# SANITARY SEWER PLANS
# LAT.58, MAIN 5, SS.NO.23
PHASE III

# BEACON VILLAGE
## PROJECT NO.
## 468-82128

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE 740811

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL 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.

2. 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.

3. 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 OR 687-2470 (LOCAL WICHITA) |

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

| | |
|---|---|
| SOUTHWESTERN BELL TELEPHONE COMPANY | 1-571-2115 |
| CABLEVISION | 262-4270 OR 263-2061 |
| KPL GAS SERVICE COMPANY | 263-7511 |
| KANSAS GAS & ELECTRIC | 264-1141 |
| CITY OF WICHITA WATER DEPARTMENT | 268-4908 |
| CITY OF WICHITA SEWER MAINT. | 268-4908 |
| ARKLA GAS COMPANY | 942-8350 OR 263-8161 |

4. 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.

5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

6. 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.

7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

8. 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.

9. 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

BM#1 - "□" Cut on NE Corner of Valley Gutter at Battin & Looman.
Elev. = 189.61

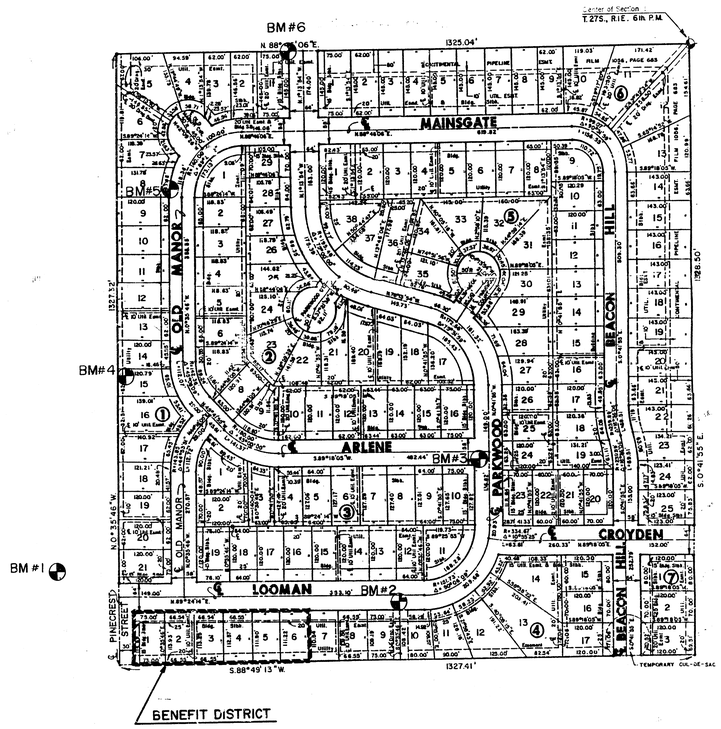
BM#2 - "□" Cut on NW Corner of Inlet, S. Side of Looman, 50'± West of P.C. Iron, Lot 10, Block 4.
Elev. = 193.68

BM#3 - "□" Cut on T.C., 5'± East of West End of SW Return, Arlen & Parkwood.
Elev. = 190.225

BM#4 - "□" Cut on NE Corner of Area Inlet, SW Corner Lot 14, Block 1.
Elev. = 181.49

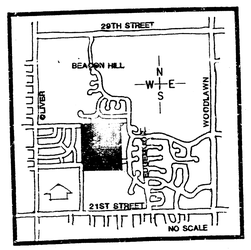
BM#5 - "□" Cut on West T.C. Old Manor 10'± North of SE Corner of Lot 8, Block 1.
Elev. = 176.76

BM#6 - "□" Cut on NE Corner Area Inlet, NE Corner of Lot 1, Block 1.
Elev. = 173.92




## INDEX TO DRAWINGS


| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | TITLE SHEET |
| 2 | PLAN AND PROFILE |
| 3 | FINAL PLAT |


## LOCATION MAP

BUILT PER PLAN
RAL
10-91

MKEC

BEACON VILLAGE PHASE III

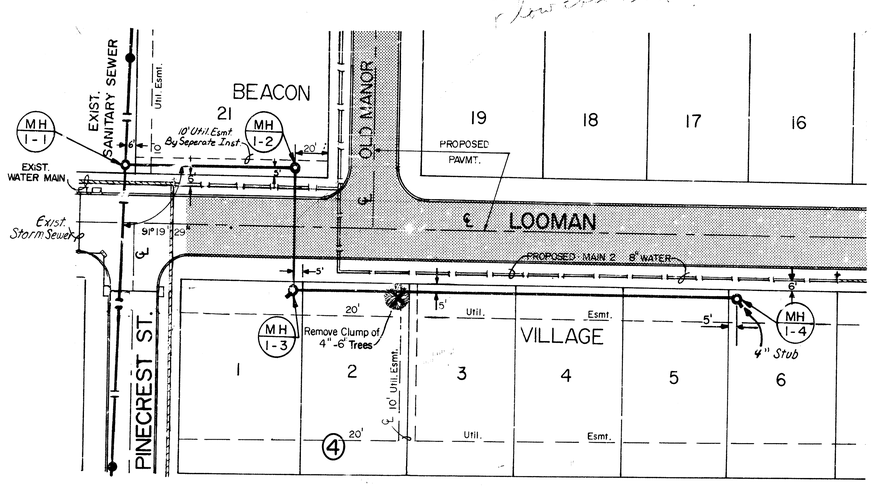
SANITARY SEWER PLANS

Design GJA
Drawn NLH
Checked
Date June 1991
Job no

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
636-5566

Sheet 1 of 3

BEACON VILLAGE PHASE III
LAT. 58, MAIN 5, SAN. SEW. NO. 23
PROJ. NO. 468-82128

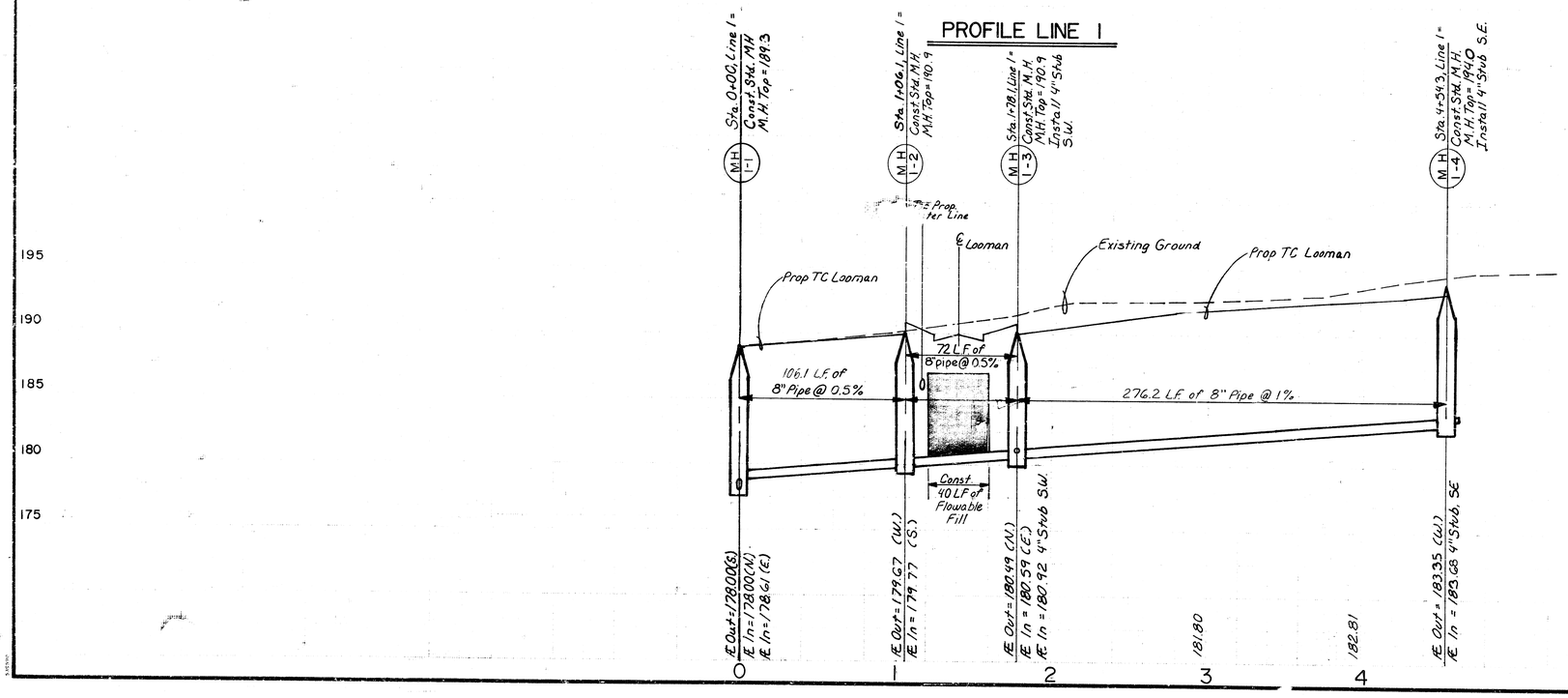



N

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

## PLAN LINE 1

## PROFILE LINE 1



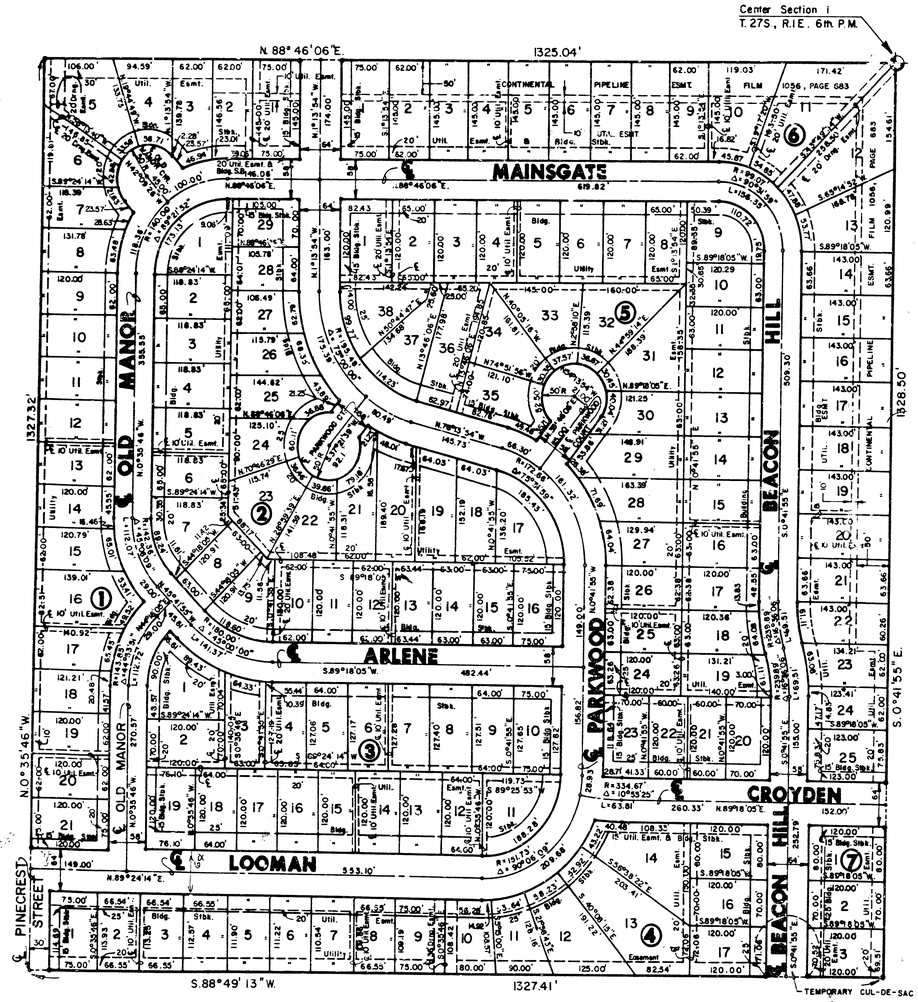

MKEC

FC 5-14

# 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 23 day of May, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
2500 N. Rock Road, Building #800
Wichita, Kansas 67226

KENNETH H. BENGTSON REGISTERED LS-922 KANSAS LAND SURVEYOR

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.

LEEWOOD HOMES, INC.

By: Joe H. Lee, President

STATE OF KANSAS )
) ss:
SEDGWICK COUNTY )

Be it remembered that on this 23rd day of May, 1989, before me a Notary Public in and for said State and County, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Jerry Fritz, Notary Public
My Appointment Expires: March 26, 1991

JERRY FRITZ NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-26-91

#1019438

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: Gary K. Brown Senior Vice President

STATE OF KANSAS )
) ss:
SEDGWICK COUNTY )

Be it remembered that on this 23rd day of May, 1989, before me a Notary Public in and for said State and County, came Gary 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
My Appointment Expires: March 26, 1991

JERRY FRITZ NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-26-91

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, Chairman
Sue L. Crockett

Marvin S. Krout, Secretary
Marvin S. Krout

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 June, 1989.

Bob Knight, Mayor
Bob Knight

John Noir, City Clerk
John Noir

Entered on transfer record this 21 day of July, 1989.

Don Wright, County Clerk
Don Wright

STATE OF KANSAS )
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 21st day of JULY, 1989.

Pat Kettler, Register of Deeds
Pat Kettler

Ed Resa, Deputy
Ed Resa

Sheet 3 of 3