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

INDEX TO DRAWING

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

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 EXTEND 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 PLUGGED PIPES SHALL BE LOCATED 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 UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT 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:

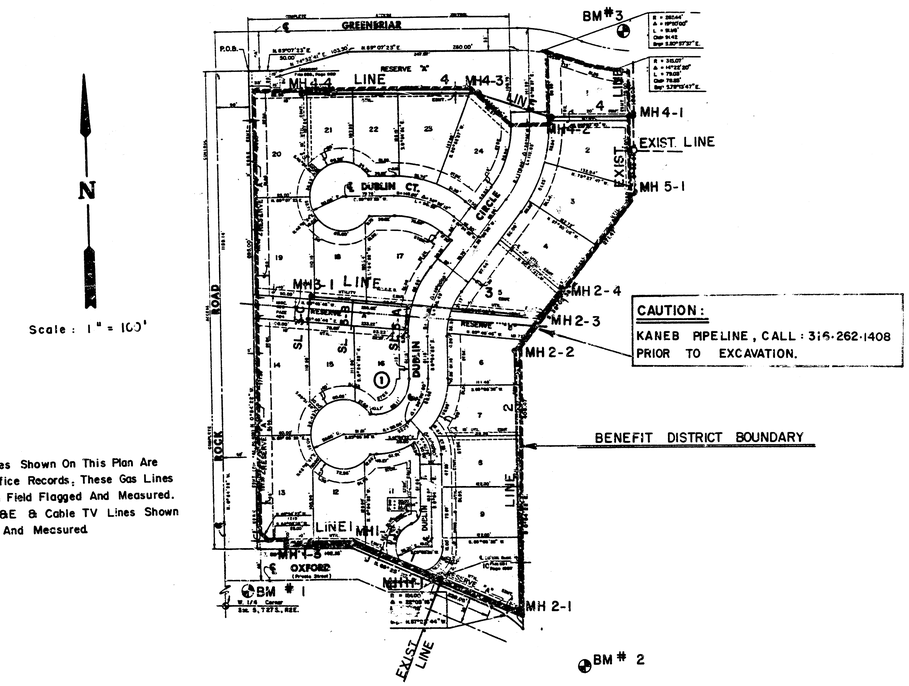
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2116
CABLEVISION	262-0661
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	1-316-254-7243
CONTINENTAL PIPELINE COMPANY	1-316-681-2081

BENCH MARKS

B.M.#1 "□" cut on west side of base of "Y" pole at the west quarter corner Section 5, Townsnip 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 "□" cut on top of north curb of Greenbriar north of the northeast corner of Penstemon 4th Addition. Elev. = 219.15



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

CAUTION:
KPL Gas Lines Shown On This Plan Are From KPL Office Records; These Gas Lines Have Not Been Field Flagged And Measured. Telephone, KG&E & Cable TV Lines Shown Ware Flagged And Mecsured.

AS BUILT
RPL
2-88

LICENSED 1238 KANSAS PROFESSIONAL ENGINEER

MK EC

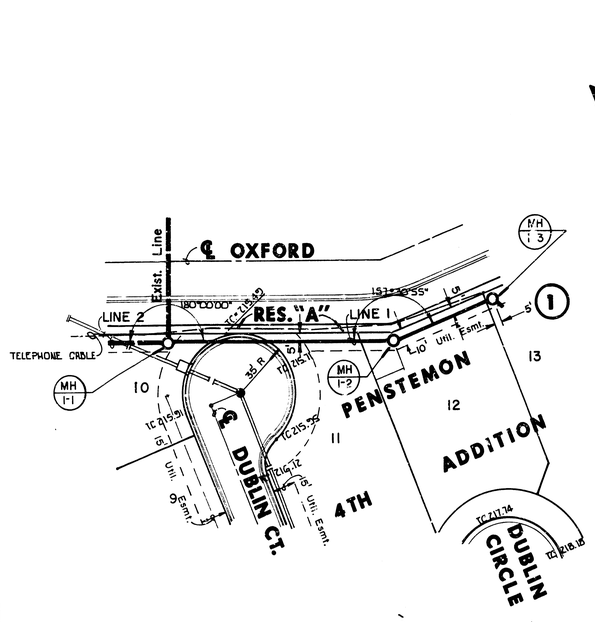
PENSTEMON 4TH. SANITARY SEWER PLANS

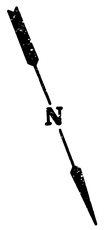
Design RC B
Drawn KSM
Checked by
Date Sept., 1987
Job no

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 1 of 4

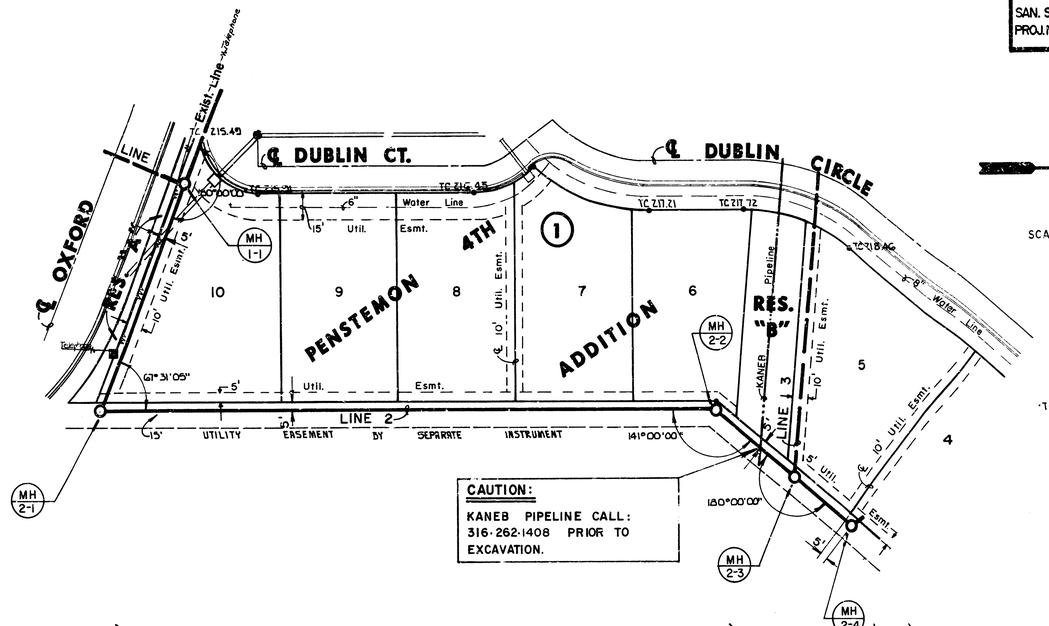
PENSTEMON 4TH ADDITION
SAN. SEWER LAT. 45, MAIN 22, WIS
PROJ.NO. 468-76-245-81656-000-000-001





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.



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

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

PLAN LINE 1

Sta. 0+00 Line 1 = Sta. 0+00 Line 2
Remove Exist. Plug
Const. Std. Manhole
M.H. Top Elev.= 213.58 - 7.0'

+39.9
Sta. 1+40.4 Line 1
Const. Std. Manhole 12'
M.H. Top Elev.= 218.69

+105.4
Sta. 2+46.4 Line 1
Const. Std. Manhole 12'
M.H. Top Elev.= 219.8 - 8.4'
& Install 4" Stub (N.W.)

PROFILE LINE 1

Top Of Curb Oxford

140.4 L.F. - 8" Pipe @ 0.40%

66.0 L.F. - 8" Pipe @ 0.40%

MH	1-1	1-2	1-3
℄ Out =	202.93	205.53	206.29
℄ In =	205.00 Line 2	205.66	206.25 (4" Stub N.W.)
	205.00 Line 1		
	2.0 ± ℄		

205.48 - 2.8

PLAN LINE 2

Sta. 0+00 Line 2 = Sta. 0+00 Line 1
Remove Exist. Plug
Const. Std. Manhole 12'
M.H. Top Elev.= 215.39 - 7.6'

+143.4
Sta. 1+43.4 Line 2
Const. Std. Manhole 12'
M.H. Top Elev.= 216.0 - 8.5'
215.55

+225.5
Sta. 2+25.5 Line 2
Const. Std. Manhole 12'
M.H. Top Elev.= 217.41

+89.8
Sta. 3+89.7 Line 2 = Sta. 0+00 Line 3
Const. Std. Manhole 12'
M.H. Top Elev.= 217.25 - 9.4'

Sta. 4+37.5 Line 2
Const. Std. Manhole 12'
M.H. Top Elev.= 217.52
& Install 4" Stub (N.W.)

PROFILE LINE 2

Existing Ground

Proposed Top Of Curb Dublin Court

Exist. Kaneb Pipeline Top= 214.3

Prop. Top Of Curb Dublin Circle

Prop. Storm Svr. @ +208.2 ±

144.1 L.F. - 8" Pipe @ 0.40%

383.8 L.F. - 8" Pipe

Prop. Kaneb Pipeline

63.8 L.F. - 8" Pipe @ 0.40%

45.7 L.F. - 8" Pipe @ 0.40%

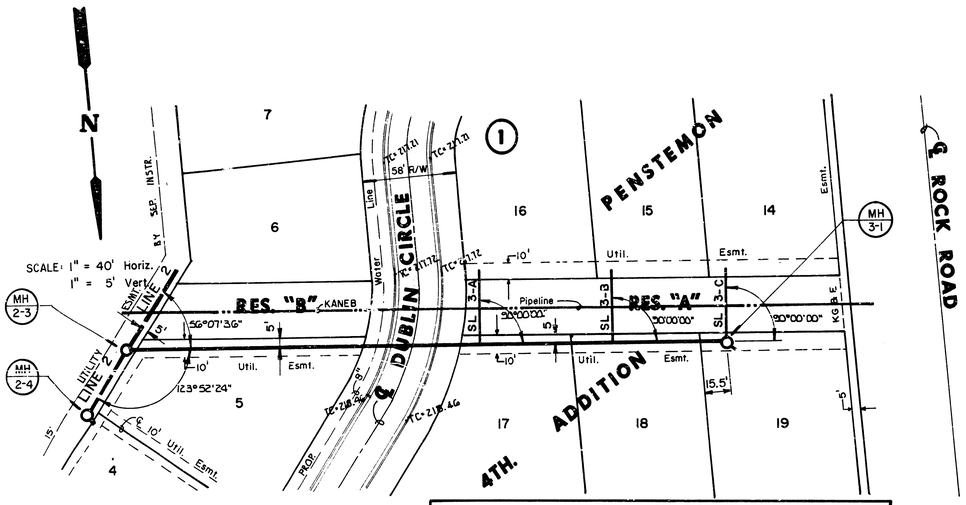
MH	1-1	2-1	2-2	2-3	2-4
℄ Out =	202.93	205.65	207.27	207.87	207.85
℄ In =	205.00 Line 1	205.28	207.37	207.67 (Line 2)	207.67 (Line 3)
	2.0 ± ℄				

205.40 - 2.8 | 206.30 - 2.8 | 206.20 - 6 | 207.07 - 0.8

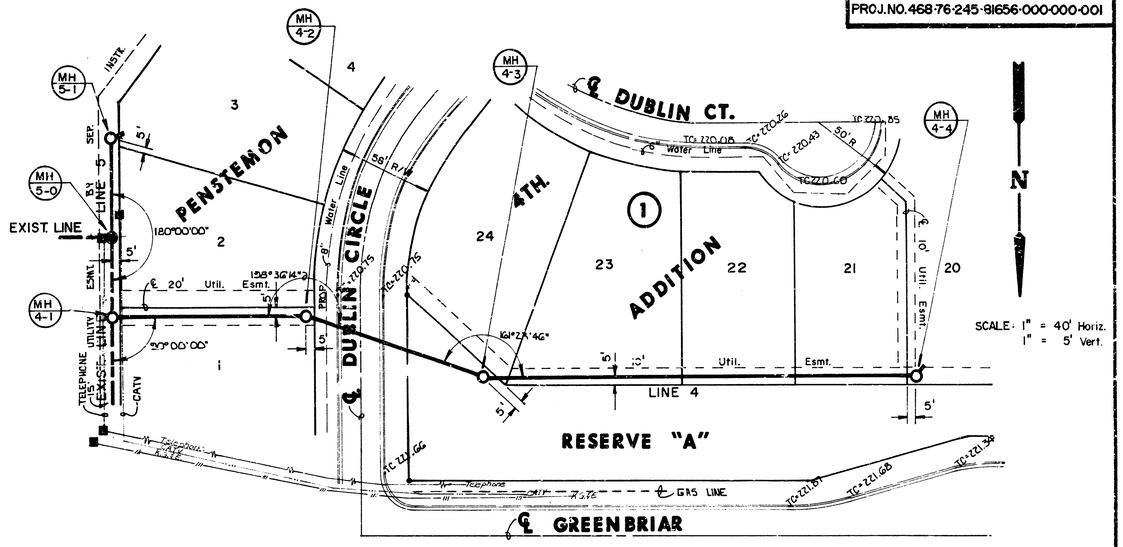
Existing Ground
Proposed Top Of Curb Dublin Court
Exist. Kaneb Pipeline Top= 214.3
Prop. Top Of Curb Dublin Circle
Prop. Storm Svr. @ +208.2 ±
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383.8 L.F. - 8" Pipe
Prop. Kaneb Pipeline
63.8 L.F. - 8" Pipe @ 0.40%
45.7 L.F. - 8" Pipe @ 0.40%

M.K.E.C.

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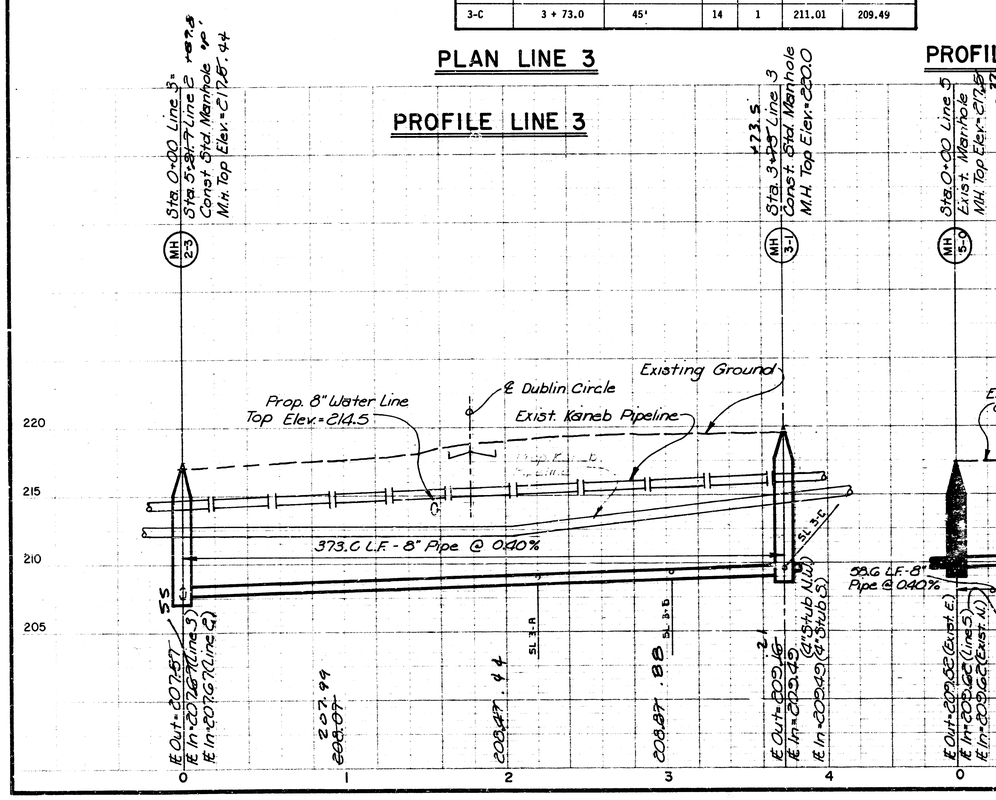


4" Service Line Hookups						
Service Line	Service Line Station	Service Line Length	Serving Lot	Serving Block	Flowline Upstream	Flowline Downstream
3-A	2 + 20.0	45'	16	1	209.78	208.88
3-B	3 + 03.0	45'	15	1	210.11	209.21
3-C	3 + 73.0	45'	14	1	211.01	209.49

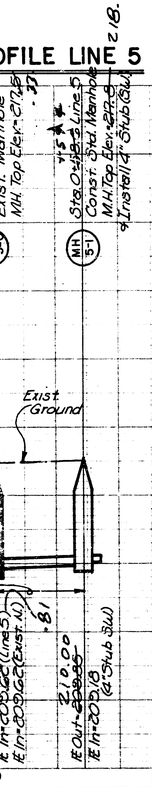


PLAN LINE 3

PROFILE LINE 3

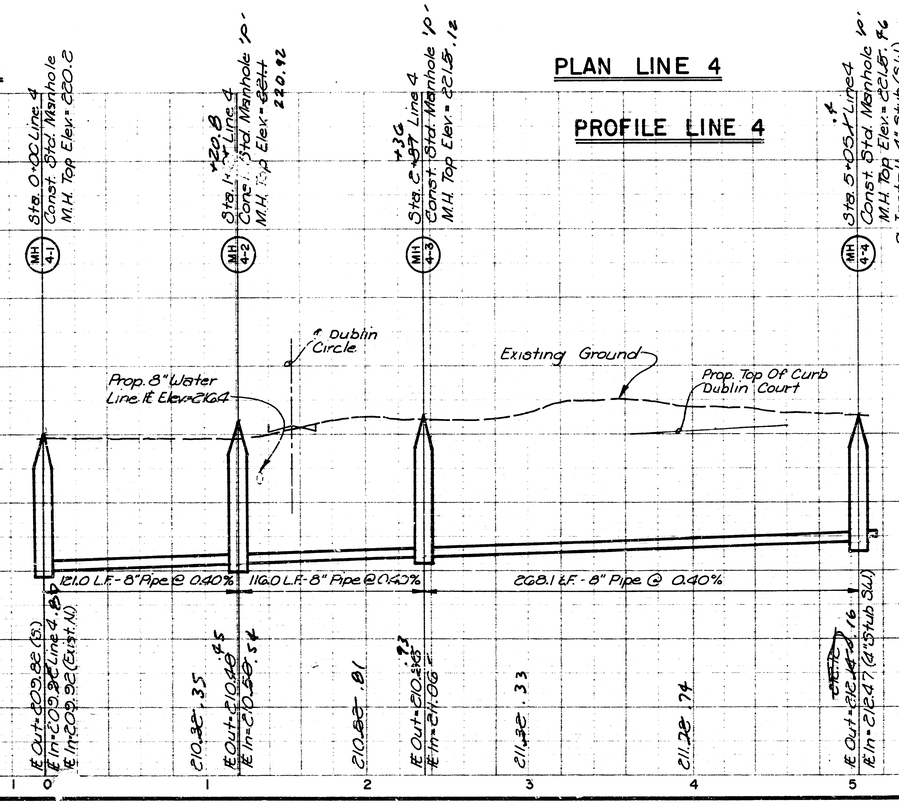


PROFILE LINE 5



PLAN LINE 4

PROFILE LINE 4



3/4

4

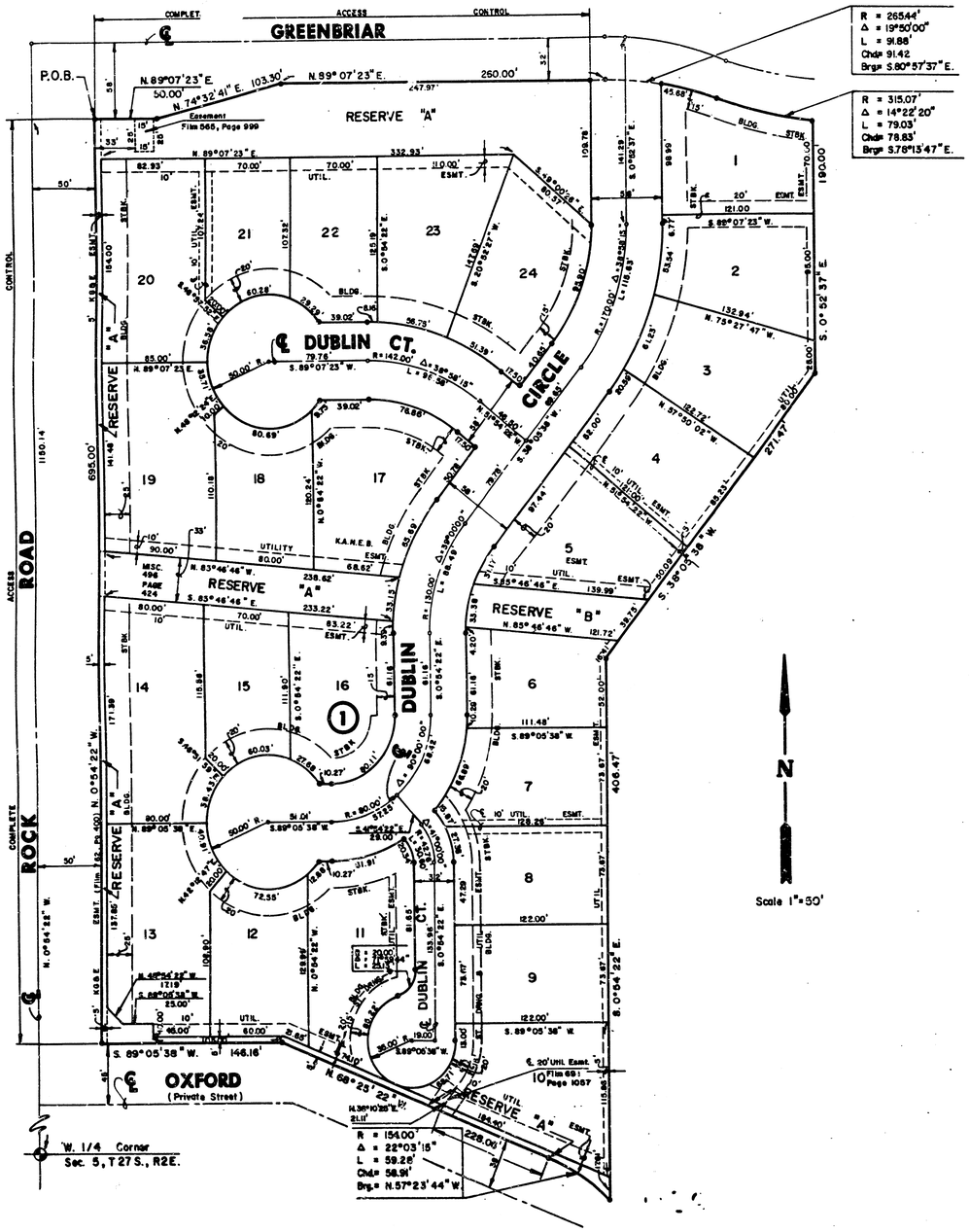
M.K.E.C.

C-2 1-28

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 91.88 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' 15", a long chord bearing N 57° 23' 44" W, 58.91 feet; thence along said curve 59.28 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, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226

KENNETH H. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

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, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

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

LINDA S. GRAHAM NOTARY PUBLIC STATE OF KANSAS

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 11th day of December, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

Marvin S. Kroot, Secretary
MARVIN S. KROOT

This plat approved and all dedications shown hereon accepted by the City Commission of the City of Wichita, Kansas, this 6th day of Jan, 1987.

Tony Casado, Mayor
Tony Casado

Dale L. Rea, Deputy City Clerk
Dale Rea

Entered on transfer record this 23 day of Feb, 1987.

Don Wright, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 23rd day of Feb, 1987. At 3:30 PM

Pat Kettler, Register of Deeds
Pat Kettler

Ed Resa, Deputy
Ed Resa

We, Mellon Bank, N.A., Pittsburgh, Pennsylvania, mortgagee on 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)
) ss:
COUNTY OF SEDGWICK)

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, Notary Public
Linda S. Graham

My appointment Expires: 2-9-90

LINDA S. GRAHAM NOTARY PUBLIC STATE OF KANSAS

814649

RESTRICTIVE COVENANT F 860 492
RESTRICTIVE COVENANT F 860 497

20.00

4/4

C-2 1-28