

# STORM WATER SEWER to serve TOWNE PARC 8TH ADDITION

CITY OF WICHITA, KANSAS

James L. Armour, P.E. City Engineer

Project Number

**1661 PPS**

O.C.A. Number

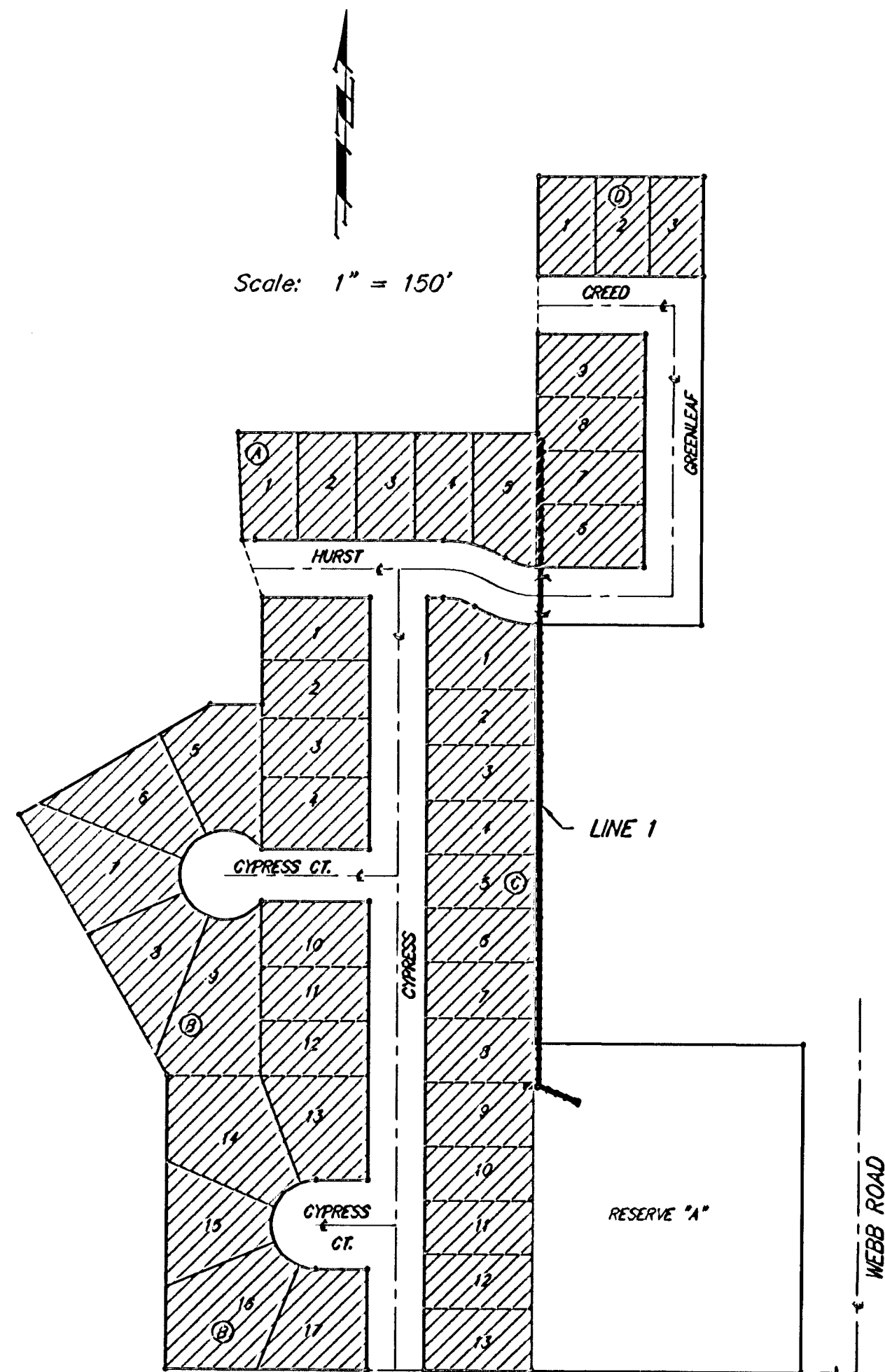
**607861**

## BENCHMARKS

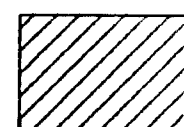
BM #1: C. O. W. benchmark, east of right-of-way, south of Pawnee, 31.80 feet east of center line of Webb Road, 4.60 feet north of north face of power pole.  
Elev. = 1384.18 NGVD29

BM #2: "□" cut, top of east curb on Linden opposite P.C. in Lot 5, Block 2, Towne Parc 4th Addition  
Elev. = 1397.09

BM #3: "□" cut, top of curb 68'± West of 1/4 Section Line, South side of Hurst.  
Elev. = 1398.62



Benefit District



## GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cox Communications	262-4270
Kansas Gas Service	1-888-482-4950
Westar Energy	383-8650
Aquila Energy	1-800-303-0357
SBC	268-2245
City of Wichita Water Dept.	268-4563
City of Wichita Sewer Maint.	268-4024
City of Wichita Storm Sewer Maint.	268-4090
City of Wichita Traffic Maint.	268-4034
Conoco Phillips Pipeline	1-877-267-2290
Southern Star Pipeline	529-6600
Kinder Morgan Pipeline	1-888-844-5658

- Utility service lines, poles, valve boxes, meters, and etcetera 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.
- 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, in the opinion of the Engineer, that will leave an unsightly 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.
- 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 give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days notice prior to start of construction.

## SHEET INDEX

Title Sheet	1
SWS Line 1	2-3
Std. Type 1A Double Inlet Detail	4
Standard Manhole Detail	5
Ring and Cover Detail	6
Headwall Detail	7
Erosion Control Plan	8
Erosion Control BMPs	9-12
Coordinate Sheet	13
Copy of Plat	14

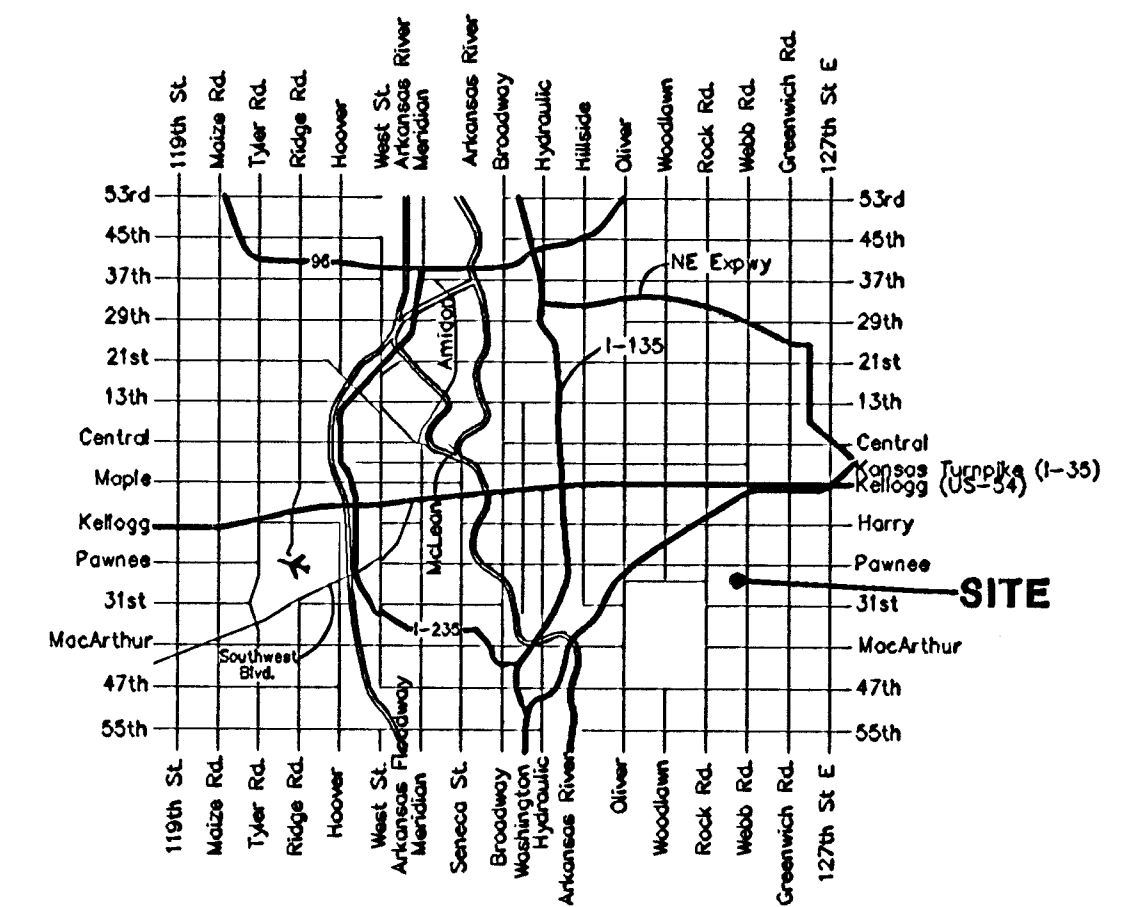
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- All existing and proposed erosion control measures including silt fencing, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Clearing & Restoration."
- All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.
- Contractor shall contact Engineer for availability and location of contractor borrow.
- The developer for this project is Ray Jacoby, (316) 728-5844
- All areas disturbed during construction shall be seeded at 300 lbs./acre with Rye Grass immediately following construction in that area. Contractor shall prepare ground per City Specifications.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Storm Water Sewer  
VRH 4/20/06

### NOTE TO CONTRACTORS

Installation, 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 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).



**BENCHMARKS:**

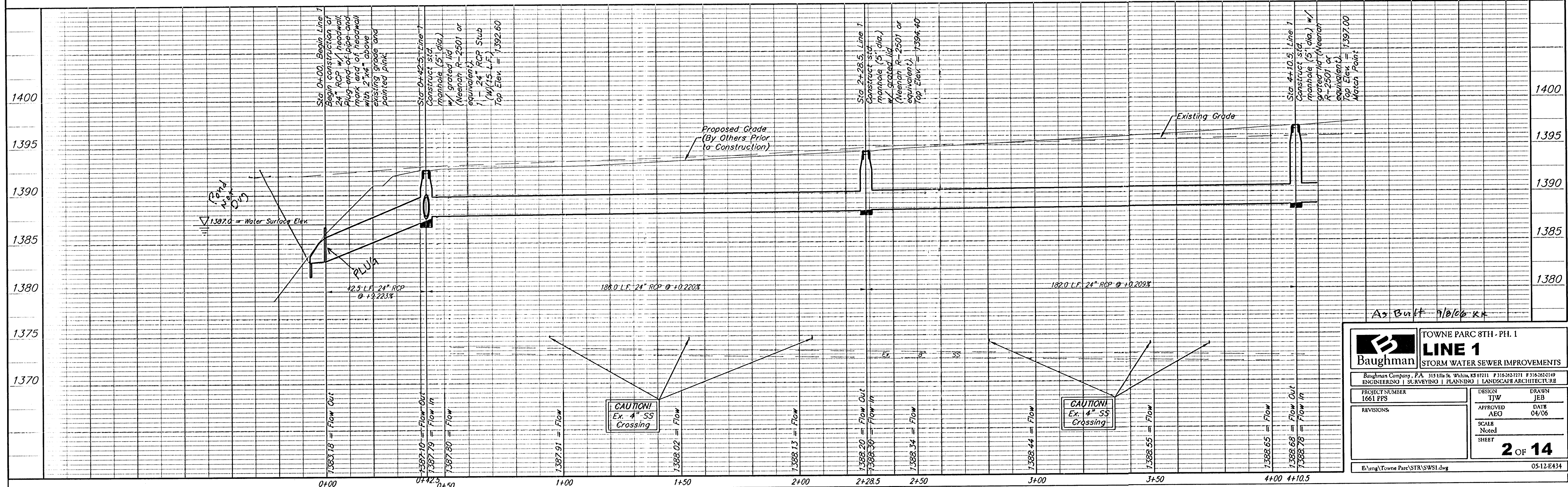
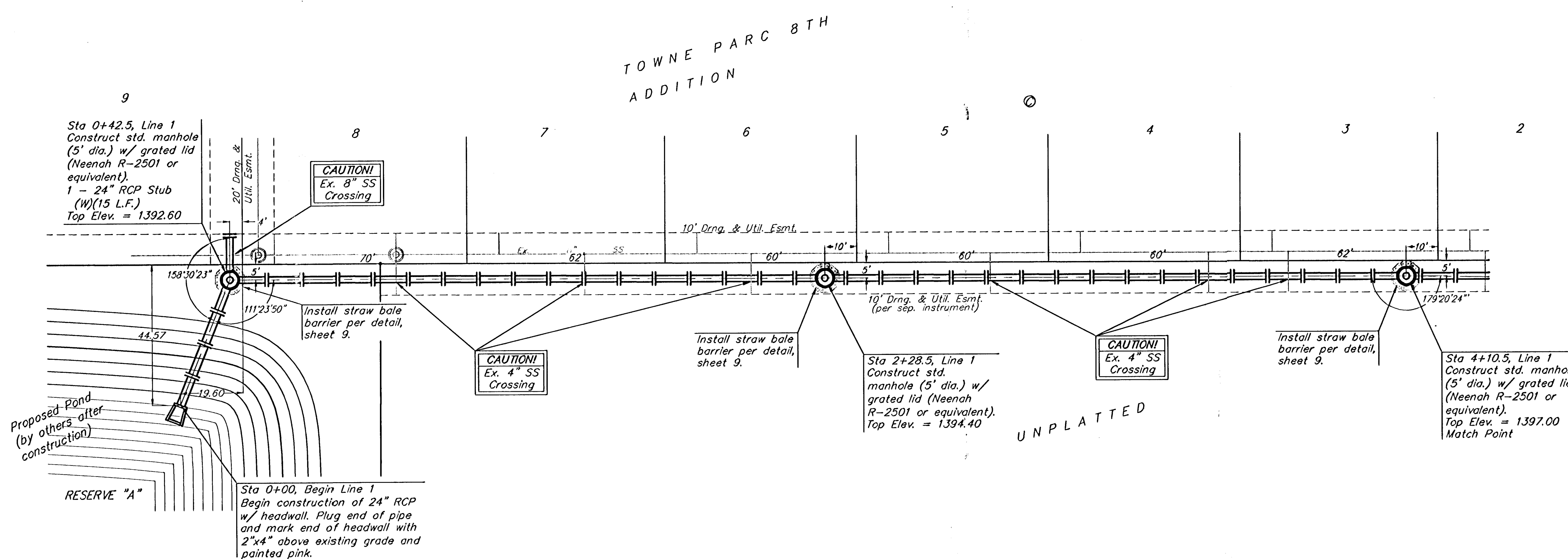
BM #1: C. O. W. benchmark, east of right-of-way, south of Pawnee, 31.80 feet east of center line of Webb Road, 4.60 feet north of north face of power pole.  
Elev. = 1384.18 NGVD29

BM #2: "□" cut, top of east curb on Linden opposite P.C. in Lot 5, Block 2, Towne Parc 4th Addition  
Elev. = 1397.09

BM #3: "□" cut, top of curb 68'± West of 1/4 Section Line, South side of Hurst.  
Elev. = 1398.62



Scale: 1" = 20' Horizontal  
1" = 5' Vertical  
• = Iron



		<b>TOWNE PARC 8TH - PH. 1</b> <b>LINE 1</b> STORM WATER SEWER IMPROVEMENTS	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 3162637211 F 3162620149 ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 1661 PFS	DESIGN TJW	DRAWN JEB	DATE 04/06
REVISIONS:	APPROVED AEO	SCALE Noted SHEET <b>2 OF 14</b>	
E:\eng\Towne Parc\STR\SWSI.dwg			05-12-E434

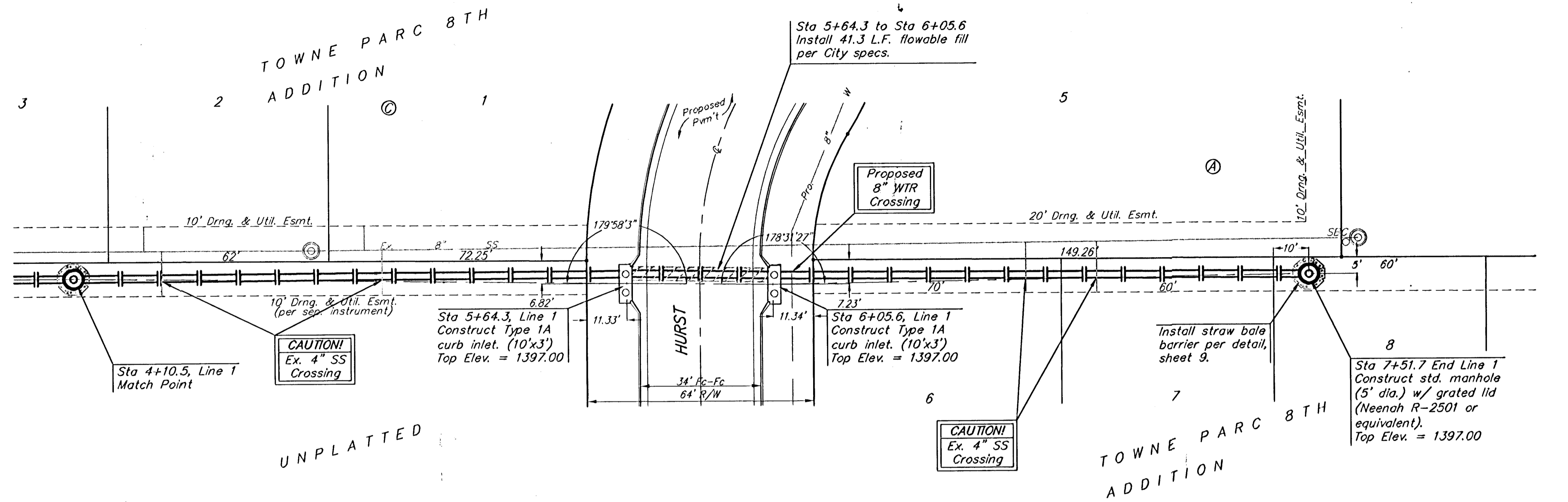
**BENCHMARKS:**

BM #1: C. O. W. benchmark, east of right-of-way, south of Pawnee, 31.80 feet east of center line of Webb Road, 4.60 feet north of north face of power pole.  
Elev. = 1384.18 NGVD29

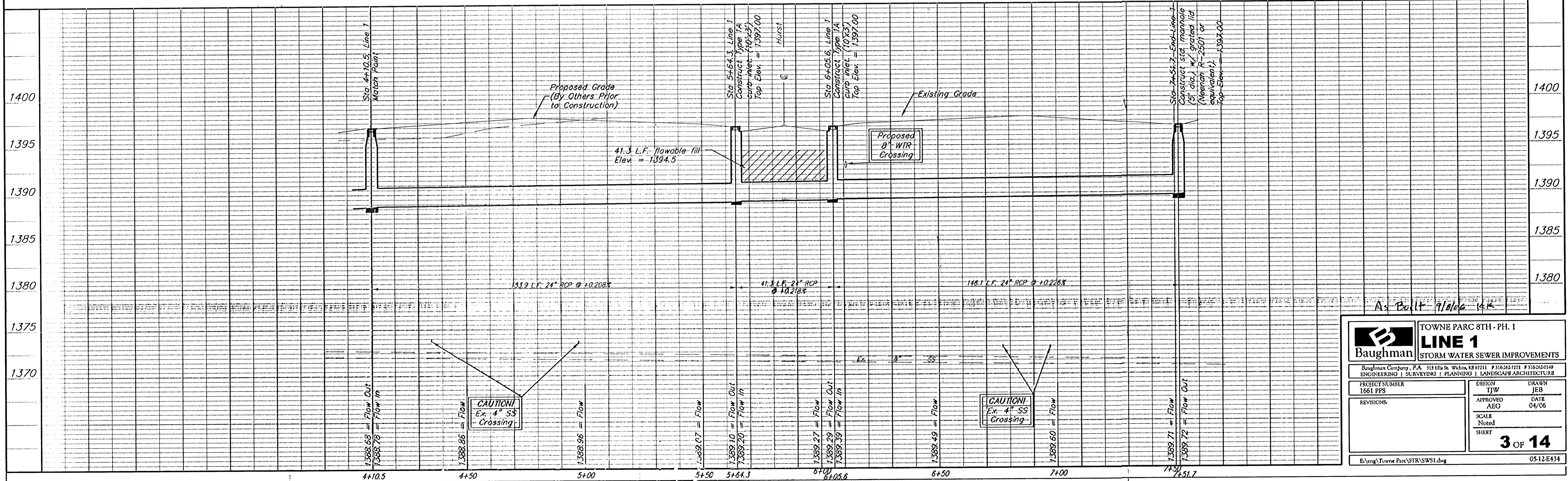
BM #2: "□" cut, top of east curb on Linden opposite P.C. in Lot 5, Block 2, Towne Parc 4th Addition  
Elev. = 1397.09

BM #3: "□" cut, top of curb 68'± West of 1/4 Section Line, South side of Hurst.  
Elev. = 1398.62

Scale: 1" = 20' Horizontal  
1" = 5' Vertical  
• = Iron



UNPLATTED

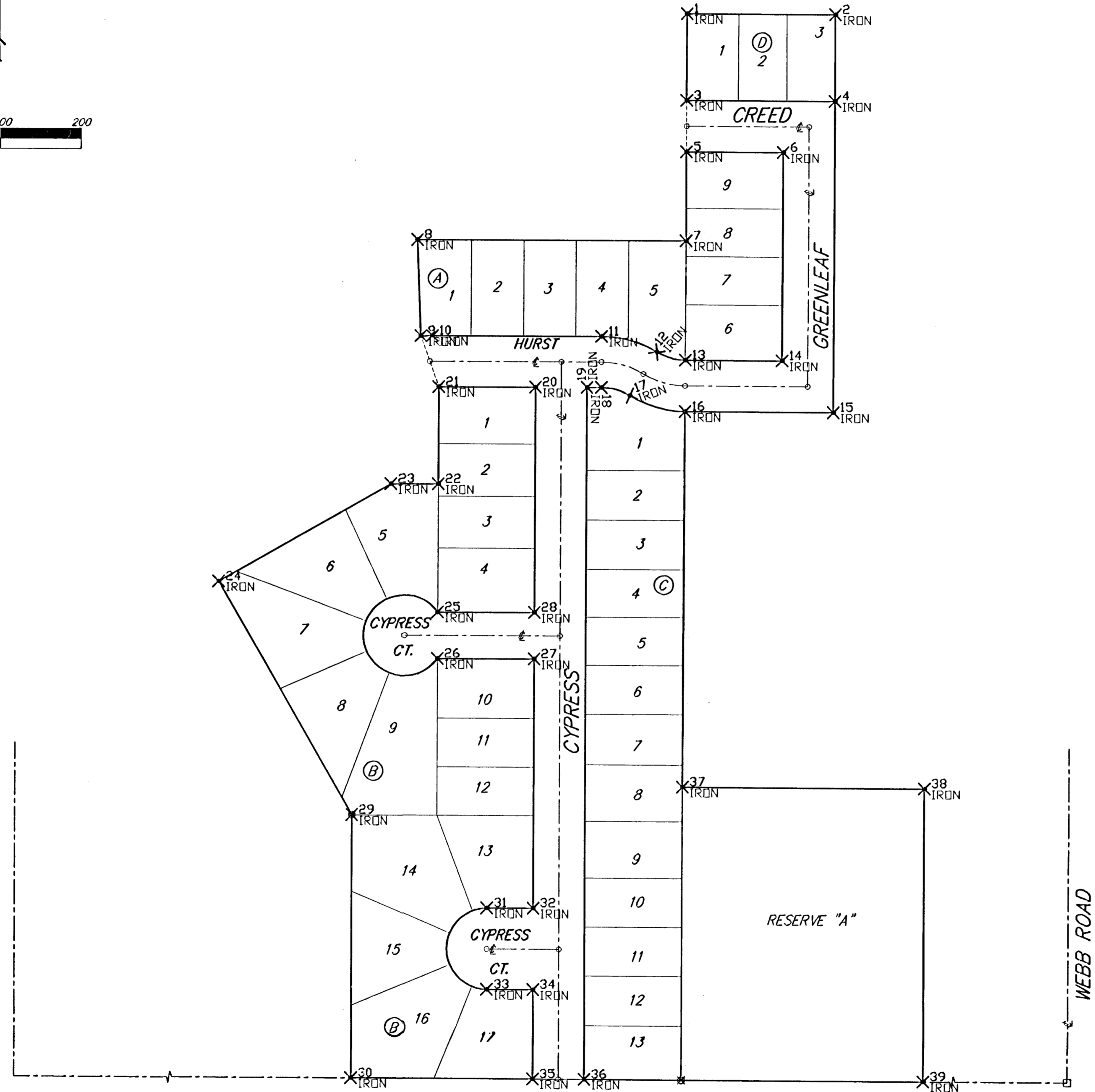
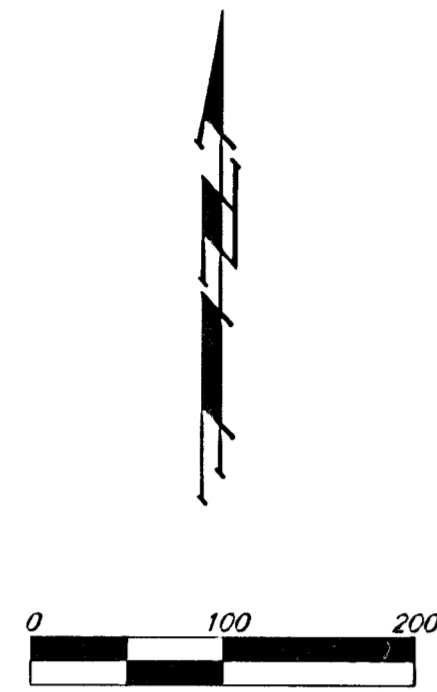


As Built 9/16/16 JJK

		TOWNE PARC 8TH - PH. 1	
		<b>LINE 1</b>	
STORM WATER SEWER IMPROVEMENTS			
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149			
ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 1661 PPS	DESIGN TJW	DRAWN JEB	DATE 04/06
REVISIONS:	APPROVED AEO	SCALE Noted	SHEET
<b>3 OF 14</b>			
E:\eng\Towne Parc\STR\SWS1.dwg			05-12-E434

# TOWNE PARC 8TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



#	NORTHING	EASTING	DESC.
1	6331.4125	3681.9176	IRON
2	6331.2198	3865.9175	IRON
3	6221.4169	3681.7355	IRON
4	6221.1073	3865.7324	IRON
5	6157.4169	3681.6251	IRON
6	6157.2151	3801.6249	IRON
7	6046.6820	3681.4389	IRON
8	6046.5745	3348.1362	IRON
9	5926.4196	3352.8314	IRON
10	5926.6963	3367.0974	IRON
11	5926.6963	3577.1181	IRON
12	5907.3721	3645.8797	IRON
13	5897.4173	3681.1877	IRON
14	5897.2154	3801.1878	IRON
15	5833.1079	3865.0801	IRON
16	5833.4174	3681.0804	IRON
17	5852.7414	3612.5407	IRON
18	5862.6963	3577.1181	IRON
19	5862.6825	3559.3637	IRON
20	5862.6825	3495.3637	IRON
21	5862.6963	3375.3637	IRON
22	5742.6825	3375.3637	IRON
23	5742.6825	3317.8306	IRON
24	5619.6362	3104.9123	IRON
25	5581.9415	3375.3637	IRON
26	5523.9415	3375.3637	IRON
27	5523.9415	3495.3637	IRON
28	5581.9415	3495.3637	IRON
29	5331.2688	3271.3023	IRON
30	5003.2546	3271.2506	IRON
31	5216.8630	3438.0482	IRON
32	5216.8630	3495.3637	IRON
33	5116.8630	3438.0482	IRON
34	5116.8630	3495.3637	IRON
35	5002.7849	3495.3637	IRON
36	5002.6664	3559.3637	IRON
37	5367.4432	3680.2970	IRON
38	5366.8880	3980.2965	IRON
39	5001.8885	3979.6828	IRON

<b>Towne Parc 8th Addition</b>	
<b>COORDINATE INFORMATION</b>	
Baughman Company, P.A. 3151 11th St., Wichita, KS 67211 P: 316-343-7171 F: 316-262-0149 ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE	
PROJECT NUMBER 1661 PPS	DESIGN TJW DRAWN TJW
REVISIONS:	APPROVED AEO DATE 4/06
SCALE Noted	
SHEET <b>13 OF 14</b>	
F:\Stake\Towne Parc 8th\dwg\SS\coords.dwg 05-12-2014	

# TOWNE PARC 8TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "TOWNE PARC 8TH ADDITION", Wichita, Sedgwick County, Kansas.

Ronald G. Johnson                      Maryann Johnson

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Ronald G. Johnson and Maryann Johnson, husband and wife.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "TOWNE PARC 8TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Harold L. Warner, Jr.

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWNE PARC 8TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W1/2 of the NE1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, and further described as follows: Beginning at the SE corner of Lot 9, Block A, Towne Parc 6th Addition, Wichita, Sedgwick County, Kansas; thence N00°00'00"W along the east line of said Block A, 328.12 feet to a deflection corner in said east line; thence N30°00'00"W along the northeast line of said Block A, 333.02 feet to the NE corner of Lot 1 in said Block A, said NE corner also being on the southeast line of Lot 2, Block A, Towne Parc 3rd Addition, Wichita, Sedgwick County, Kansas; thence N60°00'00"E along the southeast line of said Block A, 245.92 feet to a deflection corner in said southeast line, said deflection corner also being the SW corner of Lot 7 in said Block A; thence N90°00'00"E along the south line of said Lot 7, 57.53 feet to the SE corner of said Lot 7; thence N00°00'00"E along the east line of said Lot 7, 120.00 feet to the NE corner of said Lot 7; thence N19°28'23"W along the east line of Hurst as dedicated in said Towne Parc 3rd Addition, 67.59 feet to the SE corner of Lot 14, Block 3, in said Towne Parc 3rd Addition; thence N02°13'23"W along the east line of said Lot 14, 120.37 feet to the NE corner of said Lot 14, said NE corner also being on the south line of Lot 4, Block 3, Towne Parc 7th Addition, Wichita, Sedgwick County, Kansas; thence N90°00'00"E along the south line of said Block 3, 333.28 feet to the SE corner of Lot 9 in said Block 3, said SE corner also being on the east line of the W1/2 of said NE1/4; thence S00°05'47"W along the east line of the W1/2 of said NE1/4, 1044.24 feet to the SE corner of the W1/2 of said NE1/4; thence N89°53'42"W along the south line of the W1/2 of said NE1/4, 408.32 feet to the point of beginning, TOGETHER with that part of the E1/2 of said NE1/4 described as follows: Beginning at the SE corner of Lot 9, Block 3, in said Towne Parc 7th Addition, said SE corner also being on the west line of the E1/2 of said NE1/4; thence N00°05'47"E along the west line of the E1/2 of said NE1/4, also being the east line of said Towne Parc 7th Addition, 284.73 feet to the SW corner of Lot 4, Block 2, Turtle Run Third Addition to Wichita, Kansas; thence S89°56'24"E along the south line of Block 2 in said Turtle Run Third Addition, 184.00 feet; thence S00°05'47"W parallel with the west line of the E1/2 of said NE1/4, 498.11 feet; thence N89°54'13"W, 184.00 feet to a point on the west line of the E1/2 of said NE1/4; thence N00°05'47"E along the west line of the E1/2 of said NE1/4, 213.26 feet to the point of beginning, and TOGETHER with the south 365.00 feet of the west 300.00 feet of the E1/2 of said NE1/4.

Existing public easements and dedications being vacated, by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

\_\_\_\_\_, Surveyor  
Michael G. Conroy

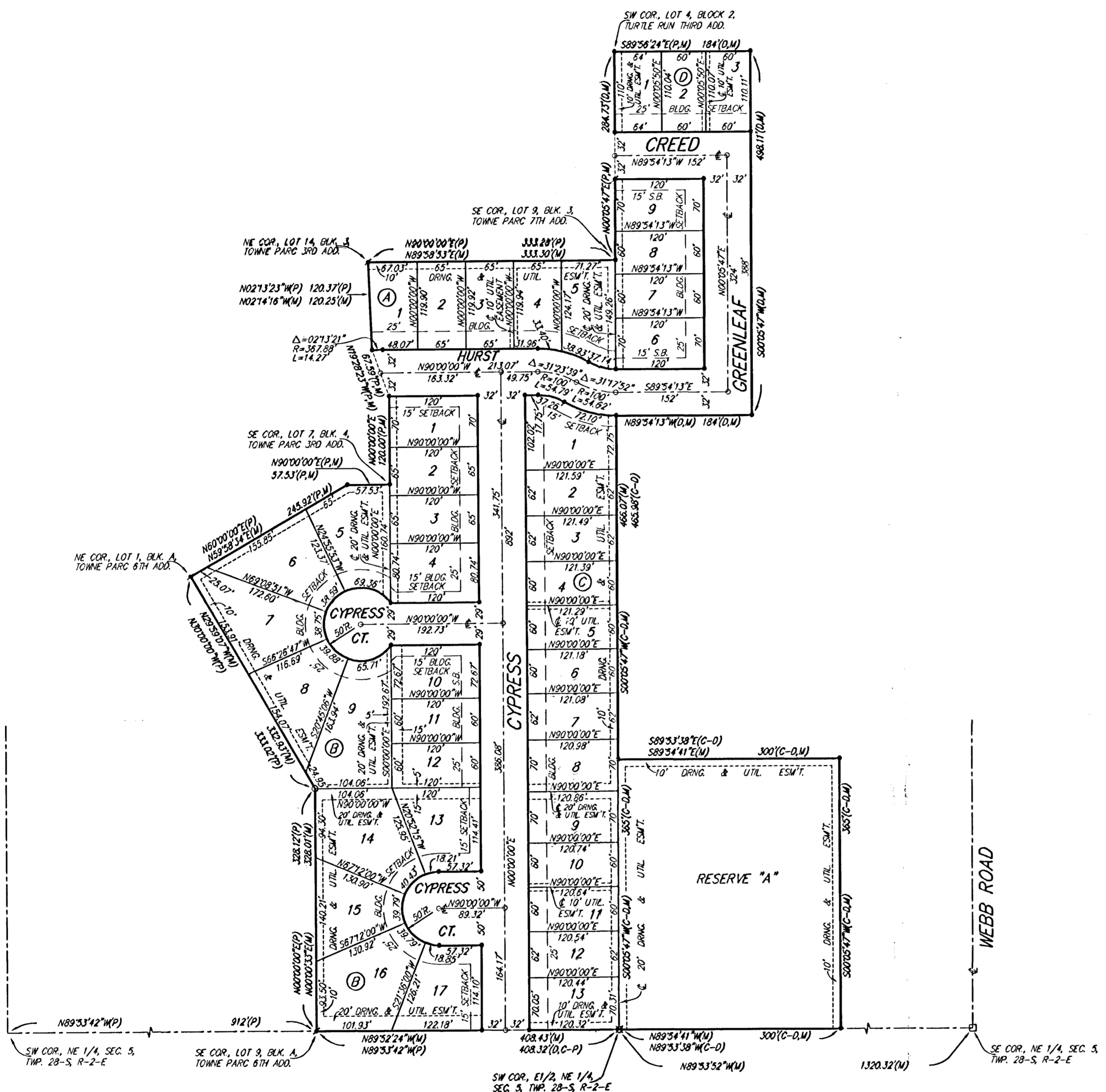
Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve, to be known as "TOWNE PARC 8TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, lakes, open space, berms, drainage purposes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

I.T.J. Investments, Inc., a Kansas corporation  
\_\_\_\_\_, President  
Irma M. Jacoby

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Irma M. Jacoby, President of I.T.J. Investments, Inc., on behalf of the corporation.

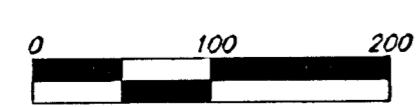
\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_



- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON W/ "C&A" CAP (FOUND)
- ⊗ = 1" IRON (FOUND)
- = 1/2" IRON (FOUND)

- (P) = PLATTED
- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-P) = CALCULATED PER DESCRIBED INFO PLATTED INFO



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	NGVD29 ELEVATION
8-13	C	1391.0

BENCHMARK:  
DALTON AND PANHKEE - CITY OF WICHITA DISC  
SW CORNER OF INTERSECTION  
20.80' W. OF &  
54.20' S. OF &  
6.20' S. OF STREET LIGHT POLE  
3.00' W. OF BACK OF CURB  
3.40' N. OF N. FACE OF STORM WATER SEWER INLET  
ELEV. = 1379.60 NGVD29

NOTE:  
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

Baughman Company, P.A.  
315 E. 15th St., Wichita, KS 67211 P 316.262.1111 F 316.262.0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
E:\PLAT\TOWNE PARC 8TH ADD\TOWNE PARC 8TH ADD.DWG