

STORM WATER SEWER NO. 371

Project Number: 468-76-245-81868-000-000-001

Index Code: 750901

CITY OF WICHITA, KANSAS
 Michael E. Lindebak, P.E., City Engineer
 February, 1997

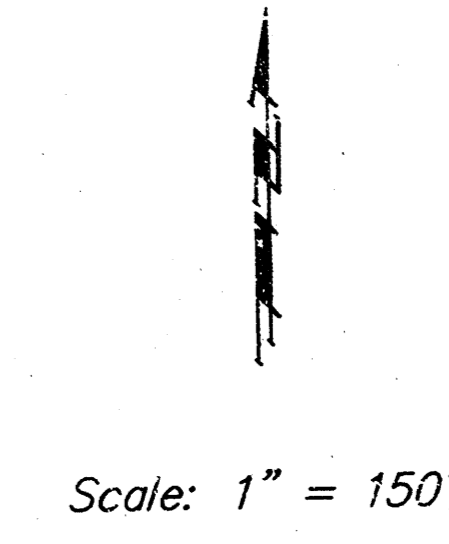
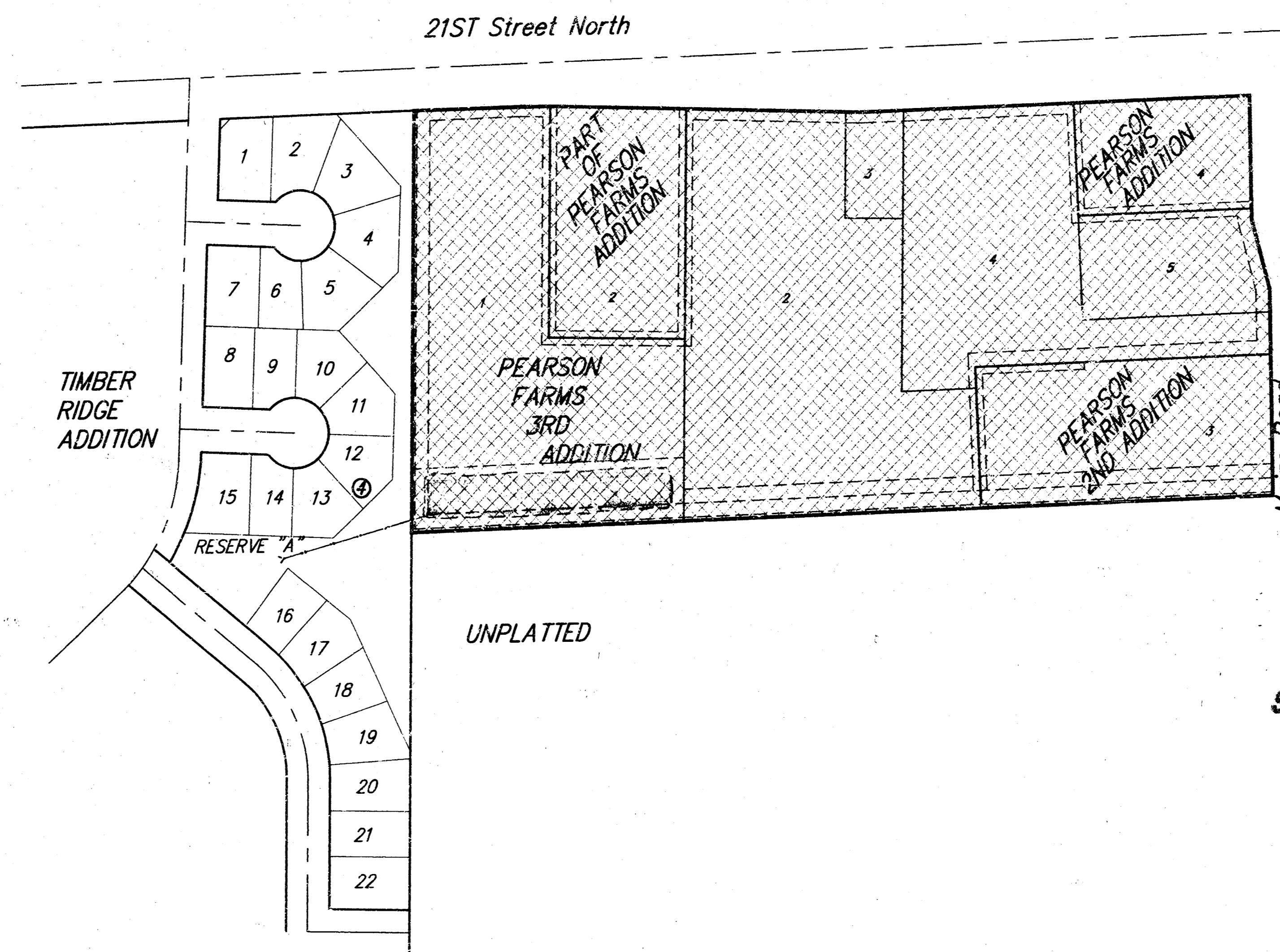
GENERAL NOTES:

- 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
Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	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. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- 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.
- All areas disturbed by construction operations shall be permanently seeded per city specifications. Cost shall be included in the bid item Site Restoration.
- 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 usable excavation shall be spread on the adjacent lots 1 or 2, Pearson Farms 3rd Addition. Contact Baughman Co. at 262-7271 for location of areas of deposit.

BENCHMARKS:

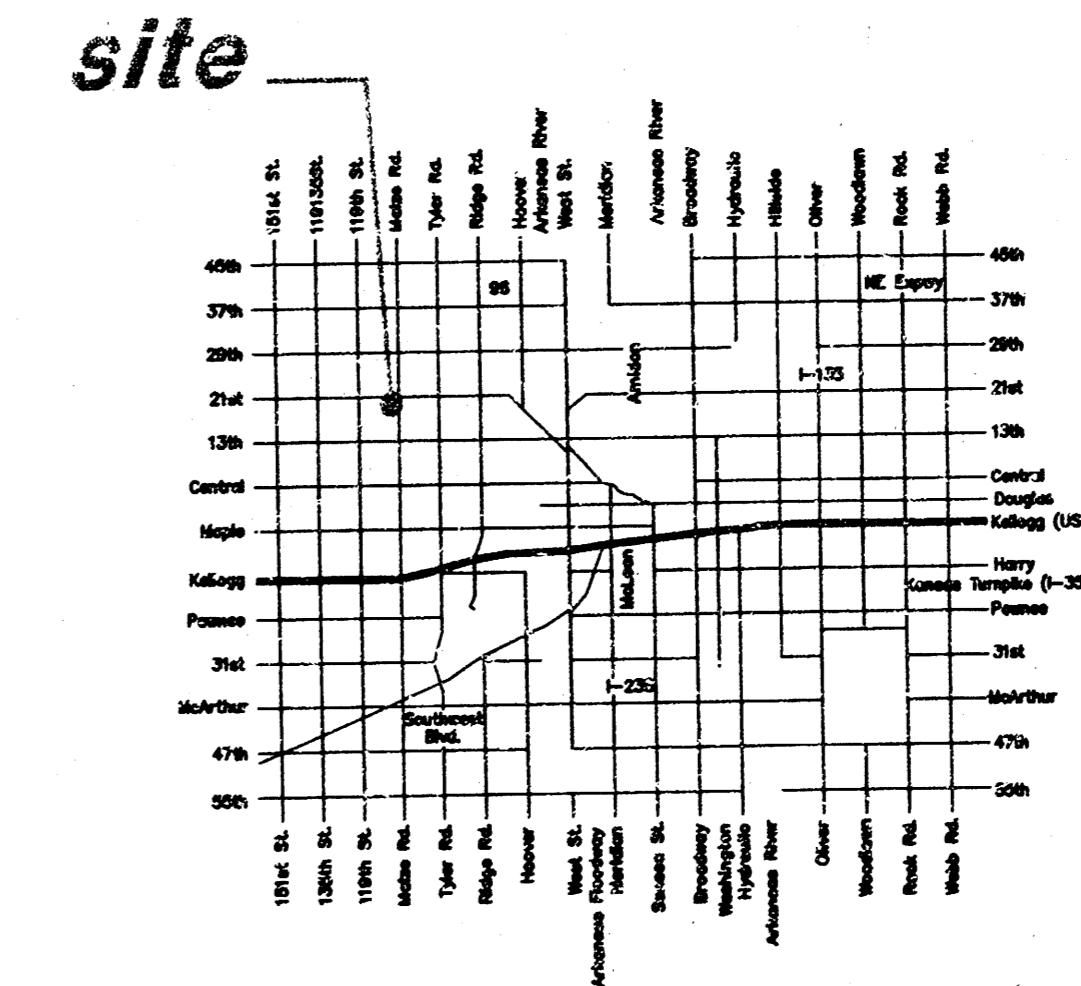
"□" Cut in Top Of Curb On North End Of Northeast Return At Parkdale and Stoney Point Adjacent to the Southwest Corner Of Reserve A, Timber Ridge Addition. Elevation = 164.64 (City Datum)



INDEX:

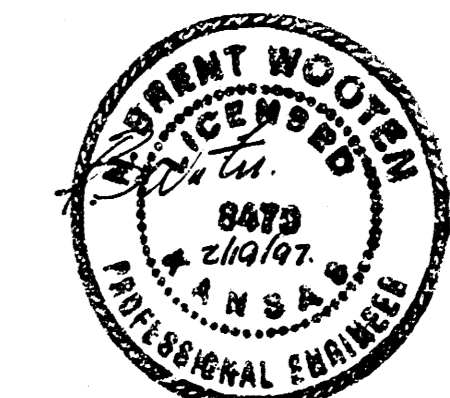
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TIMBER RIDGE ADDITION PLAT	7

BOOKED
 8-31-98
 MCG
 D-400



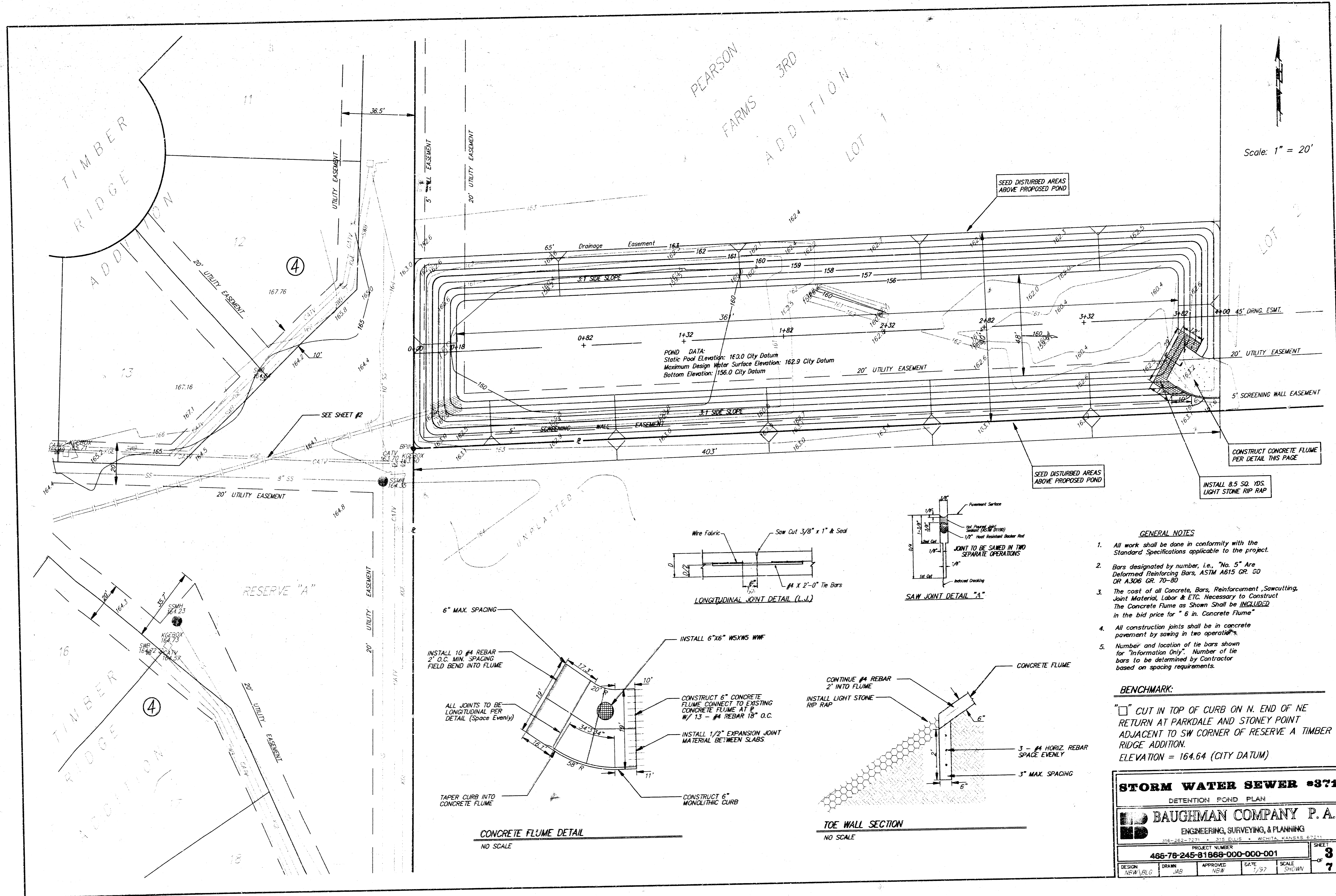
Vicinity Map

EARTHWORK QUANTITIES:
 4460 C.Y. EXCAVATION
 25 C.Y. FILL



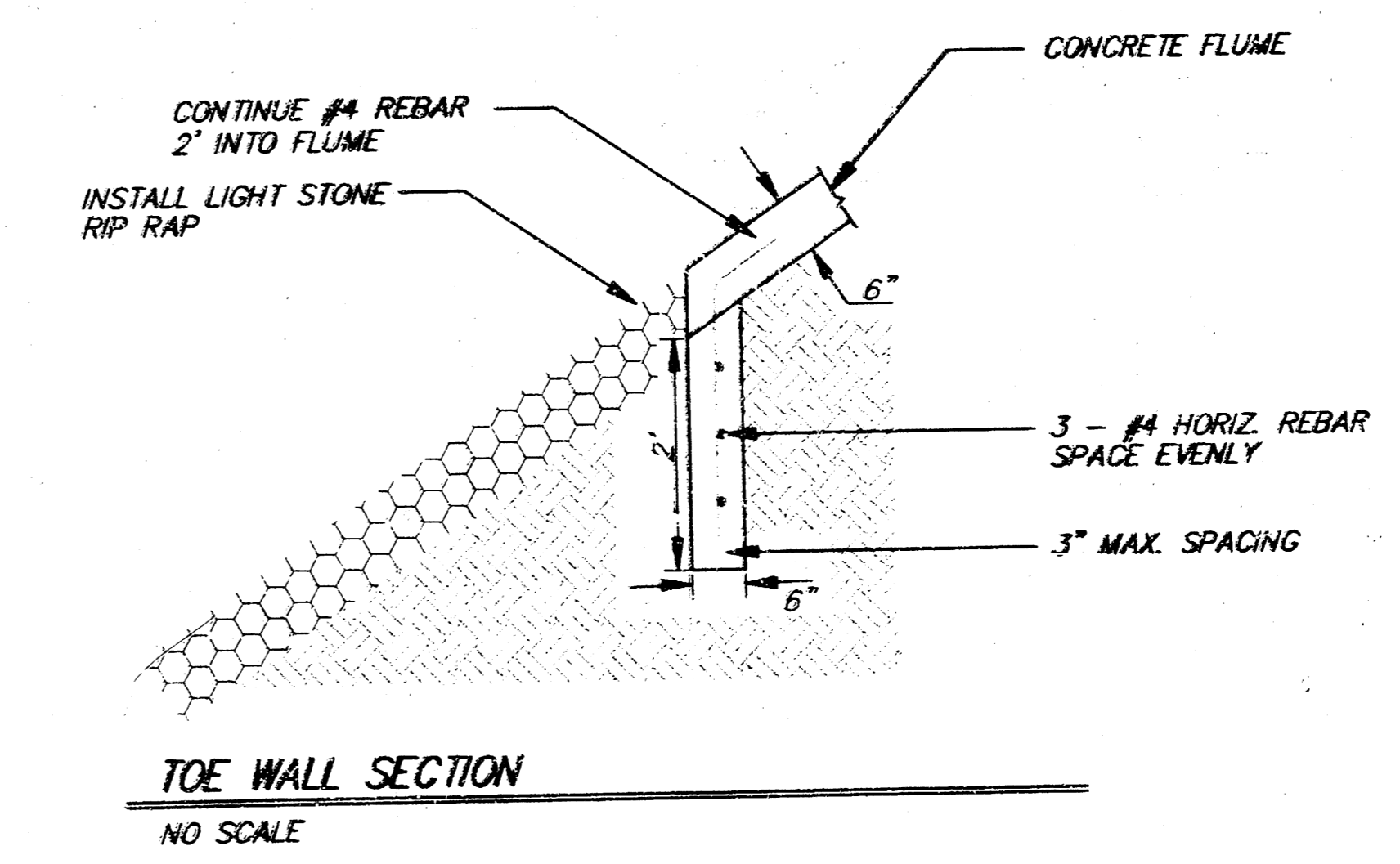
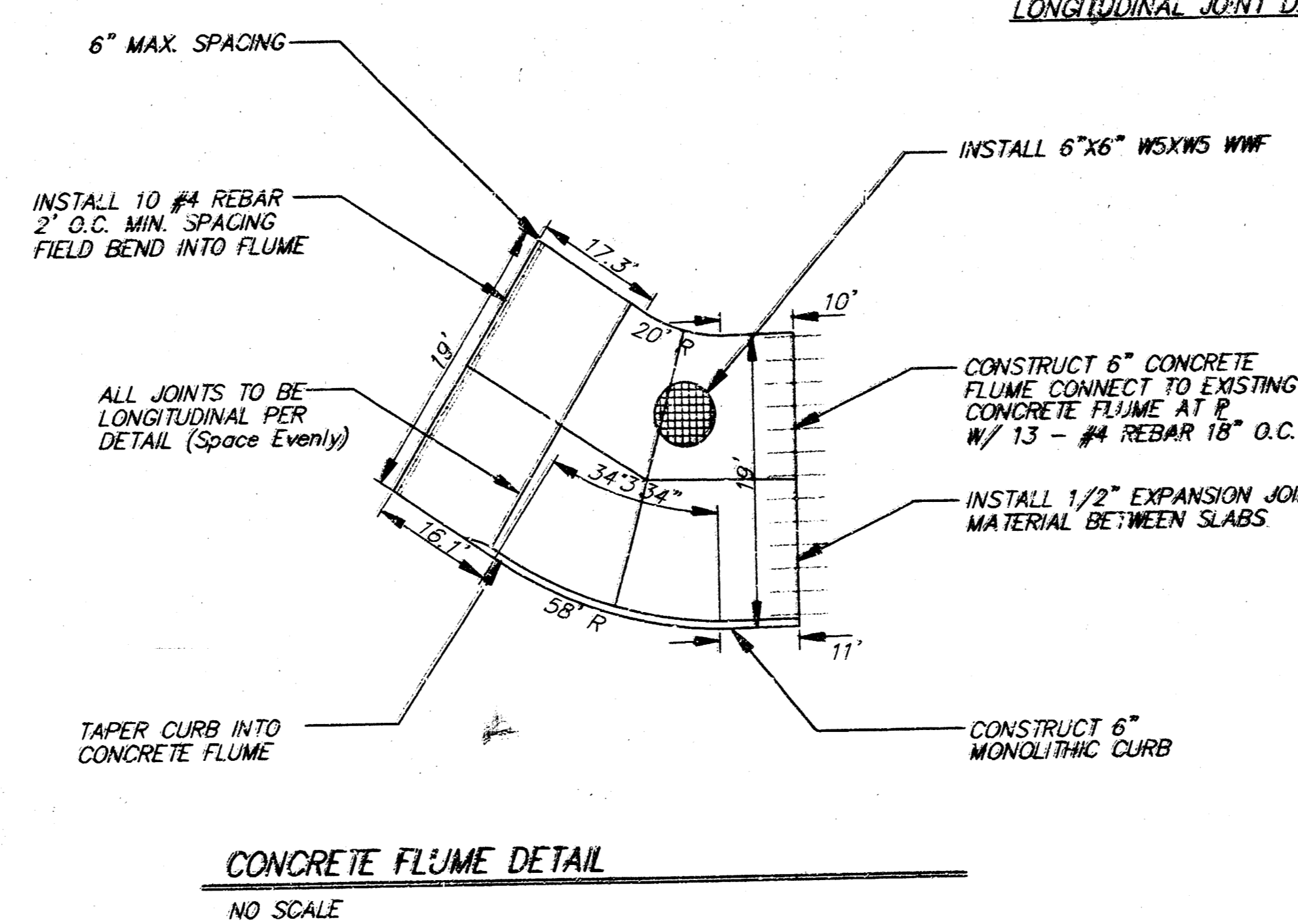
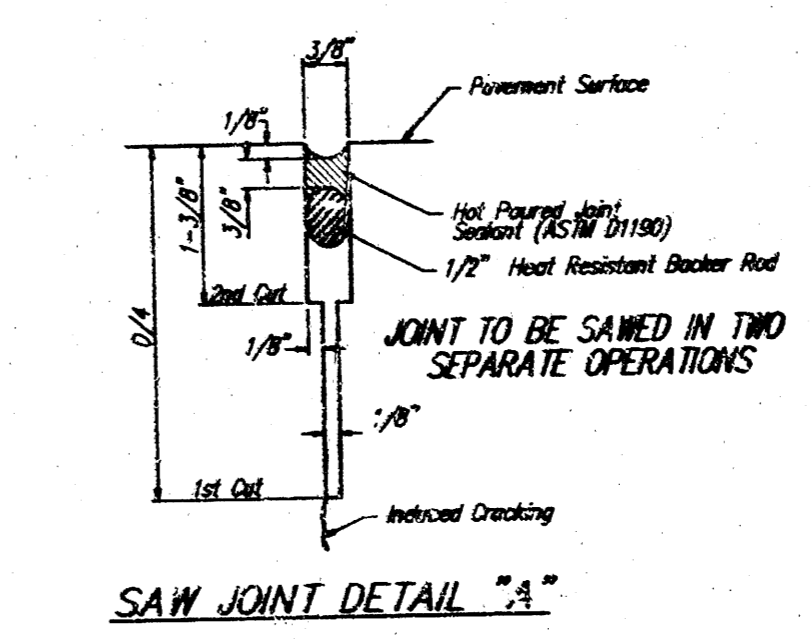
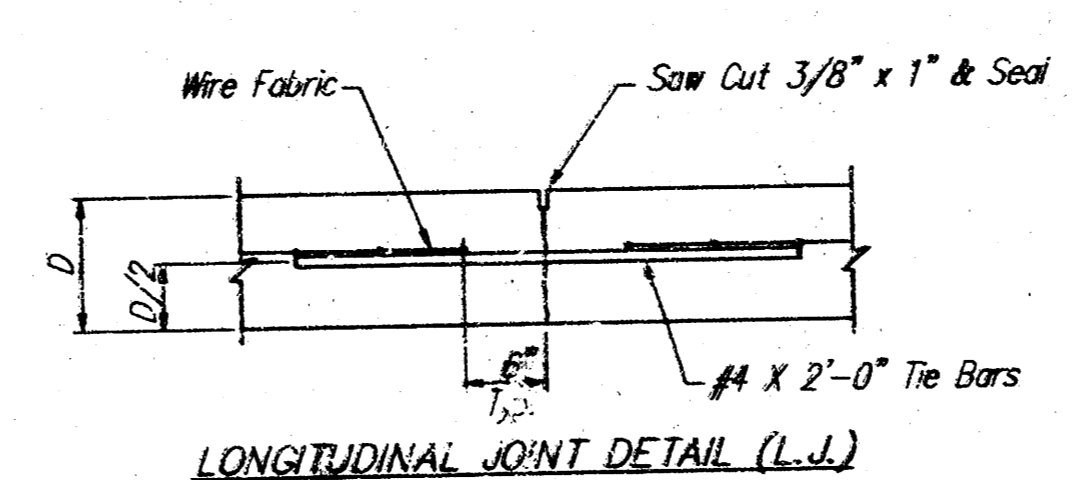
Benefit District:

B BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 316/282-7271 • 315 ELLIS • WICHITA, KANSAS 67211



Scale: 1" = 20'

POUND DATA:
 Static Pool Elevation: 162.0 City Datum
 Maximum Design Water Surface Elevation: 162.9 City Datum
 Bottom Elevation: 156.0 City Datum



- GENERAL NOTES**
- All work shall be done in conformity with the Standard Specifications applicable to the project.
 - Bars designated by number, i.e., "No. 5" Are Deformed Reinforcing Bars, ASTM A615 GR. 60 OR A306 GR. 70-80
 - The cost of all Concrete, Bars, Reinforcement, Sawcutting, Joint Material, Labor & ETC. Necessary to Construct The Concrete Flume as Shown Shall be INCLUDED in the bid price for "6 in. Concrete Flume"
 - All construction joints shall be in concrete pavement by sawing in two operations.
 - Number and location of tie bars shown for "Information Only". Number of tie bars to be determined by Contractor based on spacing requirements.

BENCHMARK:

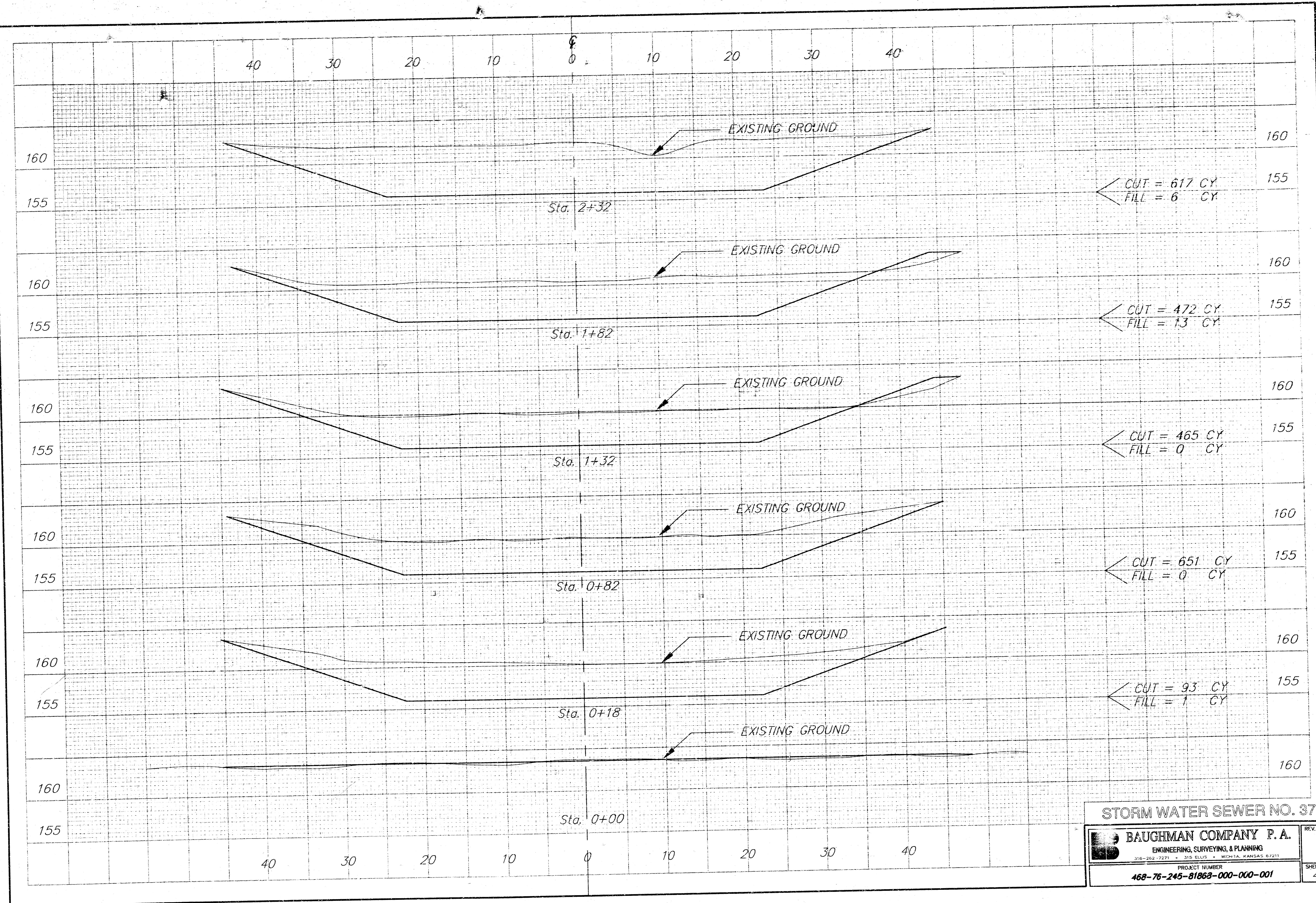
□ CUT IN TOP OF CURB ON N. END OF NE RETURN AT PARKDALE AND STONEY POINT ADJACENT TO SW CORNER OF RESERVE A TIMBER RIDGE ADDITION.
 ELEVATION = 164.64 (CITY DATUM)

STORM WATER SEWER #371
 DETENTION POND PLAN

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67201

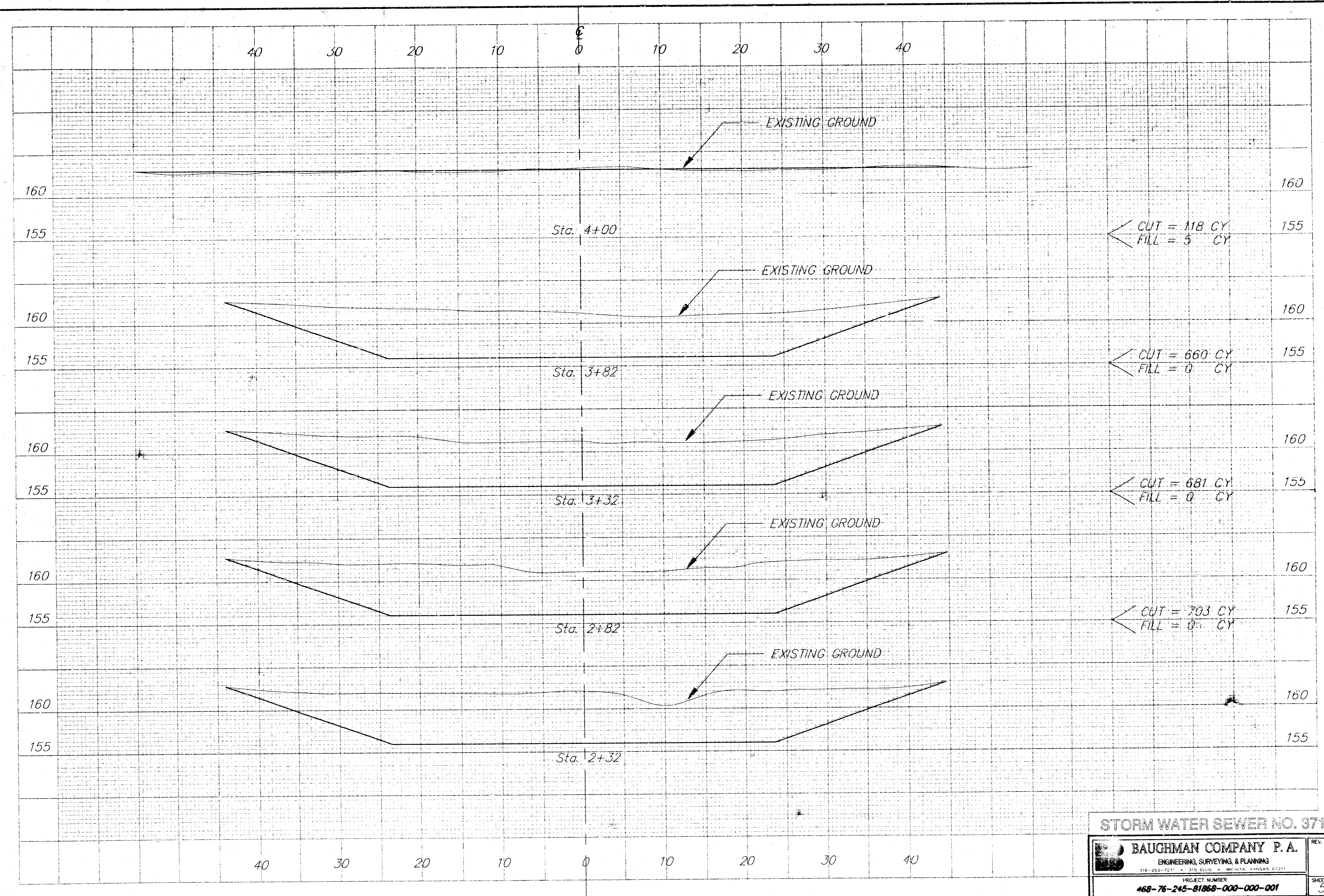
PROJECT NUMBER: **466-76-245-81968-000-001**

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
NEW/RLG	JAB	NEW	1/97	SHOWN	3 OF 7



STORM WATER SEWER NO. 371

	BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING <small>316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211</small>	REV.
	PROJECT NUMBER	SHEET
	468-76-245-81863-000-000-001	4



STORM WATER SEWER NO. 371

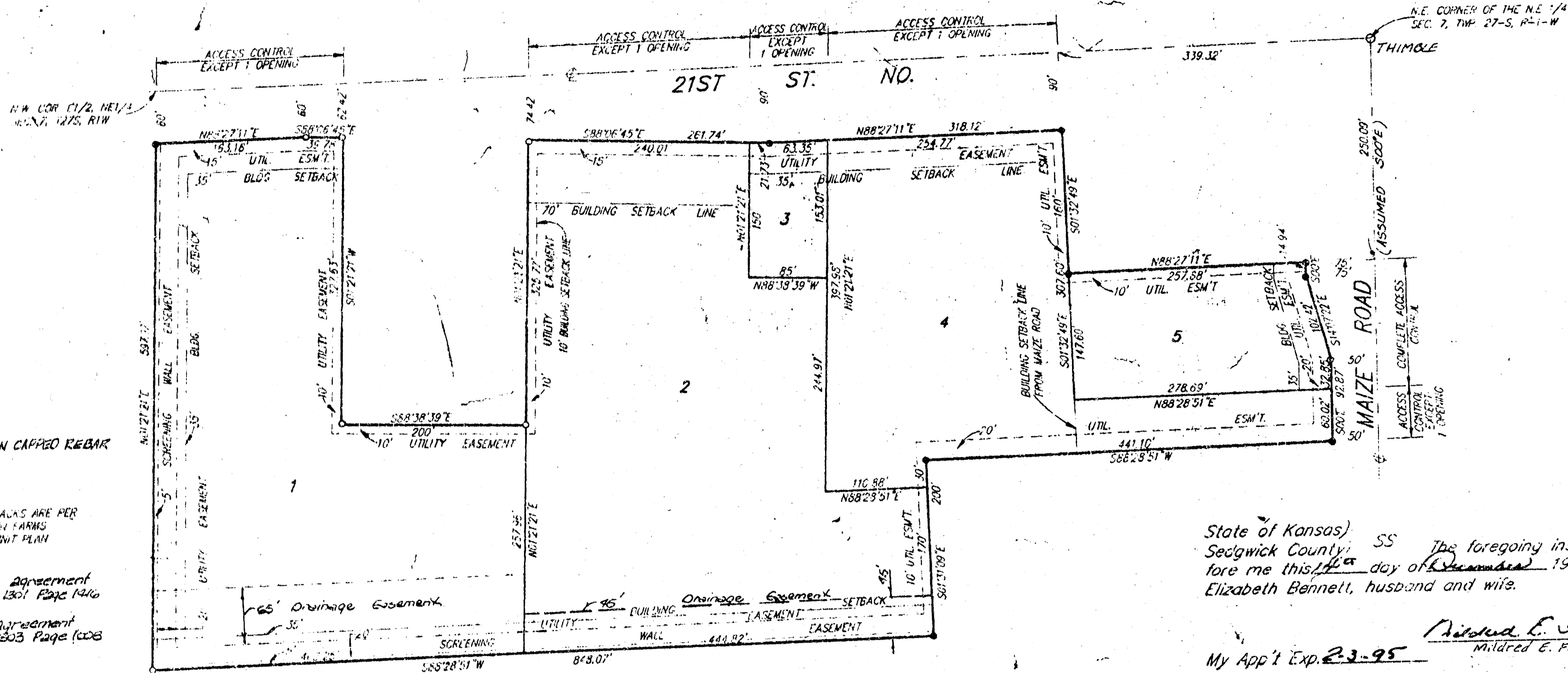
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING & PLANNING
 316-252-7271 • 333 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
468-76-245-81868-000-000-001

REV.
 SHEET
5

PEARSON FARMS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



• SET # BAUGHMAN CAPPED REBAR
 ○ FOUND BY IRON
 POUND BY IRON

NOTE: ALL DIMENSIONS AND SETBACKS ARE PER
 THE WICHITA COMMERCIAL COMMUNITY UNIT PLAN
 (DP-184)

Cross lot drainage Agreement
 Lots 1 thru 5, 5/11/1901 Page 140

Cross lot access Agreement
 Lots 2-4-5, 7/11/1903 Page 102B

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
 Sedgwick County and state do hereby certify that we have surveyed
 and plotted "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
 Kansas, and that the accompanying plat is a true and correct exhibit
 of the land described as and being a part of Lot 1, Pearson Farms
 Addition, Wichita, Sedgwick County, Kansas and Lots 1 and 2, Pearson
 Farms 3rd Addition, Wichita, Sedgwick County, Kansas.

Lastly, public easements, access control, and building setbacks
 are indicated by virtue of our recording.

Being situated in the N.E. 1/4 of Sec. 7, Twp. 27-S, R-1-W
 of the 5th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

We, the undersigned, have caused the land hereinafter in the surveyors
 plat to be platted into lots to be known as "PEARSON FARMS
 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
 are hereby granted as indicated for the construction and maintenance
 of all public utilities. The drainage easement is hereby granted as
 indicated for drainage purposes. The screening wall easement is
 hereby granted as indicated for screening purposes. Access controls
 are indicated on the face of the plat are granted to the City of
 Wichita, Kansas. The permitted entrance locations shall be as deter-
 mined by the City Engineer of the City of Wichita, Kansas. Additional
 building setback lines are to be observed as established on the Pear-
 son Farms Commercial Community Unit Plan (DP-184) on file with
 the Wichita-Sedgwick County Metropolitan Area Planning Department.

Maize Road Properties, a Kansas General Partnership
 Michael J. Boyd General Partner

H-K Investments, a partnership
 Clark R. Nelson Partner

Rogers Enterprises, Inc.
 Keith L. Anderson President

State of Kansas) SS The foregoing instrument was acknowledged
 Sedgwick County) SS before me this 14th day of December, 1992, by Michael
 J. Boyd, General Partner of Maize Road Properties, a Kansas General
 Partnership, on behalf of the partnership.

My App'l Exp. 2-3-95

Notary Public
 Mildred E. Franz

State of Kansas) SS The foregoing instrument was acknowledged
 Sedgwick County) SS before me this 14th day of December, 1992, by Clark R.
 Nelson, partner of H-K Investments, a partnership, on behalf of the
 partnership.

My App'l Exp. 10-28-92

Notary Public
 Kimberly Kay Nordquist

State of Kansas) SS The foregoing instrument was acknowledged
 Sedgwick County) SS before me this 14th day of December, 1992, by Keith L. Anderson,
 President of Rogers Enterprises, Inc., on behalf of the corporation.

My App'l Exp. 2-3-95

Notary Public
 Mildred E. Franz

We, the undersigned, holders of a mortgage
 on a portion of the above described property do hereby consent to
 this plat of "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
 Kansas.

Robert Bennett
 Elizabeth Bennett

Harold Means
 Jane Means

Maize Road Properties, a Kansas General Partnership
 Michael J. Boyd General Partner

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me this 14th day of December, 1992, by David L. Mullin.

My App'l Exp. 2-6-94

Notary Public
 Nelson Redington

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me this 14th day of December, 1992, by Robert Bennett and
 Elizabeth Bennett, husband and wife.

My App'l Exp. 2-3-95

Notary Public
 Mildred E. Franz

State of Kansas) SS The foregoing instrument acknowledged be-
 fore me this 14th day of December, 1992, by Harold Means and
 Jane Means, husband and wife.

My App'l Exp. 2-3-95

Notary Public
 Mildred E. Franz

This plat of "PEARSON FARMS 3RD ADDITION",
 Wichita, Sedgwick County, Kansas has been submitted to and approved
 by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
 Wichita, Kansas.
 Dated this 5th day of November, 1992.

Chairman
 L. O. Breckenridge, Jr.

Marvin S. Kroat

This plat approved and all dedications shown
 hereon accepted by the City Council of the City of Wichita, Kansas,
 this 5th day of December, 1992.

Mayor
 Frank M. Ojke

Deputy Mayor
 Pat Burnett

Entered on transfer record this 22nd day of
 January, 1993.

Susan E. Crockett-Spoon
 County Clerk

State of Kansas) SS This is to certify that this plat has been filed
 Sedgwick County) SS for record in the office of the Register of Deeds this 13th day of
 January, 1993, at 2 o'clock P.M., and is duly recorded.

Ed Kusa
 Register of Deeds



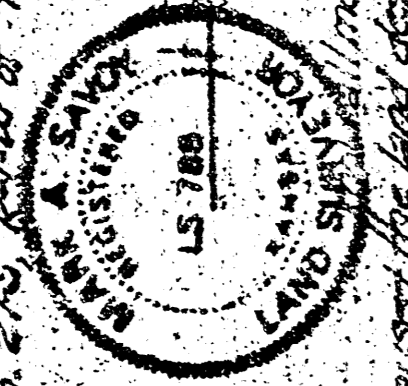
PC 34-2

TIMBER RIDGE ADDITION

WICHITA, KANSAS



State of Kansas, ss. We, Benjamin Company, do hereby certify that the above described plat is a true and correct copy of the original plat as filed in the office of the Register of Deeds for the County of Sedgewick, Kansas, and that the accompanying plat is a true and correct copy of the original plat as filed in the office of the Register of Deeds for the County of Sedgewick, Kansas.



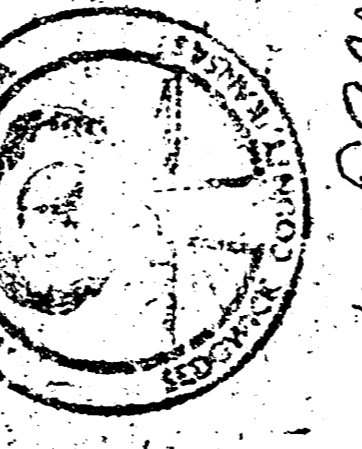
Benjamin Company
 1518 North 20th
 Wichita, Kansas

signed have caused the plat described in the foregoing plat to be filed in the office of the Register of Deeds for the County of Sedgewick, Kansas, and that the accompanying plat is a true and correct copy of the original plat as filed in the office of the Register of Deeds for the County of Sedgewick, Kansas.

My Appl. Exp. 2-2-91
 A. S. Jones, Register of Deeds

State of Kansas, ss. We, Benjamin Company, do hereby certify that the above described plat is a true and correct copy of the original plat as filed in the office of the Register of Deeds for the County of Sedgewick, Kansas, and that the accompanying plat is a true and correct copy of the original plat as filed in the office of the Register of Deeds for the County of Sedgewick, Kansas.

Benjamin Company
 1518 North 20th
 Wichita, Kansas



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 A. S. Jones, Register of Deeds

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Benjamin Company
 1518 North 20th
 Wichita, Kansas

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Benjamin Company
 1518 North 20th
 Wichita, Kansas