

STORM WATER SEWER TO SERVE Woodland Heights 2nd Addition

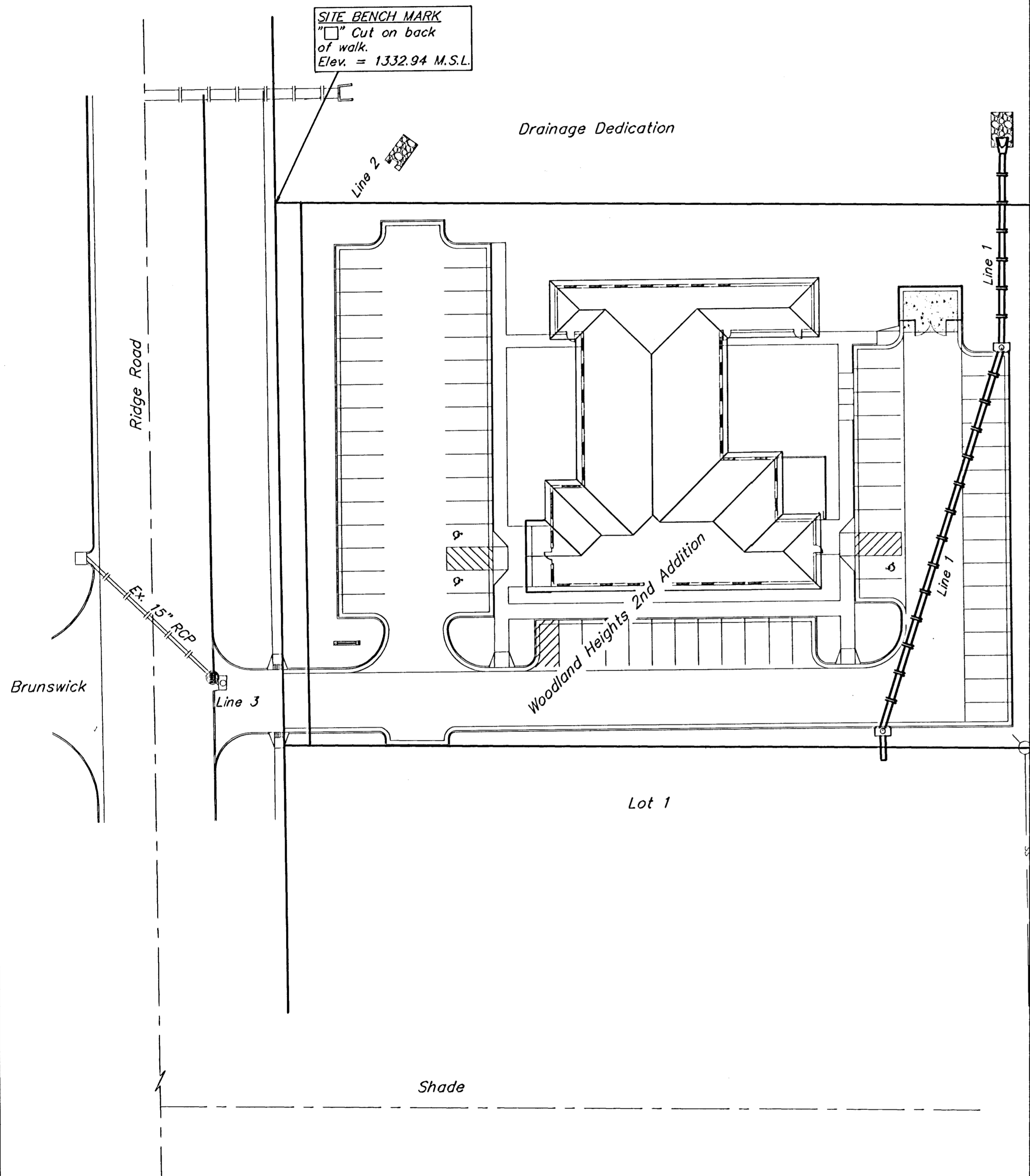
Part of Lot 1

Private Project Number: **1566 PPS (607861)**

CITY OF WICHITA, KANSAS

James Armour, P.E. City Engineer

June 2005



Bench Marks:

1. Square Cut at Back of Walk at Northwest Corner of Lot 1, Woodland Heights 2nd Addition, Wichita, Sedgwick County, Kansas. Elevation = 1332.94 (MSL)
2. Ridge Road & 2nd Street North. City of Wichita Bench Mark. Northwest Corner of Intersection. 39.50 ft. North of center line. 48.00 ft. West of center line. Elevation = 1332.36 (MSL)

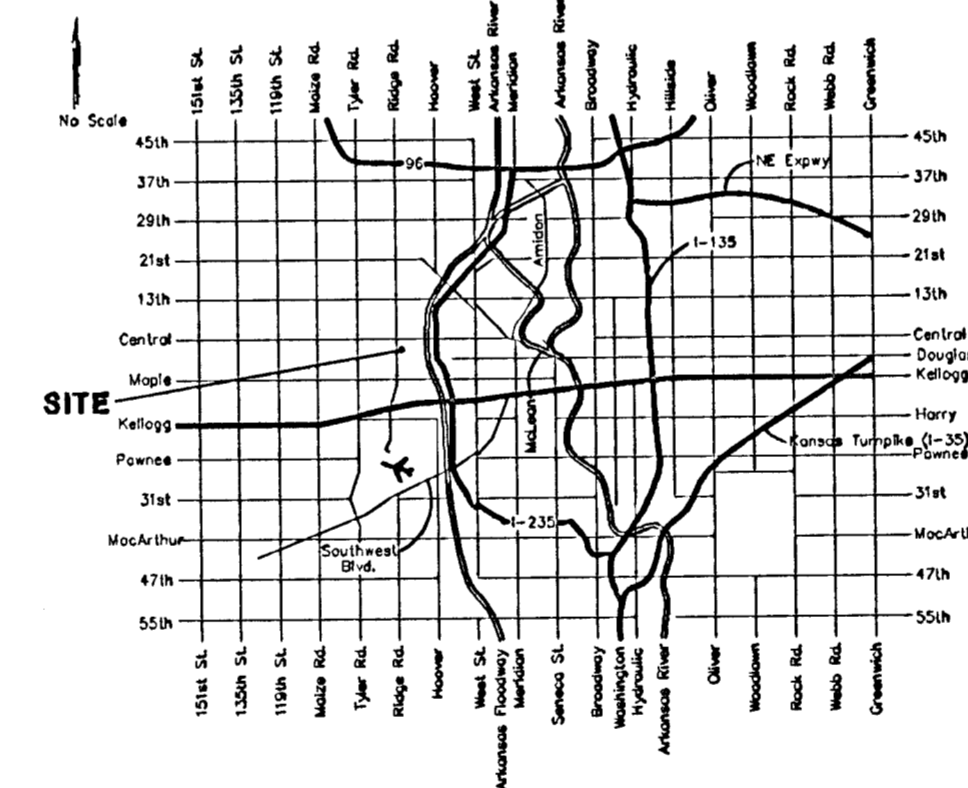
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Legal Description

The North 210.00 feet of Lot 1, Woodland Heights 2nd Addition, Wichita, Sedgwick County, Kansas.

Location Map



General Notes

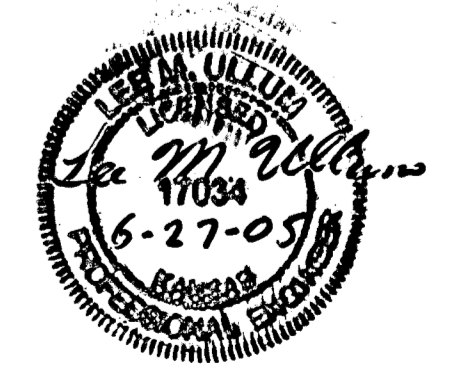
1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
 Kansas One-Call 687-2470
 The Contractor must notify the following in case of an emergency:
 Cox Communications 262-4270
 Kansas Gas Service Company 1-888-482-4950
 Westar Energy (Electric) 383-8650
 Agulla 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
2. 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.
3. 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.
4. All storm sewers 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.
5. 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 for areas in public right-of-way and easement. For projects within the City of Wichita contact Tom Mason (268-4574). Any work done without inspection will be required to be uncovered for inspection.
6. 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

Storm Sewers *JCA 6-27-05*

NOTE TO CONTRACTORS

Installation, inspection and testing for this project 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 Licensed Professional Engineer. 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 of Wichita Specifications and Standards (on file and available in the City Engineer's Office).



As Built 1/24/05 KK

Install 12 Sq. Yards Of Light Stone Rip-Rap To Flow Line Grade Shown w/Grouted Toe Wall On North, East & West Edges. Toe Wall Shall Extend A Minimum Of 2' Below Filter Course. Install Geotextile Fabric Under Rip-Rap. Geotextile Fabric Shall Be Contech C-80NW Or Approved Equal. See Detail, Sheet 3

Sta. 0+81.8, Line 1.
Construct 3'x5' Type "1" Curb Inlet.
Top = 1333.85
Install Sediment Barrier.

- Bench Marks:**
- Square Cut at Back of Walk at Northwest Corner of Lot 1, Woodland Heights 2nd Addition, Wichita, Sedgwick County, Kansas. Elevation = 1332.94 (MSL)
 - Ridge Road & 2nd Street North. City of Wichita Bench Mark. Northwest Corner of Intersection. 39.50 ft. North of center line. 48.00 ft. West of center line. Elevation = 1332.36 (MSL)

SCALE:
1" = 20' HORIZONTAL

Install 9 Sq. Yards Of Light Stone Rip-Rap To Flow Line Grade Shown w/Grouted Toe Wall On North, East & West Edges. Toe Wall Shall Extend A Minimum Of 2' Below Filter Course. Install Geotextile Fabric Under Rip-Rap. Geotextile Fabric Shall Be Contech C-80NW Or Approved Equal. See Detail, Sheet 3

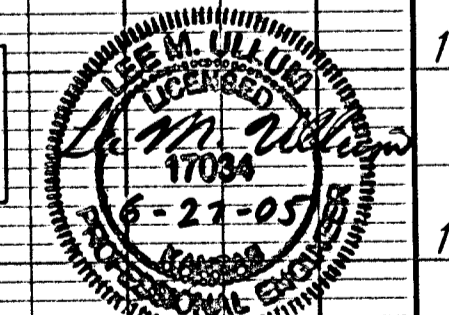
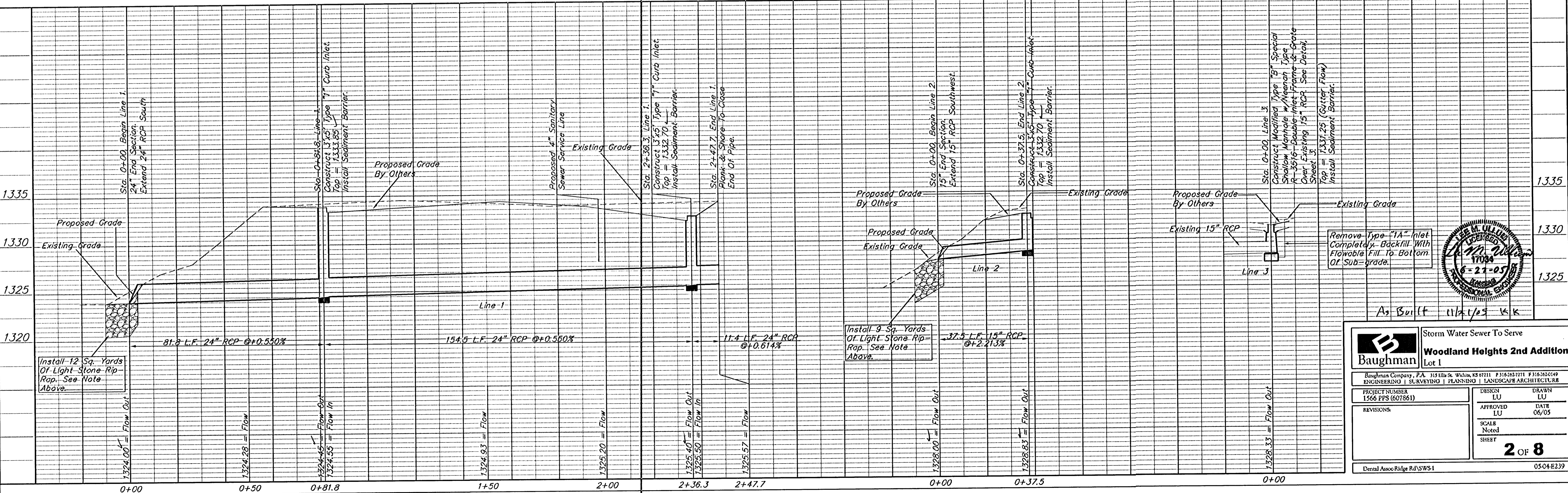
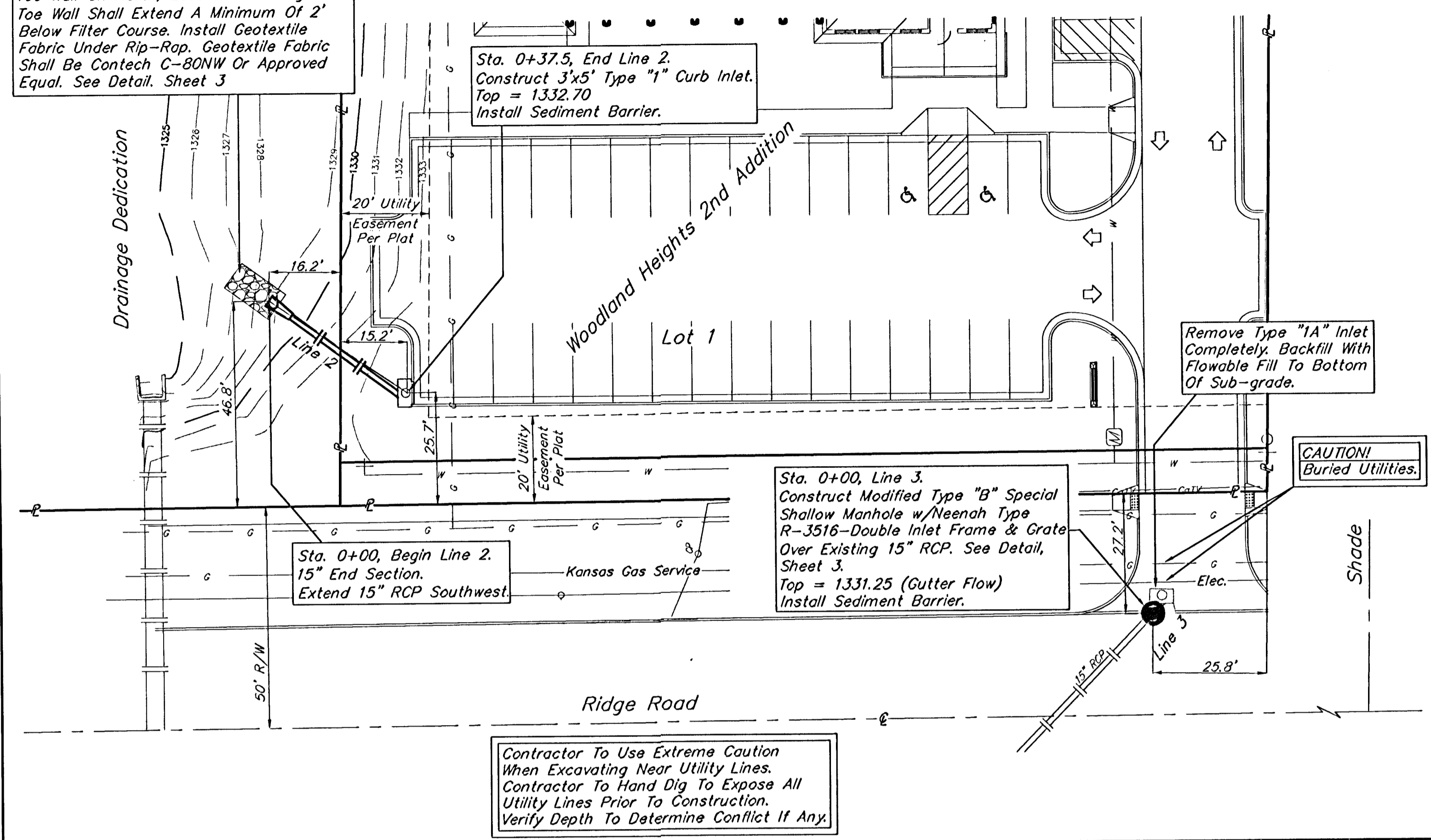
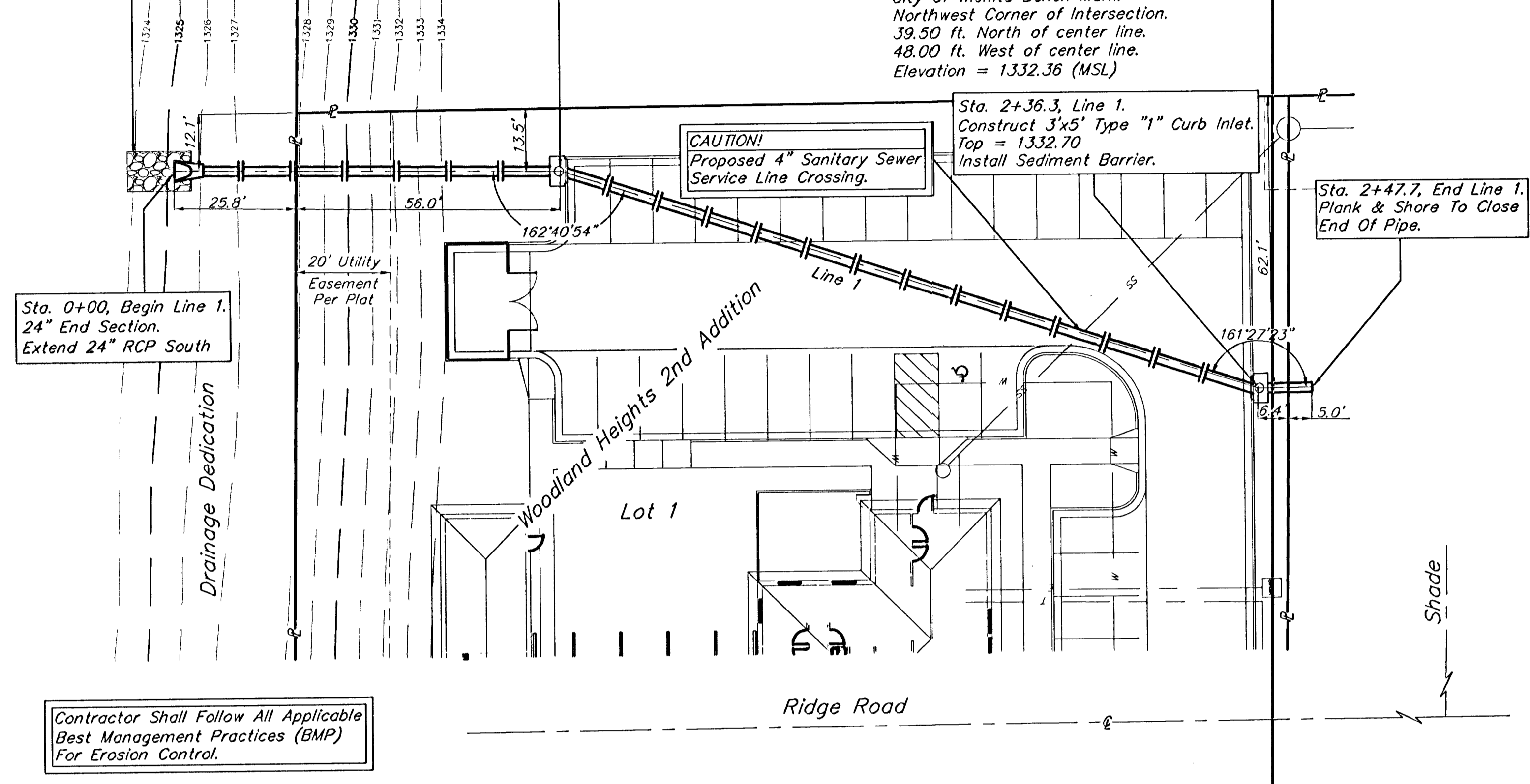
Sta. 0+37.5, End Line 2.
Construct 3'x5' Type "1" Curb Inlet.
Top = 1332.70
Install Sediment Barrier.

Remove Type "1A" Inlet Completely. Backfill With Flowable Fill To Bottom Of Sub-grade.

CAUTION!
Buried Utilities.

Sta. 0+00, Line 3.
Construct Modified Type "B" Special Shallow Manhole w/Neenah Type R-3516-Double Inlet Frame & Grate Over Existing 15" RCP. See Detail, Sheet 3.
Top = 1331.25 (Gutter Flow)
Install Sediment Barrier.

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.



Baughman Storm Water Sewer To Serve
Woodland Heights 2nd Addition
Lot 1

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7711 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1566 FFS (607861) DESIGN: LU
REVISIONS: APPROVED: LU DATE: 06/05
SCALE: Noted SHEET: 2 OF 8

Dental Assoc Ridge Rd/SWS 1 05-04-E239

WOODLAND HEIGHTS 2ND ADDITION

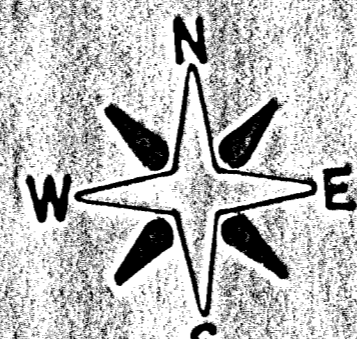
WICHITA, KANSAS

State of Kansas } S.S. We, Boughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state, do hereby
certify that we have surveyed and plotted "WOOD-
LAND HEIGHTS 2ND ADDITION", Wichita, Kansas,
and that the accompanying plat is a true and
correct exhibit of the property surveyed, described
as a replat of blocks 2 and 3 of Farmington
Square 2nd Addition, Wichita, Kansas, including
all streets lying north of Shade and south of
the drainage dedication. Said streets and all
easements not being regranted by this plat
are being vacated by virtue of K.S.A. 12-312(b).

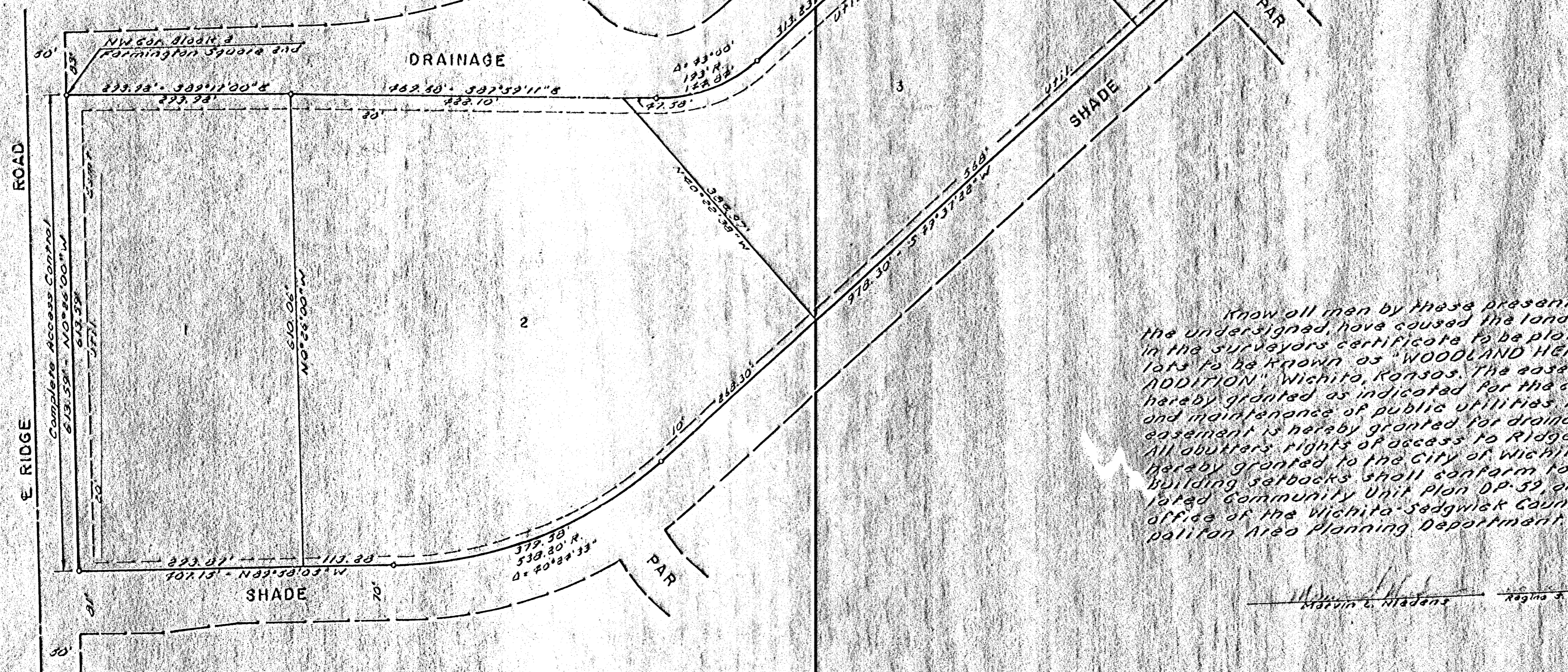
Date Feb. 22, 1985 Boughman Company, P.A.

John E. Lumbly Surveyor
John E. Lumbly

Note: Building setbacks
to conform to Assoc-
iated Community
Unit Plan DP-59



Scale: 1" = 100'
Iron



This plat of "WOODLAND HEIGHTS 2ND
ADDITION", Wichita, Kansas, has been submitted
to and approved by the Wichita Sedgwick County
Metropolitan Area Planning Commission, Wichita,
Kansas, dated this 3rd day of May, 1984.

Wichita Sedgwick County Metropolitan
Area Planning Commission
William J. ... Vice Chairman
... Secretary

This plat approved and all dedications
shown hereon accepted by the Board of City
Commissioners, Wichita, Kansas, this 19th
day of MARCH, 1985.

... Mayor
... City Clerk

Entered on transfer record this 26th
day of April, 1985.
... County Clerk

Know all men by these presents, that we,
the undersigned, have caused the land described
in the surveyors certificate to be plotted into
lots to be known as "WOODLAND HEIGHTS 2ND
ADDITION", Wichita, Kansas. The easements are
hereby granted as indicated for the construction
and maintenance of public utilities. The drainage
easement is hereby granted for drainage purposes.
All abutters' rights of access to Ridge Road are
hereby granted to the City of Wichita, Kansas.
Building setbacks shall conform to the Assoc-
iated Community Unit Plan DP-59, on file in the
office of the Wichita Sedgwick County Metro-
politan Area Planning Department.

Marvin L. Neadens Regina S. Neadens

We, Mid-Kansas Federal Savings and Loan
Association, holder of a mortgage on the above
described property, do hereby consent to this
plat of "WOODLAND HEIGHTS 2ND ADDITION".
Mid-Kansas Federal Savings and Loan Assoc.
...

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 22nd
day of February, 1985, by Marvin L. Neadens and Regina S. Neadens,
of Mid-Kansas Federal
Savings and Loan Association, on behalf
of the Association.
... Notary Public
My Commission Expires ...

State of Kansas } S.S. The foregoing instrument was
Sedgwick County } acknowledged before me this 22nd day of February,
1985, by Marvin L. Neadens and Regina S. Neadens,
his wife.
Michelle ... Notary Public
My Commission Expires ...

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this 4th
day of April, 1985, at 2 o'clock, P.M.
and is duly recorded.
Pat Kettner Register of Deeds
E. J. Reed Deputy

