

SANITARY SEWER PLANS

LAT. 10, MAIN 24 W.I.S.

GATEWOOD SECOND

PROJECT NO.

468-76-245-81715-000-000-001

CITY OF WICHITA, KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY TREES. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY TREES WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH TREES SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.
2. INDIVIDUAL TREES 3" DIAMETER OR LFS ARE NOT SHOWN. THESE TREES INCLUDING BRUSHWOOD, SAPLINGS AND UNDERGROWTH, MAY BE CLEARED AND REMOVED AS REQUIRED FOR CONSTRUCTION, UNLESS OTHERWISE NOTED.

DENSE TIMBER AND WOODED GROWTH ARE NATIVE AND VOLUNTEER, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL AVOID REMOVAL OR TRIMMING OF ANY TREES 3" DIAMETER AND LARGER TRUNK WHERE POSSIBLE. WHERE THE CONTRACTOR BELIEVES THAT REMOVAL OR TRIMMING IS UNAVOIDABLE, HE SHALL COORDINATE SUCH WORK WITH THE ENGINEER. COSTS FOR TRIMMING, REMOVAL AND DISPOSAL SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR SITE PREPARATION.

TREE REMOVAL SHALL BE CONFINED GENERALLY TO THE PERMANENT EASEMENT. THE TEMPORARY EASEMENT AND THE PROPERTY BEYOND MAY BE USED FOR CONSTRUCTION PURPOSES IN AN EFFORT TO PROVIDE MORE WORKING ROOM AROUND EXISTING TREES. TREE REMOVAL OR TRIMMING ON THE TEMPORARY EASEMENT OR BEYOND SHOULD RESULT IN SAVING OTHER MORE DESIRABLE TREES IN OR NEAR THE CONSTRUCTION PROJECT.
3. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUND 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 A 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.
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 OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE 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 UNSERVICEABLE 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. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

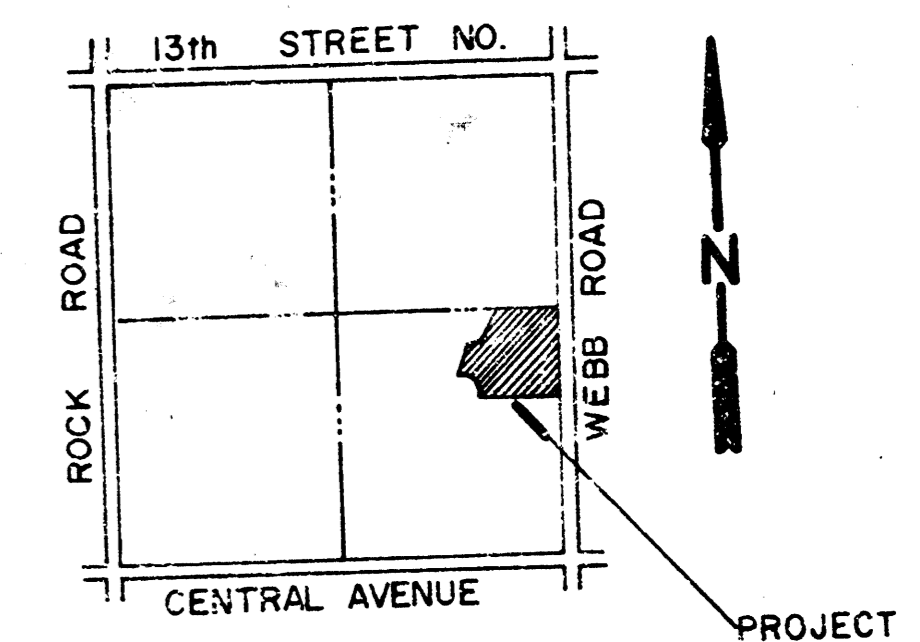
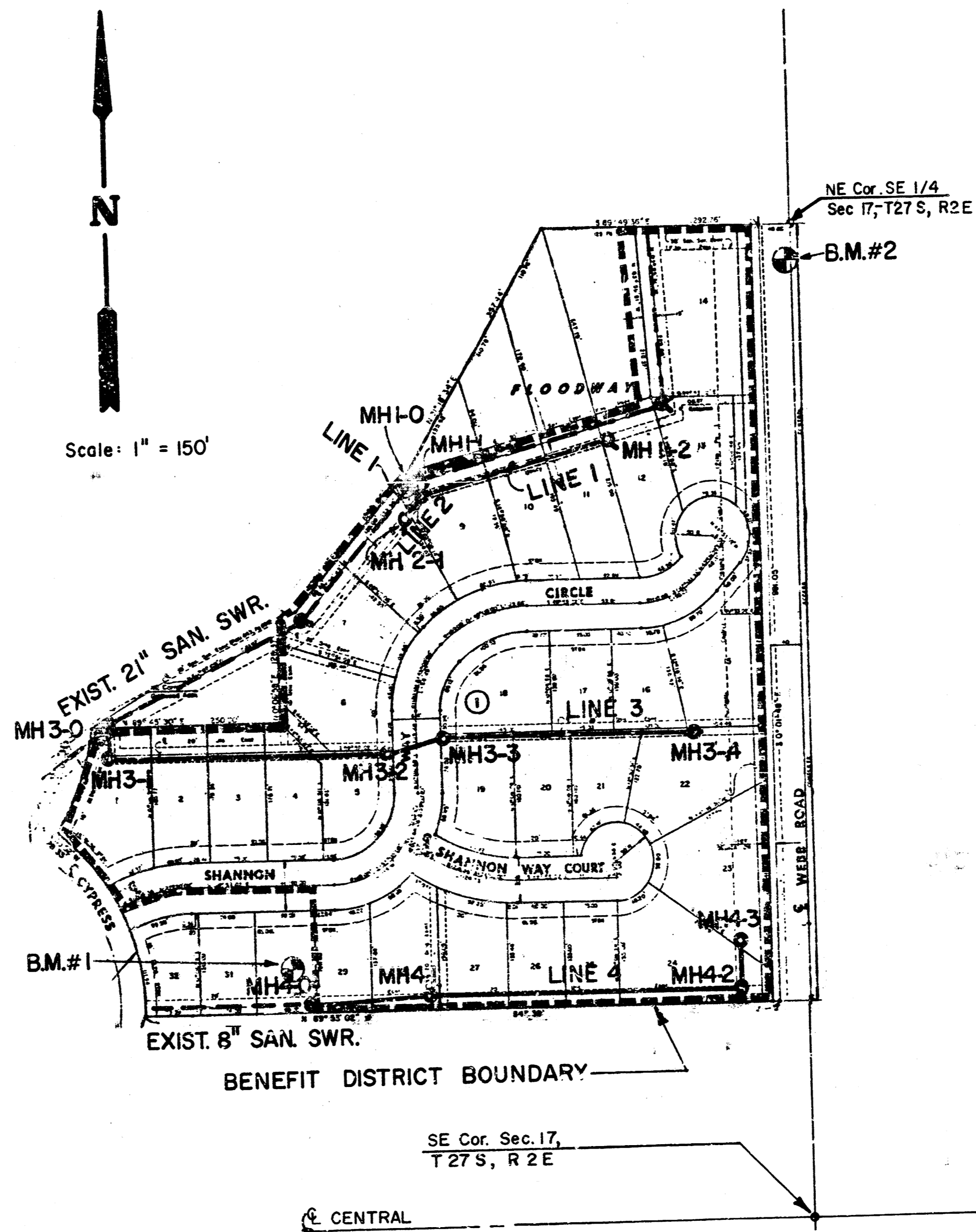
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	282-0561
GAS SERVICE COMPANY	265-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	1-316-254-7243
CONTINENTAL PIPELINE COMPANY	1-316-681-2061

BENCH MARKS

- B.M. #1 60 "D" Nail in West root of 20" Elm Tree 50' N. & 10' W. of Northwest Corner Minneha School lot = 176.09
- B.M. #2 City Disc. 34' E. & 44' S. of 1/4 Sec. Corner at 9th & Webb Rd. = 172.96

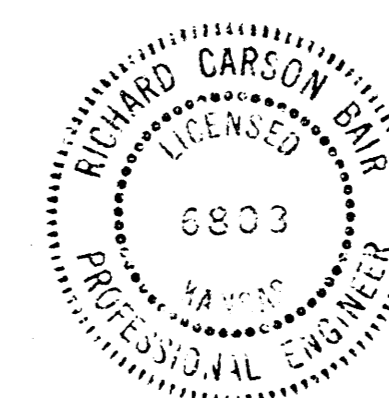
INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	PLAN / PROFILE
5	FINAL PLAT

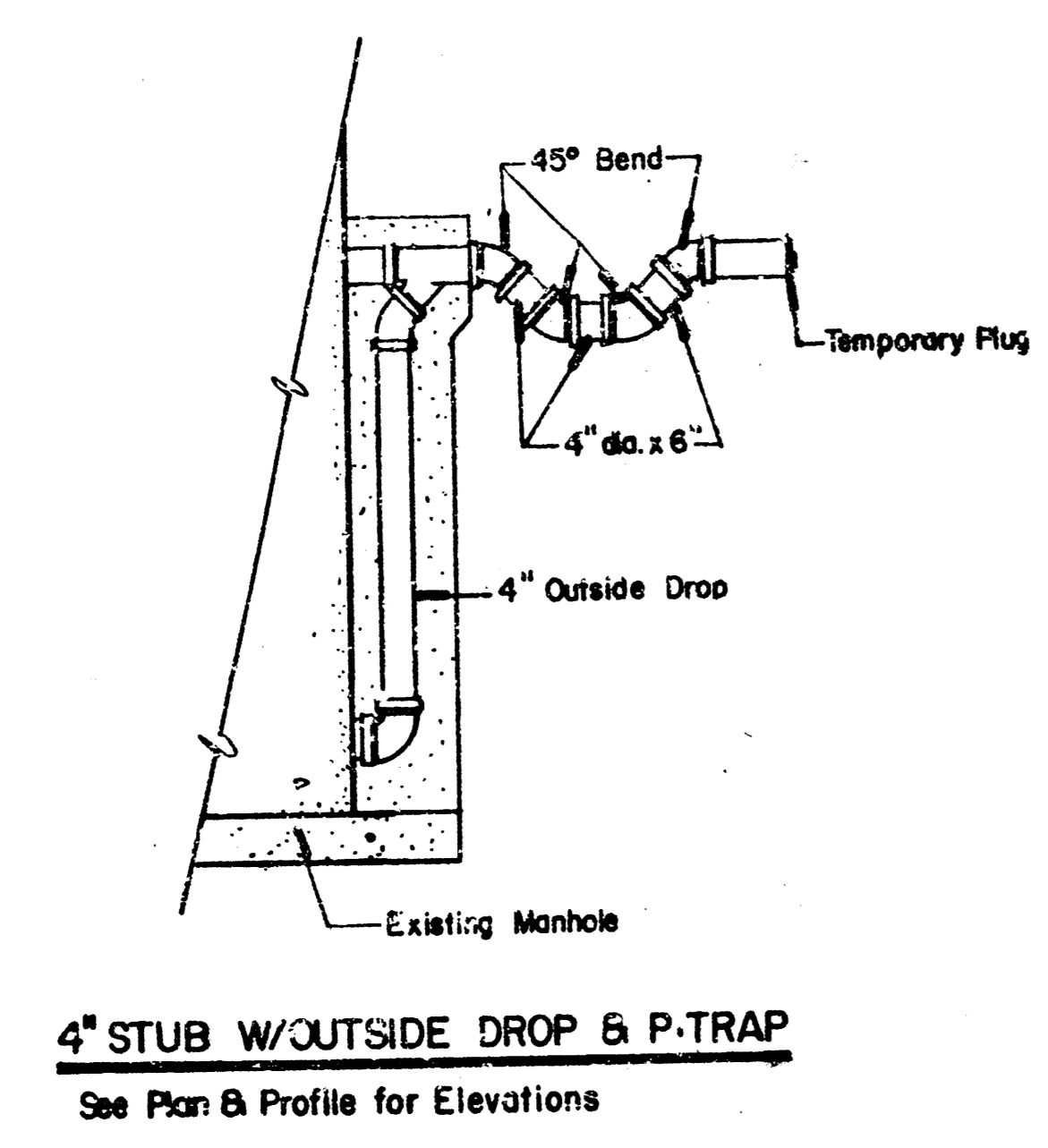


LOCATION MAP

*AS BUILT
R.O.C.
12-87*



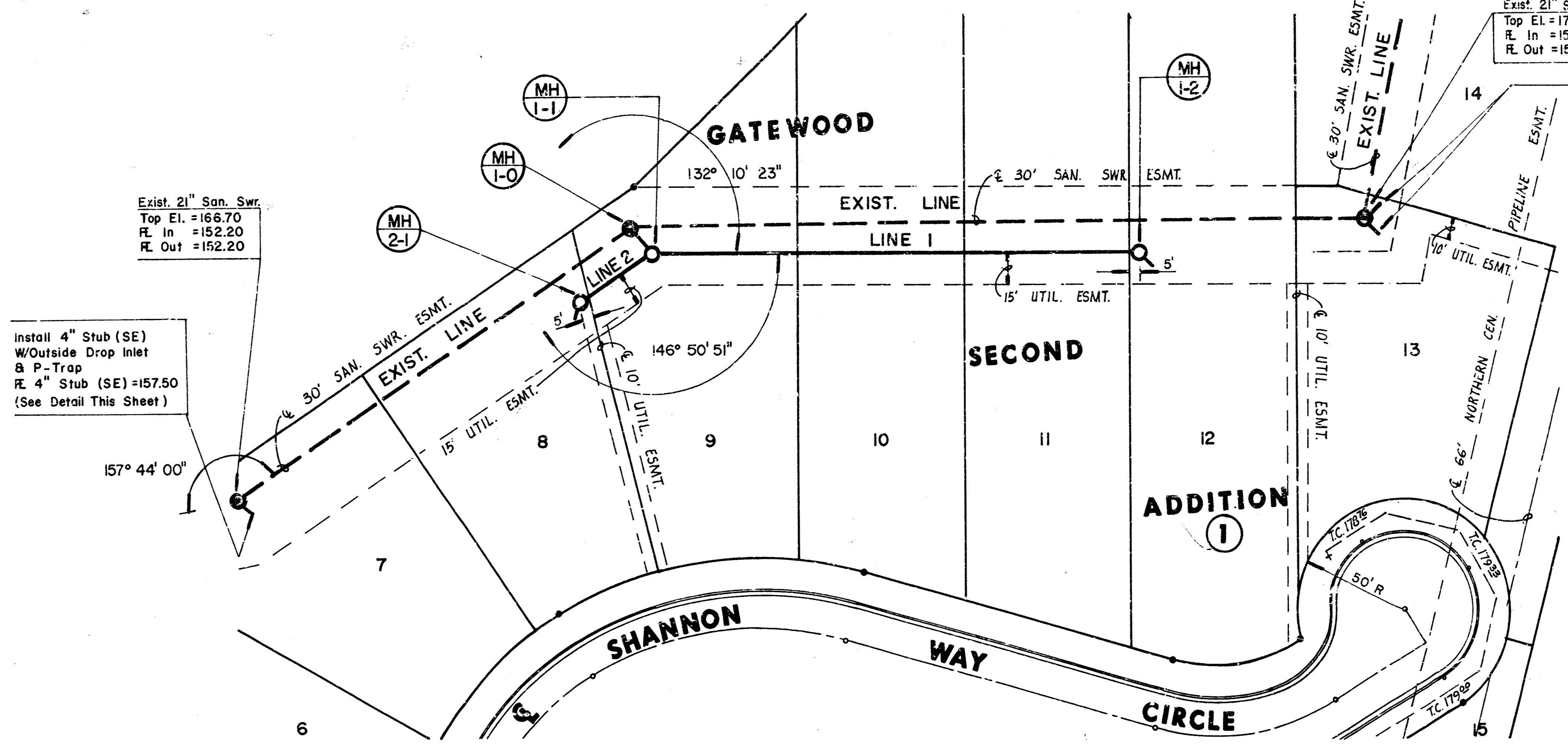
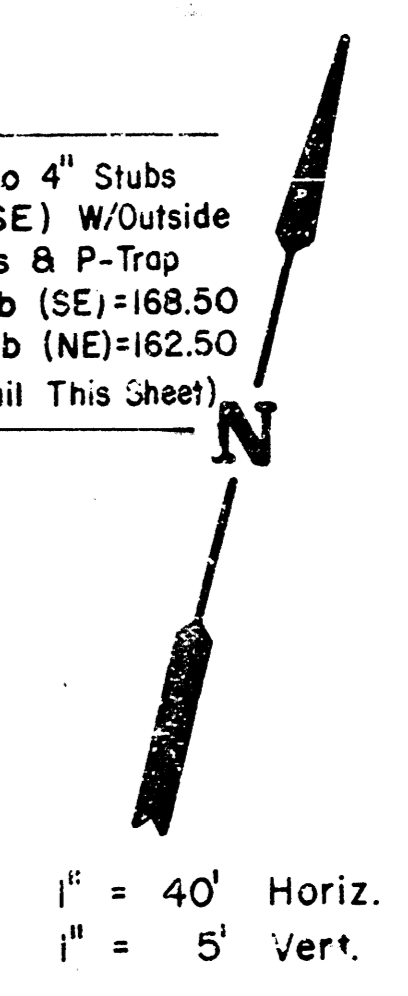
MEK	GATEWOOD SECOND	Drawn by KSM Checked by Date July, 1987 Job No.
	ADDITION SANITARY SEWER PLANS	
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226		Sheet 1 of 5



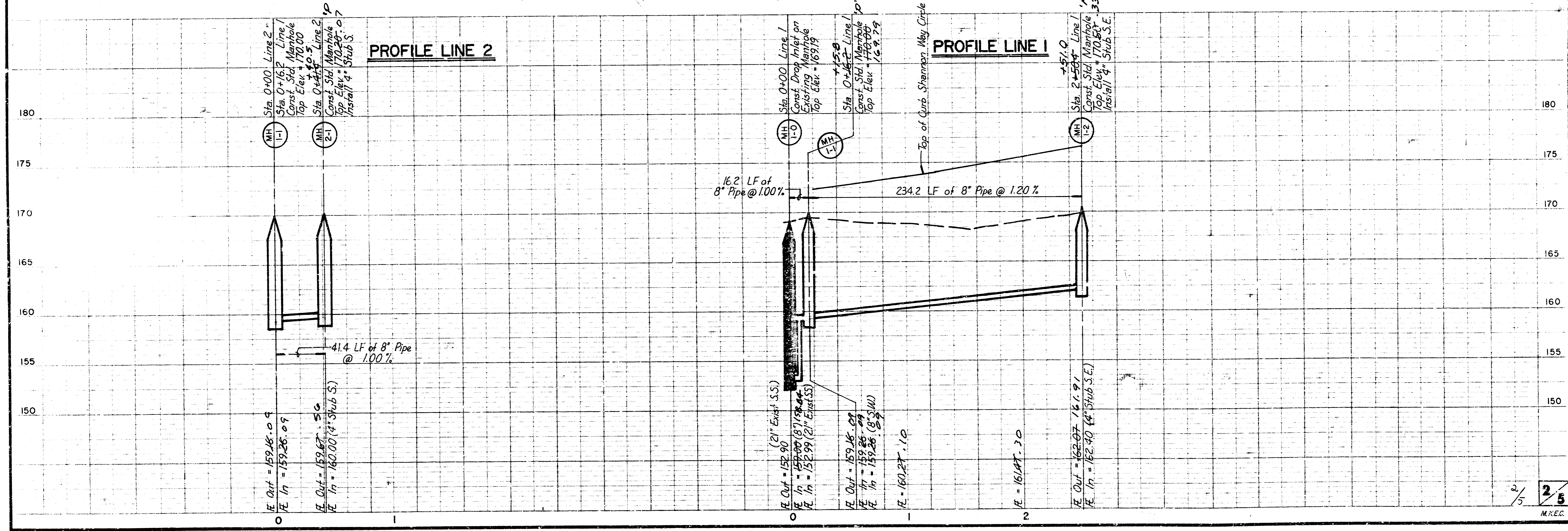
Install 4" Stub (SE)
 W/Outside Drop Inlet
 & P-Trap
 R. 4" Stub (SE) = 157.50
 (See Detail This Sheet)

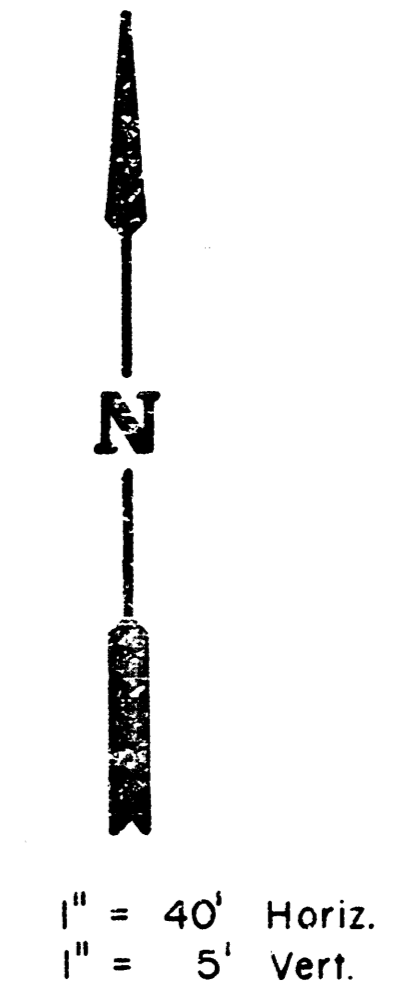
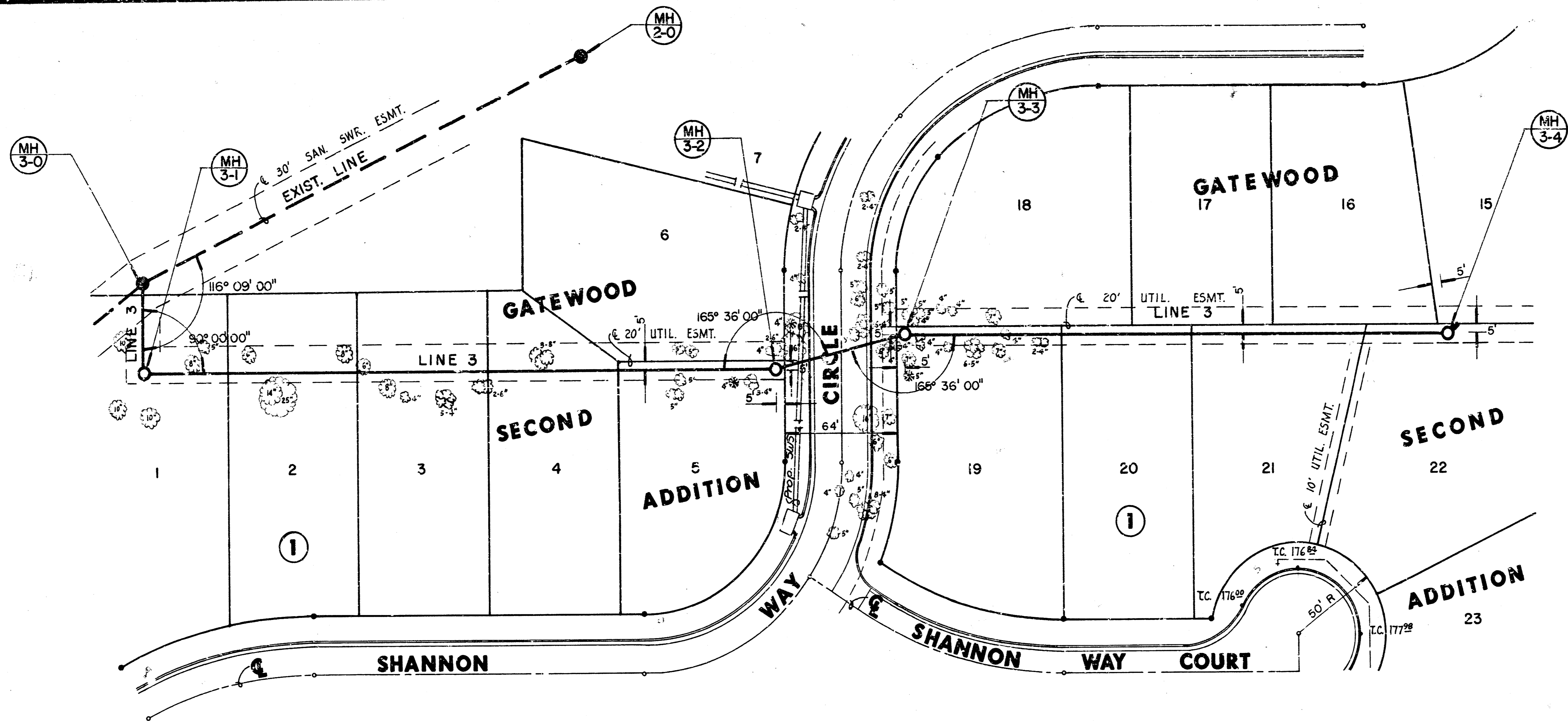
Exist. 21" San. Swr.
 Top El. = 166.70
 R. In = 152.20
 R. Out = 152.20

Install Two 4" Stubs
 (NE) & (SE) W/Outside
 Drop Inlets & P-Trap
 R. 4" Stub (SE) = 168.50
 R. 4" Stub (NE) = 162.50
 (See Detail This Sheet)

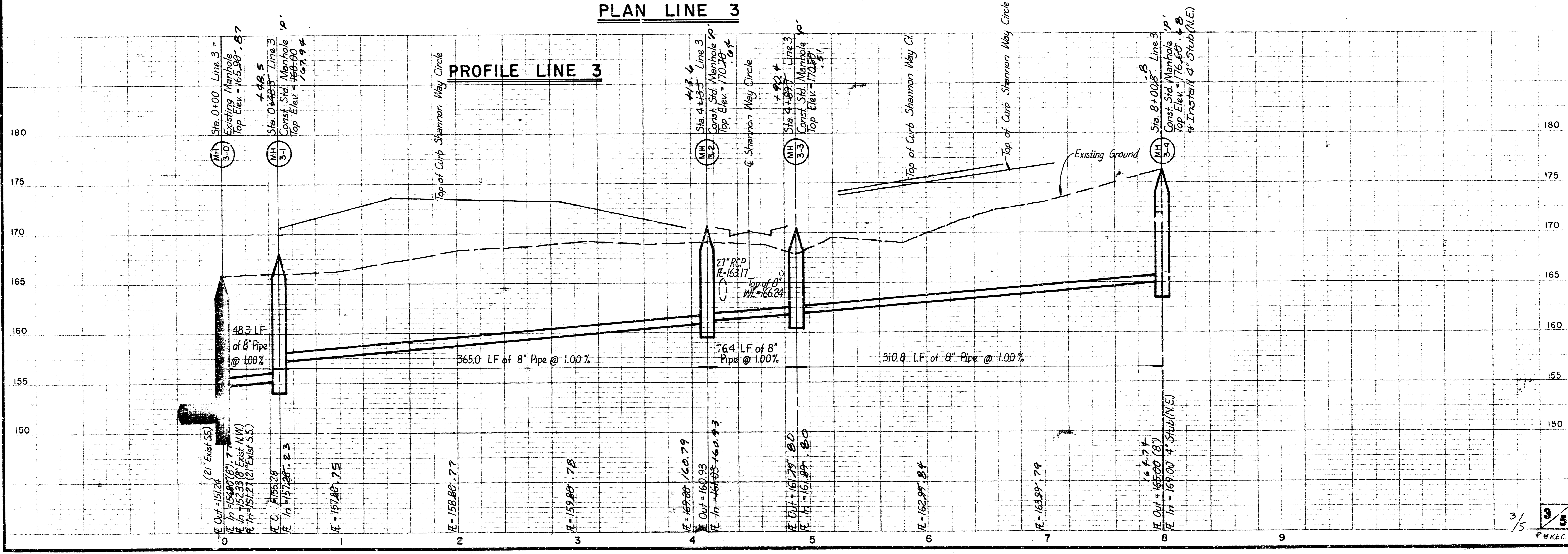


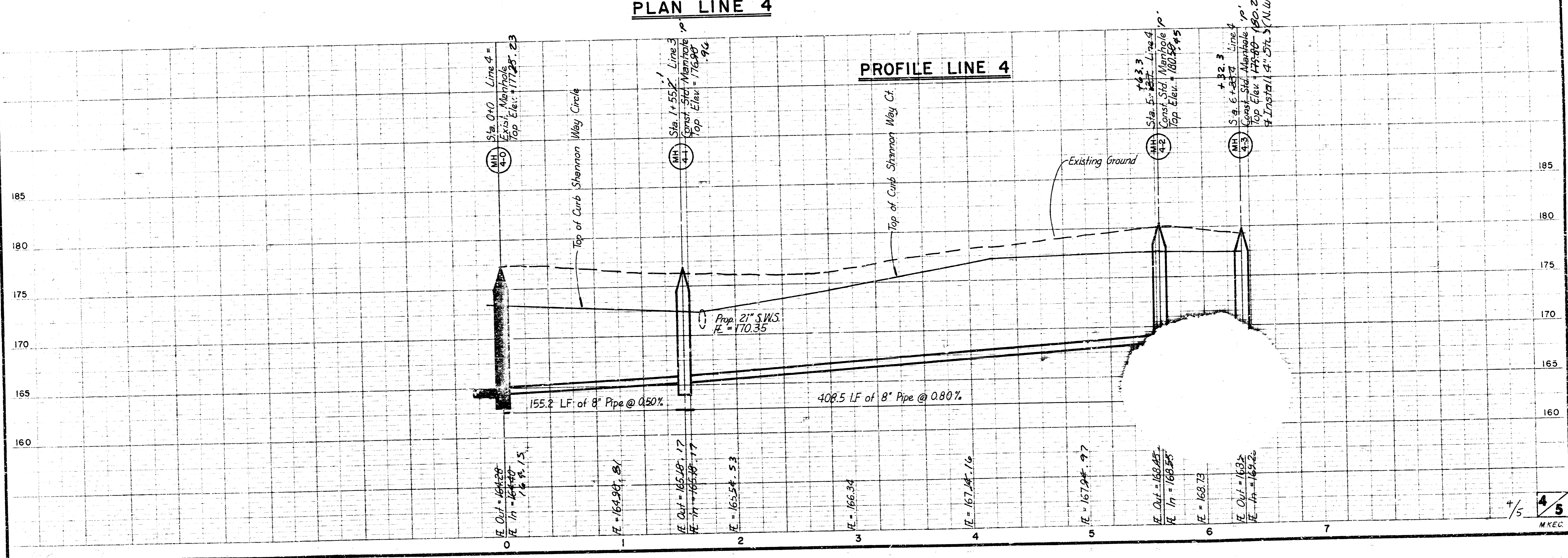
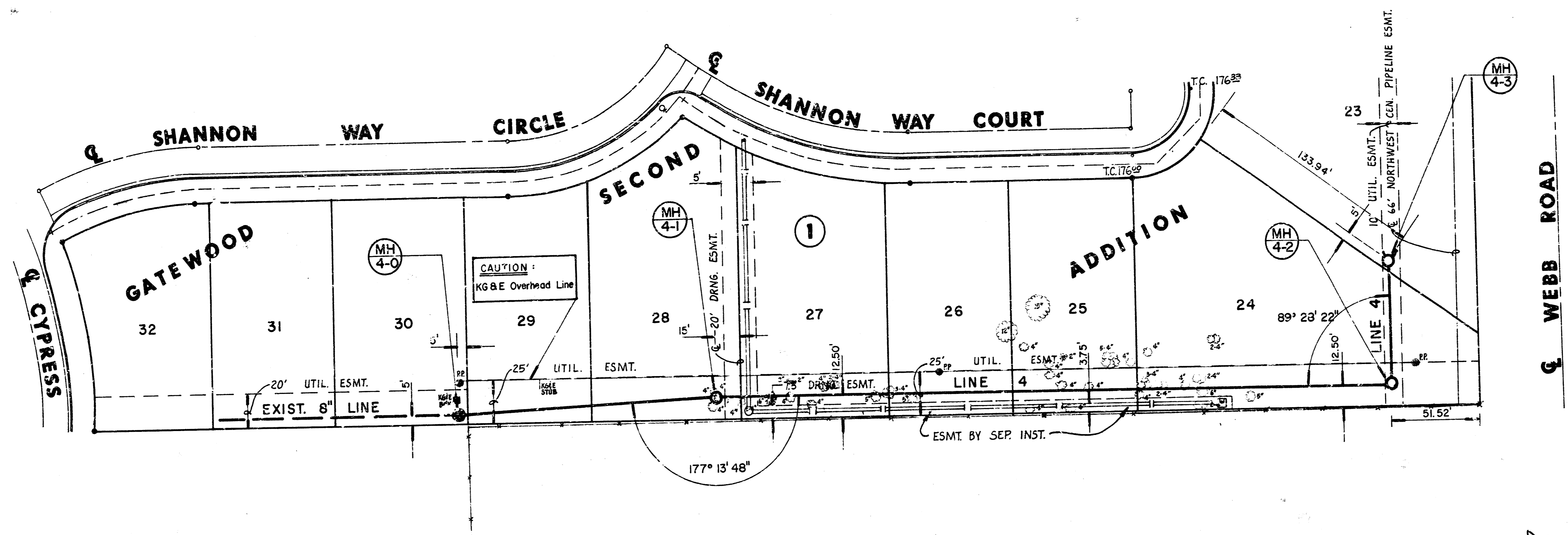
PLAN LINES 1 & 2



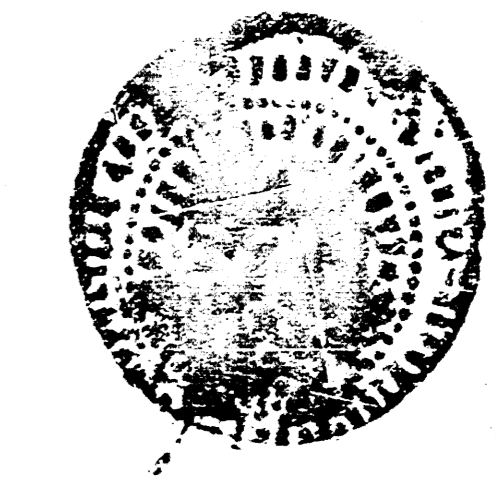


PLAN LINE 3





**FINAL PLAT OF
GATEWOOD SECOND**
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N
SCALE: 1" = 60'
LEGEND
• Iron
• Min. Pad Elev.
Lots 1-14, (inclusive)
Block 1 = 168.0
Mean Sea Level = 1355.4

R = 295.50'
Δ = 27° 48' 18"
L = 143.40'
Chd. = 142.00'
Brg. N 20° 59' 49" E

R = 270.76'
Δ = 51° 53' 31"
L = 245.23'
Chd. = 236.93'
Brg. N 22° 56' 16" W

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "GATEWOOD SECOND", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as:

Beginning at a point lying on the North line of said Southeast Quarter, 40.00 feet west of the Northeast corner of said Southeast Quarter; thence S 0° 01' 48" E, 991.05 feet parallel with the East line of said Southeast Quarter; thence N 89° 53' 02" W, 247.39 feet parallel with the South line of said Southeast Quarter to a point on a curve to the left, said point being the Northwest corner of Lot 1, Block 2, Gatewood, an addition to Wichita, Sedgwick County, Kansas; thence along said curve addition to Wichita, Sedgwick County, Kansas; thence along said curve and boundary of said Gatewood Addition 245.23 feet; said curve having a central angle of 51° 53' 31", a radius of 270.76 feet, and a long chord of 236.93 feet, bearing N 22° 56' 16" W; thence N 48° 53' 02" W, 28.33 feet to a point on a curve to the left; thence along said curve and continuing along said boundary of said Gatewood Addition 143.40 feet, said curve having a central angle of 27° 48' 18", a radius of 295.50 feet, and a long chord of 142.00 feet, bearing N 20° 59' 49" E, to the Northeast corner of said Gatewood Addition; thence N 89° 45' 30" E, 250.00 feet; thence N 0° 06' 58" E, 128.37 feet; thence N 64° 07' 09" E, 27.44 feet; thence N 41° 54' 43" E, 233.56 feet; thence N 31° 18' 34" E, 357.44 feet to a point on the North line of said Southeast Quarter; thence S 89° 49' 36" E, 292.76 feet along said North line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 23 day of May, 1987.

Kenneth H. Bengtson
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 Engineers Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets, the same to be known as "GATEWOOD SECOND", 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. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the city Engineer. Minimum pad elevation on Lots 1 through 14 inclusive, Block 1 shall be as indicated on the face of the plat. All abutters rights of access to or from the west line of Webb Road over and across the East line of "GATEWOOD SECOND" are hereby granted to the City of Wichita.

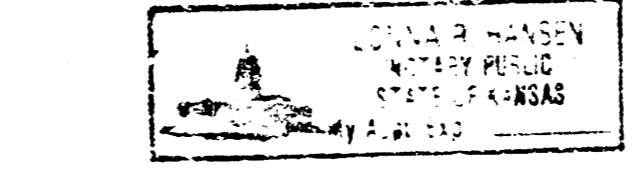
LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Development Corporation
managing partner of said partnership

By: *Jack D. Ritchie*
Jack D. Ritchie, U.E.D.

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

Be it remembered that on this 28th day of May, 1987, before me a Notary Public in and for said State and County, came Jack D. Ritchie, U.E.D., of Ritchie Development Corporation, to be 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.

Lorne R. Hansen, Notary Public
Lorne R. Hansen
My Appointment Expires: August 25, 1990



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

Dated this 14th day of May, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry, Chairman
Marvin S. Kroot, Secretary

This plat approved and all recitations shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 15th day of June, 1987.

Robert S. Knight, Mayor

Ed E. Aea, Deputy City Clerk

Entered on transfer record this 15th day of June, 1987.

Donald Wright, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this 15th day of June, 1987.

Pat Kestler, Register of Deeds

Ed Rusa, Deputy

FILMED FROM THE BEST AVAILABLE COPY.....