SANITARY SEWER PLANS

TEAL COVE 3RD ADDITION

PHASE I

LAT. 38, MAIN 9, S.S. 23

PROJECT NO.

468 - 81973

CITY OF WICHITA, KANSAS

MICHAEL E. LINDEBAK, CITY ENGINEER

INDEX NO. 740514

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CITY OF ICHITA SPECIFICATIONS AND STANDARDS.

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-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF TWENTY-FOUR (24) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

   KANSAS - ONE-CALL 1-800-344-7233

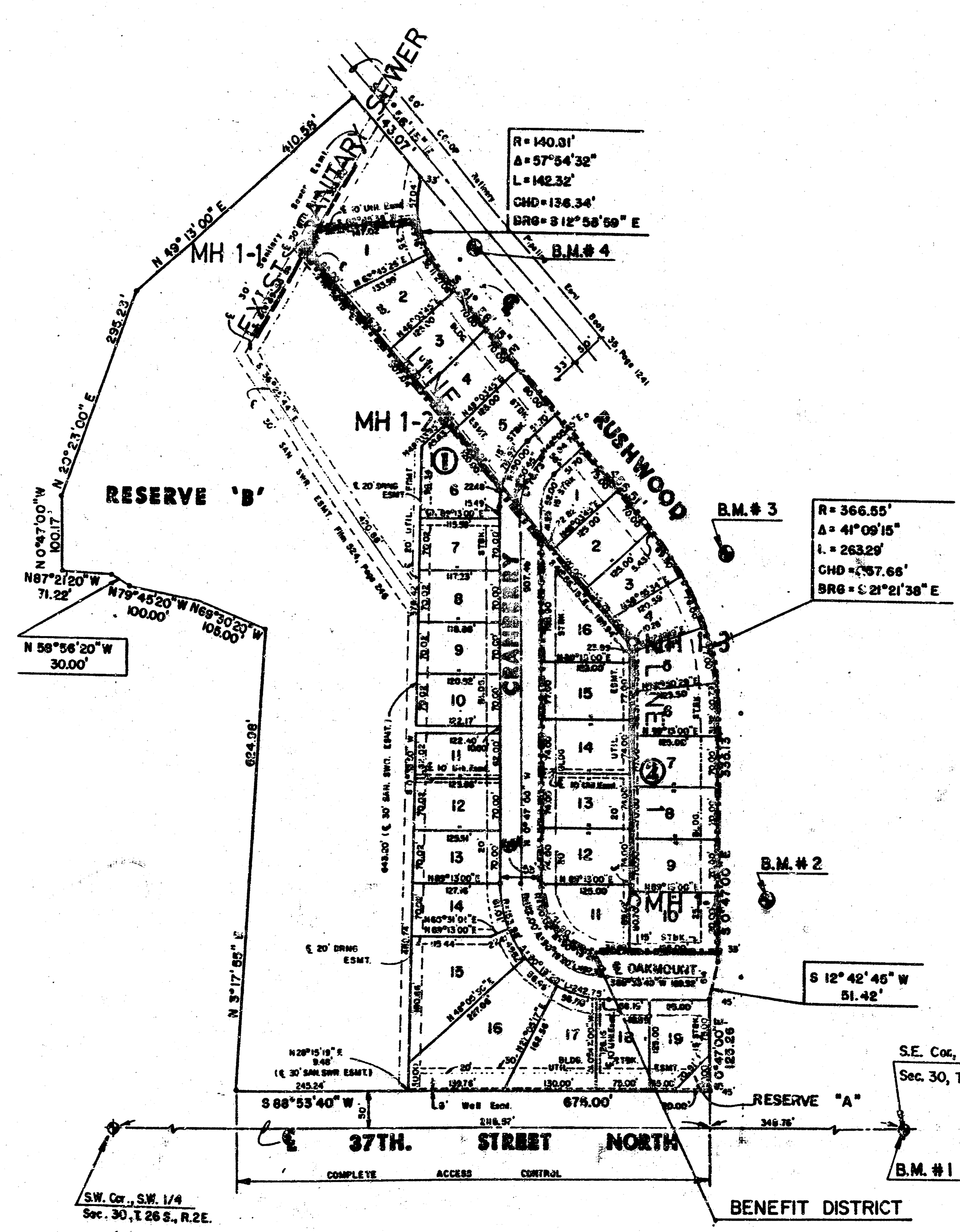
   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

ARKLA GAS COMPANY	942-8350 or 263-8161
BELL TELEPHONE	1-316-571-2611
CABLEVISION	262-4270 of 262-2061
KPL GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4908
CITY OF WICHITA SEWER MAINTENANCE	268-4071

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, RIGHT OF WAY CLEARING AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.



N

SCALE : 1" = 150'

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN & PROFILE SHEET
3	RISER DETAIL SHEET
4	FINAL PLAT

BENCH MARKS

B.M. #1 City of Wichita B.M. Disc. 30' N & 34' W of Centerline of 37th St. N. & Governeour Elev. = 185.54

B.M. #2 "□" Cut on N. End of Curb Return Across Rushwood from Lot 10, Block 2, Teal Cove 3rd Elev. = 181.765

B.M. #3 "□" on S. end of S. Curb return across Rushwood from Lot 4, Block 2, Teal Cove 3rd Elev. = 185.35

B.M. #4 "□" Cut on top of curb at the P.C. across Rushwood from Lot 2, Block 1, Teal Cove 3rd Elev. = 177.41

DEAN S. SELLERS LICENSED 3333 KANSAS PROFESSIONAL ENGINEER

Built PER PLAN
RDL
8-90

MKEC	TEAL COVE 3RD ADDN. PHASE I LAT. 38, MAIN 9, S.S.23	Design DSS Drawn by KSM Checked by
	SANITARY SEWER PLANS	Date JUNE 1990 Job no.
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226 636-5566		Sheet 1 of 4

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TEAL COVE 3RD ADDN. PHASE I
LAT. 38, MAIN 9, SAN. SEWER 23
PROJ. NO. 468-81973

RUSHWOOD

TEAL

COVE

3RD

RESERVE 'B'

CRANBERRY

E. OAKMOUNT

RUSHWOOD

N

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

MH 1-1

MH 1-2

MH 1-3

MH 1-4

I.E. = 160.25

EXISTING 27" SAN. SEWER

50' SAN. SEWER ESMT.

10' UTIL. ESMT.

20' UTIL. ESMT.

20' DRNG. ESMT.

10' UTIL. ESMT.

FUTURE PAVT.

LINE

138° 50' 45"

42° 30' 05"

72° 25' 18"

I.E. In = 159.26
I.E. Out = 159.16

NOTE:
FINAL EASEMENT GRADE SHALL MATCH EXISTING.

RISER TABLE

Station	Lot	Direction	Elevation Top of Riser
6+10	3	E	173.5
6+60	4	E	174.5
7+05	5	E	175.5
7+70	6	E	175.5
8+25	7	E	175.0
7+25	15	W	174.5
8+05	14	W	175.0
8+75	13	W	174.5

Sta. 0+00.0, Line 1
Const. Type "D" 5' Diam. Curbside Drop Manhole
MH Top = 174.7

Sta. 2+48.3, Line 1
Const. Std. Manhole
MH Top = 176.8
& Install 8" Stub (S.)

Sta. 6+96.1, Line 1
Const. Std. Manhole
MH Top = 180.0
& Install 8" Stub (W.)

Sta. 10+31.2, Line 1
Const. Std. Manhole
MH Top = 180.8
& Install 8" Stub (S.E.)

Existing Top of Curb Rushwood

Exist. Ground on ℄ of Pipe

Proposed Top of Curb Cranberry

185
180
175
170
165

248.3 L.F. of 8" Sewer @ 0.50%

447.8 L.F. of 8" Sewer @ 0.50%

355.1 L.F. of 8" Sewer @ 0.40%

Exist 27"
I.E. Out = 159.70
I.E. In = 165.97
Line 1

I.E. Out = 167.23, Line 1
I.E. In = 167.33, Line 1
I.E. In = 167.50 (8" Stub S.)

I.E. Out = 169.55, Line 1
I.E. In = 169.65, Line 1
I.E. In = 179.50 (8" Stub W.)
@ 2.67

I.E. Out = 171.00, Line 1
I.E. In = 171.33 (8" Stub S.E.)

166.47 166.27 167.57 168.07 169.07 170.07 170.47 170.87

0 1 2 3 4 5 6 7 8 9 10 11

2/4

M.K.E.C.

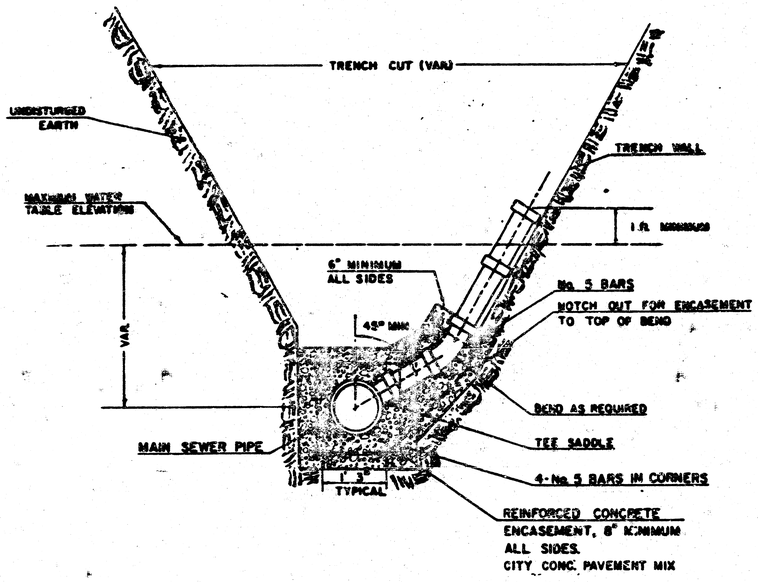
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REVISED APRIL, 1980

VERTICAL RISER DETAIL

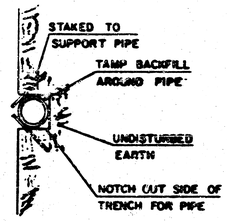
ADOPTED AS STANDARD DESIGN BY

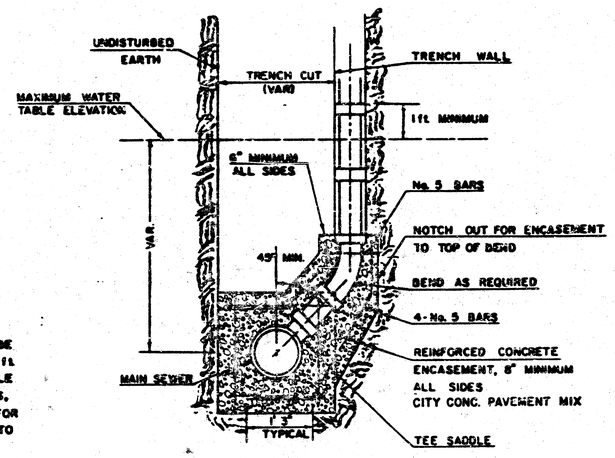
CITY OF WICHITA, KANSAS



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 TYPE 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 4 INCH OR 6 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 4" 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.

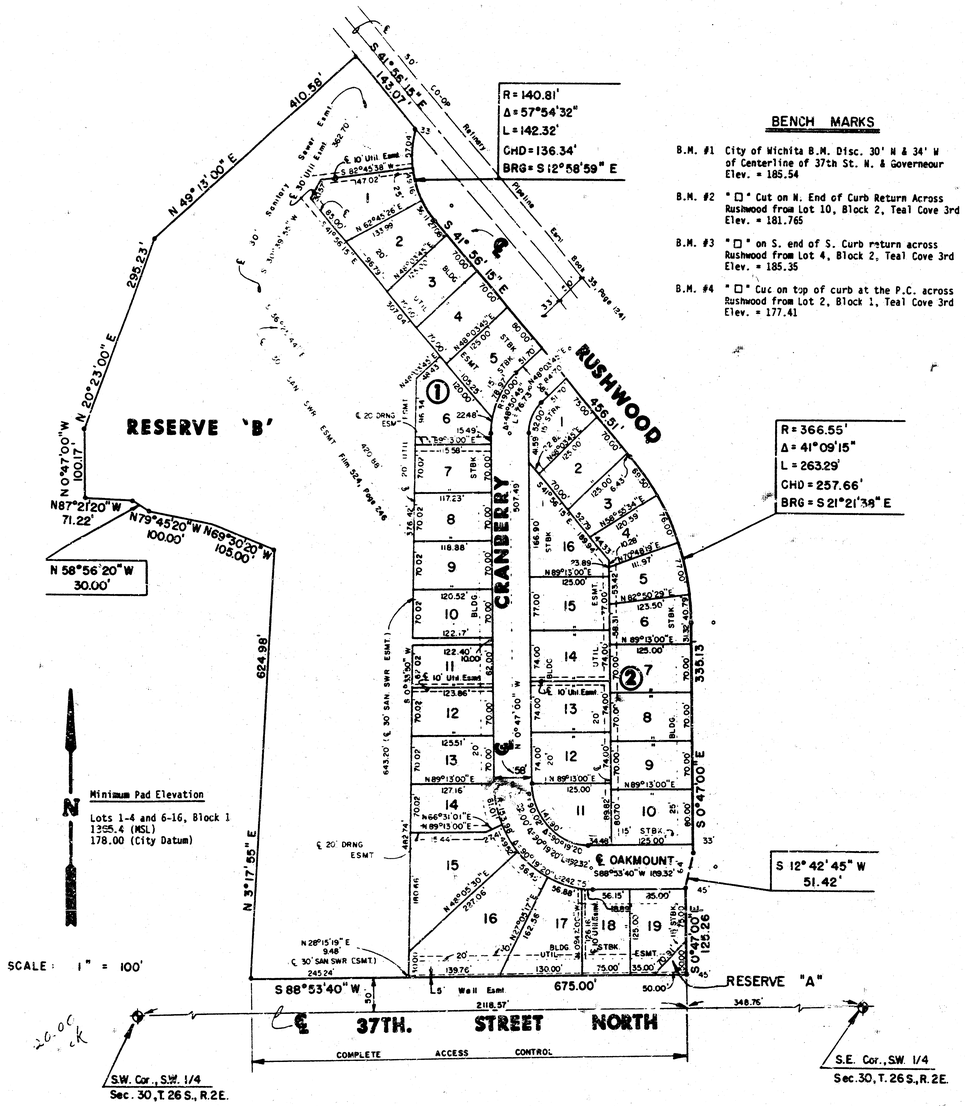
MKEC Proj. No. 90-49-11

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FINAL PLAT OF

TEAL COVE 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCH MARKS

B.M. #1 City of Wichita B.M. Disc. 30' N & 34' W of Centerline of 37th St. N. & Governeour Elev. = 185.54

B.M. #2 "□" Cut on N. End of Curb Return Across Rushwood from Lot 10, Block 2, Teal Cove 3rd Elev. = 181.765

B.M. #3 "□" on S. end of S. Curb return across Rushwood from Lot 4, Block 2, Teal Cove 3rd Elev. = 185.35

B.M. #4 "□" Cut on top of curb at the P.C. across Rushwood from Lot 2, Block 1, Teal Cove 3rd Elev. = 177.41

I, Kenneth H. Bengtson, a Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE 3rd" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block 1 and Reserve "A", TEAL COVE, an addition to Wichita, Sedgwick County, Kansas, except the Northeasterly 25.00 feet lying adjacent to the Southwesterly line of Lot 2, Block 1 of said addition.

All lots, blocks, easements, building setbacks within the above described property are being vacated and replatted by virture of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 5th day of May, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these present that we the undersigned property owners of the land as above set forth in the Civil Engineers and Land Surveyors Certificate have caused the same to be surveyed and platted into lots, blocks, streets, reserves, and a floodway, the same to be known as TEAL COVE 3rd, an addition to Wichita, Sedgwick County, Kansas. Reserve A is platted for landscaping, irrigation, walls entry signs, entrance structures and drainage. Reserve B is platted for the construction and maintenance of drainage structures, lakes, landscaping, walks, open space, gazebos, playground and related recreational facilities, and floodway. The floodway shall be the responsibility of the owners until such time as the City of Wichita 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 permission from the City Engineers office. Minimum pad elevations on Lots 1 thru 4 and Lots 6-16, inclusive, of Block 1 shall be as indicted on the face of the plat. Reserves "A" and "B" shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities and drainage are hereby granted to the public. The 5.00 feet wall easement is for the construction and maintenance of a wall. All abutters rights of access to or from 37th Street North over and across the south line of TEAL COVE 3rd, is hereby granted to the City of Wichita.

By: Mary Lynn Oliver
Mary Lynn Oliver

By: William L. Oliver, Jr.
William L. Oliver, Jr.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 5th day of May, 1989, before me a Notary Public in and for said State and County, came William L. Oliver, Jr. and Mary Lynn Oliver, 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.

Kathryn S. Bauman, Notary Public
My Appointment Expires: 1-21-91

KATHERYN S. BAUMAN
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 1-21-91

#10148888

We, the Mid-Kansas Federal Savings and Loan Association, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "TEAL COVE 3RD".

Mid-Kansas Federal Savings and Loan Association

By: _____
Max L. Herzet, Senior Vice-President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1989, before me a Notary Public in and for said State and County, came Max L. Herzet, Senior Vice-President, on behalf of Mid-Kansas Federal Savings and Loan Association, 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

My Appointment Expires: _____

This plat of "TEAL COVE 3rd" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 21st day of December, 1988

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crockett, Chairman
Sue L. Crockett

Marvin S. Krout, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 6th day of June, 1989

_____, Mayor
Bob Knight

John Moir, City Clerk

Entered on transfer record this 22nd day of June, 1989.

Don Wright, 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 22nd day of JUNE, 1989. AT 2:30 P.M.

Pat Kettler, Register of Deeds
Pat Kettler

Ed Resa, Deputy
Ed Resa

4/4

PC 4-6 MKEC Proj. # 90-49-113

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