

SANITARY SEWER PLANS

LAT. 21, MAIN 20, W.I.S.

BROADMOOR AT 21ST STREET ADDITION

PROJECT NO. 468-81698

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
OCTOBER, 1990

INDEX NO. 740647

GENERAL NOTES

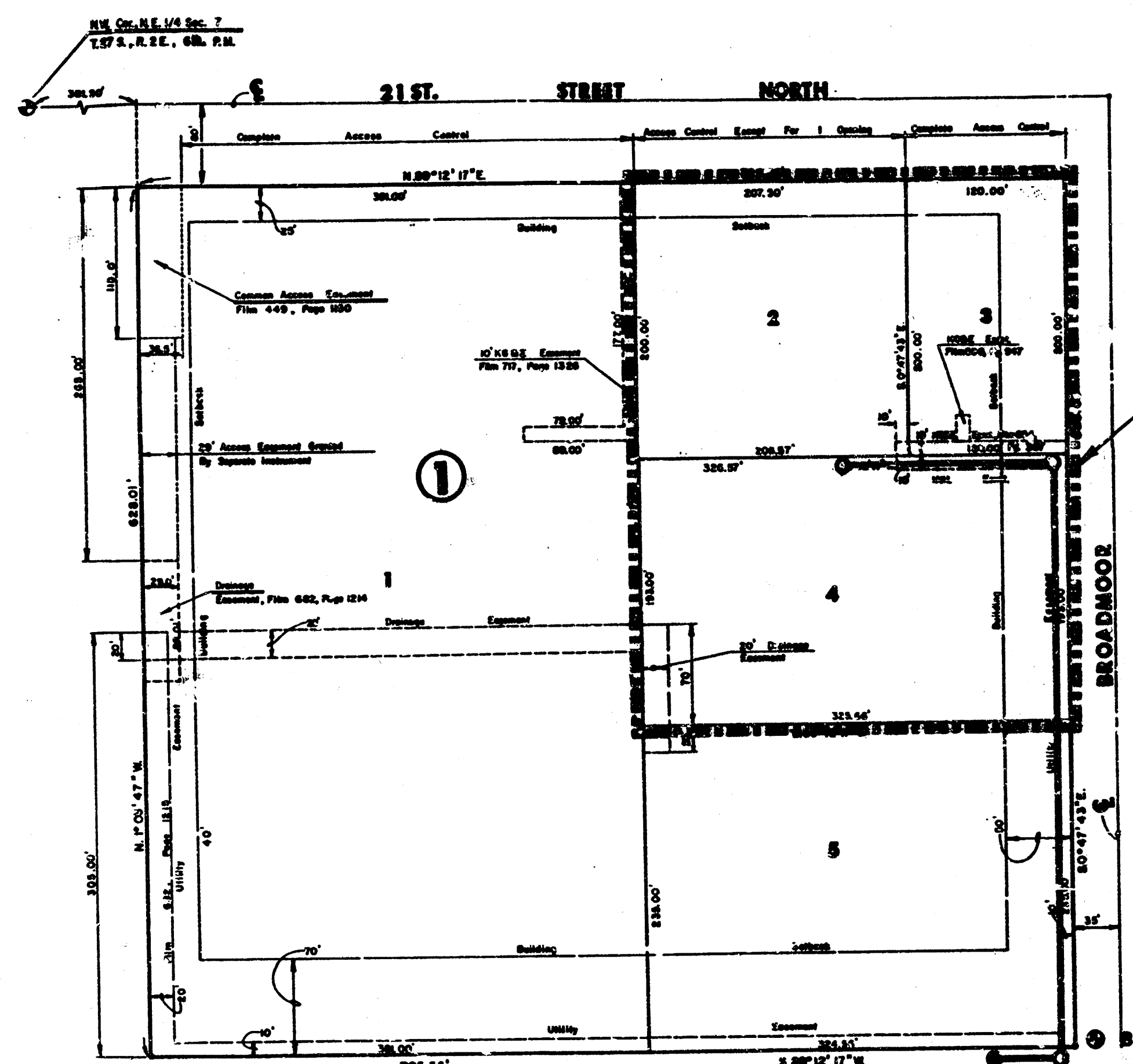
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- EXISTING 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.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-344-7233
OR 687-2470 (LOCAL WICHITA)
- THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

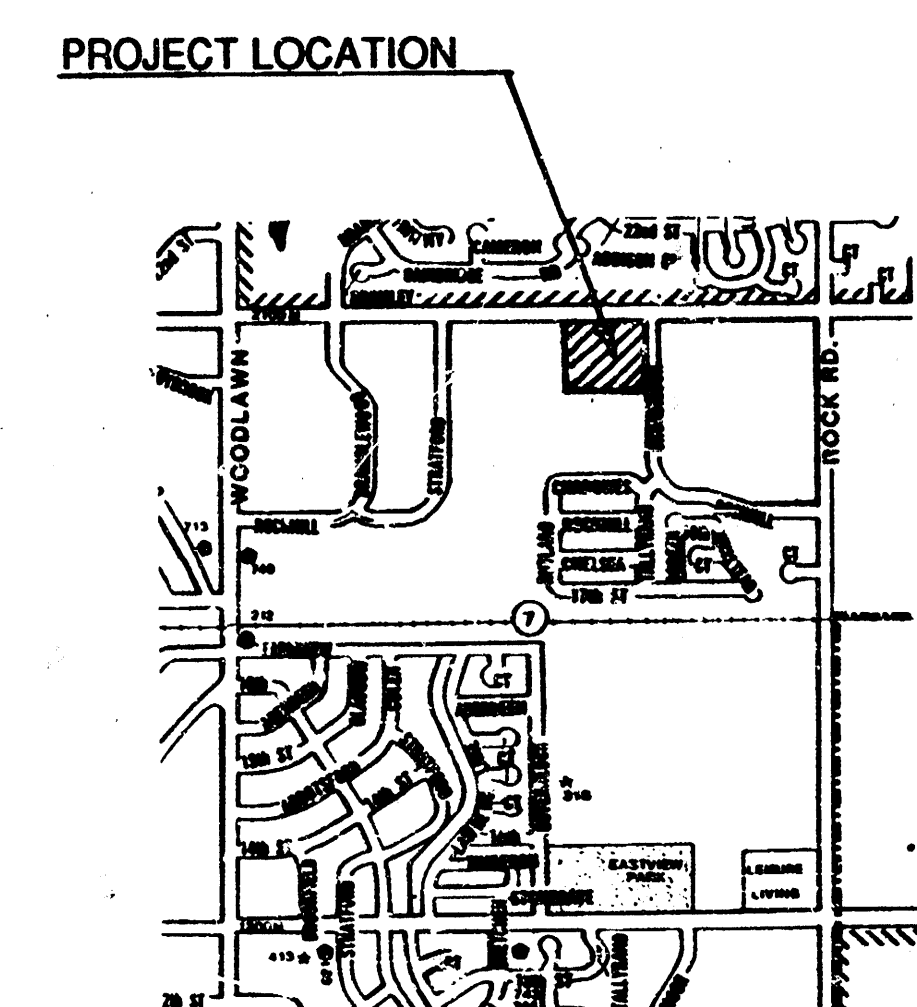
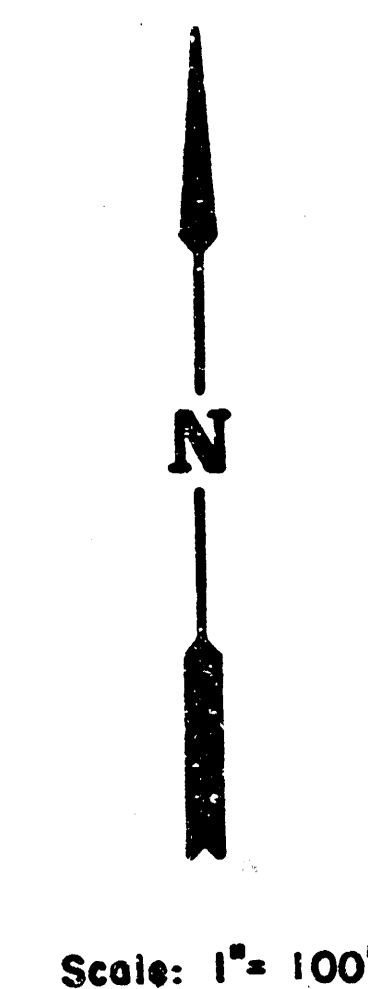
SOUTHWESTERN BELL TELEPHONE COMPANY 1-571-2115
CABLEVISION 262-4270 OR 263-2081
KPL GAS SERVICE COMPANY 263-7511
KANSAS GAS & ELECTRIC 264-1141
CITY OF WICHITA WATER DEPARTMENT 260-4908
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED 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.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDING 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.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS FIBERS.
- 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.
- TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL COORDINATE TREE REMOVAL AND FENCE REPLACEMENT WITH SHEFFIELD PLACE HOMEOWNERS ASSOCIATION, EARL GATEWOOD, PRESIDENT, 684-4013.

BENCH MARKS

BM #1 "D" CUT ON TOP OF CURB AT SOUTHEAST CORNER OF LOT 5, BLOCK 1, BROADMOOR AT 21ST STREET ADDITION



BENEFIT DISTRICT BOUNDARY

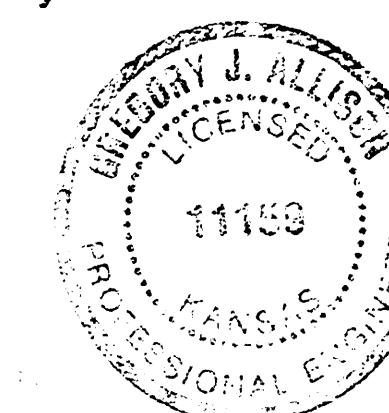


LOCATION MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN & PROFILE LINE 1
3	FINAL PLAN

*As Built
RDL
3-91*



	BROADMOOR AT 21ST STREET ADDITION. SANITARY SEWER PLANS		Design GJA Drawn by RLT Checked by Date 11-14-90 Job no.
	MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Sheet 1 of 3
	636-5566		

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BROADMOOR AT 21st
LAT. 21, MAIN 20, W.I.S.
PROJ. NO. 468-81698

PLAN

BROADMOOR AT 21ST STREET ADDITION

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 6

LOT 7

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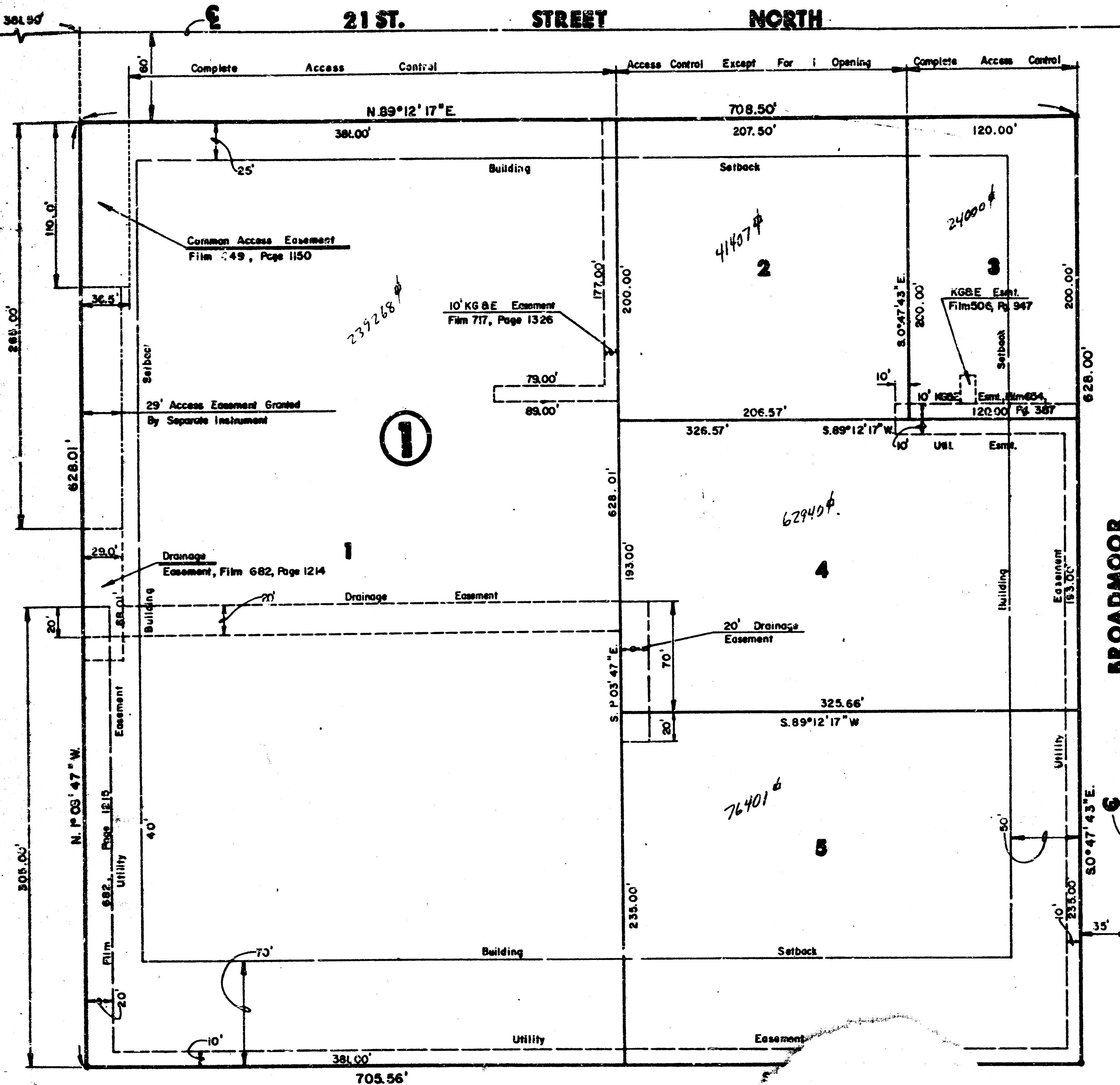
LOT 294

LOT

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FINAL PLAT OF BROADMOOR AT 21ST STREET AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. 1/4, NE 1/4 Sec. 1,
T.27 S., R.22 E., 6B. P.M.



I, Kenneth H. Rungtson, a Civil Engineer in Kansas, hereby certify that I have been in responsible charge of surveying and platting of "BROADMOOR AT 21ST STREET", 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-Register of Lot 3, "Chelsea North", Wichita, Kansas, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 20 day of May, 1987.

Kenneth H. Rungtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #900
Wichita, KS 67226



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be known as "BROADMOOR AT 21ST STREET", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters right of access to or from 21st Street North over and across the North line of Lots 2 and 3 and the East 344.50 feet of Lot 1 are hereby granted to the City of Wichita, provided, however, that Lot 2 shall have access to 21st Street North at one location to be determined by the City Engineer.

ALLIANCE LIFE INSURANCE CO. Alfred A. & Louise A. Caro

By: Larry R. Schumann, Vice-President Controller
Alfred A. Caro
Louise A. Caro

The City of Wichita, Kansas, a Municipal Corporation.

By: Robert E. Knight, Mayor

Sworn to and subscribed before me this 20 day of May, 1987.

For Dale E. Hess, Deputy City Clerk

This plat of "BROADMOOR AT 21ST STREET" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of April, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John J. Hays, Chairman
Marvin S. Grant, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 20 day of May, 1987.

Robert E. Knight, Mayor

For Dale E. Hess, Deputy City Clerk

Entered on transfer record this 12th day of June, 1987.

Don Wright, County Clerk

STATE OF KANSAS
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this 13th day of June, 1987.

Pat Kettler, Register of Deeds

Ed Hess, Deputy City Clerk

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 20th day of May, 1987, before me a Notary Public in and for said SEDGWICK COUNTY, came Larry R. Schumann, Vice-President Controller, 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.

Karen L. Chazewicz, Notary Public, Kansas
My Appointment Expires: 12-31-88

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this 20th day of May, 1987, before me a Notary Public in and for said SEDGWICK COUNTY, came Alfred A. and Louise A. Caro, 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.

Walter E. Hays, Notary Public, Kansas
My Appointment Expires: 5-2-90