

STORM WATER SEWER TO SERVE LANCASTER ADDITION LOTS 1 & 2

Private Project Number
901 PPS (607861)

CITY OF WICHITA, KANSAS
Michael E. Lindebak, P.E. City Engineer
June 1999

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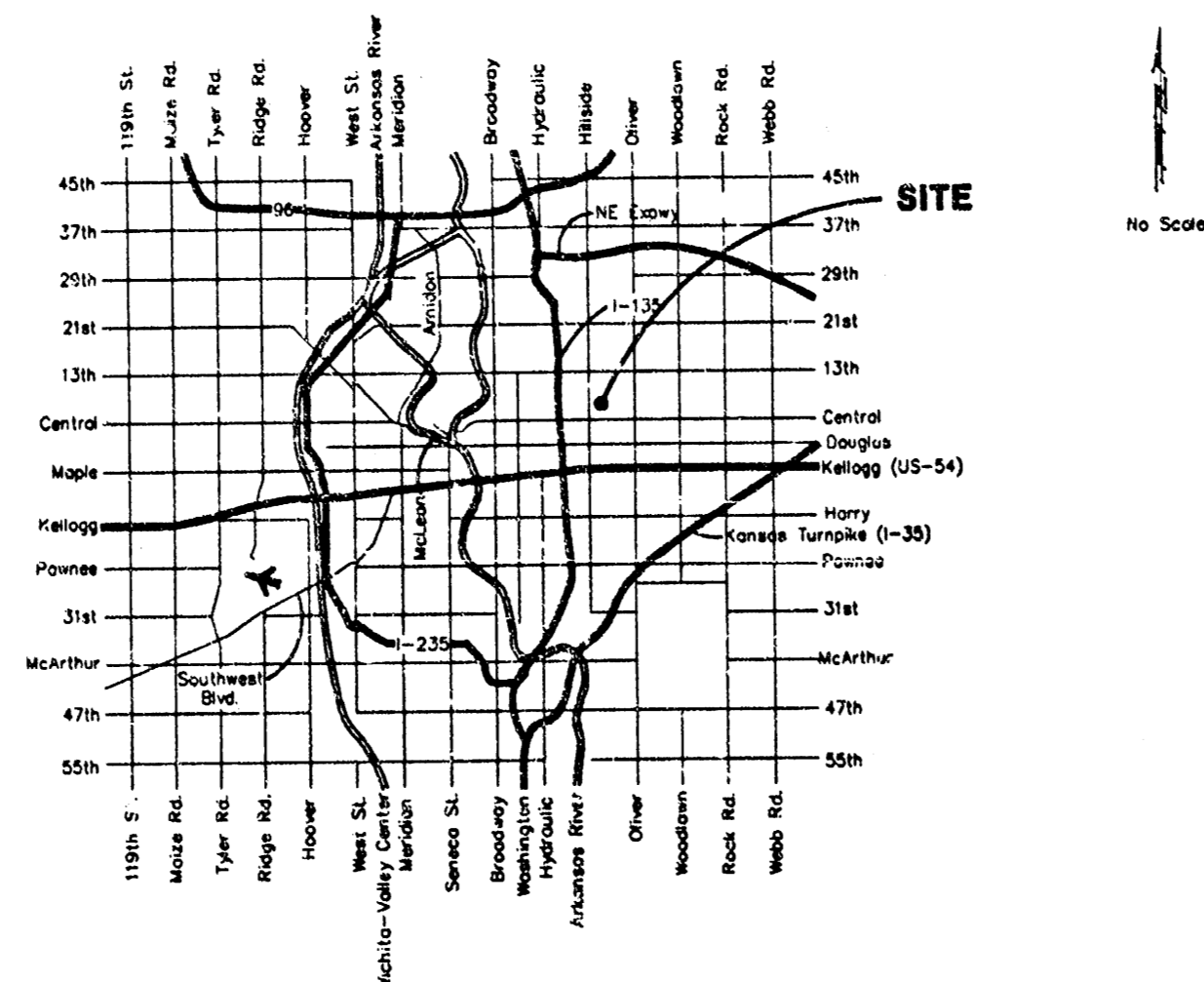
LEGAL DESCRIPTION:

Lots 1 and 2 Lancaster Addition, Wichita, Kansas

SITE BENCHMARK:

Chisled V-Notch at the Northwest corner of Lot 1,
Lancaster Addition.
Elevation = 154.27 City Datum (MSL = 1341.67)

Location Map

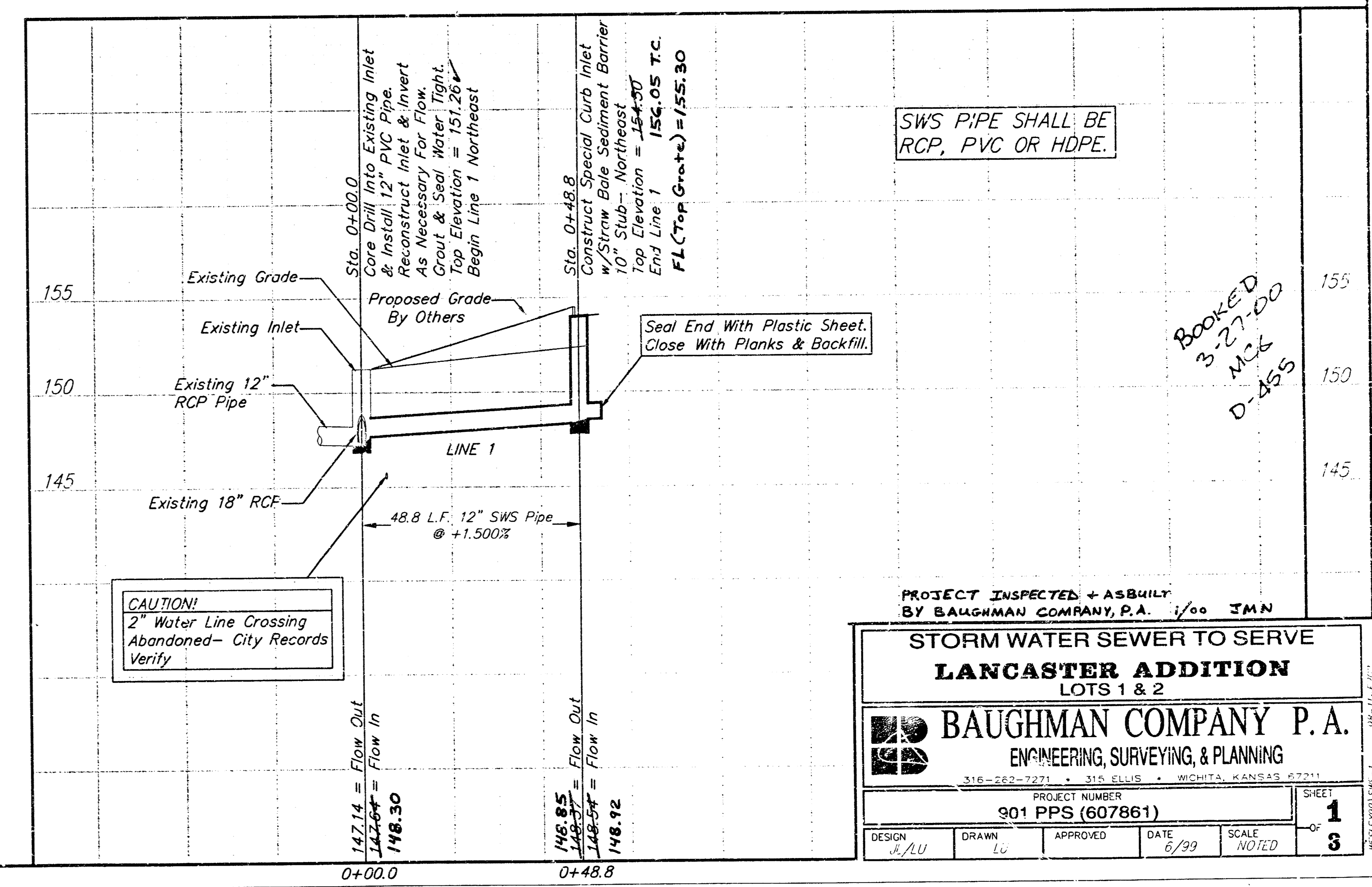
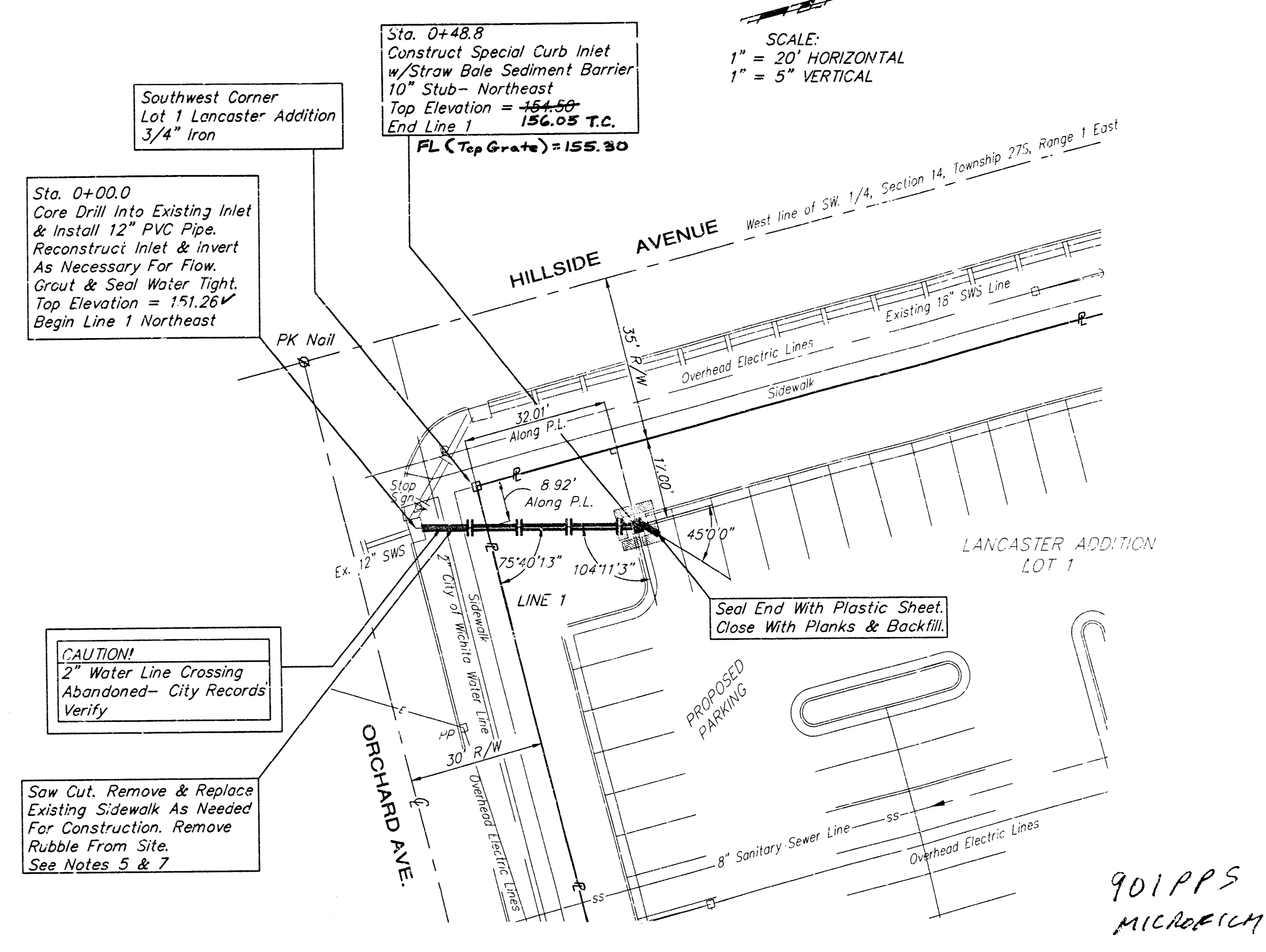
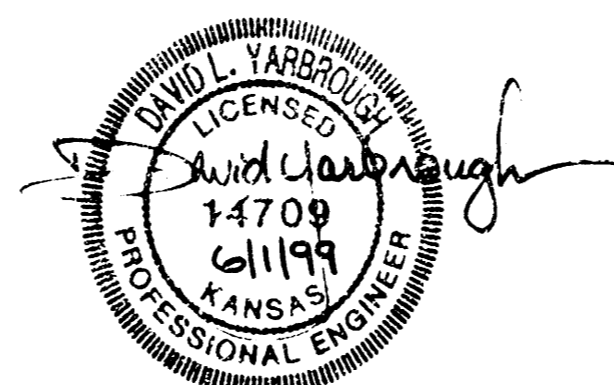


General Notes

- 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 667-2470
The Contractor must notify the following in case of an emergency:
MultiMedia Cablevision 262-4270
Kansas Gas Service Company 383-8650
Kansas Gas & Electric Company 383-8600
Peoples Gas Company 942-7600
Southwestern Bell Telephone Company 1-571-2611
City of Wichita Water Department 268-4908
City of Wichita Sewer Department 268-4071
- 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. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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 law.
- 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.
- All areas disturbed by construction operations shall be seeded with ryegrass at a rate of 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of water service if water service is affected.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Storm Sewers V.R.H. 6/1/99

NOTE TO CONTRACTORS
Installation, 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 + ASBUILT
BY BAUGHMAN COMPANY, P.A. 1/00 JMN

**STORM WATER SEWER TO SERVE
LANCASTER ADDITION
LOTS 1 & 2**

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2271 • 315 ELLIS • WICHITA, KANSAS 67201

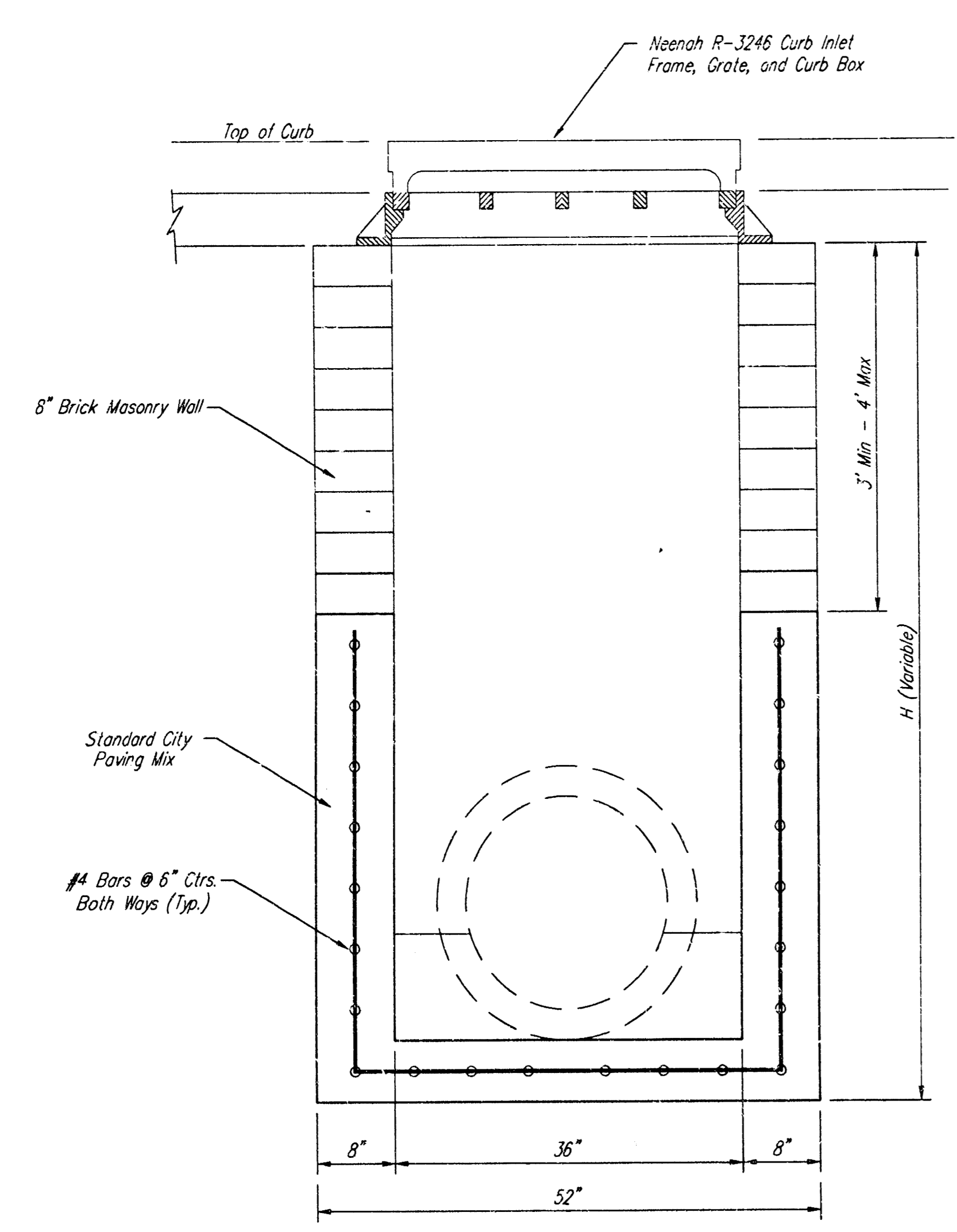
PROJECT NUMBER
901 PPS (607861)

DESIGN: JLU DRAWN: LV APPROVED: DATE: 6/99 SCALE: NOTED

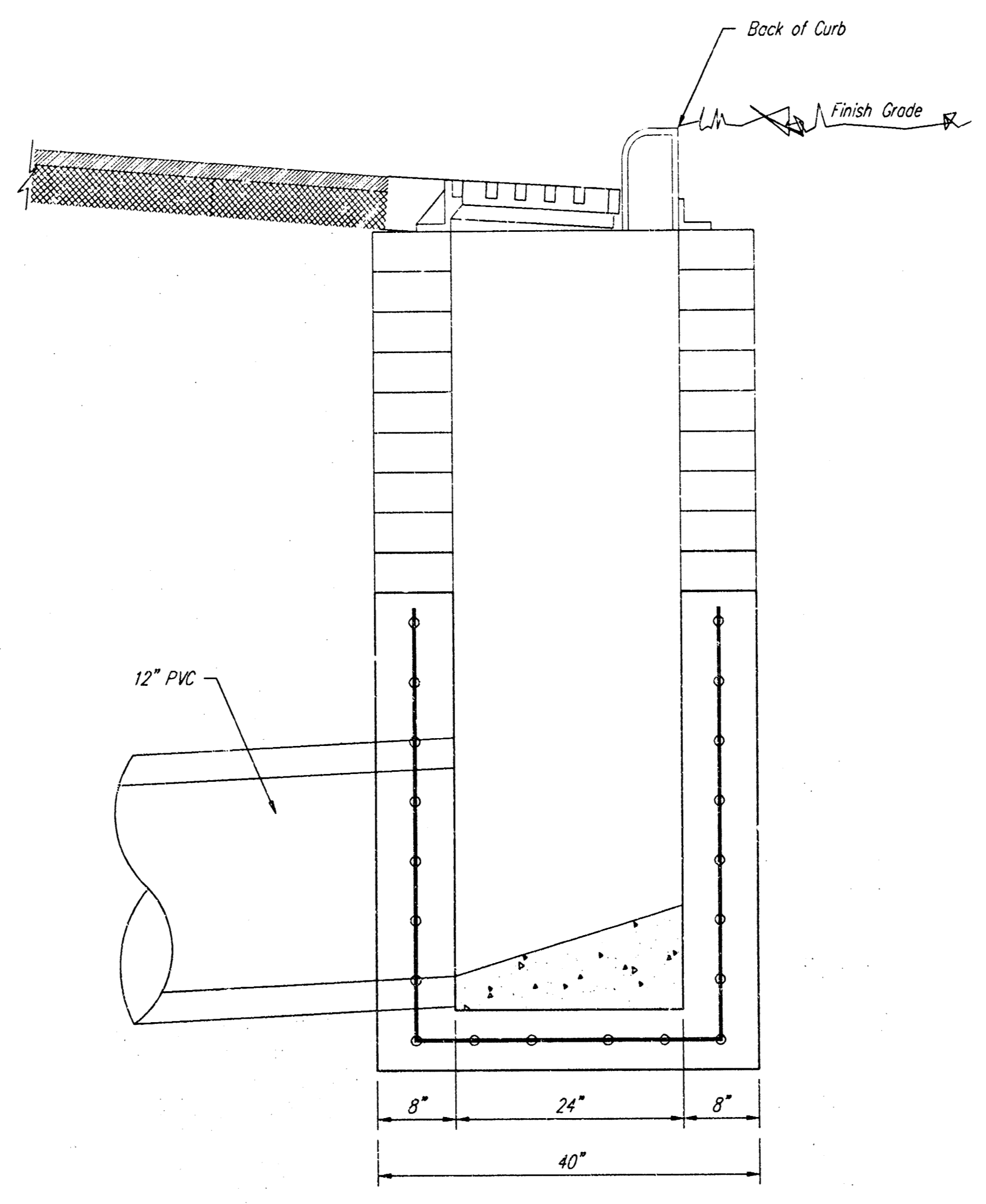
SHEET **1** OF **3**

901 PPS
MICHAEL

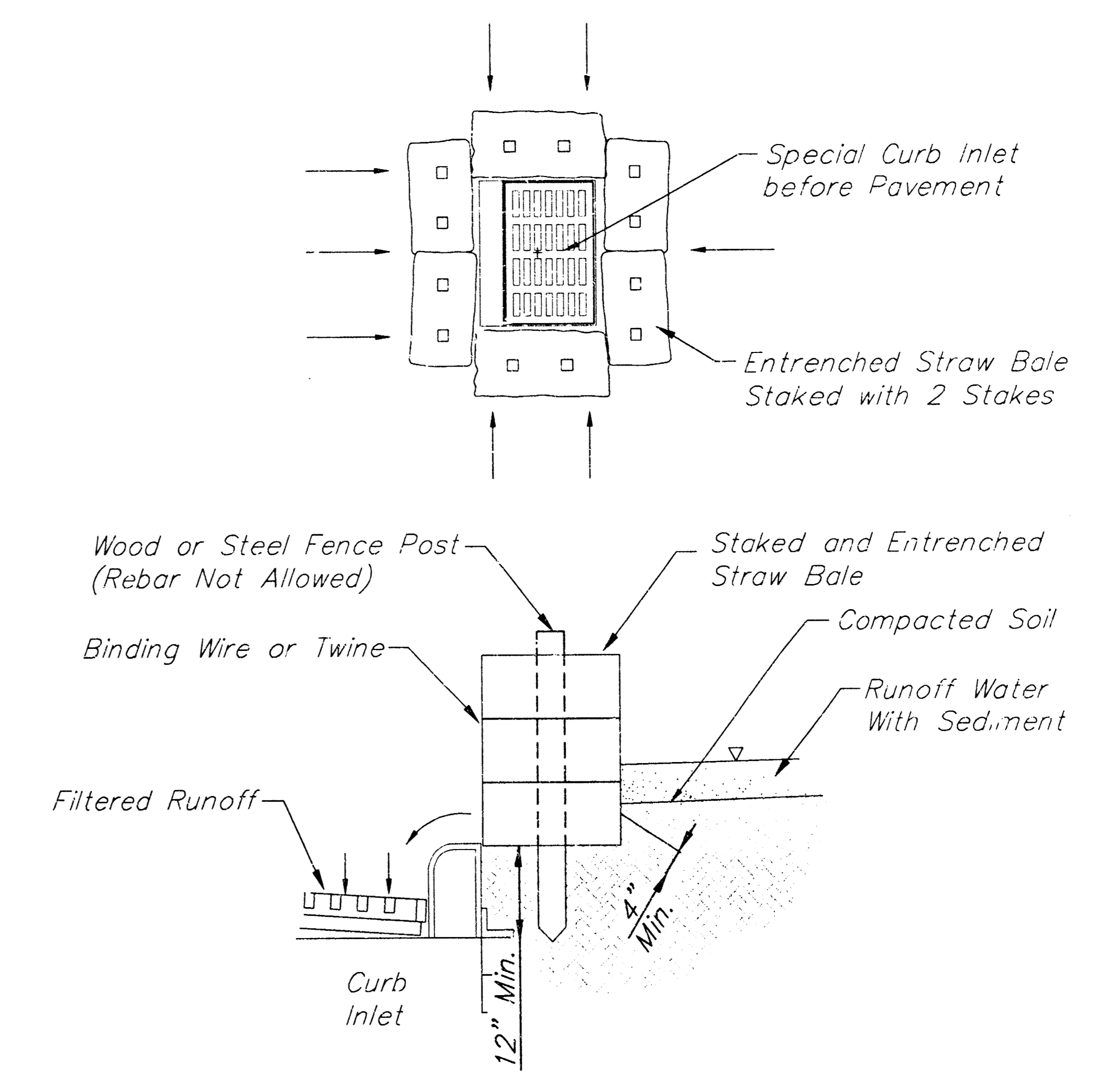
BOOKED
3-27-00
MCK
D-455



FRONT VIEW



SIDE VIEW



TYP. STRAW BALE BARRIER DETAIL

Note: Straw Bale Barriers to be Paid per Each as Inlet Sediment Barriers.

GENERAL NOTES:

Contractor shall have the option of constructing 8" brick masonry walls between the concrete inlet base and frame on this inlet when the height (H) is 7 feet or less.

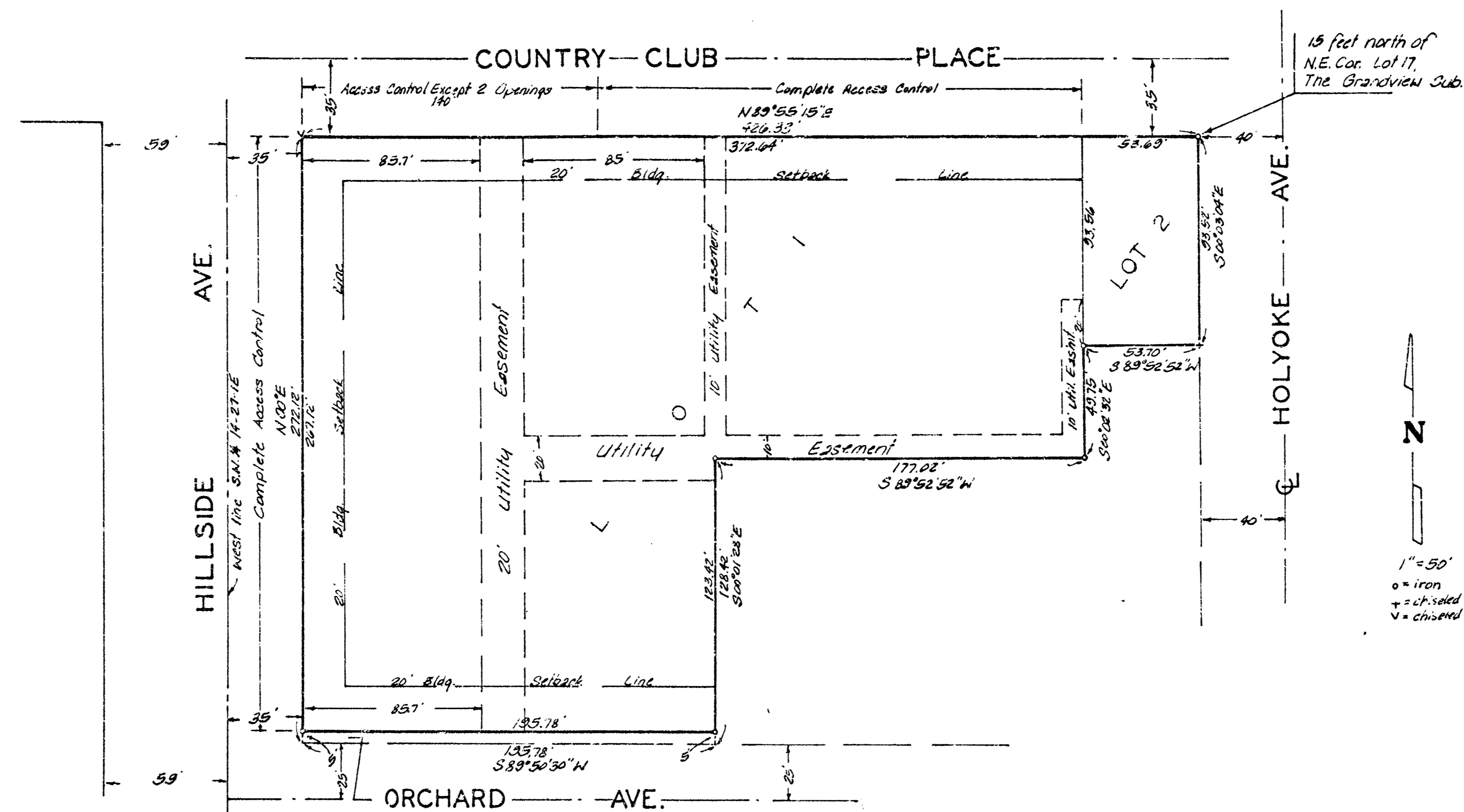
The inlet invert shall be shaped with 8 sack sand mix concrete to create flow channels and to increase the hydraulic efficiency such that the inlet shall be self cleaning between all inlet and/or outlet pipes.

The end of all pipes installed in this inlet shall be cut off flush with the inside face of the inlet wall.

DETAIL				
SPECIAL CURB INLET				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-282-7221 315 ELLIS WICHITA, KANSAS 67211				
PROJECT NUMBER				
901 FPS (607861)				
DESIGN	DRAWN	APPROVED	DATE	SCALE
AU	LU		6/99	NONE
				SHEET
				2
				3

LANCASTER ADDITION

WICHITA, KANSAS



State of Kansas } ss. We, Baughman Company, P.A.,
 Sedgwick County } ss. Surveyors in & for said county and state do hereby
 certify that we have surveyed and platted "LANCASTER
 ADDITION," Wichita, Kansas and that the accompanying
 plat is a true and correct exhibit of the property sur-
 veyed, described as and being a replat of Lots 1, 2, 3,
 4, 5, 6, 7, 8, 9, and 10 on Hillside, except the west 35
 feet thereof, and Lots 21, 22, 23, and 24 on Country
 Club Place, and Lots 25, 26, 27, and 28 on Orchard,
 all in Myers Subdivision of Lots 1 and 3 in Block 6,
 of Frisco Heights Addition to Wichita, Sedgwick
 County, Kansas, together with all of the Alley lying
 between said Lots, and together with the south 19
 feet of Country Club Place adjacent thereto on the
 north, and all of Lots 1, 3, 5, 7, 9, 11, and 13, and Lot 15
 except the south 44.75 feet of the east 23 feet thereof,
 and Lot 17 except the south 44.75 feet thereof, all
 on Country Club Place, in The Grandview Subdivision
 of Lots 2 and 4 in Block 6 of Frisco Heights
 Addition to Wichita, Sedgwick County, Kansas,
 together with the south 15 feet of Country Club
 Place adjacent thereto on the north, and together
 with the N 1/2 of the Alley adjacent thereto on
 the south. Said street and alley right-of-ways being
 vacated by virtue of K.S.A. 12-512(b). Being
 situated in the S 1/4 of Sec. 18, Twp. 27-S, R-1-E
 of the 4th P.M., Sedgwick County, Kansas.

11/11/81
 Date 11/11/81 Baughman Company, P.A.
 Surveyor
 William L. Renner

This plat of "LANCASTER ADDITION,"
 Wichita, Kansas, has been submitted to and approved by
 the Wichita-Sedgwick County Metropolitan Area Planning
 Commission, Wichita, Kansas.
 Dated this 11 day of November, 1981.

Wichita-Sedgwick County Metropolitan Area Planning
 Commission
James C. Wilson Chairman
Jack H. Gullik Asst. Secretary

This plat approved and all dedica-
 tions shown hereon accepted by the Board of Commissioners
 of the City of Wichita, Kansas, this 11 day of November,
 1981.

Tony Casado Mayor
Donald C. Sizak City Clerk

Entered on transfer record this 11
 day of November, 1981.

Tom Wright County Clerk

State of Kansas } ss. This is to certify that this
 Sedgwick County } ss. plat has been filed for record in the office of
 the Register of Deeds, this 11 day of November,
 1981, at 10 o'clock P. M.; and is duly recorded.

Pat Kettler Register of Deeds
Ed Kesa Deputy

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

Federal National Mortgage Association
Frank L. Soriano
 State of Kansas } ss. The foregoing instrument was
 County of Sedgwick } acknowledged before me this 11 day of
 1981, by Frank L. Soriano Assistant Vice President of
 Federal National Mortgage Association.
M.E. Youngblood Notary Public
 My App. Exp. 11/11/81

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

Mid Kansas Federal Savings and Loan Association of Wichita
Kenneth P. Grinstead II

State of Kansas } ss. The foregoing instrument was acknow-
 Sedgwick County } ss. ledged before me this 11 day of November,
 1981, by Mid Kansas Federal Savings and Loan Association of Wichita.

Dorothy Meinake Notary Public
 My App. Exp. 11/11/81

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

Central Bank and Trust
Central Bank and Trust

State of Kansas } ss. The foregoing instrument was acknow-
 Sedgwick County } ss. ledged before me this 11 day of November,
 1981, by Central Bank and Trust.

Notary Public

Know all men by these presents
 that we, the undersigned, have caused the land de-
 scribed in the surveyors certificate to be platted into
 lots and a street to be known as "LANCASTER ADDI-
 TION," Wichita, Kansas. The street is hereby dedicated
 to and for the use of the public. The utility easements
 are hereby granted as indicated for the construction
 and maintenance of all public utilities. All abutters
 rights of access to or from Hillside Ave. over and across
 the west line of Lot 1, and to or from Country Club
 Place over and across the north line of Lot 1, are
 hereby granted to the City of Wichita, provided
 however, that Lot 1 shall have access to Country Club
 Place at 2 points over the west 140 feet thereof, as
 shall be determined by the City Engineer of the City of
 Wichita, Kansas.

Lancaster Properties Ltd, a limited partnership
 by: Lancaster Ventures Inc., General Partner
Joe W. Carmichael President

State of Kansas } ss. The foregoing instrument was acknow-
 Sedgwick County } ss. ledged before me this 11 day of November,
 1981, by Joe W. Carmichael, President of Lancaster Ventures
 The General Partner of Lancaster Properties Ltd, a
 limited partnership.

Susan Randt Notary Public
 My App. Exp. 11/11/81