

CONSTRUCTION PLANS FOR
PRESBYTERIAN MANOR DRAINAGE IMPROVEMENTS
TO
THE CITY OF WICHITA, KANSAS
SHAWN BRYAN, P.E. - STORMWATER ENGINEER
OCA NO. 660508
468-84074

GENERAL NOTES:

1. Contractor will be required to provide a minimum advance notice of 48 hours to utility companies prior to starting any excavation as follows:

Kansas One Call	1-800-344-7233
In the event of emergency, contractor must notify:	
Cox Communications	262-4270 or 263-2061
Kansas Gas	263-7511
Westar Energy	264-1141
Aquila Gas	941-1608
SBC Communications	1-571-2611
Wichita Water Dept.	268-4908

2. Utility service lines, poles, valve boxes, meters and etc. are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor. 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.
3. 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 suitable excavation shall be wasted on low lying lots within the addition before any material is disposed of off site.

4. 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. Trees and shrubs in the proposed easement and 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.

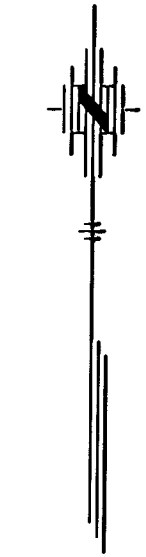
6. The Contractor shall be responsible for preserving property irons. The Contractor will be required to reestablish any property irons which are damaged or destroyed by his construction operations. Such irons shall be reestablished by a licensed land surveyor in accordance with state laws.

7. All disturbed areas shall be seeded with permanent seed (fescue) grass at a rate of 300 lbs per acre.

8. Contractor shall maintain all existing BMPs on project site during construction. Contractor shall repair or replace any existing BMPs that are damaged (cost subsidiary to site restoration). If BMPs were damaged prior to contractor beginning work on project, notify construction inspector or engineer.

9. Contractor shall replace topsoil to a surface thickness of 12 inches on all areas disturbed. Topsoil shall be free from trash, debris and surface vegetation more than six (6) inches in height. After all work has been completed, topsoil shall be placed and graded. (Cost shall be subsidiary to Project)

10. Contractor shall notify Presbyterian Manor one week in advance of construction. 942-7456



No Scale



PROJECT SITE

INDEX

TITLE SHEET	SHEET 1
PLAN AND PROFILE	SHEET 2
DROP INLET DETAIL	SHEET 3
EROSION CONTROL DETAILS	SHEETS 4-6
PLATS	SHEETS 7-8

BENCH MARKS

City of Wichita Datum

1. " + " Cut on North side of manhole ring
Elevation 132.64
2. COW Bench Mark at SE corner of 13th & Anna
30.20' South of centerline and 49.10' East of centerline
Elevation 129.11

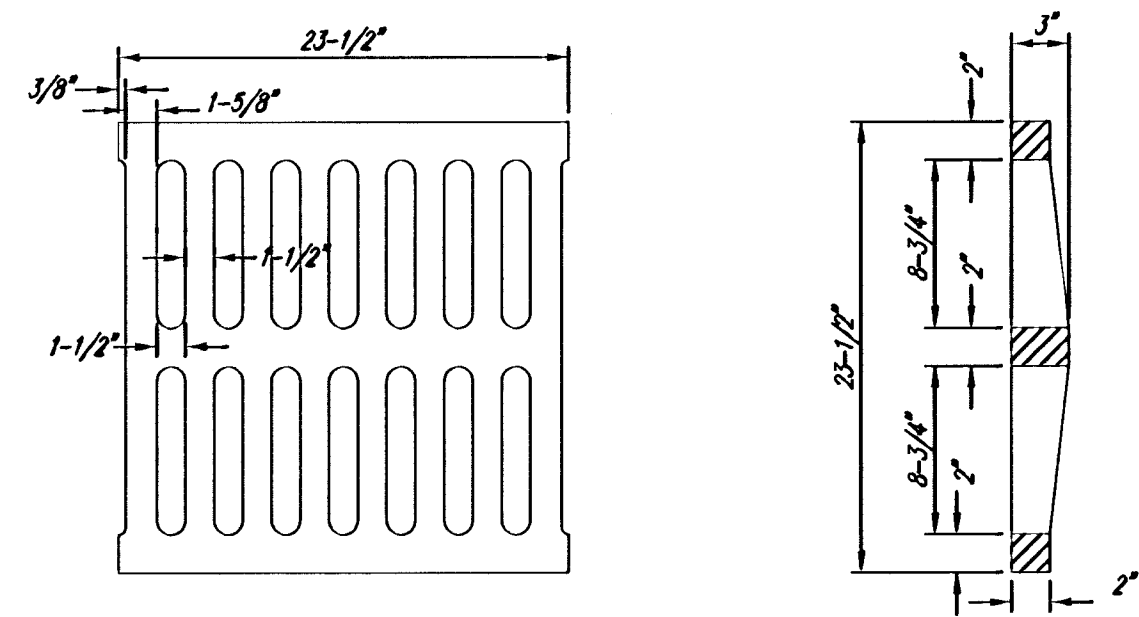
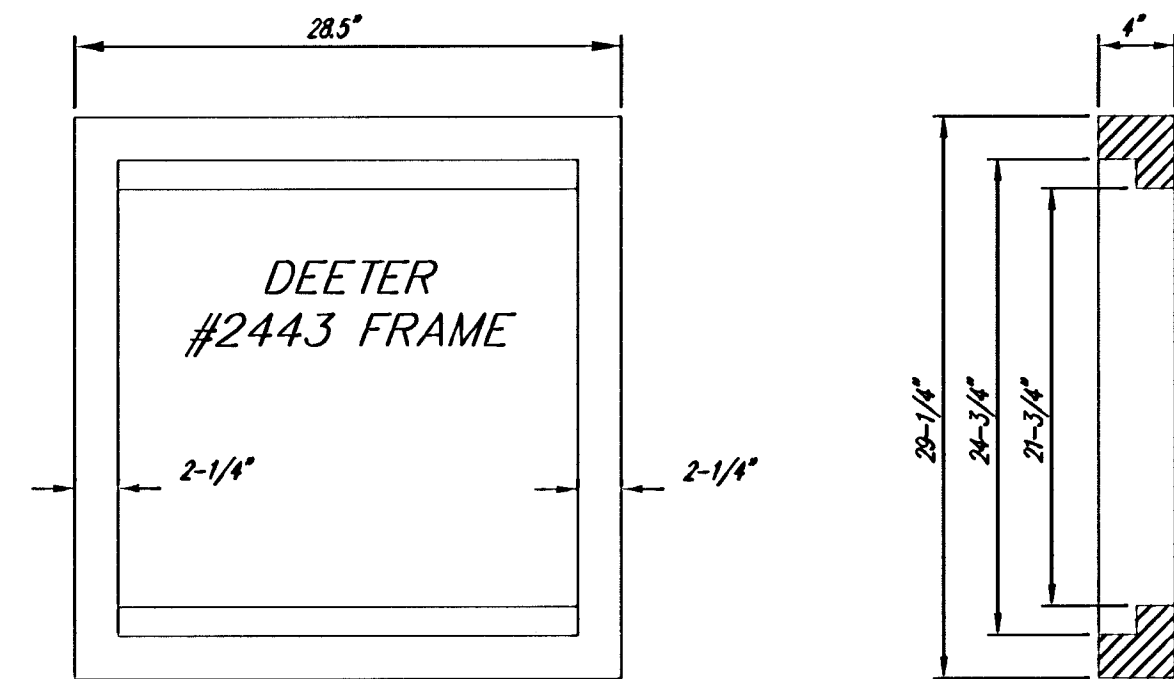
MARCH 2005

PLANS PREPARED
BY



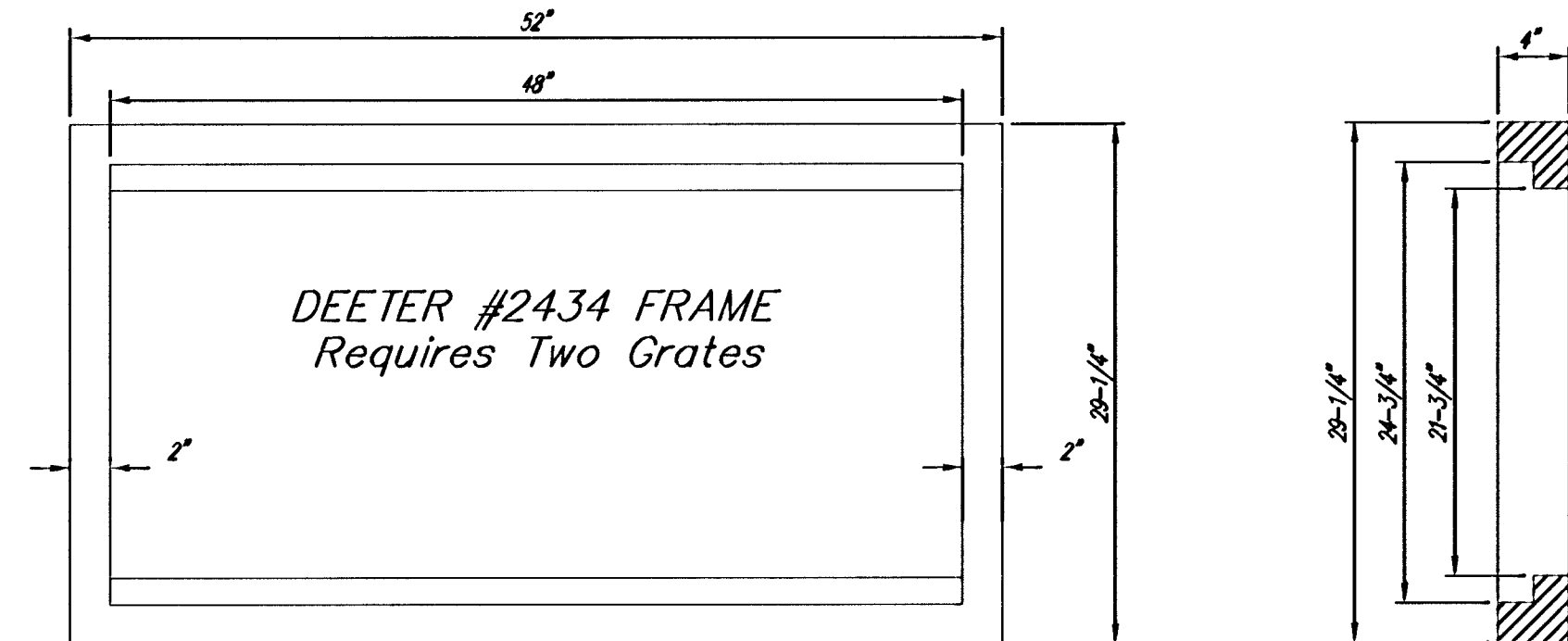
POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444





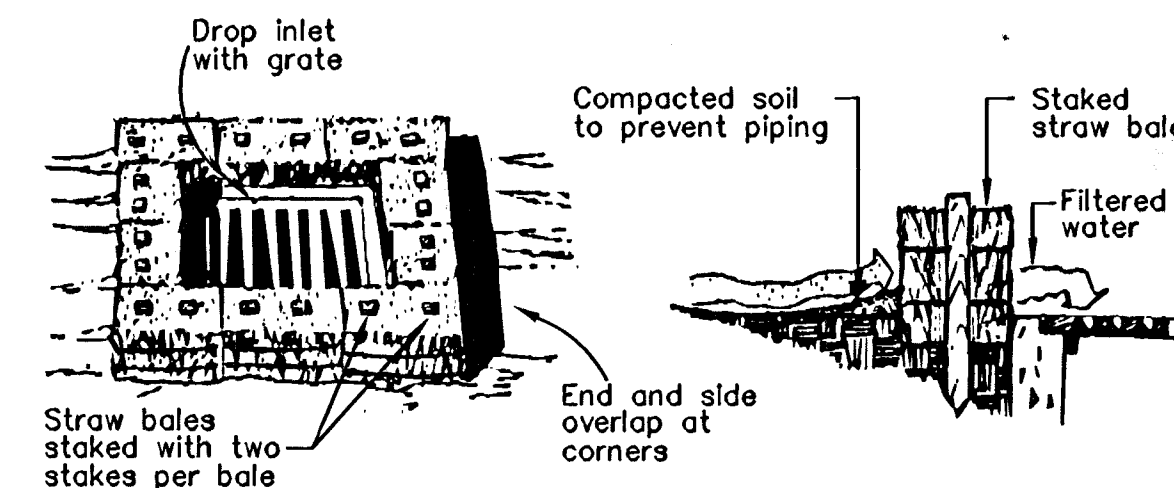
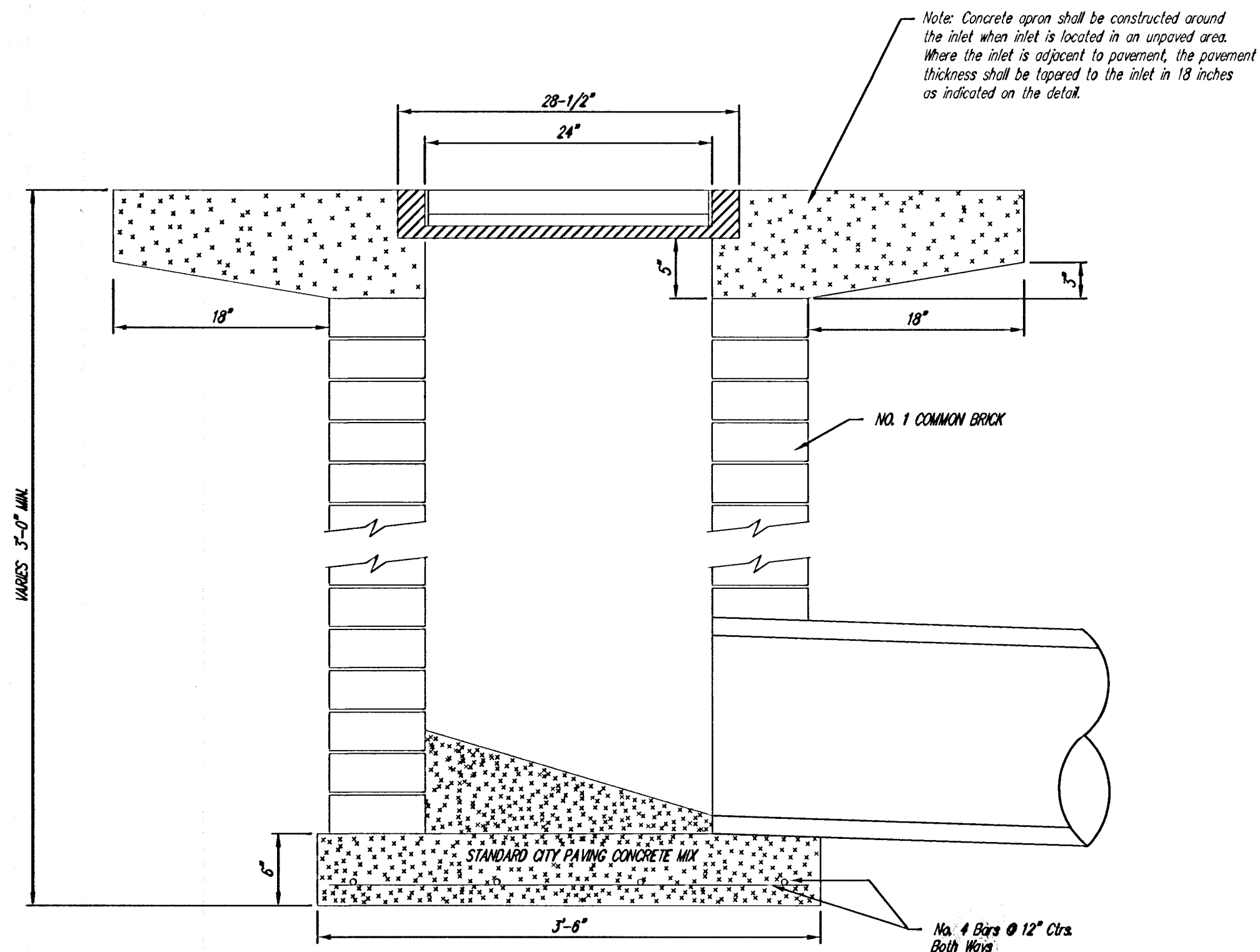
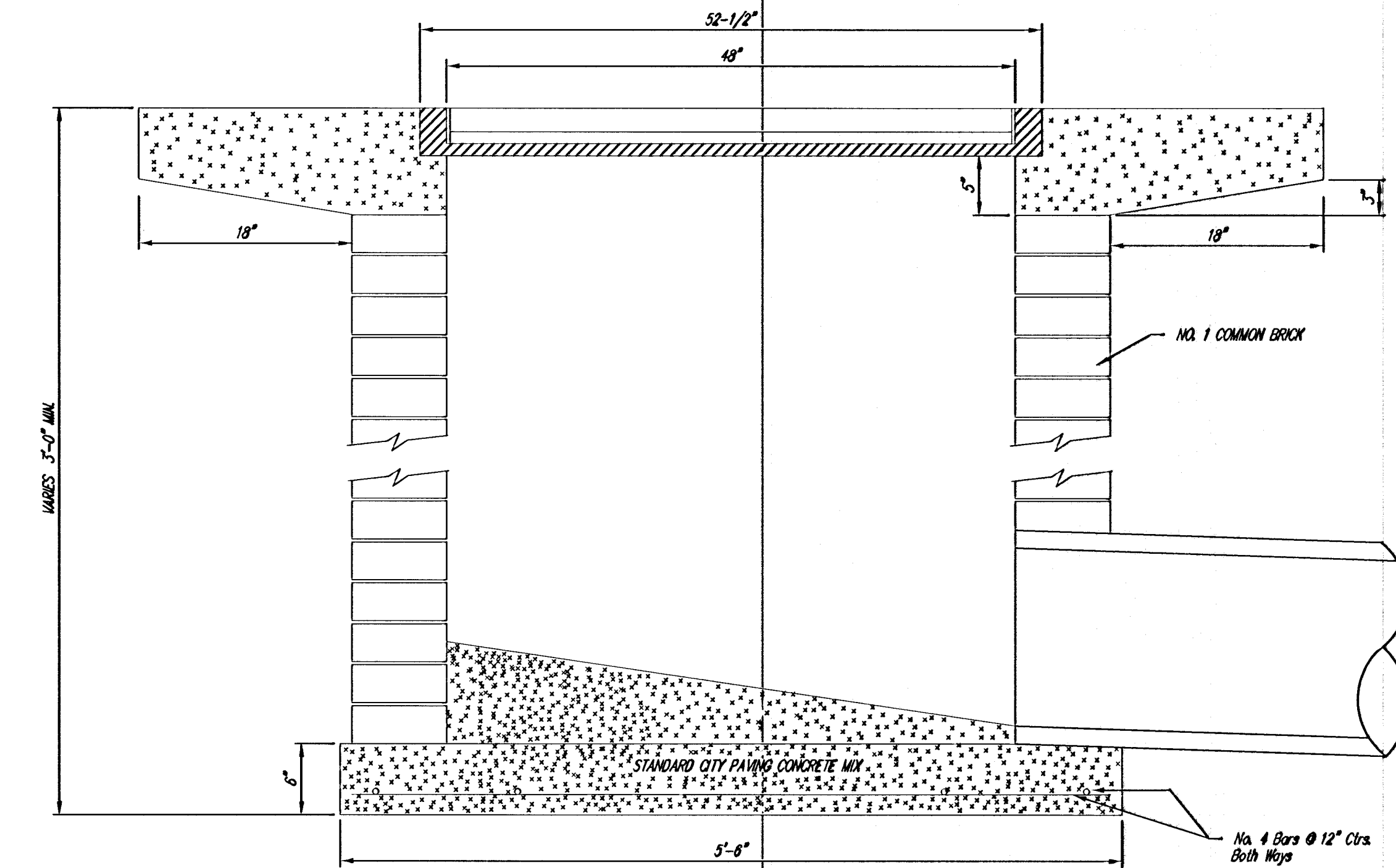
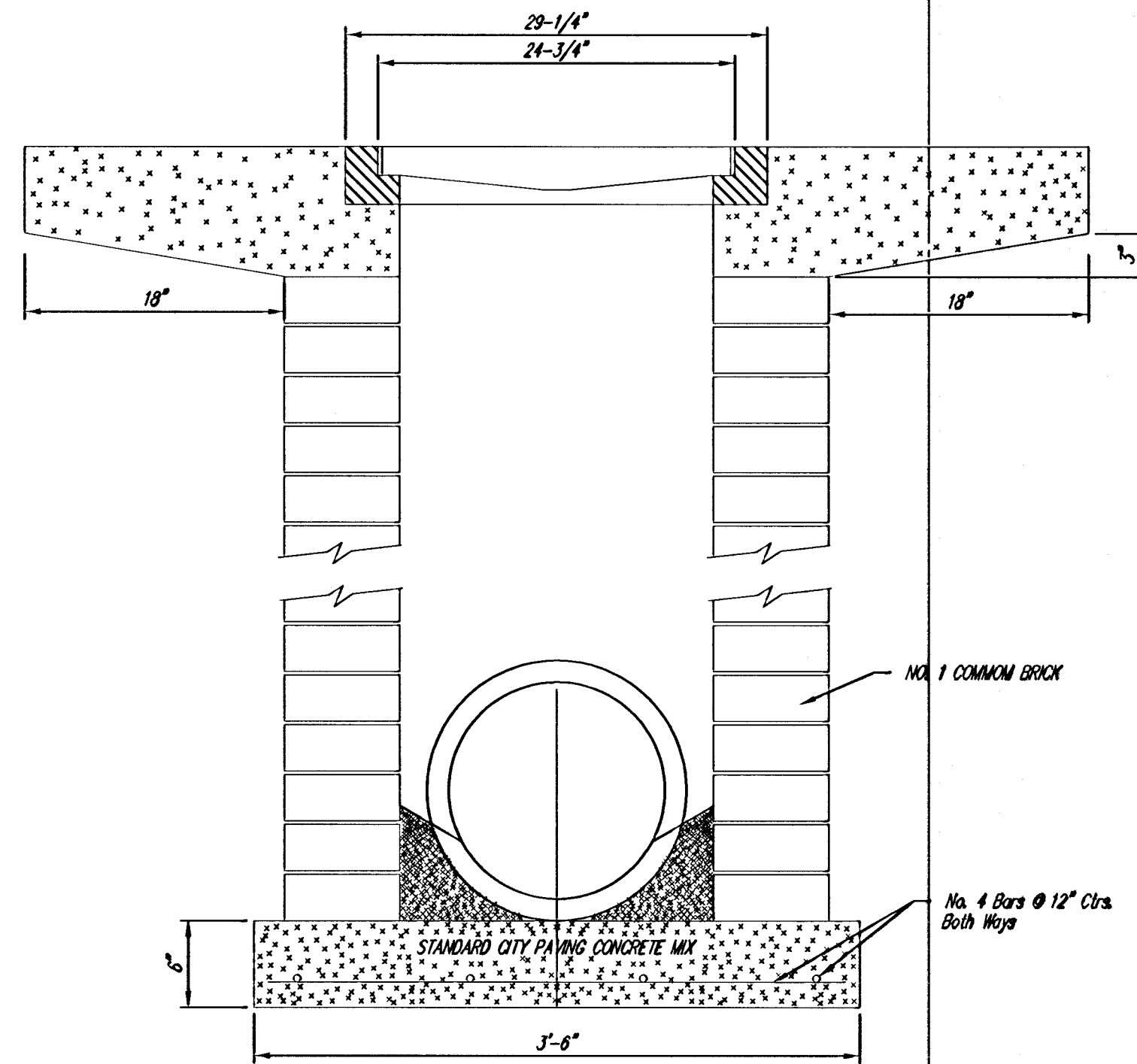
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail



Double 24" x 24" Frame Detail

NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



HAY BALE SEDIMENT BARRIER

FINAL

Designed By: J. Ubert / B. Kulla
Drawn By: B. Kulla

Poe Job No.: 1827

Date: March 2005

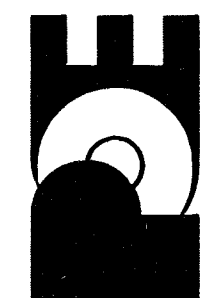
PRESBYTERIAN MANOR DRAINAGE IMPROVEMENTS

DROP INLET DETAIL

CITY OF WICHITA, KANSAS

JAMES ARMOUR, P.E. - CITY ENGINEER

POE & ASSOCIATES, INC.
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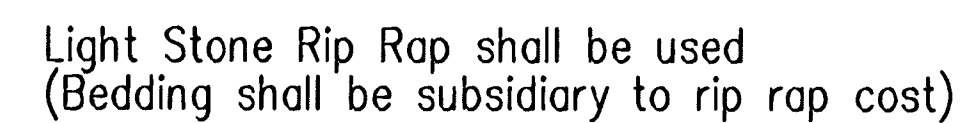
Sheet
3 of 8



SILT FENCE BARRIERS

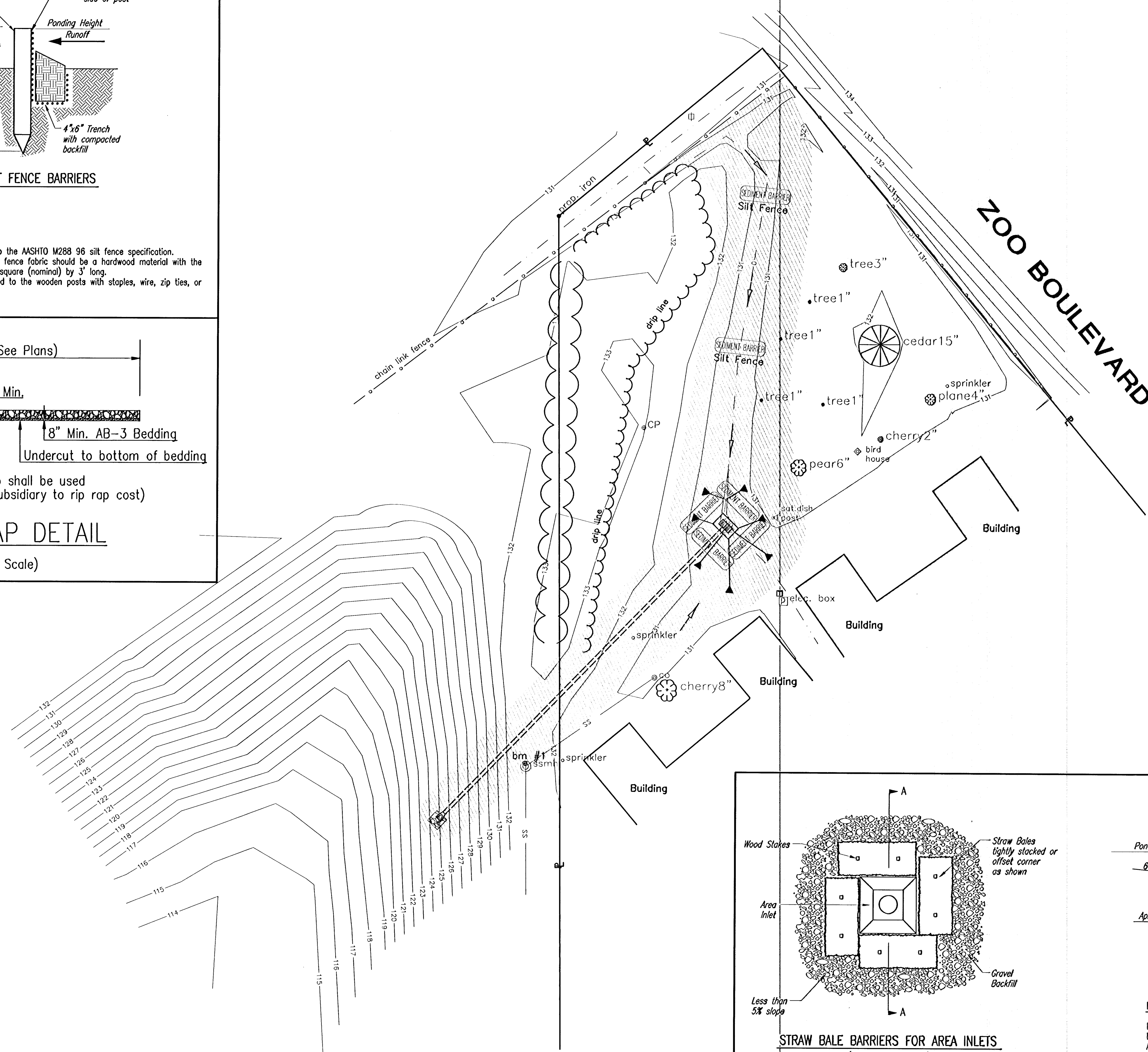
Material Specification:

Silt fence fabric should conform to the AASHTO M288 96 silt fence specification. The posts used to support the silt fence fabric should be a hardwood material with the following minimum dimensions: 2" square (nominal) by 3' long. Silt fence fabric should be attached to the wooden posts with staples, wire, zip ties, or nails.

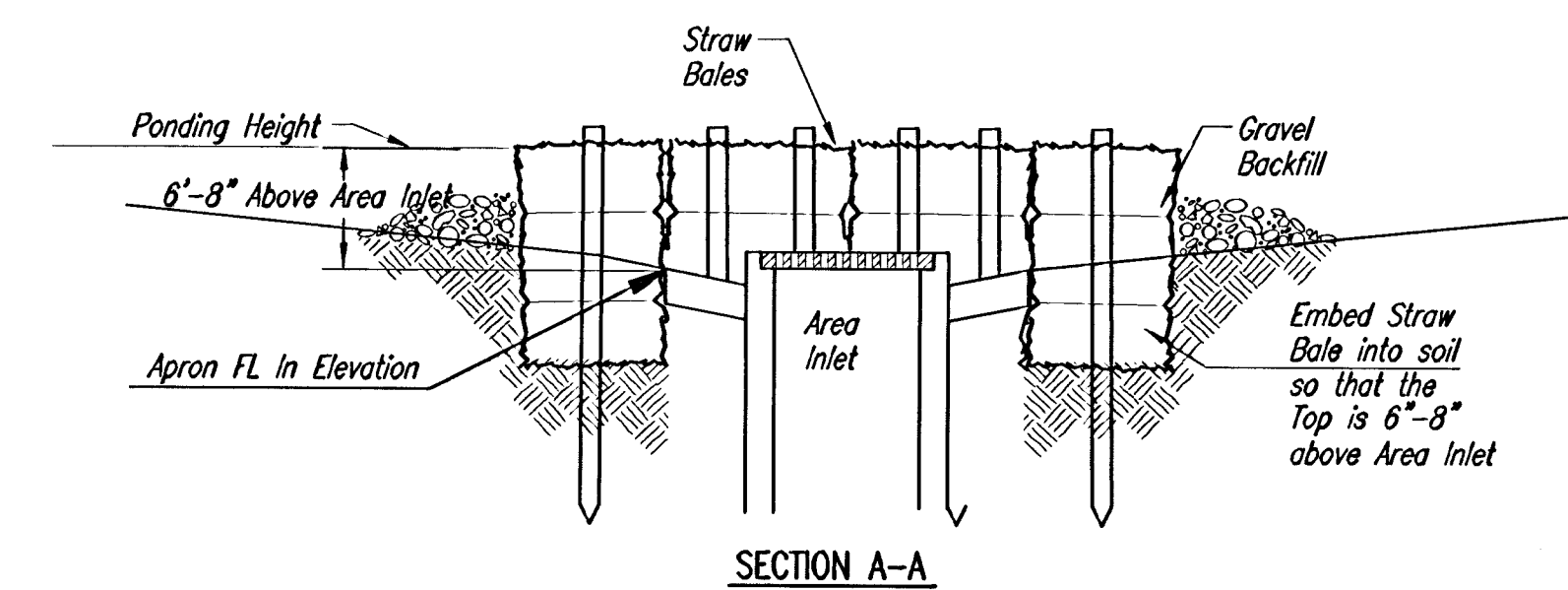
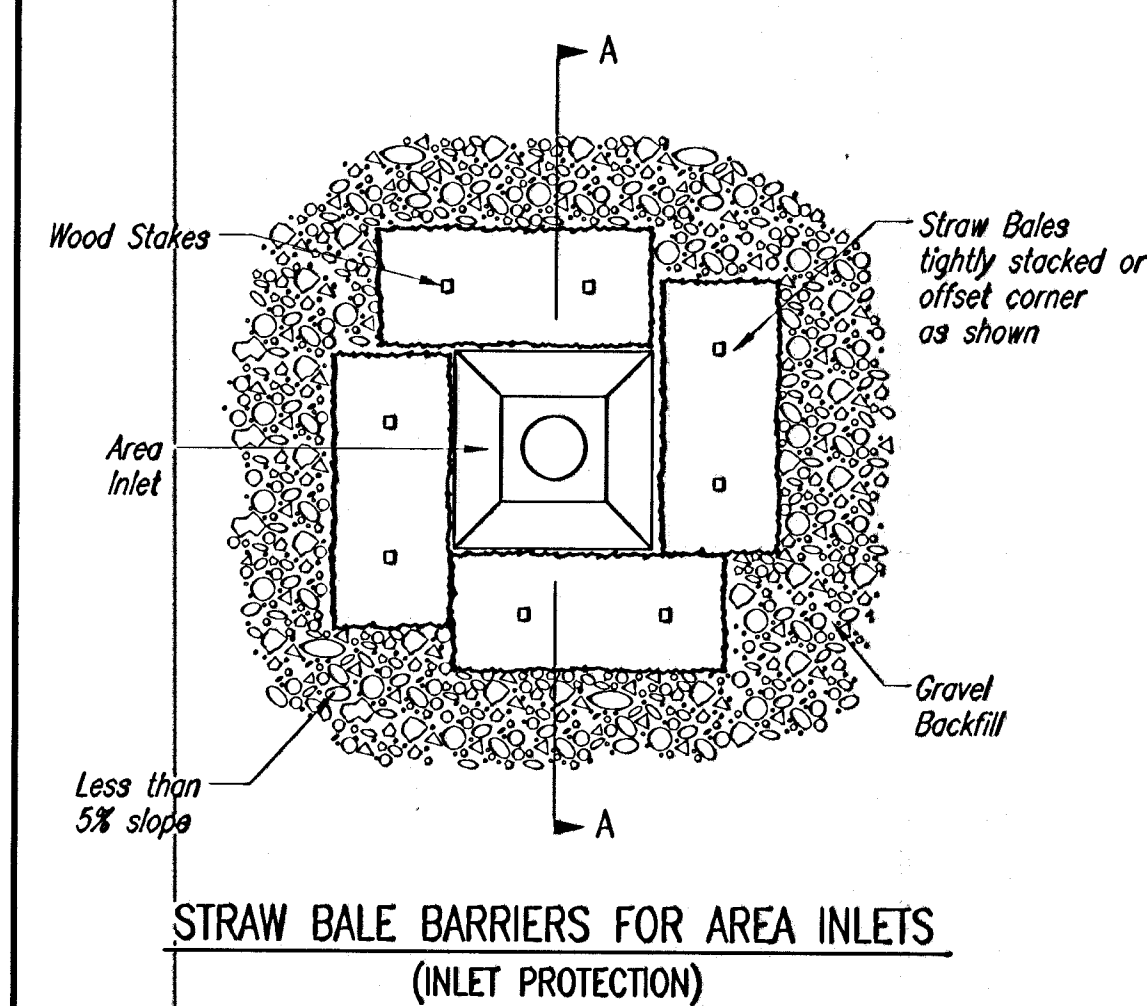


RIP RAP DETAIL

(No Scale)



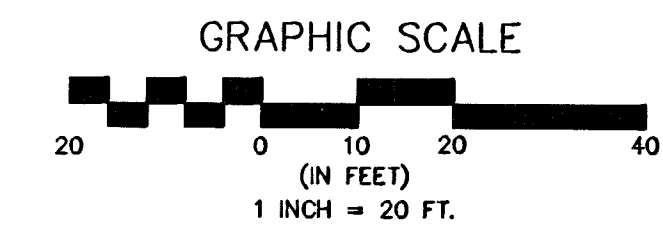
NOTE: Contractor shall maintain all existing BMPs on project site during construction. Contractor shall repair or replace any existing BMPs that are damaged (Cost subsidiary to site restoration). If BMP(s) were damaged prior to contractor beginning work on project, notify construction inspector or engineer.



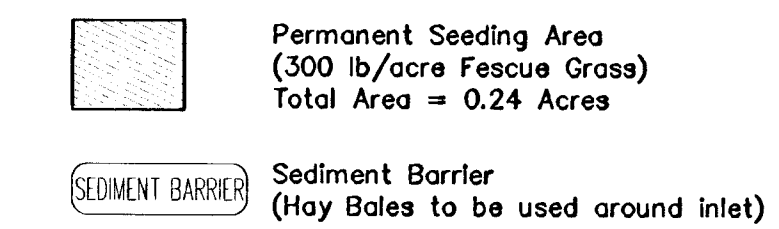
SECTION A-A

Material Specification:

Bale area inlet barriers should be constructed of wheat straw, oat straw, prairie hay, or brome grass hay that is free of weeds declared noxious by the Kansas State Board of Agriculture. The stakes used to anchor the bales should be a hardwood material with the following minimum dimensions: 2" square (nominal) by 4' long.



LEGEND



LANE

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
Phone 316/685-4114 ■ FAX 316/685-4444

**PRESBYTERIAN MANOR DRAINAGE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN**

CITY OF WICHITA, KANSAS

JAMES ARMOUR, P.E. – CITY ENGINEER

No.	Date	By	Approved	Revision
△				
△				
△				
△				

Designed By: J. Ubert / B. Kulla

Designed by: G. Kul
Drawn By: B. Kul
Doc Job No: 1827

Poe Job No.:	1827
Date:	March

Date: March 2005



Date: March 2005

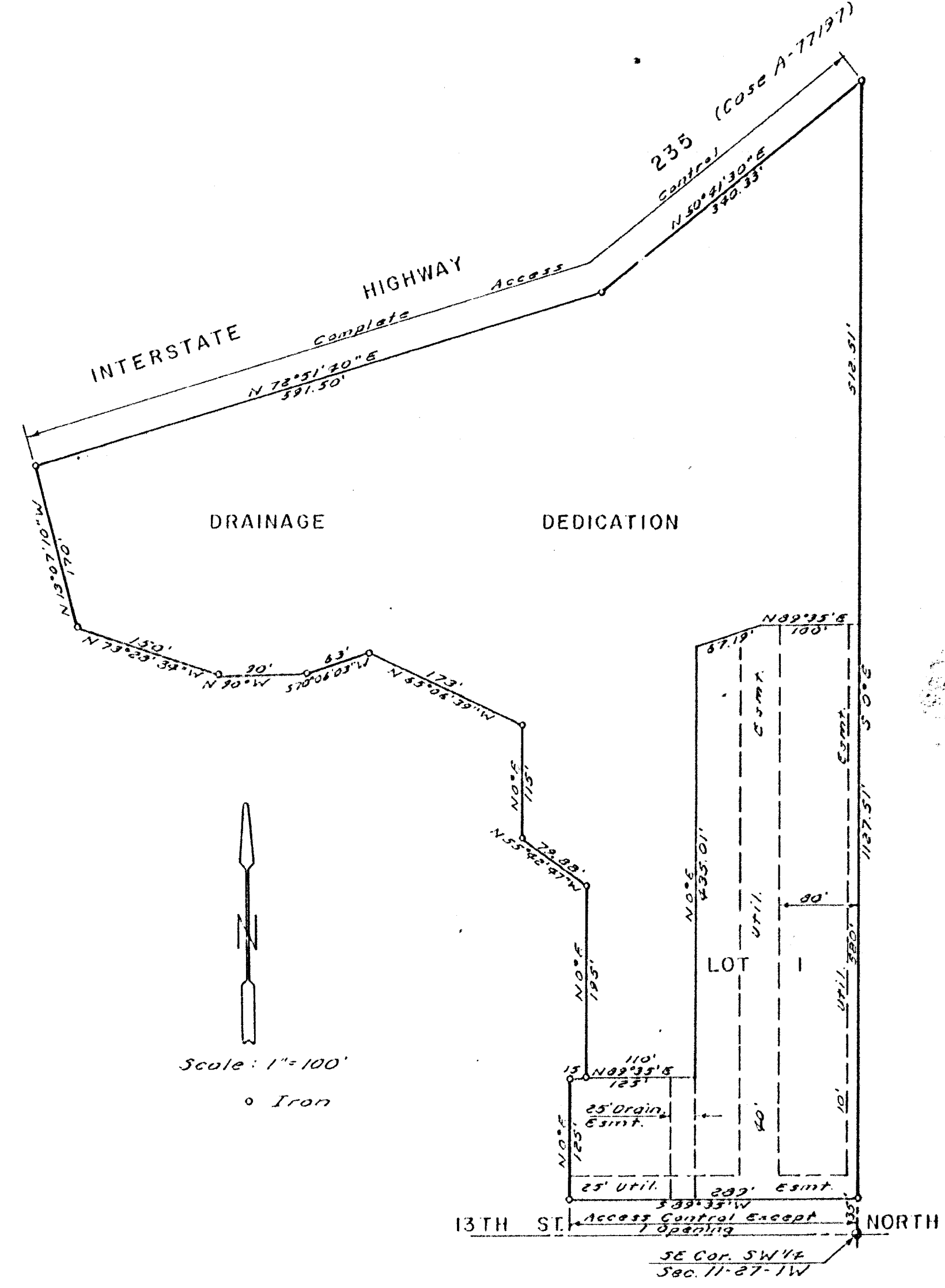
08-9 1-5

08-9 1-5

WESTWOOD VILLAGE 3RD ADDITION

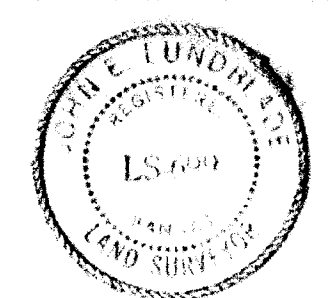
WICHITA, KANSAS

LIBRARY COPY
SEDFWICK COUNTY, KANSAS
REGISTER OF DEEDS
LARRY CONSOLVER



State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted "WEST-
WOOD VILLAGE 3RD ADDITION", Wichita, Kansas, and
that the accompanying plat is a true and correct
exhibit of the property surveyed, described as a
replat of Lots 1 thru 15, Block 2; Lot 16, Block 1;
The Reserve, and Anna Circle and Anna Court
as platted in Westwood Village Addition, Wichita,
Kansas, located in the SW 1/4 of Section 11, T27S,
R1W. The above Circle and Court along with platted
building setbacks, utility and drainage easements are
being vacated by virtue of KSA 1970 Supp. 12-512(b)
Date Nov. 18, 1981 Baughman Company, P.A.

John E. Lundberg Surveyor



20.00

Know all men by these presents, that we,
the undersigned, have caused the land described
in the surveyors certificate to be platted into
a lot and drainage dedication to be known as
"WESTWOOD VILLAGE 3RD ADDITION", Wichita,
Kansas. The drainage dedication is hereby de-
dicated for drainage purposes. The easements
are hereby granted as indicated for the con-
struction and maintenance of public utilities.
All abutters rights of access to 13th St. North
are hereby granted to the City of Wichita, Kan-
sas, except, however, that Lot 1 shall have access
to 13th St. North at one location over the south
line of said Lot 1, said location to be determin-
ed by the City Engineer.

Sheffield Place, Inc.

Bill Baughman President

Dennis R. Niedens Secretary

City of Wichita, Kansas
R.C. Brown Mayor
Donald C. Gisick City Clerk

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 19th day of
April, 1982, by Sheffield Place, Inc., by C. Bill
Baughman, President.
Marjorie M. Walker Notary Public
My Commission Expires Sept. 9, 1984

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 19th day of
April, 1982, by Dennis R. Niedens and Rosemary
Niedens, his wife.
Shirley K. Koppitz Notary Public
My Commission Expires June 9, 1985

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this 19th day of
April, 1982, by the City of Wichita, Kansas,
by R.C. Brown, Mayor, and Donald C. Gisick,
City Clerk.
Debra D. Frerking Notary Public
My Commission Expires 3-20-84

DEBRA D. FRERKING
STATE OF KANSAS
Sedgwick County
NOTARY PUBLIC
MY COM. EXPI. 3-20-84

We, the State Bank of Colwich, Kansas,
holder of a mortgage on part of the above
described property, do hereby consent to this
plat of "WESTWOOD VILLAGE 3RD ADDITION."

State Bank of Colwich, Kansas.
John F. Schubert President

This plat of "WESTWOOD VILLAGE 3RD
ADDITION", Wichita, Kansas, has been submit-
ted to and approved by the Wichita-Sedgwick
County Metropolitan Area Planning Commis-
sion, Wichita, Kansas. Dated this 19th day of
November, 1981.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

James A. Lakin Chairman
Robert A. Lakin Secretary

This plat approved and all dedications
shown hereon accepted by the Board of City
Commissioners, Wichita, Kansas, this 6th
day of April, 1982.

R.C. Brown Mayor
Donald C. Gisick City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of County
Commissioners, Sedgwick County, Kansas, this
19th day of April, 1982.

Shirley K. Koppitz Chairman
Debra D. Frerking Commissioner
Debra D. Frerking Commissioner
Debra D. Frerking County Clerk
Michael T. Sawyer Deputy

Entered on transfer record this 19th
day of April, 1982.

Debra D. Frerking County Clerk
Michael T. Sawyer Deputy

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this 19th
day of April, 1982, at 11:32 o'clock, A.M., and
is duly recorded.

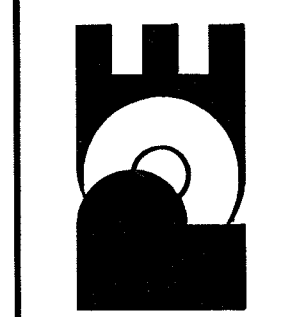
Bette F. McCut Register of Deeds
Pat Kattler Deputy

State of Kansas } S.S. The foregoing instrument was ac-
knowledged before me this 19th day of April, 1982,
by the State Bank of Colwich, Kansas, by John F.
Schubert, President.

John F. Schubert Notary Public
My Commission Expires 3-20-84

PRESBYTERIAN MANOR DRAINAGE IMPROVEMENTS
WESTWOOD VILLAGE 3RD PLAT
CITY OF WICHITA, KANSAS
JAMES ARMOUR, P.E. - CITY ENGINEER

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5540 E. Central, Suite 200 • Wichita, KS 67208-4242
Phone 316/685-4114 • FAX 316/685-4444



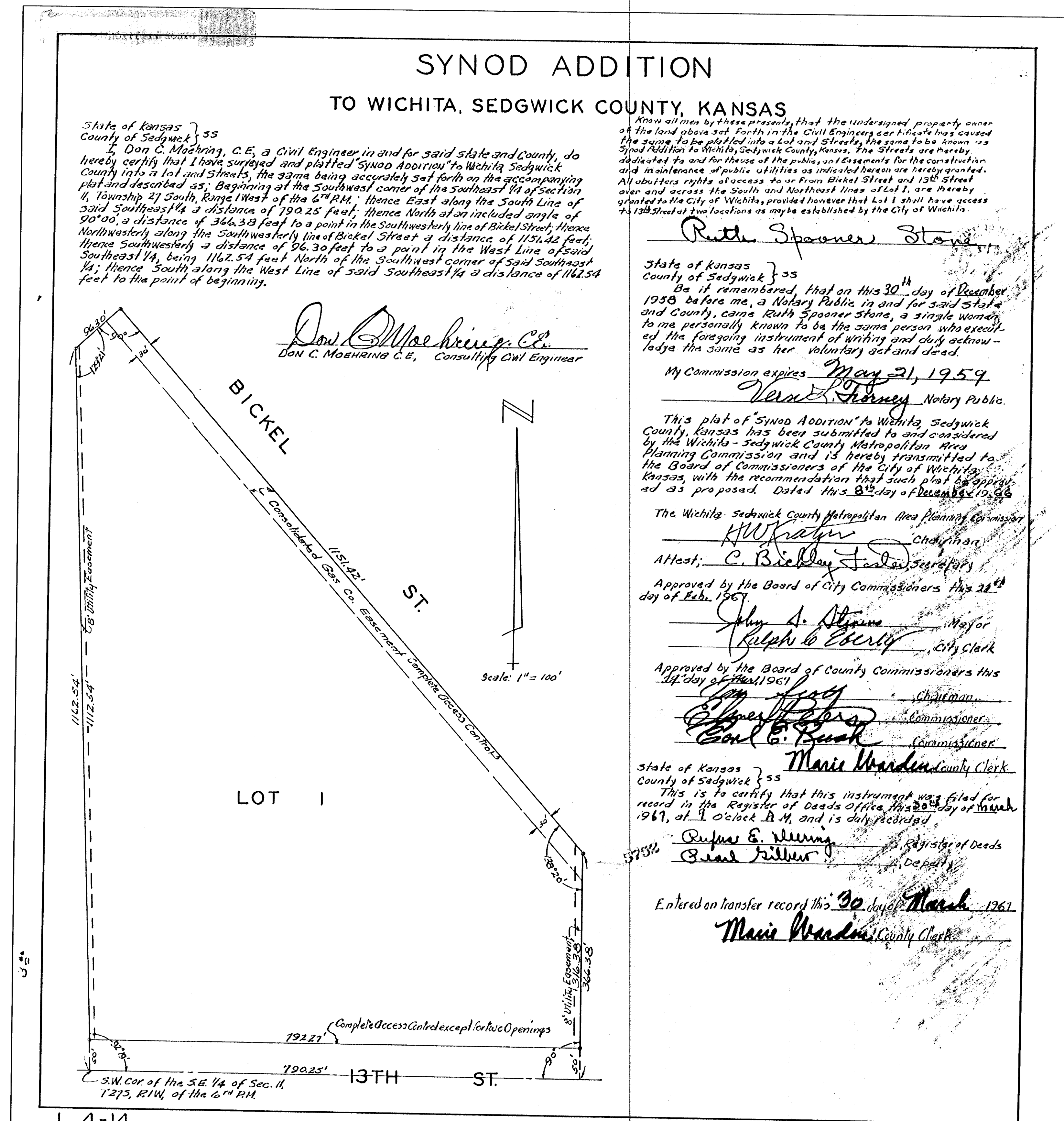
FINAL
Designed By: J. Ubert / B. Kulla
Drawn By: B. Kulla
Poe Job No.: 1827
Date: March 2005

Sheet
7 of 8

S-1 6-30

Restrictive Cov. F 523 P 505

S-1 6-30



Know all men by these presents, that the undersigned property owner of the land above set forth in the Civil Engineers certificate has caused the same to be plotted into a lot and streets, the same to be known as Synod Addition to Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public, and easements for the construction and maintenance of public utilities as indicated herein are hereby granted. All abutters rights of access to or from Bickel Street and 13th Street over and across the South and Northeast lines of Lot I, are hereby granted to the City of Wichita, provided however that Lot I shall have access to 13th Street at the locations as maybe established by the City of Wichita.

Ruth Spooner Stone

State of Kansas } ss
County of Sedgwick } ss

Be it remembered, that on this 30th day of December 1958 before me, a Notary Public in and for said State and County, came Ruth Spooner Stone, a single woman, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the same as her voluntary act and deed.

My Commission expires May 21, 1959
Vern J. Stoney Notary Public

This plat of 'Synod Addition' to Wichita, Sedgwick County, Kansas has been submitted to and considered by the Wichita - Sedgwick County Metropolitan Area Planning Commission and is hereby transmitted to the Board of Commissioners of the City of Wichita, Kansas, with the recommendation that such plat be approved as proposed. Dated this 8th day of December 1958.

The Wichita - Sedgwick County Metropolitan Area Planning Commission

Affect: *C. Bickel* Secretary

Approved by the Board of City Commissioners this 22nd day of February 1961.

John A. Stoney Mayor
Ralph E. Stoney City Clerk

Approved by the Board of County Commissioners this 24th day of March 1961.

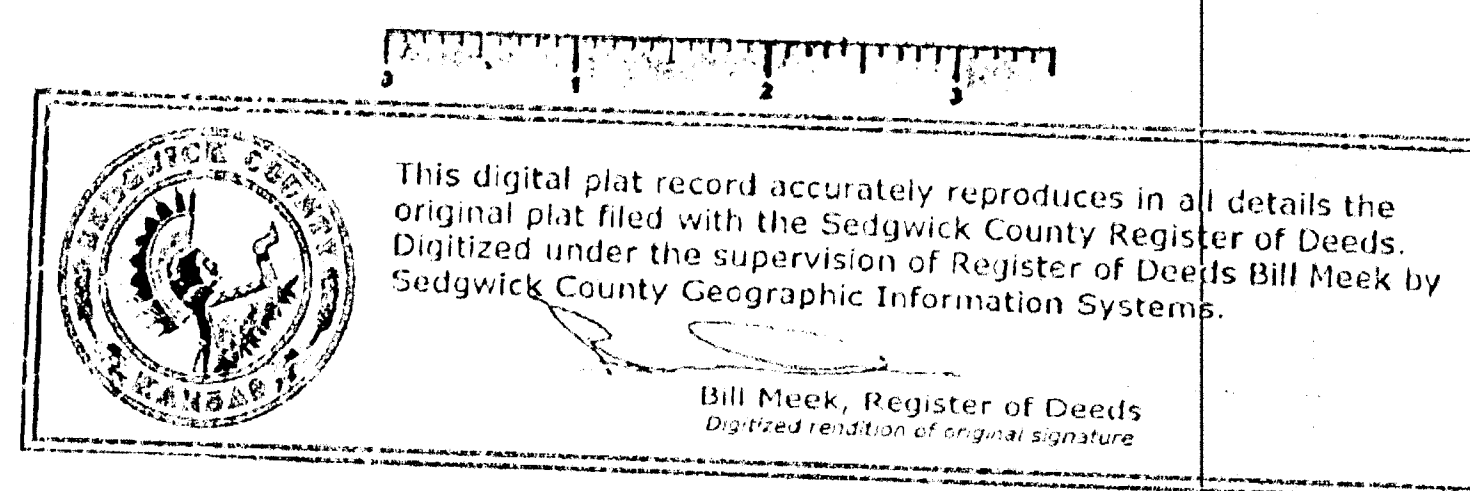
John A. Stoney Chairman
Edna E. Stoney Commissioner
Edna E. Stoney Commissioner

State of Kansas } ss
County of Sedgwick } ss

This is to certify that this instrument was filed for record in the Register of Deeds Office this 20th day of March 1961, at 1 o'clock A.M. and is duly recorded.

Ralph E. Stoney Register of Deeds
Edna E. Stoney Deputy

Entered on transfer record this 30th day of March 1961.
Marie Warden County Clerk



18-00-40-81

FINAL					
Designed By: J. Ubert / B. Kulla					
Drawn By: B. Kulla					
Poe Job No.: 1827					
Date: March 2005					

No.	Date	By	Approved	Revision
1				
2				
3				
4				

POE & ASSOCIATES, INC. CONSULTING ENGINEERS 5940 E. Central, Suite 200 • Wichita, KS 67208-4242 Phone 316/685-4114 • FAX 316/685-4444		PRESBYTERIAN MANOR DRAINAGE IMPROVEMENTS SYNOD ADDITION PLAT CITY OF WICHITA, KANSAS JAMES ARMOUR, P.E. - CITY ENGINEER	
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