

SANITARY SEWER TO SERVE USD #259, Fifth Addition

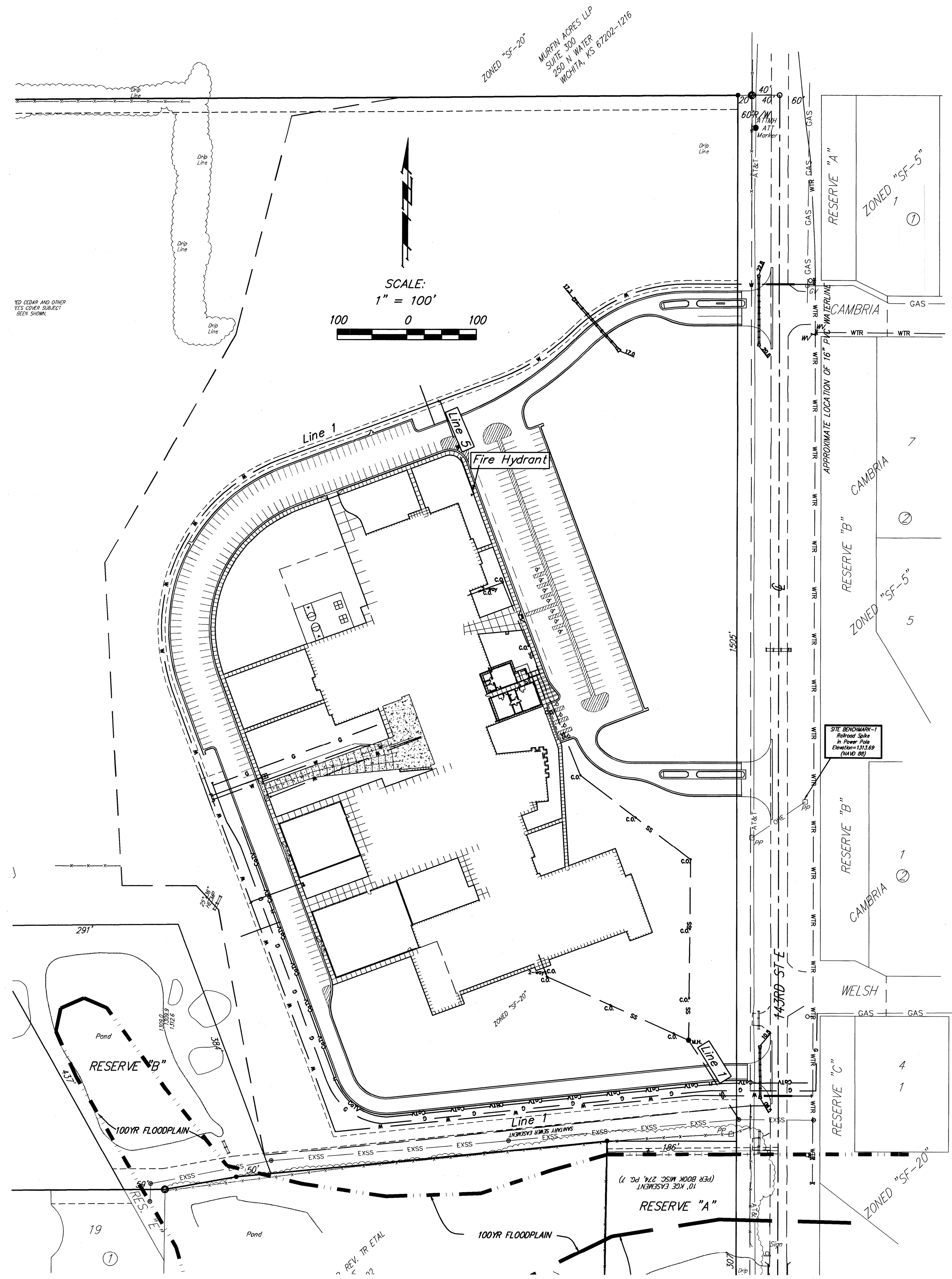
Wichita, Sedgwick County, Kansas

Private Project: 2074 PPS (607861)

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

September 2010



Benchmarks

Site Benchmark - 1:
Railroad Spike in Power Pole.
Elevation = 1313.69 (NAVD 88)

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BMP Erosion Details	Available On Request

Legal Description

Lot 1, Block A, USD #259 Fifth Addition,
Wichita, Sedgwick County, Kansas.

Stubs
Release Date: 3/17/2011
:APRosas 3/17/2011

AS BUILTS

Contractor: McCullough Excavation, Inc. 2/24/2011	Project Inspector: Larry Gann kemiller engineering 516 S. Market, Wichita, KS 67202 (316)264-0242
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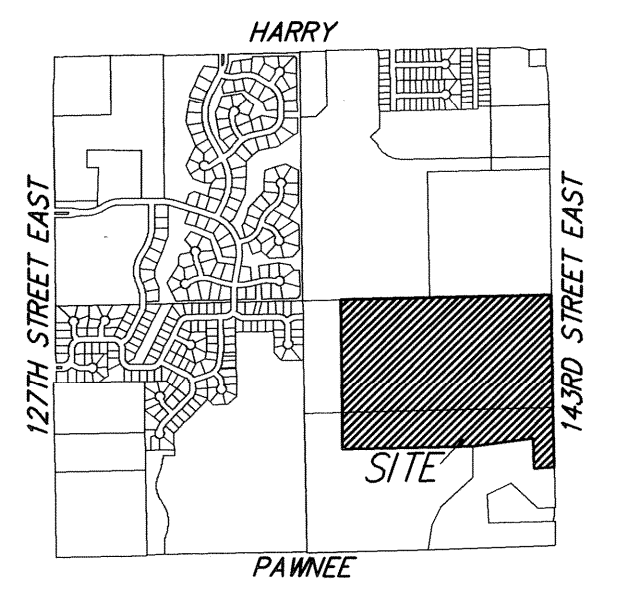
General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) 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 Company 1-888-482-4950
Westar Energy (Electric) 383-8650
Black Hills Energy (Gas) 1-800-303-0357
Southwestern Bell Telephone Co. 1-800-286-8313
City of Wichita Water Dept. (Water) 262-6000
City of Wichita Sewer Maint. (SS) 262-6000
City of Wichita Storm Sewer Maint. 268-4090
City of Wichita Traffic Maint. 268-4034
- All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
- Utility service lines, poles, valve boxes, meters, et cetera 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- All sanitary sewer lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
- Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance Any work done without inspection will be required to be uncovered for inspection.
- 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.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA,
Public Works *Julianne Kallman 9-16-10*

NOTE TO CONTRACTORS
Public Property:
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City or Wichita Specifications and Standards (on file and available in the City Engineer's Office).

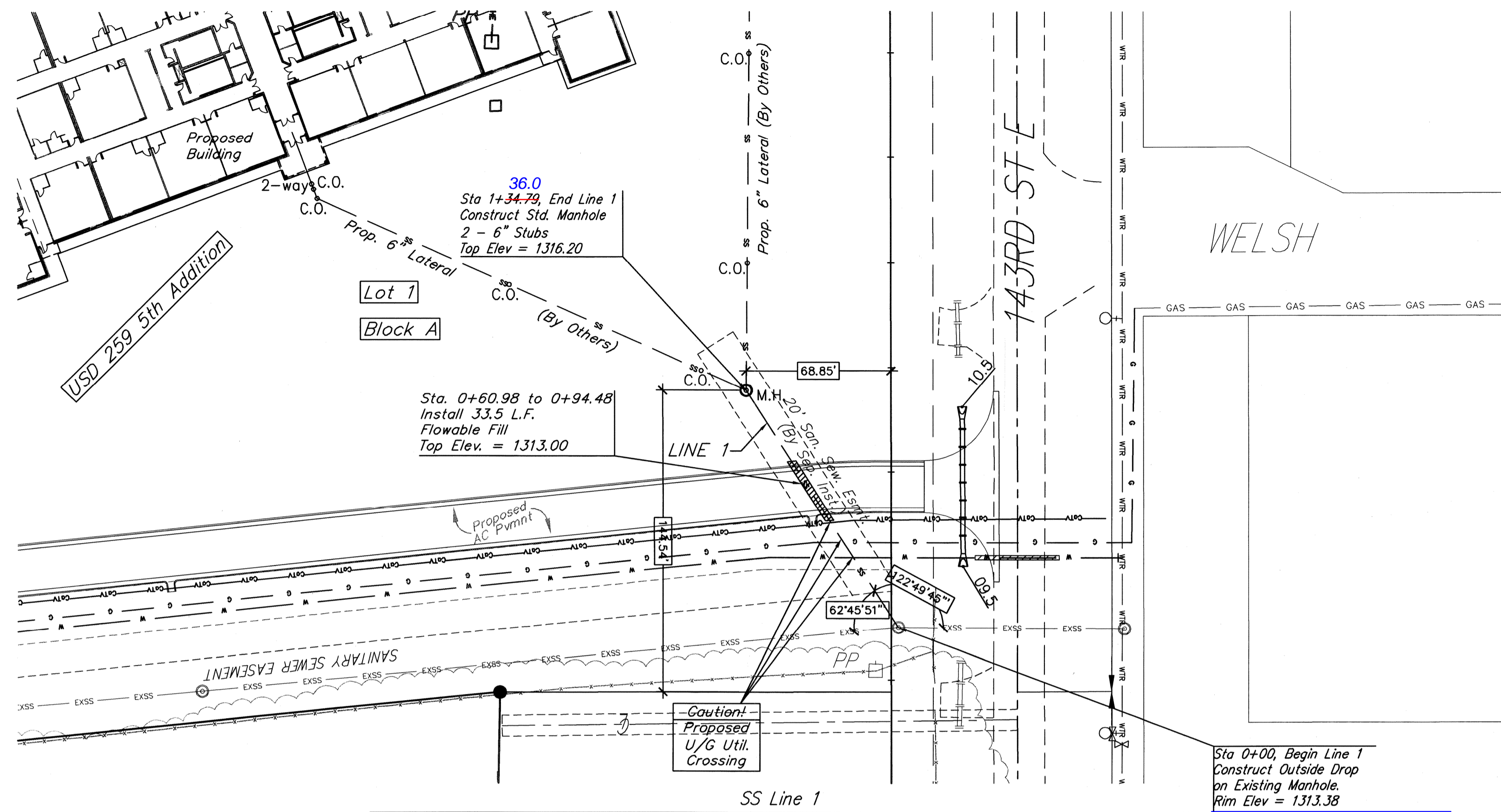
Private Property:
Inspection and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.



NO SCALE:
VICINITY MAP
SEC. 35, T27S, R2E

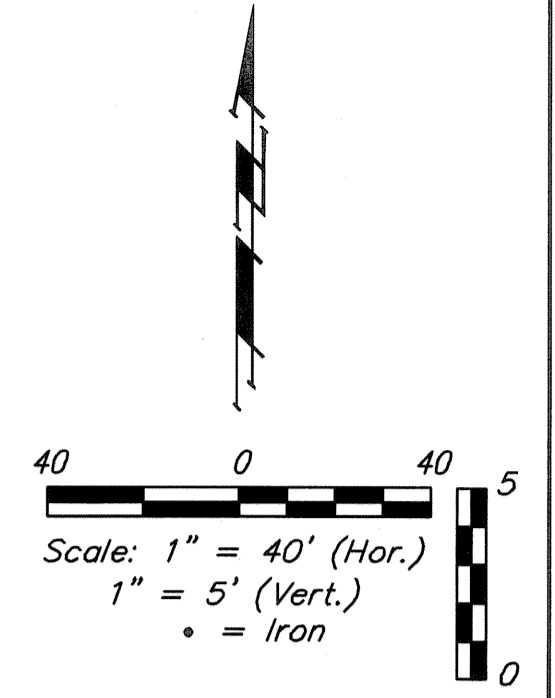


Baughman	Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
	ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE



Benchmarks

Site Benchmark - 1:
 Railroad Spike in Power Pole.
 Elevation = 1313.69 (NAVD 88)

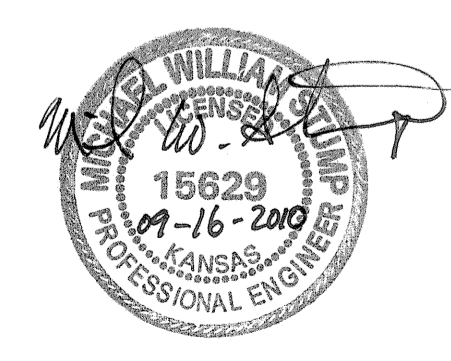
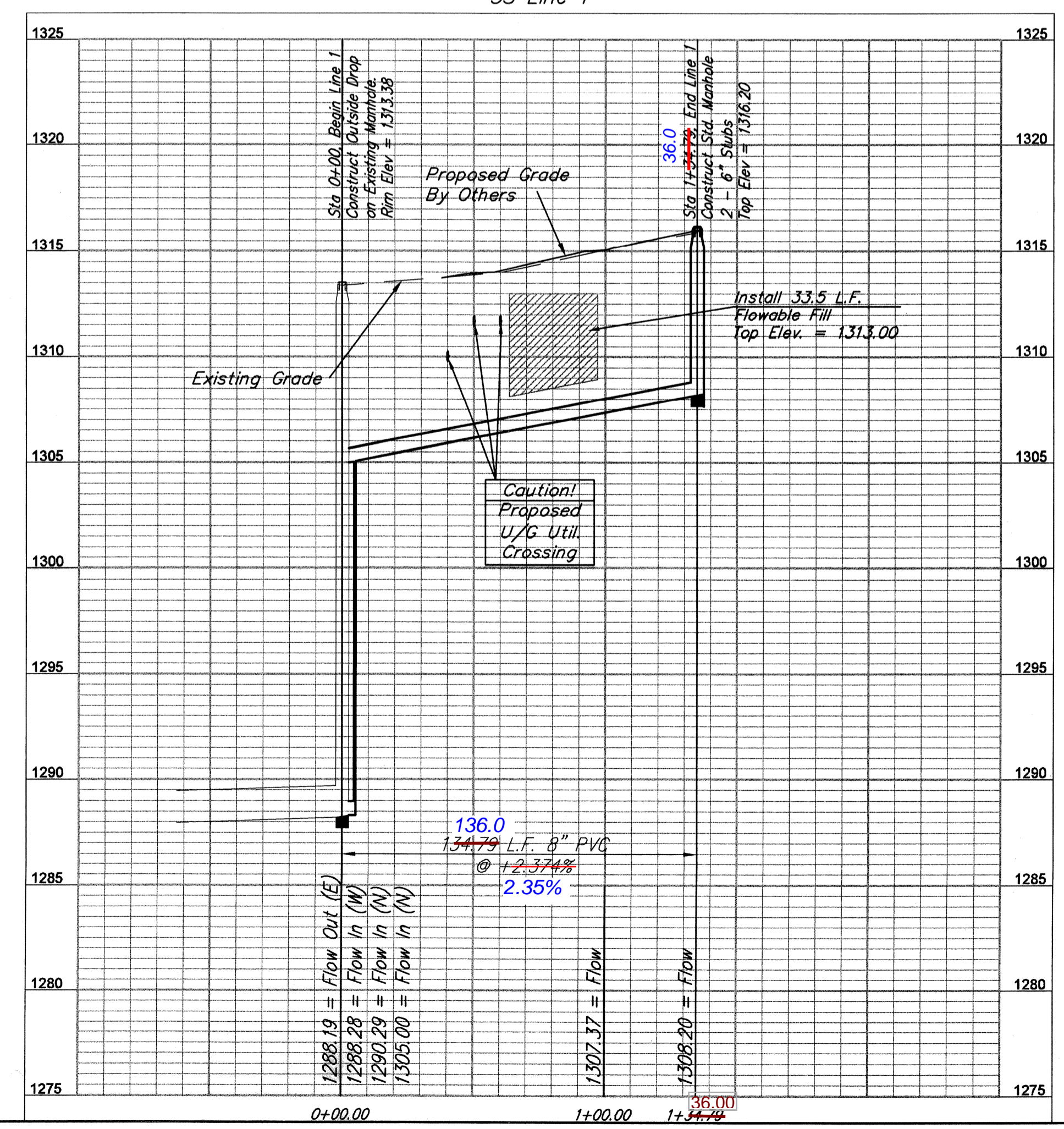


Contractor To Use Extreme Caution When Excavating Near Utility Lines. Contractor To Hand Dig To Expose All Utility Lines Prior To Construction. Verify Depth To Determine Conflict If Any.

Existing Utility Locations and depths are approximate. Contractor shall field verify all existing utility locations and depths prior to the start of construction.

Contractor Shall Follow All Applicable Best Management Practices (BMP) For Erosion Control.

Sta 0+00, Begin Line 1
 Construct Outside Drop on Existing Manhole.
 Rim Elev = 1313.38
BOLT DOWN LID INSTALLED ON MANHOLE STA 0+00



Baughman		USD #259 Fifth Addition SS Line 1 Private Sewer Line Improvements	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE			
PROJECT NUMBER (2014) FPS (607861)	DESIGN TNT	DRAWN TNT	DATE 9/2010
REVISIONS:	APPROVED	SCALE 1" = 40'	SHEET 2 OF 5
E:\Projects\USD 259 5th Addition\Engineering\FPS\FPS			

USD 259 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
E. 802.20' OF LOT 1	A	1320.0
LOT 1, EXC. E. 802.20'	A	1316.0

BENCHMARK:

□ CUT, NORTH RIM OF SANITARY SEWER MANHOLE, 412.8' SOUTH OF THE NORTHEAST CORNER OF LOT 44, BLOCK 3, SIERRA HILLS 2ND ADDITION & 15.2' W. OF WEST LINE OF LOT 1, BLOCK A, USD 259 5TH ADDITION. ELEV. = 1335.40 NAVD88

RAILROAD SPIKE IN POWER POLE, 1016.3' SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK A, USD 259 5TH ADDITION & 78.4' EAST OF THE EAST LINE OF SAID LOT 1, BLOCK A. ELEV. = 1313.69 NAVD88

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "USD 259 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the Southeast Quarter of Section 35, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as being the north 1187.88 feet of said Southeast Quarter, EXCEPT the west 400.00 feet thereof, AND EXCEPT the east 40.00 feet thereof, together with that part of the Southeast Quarter of Section 35, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the Northeast corner of said Southeast Quarter; thence S00°04'42"E along the East line of said Southeast Quarter, 1809.20 feet; thence S85°37'54"W, 251.59 feet; thence N00°47'54"E, 322.00 feet; thence S84°17'54"W, 535.00 feet; thence S79°52'54"W, 104.00 feet; thence S89°32'19"W parallel with the North line of said Southeast Quarter, 1780.97 feet to the West line of said Southeast Quarter; thence N00°00'45"E along said West line, 1570.75 feet to the Northwest corner of said Southeast Quarter; thence N89°32'19"E along the North line of said Southeast Quarter, 2639.29 feet to the place of beginning, EXCEPT the north 1187.88 feet thereof, EXCEPT the west 400.00 feet thereof, AND EXCEPT the east 40.00 feet thereof.

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

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into a Lot, a Block, Reserves, and a Street, to be known as "USD 259 5TH ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sanitary sewer easement are hereby granted as indicated for the construction and maintenance of sanitary sewer systems. The street is hereby dedicated to and for the use of the public. Reserve "A" is reserved for open space, landscaping, lakes, berms, floodplain and floodway, drainage purposes, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserve "B" is reserved for open space, landscaping, lakes, berms, floodplain, drainage purposes, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of 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.

Unified School District No. 259,
Wichita, Sedgwick County, Kansas

Connie Dietz, President

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2010, by Connie Dietz, President of the Unified School District No. 259, Wichita, Sedgwick County, Kansas, on behalf of the unified school district.

Notary Public

My App't. Exp. _____

This plat of "USD 259 5TH 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 _____, 2010.
Wichita-Sedgwick County Metropolitan Area Planning Commission

G. Nelson Van Fleet, Chair

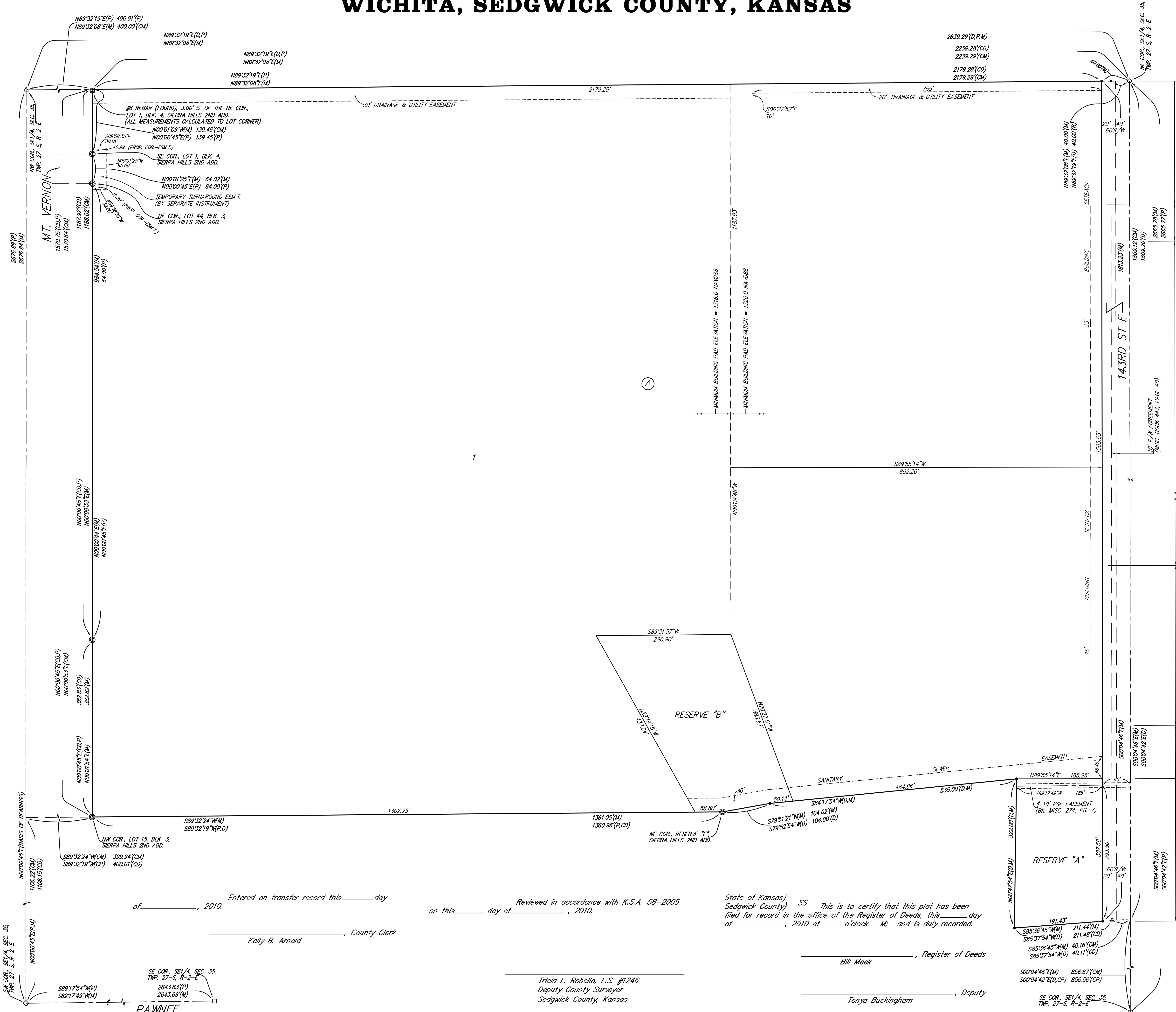
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2010.

Carl Brewer, Mayor

Karen Sublett, City Clerk

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



- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.
- (CD) = CALCULATED PER DESCRIBED INFO.

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = "SEDGWICK COUNTY" CAPPED CORNER (FOUND)
- = #5 REBAR W/ CAP (FOUND)
- △ = 1" IRON PIPE (FOUND)
- ◇ = #5 REBAR W/ "GARBER" CAP (FOUND)
- ⊙ = #5 REBAR W/ "R&B" CAP (FOUND)
- ⊗ = #6 REBAR (FOUND)

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

Entered on transfer record this _____ day of _____, 2010.
Kelly B. Arnold, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2010.

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 _____, 2010 at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

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

Tonya Buckingham, Deputy

PAWNEE