

SANITARY SEWER PLANS (PHASE 1)

LAT. 3 , MAIN 24 W.I.S.

WOODLAND ESTATES SECOND

PROJECT NO.
468-76-245-81637-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
NOVEMBER , 1986

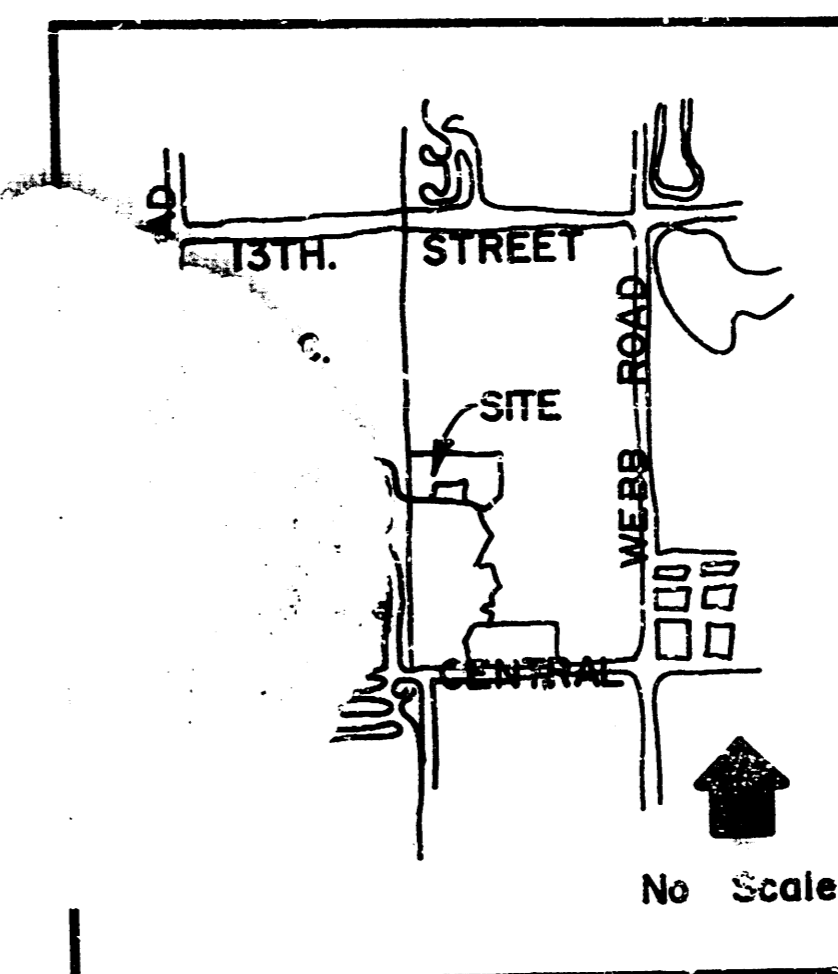
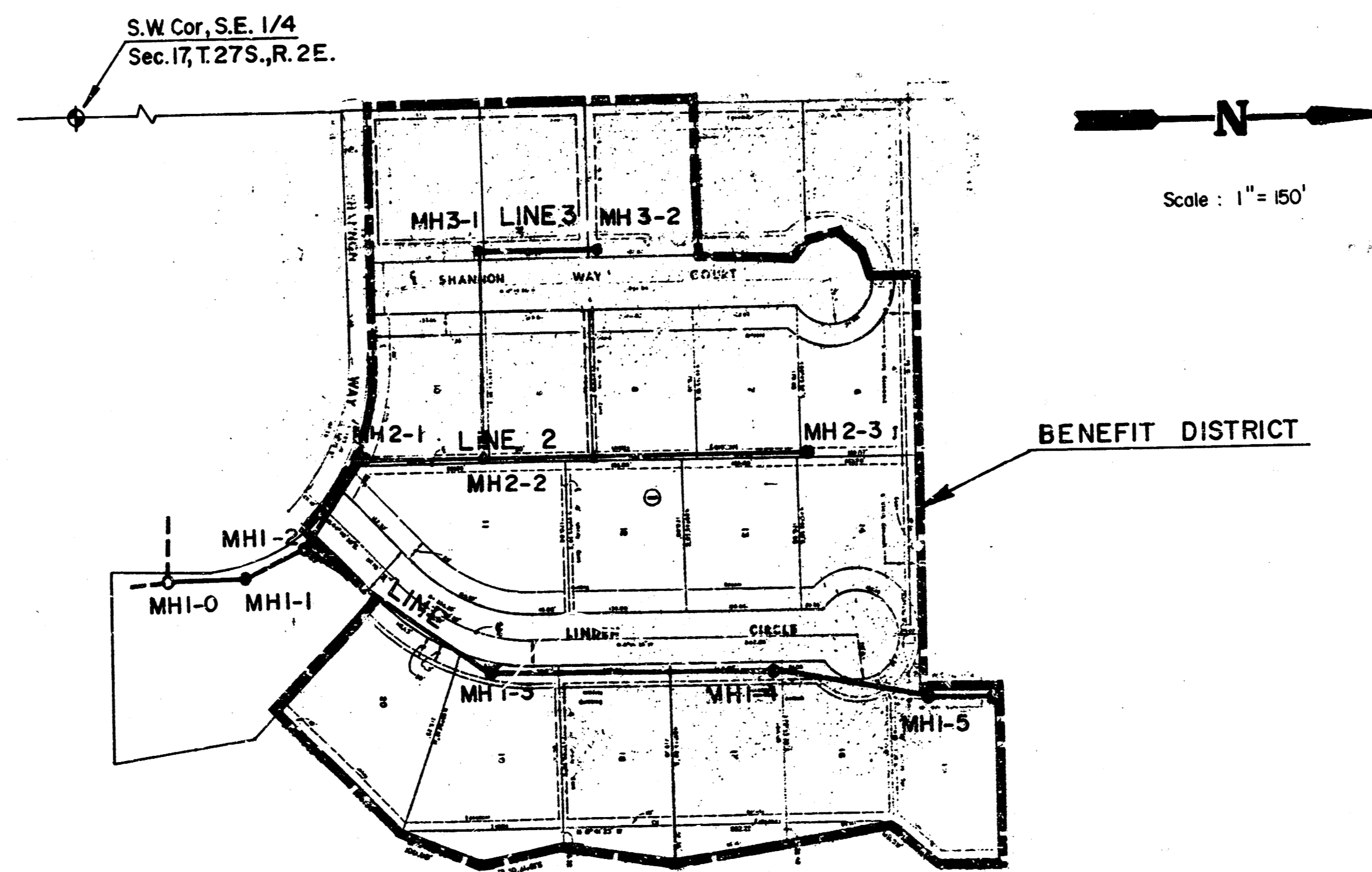
GENERAL NOTES

- 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.
- 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.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY EXCAVATION:

ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	282-0661
GAS SERVICE COMPANY	283-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	316-254-7243
- 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.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPES IN THE SAME MANNER AS RISERS.
- COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.
- 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.

BENCH MARKS

- | | | | |
|--|---|---|--|
| B.M. #1
SPK STEP IN COR. FC POST
660' E. & 40' S. OF CTR.
SEC. 17, T27S, R2E
ELEV. = 176.09' | B.M. #2
TOP OF 5/8" BAR & CAP AT
P.C. ON E. LINE OF LOT 26,
BLK 1, WOODLAND ESTATES
ELEV. = 167.32' | B.M. #3
TOP OF 5/8" BAR & CAP AT
WEST P.C. IRON ON LINDEN
COURT ON LOT 12, BLK 1,
WOODLAND ESTATES
ELEV. = 162.82' | B.M. #4
CITY OF WICHITA BENCH MARK
DISC. IN THE N.E. COR. OF
RUB AT CENTRAL & GYPSUM CREEK
ELEV. = 157.24' |
|--|---|---|--|

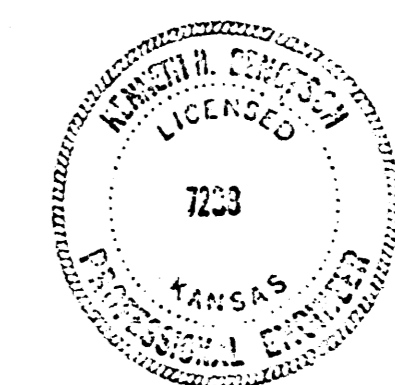


LOCATION MAP

INDEX TO DRAWINGS

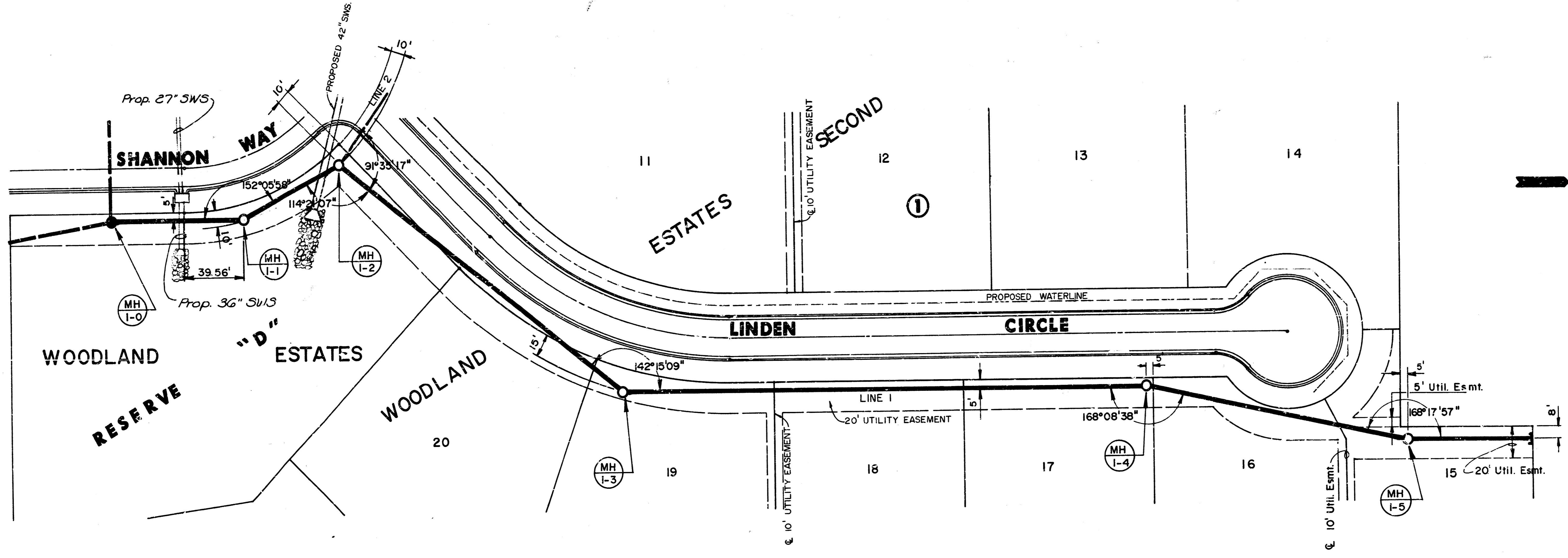
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LINE 1
3	LINE 2
4	LINE 3
5	FINAL PLAT

*AS BUILT
RPL
5-87*



W E E	WOODLAND ESTATES SECOND SANITARY SEWER PLANS	Design Drawn by Checked by Date Job no.
		Sheet 1 of 5

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #600
WICHITA, KANSAS 67226
682-6561

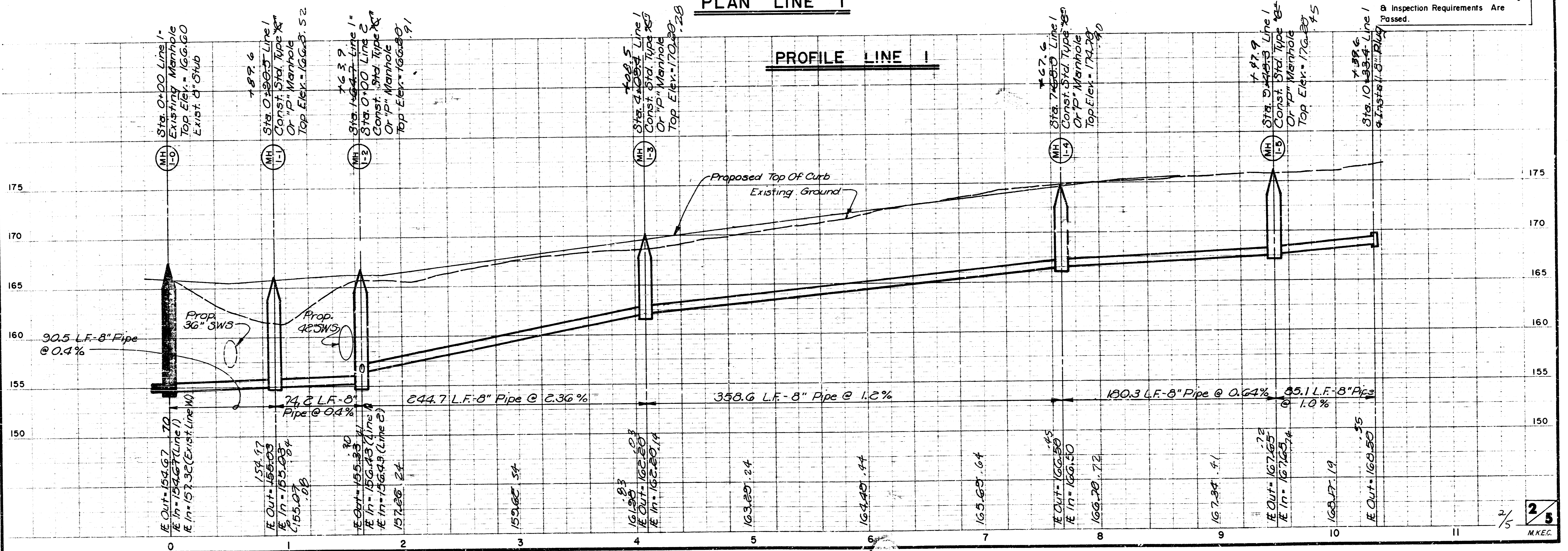


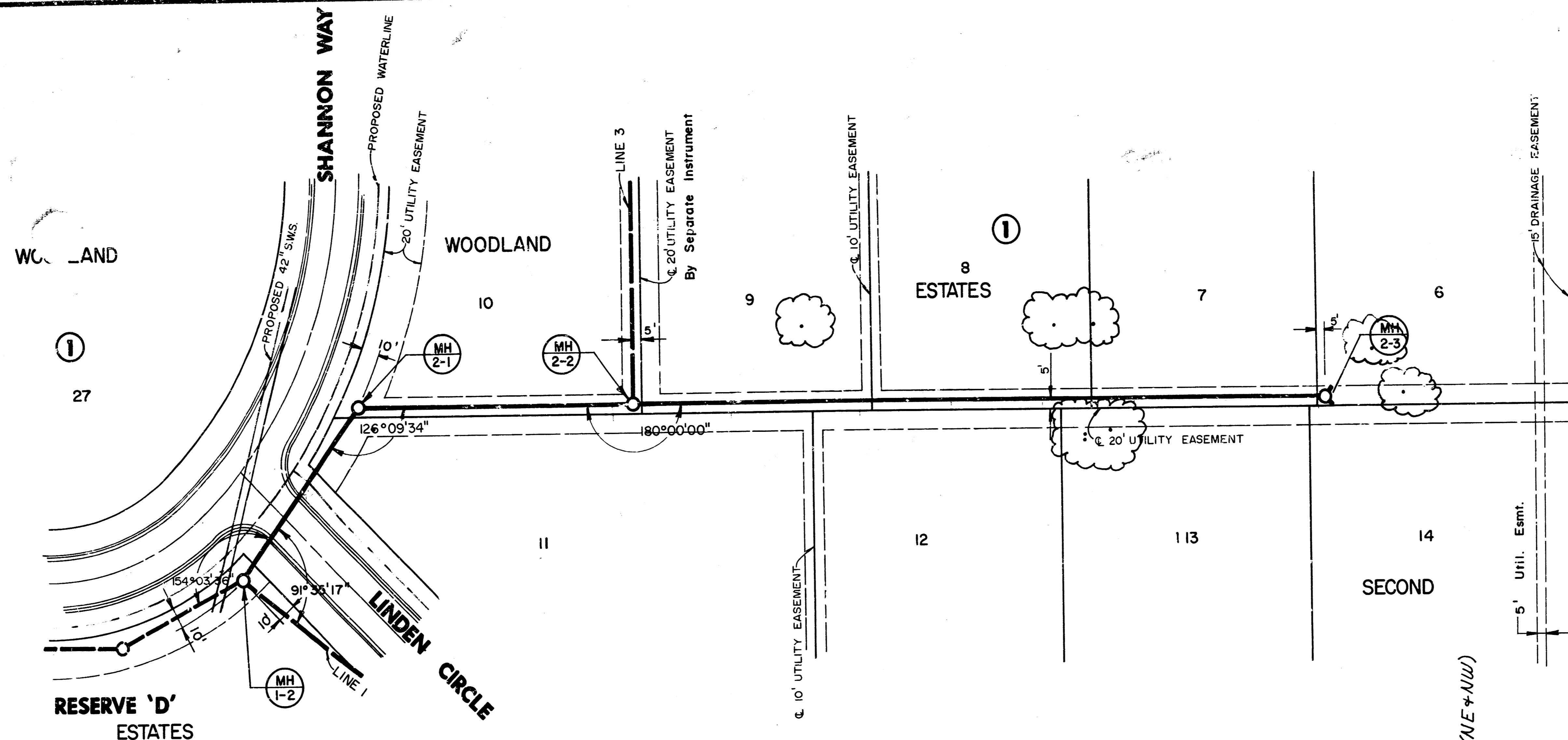
Scale: 1" = 40' Horiz.
 1" = 5' Vert.

NOTE: Do Not Backfill Until Testing & Inspection Requirements Are Passed.

PLAN LINE 1

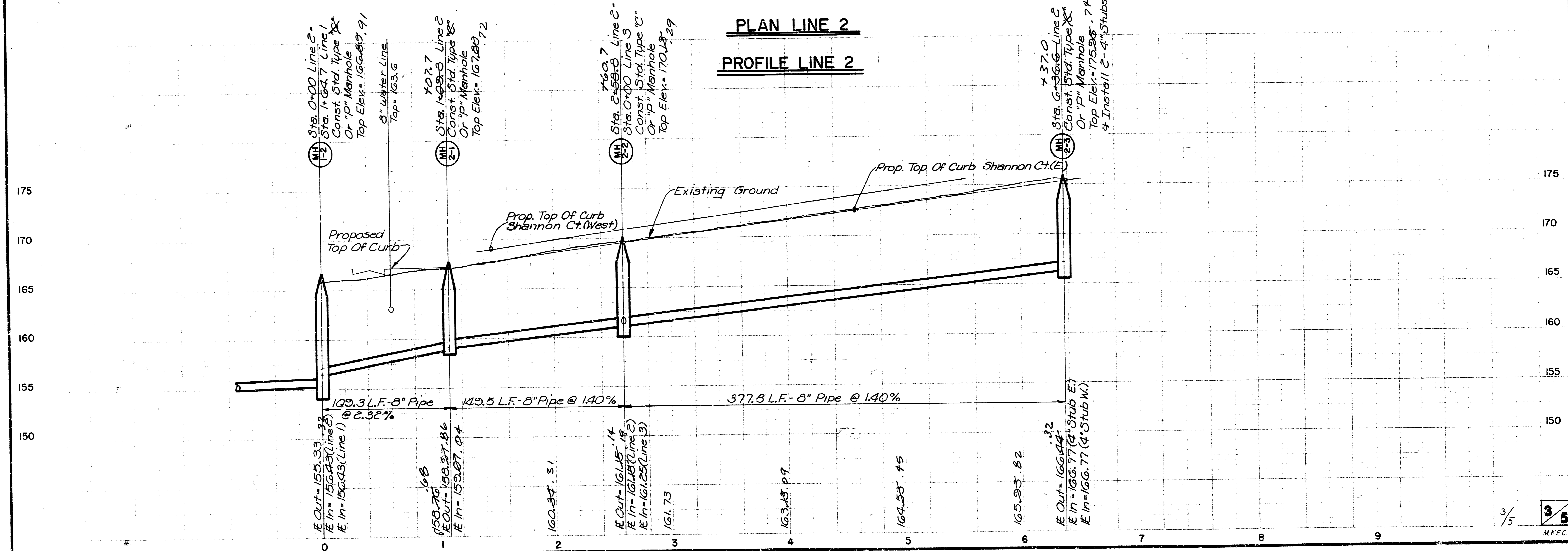
PROFILE LINE 1



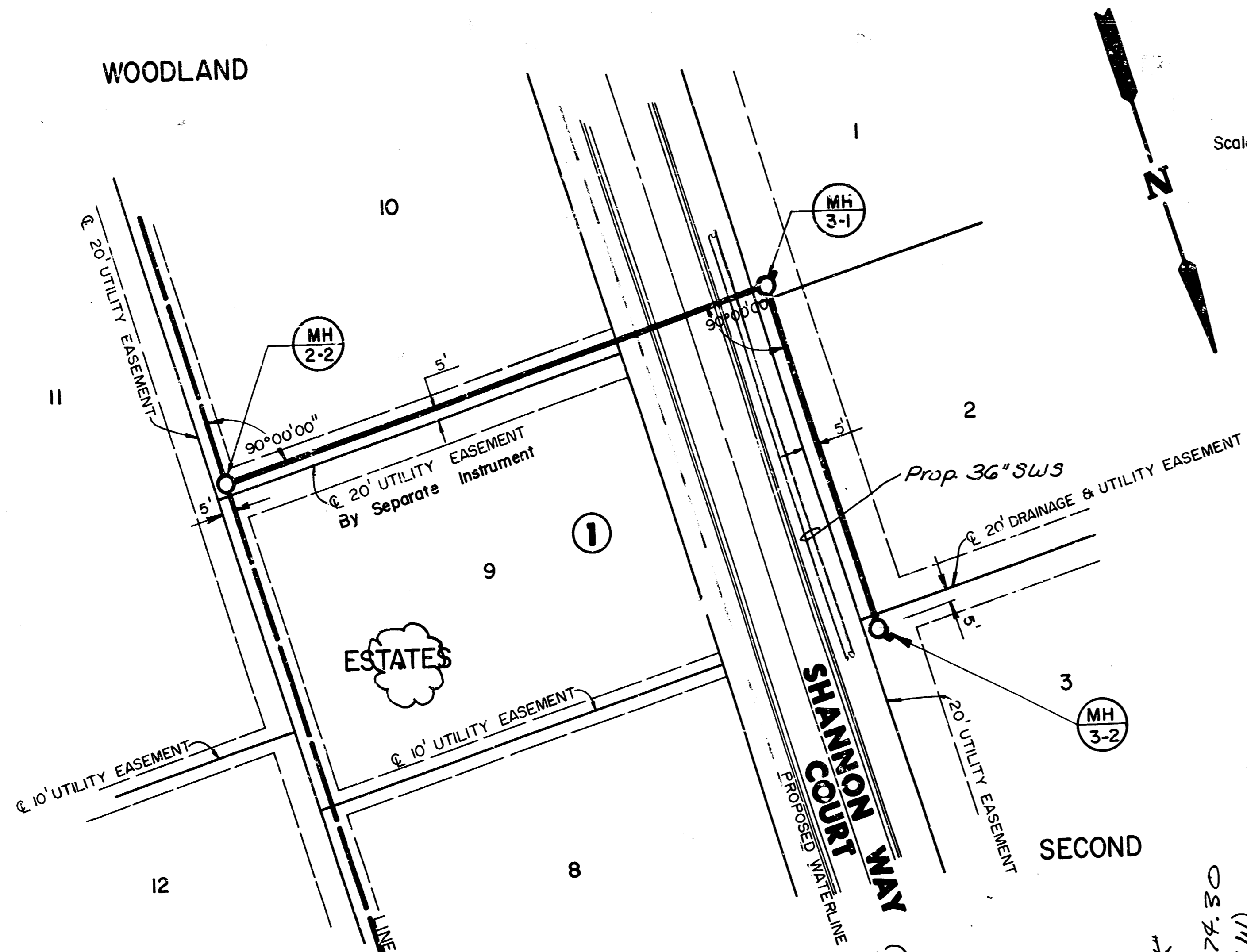


Scale: 1" = 40' Horiz.
 1" = 5' Vert.

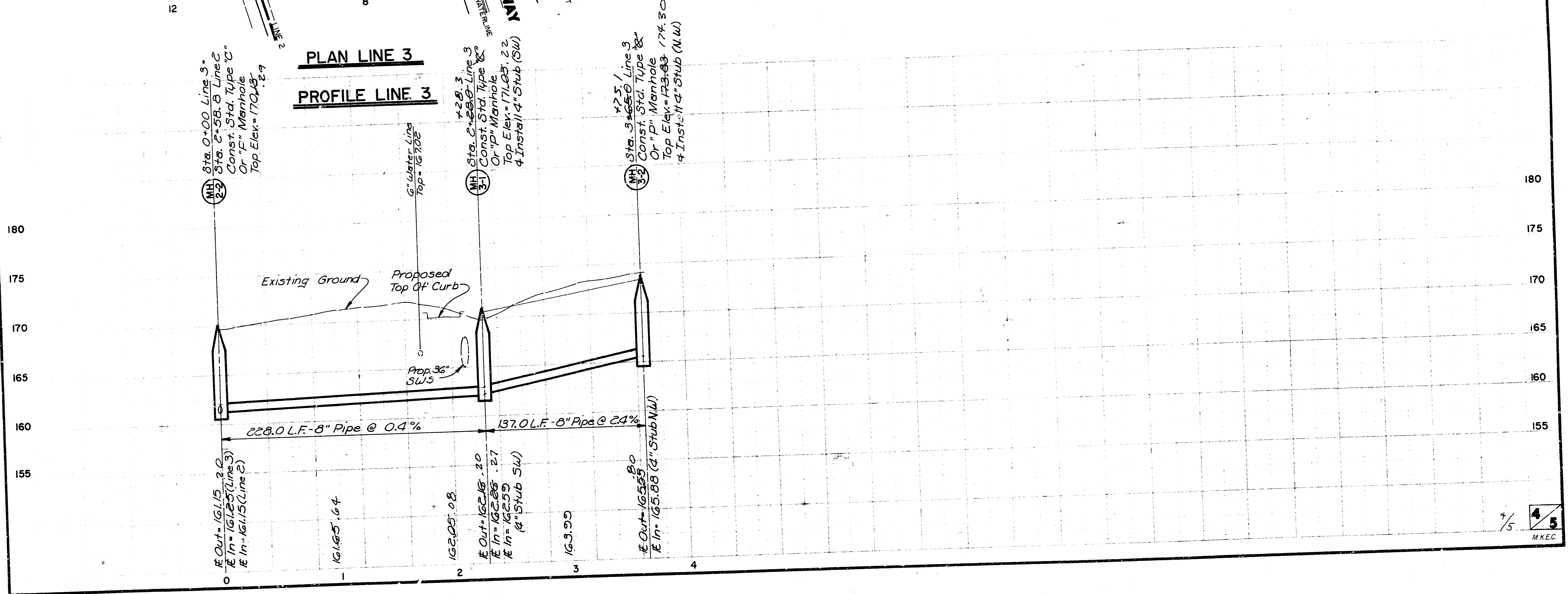
PLAN LINE 2
PROFILE LINE 2



WOODLAND



PLAN LINE 3
PROFILE LINE 3

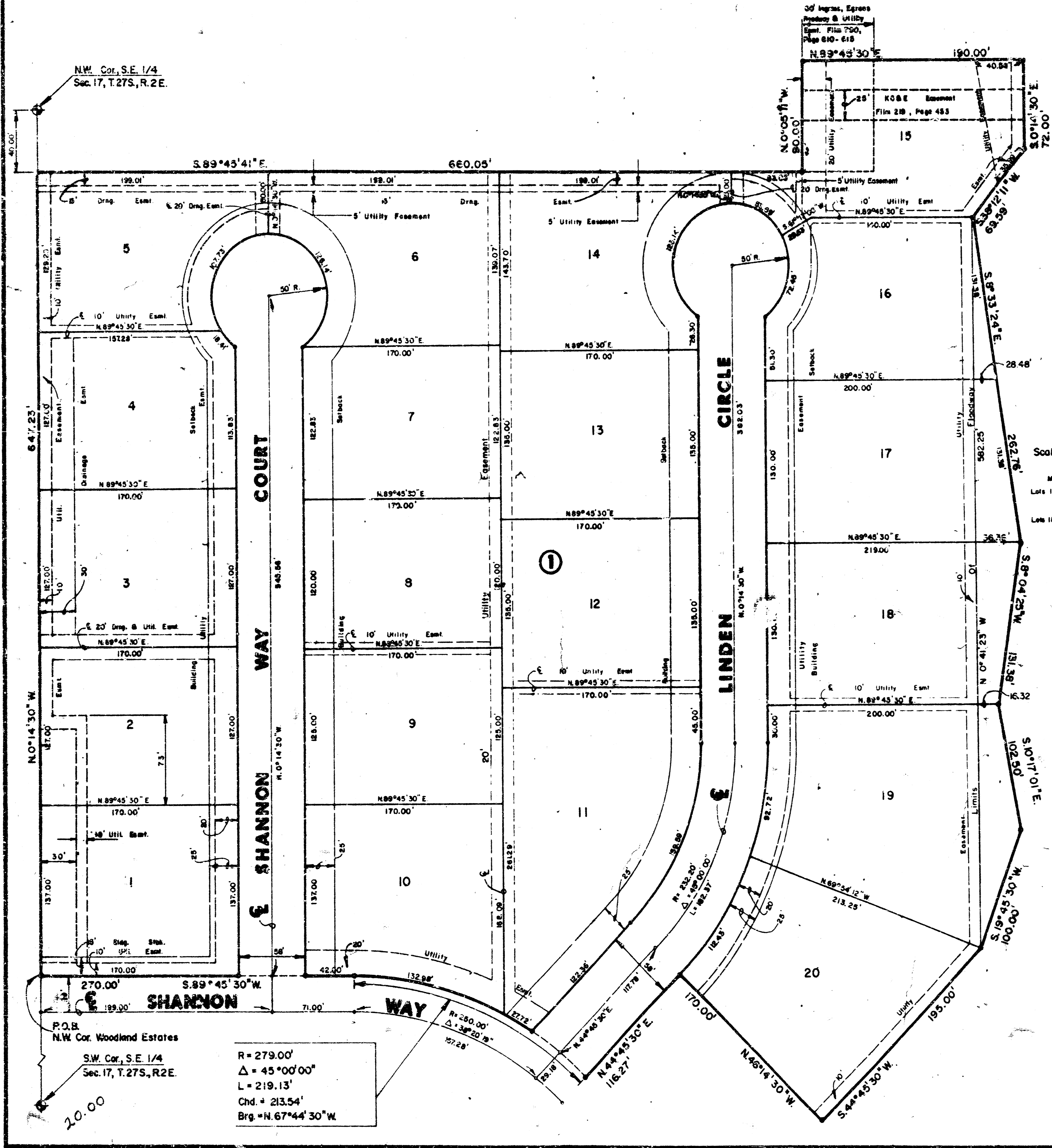


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FINAL PLAT OF WOODLAND ESTATES SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



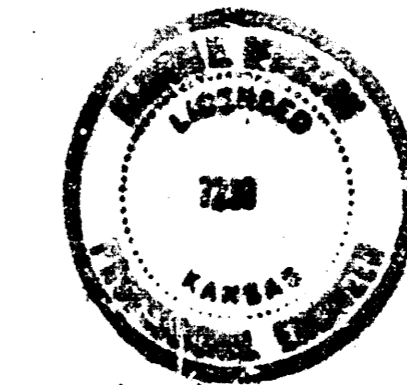
I, Kenneth M. Banston, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND ESTATES SECOND" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at the Northwest Corner of Woodland Estates, an addition to Wichita, Sedgwick County, Kansas, said point lying 1967.09 feet from the Southwest corner of said Southeast Quarter on the west line of said Southeast Quarter; thence N 0° 14' 30" W, 847.23 feet along said west line to a point lying 40 feet south of the Northwest Corner of said Southeast Quarter; thence S 39° 45' 30" E, 660.35 feet; thence N 0° 05' 11" W, 90.00 feet; thence N 89° 45' 30" E, 190.00 feet; thence S 0° 14' 30" E, 72.00 feet; thence S 38° 12' 11" W, 69.59 feet; thence S 3° 33' 24" E, 262.76 feet; thence S 89° 25' W, 131.38 feet; thence S 10° 17' 0" E, 102.50 feet; thence S 19° 45' 30" W, 100.00 feet; thence S 44° 45' 30" W, 195.00 feet; thence N 46° 14' 30" W, 170.00 feet; thence S 44° 45' 30" W, 116.27 feet to a point on the north line of said Woodland Estates, said point lying on a curve to the left; thence along said north line and said curve 219.13 feet; said curve having a central angle of 45° 00' 20", a radius of 279.00 feet, and a long chd. of 213.54 feet; bearing N 57° 44' 30" W; thence continuing along said north line S 89° 45' 30" W, 270.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 29 day of October, 1986.

Kenneth M. Banston, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building 9800



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 surveyed and platted into lots, a block, and streets the same to be known as "WOODLAND ESTATES SECOND" 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. Minimum soil elevation on lots 15 through 20 inclusive. Block I shall be as indicated on the face of the plat.

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Associates, Inc.,
managing partner of said partnership

By: Jack N. Ritchie, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS:
Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack N. Ritchie, 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.

Notary Public
My Appointment Expires: _____

This plat of "WOODLAND ESTATES SECOND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 16th day of October, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
John Perry Rogers, Chairman
Michael E. Lindem, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

Tony Casado, Mayor
Wanda C. Bishop, City Clerk

Entered on transfer record this 21 day of _____, 1986.
Michael E. Lindem, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS:
This is to certify that this instrument was filed in the Register of Deeds office this 21 day of October, 1986, at 10:30 A.M.

Pat Kotcher, Register of Deeds
Ed Resa, Deputy

846862

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