

WATER DISTRIBUTION SYSTEM AND SANITARY SEWER RISERS

to serve

REED'S COVE 3RD ADDITION - PHASE II

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Project Number

448-89957

O.C.A. Number

735290

McCullough Excavation, Inc. - Contractor

Eichacker, City - Inspector

Released 4/27/06

Risers with water project

Per Plan

.pdf by JLD 8/27/07

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-800-303-0357
SBC	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Pipeline Co.	1-800-231-2551
Southern Star Pipeline Co.	529-6600
Phillips Pipeline Co.	1-800-766-8230

- Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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, in the opinion of the Engineer, that 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.
- 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.
- The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- 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.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Clearing and Restoration."
- All excess excavation shall remain on-site and shall be stockpiled or spread on lots 13, 14, and 15 Block A.
- The Contractor shall adjust water valve boxes and fire hydrants as directed by the Engineer at the price bid for said adjustments. The Water Department shall field locate water valves one time during construction when requested by Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, water valve boxes or fire hydrants damaged during construction shall be repaired by the Contractor at his own expense.
- All water mains and appurtenances shall be installed in accordance with City of Wichita, Kansas Standard Specifications for Water Main Installations No. 14533.
- Opening and closing of water valves shall be done slowly to prevent damage to the water distributions system from water hammer. All valves closed by the contractor must be reopened as new construction permits. Project inspector must ascertain that any valve closed by the Contractor is reopened. Contractor will be permitted to operate water valves only when the project inspector assigned to the project is present.
- The developer for this project is Ritchie Development. The contact person is Rob Ramseyer, (316) 684-7300.

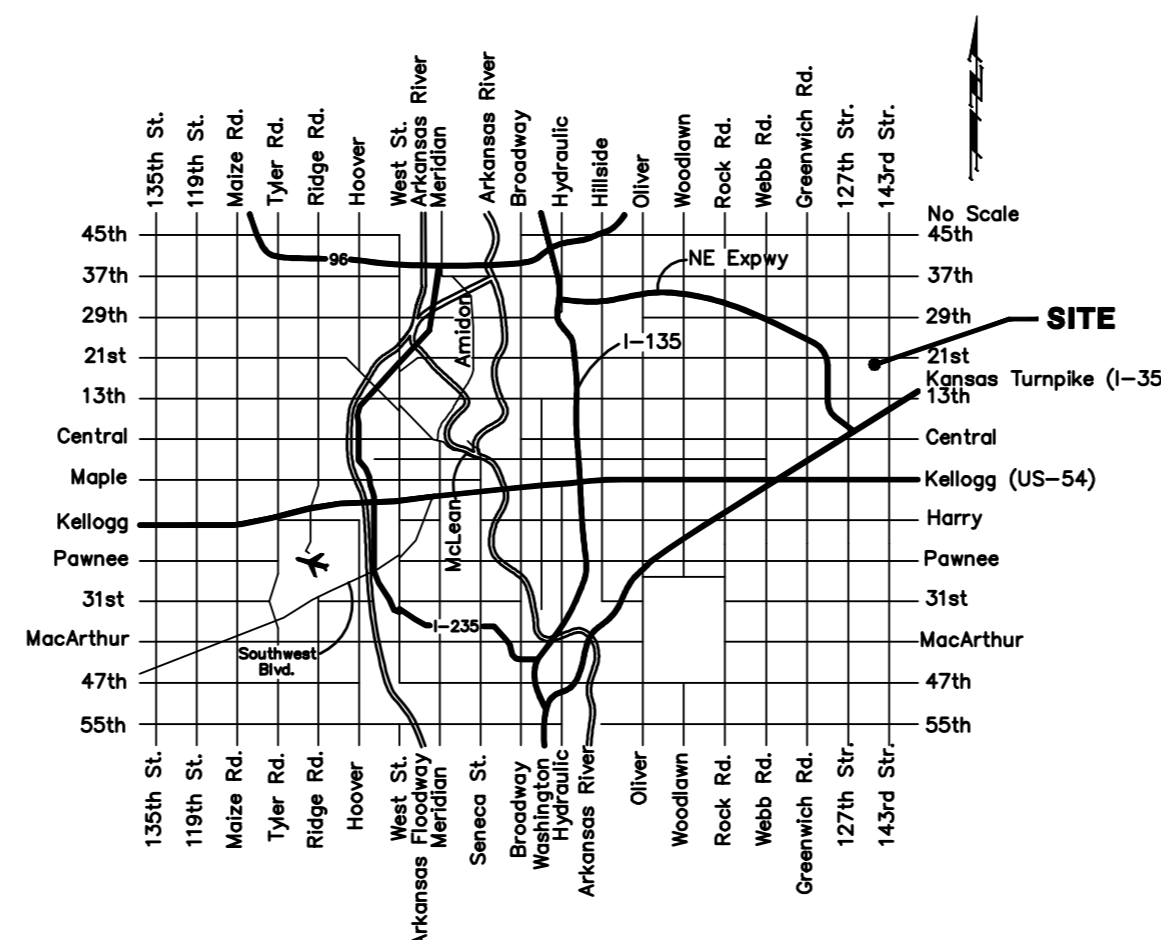
Benchmarks

RR Spike in NW face of Power Pole 220' West and 48' South of NE Cor., NW 1/4, Sec. 11, T-26-S., R-2-E.
Elev. = 169.83 City Datum

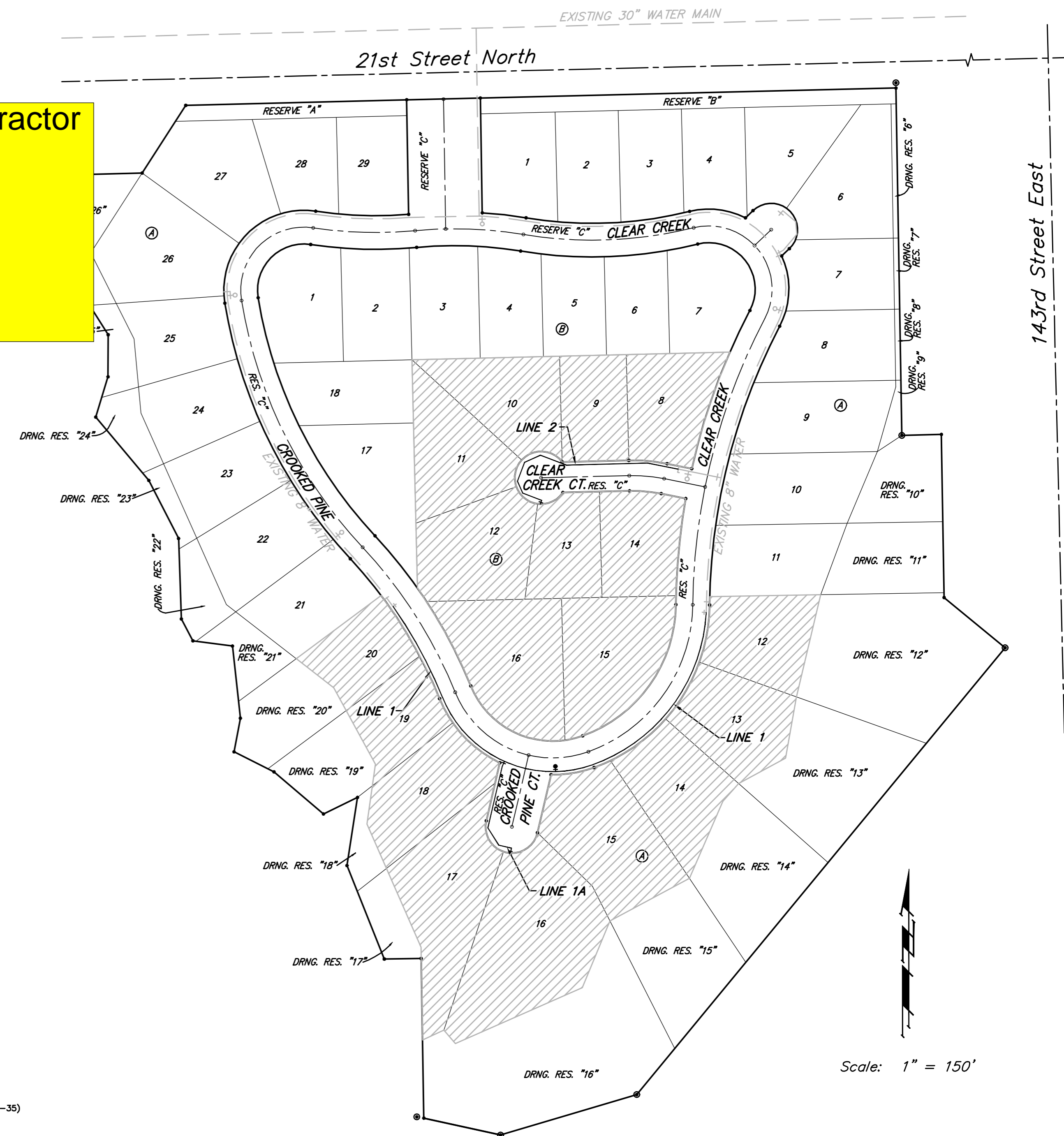
RR spike in N. face of power pole 840.0' west of C.L. of Castle Rock and 48.7' south of C.L. of 21st St. N.
Elev. = 182.03 City Datum

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Vicinity Map



Benefit District



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

BENCHMARKS:

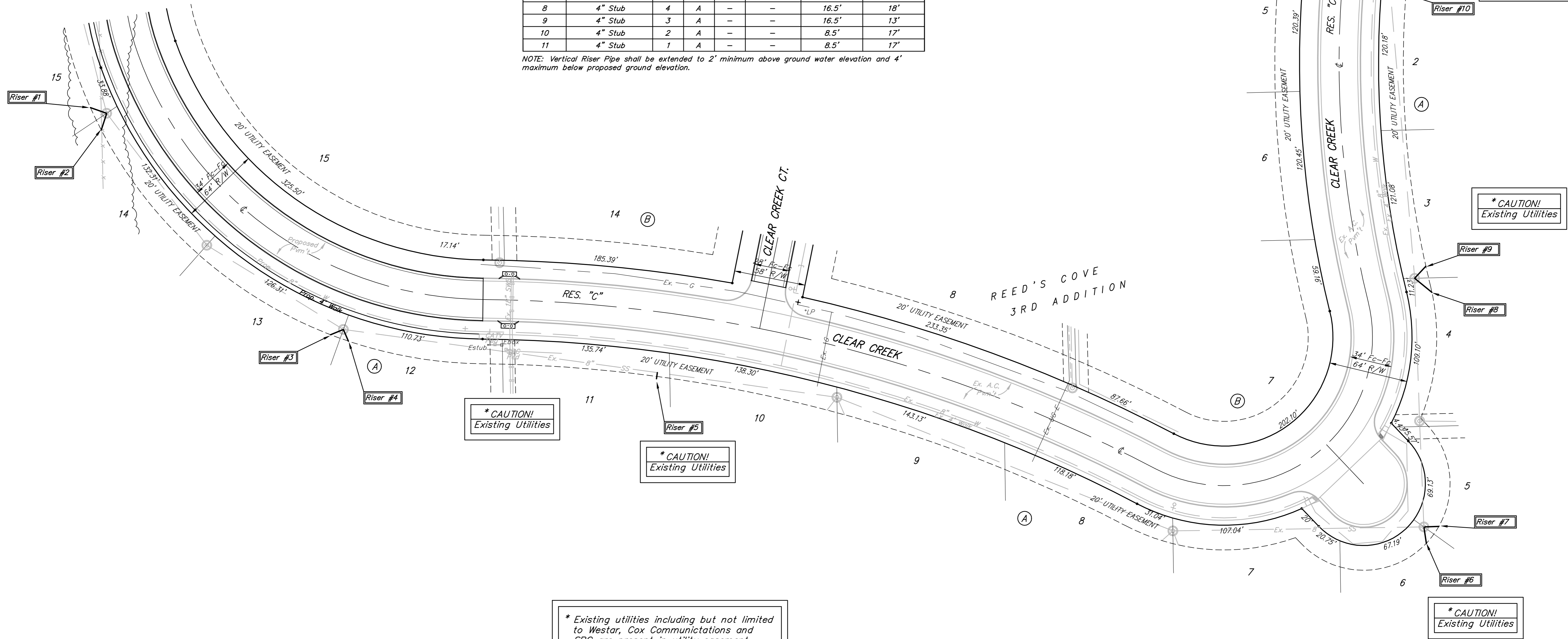
RR Spike in NW face of Power Pole 220' West and 48' South of NE Cor., NW 1/4, Sec. 11, T-26-S., R-2-E.
Elev. = 169.83 City Datum

RR spike in N. face of power pole 840.0' west of C.L. of Castle Rock and 48.7' south of C.L. of 21st St. N.
Elev. = 182.03 City Datum

SEWER SERVICE TABLE

NUMBER	TYPE	LOCATION				FOR INFORMATION ONLY	
		LOT NO.	BLOCK NO.	LINE NO.	STATION \ DIRECTION	APPROXIMATE LENGTH 4" PIPE VERTICAL	HORIZONTAL
1	4" Stub	15	A	-	-	11.0'	14'
2	4" Stub	14	A	-	-	11.0'	14'
3	4" Stub	13	A	-	-	11.5'	11'
4	4" Stub	12	A	-	-	11.5'	10'
5	10" X 4" Tee	11	A	-	-	12.5'	5'
6	4" Stub	6	A	-	-	17.5'	13'
7	4" Stub	5	A	-	-	17.5'	12'
8	4" Stub	4	A	-	-	16.5'	18'
9	4" Stub	3	A	-	-	16.5'	13'
10	4" Stub	2	A	-	-	8.5'	17'
11	4" Stub	1	A	-	-	8.5'	17'

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



*** CAUTION! Existing Utilities**

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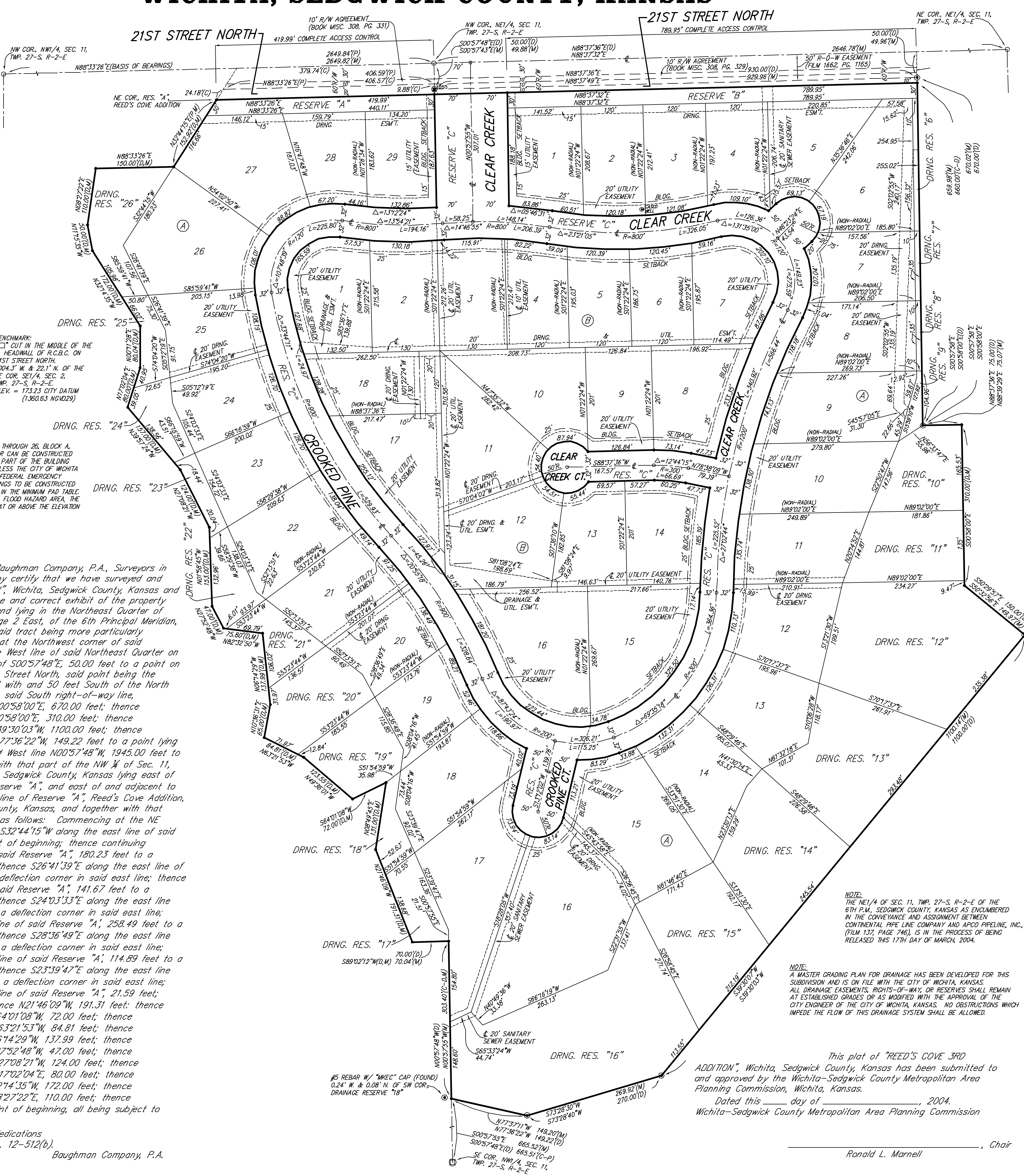
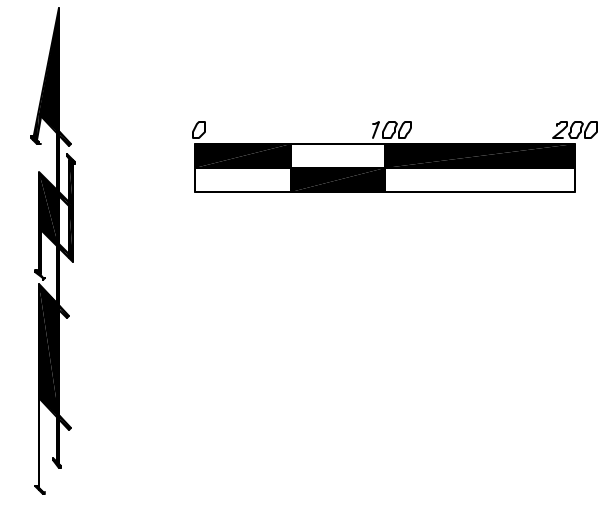
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* Existing utilities including but not limited to Westar, Cox Communications and SBC are present in utility easement along existing roadway and will be in conflict with construction. Contractor shall verify location prior to construction and take the appropriate measures as to not disturb the existing utilities.

	REED'S COVE 3RD ADD. - PH. II SS RISERS	
	<small>Baughman Company, P.A. 315 Ella St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE</small>	
PROJECT NUMBER 448-89957	DESIGN ATD	DRAWN TMS
REVISIONS:	APPROVED	DATE 12/05
SCALE NOTED		SHEET 6 OF 14
<small>Reed'sCove3rd\PhaseII\SSriser</small>		<small>05-11-E402</small>

REED'S COVE 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - #5 REBAR W/ "MKEC" CAP (FOUND)
 - #3/4" PIPE (FOUND)
 - 40# NAIL IN CENTER OF BROKEN STONE (FOUND)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED PER PLATED INFO.
(C-P) = CALCULATED PER PLATED INFO.

LOT	BLOCK	ELEVATION CITY DATUM
6	A	170.0
7	A	170.0
8	A	169.5
9	A	169.5
10	A	169.3
11	A	169.0
12	A	168.3
13	A	163.5
14	A	161.5
15	A	160.0
16	A	158.5
17-27	A	165.6

NOTE: NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 9 THROUGH 26, BLOCK A, REED'S COVE 3RD ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION WHEN ANY PART OF THE BUILDING LIES WITHIN THE SPECIAL FLOOD HAZARD AREA OR UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT OR ABOVE THE LOWEST OPENING AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE IF THE BUILDING LIES ENTIRELY OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA, THE BUILDING SHALL BE CONSTRUCTED WITH LOWEST OPENING AT OR ABOVE THE ELEVATION AS SPECIFIED ABOVE IN THE MINIMUM PAD TABLE.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as a tract of land lying in the Northeast Quarter of
Section 11, Township 27 South, Range 2 East, of the 6th Principal Meridian,
Wichita, Sedgwick County, Kansas; said tract being more particularly
described as follows: Commencing at the Northwest corner of said
Northeast Quarter; thence along the West line of said Northeast Quarter
on a Kansas South Zone Grid Bearing of S00°57'48"E, 50.00 feet to a point on
the South right-of-way line of 21st Street North, said point being the
POINT OF BEGINNING, thence parallel with and 50 feet South of the North
line of said Northeast Quarter along said South right-of-way line,
N88°37'36"E, 930.00 feet; thence S00°58'00"E, 670.00 feet; thence
N88°37'36"E, 75.00 feet; thence S00°58'00"E, 310.00 feet; thence
S50°29'57"E, 150.00 feet; thence S39°30'03"W, 1100.00 feet; thence
S73°28'40"W, 270.00 feet; thence N77°36'22"W, 149.22 feet to a point lying
on said West line; thence along said West line N00°57'48"W, 1945.00 feet to
the POINT OF BEGINNING, together with that part of the NW 1/4 of Sec. 11,
Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas lying east of
and adjacent to the east line of Reserve "A", and east of and adjacent to
the northerly extension of the east line of Reserve "A", Reed's Cove Addition,
an Addition to Wichita, Sedgwick County, Kansas, and together with that
part of said Reserve "A" described as follows: Commencing at the NE
corner of said Reserve "A"; thence S32°44'15"W along the east line of said
Reserve "A"; 152.92 feet for a point of beginning; thence continuing
S32°44'15"W along the east line of said Reserve "A"; 180.23 feet to a
deflection corner in said east line; thence S26°41'39"E along the east line of
said Reserve "A"; 182.86 feet to a deflection corner in said east line; thence
S05°12'19"E along the east line of said Reserve "A"; 141.67 feet to a
deflection corner in said east line; thence S24°03'33"E along the east line
of said Reserve "A"; 398.19 feet to a deflection corner in said east line;
thence S52°13'51"E along the east line of said Reserve "A"; 258.49 feet to a
deflection corner in said east line; thence S28°36'49"E along the east line
of said Reserve "A"; 165.19 feet to a deflection corner in said east line;
thence S08°04'16"W along the east line of said Reserve "A"; 114.89 feet to a
deflection corner in said east line; thence S23°39'47"E along the east line
of said Reserve "A"; 255.29 feet to a deflection corner in said east line;
thence S00°57'48"E along the east line of said Reserve "A"; 21.59 feet;
thence S89°02'12"W, 70.00 feet; thence N21°46'09"W, 191.31 feet; thence
N08°49'45"E, 131.00 feet; thence S64°01'08"W, 72.00 feet; thence
N49°36'01"W, 123.55 feet; thence N63°21'53"W, 84.81 feet; thence
N10°36'31"E, 65.00 feet; thence N06°14'29"W, 137.99 feet; thence
N82°32'50"W, 75.80 feet; thence N27°52'48"W, 47.00 feet; thence
N01°58'45"W, 153.00 feet; thence N27°08'21"W, 124.00 feet; thence
N39°57'24"W, 157.00 feet; thence N17°02'04"E, 80.00 feet; thence
N00°11'28"E, 80.04 feet; thence N32°14'35"W, 172.00 feet; thence
N11°15'35"W, 50.00 feet; thence N08°27'22"E, 110.00 feet; thence
N88°33'26"E, 150.00 feet to the point of beginning, all being subject to
road rights-of-way of record.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.
Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of public sanitary sewer systems. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, and utilities as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, berms, entry monuments and features, drainage purposes, fences, screening walls, sidewalks, utilities as confined to easement, and sanitary sewer systems as confined to easement. Reserve "C" is hereby reserved for private streets, drainage purposes, entry monuments and features, sidewalks, fences, screening walls, landscaping, signage, open space, and utilities. Reserve "C" shall provide access to or from Lots 1 through 29, inclusive, Block A, and Lots 1 through 18, inclusive, Block B. The Reserves shall be owned and maintained by the homeowners association provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of a Reserve to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of a Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenants and/or regulations. Drainage Reserves "b" through "26", inclusive, are hereby reserved for sidewalks, open space, landscaping, and drainage purposes. Drainage Reserves "b" through "26", inclusive, shall be owned and maintained by their corresponding adjacent lots. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ritchie Development Corporation,
a Kansas corporation
Kevin M. Mullen, President
21/127, L.C., a Kansas limited liability company
Kevin M. Mullen, President of
Paragon Development Company

We the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas.
INTRUST Bank, N.A.

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2004, by _____ of INTRUST Bank, N.A., on behalf of the bank.
(Notary Public)

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2004, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.
(Notary Public)

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2004, by Kevin M. Mullen, President of Paragon Development Company, as Manager of 21/127 L.C., a Kansas limited liability company, on behalf of the limited liability company.
(Notary Public)

This plat of "REED'S COVE 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission
Ronald L. Marnell, Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.
Sign _____ = Sign
_____, Mayor
Carlos Mayans
_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

Tricia L. Rabella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2004.
Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2004 at _____ o'clock _____ M.; and is duly recorded.
Bill Meek, Register of Deeds
Linda Kizire, Deputy

