FOUR CORNER PLAN FOR
AVALON PARK
AN ADDITION TO WICHITA
SEDGWICK COUNTY, KANSAS

N.E. Corner SW 1/4, Sec. 28
Twp. 26S, R-1-W
Found 3/4" Rebar

CHANGE ORDER #1
SWD # 264 & #265
ON OCA # 751401 & #751402
(by others)

Relocated CO #1 ON SWD #264

PALMETTO CIRCLE

PALMETTO

RESERVE B

RESERVE C

RESERVE D

Pond 6
Static=144.00
DWS_{100}=146.60

Equalizing Pipe

LAKE RIDGE CT.

LAKE RIDGE

LAKE RIDGE COURT

HAVENHURST

HAVENHURST CIRCLE

Pond 3
Static=144.00
DWS_{100}=146.60

Pond 4
Static=144.00
DWS_{100}=146.60

RESERVE A

RESERVE B

RES. E

Weir Outfall

N.W. Corner SW 1/4, Sec. 28
Twp. 26S, R-1-W
Found 3/4" Iron Pipe
w/ LS875 Cap-Moehring

KANSAS SOUTHWESTERN RAILROAD
℄ TRACKS

SECTION LINE = ℄ TYLER ROAD

SECTION LINE = ℄ 37TH STREET NORTH

60' Street Dedication

Complete Access Control

Complete Access Control

POINT OF BEGINNING

S.W. Cor. SW 1/4,
Sec. 28, Twp. 26S, R-1-W
Found 3/4" Pipe

S.E. Corner SW 1/4,
Sec. 28, Twp. 26S, R-1-W
Found 5/8" Rebar

SCALE: 1" = 100'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

R1W
45TH ST. NORTH
T26S
TYLER
28
RIDGE
PROJECT AREA
37TH ST. NORTH

VICINITY MAP

LEGEND

(X)	STD. BASEMENT
(W.O)	WALK-OUT BASEMENT
(V.O)	VIEW-OUT BASEMENT
→	STORM WATER FLOW
156.0	SPOT ELEVATION
W.O.	WALK-OUT
V.O.	VIEW-OUT
T.F.	TOP OF FOUNDATION

VO OR WO WAS CONSIDERED ACCEPTABLE IF THE TOP OF FOUNDATION WAS 5' OR LESS ABOVE THE PROPERTY LINE.

BENCHMARKS:

BM #50 – "T" Post, 1/2 mile E. of Tyler Rd.,
14' N. of N. edge 37th St. N.
Elev.=1333.15 N.G.V.D.
Elev.=1345.75 CITY DATUM

BM #51 – "T" Post, 3/8 mile E. of Tyler Rd.,
14' N. of N. edge 37th St. N.,
E. of R.R. tracks 186'±
Elev.=1335.55 N.G.V.D.
Elev.=1348.15 CITY DATUM

BM #58 – Chiseled "d" on S. end concrete headwall,
E. end RCB under Tyler Rd. at 1/2 mile
line, S. of K96 Highway.
Elev.=1342.03 N.G.V.D.
Elev.=154.63 CITY DATUM

MINIMUM OPENINGS	ELEVATION (N.G.V.D.)	CITY DATUM
BLOCK 1		
LOTS 1-6, 18-19	1336.0	148.6
LOTS 36-37, 46-52	1349.6	149.6
LOTS 7-17, 20-22, 33-35	1338.2	150.8
LOTS 38-45	1338.3	150.9
LOTS 23, 31-32	1339.0	151.6
LOTS 24-30	1339.7	152.3
BLOCK 2		
LOTS 1-4, 10-13	1336.0	148.6
LOTS 5-9	1336.2	148.8
BLOCK 3		
LOTS 1-6	1336.0	148.6
LOTS 7-18	1349.6	149.6
BLOCK 4		
LOTS 4-9, 22-25	1336.0	148.6
LOTS 1-3, 26-28	1336.8	149.4
LOTS 10-21	1349.6	149.6

REVISED FEBRUARY 6, 2004
REVISED DECEMBER 2, 2004
REVISED APRIL 11, 2006

02 OCT 06

RECORD DRAWING

No.	Revision	By	Date

AVALON PARK-PHASE 4

4-CORNER LOT GRADING PLAN
(FOR INFORMATION ONLY)
JAMES L. ARMOUR, P.E.-CITY ENGINEER
CITY OF WICHITA PROJECT NO. 472-83838

Professional **E**ngineering **C**onsultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Designed by	BDB, BLB	Job No.	35-05059-000
Drawn by	BJS	Date	February 2005

SM. 4 of 22

Scale: 1"=100' Plot Date: 1-14-2006 1:22:22 PM by TLS
Plot Scale: 1.000 x 1.000 Plot Date: 1-14-2006 1:37:37 PM by TLS
C:\2005\05059\000\05059-000-4CRNR-REVISED-11APR06