SANITARY SEWER PLANS
TEAL COVE 3RD ADDITION
PHASE II
LAT. 39, MAIN 9, S.S. 23
PROJECT NO.
468 - 81974

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

INDEX NO. 740639

GENERAL NOTES

1. 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.

2. 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.

3. CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	1-800-344-7233 OR 657-2470 (LOCAL WICHITA)

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

SOUTHWESTERN BELL TELEPHONE COMPANY	1-571-2115
CABLEVISION	262-4270 OR 283-2061
KPL GAS SERVICE COMPANY	263-7511
KANSAS GAS & ELECTRIC	264-1141
CITY OF WICHITA WATER DEPARTMENT	268-4608
CITY OF WICHITA SEWER MAINT.	268-4608
ARKLA GAS COMPANY	942-8350 OR 263-8161

4. 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 THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED.

5. COST OF EXCAVATION, HAULING, AND DUMPING OF EXCESS EXCAVATION SHALL BE SUBSIDIARY TO THE PROJECT.

6. 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.

7. ALL STUBS AND PLUGGED PIPES SHALL BE LOCATED WITH GREEN PLASTIC TAPE IN THE SAME MANNER AS RISERS.

8. 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 RESHAPING EXISTING MANHOLE INVERTS IS INCIDENTAL TO THE PROJECT.

9. 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 ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE.

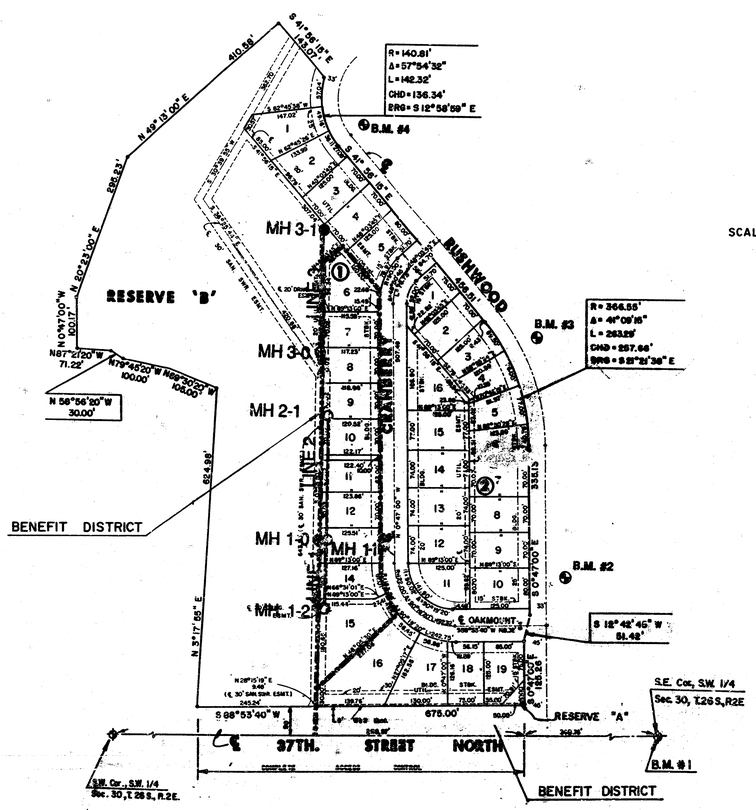
BENCH MARKS

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

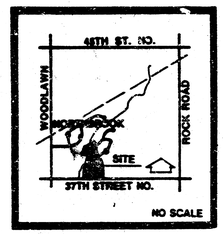
B.M. #3 "□" on S. end of S. Curb return across Rushwood from Lot 4, Block 2, Teal Cove 3rd Elev. = 185.35

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



INDEX TO DRAWINGS

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



LOCATION MAP

GREGORY J. ALLEN LICENSED 11159 KANSAS PROFESSIONAL ENGINEER

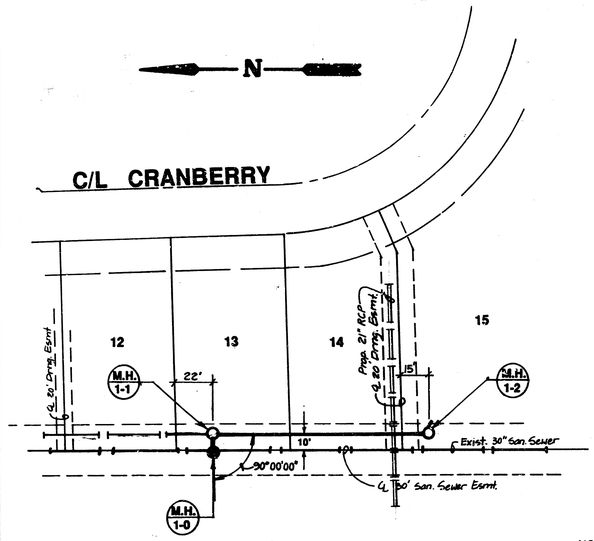
Built Per Plan
3-91
RDL

TEAL COVE 3RD ADDN. PHASE II LAT. 39, MAIN 9, S.S. 23 SANITARY SEWER PLANS	Design GJA; Drawn by RLT; Checked by; Date DEC. 1990; Job no.
MID-KANSAS ENGINEERING CONSULTANTS PA 3500 NORTH ROCK ROAD BUILDING #800 WICHITA, KANSAS 67226 636-5566	Sheet 1 of 3

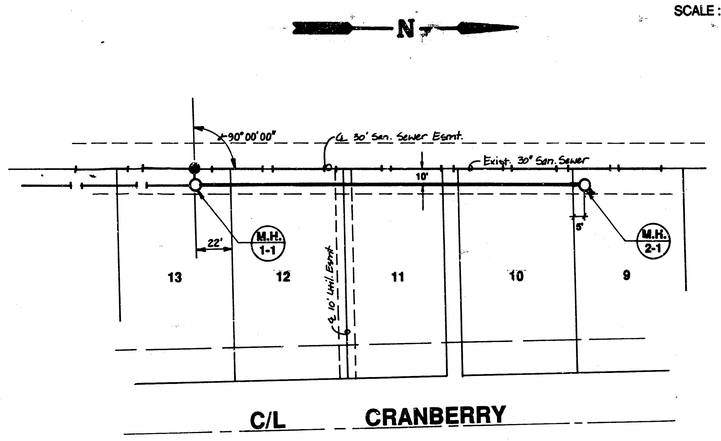
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TEAL COVE 3RD ADDITION PHASE II
LAT. 39, MAIN 9, SAN. SEWER 23
PROJ. NO. 468-81974

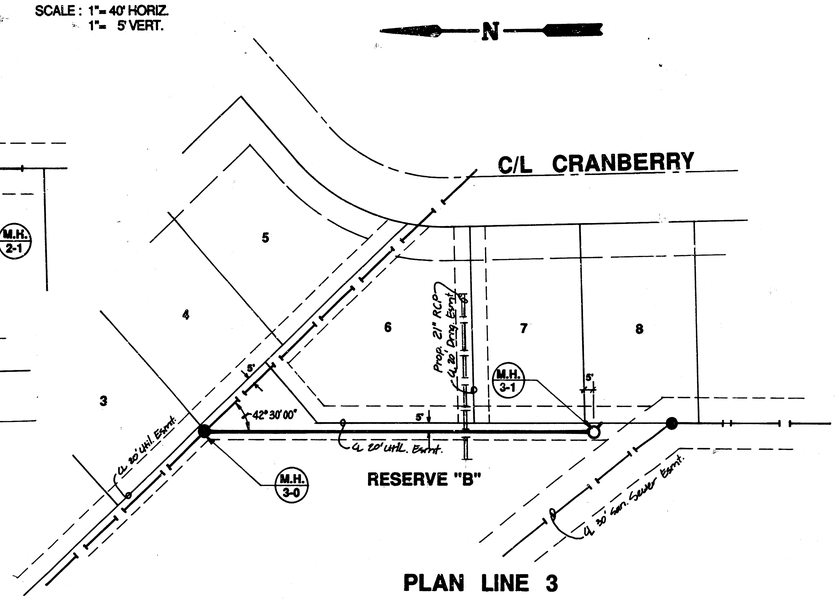
SCALE : 1"= 40' HORIZ.
1"= 5' VERT.



PLAN LINE 1



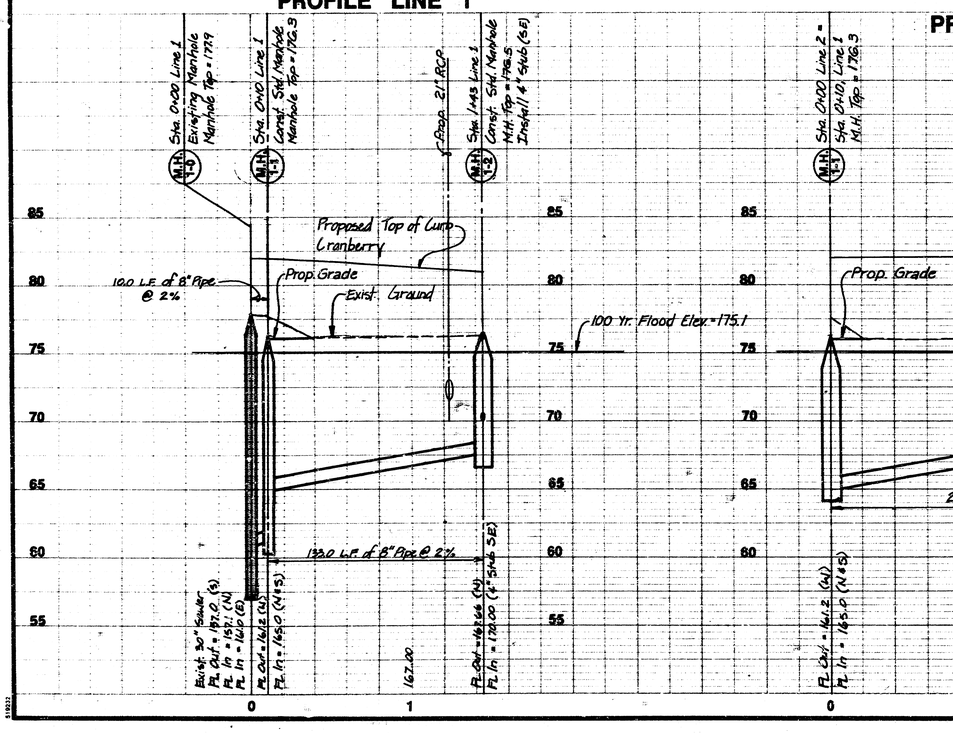
PLAN LINE 2



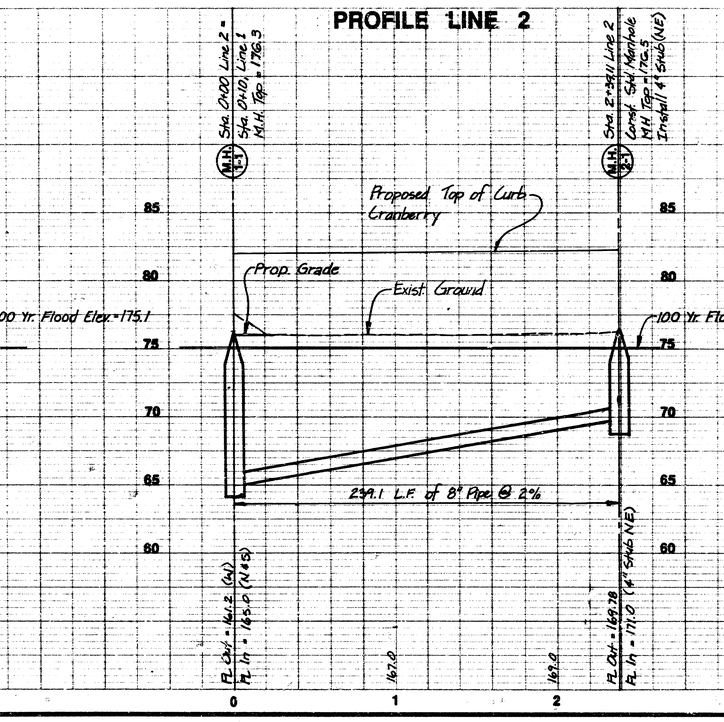
PLAN LINE 3

NOTE :
FINAL EASEMENT GRADE
SHALL MATCH EXISTING.

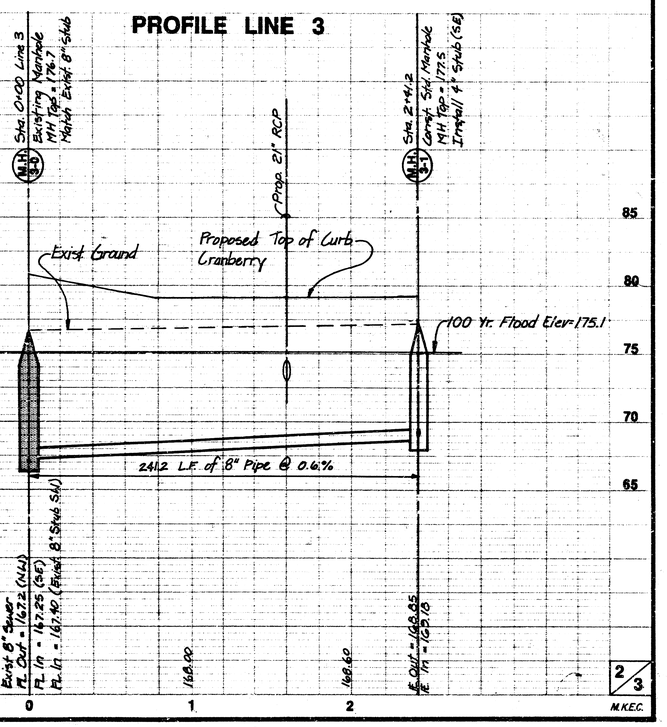
PROFILE LINE 1



PROFILE LINE 2



PROFILE LINE 3



2/3

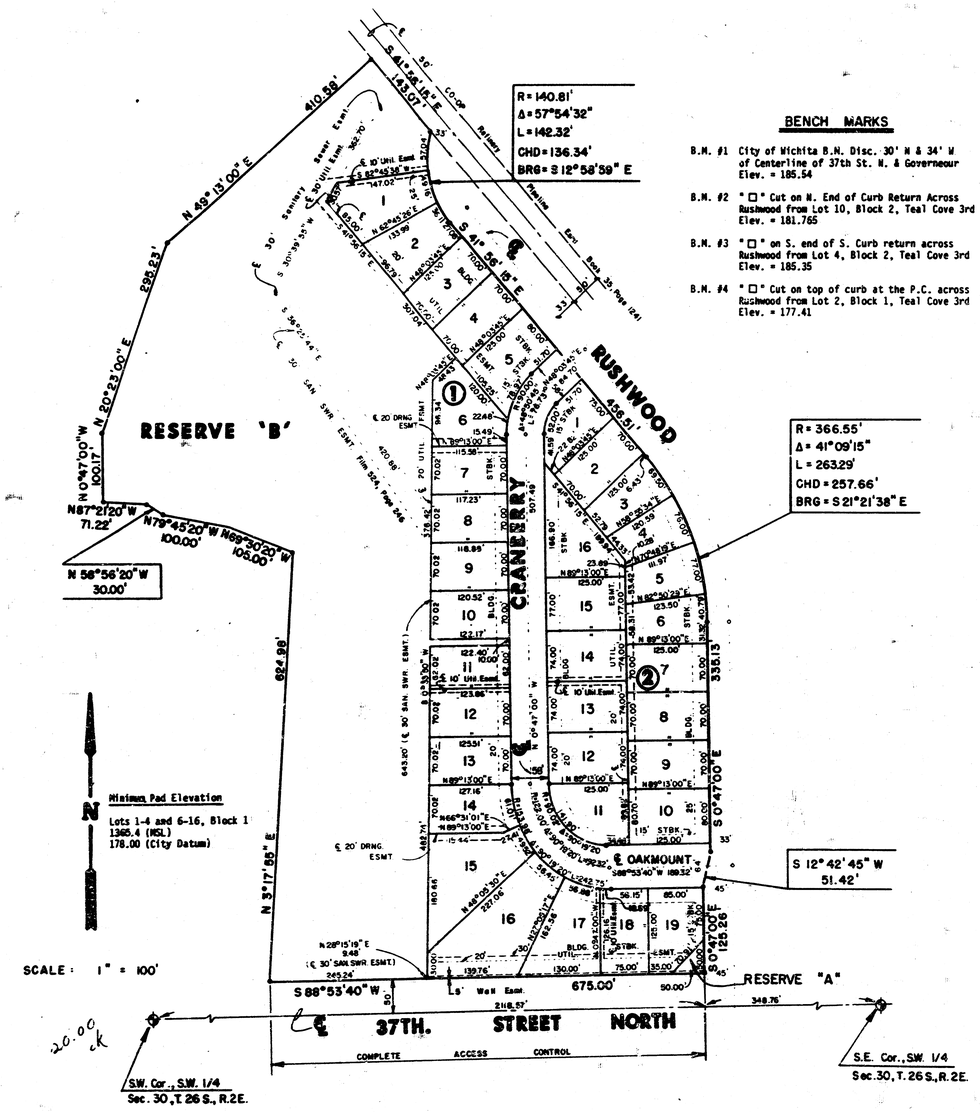
M.K.E.C.

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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

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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 8th day of May, 1989.

Kenneth H. Bengtson, P.E., Rel.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 indicated 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 8th 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.

Katheryn S. Bauman, Notary Public

My Appointment Expires: 1-21-91

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

#1014888

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 26th day of December, 1988

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crockett, Chairman
Sue L. Crockett

Marvin S. Kroutt, Secretary
Marvin S. Kroutt

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 Mair, City Clerk
John Mair

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

3/3

PC 4-6

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