LAT 57 SANITARY SEWER NO. 23
TOBEN THIRD ADDITION
PROJECT NO.
468-76-245 &1443-000-000-001

CITY OF WICHITA KANSAS
MICHAEL E. LINDEBAK, CITY ENGINEER
JUNE , 1985

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.

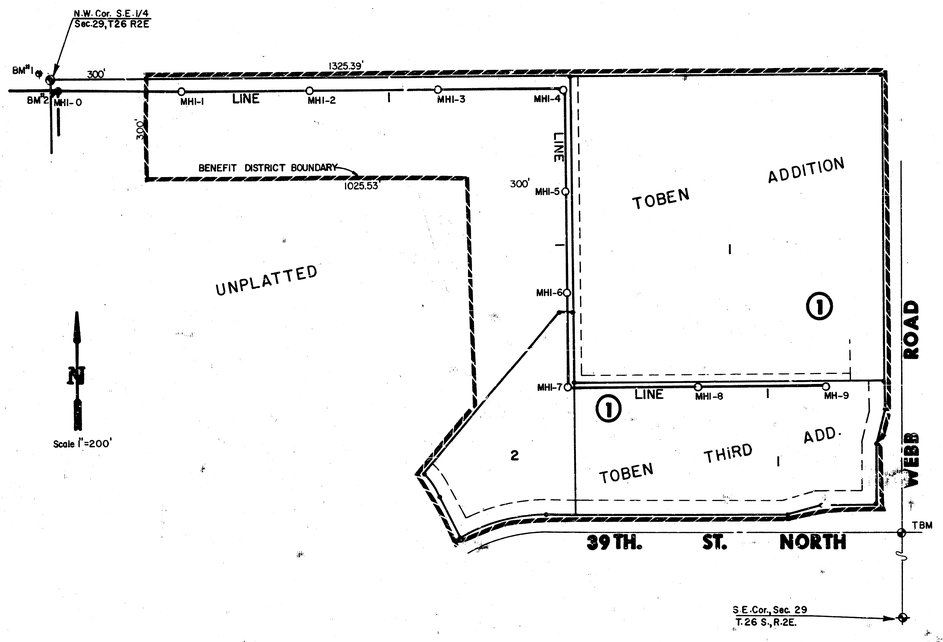
2. A PORTION OF EXCESS EXCAVATED MATERIAL SHALL BE MOUNDED AROUND MANHOLES WHICH EXTEND MORE THAN ONE (1) FOOT ABOVE THE EXISTING GROUND. SUCH MOUNDS SHALL BE CONSTRUCTED WITH A SIX (6) FOOT DIAMETER FLAT TOP WITH 4 TO 1 SIDE SLOPES DOWN TO THE ORIGINAL GROUND. THE ELEVATION OF THE FLAT TOP OF THE MOUND SHALL BE 0.4 FOOT BELOW THE TOP OF THE MANHOLE.

3. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF CONSTRUCTION SCHEDULING.

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.



INDEX TO DRAWINGS

SHEET NO.	DISCRIPTION
1	TITLE STEET
2-5	LINE 1
6	MANHOLE DETAILS
7	FINAL PLAT

As Built
S.L.L.
2/86

BENCH MARKS

B.M. #1 "□" CUT ON NW CORNER RCB, 16' N AND 35' W OF CENTER SECTION 29-26-2E.
ELEV. = 208.18

B.M. #2 CITY STANDARD 32' S AND 11' E OF S QUARTER CORNER SECTION 29-26-2E.
ELEV. = 224.64

TBM CONCRETE NAIL SET AT CENTERLINE OF 39TH AND WEBB ROAD.
ELEV. = 227.77

KENNETH N. BEAUCHAMP LICENSED 7238 KANSAS PROFESSIONAL ENGINEER

TOBEN THIRD ADDITION SANITARY SEWER PLANS

Design F.F.
Drawn by F.F.
Checked by K.H.B.
Date APRIL, 1985
Job no.

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 130
WICHITA KANSAS 67206
682-6561

Sheet 1 of 7 1/7

TOBEN THIRD ADDITION
LAT. 57 SANITARY SEWER NO. 23
PROJ. 468.76.245.61443.000.000.001

SUN - AIR ESTATES ADDITION

19 | LINDEN DR. | 20 | 21 | 22

41 ST. STREET

N

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

N.W. Cor. S.E 1/4 Sec. 29, T26S, R2E

179° 15' 24"

180° 00' 00"

20'

Util. (Film 714 Page 1552)

EXISTING DITCH

MH 1-0 | MH 1-1 | MH 1-2

UNPLATTED

(OPEN FIELD)

NOTE:
CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING AND SEEDING OF EXISTING DITCHES. COST IS SUBSIDIARY TO PROJECT.

As Built
J.L.L.
2-86

PLAN LINE 1

PROFILE LINE 1

MH 1-0 Dia. 0'-0" Line 1
Exist. Manhole
Top Of M.H. Elev. = 205.64

MH 1-1 Dia. 3'-6" Line 1
Const. Std. Type ** 6' Manhole
Top Of M.H. Elev. = 206.00

MH 1-2 Dia. 2'-6" Line 1
Const. Std. Type ** 6' Manhole
Top Of M.H. Elev. = 212.00

Existing Ground

*See Note

*See Note

Exist. Ditch

365± L.F. - 8" Pipe @ 0.84%

400 L.F. - 8" Pipe @ 0.84%

E Out = 190.23
E In = 191.54±

E Out = 194.98 **
E In = 195.28 N.E.

E Out = 199.56
E In = 199.92

215 | 210 | 205 | 200 | 195 | 190 | 185

0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

2/7

M.K.E.C.

TOBEN THIRD ADDITION
LAT. 57 SANITARY SEWER NO. 23
PROJ. 468.76.245.8143.000.000.001

N

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

SUN-AIR ESTATES ADD.

22 23 24

ZONED R-1

41 ST. STREET

20'

180° 00' 00"

MH 1-2

MH 1-3

MH 1-4

20' Util. (Film 714 Page 1552)

15'

5'

89° 50' 30"

20' Util. Esmt. By Separate Inst.

15' Esmt.

Ex. Fence

20' Util. Esmt.

TOBEN ADDITION

As Built
J.L.L.
2/86

1

UNPLATTED (OPEN FIELD)

* NOTE:

CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING AND SEEDING OF EXISTING DITCHES. COST IS SUBSIDIARY TO PROJECT.

PLAN LINE 1

PROFILE LINE 1

MH 1-2 Sta. 7+86.4 "Line I" Const. Std. Type "C" Manhole Top Of M.H. Elev.=212.00

MH 1-3 Sta. 11+86.8 "Line I" Const. Std. Type "C" Manhole Top Of M.H. Elev.=210.50

MH 1-4 Sta. 15+87.2 "Line I" Const. Std. Type "C" Manhole Top Of M.H. Elev.=221.50

Exist. Ditch *See Note

Existing Ground

400 L.F.-8" Pipe @ 1.0%

400 L.F.-8" Pipe @ 1.0%

225 220 215 210 205 200 195 190

8 9 10 11 12 13 14 15 16

3/7

M.K.E.C.

TOBEN THIRD ADDITION
LAT. 57 SANITARY SEWER NO.23
PROJ. 468.76.245.81443.000.000.001

N

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

TOBEN ADDITION

TOBEN THIRD ADDITION

UNPLATTED

Exist. Fence

20' Util. Esmt.

20' Util. Esmt. By Separate Instrument

20' Util. Esmt. (Film 714 Page 1552)

20' Exist. Util. Esmt.

15'

89°50'30"

180°00'00"

MH 1-4

MH 1-5

MH 1-6

MH 1-7

NOTE:

CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING AND SEEDING OF EXISTING DITCHES. COST IS SUBSIDIARY TO PROJECT.

Sta. 15+85.4 Line 1
Const. Sta. Type "C" Manhole
Top Of M.H. Elev.= 221.50

Sta. 18+85.4 Line 1
Const. Sta. Type "C" Manhole
Top Of M.H. Elev.= 221.00

Sta. 21+85.4 Line 1
Const. Sta. Type "C" Manhole
Top Of M.H. Elev.= 224.22

Sta. 24+85.4 Line 1
Const. Sta. Type "C" Manhole
Top Of M.H. Elev.= 230.48

Exist. Ditch
*See Note

Existing Ground

300 L.F. - 8" Pipe @ 0.4%

300 L.F.-8" Pipe @ 1.0%

280 L.F.-8" Pipe @ 2.0%

230
225
220
215
210
205

16 17 18 19 20 21 22 23 24 25

As Built
J.L.L.
2/86

4/7

M.K.E.C.

TOBEN THIRD ADDITION
LAT. 57 SANITARY SEWER NO.23
PROJ. 468.76.245.81443.000.000.001

TOBEN ADDITION

TOBEN THIRD ADDITION

WEBB ROAD

N

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

15' Util. Esmt.

20' Util. Esmt.

Exist. 20' Util. Esmt.

100' Building Setback Line

15' Other Service Pipe Line Esmt.

100' Util. Esmt.

50'

89°50'30"

Exist. Fence

180°00'00"

15'

20' Util. Esmt. By Separate Instrument

MH 1-7

MH 1-8

MH 1-9

As Built
J.L.L
2/86

Sta. 24+68.5 Line 1
Const. Std. Type "C" Manhole
Top Of M.H. Elev.= 230.60
Invert Elev. In= 216.14
Invert Elev. Out= 215.97

Sta. 28+68.1 Line 1
Const. Std. Type "C" Manhole
Top Of M.H. Elev.= 235.51
Invert Elev. In= 220.34
Invert Elev. Out= 220.51 (6" Stub N.W.S.)
Install 6" Stub N.W.S.

Sta. 32+67.7 Line 1
Const. Std. Type "C" Manhole
Top Of M.H. Elev.= 230.09
Invert Elev. In= 221.98
Invert Elev. Out= 221.79 (6" Stub N.W.S.)
Install 6" Stub N.W.S.

Existing Ground

400 L.F. - 8" Pipe @ 1.0%

400 L.F. - 8" Pipe @ 0.4%

235
230
225
220
215
210

24 25 26 27 28 29 30 31 32 33

5/7

M.K.E.C.

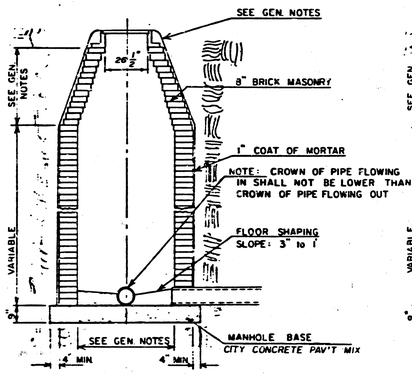
SEWER APPURTENANCES DETAILS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

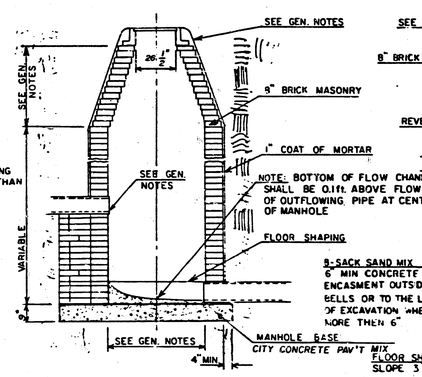
ADOPTED AS STANDARD DESIGN
BY

CITY of WICHITA, KANSAS

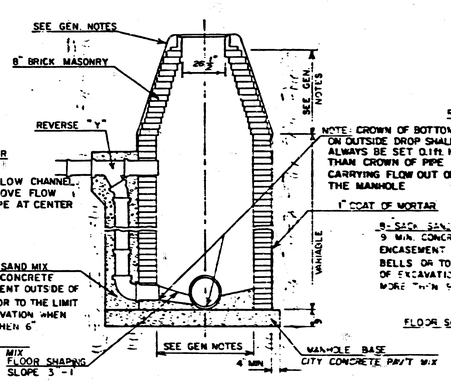
TYPE "A" MANHOLE



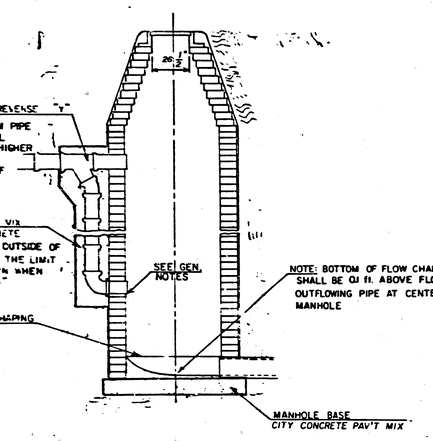
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

1. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. TYPE "A" MANHOLES CAN BE USED ON SEWERS UP TO 16' IN DEPTH WHEN THE MANHOLE IS NOT LOCATED WITHIN PUBLIC STREET PAVEMENT. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4'. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5'. THE HEIGHT OF THE CORBELS ON 4' DIAMETER MANHOLES SHALL BE 4'. MANHOLES HAVING A DIAMETER OF 5' SHALL HAVE CORBELS 6' IN HEIGHT. COMPLTED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

2. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO.4 BARS PLACED 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED 6" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

3. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THE VERTICAL DROP FROM THE LOWER PIPE ON SUCH OUTSIDE DROP CONNECTIONS SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES SIZED LARGER THAN 12", EXCEPT THE CROWN OF THE LOWER PIPE SHALL NEVER BE SET BELOW THE CROWN OF ANY LARGER OUTFLOWING PIPE. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.

4. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLUTION COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.

5. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF THE CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

6. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.

7. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 4' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.

8. STANDARD MANHOLES TYPE "A" AND STANDARD INSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES TYPE "A" SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.

6/7

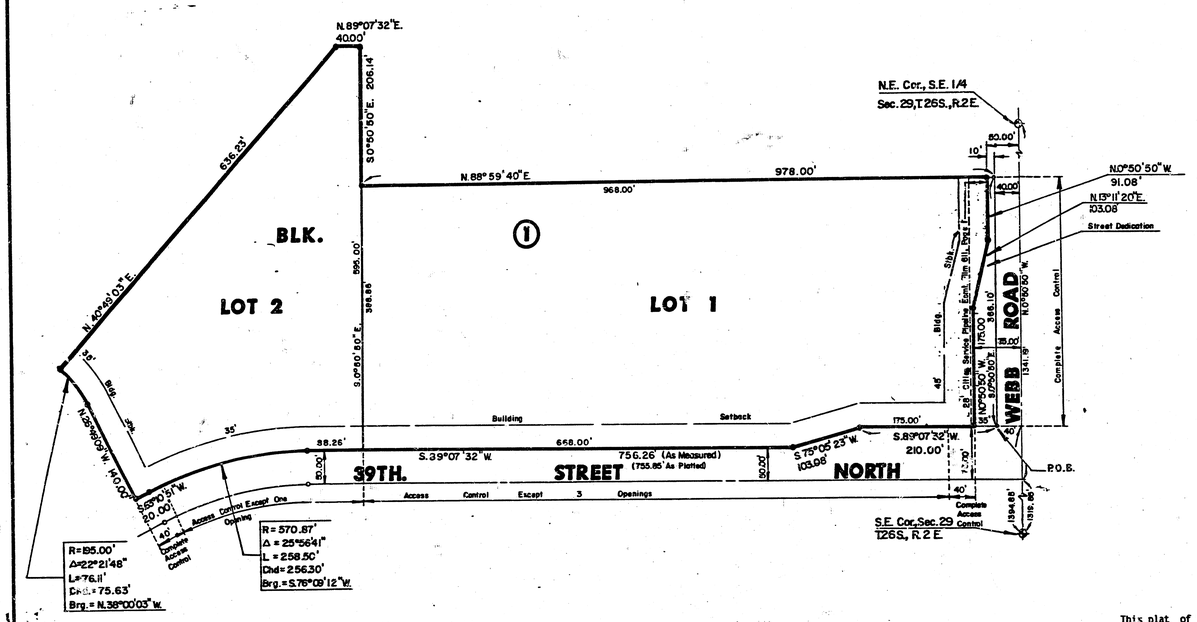
662

08-8 1-W

FINAL PLAT OF

TOBEN THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Scale: 1"= 100'

LEGEND

• = Iron

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TOBEN THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas into lots, a block and a street, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the southeast quarter of Section 29, Township 26 south, Range 2 east of the 6th Principle Meridian, Sedgwick County, Kansas, described as beginning at the northeast corner of Toben Second Addition, an addition to Wichita, Sedgwick County, Kansas, said point being 1394.85 feet northerly bearing N 00° 50' 50" W and 40.00 feet westerly bearing S 89° 07' 32" W from the southeast corner of said southeast quarter; thence westerly along the north line of 39th Street North as platted in said Toben Second Addition bearing S 89° 07' 32" W, 210.00 feet; thence S 75° 05' 23" W, 103.08 feet; thence S 89° 07' 32" W, 756.26 feet to the beginning of a curve a to the left; thence 258.50 feet along said curve having a radius of 570.87 feet, a central angle of 25° 56' 41", a long chord of 256.30 feet bearing S 76° 09' 12" W; thence S 63° 10' 51" W, 20.00 feet; thence N 26° 49' 09" W, 140.00 feet to the beginning of a curve to the left; thence 76.11 feet along said curve having a radius of 195.00 feet, a central angle of 22°21'48", a long chord of 75.63 feet bearing N 38°00'03" W; thence N 40° 49' 03" E, 636.23 feet thence N 89° 07' 32" E, 40.00 feet to a point on the west line of Toben Addition, an addition to Wichita, Sedgwick County, Kansas, said point being 206.14 feet north of the southwest corner of said addition; thence S 00° 50' 50" E, 206.14 feet along said west line to the southwest corner of said Toben Addition; thence N 88° 59' 40" E, 978.00 feet along the south line of said Toben Addition, to a point 40.00 feet west of the east line of said southeast quarter; thence S 00° 50' 50" E, 366.10 feet parallel to and 40.00 feet west of the east line of said quarter, to the point of beginning, containing 12.4 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 12 day of February, 1985.

Kenneth H. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67226

KENNETH H. 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 Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and a street, the same to be known as "TOBEN THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas. All abutters rights of access over and across the north line of 39th Street and the west line of Webb Road are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to 39th Street North at three locations and Lot 2, Block 1 shall have access to 39th Street North at one location to be determined by the Engineer of the City of Wichita.

Woodlawn Development Company,
a Partnership

Mortgage Holders

Viola M. Barber, Co-Executor

By: Donald J. Ablah, attorney in fact for Woodlawn Development Company

Lester L. Toben, Co-Executor

Lawrence E. Toben, Co-Executor

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this 5th day of MARCH, 1985.

Robert G. Knight, Mayor

Donald C. Gisick, City Clerk

STATE OF KANSAS SS:
COUNTY OF SEDGWICK

Be it remembered that on this 4th day of February, 1985, before me, a Notary Public in and for said State and County, came Viola M. Barber, Lester L. Toben and Lawrence E. Toben, Co-Executors, to me personally known to be the same persons 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 by notarial seal the day and year above written.

JOYCE L. KAUFMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-8-88

Joyce L. Kaufman, Notary Public

My Appointment Expires: June 8, 1988

Entered on transfer record this 8th day of March, 1985.

Clerk of Sedgwick County, Kansas

Lon Wright, County Clerk

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

Dated this 7TH day of February, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson, Chairman

Robert A. Lakin, Secretary

STATE OF KANSAS SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at 3:00 PM 8th day of March, 1985.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

#735475

STATE OF KANSAS SS:
COUNTY OF SEDGWICK

Be it remembered that on this 12th day of February, 1985, before me, a Notary Public in and for said State and County, came Donald J. Ablah, attorney in fact for Woodlawn Development Company, on behalf of Woodlawn Development Company, 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 by notarial seal the day and year above written.

Alma D. Gutierrez, Notary Public
ALMA D. GUTIERREZ

My Appointment Expires: My Appointment Expires May 20, 1985

20.00

M-1 8-30

7/7