SANITARY SEWER PLANS

LATERAL 45, MAIN 9, SANITARY SEWER 23

LEEWOOD VILLAGE AT NORTHROCK

PROJECT NO. 468-82196

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX CODE : 741041

GENERAL NOTES

1. 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.

2. 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 SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.

3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS ONE-CALL 1-800-344-7233
   or 687-2470 (LOCAL WICHITA)

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SOUTHWESTERN BELL TELEPHONE COMPANY	1-571-2115
CABLEVISION	262-4270 OR 263-2061
K. P. & L. GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF BEL AIRE	744-2451
ARKLA GAS COMPANY	942-8350 OR 263-8161

4. 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 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 LOCATIONS.

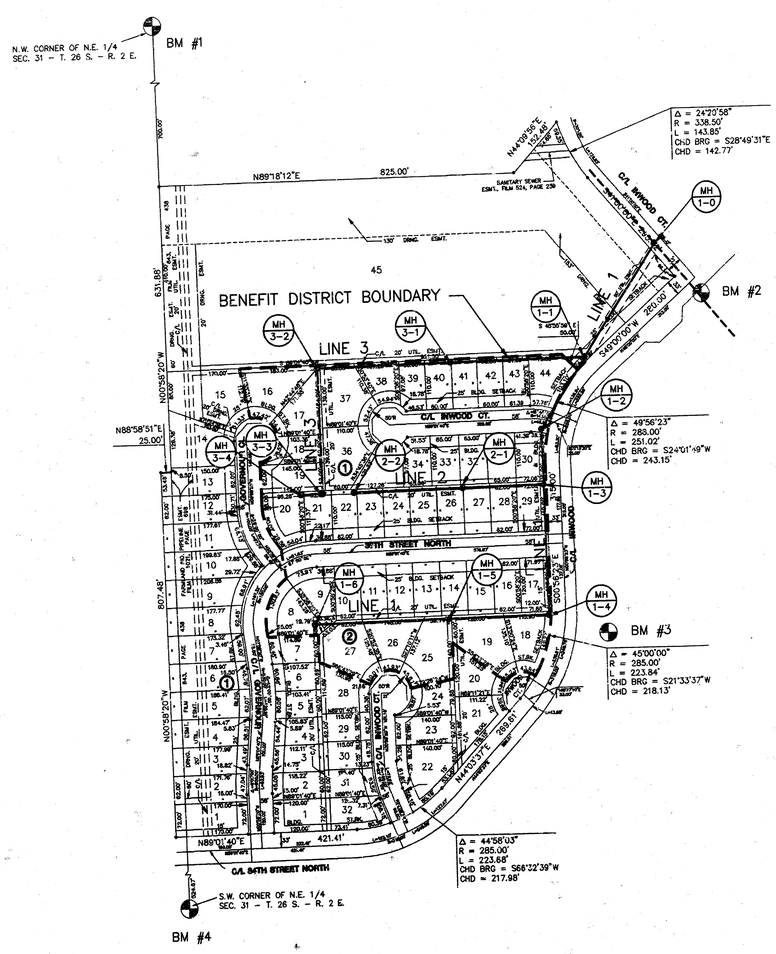
5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

6. 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 OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.

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

8. 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 CONNECTION 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.

9. 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.



INDEX TO DRAWINGS

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

BENCHMARKS

BM #1 CITY DISC 30' N. & 34' W. OF 1/4 COR.
37TH ST. N. & GOVERNOUR.
ELEV. = 185.54

BM #2 "T" CUT ON T.C. AT WEST END OF N.W. RETURN
36TH ST. N. & INWOOD.
ELEV. = 183.53

BM #3 TOP OF "T" POST 2' E. OF S.W.COR. LOT 1,BLK.1
KILLARNEY PLAZA 2ND
ELEV. = 192.00

BM #4 CONC. NAIL DRIVEN ON N. EDGE OF MH
72' E. OF CTR. SECTION 31-T26S-2E
ELEV. = 194.16

Booked 9-22-92
JKB
Per Plan

GREGORY J. ALLISON
LICENSED
11159
KANSAS
PROFESSIONAL ENGINEER

LEEWOOD VILLAGE AT NORTHROCK

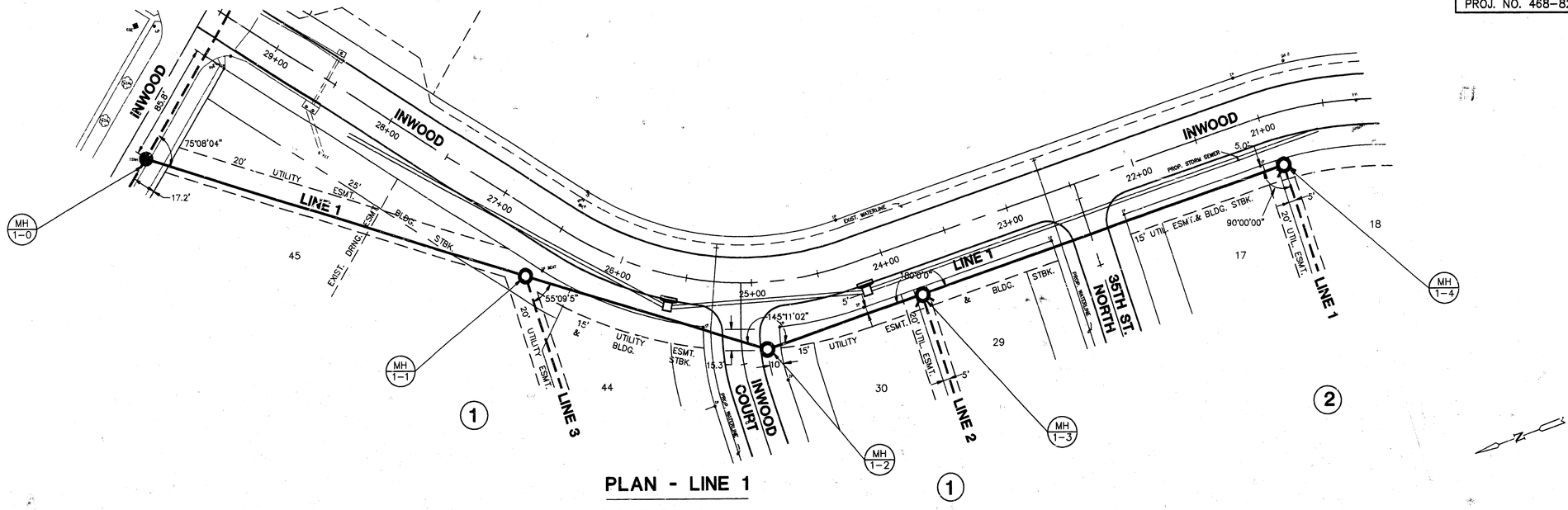
SANITARY SEWER PLANS

Design	G.J.A.
Drawn by	K.K.L.
Checked by	G.J.A.
Date	2/92
Job no.	9192SAN1
Sheet	1
of	5

MID-KANSAS ENGINEERING CONSULTANTS INC.
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226
(316) 636-5565

91-92-160-B

LEEWOOD VILLAGE AT NORTHROCK
LATERAL 45, MAIN 9
SANITARY SEWER 23
PROJ. NO. 468-82196

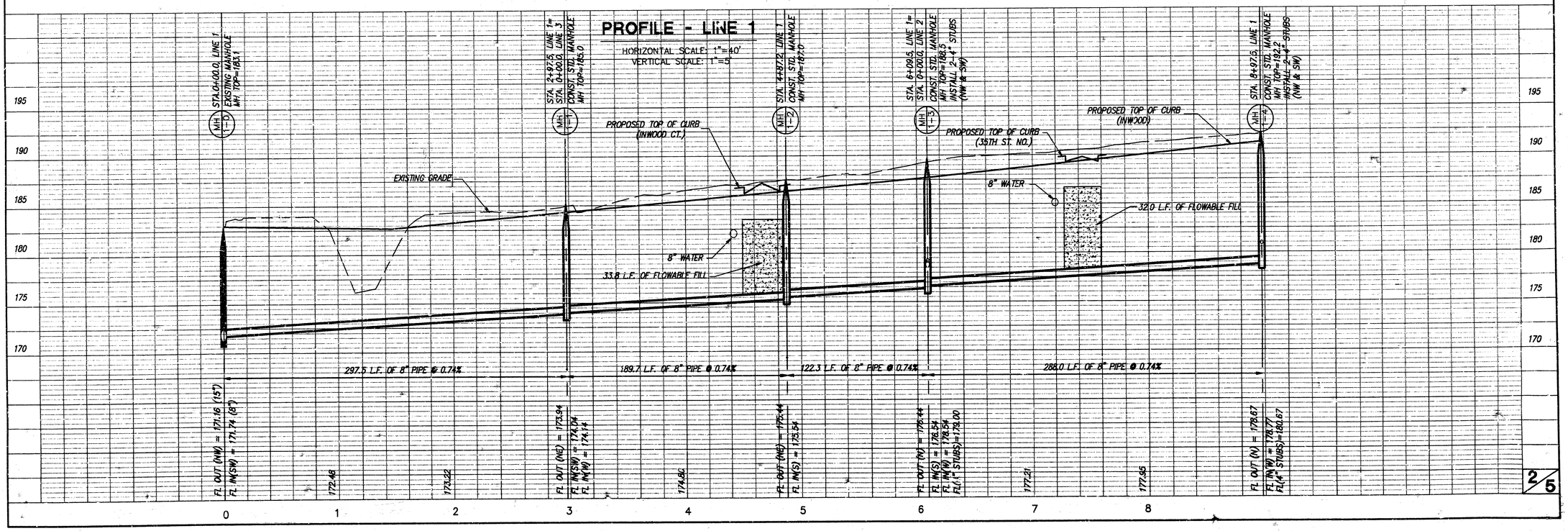


PLAN - LINE 1

SCALE: 1"=40'

PROFILE - LINE 1

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=5'



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LATERAL 45, MAIN 9
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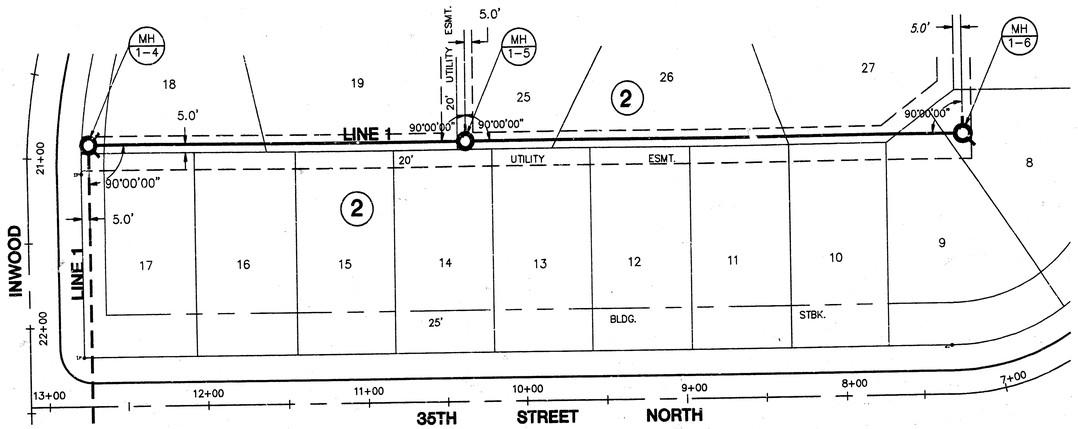
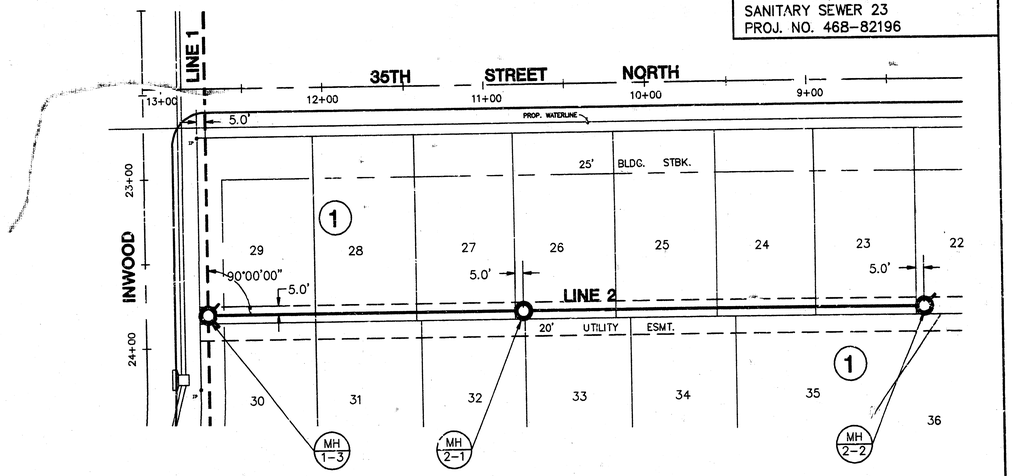


RISER TABLE			
LOT-BLK	STA.	FL(8")	TOP RISER
9-2	14+20	181.48	184.0
10-2	13+45	181.11	186.0
11-2	12+85	180.81	187.5
12-2	12+25	180.51	187.5
13-2	11+59	180.18	186.5
14-2	11+00	179.78	185.0
15-2	10+35	179.46	184.0
16-2	9+75	179.16	183.0
19-2	10+20	179.38	183.5
25-2	11+45	180.13	186.0
26-2	12+37	180.57	187.5
27-2	13+55	181.16	186.0

PLAN - LINE 1

SCALE: 1"=40'

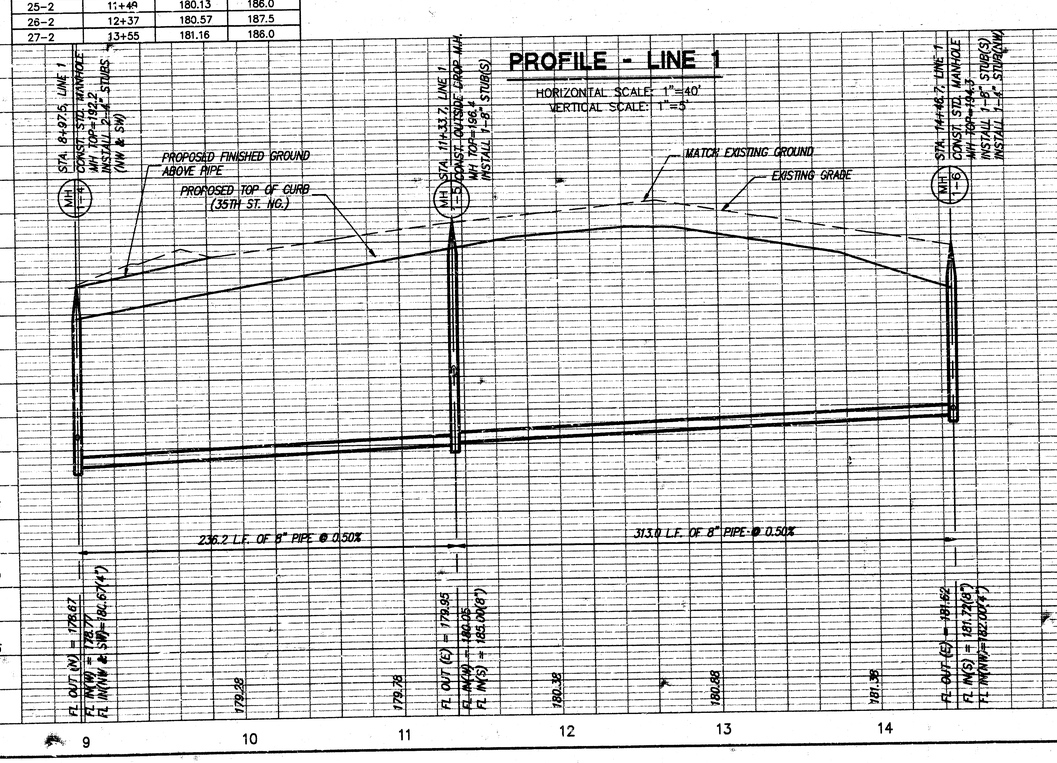


PLAN - LINE 2

SCALE: 1"=40'

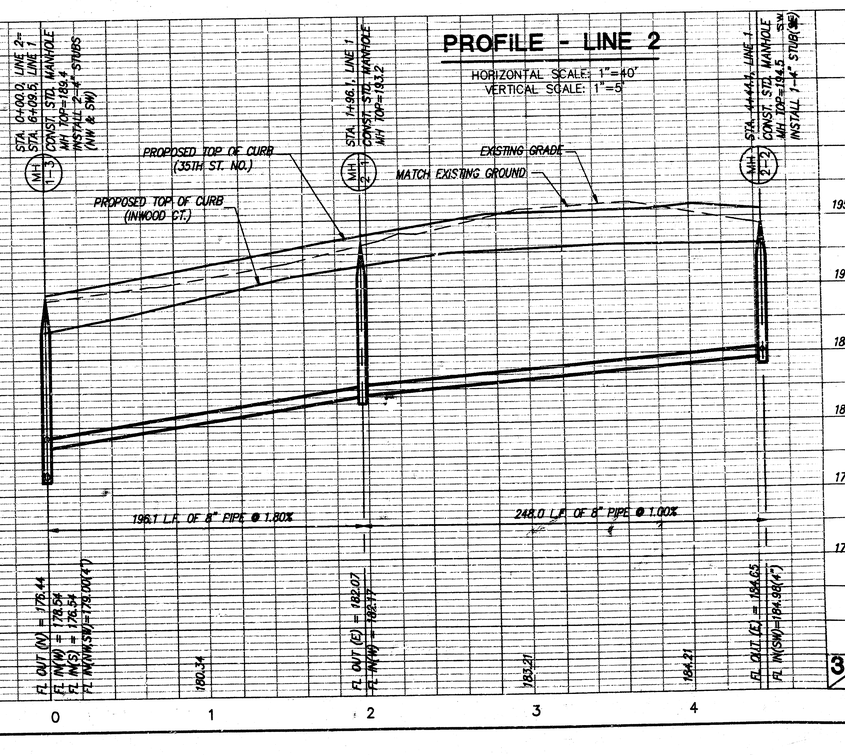
PROFILE - LINE 1

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=5'



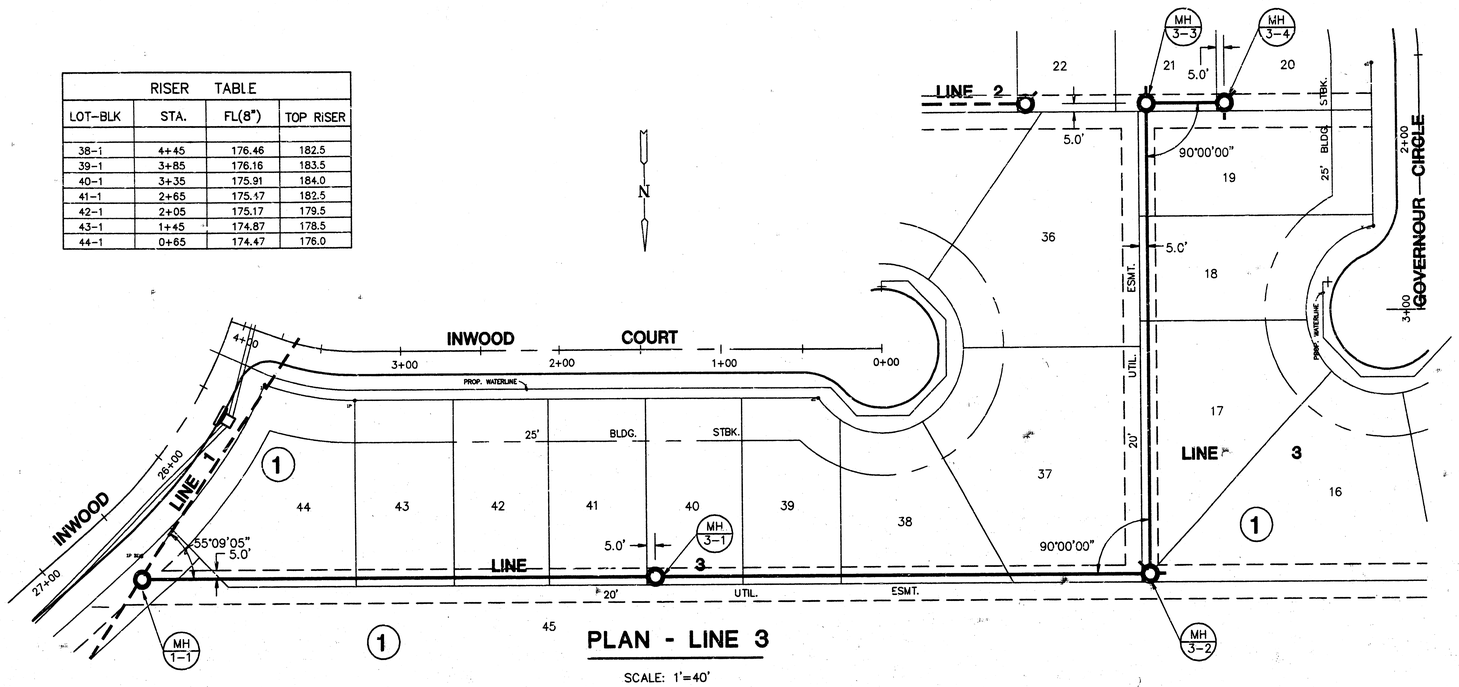
PROFILE - LINE 2

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=5'



LEEWOOD VILLAGE AT NORTHROCK
LATERAL 45, MAIN 9
SANITARY SEWER 23
PROJ. NO. 468-82196

RISER TABLE			
LOT-BLK	STA.	FL(8")	TOP RISER
38-1	4+45	176.46	182.5
39-1	3+85	176.16	183.5
40-1	3+35	175.91	184.0
41-1	2+65	175.17	182.5
42-1	2+05	175.17	179.5
43-1	1+45	174.87	178.5
44-1	0+65	174.47	176.0

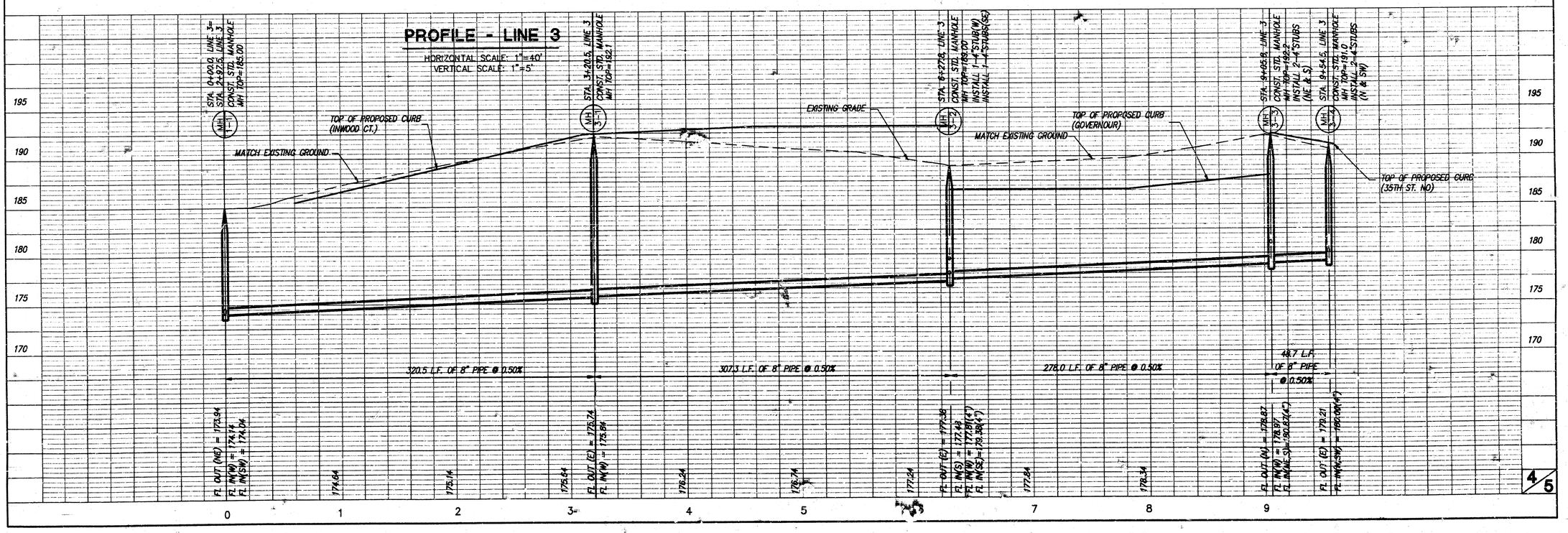


PLAN - LINE 3

SCALE: 1"=40'

PROFILE - LINE 3

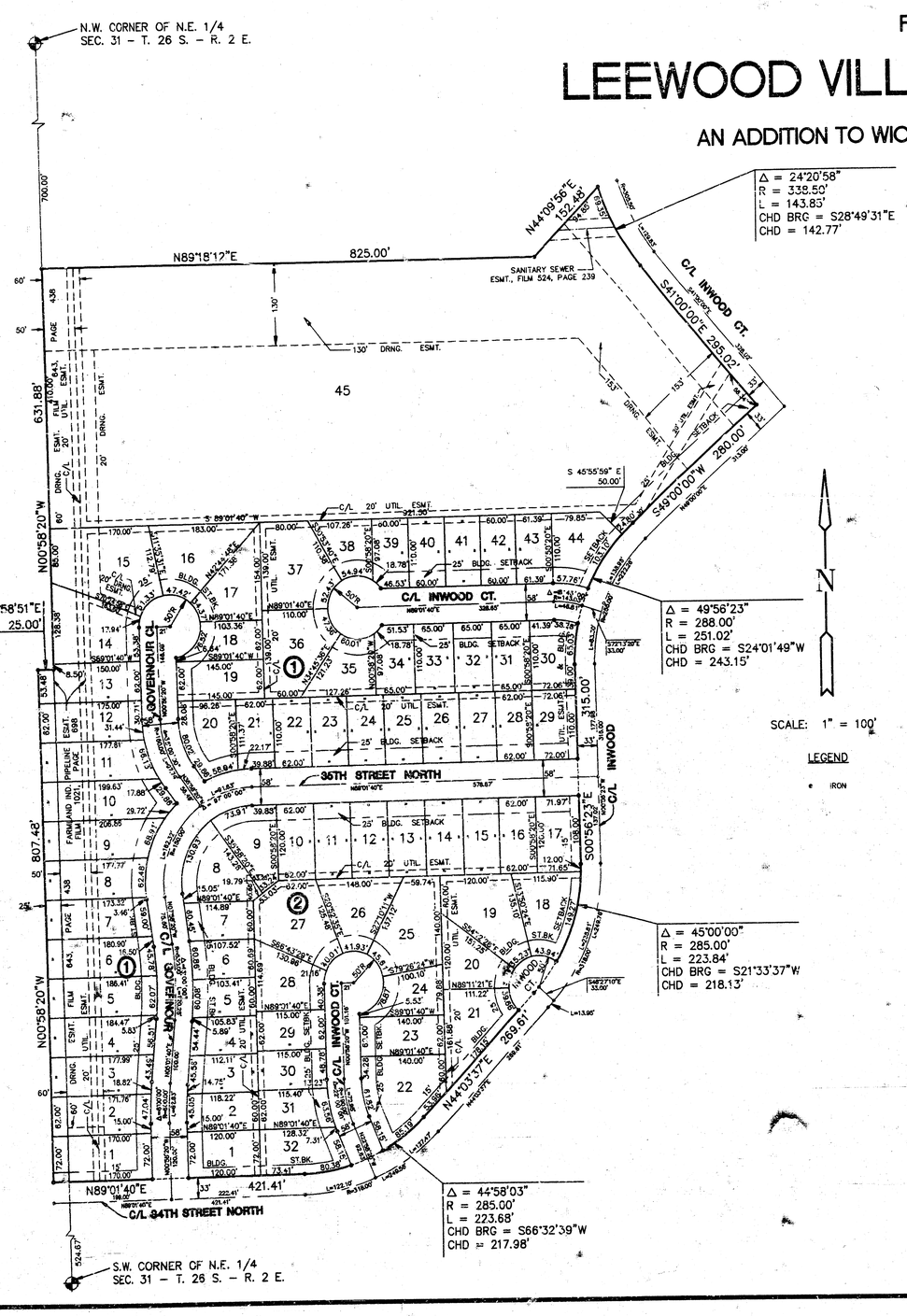
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=5'



FINAL PLAT OF

LEEWOOD VILLAGE AT NORTHROCK

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 "LEEWOOD VILLAGE AT NORTHROCK", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, and streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast and Northwest Quarters, Section 31, Township 26 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of PARCEL NO. 104, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 18' 12" E, 825.00 feet along the South line of said addition; thence N 44° 09' 56" E, 152.48 feet to a point on a curve to the left, said point also being the West line of 37TH ROCK ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence along said curve and said West line, 143.85 feet, said curve having a central angle of 24° 20' 58", a radius of 338.50 feet, and a long chord of 142.77 feet, bearing S 28° 49' 31" E; thence continuing along said West line, S 41° 00' 00" E, 295.02 feet to the intersection of the right of way of Inwood and 36th Street North; thence S 49° 00' 00" W, 280.00 feet along Inwood as platted in KILLARNEY PLAZA SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas, to a point on a curve to the left; thence along said curve 251.02 feet, said curve having a central angle of 49° 56' 23", a radius of 288.00 feet, and a long chord of 243.15 feet, bearing S 24° 01' 49" W; thence S 00° 56' 23" E, 315.00 feet to a point on a curve to the right; thence along said curve 223.84 feet, said curve having a central angle of 45° 00' 00", a radius of 285.00 feet, and a long chord of 218.13 feet, bearing S 21° 33' 37" W; thence S 44° 03' 37" W, 269.61 feet to a point on a curve to the right; thence along said curve 223.68 feet, said curve having a central angle of 44° 58' 03", a radius of 285.00 feet, and a long chord of 217.98 feet, bearing S 66° 32' 39" W; thence S 89° 01' 40" W, 421.41 feet to a point on the East line of WILLOWOOD, an addition to Wichita, Sedgwick County, Kansas; thence N 00° 53' 20" W, 807.48 feet along said East line to the Northeast corner of said WILLOWOOD; thence N 88° 58' 51" E, 25.00 feet along the extended North line of said WILLOWOOD, to the Southeast corner of the North Half of the Northwest Quarter of said Section 31; thence N 00° 58' 20" W, 631.88 feet along the East line of said Northwest Quarter, to the point of beginning.

The drainage easements recorded on Film 679, Page 774 and Film 954, Page 164 located within the above described property are being vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of by knowledge and belief this _____ day of _____, 1992.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
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, and streets the same to be known as "LEEWOOD VILLAGE AT NORTHROCK", 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 drainage and public utilities as indicated on the accompanying plat, are hereby granted.

LEEWOOD HOMES, INC.

BY: Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of Leewood Homes, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

We, BANK IV WICHITA, N.A., mortgagees on the above described property, do hereby consent to the plat of "LEEWOOD VILLAGE AT NORTHROCK".

BANK IV WICHITA, N.A.

BY:

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____ for BANK IV WICHITA, N.A., personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

This plat of LEEWOOD VILLAGE AT NORTHROCK has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
Christopher J. Goebel

_____, SECRETARY
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

_____, MAYOR
Bob Knight

_____, DEPUTY CITY CLERK
Pat Burnett

Enter on transfer record this _____ day of _____, 1992.

_____, 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 _____, 1992.

_____, REGISTER OF DEEDS
Pat Kettler

_____, DEPUTY
Ed Resa

10-2-113