

SANITARY SEWER PLANS

LAT. 5, MAIN 24, W.I.S.

WOODCREST ADDITION

PROJECT NO.

468-76-245-81657-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
 MARCH, 1987

GENERAL NOTES

1. 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 HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. TREES TO BE REMOVED ARE MARKED . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
3. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUND AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.
4. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
5. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
6. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
7. PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTING TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
8. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:
 1. WAR INDUSTRIES SEWER EXTENSION
 2. MAIN 24, WIS
 3. LAT. 2, MAIN 24, WIS
 4. LAT. 3, MAIN 24, WIS
9. PRIOR TO ABANDONING EXISTING PRIVATE 8" SEWER THE FOLLOWING SEWERS MUST HAVE BEEN ACCEPTED BY THE CITY.
 1. WAR INDUSTRIES SEWER EXTENSION
 2. MAIN 24, WIS
 3. LAT. 2, MAIN 24, WIS
 4. LAT. 3, MAIN 24, WIS

THIS PROJECT MUST HAVE PASSED AIR TEST AND T.V. ALSO.

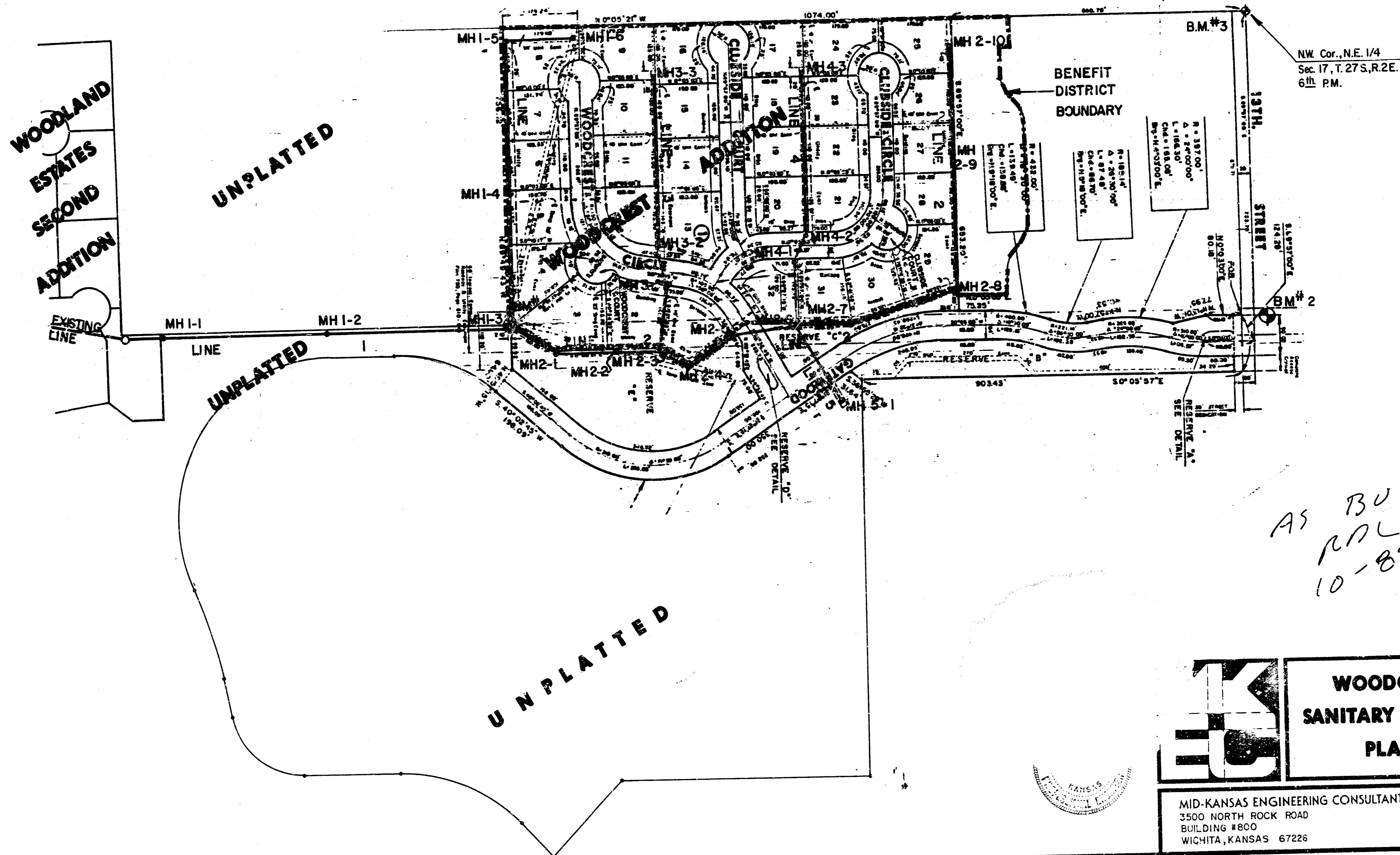
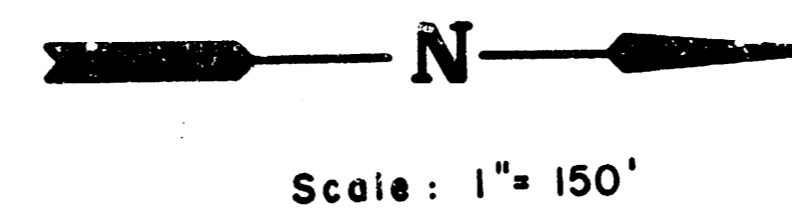
| | |
|------------------------------|----------------|
| ARKLA GAS COMPANY | 942-8350 |
| BELL TELEPHONE | 1-316-571-2115 |
| CABRINGTON | 262-0661 |
| GAS SERVICE COMPANY | 263-7511 |
| KANSAS GAS & ELECTRIC | |
| KANSAS ONE-CALL | 1-800-344-7233 |
| CITY SERVICE | 524-0491 |
| KANSAS GAS SUPPLY | 1-316-256-7243 |
| CONTINENTAL PIPELINE COMPANY | 1-316-681-2081 |

BENCH MARKS

- B.M. #1 Set Spike Step in Corner Post S.E. Corner of Lot 4, Block 1, Woodcrest Addition
Elev. = 179.74
- B.M. #2 "R" in Ritchie Stamped on Top of Curb N.W. Corner of 13th & Gatewood
Elev. = 197.325
- B.M. #3 West Parkway, 1/2 Mile East of Rock Road on 13th, City of Wichita Bench Mark Disc., 36" South and 4' West of Quarter Section Corner
Elev. = 187.591

INDEX TO DRAWINGS

| SHEET NO. | DESCRIPTION |
|-----------|-------------|
| 1 | TITLE SHEET |
| 2 | LINE 1 |
| 3 | LINE 1 & 2 |
| 4 | LINE 2 |
| 5 | LINE 3 |
| 6 | LINE 4 & 5 |
| 7 | FINAL PLAT |



**WOODCREST
SANITARY SEWER
PLANS**

Design: G.J.A.
 Drawn by: D.L.M.
 Checked by: K.H.B.
 Date: March, 1987
 No. no

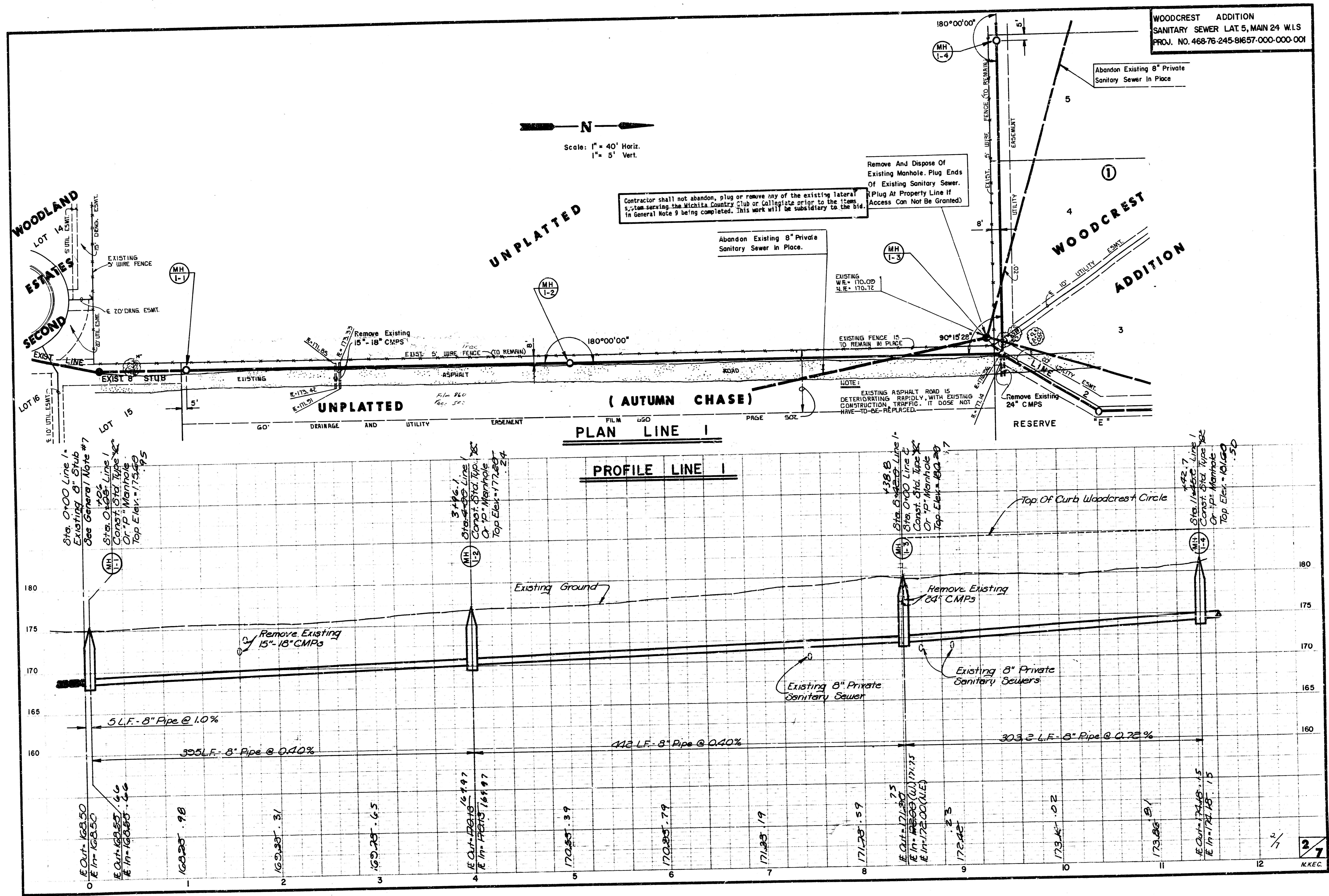
MID-KANSAS ENGINEERING CONSULTANTS PA
 3500 NORTH ROCK ROAD
 BUILDING #800
 WICHITA, KANSAS 67228

682-6561

Sheet **1**
of **7**

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Scale: 1" = 40' Horiz.
 1" = 5' Vert.



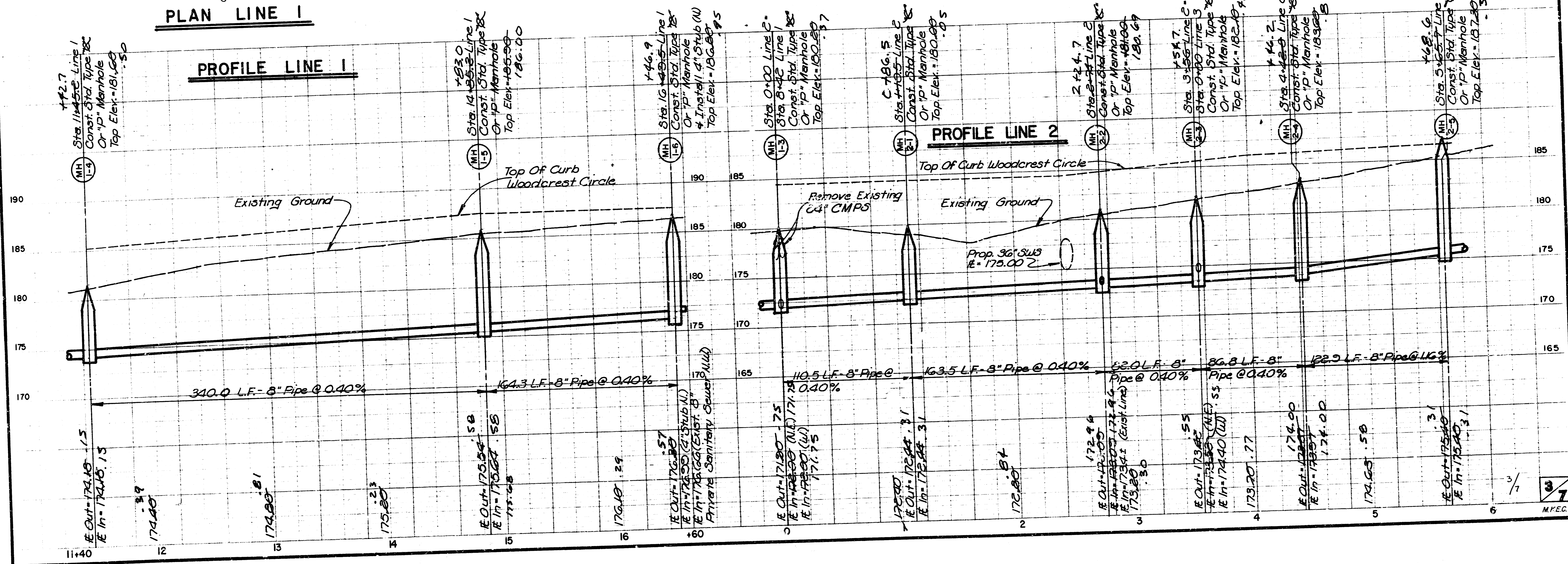
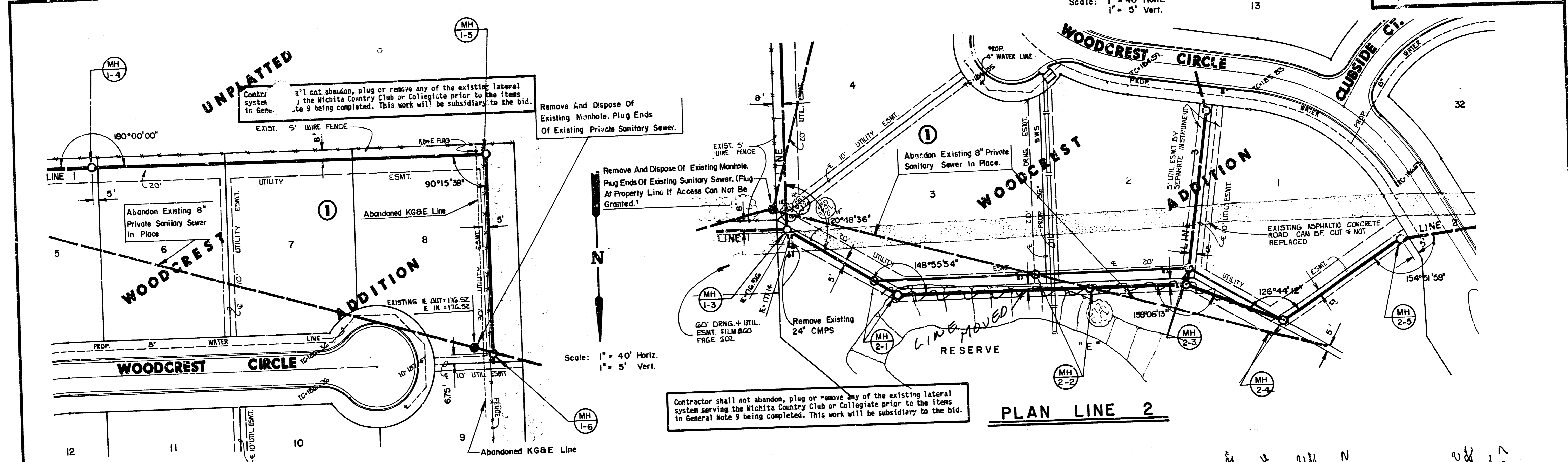
Contractor shall not abandon, plug or remove any of the existing lateral systems serving the Wichita Country Club or Collegiate prior to the issuance of a final permit. This work will be subsidiary to the bid in General Note 9 being completed.

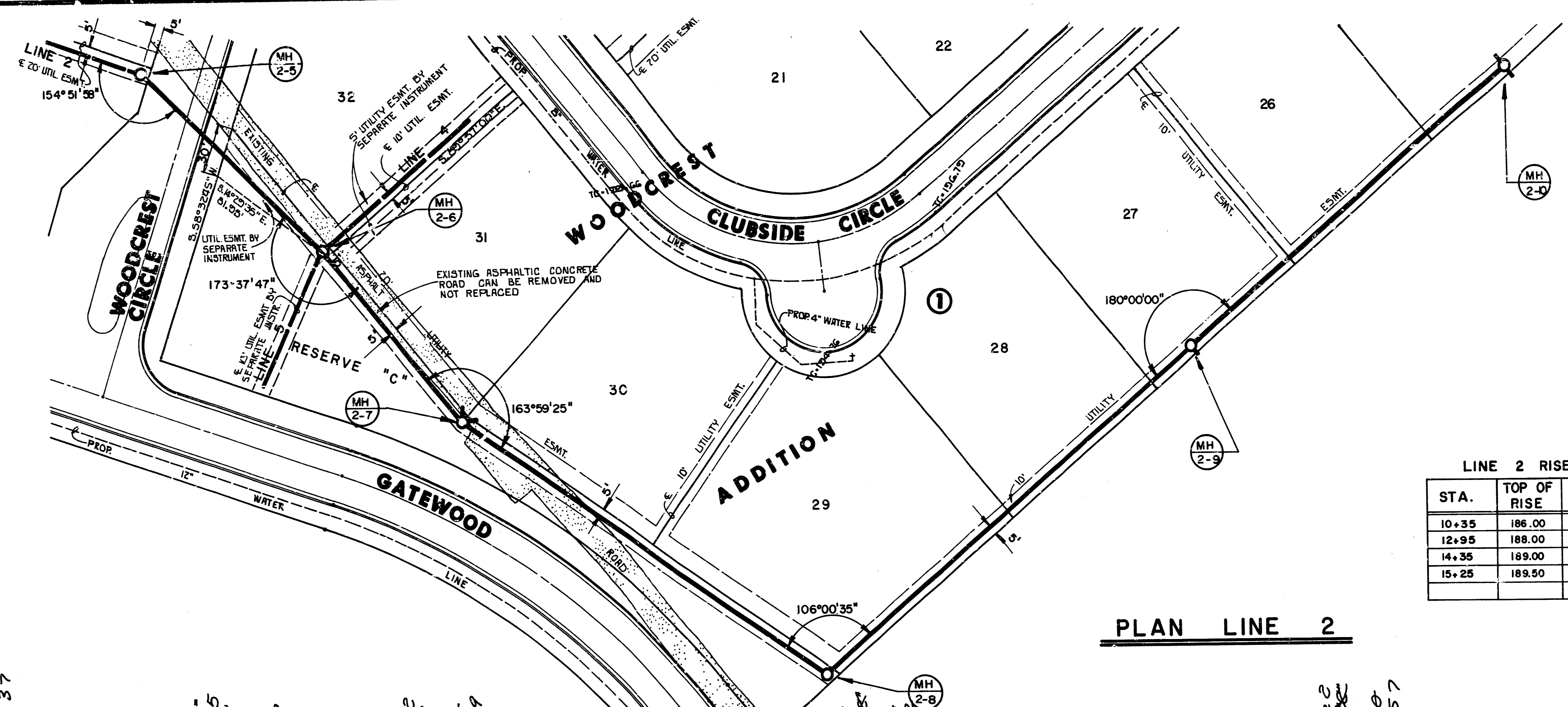
Abandon Existing 8" Private Sanitary Sewer In Place.

Remove And Dispose Of Existing Manhole. Plug Ends Of Existing Sanitary Sewer. (Plug At Property Line If Access Can Not Be Granted)

NOTE: EXISTING ASPHALT ROAD IS DETERIORATING RAPIDLY, WITH EXISTING CONSTRUCTION TRAFFIC. IT DOES NOT HAVE TO BE REPLACED.

Scale: 1" = 40' Horiz.
 1" = 5' Vert.

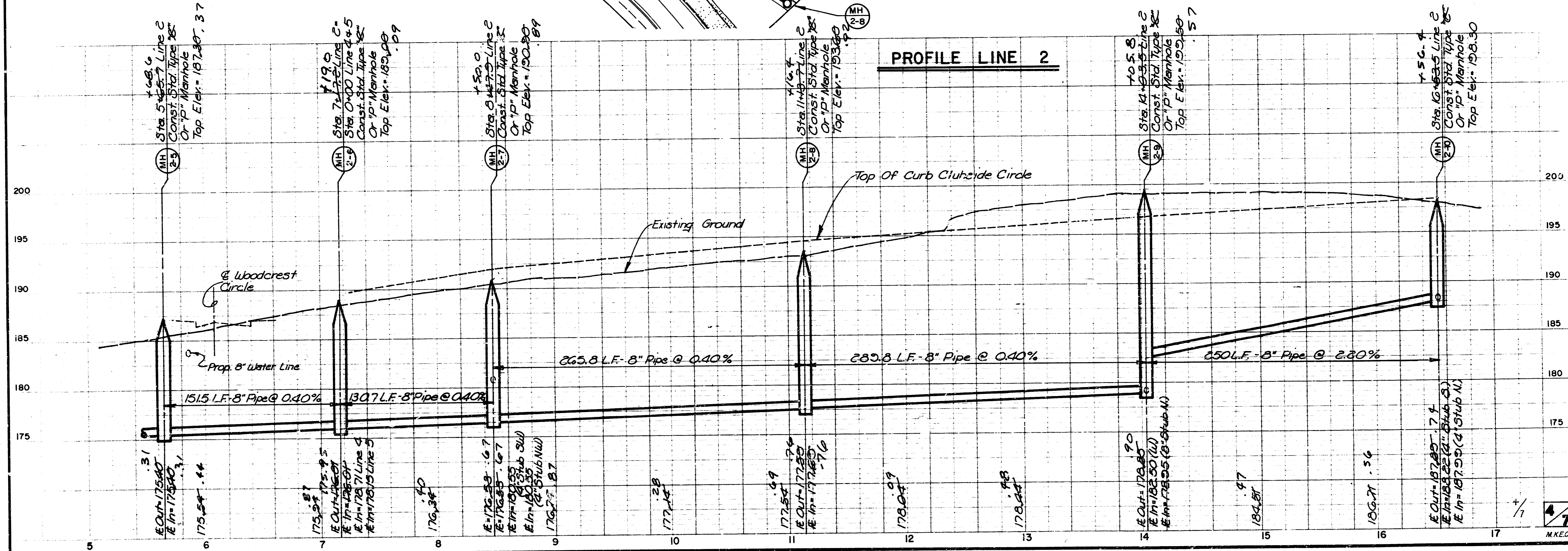




LINE 2 RISERS

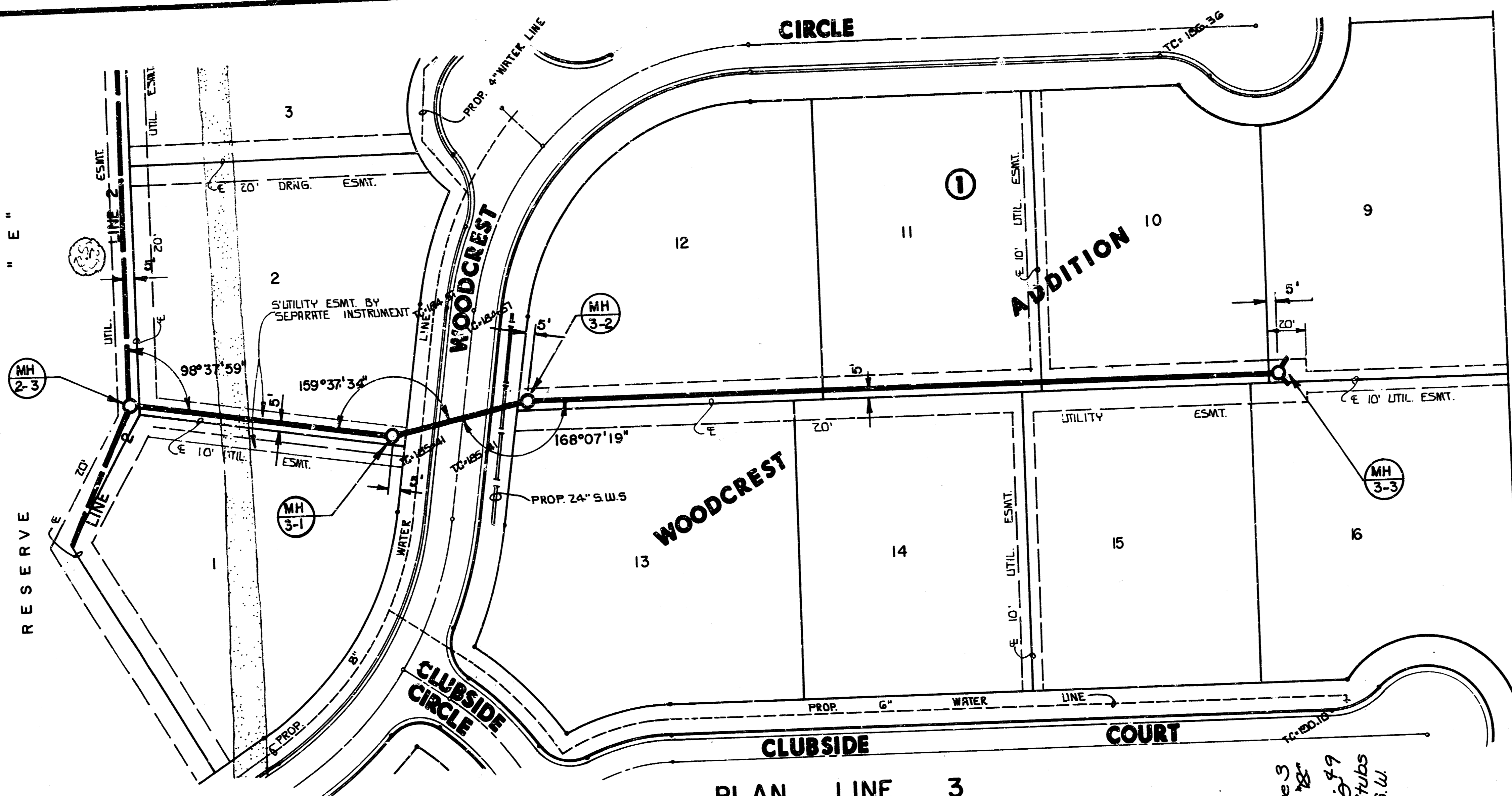
| STA. | TOP OF RISE | LOT |
|-------|-------------|-----|
| 10+35 | 186.00 | 29 |
| 12+95 | 188.00 | 28 |
| 14+35 | 189.00 | 27 |
| 15+25 | 189.50 | 26 |

PLAN LINE 2



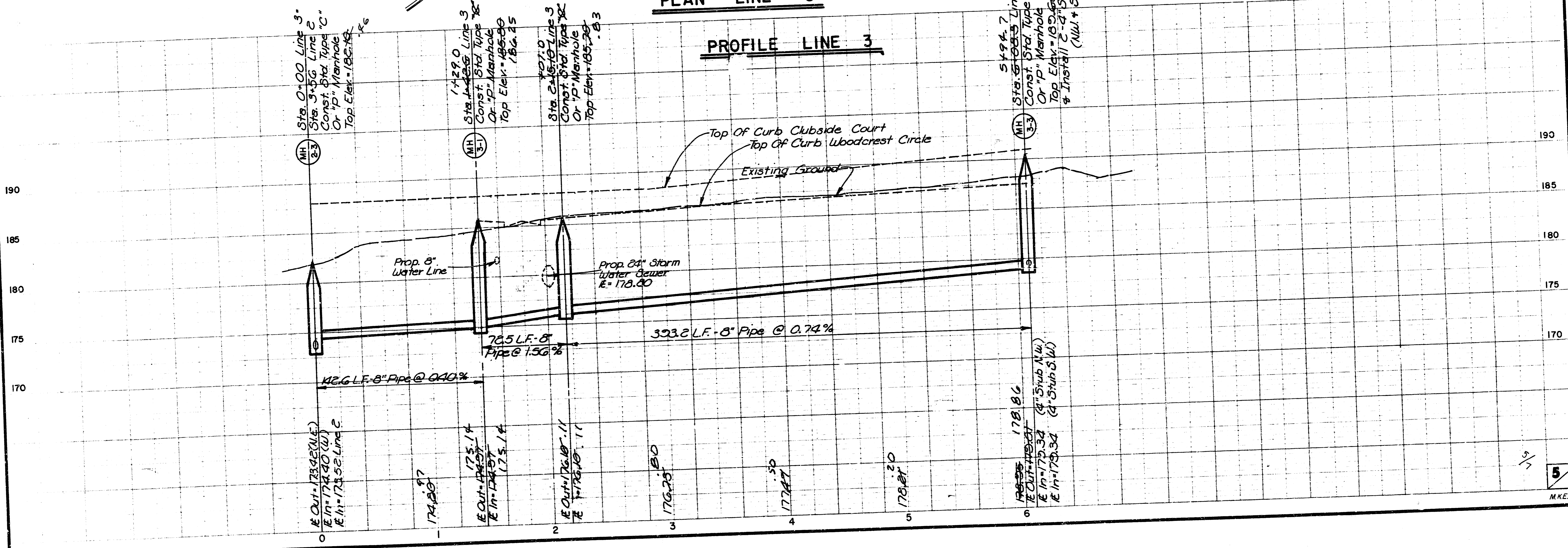
PROFILE LINE 2

Scale: 1" = 40' Horiz.
 1" = 5' Vert.



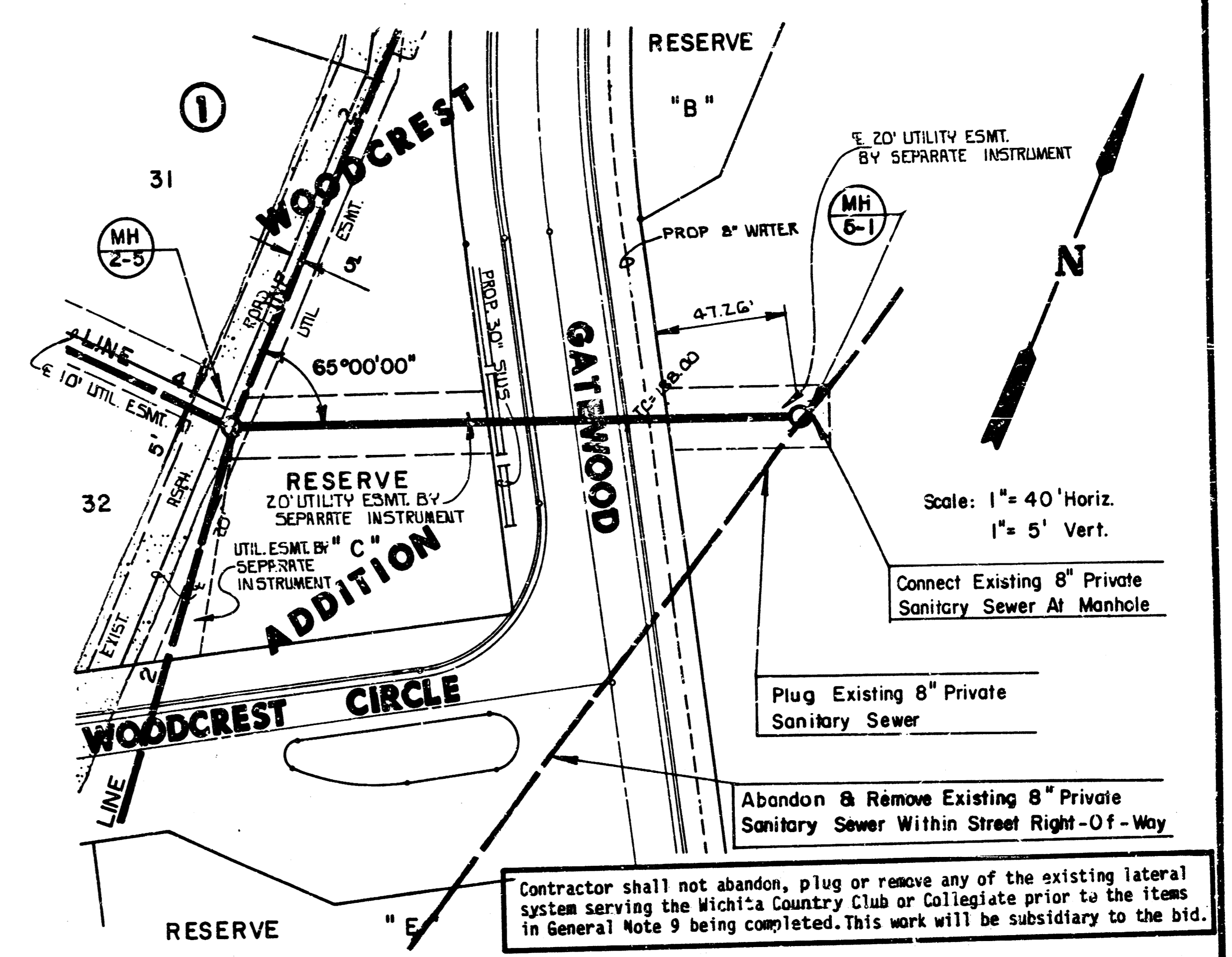
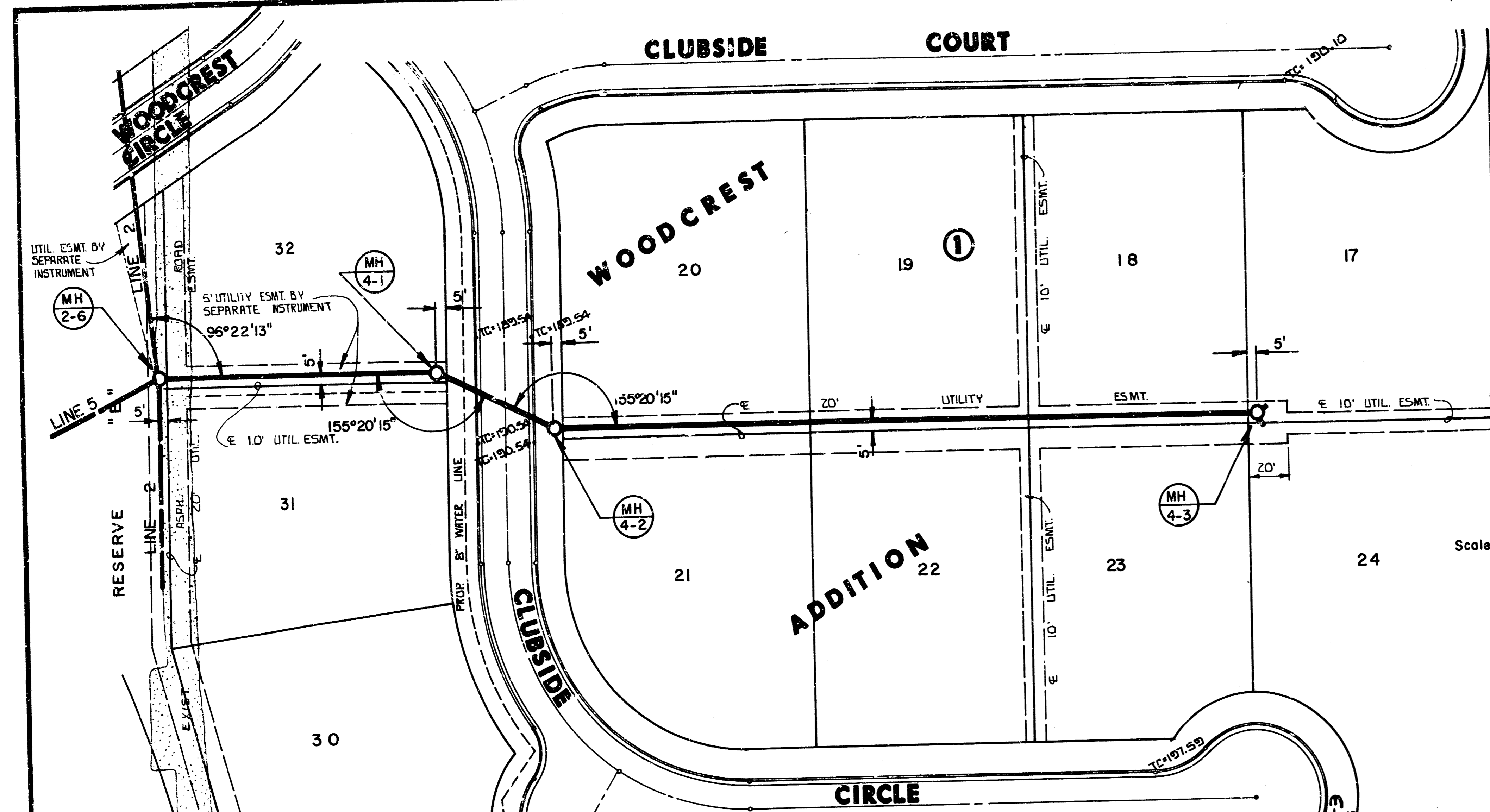
PLAN LINE 3

PROFILE LINE 3



5/7

WOODCREST ADDITION
 SANITARY SEWER LAT. 5, MAIN 24, W.L.S.
 PROJ. NO. 468-76-245-81657-000-000001

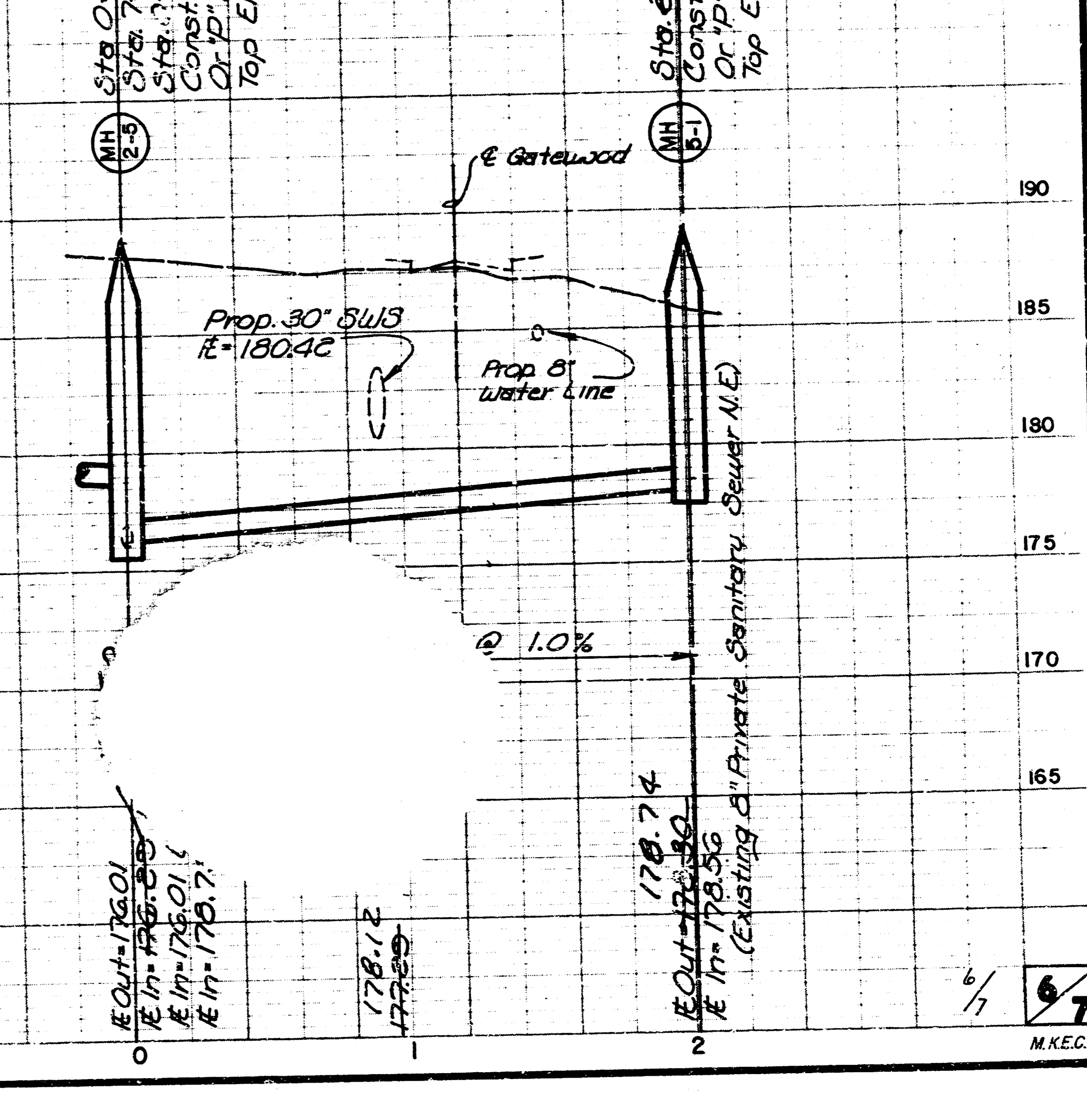
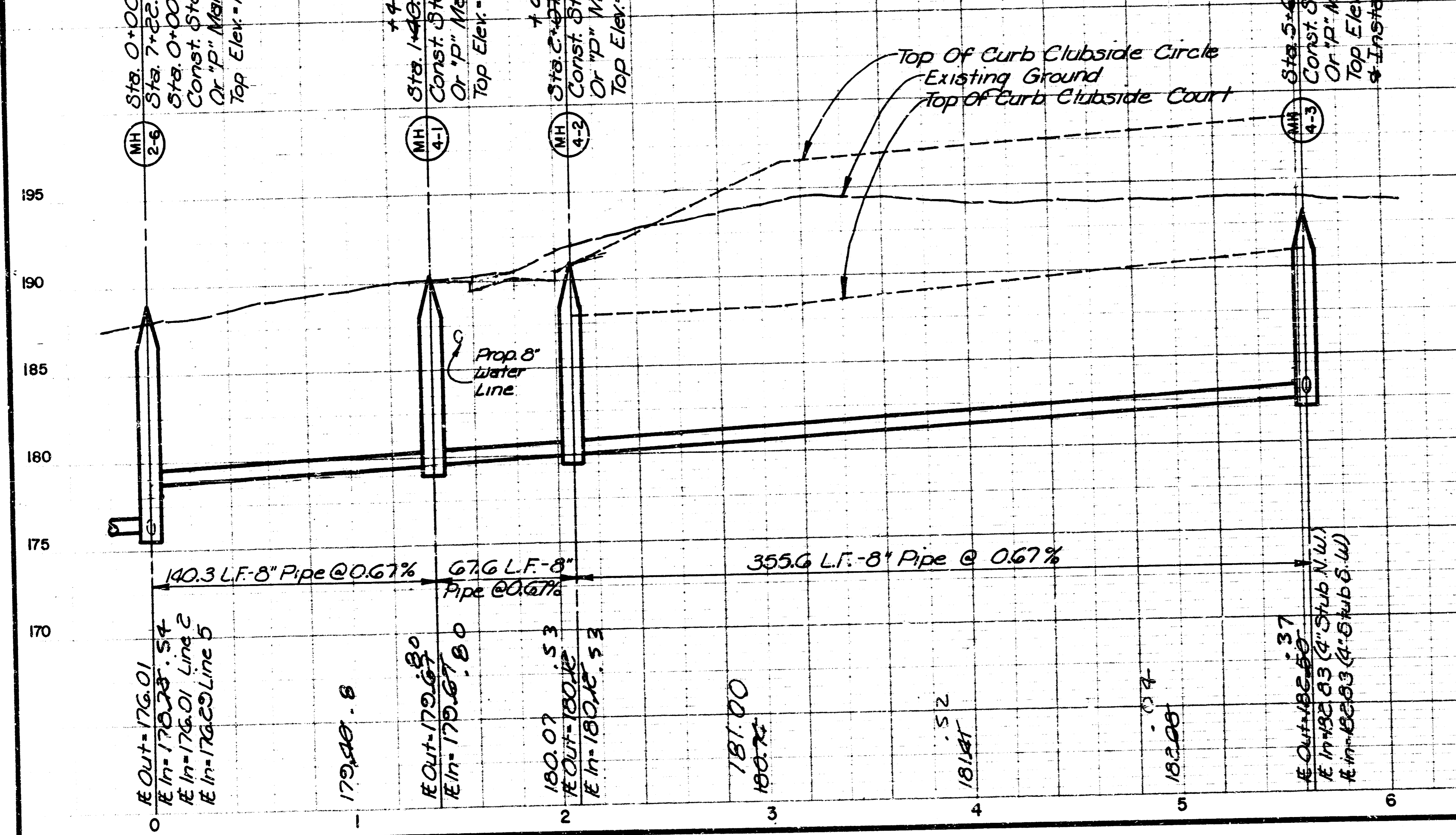


PLAN LINE 4

PLAN LINE 5

PROFILE LINE 4

PROFILE LINE 5



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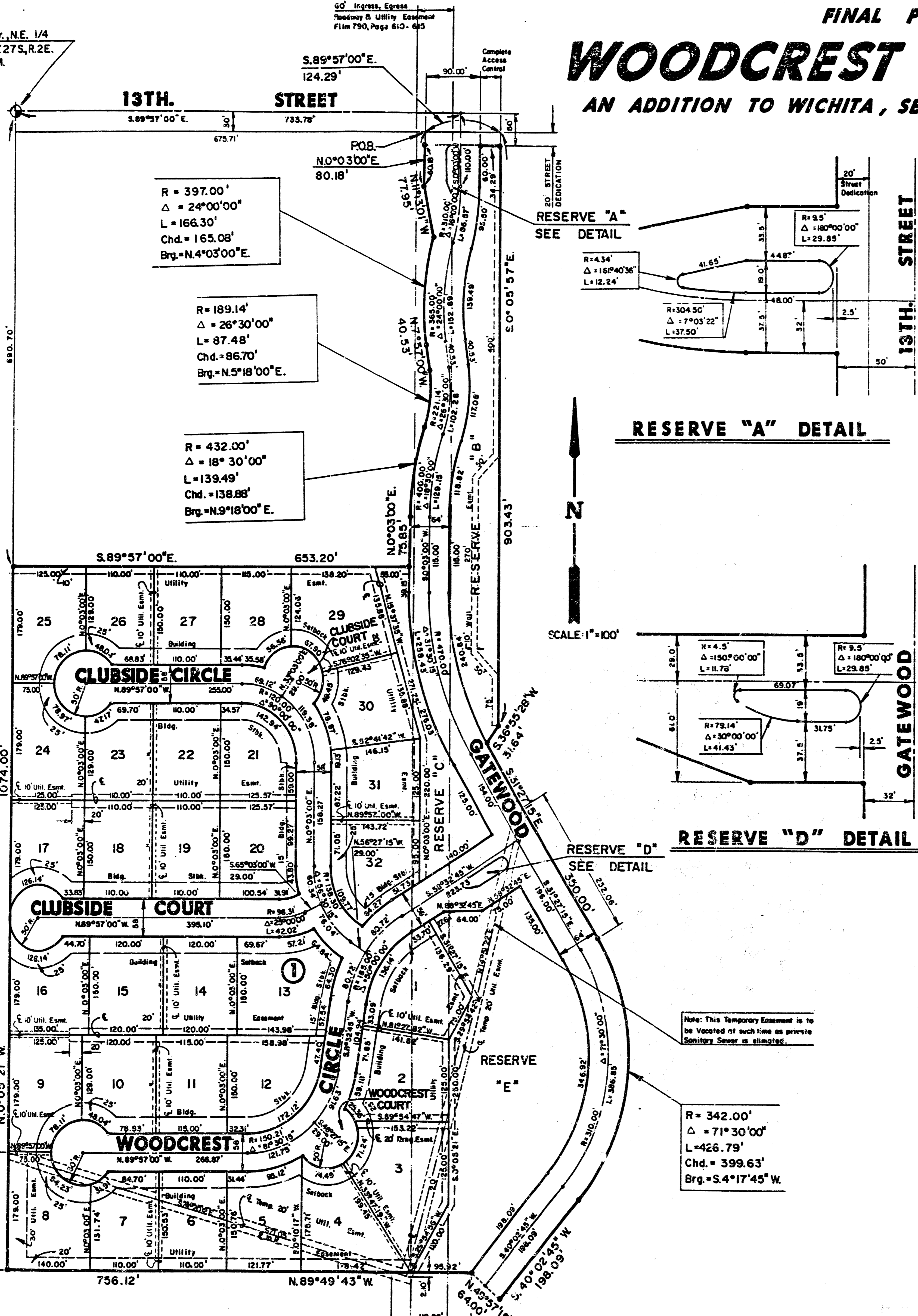
LLD

02-4

FINAL PLAT OF
WOODCREST ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N.W. Cor. N.E. 1/4
 Sec. 17, T.27S, R.2E.
 6th P.M.

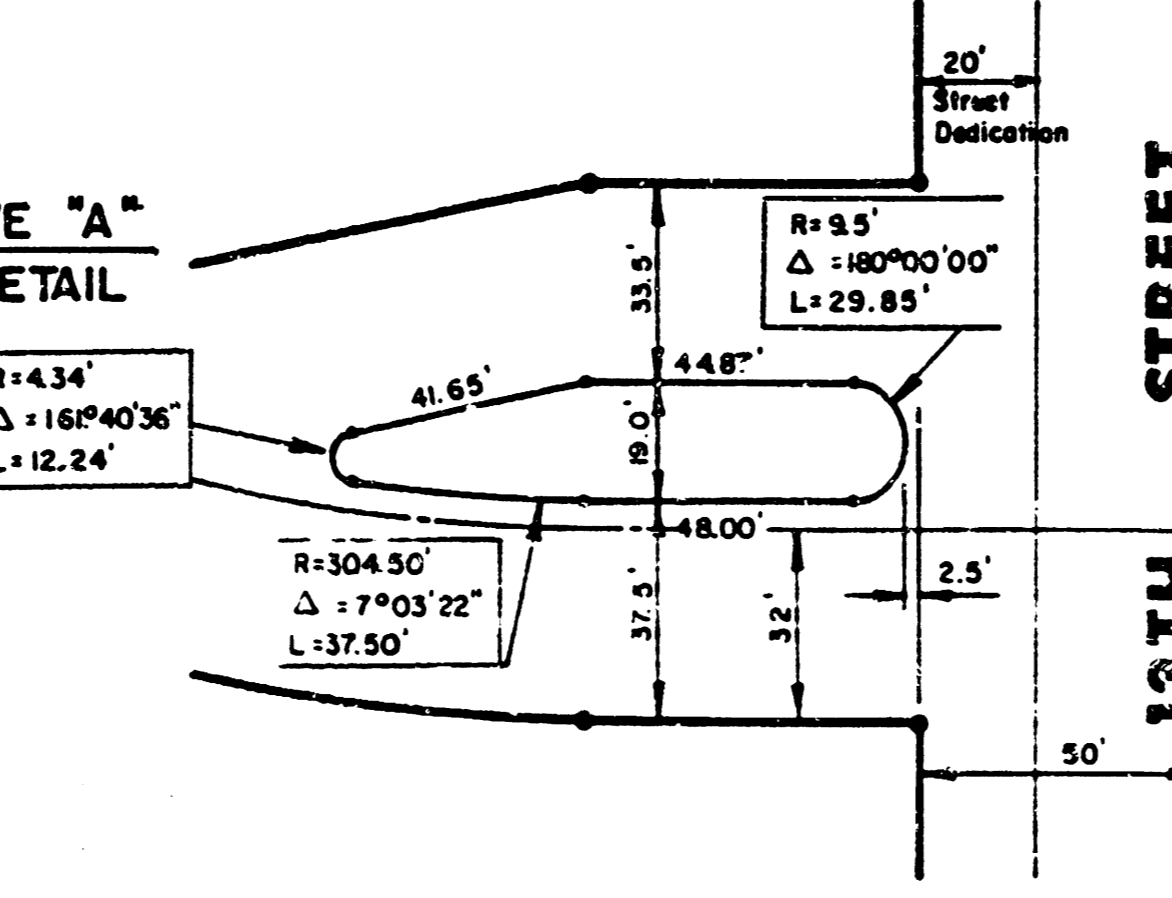


R = 397.00'
 $\Delta = 24^{\circ}00'00''$
 L = 166.30'
 Chd. = 165.08'
 Brg. = N.4^{\circ}03'00'' E.

R = 189.14'
 $\Delta = 26^{\circ}30'00''$
 L = 87.48'
 Chd. = 86.70'
 Brg. = N.5^{\circ}18'00'' E.

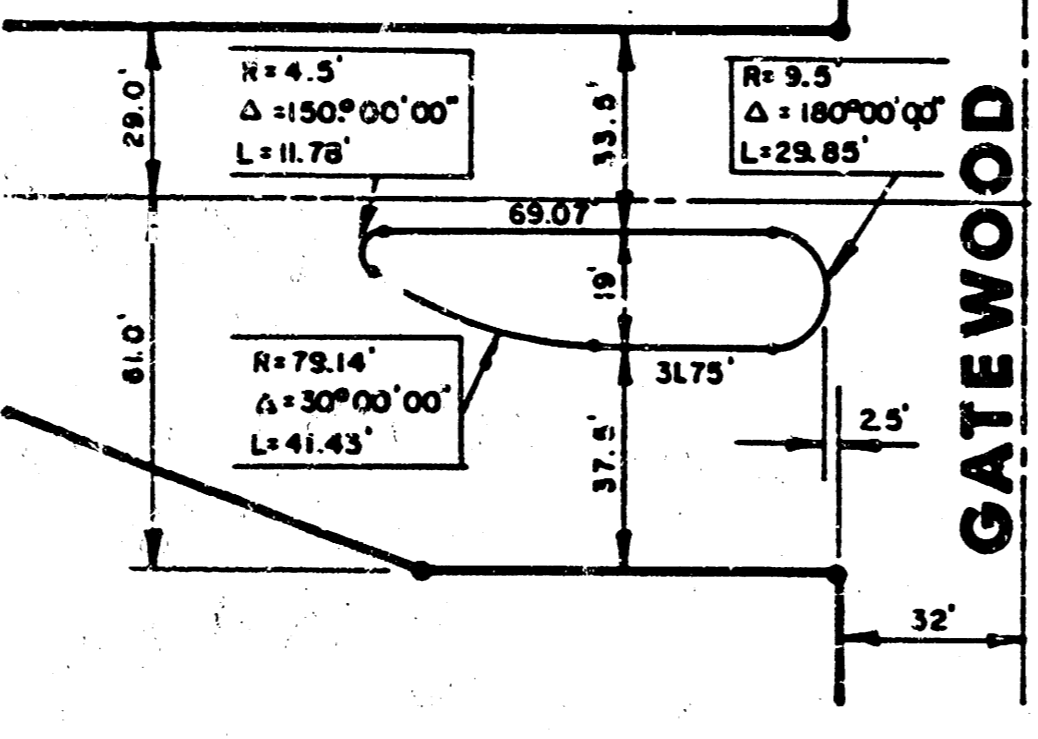
R = 432.00'
 $\Delta = 18^{\circ}30'00''$
 L = 139.49'
 Chd. = 138.88'
 Brg. = N.9^{\circ}18'00'' E.

RESERVE "A"
 SEE DETAIL



RESERVE "A" DETAIL

SCALE: 1" = 100'



RESERVE "D" DETAIL

Note: This Temporary Easement is to be vacated at such time as private Sanitary Sewer is installed.

R = 342.00'
 $\Delta = 71^{\circ}30'00''$
 L = 426.79'
 Chd. = 399.63'
 Brg. = S.4^{\circ}17'45'' W.

I, Allen D. Lowry, being a duly registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODCREST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, streets and reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence S 0^{\circ} 05' 21" E, 30.00 feet along the West line of said Northeast Quarter; thence S 89^{\circ} 57' 00" E, 675.71 feet parallel with the North line of said Northeast Quarter to the point of beginning; thence S 89^{\circ} 57' 00" E, 124.29 feet; thence S 0^{\circ} 05' 57" E, 903.43 feet; thence S 36^{\circ} 55' 28" W, 31.64 feet; thence S 31^{\circ} 27' 15" E, 350.00 feet to a point on a curve to the right; thence along said curve 426.79 feet, said curve having a central angle of 71^{\circ} 30' 00", a radius of 342.00 feet, and a long chord of 399.63 feet, bearing S 4^{\circ} 17' 45" W; thence S 40^{\circ} 02' 45" W, 198.09 feet; thence N 49^{\circ} 57' 15" W, 64.00 feet; thence N 89^{\circ} 49' 43" W, 756.12 feet to a point on the West line of said Northeast Quarter; said point lying 884.00 feet North of the Southwest corner of said Northeast Quarter; thence N 0^{\circ} 05' 21" W, 1074.00 feet along the West line of said Northeast Quarter; thence S 89^{\circ} 57' 00" E, 653.20 feet; thence N 0^{\circ} 03' 00" E, 75.85 feet to a point on a curve to the right; thence along said curve 139.49 feet, said curve having a central angle of 18^{\circ} 30' 00", a radius of 432.00 feet, and a long chord of 138.88 feet, bearing N 9^{\circ} 18' 00" E, to a point on a curve to the left; thence along said curve 87.48 feet, said curve having a central angle of 26^{\circ} 30' 00", a radius of 189.14 feet, and a long chord of 86.70 feet, bearing N 5^{\circ} 18' 00" E; thence N 7^{\circ} 57' 00" W, 40.53 feet to a point on a curve to the right; thence along said curve 166.30 feet, said curve having a central angle of 24^{\circ} 00' 00", a radius of 397.00 feet, and a long chord of 165.08 feet, bearing N 4^{\circ} 03' 00" E; thence N 11^{\circ} 13' 13" W, 77.95 feet; thence N 0^{\circ} 03' 00" E, 80.18 feet 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 24 day of December 1986.

Allen D. Lowry
 Allen D. Lowry, R.S. 1756
 Wichita-Kansas Engineering Consultants, P.A.
 5500 S. Park Road, Building #808
 Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, streets and reserves, the same to be known as "WOODCREST ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and entry monuments as indicated on the accompanying plat are hereby granted. The temporary sewer easements on Lots 3 through 8, Block 1 and Reserve "E" are hereby granted, however, they shall automatically be vacated upon abandonment of the existing sanitary sewer laterals. The wall easement is granted for the purpose of construction and maintenance of a private wall. Reserves "A" and "D" are platted for landscaping and entry monuments. Reserve "B" is platted for construction and maintenance of public utilities, drainage, sidewalks, landscaping, earth berms, entry monuments, and walls. Reserves "C" and "E" are platted for drainage, entry monuments, earth berms, waterfall fountains, lakes, gazebos, lighting, landscaping, and sidewalks. All abutters right of access to or from the South line of 13th Street North over and across the North line of Reserve "B", WOODCREST ADDITION, are hereby granted to the City of Wichita.

LAKEPOINT COMPANY, a Kansas general partnership
 by Ritchie Associates, Inc.,
 managing partner of said partnership

By: Jack D. Ritchie, President

STATE OF KANSAS
 SEDGWICK COUNTY

Be it remembered that on this 24th day of December 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, on behalf of Lakepoint Company, a Kansas general partnership, 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.

Notary Public
 Joyce L. Koutman
 My Comm. Expires June 8, 1988

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

Dated this 24th day of November, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman
 Michael E. Lindebar, Secretary

This plat approved and all dedications shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas, this 6th day of December, 1987.

Mayor
 Deputy City Clerk

County Clerk

STATE OF KANSAS
 SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 20th day of January, 1987.

Register of Deeds
 Deputy

WOODCREST SANITARY SEWER PLANS

KANSAS ENGINEERING CONSULTANTS PA
 NORTH ROCK ROAD
 BUILDING 800
 WICHITA, KANSAS 67226
 682-6591

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