

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, P.E., CITY ENGINEER

SANITARY SEWER IMPROVEMENTS

IN

CROWN CHASE APARTMENTS

PRIVATE PROJECT NO. 787PPS

INDEX CODE 607861

LEGAL DESCRIPTION

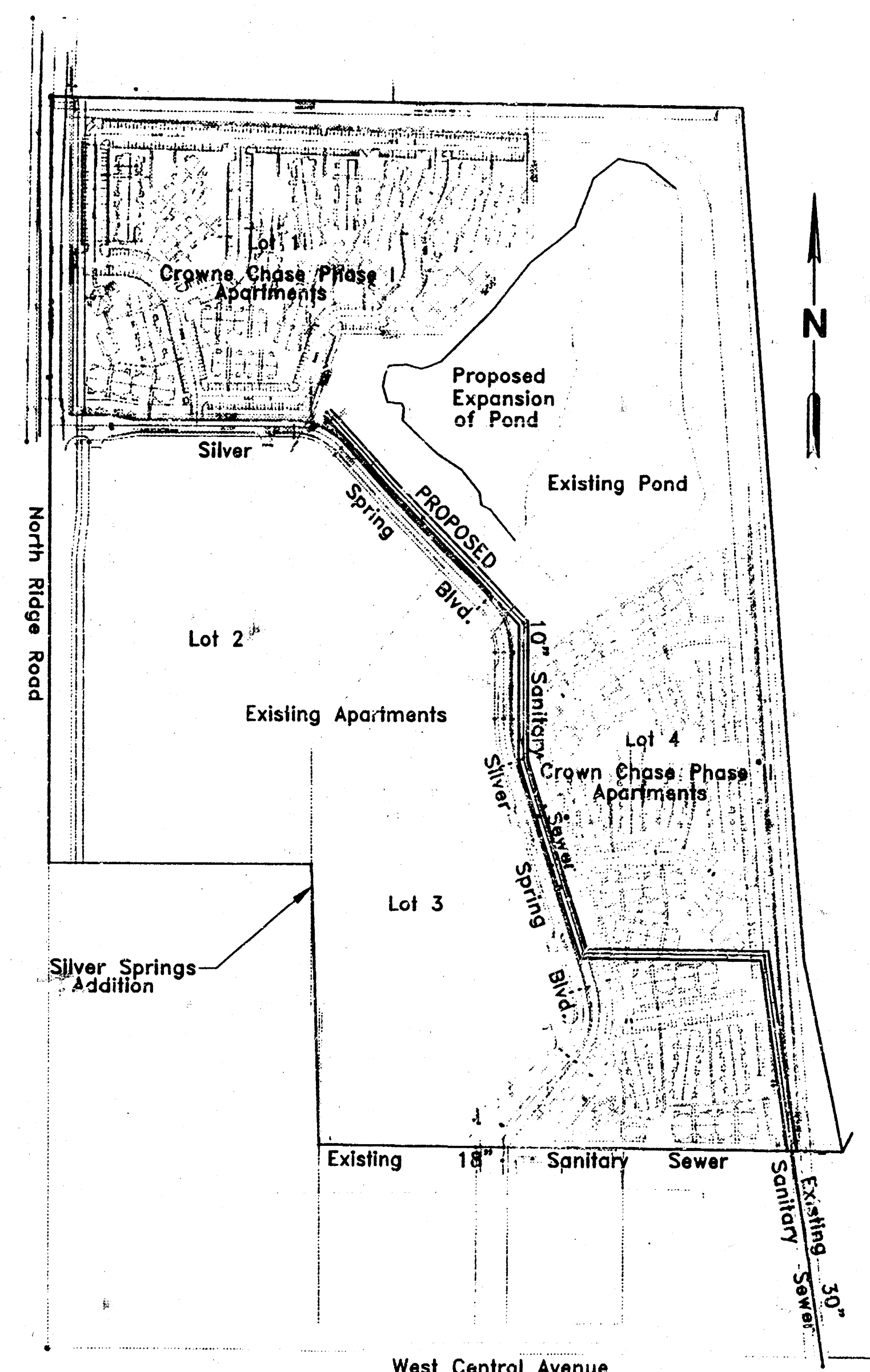
Lot 1, Block 1, & Reserve A, in Silver Springs, an addition to the City of Wichita, Sedgewick County, Kansas

GENERAL NOTES

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these Construction Drawings are based upon records of the various utility companies. This information is not to be relied upon as being exact or complete. It shall be the responsibility of the respective Contractor to notify ONE-CALL at (316) 687-2470, a minimum of 48 hours in advance of any excavation to request the exact field locations of the existing underground utilities. It shall be the responsibility of the respective Contractor to relocate all existing utilities which conflict with the proposed improvements as shown on the Construction Drawings.
- The Contractor must notify the following in case of an emergency:
 Cablevision (316) 262-4270 or (316) 263-2061
 KGE - Gas (316) 263-7511
 KGE - Electric (316) 264-1141
 Peoples Natural Gas (316) 942-8350 or (316) 263-8161
 Southwestern Bell Telephone Co. 1-(316) 571-2611
 City of Wichita Water Department (316) 268-4908
 City of Wichita Sewer Maintenance (316) 268-4071
- City of Wichita Benchmark:
 Brass Cap in Northeast corner of Concrete Headwall
 Approximately 675' North of Intersection of Silver Spring Blvd. and Ridge Road.
 Elevation: 1317.54 (U.S.G.S. Datum)
 130.14 (City of Wichita Datum)
- Preliminary Surveys: ROSS ENGINEERING, INC.
- Trench excavation and backfill shall be mechanically tamped and tested. Compaction requirements shall be in accordance with the Sitework Specifications.
- Cost of barricades, flashers and all items necessary for safe and efficient movement of traffic shall be considered subsidiary to the construction of the pavement and utilities.
- The Contractor shall use extreme caution in the area of existing trees which are to remain, existing manholes, power poles, fences, pavement and utilities, and shall be responsible for any damages.
- It will be the Contractor's responsibility to inform the Engineer of any control points including street centerline and lot corners that may be destroyed during construction so that these points may be offset. The cost of resetting points that have not been offset will be paid for by the Contractor. Requests for offsets must be made 48 hours in advance.

SCHEDULE OF APPROX. QUANTITIES		
DESCRIPTION	UNITS	QUANT.
10" PVC Sanitary Sewer Pipe, SDR 35	LF	2182
Standard Sanitary Sewer Manhole, Type "P"	Ea	8
Standard Sanitary Sewer Manhole, Type "P"	VF	71
8" Sanitary Sewer Service Pipe, Sch 40 PVC	LF	4
8" Plug	Ea	2
Concrete Encasement	LF	31

AS-BUILT
 Date: 3/25/98
 Signed: [Signature]



LOCATION MAP

SHEET INDEX

COVER SHEET
 SANITARY PLAN AND PROFILE
 SANITARY PLAN AND PROFILE
 DETAIL SHEET
 SILVER SPRINGS PLAT
 GRADING PLAN

NO.

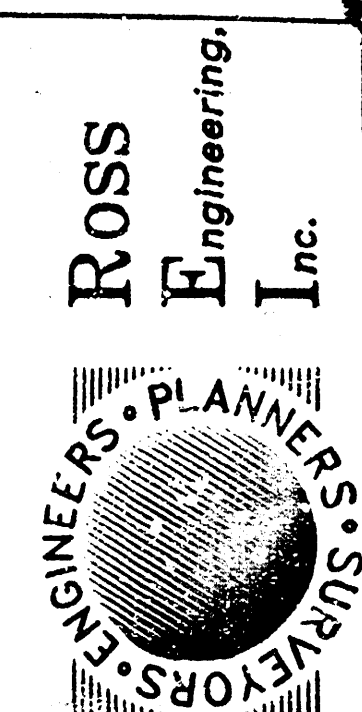
1 of 6
 2 of 6
 3 of 6
 4 of 6
 5 of 6
 6 of 6

APPROVED AS NOTED BY CITY ENGINEER OF WICHITA	
Sanitary Sewers	VRH 4/3/98
Storm Sewers	
Driveways/Approaches	
Water Mains	
Paving	
NOTE TO CONTRACTORS	
PUBLIC PROPERTY: Inspection and testing for the Waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the records of the Owner/Developer. Said inspection to be in upon as 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).	

ENGINEER'S CERTIFICATE

I hereby certify that these Construction Drawings were prepared by me or under my direct supervision and that I am a Registered Professional Engineer under the laws of the State of Kansas. These Construction Drawings meet the requirements of subdivision approval and the City Engineer's Office design requirements as they apply to construction at the time of this certificate.

[Signature] 3/27/98
 Date



445 N. Street
 Suite 201
 Lincoln, NE 68508
 Phone 402-424-7077
 FAX 402-424-7078

No.	Revisions	Rev.	Date

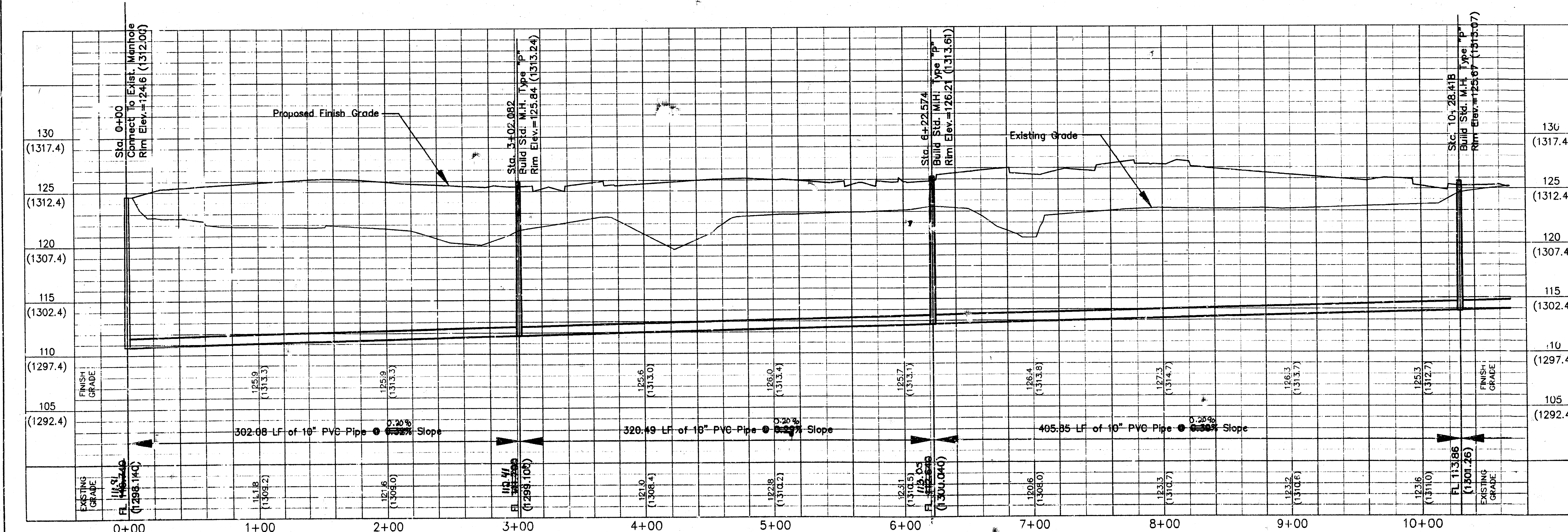
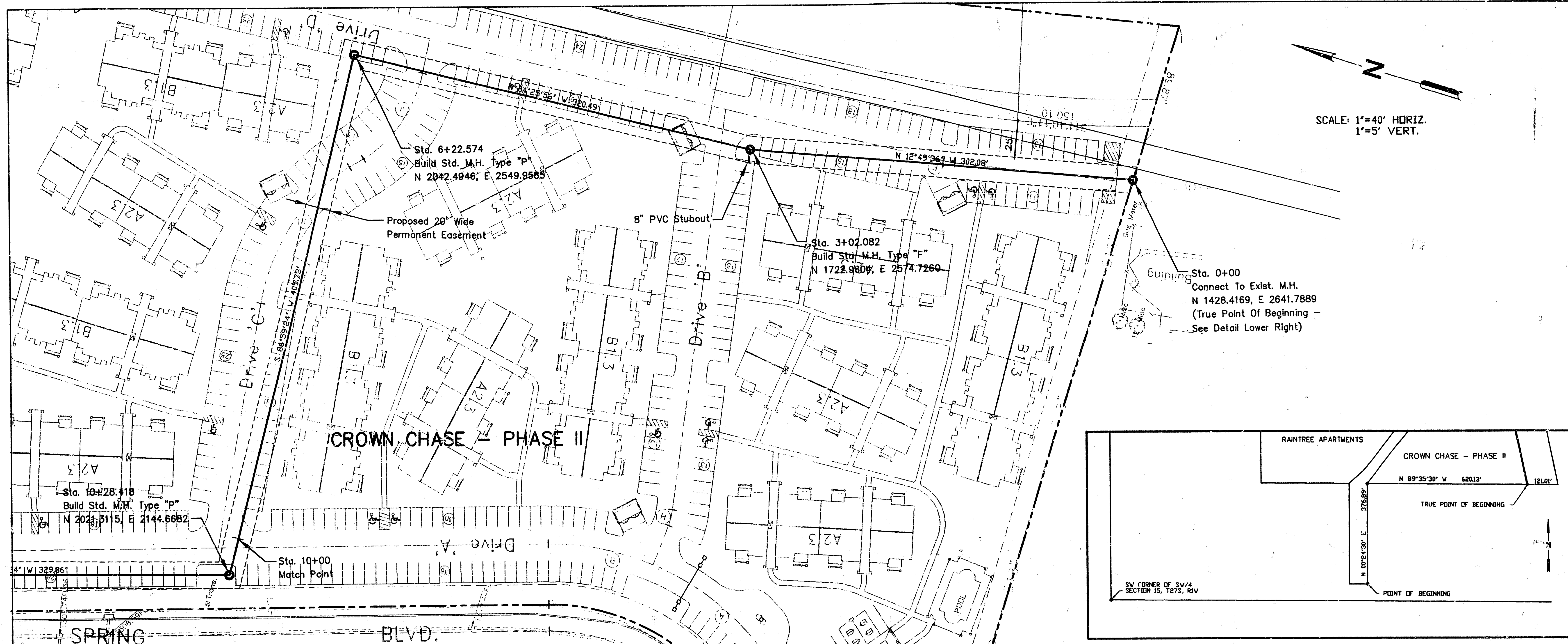
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Drawn	RFQ
Checked	RFQ
Approved	TRB

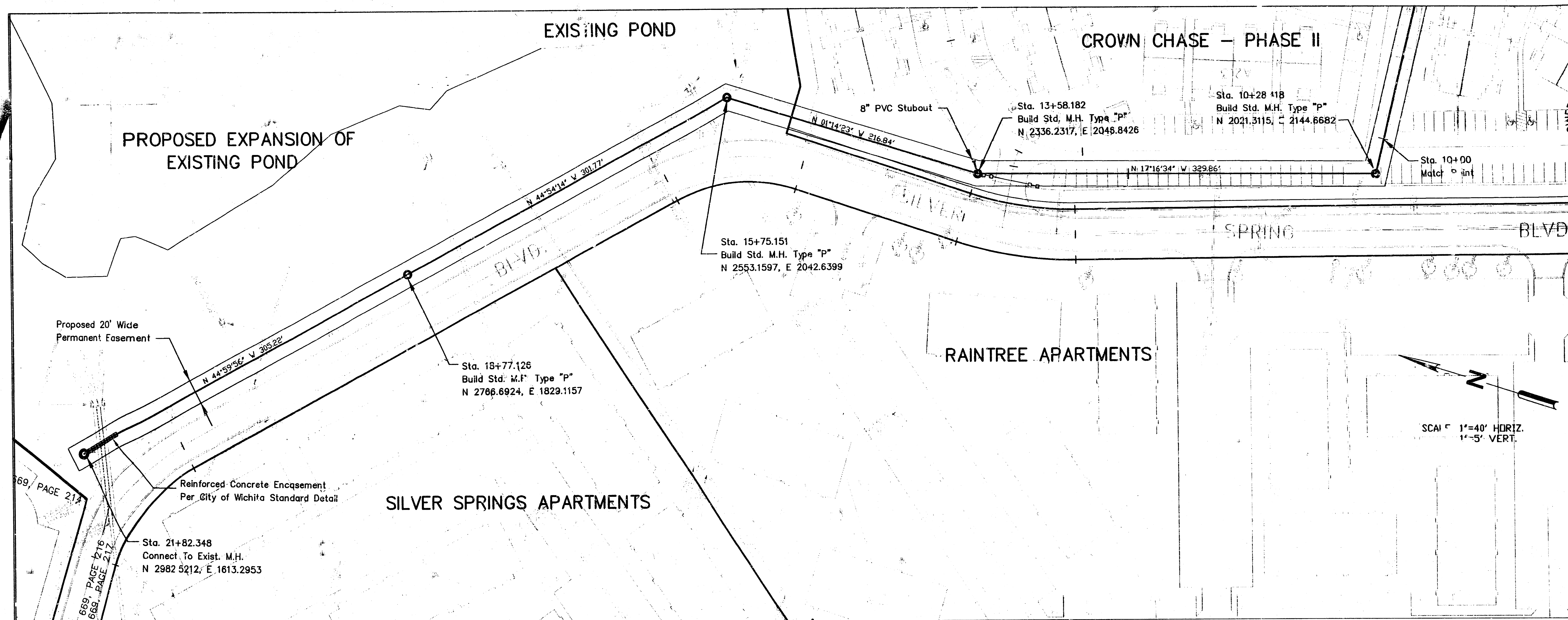
Proj. No.	988-3D
File	98803CS2
Date	3/27/98
Plate	3/27/98

CROWN CHASE
 RIDGE ROAD & SILVER SPRING BOULEVARD
 WICHITA, KANSAS

COVER SHEET

Sheet No.
 1
 OF
 6





ROSS Engineering, Inc.
 ENGINEERING PLANNING & SURVEYING
 445 N. Street
 Suite 201
 Lincoln, NE 68508
 Phone 402-474-7077
 Fax 402-474-7078

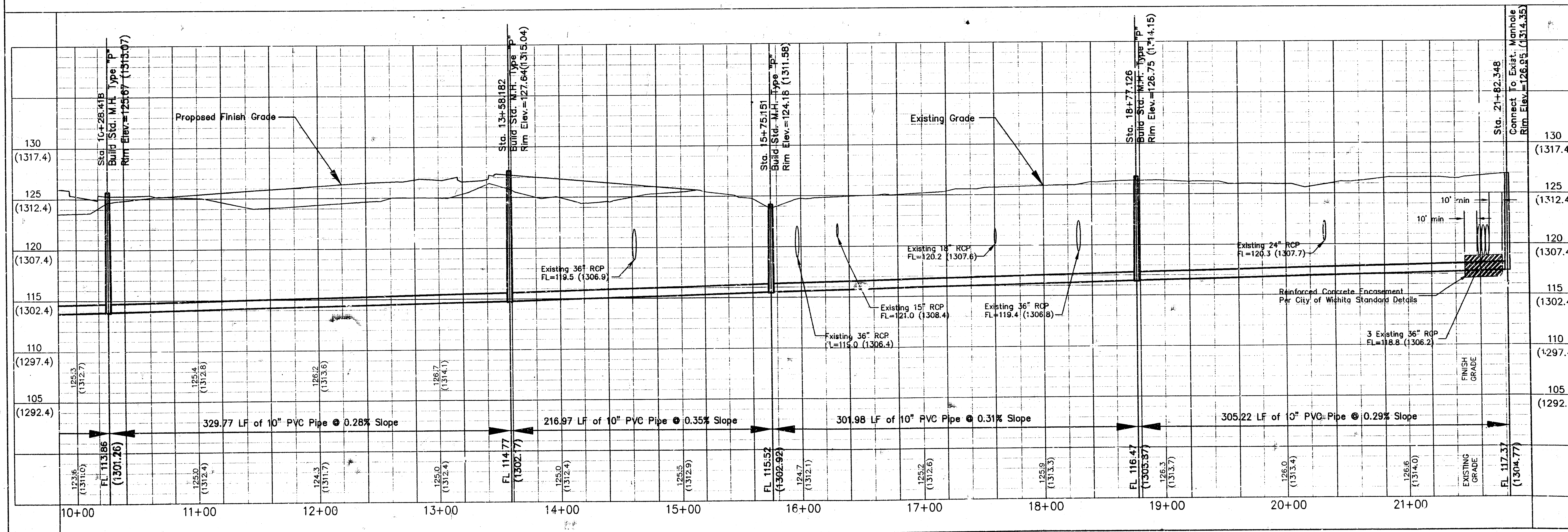
No.	Revisions	Rev.	Date

Scale: 1"=40' HORIZ.
 1"=5' VERT.

Scale: 1"=40' HORIZ.
 1"=5' VERT.

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 1"=5' VERT.

Scale: 1"=40' HORIZ.
 1"=5' VERT.



CROWN CHASE
 SANITARY SEWER DISTRICT

SANITARY SEWER MAIN
 PLAN & PROFILE

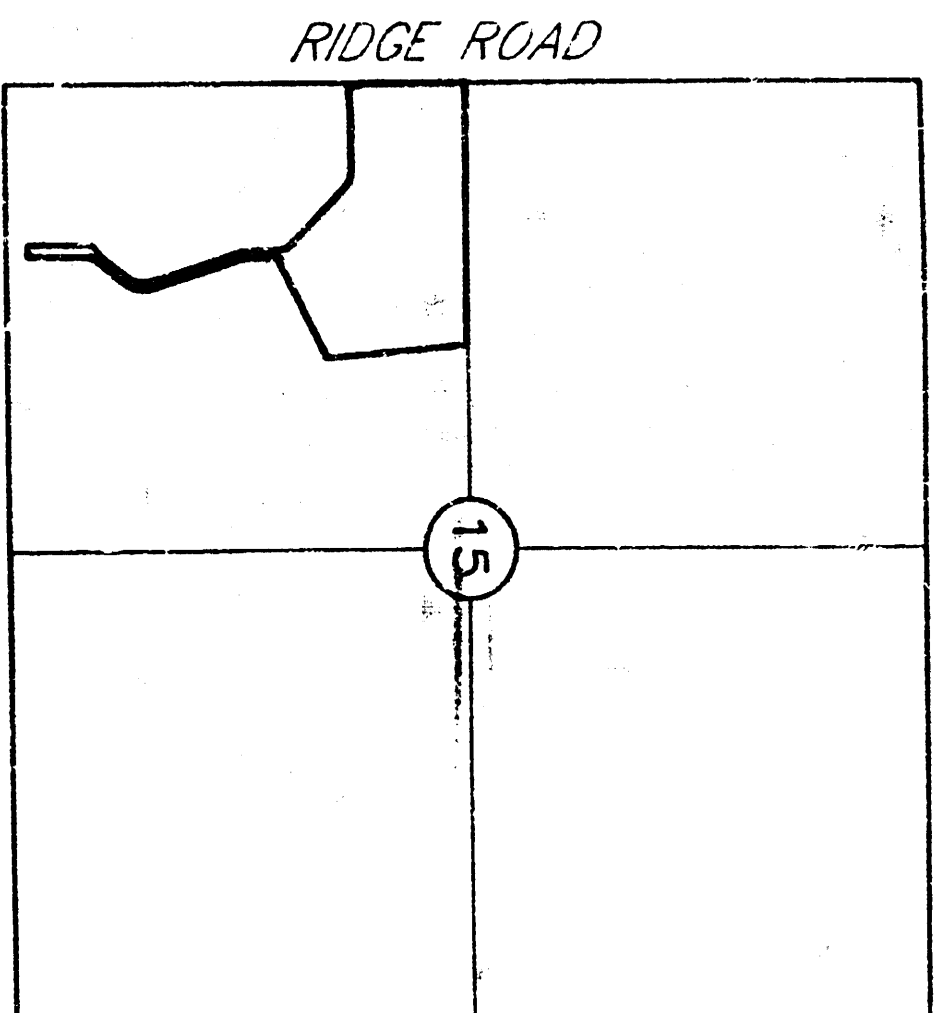
Sheet No. 3 OF 6

SHEET 4 OF 6

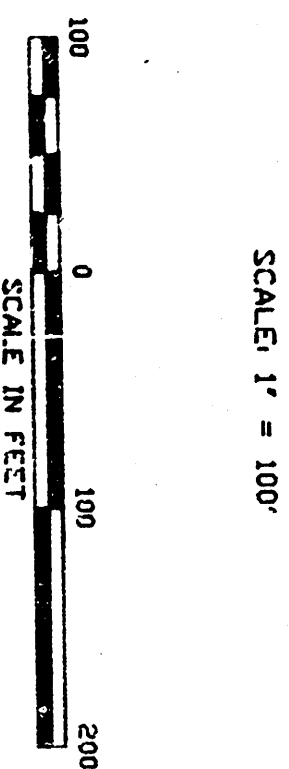
ALTA/ACSM SURVEY

PLAT OF SURVEY

LOT 1, BLOCK 1, & RESERVE A, IN SILVER SPRINGS
AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



CENTRAL AVENUE
683,617 S.F.
15.69 ACRES



SCALE: 1" = 100'



— — — — —
DUE NORTH

OWNER

FLOYD R. HARDESTY

4C1 S. BOSTON, SUITE 3500

TULSA, OKLAHOMA 74109

TUTTLE & ASSOCIATES, INC

9718 E. 55TH PL.

TULSA, OKLAHOMA 74146

PHONE: (918) 663-5567

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED ENGINEER OF THE STATE OF KANSAS CERTIFIES TO FLOYD R. HARDESTY, HIS SUCCESSORS AND ASSIGNS, CROWN CHASE APARTMENTS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND SECURITY ABSTRACT & TITLE COMPANY, INC. AS FOLLOWS:

1. THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD MAP AND SURVEY REQUIREMENTS FOR THE AMERICAN LAND TITLE SURVEYS, INITIALLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, INCLUDING TABLE 1 ITEMS 12.3,4 AND THAT PORTION OF 6 PERTAINING TO SUTCLIFF LINES, 11, AND 13, AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.

LOT 4, BLOCK 1, SILVER SPRINGS, AN ADDITION TO THE CITY OF WICHITA,
SEDBERG COUNTY, KANSAS.

PARCEL #2

A =
R =
L =

A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL #1 FOR INGRESS
AND EGRESS AND UTILITIES OVER THAT PORTION OF RESERVE A, SILVER
SPRINGS, AN ADDITION TO WICHITA, SEDBERG COUNTY, KANSAS,
THAT BEING THE PORTION OF THE EIGHTH STREET AS ESTABLISHED BY
THE SUBDIVISION AND BY THE DECLARATION OF THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FILED APRIL 29, 1981, & FILED
17A, PAGE 413.

TRACT #1 LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 15,
TOWNSHIP 27 SOUTH, RANGE 1 WEST, SEDGECOCK COUNTY, STATE OF KANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH SOUTHWEST QUARTER
(SW/4); THENCE S 89°35'30" EAST ALONG THE SOUTH LINE OF SW/4
A DISTANCE OF 1018.55 FEET TO A POINT; THENCE NORTH A DISTANCE OF
63.09 FEET TO A POINT ON THE NORTH BOUNDARY OF SW/4; THENCE WEST
A DISTANCE OF 1018.55 FEET TO A POINT; THENCE S 89°35'30" EAST
00°24'30" EAST A DISTANCE OF 377.41 FEET; THENCE SOUTH
89°35'30" EAST A DISTANCE OF 70 FEET; THENCE S 00°24'30" WEST
A DISTANCE OF 376.89 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF SPECIAL ASSESSMENT IN MIST BOOK 618, PAGE 423
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 301
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 302
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 303
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 304
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 305
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.
CERTIFICATE OF SPECIAL ASSESSMENT IN FILM 118, PAGE 306
COVERS THE VACATED QUEENS LAKE PLAT AND INCLUDES THIS PROPERTY.

9. THE NATURE OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED SEPTEMBER 24, 1997, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND REFLECTED WITH APPROPRIATE RECORDING REFERENCES, THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE INSURANCE COMMITMENT.
10. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM THE DULY DEDICATED AND ACCEPTED PUBLIC STREETS: CENTRAL AVENUE AND RIDGE ROAD VIA SILVER SPRINGS BOULEVARD, A PRIVATE STREET, WHICH IS IN PLACE.
11. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR EGRESS OR EGRESS.
12. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLASSED FIGURE.
13. AN PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A FLOOD STUDY AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SUBJECT PROPERTY APPEARS ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 200208 0003 AS PUBLISHED. THIS INDICATES THAT THE SUBJECT PROPERTY IS LOCATED BETWEEN THE 100 YEAR AND 500 YEAR FLOOD ZONE (ZONE "B").

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE, WHICH IS TRUE AND ACCURATE.

TRACT #2
JOINT ACCESS AGREEMENT
FILM 474 PAGE 433

LOT 4, QUEENS LAKE 2ND
UNION NATIONAL BANK

LEGEND

ESMT. EASEMENT

NORTH
Z

SOUTH S

E EAST

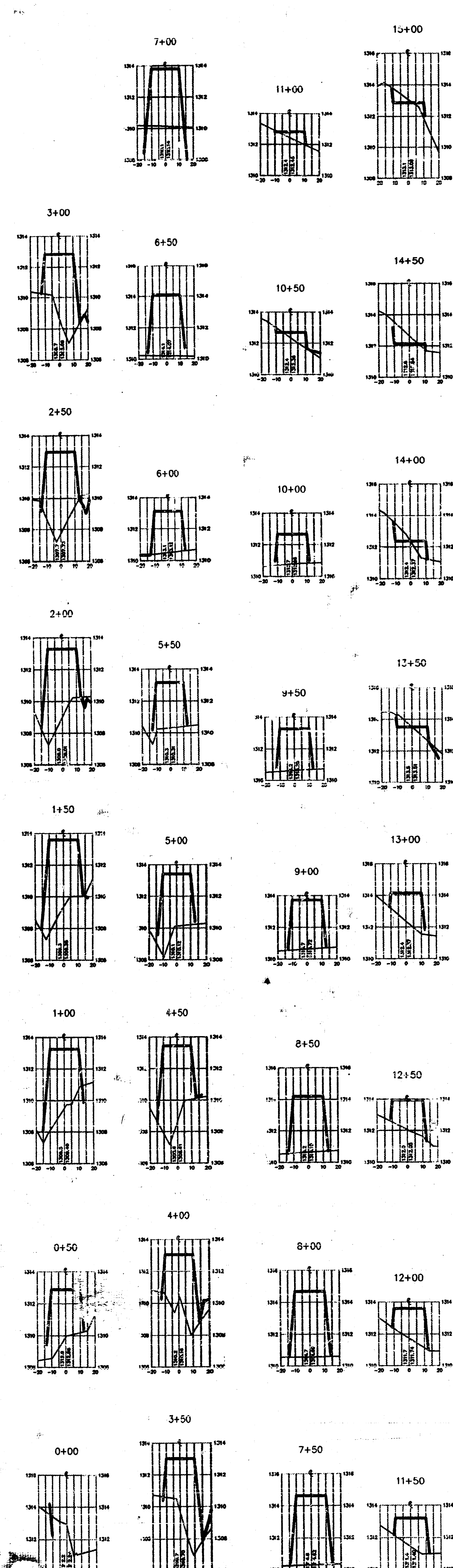
W
WEST

TUTTLE & ASSOCIATES, INC.
 9718 E. 53TH PL.
 TULSA, OKLAHOMA 74148
 (918) 663-5567

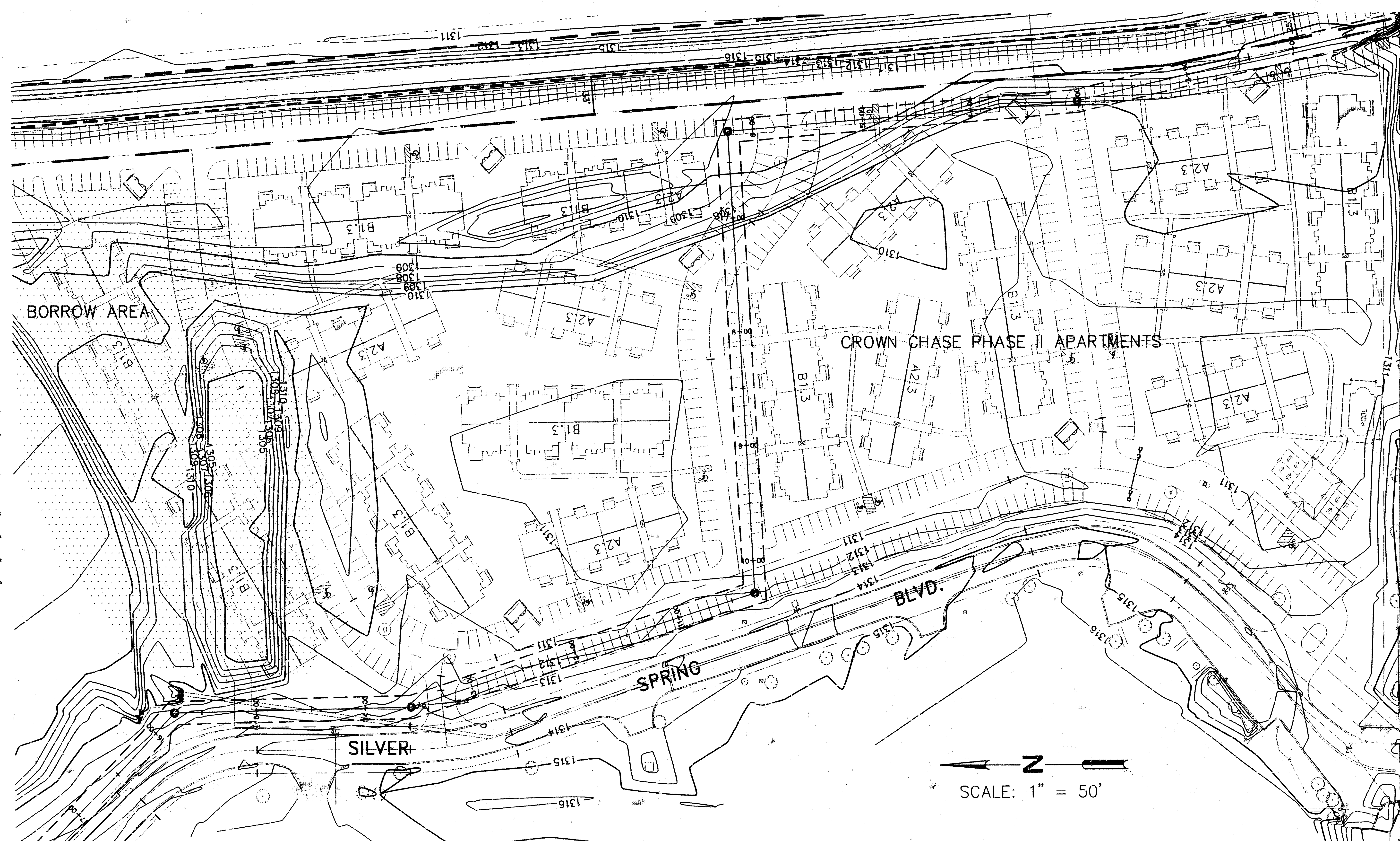
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 DEC 22 1997

DEC 22 1997
Ross Free Press

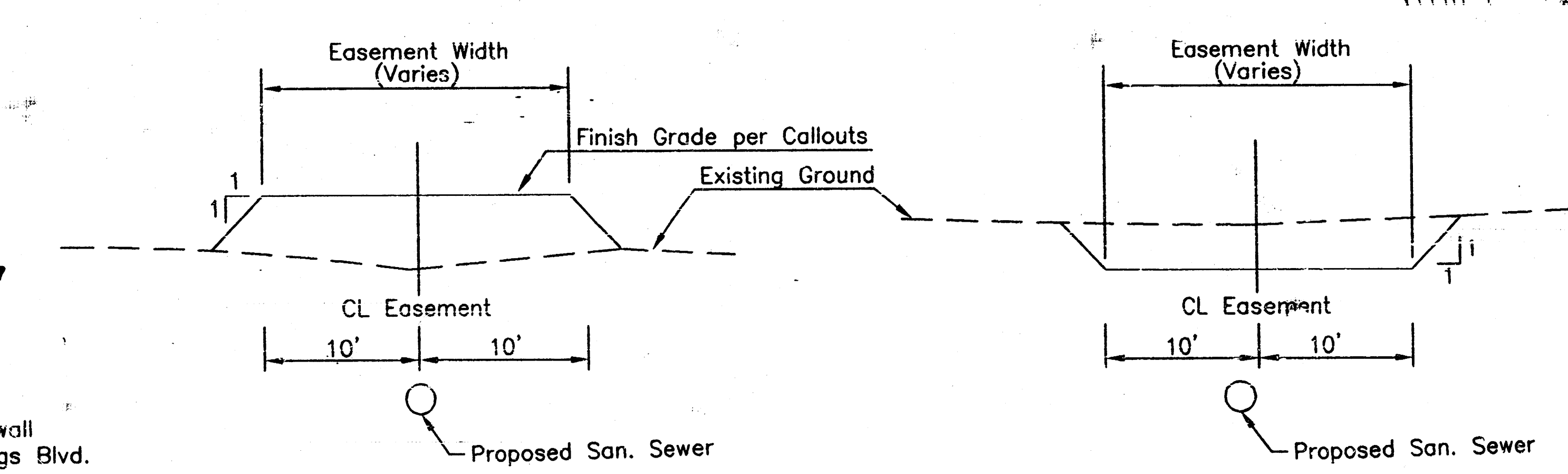
Ross Engineering



SANITARY SEWER EASEMENT GRADING SECTIONS
 VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 50'



SCALE: 1" = 50'



TYPICAL FILL SECTION TYPICAL CUT SECTION

BENCHMARK:
 City of Wichita Benchmark:
 Brass Cap in Northeast corner of Concrete Headwall
 Approx. 675' North of Intersection of Silver Springs Blvd.
 and Ridge Road.
 Elevation: 1317.54 (U.S.G.S.)
 130.14 (City Datum)

EXCAVATION: 42CY
 COMPACTED FILL: 3,287CY
 OFF SITE BARROW: 3,245CY

NOTE: A COMPACTION FACTOR OF x1.25 USED

ROSS
Engineering, Inc.

1448 M Street
Suite 201
Lincoln, NE 68503
Phone 402-442-0277
Fax 402-442-0288

No. Revisions

Rev. Date

Scale 1"=50'
 Drawn PBR
 Checked
 Approved

Job# 988-3D
 File 98803SAG
 Date 3/19/98
 Page 3/19/98

KANSAS
**CROWN CHASE
 SANITARY SEWER DISTRICT**
 WICHITA

SANITARY SEWER
 EASEMENT GRADING PLAN

Sheet 6
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