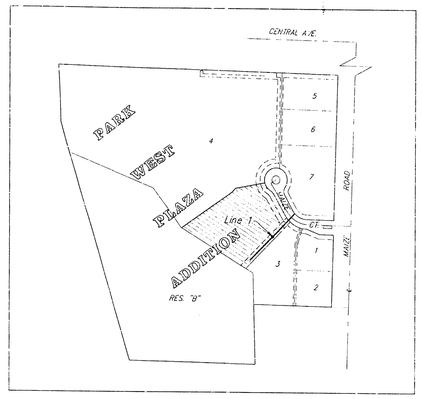
8. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, 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.




## LOCATION MAP

No Scale

## BENCHMARKS

"□" Cut top of curb at the back of cul-de-sac, Maize Court. Elev. = 1316.74 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. = 1314.50 CITY DATUM ELEV = ~~1321.90~~ 1321.90 MSL

BOOKED D-390 MCS 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 EJG

9-22-98

PART OF LOT 4, PARK WEST PLAZA

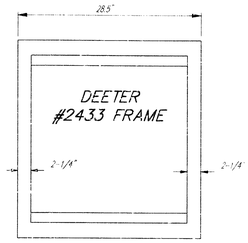
**LINE 1**

STORM WATER SEWER IMPROVEMENTS

BAUGHMAN COMPANY P.A.

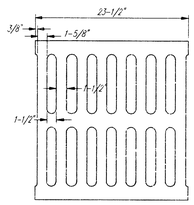
ENGINEERING, SURVEYING, & PLANNING

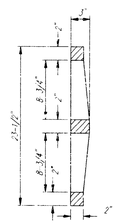
| PROJECT NUMBER | | | | SHEET |
|---|---|---|---|---|
| 850 PPS (607861) | | | | 1 OF 3 |
| DESIGN | DRAWN | APPROVED | DATE | SCALE |
| | | KDW | | |







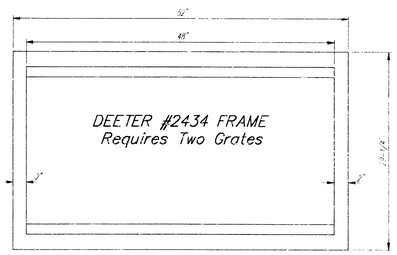


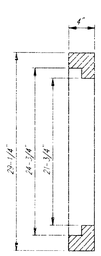




DEETER #2433 GRATE

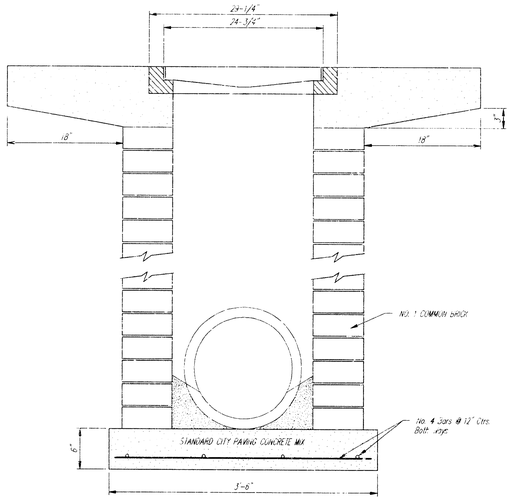
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

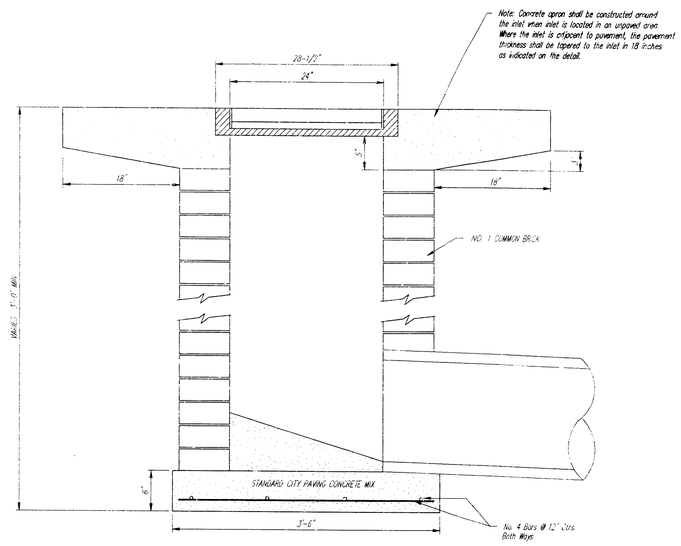
24" x 24" Frame and Grate Detail

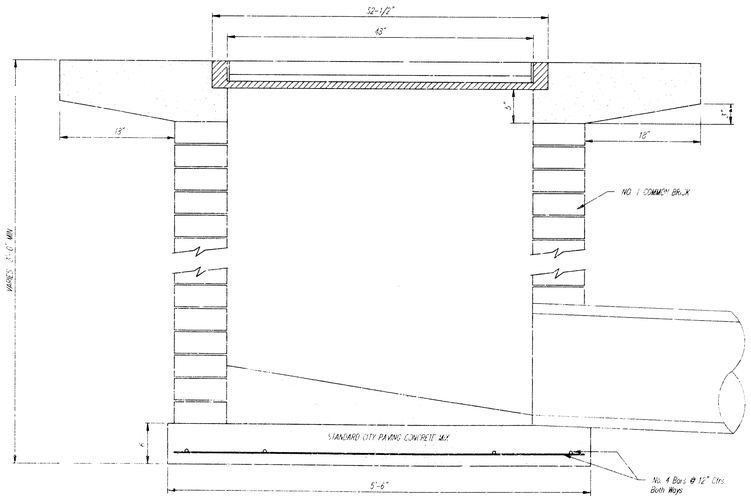



Double 24" x 24" Frame Detail




CITY OF WICHITA STANDARD

# DROP INLET

PART OF LOT A, PARKWEST PLAZA

BAUGHMAN COMPANY P. A.

ENGINEERING, SURVEYING, & PLANNING

| PROJECT NUMBER | | | | SHEET |
|---|---|---|---|---|
| 850 PPS (607681) | | | | 2 OF 3 |
| DESIGN | DRAWN | APPROVED | DATE | SCALE |
| STAFF | | | SEPT. 1990 | |

# 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, River Side Hospital 1st Addition, Wichita, Kansas, together with a tract in the N.E.¼ 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.¼, said point being 305.8 feet south of the N.E. corner of said N.E.¼, thence west parallel with the north line of said N.E.¼ 1034 feet, thence southerly with an interior angle of 86°03', 1351 feet, thence southeasterly 934.69 feet more or less to a point 660 feet north and 126 feet west of the E. corner of said N.E.¼, thence east parallel with the south line of said N.E.¼, 126 feet to a point on the east line of said N.E.¼, thence north along the east line of said N.E.¼ 1254.44 feet more or less to a point 1313.44 feet south of the N.E. Corner of said N.E.¼, thence west parallel with the north line of said N.E.¼, 60 feet, thence north parallel with the east line of said N.E.¼, 170 feet, thence east parallel with the north line of said N.E.¼, 60 feet to a point on the east line of said N.E.¼, thence north along the east line of said N.E.¼, 300 feet to the point of beginning, EXCEPT the south 100 feet thereof, and EXCEPT that part platted as Lot Russell, First Addition to Wichita, Sedgwick County, Kansas, [illegible] by Baughman Company, P.A.

Baughman Company, P.A.

Surveyor

Gregory F. Stevens

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this 12th day of December, 1989 by Thomas Fornarelli, a single man.

Notary Public

My Appt Exp: 7/10/1991

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this 14th day of December, 1989, by R. Scott and Diana E. Russell, husband and wife.

Notary Public

My Appt Exp: May 1, 1993

2-1-1990

The undersigned holders of mortgage(s) on 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

Lang K. Goddard Ex. V.P.

Corporate Name

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this 29th day of December 89, by Lang K. Goddard Ex. V.P. on behalf of the corporation.

Mary E. Gray Notary Public

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 90, by Barry Wessel Vice Pres. on behalf of the corporation.

Phyllis A. Hamm Notary Public

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 [illegible] and [illegible] Ann Allaire

Notary Public

My Appt Exp 7-10-1991

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

Dated this [illegible] day of [illegible]

[illegible]

Secretary

[illegible]

Chairman

Filed for record as instrument No. [illegible] in the office of the Register of Deeds of Sedgwick County, Kansas, this 23 day of JANUARY, 90

[illegible]

Register of Deeds

[illegible]

Deputy

This is to certify that taxes have been paid and that there is no delinquent special assessments against the property described hereon.

Dated this [illegible] day of [illegible]

[illegible]

County Treasurer

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 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 on the sloped lots on the accompanying plat are hereby granted the right to cut and fill to a finished floor elevation of 1316 feet Datum (1929 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 indicated on the plat. The [illegible] to the City of Wichita, Kansas for Floodway shall be the responsibility of the owner of Lot 4 until such time as the governing body excercising 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 for the [illegible] any fill material or grade changes to the floodway [illegible] without the approval of the governing body. Reserve A and B are hereby reserved for landscaping and utilities, including but not limited to [illegible] and Reserve B is hereby reserved for [illegible] for the benefit of Lot 4 and [illegible] Lot 5 and [illegible]

RIVERSIDE HEALTH SERVICES, INC.

[illegible] Chief Financial Officer

Russell Ulm

T.W. RUSSELL CONSTRUCTION, INC.

[illegible] President

Ronald D. Russell

Vice President

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this [illegible] day of [illegible] 1989, by T. Gilbert Dixon, Vice President of Riverside Health Services, Inc. on behalf of the corporation.

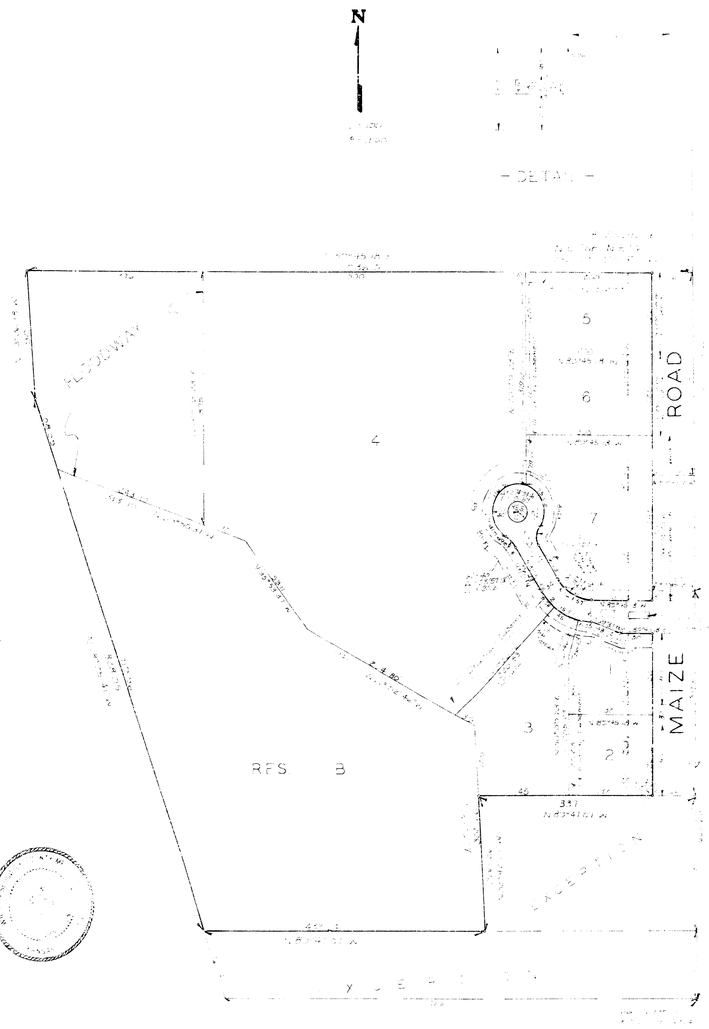
Rebecca J. Topham Notary Public

My Appt Exp 9-12-92

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this 1st day of October, 1989 by T.W. Russell, President of T.W. Russell Construction, Inc. on behalf of the corporation.

Virginia F. Thomas Notary Public

My Appt Exp 5-3-91




Minimum Floor Elevation
1316 Feet Datum
1325 Mean Sea Level

Bench Marks
Top bolt W. Cor. Planter @ N. W. cor. SW Sec. 19-27-1W
S.E. cor. Planter, S. Maize Rd. Elev. = 1313.5 City Datum
1323.3 M.S.L.

Top nut on top of fire hydrant @ S.E. end of Curb return @ S.E. cor. Hurdtner & Maize Rd. Elev. = 1314.5 City Datum
1324.30 M.S.L.

3
3

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