SANITARY SEWER PLANS

LAT. 4, MAIN 24, W.I.S.

GATEWOOD

PROJECT NO.

468-76-245-81648-000-000-001

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

NOVEMBER, 1986

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. INDIVIDUAL TREES 3" DIAMETER OR LESS 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.

3. 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.

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 UNUSABLE DUE TO ELEVATION GRADE OR ALIGNMENT, THE CONTRACTOR SHALL RESHAPE THE EXISTING MANHOLE INVERT TO PROVIDE SMOOTH FLOW. THE COST OF RE-SHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.

8. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES PRIOR TO ANY EXCAVATION:

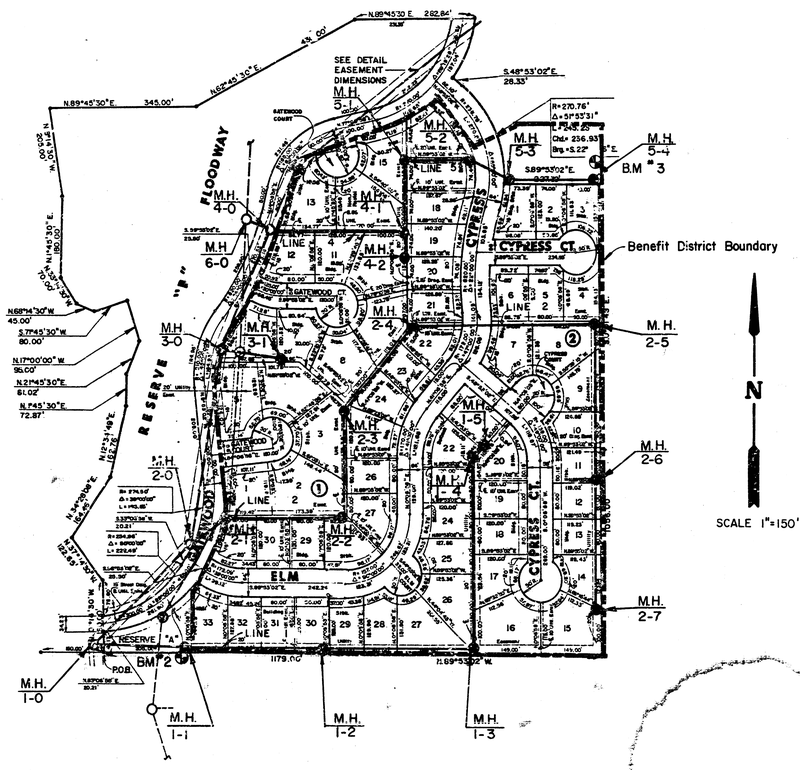
ARKLA GAS COMPANY	942-8350
BELL TELEPHONE	1-316-571-2115
CABLEVISION	262-0661
GAS SERVICE COMPANY	253-7511
KANSAS GAS & ELECTRIC	
KANSAS ONE-CALL	1-800-344-7233
CITIES SERVICE	524-0491
KANSAS GAS SUPPLY	1-316-254-7243
CONTINENTAL PIPELINE COMPANY	1-316-681-2081

BENCH MARKS

B.M. #1 City Disk on N.E. corner R.C.B.C. at Central and Gypsum Creek
Elev. 157.24

B.M. #2 "+" Cut on most N.W. corner of Art Museum Parking Lot
Elev. 164.14

B.M. #3 40 "D" Nail in the W. Root of 20" Elm Tree 50' N and 10' W. of N.W. corner Minneha school lot
Elev. 176.09



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	LINE 1
4-5	LINE 2
6	LINE 3 & LINE 4 & LINE 6
7	LINE 5
8	GATEWOOD FINAL PLAT

AS BUILT
RPL
5-22-87

GATEWOOD ADDITION SANITARY SEWER PLANS

Design: RCB
Drawn by: EG, DR
Checked by:
Date: DEC. 1986
Job no.

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

1/10

Sheet 1 of 8

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GATEWOOD ADDITION
LAT. 4, MAIN 24, W.I.S.
PROJ.NO. 468-76-245-81648-000-000-001

GATEWOOD
WOODLANDS ESTATES
GATEWOOD
ELM
ELM COURT
ADDITION
RESERVE "A"
BLDG.
STBK.
ESMT.
UTIL.
LINE
Exist. Fence
Remove and dispose of exist. fence as required. Cost to be subsidiary to Site Clearing
Exist. Concrete Parking Lot
177° 48' 10"
179° 30' 12"
90° 29' 48"
N
Scale 1"=40' Horz.
1"= 5' Vert.
M.H. 1-0
M.H. 1-1
M.H. 1-2
M.H. 1-3
Exist. 8" San. Swr.
ART ASSOCIATION ADDITION

PLAN LINE 1

Sta 0+00 Line 1
Exist. Manhole w/stub
Top of M.H. Elev = 153.75
IE Out (S) = 146.10 (21")
IE In (E) = 145.80 (21")
IE In (NE) = 146.20 (21")
IE In (NW) = 147.18 (8")

Sta 2+26.8 Line 1
Const. Std Type "C"
or 24" Manhole
Top of M.H. Elev = 164.59
IE Out = 153.50
IE In = 153.38

Sta 5+56.8 Line 1
Const. Std Type "C"
or 72" Manhole
Top of M.H. Elev = 166.28
IE Out = 157.38
IE In = 157.38

Sta 9+03.8 Line 1
Const. Std Type "C"
or 72" Manhole
Top of M.H. Elev = 173.68
IE Out = 158.28
IE In = 158.28

Exist. Ground on ℄ of Pipe
Proposed Top of Curb - Elm Court
North bank of ditch
Proposed Top of Curb - Elm
Exist. Conc. Parking Lot
Prop. Top of Curb - Gatewood
Exist. Ground on ℄ of Pipe (Ditch)
Exist. 8" San. Swr.
227.6 L.F. of 8" Pipe @ 1.60 %
330.0 L.F. of 8" Pipe @ 0.6 %
346.0 L.F. of 8" Pipe @ 0.4 %

170
165
160
155
150
145

0 1 2 3 4 5 6 7 8 9

2/10
2/8
M.K.E.C.

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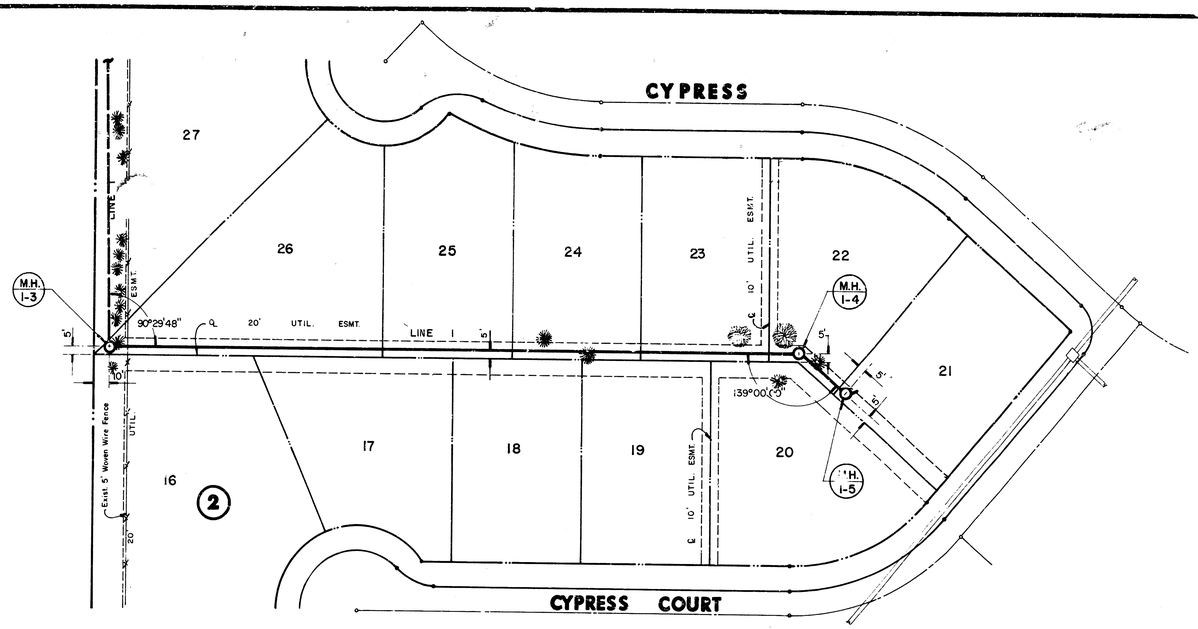
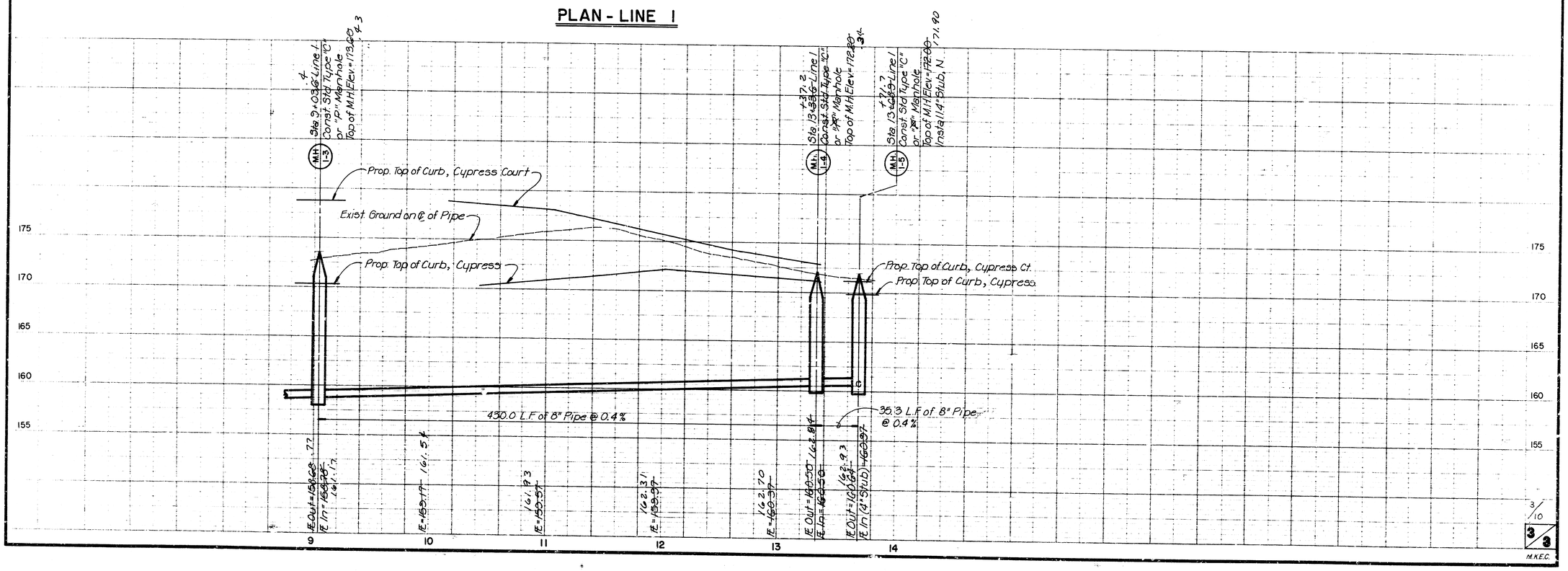
GATEWOOD ADDITION
LAT. 4, MAIN 24, W.I.S.
PROJ. NO. 468-76-2; 5-81648-000-000-001



N

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

PLAN - LINE I



3/10
3/3
M.K.E.C.

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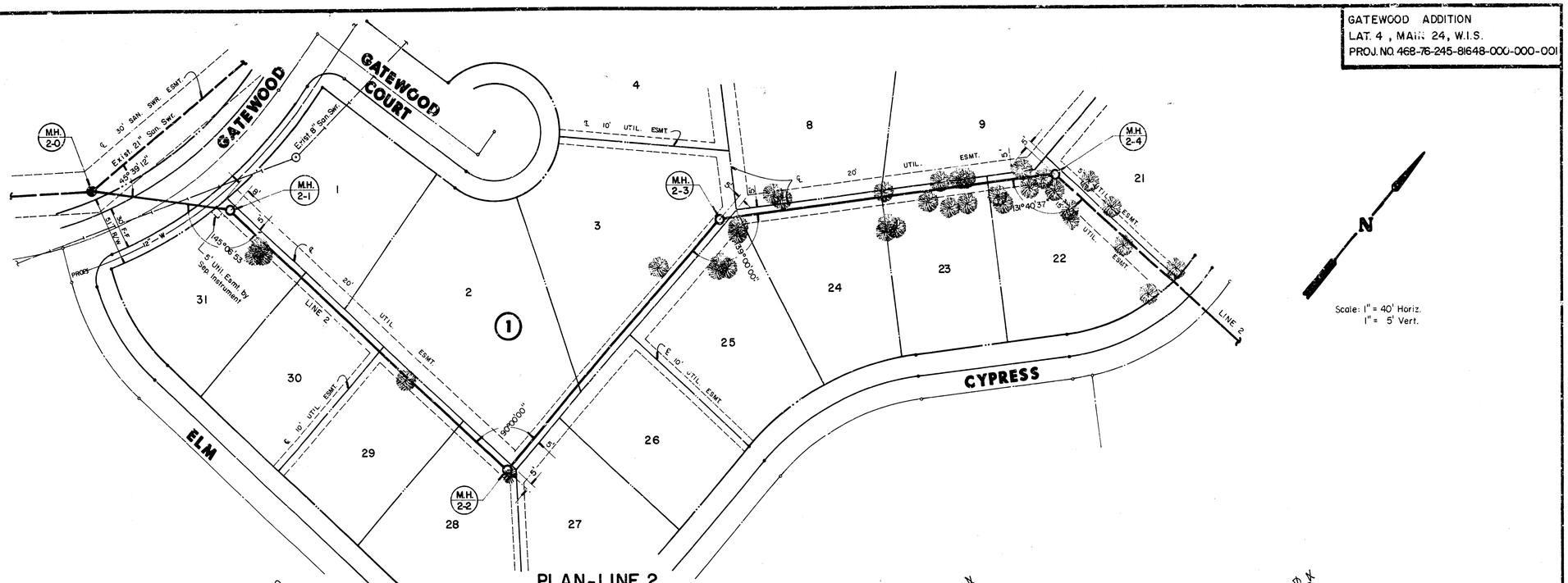
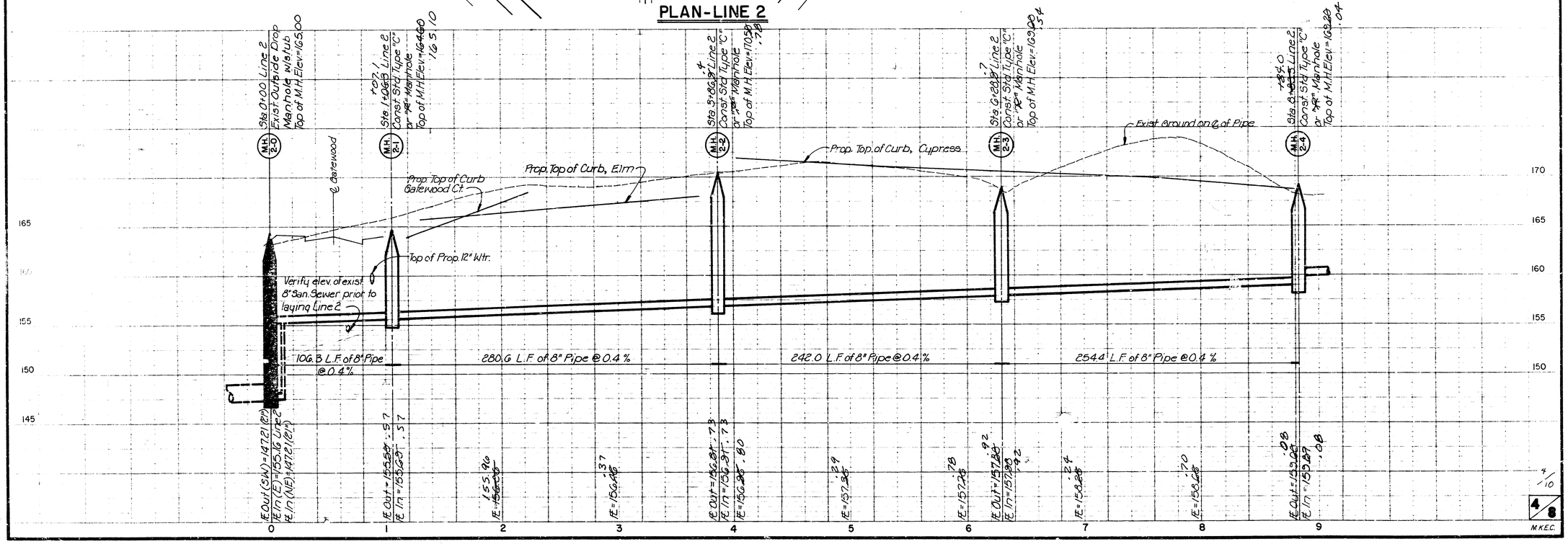
GATEWOOD ADDITION
LAT. 4 , MAP 24, W.I.S.
PROJ. NO. 468-76-245-81648-000-000-001



PLAN-LINE 2



4/10

4/8

MKEC.

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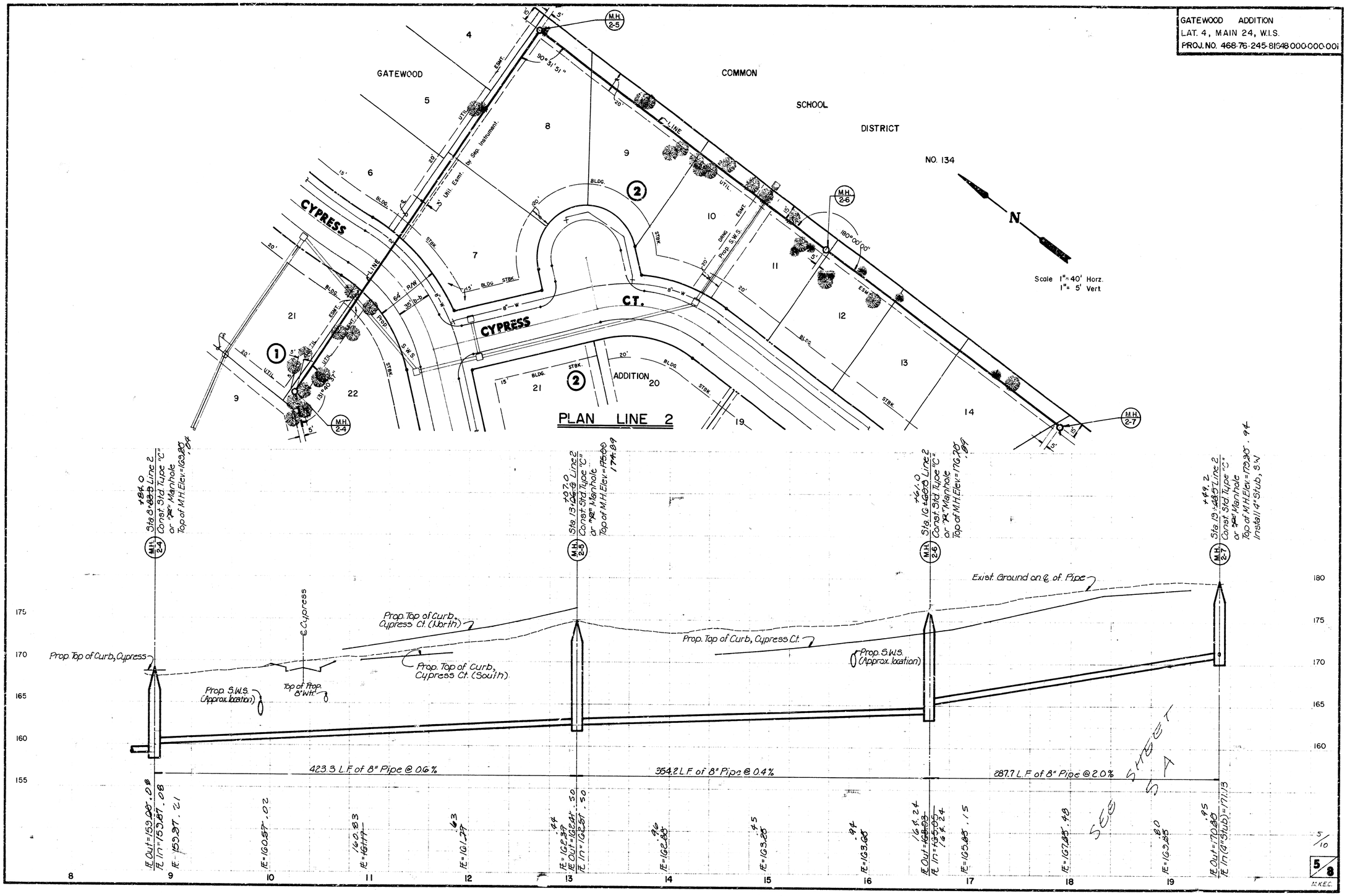
GATEWOOD ADDITION
LAT. 4, MAIN 24, W.I.S.
PROJ. NO. 468-76-245-81648 000-000-001



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GATEWOOD ADDITION
LAT. 4, MAIN 24, W.I.S. (EXTENSION)
PROJ. NO. 468-76-245-80001000-000-137

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers [signature] 10/20/67
Storm Sewers _____
Driveway Approaches _____
Water Mains _____
Paving _____

NOTE TO CONTRACTOR

This project will be constructed under the supervision of the CITY ENGINEER and conforming to the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will pay the City of Wichita for all costs of plan review, inspection and booking per contract.

This a privately funded project. It is included as sheet 5A of Lat 4 Main 24 W is for the purpose of filing and record keeping.

The existing manhole at station 19 + 48.5 may be re-used on this project.

As Approved by the Engineer

ALLEN G. CELL
LICENSED ENGINEER
9513
STATE OF KANSAS

GATEWOOD
COMMON
SCHOOL
DISTRICT
NO. 134
CYPRESS
CT.
ADDITION
PLAN LINE 2
M.H. 2-4
M.H. 2-5
M.H. 2-6
M.H. 2-7
M.H. 2-8
Scale 1"= 40' Horz.
1"= 5' Vert

Sta. 9+03.8 Line 2
Const. Std Type "C"
or "A" Manhole
Top of M.H. Elev. 1+03.90

Sta. 13+04.6 Line 2
Const. Std Type "C"
or "D" Manhole
Top of M.H. Elev. 1+75.00

Sta. 16+90.5 Line 2
Const. Std Type "C"
or "A" Manhole
Top of M.H. Elev. 1+76.90

Sta. 19+48.5
Const. Type "PT" Manhole
Over Existing Sewer

Sta. 19+48.5 Line 2
Const. Std Type "D"
Manhole Remove Existing M.H.
Top of M.H. Elev. 1+75.90
Install 4' Base, 9'W

Prop. Top of Curb, Cypress
Prop. Top of Curb, Cypress Ct. (North)
Prop. Top of Curb, Cypress Ct. (South)
Prop. Top of Curb, Cypress Ct.
Exist. Ground on ℄ of Pipe
℄ Cypress
Top of Prop. S.W.S.
Prop. S.W.S. (Approximation)

423.3 L.F. of 8" Pipe @ 0.6%
354.2 L.F. of 8" Pipe @ 0.4%
Pipe @ 2.0%
Remove Existing ℄ Sewer
100 L.F. of 8" Pipe @ .4%

E Out = 159.00
E In = 159.87
E = 159.97
E = 160.57
E = 161.17
E = 161.77
E = 162.37
E Out = 162.41
E In = 162.51
E = 162.86
E = 163.26
E = 163.66
E Out = 163.23
E In = 163.63
E = 163.83
E = 163.83
E Out = 163.20
E In = 163.40 (Std) 163.90
E = 168.8
E Out = 168.8
E In = 168.8

8 9 10 11 12 13 14 15 16 17 18 19

175 170 165 160 155 180 175 170 165 160

6/10
5A
8
M.K.E.C.

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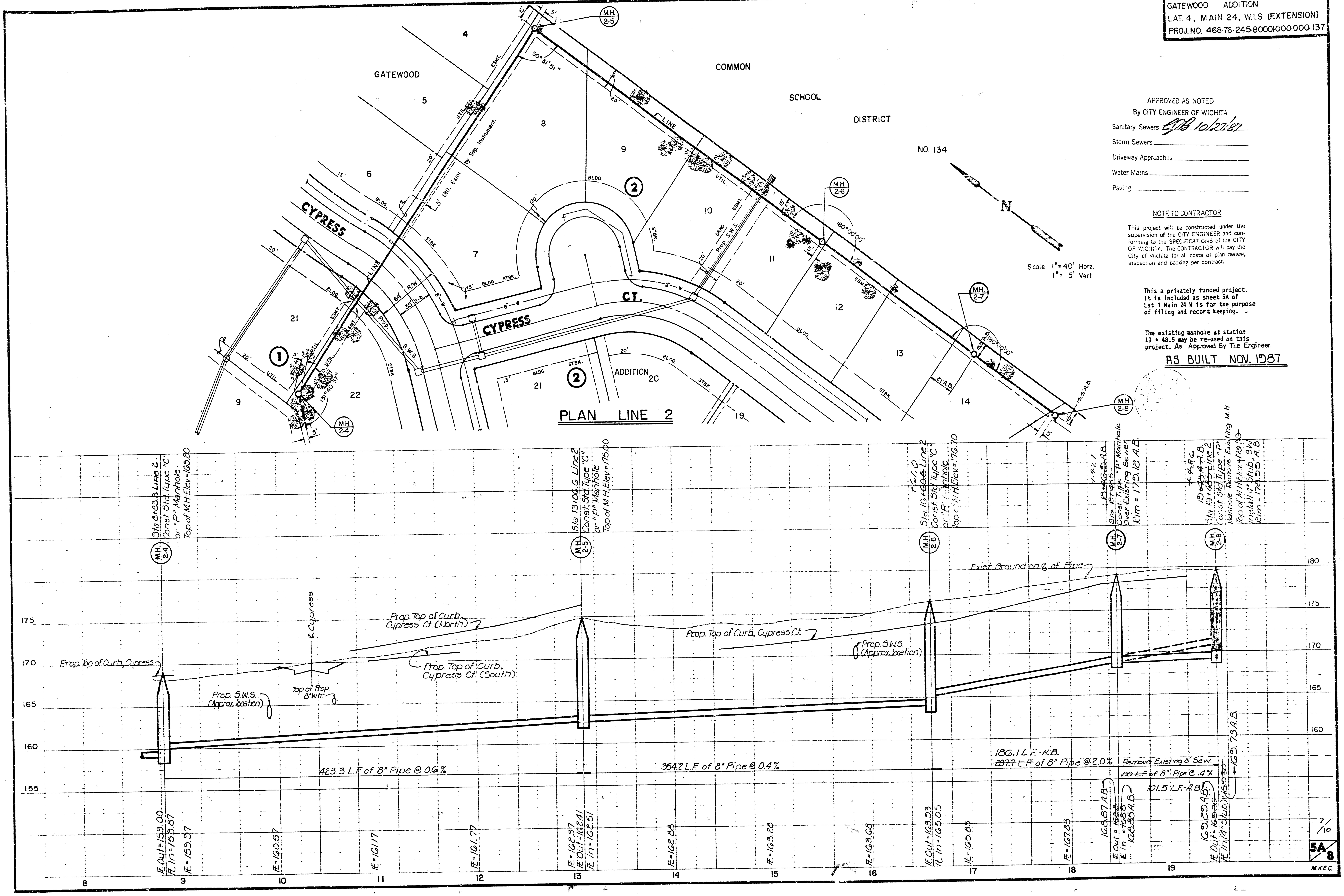
GATEWOOD ADDITION
LAT. 4, MAIN 24, W.I.S. (EXTENSION)
PROJ. NO. 468-76-245-80001000-000-137



APPROVED AS NOTED
By CITY ENGINEER OF WICHITA

Sanitary Sewers GJB 10/27/87
Storm Sewers ____
Driveway Approaches ____
Water Mains ____
Paving ____

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1" = 5' Vert.

This a privately funded project. It is included as sheet 5A of Lat 4 Main 24 W is for the purpose of filing and record keeping.

The existing manhole at station 19 + 48.5 may be re-used on this project. As Approved By The Engineer.

AS BUILT NOV. 1987

7/10

5A/8

M.K.E.C.

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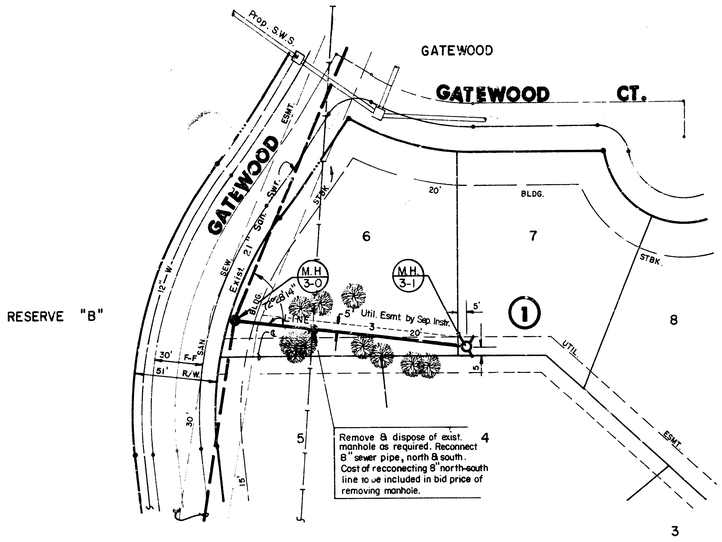
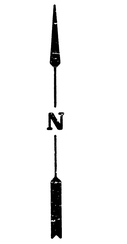


Scale 1"= 40' Horz.
1"= 5' Vert.



Scale: 1"= 40' Horiz.
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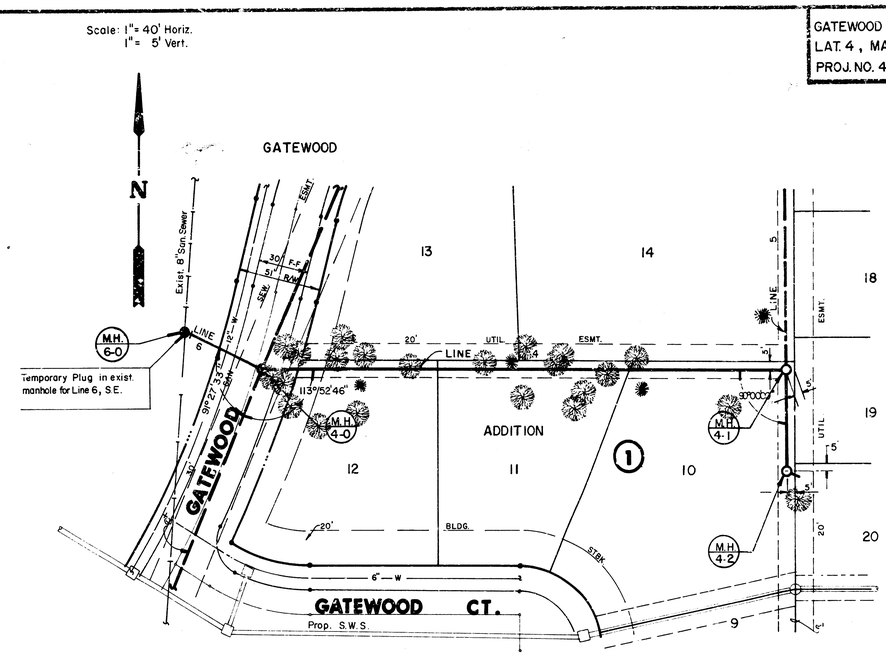
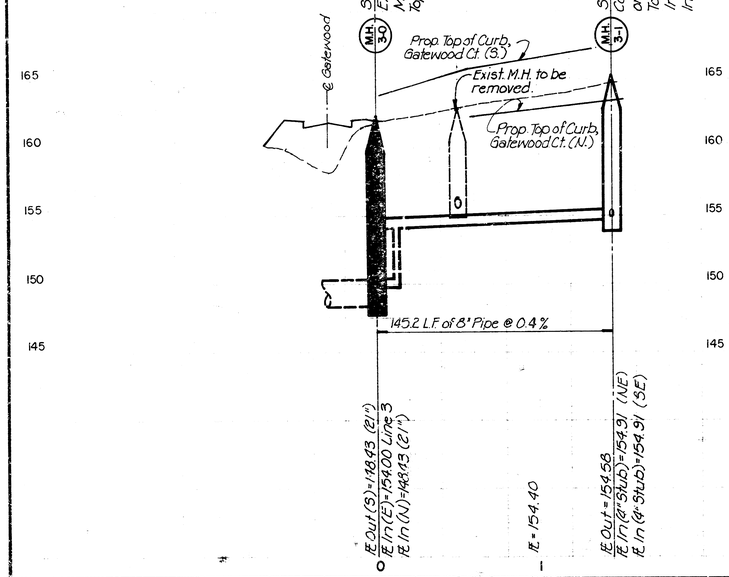
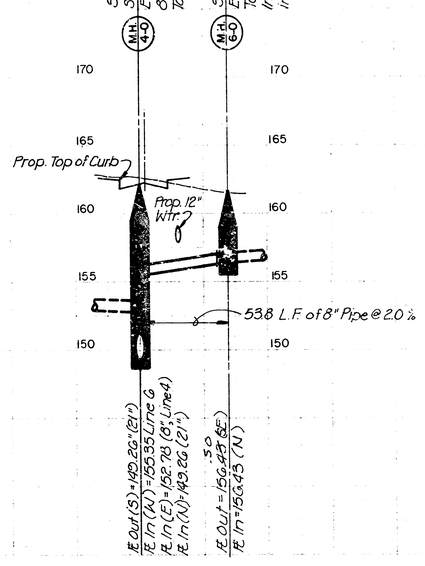


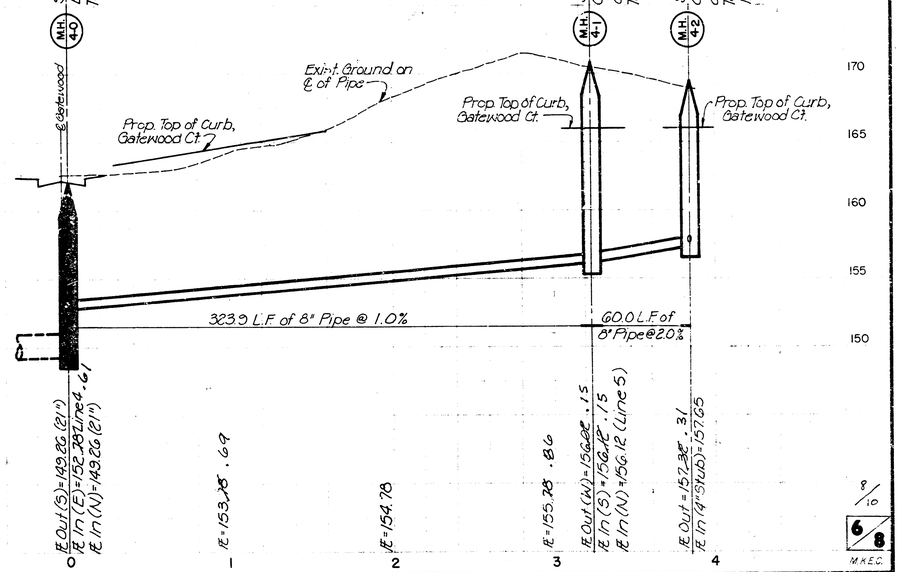
PLAN LINE 3



LINE 6 (Temporary)



PLAN LINE 4 & LINE 6



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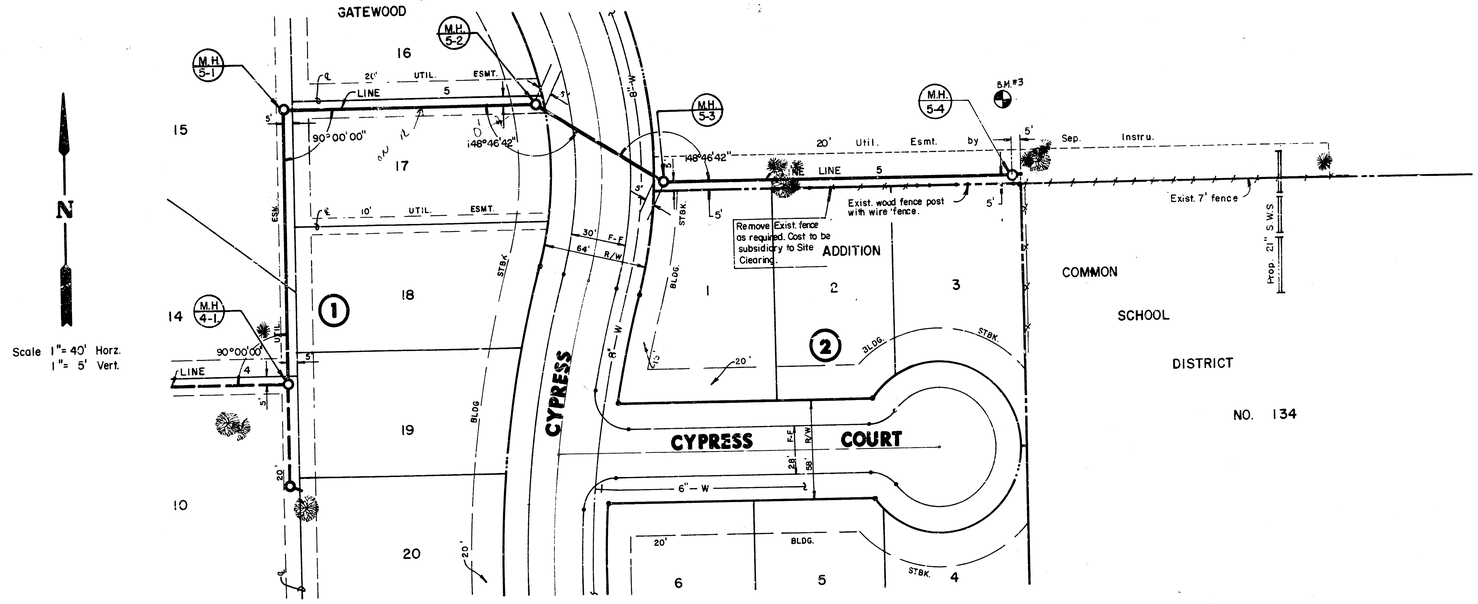
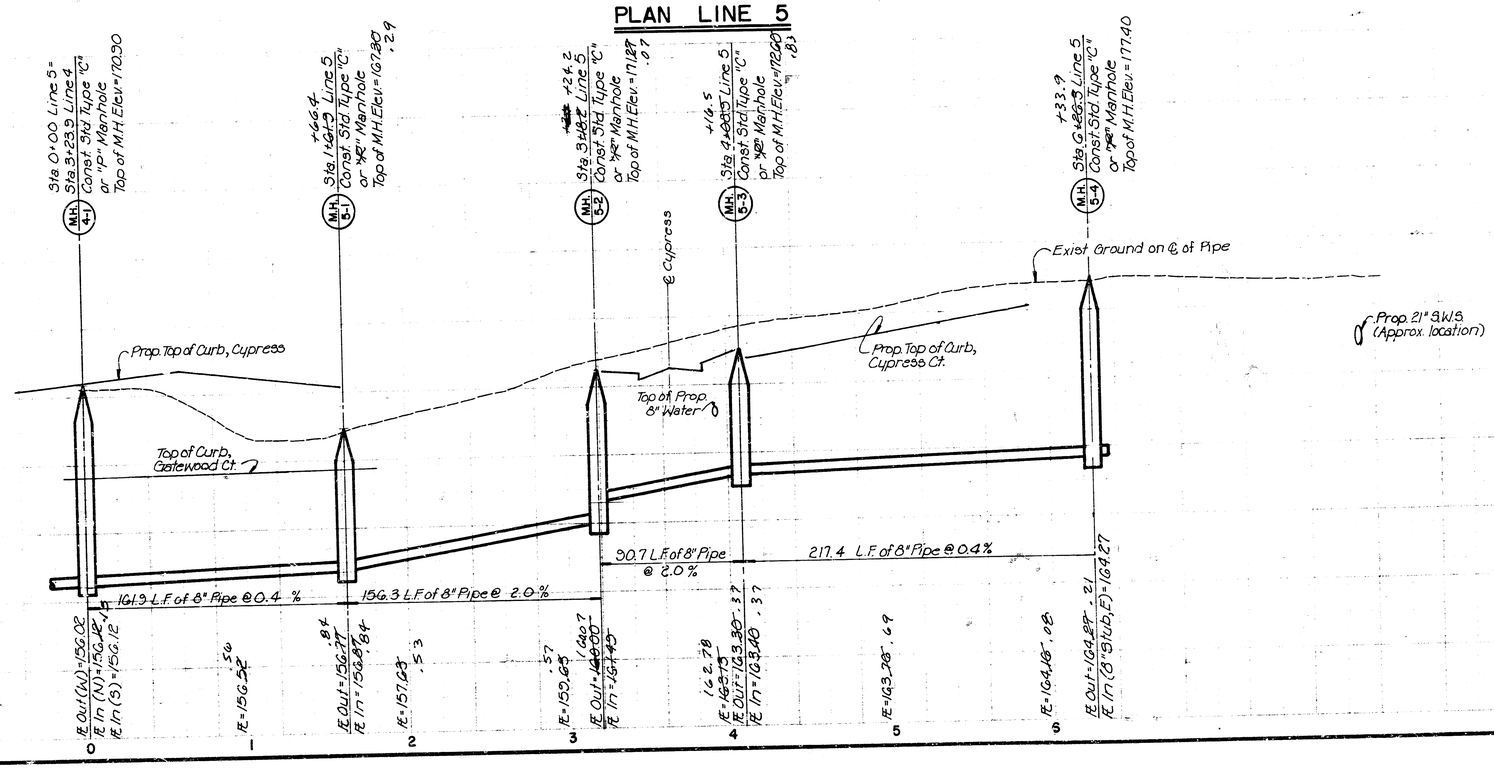


PLAN LINE 5



M.K.E.C.

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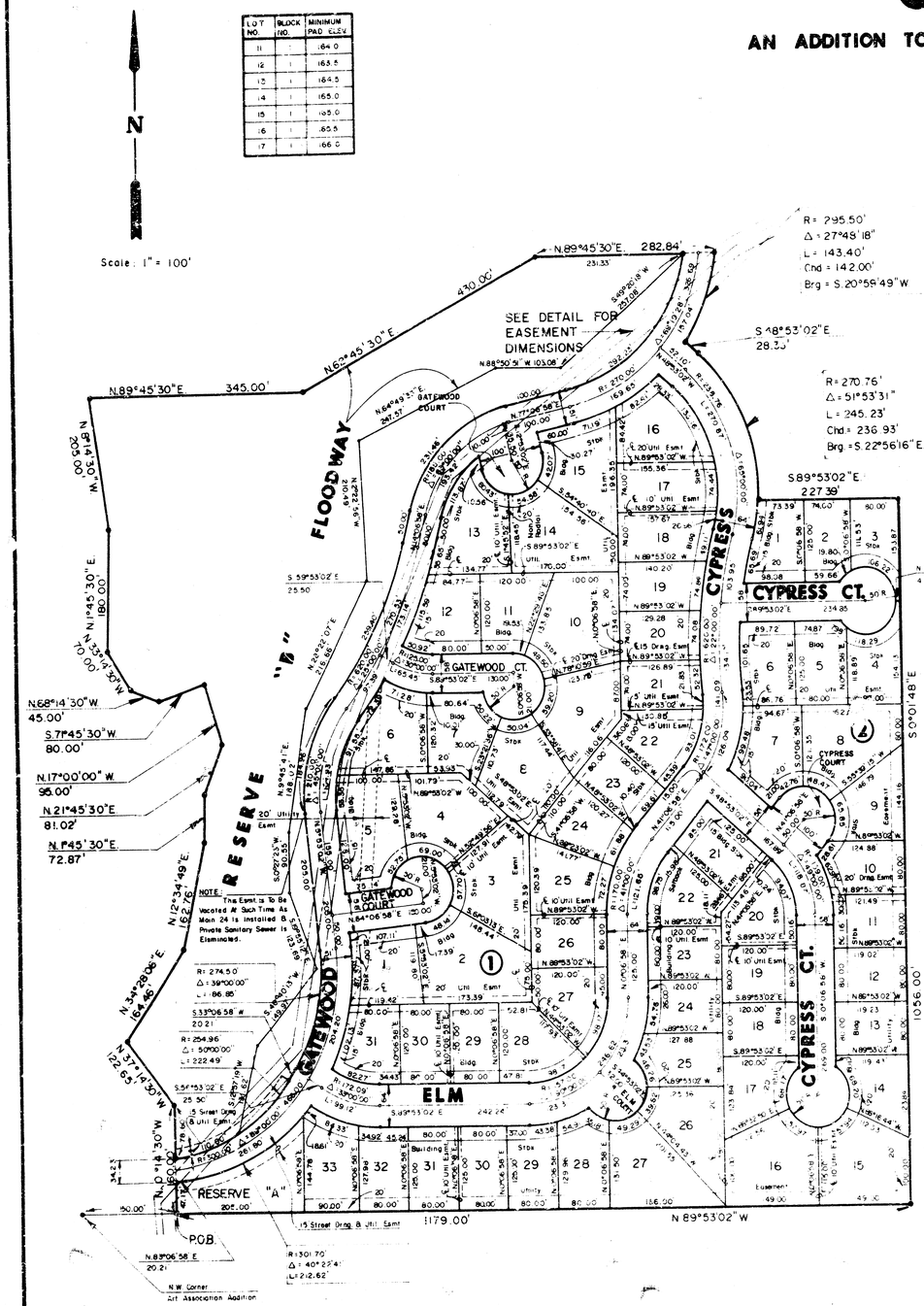
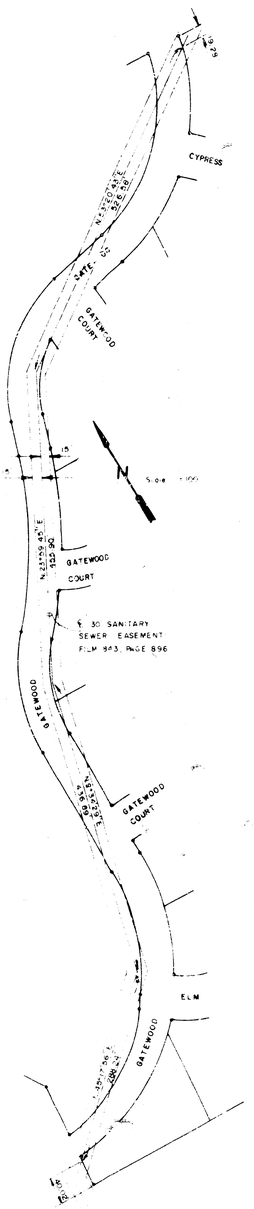
FINAL PLAT OF

GATEWOOD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LOT NO.	BLOCK NO.	MINIMUM PAD ELEV.
11	1	164.0
12	1	163.5
13	1	164.5
14	1	165.0
15	1	165.0
16	1	165.5
17	1	166.0





EASEMENT DETAIL

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" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

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

Beginning at a point on the North line of Arts Association Addition, an addition to Wichita, Sedgwick County, Kansas; said point lying 130.00 feet Easterly from the Northwest corner of said addition, said point also lying on the East line of Woodland Estates, an addition to Wichita, Sedgwick County, Kansas; thence Northerly along the East boundary of said Woodland Estates; thence N 0° 14' 30" W, 160.00 feet; thence N 37° 14' 30" W, 122.65 feet; thence N 34° 28' 08" E, 164.46 feet; thence N 12° 34' 49" E, 162.76 feet; thence N 1° 45' 30" E, 72.87 feet; thence N 21° 45' 30" E, 81.02 feet; thence N 17° 00' 00" W, 95.00 feet; thence S 71° 45' 30" W, 80.00 feet; thence N 68° 14' 30" W, 45.00 feet; thence N 33° 14' 30" W, 70.00 feet; thence N 1° 45' 30" E, 180.00 feet; thence N 8° 14' 30" W, 205.00 feet; thence N 89° 45' 30" E, 345.00 feet; thence N 62° 45' 30" E, 430.00 feet; thence N 89° 45' 30" E, 282.84 feet to a point on a curve to the left; thence along said curve 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 S 20° 59' 49" W; thence S 48° 53' 02" E, 28.33 feet to a point on a curve to the left; thence along said curve 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 S 22° 56' 16" E; thence S 89° 53' 02" E, 227.39 feet; thence S 0° 01' 48" E, 1056.00 feet to a point on the North line of said Arts Association addition extended Easterly; thence N 89° 53' 02" W, 1179.00 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 13 day of November, 1986.

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

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

Dated this ____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

Terry McKnight

_____, Secretary

Wayne Vieweg

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1986.

_____, Mayor

Tony Casado

_____, City Clerk

Donald C. Gilstrap

Entered on transfer record this ____ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds

Pat Ketter

_____, Deputy

Ed Resa

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, blocks, streets and reserves, the same to be known as "GATEWOOD" 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 street, drainage and public utilities as indicated on the accompanying plat are hereby granted. Reserves "A", & "B" are being platted for construction and maintenance of public utilities, drainage, lanuscaping, walks, open space and entry monuments. Reserve "B" is also platted for a floodway, and 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, or shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. Reserve "B" is also platted for gazebos and exercise paths. The Reserves shall be owned and maintained by the Homeowners Association. Minimum pad elevation on Lots 11 through 17 inclusive, Block 1 shall be as indicated on the face of the plat.

LAKEPOINT COMPANY, a Kansas general partnership
By Ritchie Associates, Inc.,
managing partner of said partnership

By: _____
Jack D. Ritchie, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 4th day of November, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, 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.

_____, Notary Public
TERESA A NILES
Appointment Expires: 3-30-93

10/10

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