

STORM WATER PLANS FOR
**STORM WATER SEWER #375
 CHANNEL & WEIR PROJECT**
 IN
FOX POINTE ADDITION

AN ADDITION TO THE CITY OF WICHITA
 SEDGWICK COUNTY, KANSAS

PROJECT NO. 468-81893

MICHAEL E. LINDBAK, CITY ENGINEER

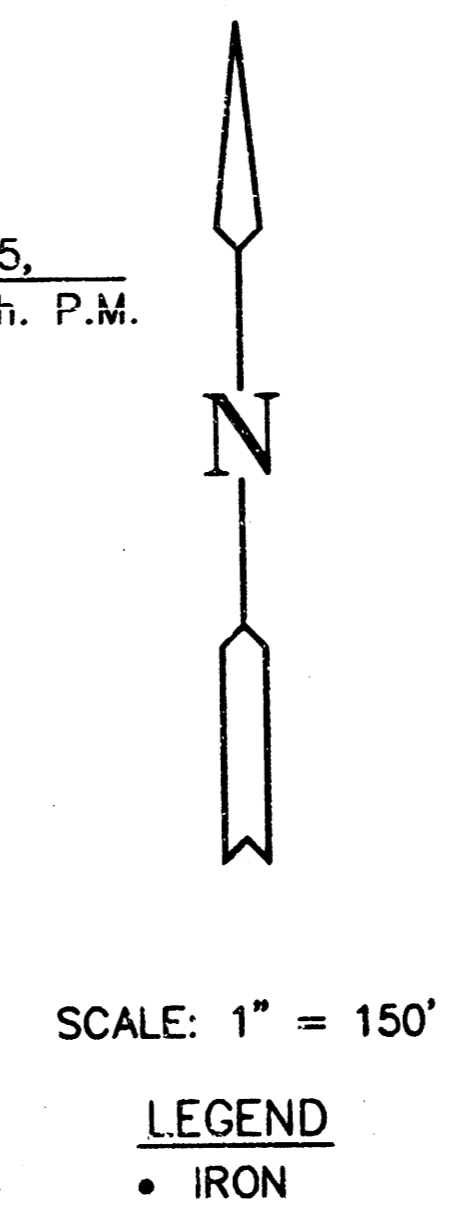
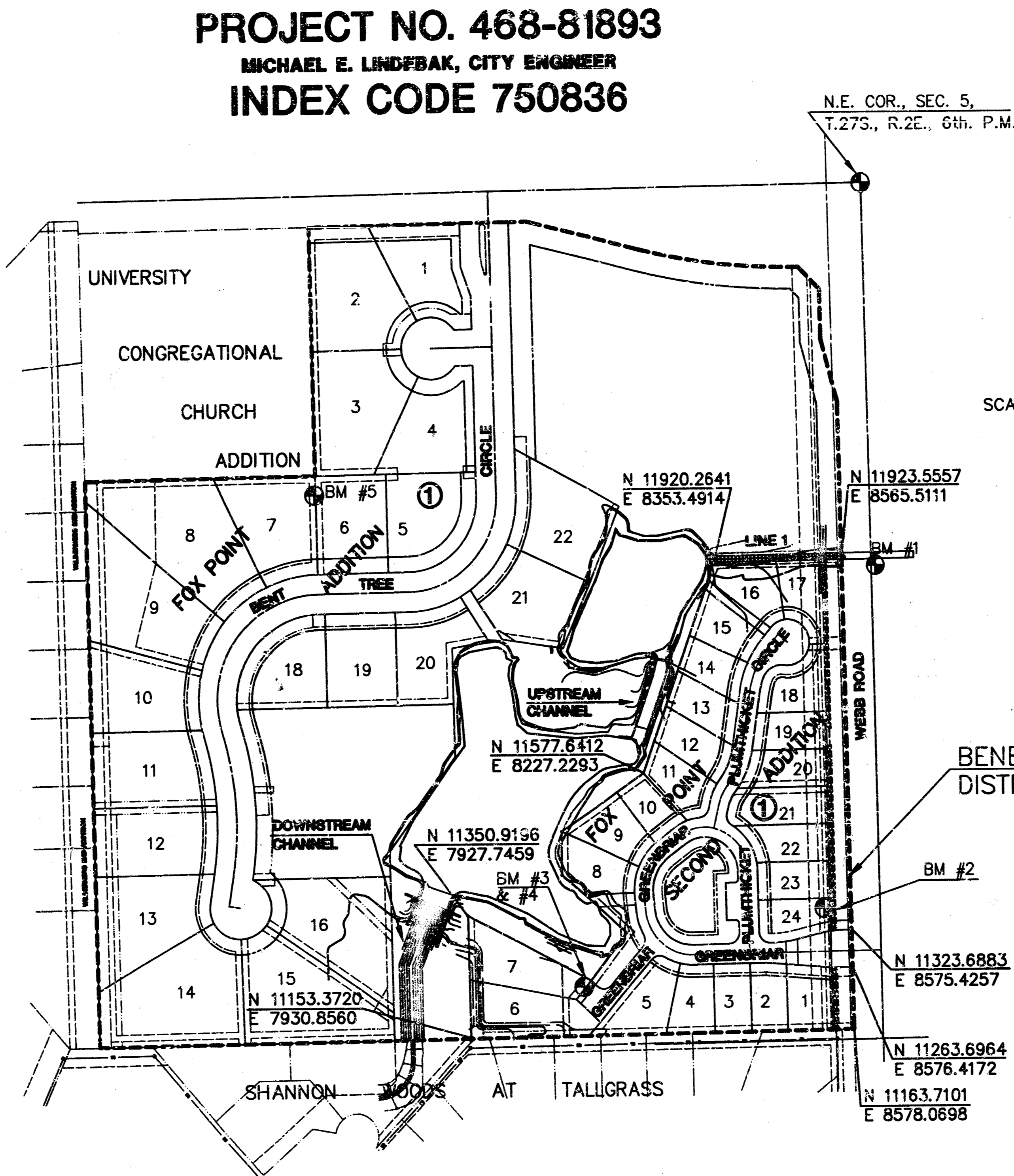
INDEX CODE 750836

GENERAL NOTES

- 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 THE CONSTRUCTION OPERATION. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE ON CITY OF WICHITA DATUM. WICHITA DATUM = N.G.V.D. - 1187.4
- UNDERGROUND UTILITY SERVICE LINES AND OVERHEAD UTILITY LINES AND POLES ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION, UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITY LOCATIONS, AS SHOWN ON THESE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES, AND IS EITHER FROM CITY PLANS, COMPANY RECORDS, DRAWINGS, OR COMPANY PROVIDED FIELD LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION. IF ADDITIONAL UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION, THEIR OWNERS SHOULD BE IMMEDIATELY ADVISED, SO THAT NECESSARY ADJUSTMENTS OR RELOCATIONS CAN BE MADE. THE CONTRACTOR SHALL LOCATE ALL UTILITY LINES PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM ADVANCED NOTICE OF FORTY-EIGHT (48 HOURS) TO ALL THE FOLLOWING COMPANIES PRIOR TO EXCAVATION:
 KANSAS ONE CALL 1-800-344-7233 OR 687-2470 (LOCAL WICHITA)
 K&E (ELECTRIC) 284-1411
 K&E (GAS DISTRIBUTION) 832-0012
 MULTIMEDIA CABLEVISION 282-0661
 SOUTHWESTERN BELL TELEPHONE COMPANY 1-800-734-7630
 CITY OF WICHITA WATER AND SEWER MAINTENANCE 268-4908
 CITY OF WICHITA STORM WATER UTILITY 268-4488
 WILLIAMS NATURAL GAS 529-8600
 OR 1-800-324-9696 AFTER 4 P.M.
- ALL ADJACENT BUILDINGS, STRUCTURES, PARKING LOTS, DRIVES, STREET PAVEMENTS, AND APPURTENANCES OTHER THAN SHOWN ON THESE PLANS FOR REPLACEMENT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED BEYOND CONSTRUCTION LIMITS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE PROJECT.
- TREES AND SHRUBS IN THE CONSTRUCTION AREA WHICH ARE IN DIRECT CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR. TREES AND SHRUBS WHICH CAN BE SAVED, SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- 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 DEPARTMENT OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN THE WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. ARMY, 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 DISTURBED AREAS ALONG CHANNELS AND ABOVE PERMANENT POOL SHALL BE FERTILIZED, SEEDED, AND MULCHED IN ACCORDANCE WITH C.O.W. SPECIFICATIONS.

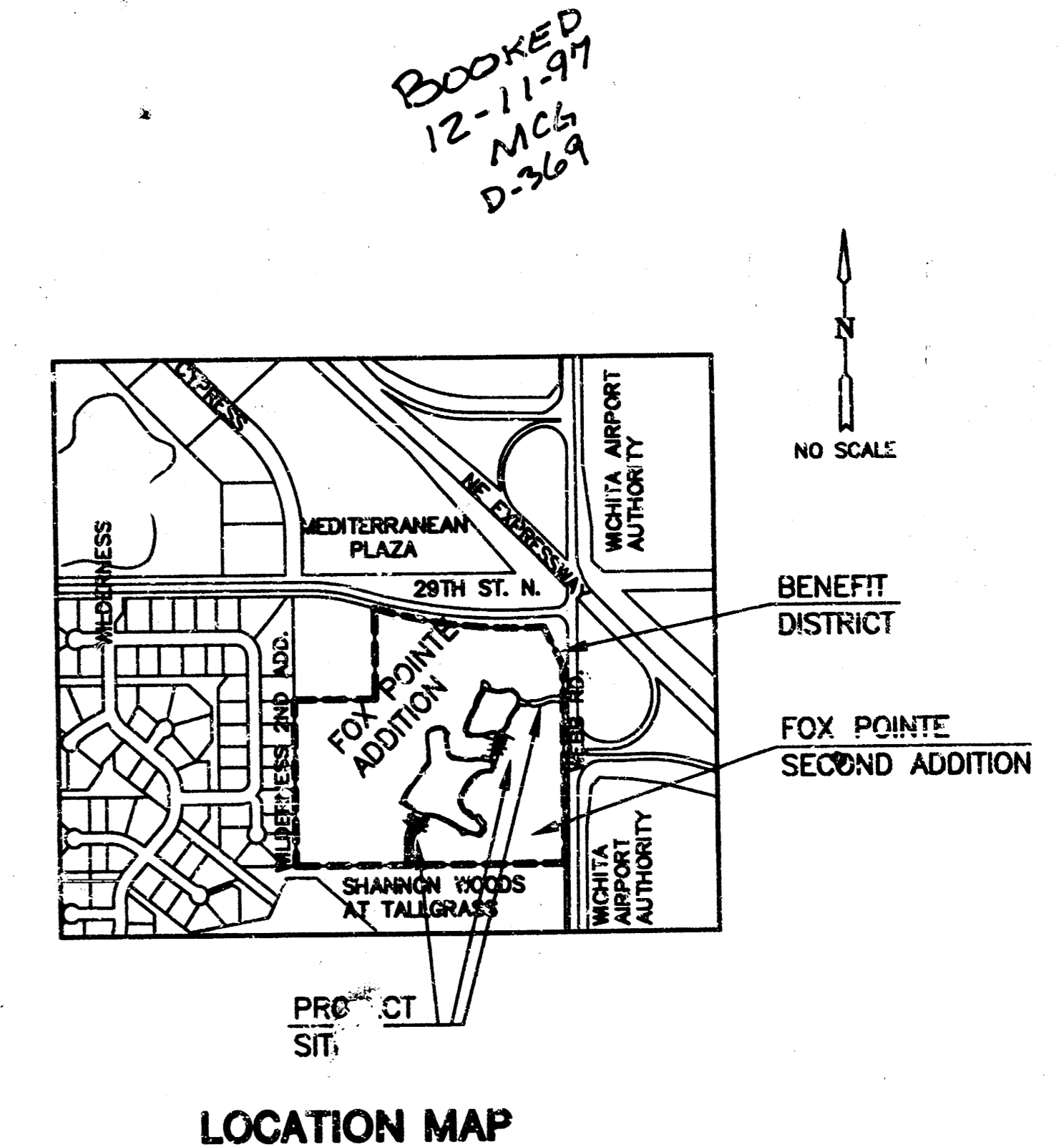
BENCH MARKS

- BM #1 "I" CUT ON S.E. CORNER OF RCB UNDER WEBB ST. 605' S. & 72' E. OF SEC. COR. NEAR 29TH AND WEBB. ELEV. = 219.65
- BM #2 RR SPIKE IN PP 54' N. OF MAIN ENTRANCE TO FOX POINTE SECOND ADDITION. ELEV. = 223.55
- BM #3 BURIED "I" POST 10' N. OF N.E. COR. OF LOT 7, FOX POINTE SECOND ADDITION. ELEV. = 214.79
- BM #4 BURIED "I" POST 10' N. OF N.E. COR. OF LOT 7, FOX POINTE SECOND ADDITION. ELEV. 219.65
- BM #5 SPIKE STEP IN S.E. FACE OF COR. FENCE POST 32' S. & 1' W. OF S.W. COR. LOT 3, BLK. 1, FOX POINTE ADDITION. ELEV. = 223.04



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
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3	PLAN & PROFILE UPSTREAM CHANNEL
4	PLAN & PROFILE LINE 1
5	GRADING PLAN
6	DETAILS
7	TYPE "A" MANHOLE DETAILS
8-10	CROSS SECTIONS
11	FOX POINTE ADDITION PLAT
12	FOX POINTE 2ND. ADDITION PLAT



REVISED: OCTOBER 29, 1996

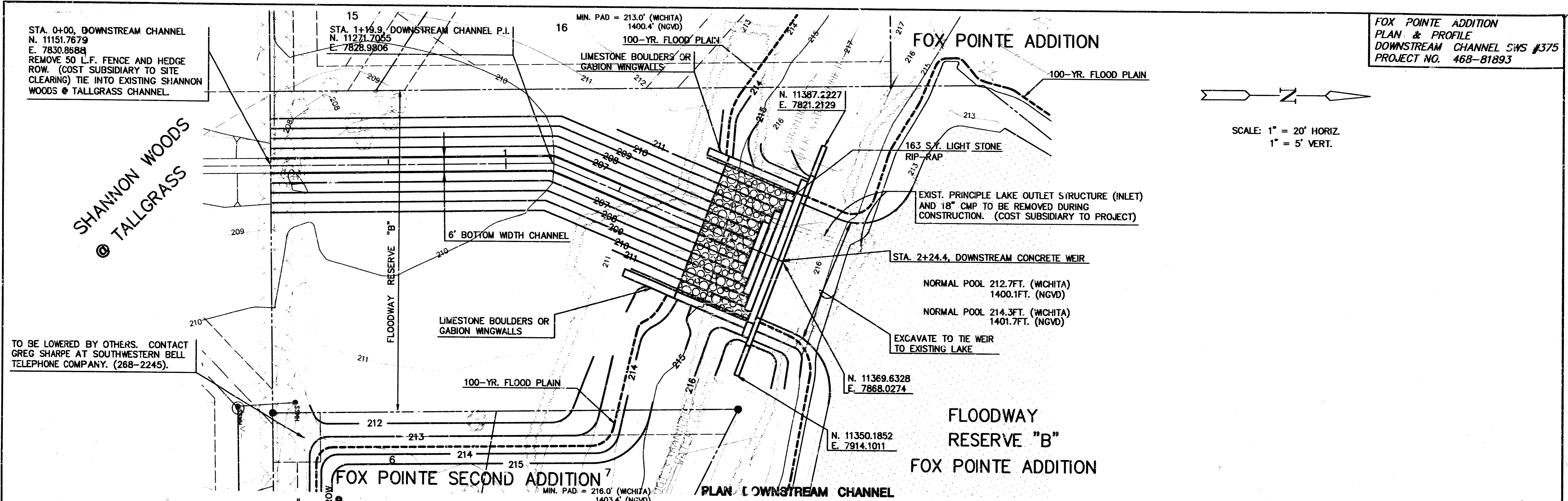


FOX POINTE ADDITION
 PROJECT NAME

CHANNEL & WEIR PROJECT
 SHEET TITLE

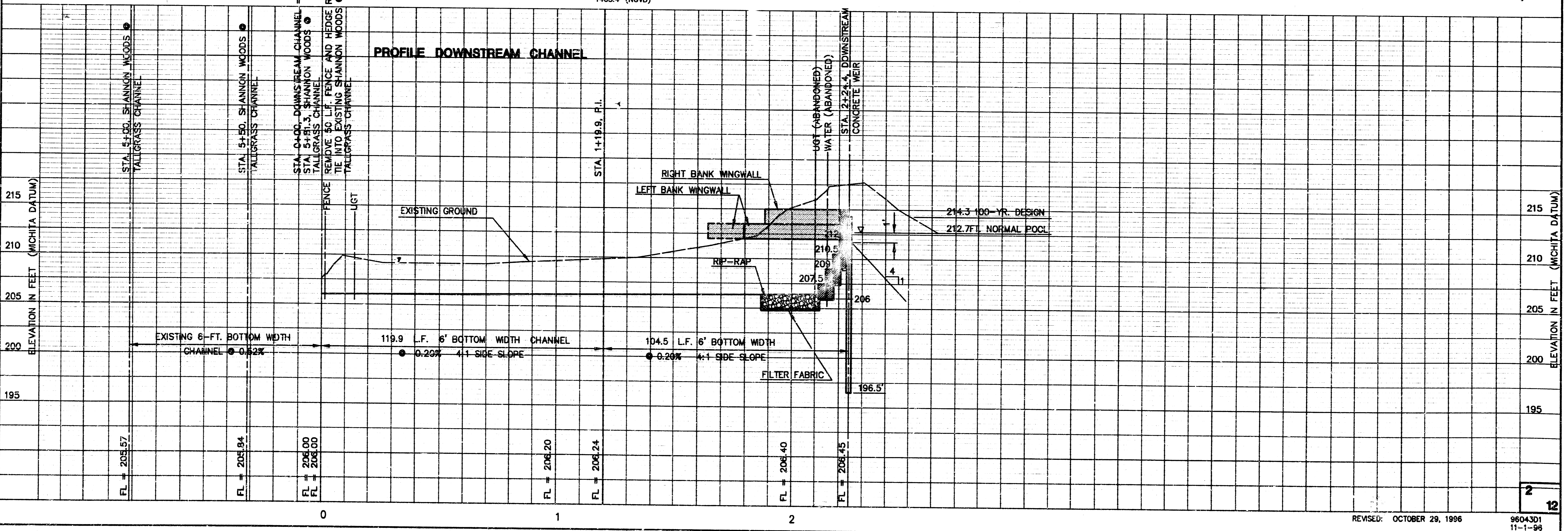
MID-KANSAS ENGINEERING CONSULTANTS, INC.
 411 N. WEBB ROAD
 WICHITA, KS. 67206
 316-684-9600

JNJ DESIGN BY: DLM DRAWN BY: JNJ CHECKED BY:
 OCT., 1996 DATE: 96043CVP JOB NO.: 1 / 12 SHEET OF



FOX POINTE ADDITION
 PLAN & PROFILE
 DOWNSTREAM CHANNEL SMS #375
 PROJECT NO. 468-81893

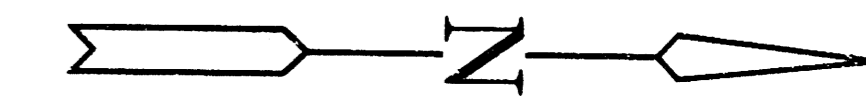
SCALE: 1" = 20' HORIZ.
 1" = 5' VERT.



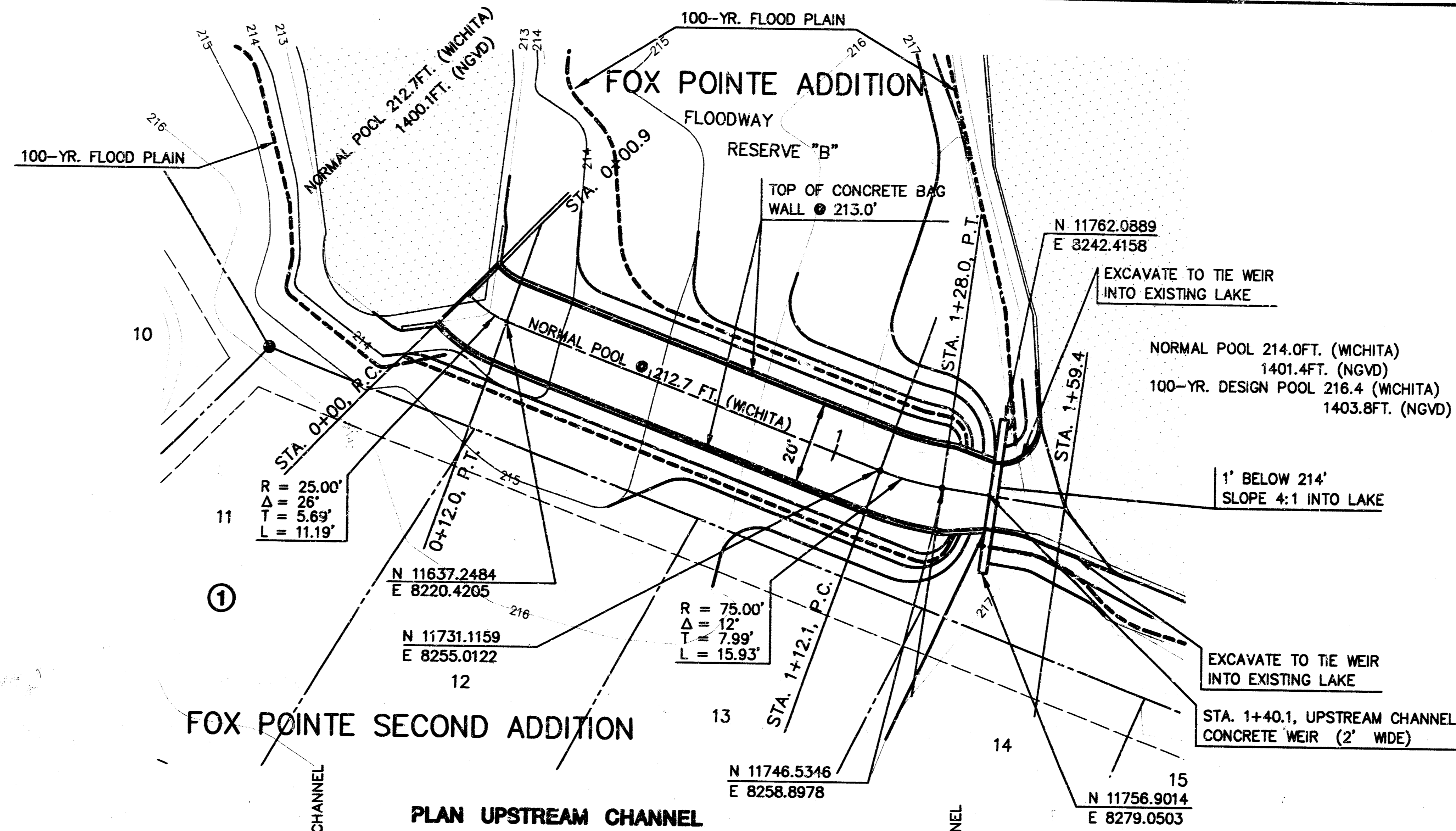
REVISED: OCTOBER 29, 1986 96043D1
 11-1-98

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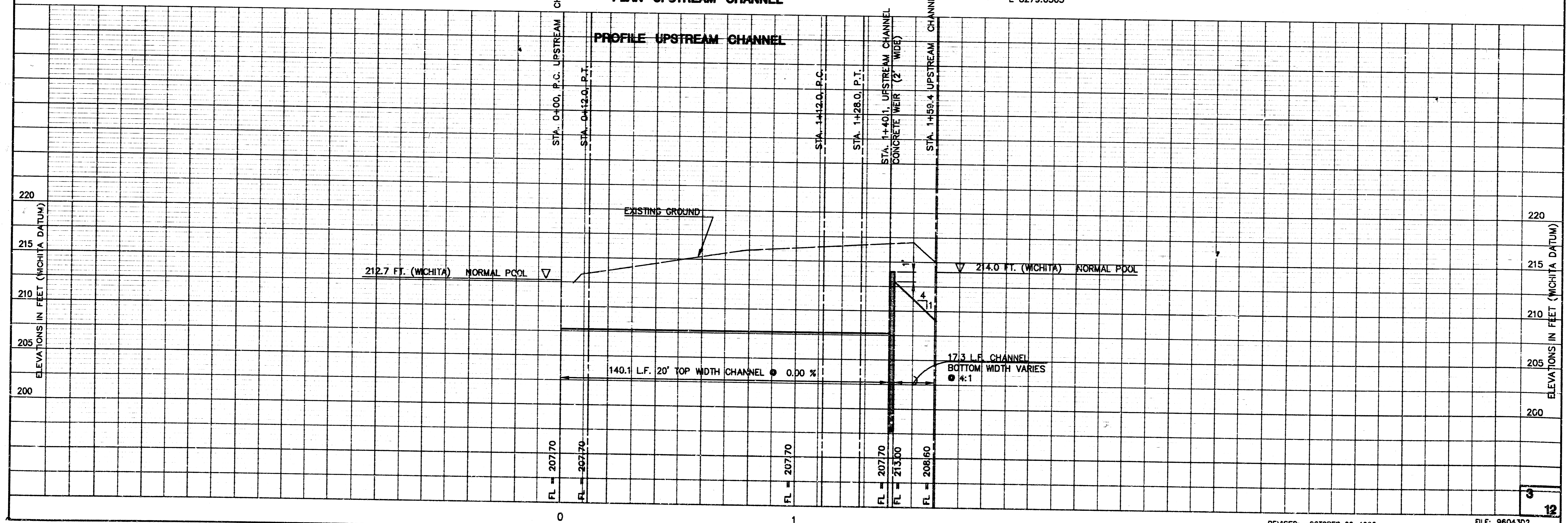
FOX POINTE ADDITION
 PLAN & PROFILE
 UPSTREAM CHANNEL SWS #375
 PROJECT NO. 468-81893



SCALE: 1" = 20' HORIZ.
 1" = 5' VERT.



PLAN UPSTREAM CHANNEL



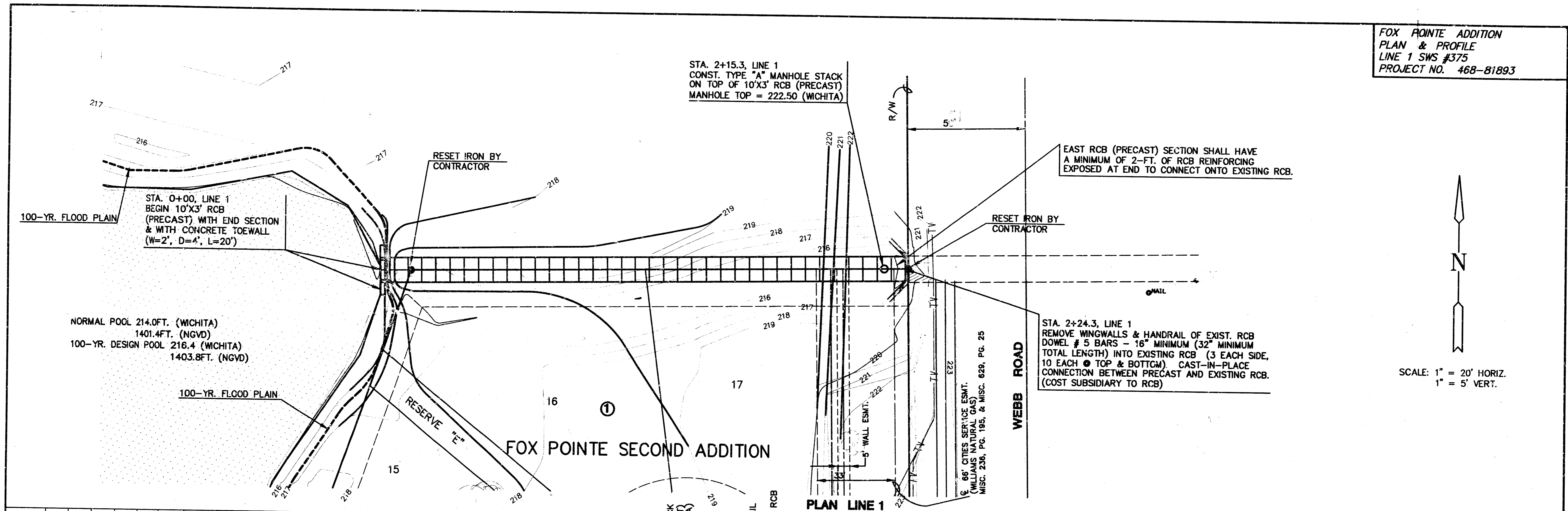
PROFILE UPSTREAM CHANNEL

REVISED: OCTOBER 29, 1998

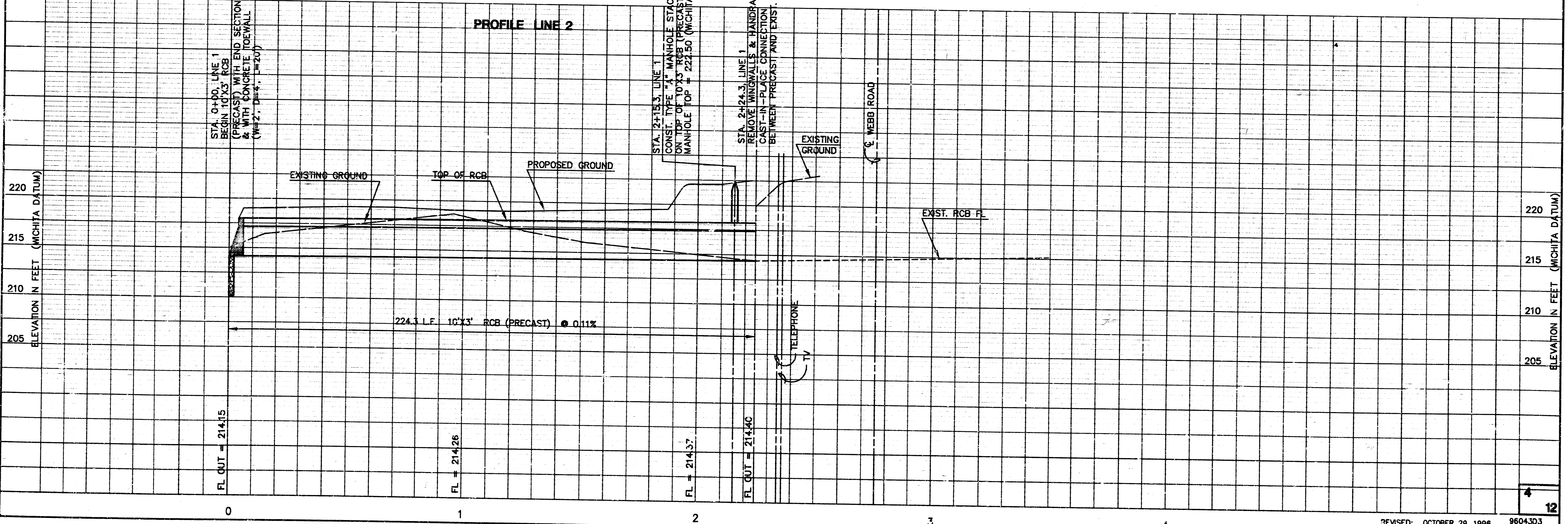
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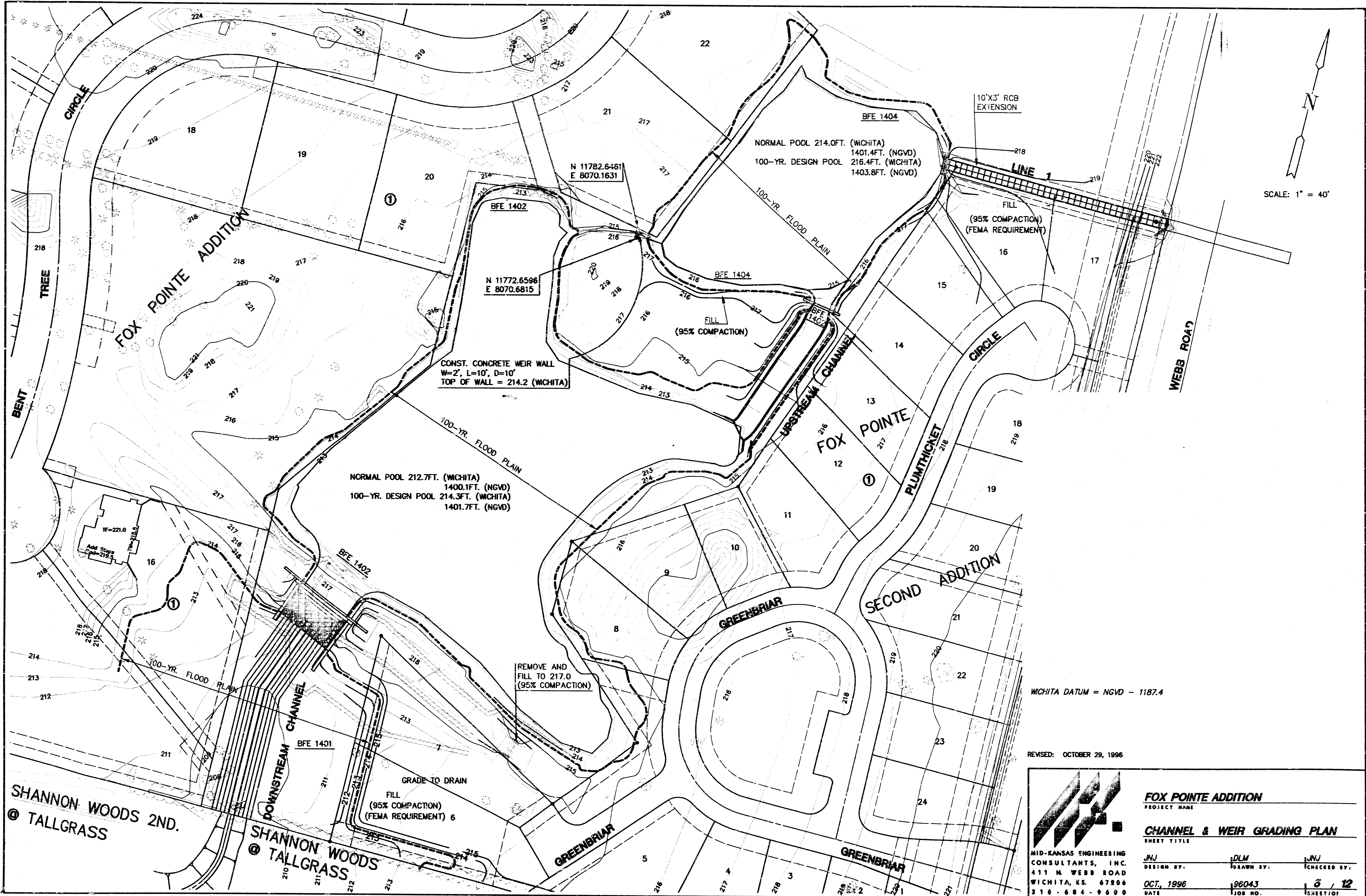
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FOX POINTE ADDITION
 PLAN & PROFILE
 LINE 1 SWS #375
 PROJECT NO. 468-81893



SCALE: 1" = 20' HORIZ.
 1" = 5' VERT.





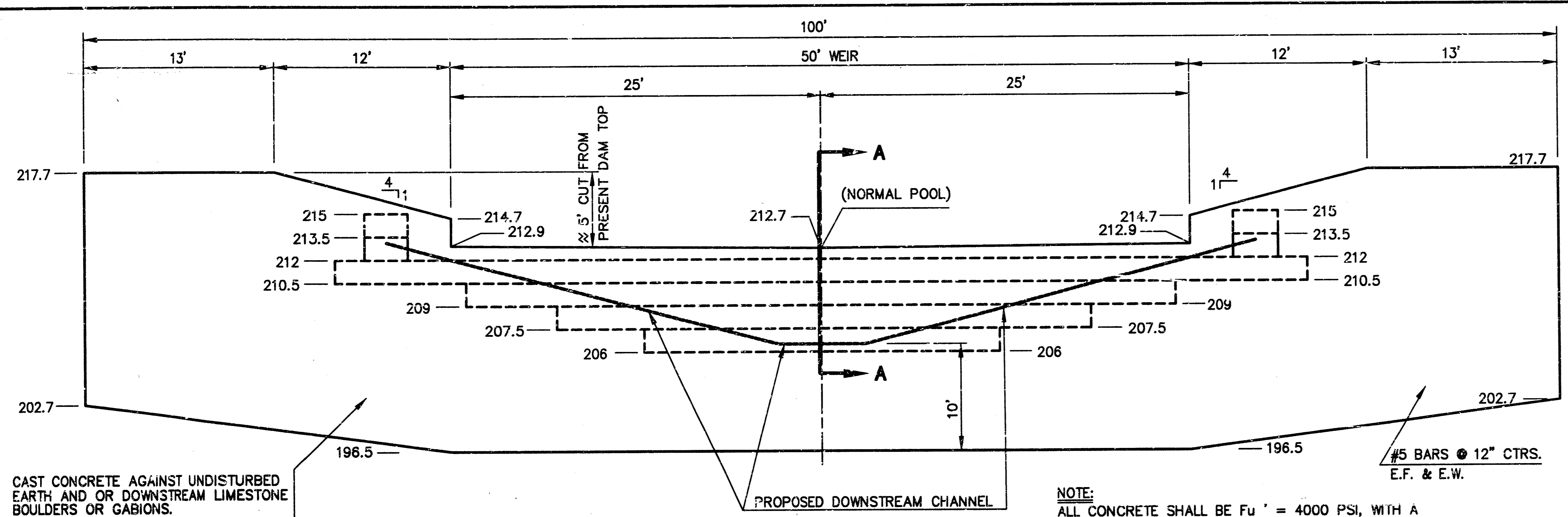
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WICHITA DATUM = NGVD - 1187.4

REVISED: OCTOBER 29, 1996

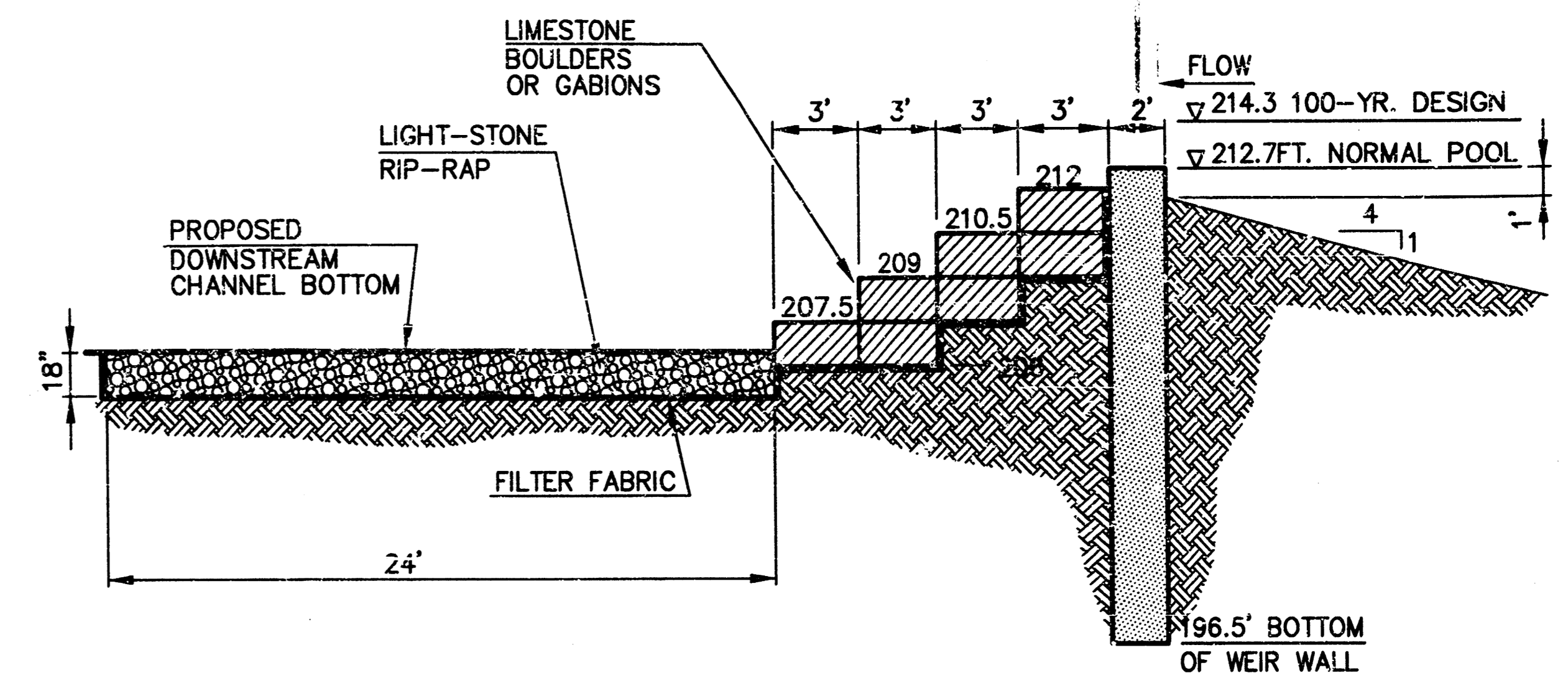
<p>MID-KANSAS ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS. 67206 316-686-9600</p>	FOX POINT ADDITION	
	PROJECT NAME	
	CHANNEL & WEIR GRADING PLAN	
	SHEET TITLE	
DESIGN BY: JNJ	DRAWN BY: JDL	CHECKED BY: JNJ
DATE: OCT., 1996	JOB NO.: 96043	SHEET/OF: 5 / 12

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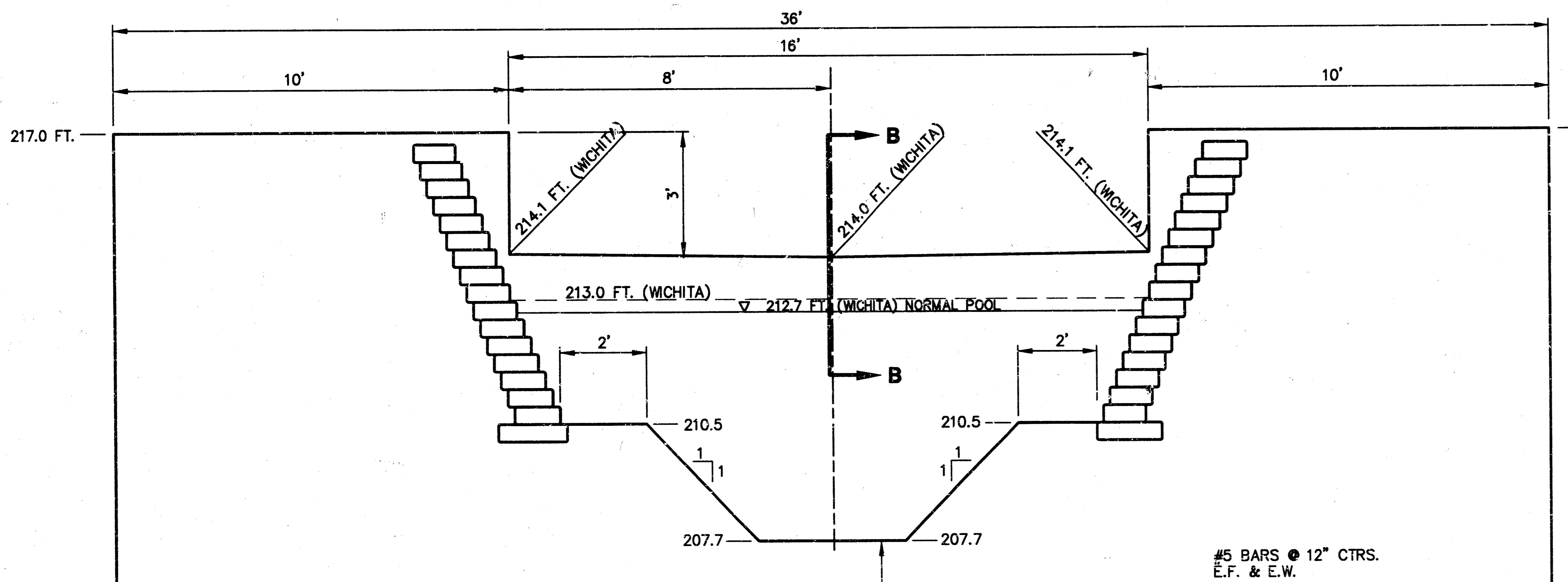


**SECTION LOOKING DOWNSTREAM
DOWNSTREAM CONCRETE WEIR**
SCALE: 1" = 5'

NOTE:
ALL CONCRETE SHALL BE $F_u = 4000$ PSI, WITH A DESIGN MIX OF 6.5 SACKS PER CUBIC YARD. BEVEL ALL EXPOSED EDGES WITH A 3/4" MOULDING. ALL CLEARANCES TO REINFORCING SHALL BE 2", UNLESS OTHERWISE NOTED.

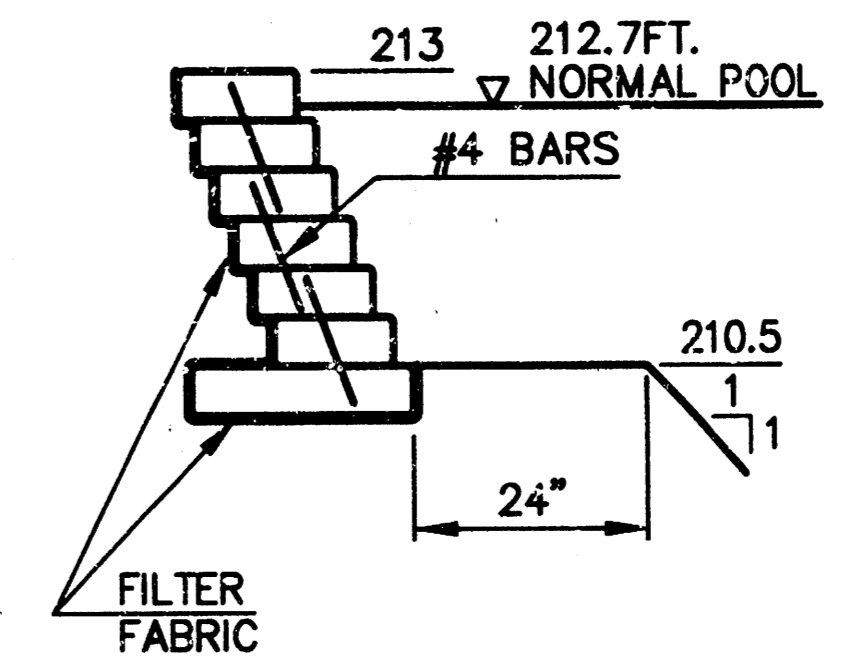


SECTION 'A-A'
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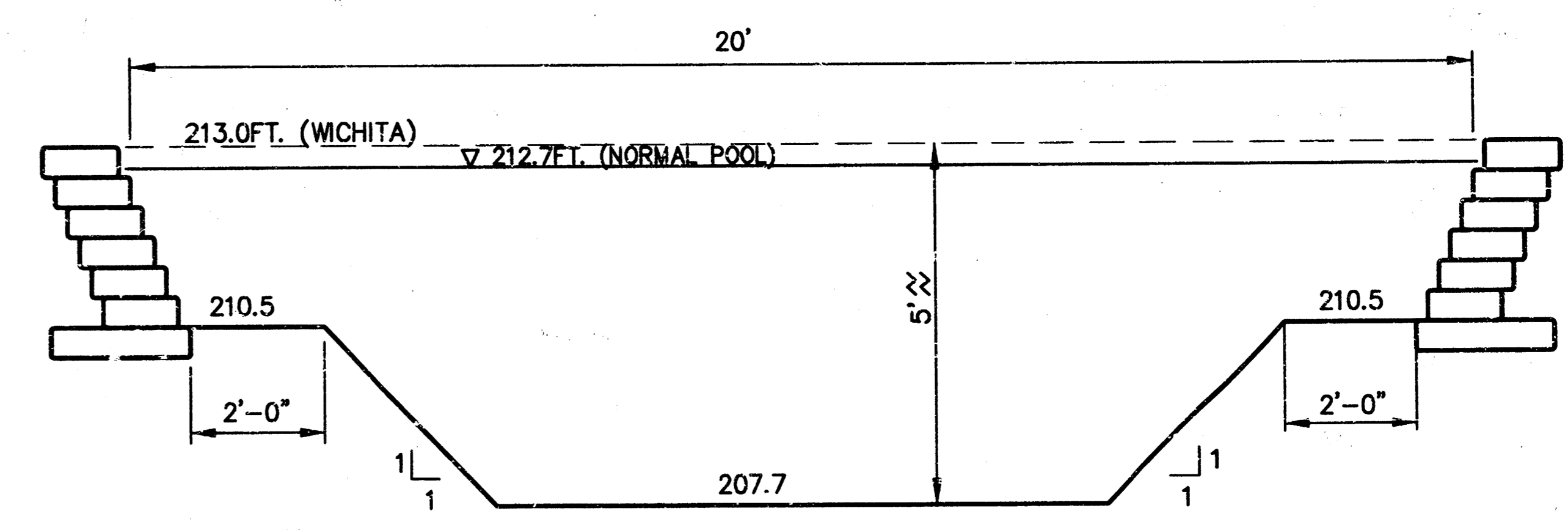


**SECTION LOOKING UPSTREAM
UPSTREAM CONCRETE WEIR**
SCALE: 1" = 5'

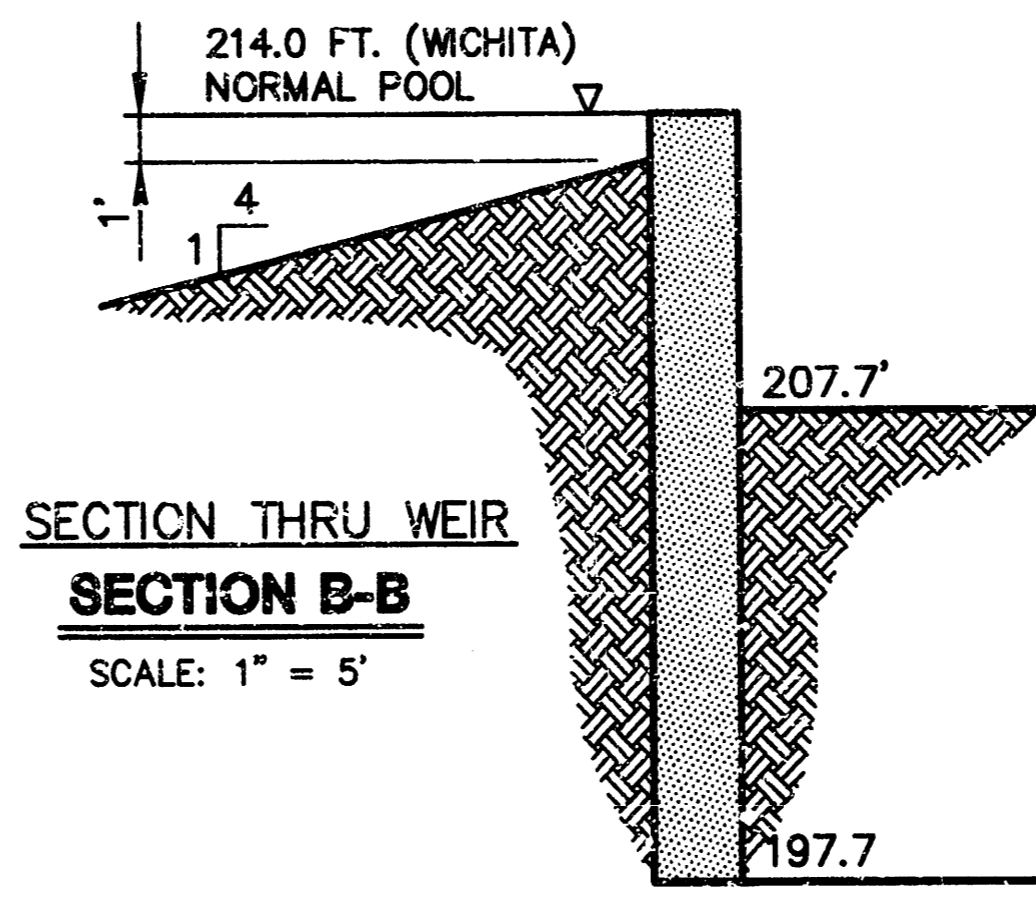
#5 BARS @ 12" CTRS.
E.F. & E.W.



TYPICAL X-SECTION
SCALE: 1" = 2'



**TYPICAL CROSS SECTION
UPSTREAM CHANNEL**
SCALE: 1" = 5'



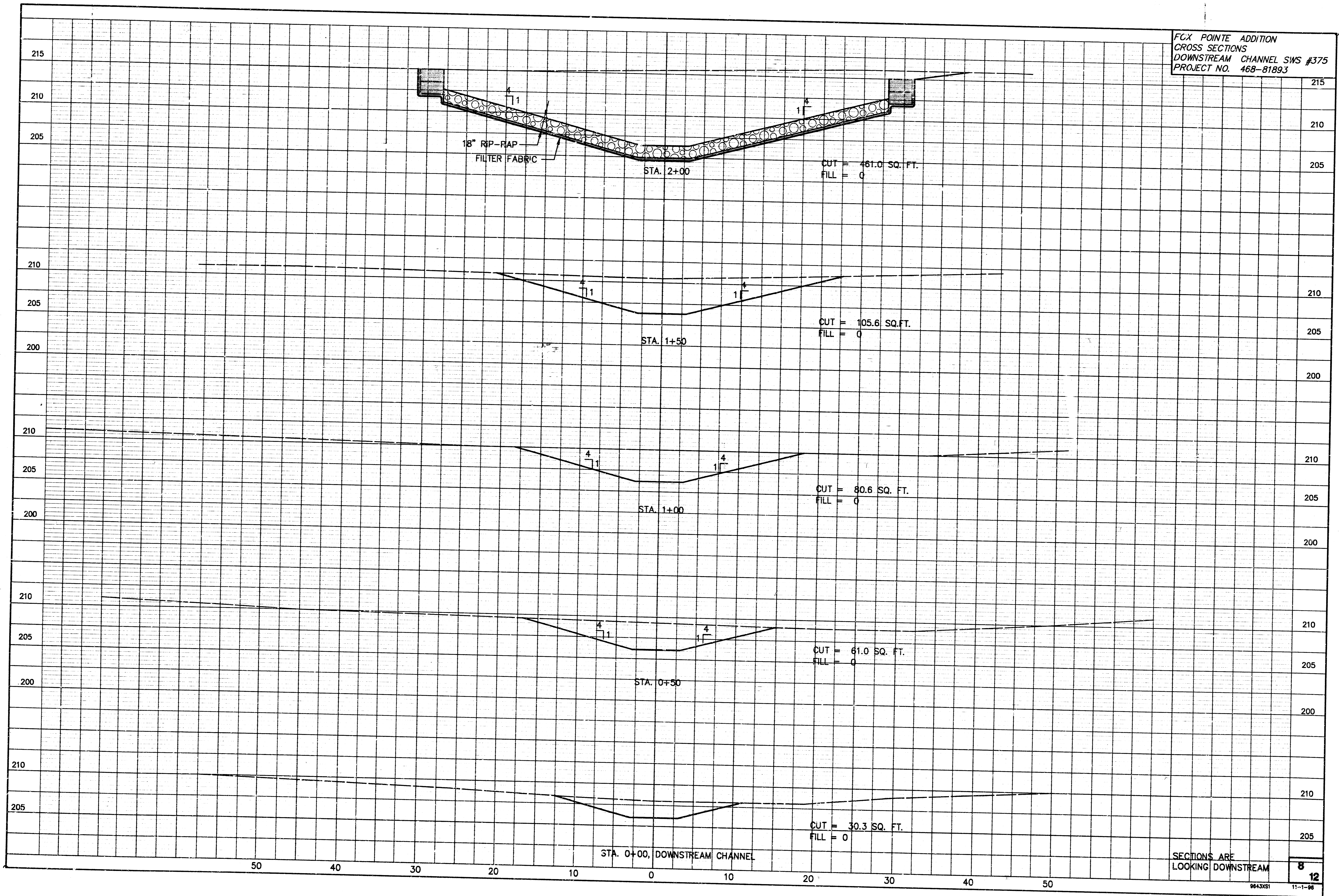
**SECTION THRU WEIR
SECTION B-B**
SCALE: 1" = 5'

REVISED: OCTOBER 29, 1996

	FOX POINTE ADDITION		
	PROJECT NAME		
CHANNEL DETAILS			
SHEET TITLE			
MID-KANSAS ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS. 67206 316-684-9600	INJ DESIGN BY. OCTOBER, 1996 DATE	DLM DRAWN BY. 96043 JOB NO.	INJ CHECKED BY. 6 / 12 SHEET/OF

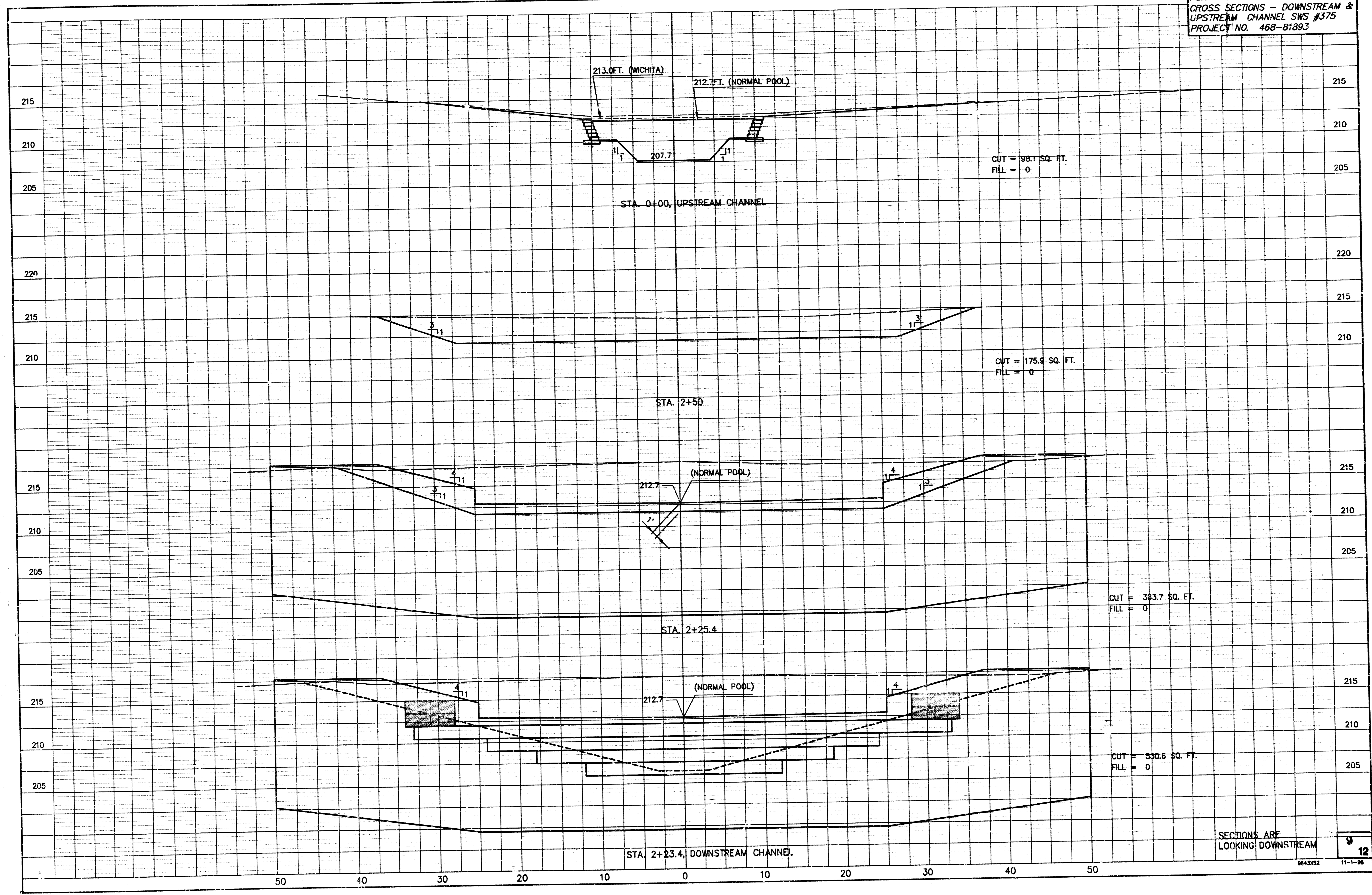
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FCX POINTE ADDITION
 CROSS SECTIONS
 DOWNSTREAM CHANNEL SWS #375
 PROJECT NO. 468-81893



SECTIONS ARE
 LOOKING DOWNSTREAM

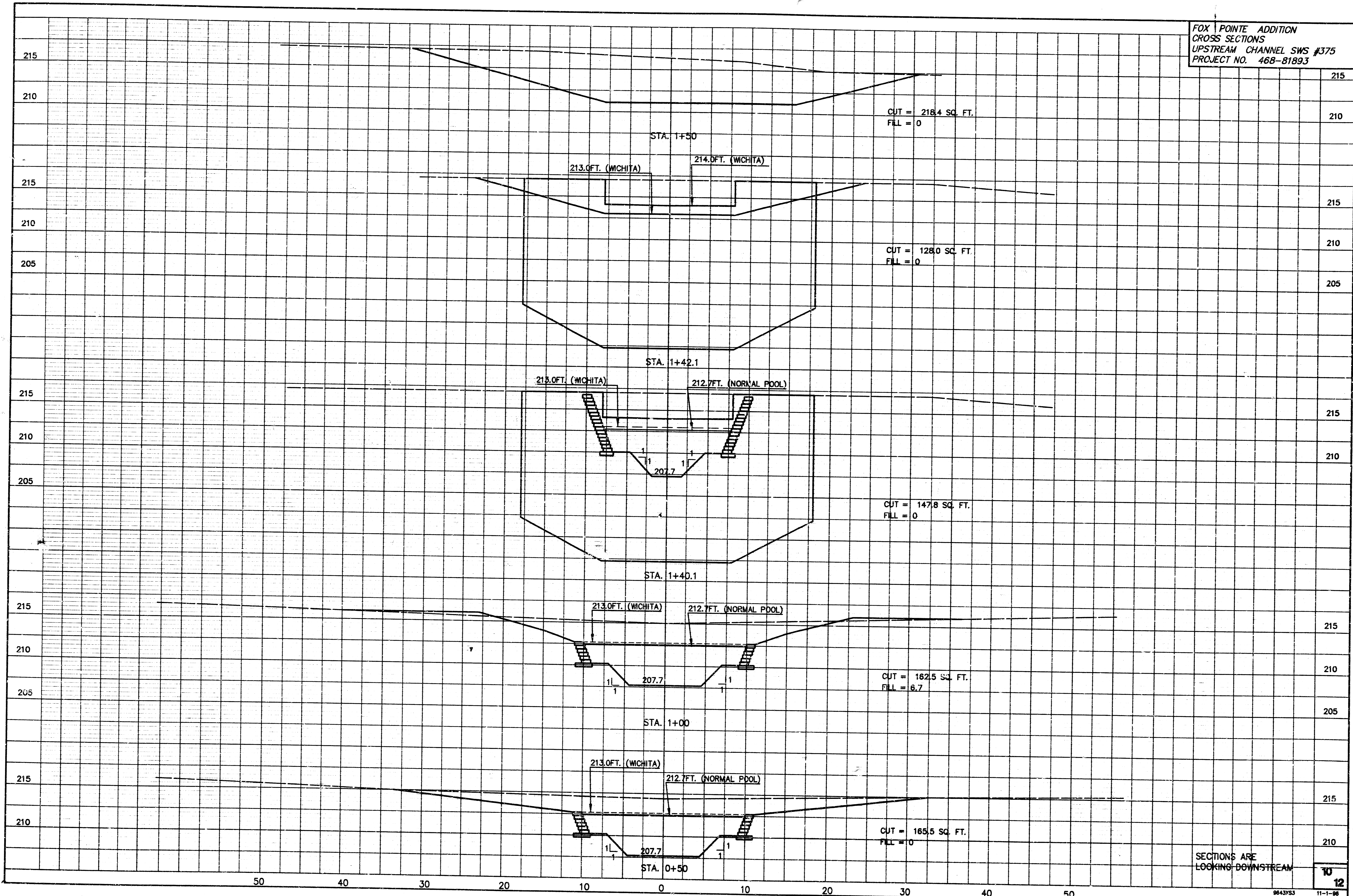
FOX POINTE ADDITION
 CROSS SECTIONS - DOWNSTREAM &
 UPSTREAM CHANNEL SWS #375
 PROJECT NO. 468-81893



SECTIONS ARE
 LOOKING DOWNSTREAM

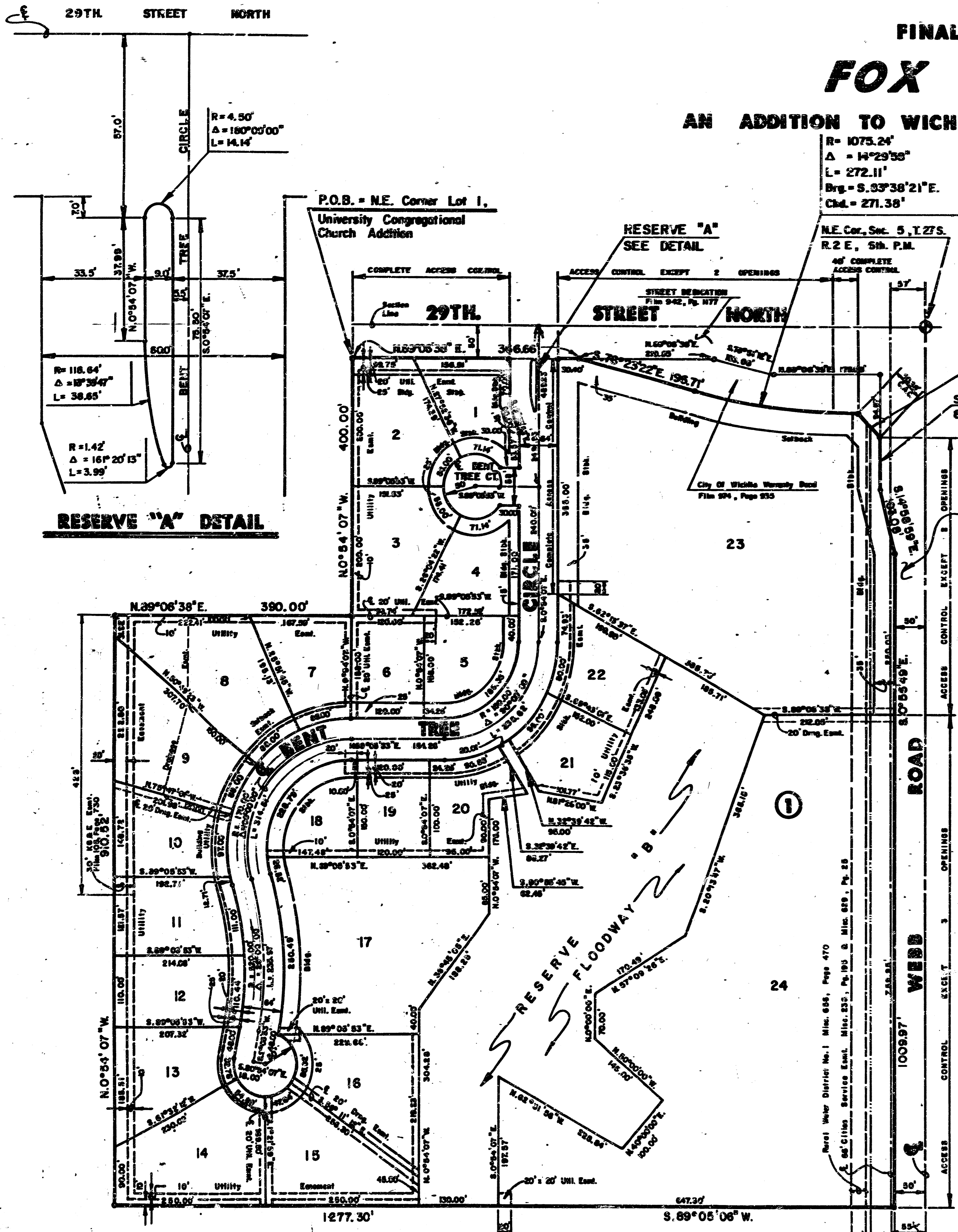
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FOX POINTE ADDITION
 CROSS SECTIONS
 UPSTREAM CHANNEL SWS #375
 PROJECT NO. 468-81893

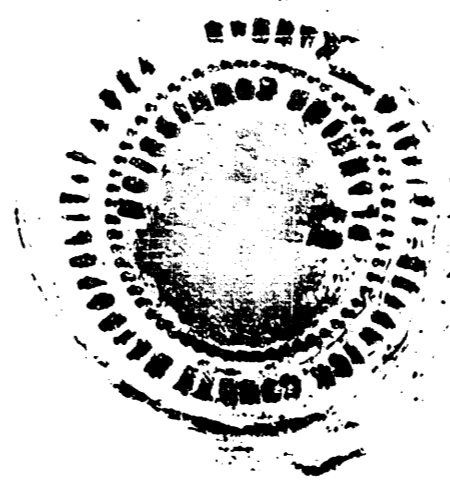


SECTIONS ARE
 LOOKING DOWNSTREAM

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**FINAL PLAT OF
FOX POINTE
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**



I, Kenneth E. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOX POINTE" an addition to Wichita, Sedgewick County, Kansas, into Lots, Block, Streets, and Reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in Government Lot 1, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgewick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, University Congregational Church Addition, an addition to Wichita, Sedgewick County, Kansas; thence S 89° 08' 30" E, 355.66 feet, parallel and 50' South of the North Line of said Government Lot 1; thence S 76° 23' 22" E, 196.71 feet to a point on a curve to the left; thence along said curve 122.11 feet, said curve having a central angle of 14° 29' 58", a radius of 1075.24 feet and a long chord of 271.38 feet, bearing S 83° 38' 21" E; thence S 45° 00' 22" E, 58.38 feet to a point lying 75.00 feet West of the East Line of said Government Lot 1; thence S 00° 54' 48" E, 80.33 feet, parallel with the East Line of said Government Lot 1; thence S 14° 58' 58" E, 103.08 feet to a point lying 53.00' West of the East Line of said Government Lot 1; thence S 00° 15' 49" E, 1089.97 feet to the North Line of Dear Run Addition, an addition to Wichita, Sedgewick County, Kansas; thence S 89° 05' 00" W, 1277.38 feet along the North Line of said Dear Run Addition, to the East Line of Witherspoon 2nd Addition, an addition to Wichita, Sedgewick County, Kansas; thence N 00° 54' 07" W, 910.52 feet along the East Line of said Witherspoon 2nd Addition to the South Line of said University Congregational Church Addition; thence N 89° 08' 30" E, 350.00 feet along the said South Line of University Congregational Church Addition to the East Line of said University Congregational Church Addition; thence N 00° 54' 07" W, 408.68 feet along said East Line of University Congregational Church Addition to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30th day of August, 1988.

Kenneth E. Bengtson
Kenneth E. Bengtson, P.E., B.L.S., 1922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226



Janita E. Hattrop
Janita E. Hattrop

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 27th day of August, 1988, before me a Notary Public in and for said State and County, came Janita E. Hattrop, 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.

Mary Ann Tere
Mary Ann Tere
My Appointment Expires: 8-9-92

We, the Mid Kansas Federal Savings & Loan Association, Mortgagees on the above described property, do hereby consent to the plat of "FOX POINTE."

MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION
By: *Max L. Horatz*
Max L. Horatz, Senior Vice-President

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 30th day of August, 1988, before me a Notary Public in and for said State and County, came the Mid Kansas Federal Savings & Loan Association, Wichita, Kansas, by Max L. Horatz, Senior Vice-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. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Karen L. Meyer
Karen L. Meyer
My Appointment Expires: 7/1/90

This plat of "FOX POINTE" has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18th day of August, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
By: *John S. Krutz*
John S. Krutz, Chairman
By: *Marilyn K. Krutz*
Marilyn K. Krutz, Secretary

This plat approved and all dedications shown herein, if any, were approved by the City Council of the City of Wichita, Kansas, this 27th day of August, 1988.

Sheldon Kamen
Sheldon Kamen, Mayor
By: *Dale C. Dean*
Dale C. Dean, Deputy City Clerk

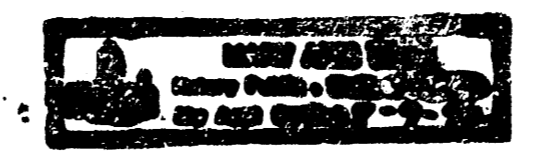
Entered on transfer record this 6th day of October, 1988.
Richard J. Hattrop
Richard J. Hattrop, County Clerk

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 29th day of August, 1988, before me a Notary Public in and for said State and County, came Richard J. Hattrop, 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.

Pat Kettler
Pat Kettler, Register of Deeds
By: *Ed Reed*
Ed Reed, Deputy

Mary Ann Tere
Mary Ann Tere
My Appointment Expires: 8-9-92

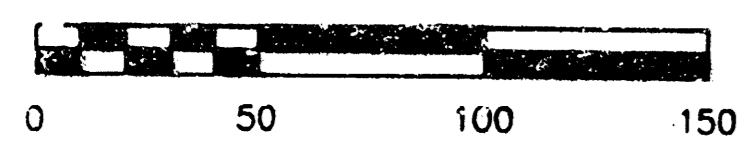


Film Rec
1427-1719

FINAL PLAT FOX POINTE SECOND ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



1" = 50'



LEGEND

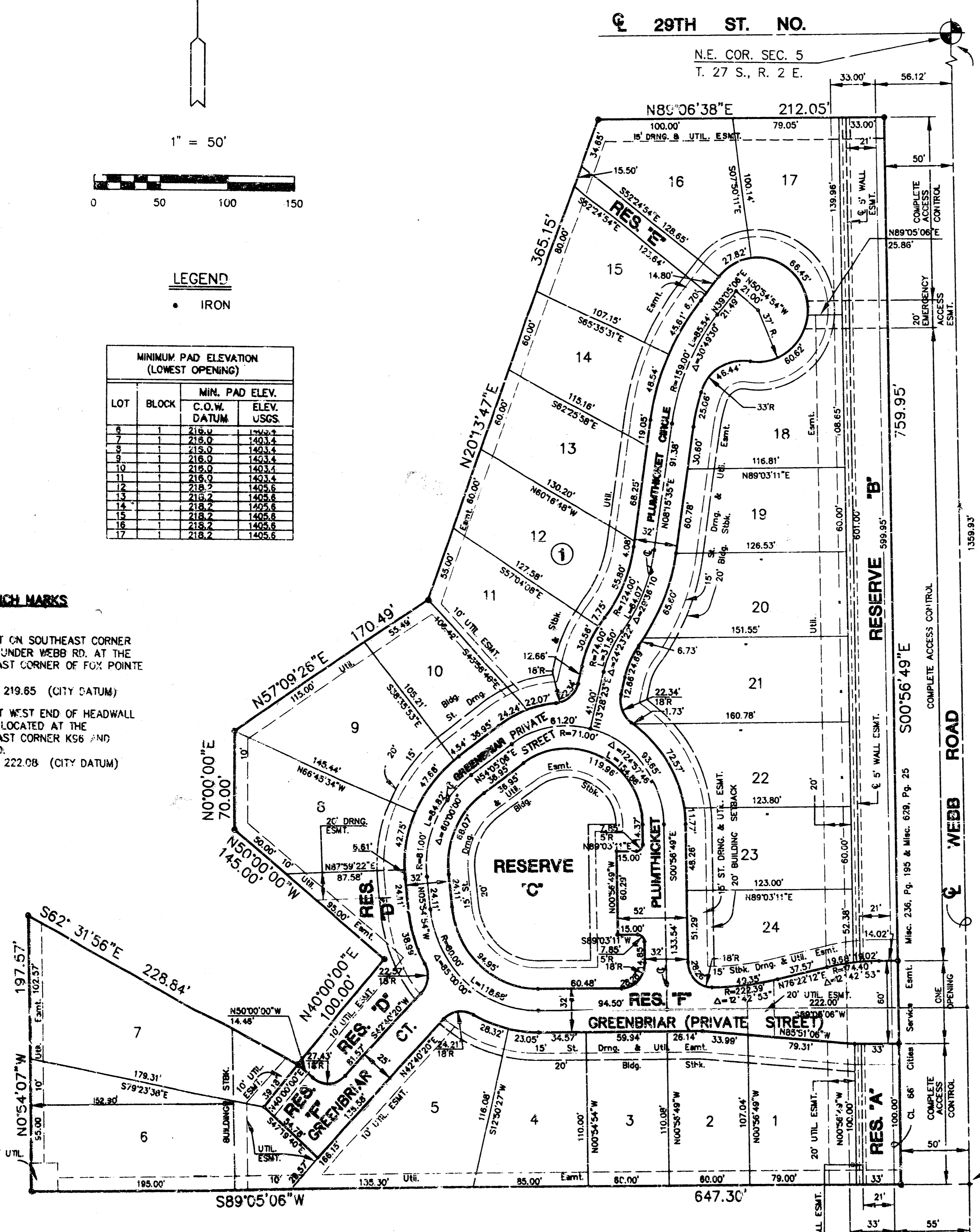
• IRON

MINIMUM PAD ELEVATION (LOWEST OPENING)		
LOT	BLOCK	MIN. PAD ELEV. C.O.W. DATUM ELEV. USGS
6		219.0
7		219.0
8		219.0
9		219.0
10		219.0
11		219.0
12		218.2
13		218.2
14		218.2
15		218.2
16		218.2
17		218.2

BENCH MARKS

BM #1 "•" CUT ON SOUTHEAST CORNER OF RCB UNDER WEBB RD. AT THE NORTHEAST CORNER OF FOX POINTE SECOND ELEV. = 219.85 (CITY DATUM)

BM #2 "•" CUT WEST END OF HEADWALL OF RCB LOCATED AT THE NORTHEAST CORNER K96 AND WEBB RD. ELEV. = 222.08 (CITY DATUM)

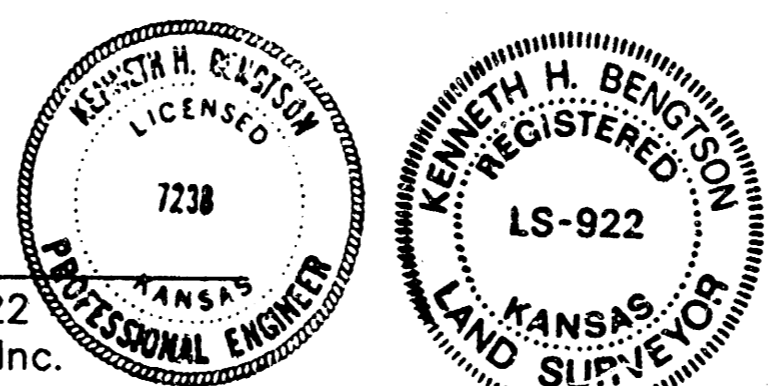


I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FOX POINTE SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, and reserves the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 24, Block 1, FOX POINTE, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, easements, building setbacks including the Drainage Easement on Film 1131, Page 292 within the above described property are hereby vacated and replated 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 21st day of February, 1996.



Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the lands as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same surveyed and platted into lots, a block, and reserves the same to be known as "FOX POINTE SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The 5.00' wall easement is granted for the construction and maintenance of a privacy wall, public utilities are allowed to cross the wall easement. Reserves A, B, C, D, E, and F shall be platted for landscaping, irrigation, lighting, and sidewalks. Reserve F is also platted for entry monuments and entry gate, streets, and parking. The Reserves shall be owned and maintained by the homeowners association. All abutters right of access to or from Webb Road over and across the East lines Reserve A and B of FOX POINTE SECOND ADDITION, are hereby granted to the City of Wichita. Minimum pad elevations are as indicated on the face of the plat. The 20' Emergency Access Easement is granted for emergency vehicles.

LEEWOOD HOMES, INC.

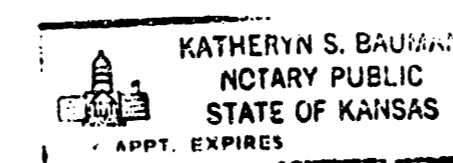
Joe H. Lee, Pres.
Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 21st day of February, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of Leewood Homes, Inc., 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Kathryn S. Bauman
Kathryn S. Bauman
Notary Public
My appointment expires: 1-24-99



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

Dated this 25th day of January, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Susan Osborne-Howes
Susan Osborne-Howes, Chairman

Marvin S. Krout
Marvin S. Krout, Secretary



This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 21st day of March, 1996.

Bob Knight
Bob Knight, Mayor



Pat Burnett
Pat Burnett, Deputy City Clerk

Entered on transfer record this 9th day of April, 1996.

Susan E. Craddock-Spaan
Susan E. Craddock-Spaan, County Clerk

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 10th day of April, 1996.

Pat Kettler
Pat Kettler, Register of Deeds

Phyllis Hernandez
Phyllis Hernandez, Deputy

#1518716

