SANITARY SEWER PLANS

SHANNON WOODS AT TALLGRASS

LAT. 44, MAIN 22, W.I.S.

PROJECT NO.

468-76-245-81606-000-000-001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX NO.

INDEX #740084

GENERAL NOTES

1. 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.

2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FEET 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.

3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS ONE-CALL 1-800-344-7233

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

ARKLA GAS COMPANY	942-8350 or 263-8161
BELL TELEPHONE	1-316-571-2611
CABLEVISION	262-4270 or 262-2061
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4508
CITY OF WICHITA SEWER MAINTENANCE	268-4071

4. 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.

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

6. COST OF EXCAVATION, HAULING AND DUMPING EXCESS EXCAVATION TO BE SUBSIDIARY TO PROJECT.

7. 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 MANHOLES INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.

8. TREES ARE AN IMPORTANT ASSET IN THIS DEVELOPMENT A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD TO DETERMINE WHICH TREES (IF ANY) BEYOND OR OUTSIDE OF SEWER LINES SHALL BE REMOVED. THIS CONFERENCE SHOULD INCLUDE THE OWNER AND/OR HIS AGENT.

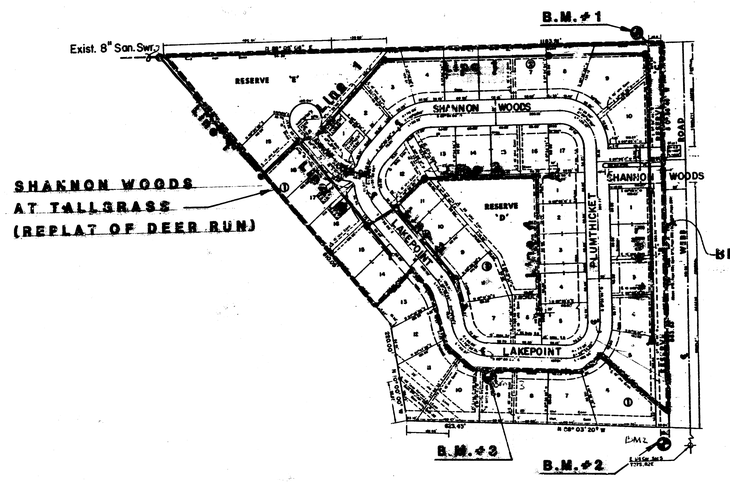
9. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MANHOLES MAY BE TYPE P, C OR D. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD DETAIL DRAWINGS.

BENCH MARKS

B.M. #1: Top of "U" Post 4.5' W & 2' N of the NE cor. of Res. "C" Deer Run.
ELEV. = 222.20'

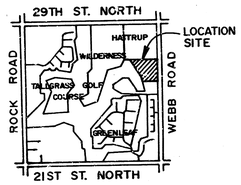
B.M. #2: RR spike in W. face Hedge tree 185'± N of CL Entrance to Woodsprings and 30' W CL Webb
ELEV. = 225.20'

B.M. #3: T-post 3' S of P.C. on Lot B, Blk. 1, Deer Run
ELEV. = 218.41'



N

SCALE: 1" = 150'



LOCATION MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2,3	PLAN & PROFILE - LINE 1
4	PLAN & PROFILE - LINE 2
5	PLAN & PROFILE - LINE 3 & 4
6	CLEANOUT DETAILS
7	FINAL PLAT

AS BUILT RDL 11-89

5'90

KANSAS REGISTERED LICENSED 7238 PROFESSIONAL ENGINEER

SHANNON WOODS AT TALLGRASS
SANITARY SEWER PLANS

Design GJA
Drawn by KSM
Checked by
Date MAY 1989
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
682-6561

Sheet 1 of 7

89-20-194

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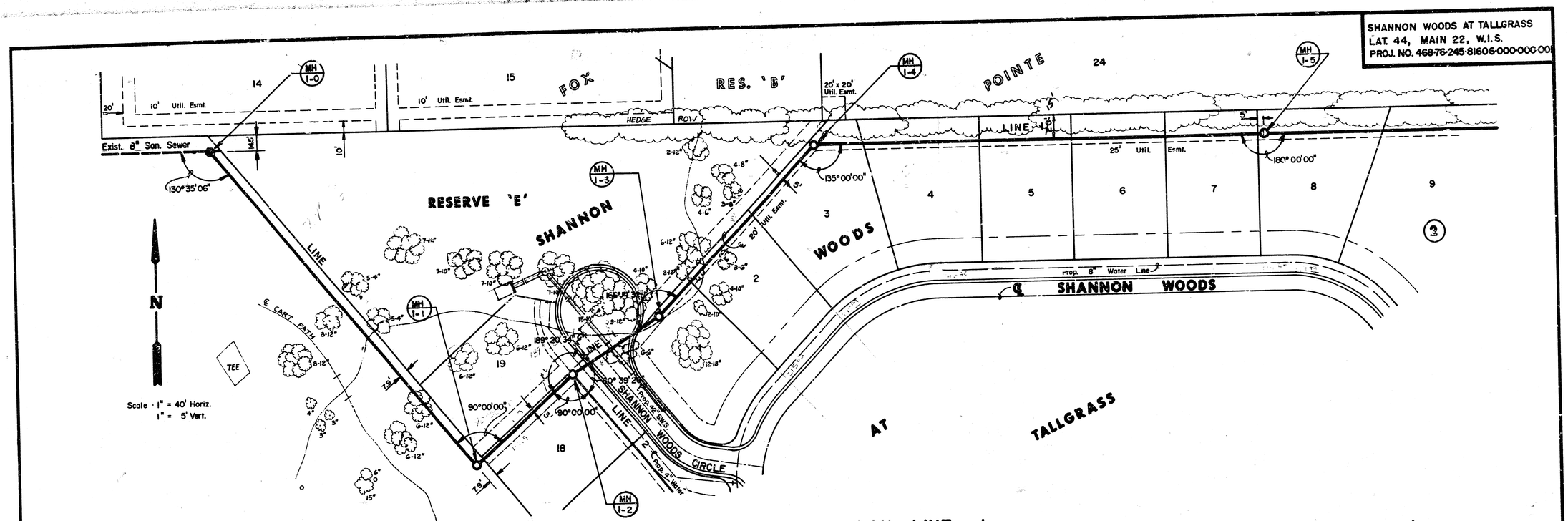
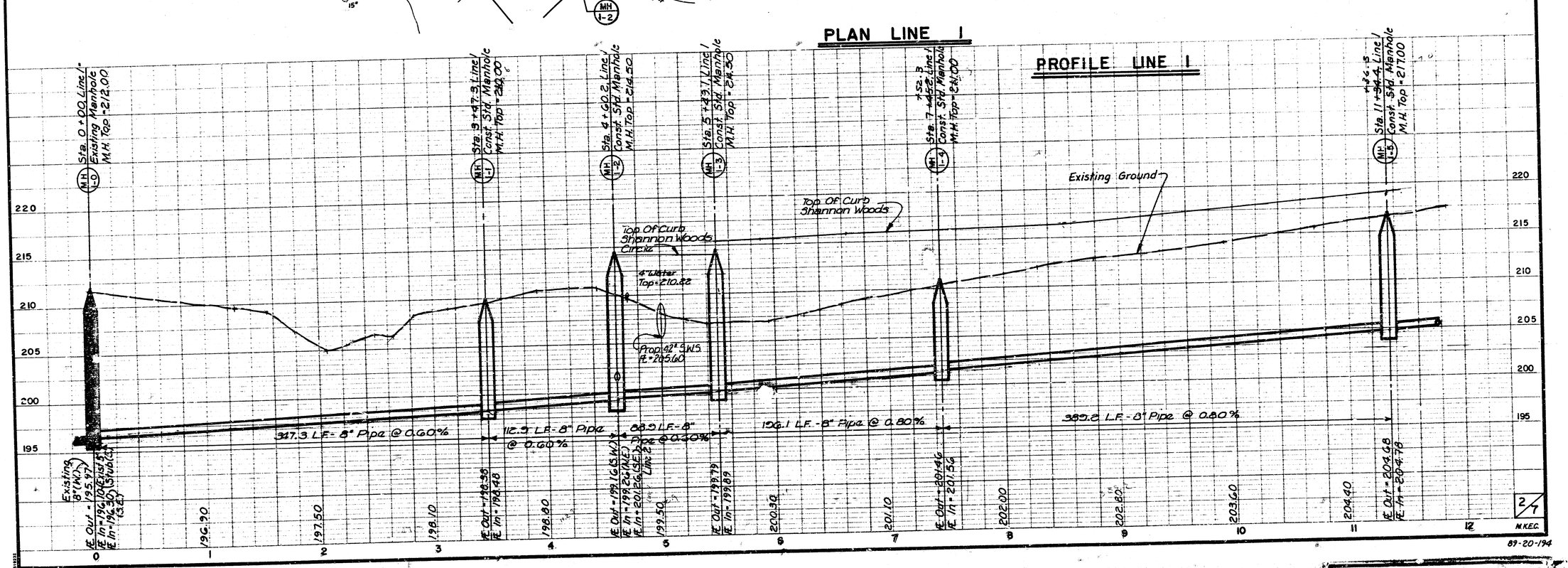
SHANNON WOODS AT TALLGRASS
L.AT. 44, MAIN 22, W.I.S.
PROJ. NO. 468-76-245-81606-000-000-00



PLAN LINE 1

PROFILE LINE 1



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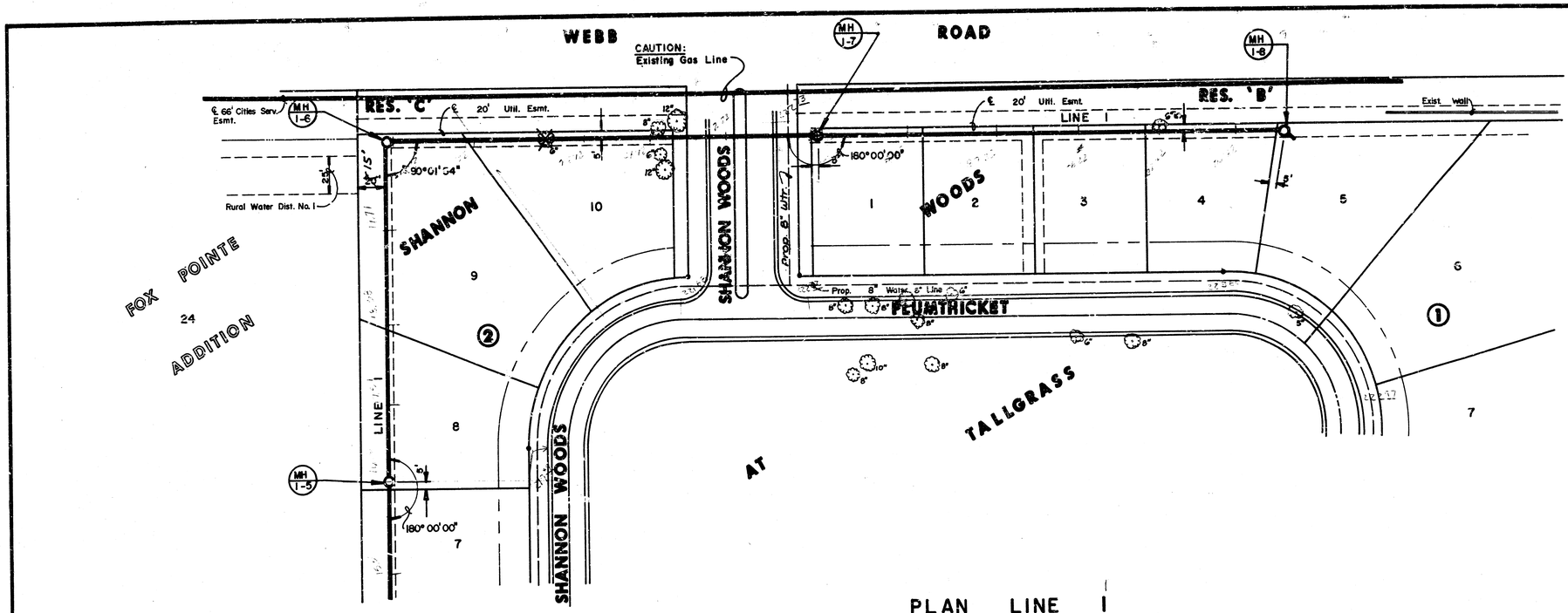
LAT, 44, MAIN 22, W.I.S.
PROJ. NO. 468-76-245-31606000-0000001



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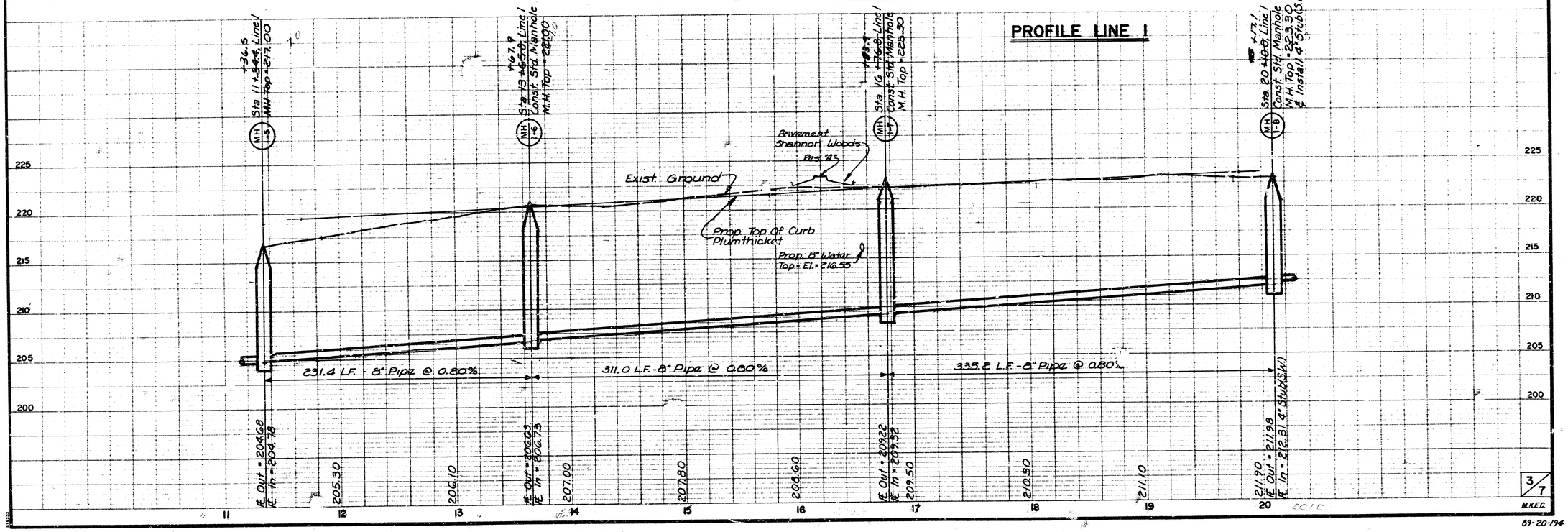
Scale: 1" = 40' Horiz.
1" = 5' Vert

PLAN LINE 1

PROFILE LINE 1



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M.K.E.G.

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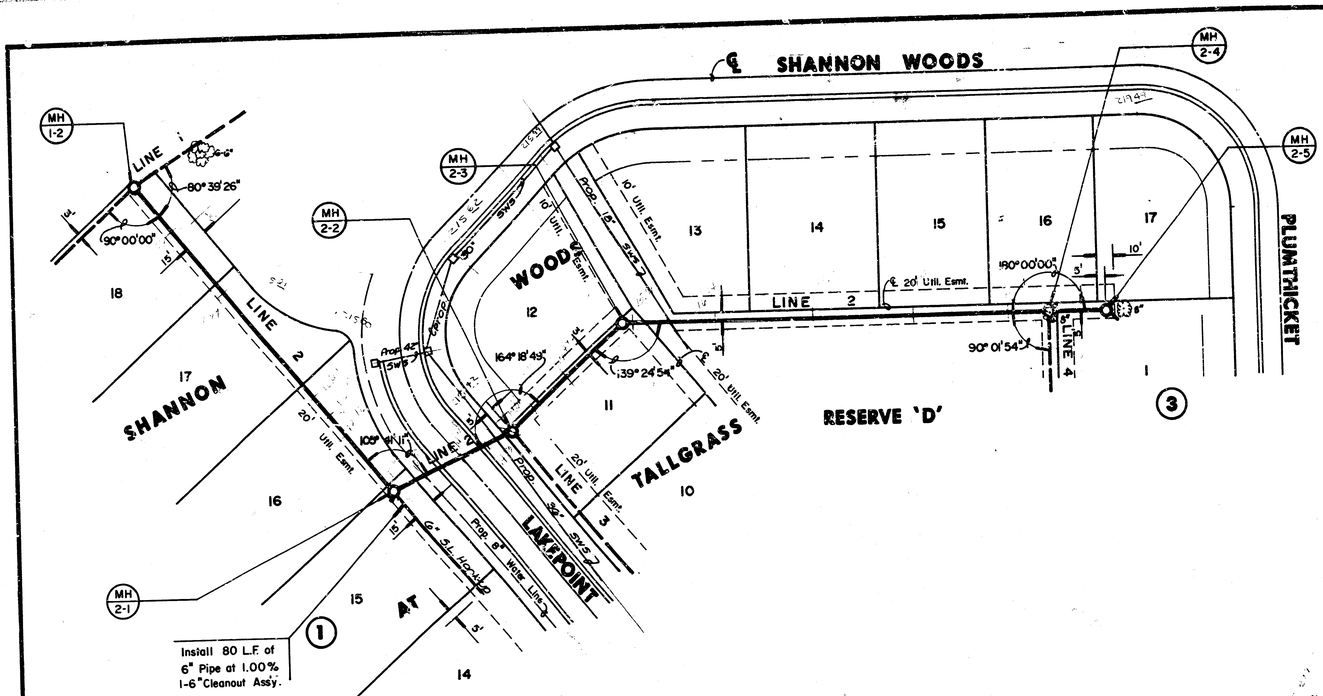

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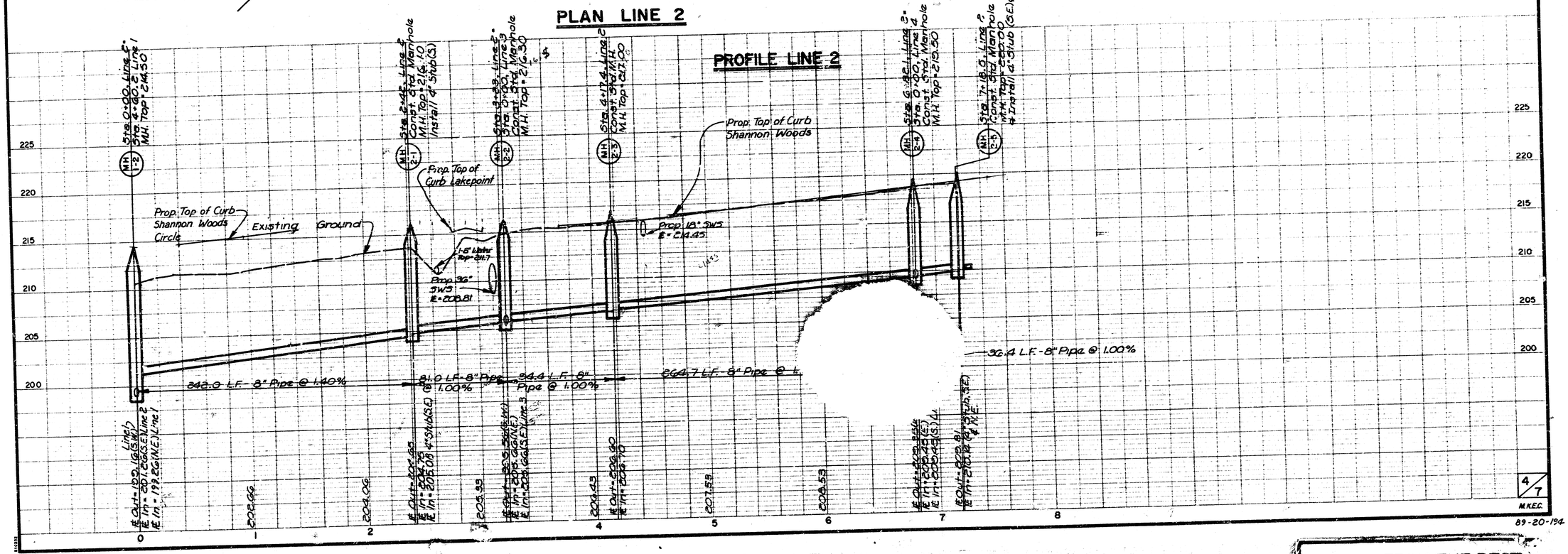
Scale : 1" = 40' Horiz.
1" = 5' Vert.

PLAN LINE 2

PROFILE LINE 2



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M.K.E.C.

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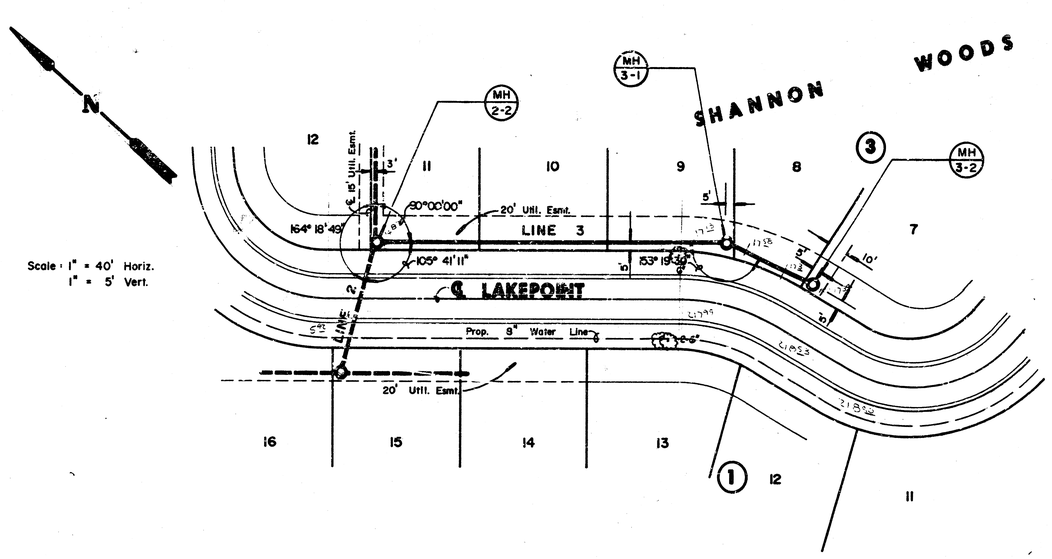

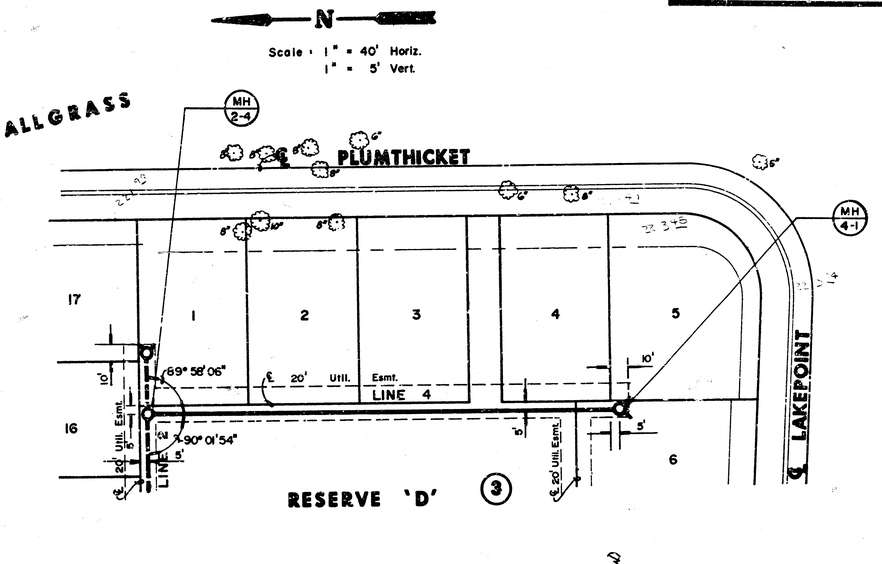

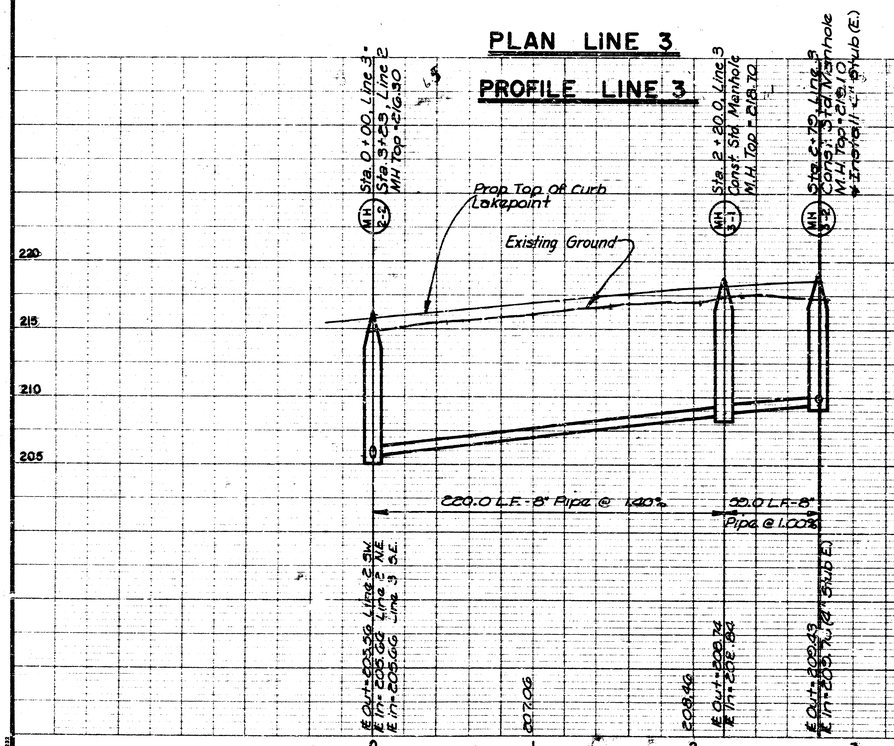

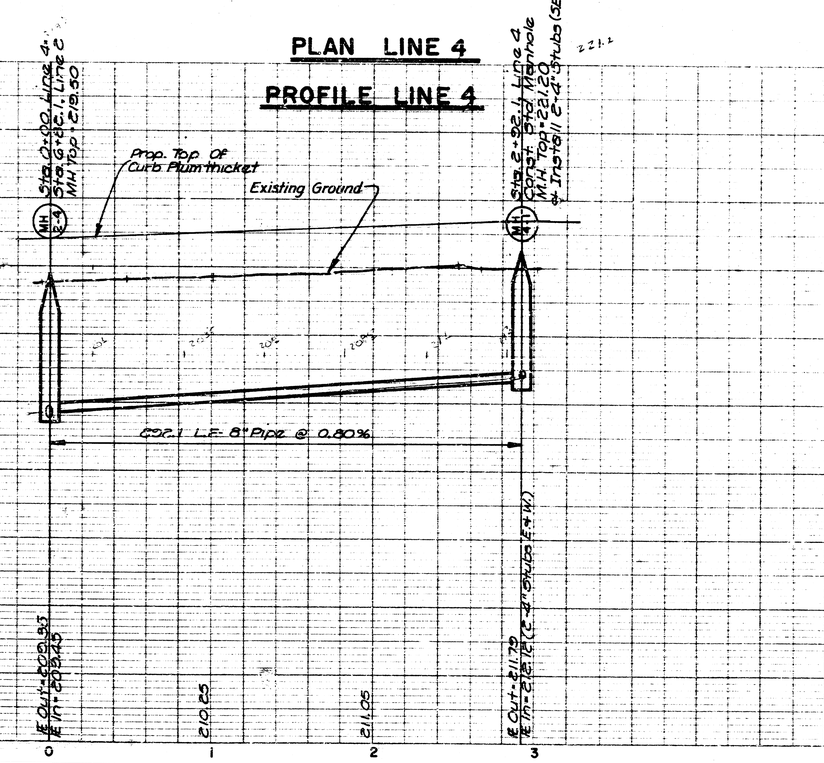

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MKEC

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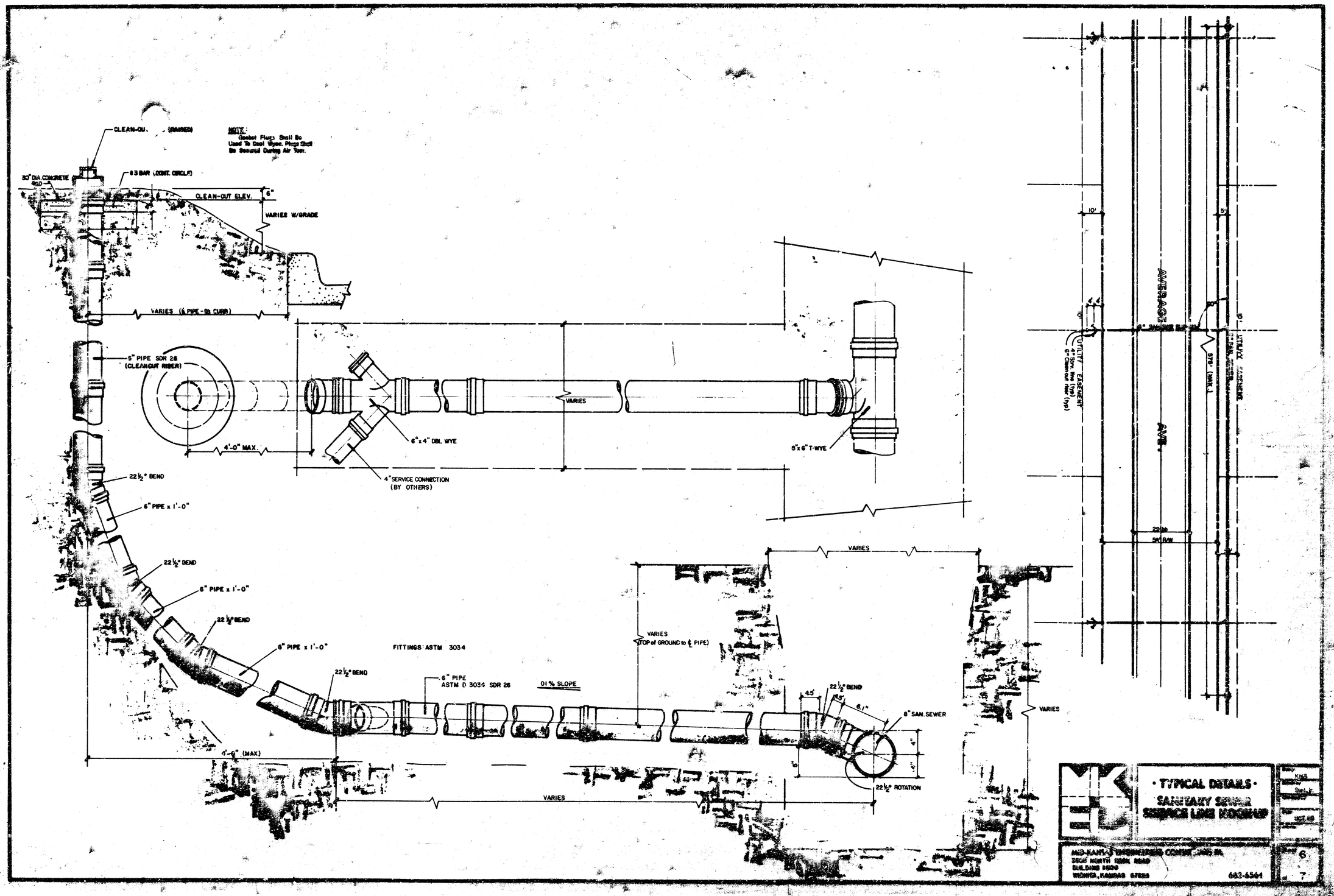

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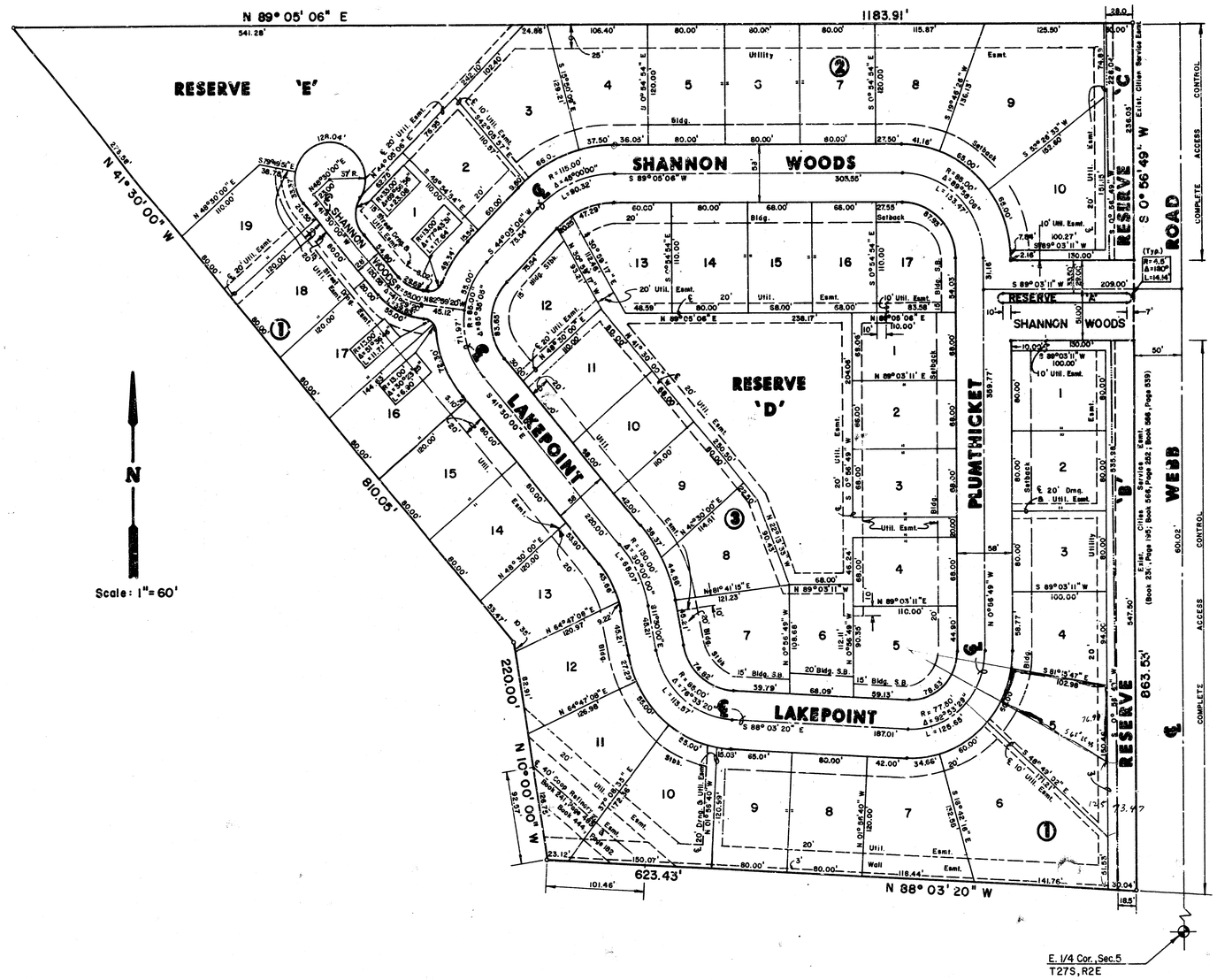
FINAL PLAT OF

SHANNON WOODS AT TALLGRASS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Shannon Woods at Tallgrass" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A replat of LEER RUN, an addition to Wichita, Sedgwick County, Kansas.

All Lots, Blocks, Streets (except Webb Road right of way), Easements and Building setbacks 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 ____ day of ____, 1989.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as Shannon Woods at Tallgrass, an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves A, B, C, and E are platted for the construction and maintenance of drainage. Reserves A, B, and C, are also platted for walls, entry monuments, irrigation systems, and landscaping. Reserve D is platted for drainage, landscaping, walks, gazebos, swimming pools and related structures, and irrigation systems. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities, drainage and streets as indicated on the accompanying plat, are hereby granted. The 3.00 foot wall easements, as indicated on the accompanying plat, are granted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from Webb Road over and across the East lines of Reserves B and C are hereby granted to the City of Wichita, Kansas.

B.B.B.R. CORPORATION

By: _____
Jay W. Russell

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1989, before me a Notary Public in and for said State and County came Jay W. Russell for B.B.B.R. Corporation 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 "Shannon Woods at Tallgrass" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1989.

_____, Mayor
Robert G. Knight

_____, City Clerk
John Noir

Entered on transfer record this ____ day of _____, 1989.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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