

# SANITARY SEWER PLANS FOR YMCA, SOUTH WICHITA BRANCH

LOT 4, BLK. 1, YMCA SOUTH ADDITION

INDEX NO. #607861

USER CODE 865PPS

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

## GENERAL NOTES

1. 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.
2. 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.
3. 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	282-4270 or 283-2061
KANSAS GAS & ELECTRIC	284-1141
CITY OF WICHITA SEWER MAINTENANCE	288-4071
PEOPLES NATURAL GAS	942-7800
CITY OF WICHITA WATER DEPARTMENT	288-4908

4. 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 UGLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.

5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

6. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDING 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.

7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

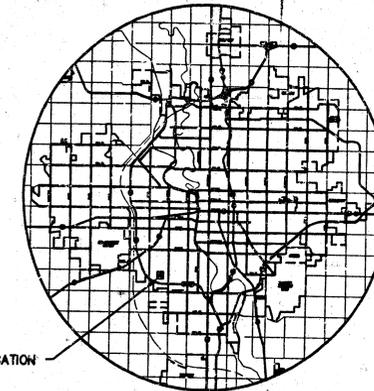
8. PRIOR TO LAYING SEWER LINES USING EXISTING STUBS IN EXISTING MANHOLES, THE CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION, GRADE AND ALIGNMENT OF EXISTING STUBS AND NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN. WHERE CONNECTION TO AN EXISTING MANHOLE THAT DOES NOT HAVE AN EXISTING STUB OR THE STUB IS UNSUITABLE 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.

9. 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.

10. CONTRACTOR SHALL FINAL GRADE EASEMENTS ACCORDING TO THE PROPOSED PROFILE INDICATED IN THESE PLANS.

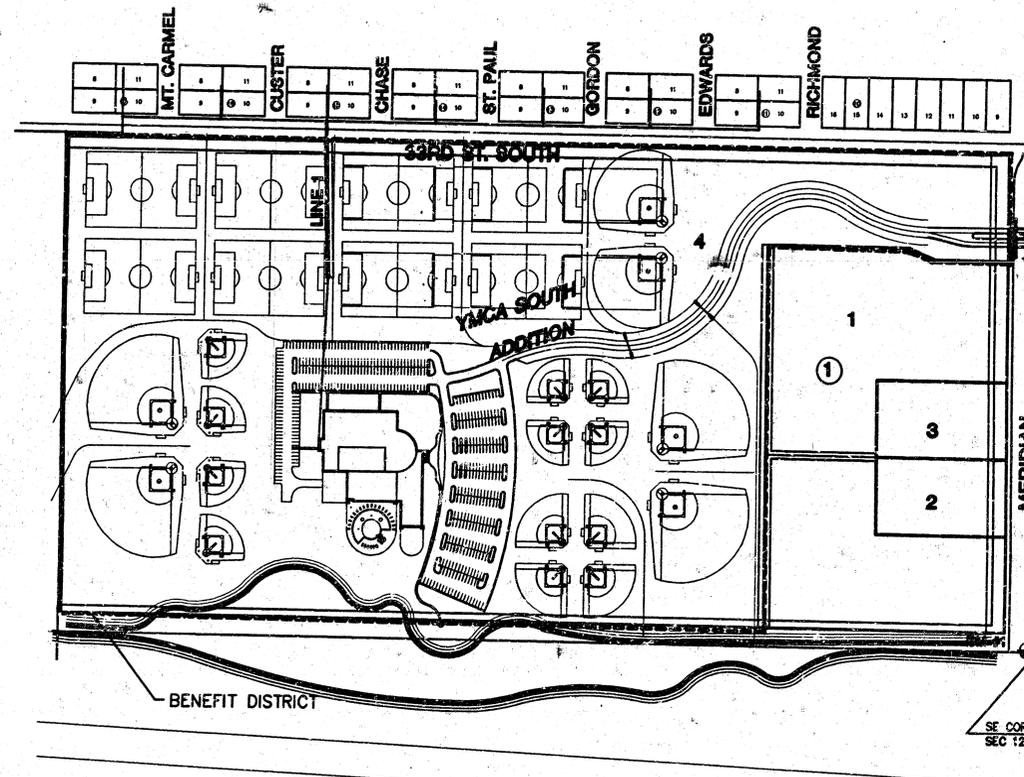
11. THIS PROJECT IS AN EXTENSION TO THE CITY OF WICHITA METROPOLITAN AREA SANITARY SEWER SYSTEM. PLANS AND SPECIFICATIONS CONFORM TO THE REQUIREMENTS OF THE CITY OF WICHITA. IF THESE PLANS OR SPECIFICATIONS CONFLICT WITH CITY OF WICHITA SPECIFICATIONS, CITY OF WICHITA SPECIFICATIONS WILL PREVAIL. CONSTRUCTION DETAILS NOT INCLUDED WILL BE AS PUBLISHED IN THE CITY OF WICHITA STANDARD SPECIFICATIONS.

12. ALL DISTURBED AREAS TO BE SEEDED WITH RYE GRASS AT A RATE OF 200 LBS./ACRE WITHIN 10 DAYS OF CONSTRUCTION. COST SHALL BE SUBSIDIARY TO PROJECT.



SITE LOCATION

LOCATION MAP

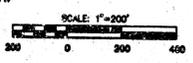


APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

SANITARY SEWERS VR# 11/9/98  
STORM SEWERS \_\_\_\_\_  
DRIVEWAY APPROACHED \_\_\_\_\_  
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 WORK SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.



### BENCHMARKS

- BM #1 - "□" BRASS DISC @ W HUBGUARD RCBC, NORTH OF I-235 ON MERIDIAN ELEV. = 100.15 (1287.55)
- BM #2 - "□" CUT TO W SIDE MERIDIAN E OF NE COR. LOT 1, BLK. 1 YMCA SOUTH ADDITION ELEV. = 96.48 (1283.88)

### INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MANHOLE DETAILS
3	LINE 1 PLAN/PROFILE
4	FINAL PLAT

*As-Constructed Drawings*  
S. E. Anderson PE/LS  
Consulting Engineer  
Whitewater, KS  
January, 1999



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**  
411 N WEBB ROAD  
WICHITA, KS 67206  
316-684-9600

**YMCA SOUTH WICHITA BRANCH**  
PROJECT NAME

**SANITARY SEWER PLANS**  
SHEET TITLE

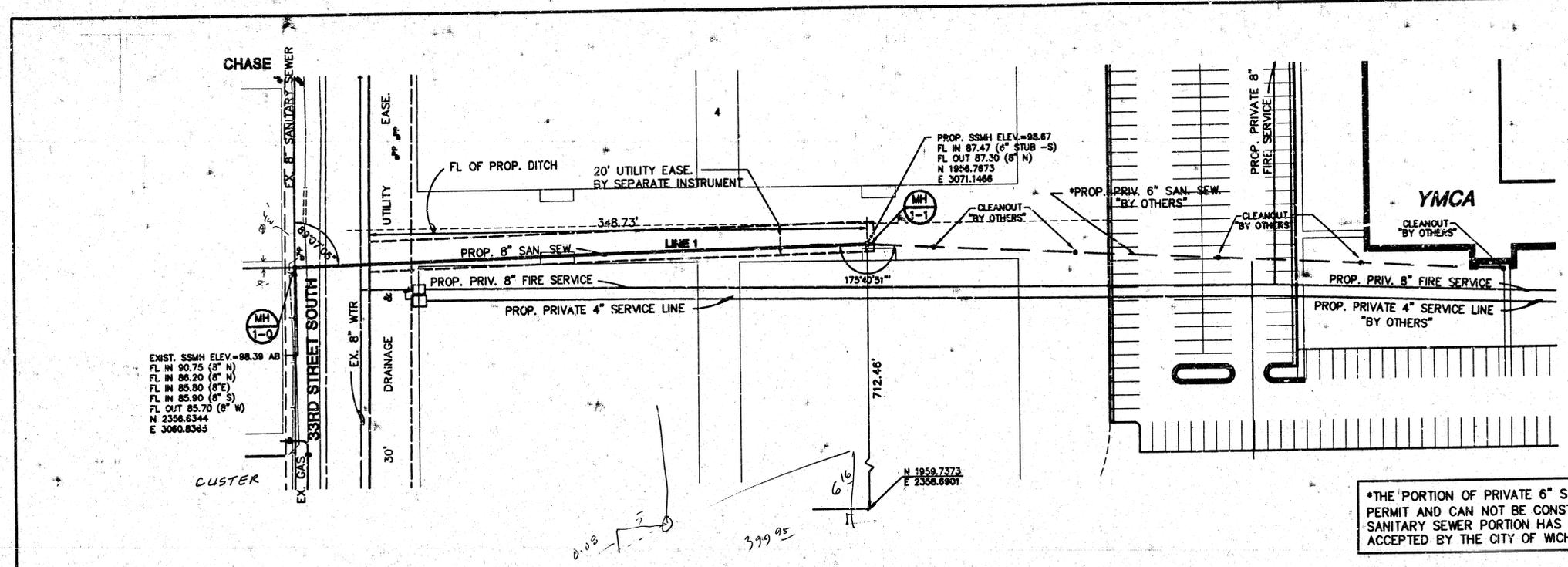
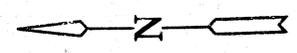
JTC DESIGN BY.	DAC DRAWN BY.	JTC CHECKED BY.
NOVEMBER 1998 DATE	98073 JOB NO.	1 / 4 SHEET/OF



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**YMCA, SOUTH WICHITA BRANCH  
SANITARY SEWER LINE 1  
PROJ. 96076**



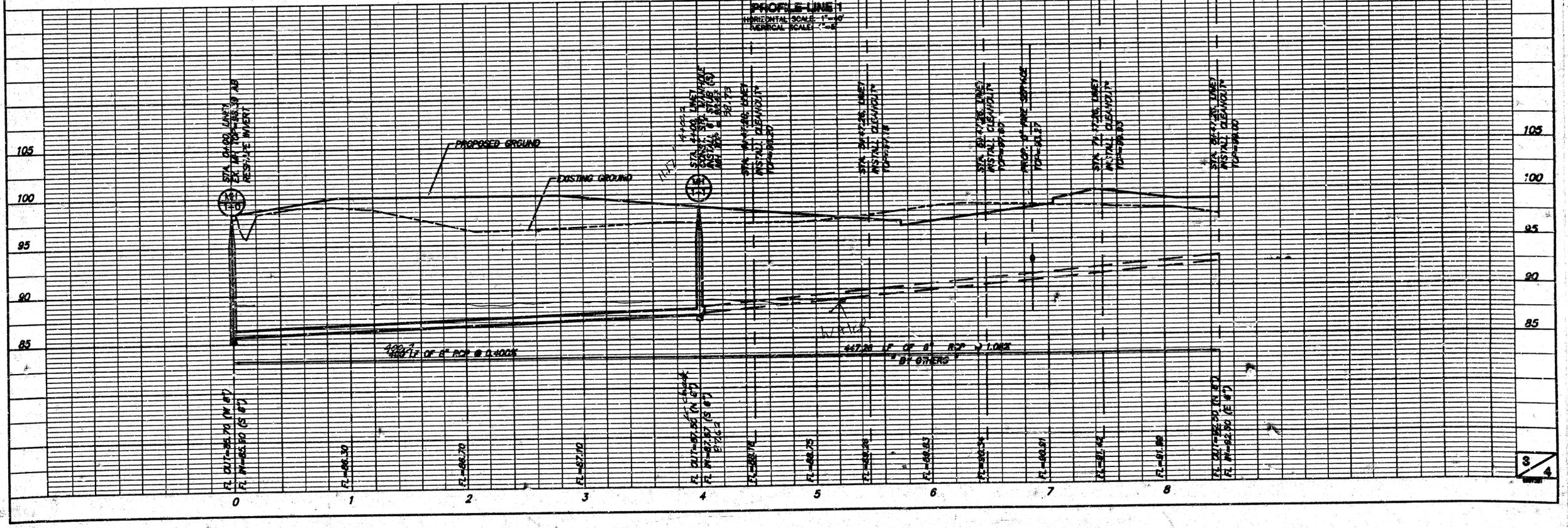
EXIST. SSMH ELEV. = 98.39 AB  
 FL IN 90.75 (8" N)  
 FL IN 86.20 (8" N)  
 FL IN 85.90 (8" S)  
 FL IN 85.90 (8" S)  
 FL OUT 85.70 (8" W)  
 N 2356.6344  
 E 3080.8393

PROP. SSMH ELEV. = 98.67  
 FL IN 87.47 (6" STUB -S)  
 FL OUT 87.30 (8" N)  
 N 1958.7873  
 E 3071.1466

\*THE PORTION OF PRIVATE 6" SANITARY SEWER REQUIRES AN O.C.I. PERMIT AND CAN NOT BE CONSTRUCTED BEFORE THE PUBLIC 8" SANITARY SEWER PORTION HAS BEEN COMPLETED, TESTED AND ACCEPTED BY THE CITY OF WICHITA.

**PLAN-LINE 1**  
SCALE: 1"=40'

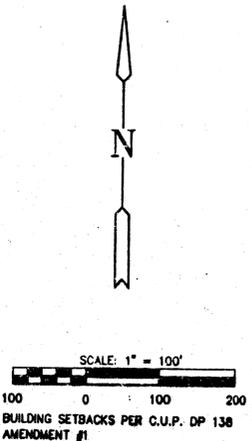
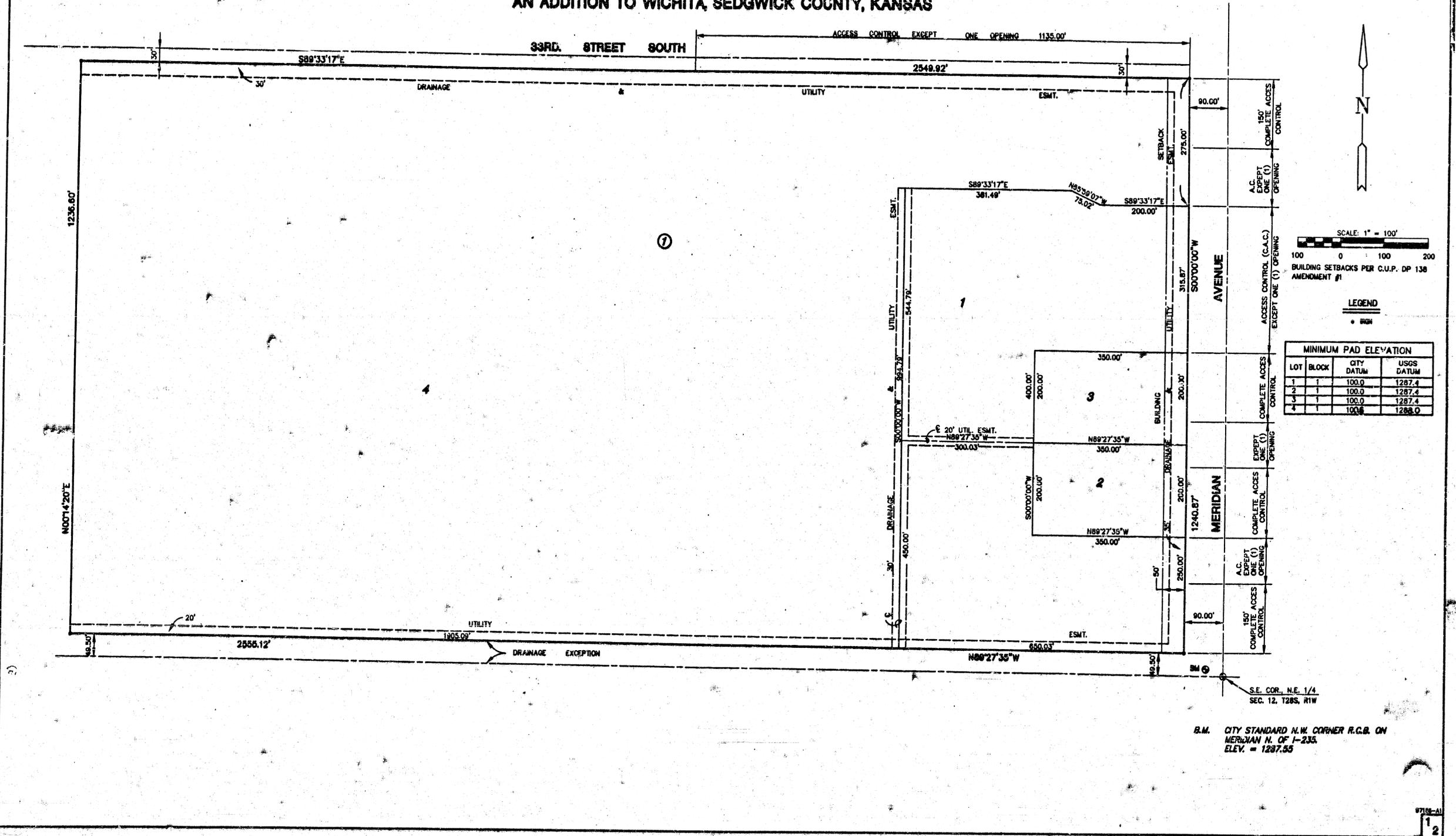
**PROFILE-LINE 1**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=8'



N:\DWG\197155\97155.dwg SANITARY SEWER LINE 1.dwg Plot Date: 09/05/01 10:40:00

LIBRARY COPY  
SEDGWICK COUNTY, KANSAS  
REGISTER OF DEEDS

FINAL PLAT OF  
**YMCA SOUTH ADDITION**  
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND  
• B.M.

MINIMUM PAD ELEVATION			
LOT	BLOCK	CITY DATUM	USGS DATUM
1	1	100.0	1287.4
2	1	100.0	1287.4
3	1	100.0	1287.4
4	1	100.0	1288.0

S.E. COR., N.E. 1/4  
SEC. 12, T28S, R1W

B.M. CITY STANDARD N.W. CORNER R.C.B. ON  
MERIDIAN N. OF I-235.  
ELEV. = 1287.55

PC 89-6B

LIBRARY COPY  
SEDGWICK COUNTY, KANSAS  
REGISTER OF DEEDS

# FINAL PLAT OF YMCA SOUTH ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "YMCA SOUTH ADDITION", 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 replat of MERIDIAN OUTLET MALL, an addition to Wichita, Sedgwick County, Kansas, that being Lots 1 through 25, inclusive, Block 1 and Lots 1 and 2, Block 2, Reserves A, B, C, D, 35th Street South, 35th Street South Circle, and Gordon Circle. All lots, blocks, streets, utility easements, drainage easements, access control, reserves, and building setbacks within the above described property are hereby 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 27th day of April, 1998.

*Gregory J. Allison*  
Gregory J. Allison  
Mid-Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67208

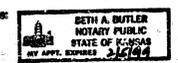


Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block the same to be known as "YMCA SOUTH ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All egress rights of access to or from Meridian over and across the East line of YMCA SOUTH ADDITION are hereby dedicated to the City of Wichita, provided however, Lots 1, 2, 3, and 4, Block 1 shall have access to Meridian as indicated on the accompanying plat. All egress rights of access to or from that part of 33rd Street South lying East of Gordon, over and across the North line Lot 4, YMCA SOUTH ADDITION, are hereby dedicated to the City of Wichita, provided however, Lot 4 shall have access to 33rd Street South as indicated on accompanying plat. The City Engineer shall approve all points of access. The building setbacks shall be in accordance with the Meridian Outlet Mall Community Unit Plan, (OP-138) Amendment No. 1 on file in the office of the Wichita-Sedgwick County Metropolitan Area Planning Department. Minimum pad elevations are as indicated on the accompanying plat.

BUILDERS, INC. a Kansas corporation  
*Bradley K. Sifflor*  
Bradley K. Sifflor  
Executive Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.  
BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Beth A. Butler, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
*Beth A. Butler*  
Beth A. Butler  
Notary Public  
My appointment expires: 3/1/99

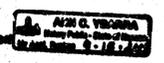


40.00 c.k.

The Young Men's Christian Association of Wichita, Kansas  
*Ronald L. Mansel*  
Ronald L. Mansel, Board President-Elect

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.  
BE IT REMEMBERED, that on this 14th day of May, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ronald L. Mansel, Board President-Elect 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
*Alan C. Ybarra*  
Alan C. Ybarra  
Notary Public  
My appointment expires: 9-15-98



This plat of "YMCA SOUTH ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Platted this 26th day of March, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION  
*Richard Lopez* Chairman  
*Marvin S. Kreut* Secretary  
Richard Lopez  
Marvin S. Kreut



This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 24th day of JUNE, 1998.

*Bob Knight* Mayor  
*Pat Burnett* City Clerk  
Bob Knight  
Pat Burnett



Entered on transfer record this 9th day of July, 1998.  
*James Alfred* County Clerk  
James Alfred



STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.  
This is to certify that this instrument was filed for record in the Register of Deeds office this 9th day of July, 1998.  
*Bill Meek* Register of Deeds  
*Shirley Kizore* Deputy

#1706418