

PRIVATE STORM WATER SEWER TO SERVE LAKE RIDGE COMMERCIAL 2ND ADDITION, LOT 5

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

887 PPS (607861)

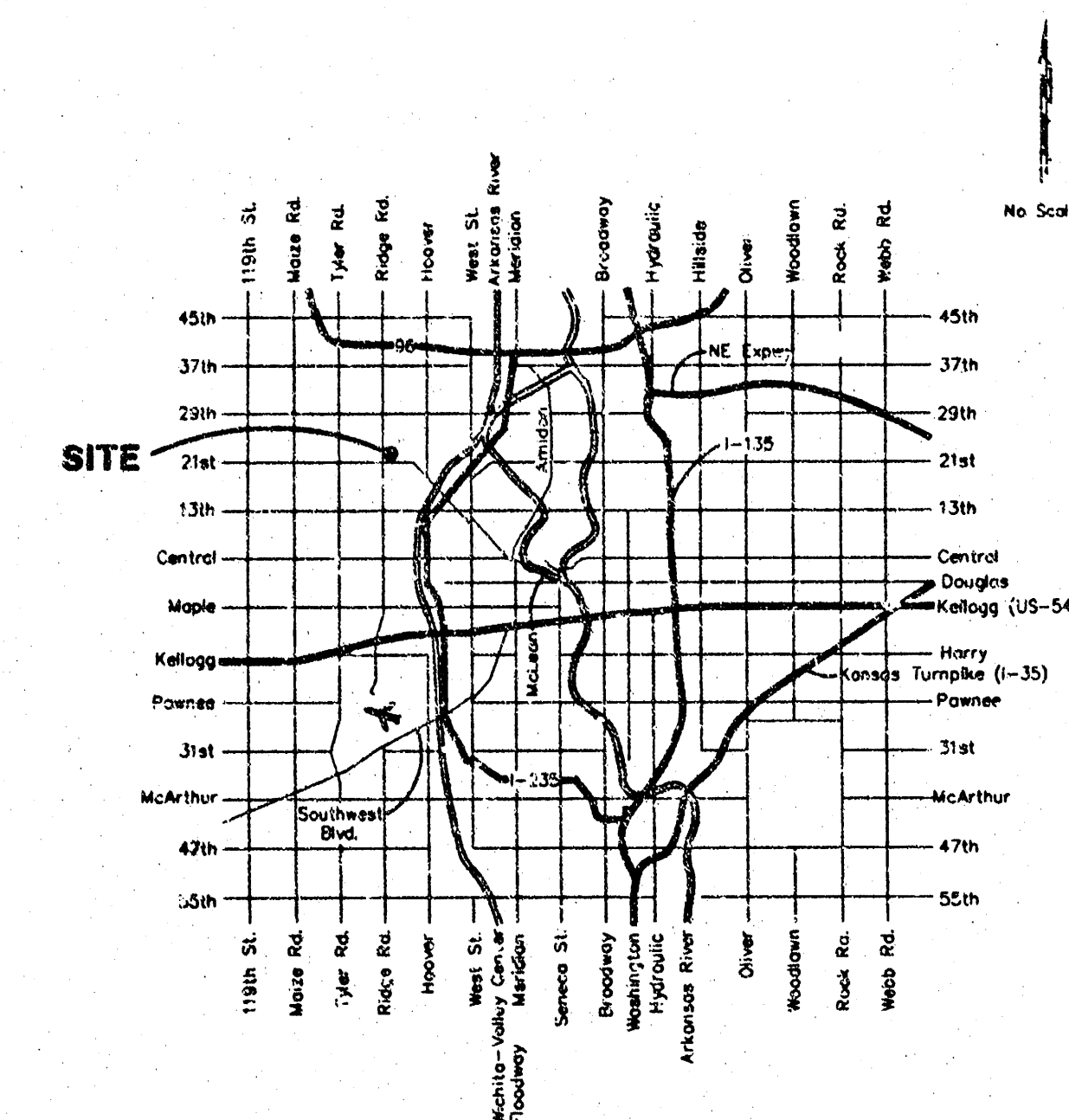
FEBRUARY, 1999

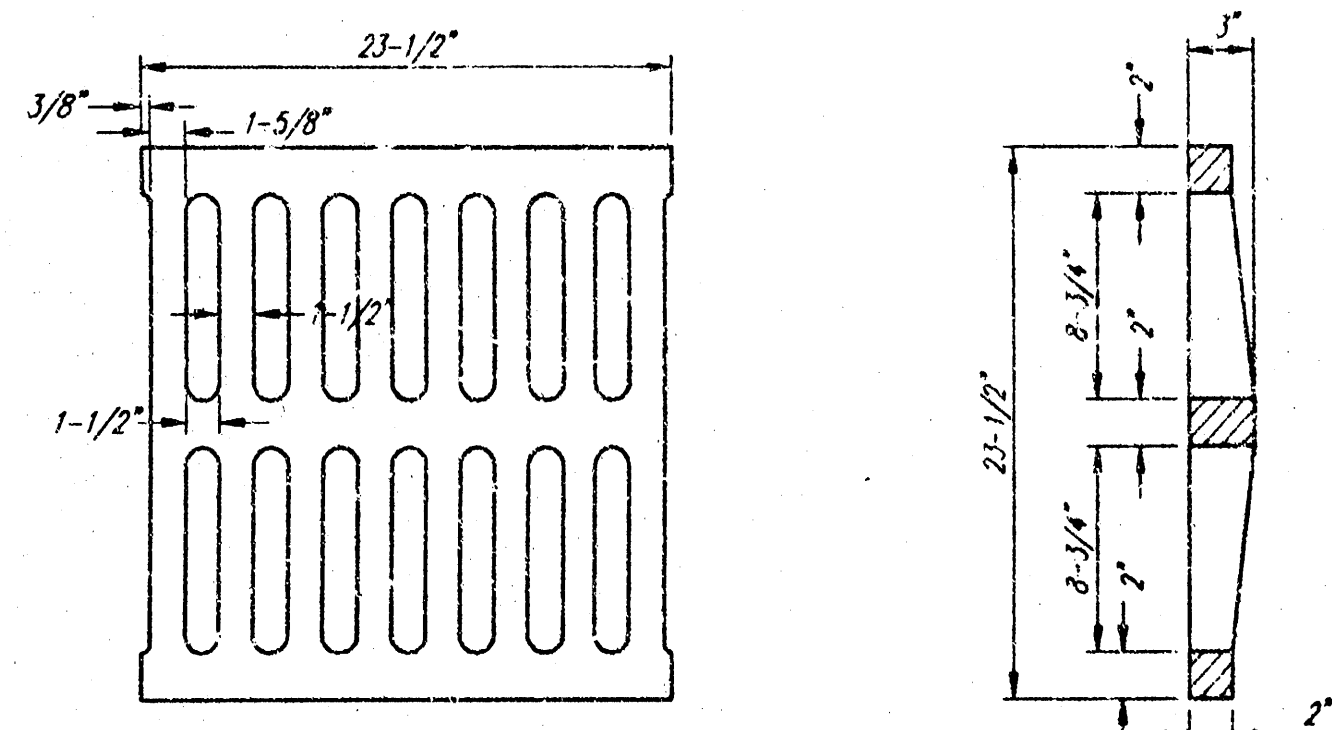
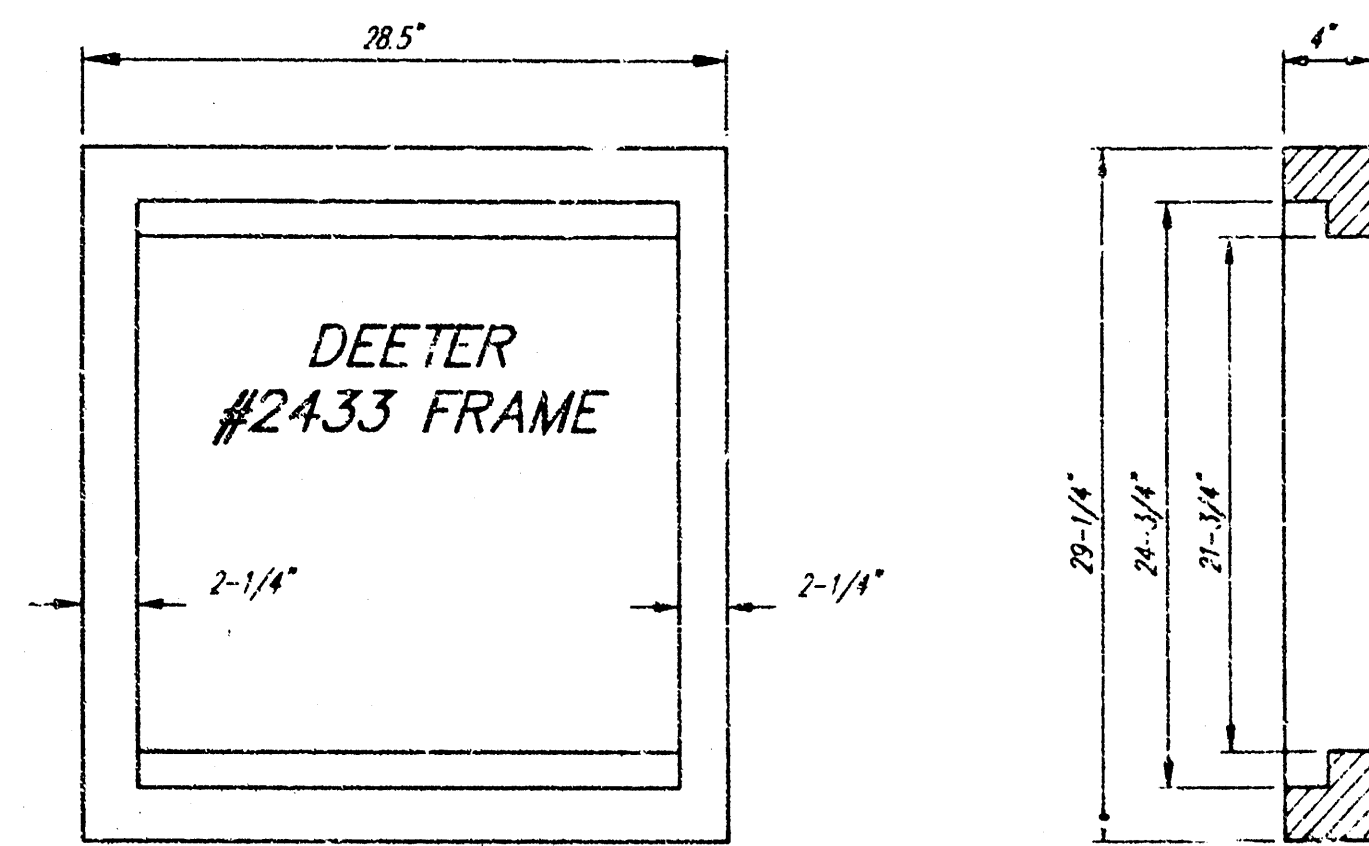
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GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cablevision 262-0651
or 263-2061
Kansas Gas Service 383-8650
KGE 383-8600
Peoples Gas Company 942-8811
Southwestern Bell Telephone Company 800-344-7233
City of Wichita Water Department 268-4908
City of Wichita Sewer Maintenance 268-4071
- Underground utility service lines and overhead utility pole lines are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall not start work on the project until the Project Inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
- 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.
- 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.
- 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 law.

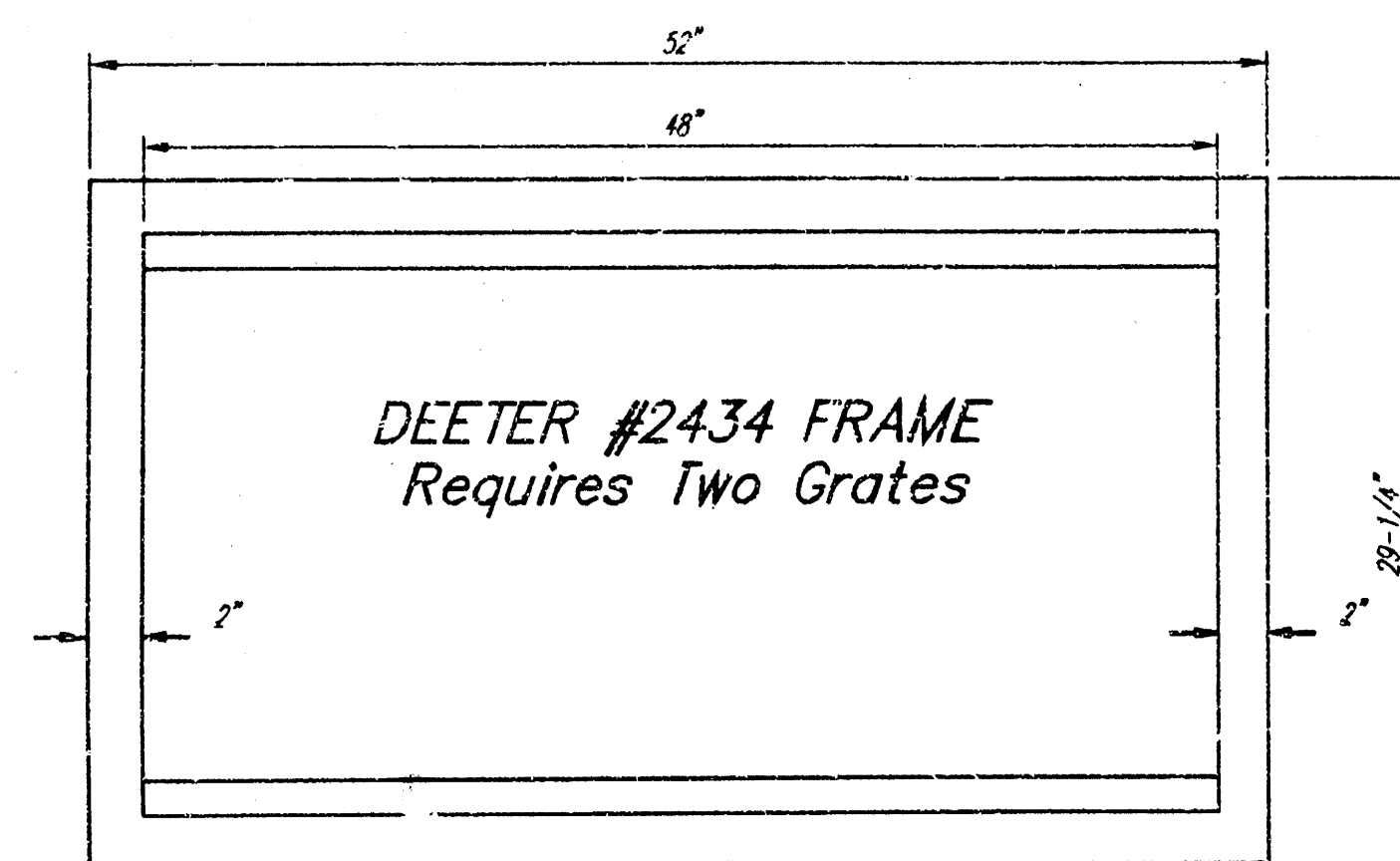




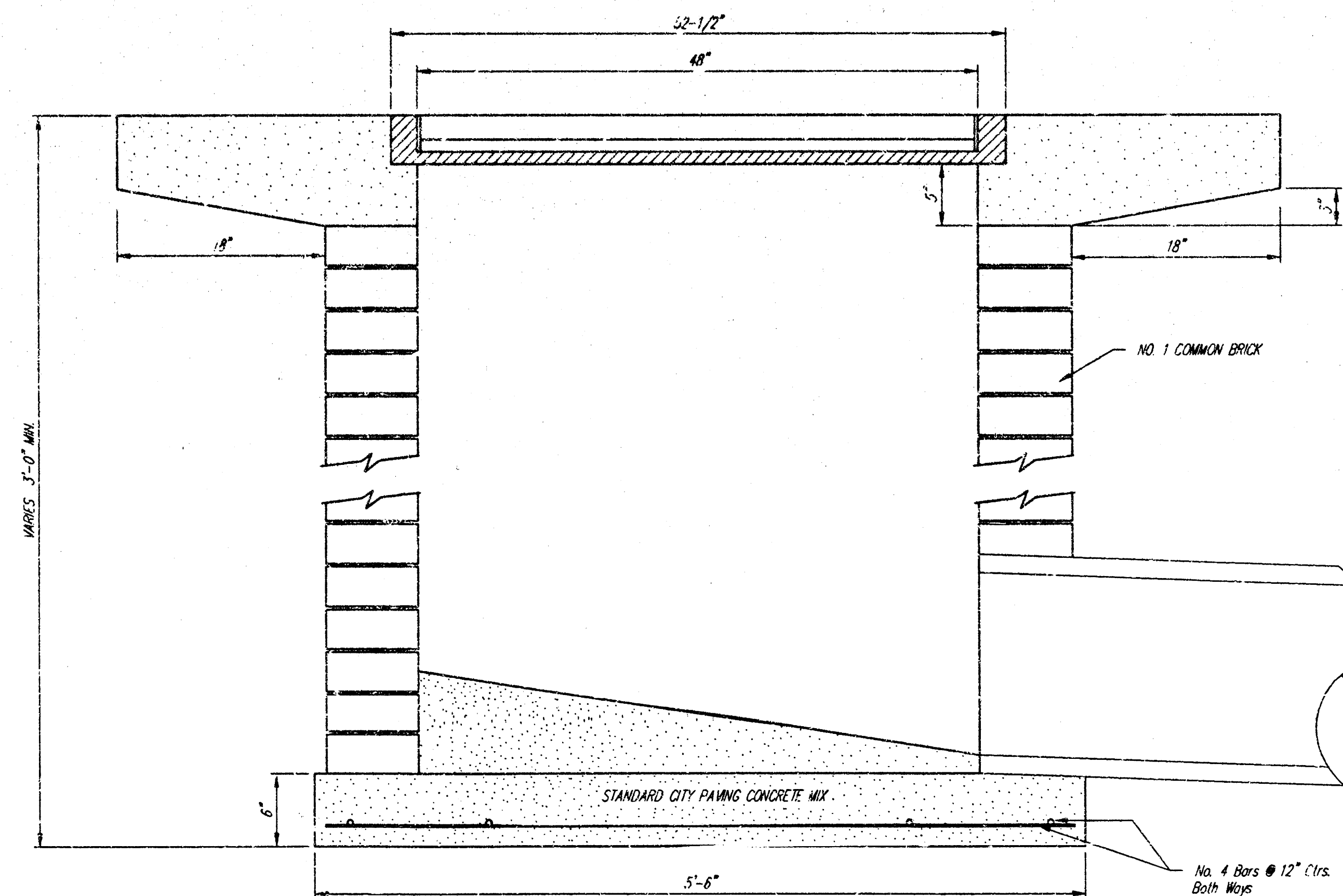
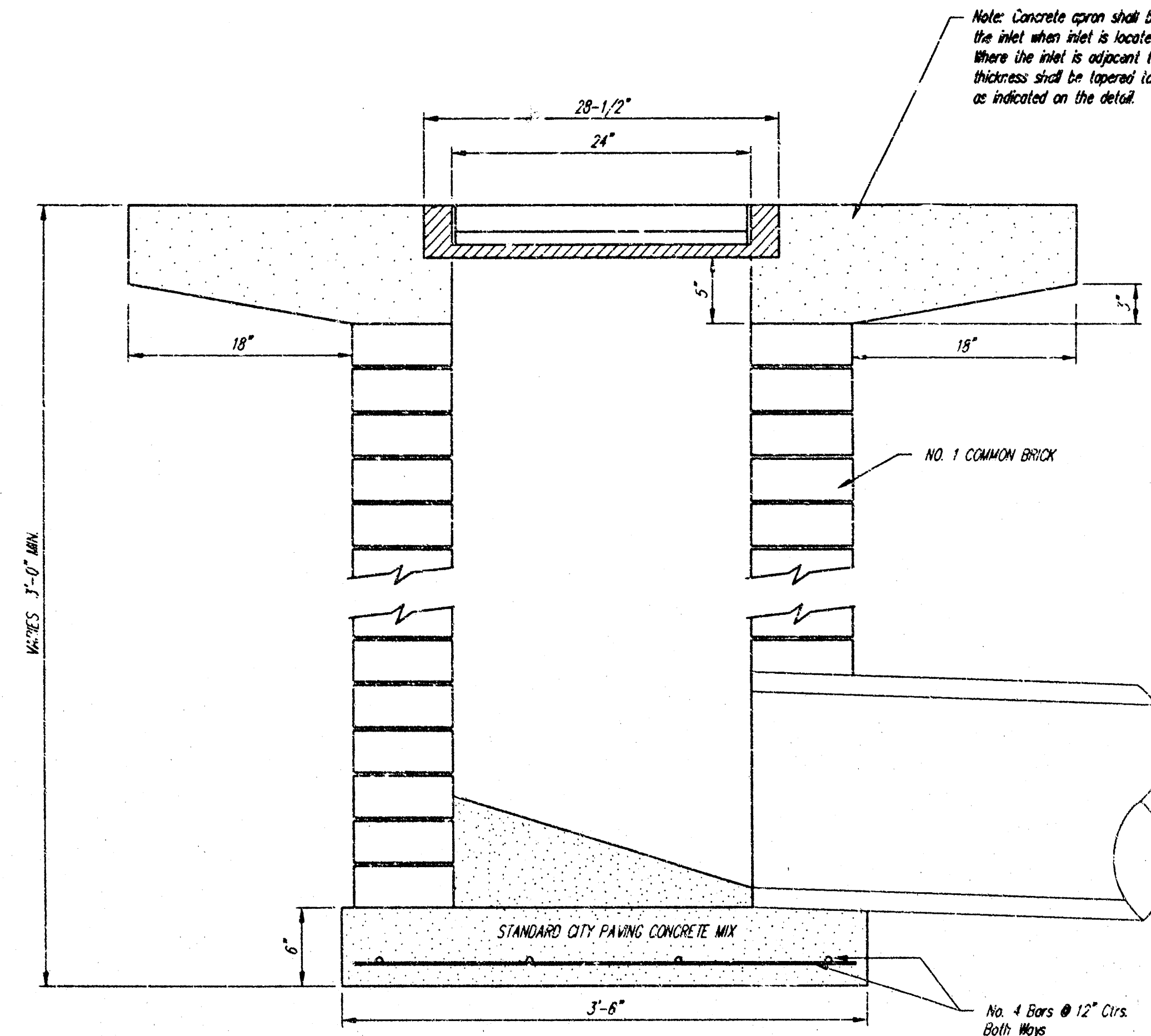
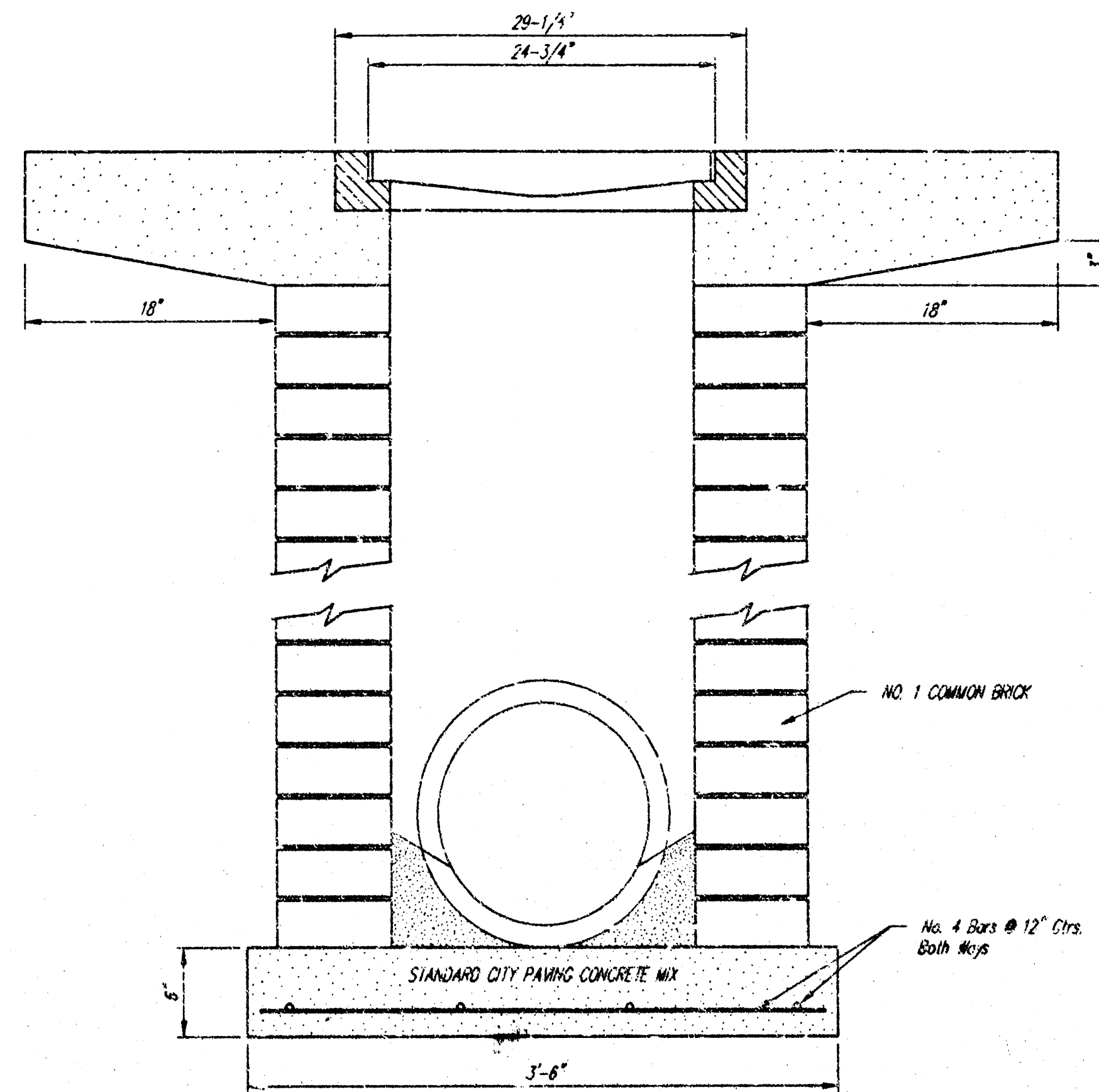
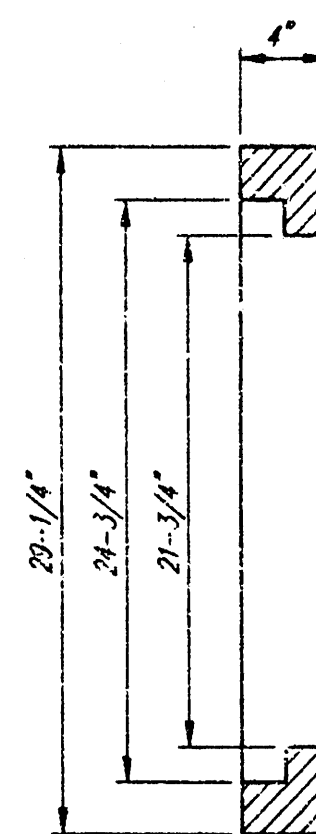
DEETER #2433 GRATE

24" x 24" Frame and Grate Detail

NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.



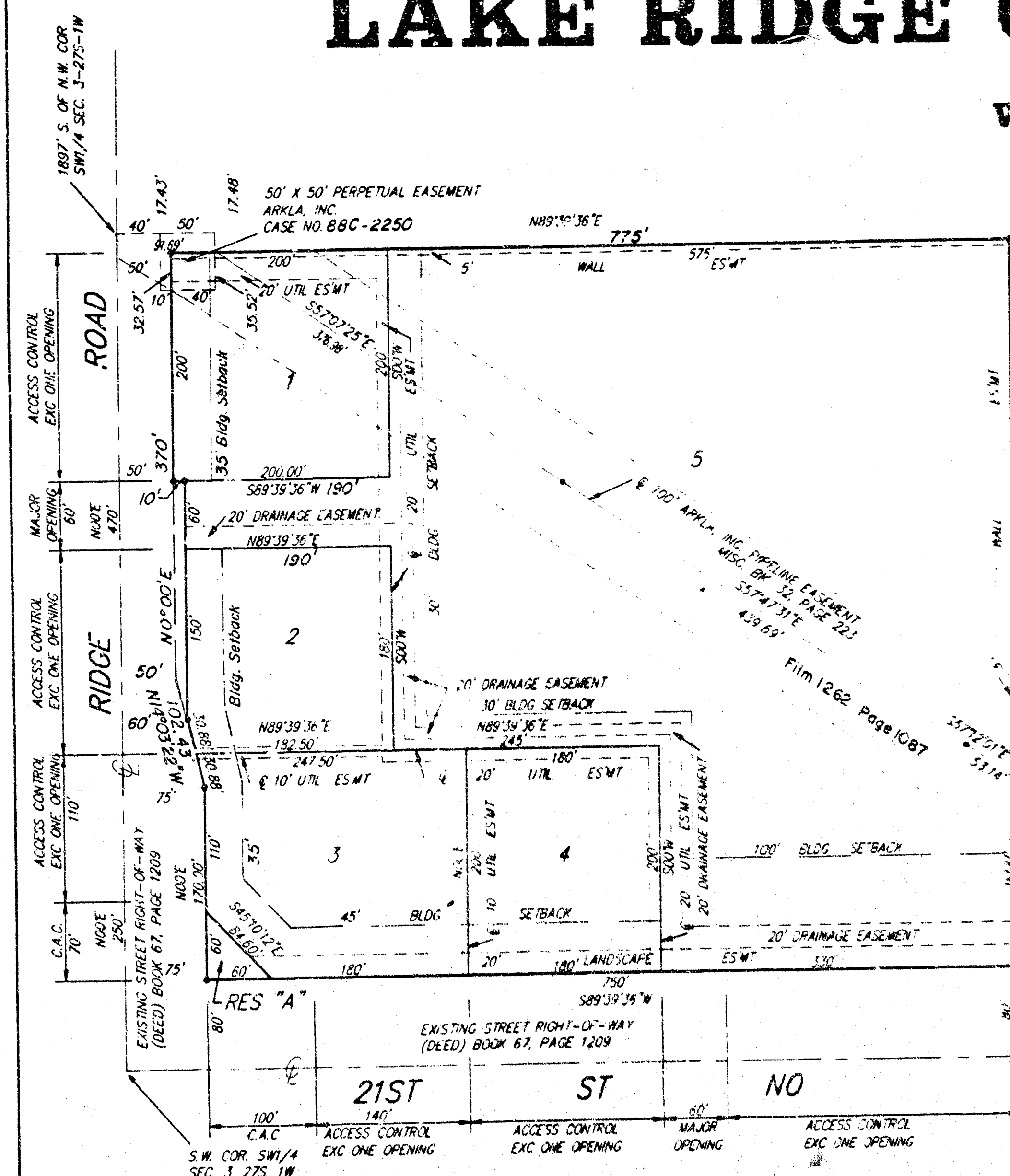
Double 24" x 24" Frame Detail



City of Wichita Standard Drop Inlet					
BAUGHMAN COMPANY P. A. ENGINEERING, SURVEYING, & PLANNING 318-282-2271 • 315 ELLIS • WICHITA, KANSAS 67201					
PROJECT NUMBER 887 PPS (607861)					
DESIGN Staff	DRAWN Staff	APPROVED	DATE 2/99	SCALE NONE	SHEET 3 OF 4

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1-2-3-4-5 and Reserve A, Lake Ridge Commercial Addition, Wichita, Sedgwick County, Kansas.

All being situated in the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.
Gregory F. Severns
 10-17-94 Gregory F. Severns Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Reserve and street to be known as "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for earthberms, landscaping, lighting, irrigation, drainage, signage, entry monuments, sidewalks, bike paths and utilities confined to easements. The landscaping easement is hereby granted as indicated for the construction and maintenance of private landscaping, allowing for earthberms, landscaping, lighting, irrigation, drainage, signage, sidewalks, bike paths, utilities confined to easements and utilities and driveways are allowed to cross these easements. Reserve "A" shall be owned by the lot owners association for the addition and Reserve "A" and the landscaping easements shall be maintained by the lot owners association for the addition. The 5 foot wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross these easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted for the use of drainage purposes. The street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat and shall be determined by the engineer of the appropriate governing body.

Lake Ridge Investors, L.C.

Jerry Hoggatt
 Managing Member
 Jerry Hoggatt

Prairie Capital, Inc.
W. Newton Male
 President
 W. Newton Male

Quiktrip Corporation
Alvin Howerton
 Executive Vice-President
 Alvin Howerton

State of Kansas) SS The foregoing instrument acknowledged before me, this 16th day of April, 1994, by Jerry Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

Michael E. Young
 Notary Public
 Michael E. Young

My App'l. Exp. 2-3-95

State of Kansas) SS The foregoing instrument was acknowledged before me, this 16th day of April, 1994, by W. Newton Male, President of Prairie Capital, Inc. on behalf of the corporation.

Janie Wetta
 Notary Public
 Janie Wetta

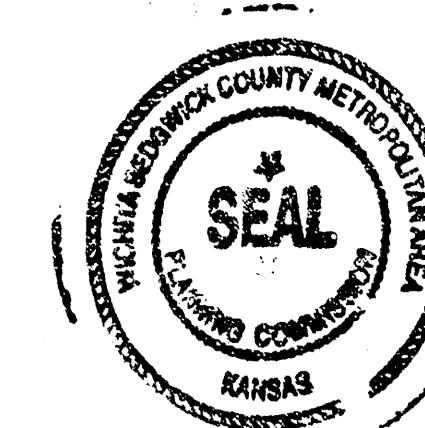
JANIE WETTA
 Notary Public - State of Kansas
 My App'l. Expires 9-27-97

State of Kansas) SS The foregoing instrument was acknowledged before me, this 25th day of April, 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the corporation.

Susan G. Bailey
 Notary Public
 Susan G. Bailey

My App'l. Exp. 2-14-97

This plat of "LAKE RIDGE COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 10th day of February, 1994. Wichita-Sedgwick County Metropolitan Area Planning Commission



James D. Miner
 Chairman
Marvin S. Krout
 Secretary
 Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 1st day of November, 1994.



Elma Brandt
 Mayor
 Elma Brandt
Pat Burnett
 Deputy City Clerk
 Pat Burnett

#1424401

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 21st day of DECEMBER, 1994, at 10:00 o'clock P.M., and is duly recorded.



Pat Kettler
 Register of Deeds
 Pat Kettler
Ed Risa
 Deputy
 Ed Risa

Entered on transfer record this 5th day of November, 1994.



Susan E. Crockett-Spoon
 County Clerk
 Susan E. Crockett-Spoon

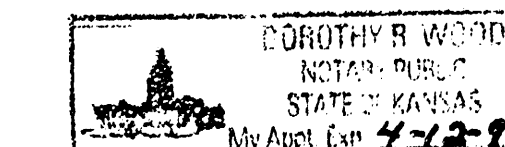
We, the undersigned, holders of a mortgage "above" described property, do hereby consent to this plat of "LAKE RIDGE COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Chris A. Anderson
 Vice-President
 Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before me, this 2 day of April, 1994, by Chris A. Anderson, Vice-President of Prairie State Bank of Maize, on behalf of the Bank.

Donna R. Hines
 Notary Public
 Donna R. Hines

My App'l. Exp. 4-12-95



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PC 51-3