

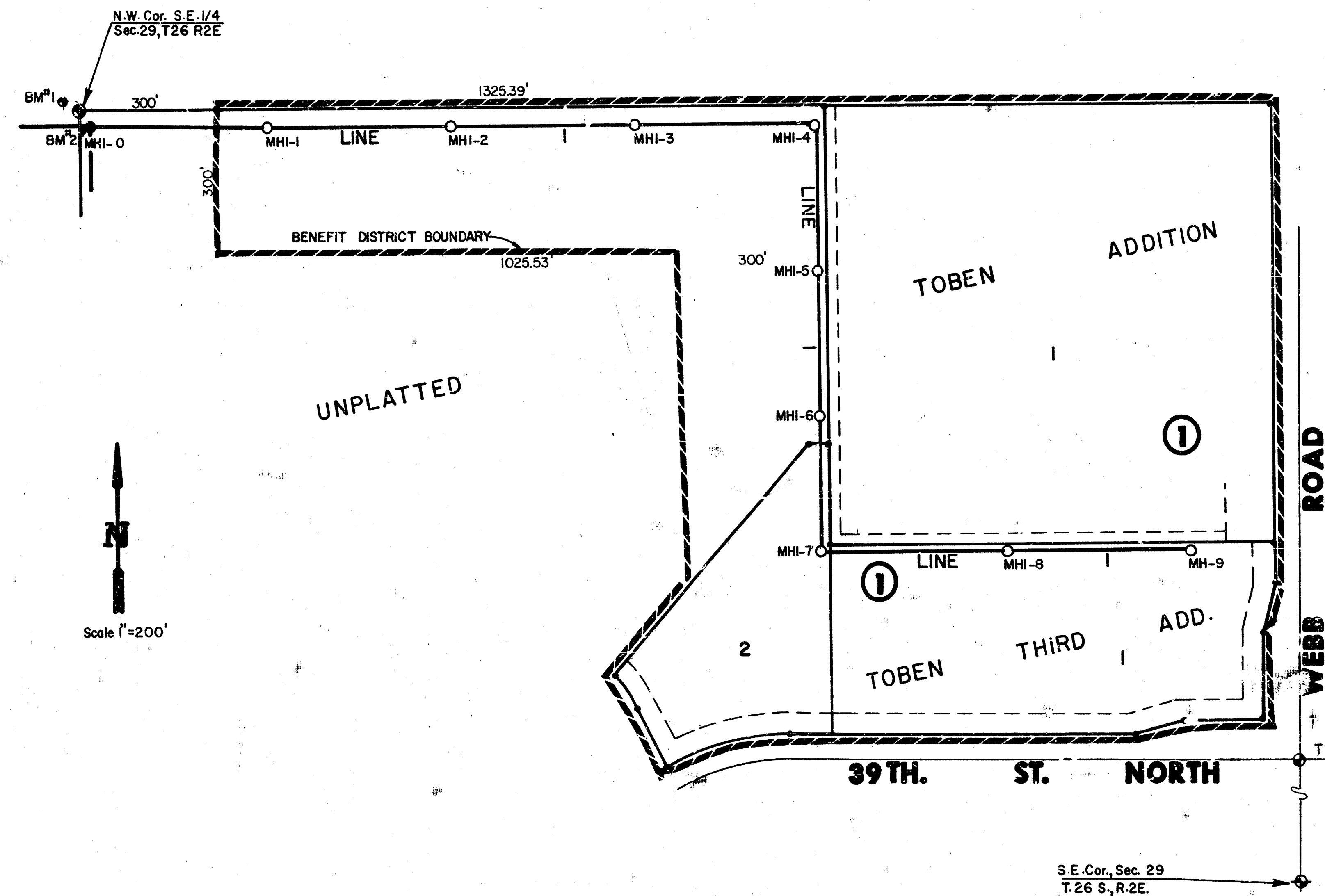
LAT 57 SANITARY SEWER NO. 23 TOBEN THIRD ADDITION PROJECT NO.

468-76-245 81443-000-000-001

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.



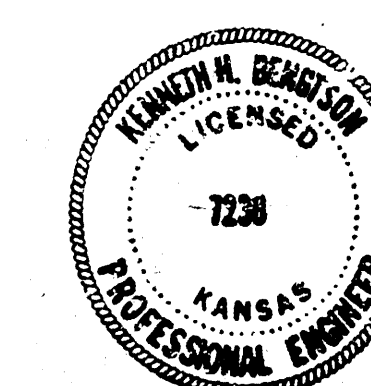
BENCH MARKS

- B.M. #1 "X" 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

INDEX TO DRAWINGS

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

*As Built
S.L.
2/86*

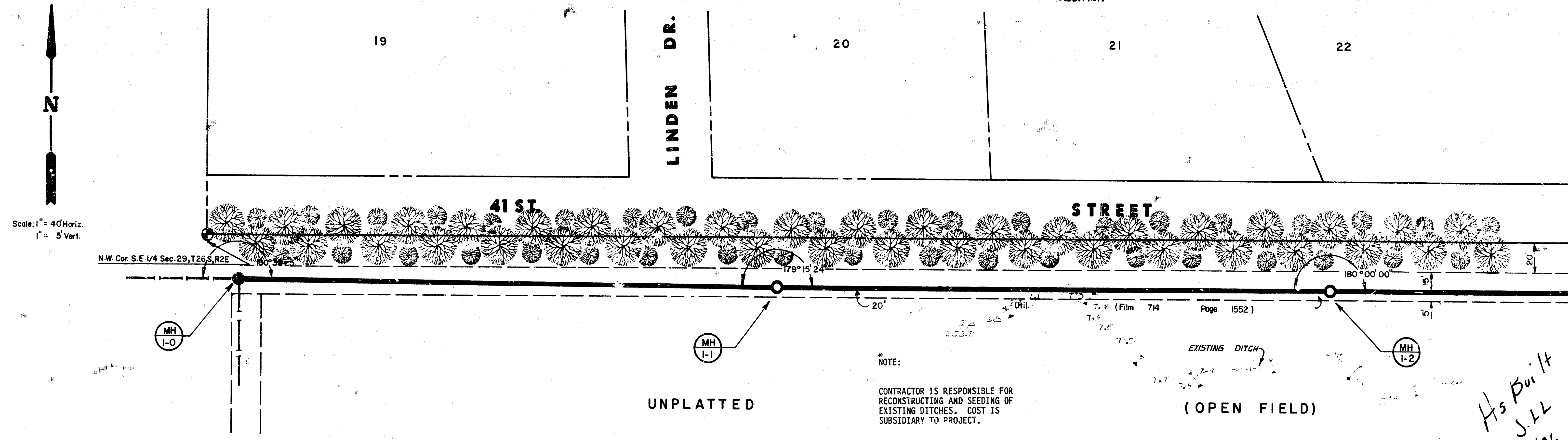


**TOBEN
THIRD ADDITION
SANITARY SEWER
PLANS**

MID-KANSAS ENGINEERING CONSULTANTS PA
240 NORTH ROCK ROAD
SUITE 100
WICHITA, KANSAS 67206

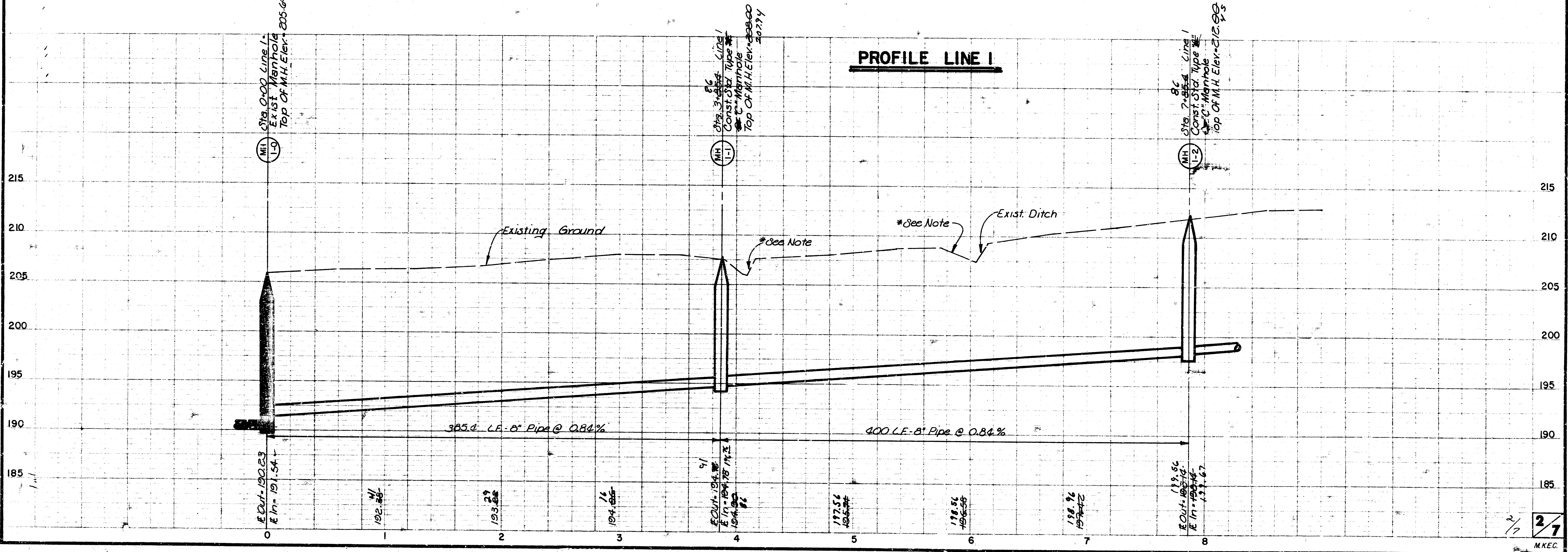
682-6561

Design F.F.
Drawn by F.F.
Checked by K.H.B.
Date APRIL, 1985
Job No.
Sheet 1 of 7

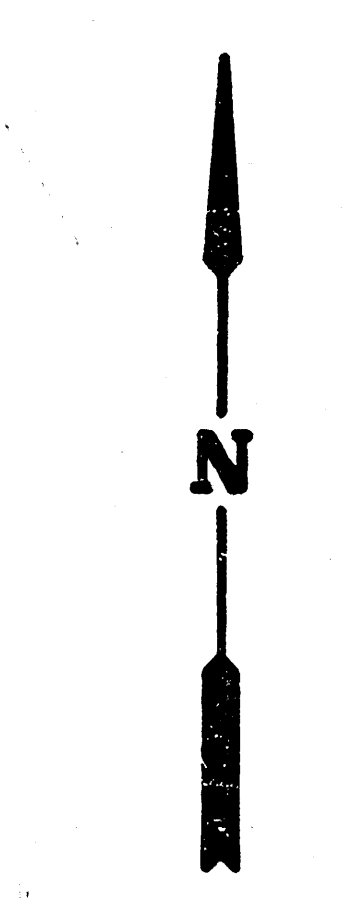


PLAN LINE 1

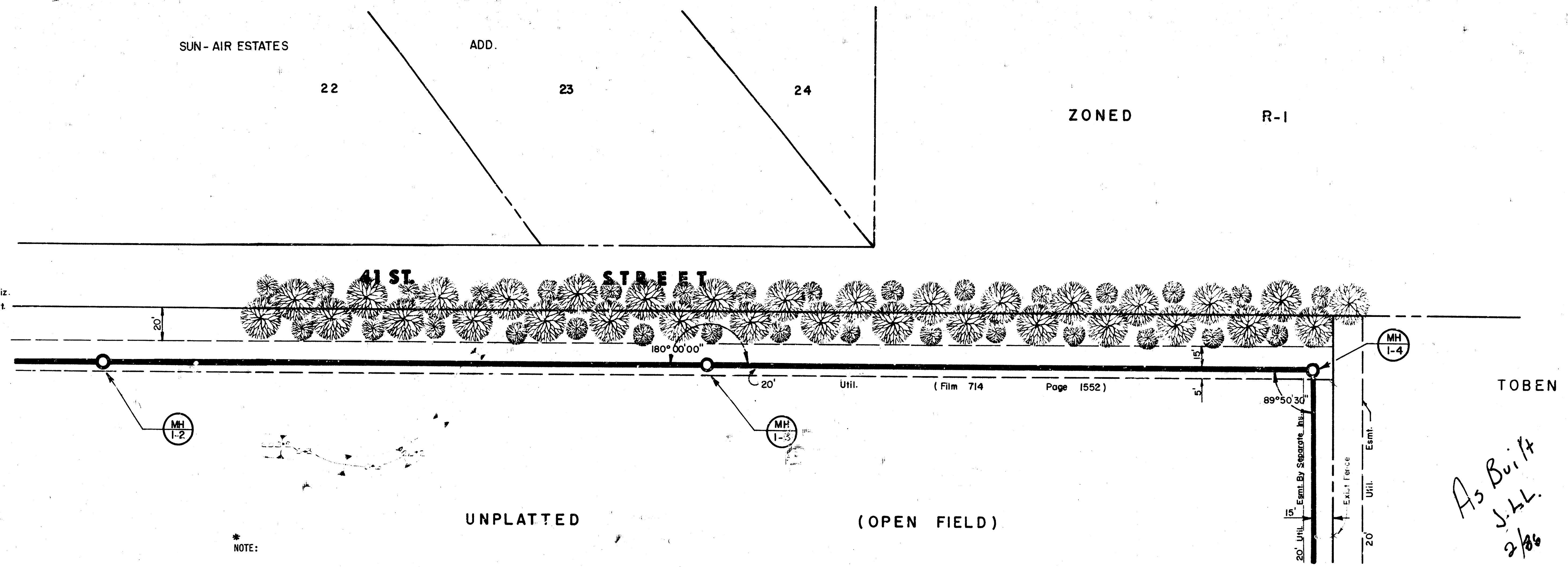
PROFILE LINE 1



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



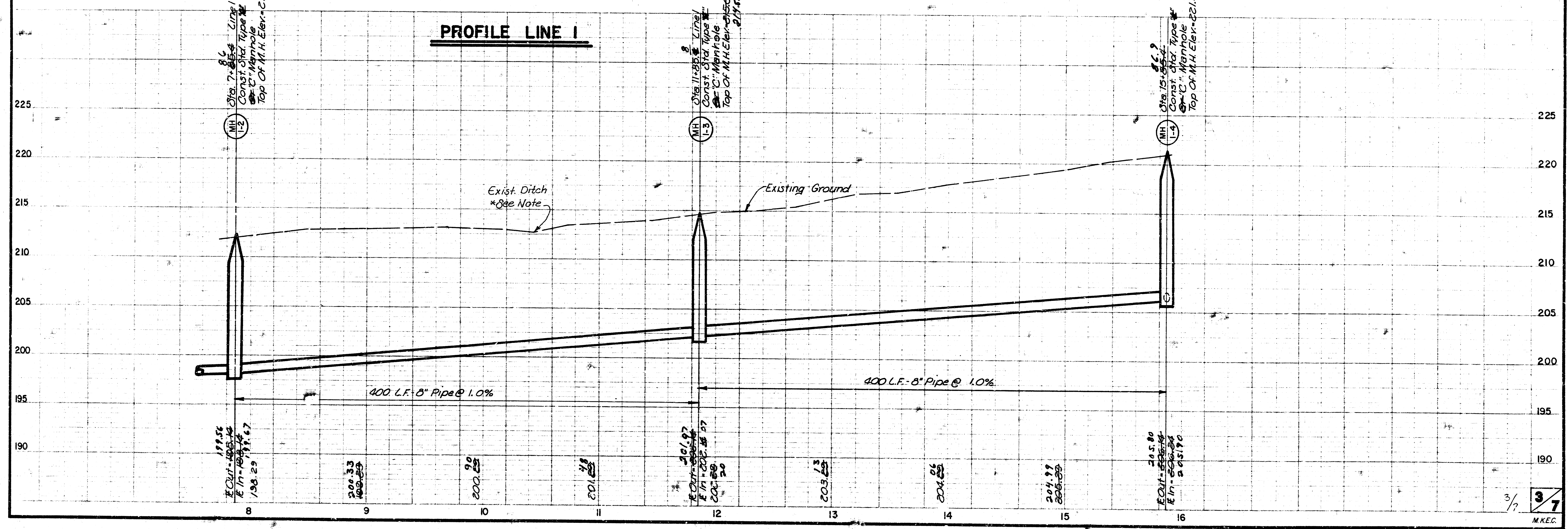
Scale: 1" = 40' Horiz.
 1" = 5' Vert.



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

PLAN LINE 1

PROFILE LINE 1



TOBEN THIRD ADDITION
LAT. 57 SANITARY SEWER NO. 23
PROJ. 468.76245.81443.000.000.001

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

TOBEN

ADDITION

TOBEN

THIRD

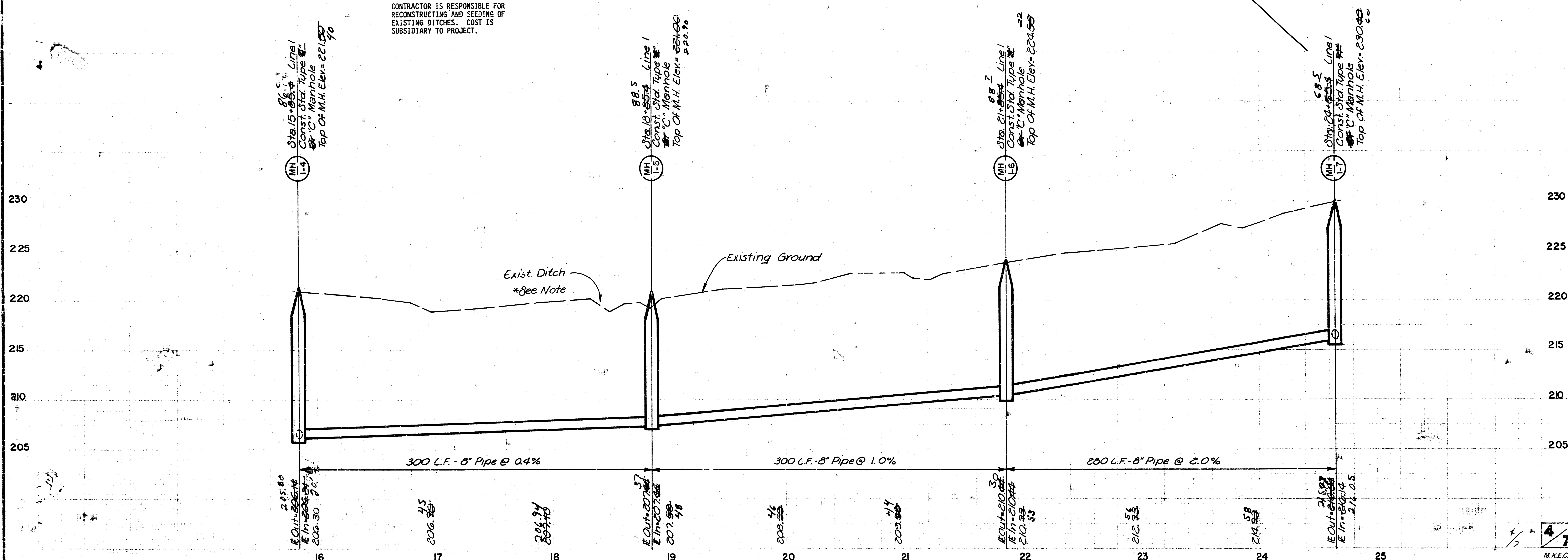
ADDITION

UNPLATTED

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

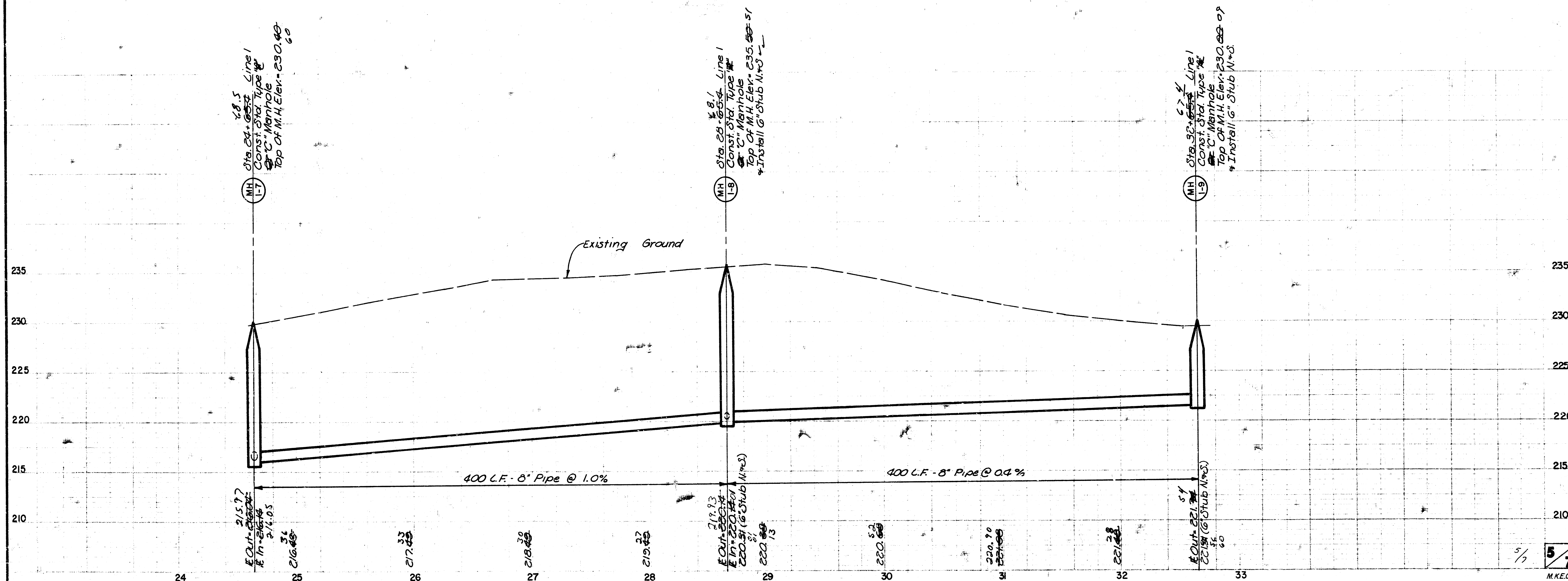
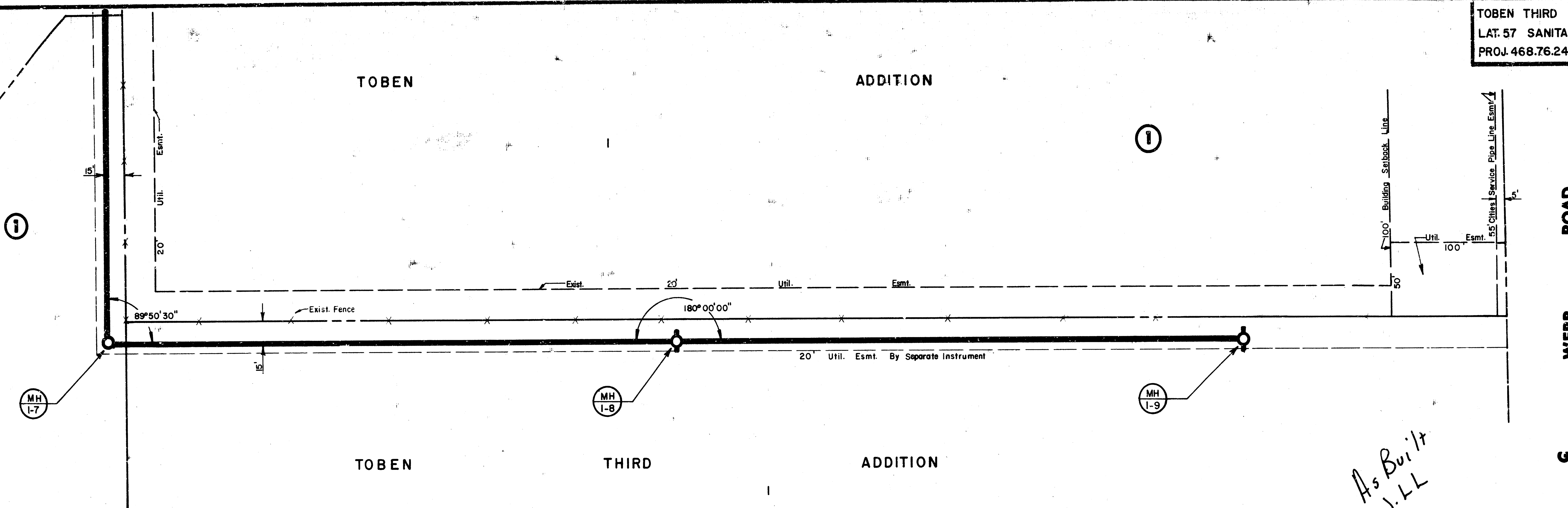
As Built
J.L.L.
2/86

①



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

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



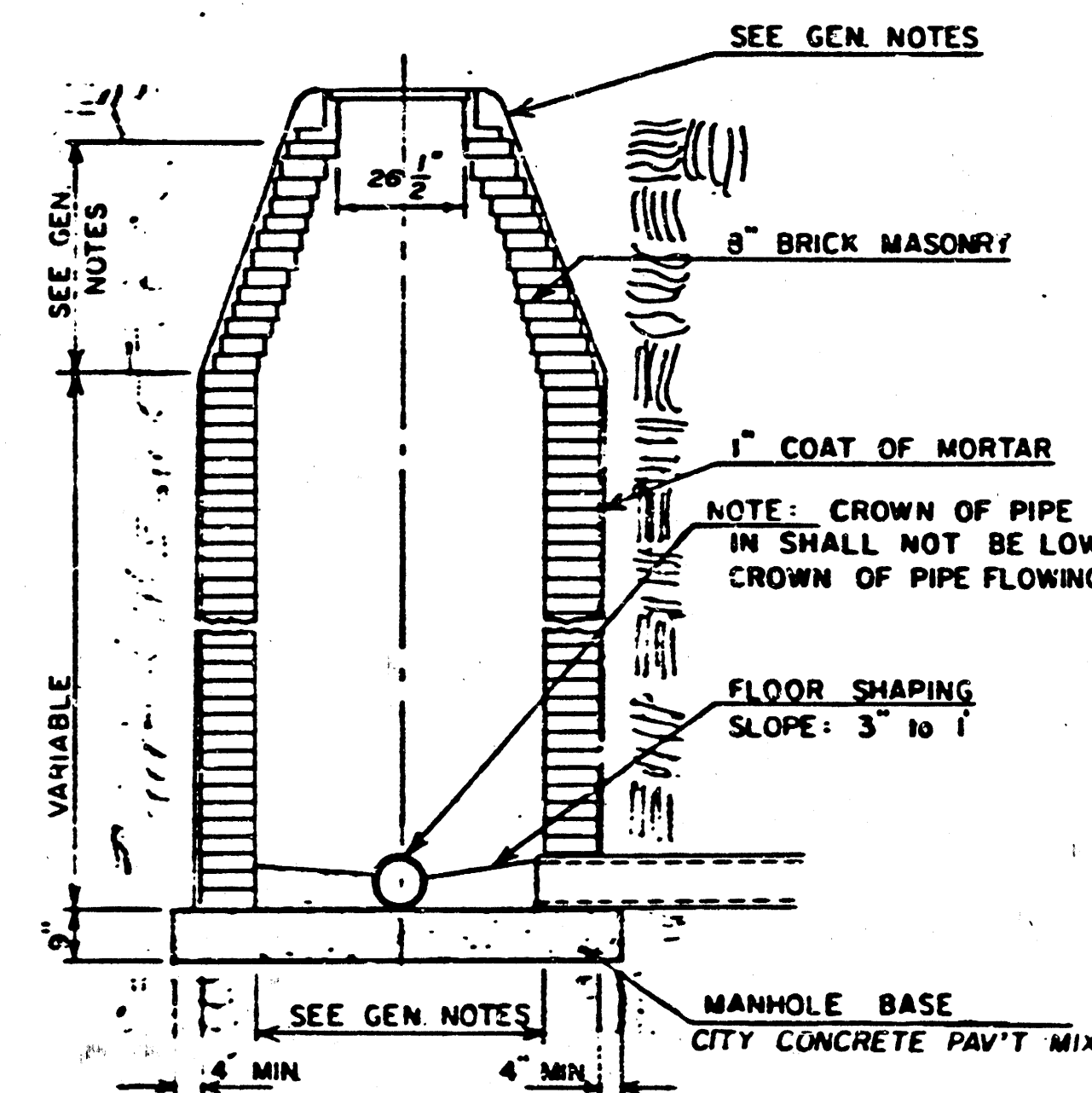
SEWER APPURTENANCES DETAILS

ADOPTED AS STANDARD DESIGN
BY

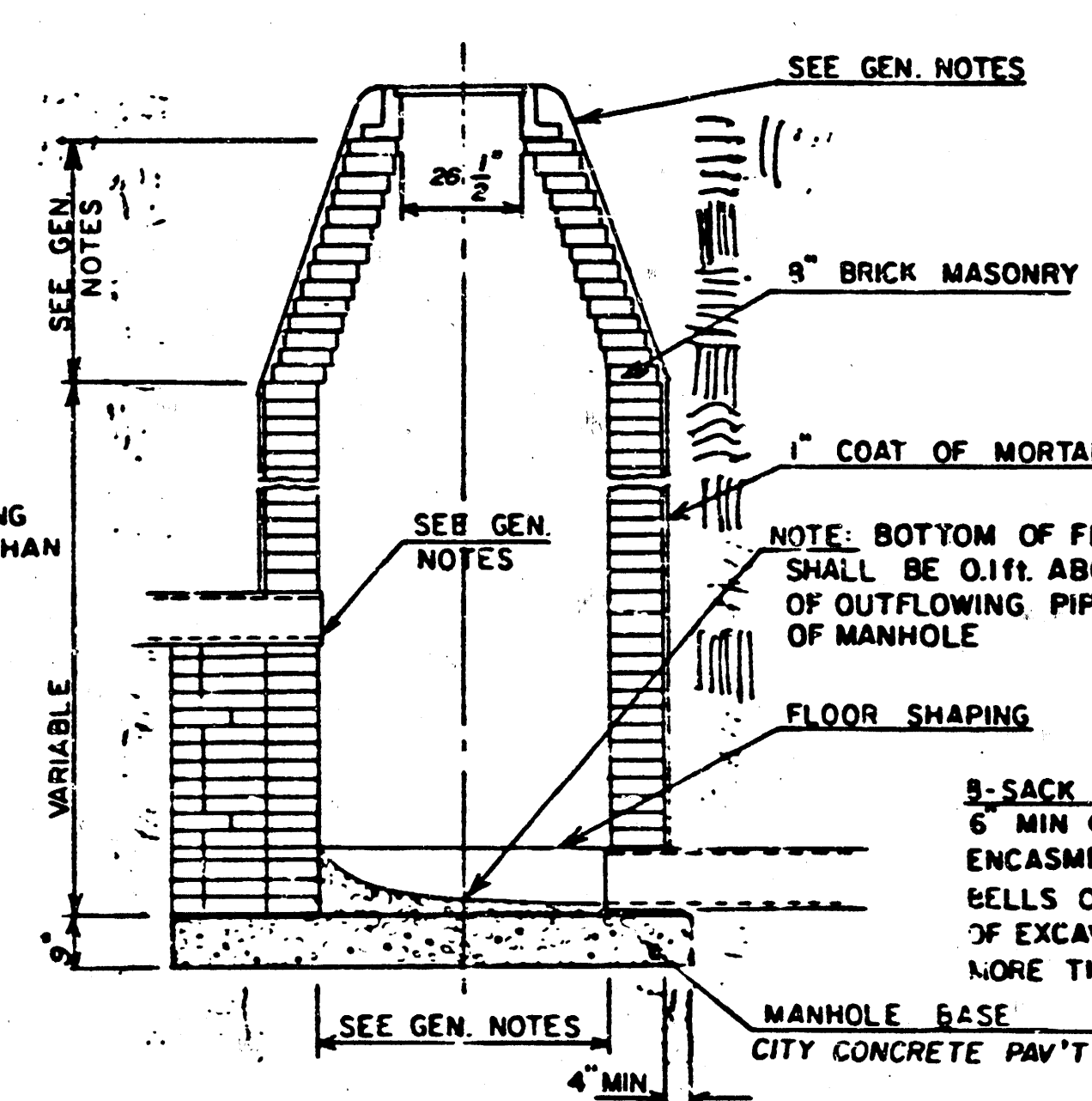
CITY of WICHITA, KANSAS

REVISED SEPTEMBER 1980
REVISED DECEMBER 1981

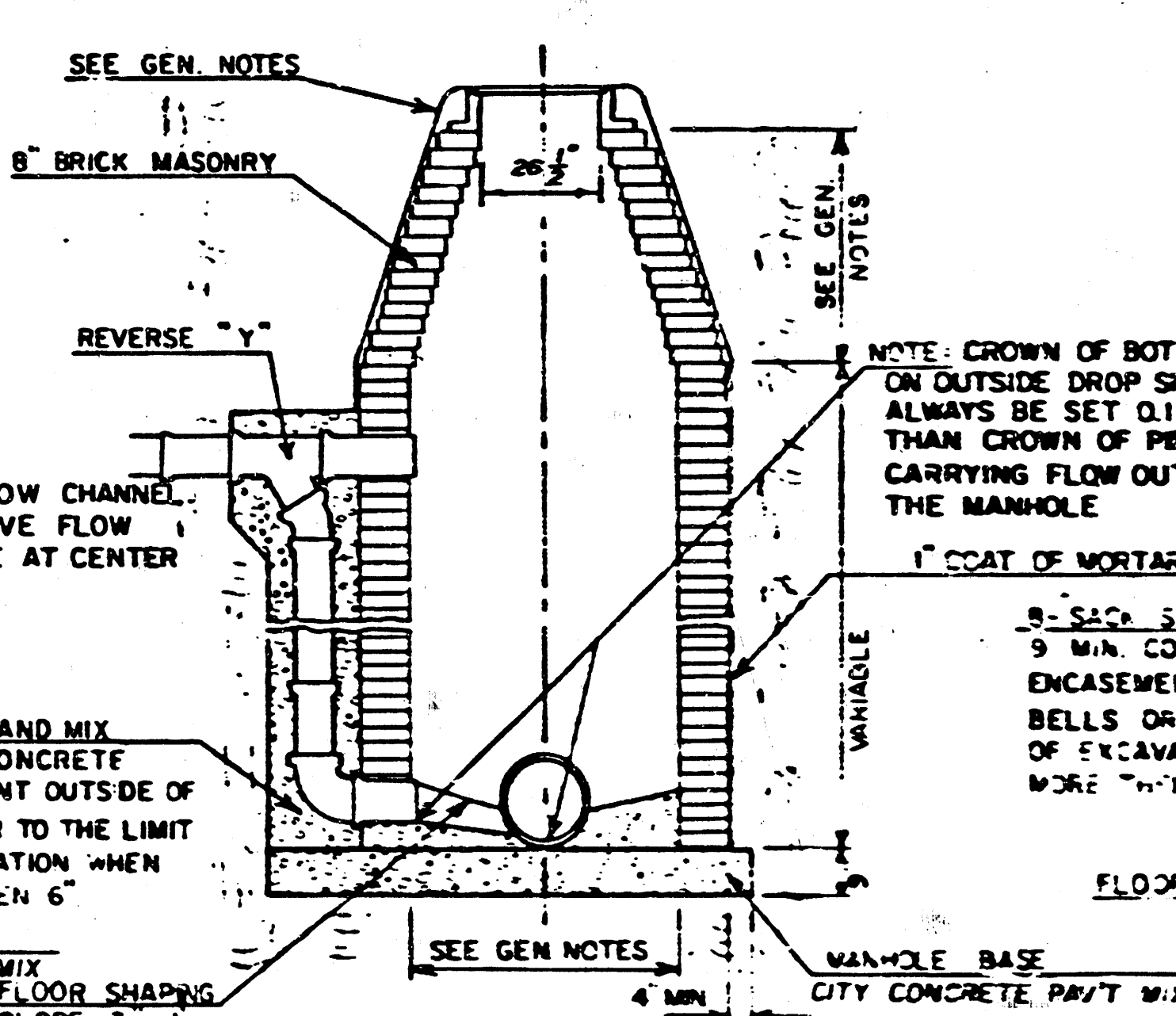
TYPE "A" MANHOLE



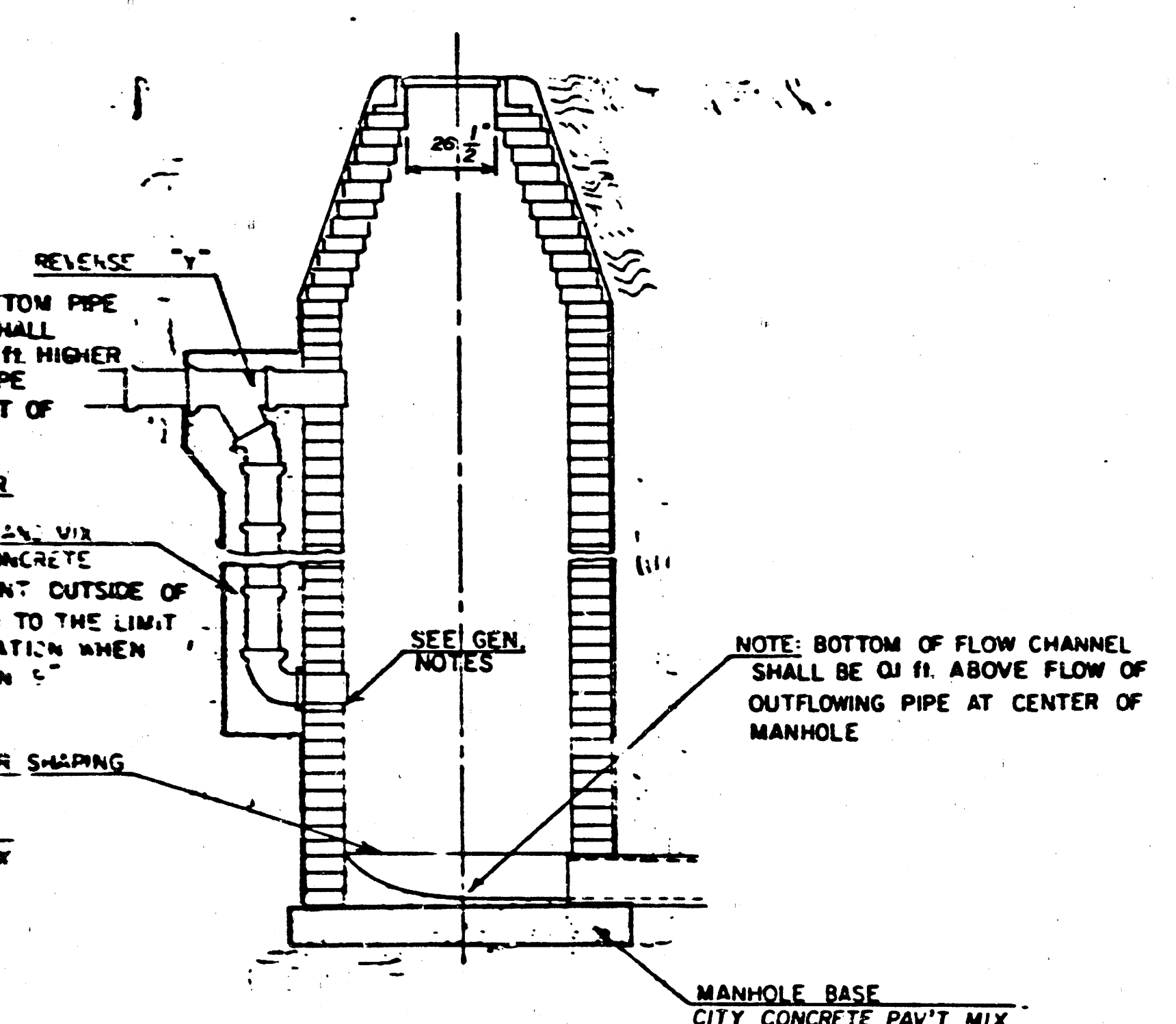
TYPE "A" INSIDE DROP MANHOLE



TYPE "A" OUTSIDE DROP MANHOLE



DETAIL OF OUTSIDE DROP
CONSTRUCTED ON EXISTING MANHOLE



GENERAL NOTES

- 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. COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.
- 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.
- 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 OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDIFICATION 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.
- 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.
- 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.
- 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.
- 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.

FINAL PLAT OF

A tract of land lying within the southeast quarter of Section 29, Township 26 south, Range 2 east of the 6th Principle Meridian, Sedgewick County, Kansas, described as beginning at the northeast corner of lot 4 Second Addition, an addition to Wichita, Sedgewick County, Kansas, said point being 1934.85 feet northerly bearing 8° 09' 07" 32" W. 40.00 feet to a point bearing 88° 59' 07" 32" E. to the southeast corner of said southeast quarter; thence westerly along the north line of 39th Street North as platted in said Town Second Addition; bearing S 89° 07' 32" W. 210.00 feet; thence S 75° 05' 23" N. 103.08 feet; thence S 89° 07' 32" W. 756.26 feet to the beginning of a circular arc 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. 53° 10' 51" W. 200.00 feet; thence N 26° 49' 09" W. 140.00 feet to the beginning of a curve to the left; thence 76° 09' 12" W. 140.00 feet bearing 63° 10' 20" E. 194.00 feet to a point bearing 62° 21' 48" E. a long chord of 76.53 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 said Town Second Addition, an addition to Wichita, Sedgewick County, Kansas, said point being 206.14 feet S 89° 07' 32" E. 40.00 feet to the southeast corner; thence bearing S 89° 07' 32" E. 406.14 feet along said west line to the southwest corner of said Town Addition; thence N 88° 59' 40" E. 978.00 feet along the south line of said Town Addition, to a point 40.00 feet west of the east line of said southeast quarter; thence 40.00 feet along the east line of said quarter, to the point of beginning, containing 12.42 acres, more or less.

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

Know all men by these presents that we the undersigned property owners of the City of Wichita, Kansas, do hereby certify that the following described lots, blocks and streets set forth in the said Will 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, Kansas, which said lots, block and street are located in the City of Wichita, in the north County, Kansas. All lots, blocks and streets shown on the plat of the north County, Kansas, 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

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

Viola M. Barber
Viola M. Barber, Co-Executor

Lester E. Toben
Lester E. Toben, Co-executor

Lawrence E. John, Jr. - Executor

STATE OF KANSAS
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. Ableh, 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 G. Gutierrez, Notary Public
ALMA G. GUTIERREZ
My Appointment Expires: My Appointment Expires May 20, 1985

Scale: 1" = 100'

LEGEND

● = Iron

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. Glick, City Clerk

STATE OF KANSAS
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, Lesser 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.

Joseph L. Kaufman, Notary Public
My Appointment Expires: June 8, 1988

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

This plat of "TOBEN THIRD ADDITION" has been submitted to and approved by the Wichita-Sedgewick 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
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 *Pat Kettler*, Register of Deeds

Ed Raza, Deputy

12089

CLERK OF PROBATE
JANUARY 1911

Don Wright County Clerk

12090

M-1 8-30

735475

7/7

7 7