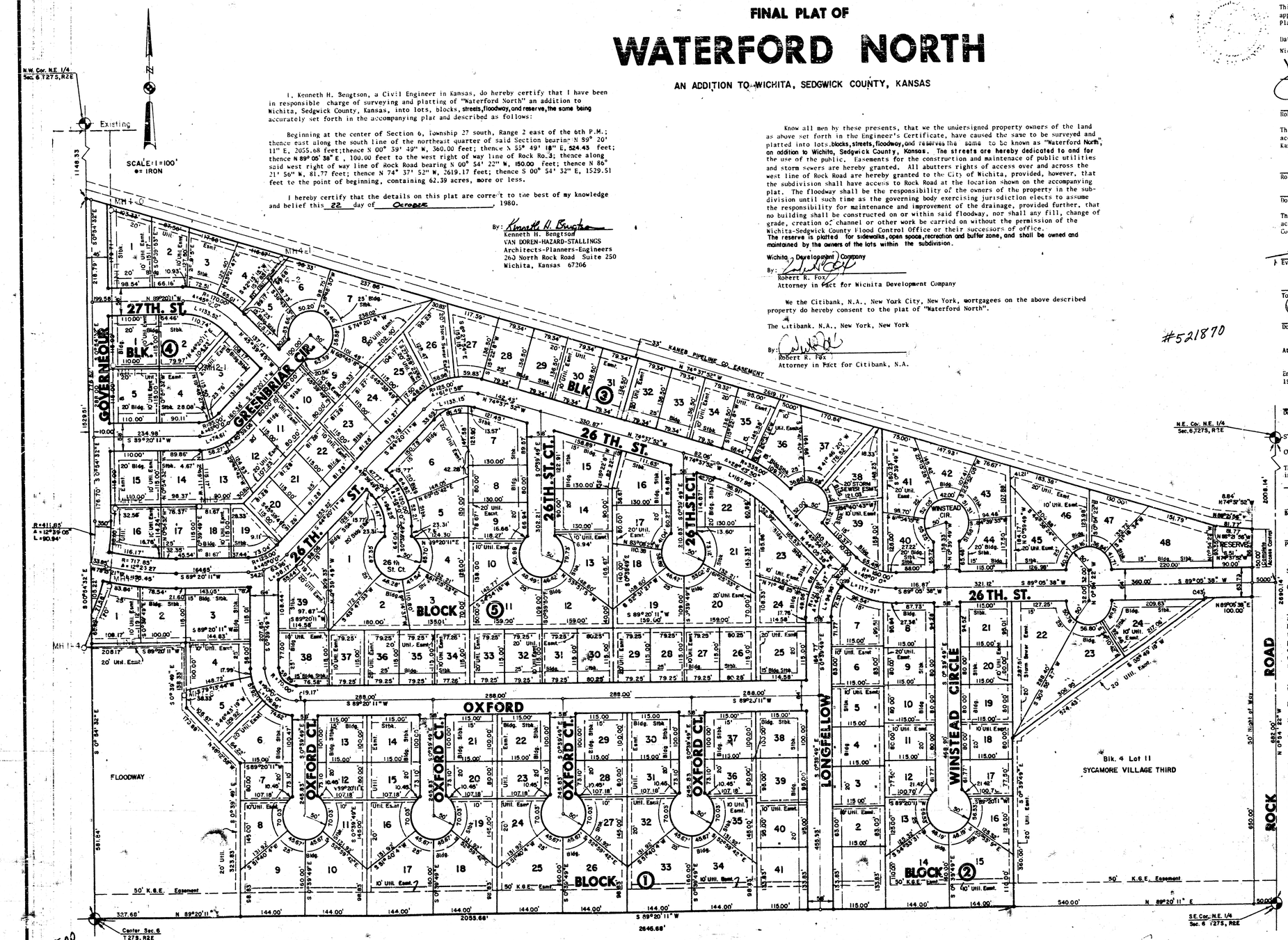
# FINAL PLAT OF

# WATERFORD NORTH

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS




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

Beginning at the center of Section 6, Township 27 south, Range 2 east of the 6th P.M.; thence east along the south line of the northeast quarter of said Section bearing N 89° 20' 11" E, 2055.68 feet; thence N 00° 39' 49" W, 360.00 feet; thence N 55° 49' 19" E, 524.43 feet; thence N 89° 05' 38" E, 100.00 feet to the west right of way line of Rock Road; thence along said west right of way line of Rock Road bearing N 00° 54' 22" W, 150.00 feet; thence N 86° 21' 56" W, 81.77 feet; thence N 74° 37' 52" W, 2619.17 feet; thence S 00° 54' 32" E, 1529.51 feet to the point of beginning, containing 62.39 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this 22 day of October, 1980.

By: Kenneth H. Bengtson
Kenneth H. Bengtson
VAN DOREN-HAZARD-STALLINGS
Architects-Planners-Engineers
260 North Rock Road Suite 250
Wichita, Kansas 67206

Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets, floodway, and reserves the same to be known as "Waterford North", 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 maintenace of public utilities and storm sewers are hereby granted. All abutters rights of access over and across the west line of Rock Road are hereby granted to the City of Wichita, provided, however, that the subdivision shall have access to Rock Road at the location shown on the accompanying plat. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no building 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 Wichita-Sedgwick County Flood Control Office or their successors of office. The reserve is platted for sidewalks, open space, recreation and buffer zone, and shall be owned and maintained by the owners of the lots within the subdivision.

Wichita Development Company

By: _____
Robert R. Fox
Attorney in Fact for Wichita Development Company

We the Citibank, N.A., New York City, New York, mortgagees on the above described property do hereby consent to the plat of "Waterford North".

The Citibank, N.A., New York, New York

By: _____
Robert R. Fox
Attorney in Fact for Citibank, N.A.

#521870

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

Dated this 9TH day of OCTOBER, 1980.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
JAMES L. GARDNER II

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas this 21st day of NOV., 1980.

_____, Mayor
Robert G. Knight

_____, City Clerk
Donald C. Gralick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this 6th day of January, 1981.

_____, Chairman
J. Everett Patrick

_____, Commissioner
Tom Scott

_____, Commissioner
Donald E. Gragg

Attest: _____, County Clerk
Dorothy K. White

Entered on transfer record this 6 day of January 1981.

_____, County Clerk
Dorothy K. White

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 P.M. o'clock on the 6TH day of JANUARY, 1981.

_____, Register of
Bette F. McCart

_____
Pat Kettler

State of Kansas,
ss:
County of Sedgwick,

Be it remembered that on this 22nd day of October, 1980 before me a Notary Public in and for said State and County, came the Citibank, N.A., New York City, New York, by Robert R. Fox, Attorney in Fact for Citibank, N.A., 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
Carolyn R. Owen
My Appointment Expires: My Appointment Expires May 17, 1981

State of Kansas,
ss:
County of Sedgwick,

Be it remembered that on this 22nd day of October, 1980 before me, a Notary Public in and for said State and County, came the Wichita Development Company by Robert R. Fox, Attorney in Fact for Wichita 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 my notarial seal the day and year above written.

_____, Notary Public
Carolyn R. Owen
My Appointment Expires: My Appointment Expires May 17, 1981

Restrictive Covenants E 450 en 554

7

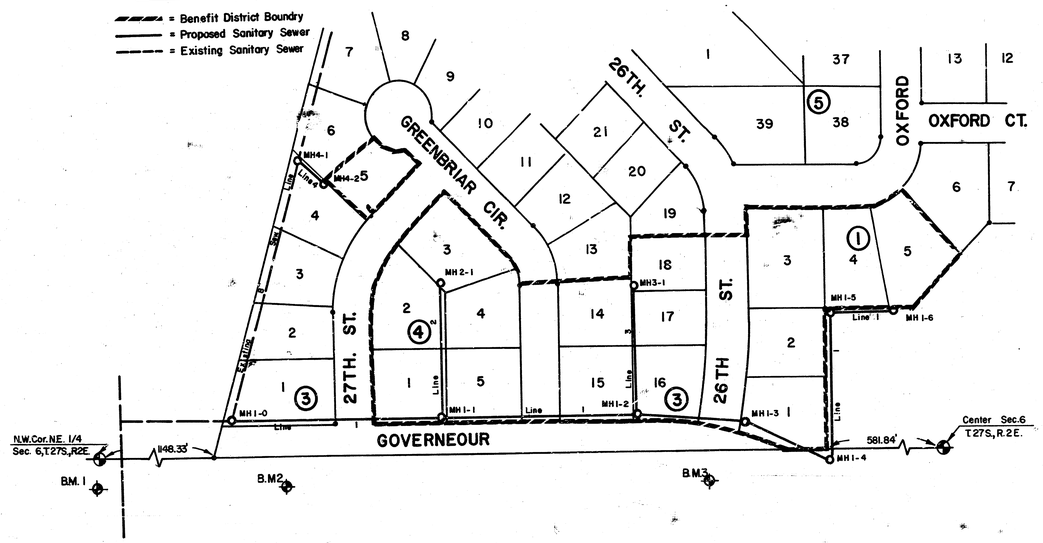
# LATERAL 25, MAIN 7, S.S.NO. 23

## PROJECT NO.
## 468·76·245·81111·000·000·001

CITY OF WICHITA, KANSAS
R.W. BRUGGEMAN, CITY ENGINEER
MAY, 1983
WATERFORD NORTH

N
Scale: 1"=100'

LEGEND
= Benefit District Boundry
= Proposed Sanitary Sewer
= Existing Sanitary Sewer




## GENERAL NOTES

1. RISER PIPE SHALL BE INSTALLED TO SERVE INDIVIDUAL LOTS OR TRACTS IN CONJUNCTION WITH NEW SANITARY SEWER CONSTRUCTION, UNLESS OTHERWISE ORDERED BY THE ENGINEER, BECAUSE OF GROUND WATER, UNSTABLE SOIL OR UNUSUALLY DEEP CONSTRUCTION. RISER LOCATIONS SHALL BE AS APPROVED BY THE PROPERTY OWNER WITH THE CONCURRENCE OF THE ENGINEER. INSTALLATION OF RISERS ON SEWERS BECAUSE OF UNUSUAL DEPTH WILL BE REQUIRED WHEN THE SEWER IS DEEPER THAN TWELVE FEET (12'). THE CONTRACTOR WILL BE REQUIRED TO FILE WRITTEN DOCUMENTATION WITH THE ENGINEER IN A FORM APPROVED BY THE ENGINEER INDICATING THE LOCATIONS WHERE RISERS ARE TO BE INSTALLED AS REQUESTED BY THE PROPERTY OWNER OR HIS AUTHORIZED REPRESENTATIVE. RISER PIPE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SHOWN ON THE STANDARD RISER DETAIL SHEET.
2. 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-ESATBLISHED BY A LICENSED LAND SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.

## BENCH MARKS

B.M. #1
Chiseled square on N.W. corner of N. Headwall of culvert W. of N 1/4 Corner, Section 6.
ELEV. = 181.09'

B.M. #2
60d spike in E. pole of power line, 1st wood pole south & west of N.W. Corner, Waterford North.
ELEV. = 190.73'

B.M. #3
60d spike in E. pole of power line, 1st wood pole north & west of S.W. Corner, Waterford North.
ELEV. = 192.93'

## INDEX TO DRAWINGS

| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | TITLE SHEET |
| 2 | LINE 1 |
| 3 | LINE 1 |
| 4 | LINE 2,3,& 4 |
| 5 | MANHOLE DETAILS |
| 6 | RISER DETAILS |
| 7 | FINAL PLAT |

As Built
J-L-L
10-83

RICHARD CARSON CHAIR
LICENSED
6803
KANSAS
PROFESSIONAL ENGINEER

MK EC

WATERFORD NORTH
SANITARY SEWER EXTENSION

Design
Drawn by
Checked by
Date
Job no.

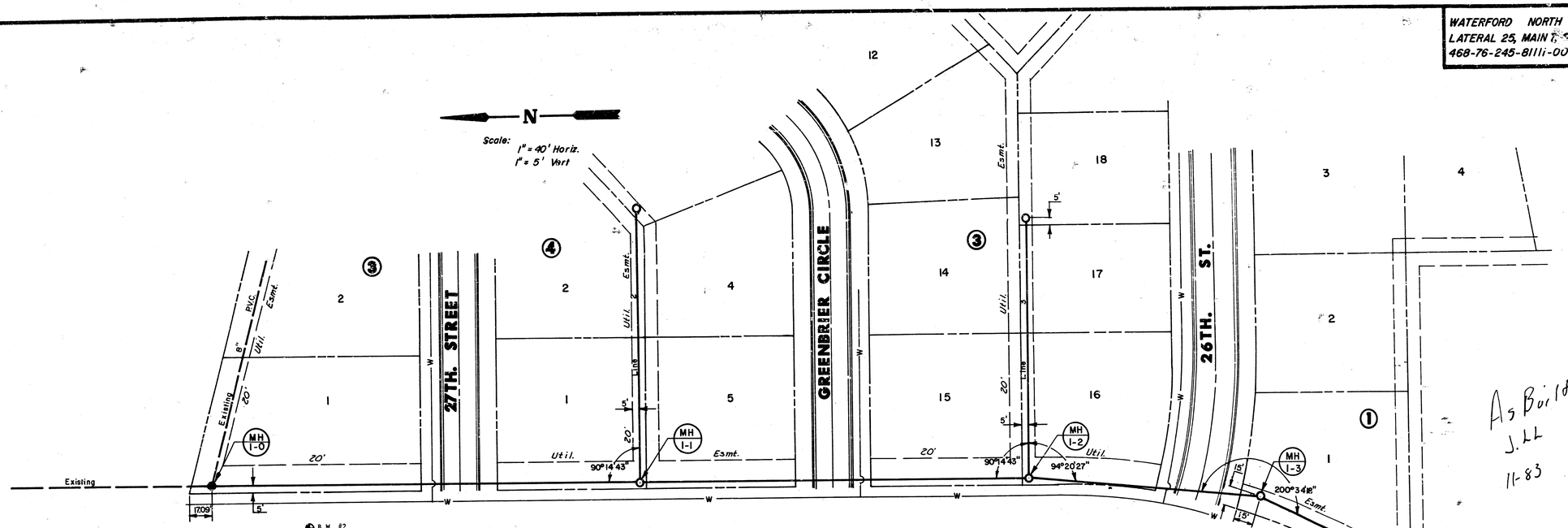

MID-KANSAS ENGINEERING CONSULTANTS PA.
240 NORTH ROCK ROAD
SUITE 130
WICHITA, KANSAS 67206
682-6561


Sheet 1 of 7

WATERFORD NORTH
LATERAL 25, MAIN SAN. SEWER NO.23
468-76-245-8111i-000-000-001

N

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

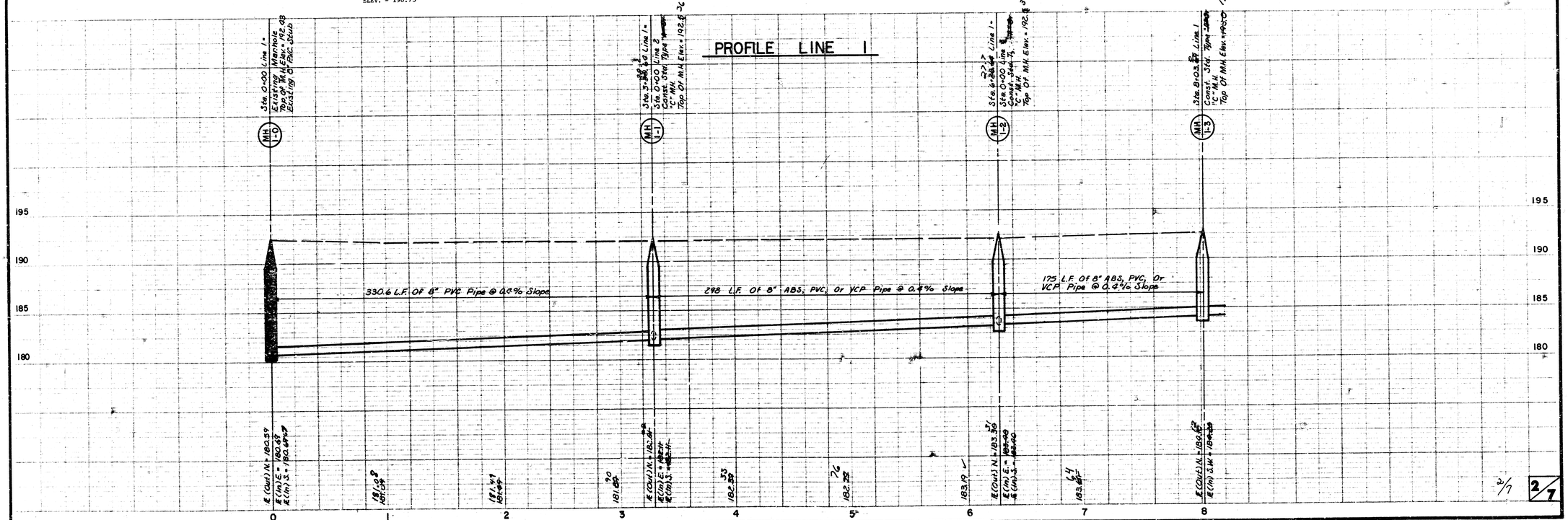



As Built
J.LL
11-83

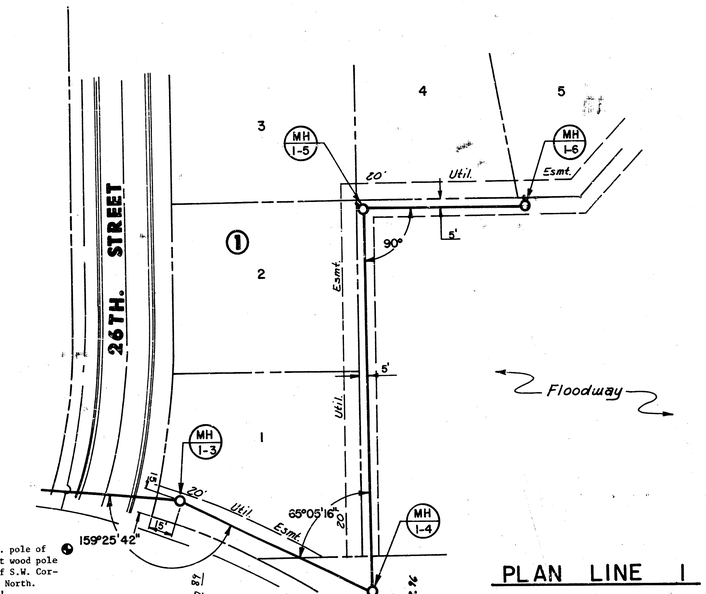
B.M. #2
60d spike in E. pole of power line, 1st wood pole south & west of N.W. Corner, Waterford North.
ELEV. = 190.73'

## PLAN LINE 1

## PROFILE LINE 1



WATERFORD NORTH
LATERAL 25, MAIN 7, SAN. SEWER NO. 23
468-76-245-81111-000-000-001




B.M. #3
60d spike in E. pole of power line, 1st wood pole north & west of S.W. Corner, Waterford North.
ELEV. = 192.93'

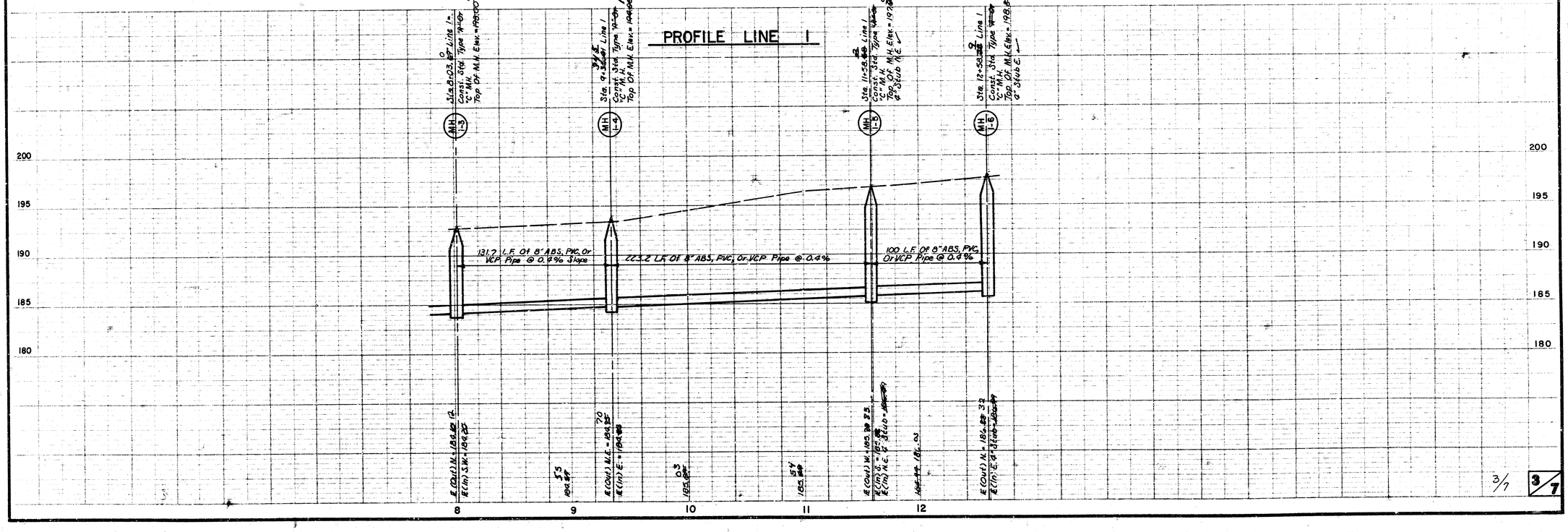
N

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

As Built
J.L.L
10-83

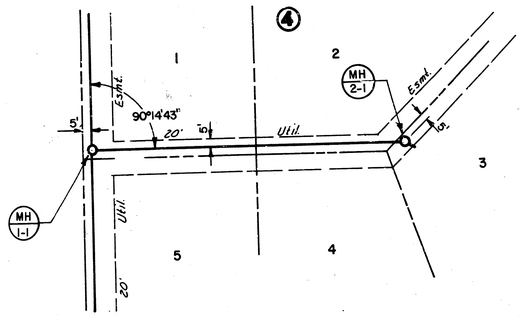
## PLAN LINE 1

## PROFILE LINE 1

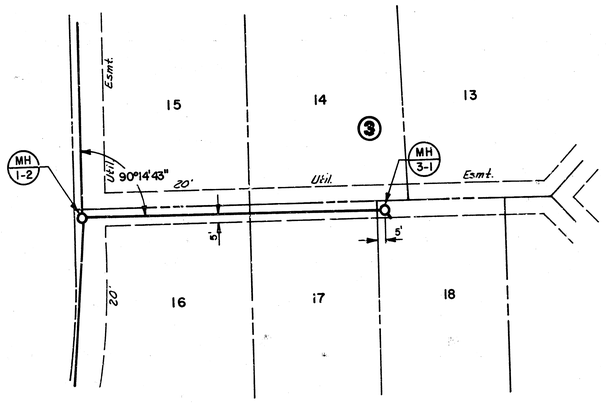



3/7

WATERFORD NORTH
LATERAL 22, MAIN 7, SAN. SEW. NO. 23
468-76-245-81111-000-000-001

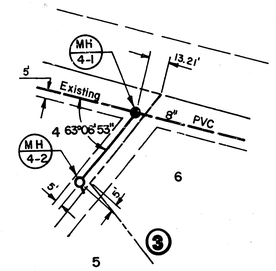


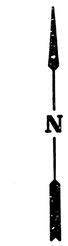

B.M. #3
60d spike in E. pole of power line, 1st wood pole north & west of S.W. Corner, Waterford North.
ELEV. = 192.93'




B.M. #2
60d spike in E. pole of power line, 1st wood pole south & west of N.W. Corner, Waterford North.
ELEV. = 190.73'

B.M. #1
Chiseled square on N.W. corner of N. Headwall of culvert W. of N 1/4 Corner, Section 6
ELEV. = 181.09'




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

As Built
J.L.L.
10-83

## PLAN LINE 2

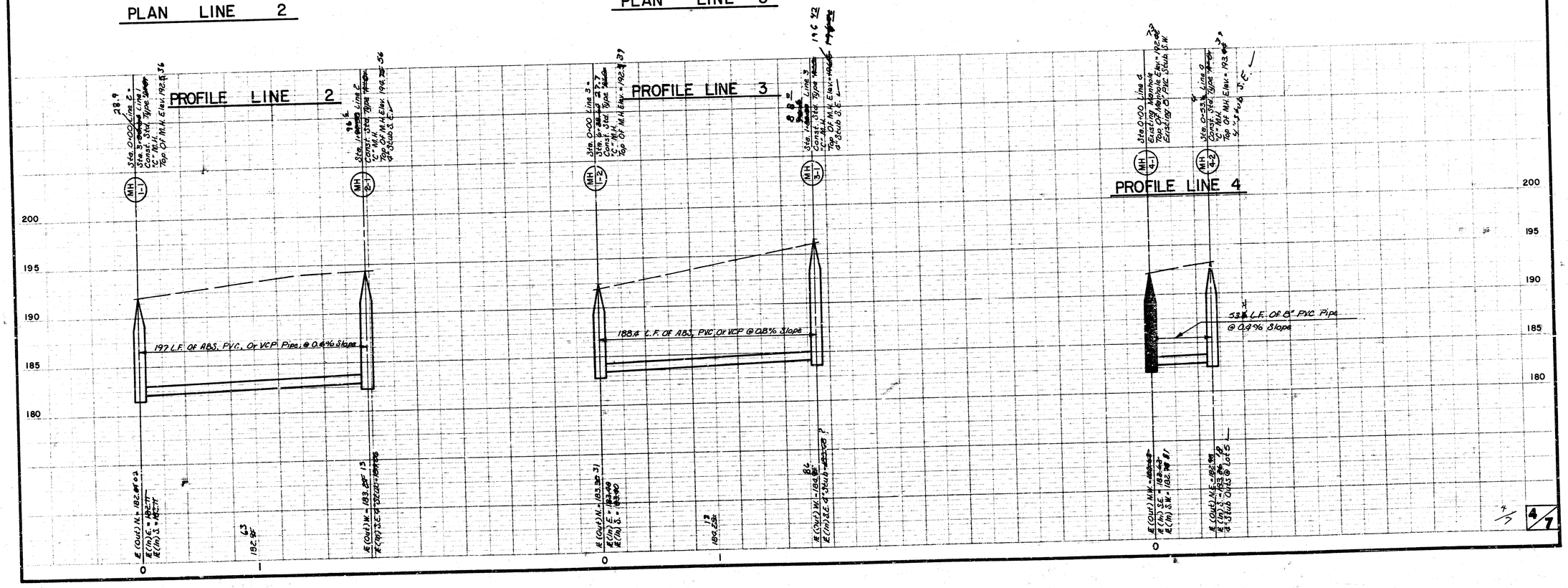
## PROFILE LINE 2

## PLAN LINE 3

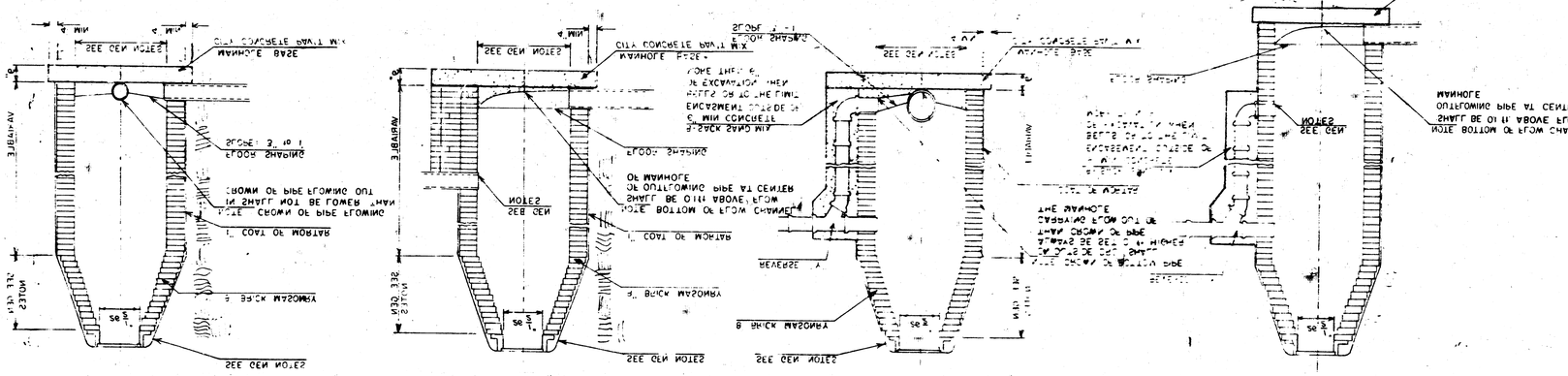
## PROFILE LINE 3

## PLAN LINE 4

## PROFILE LINE 4




4/7




# CITY of WICHITA, KANSAS

BY

ADOPTED AS STANDARD DESIGN

# SEWER APPURTENANCES DETAILS

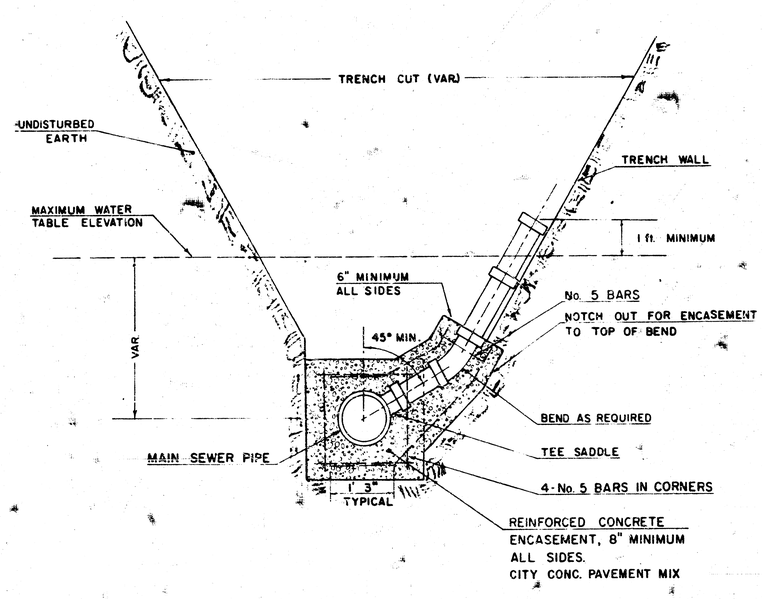
REVISED DECEMBER 1981
REVISED SEPTEMBER 1980

REVISED APRIL, 1980

# VERTICAL RISER DETAIL

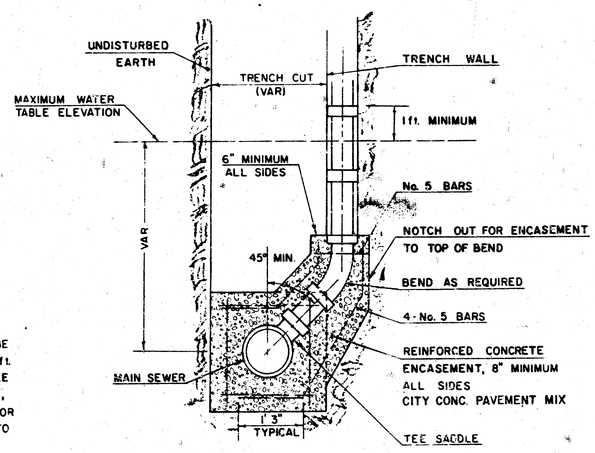
## ADOPTED AS STANDARD DESIGN BY

## CITY OF WICHITA, KANSAS

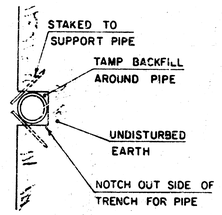



TYPICAL RISER FOR SLOPING TRENCH WALLS

NOTE:
TOP OF 4" OR 6" RISER PIPE TO BE EXTENDED TO AN ELEVATION OF 1 ft. MINIMUM ABOVE THE WATER TABLE ELEVATION, WHEN WATER EXISTS, OR TO AN ELEVATION SUITABLE FOR PROVIDING SERVICE TO THE LOT TO BE SERVED AND THEN PLUGGED.




TYPICAL RISER FOR VERTICAL TRENCH WALLS




GENERAL NOTE

RISERS SHALL BE INSTALLED TO SERVE ALL LOTS OR TRACTS WHEN THE MAIN SEWER LINE IS BELOW THE WATER TABLE. RISERS SHALL ALSO BE INSTALLED TO SERVE ALL LOTS AND TRACTS WHEN THE MAIN SEWER LINE DEPTH IS SUCH THAT WOULD MAKE THE BUILDING SEWER LINE CONNECTION DIFFICULT. INSTALLATION OF RISERS BECAUSE OF MAIN LINE SEWER DEPTH SHALL BE AS APPROVED BY THE ENGINEER. THE LOCATION OF RISERS TO SERVE DEVELOPED PROPERTY SHALL BE APPROVED BY THE PROPERTY OWNER. PIPE STUBS SHALL BE INSTALLED IN MANHOLES WHERE LOCATIONS OF MANHOLES WILL PROVIDE SATISFACTORY SERVICE CONNECTIONS AS DETERMINED BY THE FIELD ENGINEER. THE VERTICAL DISTANCE BETWEEN THE FLOW LINE OF THE MANHOLE PIPE STUB AND THE FLOW LINE OF THE MAIN SEWER LINE SHALL NOT EXCEED 4 FT. MANHOLE PIPE STUBS SHALL NOT BE SET BELOW AN ELEVATION WHICH WILL PERMIT THE TOP OF THE INSIDE OF THE STUB TO MATCH THE TOP OF THE INSIDE OF THE MAIN SEWER PIPE. PIPE STUBS AND RISERS INSTALLED TO SERVE COMMERCIAL OR INDUSTRIAL PROPERTY SHALL BE 6 INCH. PIPE STUBS AND RISERS INSTALLED TO SERVE RESIDENTIAL PROPERTY MAY BE EITHER 6 INCH OR 4 INCH DEPENDING UPON THE AVAILABLE GRADE AND THE SIZE OF THE LOT AS DETERMINED BY THE FIELD ENGINEER. ENCASEMENT OF VITRIFIED CLAY MAIN SEWER PIPE SHALL EXTEND TO THE FIRST JOINT IN THE MAIN SEWER CLAY PIPE ON EACH SIDE OF THE RISER INSTALLATION. ENCASEMENT OF A.B.S. COMPOSITE OR P.V.C. MAIN SEWER PIPE SHALL EXTEND A MINIMUM OF 3 FT. ON BOTH SIDES OF THE CENTERLINE OF THE RISER. FOUR INCH AND SIX INCH RISER PIPE SHALL BE ENCASED WITH CONCRETE TO THE TOP OF THE BEND AS INDICATED IN THE DRAWINGS. FOUR INCH AND SIX INCH CLAY PIPE USED FOR RISERS SHALL BE EXTRA STRENGTH PIPE CONFORMING TO THE REQUIREMENTS OF THE LATEST REVISION OF A.S.T.M. DESIGNATION C700 WITH COMPRESSION JOINTS AS SPECIFIED FOR CLAY PIPE IN THE STANDARD SPECIFICATIONS. FOUR INCH AND SIX INCH A.B.S. OR P.V.C. PIPE SHALL BE PIPE APPROVED FOR USE IN THE CITY BY THE CHIEF PLUMBING AND MECHANICAL INSPECTOR FOR THE CENTRAL INSPECTION DIVISION OF THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT. LOCATIONS OF THE ENDS OF THE RISERS SHALL BE MARKED BY FASTENING GREEN COLORED PLASTIC TAPE TO THE END OF THE RISER WHICH SHALL BE EXTENDED TO THE GROUND SURFACE AS THE EXCAVATION IS BACKFILLED SUCH THAT THE COLORED TAPE WILL BE VISIBLE WHEN THE PROJECT IS COMPLETED. THE ENDS OF THE RISER PIPE AND MANHOLE STUBS SHALL BE CAPPED OR PLUGGED USING FITTINGS FURNISHED BY THE MANUFACTURER OF THE PIPE. CONTRACTOR'S METHODS FOR SUPPORTING AND BACKFILLING RISER PIPE SHALL BE APPROVED BY THE ENGINEER.

FURNISHING AND INSTALLING RISERS SHALL BE PAID FOR AT THE UNIT PRICES BID FOR " PIPE, 6" PIPE AND REINFORCED CONCRETE ENCASEMENT FOR THE VARIOUS MAIN SEWER PIPE SIZES INDICATED; WHICH PRICE SHALL INCLUDE ALL COSTS FOR COMPLETION OF THIS ITEM INCLUDING SADDLES, BENDS, CONCRETE, REINFORCING STEEL, CAPS OR PLUGS, AND ALL OTHER NECESSARY MATERIALS OR WORK. CONCRETE ENCASEMENT OF THE RISER PIPE TO THE TOP OF THE BEND AS SHOWN BY THE DRAWINGS WILL NOT BE PAID FOR DIRECTLY AND THE COST FOR THIS WORK SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER ITEMS OF WORK.

THE PROJECT INSPECTOR SHALL REPORT ON INSPECTOR CARDS THE LOCATION OF ALL RISERS CONSTRUCTED AS MEASURED FROM THE NEAREST MANHOLE, THE DIRECTION OF SERVICE, THE ELEVATION OF THE TOP OF THE RISER, AND THE PAY QUANTITIES INVOLVED. THE PROJECT INSPECTOR SHALL ALSO REPORT ON INSPECTOR CARDS THE LOCATION, DIRECTION OF SERVICE, AND SIZE OF ALL STUBS INSTALLED IN MANHOLES.