

PRIVATE STORM SEWER PLANS FOR CROSSCREEK IV APARTMENTS INDEX NO. 607861 USER CODE 269 PPS

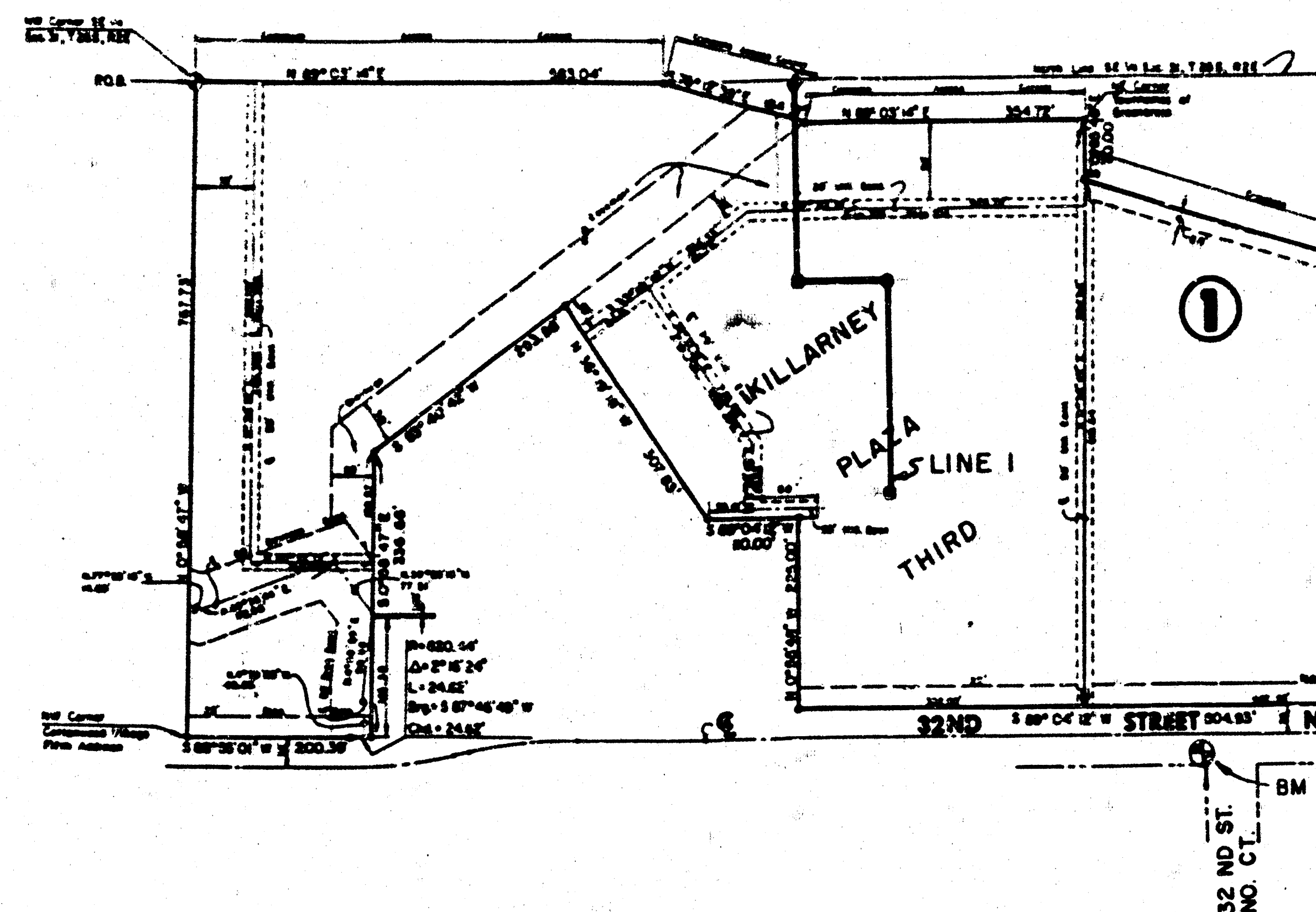
CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER

GENERAL NOTES

1. THE TOPS OF INLETS AS NOTED ON THE PLANS MAY VARY SO AS TO MEET PROPOSED TOP OF CURB ELEVATIONS OR PAVEMENT ELEVATIONS. THE FIELD ENGINEER SHALL LOCATE INLETS WITH REFERENCE TO PROPOSED PAVING PLANS OF THE PERTINENT STREETS.
2. ALL CONCRETE SHALL BE STANDARD PAVING MIX UNLESS OTHERWISE NOTED.
3. 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.
4. TREES TO BE REMOVED ARE MARKED . ALL TREES WHICH IN THE OPINION OF THE FIELD ENGINEER CAN BE SAVED, SHALL BE SAVED.
5. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.
6. 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.

NOTE: NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
KPL GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	316-254-7243
CONTINENTAL PIPELINE COMPANY	316-681-2081
CO-OP REFINERY PIPELINE	316-221-2107



Scale 1"=150'

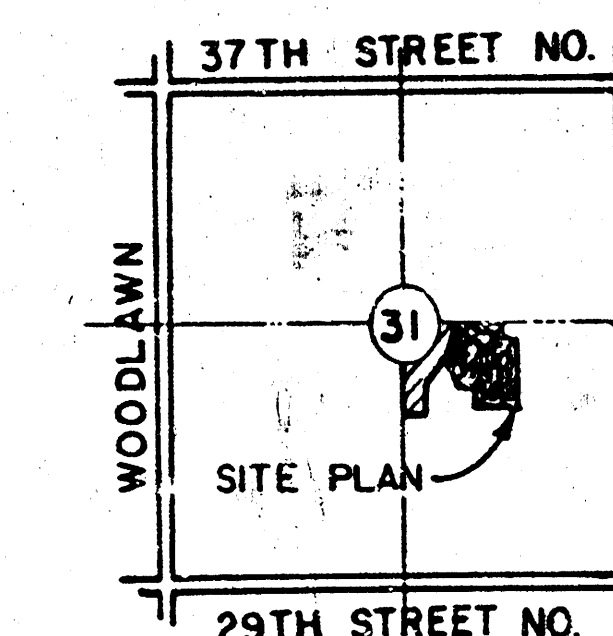
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	Title Sheet
2	Plan & Profile-Line 1
3	Std. Type 1A Curb Inlet
4	Shallow Type "B" Manhole
5	Killarney Plaza Third Final Plat

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers _____
Storm Sewers VRH 10/5/90
Driveway Approaches _____
Water Mains _____
Paving _____

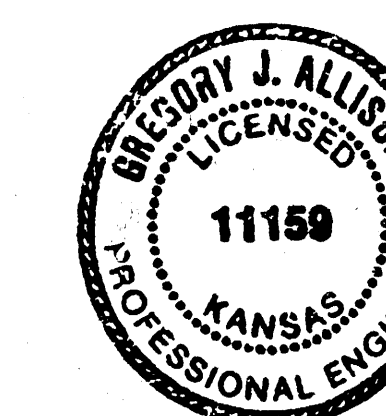
NOTE TO CONTRACTOR
INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER/DEVELOPER. SAID INSPECTION TO BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.



LOCATION MAP

BENCH MARKS

BM 1 "X" CUT ON TOP OF CURB AT WEST END OF SW RETURN OF 32ND ST. NO. & 32ND ST. NO. COURT (1ST ST. WEST OF LONGFELLOW)
ELEV. = 198.18



As Built: 1-91 MCG



**CROSSCREEK IV
APARTMENTS**
**PRIVATE
STORM WATER SEWER**

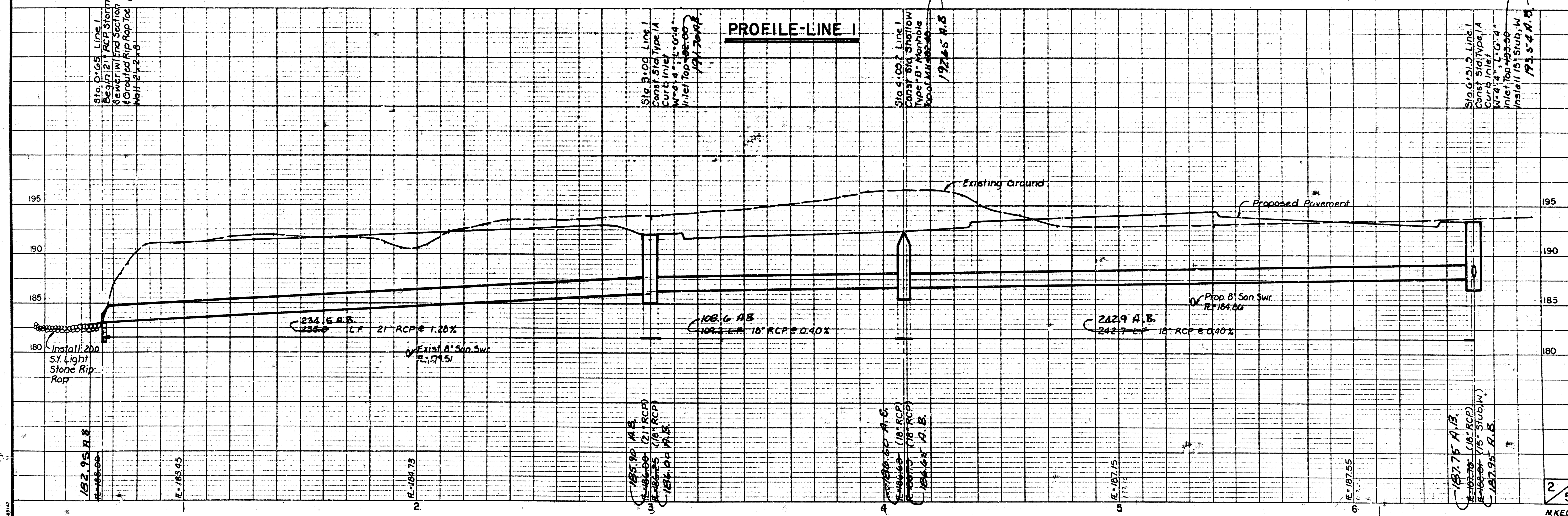
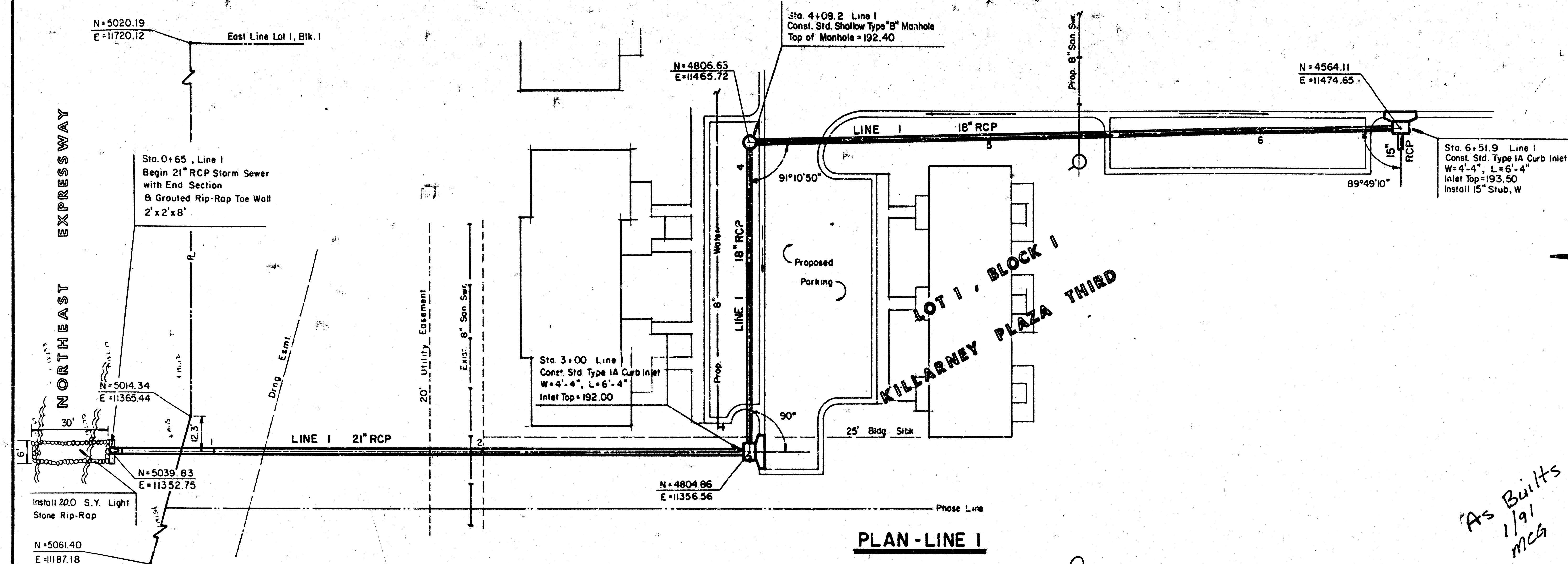
MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226

636-5566

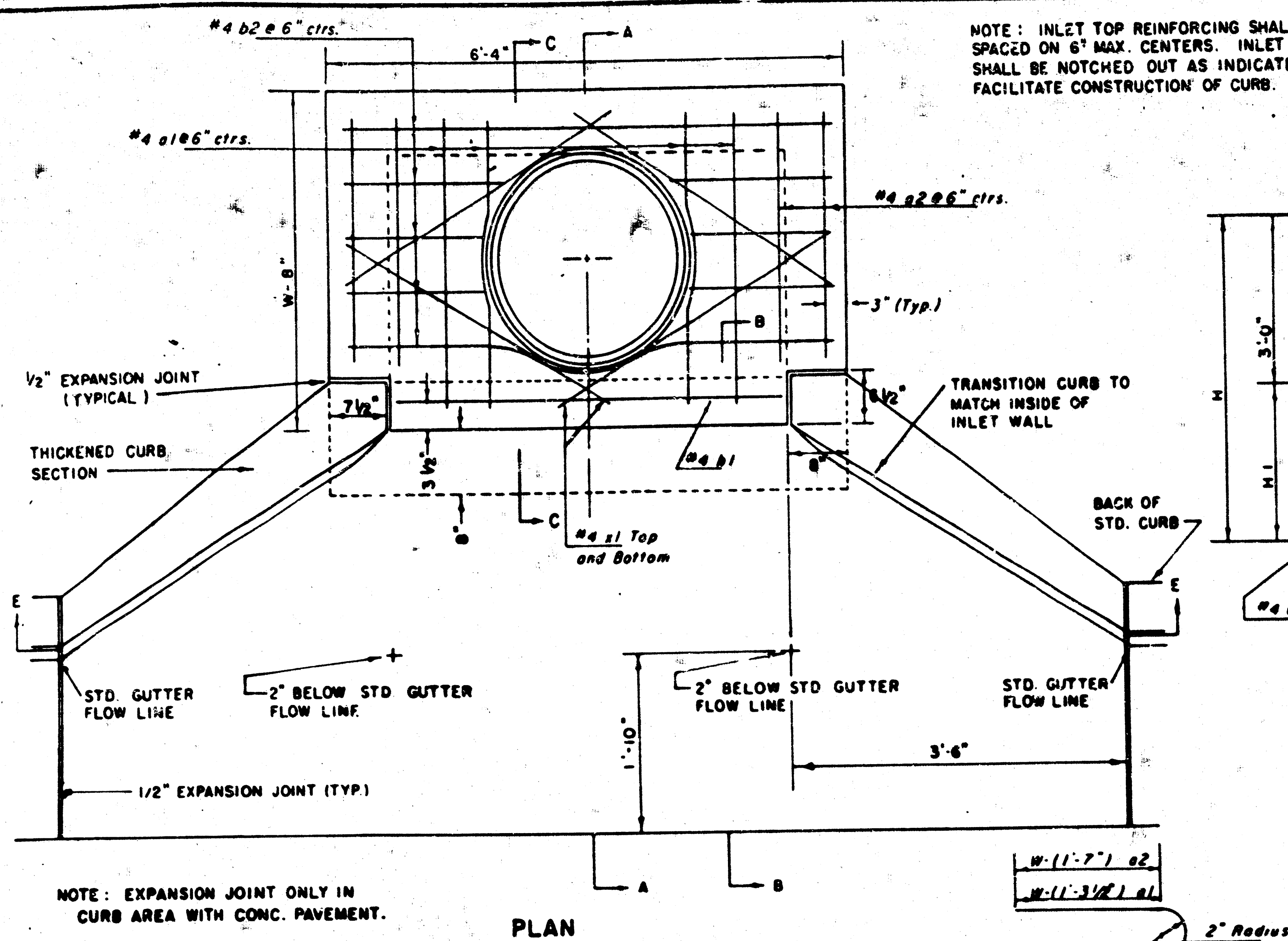
Design: GJA
Drawn by: DPR
Checked by:
Date: 9/90
Job no.:
Sheet: 1
of: 5/15

FILMED FROM THE BEST
AVAILABLE COPY

CROSSCREEK IV APARTMENTS
PRIVATE STORM WATER SEWER
LINE 1



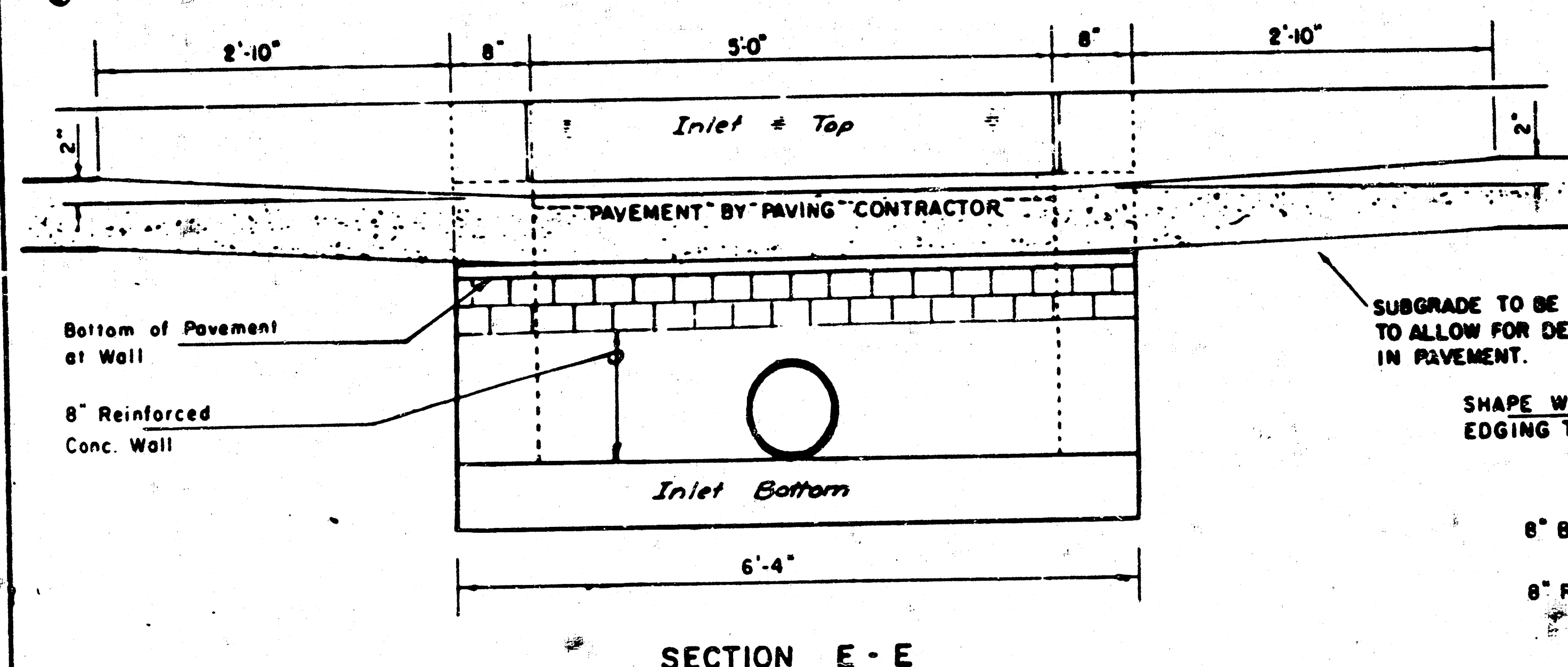
As Built
1/91
MCG



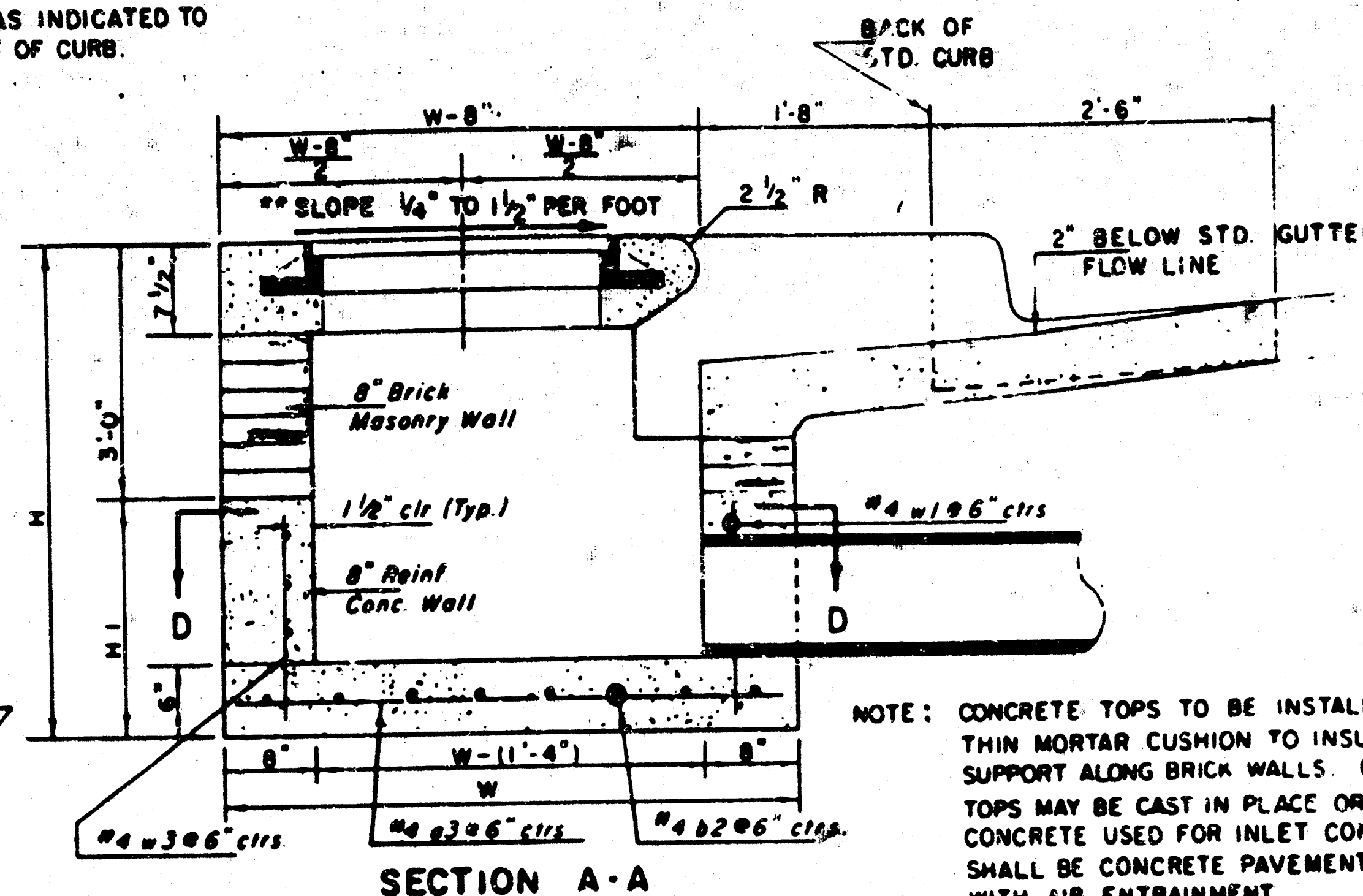
PRECAST SLAB AND FLOOR REINFORCING									
Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length
#1	#4	6	6'-7"	6	8'-7"	6	10'-7"	6	12'-7"
#2	#4	4	6'-0"	4	8'-0"	4	10'-0"	4	14'-0"
#3	#4	13	4'-1"	13	5'-1"	13	6'-1"	13	8'-1"
#1	#4	1	4'-9"	1	4'-9"	1	4'-9"	1	4'-9"
#2	#4	23	6'-1"	23	6'-1"	33	6'-1"	41	6'-1"
#1	#4	8	3'-10"	8	4'-2"	8	4'-6"	8	4'-10"

WALL REINFORCING									
Mark	Size	No.	Length	No.	Length	No.	Length	No.	Length
#1	#4	1	6'-1"	1	6'-1"	1	6'-1"	1	6'-1"
#2	#4	1	4'-1"	1	5'-1"	1	6'-1"	1	7'-1"
#3	#4	32	6"	36	6"	40	6"	44	6"

- * Field-bend or cut Reinforcing as required for clearance.
- ① 4(NI-12) : (NI-12) Round down to nearest 0.5'
- ② NI-3"



NOTE: INLET TOP REINFORCING SHALL BE SPACED ON 6" MAX. CENTERS. INLET LIDS SHALL BE NOTCHED OUT AS INDICATED TO FACILITATE CONSTRUCTION OF CURB.



NOTE: CONCRETE TOPS TO BE INSTALLED ON THIN MORTAR CUSHION TO INSURE FULL SUPPORT ALONG BRICK WALLS. CONCRETE TOPS MAY BE CAST IN PLACE OR PRECAST. CONCRETE USED FOR INLET CONSTRUCTION SHALL BE CONCRETE PAVEMENT MIX WITH AIR ENTRAINMENT

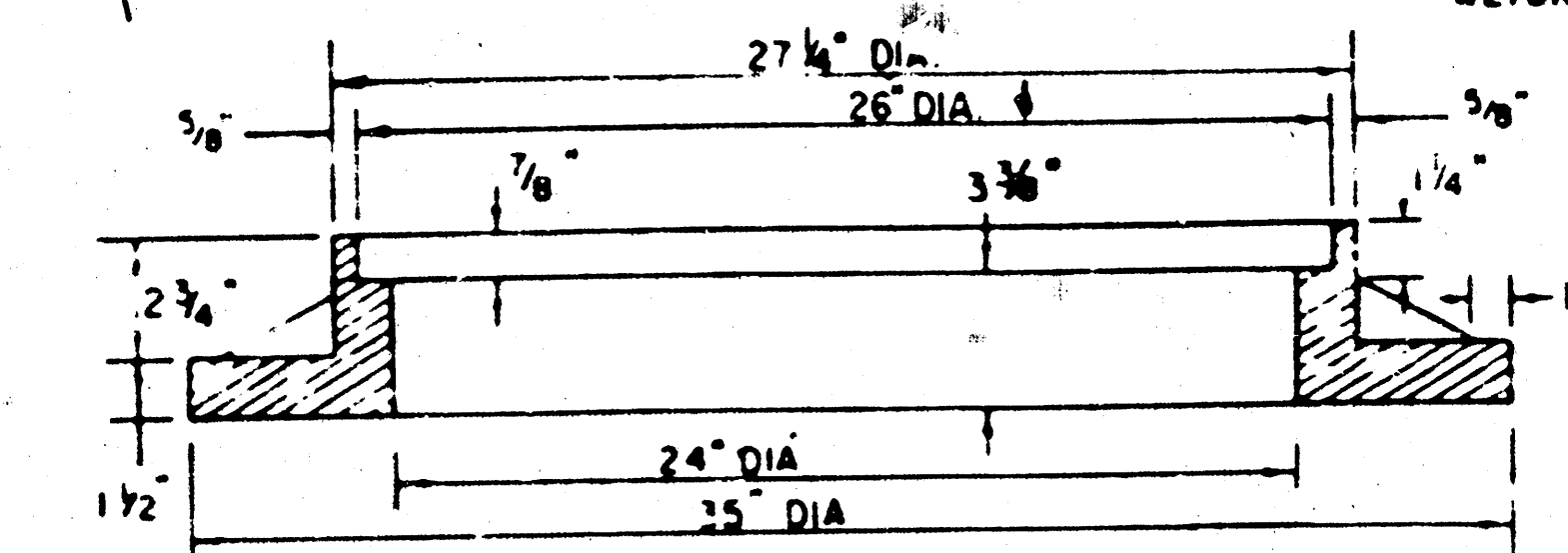
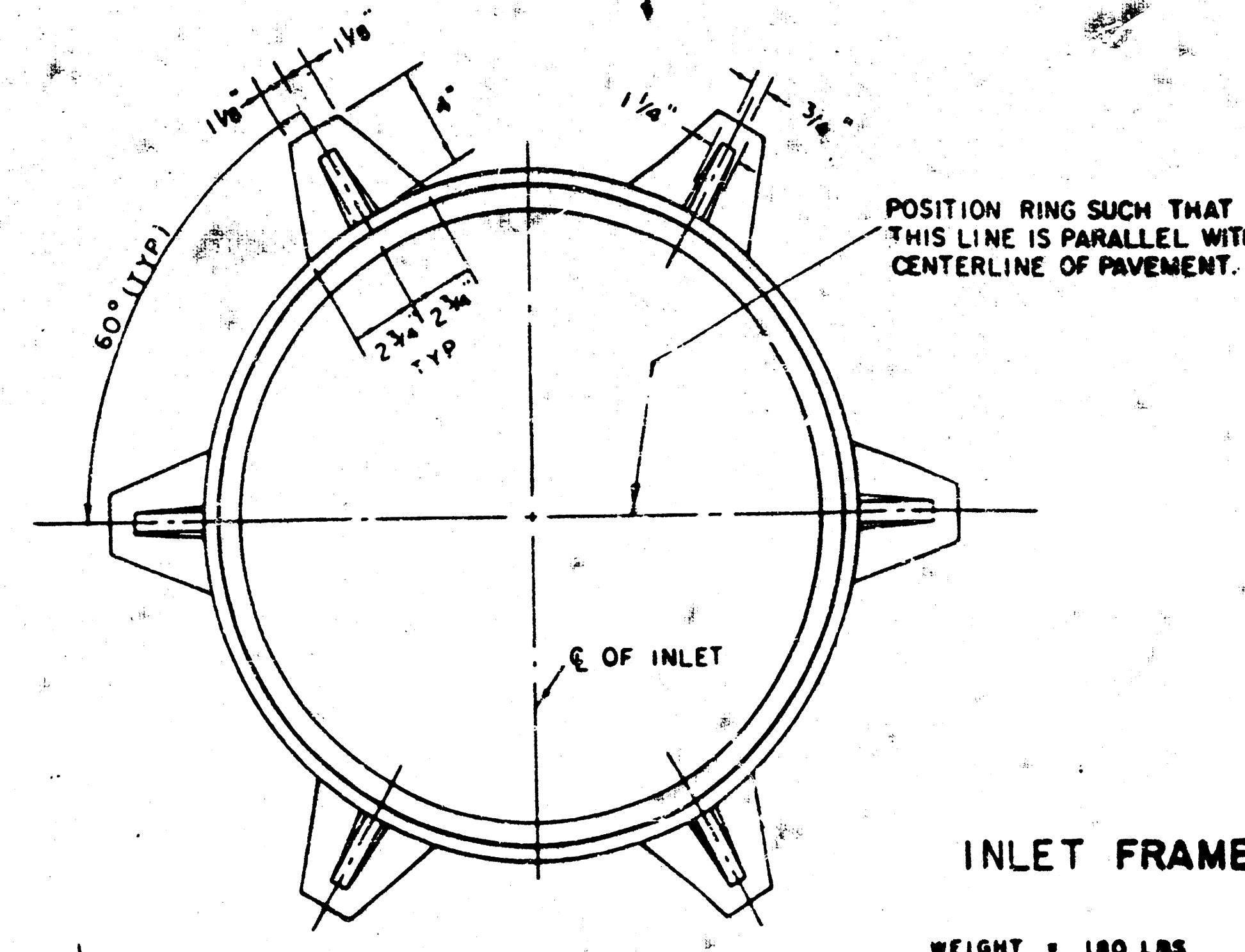
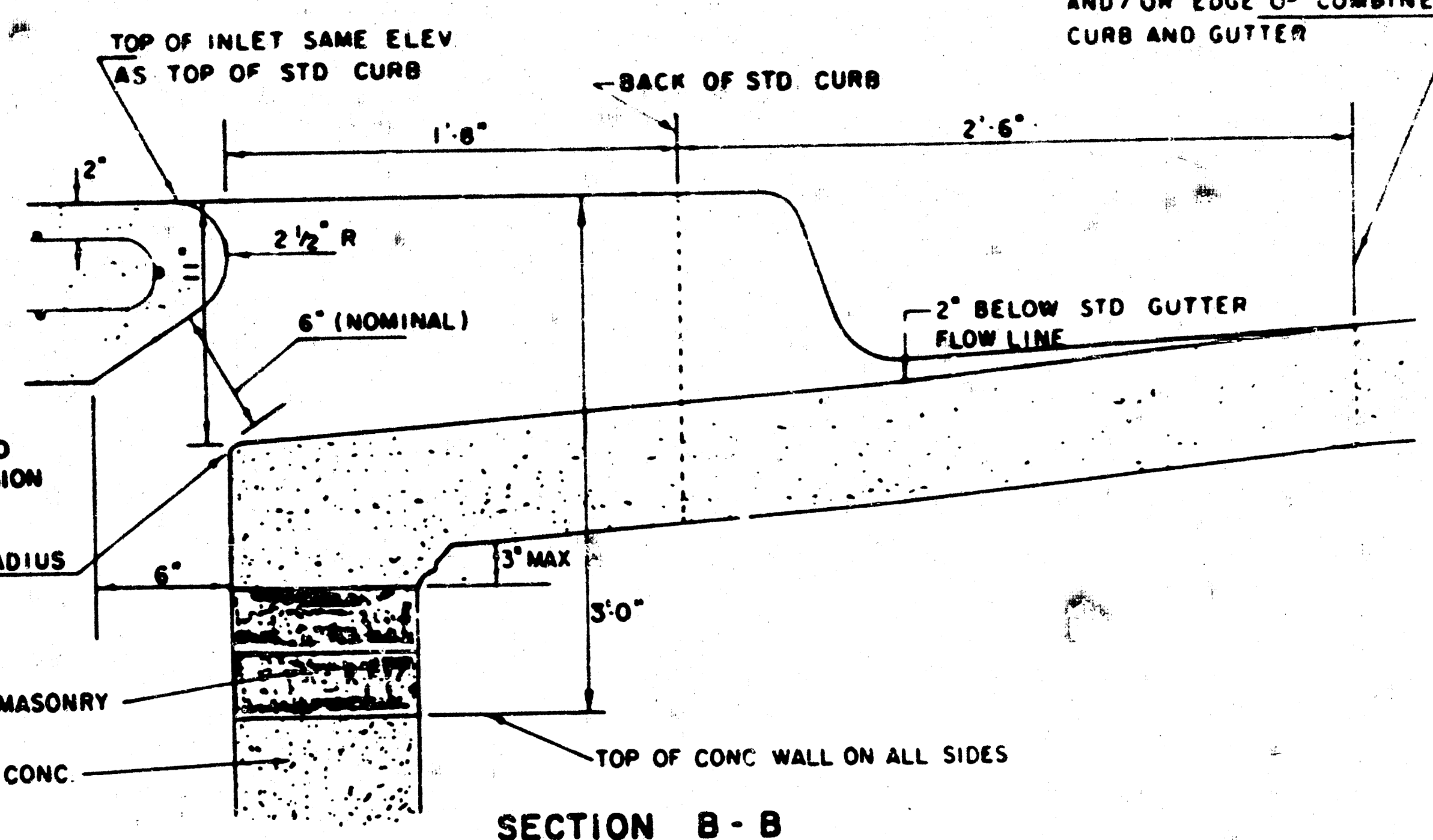
NOTE: CONTRACTOR SHALL HAVE THE OPTION OF CONSTRUCTING 8" BRICK MASONRY WALLS BETWEEN THE CONCRETE INLET BASE AND TOP OF THIS INLET WHEN W = 6'-4" AND H = 7'-0" OR LESS.

ADDITIONAL CURB AND GUTTER CONSTRUCTION NECESSARY TO CONNECT SET-BACK INLET TO PAVEMENT WILL BE PAID FOR AT THE UNIT PRICE BID FOR EACH INLET HOOKUP.

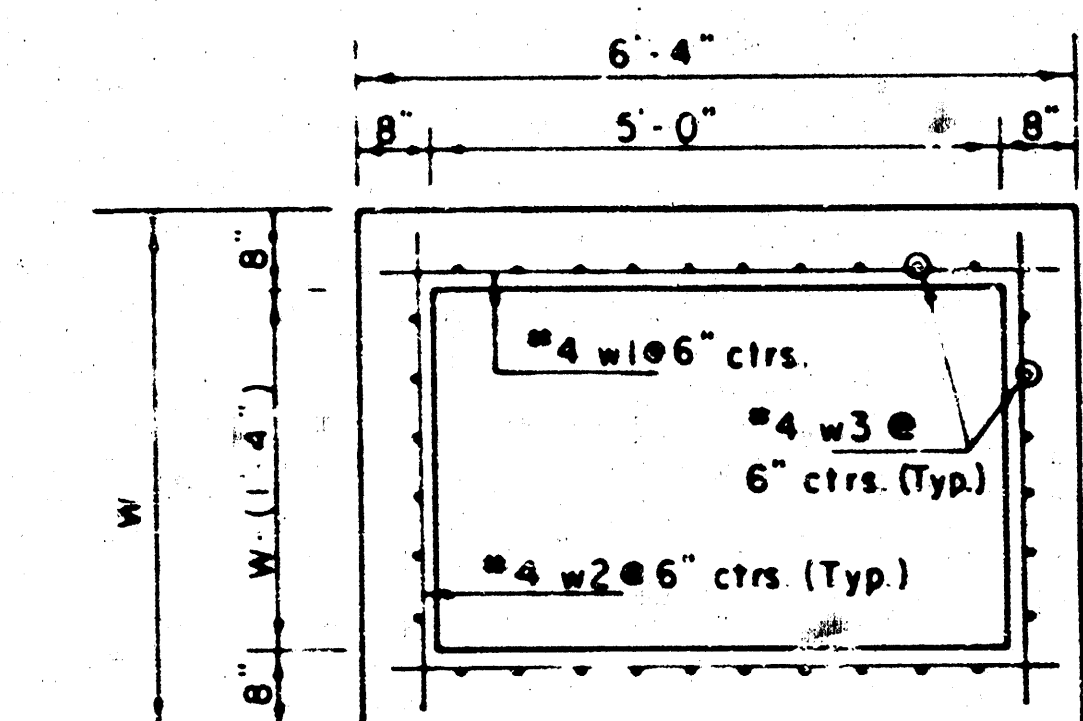
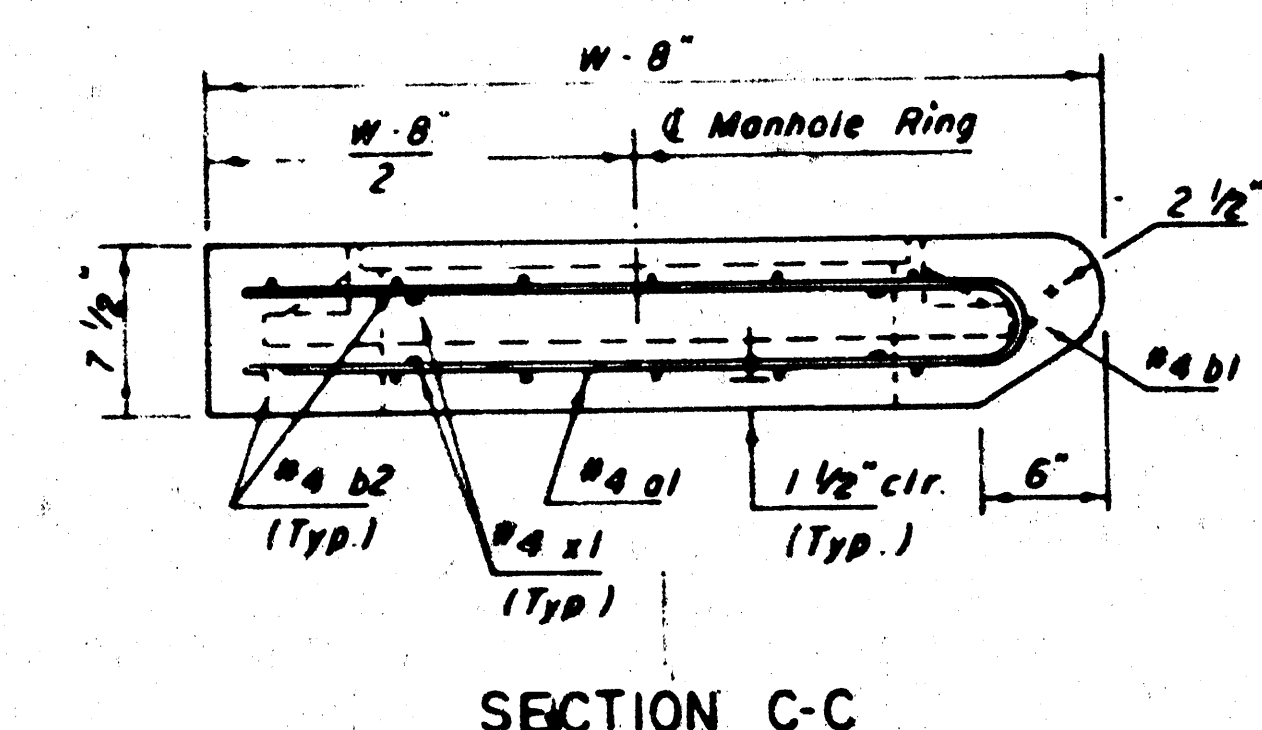
INLET INVERT SHALL BE SHAPED WITH A SACK SAND MIX CONCRETE TO CREATE FLOW CHANNELS AND TO INCREASE HYDRAULIC EFFICIENCY SUCH THAT THE INLET WILL BE SELF-CLEANING BETWEEN ALL INLET AND/OR OUTLET PIPES.

THE ENDS OF ALL PIPES INSTALLED IN INLETS SHALL BE CUT OFF FLUSH WITH THE INSIDE FACE OF THE INLET WALL

** NOTE: Slope of Inlet Tops to match Sidewalk or Parking Slopes within Limits Indicated.



SEE CITY OF WICHITA STANDARD MANHOLE FRAME AND COVER DETAIL SHEET FOR COVER DETAILS TO BE USED WITH INLET FRAME.

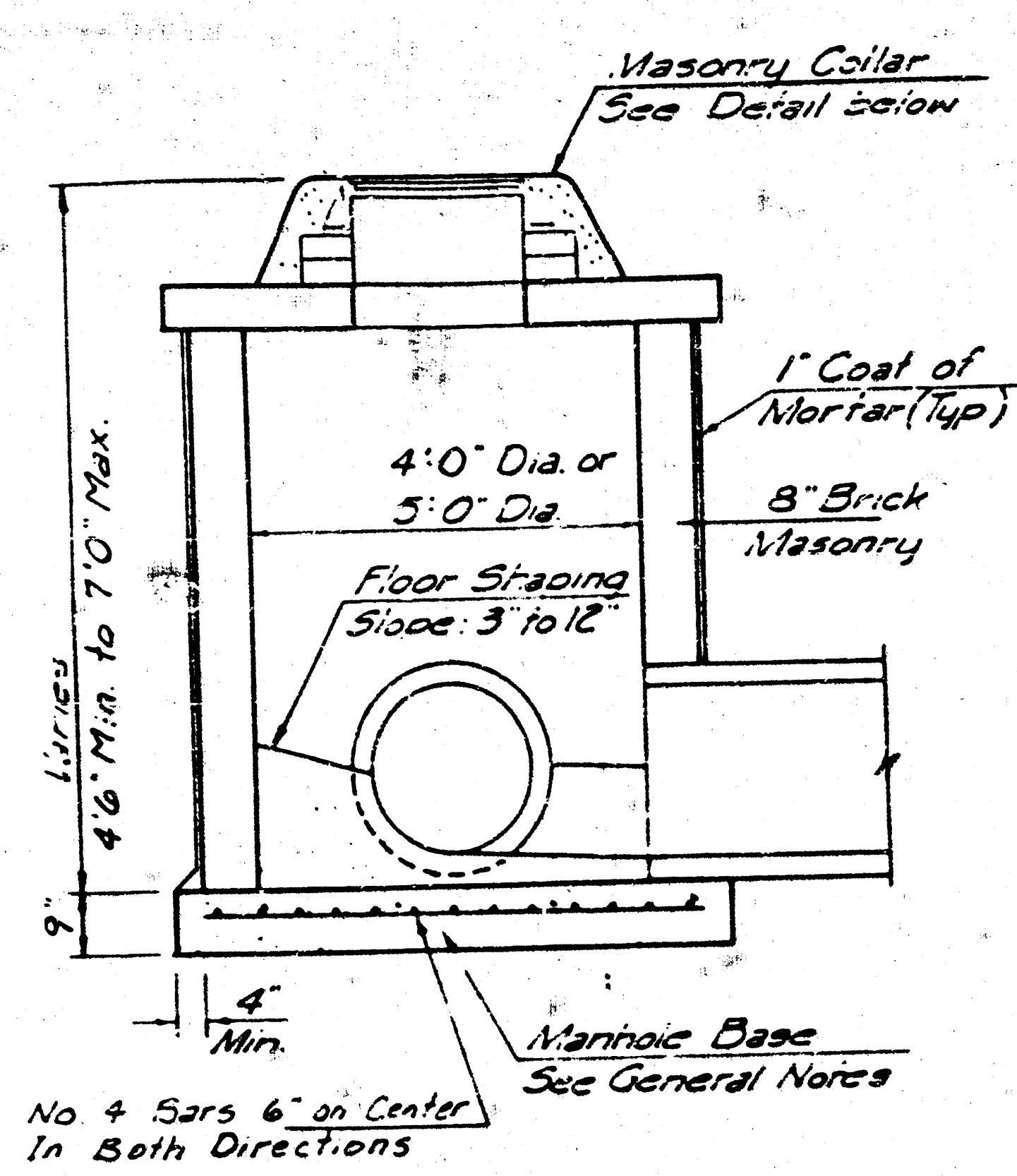


Revised 2-16-1989

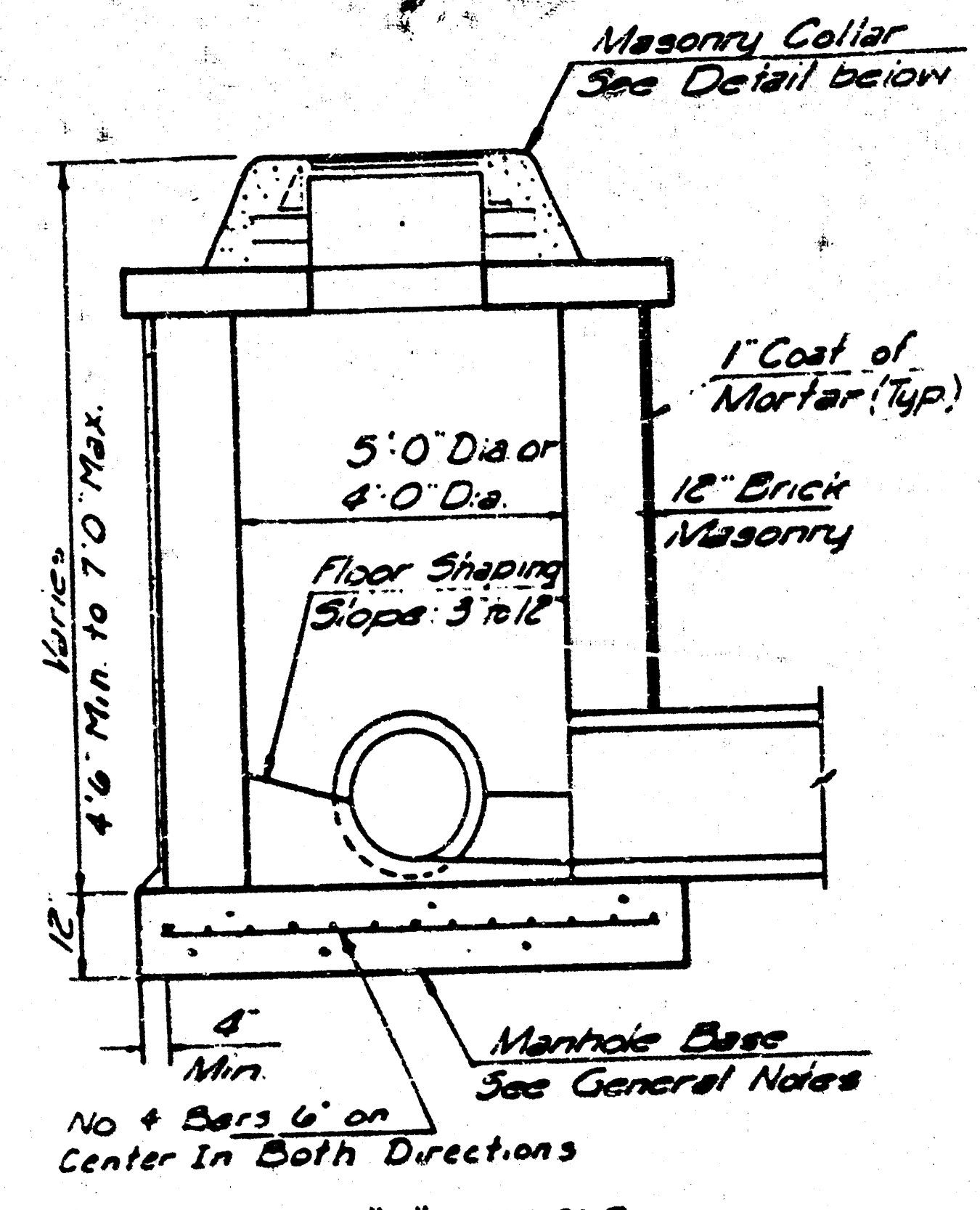
DETAIL STANDARD TYPE IA CURB INLET
CITY OF WICHITA, KANSAS
INLET OPENING = 6" x 5' 0"

JUNE 1984

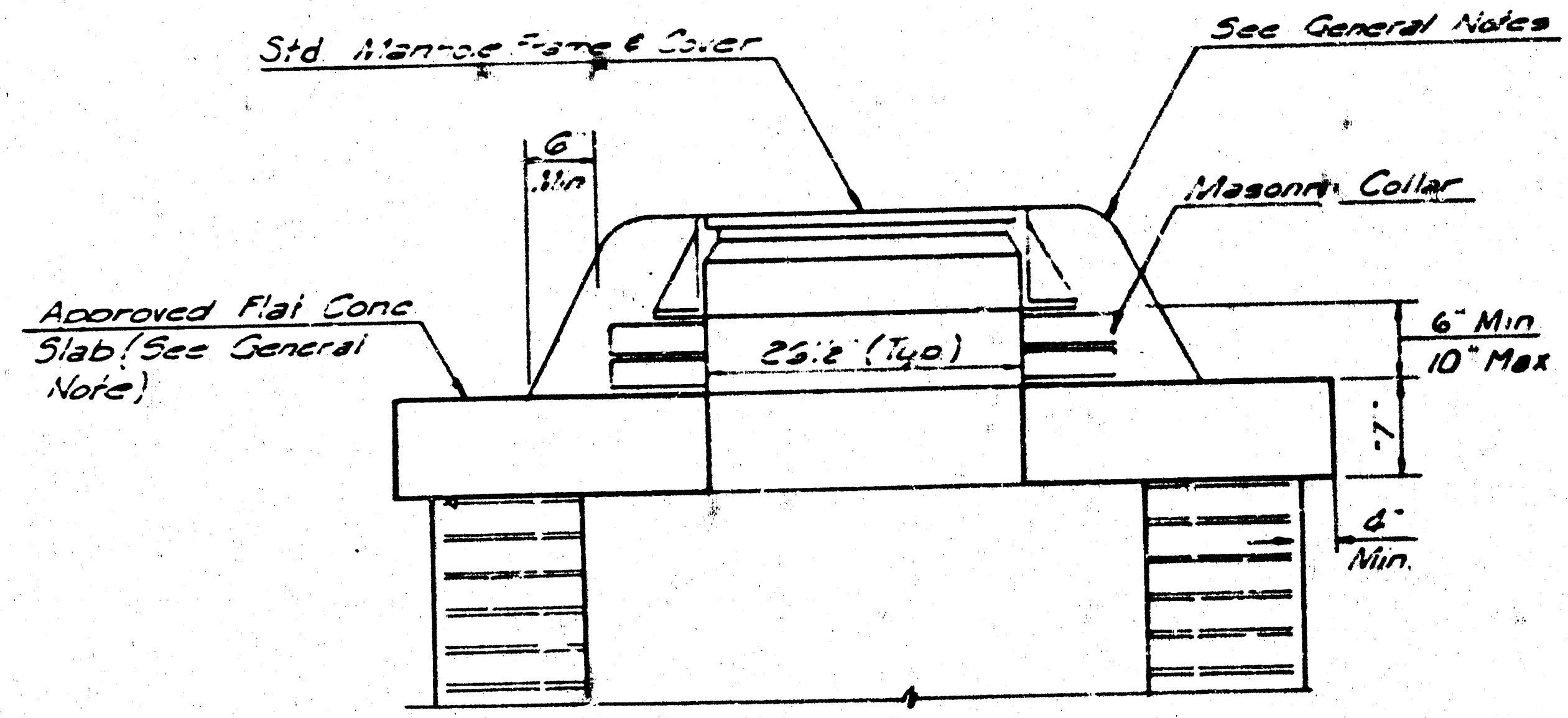
FILED FROM THE BEST AVAILABLE COPY



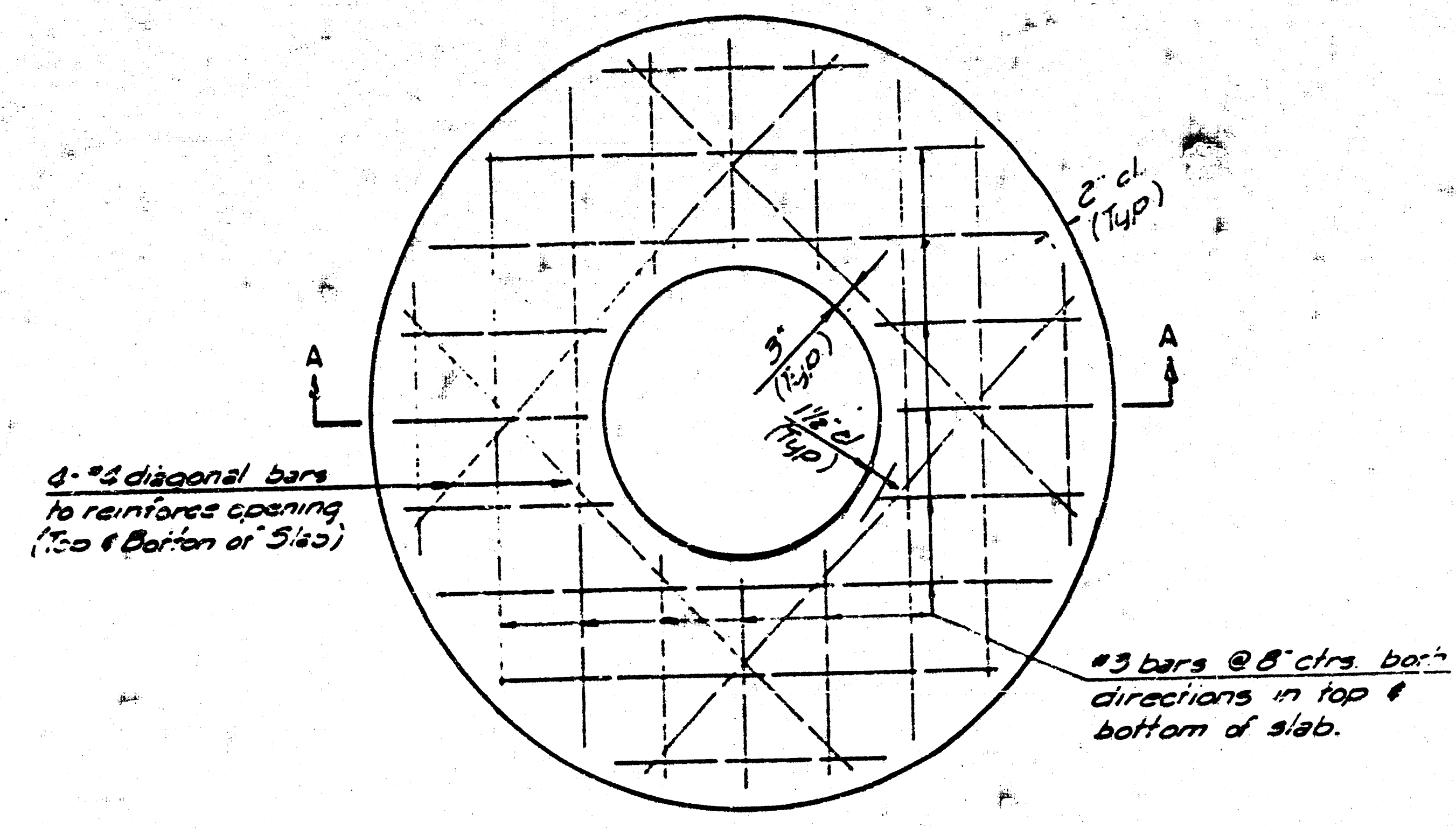
SHALLOW TYPE "A" MANHOLE



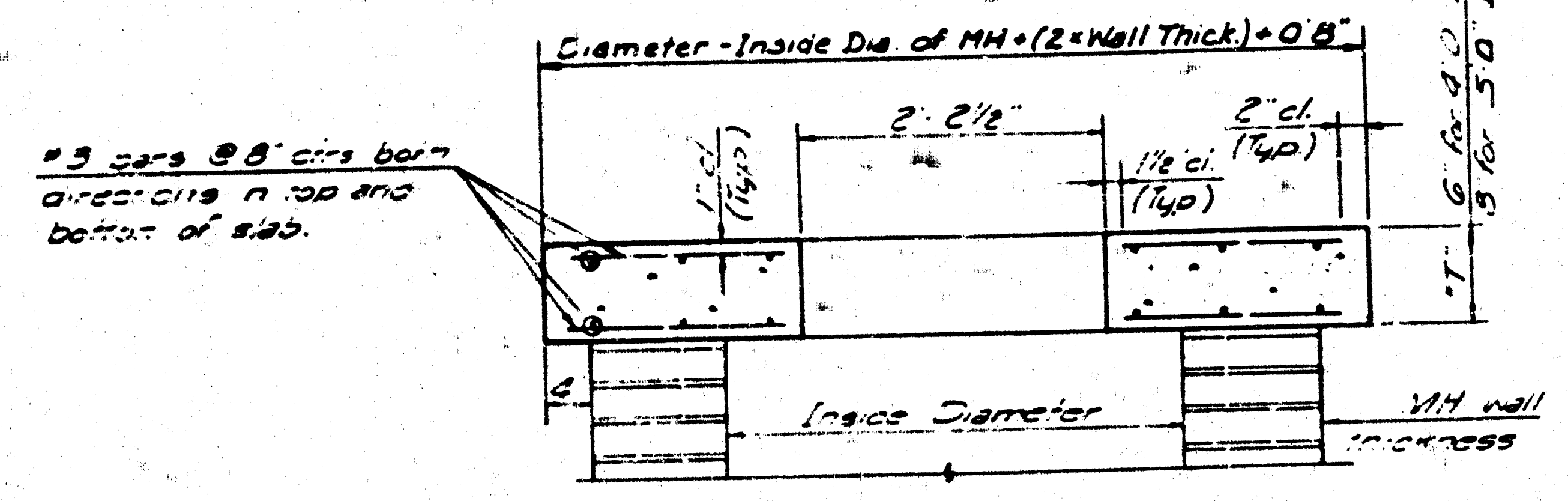
SHALLOW TYPE "B" MANHOLE



MASONRY COLLAR DETAIL

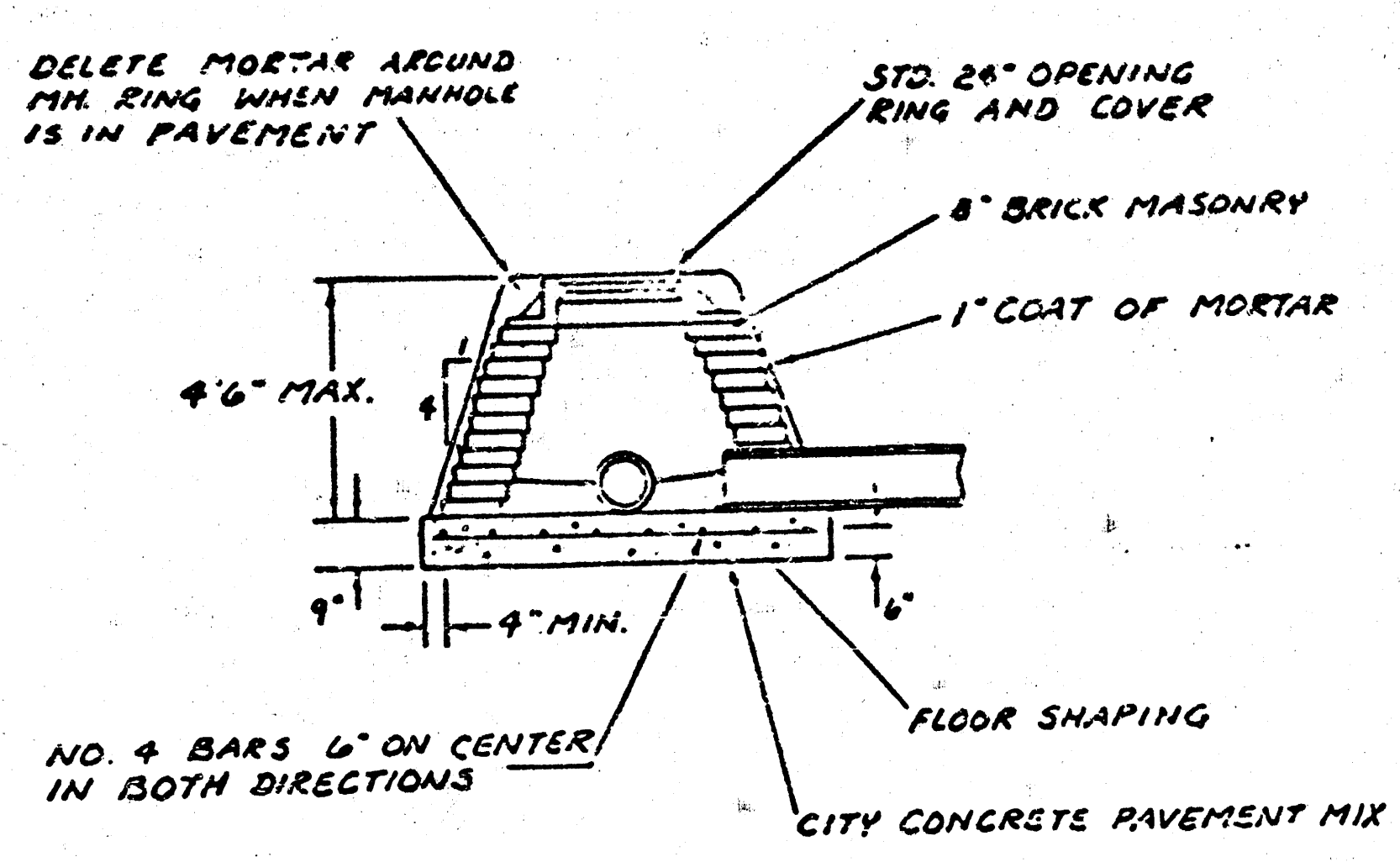


PLAN

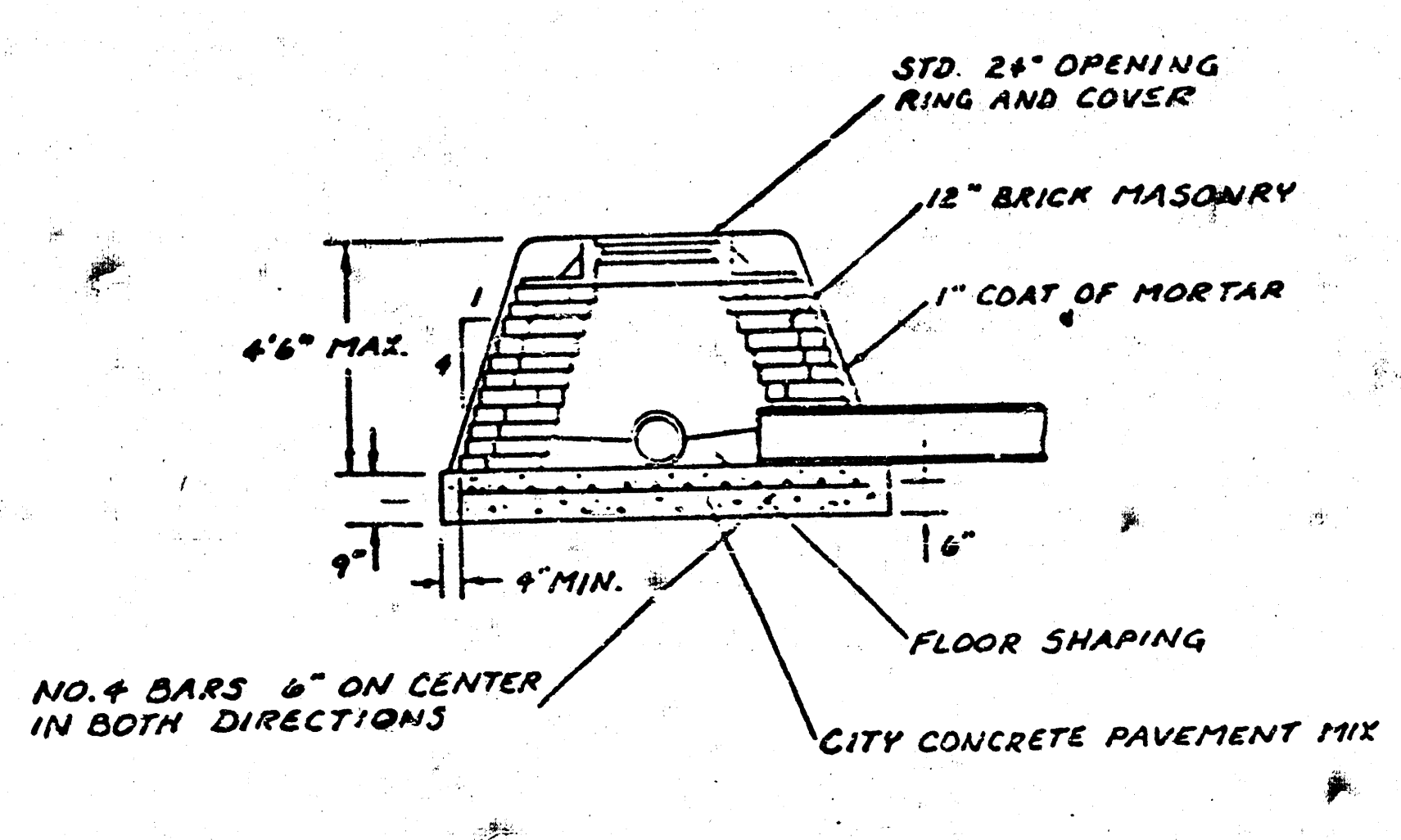


SECTION A-A

FLAT CONCRETE SLAB DETAILS



SPECIAL SHALLOW TYPE "A" MANHOLE



SPECIAL SHALLOW TYPE "B" MANHOLE

- GENERAL NOTES
1. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE CEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" SHALLOW MANHOLES CAN BE USED ON STREETS WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
 2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
 3. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF-CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO HEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
 4. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF 1/2" MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
 5. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWINGS.
 6. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
 7. STANDARD SHALLOW MANHOLES TYPE "A" AND "B" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH FOR THE TYPE AND DIAMETER INDICATED. STANDARD SPECIAL SHALLOW MANHOLES TYPE "A" AND "B" SHALL BE PAID FOR AT THE UNIT PRICE BID PER EACH FOR THE TYPE INDICATED. ALL STANDARD SHALLOW MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

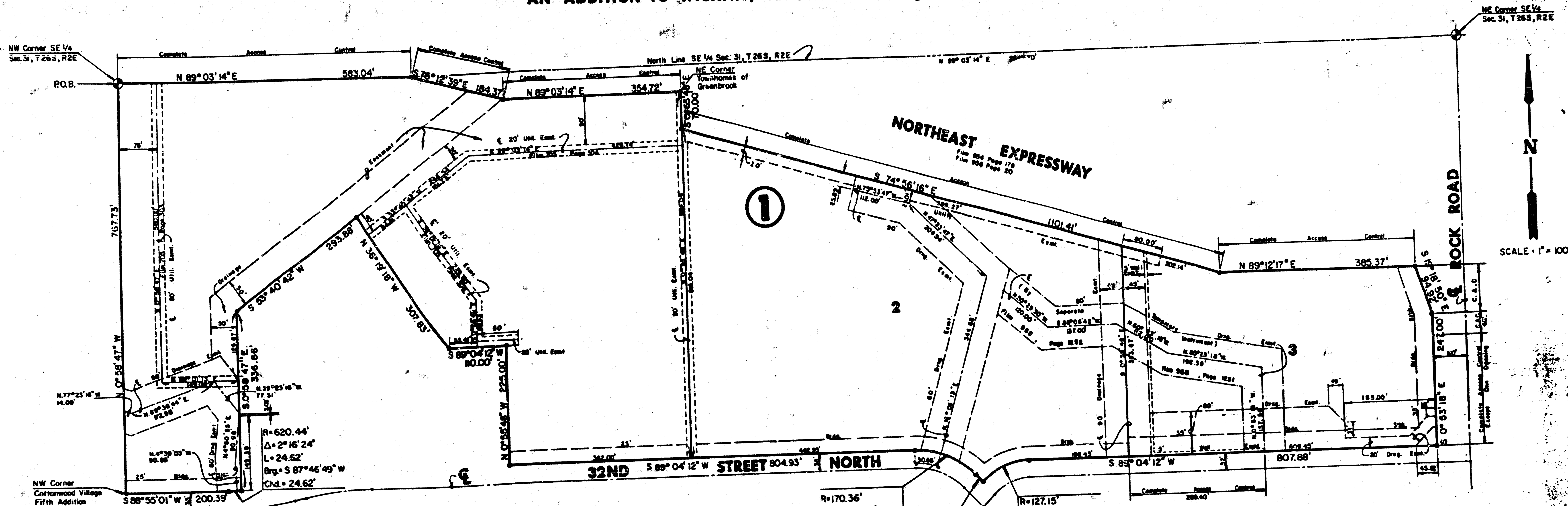
CITY OF WICHITA, KANSAS
STANDARD SHALLOW MANHOLES
TYPE 'A' AND TYPE 'B'

Designed by	Checked by
Drawn by	Date
Job No.	

FILMED FROM THE BEST AVAILABLE COPY

FINAL PLAT OF KILLARNEY PLAZA THIRD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY PLAZA THIRD" an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein.

A tract of platted land lying in a portion of TOWNSHIP 36 NORTH, RANGE 2 EAST, the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Southeast Quarter; thence N 89° 03' 14" E, 583.04 feet along the North line of said Southeast Quarter; thence S 75° 12' 39" E, 184.37 feet to the intersection of the Northwesterly line and the North line of said addition; thence N 89° 03' 14" E, 354.72 feet along the North line of said addition to the Northeast corner of said addition; said line being parallel and 50.00 feet South of the North line of said Southeast Quarter; thence S 00° 55' 48" E, 70.00 feet along the East line of said addition; thence S 74° 56' 16" E, 1101.41 feet; thence N 89° 12' 17" E, 306.37 feet; thence S 19° 18' 50" E, 94.92 feet to a point lying 88.00 feet West of the East line of said Southeast Quarter; thence S 00° 53' 18" E, 247.00 feet parallel with the East line of said Southeast Quarter to a point on the North line of 32nd Street North as platted in COTTONWOOD VILLAGE FIFTH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence following the North line of said 32nd Street North S 89° 04' 12" W, 807.88 feet to a point on a curve to the left; thence along said curve 99.86 feet, said curve having a central angle of 45° 00' 00", a radius of 127.15 feet, and a long chord of 97.32 feet, bearing S 46° 34' 12" W; thence N 46° 55' 48" W, 18.00 feet to a point on a curve to the left; thence along said curve 133.80 feet, said curve having a central angle of 45° 00' 00", a radius of 170.36 feet, and a long chord of 130.39 feet, bearing N 68° 25' 48" W; thence S 89° 04' 12" W, 804.93 feet; thence N 00° 55' 48" W, 225.00 feet; thence S 89° 04' 12" W, 110.00 feet; thence N 36° 19' 18" W, 207.82 feet to the Northwesterly boundary of said TOWNSHIP 36 NORTH, RANGE 2 EAST, the 6th P.M., Sedgwick County, Kansas; thence S 53° 40' 42" W, 293.88 feet along said Northwesterly boundary; thence S 00° 58' 47" E, 336.66 feet along the West boundary of said TOWNSHIP 36 NORTH, RANGE 2 EAST, the 6th P.M., Sedgwick County, Kansas; thence along said curve 24.62 feet, said curve having a central angle of 02° 16' 24", a radius of 620.44 feet, and a long chord of 24.62 feet bearing S 87° 46' 49" W; thence S 88° 55' 01" W, 200.39 feet to the Northwest corner of said COTTONWOOD VILLAGE FIFTH ADDITION, said point also being on the West line of said Southeast Quarter; thence N 00° 58' 47" E, 767.73 feet along the West line of said Southeast Quarter to the point of beginning.

All platted lots, blocks, reserves, easements, and setbacks within the above described property are hereby vacated and replaced 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 27th day of April, 1988.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., P.L.S. 922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

Know all men by these presents that the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots and a block, the same to be known as "KILLARNEY PLAZA THIRD" 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 5.00 foot easement is for the purpose of construction and maintenance of a wall. All abutters rights of access to or from Rock Road over and across the east line of Killarney Plaza Third are hereby granted to the City of Wichita, provided however that Lot 3, Block 1 shall have access to Rock Road at any location as determined by the City Engineer. All abutters rights of access across the north line of Killarney Plaza Third to the Northeast Expressway are hereby granted to the City of Wichita. All abutters rights of access to or from 32nd Street North over and across the West 269.40 feet of Lot 3, Block 1, are hereby granted to the City of Wichita.

NORTHMOORE REALTY PARTNERS
a Kansas general partnership

By: *Virginia L. Ablah*
Virginia L. Ablah, President
Killarney Investments, Inc.,
managing partner

STATE OF KANSAS
SEDGWICK COUNTY

Do it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Killarney Investments, Inc., by Virginia L. Ablah, 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.

Annette L. Weakley, Notary Public
Annette L. Weakley
My Appointment Expires: August 10, 1991



WOODLAW DEVELOPMENT COMPANY
a Kansas general partnership

By: *Donald J. Ablah*
Donald J. Ablah, attorney-in-fact for
Woodlaw Development Company

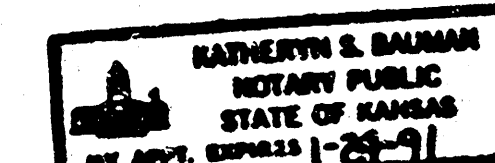
R=170.36'
Δ=45°00'00"
L=133.80'
Brg=N 68°25'48"W
Chd=130.39'

R=127.15'
Δ=45°00'00"
L=99.86'
Brg=N 66°34'12"W
Chd=97.32'

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Donald J. Ablah, attorney-in-fact for Woodlaw Development Company, 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.

Arthur S. Bauman, Notary Public
Arthur S. Bauman
My Appointment Expires: 1-29-91



We, the Chemical Bank, mortgagees on the above described property, do hereby consent to the plat of "KILLARNEY PLAZA THIRD".

CHEMICAL BANK
By: *Philip S. Frick*
Philip S. Frick, Attorney-in-fact

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 27th day of April, 1988, before me a Notary Public in and for said State and County, came Philip S. Frick, Attorney-in-fact, on behalf of Chemical Bank, 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.

Patricia L. Wossinger, Notary Public
Patricia L. Wossinger
My Appointment Expires: 1-29-91



This plat of "KILLARNEY PLAZA THIRD" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of April, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

By: *Edna Parsons*, Chairman
Mervin Hunt, Secretary
Edna Parsons
Mervin S. Hunt

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 10th day of May, 1988.

Sheldon Kamen, Mayor
Sheldon Kamen
Deke E. Dean, Deputy City Clerk
Deke E. Dean

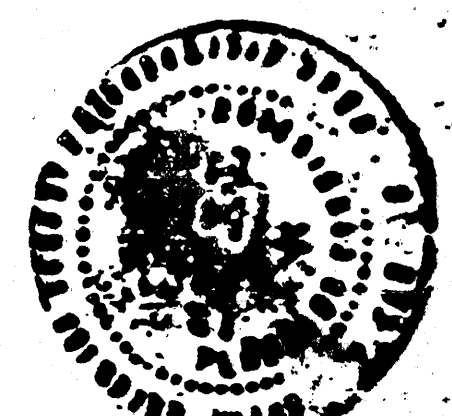
Entered on transfer record this 27th day of June, 1988.

Don Wright, County Clerk
Don Wright

STATE OF KANSAS
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 28th day of June, 1988.

Pat Kettler, Register of Deeds
Pat Kettler
Ed Dean, Deputy
Ed Dean



FILMED FROM THE BEST AVAILABLE COPY