

SANITARY SEWER NO. 23 LAT. 53, MAIN 5 BEACON VILLAGE

PHASE 1

PROJECT NO.
468-76-245-81977-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
JUNE, 1989

INDEX NO. 740092

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. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED 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.
3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233

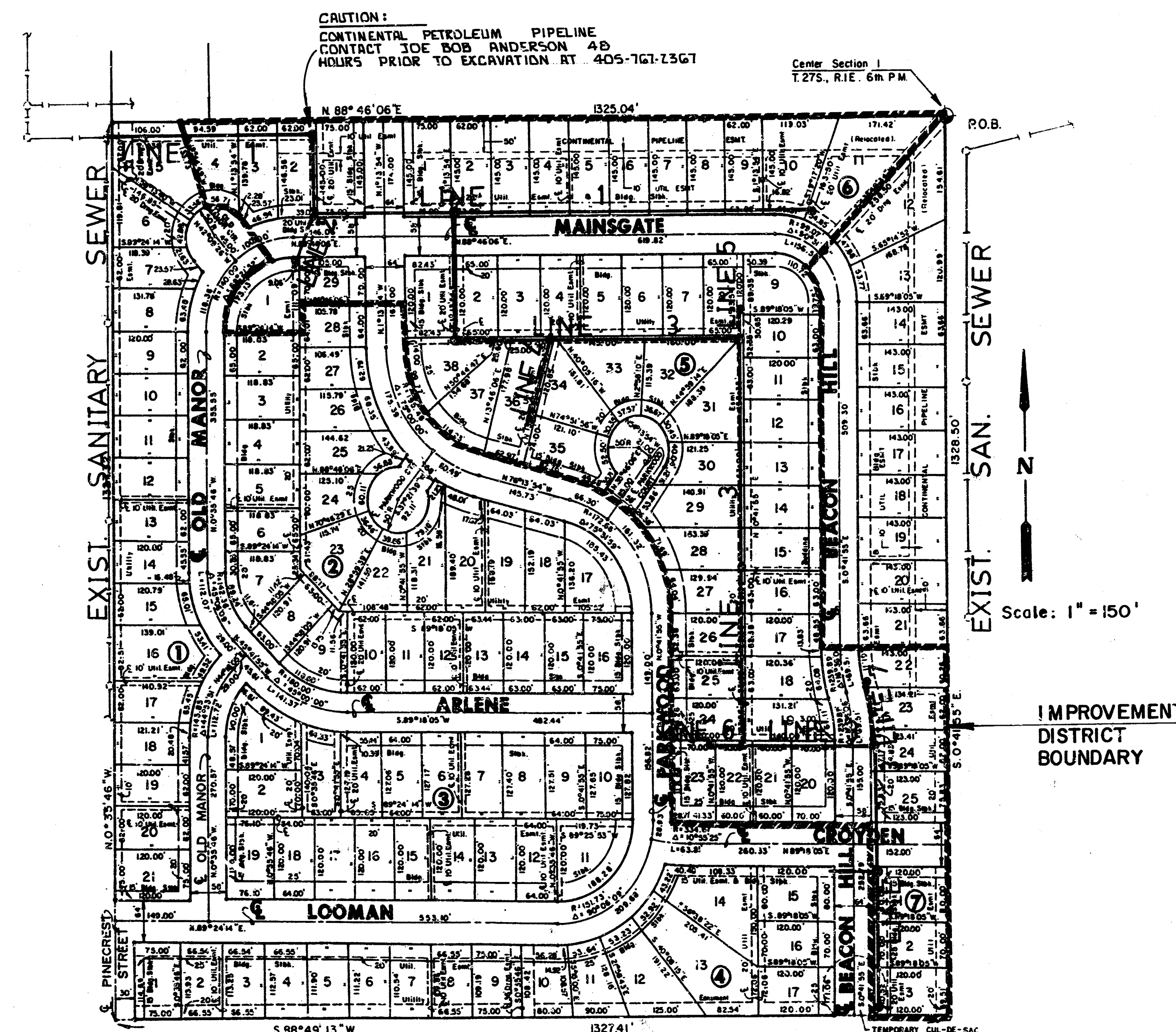
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

ARKLA GAS COMPANY 942-8350 or 263-8161
BELL TELEPHONE 1-316-571-2115
CABLEVISION 262-4270 or 262-2061
GAS SERVICE COMPANY 263-7511
KANSAS GAS & ELECTRIC 264-1141
CITY OF WICHITA WATER DEPARTMENT 268-4908
CITY OF WICHITA SEWER MAINTENANCE 268-4071

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. 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. 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 UNUSABLE 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. 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.

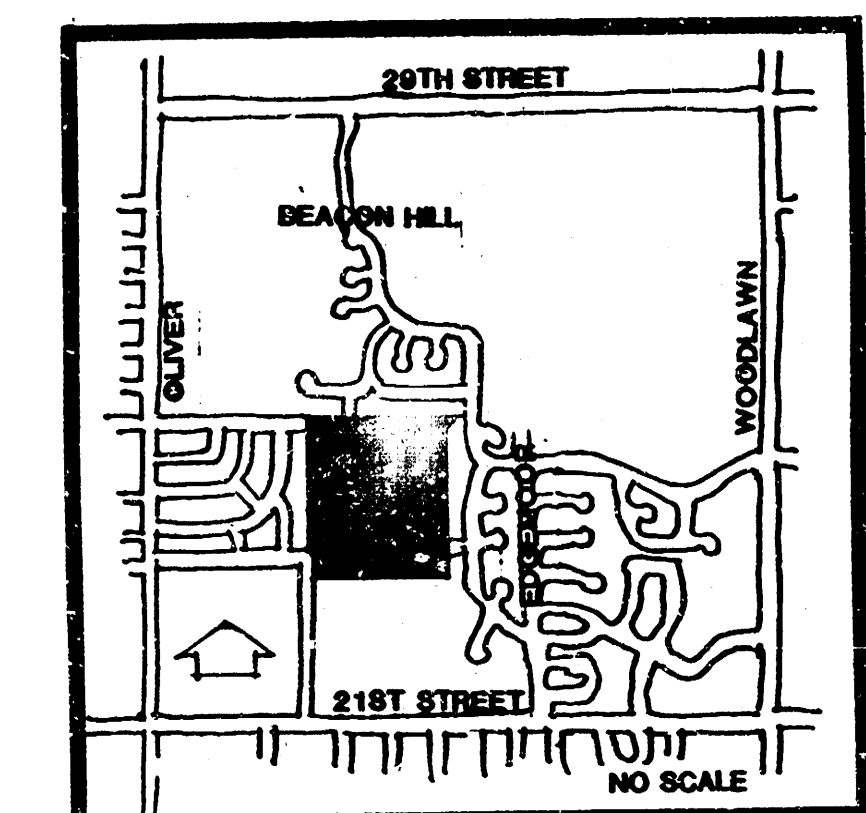
BENCH MARKS

- B.M. #1: "□" Cut on Top of Curb between Lots 1 & 2, Block 1, Beacon Hill Addition.
ELEV. = 173.45
- B.M. #2: "□" Cut on Top of Curb between Lots 9 & 10, Block 2, Beacon Hill Addition.
ELEV. = 177.34
- B.M. #3: "□" Cut on Top of Curb at West end of Southwest return at Pembroke and Ridgewood.
ELEV. = 175.28
- B.M. #4: "□" Cut on Top of Curb at North end of Northwest Return Ridgewood & Croyden.
ELEV. = 184.21



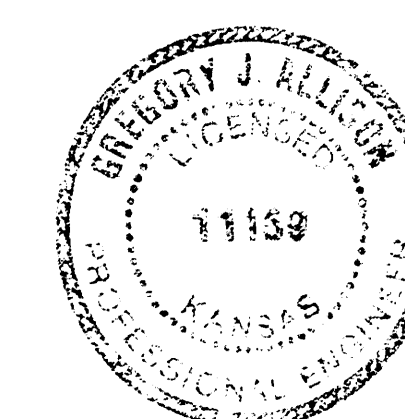
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 2 & 3
4	LINE 3 & 4
5	LINE 5, 6, & 7
6	FINAL PLAN



LOCATION MAP

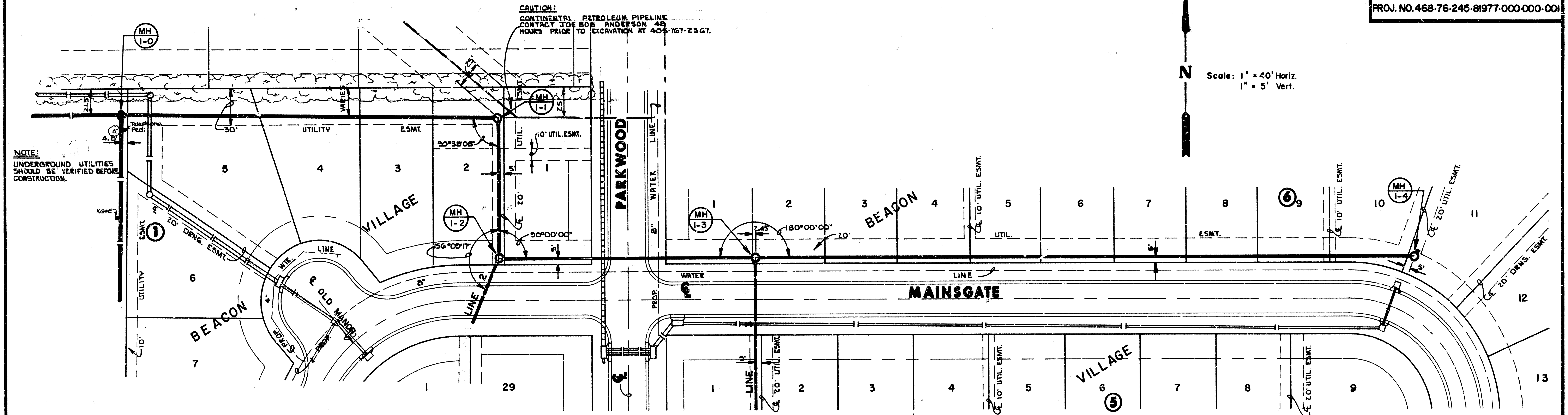
AS BUILT
RDL
1-90



	BEACON VILLAGE PHASE 1 SANITARY SEWER PLANS		Drawn by G.J.A. Checked by D.L.M. Date JUNE, 1989 Job No.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Sheet 1 of 6
	682-6561		

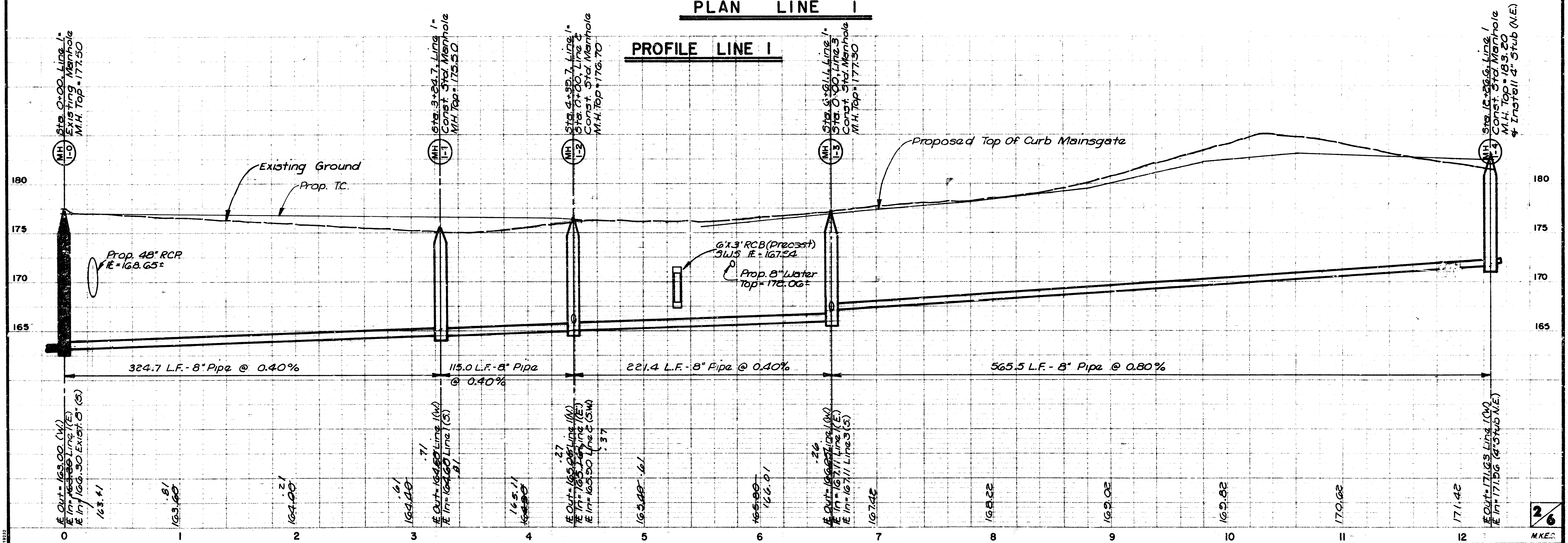
FILMED FROM THE BEST
AVAILABLE COPY

BEACON VILLAGE, PHASE I
 SAN. SEW. NO. 23, LAT. 53, MAIN 5
 PROJ. NO. 468-76-245-81977-000-000-001



PLAN LINE 1

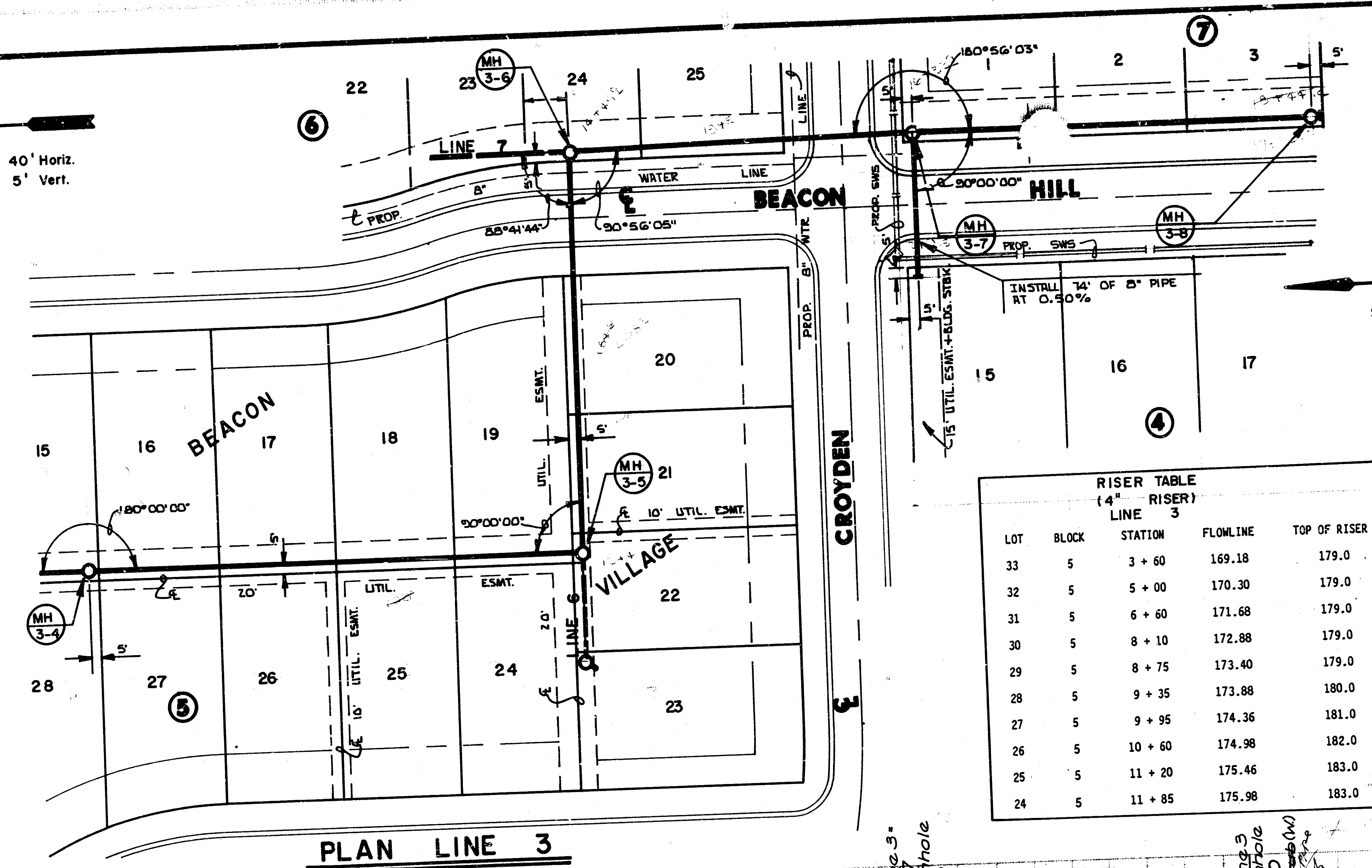
PROFILE LINE 1



FILMED FROM THE BEST
 AVAILABLE COPY

BEACON VILLAGE, PHASE I
 SAN. SEW. NO. 23, LAT. 53, MAIN 5
 PROJ. NO. 46876245-8977-000-000-001

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

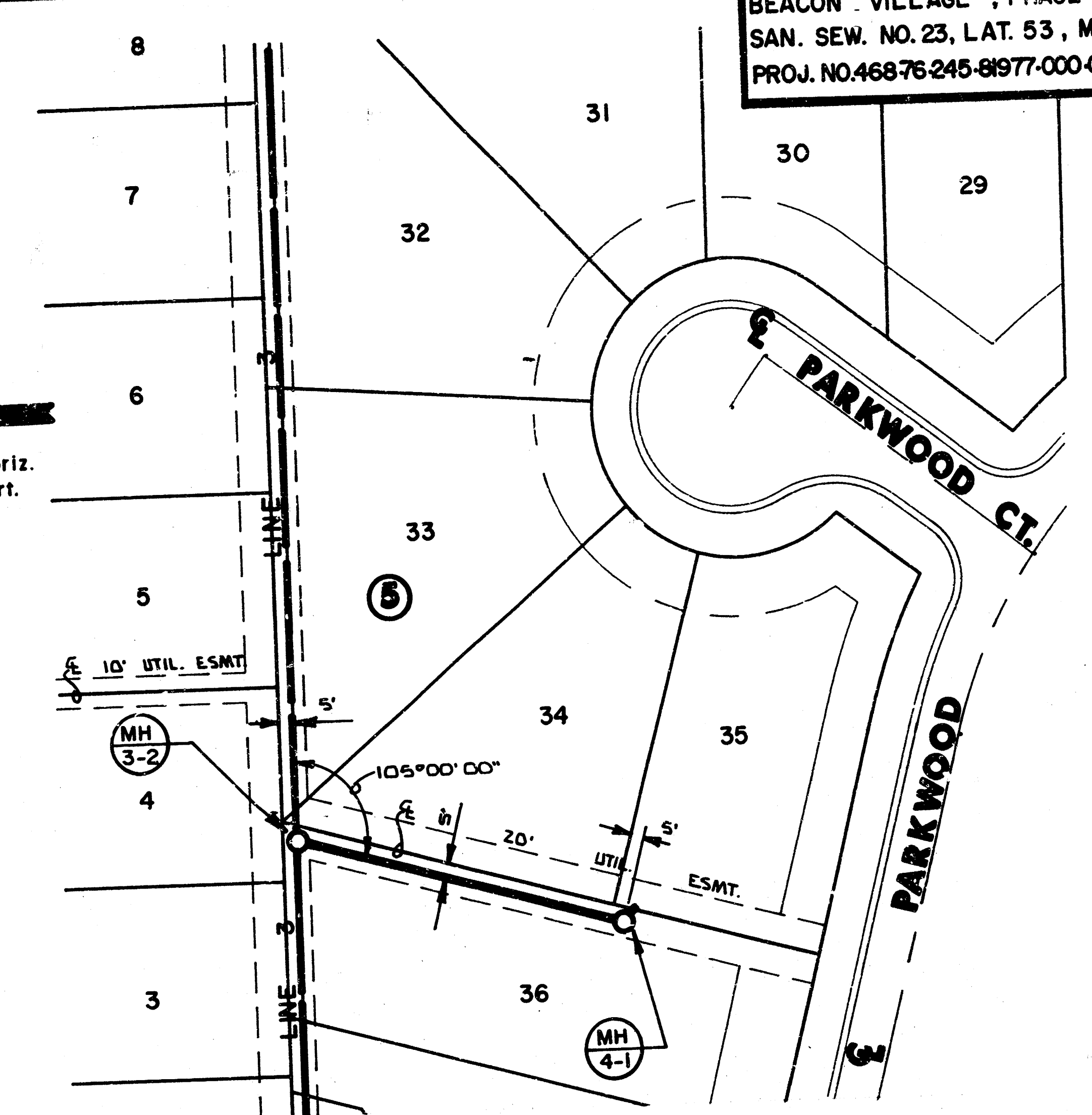


PLAN LINE 3

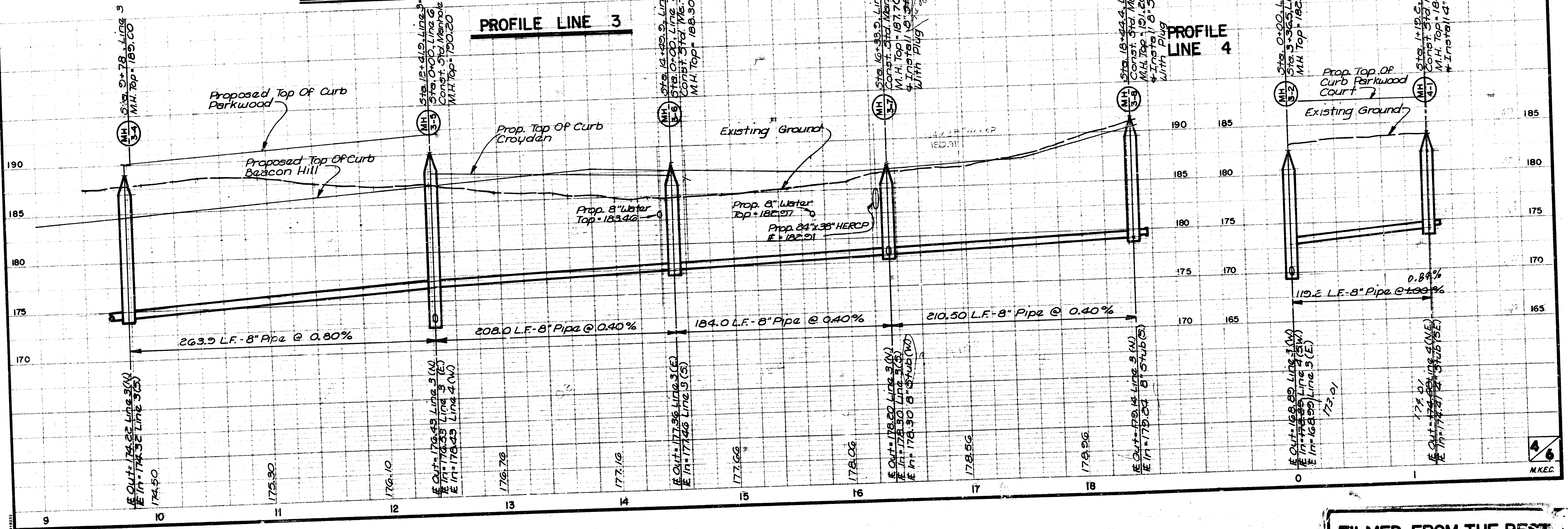
RISE TABLE
 (4" RISE)
 LINE 3

LOT	BLOCK	STATION	FLOWLINE	TOP OF RISER
33	5	3 + 60	169.18	179.0
32	5	5 + 00	170.30	179.0
31	5	6 + 60	171.68	179.0
30	5	8 + 10	172.88	179.0
29	5	8 + 75	173.40	179.0
28	5	9 + 35	173.88	180.0
27	5	9 + 95	174.36	181.0
26	5	10 + 60	174.98	182.0
25	5	11 + 20	175.46	183.0
24	5	11 + 85	175.98	183.0

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

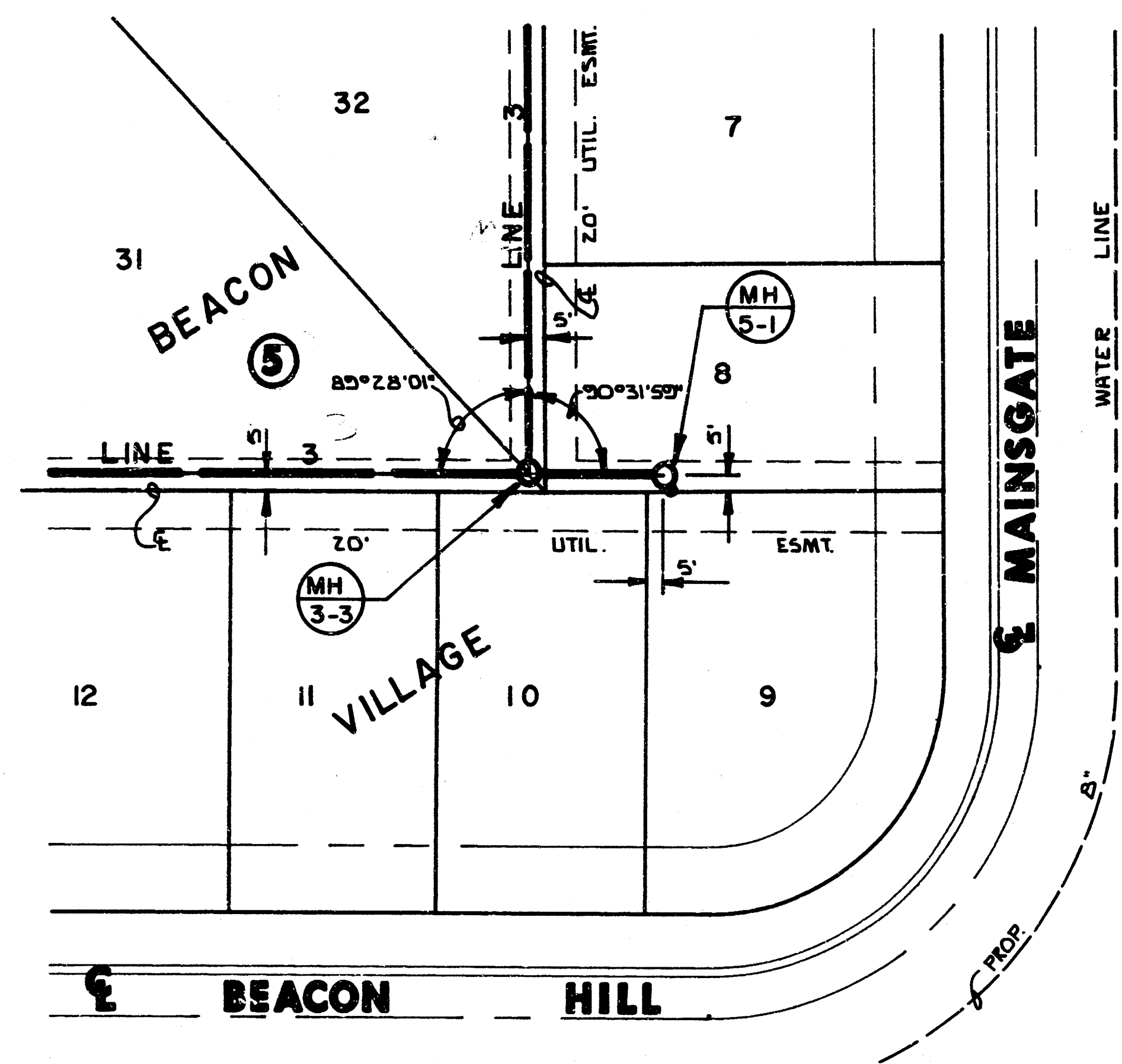


PLAN LINE 4



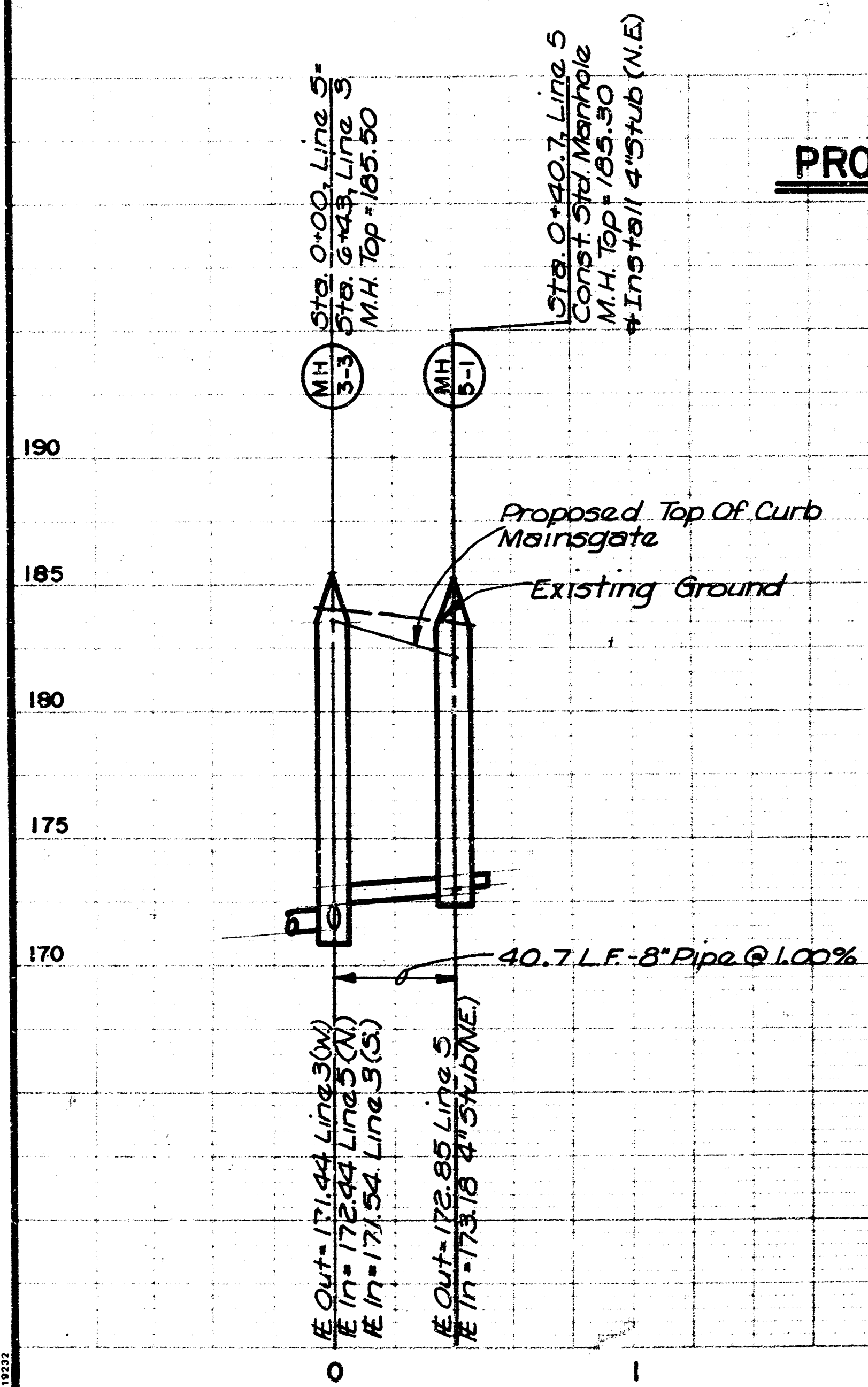
FILMED FROM THE BEST
 AVAILABLE COPY

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

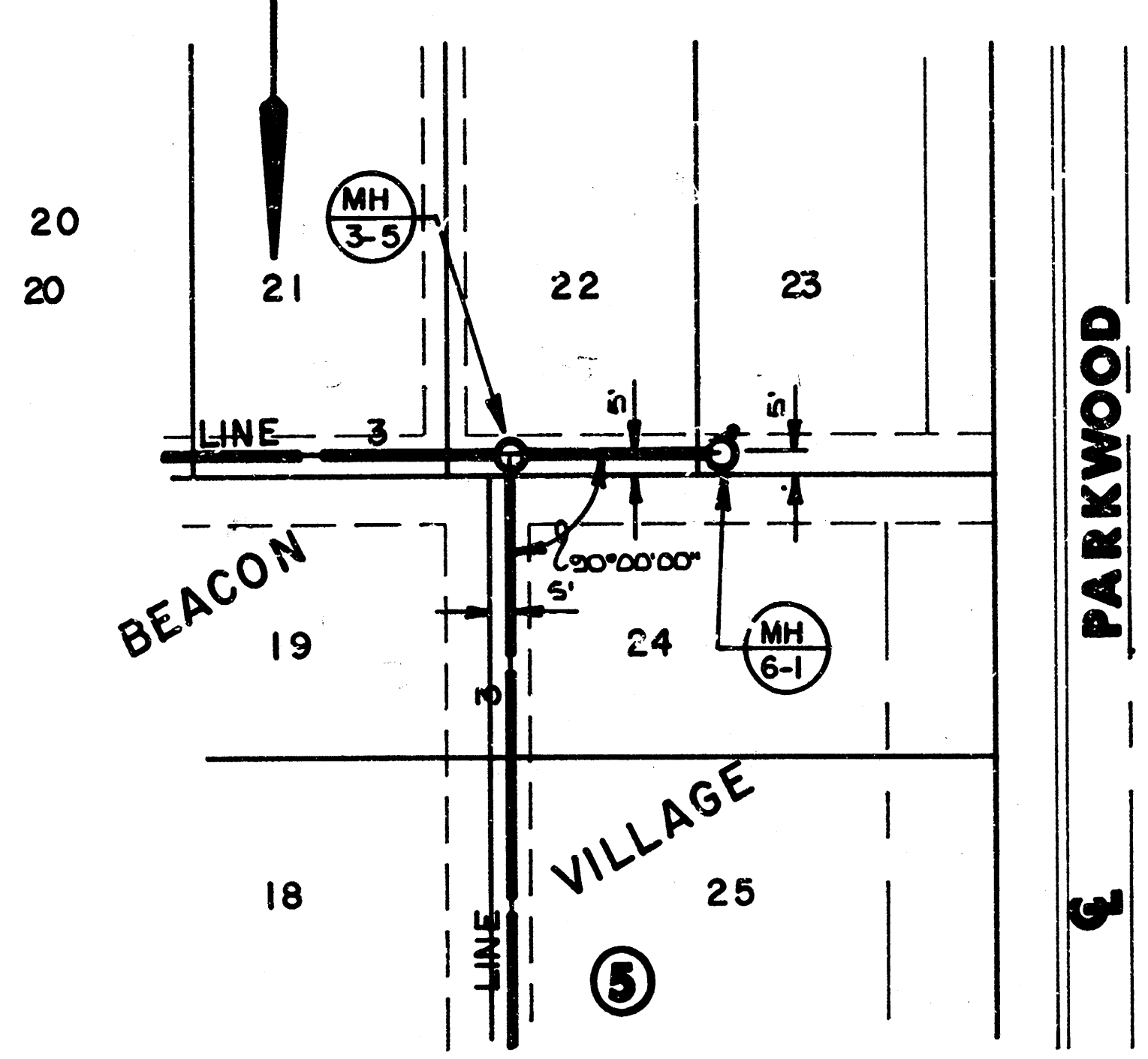


PLAN LINE 5

PROFILE LINE 5

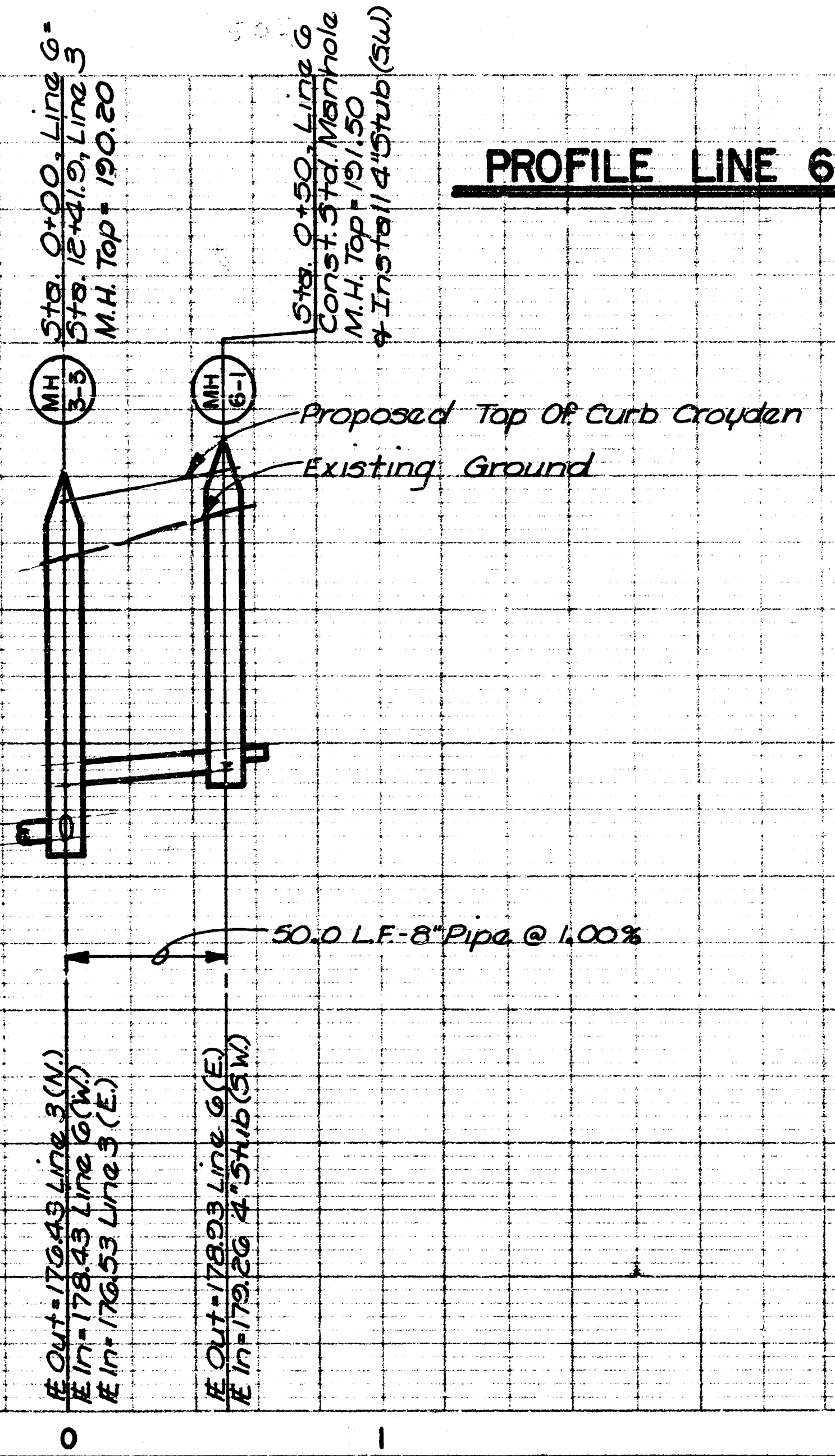


N
Scale: 1" = 40' Horiz.
1" = 5' Vert.

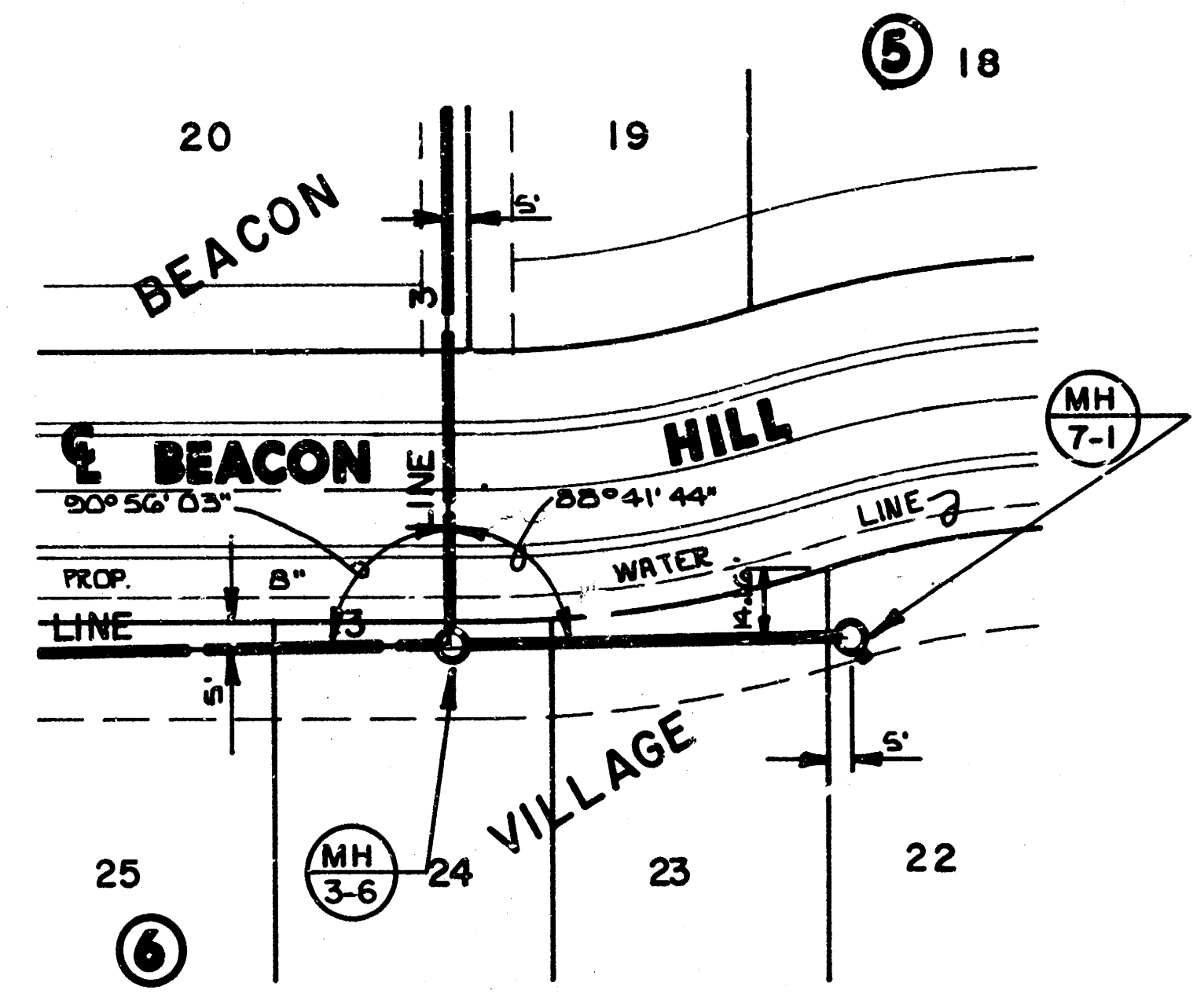


PLAN LINE 6

PROFILE LINE 6

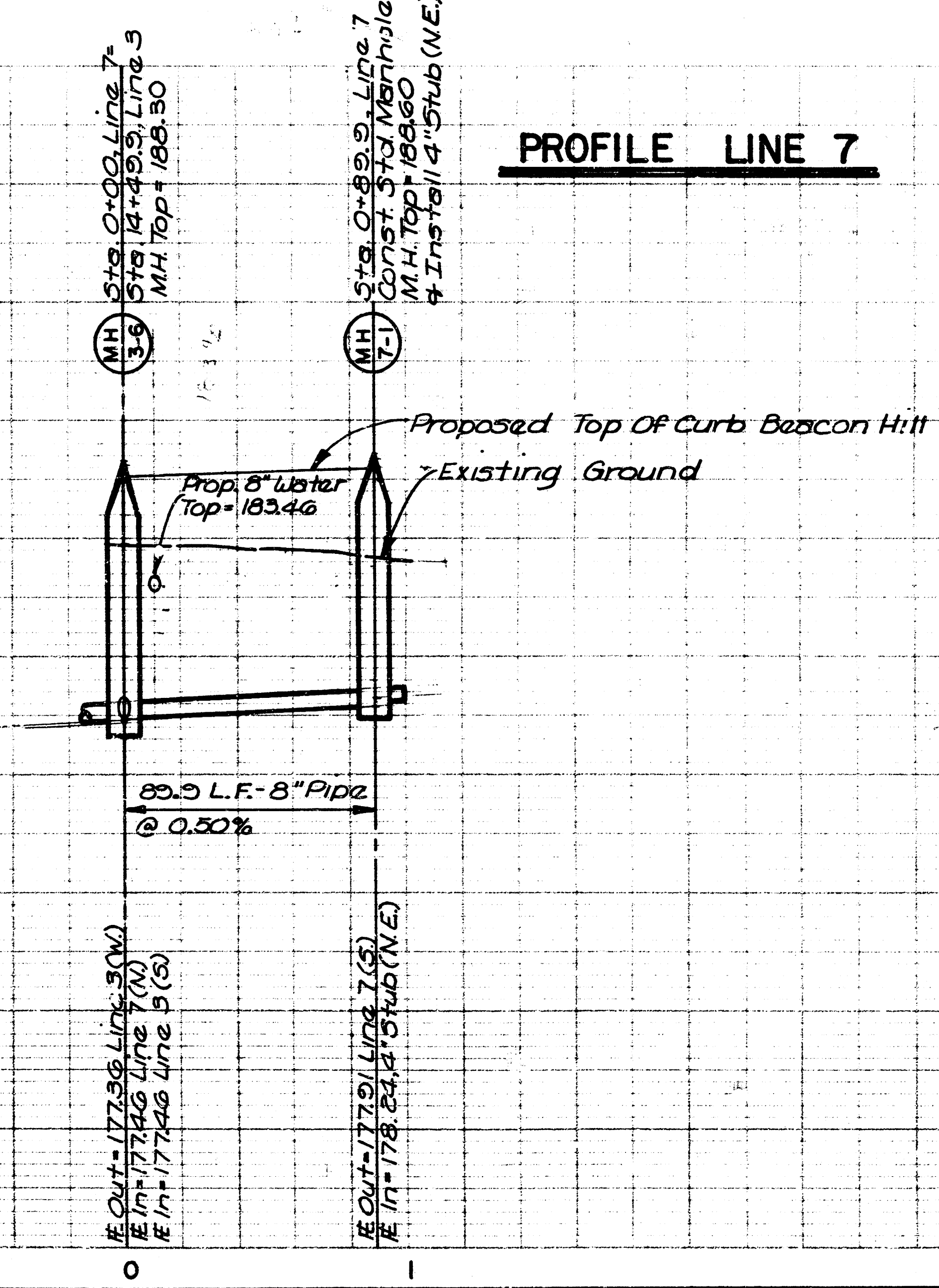


N
Scale: 1" = 40' Horiz.
1" = 5' Vert.



PLAN LINE 7

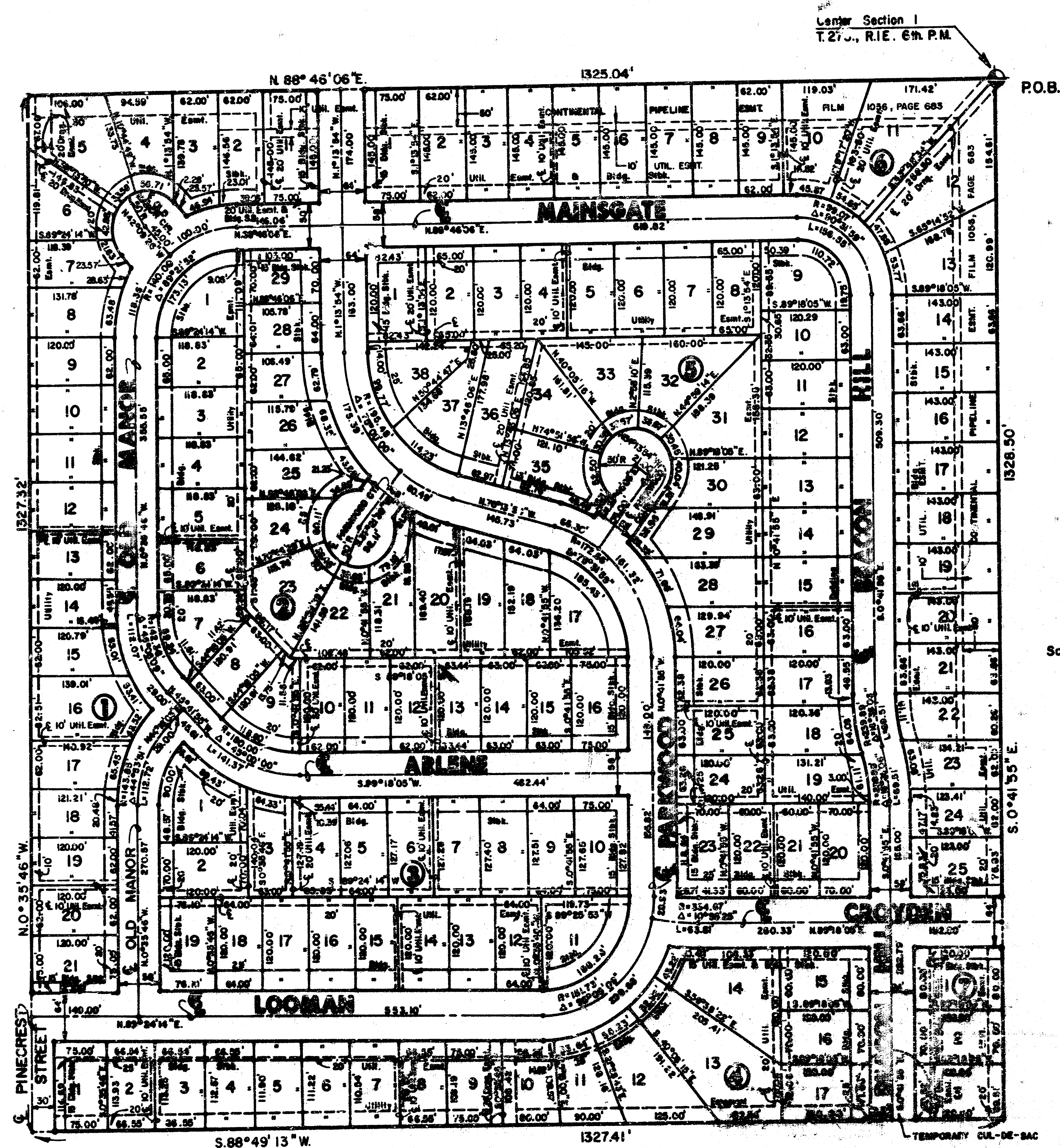
PROFILE LINE 7



BEACON VILLAGE PHASE I
SAR. SEW. NO. 23, LAT. 53, MAIN 5
PROJ. NO. 468-76-245-81977-000-000-001

FINAL PLAT OF BEACON VILLAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 "BEACON VILLAGE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks and Streets, the same being accurately set forth in the accompanying plat and described herein:

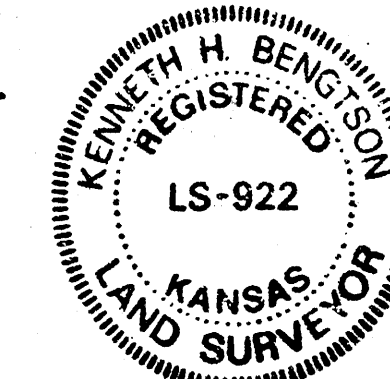
The East Half of the North Half of the Southwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Southwest Quarter; thence S 00° 41' 55" E, 1328.50 feet along the East line of said Southwest Quarter, said line being the West line of Woodlawn Place 5th Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 88° 49' 13" W, 1327.41 feet along the North line of Wichita Land Addition; an addition to Wichita, Sedgwick County, Kansas; thence N 00° 35' 46" W, 1327.32 feet along the East line of Prairie Hills 2nd Addition, an addition to Wichita, Sedgwick County, Kansas to a point on the North line of said Southwest Quarter; thence N 88° 46' 06" E, 1325.04 feet along the South line of Beacon Hill an addition to Wichita, Sedgwick County, Kansas to the point of beginning.

The drainage easement found on Film 621, Page 290 shall be vacated 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 25 day of May, 1989.

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



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks and streets, the same to be known as "BEACON VILLAGE" 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 public utilities are hereby granted. The temporary cul-de-sac for Beacon Hill is hereby granted, however, at such time as Beacon Hill is extended to the south the cul-de-sac shall be automatically vacated.

LEEMOOD HOMES, INC.

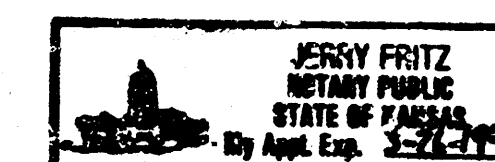
By: *Joe H. Lee* President
Joe H. Lee, President

STATE OF KANSAS
SEDGWICK COUNTY ss:

Be it remembered that on this 25th day of May, 1989, before me a Notary Public in and for said State and County, came Joe H. Lee, President of Leemood 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Jerry Fritz Notary Public
Jerry Fritz

My Appointment Expires: March 26, 1991



We, Bank IV, Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "BEACON VILLAGE".

BANK IV, WICHITA, NATIONAL ASSOCIATION

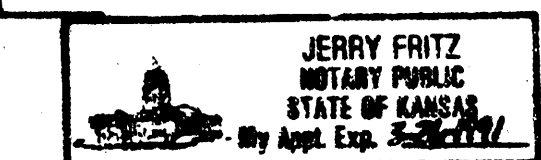
By: *Ann K. Brown* Senior Vice President
Ann K. Brown Senior Vice President

STATE OF KANSAS
SEDGWICK COUNTY ss:

Be it remembered that on this 25th day of May, 1989, before me a Notary Public in and for said State and County, came *Ann K. Brown* on behalf of Bank IV, Wichita, National Association, 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.

Jerry Fritz Notary Public
Jerry Fritz

My Appointment Expires: March 26, 1991



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

Dated this 11th day of May, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crockett Chair
Sue L. Crockett

Marvin S. Kroul Secretary
Marvin S. Kroul



This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 27th day of May, 1989.

Bob Kelsch Mayor
Bob Kelsch

John Mott City Clerk
John Mott



Entered on transfer record this ___ day of ___, 1989.

Don Wright, County Clerk

STATE OF KANSAS
SEDGWICK COUNTY ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of ___, 1989.

Pat Kettler Register of Deeds
Pat Kettler

Ed Resa Deputy
Ed Resa

FILMED FROM THE BEST AVAILABLE COPY