SANITARY SEWER PLANS
(PHASE 3)
COTTONWOOD VILLAGE EIGHTH
LAT. 44, MAIN 7, S.S. NO. 23
PROJECT NO.
468-76-245-81812 -000-000-001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

NOVEMBER , 1989

INDEX NO. 740233

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 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) 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.

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	1-316-571-2115
CABLEVISION	262-4270 or 262-2061
GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4908
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. 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.

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

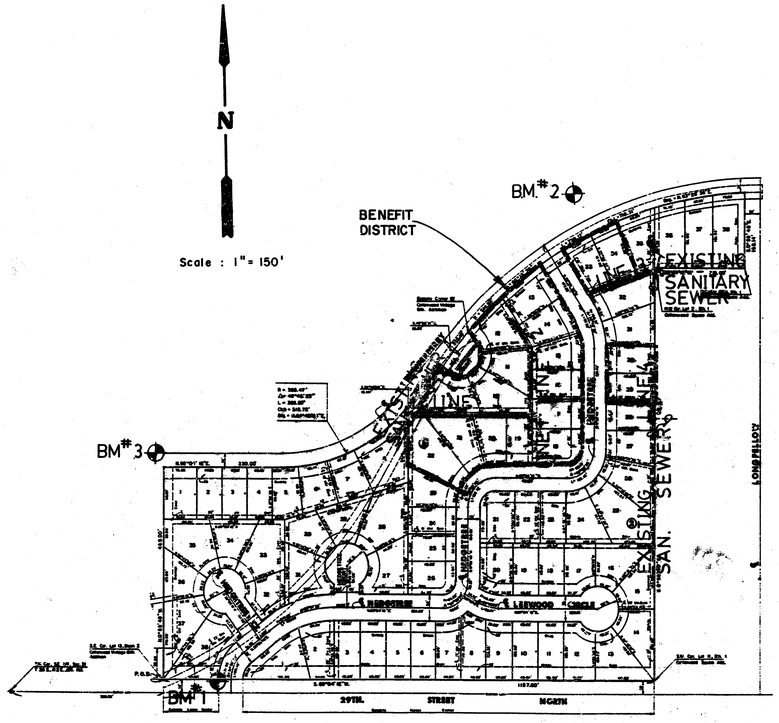
8. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

BENCH MARKS

B.M. #1 "□" Cut on top of curb on North end of Northwest return at Hedgetree and 29th Street North. Elev.=189.43

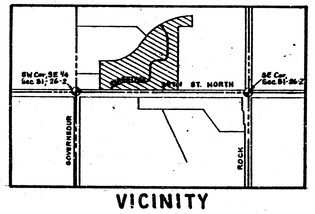
B.M. #2 "+" on top of curb and centerline of approach walk at 7500 Winterberry. Elev.=196.925

B.M. #3 "□" Cut on Southeast corner of curb inlet at Northwest corner of Cottonwood Village 8th Add. Elev.=188.85



INDEX TO DRAWINGS

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



VICINITY MAP

BUILT PER PLAN 4-90 RDL

GREGORY J. ALLIGIER LICENSED 11159 KANSAS PROFESSIONAL ENGINEER

COTTONWOOD VILLAGE EIGHTH (PHASE 3) SANITARY SEWER PLANS

Design: GJA
Drawn by: DLW
Checked by:
Date: Nov., 1989
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
636-5566

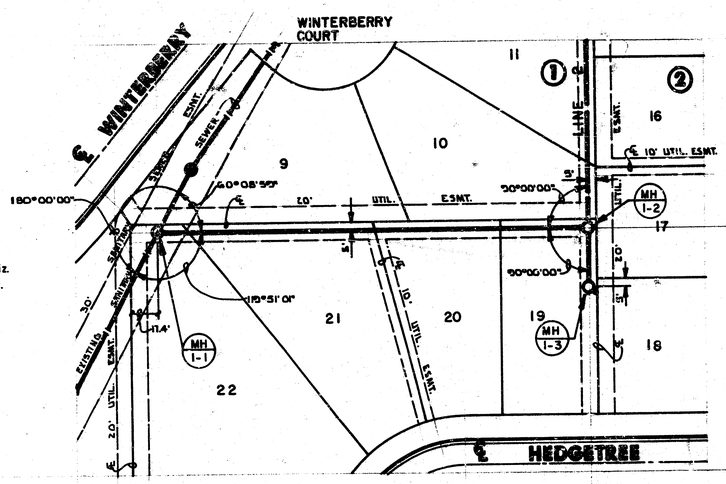
Sheet 1 of 5

FILMED FROM THE BEST AVAILABLE COPY

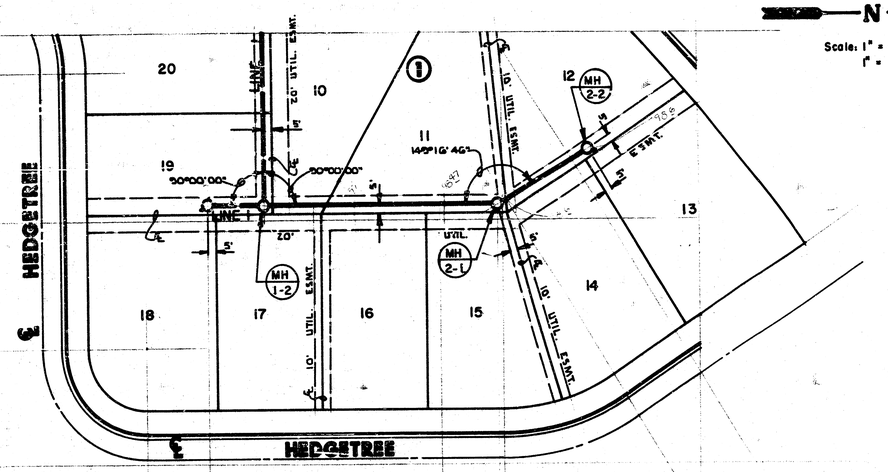
COTTONWOOD VILLAGE EIGHTH ADD.
LAT. 44, MAIN 7; SAN. SEWER NO. 23
PROJ. NO. 468-76-245-81812-000-000-001

N

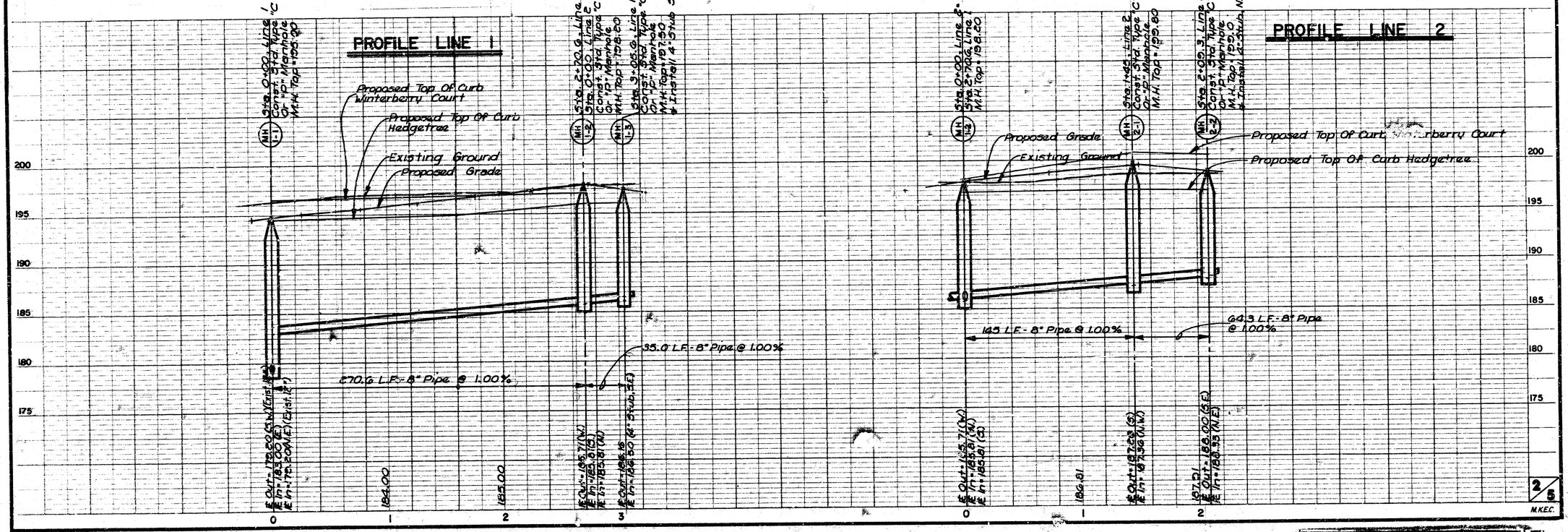
Scale: 1" = 40' Horiz.
1" = 5' Vert.



PLAN LINE 1



PLAN LINE 2



2/5

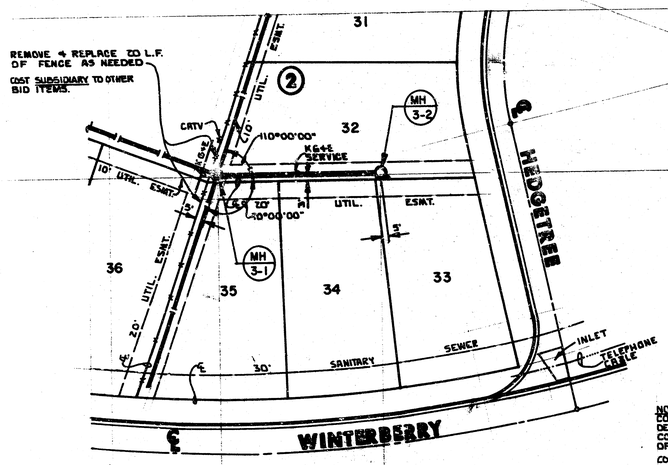
M.K.E.C.

FILMED FROM THE BEST AVAILABLE COPY

COTTONWOOD VILLAGE EIGHTH ADD.
LAT. 44, MAIN 7, SAN. SEWER NO. 23
PROJ. NO. 468-76-245-81812-000-000-001

N

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

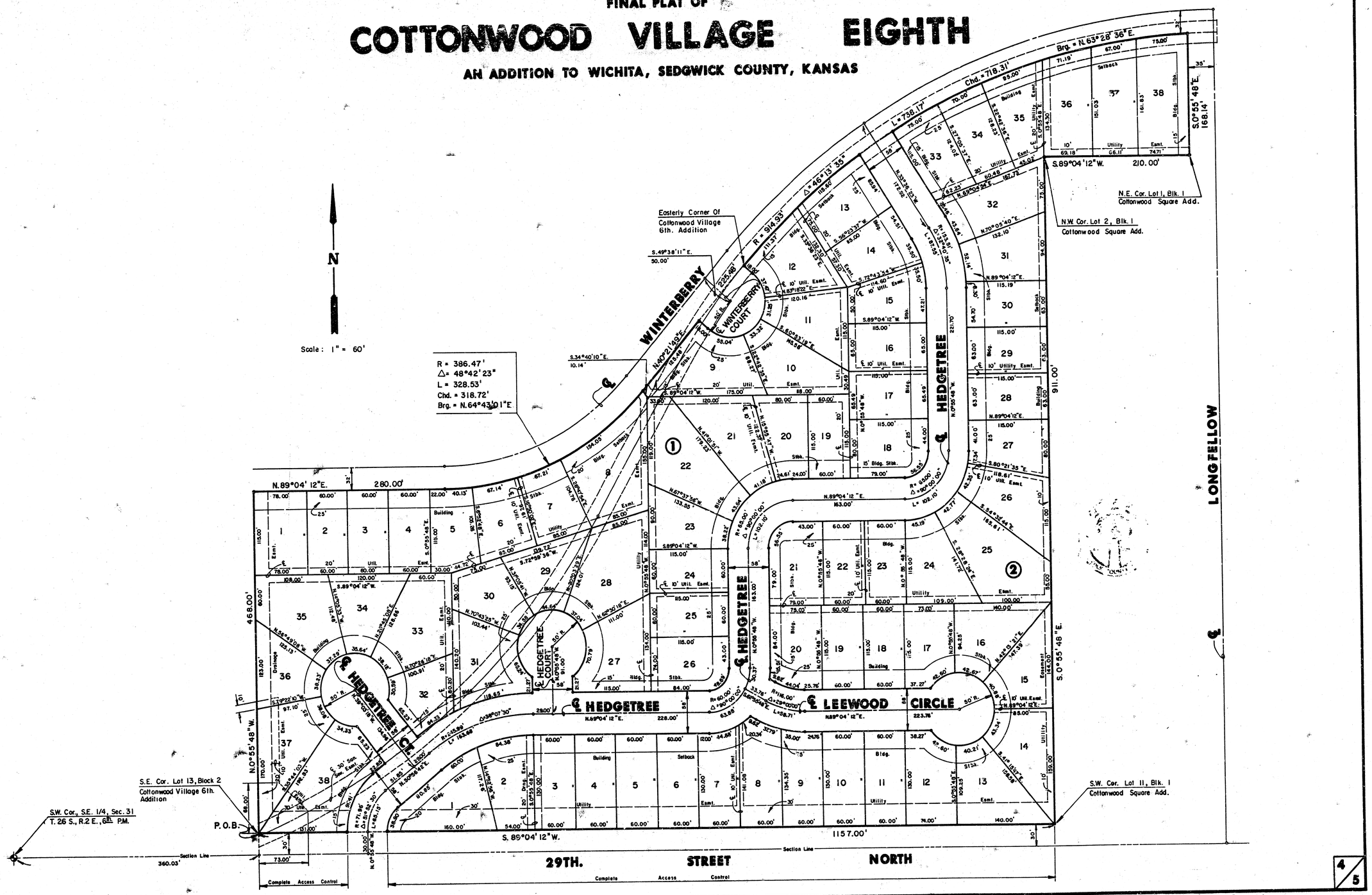

REMOVE & REPLACE 220 L.F. OF FENCE AS NEEDED
COST SUBSIDIARY TO OTHER BID ITEMS.
31
32
36
35
34
33
2
MH 3-2
MH 3-1
CATV
110°00'00"
150°00'00"
10' UTIL. ESMT.
5' UTIL. ESMT.
20' UTIL. ESMT.
10' UTIL. ESMT.
5' UTIL. ESMT.
5' UTIL. ESMT.
5

D 5-28 A

FINAL PLAT OF

COTTONWOOD VILLAGE EIGHTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



4/5

D 5-28 A

FILMED FROM THE BEST AVAILABLE COPY

D 4-28 B

FINAL PLAT OF

COTTONWOOD VILLAGE EIGHTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth W. Bengtson, a Civil Engineer and Licensed Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COTTONWOOD VILLAGE EIGHTH", an addition to Wichita, Sedgwick County, Kansas, into a lots, blocks and streets, the same being accurately set forth in the accompanying plat and described hereto:

A tract of unplatted land and Lot 1, Block I, COTTONWOOD VILLAGE SEVENTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, lying in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 2, COTTONWOOD VILLAGE SIXTH, an addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition N 00° 58' 48 W, 440.00 feet; thence N 89° 04' 12" E, 290.98 feet to a point on a curve to the left; thence along said curve 338.53 feet, said curve having a central angle of 40° 42' 23", a radius of 476.47 feet, and a long chord of 318.72 feet, bearing N 64° 43' 01" E; thence N 40° 21' 49" E, 226.48 feet to the east Easterly corner of said COTTONWOOD VILLAGE SIXTH, said point also being the most Southerly corner of COTTONWOOD VILLAGE FIFTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, said point also lying on a curve to the right; thence along the South line of said COTTONWOOD VILLAGE FIFTH ADDITION and along said curve 738.17 feet, said curve having a central angle of 46° 13' 38", a radius of 914.93 feet, and a long chord of 718.31 feet, bearing N 63° 28' 36" E to a point on the West line of Longfellow (street) as platted in COTTONWOOD SQUARE, an addition to Wichita, Sedgwick County, Kansas; thence S 00° 55' 48" E, 184.14 feet along said West line of said Longfellow to the Northeast corner of Lot 1, Block 1 of said COTTONWOOD SQUARE; thence S 89° 04' 12" W, 210.00 feet to the Northwest corner of said COTTONWOOD SQUARE; thence S 00° 55' 48" E, 911.00 feet along the West line to the Southeast corner of said COTTONWOOD SQUARE; thence S 89° 04' 12" W, 1157.00 feet parallel with the South line of said Southeast Quarter to the point of beginning.

All lots, blocks, platted 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 19th day of January, 1988.

Kenneth W. Bengtson, P.E., L.S. #822
Mid-Kansas Engineering Consultants, P.A.
1300 N. Rock Road, Building #800
Wichita, KS 67226

KENNETH W. BENGTSON REGISTERED LS-822 KANSAS LAND SURVEYOR

KENNETH W. BENGTSON LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors and Civil Engineer's Certificate, have caused the same to be platted into lots, blocks and streets, the same to be known as "COTTONWOOD VILLAGE EIGHTH", 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 public utilities and drainage are hereby granted. All abutters rights of access to or from 29th Street North over and across the South line of Lot 30, Block 1 and Lots 1 thru 13, inclusive, Block 2 are hereby granted to the City of Wichita.

LEEWOOD HOMES, INC.

By: Joe B. Lee, President
Joe B. Lee, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 19th day of January, 1988, before me a Notary Public in and for said State and County, came Leewood Homes, Inc., by Joe H. Lee, 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.

Dawn Hardy, Notary Public
Dawn Hardy
My Appointment Expires: 1/26/90

DAWN HARDY NOTARY PUBLIC SEDGWICK COUNTY, KANSAS MY APPT. EXPIRES

We, Bank IV, Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "COTTONWOOD VILLAGE EIGHTH".

BANK IV, WICHITA, NATIONAL ASSOCIATION

By: J.D. Newman, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 19 day of January, 1988, before me a Notary Public in and for said State and County, came J.D. Newman, on behalf of Bank IV, Wichita, National Association, 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.

M. Jean Muhm, Notary Public
M. JEAN MUHM
My Appointment Expires: 1-6-92

M. JEAN MUHM Notary Public - State of Kansas My Appt. Expires

This plat of "COTTONWOOD VILLAGE EIGHTH" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 10th day of December, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 2nd day of February, 1988.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

Entered on transfer record this 16th day of February, 1988.

Don Wright, County Clerk
for Ronald G. Miller, Chief Deputy

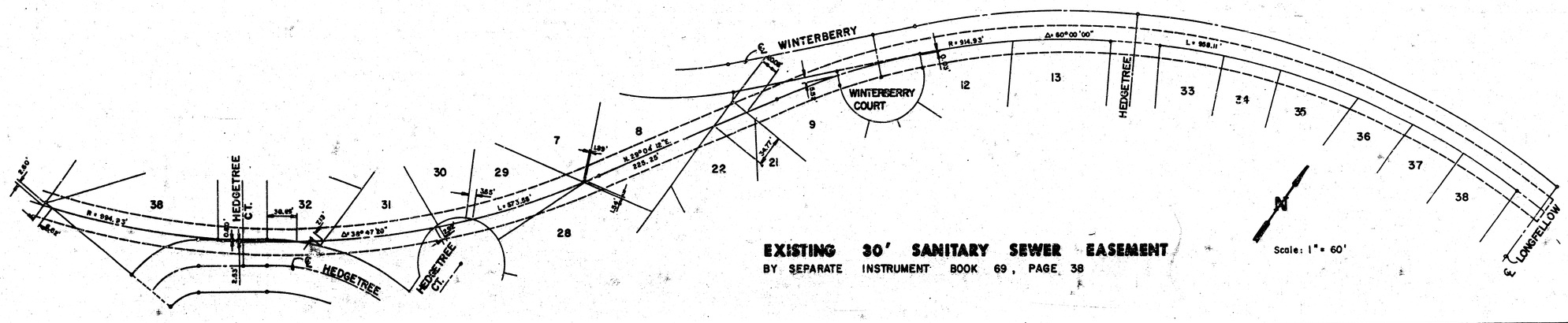
STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this 17TH day of FEBRUARY, 1988. AT 9:15 A.M.

Pat Kettler, Register of Deeds

Ed Rea, Deputy

931464



EXISTING 30' SANITARY SEWER EASEMENT
BY SEPARATE INSTRUMENT BOOK 69, PAGE 38

20.00

5/5

D 5-28 B

FILMED FROM THE BEST AVAILABLE COPY