ACCESS ROAD TO SERVE
LIFT STATION
I-135 POWER CENTER

LATERAL 155, SANITARY SEWER NO. 22

PROJECT NO. 468-82518

CITY OF WICHITA, KANSAS
SEDGWICK COUNTY, KANSAS
MICHAEL E. LINDEBAK, P.E., CITY ENGINEER
INDEX CODE: 742460

GENERAL NOTES

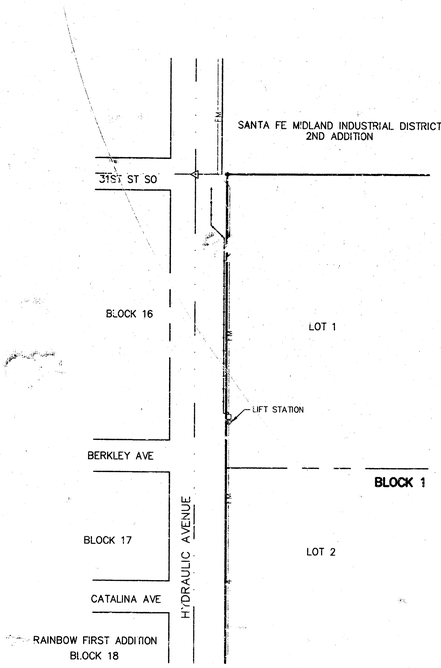
1. ALL CONCRETE SHALL BE STANDARD PAVING MIX---UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
3. 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 COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED. CONTRACTOR SHALL EXPOSE ALL UTILITIES AT POSSIBLE POINTS OF CONFLICT PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS ONE-CALL 1-800-344-7233

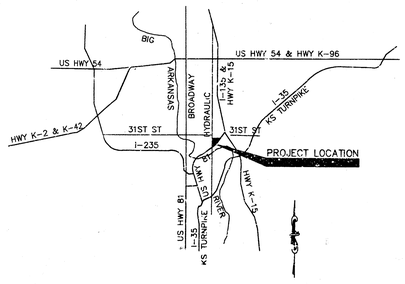
   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

CABLEVISION	316-263-2061
KANSAS GAS & ELECTRIC	316-264-1141
SOUTHWEST BELL TELEPHONE COMPANY	316-571-2611
CITY OF WICHITA WATER DEPARTMENT	316-268-4908
CITY OF WICHITA SEWER MAINTENANCE	316-268-4071

5. UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
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. 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.
7. SITE RESTORATION AND PREPARATION SHALL BE SUBSIDIARY TO THE PROJECT.
8. COST OF EXCAVATION, HAULING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
9. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED BACK TO ORIGINAL GROUND LINE, SEEDED AND MULCHED.
10. 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 PROFOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.



ACCESS ROAD LOCATION MAP
NO SCALE



VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS:

1. TITLE SHEET
2. PLAN SHEET
3. FINAL PLAT

BENCHMARKS

ALL ELEVATIONS SHOWN ARE IN CITY OF WICHITA DATUM. ADD 1187.4 TO ATTAIN U.S.G.S DATUM.

HYDRAULIC AVENUE & 31ST STREET SOUTH: CITY OF WICHITA, BENCHMARK DISC. 43.6' WEST OF CENTERLINE HYDRAULIC AND 32.5' NORTH OF CENTERLINE 31ST. ELEV=90.871 (C.O.W. DATUM)

SAMUEL D. MALINOWSKY 11-15-95
PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY

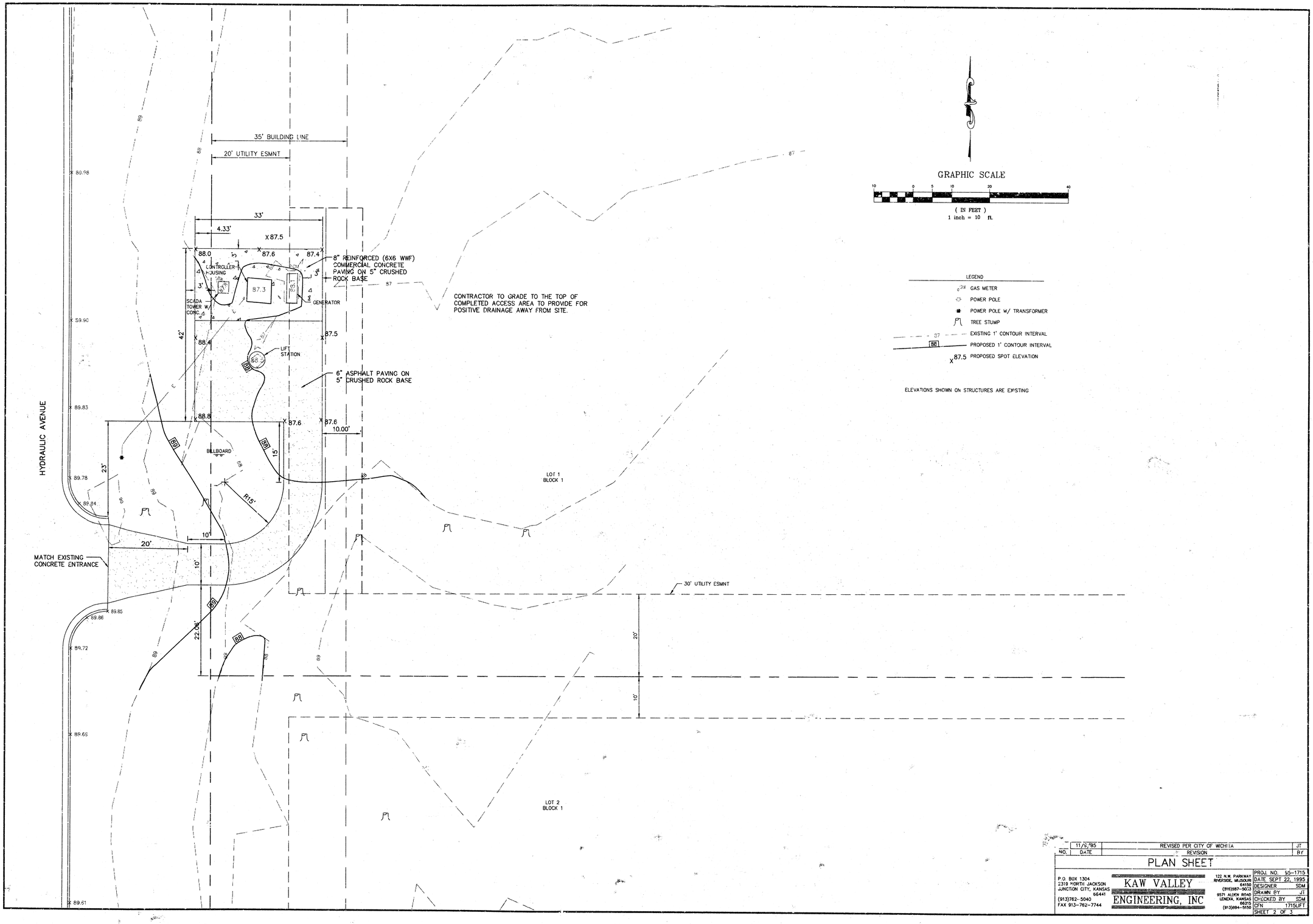
TITLE SHEET

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762-5040
FAX 913-762-7744

KAW VALLEY ENGINEERING, INC

122 N.W. PARKWAY
RIVERSIDE, MISSOURI
64150
(816)587-5033
FAX 816-587-0129

PROJ. NO.	95-1715
DATE	SEPT 12, 1995
DESIGNER	SDM
DRAWN BY	JT
CHECKED BY	SDM
CFN	1715TTLS
SHEET	1 OF 3



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- GAS METER
- POWER POLE
- POWER POLE W/ TRANSFORMER
- TREE STUMP
- 87 — EXISTING 1' CONTOUR INTERVAL
- 88 — PROPOSED 1' CONTOUR INTERVAL
- X87.5 PROPOSED SPOT ELEVATION

ELEVATIONS SHOWN ON STRUCTURES ARE EXISTING

NO.	DATE	REVISION	BY
	11/9/95	REVISED PER CITY OF WICHITA	JT

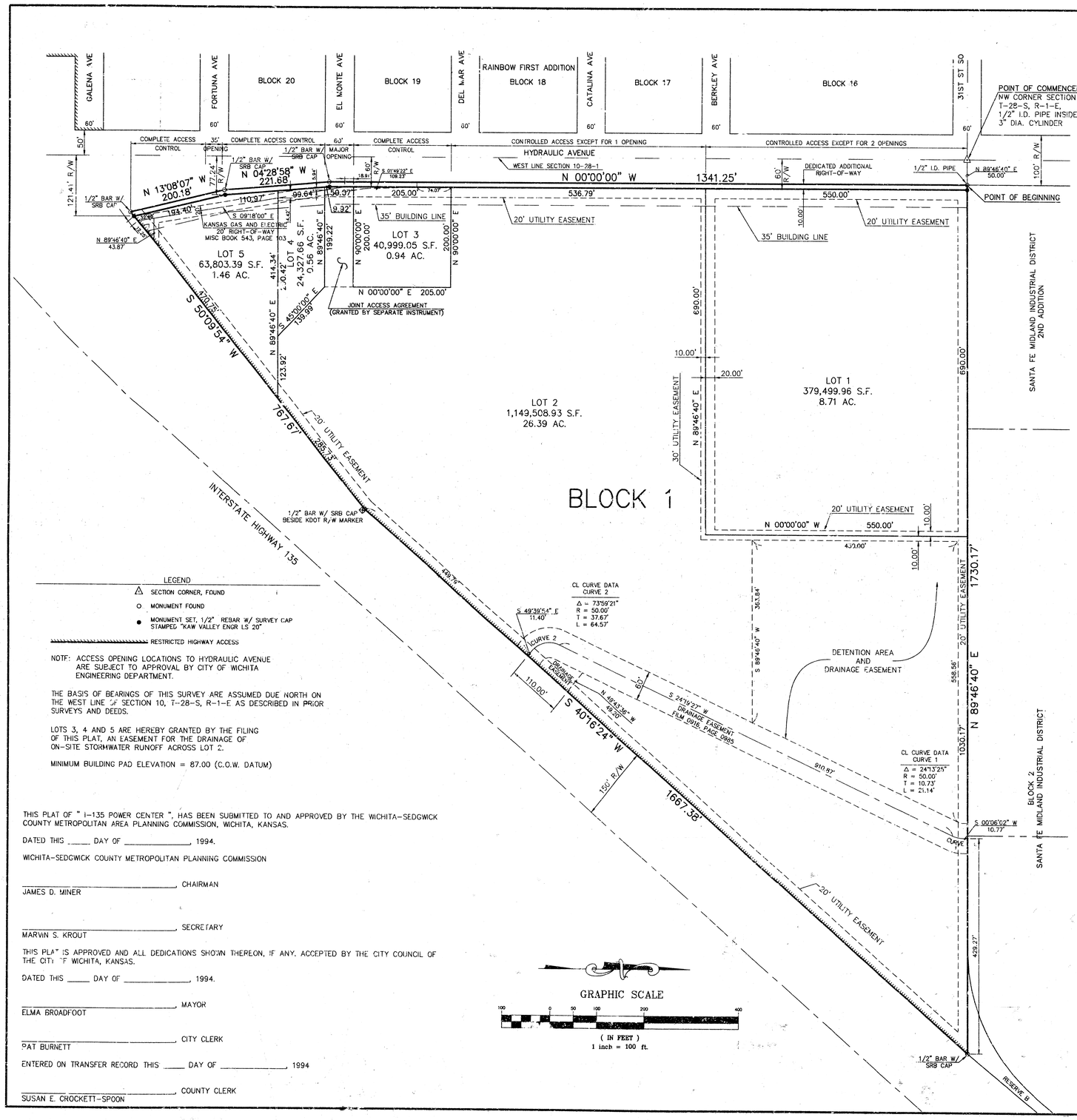
PLAN SHEET

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762- 5040
FAX 913-762-7744

KAW VALLEY ENGINEERING, INC

122 N.W. PARKWAY
RIVERSIDE, MISSOURI
64150
(816)587-5013
9571 ALDEN ROAD
LENEXA, KANSAS
66215
(913)894-5150

PROJ. NO.	95-1715
DATE	SEPT 22, 1995
DESIGNER	SDM
DRAWN BY	JT
CHECKED BY	SDM
CFN	1715JFT
SHEET	2 OF 3



LEGEND

- △ SECTION CORNER, FOUND
- O MONUMENT FOUND
- ● MONUMENT SET, 1/2" REBAR W/ SURVEY CAP STAMPED "KAW VALLEY ENGR LS 20"
- RESTRICTED HIGHWAY ACCESS

NOTE: ACCESS OPENING LOCATIONS TO HYDRAULIC AVENUE ARE SUBJECT TO APPROVAL BY CITY OF WICHITA ENGINEERING DEPARTMENT.

THE BASIS OF BEARINGS OF THIS SURVEY ARE ASSUMED DUE NORTH ON THE WEST LINE OF SECTION 10, T-28-S, R-1-E AS DESCRIBED IN PRIOR SURVEYS AND DEEDS.

LOTS 3, 4 AND 5 ARE HEREBY GRANTED BY THE FILING OF THIS PLAT, AN EASEMENT FOR THE DRAINAGE OF ON-SITE STORMWATER RUNOFF ACROSS LOT 2.

MINIMUM BUILDING PAD ELEVATION = 87.00 (C.O.W. DATUM)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THIS PLAT OF " I-135 POWER CENTER ", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, CHAIRMAN
JAMES D. MINER

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN THEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

I, JOHN L. SHEETS, A CIVIL ENGINEER AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF " I-135 POWER CENTER ", AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

A TRACT OF LAND LOCATED IN A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 10, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N 89°46'40" E ON THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HYDRAULIC AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SANTA FE MIDLAND INDUSTRIAL DISTRICT 2ND ADDITION TO WICHITA, KANSAS, AND BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N 89°46'40" E ON THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 1730.17 FEET TO THE SOUTHEAST CORNER OF RESERVE B, BLOCK 2, SANTA FE MIDLAND INDUSTRIAL DISTRICT, AN ADDITION TO WICHITA, KANSAS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 135; THENCE S 40°16'24" W ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1667.38 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 50°09'54" W A DISTANCE OF 767.67 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 135 WITH THE EAST RIGHT-OF-WAY LINE OF HYDRAULIC AVENUE; THENCE N 13°08'07" W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 200.18 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, N 04°28'58" W A DISTANCE OF 221.68 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, N 00°00'00" E A DISTANCE OF 1341.25 FEET TO THE POINT OF BEGINNING. CONTAINS 38.47 ACRES, MORE OR LESS.
SAID DESCRIBED TRACT ALSO BEING THE SAME AS DESCRIBED ON FILM 1367, PAGE 1507 IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 1994.

_____
JOHN L. SHEETS, P.E., R.L.S. NO. 583
KAW VALLEY ENGINEERING INC.
PO BOX 1304, 2319 NORTH JACKSON
JUNCTION CITY, KANSAS 66441

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREET, THE SAME TO BE KNOWN AS " I-135 POWER CENTER ", AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED TO THE CITY. ALL ABUTTERS RIGHT TO ACCESS TO OR FROM HYDRAULIC AVENUE OVER AND ACROSS THE WEST LINE OF I-135 POWER CENTER, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE 2 OPENINGS AS INDICATED ON THE FACE OF THE PLAT, LOT 2 SHALL HAVE 2 OPENINGS AS INDICATED ON THE FACE OF THE PLAT, AND LOT 5 SHALL HAVE 1 OPENING AS INDICATED ON THE FACE OF THE PLOT. A CROSS LOT JOINT ACCESS AGREEMENT FOR LOTS 2, 3 AND 4 IS GRANTED ON FILM _____ PAGE _____.

_____
K.C.B.B., INC.
THOMAS W. BOYD, PRESIDENT

STATE OF KANSAS } SS
SEDGWICK COUNTY }

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME THOMAS W. BOYD, PRESIDENT OF K.C.B.B., 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.

_____
TERESA J. ROUSHKOLB, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE AMERICAN NATIONAL BANK OF WICHITA, AS MORTGAGE HOLDER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, DO HEREBY CONSENT TO THE PLATTING OF THE SAME TO BE KNOWN AS " I-135 POWER CENTER ", AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

_____
AMERICAN NATIONAL BANK OF WICHITA
H.C. STALKER, VICE PRESIDENT OF REAL ESTATE

STATE OF KANSAS } SS
SEDGWICK COUNTY }

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME H.C. STALKER, VICE PRESIDENT OF REAL ESTATE FOR THE AMERICAN NATIONAL BANK OF WICHITA, 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.

_____
TERESA J. ROUSHKOLB, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF KANSAS } SS
SEDGWICK COUNTY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M.-P.M. THIS _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

FINAL PLAT

I-135 POWER CENTER

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

NO.	DATE	REVISION	BY

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762-5240
FAX 913-762-7744

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64150
(816)587-5033

9571 ALDEN ROAD
LENEXA, KANSAS
66215
(913)894-5150

PROJ. NO.	94-1598
DATE	AUG. 30, 1994
DESIGNER	LDO
DRAWN BY	DBA
CHECKED BY	
CFN	1598PLAT
SHEET	2 OF 2

ar-c-1-ar