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.

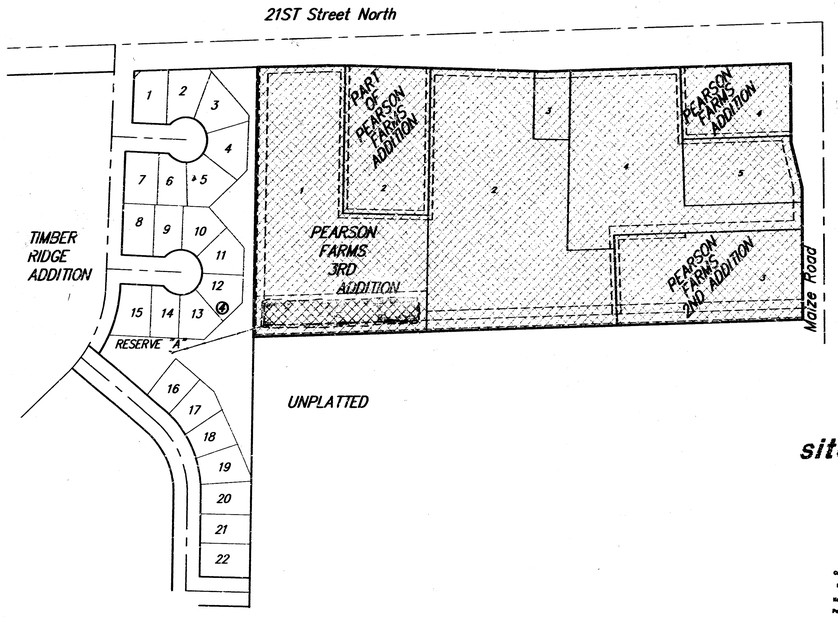
3. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

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.



Benefit District:

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)

N

Scale: 1" = 150'

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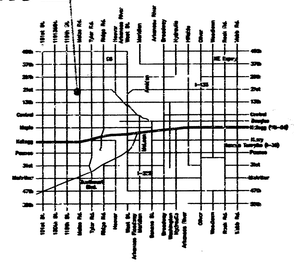
site



Vicinity Map

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

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

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

33' ROW

PARKDALE

STONEY POINT

32' ROW

TIMBER RIDGE ADDITION

PEARSON FARMS ADDITION

UNPLATTED

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

INSTALL 13 SQ. YDS. LIGHT STONE RIP RAP

EX. WATER SURFACE

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

20' UTILITY EASEMENT

10' UTIL. ESMT.

RESERVE "A"

INSTALL 13 SQ. YDS. LIGHT STONE RIP RAP

CAUTION!! MULTIPLE UTILITY CROSSING

CAUTION!! 8" SANITARY SEWER CROSSING

CAUTION!! 10" SANITARY SEWER CROSSING

241.25'

65' Drainage Easement

20' UTILITY EASEMENT

Screening Wall Easement

UTILITY EASEMENT

EAST LINE TIMBER RIDGE ADDITION

STA. 2+66.5 INSTALL STD. 18" END SECTION END CONSTRUCTION

POND DATA:
Static Pool Elevation: 160.0 City Datum
Maximum Design Water Surface Elevation: 162.9 City Datum
Bottom Elevation: 156.0 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 18" STD. END SECTION, BEGIN 18" RCP.

CATV CABLE

KGE CABLE

CAUTION!! MULTIPLE UTILITY CROSSING

STA. 266.5 INSTALL STD. 18" END SECTION END CONSTRUCTION

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

160
155
150

Fl = 157.00
Fl = 157.56
Fl = 158.12
Fl = 158.50

0+00 1+00 2+00 2+66.5

STORM WATER SEWER NO. 371

PROFILE & PLAN

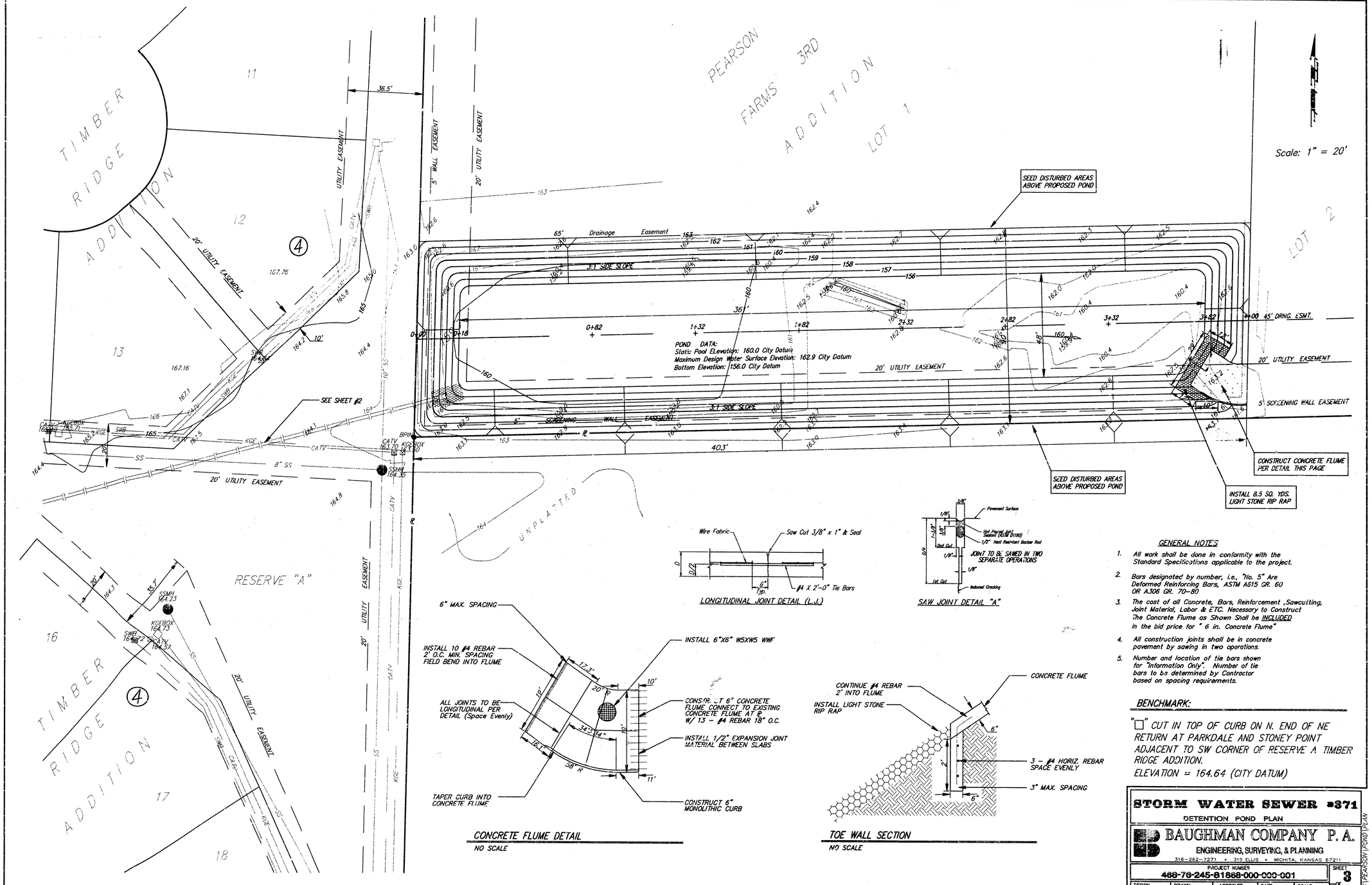
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 463-78-245-81688-000-000-001

SHEET 2 OF 7

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

ENG\PEARSON\POND\ALT1


TIMBER RIDGE ADDITION
PEARSON FARMS 3RD ADDITION
LOT 1
LOT 2
UNPLATTED
RESERVE "A"
Scale: 1" = 20'
SEED DISTURBED AREAS ABOVE PROPOSED POND
65' Drainage Easement
3:1 SIDE SLOPE
3:1 SIDE SLOPE
5' WALL EASEMENT
20' UTILITY EASEMENT
36.5'
361'
40.3'
POND DATA:
Static Pool ELevation: 160.0 City Datum
Maximum Design Water Surface Elevation: 162.9 City Datum
Bottom Elevation: 156.0 City Datum
0+00
0+82
1+32
1+82
2+82
3+32
3+82
4+00 45' DRNG. ESM.
5' SCREENING WALL EASEMENT
SEE SHEET #2
CONSTRUCT CONCRETE FLUME PER DETAIL THIS PAGE
INSTALL 8.5 SQ. YDS. LIGHT STONE RIP RAP
SCED DISTURBED AREAS AGIOVE PROPOSED POND
SSMH 164.23
KGEBOX 164.73
SSMH 164.55
KGEBOX 163.50
KGEBOX 163.71
KGEBOX 162.71
KGEBOX 164.57
8" SS
SS
SWB
CATV
KGE
BPIN
20' UTILITY EASEMENT
10' UTILITY EASEMENT
5' SCREENING WALL EASEMENT
167.76
167.16
167.1
166
165
164.4
164.8
164.5
163.8
163.0
162.6
162.4
162.5
162.7
162.9
163.1
163.3
163.7
164.1
164.3
164.7
165.0
165.2
165.4
165.6
165.8
166.0
166.2
166.4
166.6
166.8
167.0
167.2
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167.6
167.8
168.0
168.2
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170.2
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171.0
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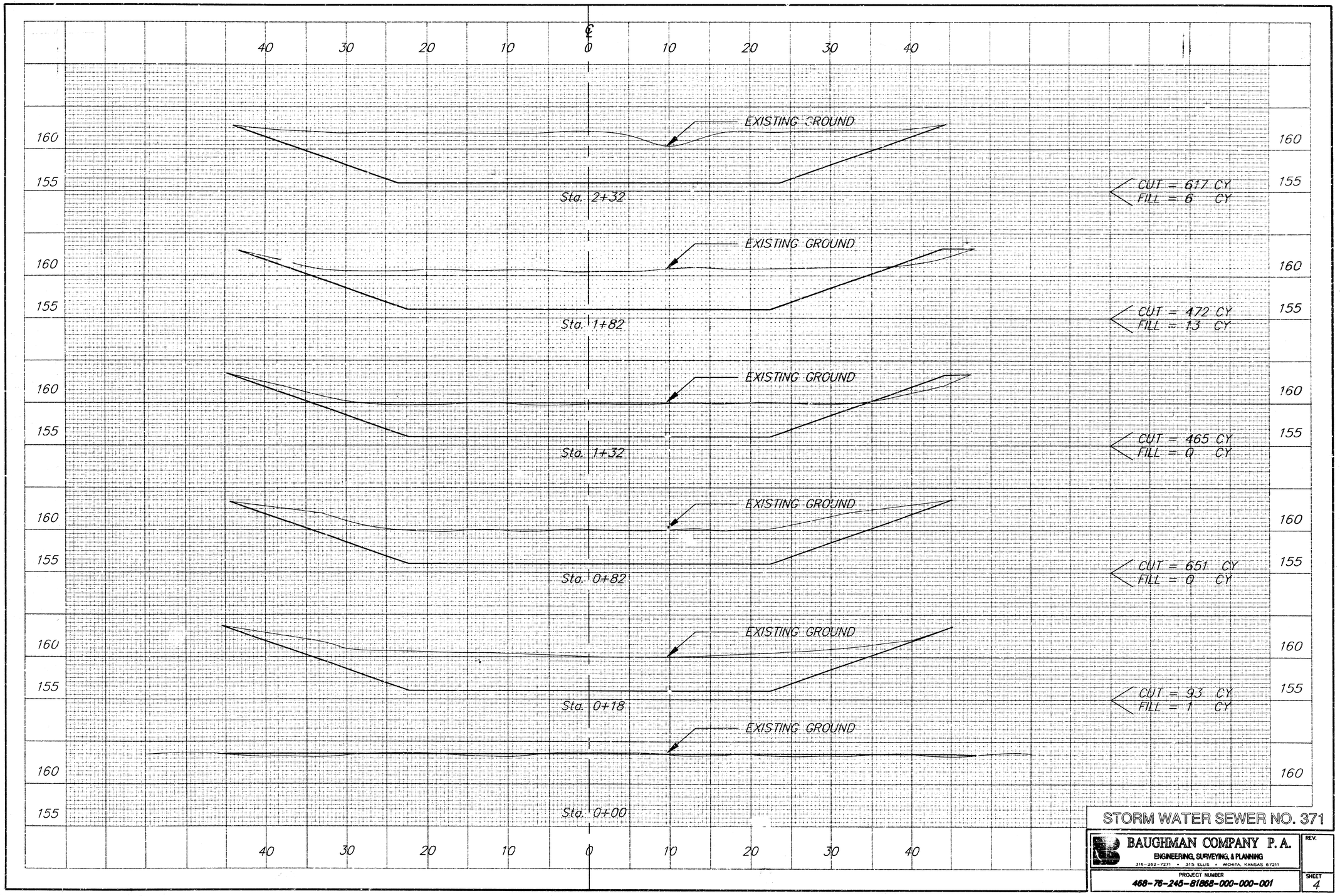
172.0
172.2
172.4
172.6
172.8



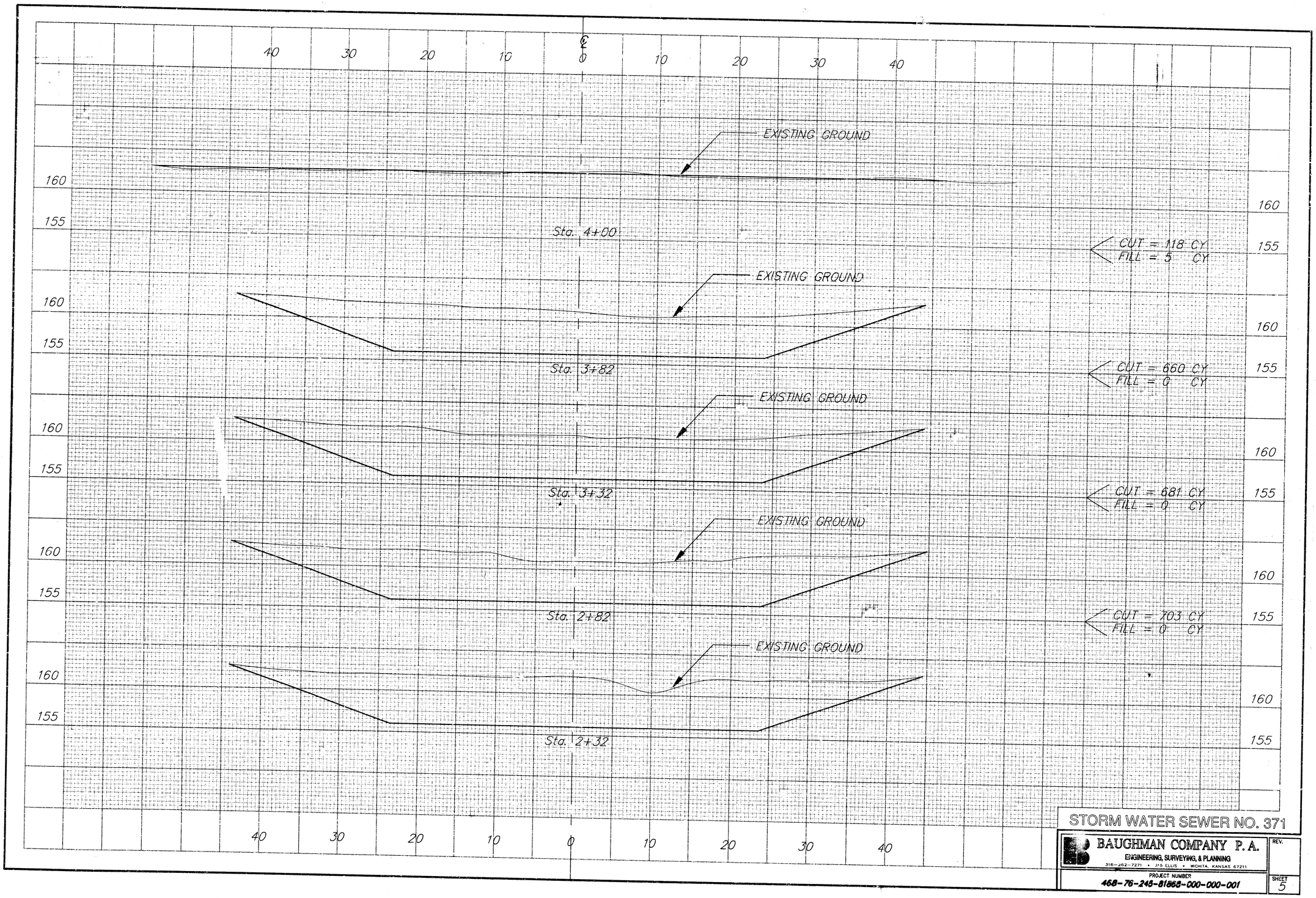
STORM WATER SEWER NO. 371

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

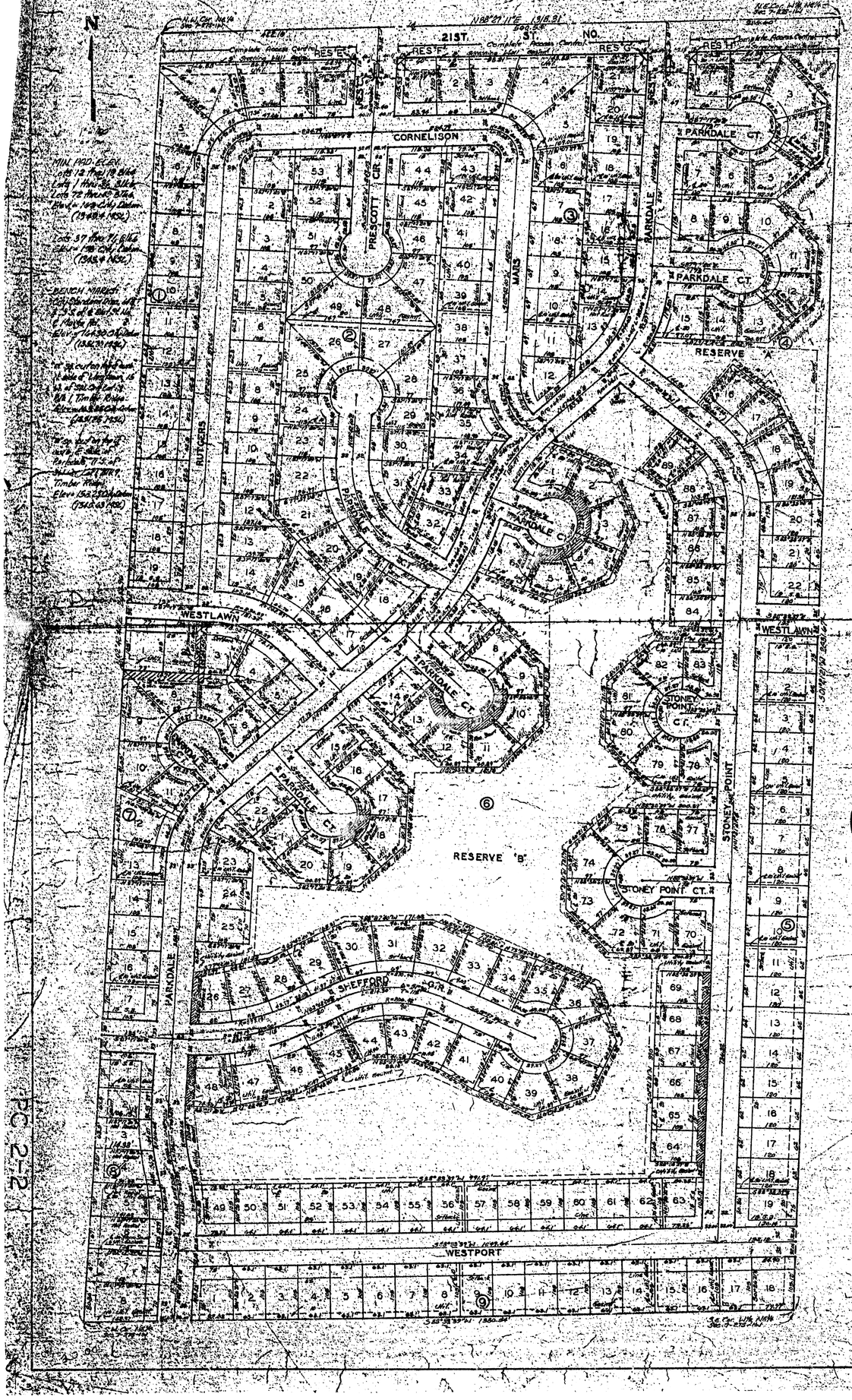
REV.

PROJECT NUMBER
468-76-245-81668-000-000-001

SHEET 5

TIMBER RIDGE ADDITION

WICHITA, KANSAS



State of Kansas } SS.
Sedgwick County }

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 copy of the property surveyed, described as the W½ of the NE¼ of Sec. 7, Twp. 27S, Rge. 1E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

10 March 1989 — Mark A. Savoy, Surveyor
Date — Mark A. Savoy

MARK A. SAVOY — REGISTERED — LAND SURVEYOR — LS 788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's 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, openspace and landscaping and utility easements as confined to easements. Reserves "C" and "D" are hereby 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 related for the construction and maintenance of said screening wall and utility main lines and service lines are adjacent & cross their easements. The utility easements and drainage easements are hereby granted as related to the construction and maintenance of all public utilities and drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall from Lot 5 Blk. 1 over and across the north line of Lots 1, 2, 3 and 4 Block 1 and Lots 1, 2, 3, 4 and 21, Block 3 and Lots 1 and 2, Block 4 and Reserves "B", "C" and "D" are hereby granted to the appropriate governing body. Minimum Building Set Elevations for Lots 1 through 19 Block 1, Lots 1 through 36 Block 2 and Lots 1 through 19 Block 3, Lots 1 through 36 Block 4 and Lots 1 through 6 Block 6, shall be 1421 City Datum (1345.4 MSL) and Lots 1 through 17 Block 6, shall be 1381 City Datum (1345.4 MSL).

Matt Eck, Inc.
Matt Eck — President

State of Kansas } SS.
Sedgwick County }

The foregoing instrument acknowledged before me, this 20th day of March, 1989, by Matt Eck, President of Matt Eck, Inc., on behalf of the corporation.

Notary Public

My Appt. Exp. 2-3-91

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

Dated this 11th day of April, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett — Chairman
Marvin S. Krout — Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this 12th day of April, 1989.

THE CITY OF WICHITA — SEDGWICK COUNTY, KANSAS

Robert G. Knight — Mayor
John Mann — City Clerk

Entered on transfer record this 24th day of April, 1989

Dee Wright — County Clerk

State of Kansas } SS.
Sedgwick County }

This is to certify, That this plat has been filed for record in the office of the Register of Deeds, this 24th day of April, 1989 at 11:00 o'clock A.M. and is duly recorded.

Pat Kettler — Register of Deeds
Pat Kettler by Ex. Rec.
62 Pages

100 SF 24

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

State Bank of Colwich

Frank Suellentrop — President

State of Kansas } SS.
Sedgwick County }

The foregoing instrument acknowledged before me, this 5th day of March, 1989, by Frank Suellentrop, President of State Bank of Colwich, on behalf of the Bank.

Donna L. Barrager — Notary Public

My Appt Exp. 7-29-92

DONNA L. BARRAGER — NOTARY PUBLIC — STATE OF KANSAS — My Appt. Exp. 7-29-92

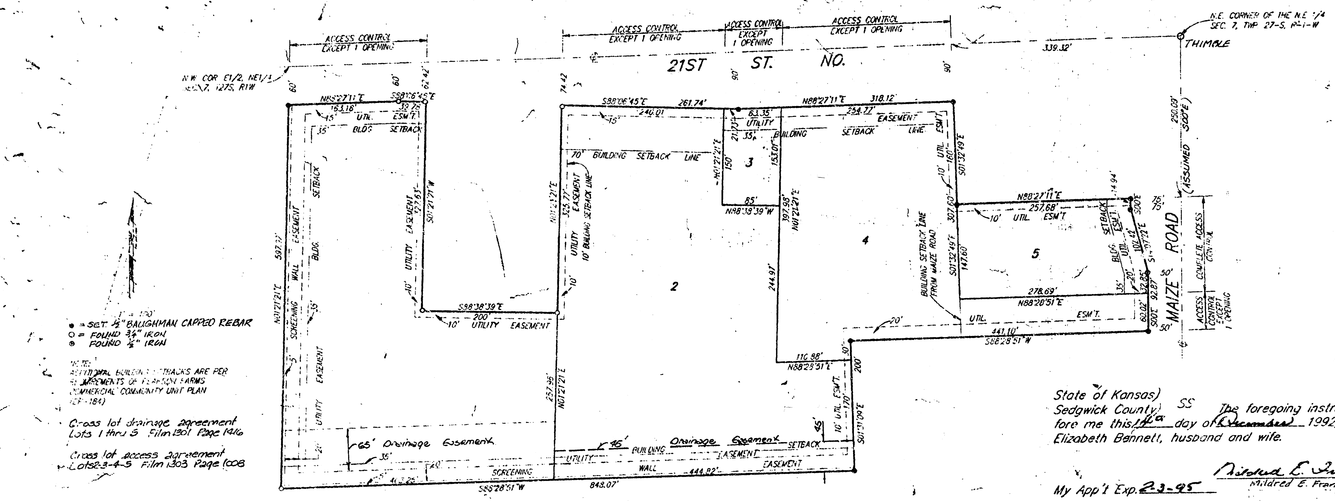
18-13-S-1

7

PC 272

PEARSON FARMS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

Cross lot drainage agreement Lots 1 thru 5 Film 1801 Page 1416

Cross lot access agreement Lots 2-4-5 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 Plat (2-5-93).

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
Robert E. Baughman

Be it known 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 are 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

_____ General Partner
Michael J. Boyd

N-K Investments, a partnership

_____ Partner
Clark R. Nelson

Rogers Enterprises, Inc.

_____ President
Keith L. Anderson

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.

_____ Notary Public
Mildred E. Franz

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.

_____ Notary Public
Kimberly Kay Nordquist

My App't Exp. 10-10-97

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.

_____ Notary Public
Mildred E. Franz

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

_____ General Partner
Michael J. Boyd

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me this 14th day of Dec. 1992, by David L. Murfin.

_____ Notary Public
Kerran Redington

My App't Exp. 2-6-94

State of Kansas) SS
Sedgwick County)

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

_____ Notary Public
Mildred E. Franz

My App't Exp. 2-3-95

State of Kansas) SS
Sedgwick County)

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

_____ Notary Public
Mildred E. Franz

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

_____ Chairman
L. O. Breckenridge Jr.

_____
Marvin S. Kroh

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.

_____ Mayor
Frank M. Orlie

_____ Deputy
Pat Burnett

Entered on transfer record this 12th day of January 1993.

_____ County Clerk
Susan E. Crockett-Spoon
By _____ Chief Deputy

#1263014

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.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rosa

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