

STORM WATER SEWER NO. 371

Project Number: 468-76-245-81868-000-000-001

Index Code: 750901

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E., City Engineer

February, 1997

GENERAL NOTES:

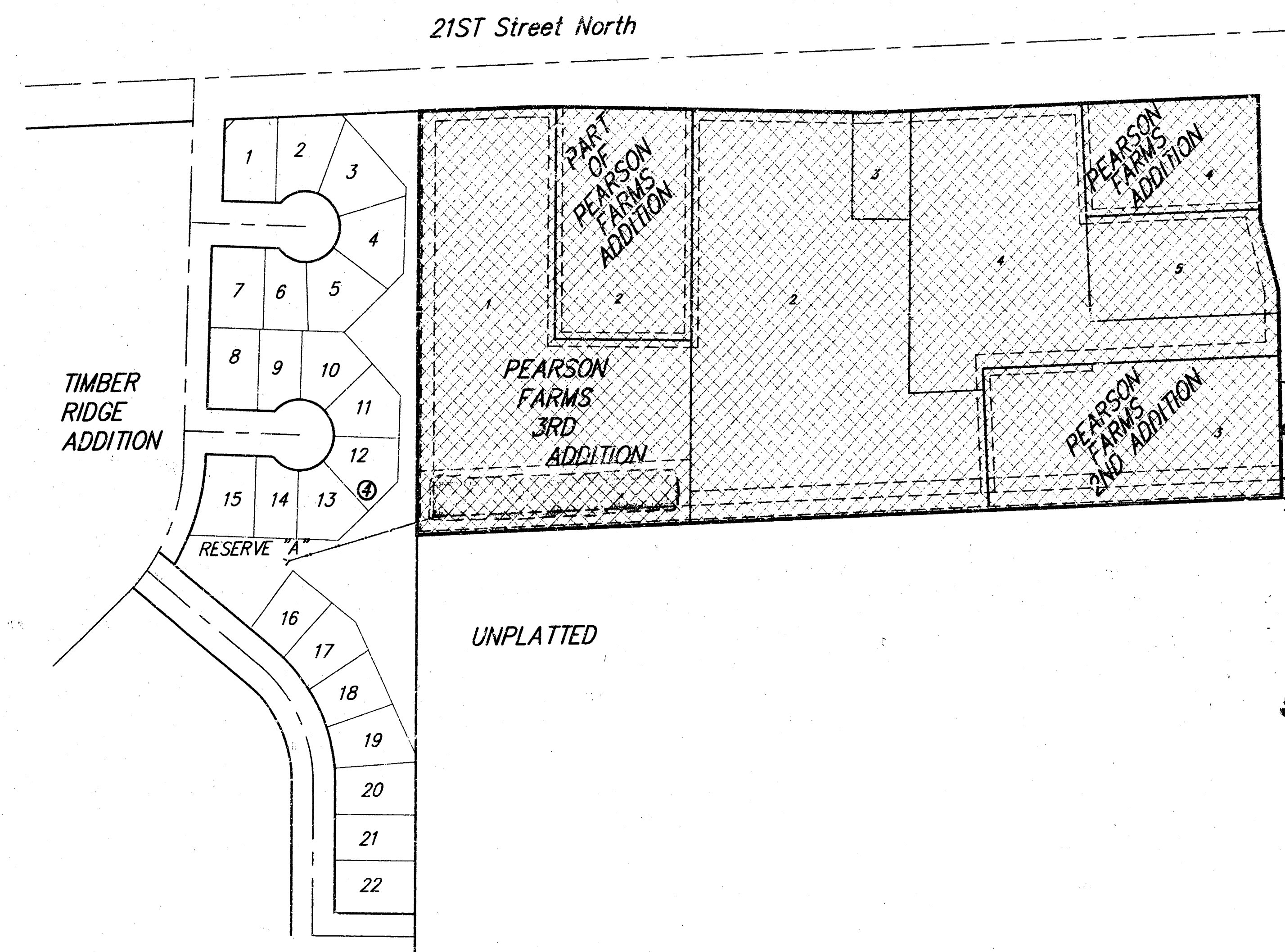
- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071

The Contractor must notify the following in case of an emergency:
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- 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.
- 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.
- All areas disturbed by construction operations shall be permanently seeded per city specifications. Cost shall be included in the bid item Site Restoration.
- 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.
- All usable excavation shall be spread on the adjacent lots 1 or 2, Pearson Farms 3rd Addition. Contact Baughman Co. at 262-7271 for location of areas of deposit.

BENCHMARKS:

"□" Cut in Top Of Curb On North End Of Northeast Return At Parkdale and Stoney Point Adjacent to The Southwest Corner Of Reserve A, Timber Ridge Addition. Elevation = 164.64 (City Datum)

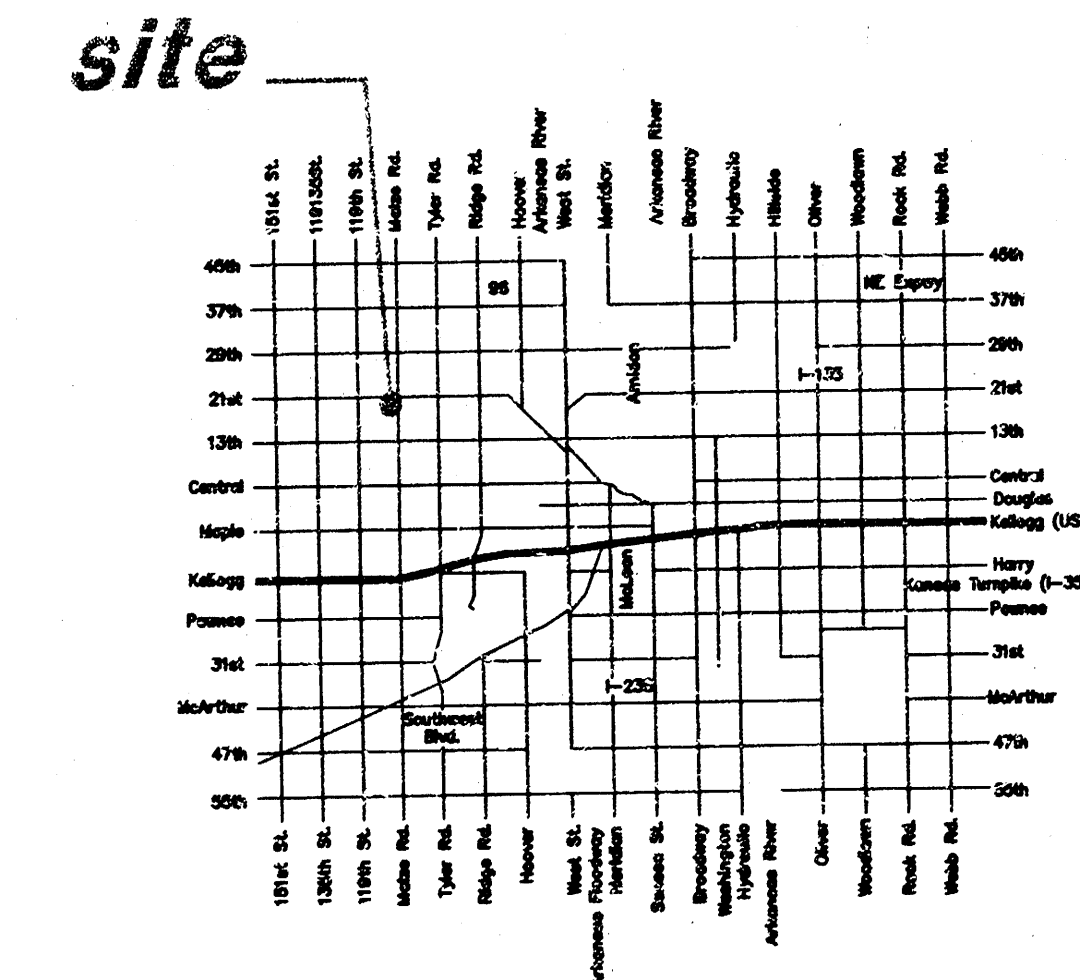


Scale: 1" = 150'

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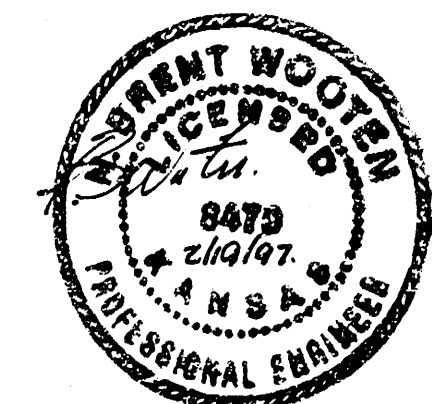
BOOKED
8-31-98
MCG
D-400



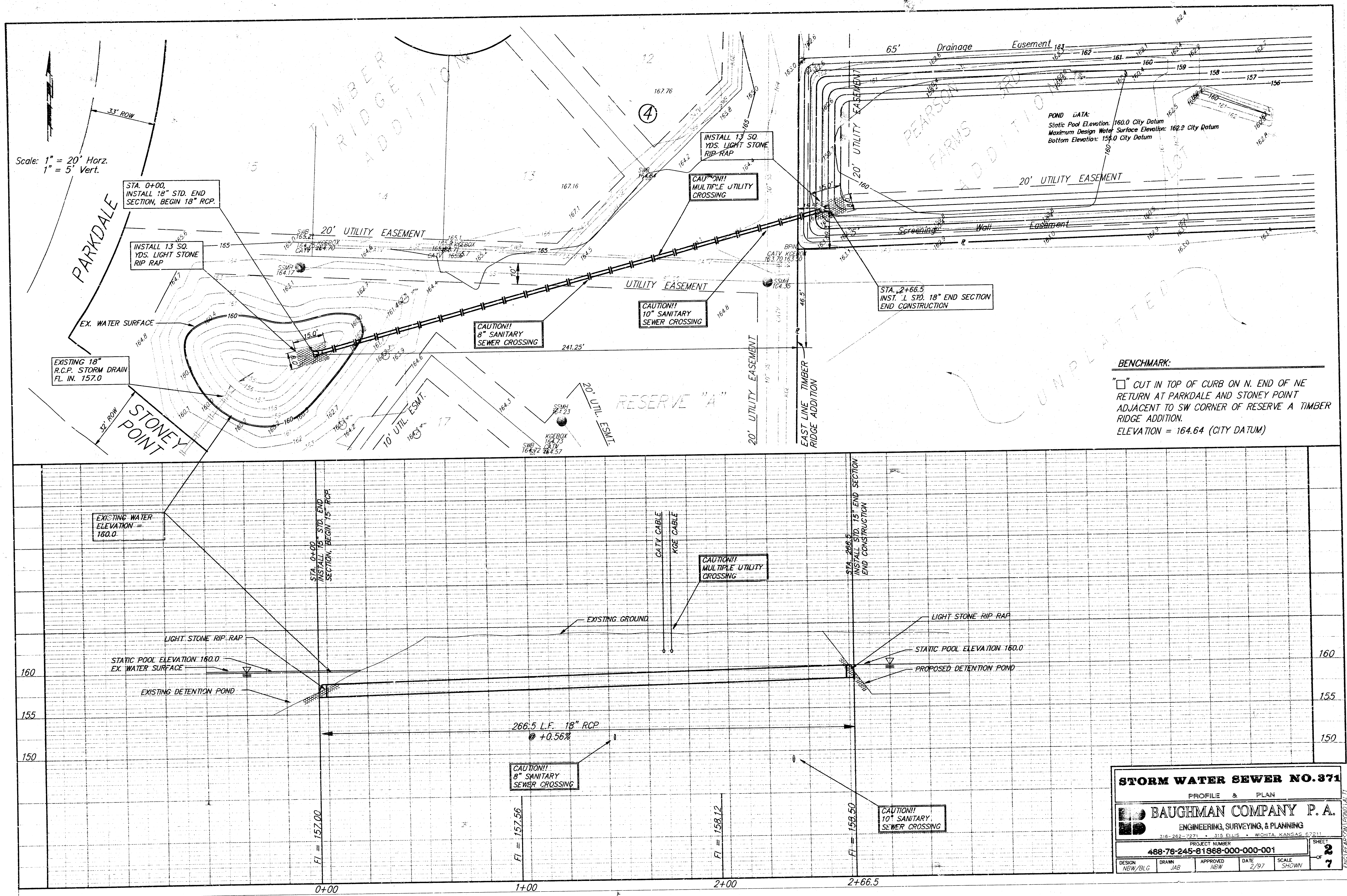
Vicinity Map

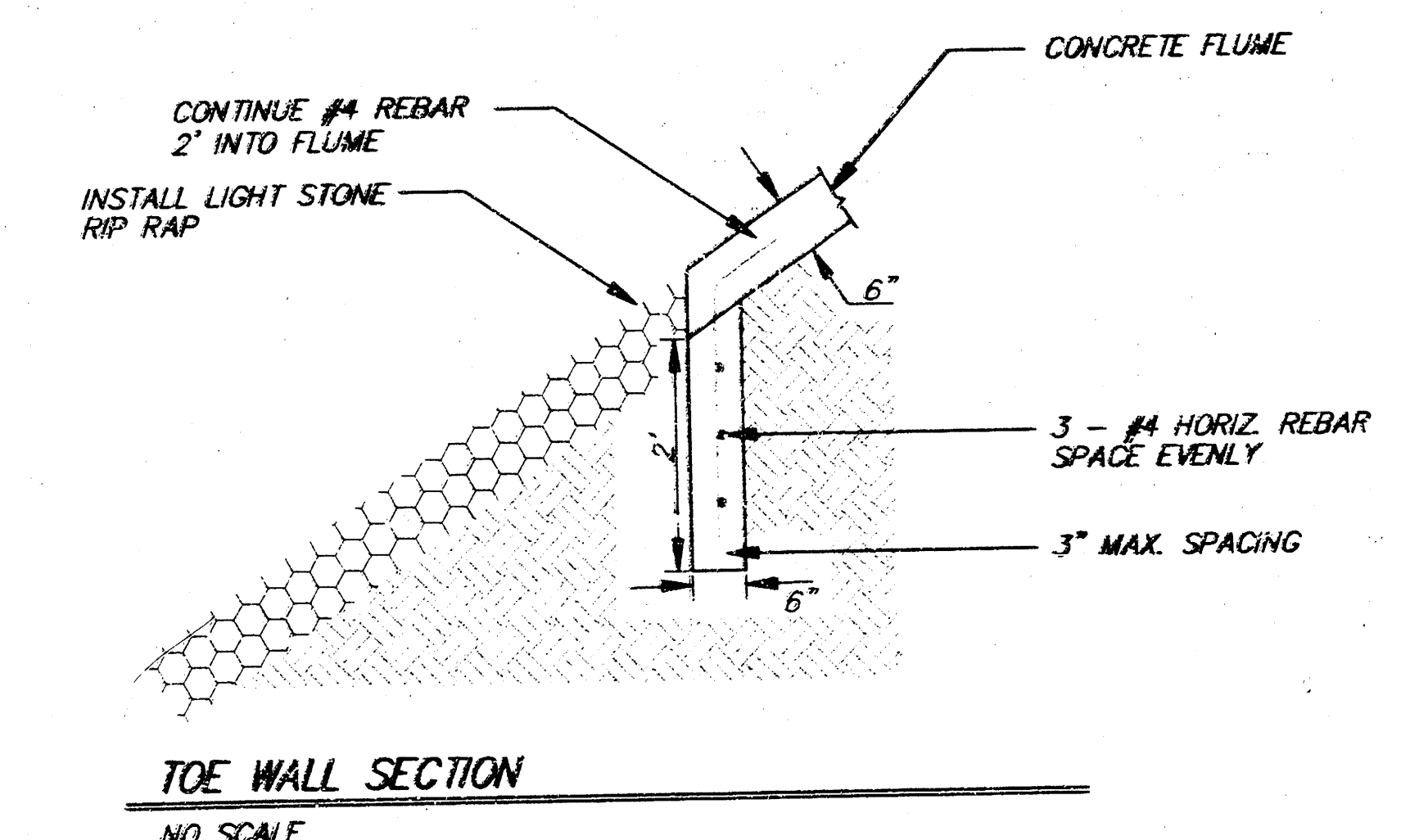
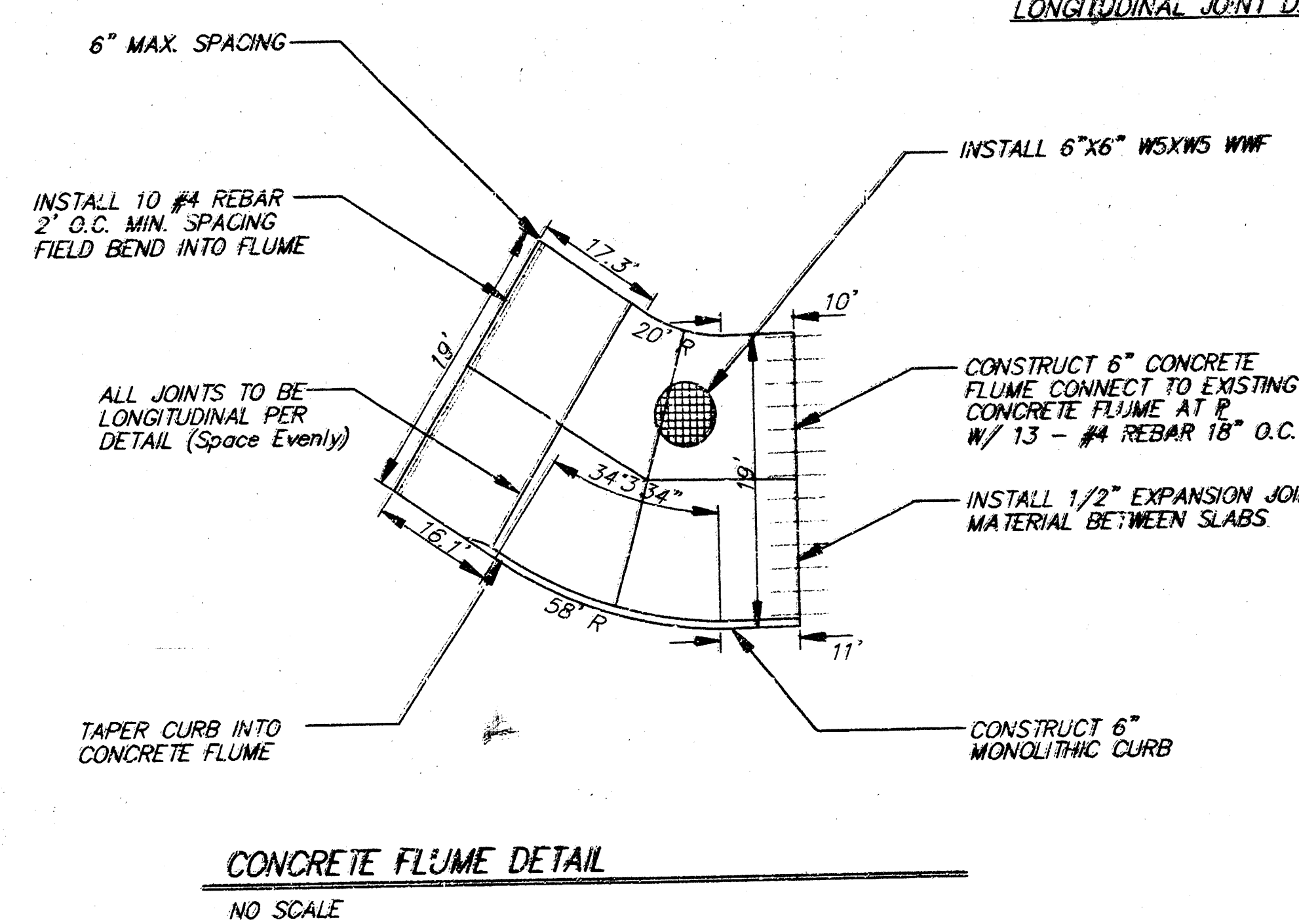
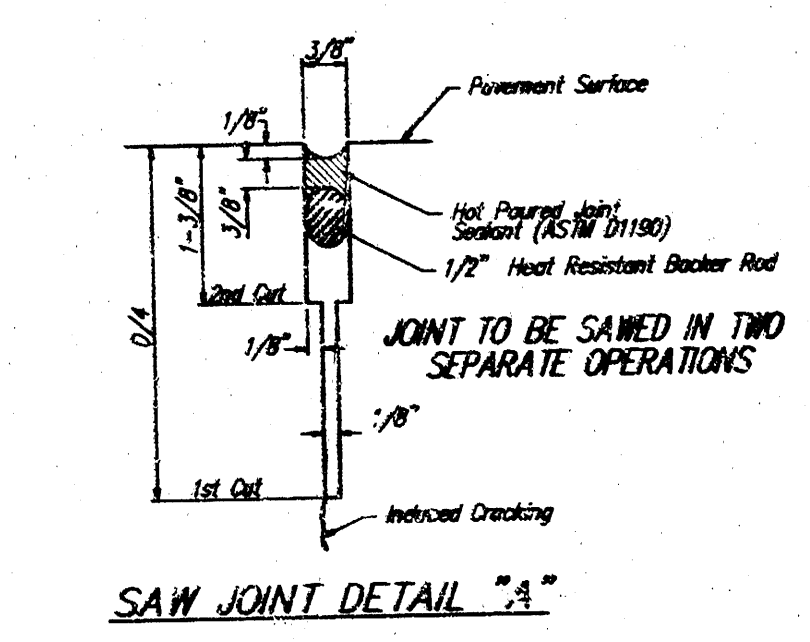
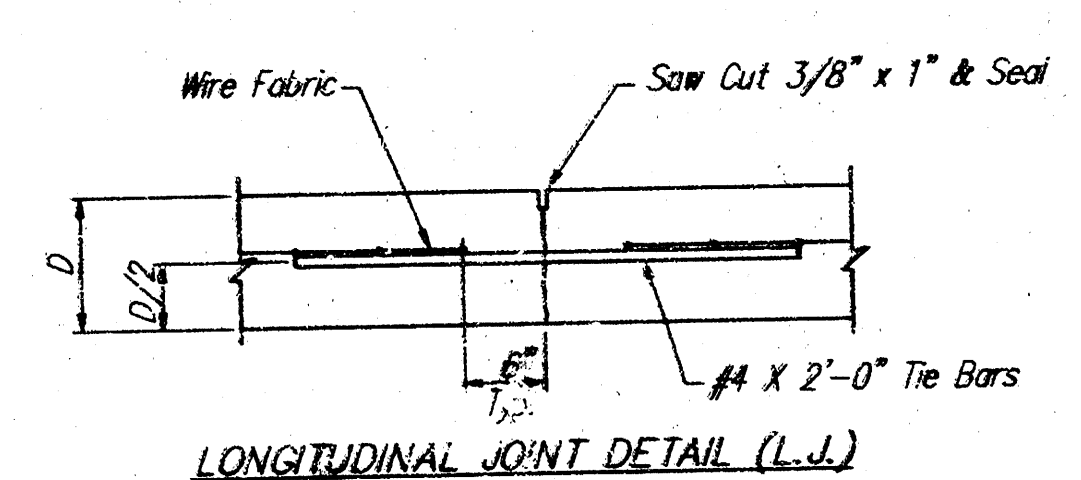
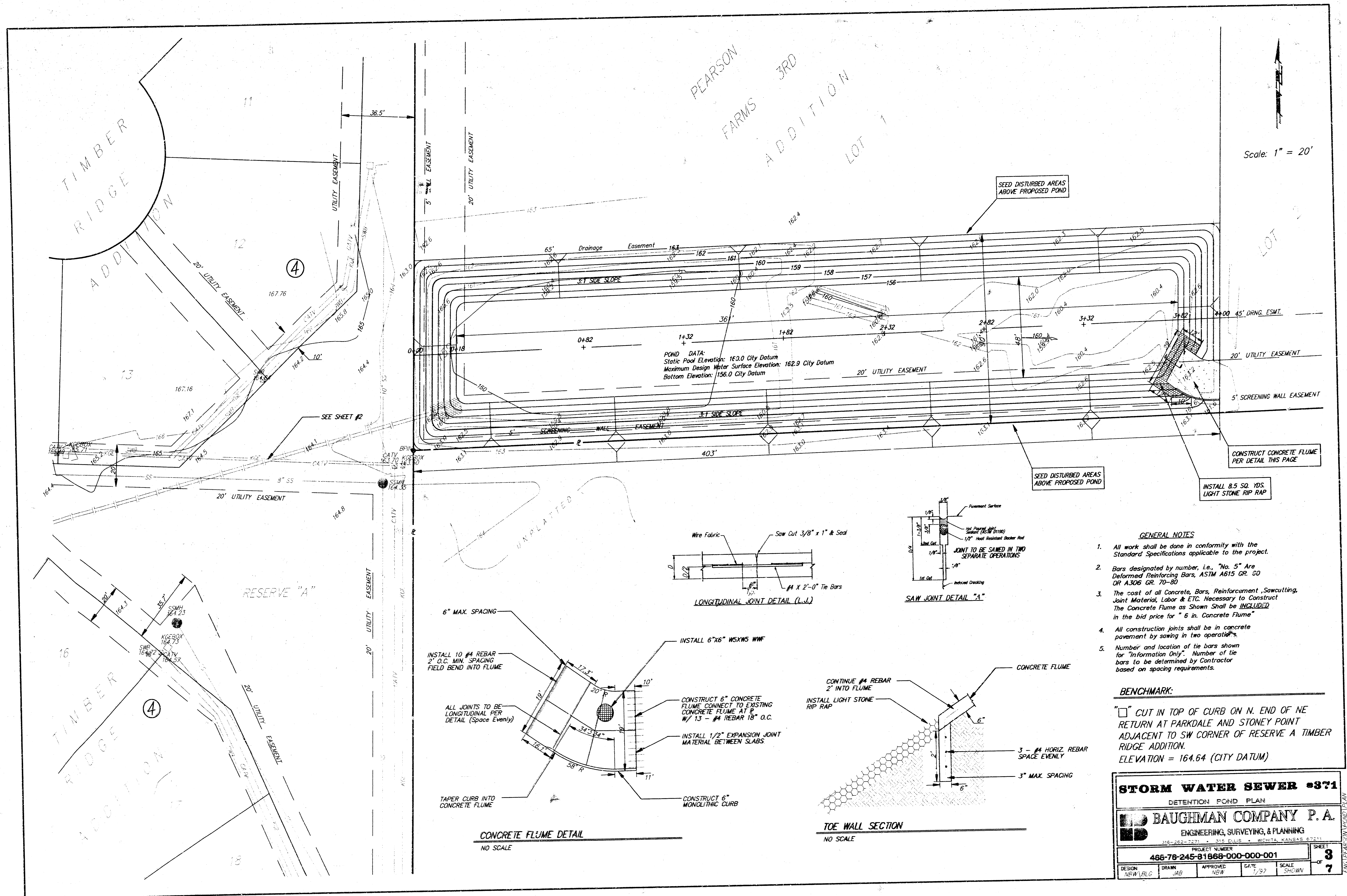
Benefit District:

EARTHWORK QUANTITIES:
4460 C.Y. EXCAVATION
25 C.Y. FILL



BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



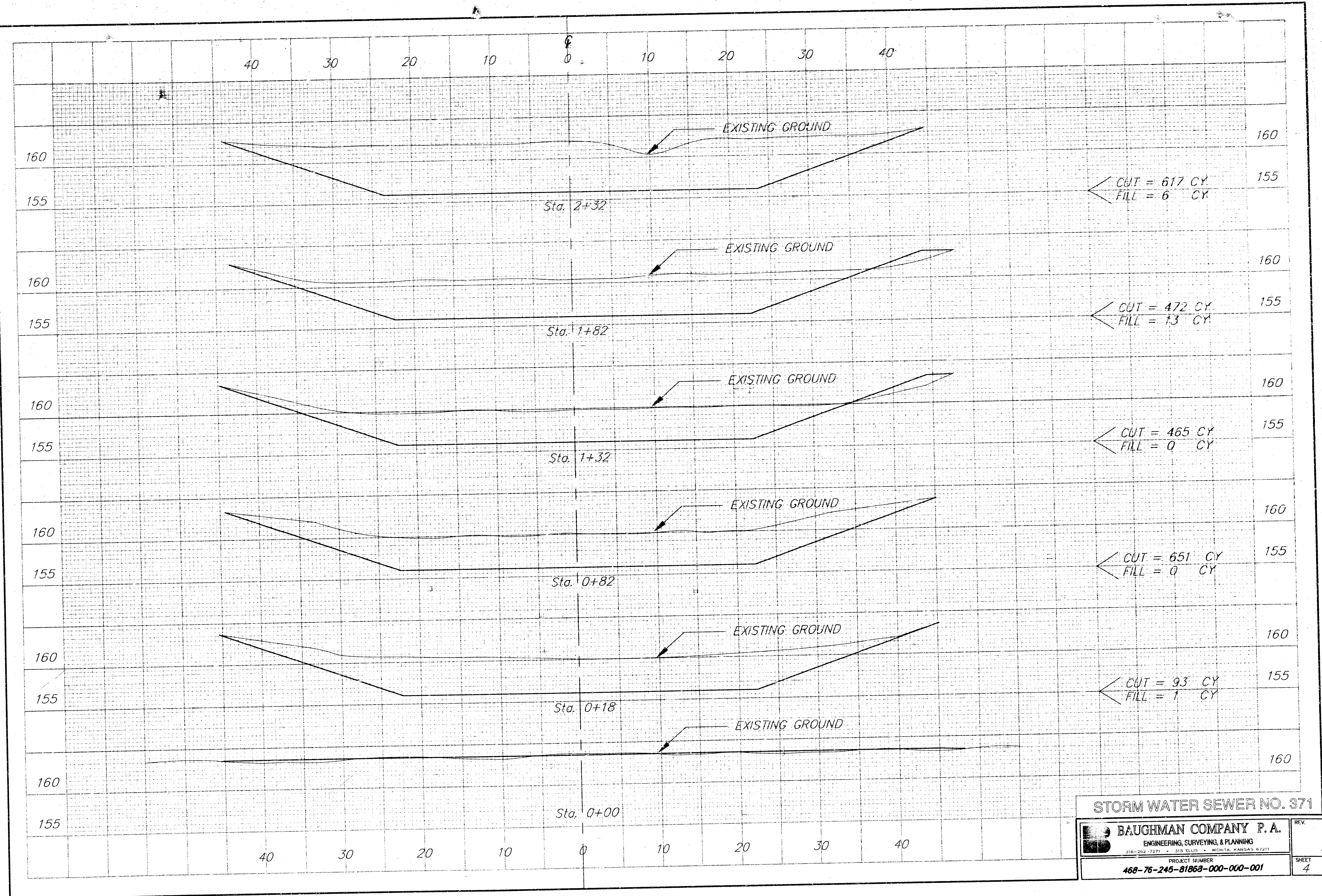


- GENERAL NOTES**
1. All work shall be done in conformity with the Standard Specifications applicable to the project.
 2. Bars designated by number, i.e., "No. 5" are Deformed Reinforcing Bars, ASTM A615 GR. 60 OR A306 GR. 70-80.
 3. The cost of all Concrete, Bars, Reinforcement, Sawcutting, Joint Material, Labor & ETC. Necessary to Construct The Concrete Flume as Shown Shall be INCLUDED in the bid price for "6 in. Concrete Flume".
 4. All construction joints shall be in concrete pavement by sawing in two operations.
 5. Number and location of tie bars shown for "Information Only". Number of tie bars to be determined by Contractor based on spacing requirements.

BENCHMARK:

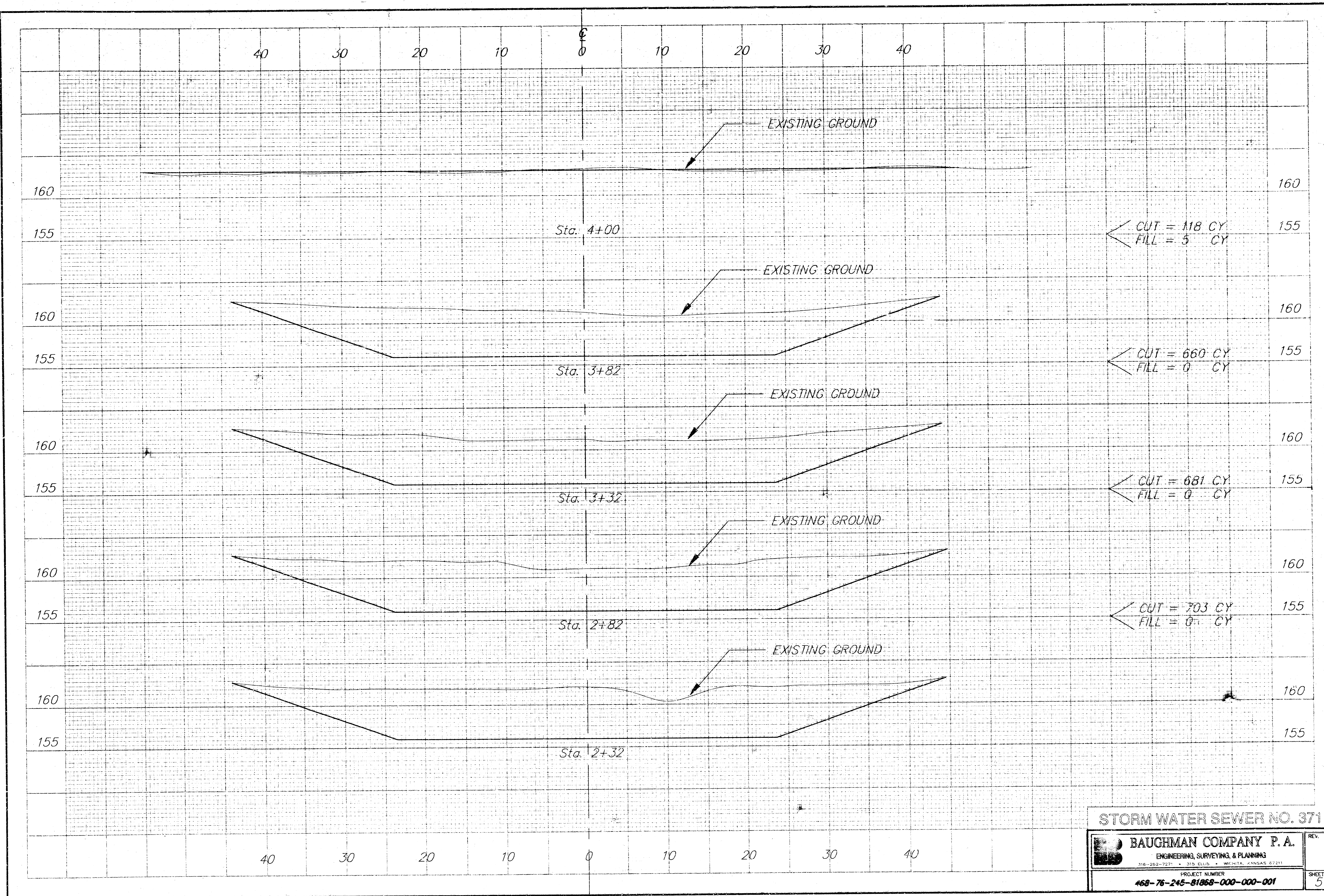
"□" CUT IN TOP OF CURB ON N. END OF NE RETURN AT PARKDALE AND STONEY POINT ADJACENT TO SW CORNER OF RESERVE A TIMBER RIDGE ADDITION.
ELEVATION = 164.64 (CITY DATUM)

STORM WATER SEWER #371			
DETENTION POND PLAN			
BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER			
466-76-245-81968-000-001			
DESIGN	DRAWN	APPROVED	DATE
NEW/RLG	JAB	NEW	1/97
SCALE			SHEET
AS SHOWN			3 OF 7



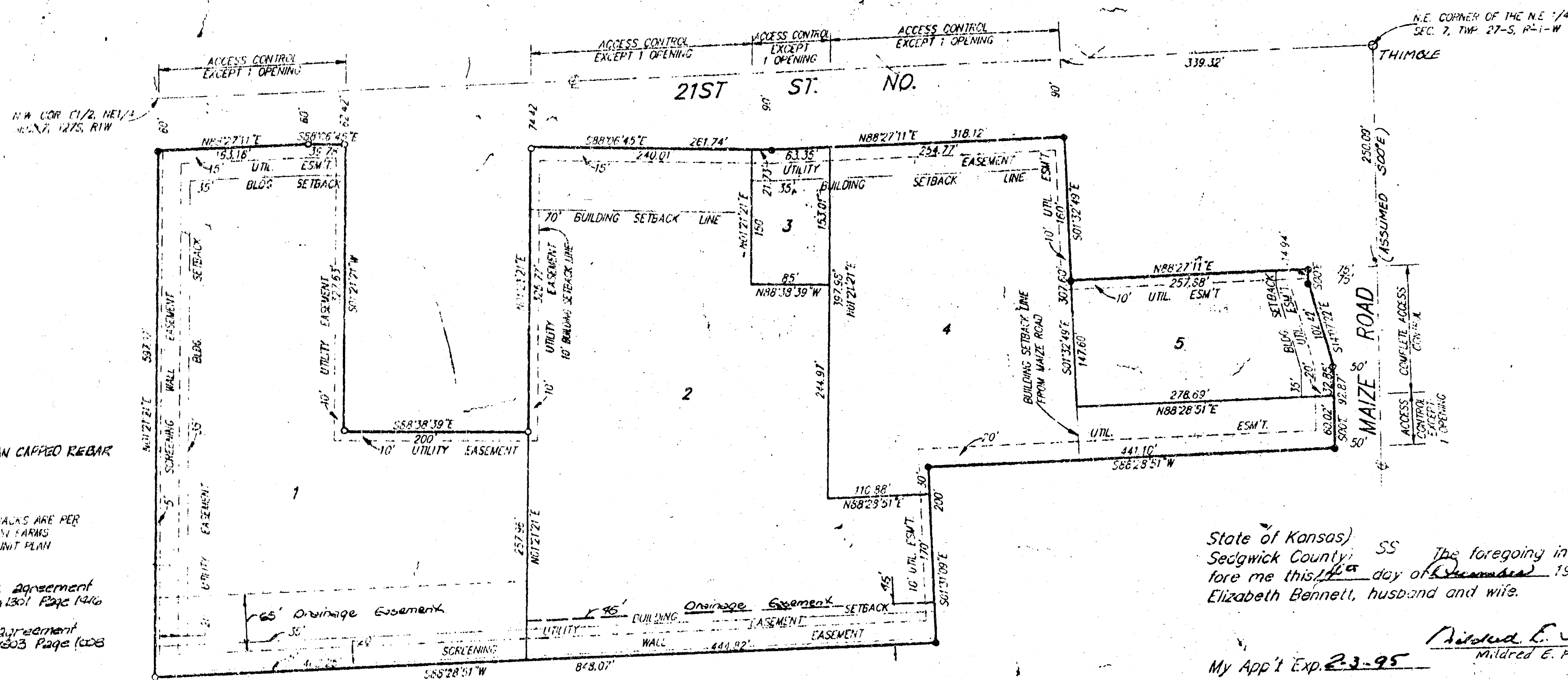
STORM WATER SEWER NO. 371

	BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67203	REV.
	PROJECT NUMBER	
	468-76-245-81863-000-000-001	



PEARSON FARMS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



• 3rd 1/4 Baughman Capped Rebar
• Found 1/2\"

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County and state do hereby certify that we have surveyed
and plotted "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the land described as and being a replat of Lot 1, Pearson Farms
Addition, Wichita, Sedgwick County, Kansas and Lots 1 and 2, Pearson
Farms 2nd Addition, Wichita, Sedgwick County, Kansas.
Lastly, public easements, access controls, and building setbacks
being indicated by virtue of our recording.
Being situated in the NE 1/4 of Sec. 7, Twp. 27-S, R-1-W
of the 5th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Under these presents that we,
the undersigned, have caused the land hereinafter in the surveyors
to be platted into lots to be known as "PEARSON FARMS
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The drainage easement is hereby granted as
indicated for drainage purposes. The screening wall easement is
hereby granted as indicated for screening purposes. Access controls
are depicted on the face of the plat are granted to the City of
Wichita, Kansas. The permitted entrance locations shall be as deter-
mined by the City Engineer of the City of Wichita, Kansas. Additional
building setback lines are to be observed as established on the Pear-
son Farms Commercial Community Unit Plan (DP-184) on file with
the Wichita-Sedgwick County Metropolitan Area Planning Department.
Maize Road Properties, a Kansas General Partnership
Michael J. Boyd General Partner
Clark R. Nelson Partner
Rogers Enterprises, Inc.
Keith L. Anderson President

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this 14th day of December, 1992, by Michael
J. Boyd, General Partner of Maize Road Properties, a Kansas General
Partnership, on behalf of the partnership.
My App'l Exp. 2-3-95

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this 14th day of December, 1992, by Clark R.
Nelson, partner of N-K Investments, a partnership, on behalf of the
partnership.
My App'l Exp. 10-20-92

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this 14th day of December, 1992, by Keith L. Anderson,
President of Rogers Enterprises, Inc., on behalf of the corporation.
My App'l Exp. 2-3-95

We, the undersigned, holders of a mortgage
on a portion of the above described property do hereby consent to
this plat of "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
Kansas.

Robert Bennett
Elizabeth Bennett

Harold Means
Jane Means

Maize Road Properties, a Kansas General Partnership
Michael J. Boyd General Partner

State of Kansas) SS The foregoing instrument acknowledged be-
fore me this 14th day of December, 1992, by David L. Martin.
My App'l Exp. 2-6-94

State of Kansas) SS The foregoing instrument acknowledged be-
fore me this 14th day of December, 1992, by Robert Bennett and
Elizabeth Bennett, husband and wife.

My App'l Exp. 2-3-95

State of Kansas) SS The foregoing instrument acknowledged be-
fore me this 14th day of December, 1992, by Harold Means and
Jane Means, husband and wife.

My App'l Exp. 2-3-95

This plat of "PEARSON FARMS 3RD ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 5th day of November, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this 5th day of December, 1992.

Frank M. Ojke Mayor
Pat Burnett Deputy City Clerk

Entered on transfer record this 12th day of
January, 1993.

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds this 13th day of
January, 1993, 2 o'clock P.M., and is duly recorded.

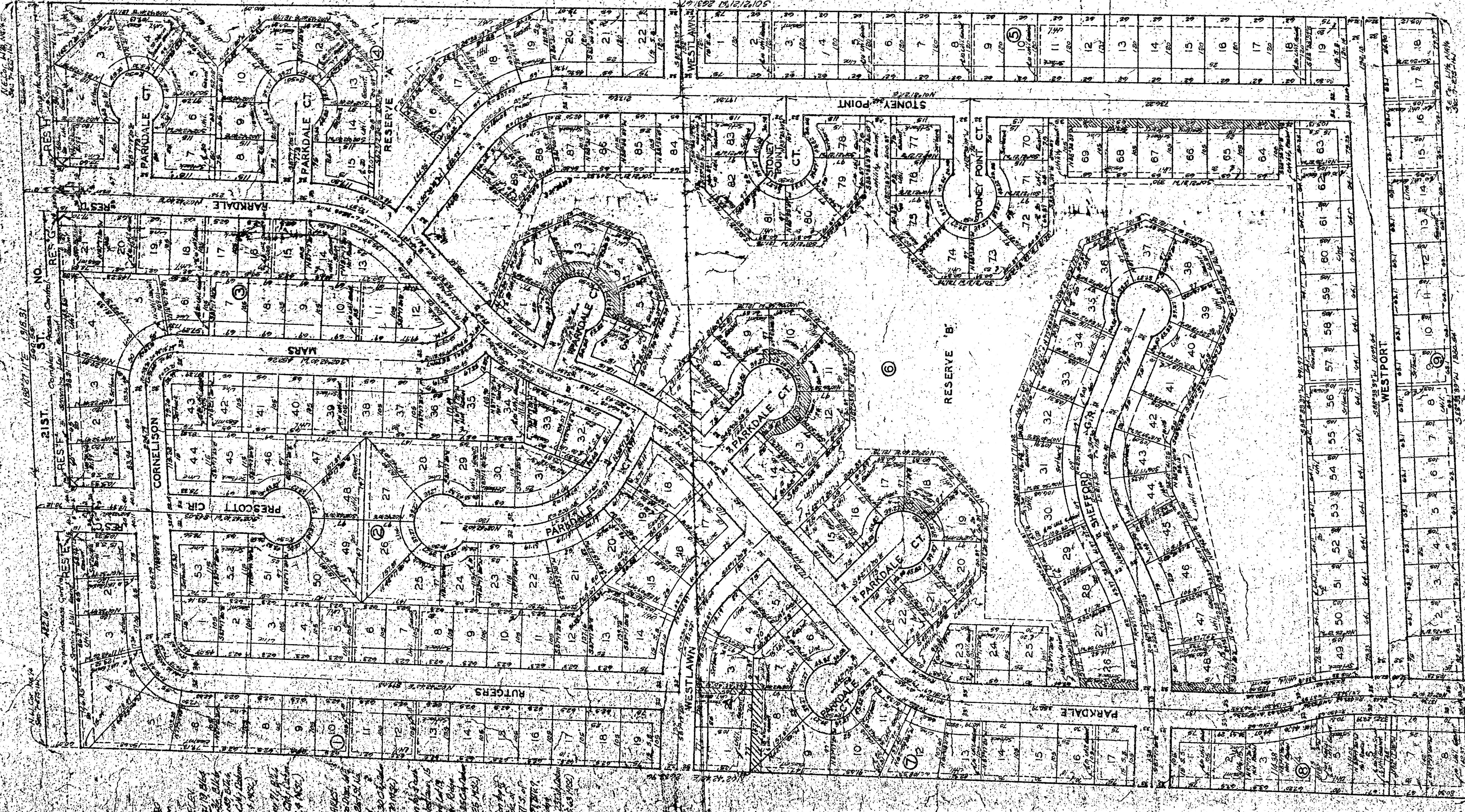
Ed Kusa Register of Deeds



TIMBER RIDGE ADDITION

DEM. ACTION

WICHITA, KANSAS



State of Kansas, ss. I, the undersigned, Register of Deeds for Sedgewick County, Kansas, do hereby certify that the above described property is a valid and legal addition to the City of Wichita, Kansas, and that the accompanying plat is a true and correct copy of the original filed in the office of the Register of Deeds for Sedgewick County, Kansas, on the 14th day of April, 1922.

Witness my hand and the seal of my office at the City of Sedgewick, Kansas, this 14th day of April, 1922.

Attest:
J. H. Kellum, Register of Deeds

State of Kansas, ss. I, the undersigned, Register of Deeds for Sedgewick County, Kansas, do hereby certify that the above described property is a valid and legal addition to the City of Wichita, Kansas, and that the accompanying plat is a true and correct copy of the original filed in the office of the Register of Deeds for Sedgewick County, Kansas, on the 14th day of April, 1922.

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