

WATERFORD NORTH THIRD

STORM WATER DRAIN NO 67

PROJECT NO.

468-76-245-81433-000-000-001

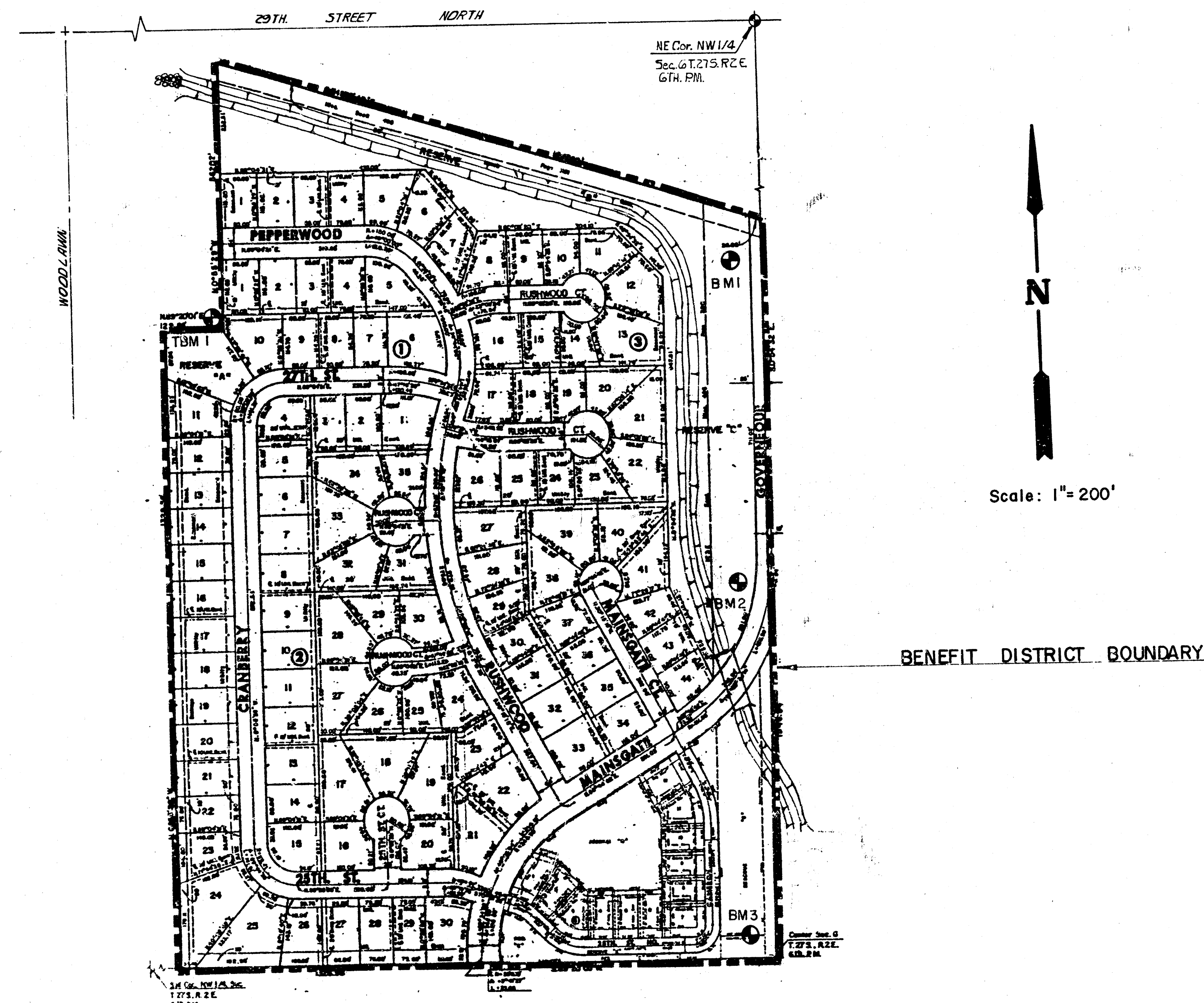
CITY OF WICHITA, KANSAS
MIKE LINDEBAK, CITY ENGINEER
MARCH, 1985

GENERAL NOTES

1. CONTRACTOR SHALL AVOID UNCOVERING EXISTING WATER LINES UNLESS ABSOLUTELY NECESSARY. UNCOVERING SHALL BE DONE ONLY IN THE PRESENCE OF A WATER DEPARTMENT ENGINEER.
2. 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 OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
4. EXISTING UTILITIES AND THEIR LOCATIONS, 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 PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
5. EXCAVATION SHALL REMAIN ON SITE. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS PRIOR TO CONSTRUCTION TO OBTAIN THE LOCATION TO PLACE EXCESS MATERIAL. SPREADING OF THE EXCESS MATERIAL SHALL BE SUBSIDIARY TO THIS PROJECT.

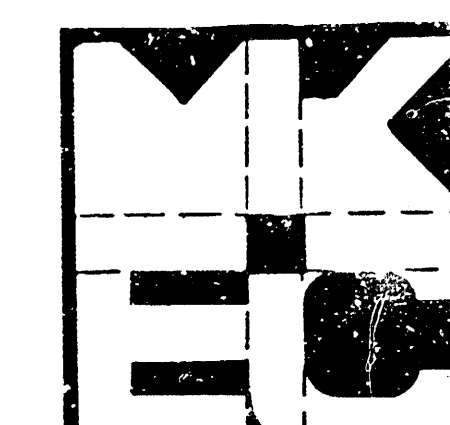
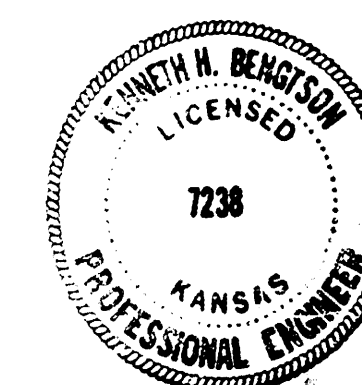
BENCH MARKS

- B.M. #1 Railroad spike west face of west pole first B-pole south of 29th.
Elev. = 187.88
- B.M. #2 Railroad spike west face of west pole second B-pole south of 29th.
Elev. = 191.85
- B.M. #3 Railroad spike west face of west pole third B-pole south of 29th.
Elev. = 195.71
- TBM #1 South rim of existing manhole 1-0.
Elev. = 177.36



INDEX TO DRAWINGS

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2-7	CHANNEL
8	PLAN & PROFILE
9	WASH CHECK DETAILS
10-14	CONC. RIP-RAP DETAILS
15-16	CROSS SECTIONS
	FINAL PLAT



**WATERFORD NORTH
THIRD ADDITION
STORM WATER DRAIN**

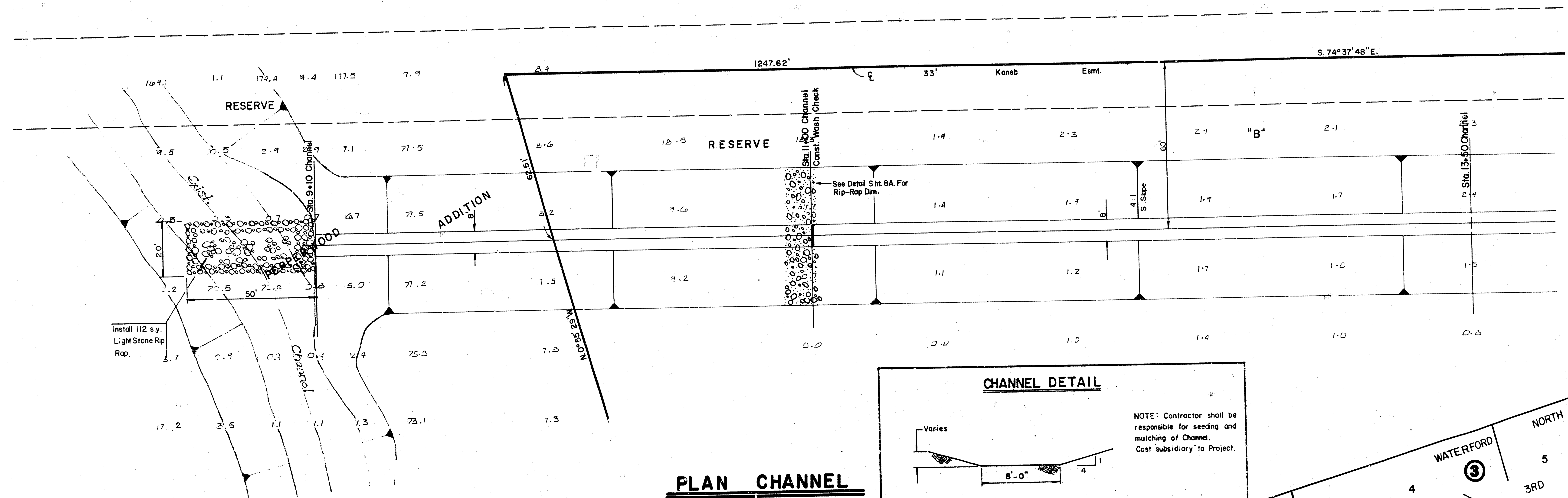
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226

682-6561

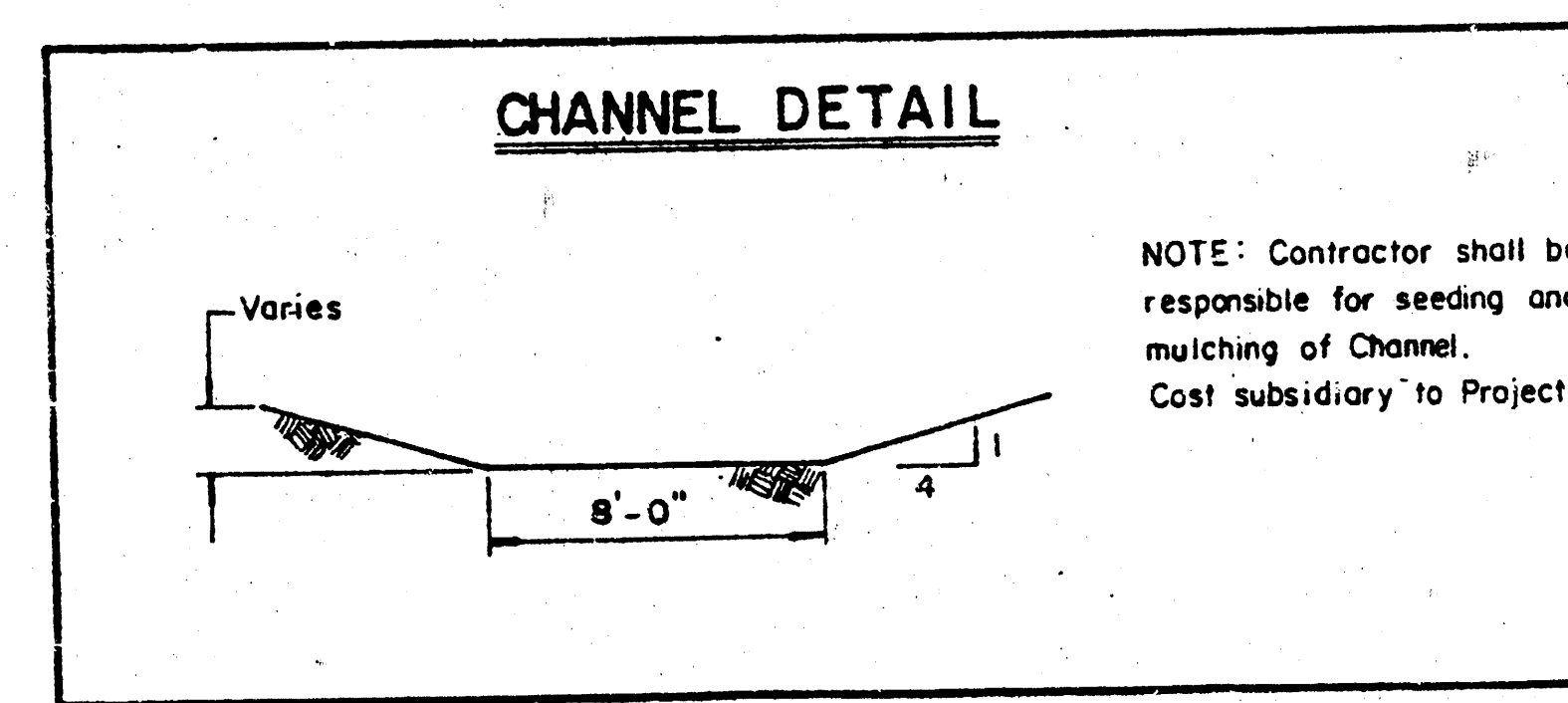
Design	F.F.
Drawn by	F.F.
Checked by	KHB
Date	1985
Job no.	
Sheet	1
of	16

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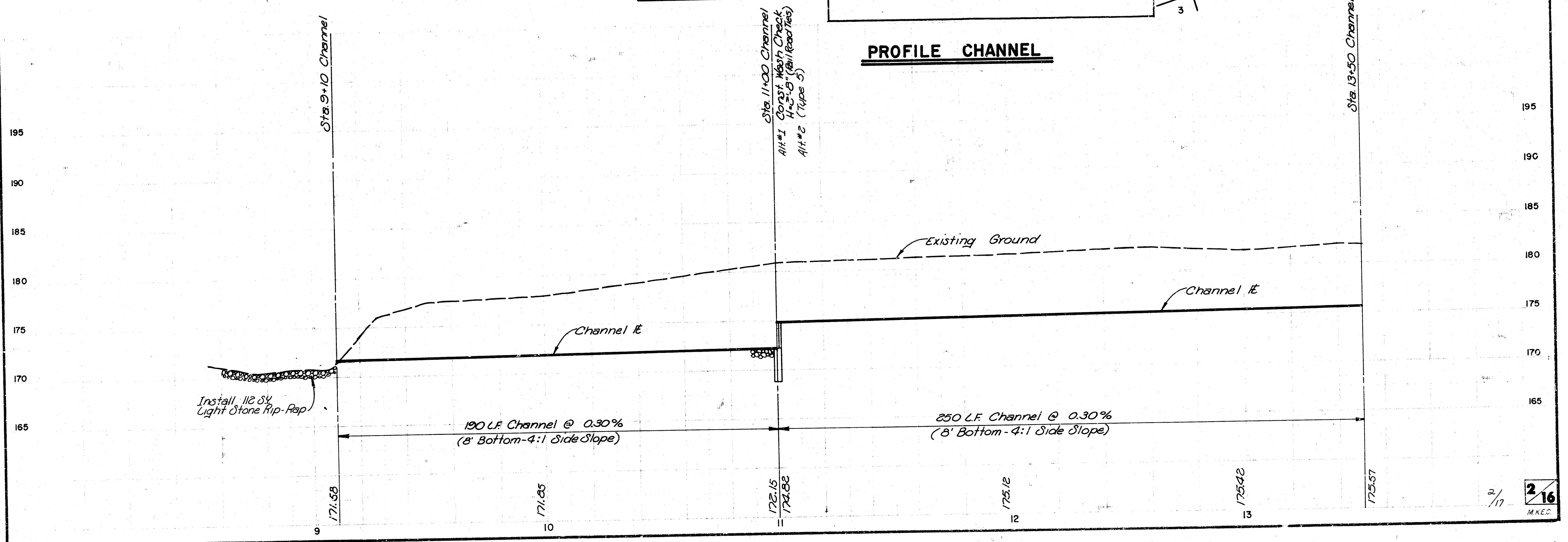
WATERFORD NORTH THIRD ADDITION
STORM WATER DRAIN NO. 67
PROJ. NO. 468-76-245-81433-000-001



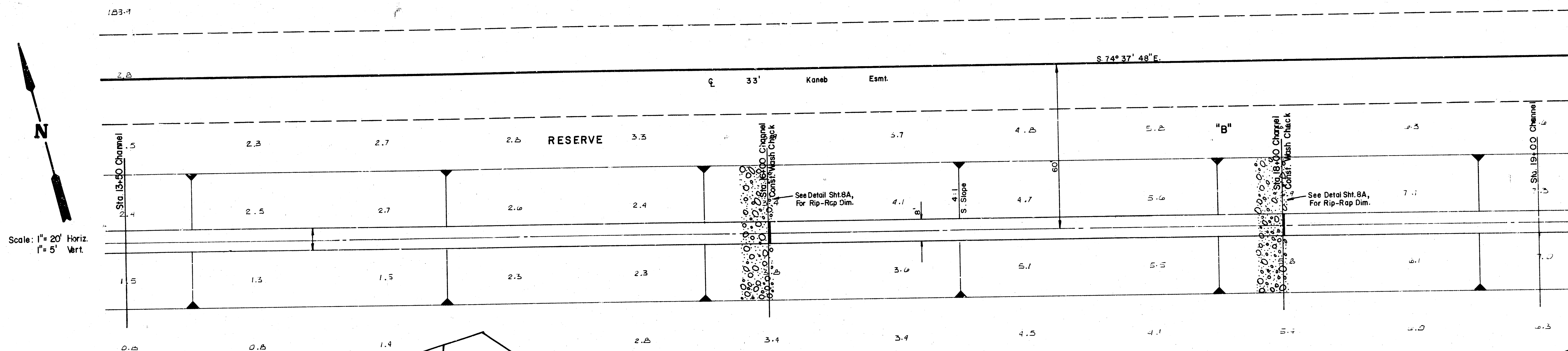
PLAN CHANNEL



PROFILE CHANNEL

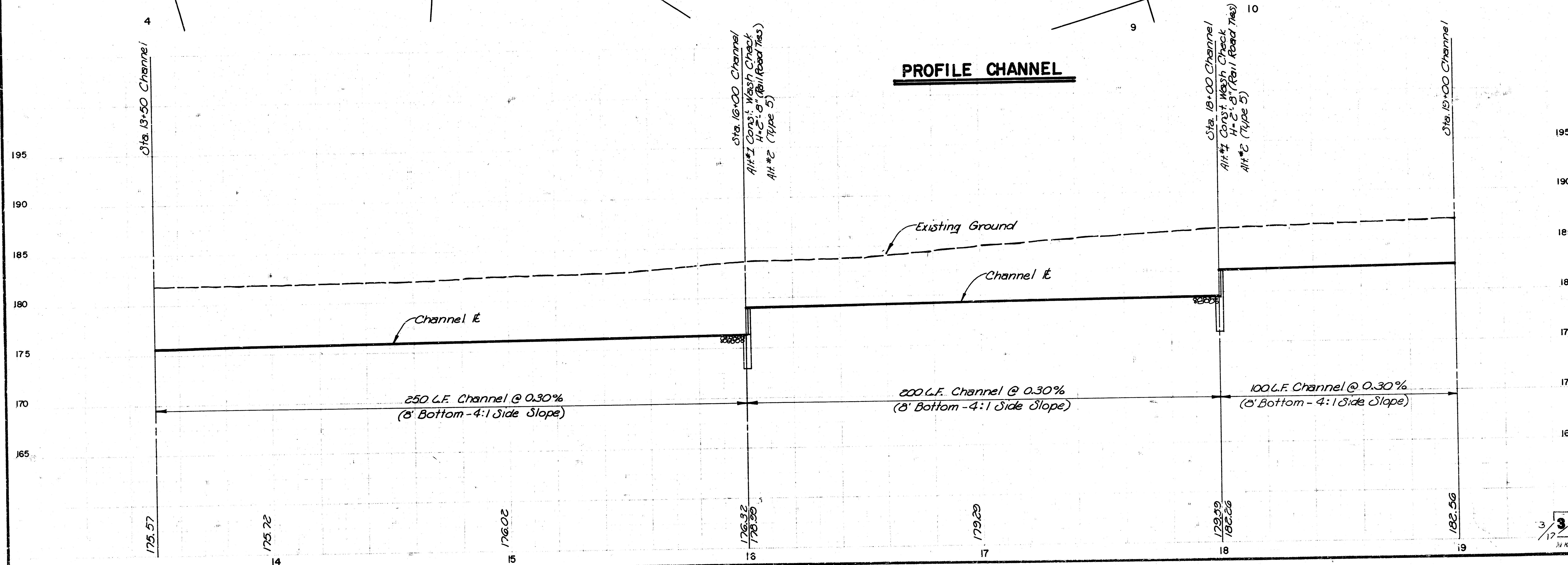


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PLAN CHANNEL

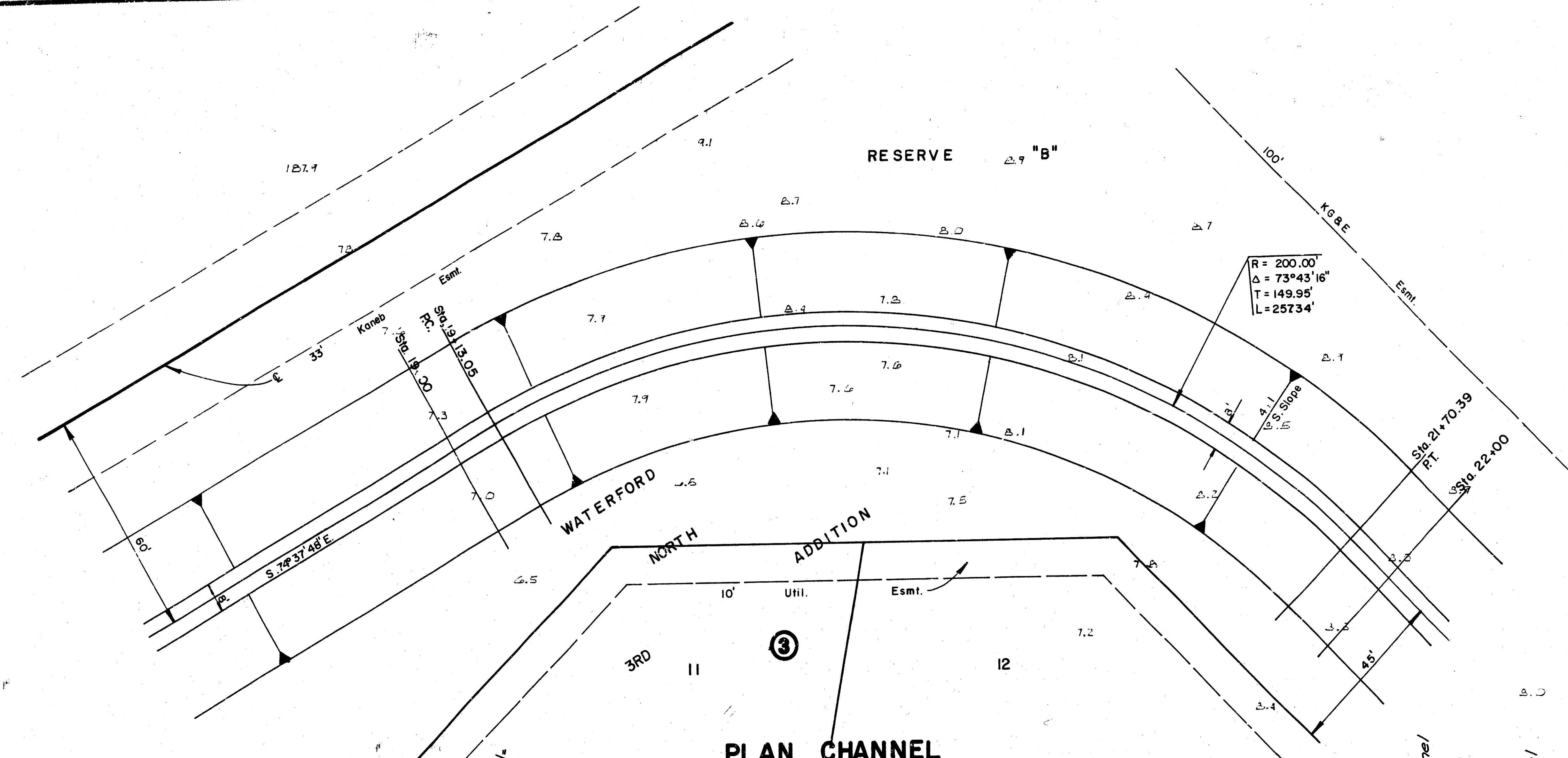
PROFILE CHANNEL



WATERFORD NORTH THIRD ADDITION
STORM WATER DRAIN NO. 67
PROJ. NO. 468-76-245-81433-000-000-001

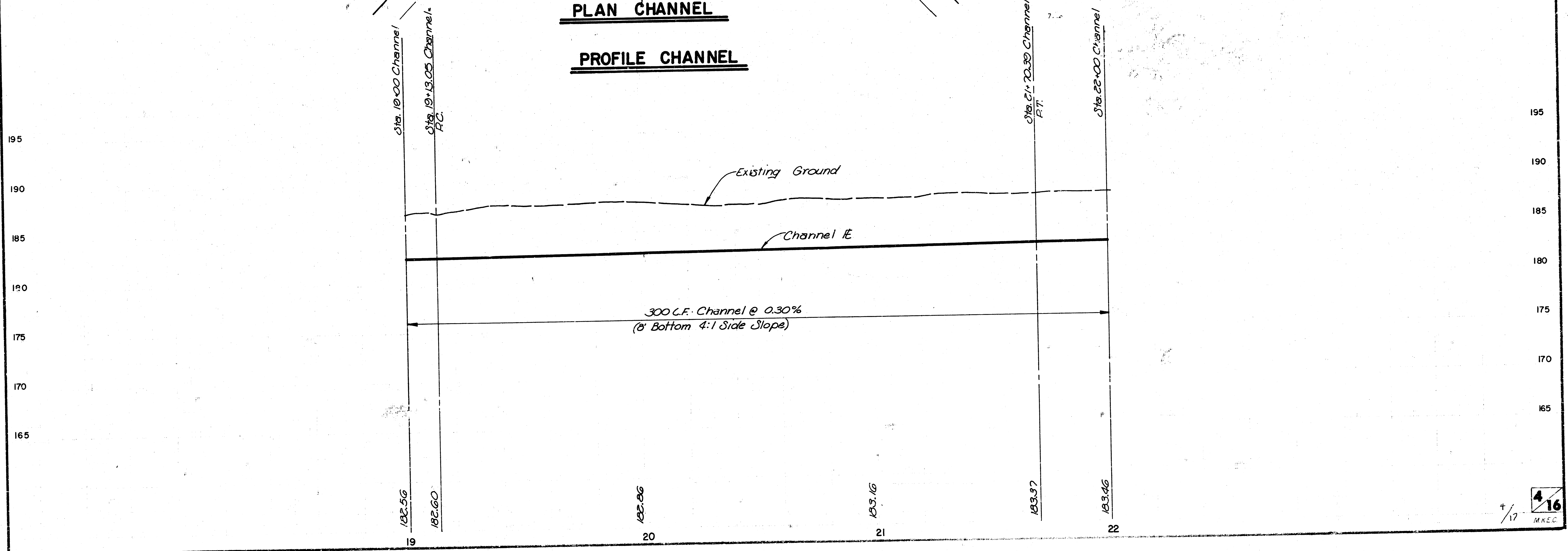
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1" = 5' Vert.

N



PLAN CHANNEL

PROFILE CHANNEL

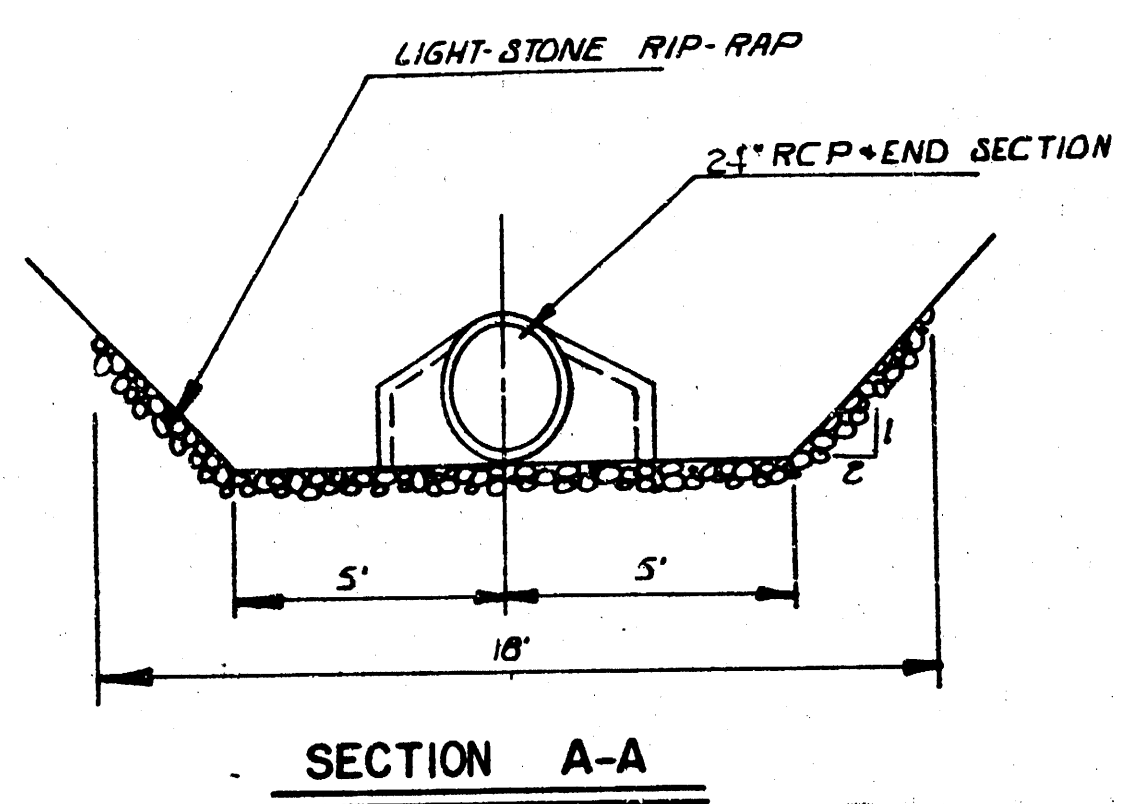
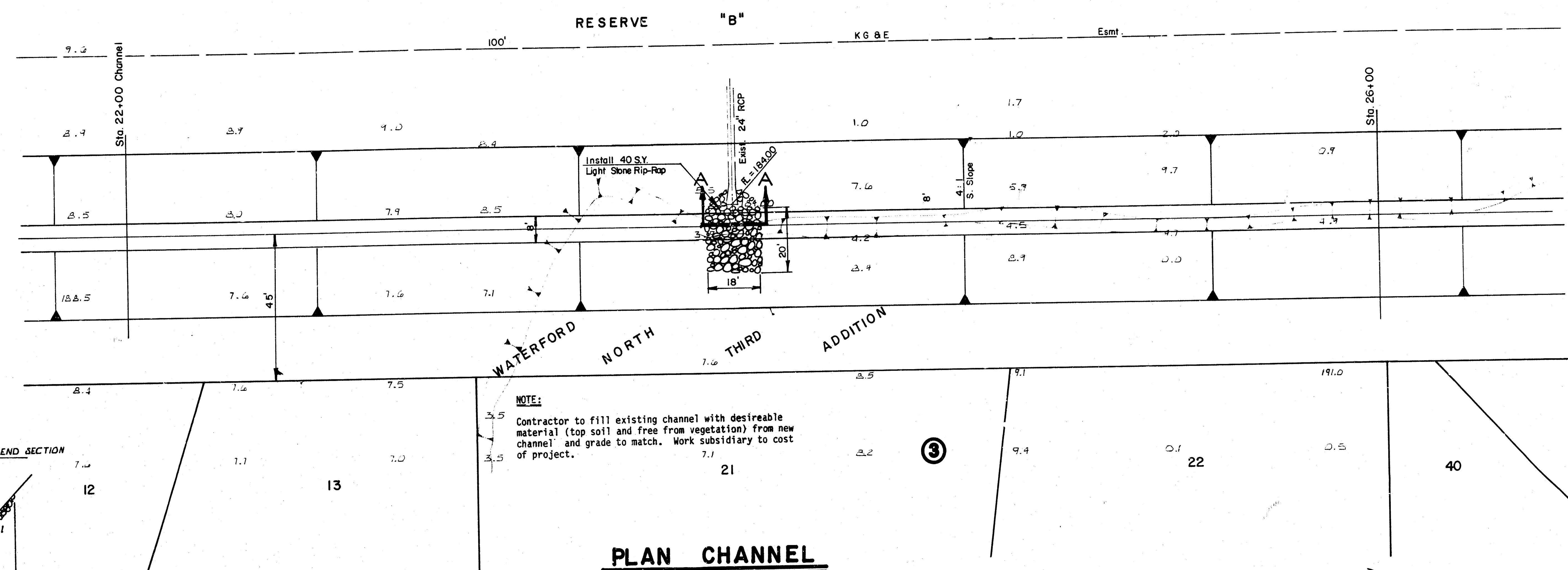


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WATERFORD NORTH THIRD ADDITION
STORM WATER DRAIN NO. 67
PROJ. NO. 468-75-2458/433-000-000-001



Scale: 1" = 20' Horiz.
1" = 5' Vert.

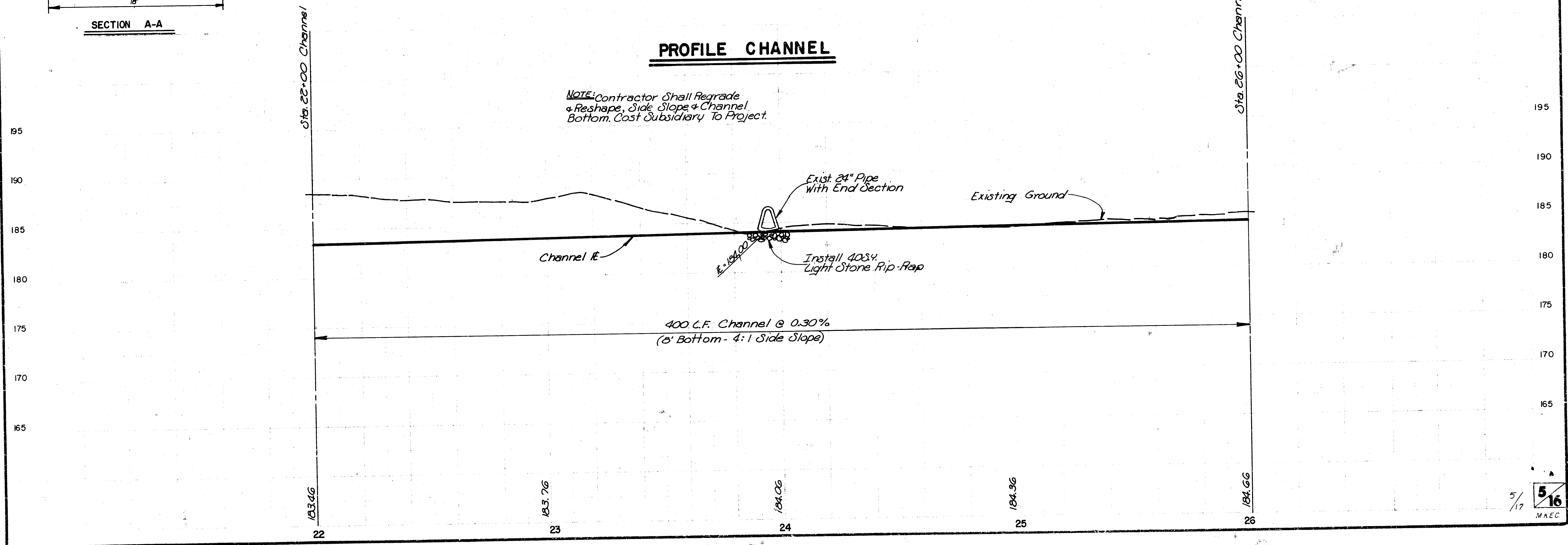


PLAN CHANNEL

PROFILE CHANNEL

NOTE:
Contractor to fill existing channel with desirable material (top soil and free from vegetation) from new channel and grade to match. Work subsidiary to cost of project.

NOTE: Contractor Shall Regrade & Reshape Side Slope & Channel Bottom. Cost Subsidiary To Project.

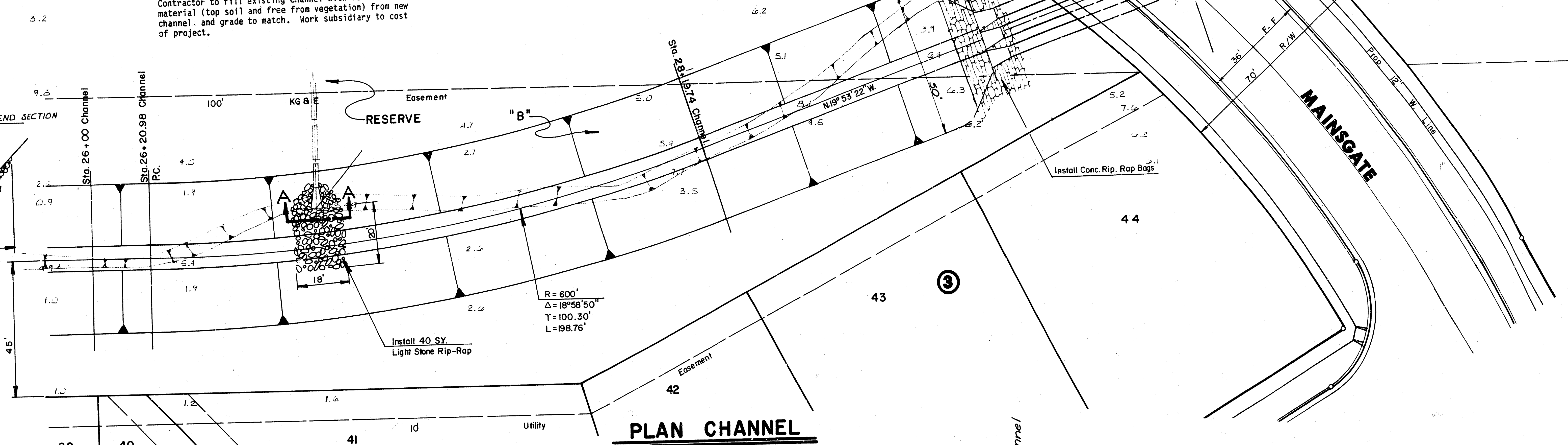
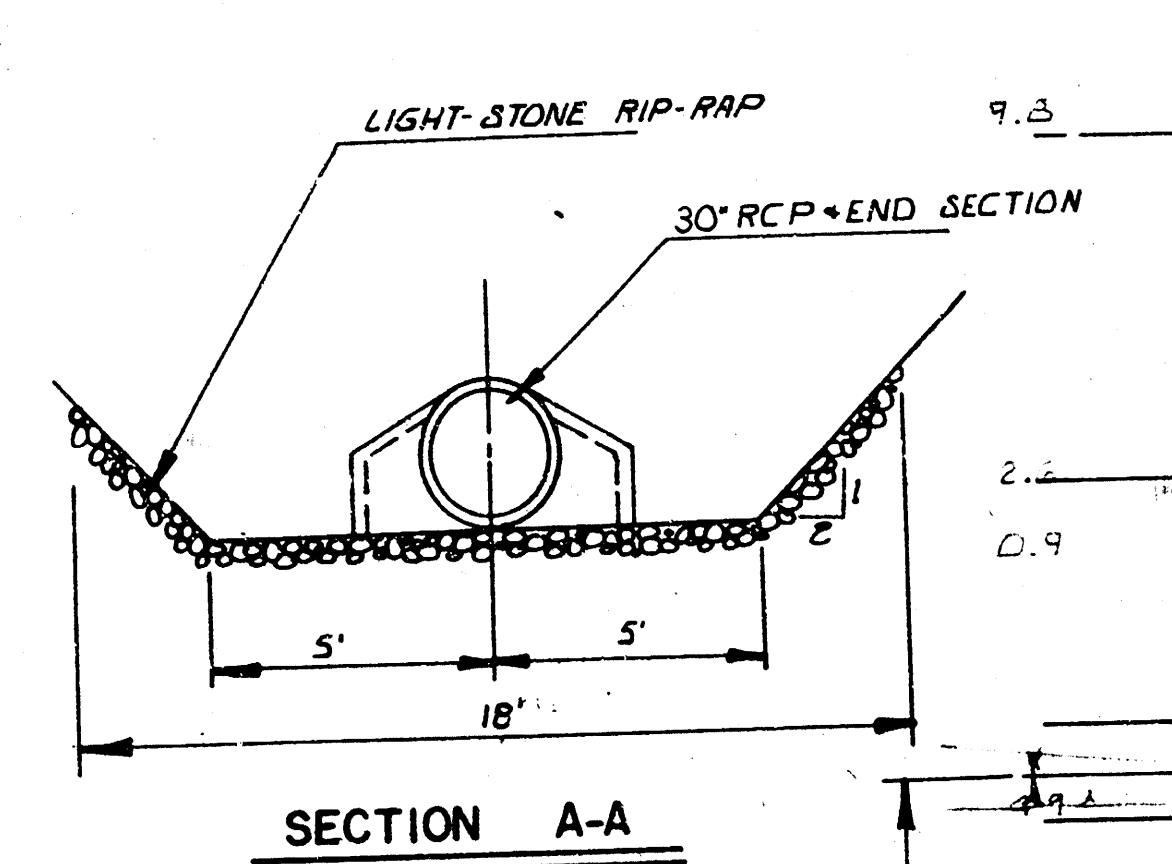


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WATERFORD NORTH THIRD ADDITION
STORM WATER DRAIN NO. 67
PROJ. NO. 468-76-245-8433-000-001

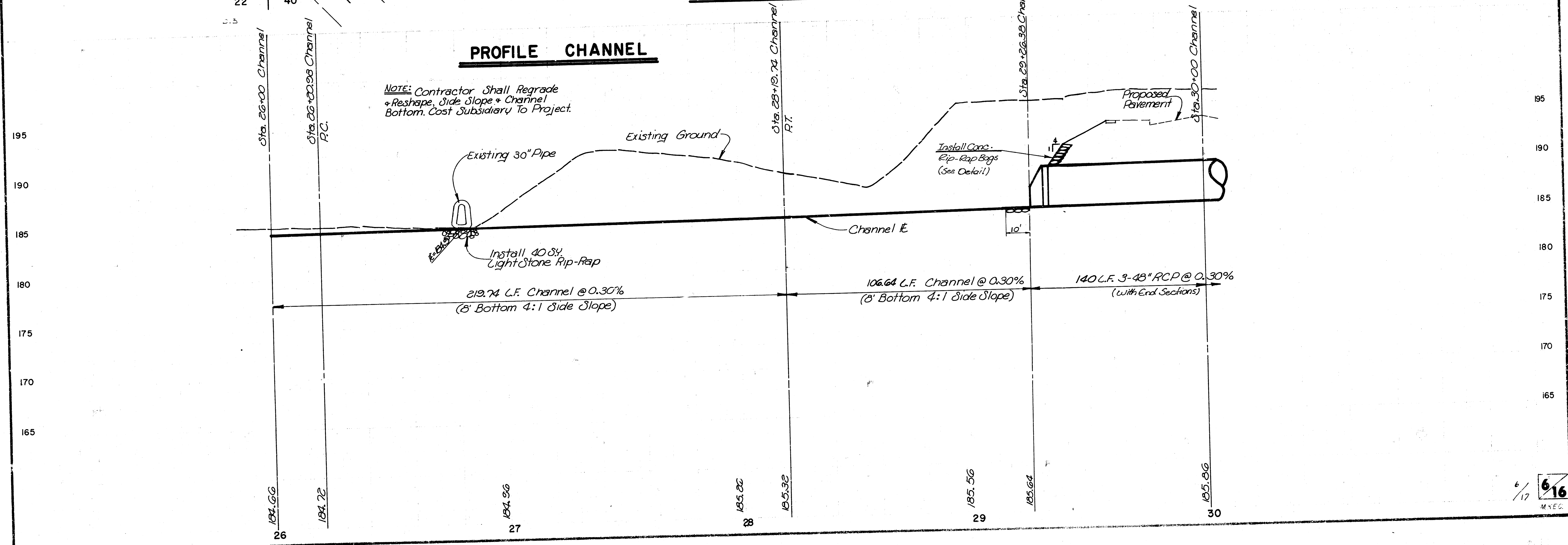
Scale: 1" = 20' Horiz.
1" = 5' Vert.

NOTE:
Contractor to fill existing channel with desirable material (top soil and free from vegetation) from new channel, and grade to match. Work subsidiary to cost of project.



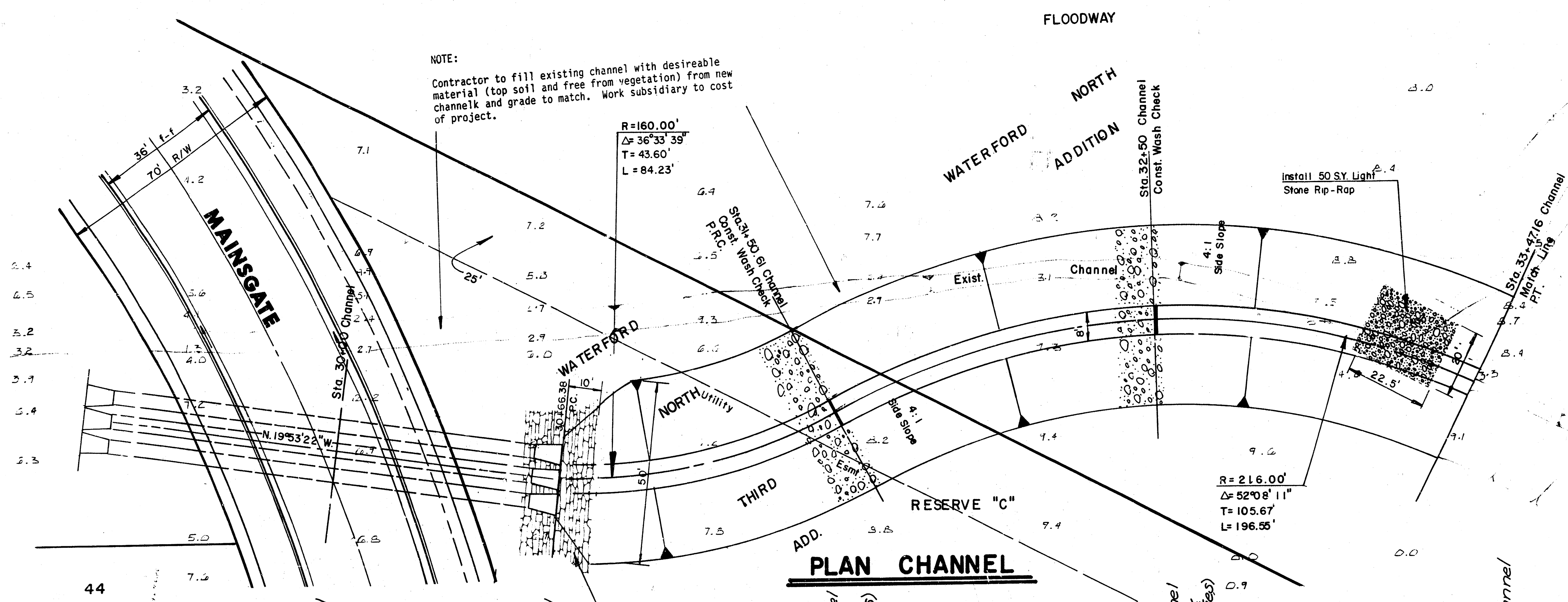
PROFILE CHANNEL

NOTE: Contractor shall Regrade & Reshape Side Slope & Channel Bottom. Cost Subsidiary To Project.



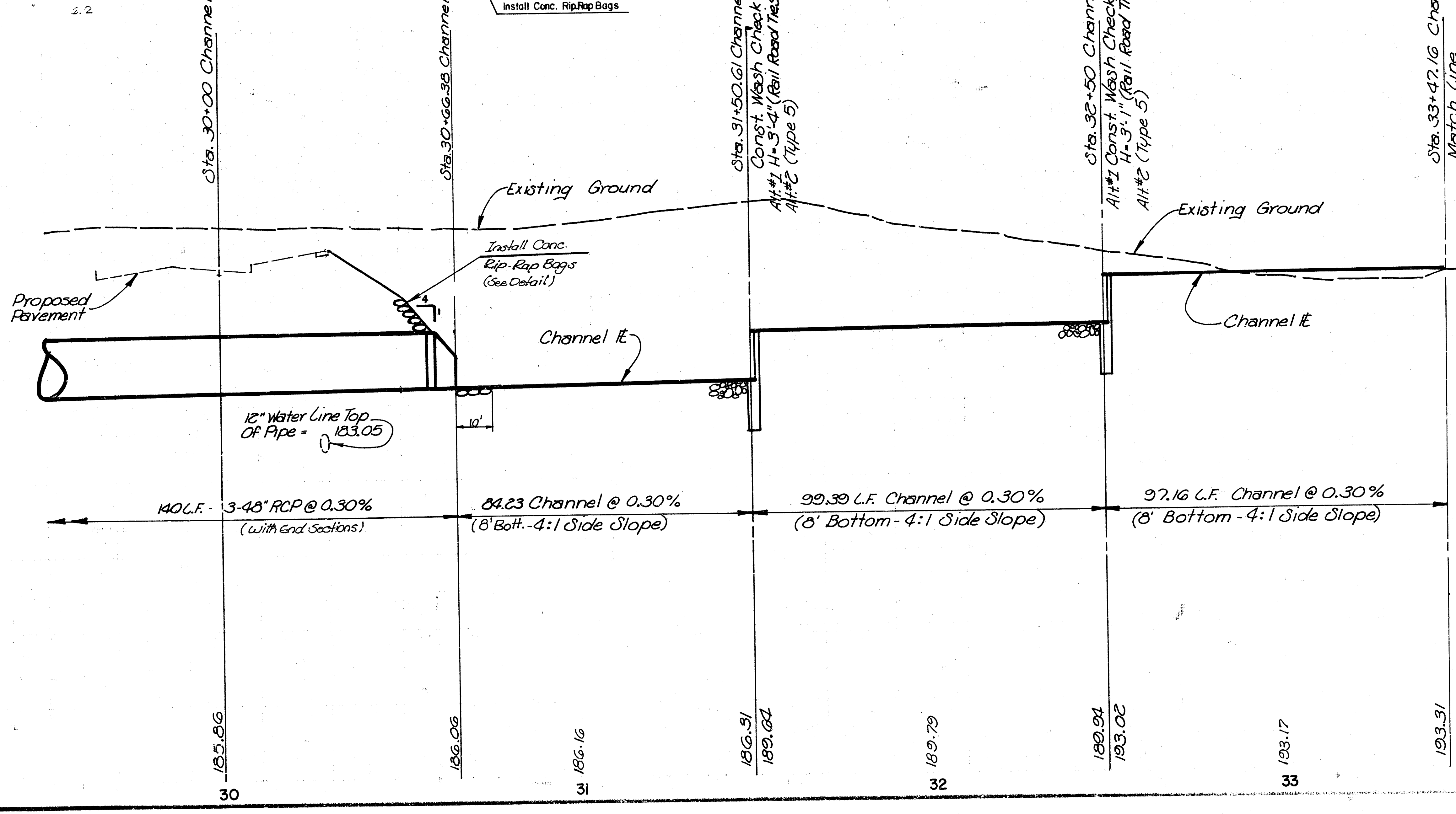
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STORM WATER DRAIN NO. 67
PROJ. NO. 468-76-245-81433-000000-00

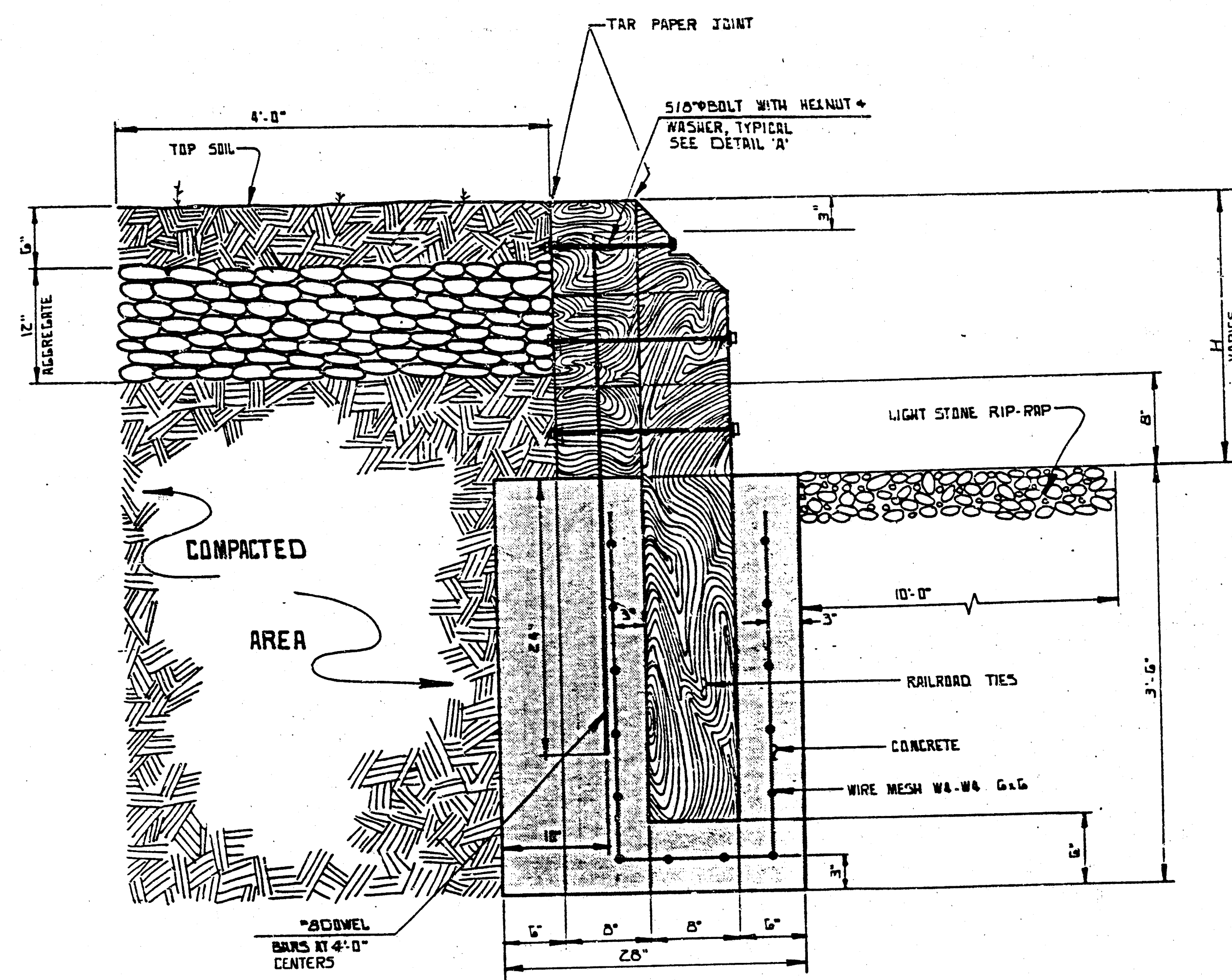


NOTE:
Contractor Shall Regrade Existing Channel From 36" RCP To Proposed Channel & Make Sure To Drain Cost Of Regrading & Seeding Subsidiary To Project. (4' Bottom, 4:1 Side Slopes)

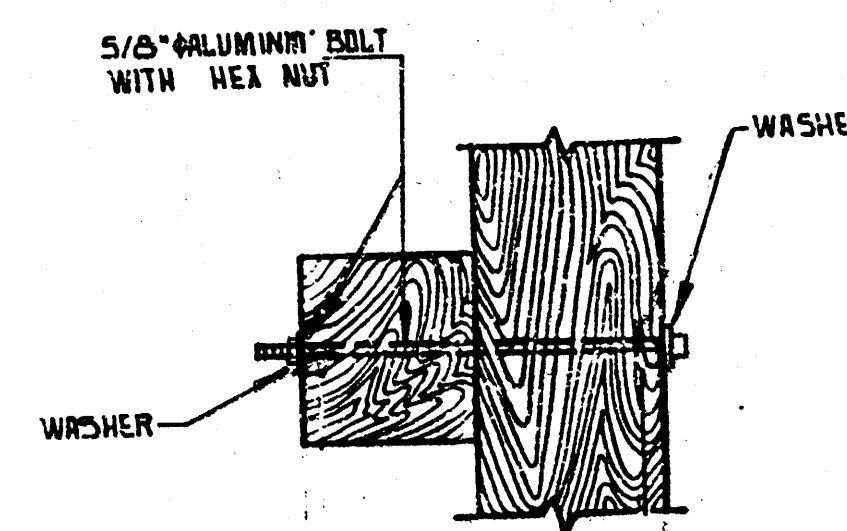
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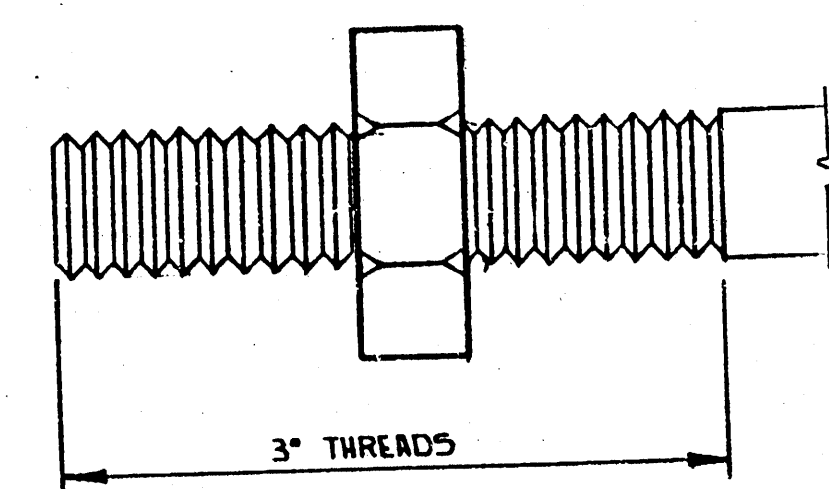
PROFILE CHANNEL



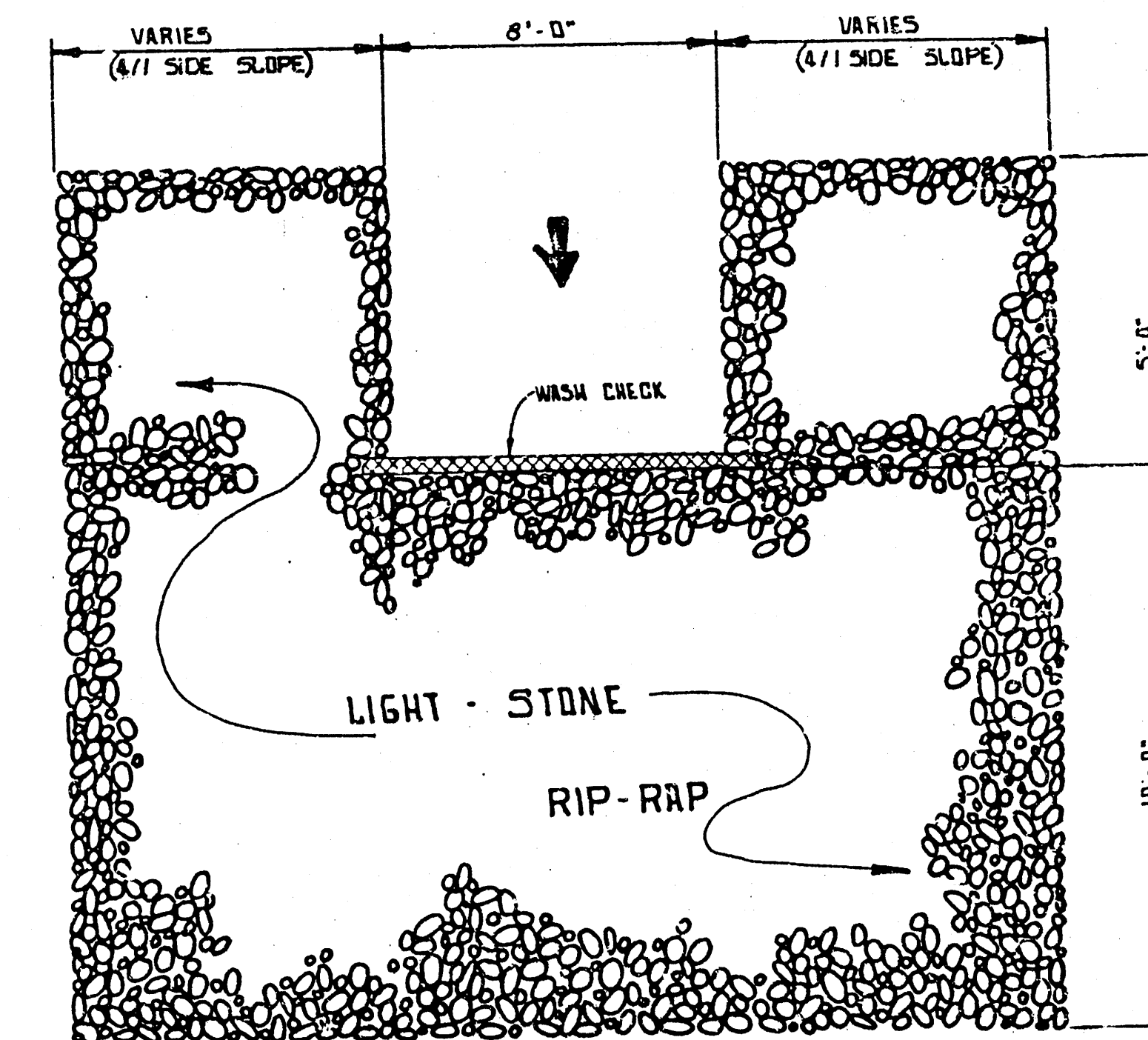
SIDE VIEW
NO SCALE



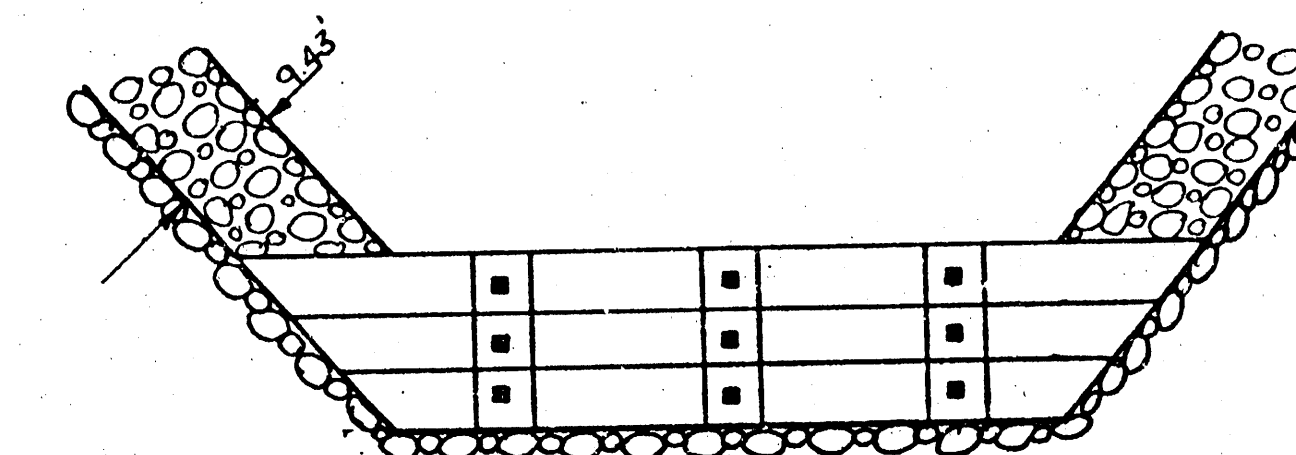
DETAIL 'A'
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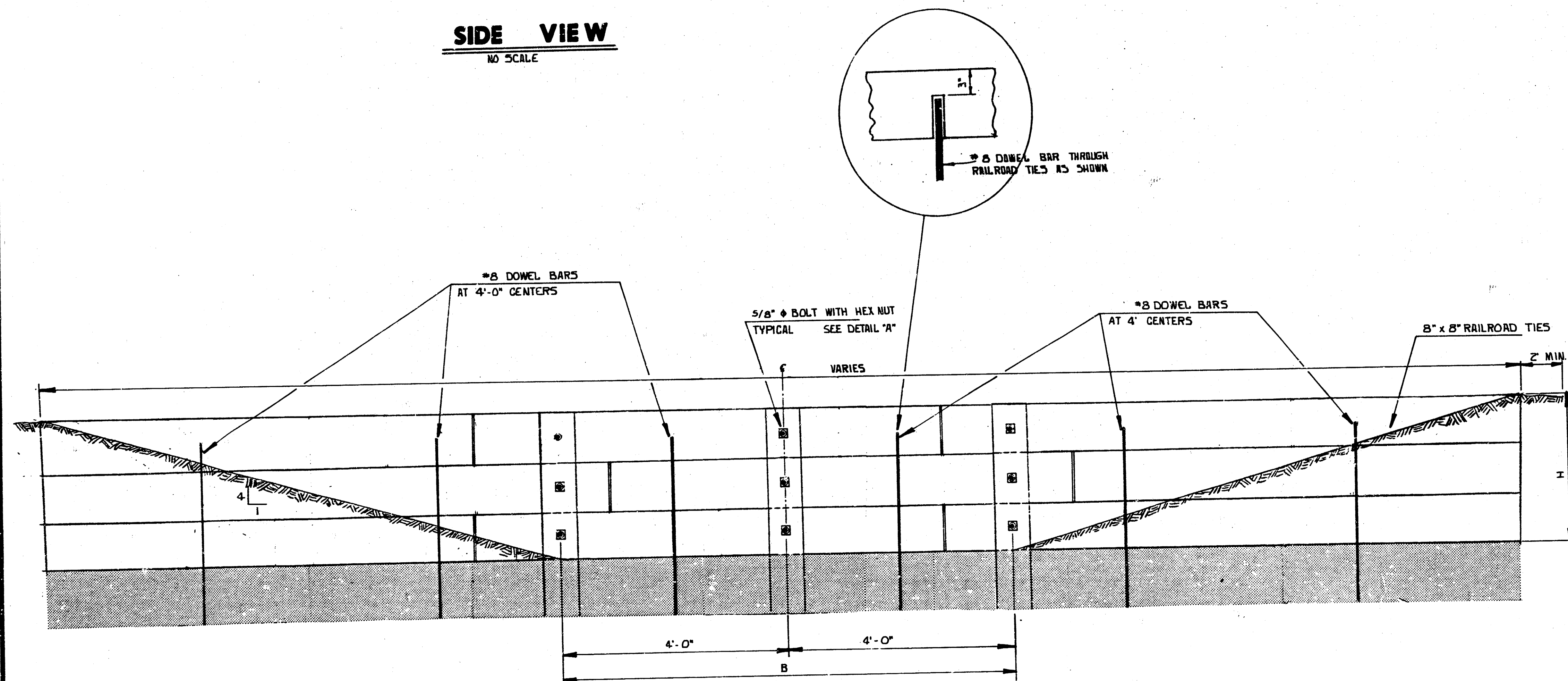
ALUMINUM BOLT DETAIL
NO SCALE



RIP-RAP DETAIL
NO SCALE



FRONT VIEW RIP-RAP



FRONT VIEW
NO SCALE

GENERAL NOTES:

1. Contractor shall use new railroad ties.
2. Contractor shall re-treat railroad ties around bolts and bars.
3. All wash checks, earthwork, materials and labor shall be included in "lump sum" bid. Earthwork of channel shall be paid separately.



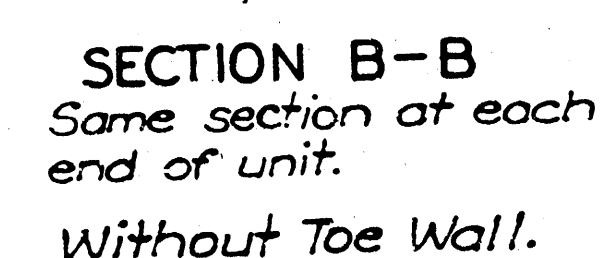
**WASH CHECK
DETAILS**

Design	
Drawn by	
Checked by	
Date	
Job no.	

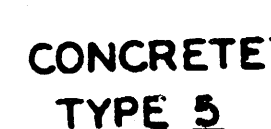
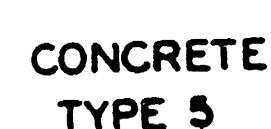
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226

682-6561

Sheet **8A**
of **16**



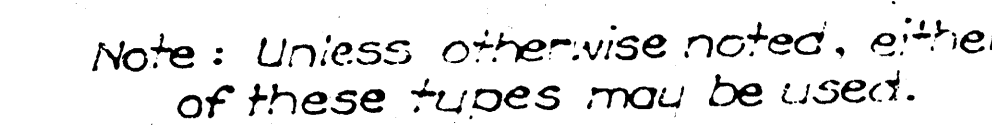
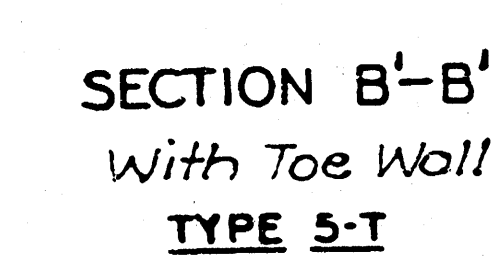
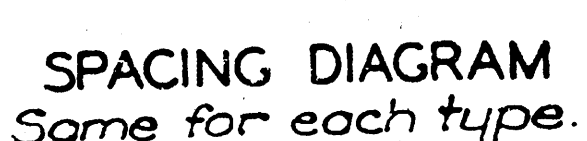
Note: Use Class "A" concrete thruout for Type 5 & 5-T Wash Checks.



Note: Use Class "A" concrete thruout for Type 5 & 5-T Wash Checks.



* Dimension "w" is the width of ditch as shown on the plan.



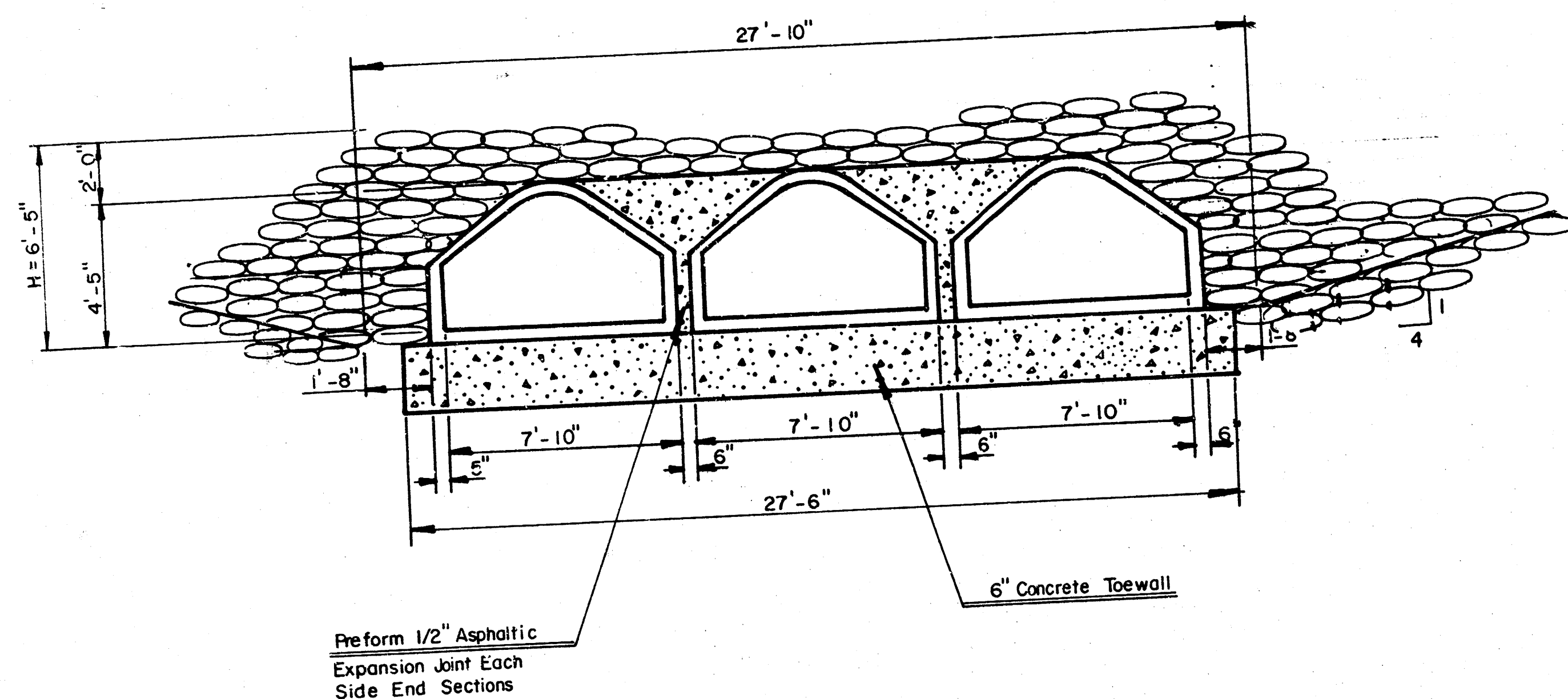
Note: Type 1-T or 5-T wash checks shall be used on the lowest unit in each row. Additional locations where these units are to be constructed shall be designated by the Engineer.

$$S = \frac{100H}{(A-B)}, (10' \text{ min.})$$

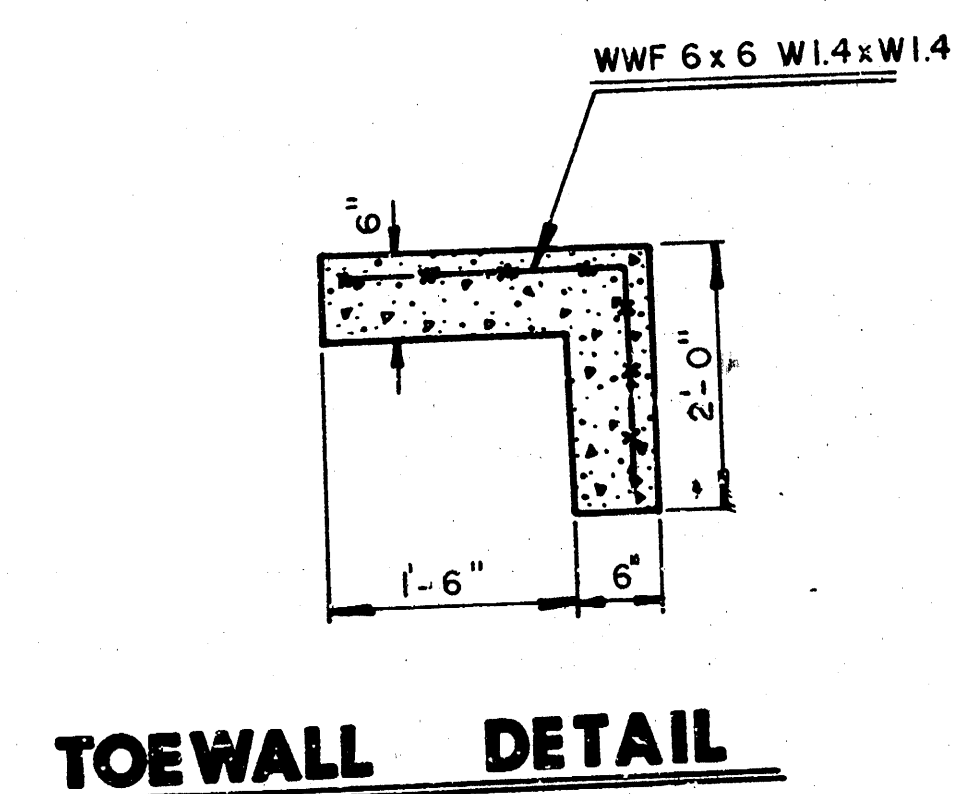
FORMULA

9/17	8B 16
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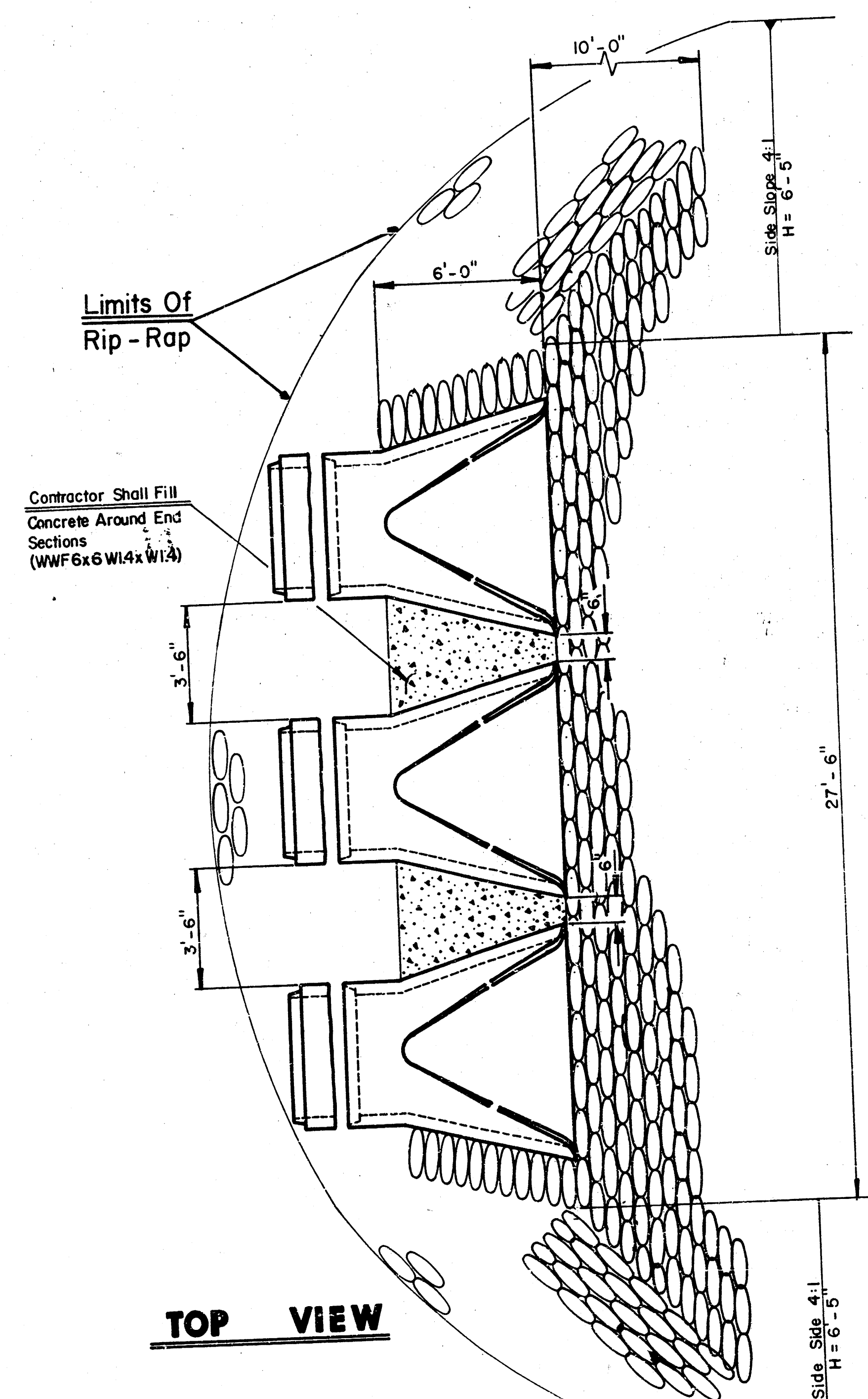
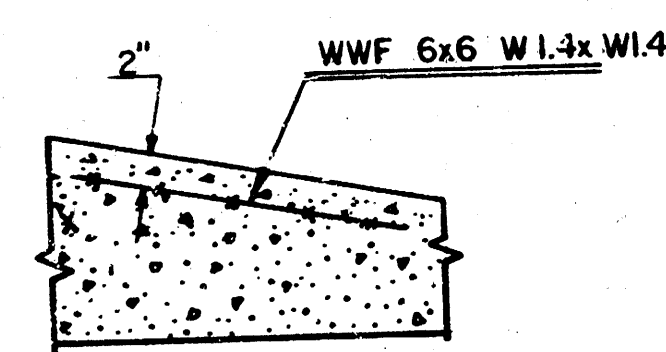
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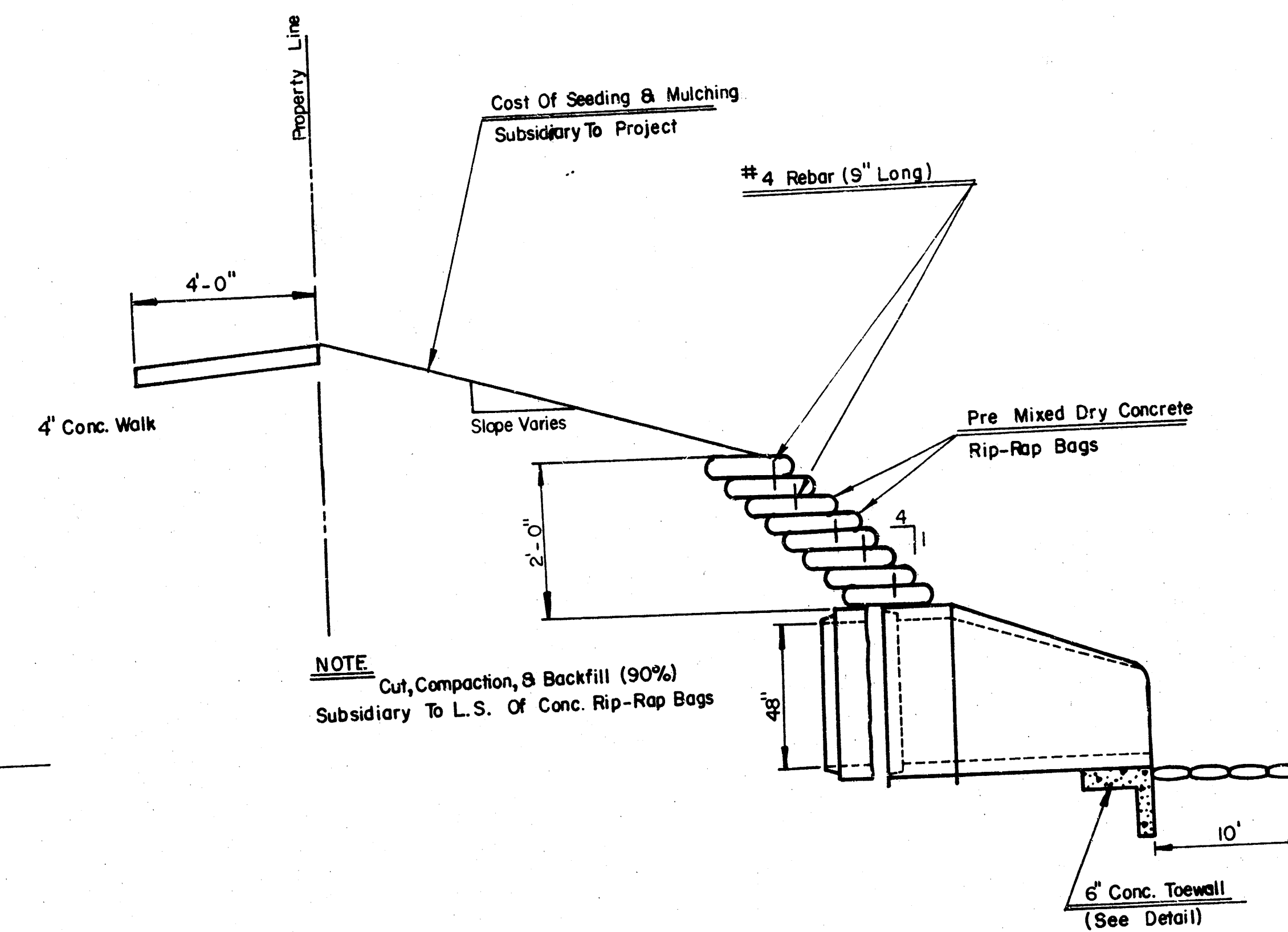
FRONT VIEW



TOEWALL DETAIL



TOP VIEW

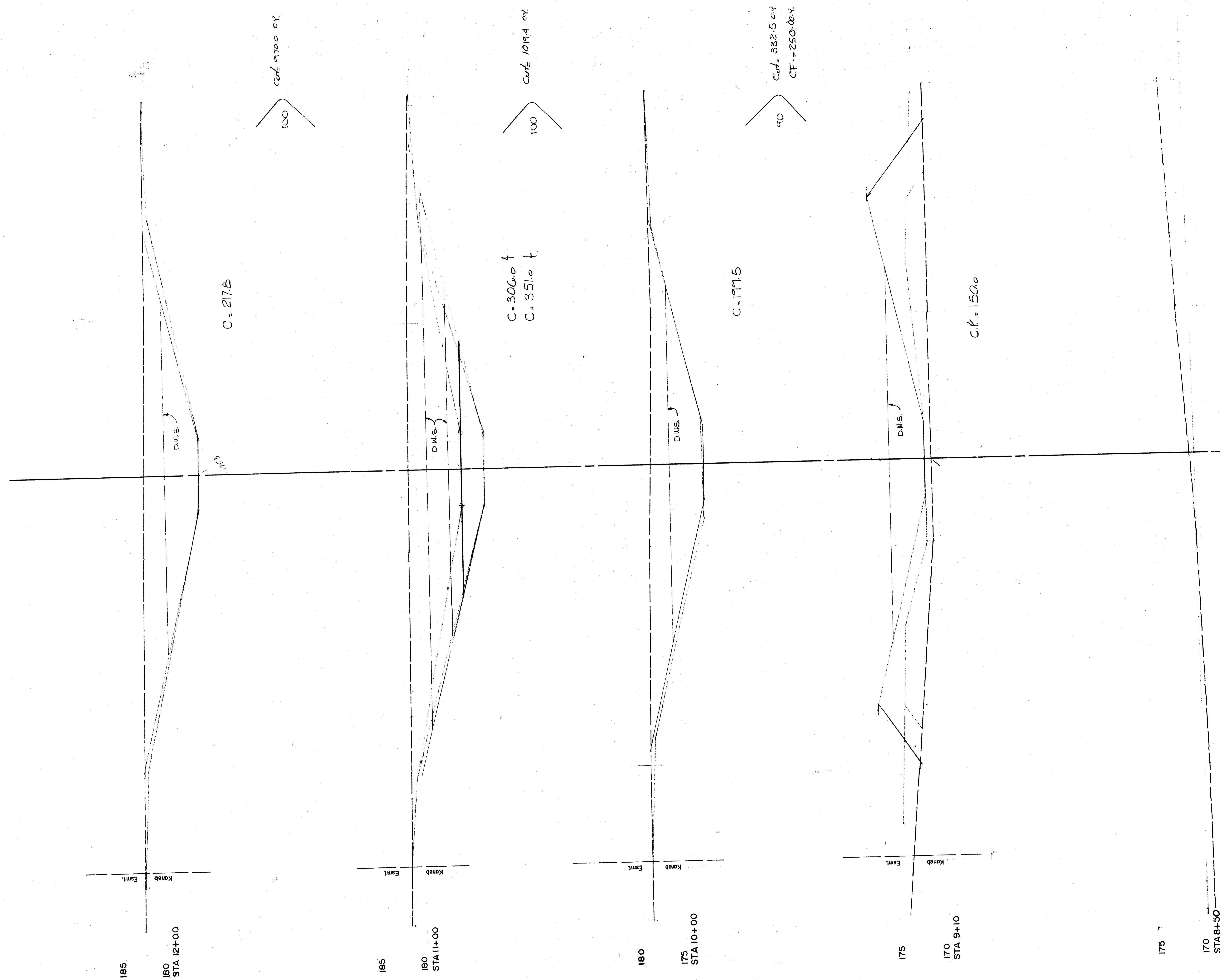


SIDE VIEW

All type work, material, and labor on this sheet are subsidiary to Lump Sum of Concrete Rip-Rap Bags.

	DRY CONCRETE RIP-RAP BAG DETAILS		Design Drawn by Checked by Date Job No.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 N. Rock Road Building No. 800 WICHITA, KANSAS 67206		10/17 682-6561
	Sheet 9 of 16		

WATERFORD NORTH 3rd ADDITION
 STORM WATER DRAIN NO. 67
 PROJ. NO. 46876245-81433-000-000-001



TOTAL CUL = 131.8 CY
 TOTAL C.F. = 1663.2 CY

10/16

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WATERFORD NORTH 3rd ADDITION
STORM WATER DRAIN NO. 67
PROJ. NO. 46876245-81433000000-001

Cut = 773.7 c.y.

100

50
45
40
35
30
25
20
15
10
5
0
5
10
15
20
25
30
35
40
45
50

C = 200.0

D.M.S.

180
STA. 13+00

185

C = 201.0

D.M.S.

180
STA. 14+00

185

C = 214.5

D.M.S.

180
STA. 15+00

185

C = 205.8
C = 203.4

D.M.S.

180
STA. 16+00

185

C = 165.0

D.M.S.

180
STA. 17+00

185

Cut = 666.7 c.y.

100

Cut = 885.3 c.y.

100

Lot 6
W. Ford N. 3rd

Cut = 769.4 c.y.

100

Cut = 742.6 c.y.

100

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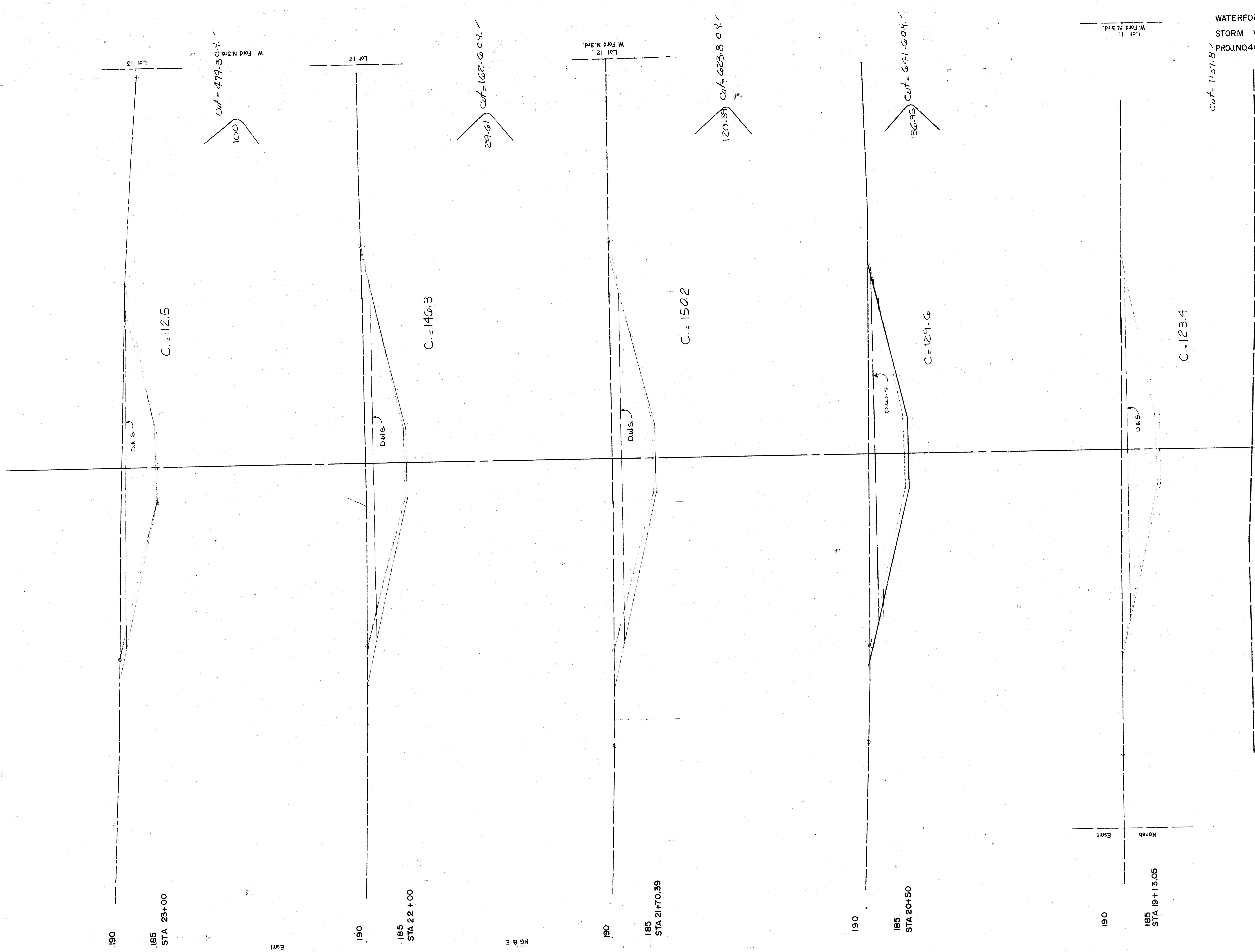
17/17
116

WATERFORD NORTH 3rd ADDITION
 STORM WATER DRAIN NO. 67
 PROJ. NO. 4687624581433000-000-001

Cut = 1137.8'

13/17 12/16

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13/17 12/16

WATERFORD NORTH 3rd ADDITION
 STORM WATER DRAIN NO. 67
 PROJ. NO. 46876245-81433-000-000-001

Cut = 208.3 c.y.
 C.F. = 161.9 c.y.

Cut = 235.0 c.y.
 C.F. = 161.9 c.y.

Cut = 525.0 c.y.

Cut = 1926.4 c.y.

Cut = 1200.4 c.y.

C = 0
 C.F. = 87.4

C = 126.9

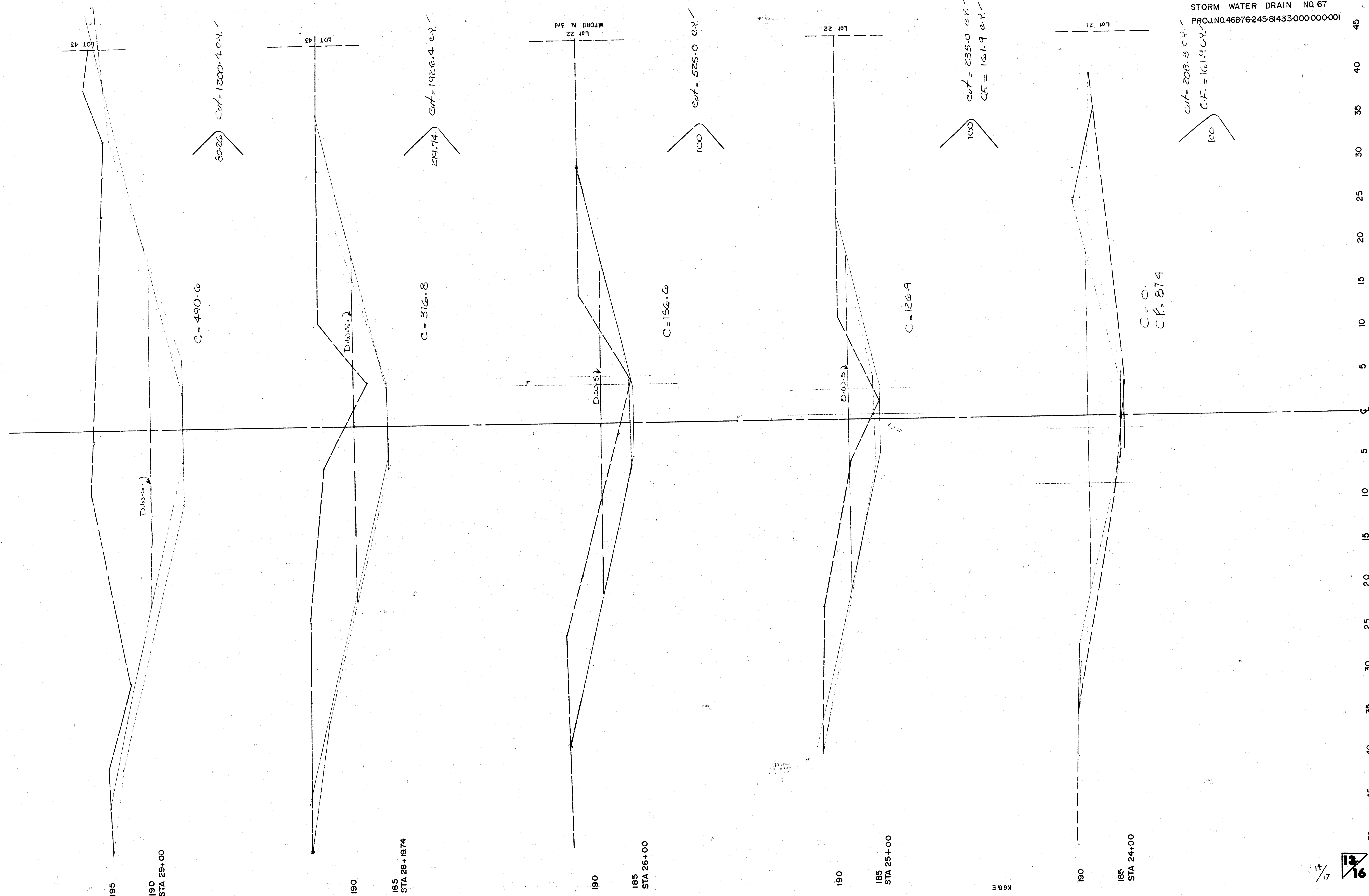
C = 156.6

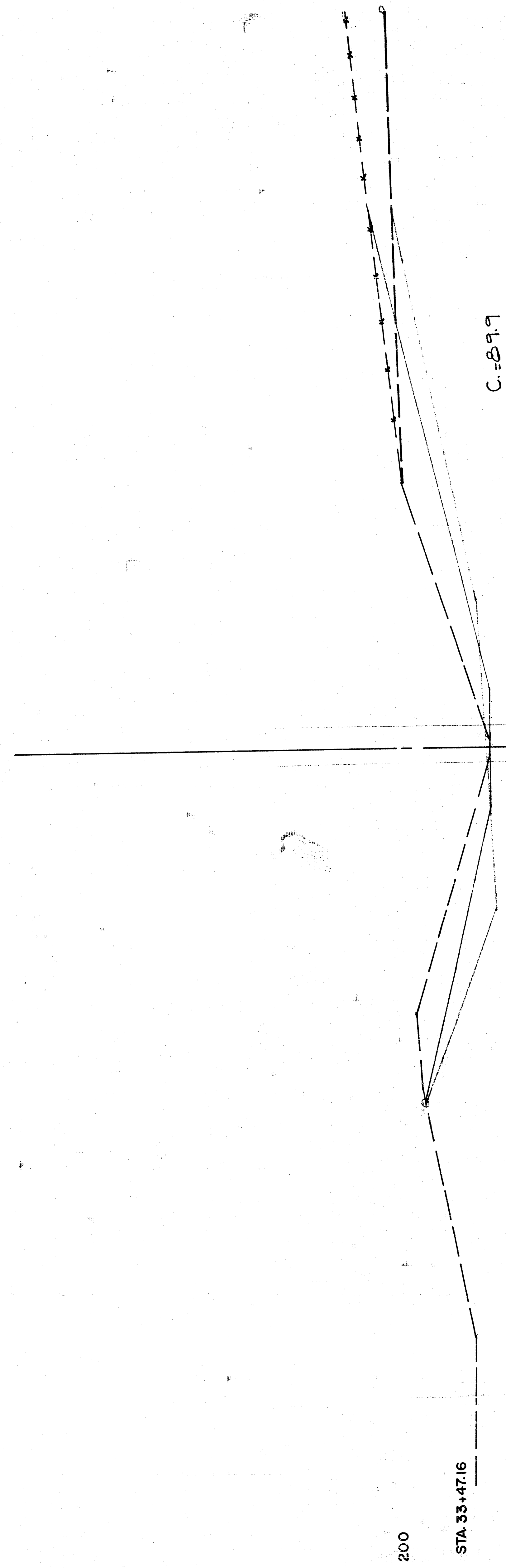
C = 316.8

C = 490.6

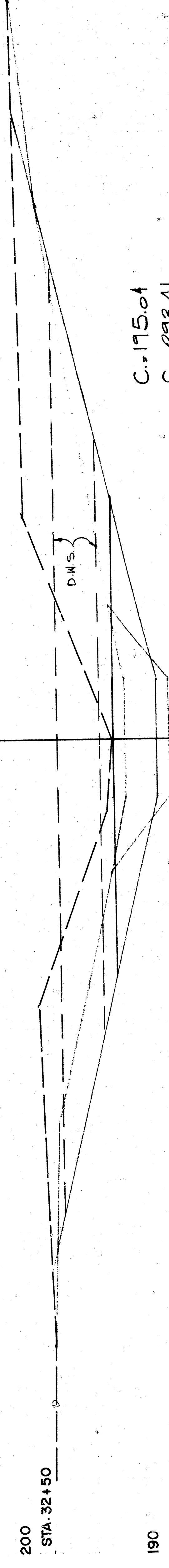
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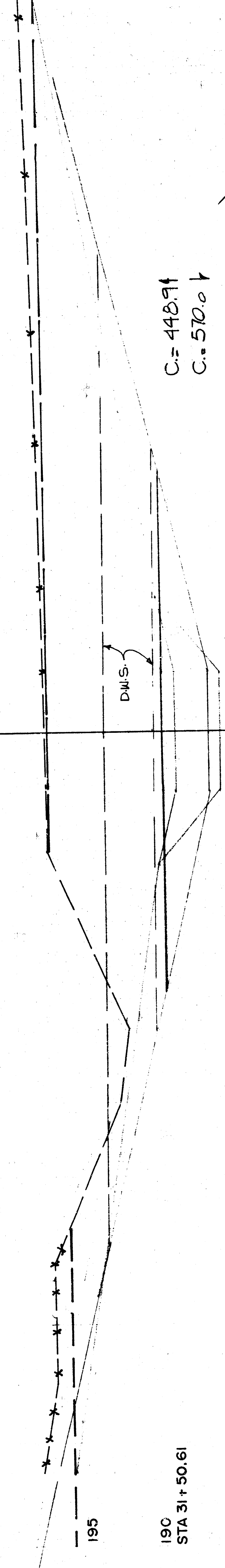




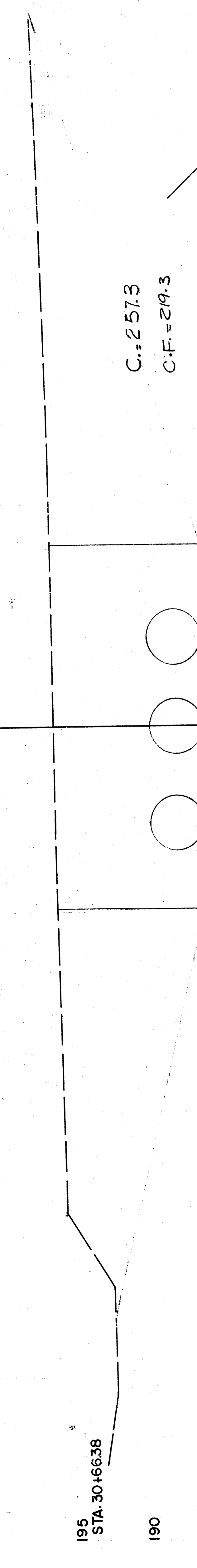
97160 Cut = 512.6 cy



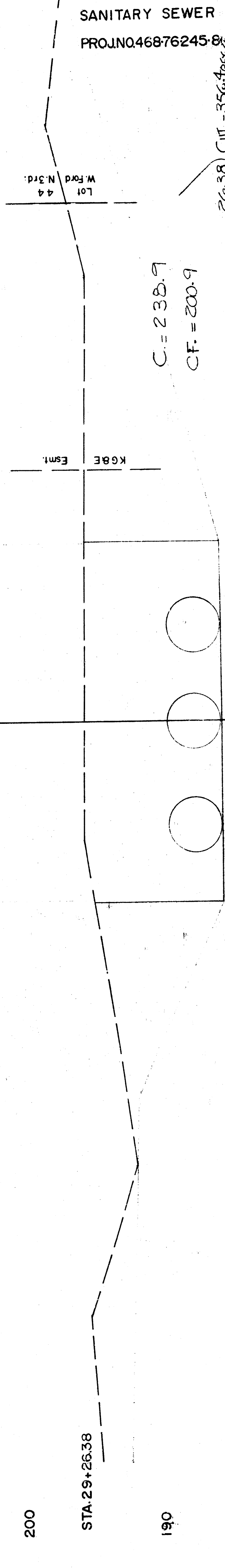
99339 Cut = 1366.2 cy



84423 Cut = 1290.4 cy



140 Cut = 1286.4 cy
C.F. = 1089.4



26338 Cut = 356.4 cy

WATERFORD NORTH 3rd ADDITION
SANITARY SEWER DRAIN NO. 67
PROJ. NO. 046876245-8433-0000000-001

Lot 4.4
W. Ford M. 3rd.

K&B Emt.

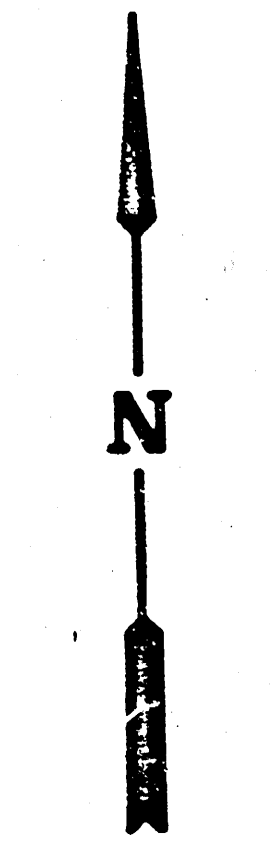
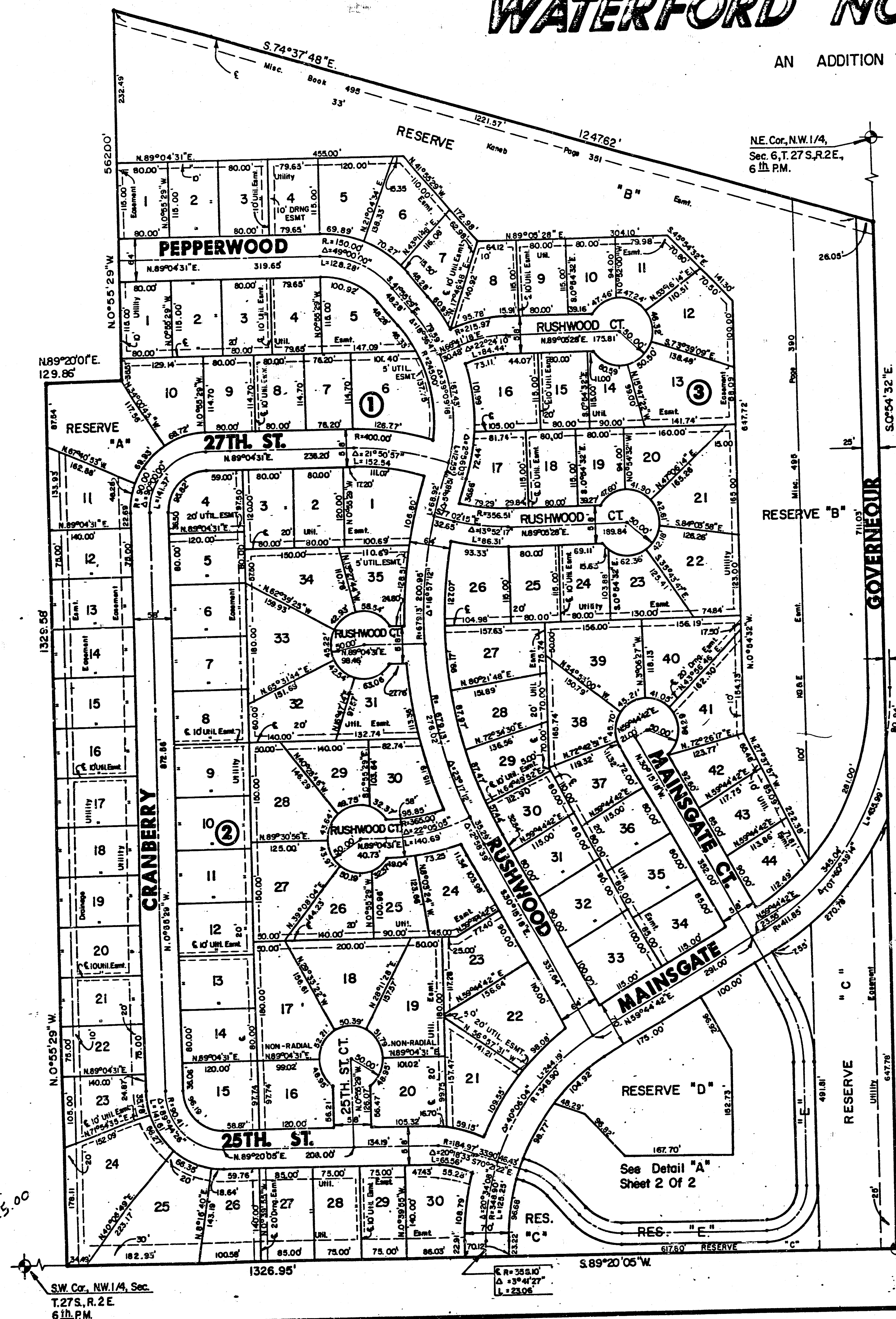
14
16

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50
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50

FINAL PLAT OF WATERFORD NORTH THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

• = Iron

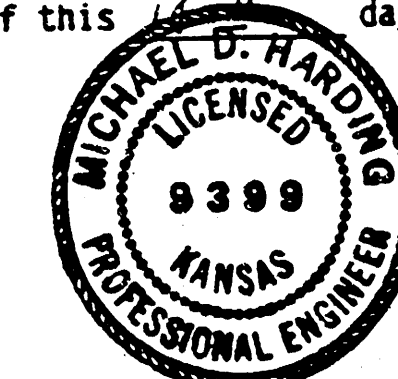
NOTE:
Setbacks Are As Per
C.U.P. D.P.-73

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WATERFORD NORTH THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plot and described herein:

A replat of "Pepperwood Second Addition", an addition to Wichita, Sedgwick County, Kansas, located within the northwest quarter of Section 6, Township 27 south, Range 2 east of the 6th P.M.

All lots, easements, building setbacks and streets within the above described property are being 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 13th day of January, 1985.

Michael D. Harding
Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and replatted into lots, blocks, streets and reserves, the same to be known as "WATERFORD NORTH THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of public utilities and drainage are hereby granted. Reserves are platted for the use of landscaping, utilities, drainage, recreation and open space. Reserve "E" is being platted for construction and maintenance of public utilities, drainage, and a private street. The reserves shall be owned and maintained by the Homeowners' Association. The maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and for a 2.0 foot roof overhang. Building setbacks shall be as shown on the Comstara Residential Community Unit Plan (DP-73) on file at the Wichita-Sedgwick County Planning Department office, 10th floor, 455 N. Main, Wichita, Kansas.

Landmark Communities, Inc.

By: Robert R. Fox
Robert R. Fox
President
Landmark Communities, Inc.

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this 13th day of January, 1985, before me, a Notary Public in and for said State and County, came the Landmark Communities Inc. by Robert R. Fox, 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, on behalf of the Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn R. Dwyer, Notary Public
Carolyn R. Dwyer

My Appointment Expires: My Appointment Expires May 20, 1985

We the Fourth National Bank & Trust, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "Waterford North Third Addition".

The Fourth National Bank & Trust

By: J.D. Newman
J.D. Newman

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered on this 13th day of January, 1985, before me, a Notary Public in and for said State and County, came the Fourth National Bank & Trust, Wichita, Kansas, by J.D. Newman, 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 testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Lonnetta L. Decker, Notary Public

My Appointment Expires: My Appointment Expires May 20, 1985



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

Dated this 29th day of November, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson, Chairman
James C. Wilson

Robert A. Lakin, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 13th day of February, 1985.

Robert G. Knight, Mayor
Robert G. Knight

Donald C. Glick, City Clerk
Donald C. Glick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 13th day of February, 1985.

Donald E. Grogg, Chairman
Donald E. Grogg

Bernard A. Hendry, Commissioner
Bernard A. Hendry

Tom Scott, Commissioner
Tom Scott

Attest: Don Wright, County Clerk
Don Wright

Entered on transfer record this 13th day of February, 1985.

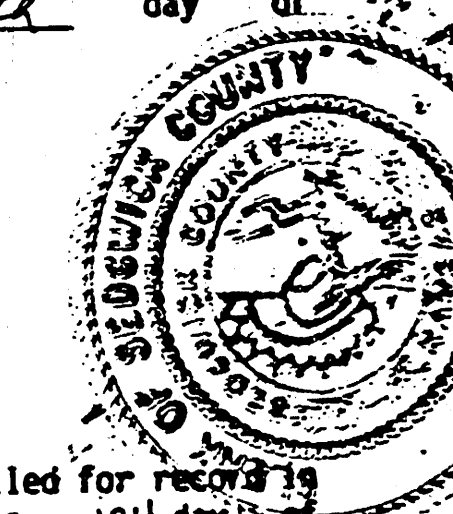
Don Wright, County Clerk
Don Wright

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 4:00 PM 13th day of February, 1985.

Pat Kettler, Register of Deeds
Pat Kettler

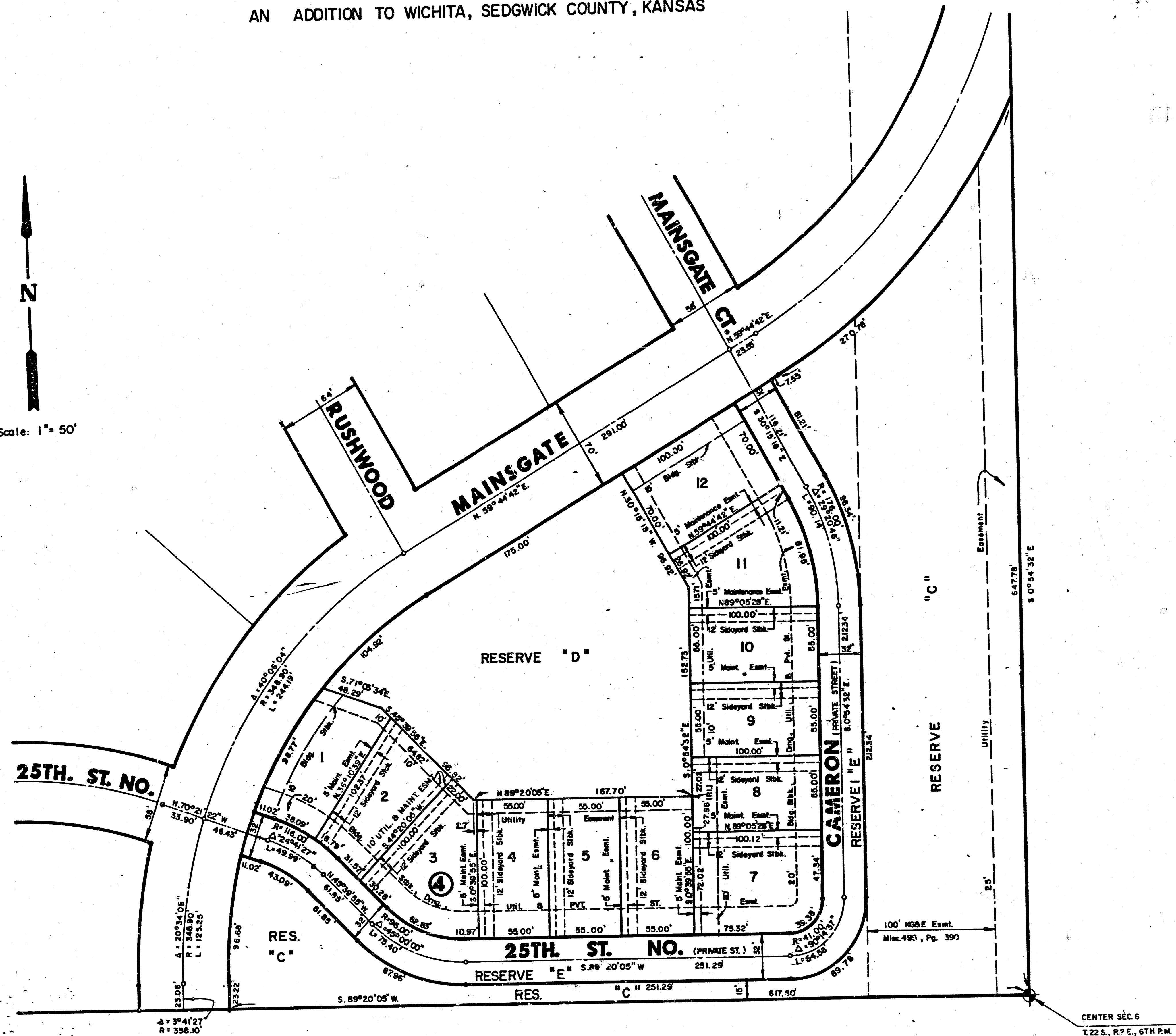
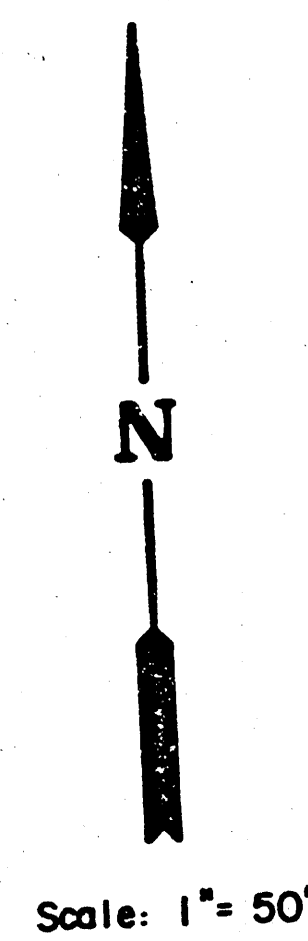
Ed Resa, Deputy
Ed Resa



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FINAL PLAT OF WATERFORD NORTH THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"

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