CITY OF WICHITA, KANSAS

DRAINAGE IMPROVEMENTS

TO SERVE SMITHMOOR NINTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

DRAINAGE CHANNEL, DRAINAGE PIPE UNDER MOUNT VERNON
AND LEEANNE LANE
SWD # 146

PROJECT NO.: 468-82994

INDEX CODE: 751279

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GENERAL NOTES:

1. 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.

2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS ADVANCE NOTICE TO ALL UTILITY OWNERS PRIOR TO WORK IN ANY AREA WHERE EXISTING UTILITIES WILL BE UNCOVERED TO ALLOW THE UTILITY OWNER TO INSPECT THE UNCOVERING OF THEIR UTILITY. ANY UTILITY CARELESSLY DAMAGED BY HIS CONSTRUCTION OPERATION SHALL BE REPAIRED OR REPLACED AT NO EXTRA COST TO THE CITY. THE CONTRACTOR SHALL COORDINATE WITH CONTRACTORS FOR UTILITY COMPANIES AND OTHER AGENCIES FOR MINIMUM INCONVENIENCE TO GENERAL PUBLIC.

3. CONTRACTOR SHALL AVOID UNCOVERING THE EXISTING WATERLINES UNLESS ABSOLUTELY NECESSARY. UNCOVERING SHALL BE DONE ONLY IN THE PRESENCE OF A WATER DEPARTMENT ENGINEER.

4. ALL ADJACENT BUILDINGS, STRUCTURES, PARKING LOTS, DRIVES, STREET PAVEMENTS, UTILITY LINES UTILITY STRUCTURES AND APPURTENANCES OTHER THAN SHOWN FOR REPLACEMENT SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OF THE PROJECT. ITEMS DAMAGED BEYOND THE LIMITS SHOWN SHOWN ON THE DRAWINGS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

5. MISCELLANEOUS STRUCTURES AND 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 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.

6. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN STRICT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS SHOWN ON THE PLANS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY SHOWN 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 LAW. THIS WORK SHALL BE SUBSIDIARY TO OTHER ITEMS IN CONTRACT.

8. ALL SALVAGEABLE DRAINAGE PIPES, MANHOLE RINGS AND COVERS AND INLET GRATES SHALL BE CAREFULLY REMOVED AND STOCKPILED AT LOCATIONS WITHIN THE RIGHT-OF-WAY, AS DIRECTED BY THE ENGINEER FOR REMOVAL BY CITY PERSONNEL.

9. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO EACH OF THE FOLLOWING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION AND REQUEST THAT ANY EXISTING LINES BE FLAGGED:

ARKLA GAS CO.
1630 S. BAEHR
WICHITA, KANSAS 67209
JERRY WATKINS
316-942-8350

KANSAS GAS & ELECTRIC CO.
BOX 208
WICHITA, KANSAS 67201
DON MORGAN
316-261-6285

WICHITA WATER DEPARTMENT
8TH FLOOR - CITY HALL
455 N. MAIN STREET
WICHITA, KANSAS 67202
CHUCK STEVENS
316-268-4555

KANSAS ONE CALL

1-800-344-4210

SOUTHWESTERN BELL TELEPHONE CO.
154 N. BROADWAY
WICHITA, KANSAS 67202
GREG SHARP
316-268-2245

WICHITA SEWER MAINTENANCE DIVISION
WATER & WATER POLLUTION CONTROL DEPT.
8TH FLOOR-CITY HALL
455 N. MAIN STREET
WICHITA, KANSAS 67202
SUSAN TURNER
316-268-4210

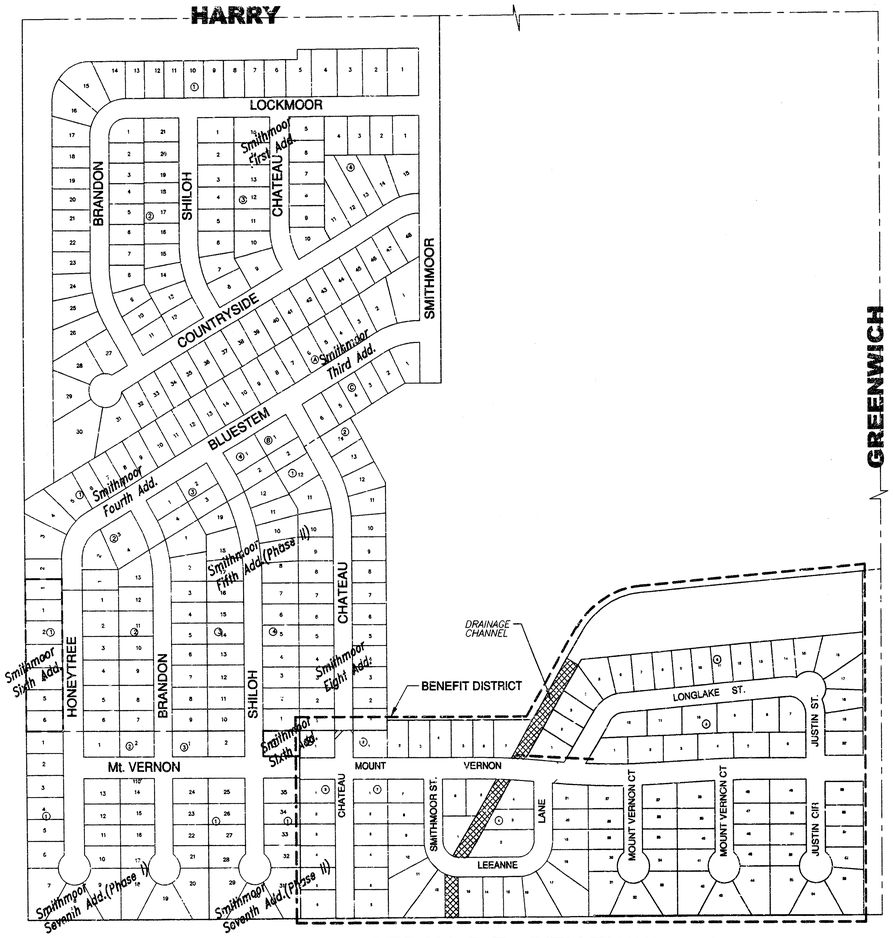
MULTIMEDIA CABLEVISION
701 EAST DOUGLAS
WICHITA, KANSAS 67202
DON SHUE
262-4270

DIG SAFE

687-2470

10. THE CONTRACTOR MUST EXAMINE THE CONSTRUCTION SITE PRIOR TO BIDDING AND BE SATISFIED AS TO THE WORK SHOWN FOR COMPLETION. AFTER ALL BIDS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOT ASSERT THAT THERE WAS A MISUNDERSTANDING OF THE QUANTITIES OF WORK OR THE NATURE OF WORK TO BE COMPLETED.

11. SEEDING OF RIGHT-OF-WAY: CONTRACTOR SHALL PREPARE THE AREA WITHIN RIGHT-OF-WAY THAT IS TO RECEIVE SEEDING IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS. CONTRACTOR SHALL APPLY FESCUE SEED AT A RATE OF 8 POUNDS/1000 SQUARE FEET. APPLY FERTILIZER AND MULCH IN ACCORDANCE WITH CITY OF WICHITA REQUIREMENTS.



SCALE : 1" = 200'

LOCATION MAP

BENCH MARKS:

1. *Square cut on B/C - 5' N. of N. wing of driveway @ #1811 S. Chateau.*
   Elev. = 163.74
2. *Square cut on B/C - 12' S. of S. wing of driveway @ #1910 S. Shiloh.*
   Elev. = 176.19

BABAR M. KHAN
LICENSED
9320
PROFESSIONAL ENGINEER
9/26/99

TITLE SHEET

SCALE:	APPROVED:	DRAWN BY: S. A.
DATE:		CHECKED: B. K.
PROJECT NO: 99-70 (MUNICIPAL)		SHEET NO.: 1 OF 5

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

MICHAEL E. LINDEBAK, P.E., CITY ENGINEER

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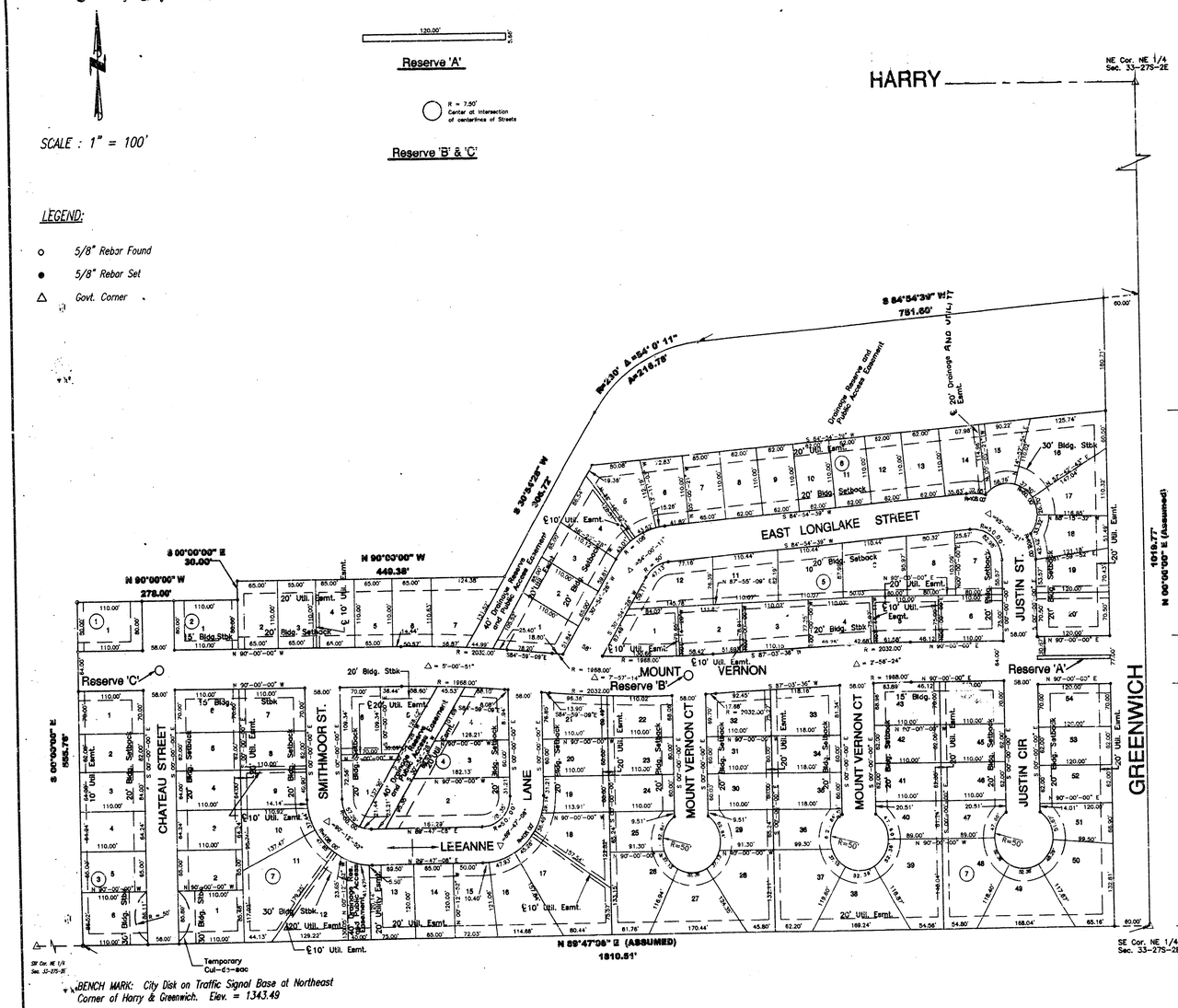
PC101-9



Minimum Building Pad Elevations

Lot #	Block #	Elevation
7	2	1349.8
12-13	7	1352.0
1-2	4	1351.7
3	4	1351.2
4-5	4	1350.8
1	6	1349.8
2	6	1349.0
3	6	1348.5
4	6	1348.0
5 thru 16	6	1344.0

NOTE:
A Master grading plan for drainage has been developed for this subdivision and is on file with the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the appropriate City or County Engineer. No construction which impedes the flow of this drainage system shall be allowed.

FINAL PLAT

SMITHMOOR NINTH ADDITION
TO
WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and platted 'Smithmoor Ninth Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

A tract of land located in the Northeast Quarter of Section 33, Township 27 South, Range 2 East of the 6th Principal Meridian, in Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast Corner of Smithmoor Seventh Addition to Wichita, Sedgwick County, Kansas; thence along the South line of Northeast Quarter of said Section 33, at an assumed bearing of N 89°47'08" E, a distance of 1810.51 feet to the Southeast Corner of the said Northeast Quarter; thence along the East line of said Northeast Quarter, at a bearing of N 00°00'00" E, a distance of 1019.77 feet; thence bearing S 84°54'39" W, a distance of 751.60 feet to P.C. of a curve; thence along a curve to the left having a radius of 230.00 feet and central angle of 54°-00'-11", an arc distance of 216.78 feet; thence bearing S 30°54'28" W, a distance of 306.72 feet; thence bearing N 90° 00'00" W, a distance of 449.38 feet, to a point on the East line of Smithmoor Eight Addition to Wichita, Seagwick County, Kansas; thence bearing S 00°00'00" E, a distance of 30.00 feet, to the Southeast Corner of said Smithmoor Eight Addition; thence bearing N 90°00'00" W, a distance of 278.00 feet to the Southwest Corner of said Smithmoor Eight Addition; thence bearing S 00°00'00", E a distance of 555.76 feet to the point of beginning, containing an area of 32.87 acres more or less, EXCEPT the East 60 feet for Greenwich Road Right-of-Way.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.
This survey was completed on May 15, 1999.

BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, Reserves and streets, the same to be known as "Smithmoor Ninth Addition to Wichita, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public. Reserves 'A', 'B', and 'C' will be used for installation of landscaping and shall be owned and maintained by the Home Owner's Association. Vacation of temporary cul-de-sac shall become effective upon extension of Chateau Street Towards South.

Access Control is hereby granted as follows:
There shall be complete access control to and from Greenwich Road, over and across the East lines of Lots 50 through 54 (incl.), Block 7, and Lots 16 through 20 (incl.), Block 6.

Ron Smith, President
Smith & Company, Inc.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

ANGELA WIESNER Notary Public - State of Kansas My Appt. Expires Sept. 15, 2001

This instrument was acknowledged before me on this 18th day of May, 1999, BY Ron Smith as President of Smith & Company.

Angela Wiesner, Notary Public
ANGELA WIESNER
My Commission Expires: 9-15-2001

We, Emprise Bank, holder of a mortgage on the above described property do hereby consent to this Plat "Smithmoor Ninth Addition to Wichita Sedgwick County, Kansas".

EMPRISE BANK
by: Jerry Fritz
VICE PRESIDENT
JERRY FRITZ

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

ANGELA WIESNER Notary Public - State of Kansas My Appt. Expires Sept. 15, 2001

This instrument was acknowledged before me on this 18th day of May, 1999, BY Jerry Fritz
As VICE PRESIDENT of Emprise Bank.

Angela Wiesner, Notary Public
ANGELA WIESNER
My Commission Expires: 9-15-2001

This Plat of "Smithmoor Ninth Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated 13th day of May, 1999.

William M. Johnson, Chairman
Marvin Krout, Secretary

SEAL
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

Consent is hereby given for the formation of Sanitary Sewer District within the boundary of this plat by the Board of Sedgwick County Commissioners, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications, shown hereon, if any, accepted by the City Council of City of Wichita, Kansas, This 15 day of JUNE, 1999.

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record on this 29th day of June, 1999.

James Alford, County Clerk

CLERK OF SEDGWICK COUNTY KANSAS

This is to certify that this instrument was filed for record in the Register of Deeds office at 11:14, on this 29th day of June, 1999.

Bill Wee, Register of Deeds
Linda Kizzire, Deputy

1806988

REGISTER OF DEEDS KANSAS

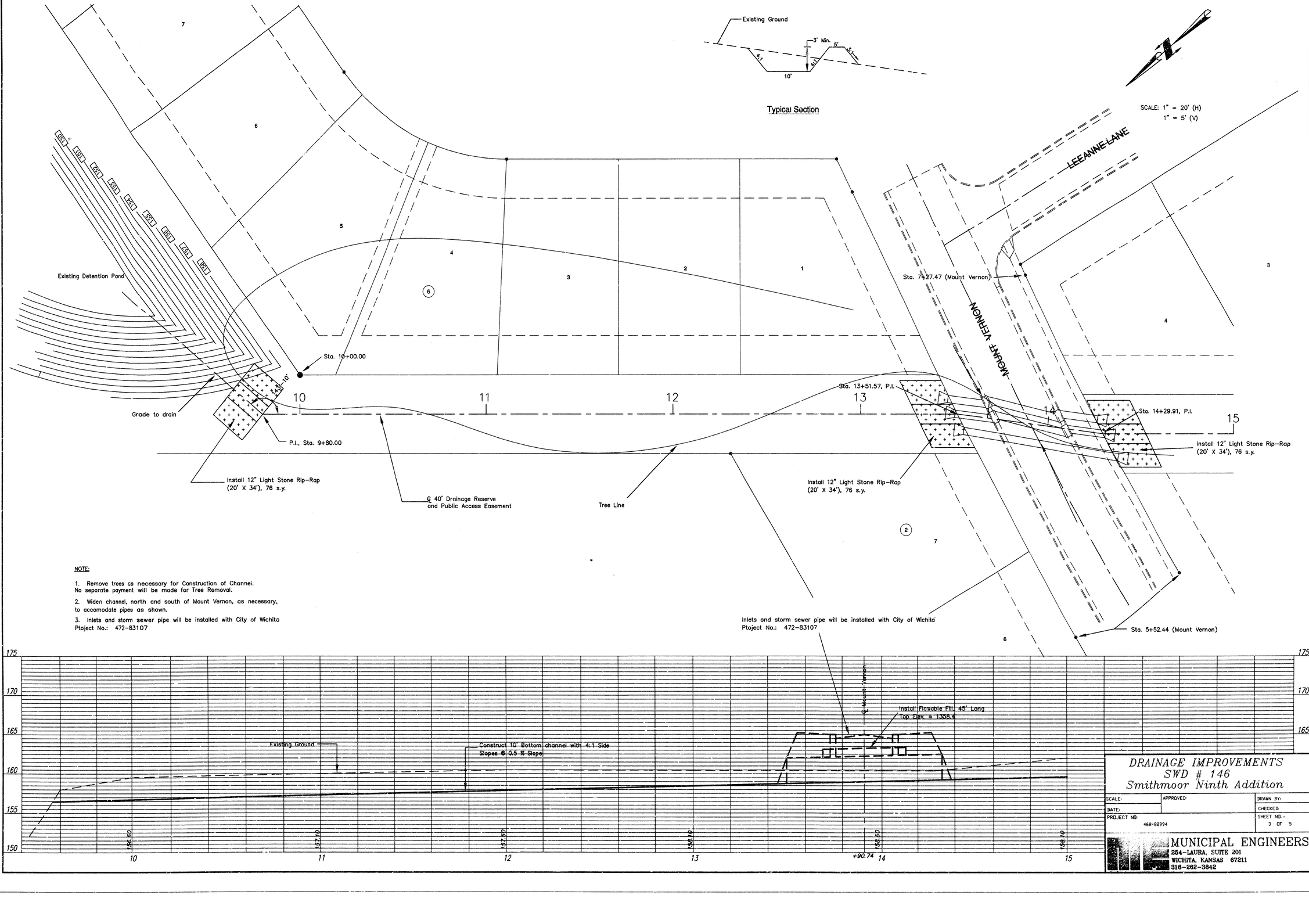
LIBRARY COPY
SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

463-82994
Porject No. 99-08

SHEET 2 OF 5

MUNICIPAL ENGINEERS, P.A.
254-LAURA, SUITE 201
WICHITA, KANSAS 67211

PC101-9



NOTE:

1. Remove trees as necessary for Construction of Channel.
No separate payment will be made for Tree Removal.
2. Widen channel, north and south of Mount Vernon, as necessary, to accomodate pipes as shown.
3. Inlets and storm sewer pipe will be installed with City of Wichita Ptoject No.: 472-83107

DRAINAGE IMPROVEMENTS
SWD # 146
Smithmoor Ninth Addition

SCALE:	APPROVED:	DRAWN BY:
DATE:		CHECKED:
PROJECT NO: 468-82994		SHEET NO.: 3 OF 5

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

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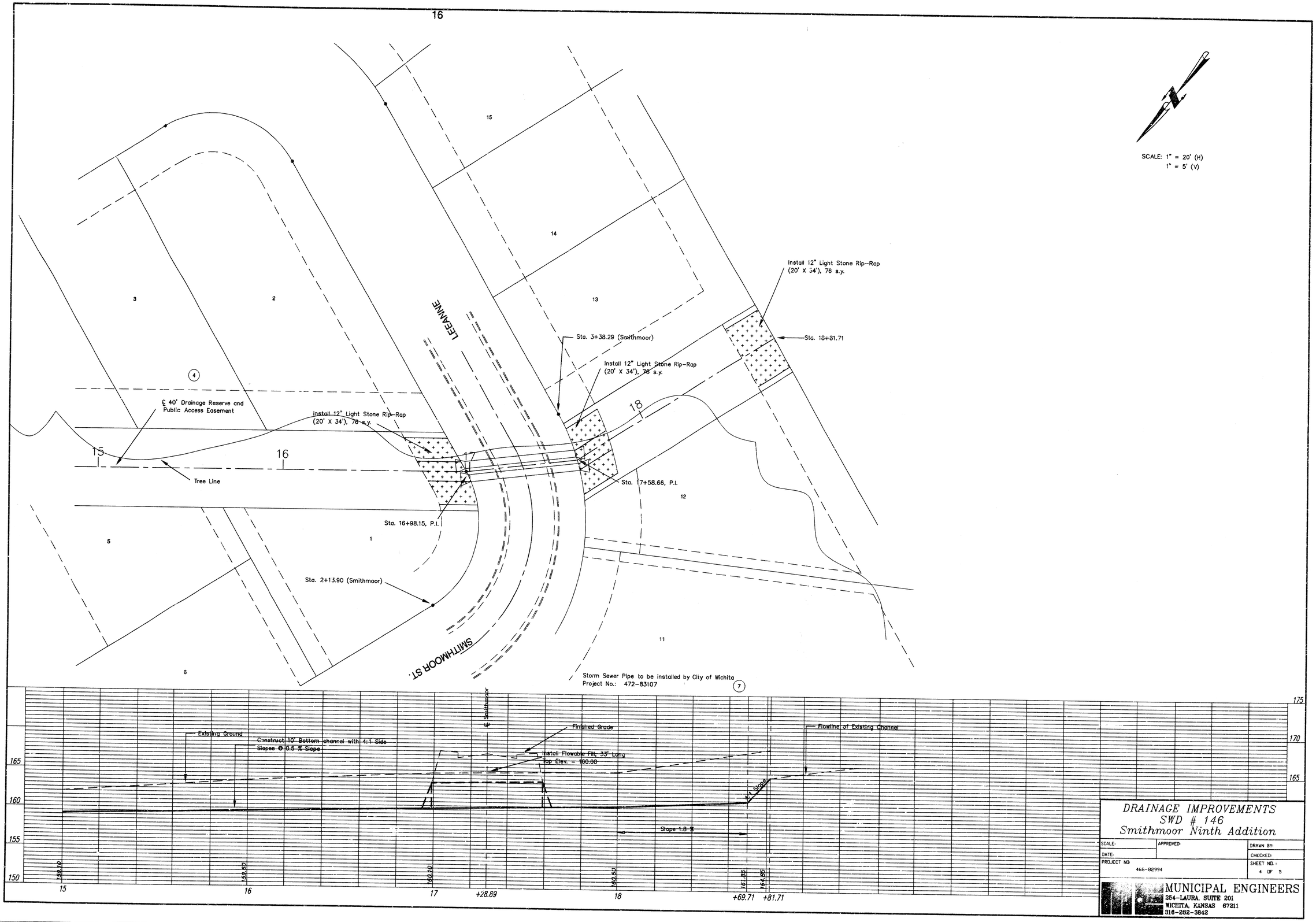

DRAINAGE IMPROVEMENTS
SWD # 146
Smithmoor Ninth Addition

SCALE:	APPROVED:	DRAWN BY:
DATE:		CHECKED:
PROJECT NO: 466-82994		SHEET NO.: 4 OF 5

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

C:\SC14\WORK\SM-9\Channel2.dwg Sun Sep 26 09:07:44 1999

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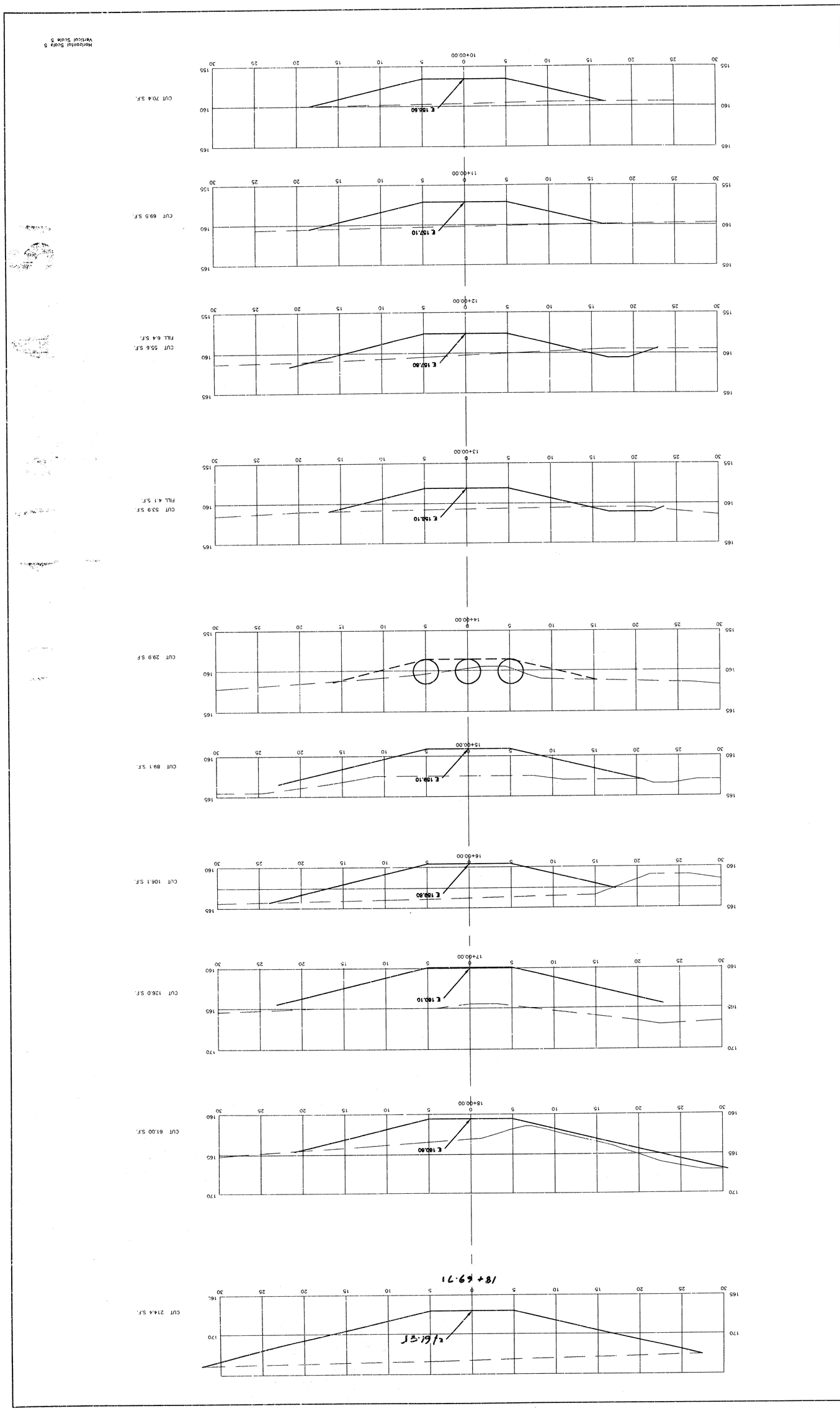

Cross Sections
Drainage Channel
Smithmoor Ninth Addition

SCALE:
DATE:
PROJECT NO: 468-82994
APPROVED:
DRAWN BY:
CHECKED:
SHEET NO: 5 5

14-02-04-13