

SANITARY SEWER PLANS

LAT. 45, MAIN 22, W.I.S.

PENSTEMON 4TH. ADD.

PROJECT NO.

468-76-245-81656-000-000-001

CITY OF WICHITA, KANSAS
 MICHAEL E. LINDEBAK, CITY ENGINEER
 SEPTEMBER, 1987

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 EXCEED 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. 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.
4. ALL STUBS AND PLUGGEEV PIPES SHALL BE COATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
6. 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 UNSERVICEABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE LINERTY TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.
7. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2116
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	1-800-344-7233
KANSAS ONE-CALL	224-0491
CITIES SERVICE	1-316-254-7243
KANSAS GAS SUPPLY	1-316-681-2081
CONTINENTAL PIPELINE COMPANY	

BENCH MARKS

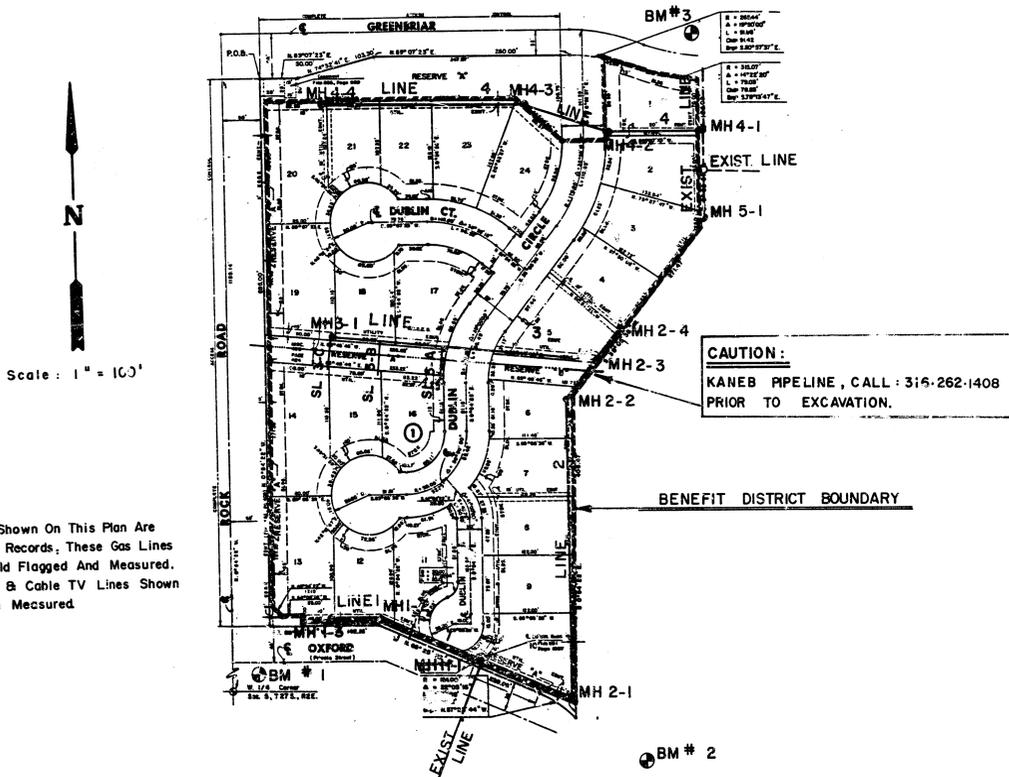
- B.M.#1 "a" cut on west side of base of "y" pole at the west quarter corner Section 5, Township 27 South, Range 2 East. Elev. = 218.63
- B.M.#2 Spike step in southwest corner of "y" pole + 650.00 feet east of centerline Rock Road. Elev. = 208.22
- B.M.#3 "a" cut on top of north curb of Greenbrier north of the northeast corner of Penstemon 4th Addition. Elev. = 219.15

CAUTION:

KPL Gas Lines Shown On This Plan Are From KPL Office Records; These Gas Lines Have Not Been Field Flagged And Measured. Telephone, KGBE & Cable TV Lines Shown Were Flagged And Measured

INDEX TO DRAWING

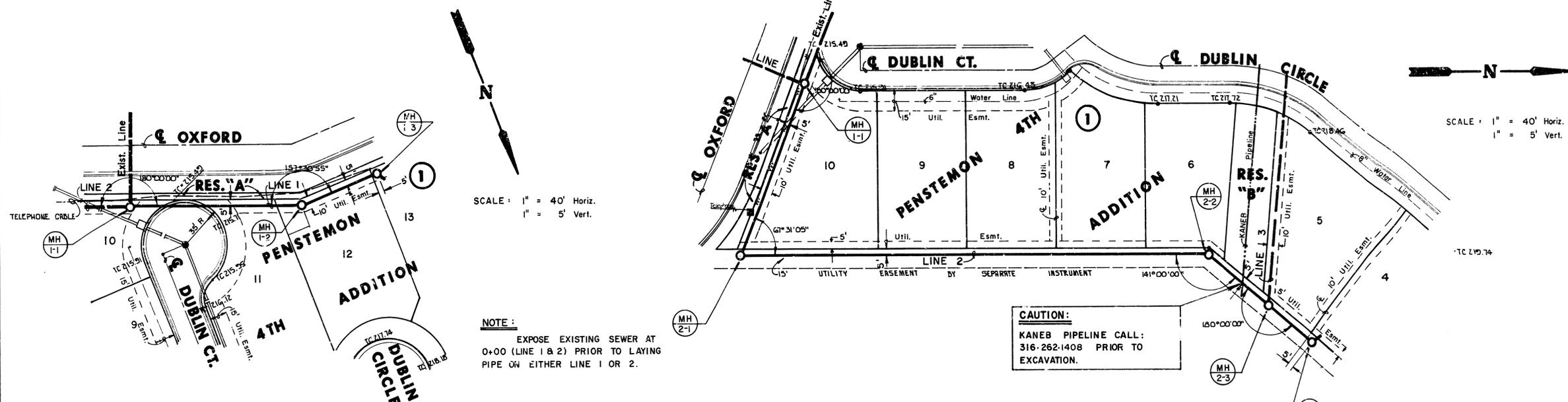
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1 & 2
3	LINE 3, 4, & 5
4	FINAL PLAT



*AS BUILT
RPL
2-88*



ME	PENSTEMON 4TH. SANITARY SEWER PLANS	Drawn by: RCB Checked by: KSM Date: Sept., 1987 Job no.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226	682-6561 Sheet 1 of 4

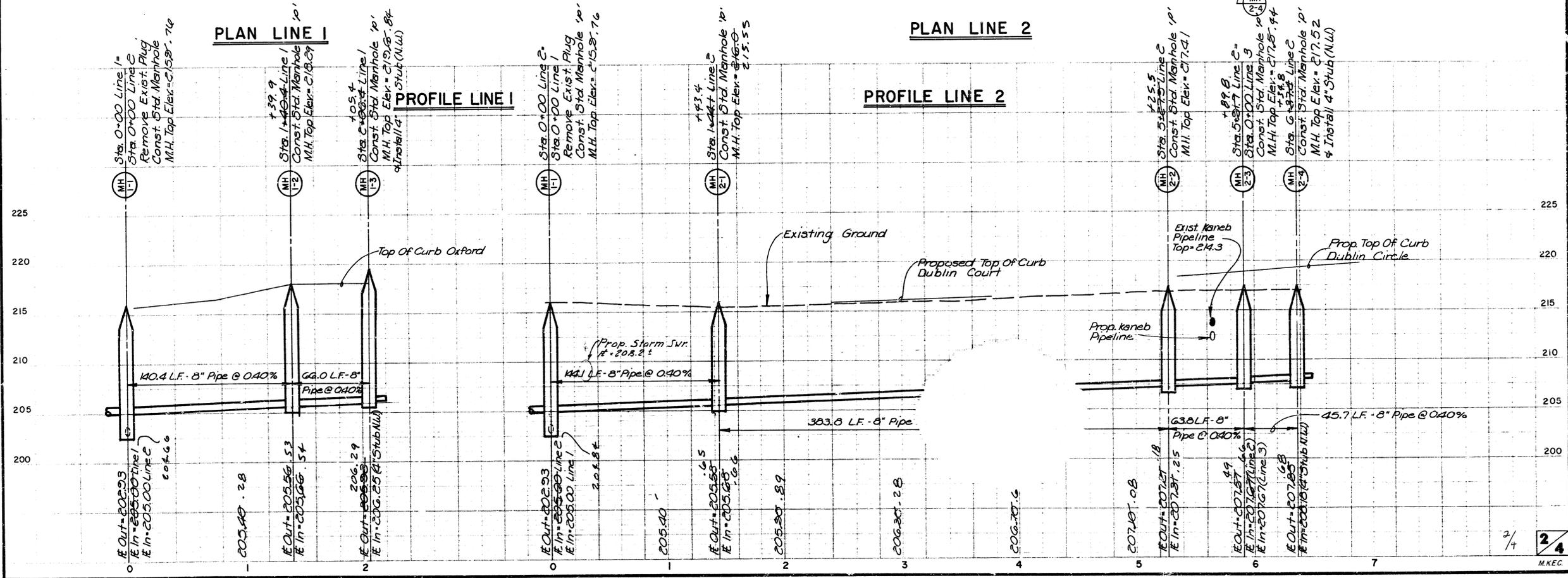


SCALE: 1" = 40' Horiz.
 1" = 5' Vert.

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

NOTE:
 EXPOSE EXISTING SEWER AT
 0+00 (LINE 1 & 2) PRIOR TO LAYING
 PIPE ON EITHER LINE 1 OR 2.

CAUTION:
 KANE PIPELINE CALL:
 316-262-1408 PRIOR TO
 EXCAVATION.



PLAN LINE 1
 Sta. 0+00 Line 1
 Sta. 0+00 Line C
 Remove Exst. Plug
 Const. Std. Manhole
 M.H. Top Elev. = 215.97

PLAN LINE 1
 Sta. 1+40.4 Line 1
 Const. Std. Manhole
 M.H. Top Elev. = 217.84

PLAN LINE 1
 Sta. 2+05.4 Line 1
 Const. Std. Manhole
 M.H. Top Elev. = 217.84

PLAN LINE 2
 Sta. 0+00 Line 2
 Sta. 0+00 Line 1
 Remove Exst. Plug
 Const. Std. Manhole
 M.H. Top Elev. = 215.55

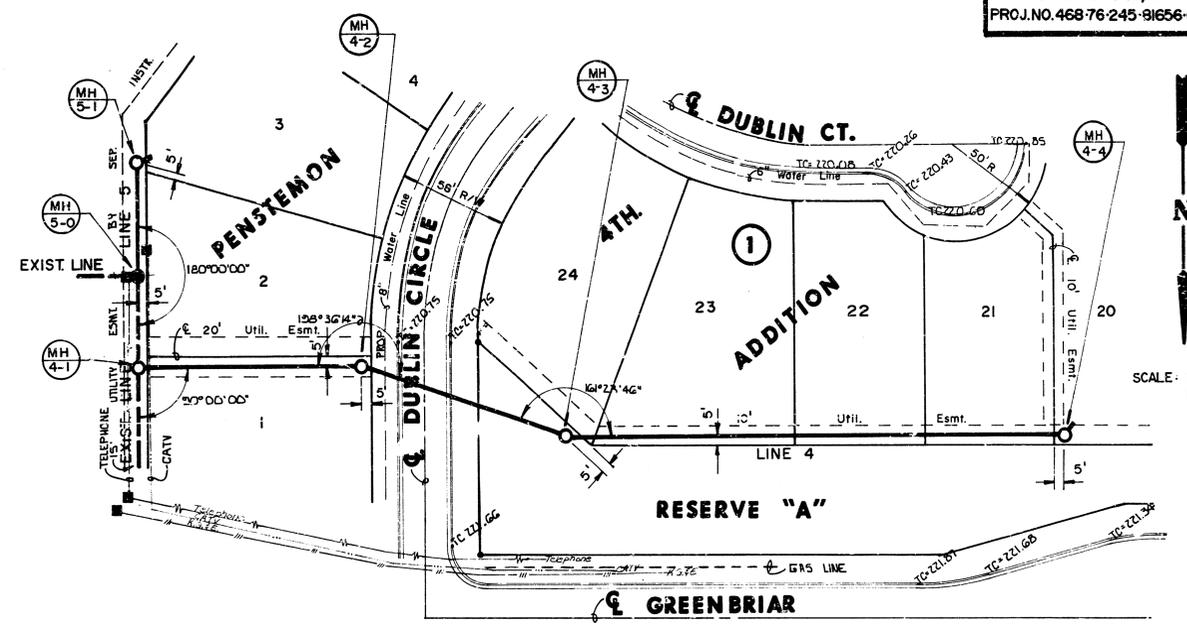
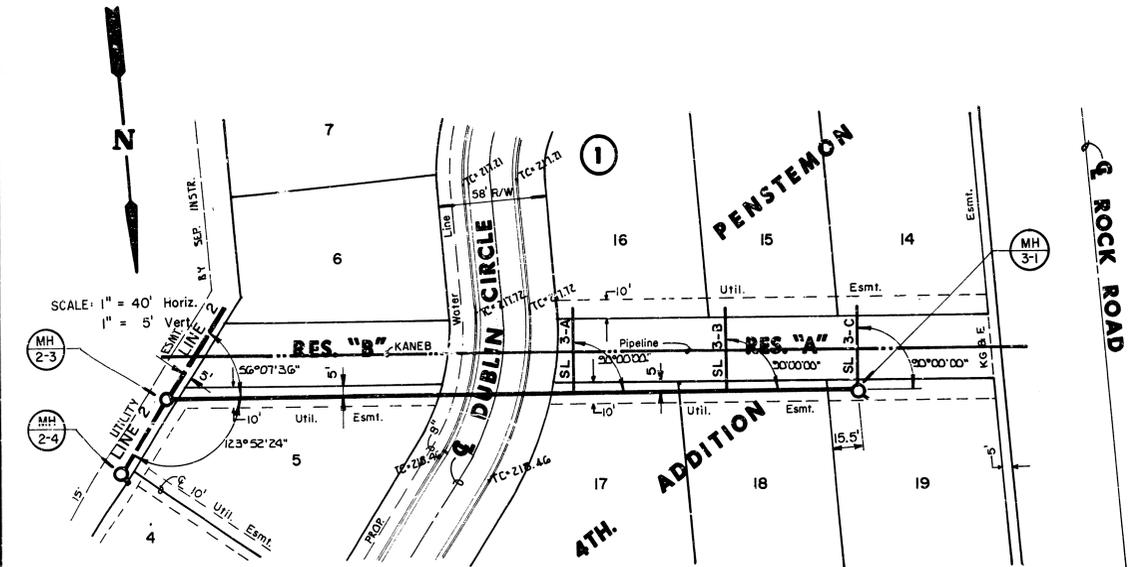
PLAN LINE 2
 Sta. 1+43.4 Line 2
 Const. Std. Manhole
 M.H. Top Elev. = 215.55

PLAN LINE 2
 Sta. 5+25.5 Line 2
 Const. Std. Manhole
 M.H. Top Elev. = 217.41

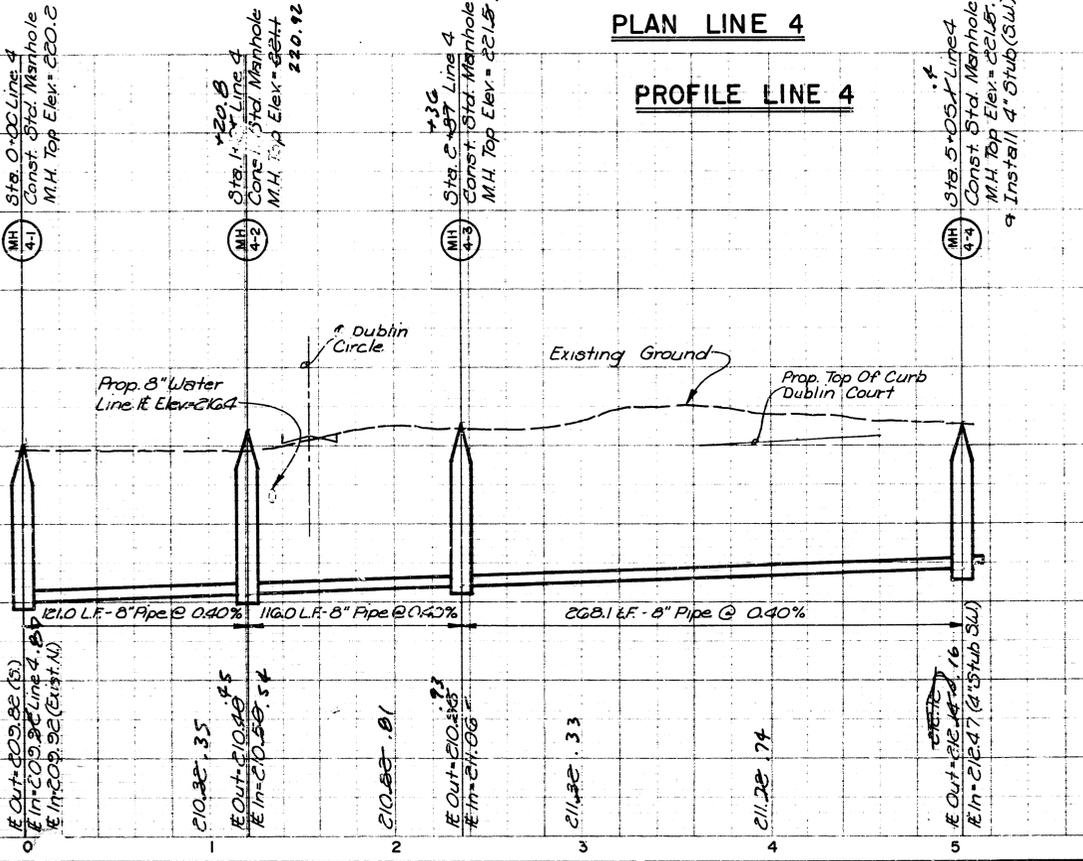
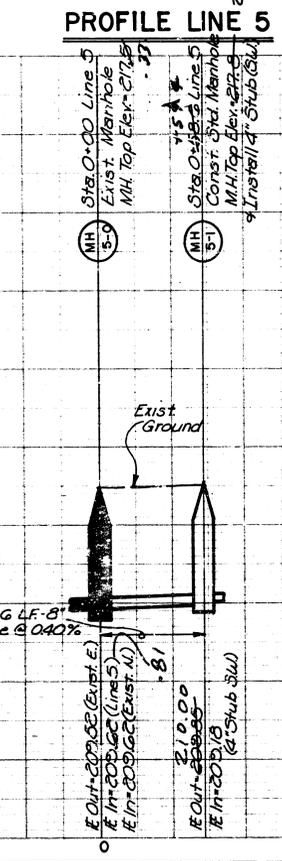
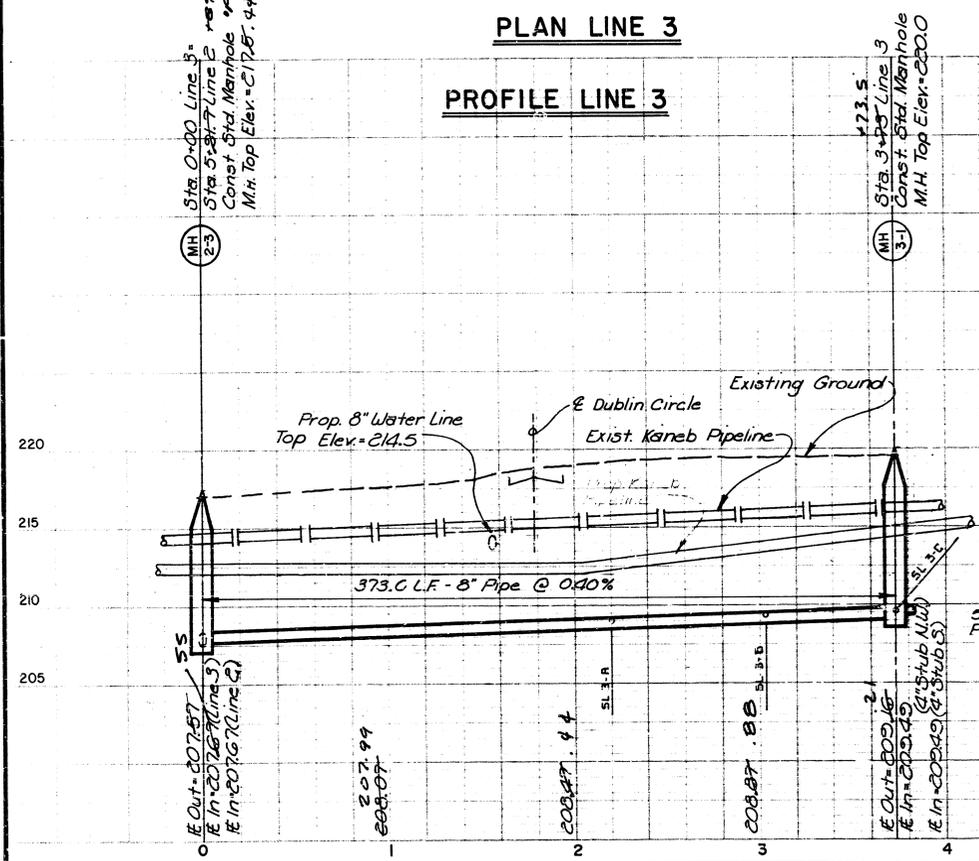
PLAN LINE 2
 Sta. 5+25.7 Line 2
 Const. Std. Manhole
 M.H. Top Elev. = 217.52

PLAN LINE 2
 Sta. 6+17.8 Line 2
 Const. Std. Manhole
 M.H. Top Elev. = 217.52

Station	Profile Line 1	Profile Line 2	Profile Line 2
0	100.4 LF - 8" Pipe @ 0.40%	100.4 LF - 8" Pipe @ 0.40%	100.4 LF - 8" Pipe @ 0.40%
1	66.0 LF - 8" Pipe @ 0.40%	363.6 LF - 8" Pipe	63.8 LF - 8" Pipe @ 0.40%
2	206.29	205.40	45.7 LF - 8" Pipe @ 0.40%
3	205.56	205.50	
4	206.29	206.29	
5	207.49	207.49	
6	207.49	207.49	
7	207.49	207.49	

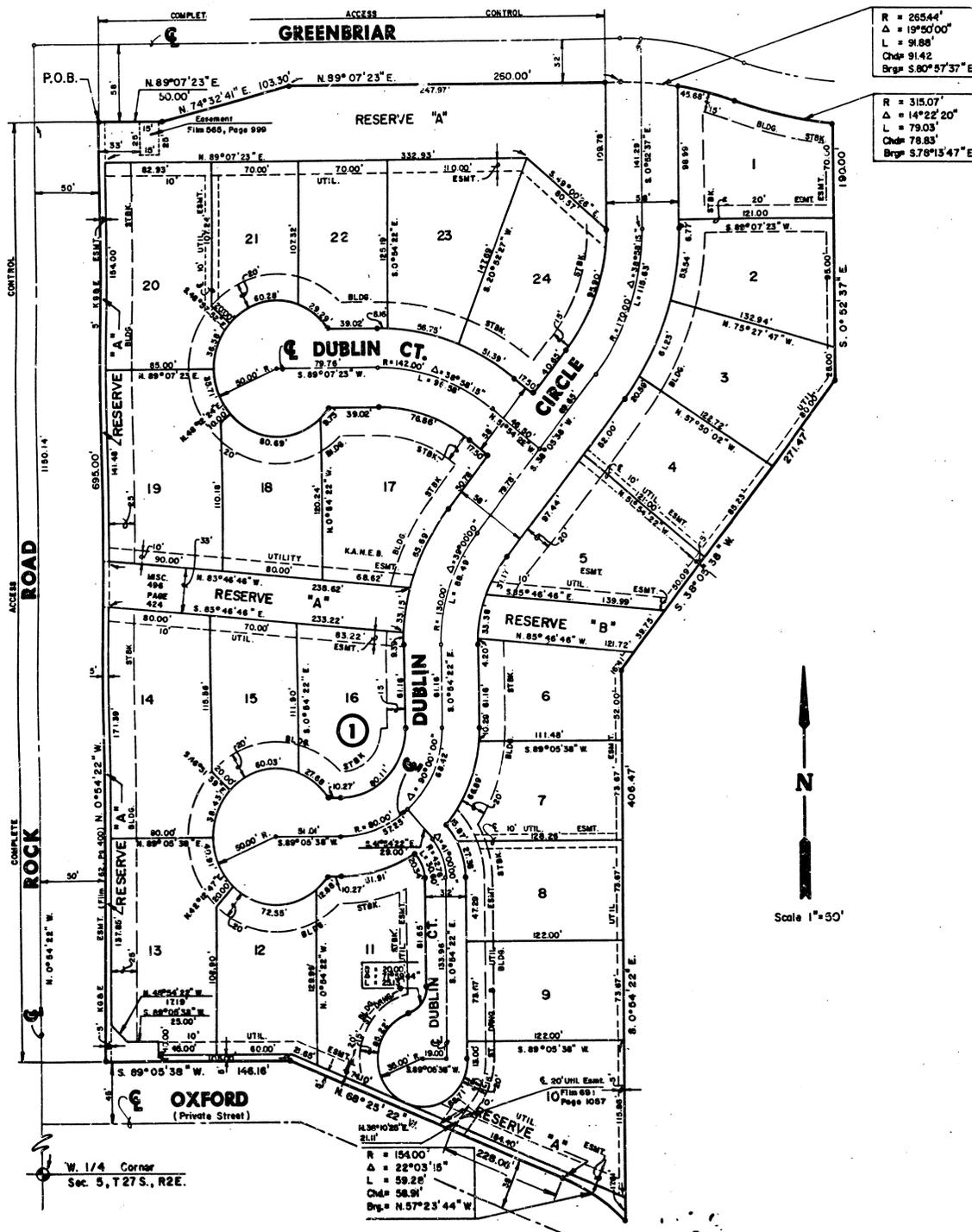


Service Line	Service Line Station	Service Line Length	Serving Lot	Block	Flowline Upstream	Flowline Downstream
3-A	2 + 20.0	45'	16	1	209.78	208.88
3-B	3 + 03.0	45'	15	1	210.11	209.21
3-C	3 + 73.0	45'	14	1	211.01	209.49



FINAL PLAT OF PENSTEMON 4TH. ADDITION

AN ADDITION TO WICHITA, SEDGWICK, COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PENSTEMON 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into lots, a Block, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 5, Township 27 South, Range 2 East from the 6th P.M., more particularly described as follows:

A replat of part of Lot 1, Block 1, Silverleaf, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence Easterly along the South line of Greenbriar bearing N 89° 07' 23" E, 50.00 feet; thence N 74° 32' 41" E, 103.30 feet; thence N 89° 07' 23" E, 260.00 feet to a point on a curve to the right having a radius of 265.44 feet, a central angle of 19° 50' 00", a long chord bearing S 80° 57' 37" E, 91.42 feet; thence along said curve 91.42 feet to a point on a curve to the left having a radius of 315.07 feet, a central angle of 14° 22' 20", a long chord bearing S 78° 13' 47" E, 78.83 feet; thence along said curve 79.03 feet; thence S 00° 52' 37" E, 190.00 feet; thence S 38° 05' 38" W, 271.47 feet; thence S 00° 54' 22" E, 406.47 feet to a point on the northerly line of Reserve "A" of said addition, said point being on a curve to the left having a radius of 154.00 feet, a central angle of 22° 03' 16", a long chord bearing N 57° 23' 44" W, 58.91 feet; thence along said curve 59.26 feet; thence N 68° 25' 22" W, 228.06 feet; thence S 89° 05' 38" W, 146.16 feet to a point lying 50 feet East of the West line of said Northwest Quarter; thence N 00° 54' 22" W, 695.00 feet parallel with said West line to the point of beginning.

The lot, block, and utility easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 17 day of December, 1986.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226



Know all men by these presents that we, the undersigned property owners of the land as set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots, a block, reserves and streets, the same to be known as "PENSTEMON 4TH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The streets are hereby dedicated to and for the use of the public. Reserve A is platted for construction and maintenance of public utilities, and drainage except that portion of Reserve A under Misc. Book 496, page 424 used by KANEB pipeline. Reserve A and B are platted for earth berms, walks and landscaping. Reserve A is also platted for walls and entry monuments. All reserves shall be owned and maintained by the "PENSTEMON 4TH ADDITION" Homeowners Association. All abutters rights of access to or from Rock Road, over and across the West line of Reserve A are hereby granted to the City of Wichita, Kansas.

SLAWSON INVESTMENT CORPORATION
By: *Larry A. Chambers*
Larry A. Chambers, Vice President

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

Be it remembered that on this 24th day of December, 1986, before me, a Notary Public in and for said State and County, came Slawson Investment Corporation, by Larry A. Chambers, Vice 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.

Linda S. Graham
Linda S. Graham
My Appointment Expires: 2-9-90



This plat of "PENSTEMON 4TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 17th day of December, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore
John Terry Moore, Chairman
Marvin S. Krost
Marvin S. Krost, Secretary



This plat approved and all dedications shown hereon, accepted by the City Commission of the City of Wichita, Kansas, this 27th day of January, 1987.

Tony Casado
Tony Casado, Mayor
Dale L. Papp
Dale L. Papp, City Clerk

Entered on transfer record this 28 day of April, 1987.

Don Wright
Don Wright, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed in the Register of Deeds office this 23rd day of February, 1987, at 3:50 PM.

Pat Kettler
Pat Kettler, Register of Deeds

Ed Mesa
Ed Mesa, Deputy

We, Mellon Bank, N.A., Pittsburgh, Pennsylvania, mortgagee of the above described property, do hereby consent to the plat of "PENSTEMON 4TH ADDITION".

MELLON BANK, N.A., Pittsburgh, Pennsylvania

By: *Paul J. Brown*
Paul J. Brown

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

Be it remembered that on this 24th day of December, 1986, before me, a Notary Public in and for said State and County, came Mellon Bank, N.A., Pittsburgh, Pennsylvania, by Paul J. Brown, 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.

Linda S. Graham
Linda S. Graham, Notary Public

My appointment Expires: 2-9-90



RESTRICTIVE COVENANT P 860 492
RESTRICTIVE COVENANT P 860 491