

SANITARY SEWER TO SERVE

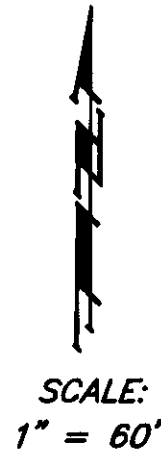
Koch Community Park Addition

Private Project Number: 1806 PPS (607861)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

August 2007



SCALE:
1" = 60'

As Built Plans
Contractor: W. B. Carter
Inspector: Don Eddingfield, Baughman Co.
pdf's by: KEK, 12/04/07

Released 1/2/08
JDL 1/2/08

Bench Mark:

Square Cut on Top of Curb on Oliver at NE Corner
of Subject Parcel Approx. 430 Ft. North of Norwood
Lane.
Elev. = 1349.64 (NGVD 29)

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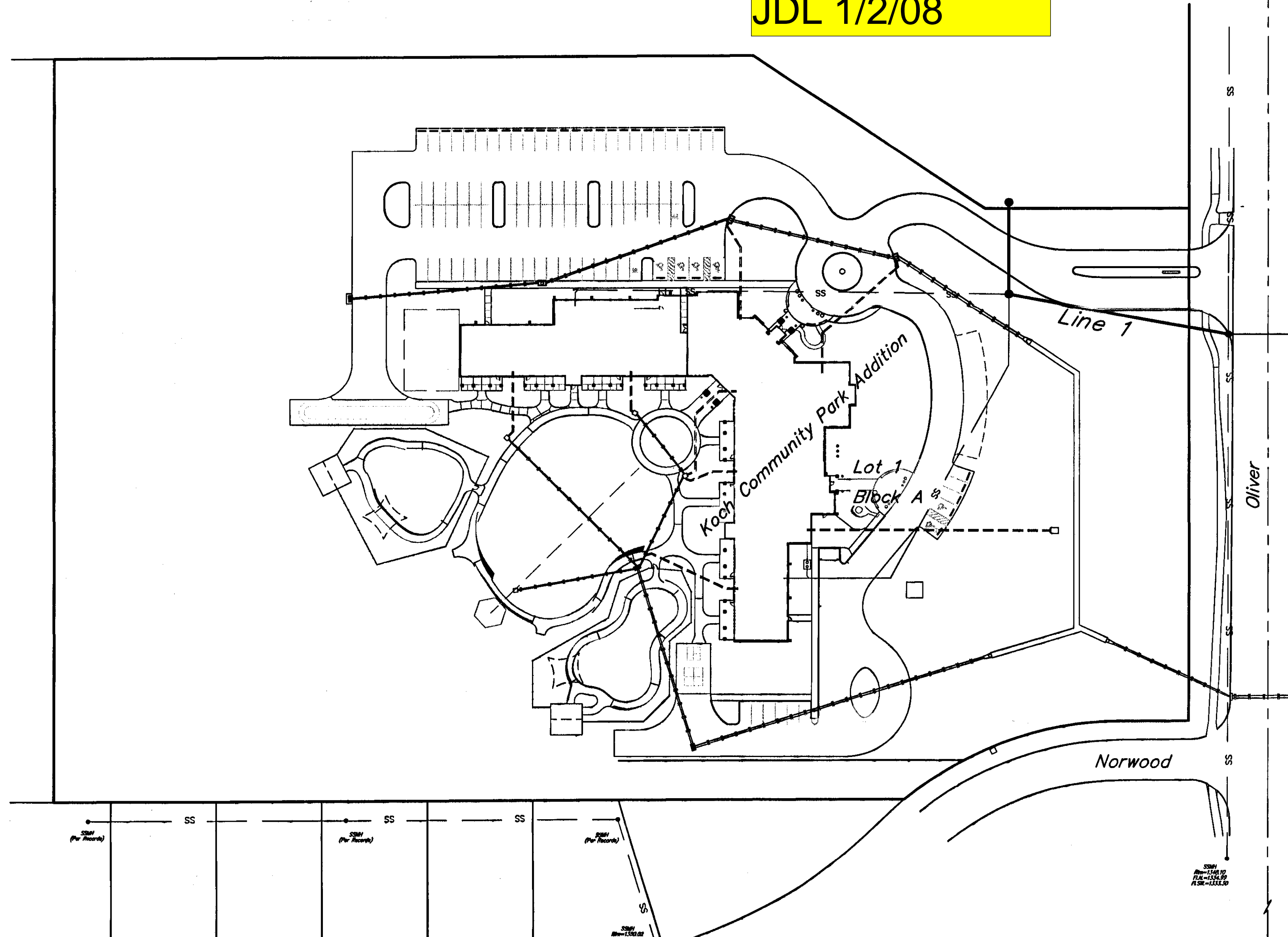
Title Sheet	1
Plan/Profile Sheet	2
Copy of Plat	3
Manhole, Ring & Cover Details	Available on Request
BMP Erosion Details	Available On Request

Legal Description

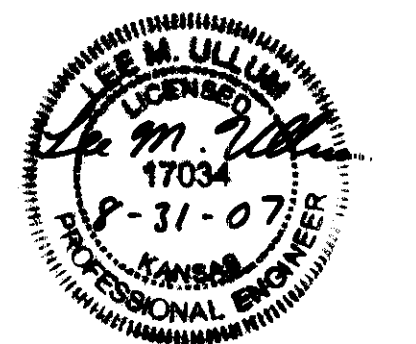
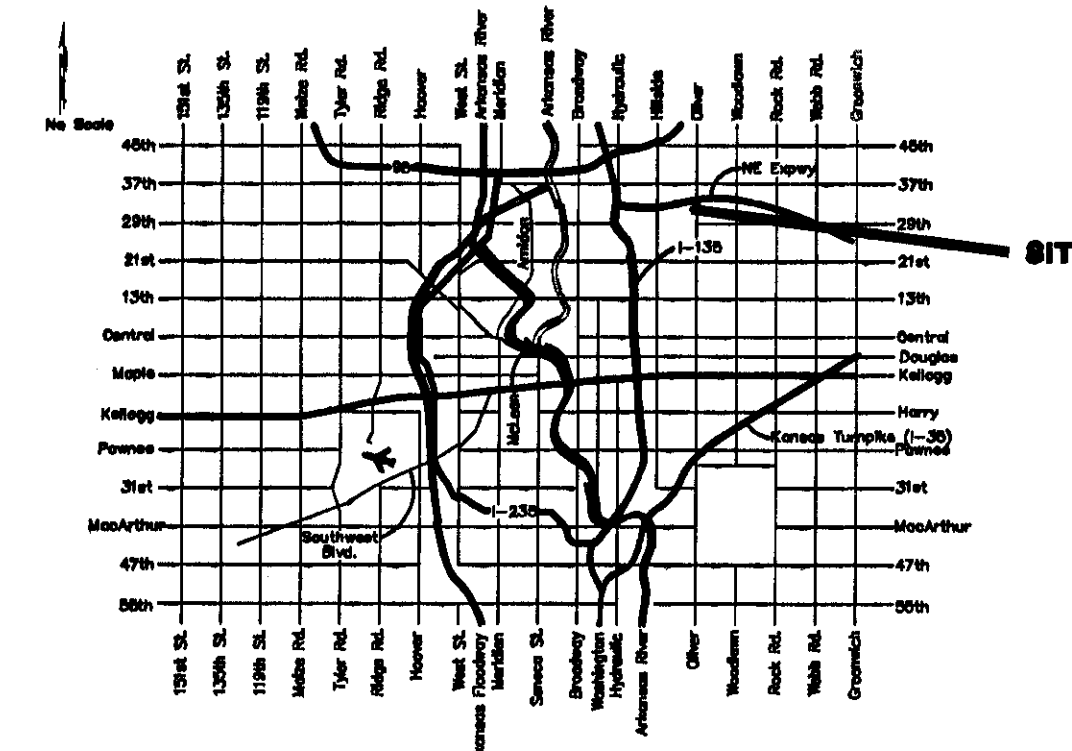
Lot 1, Block A, Koch Community Park Addition, Wichita,
Sedgwick County, Kansas.

General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cox Communications 262-4270
Kansas Gas Service Company 1-888-482-4950
Westar Energy (Electric) 383-8650
Aquila Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-286-8313
City of Wichita Water Dept. (Water) 262-6000
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All sanitary sewers and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor to remove concrete sidewalk to the nearest construction joint if within 3' of joint. Saw cut if over 3' from joint. Removal and replacement of pavement shall not be paid for directly, but shall be considered incidental to other items in the project.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). Any work done without inspection will be required to be uncovered for inspection.
- 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 State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. 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.
- Cuts made to paved surfaces on public property will be repaired by the City's contractor and charged against the owner/applicant. Unit repair prices are available from the City at 268-4418. A surcharge may be applicable; call 268-4418 for details. Repair costs to be paid prior to release of sewer service if sewer service is affected. Contractor shall obtain permit prior to construction.



Location Map



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

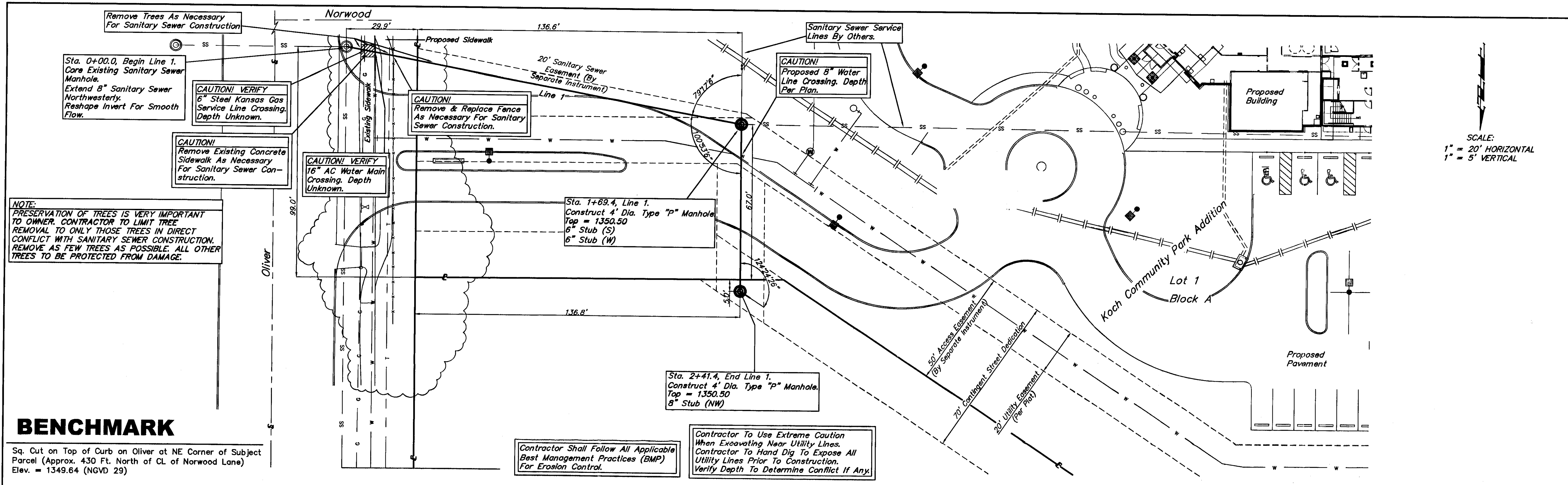
Sanitary Sewers URH 9/14/07

NOTE TO CONTRACTORS

Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-263-7211 F 316-263-1019
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL

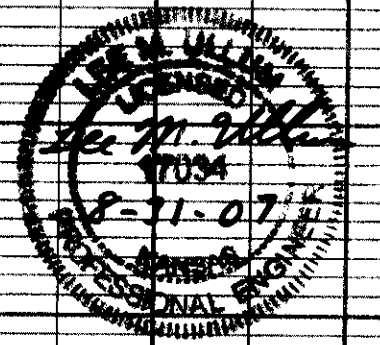
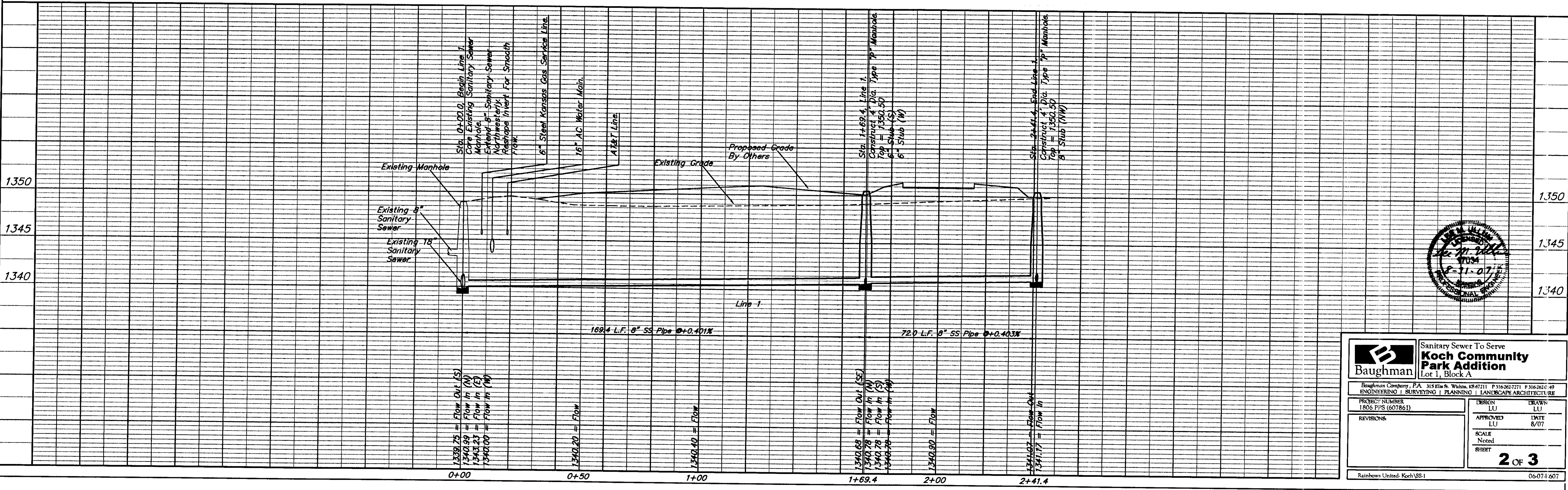
NOTE:
PRESERVATION OF TREES IS VERY IMPORTANT TO OWNER. CONTRACTOR TO LIMIT TREE REMOVAL TO ONLY THOSE TREES IN DIRECT CONFLICT WITH SANITARY SEWER CONSTRUCTION. REMOVE AS FEW TREES AS POSSIBLE. ALL OTHER TREES TO BE PROTECTED FROM DAMAGE.

BENCHMARK

Sq. Cut on Top of Curb on Oliver at NE Corner of Subject Parcel (Approx. 430 Ft. North of CL of Norwood Lane)
Elev. = 1349.64 (NGVD 29)

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.

Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Construction. Verify Depth To Determine Conflict If Any.

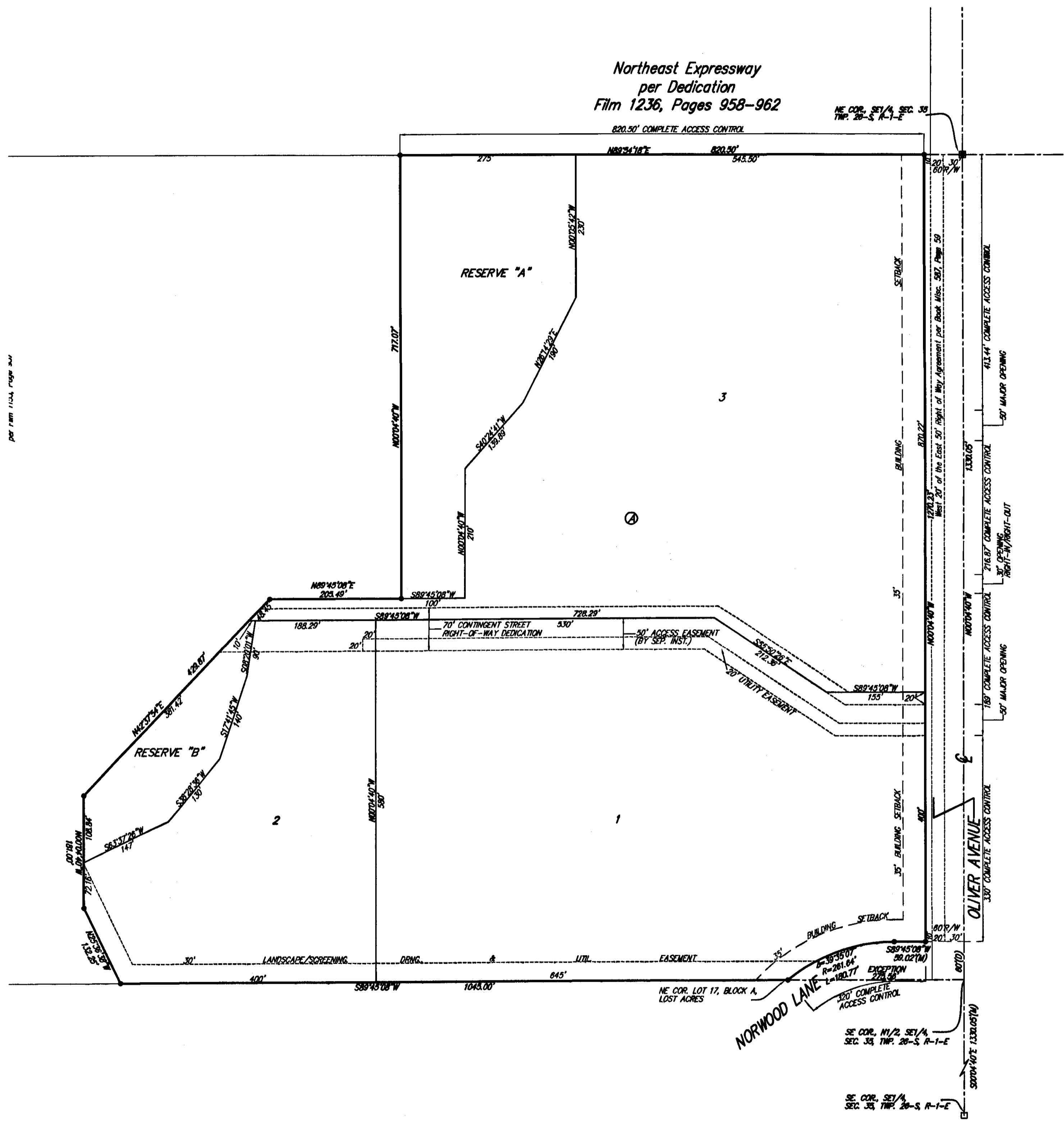


		Sanitary Sewer To Serve Koch Community Park Addition Lot 1, Block A	
<small>Baughman Company, P.A. 315 Elm St., Wichita, KS 67211 P 316-262-7711 F 316-262-49</small> <small>ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>			
PROJECT NUMBER 1806 PPS (607861)	DESIGN LU	DRAWN LU	DATE 8/07
REVISIONS	APPROVED LU	SCALE Noted	SHEET 2 OF 3
<small>Rainbow United - Koch/SS-1</small>		<small>06-071-607</small>	

KOCH COMMUNITY PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Northeast Expressway
per Dedication
Film 1236, Pages 958-962



LOT	BLOCK	ELEVATION
1	A	1352.0
2	A	1352.0
3	A	1354.0

- #4 Baughman Rebar Set
- 1/2" Iron Pipe Found
- 3/4" PEG Iron Pipe Found
- △ 3/4" Iron Pipe Found
- × Stone with Cross Found
- ⊕ #6 Rebar in Concrete Found
- ⊙ #5 RB Rebar Found
- ⊖ P.K. Nail Found
- ⊗ #3 Municipal Rebar Found
- ⊘ #4 Baughman Rebar Found
- ⊙ #5 Mid Kansas Rebar Found
- ⊖ Chiseled Cross Set

NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER KOCH COMMUNITY PARK COMMUNITY UNIT PLAN (CUP 2006-33, DP-304).

NOTE: A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

BENCHMARK: "C" CUT ON TOP OF CURB 30' EAST AND 5' SOUTH OF THE NE CORNER OF THE ADDITION. ELEV. = 1349.64 (NGVD29)

* X * CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND NORWOOD LANE. ELEV. = 1347.61 (NGVD29)

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 "KOCH COMMUNITY PARK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the N 1/4 of the SE 1/4 of Sec. 35, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SE corner of the N 1/4 of said SE 1/4; thence S89°45'08"W along the south line of the N 1/4 of said SE 1/4, 1320.56 feet; thence N25°36'38"W, 132.25 feet to a point 119.50 feet normally distant north of the south line of the N 1/4 of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 181.00 feet to a point 1377.56 feet normally distant west of the east line of the N 1/4 of said SE 1/4; thence N42°37'54"E, 429.87 feet to a point 1085.99 feet normally distant west of the east line of said SE 1/4; thence N89°45'08"E parallel with the south line of the N 1/4 of said SE 1/4, 205.49 feet to a point 880.50 feet normally distant west of the east line of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 717.07 feet, more or less, to a point on the north line of said SE 1/4; thence N89°45'08"E along the north line of said SE 1/4, 880.50 feet to the NE corner of said SE 1/4; thence S00°04'40"E along the east line of said SE 1/4, 1330.05 feet to the point of beginning, except that part of the N 1/4 of said SE 1/4 described as follows: beginning at the SE corner of the N 1/4 of said SE 1/4; thence northerly along the east line of said SE 1/4, 60.00 feet; thence westerly parallel with the south line of the N 1/4 of said SE 1/4, 102.02 feet to the p.c. of a curve; thence southwesterly on a curve to the left having a radius of 261.64 feet and a delta (erroneously described as deflection) angle of 39°35'07", a distance of 180.77 feet to the south line of said N 1/4 of said SE 1/4; thence east 275.58 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets and Reserves, to be known as "KOCH COMMUNITY PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The landscaping/screening, drainage and utility easement is hereby granted as indicated for drainage purposes, the construction and maintenance of all public utilities and for the construction and maintenance of berms, the protection of existing hedgerows, and the replacement of trees when necessary. Mature trees within the hedgerows in said easements shall not be removed except for utility extension. Trees located within said screening easements that are removed for said utility extension shall be replaced where practical. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, sidewalks, and floodway. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, and sidewalks. Reserves "A" & "B" shall be owned and maintained by the lot owners association for the addition. The streets are hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. The contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said contingent street dedication. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Koch Real Estate Holdings, Inc.
Randy Lair, Vice-President

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2007, by Randy Lair, Vice-President of Koch Real Estate Holdings, Inc., on behalf of the corporation.
Notary Public
My App't. Exp. _____

This plat of "KOCH COMMUNITY PARK ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2007.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Darrell A. Downing, Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2007.

Carl Brewer, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2007.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2007.

Don Brace, 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 _____ day of _____, 2007 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds
Tonya Buckingham, Deputy

KOCH COMMUNITY PARK ADDITION
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\PLAT\KOC\COMMERCIAL PARK\DWG\KOC\COMMUNITY PARK\DWG\RK1