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:

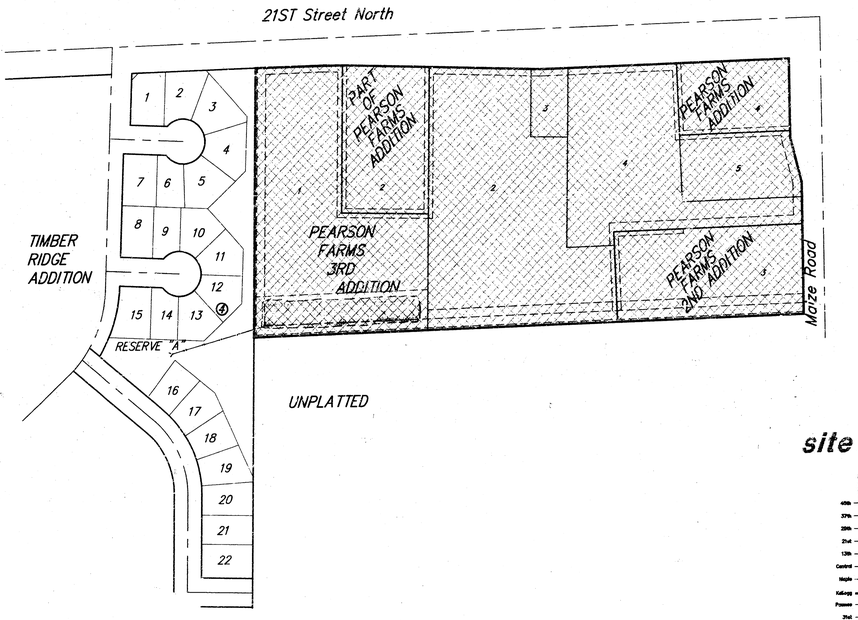
1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470

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

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

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. 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.
4. 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.
5. All areas disturbed by construction operations shall by permanently seeded per city specifications. Cost shall be included in the bid item Site Restoration.
6. 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.
7. 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)

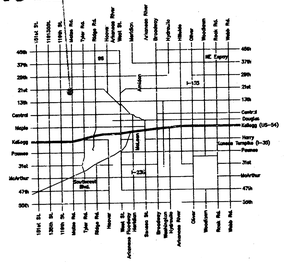
Scale: 1" = 150'

INDEX:

TITLE SHEET	1
PLAN & PROFILE	2
POND PLAN	3
CROSS SECTIONS	4
CROSS SECTIONS	5
PEARSON FARMS 3RD ADDITION PLAT	6
TIMBER RIDGE ADDITION PLAT	7

BOOKED
8-31-98
MCG
D-400

site



Vicinity Map

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

Benefit District:

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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

PARKDALE

33' ROW

STONEY POINT

32' ROW

TIMBER RIDGE ADDITION

PEARSON FARMS ADDITION

UNPLATTED

RESERVE "A"

EAST LINE TIMBER RIDGE ADDITION

STA. 0+00, INSTALL 18" STD. END SECTION, BEGIN 18" RCP.

INSTALL 13 SQ. YDS. LIGHT STONE RIP RAP

INSTALL 13 SQ. YDS. LIGHT STONE RIP RAP

CAUTION!! MULTIPLE UTILITY CROSSING

CAUTION!! 8" SANITARY SEWER CROSSING

CAUTION!! 10" SANITARY SEWER CROSSING

STA. 2+66.5 INST. 1 STD. 18" END SECTION END CONSTRUCTION

EXISTING 18" R.C.P. STORM DRAIN FL. IN. 157.0

EX. WATER SURFACE

20' UTILITY EASEMENT

UTILITY EASEMENT

20' UTILITY EASEMENT

65' Drainage Easement

5' Screening Wall Easement

10' UTIL ESMT.

20' UTIL. ESMT.

241.25'

46.5'

10'

15.0'

POND DATA:
Static Pool Elevation: 160.0 City Datum
Maximum Design Water Surface Elevation: 162.9 City Datum
Bottom Elevation: 154.0 City Datum

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)

EXISTING WATER ELEVATION = 160.0

STA. 0+00 INSTALL 15" STD. END SECTION, BEGIN 15" RCP

STA. 266.5 INSTALL STD. 15" END SECTION END CONSTRUCTION

CATV CABLE

KGE CABLE

CAUTION!! MULTIPLE UTILITY CROSSING

EXISTING GROUND

LIGHT STONE RIP RAP

STATIC POOL ELEVATION 160.0

EX. WATER SURFACE

EXISTING DETENTION POND

LIGHT STONE RIP RAP

STATIC POOL ELEVATION 160.0

PROPOSED DETENTION POND

266.5 L.F. 18" RCP @ +0.56%

CAUTION!! 8" SANITARY SEWER CROSSING

CAUTION!! 10" SANITARY SEWER CROSSING

FI = 157.00

FI = 157.56

FI = 158.12

FI = 158.50

160

155

150

0+00

1+00

2+00

2+66.5

STORM WATER SEWER NO. 371

PROFILE & PLAN

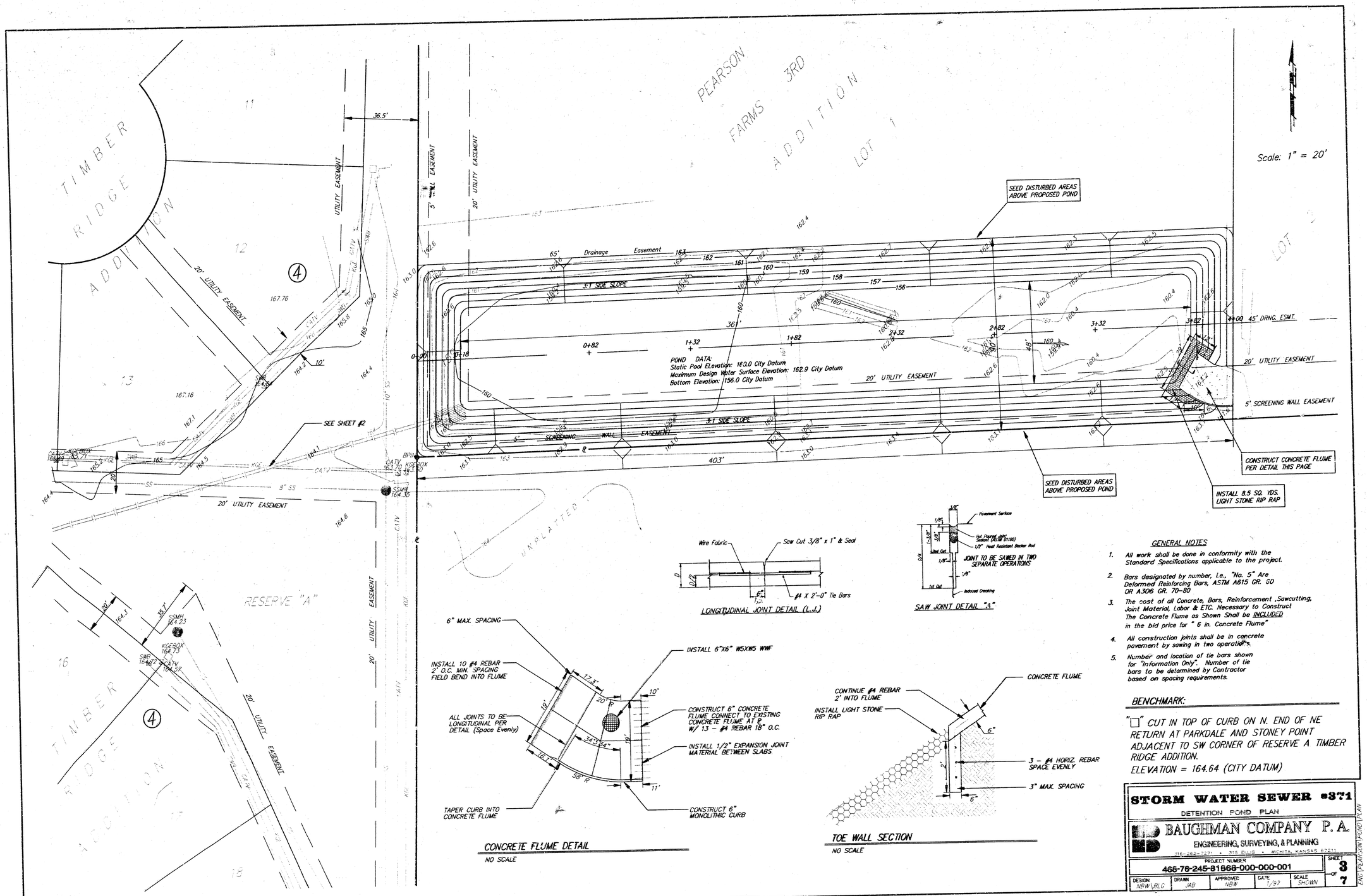
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 468-76-245-81368-000-000-001

SHEET 2 OF 7

DESIGN	DRAWN	APPROVED	DATE	SCALE
NBW/BLG	JAB	NBW	2/97	SHOWN

ENG\PEARSON POND\ALT1



LONGITUDINAL JOINT DETAIL (L.J.)

SAW JOINT DETAIL "A"

CONCRETE FLUME DETAIL
NO SCALE

TOE WALL SECTION
NO SCALE

GENERAL NOTES

1. All work shall be done in conformity with the Standard Specifications applicable to the project.
2. Bars designated by number, i.e., "No. 5" Are Deformed Reinforcing Bars, ASTM A615 GR. 60 OR A306 GR. 70-80
3. 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"
4. All construction joints shall be in concrete pavement by sawing in two operations.
5. 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)

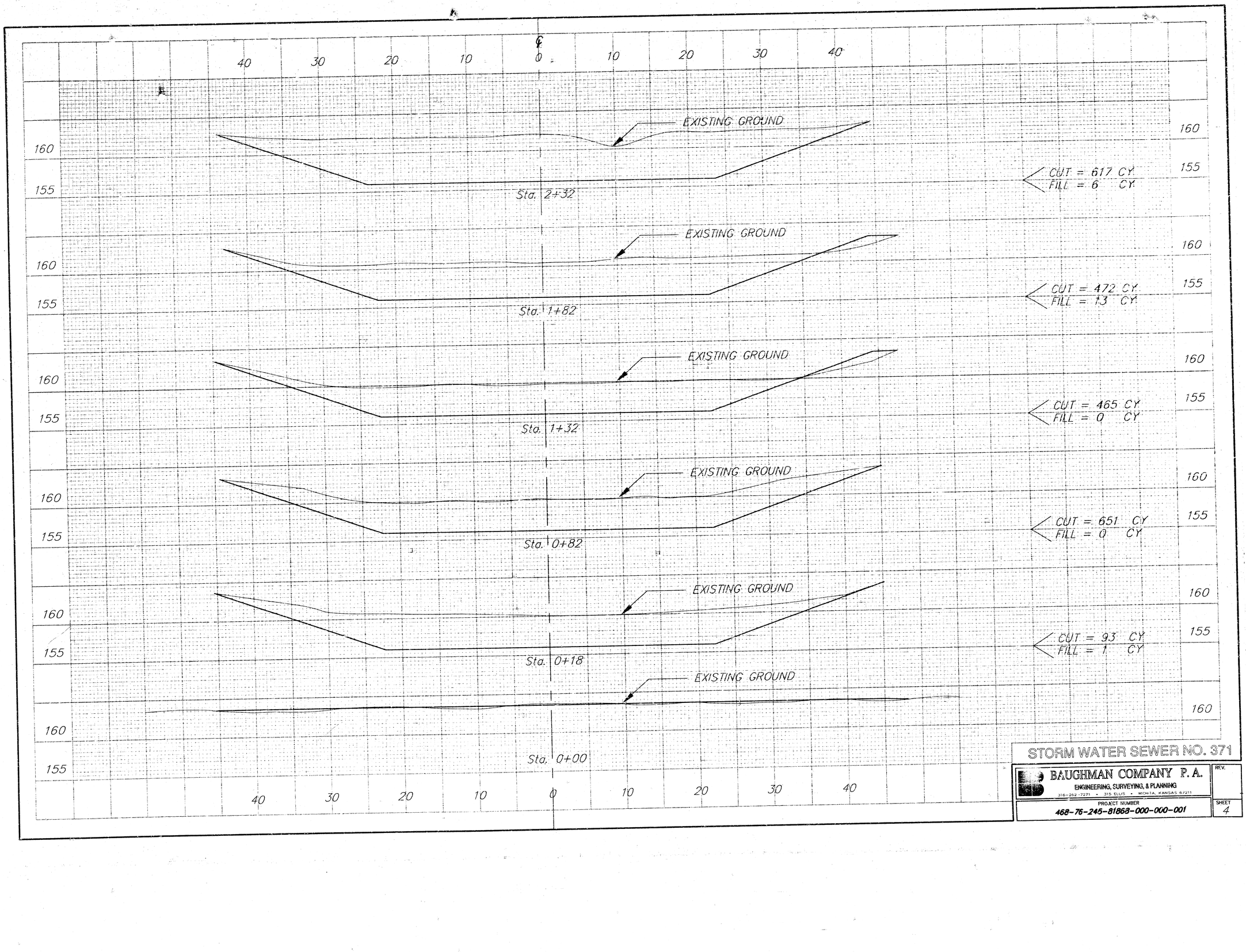
STORM WATER SEWER #371
DETENTION POND PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2221 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER	SHEET
465-78-245-81868-000-000-001	3 OF 7

DESIGN	DRAWN	APPROVED	DATE	SCALE
NRW/RLC	JAB	NBW	7/97	SHOWN

ENG\PEARSON\POND\PLAN



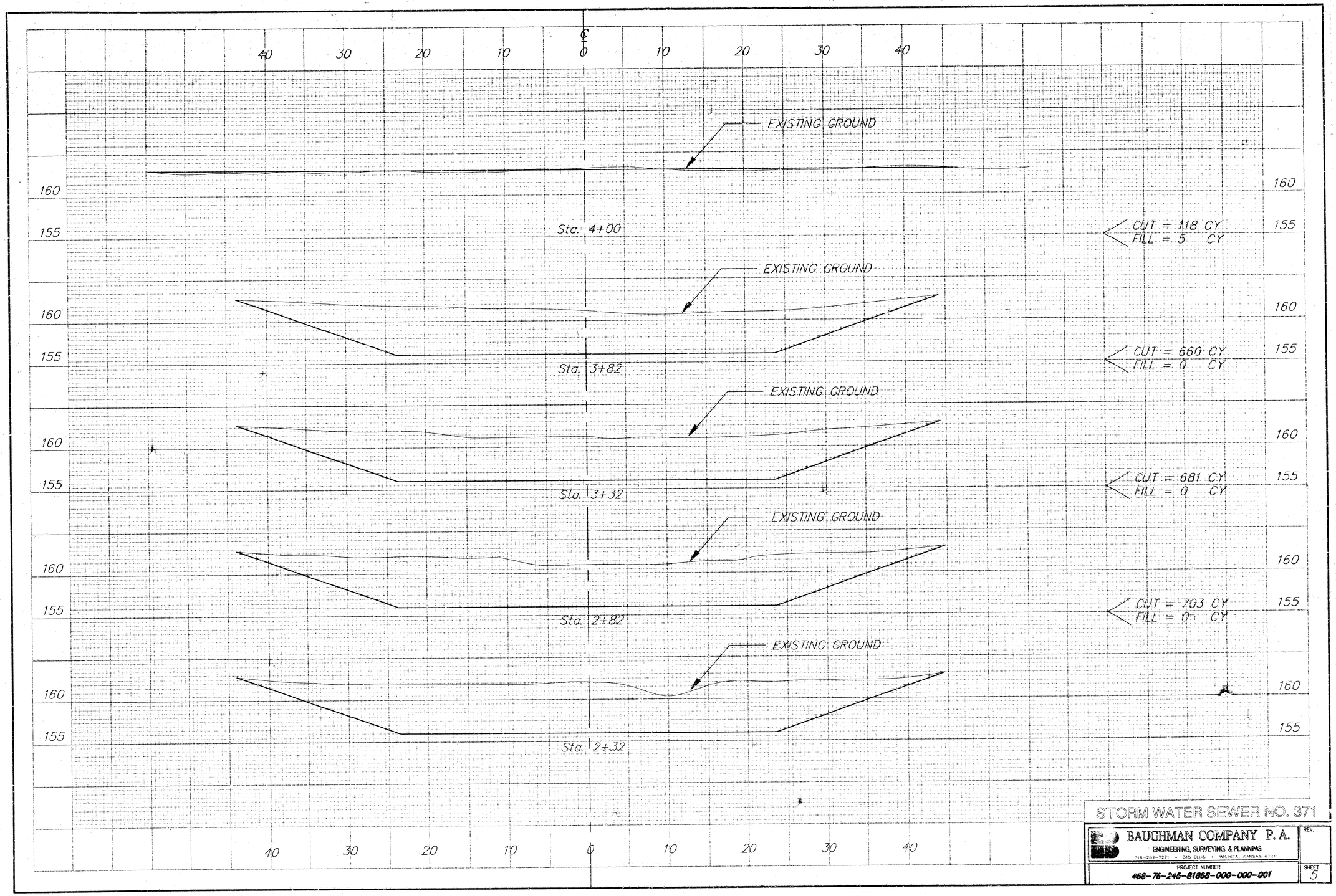
STORM WATER SEWER NO. 371

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

REV.

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

SHEET
4



STORM WATER SEWER NO. 371

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

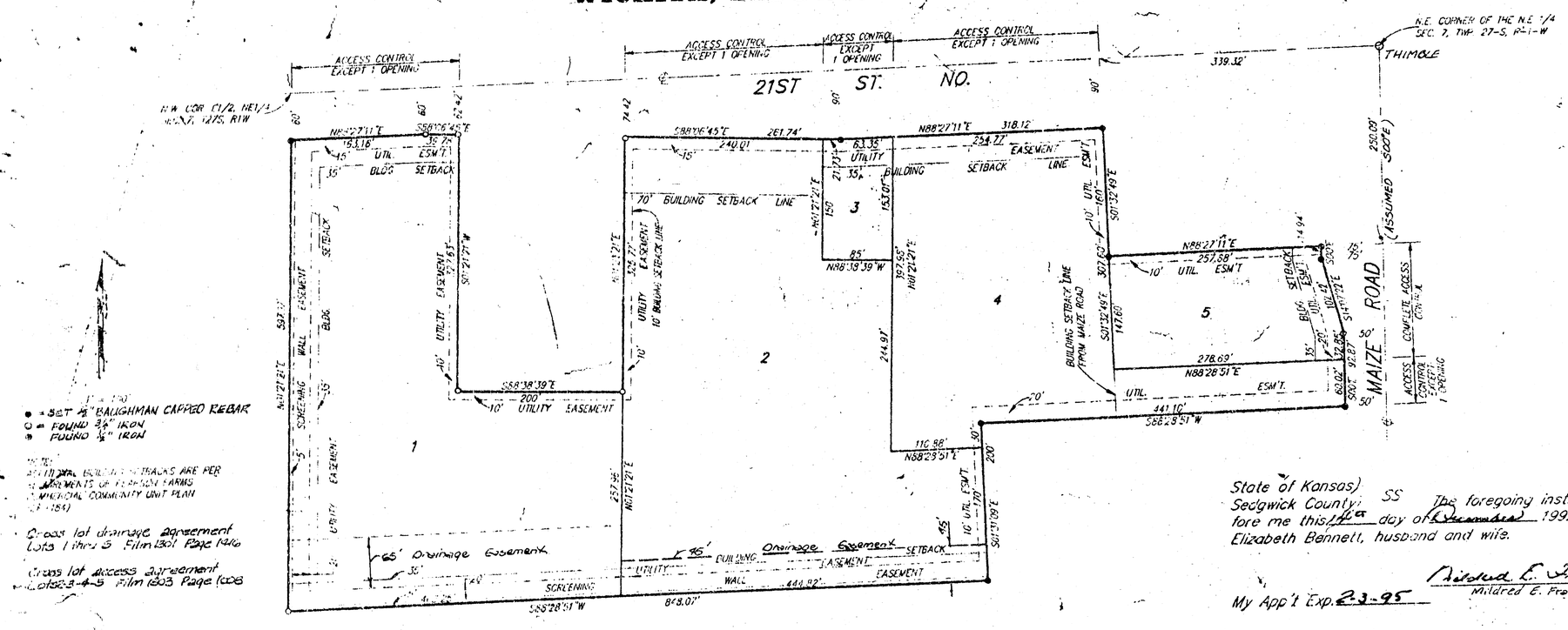
REV.

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

SHEET
5

PEARSON FARMS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = SET ⅝" BAUGHMAN CAPPED REBAR
○ = FOUND ¾" IRON
● = FOUND ½" IRON

NOTE: ADDITIONAL BUILDING SETBACKS ARE PER AMENDMENTS OF PEARSON FARMS MINERAL COMMUNITY UNIT PLAN (DP-184)

Cross lot drainage Agreement Lots 1 thru 5 Film 1801 Page 1406

Cross lot access Agreement Lots 2-3-4-5 Film 1803 Page 1008

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "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 replat of Lot 1, Pearson Farms Addition, Wichita, Sedgwick County, Kansas and Lots 1 and 2, Pearson Farms 2nd Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, access control and building setbacks being vacated by virtue of KSA 12-504(b).

Being situated in the N.E. 1/4 of Sec. 7, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____
Surveyor

_____
Notary Public

My App't Exp. _____

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate 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 as depicted on the face of the plat are granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas. Additional building setback lines are to be observed as established on the Pearson 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

K-N-K Investments, a partnership

_____
Clark R. Nelson, Partner

Rogers Enterprises, Inc.

_____
Keith L. Anderson, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this 14th day of December 1992, by Robert Bennett and Elizabeth Bennett, husband and wife.

_____
Mildred E. Franz, Notary Public

My App't Exp. 2-3-95

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged 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.

_____
Mildred E. Franz, Notary Public

My App't Exp. 2-3-95

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this 14th day of December 1992, by Clark R. Nelson, partner of N-K Investments, a partnership, on behalf of the partnership.

_____
Kimberly Kay Nordquist, Notary Public

My App't Exp. 10-10-93

State of Kansas) SS
Sedgwick County)

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

_____
Mildred E. Franz, Notary Public

My App't Exp. 2-3-95

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.

_____
David L. Murfin

_____ _____
Robert Bennett, Elizabeth Bennett

_____ _____
Harold Means, Jane Means

Maize Road Properties, a Kansas General Partnership

_____
Michael J. Boyd, General Partner

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this 11th day of Dec. 1992, by David L. Murfin.

_____
Kerran Redington, Notary Public

My App't Exp. 3-6-94

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this 14th day of December 1992, by Robert Bennett and Elizabeth Bennett, husband and wife.

_____
Mildred E. Franz, Notary Public

My App't Exp. 2-3-95

State of Kansas) SS
Sedgwick County)

The foregoing instrument was acknowledged before me this 14th day of December 1992, by Harold Means and Jane Means, husband and wife.

_____
Mildred E. Franz, Notary Public

My App't Exp. 2-3-95

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.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____
L. O. Breckenridge, Jr., Chairman

_____
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5th day of January 1993.

_____
Frank M. Ojile, Mayor

_____
Pat Burnett, Deput, City Clerk

Entered on transfer record this 12 day of January 1993.

_____
Susan E. Crockett-Spoon, County Clerk

By _____ Chief Deputy

#126301

State of Kansas) SS
Sedgwick County)

This is to certify that this plat was filed for record in the office of the Register of Deeds this 13th day of January 1993, 2 o'clock P.M., and is duly recorded.

_____
Pat Kettler, Register of Deeds

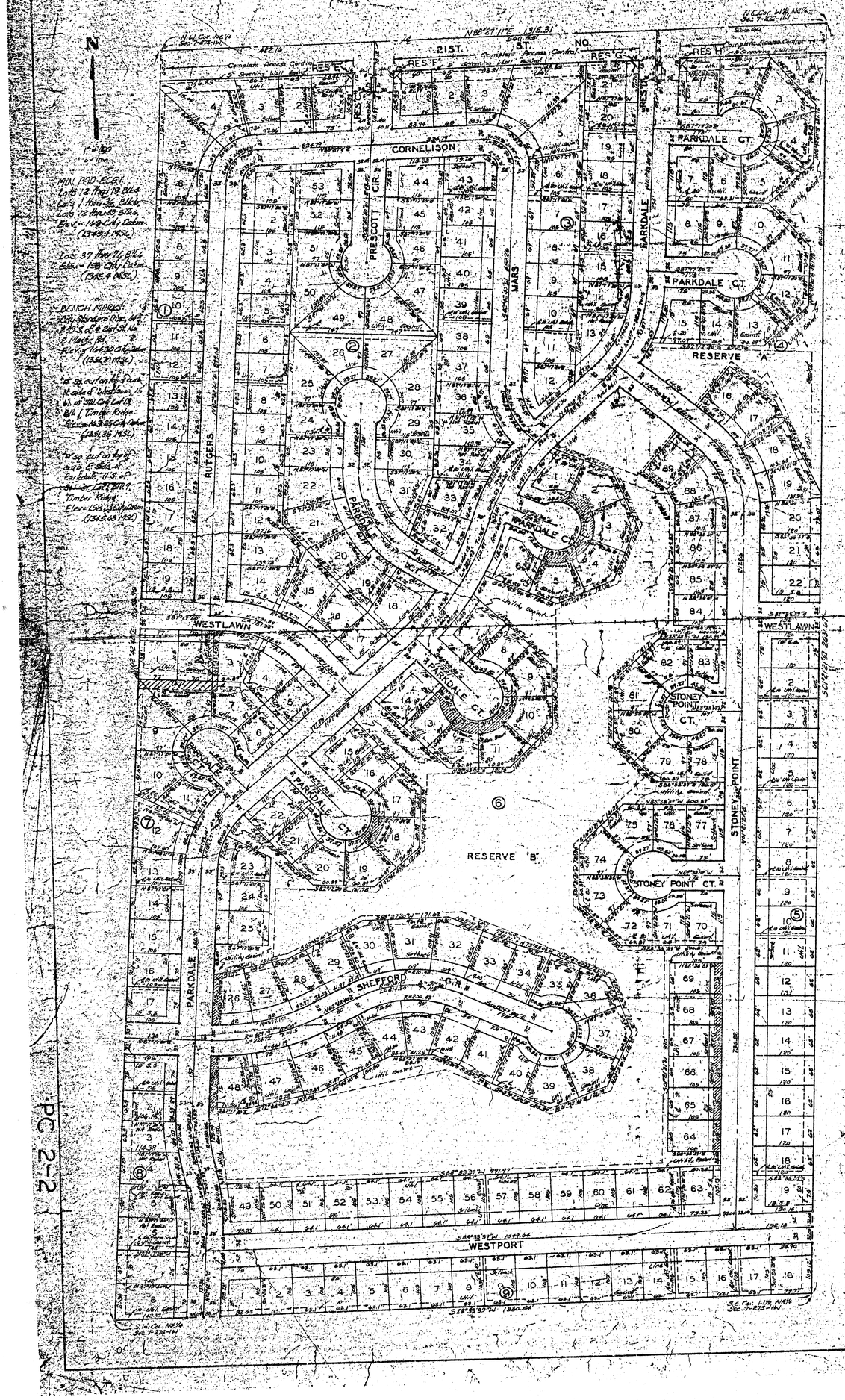
By _____
Ed Rose, Deputy

PB 34-2

9

TIMBER RIDGE ADDITION

WICHITA, KANSAS



State of Kansas } SS.
Sedgwick County } SS.

We, Baughman Company, P.A., Surveyors aforesaid county and state do hereby certify that we have surveyed and platted "TIMBER RIDGE ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: the W1/2 of the NE1/4 of Sec. 7, Twp. 27S, Rge 1W of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

10 March 1988 — Mark A. Savage — Surveyor

MARK A. SAVAGE — REGISTERED — LS 788 — KANSAS — LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "TIMBER RIDGE ADDITION", Wichita, Kansas. Reserves "A" and "B" are hereby reserved for drainage purposes, open space and landscaping. Reserve "C" is reserved for drainage purposes and landscaping. Reserve "D" is reserved for drainage purposes and utility easements as confined to easements. Reserves "E" and "F" are reserved for landscaping, entry features, and utility easements. Reserve "G" is reserved for landscaping, entry features, screening wall and utility easements. All reserves shall be owned and maintained by the homeowners association of the addition. The screening wall easements are hereby granted as indicated for the construction and maintenance of a privacy screening wall. Lot lines adjacent to the screening wall are subject to a 5' wall easement as indicated for the construction and maintenance of said