

SANITARY SEWER PLANS

LAT. 41, MAIN 7, S.S. 23

ALLEN'S FARM

PROJECT NO.

468-76-245-81723-000-000-001

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

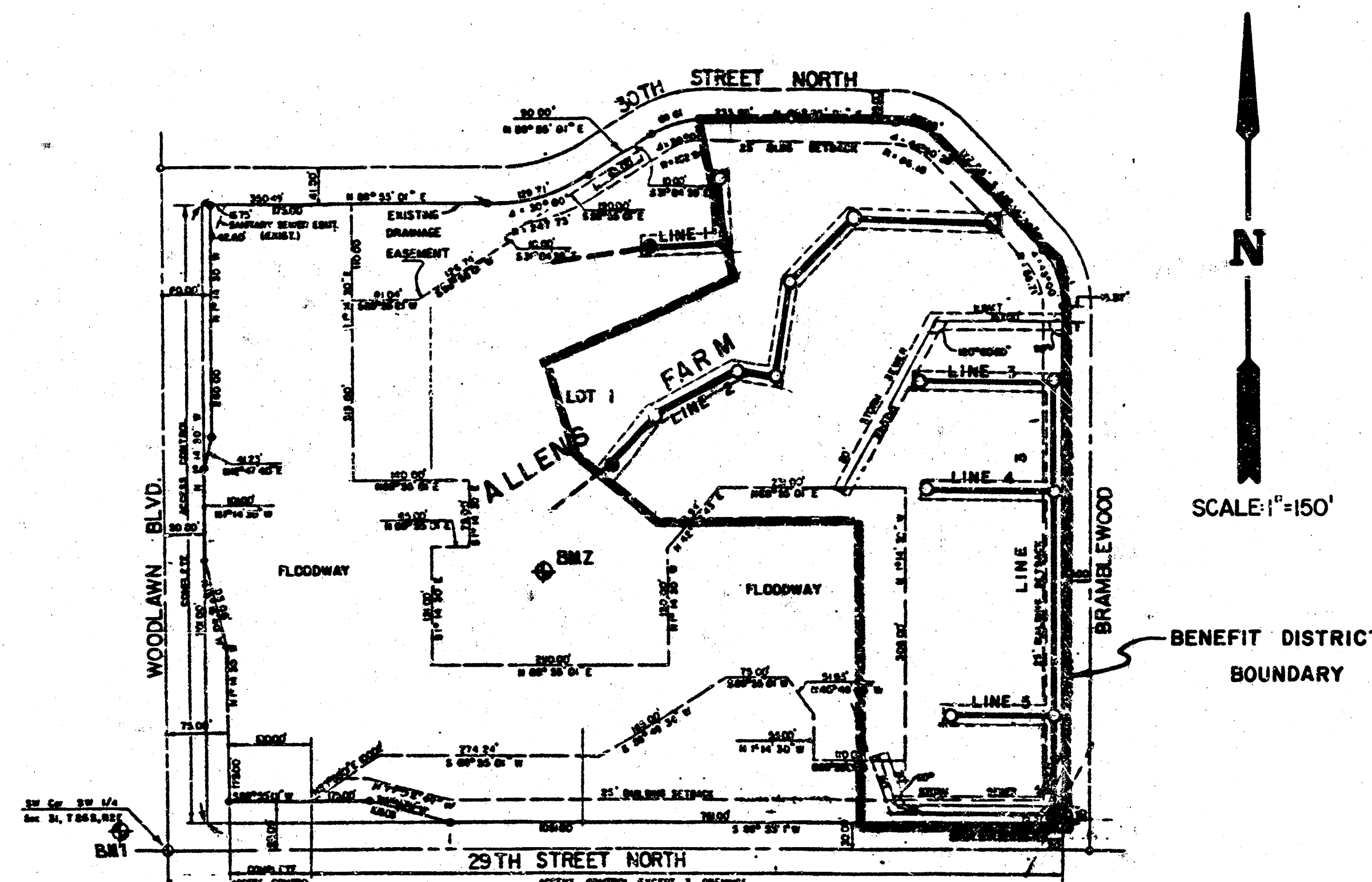
GENERAL NOTES

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 SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	268-2256
CABLEVISION	269-3340
KPL COMPANY	263-7511
KANSAS GAS & ELECTRIC	261-6248
KANSAS ONE-CALL	1-800-344-7233
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 UNSUABLE 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. 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.
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.

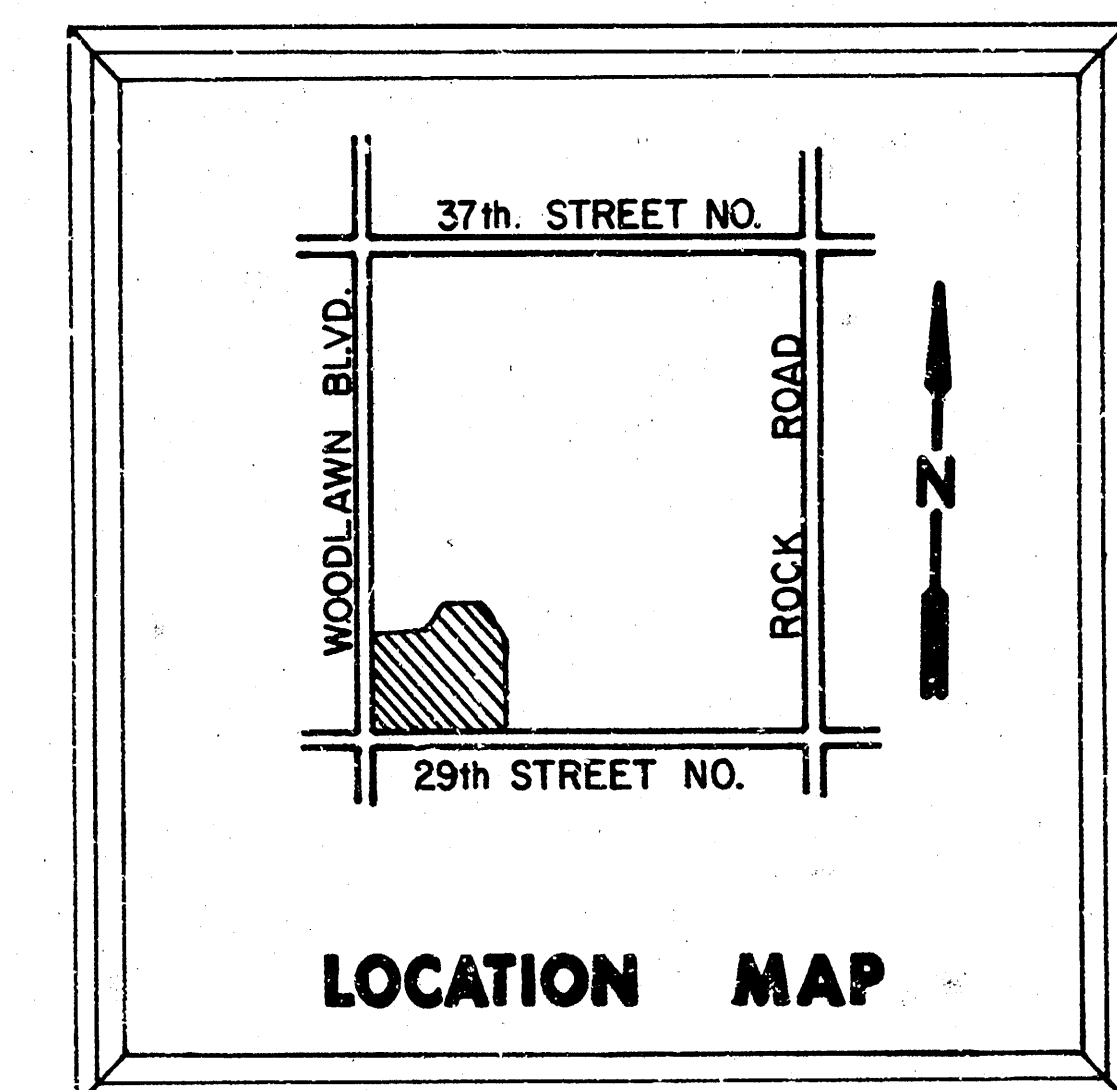
BENCH MARKS

- B.M. #1 "C" CUT ON N. END. CORNER 49' N AND 17' W OF CENTERLINE OF 29TH ST. NORTH AND WOODLAWN. ELEV. = 175.85
- B.M. #2 TOP OF 3/4" BAR AT RAD. PT. ON THE TURN-A-ROUND, IN ALLEN'S FARM PHASE 1, 455' N AND 373' W OF CENTERLINE OF 29TH ST. NORTH AND WOODLAWN. ELEV. = 174.10

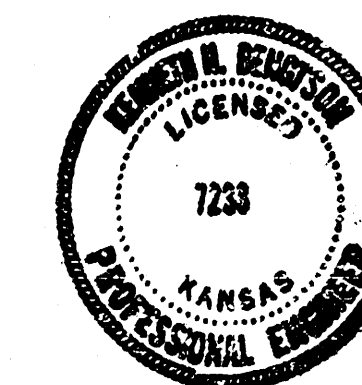


INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN LINES 1 & 2
3	PLAN LINES 3, 4, & 5
4	FINAL PLAT

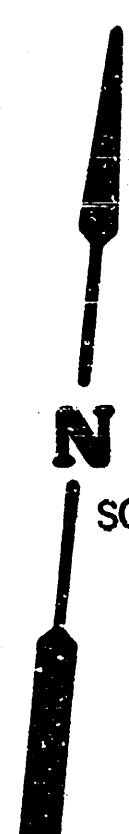


*AS BUILT
RPL
1-88*

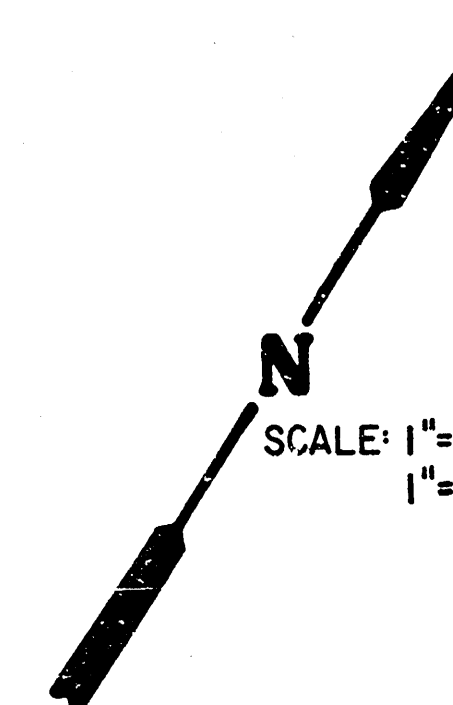


	ALLEN'S FARM	Drawn by: KKL Checked by: DDG Date: Job no.:
	SANITARY SEWER PLANS	
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING 1800 WICHITA, KANSAS 67226		682-6561 Sheet 1 of 4

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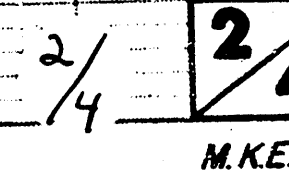


$\epsilon: 1'' = 40'$, Horiz.
 $1'' = 5'$, Vert.

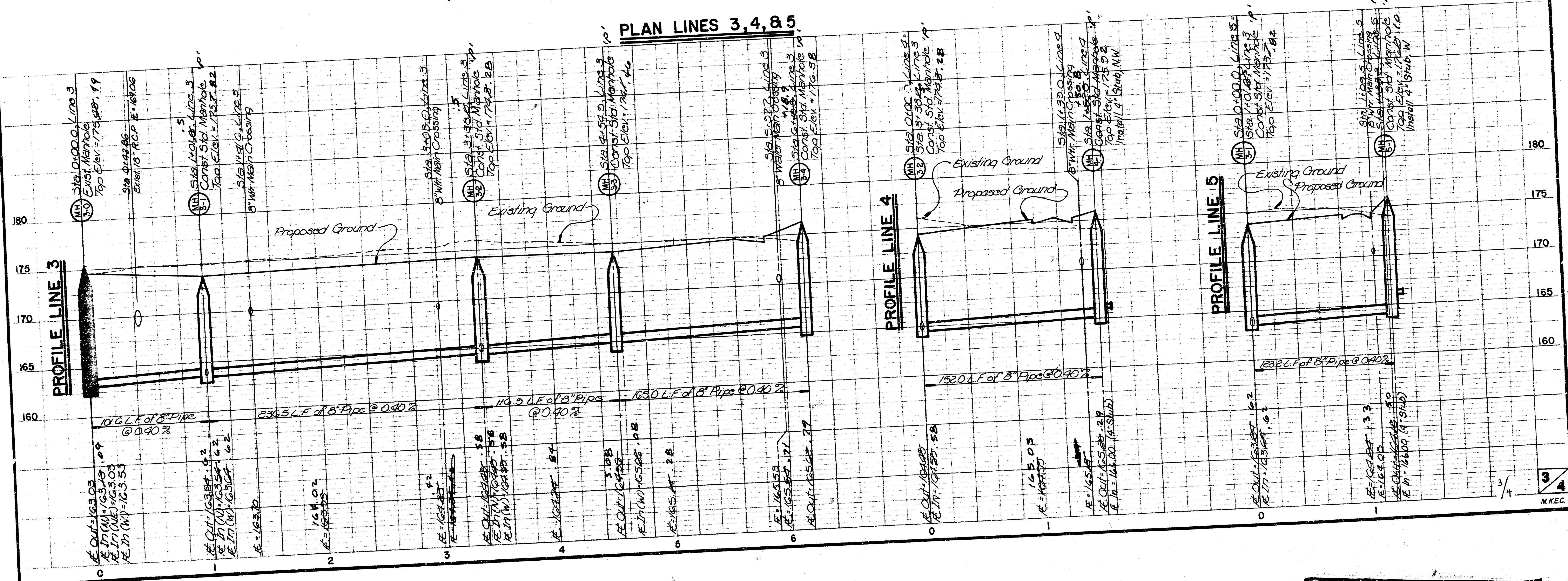
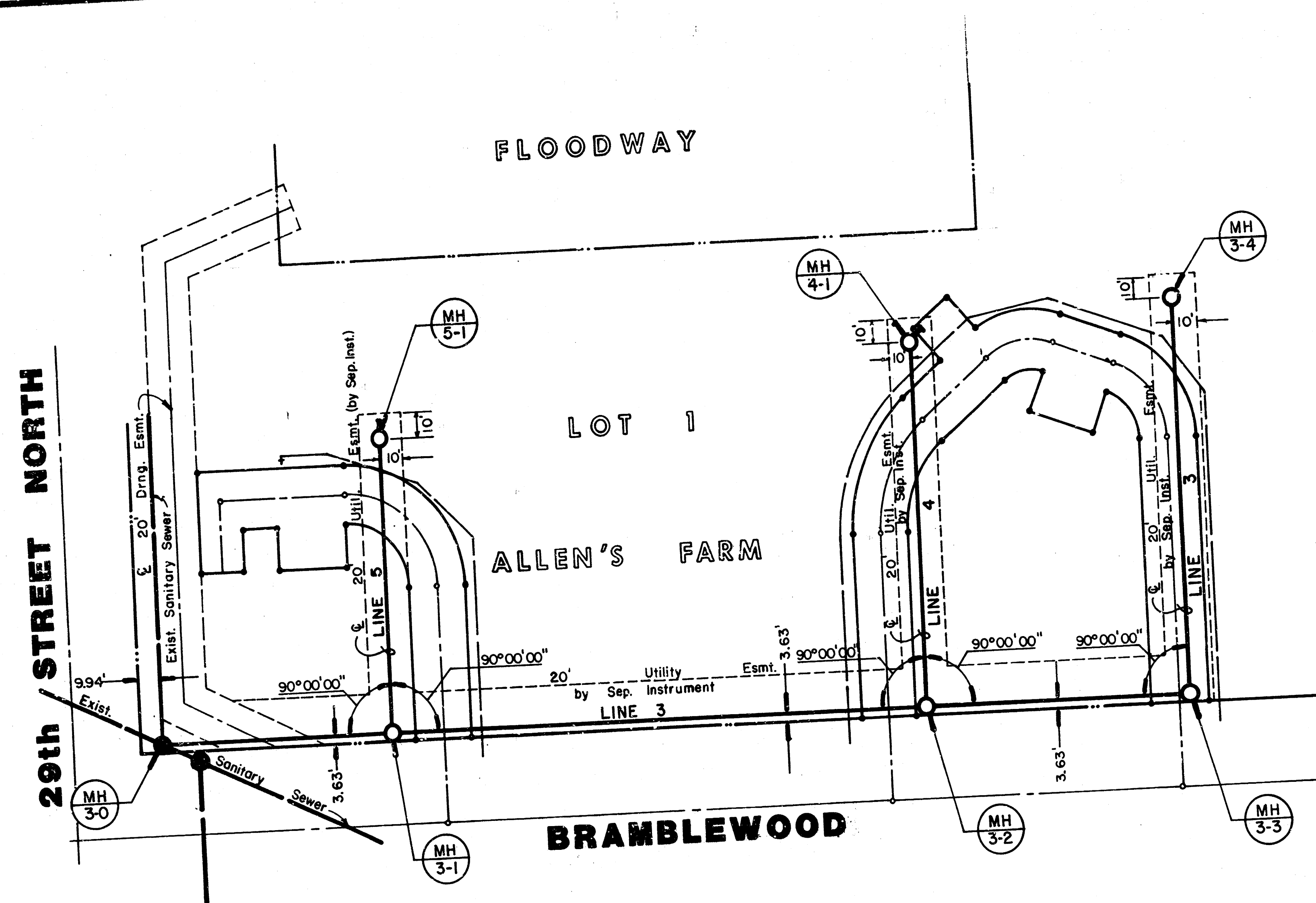
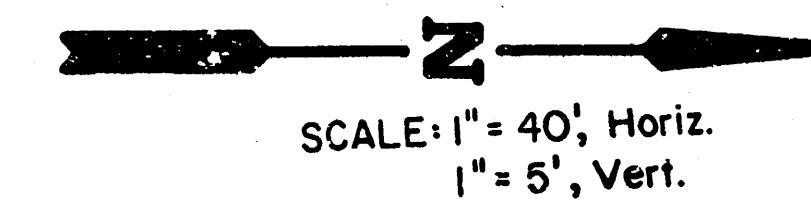


SCALE: 1" = 40', Horiz
1" = 5', Vert.

PLAN - LINE 2



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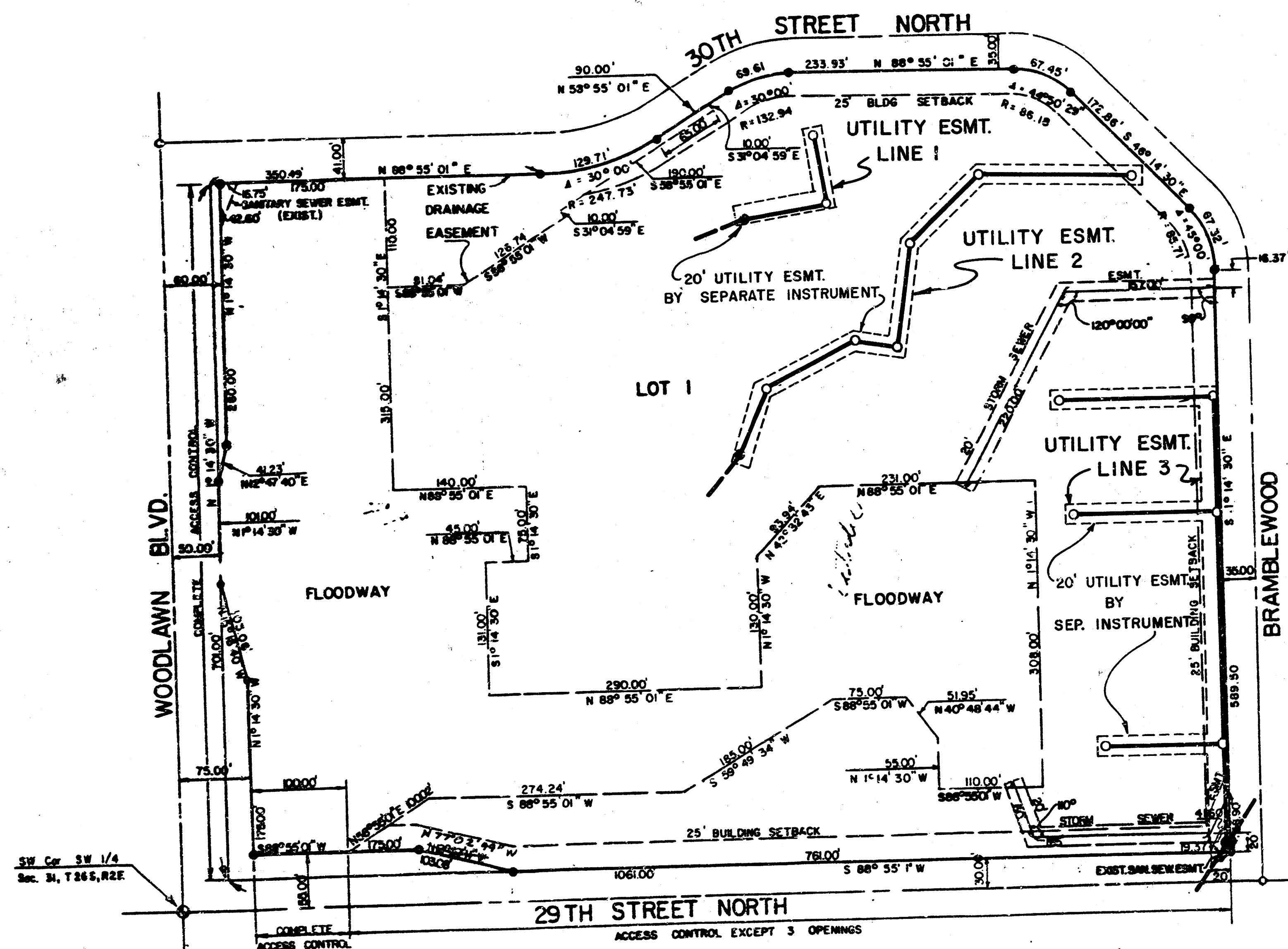
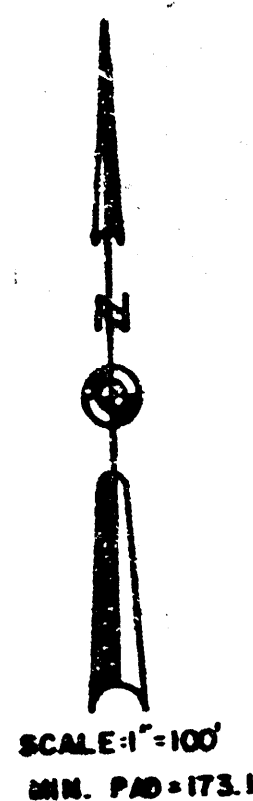


State of Kansas
County of Sedgwick

This is to certify that this plat was filed in the Office of the Register of Deeds this 26th day of MARCH, 1981, at 11:26 o'clock, A.M. to correct the following dimensions reference for the south half of 30th Street North east of Woodlawn from 35 feet to 41 feet.

Bette F. McCarl, Register of Deeds
Pat Kettler, Deputy

REFILE
4531371



REFILE
20.00
20.00

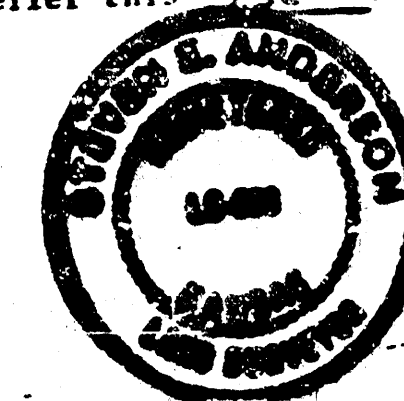
FINAL PLAT OF ALLENS FARM

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Steven E. Anderson, a Land Surveyor in Kansas do hereby certify that I have been in responsible charge of surveying and platting of "Allens Farm", an addition to Wichita, Sedgwick County, Kansas into a lot, streets and a floodway, the same being accurately set forth in the accompanying plat and described as follows:

Beginning at the intersection of the North right of way line of Twenty-Ninth Street North and the East right of way line of Woodlawn Boulevard, said point of beginning being 30 feet Northerly and 50 feet Easterly from the Southwest corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence Northerly along said East line of Woodlawn Boulevard bearing North 1°14'30" West, 701.00 feet to the Southwest corner of Cottonwood Village First Addition to Wichita, Sedgwick County, Kansas; thence Easterly along the boundary of said addition bearing North 88°55'01" East, 350.49 feet; thence along a curve to the left having a central angle of 30°00'00", a radius of 247.73 feet and a length of 129.71 feet; thence North 58°55'01" East, 90.00 feet; thence along a curve to the right having a central angle of 30°00'00", a radius of 132.94 feet, and a length of 69.61 feet; thence North 88°55'01" East, 211.96 feet; thence along a curve to the right having a central angle of 45°00'00", a radius of 85.71 feet and a length of 67.32 feet; thence South 1°14'30" East, 106.50 feet to the intersection of the West right of way line of Bramblewood and the North line of Block 1, the intersection of the West right of way line of Bramblewood and the North line of Block 1, Cottonwood Village Third Addition to Wichita, Sedgwick County, Kansas; thence Southerly along the West line of Bramblewood bearing South 1°14'30" East, 423.00 feet to the North right of way line of Twenty-Ninth Street North; thence Westerly along said North line of Twenty-Ninth Street North bearing South 88°55'01" West, 1061.00 feet to the point of beginning; containing 17.97 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 26th day of October, 1980.



By: Steven E. Anderson
STEVEN E. ANDERSON
VAN DOREN-HAZARD-STALLINGS
260 North Rock Road, Suite 250
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a lot, streets, and a floodway, the same to be known as "Allens Farm", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted. All abutter's rights of access over and across the north line of Twenty-Ninth Street North and the east line of Woodlawn are hereby granted to the City of Wichita, provided, however, that the subdivision shall have access to Twenty-Ninth Street North at three locations to be determined by the Engineers of the City of Wichita. Minimum pad elevation shall be 173.1, City of Wichita Datum.

Woodlawn Development Company

By: C.J. Nelson
C.J. Nelson, President

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this 26th day of October, 1980 before me, a Notary Public in and for said State and County, came the Woodlawn Development Company by C.J. Nelson, President 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.

Carolyn R. Owen Notary Public
My Appointment Expires: May 17, 1981

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

Dated this 11th day of September, 1980.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James L. Garwood, Jr., Vice-Chairman
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 26th day of October, 1980.

Robert G. Knight, Mayor
Donald C. Orsick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 29th day of October, 1980.

Everett Patrick, Chairman
Tom Scott, Commissioner
Donald E. Gragg, Commissioner

Attest: Dorothy L. White, County Clerk

Entered on transfer record this 29th day of October, 1980.
Dorothy L. White, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 12:30pm o'clock on the 26th day of OCTOBER, 1980.

Bette F. McCarl, Register of Deeds
Pat Kettler, Deputy

ALLENS FARM
SANITARY SEWER
PLANS PHASE 3

4/4

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