

J:\PROJECTS\2017\1501010688 - MORRIS ADDITION - 159TH DEVELOPMENT\15988 CAD\DWG\15988 BT 01.DWG
 PLOTTED: Tuesday, September 12, 2017 @ 03:04PM

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:

KANSAS ONE-CALL 687-2470

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

AT&T	1-800-246-8464
BLACK HILLS ENERGY (GAS)	1-800-694-8989
CITY OF WICHITA WATER & SEWER	1-316-219-8921
CITY OF WICHITA STORMWATER	1-316-268-4090
CITY OF WICHITA TRAFFIC	1-316-268-4034
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
WESTAR ENERGY	1-800-544-4857

- UTILITY SERVICE LINES, POLES, ETC. 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.
- 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, IN THE OPINION OF THE ENGINEER, THAT 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 WILL 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 WILL REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- 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 CITY ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.
- THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ABUTTING THE CONSTRUCTION OF THIS PROJECT A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO START OF CONSTRUCTION.
- 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.
- THE ENGINEERING DIVISION SHALL FIELD LOCATE WATER VALVES ONE TIME DURING CONSTRUCTION WHEN REQUESTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SUCH FIELD LOCATIONS DURING THE CONSTRUCTION PROCESS. WATER VALVES, VALVE BOXES OR FIRE HYDRANTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT HIS OWN EXPENSE. VALVE BOXES AND WATER METERS WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO MATCH FIELD GRADES BY THE CONTRACTOR.
- IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER, BRIAN COON AT traffic@wichita.gov BEFORE CONSTRUCTION CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES TO FACILITATE CONSTRUCTION. ALL CONSTRUCTION ZONE MARKINGS AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE SEEDED AND MULCHED. COST SHALL BE CONSIDERED SUBSIDIARY TO PROJECT SEEDING.
- CONTRACTOR SHALL LIMIT THE EXTENT OF TRENCH OPEN OVERNIGHT AND WEEKENDS TO LESS THAN 50 FEET.
- EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUND SHALL BE CONSTRUCTED WITH NEW DEVELOPMENT 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.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL MANHOLE COVERS.
- ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.
- CONNECTING TO EXISTING MANHOLES:
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 PLANS. 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 BORE CUT INTO EXISTING MANHOLE WALL TO MAKE CONNECTION USING APPROVED WATER STOP GASKET, AND RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST TO CONNECTING TO EXISTING MANHOLES IS INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS FLOW OF SEWAGE THROUGH CONSTRUCTION. CONTRACTOR'S PROPOSED METHOD FOR MAINTAINING SEWAGE FLOW SHALL BE SUBMITTED AND APPROVED BY THE SEWER MAINTENANCE DIVISION (316-268-4073) PRIOR TO STARTING AND BY-PASSING OF SEWAGE FLOWS.
- SANITARY SEWER NOTES DIRECTLY RELATED TO MORRIS ADDITION:
A. COORDINATE WORK WITHIN THIS PROPERTY WITH THE HOMEOWNER WELL IN ADVANCE OF CONSTRUCTION.
B. CONTRACTOR SHALL EXERCISE CAUTION WHEN REMOVING/REPLACING THE ORNAMENTAL IRON FENCE.
C. CONTRACTOR SHALL MAKE CORRECTIONS TO LAWN IRRIGATION SYSTEM AND ANY OTHER PROPERTY DAMAGE AS A RESULT OF CONSTRUCTION.
D. ALL LAWN/TURF AREAS DISTURBED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RESTORED WITH THE SAME GRASS/SOD AS EXISTING. RESTORATION OF THE DISTURBED AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO TOP SOIL PREPARATION, SEEDING, MULCH AND/OR RE-SEEDING. ALL SEEDING/SODDING WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS AND THE CITY OF WICHITA ADMINISTRATIVE REGULATION NO. AR78 WHICH GOVERNS CLEANUP AND RESTORATION OR REPLACEMENT FOLLOWING CONSTRUCTION. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE LUMP SUM PRICE BID FOR 'SITE RESTORATION'.
- DEVELOPER FOR THIS PROJECT IS:
ROBERT J & JESSICA C MORRIS
2411 N. 159th St E
WICHITA, KS 67228
ROBERT J & JESSICA C MORRIS
(316)630-4488

SANITARY SEWER

TO SERVE

MORRIS ADDITION

LATERAL 447, FOUR MILE CREEK

PROJECT NO. 468-85223

THE CITY OF WICHITA, KANSAS

GARY JANZEN, P.E. - CITY ENGINEER

OCA NO. 744446

PRELIMINARY RELEASE FOR CONNECTION PURPOSES ONLY

Wilks Underground - Contractor

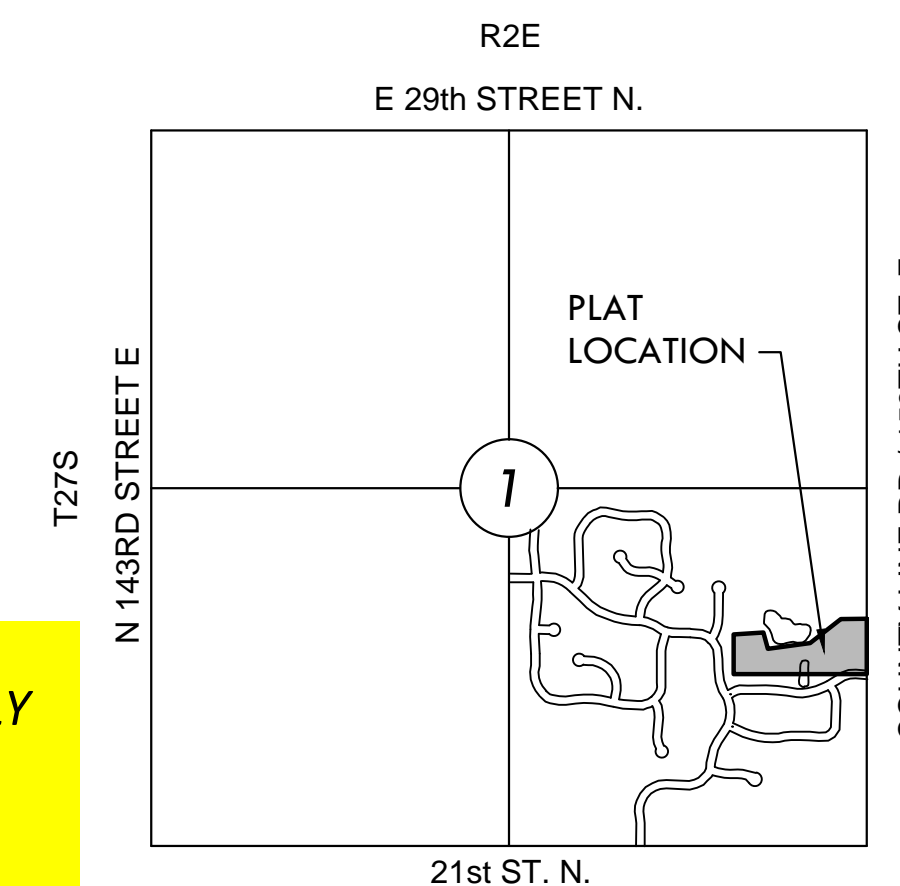
J. Wagner - City of Wichita, Field Project Engineer

Z. Regnier - City of Wichita, Inspector

Release Date: 1/30/2018

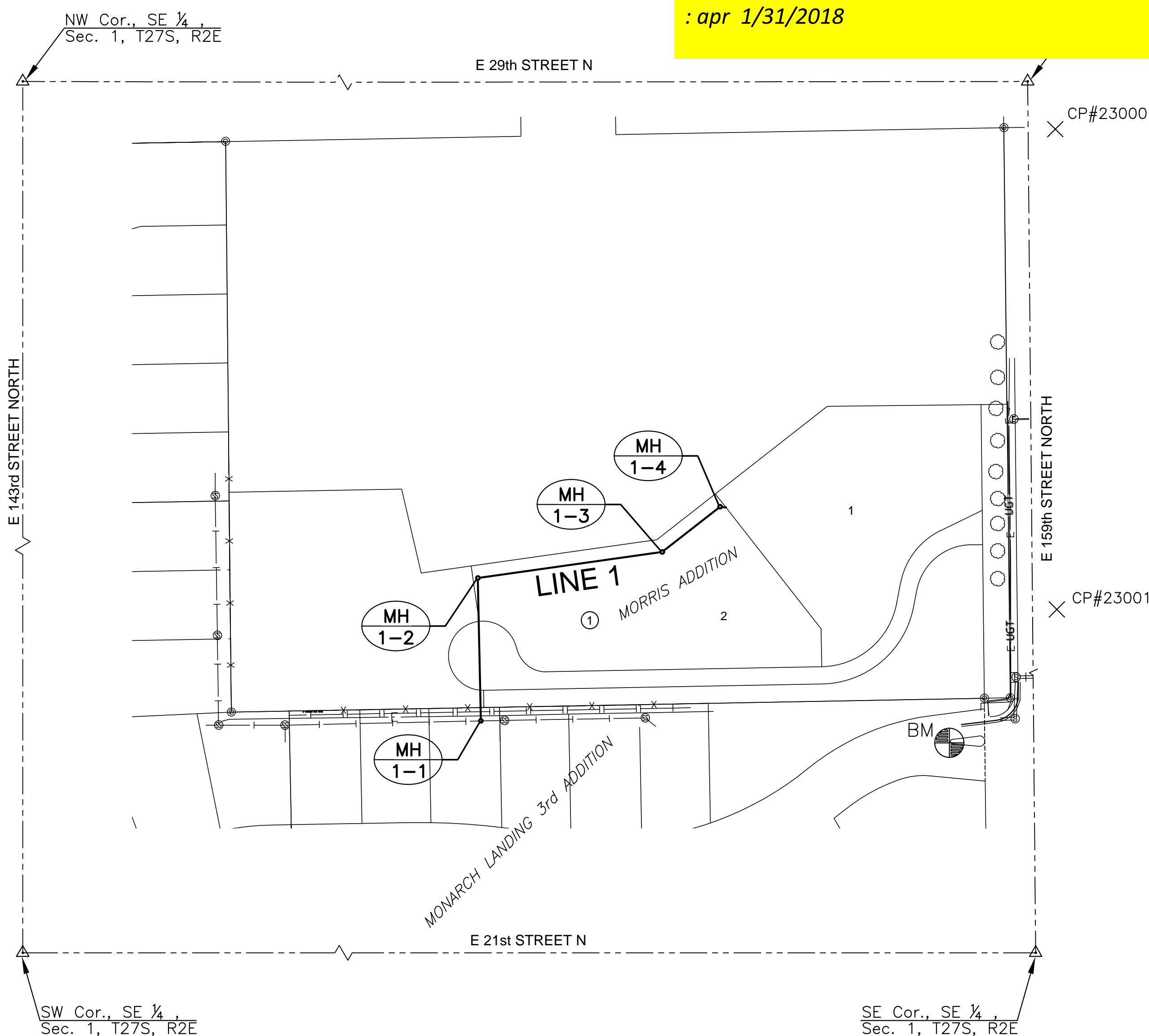
Completion Date:

: apr 1/31/2018



VICINITY MAP

No Scale

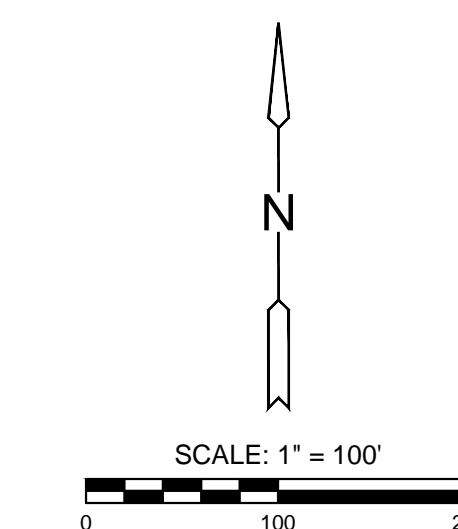


INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02-03	DETAILS
04	LINE 1
05	BUBBLE MAP
06-10	BMP SHEETS
11	FINAL PLAT

Company = City of Wichita
 Inspector = Zach Regnier
 Contractor = Wilks Underground
 8" pvc SDR35 = 467 lf
 4" stub SCH40 = 1 ea
 4' dia MH = 3 ea
 4" dia doghouse MH = 1 ea

11-21-17 ZR



SANITARY SEWER PLANS FOR
MORRIS ADDITION
 159TH DEVELOPMENT

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TITLE SHEET

PROJECT NO.	468-85223	
DATE	SEPT 2017	
SCALE	1" = 100'	
DESIGNED	DRAWN	CHECKED
DFL	RWB	GJA
NO.	REVISION	DATE

SHEET NO.

01 OF 11

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CERTIFICATE OF SURVEY

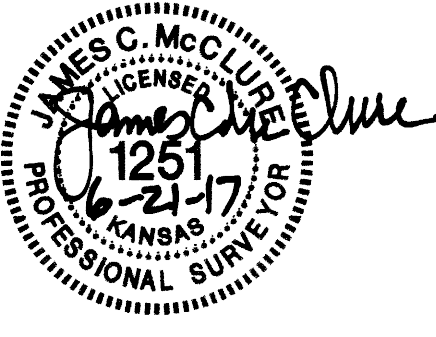
I, James C. McClure, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MORRIS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Street, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 1, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas, said tract being more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of S00°38'46"E, 987.08 feet to the POINT OF BEGINNING; thence continuing along said east line, S00°38'46"E, 340.21 feet; thence along an extended north line of Block 3, Monarch Landing Third Addition, an addition to Wichita, Sedgwick County, Kansas, S88°56'59"W, 933.12 feet to the southeast corner of Lot 3, Block 5, Monarch Landing Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the east lines of Monarch Landing Second Addition, an addition to Wichita, Sedgwick County, Kansas, and said Monarch Landing addition, N00°34'25"W, 255.00 feet; thence N88°56'35"E, 200.00 feet, thence S13°03'25"E, 100.00 feet; thence N81°56'35"E, 276.12 feet; thence N51°56'35"E, 250.87 feet to a point on the north line of an Urban Easement Grant recorded on Film 1320, Page 1984; thence along said north line N89°21'14"E, 238.20 feet to the POINT OF BEGINNING.

Said tract CONTAINS: 237,451 square feet of 5.451 acres of land, more or less. All streets, easements, rights-of-way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 21st day of JUNE, 2017.



James C. McClure, P.S. 1251
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Street, and Reserves, the same to be known as "MORRIS ADDITION" an addition to Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and utilities, as indicated hereon, are hereby granted to the public. No signs, light poles, private drainage systems, masonry trash enclosures, or other structures shall be located within public utility easements.

All abutters rights of access to or from 159th Street East over and across the east line of "MORRIS ADDITION," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon.

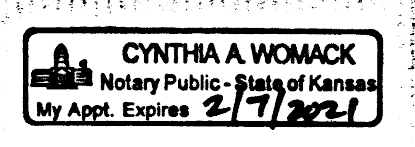
A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and shall remain unobstructed to allow for the conveyance of stormwater. Lots 1, 2, and 3, Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevations" table shown hereon.

Reserve A is platted for berms, drainage, open space, landscaping, irrigation, signs/monuments, sidewalks, parking, entry gate, fencing/walls and utilities confined by easement (platted or otherwise separate instrument). Reserve B is platted for entry gate, private drive, call box, signs/monuments, irrigation, landscaping, utilities (public and private), and private access. The reserves are hereby reserved for the stated uses and shall be owned and maintained by the owner/developer, and/or their successors and/or assigns.

Robert J. Morris, Jessica C. Morris

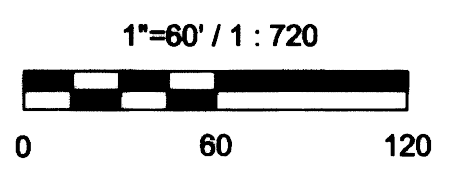
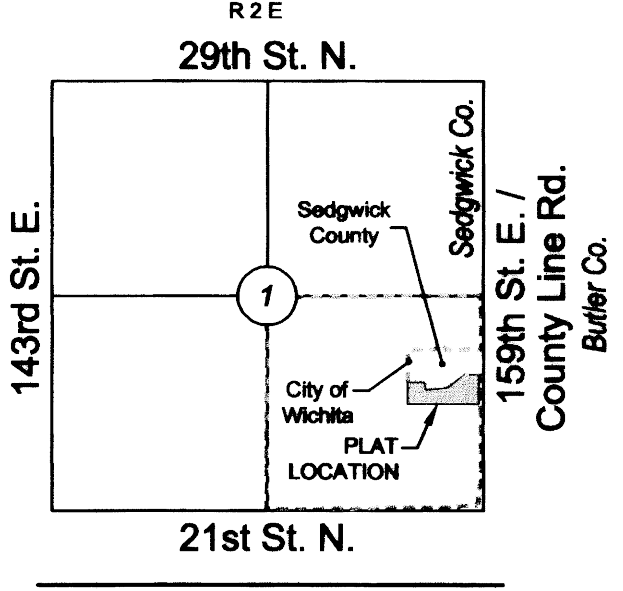
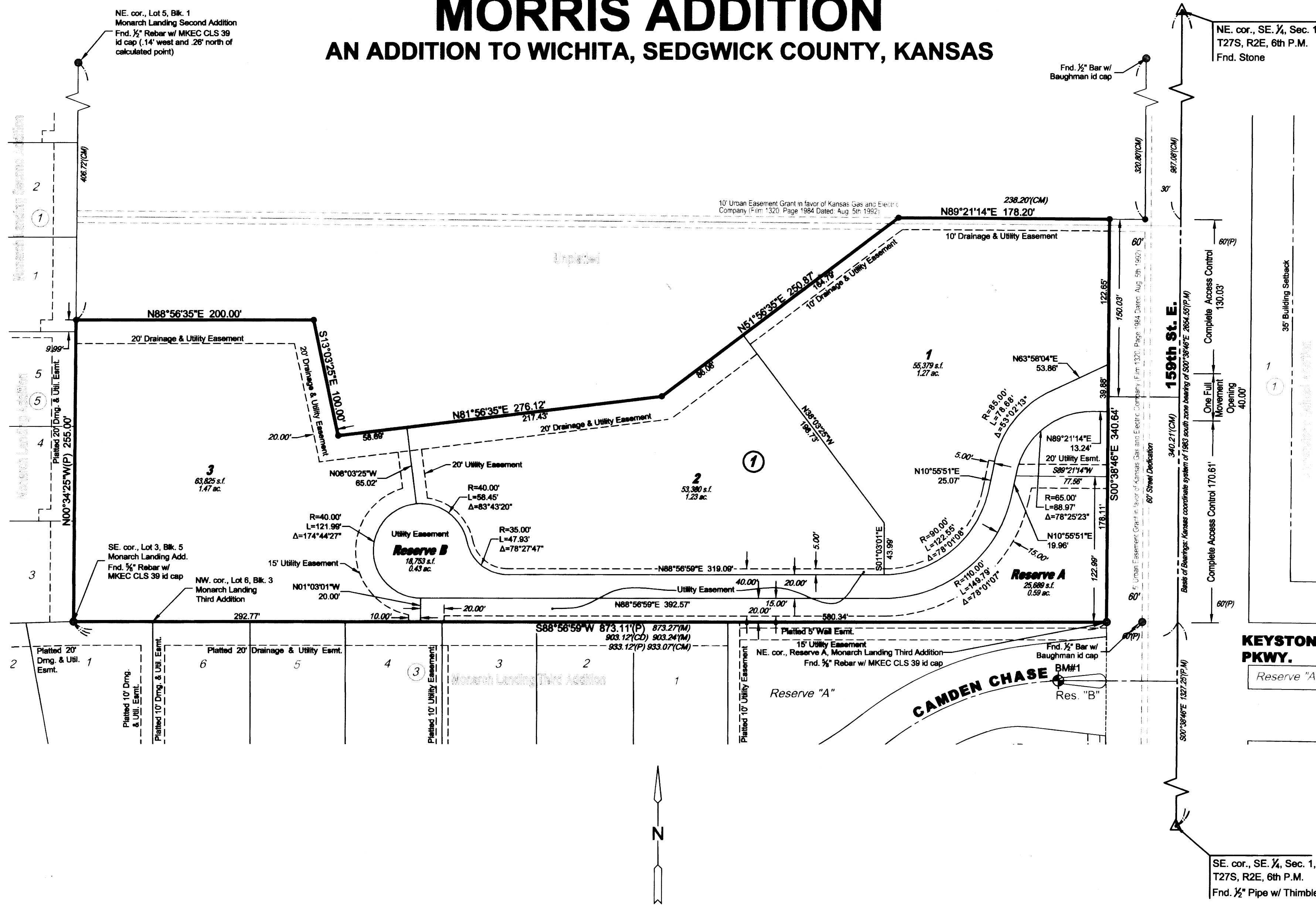
STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on 21 day of June, 2017, by Robert J. Morris and Jessica C. Morris, husband and wife.

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



Cynthia A. Womack, Notary Public
My Term Expires: February 7, 2021

FINAL PLAT
MORRIS ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S00°38'46"E on the east line of the Southeast Quarter, Section 1, Township 27 South, Range 2 East of the 6th Principal Meridian. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LEGEND

- Date of Survey: 11/10/15
- Section Corner Monument Found
- Found monument (see annotation for type)
- Set 3/4" rebar w/ MKEC CLS 39 id. cap (or see annotation for type)
- Benchmark
- Measured
- Described
- Platted
- Calculated from Measurement
- Calculated from Described
- Lot
- Block

BENCHMARKS

- BM#1 Square cut on west end of median of Camden Chase entrance (Reserve B, Monarch Landing Third Addition). 100 feet west of 159th St. E. Elev.=1366.69 NAVD 88.
- BM#2 Square cut on top of curb between Lots 2 and 3, Block 5, Monarch Landing Addition. Elev.=1377.19 NAVD 88.

MINIMUM PAD ELEVATION (LOWEST OPENING)

LOTS	BLOCK	ELEVATION NAVD 88
1, 2, & 3	1	1369.5

PLANNING COMMISSION CERTIFICATE

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

Dated this 3rd day of MARCH, 2017.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



By: David W. Foster, Chairman
Attest: Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

This Plat approved and all dedications shown hereon, accepted by the Wichita City Council of the City of Wichita, Kansas dated this 15 day of July, 2017.

At the direction of the City Council.

Jeff Longwell, Mayor
Attest: Karen Sublett, City Clerk

TRANSFER RECORD

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Entered on transfer record this 13 day of August, 2017.

Kelly B. Arnold, County Clerk



REGISTER OF DEEDS' CERTIFICATE

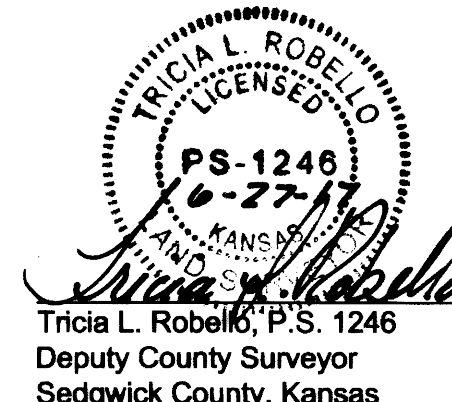
STATE OF KANSAS, SEDGWICK COUNTY) ss:
This is to certify that this instrument was filed for record in the Register of Deeds office this 8th day of August, 2017, at 10:50:14 o'clock AM, and is duly recorded.

Tonya E. Buckingham, Register of Deeds



COUNTY SURVEYOR

STATE OF KANSAS, SEDGWICK COUNTY) ss:
Reviewed in accordance with K.S.A. 58-2005 on this 27th day of June, 2017.



Tricia L. Robello, P.S. 1246
Deputy County Surveyor
Sedgwick County, Kansas

