

SANITARY SEWER EXTENSION TO SERVE LAKE RIDGE COMMERCIAL 2ND ADDITION

GENERAL NOTES:

1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

The Contractor must notify the following in case of an emergency:

Cablevision 262-4270
or
K.P.L. Gas Service Company 263-2061
Kansas Gas & Electric Company 263-7511
Arkia Gas Company 264-1141
or
Southwestern Bell Telephone Company 942-8350
City of Wichita Water Department 263-8161
City of Wichita Sewer Maintenance 1-571-2611
268-4908
268-4071

2. 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.
3. Properties within the project limits may have underground sprinkler systems in public right-of-way which conflict with new construction. Contractor will be required to remove such improvements should they not be removed by their owner at the time of construction of the project. The Contractor will be required to salvage all sprinkler heads and/or valves and give such material to their owner. Portions of underground sprinkler systems not in conflict with new construction shall be protected from damage and shall remain in place. All work in connection with underground sprinkler systems shall be considered as subsidiary to the contract pay items of work.
4. The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed across and/or adjacent to pipelines.
5. 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.
6. The Contractor shall give all property owners and/or tenants of developed property abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
7. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
8. 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.
9. Contractor to verify and provide proof of the proposed ARKLA Pipeline easement reduction from 100 feet to 50 feet prior to construction in the easement.
10. All areas disturbed by construction operations shall be seeded with fescue at a rate of 300 lbs./acre immediately following construction in that area.

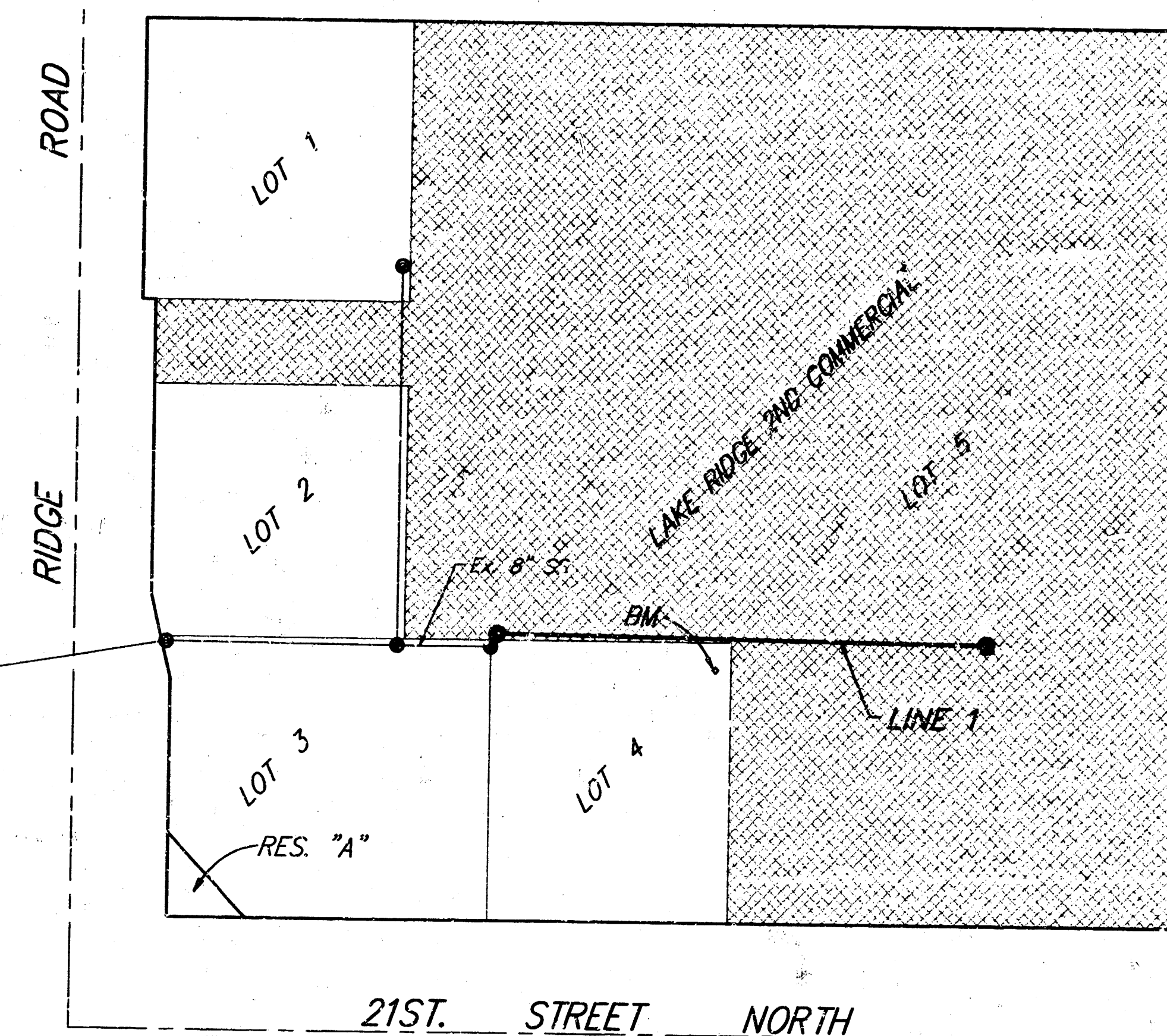
Private Project Number

777 PPS(607861)

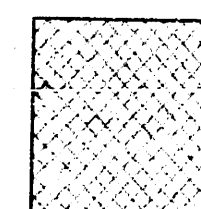
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

JANUARY, 1998



Benefit District:



APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA
Sanitary Sewers VRH 3/16/98

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

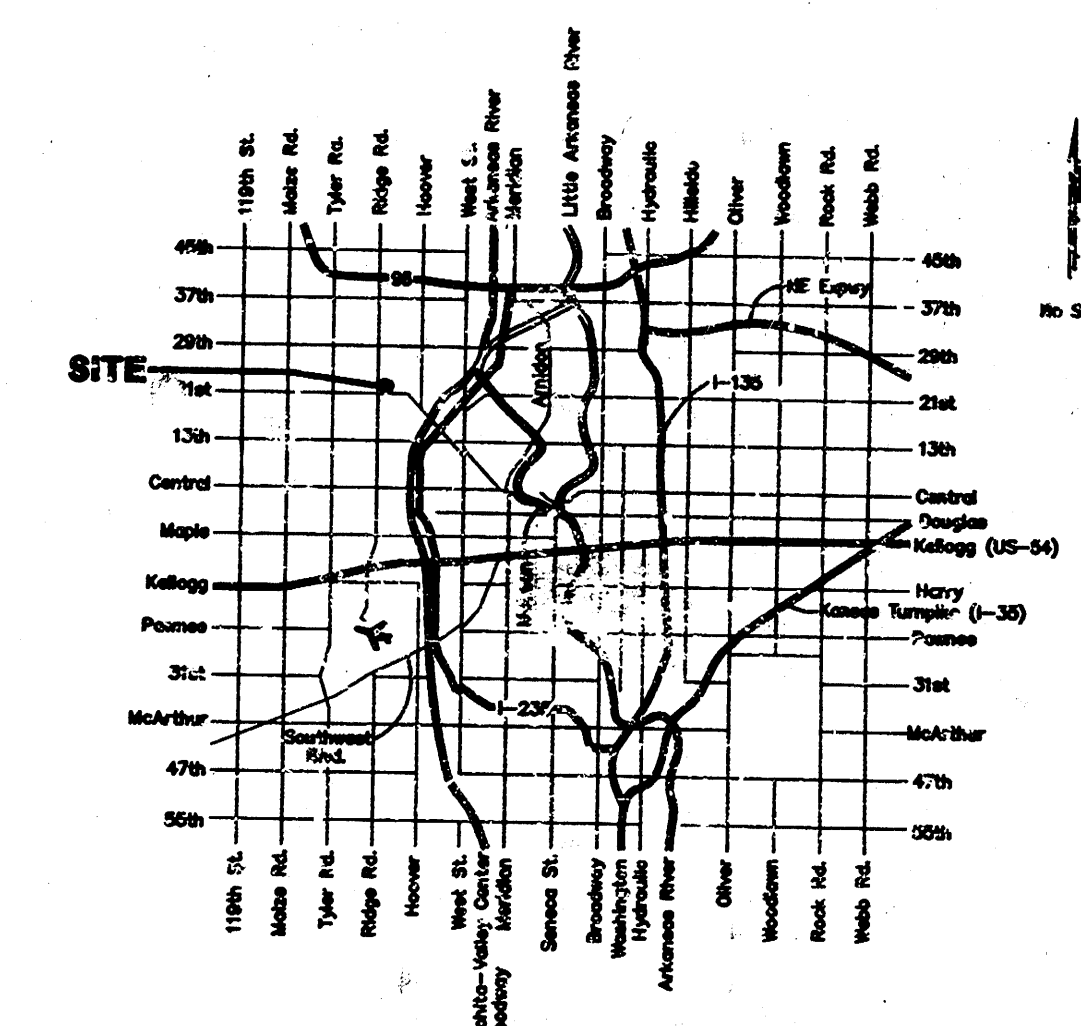
BENCHMARK:

Square Cut SE Corner of Curb Inlet
in NE Corner of Parking Lot, Lot 4,
Lake Ridge Commercial 2nd Addition.
Elevation = 141.45 City Datum

INDEX:

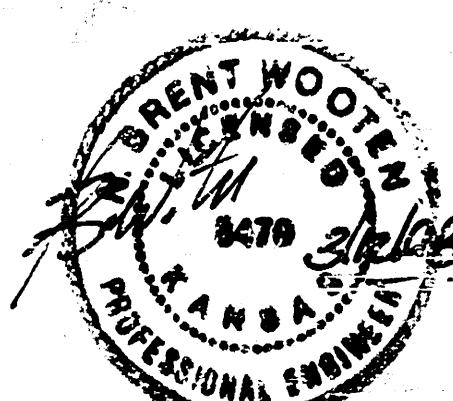
- 1 Title Sheet
- 2 Line 1
- 3 Standard Manhole Detail
- 4 MH Cover & Frame Detail
- 5 Copy of Plat

Scale: 1" = 100'



Booked
P-11
6/11/98
R. Loomis

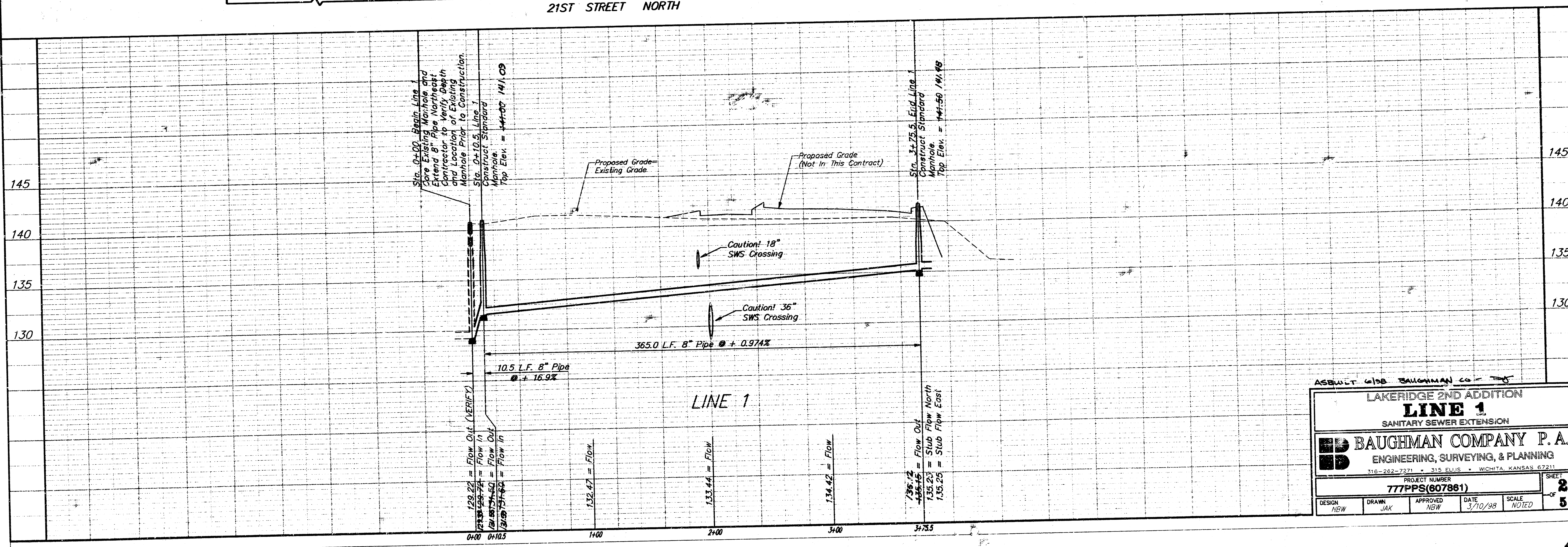
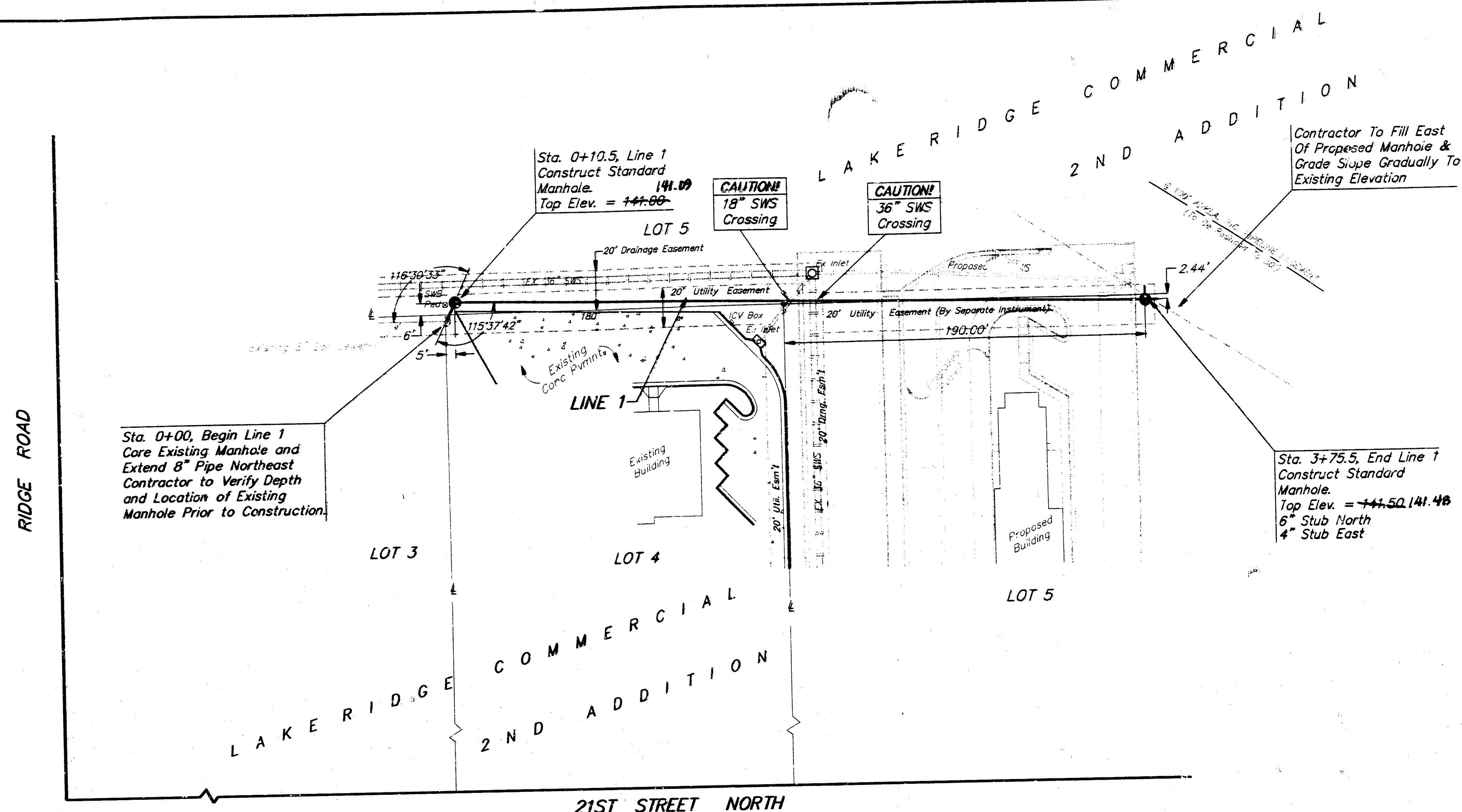
J.M. Trenching



PROJECT INSPECTED BY BAUGHMAN
ASBUILT 4/198 BAUGHMAN CO. - 57
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARK:
Square Cut SE Corner of Curb Inlet
in NE Corner of Parking Lot, Lot 4,
Lake Ridge Commercial 2nd Addition.
Elevation = 141.45 City Datum

SCALE:
1" = 40' HORIZONTAL
1" = 5' VERTICAL
• = IRON



ASBUILT 6198 BAUGHMAN CO. INC.

LAKE RIDGE 2ND ADDITION

LINE 1

SANITARY SEWER EXTENSION

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

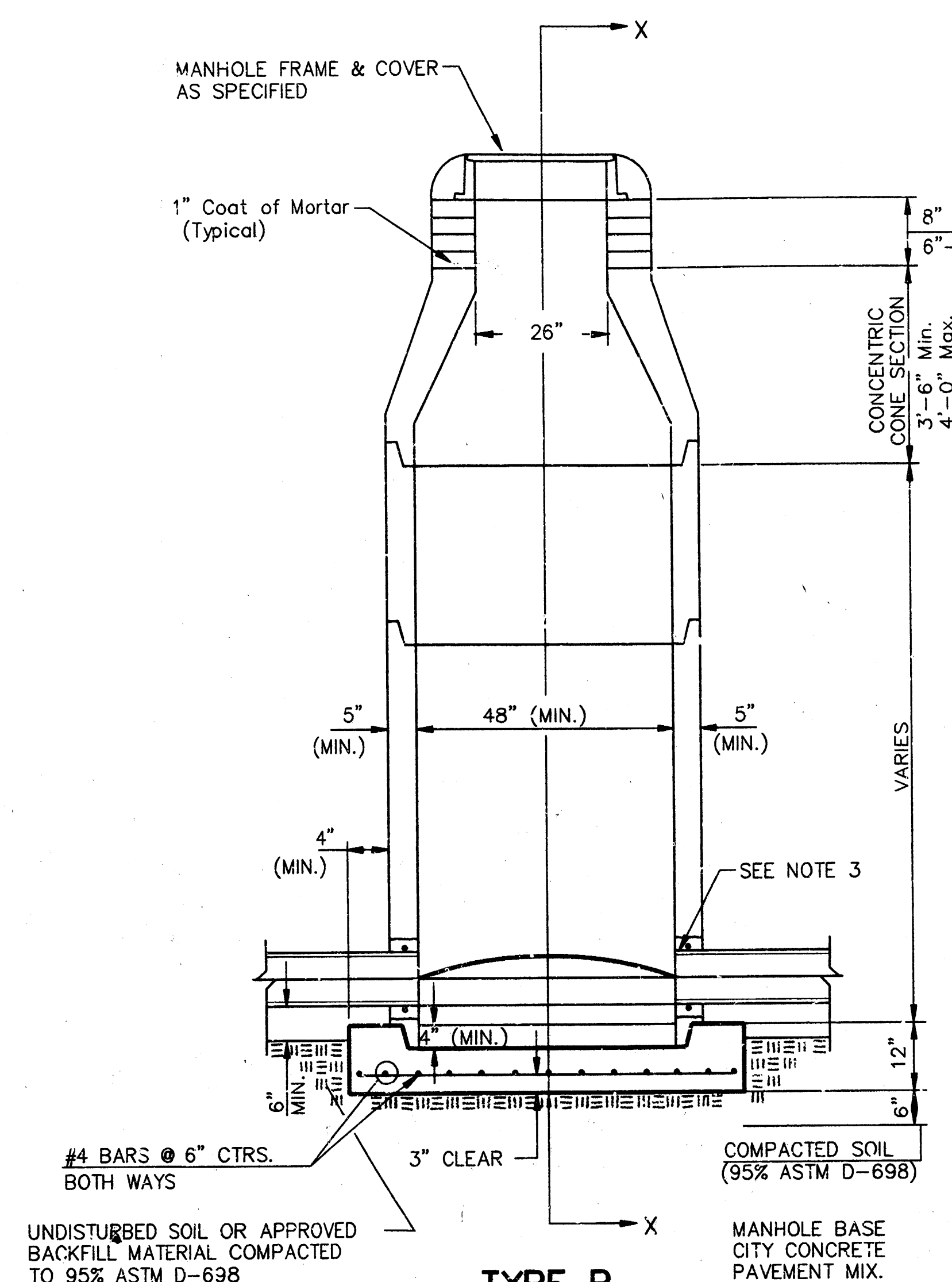
PROJECT NUMBER
777PPS(607881)

DESIGN: NEW, DRAWN: JAK, APPROVED: NBW, DATE: 3/10/98, SCALE: NOTED

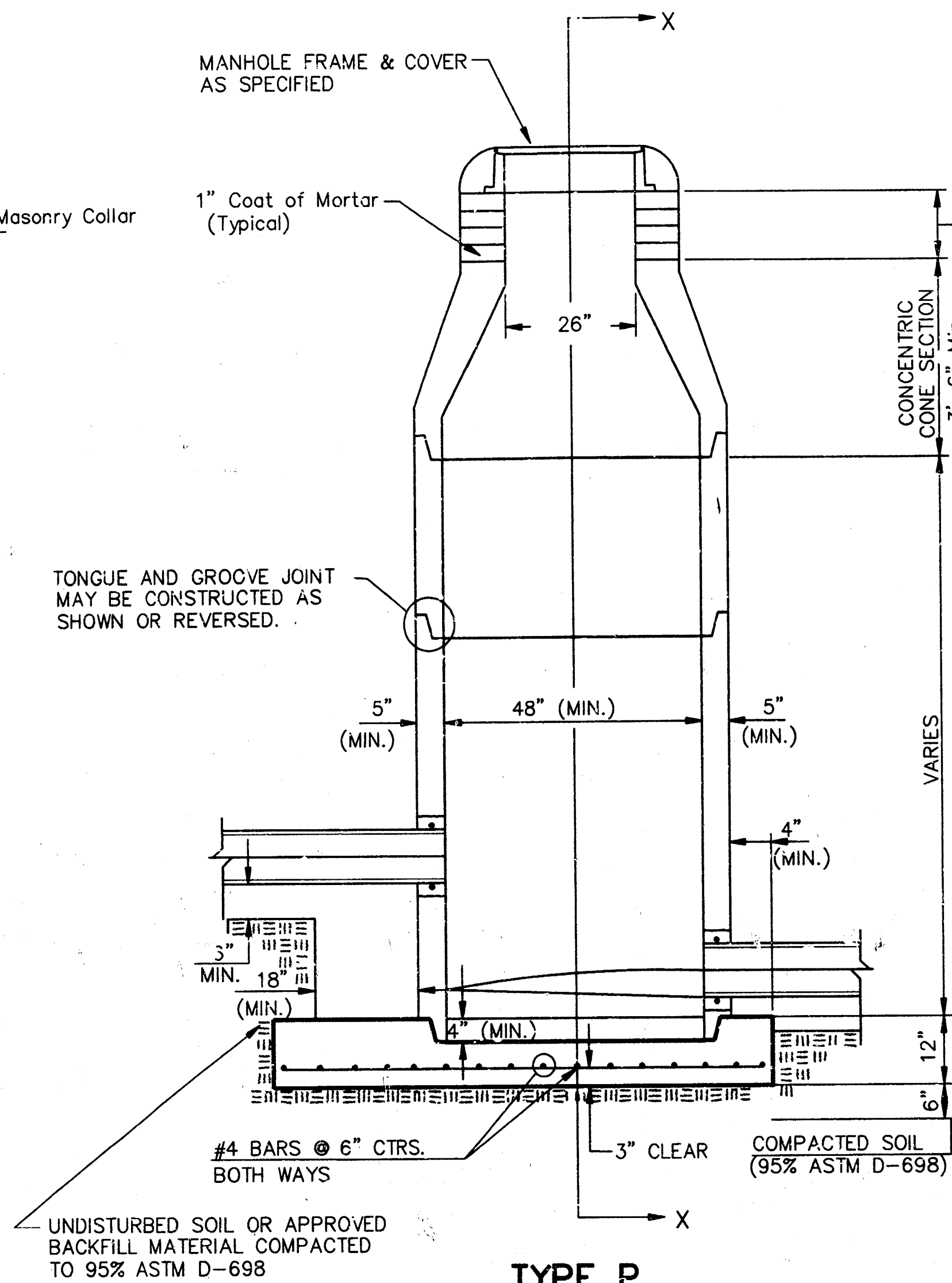
SHEET **2** OF **5**

38-01-1944

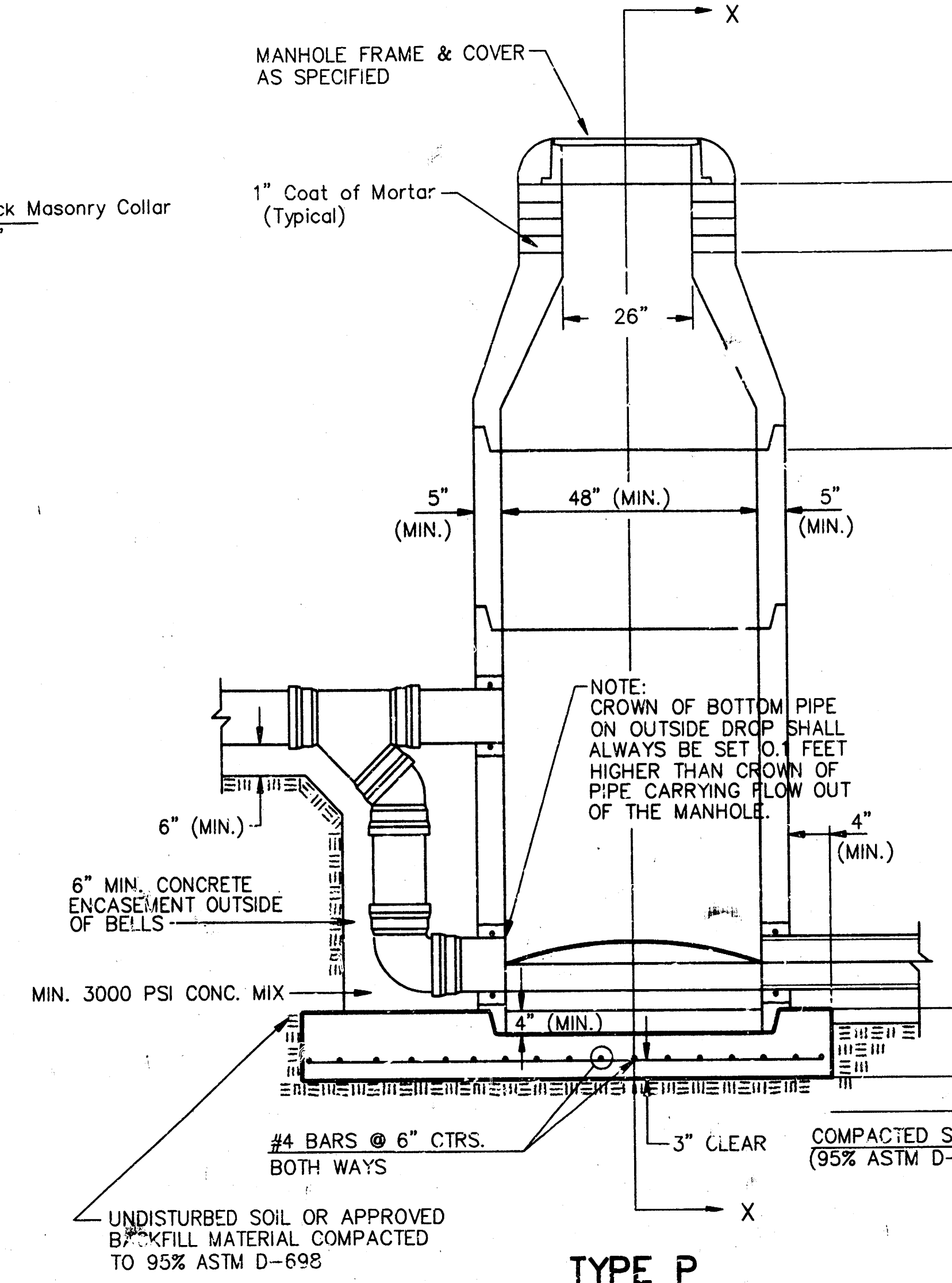
SEWER APPURTENANCES DETAILS



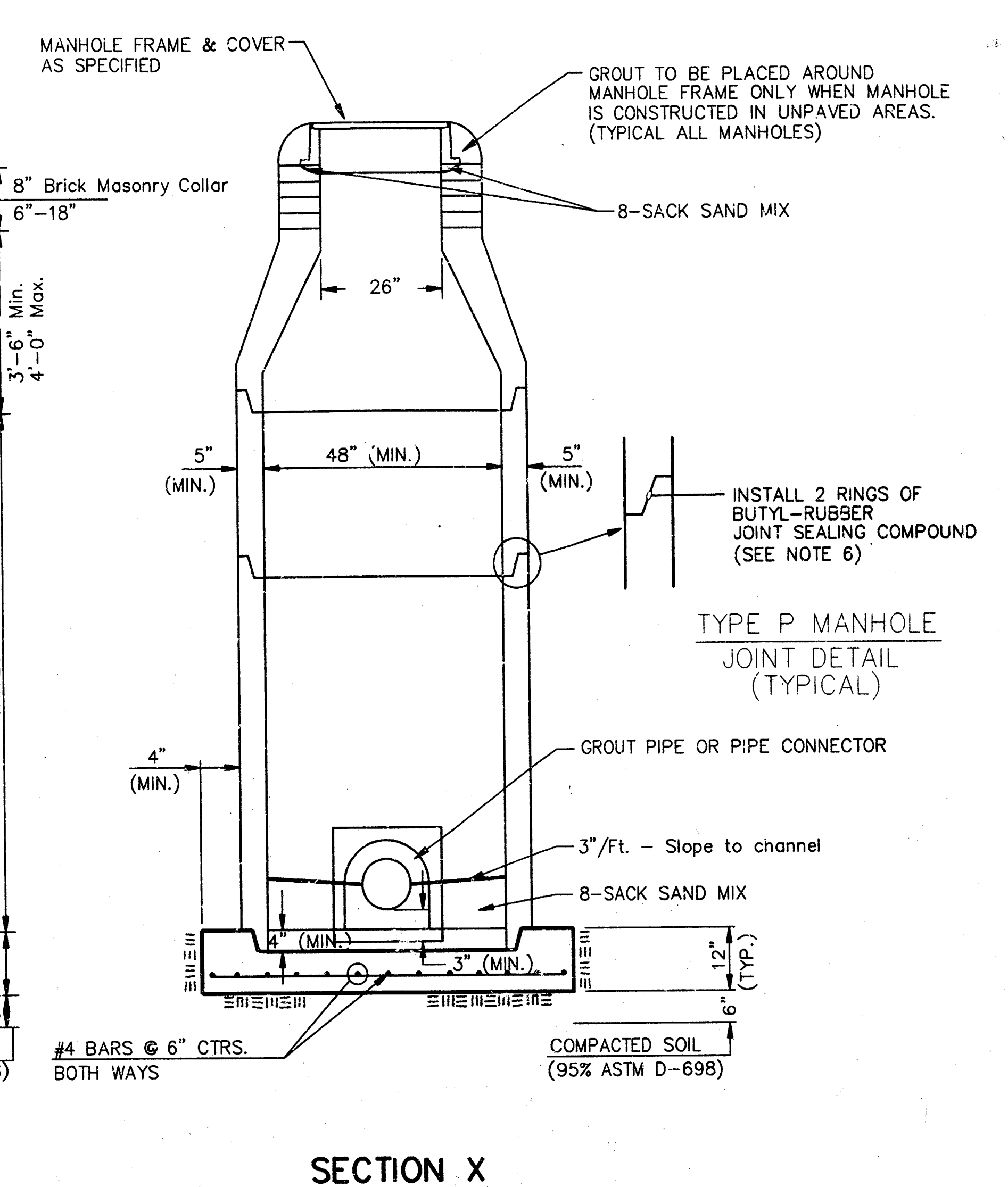
TYPE P STANDARD MANHOLE



TYPE P INSIDE DROP MANHOLE



TYPE P OUTSIDE DROP MANHOLE

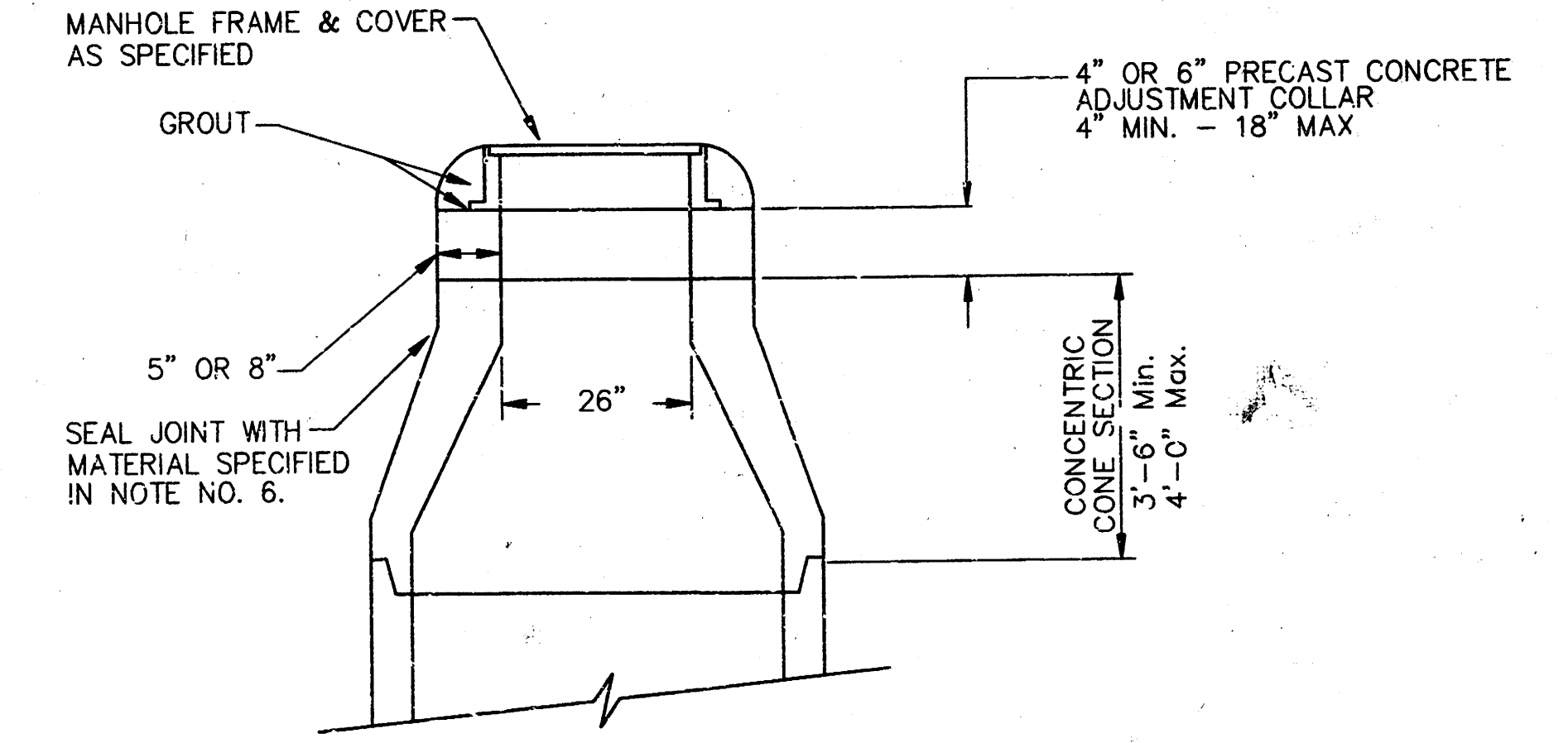


SECTION X (TYPICAL)

- GENERAL NOTES**
- PRECAST MANHOLE NOTES**
- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS SPECIFIED BY THE SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
 - APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
 - ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS TNEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
 - EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
 - JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
 - PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
 - TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
 - LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
 - 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. 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". 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 ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" 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. 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 SOLIDS 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 CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

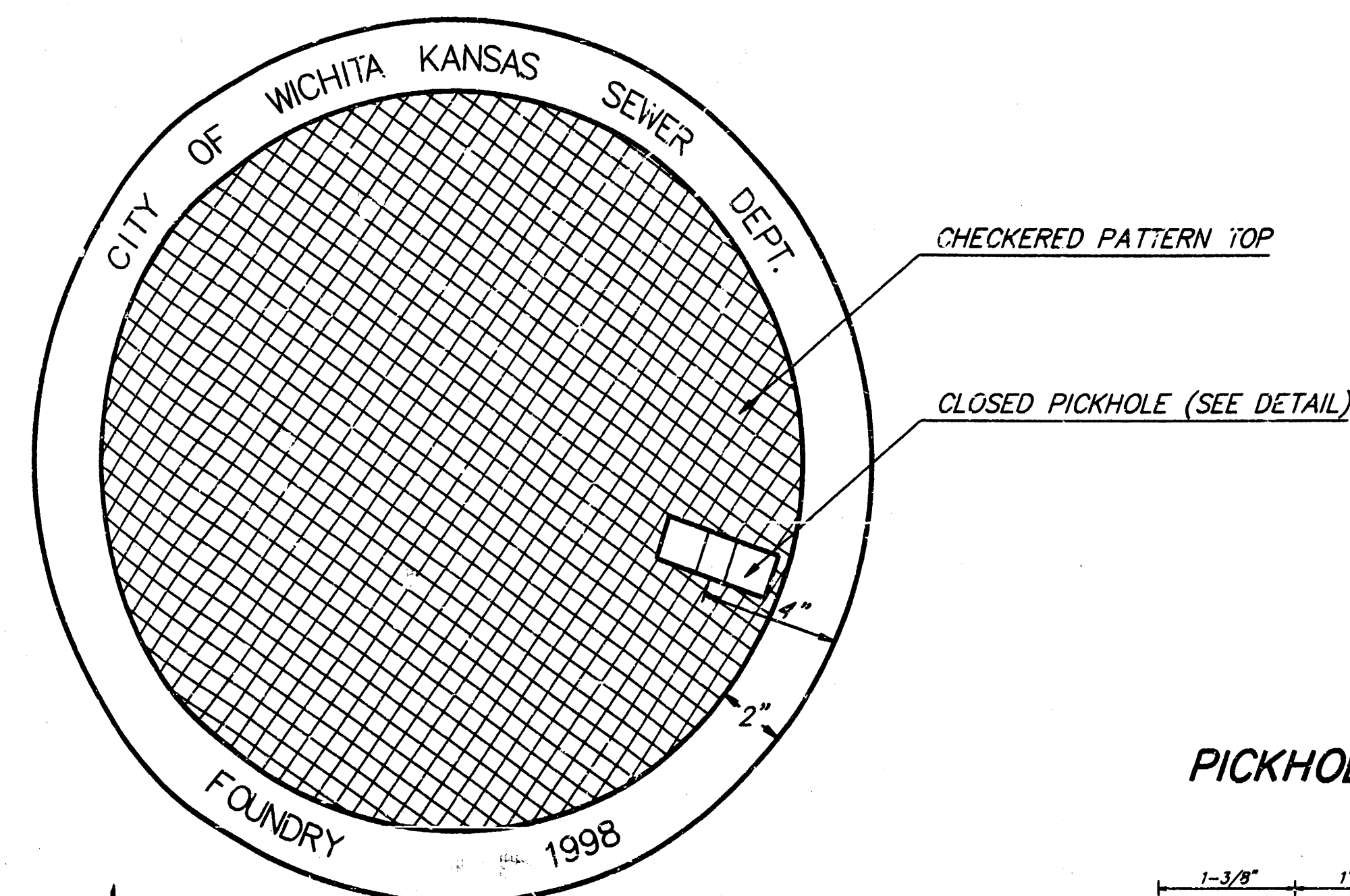
- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



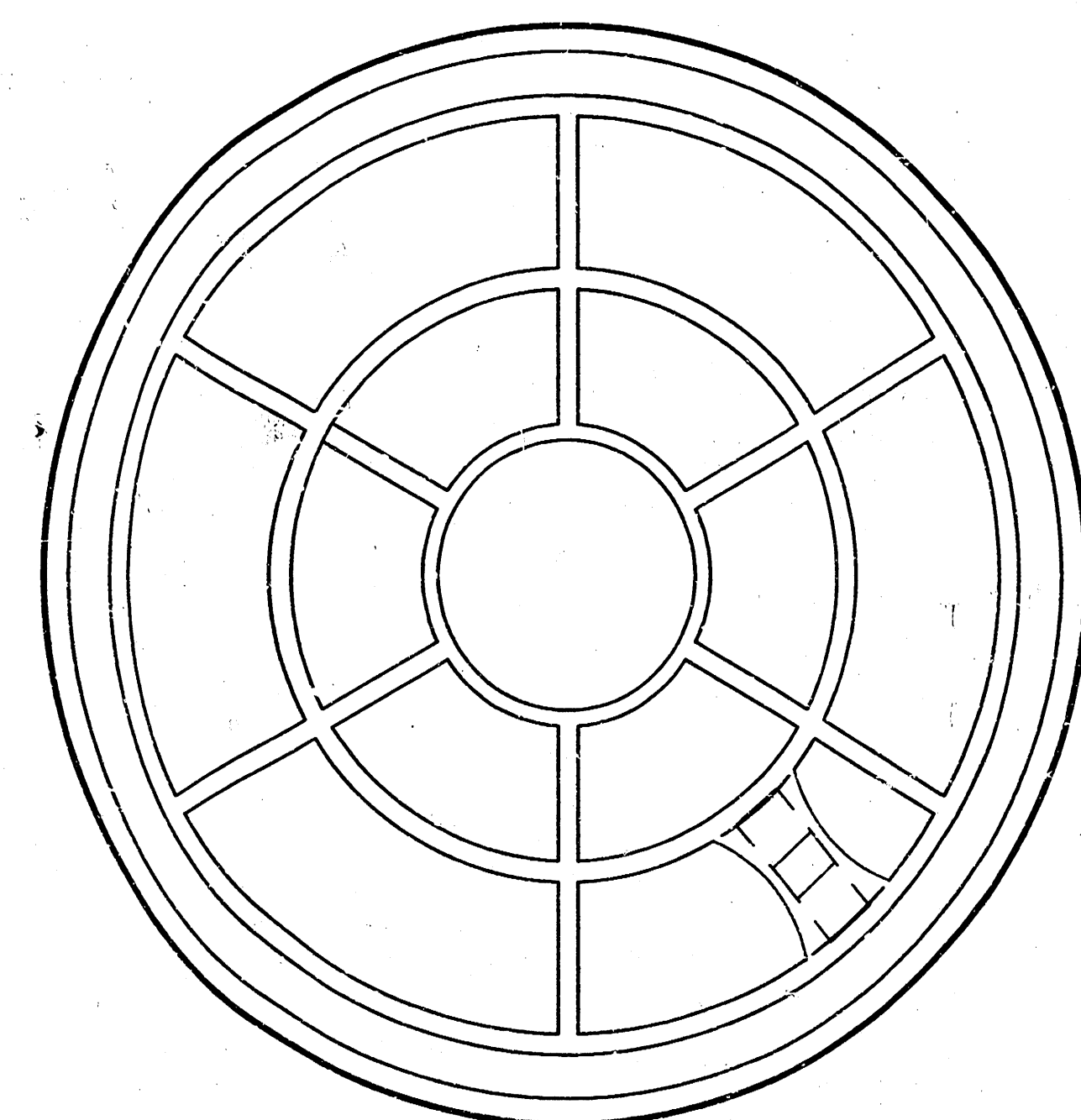
ALTERNATE CONSTRUCTION IN UNPAVED AREAS

CITY OF WICHITA			
STD. MANHOLE DETAILS			
SEWER APPURTENANCES DETAIL			
ED BAUGHMAN COMPANY P.A.			
ENGINEERING, SURVEYING, & PLANNING			
316-262-7277 PROJECT NUMBER: WICHITA, KANSAS 67211			
777 FPS(607981)			
DESIGN: C.O.W.	DRAWN: Staff	APPROVED:	DATE:
SCALE: NONE		SHEET: 3	

MANHOLE COVER
Weight = 180 Lbs.

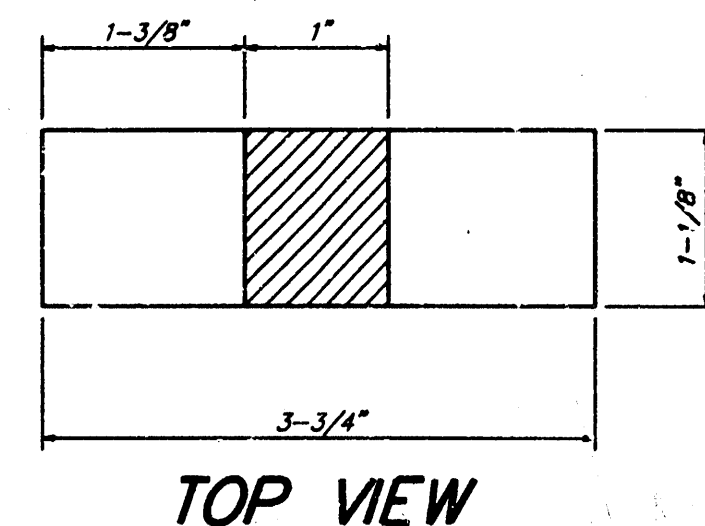


TOP VIEW

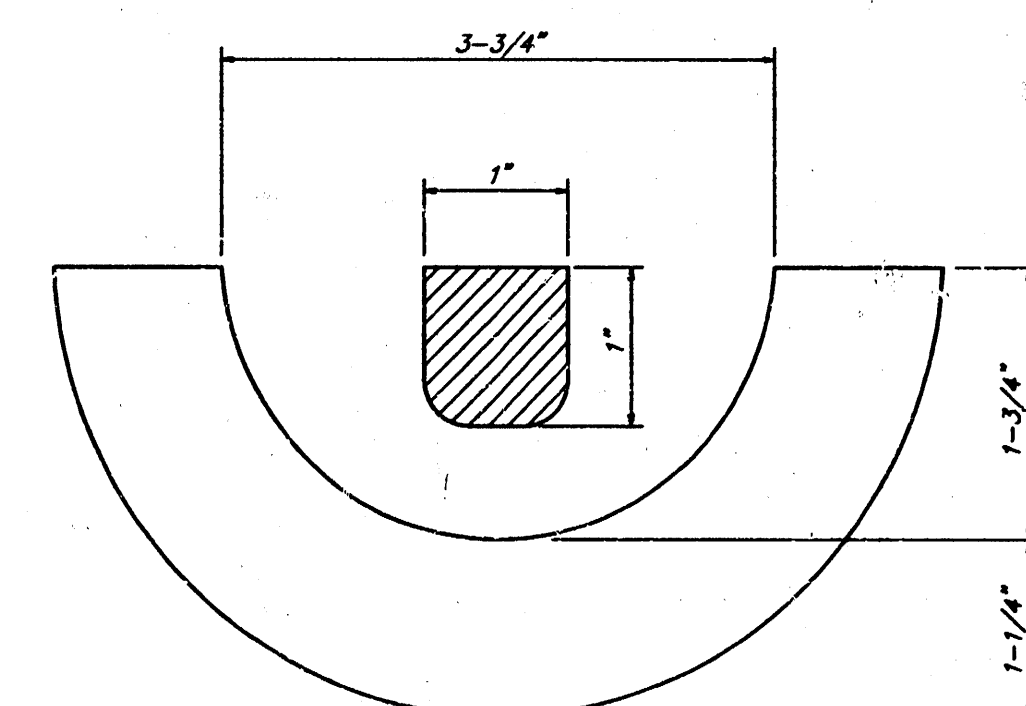


BOTTOM VIEW

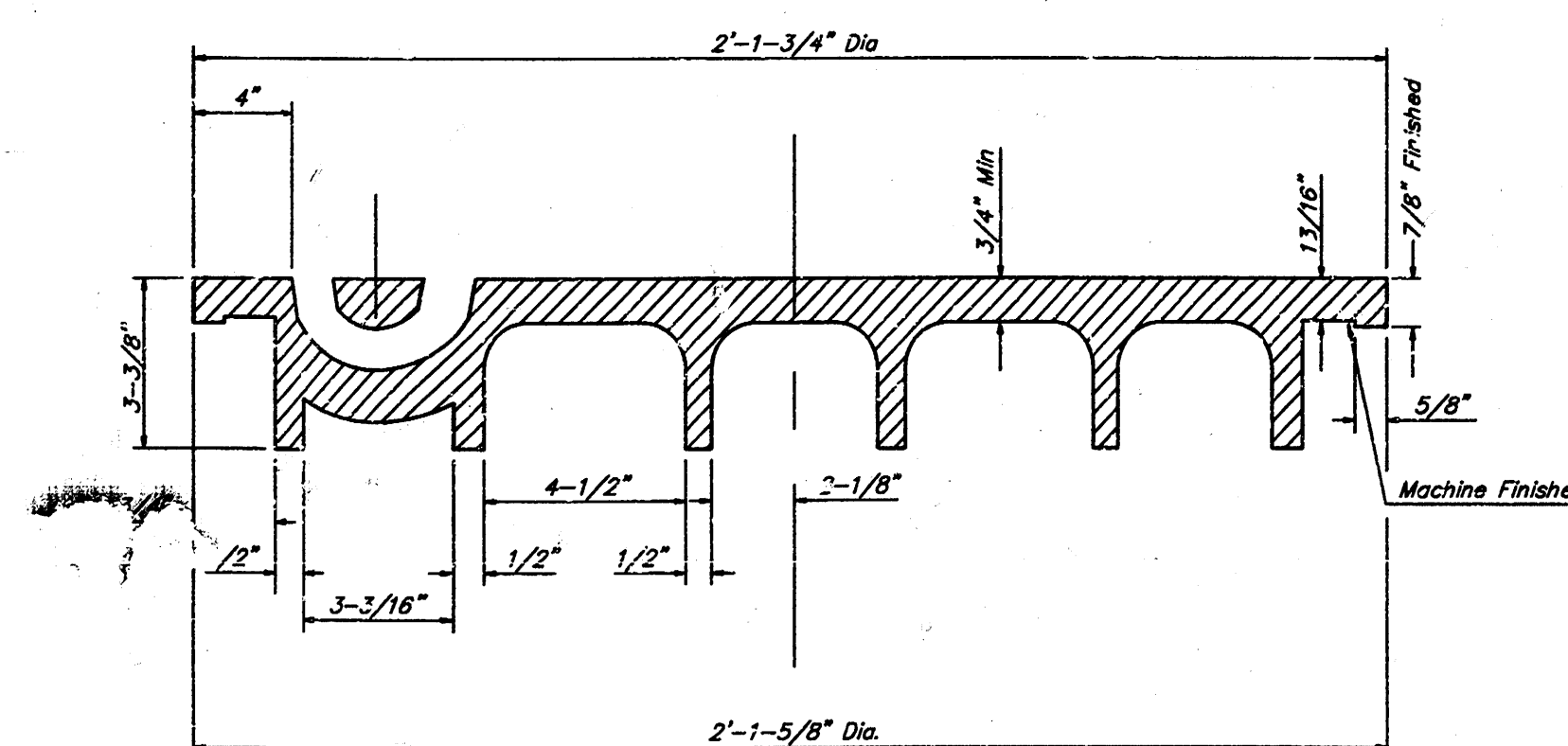
PICKHOLE DETAIL



TOP VIEW



SECTION VIEW

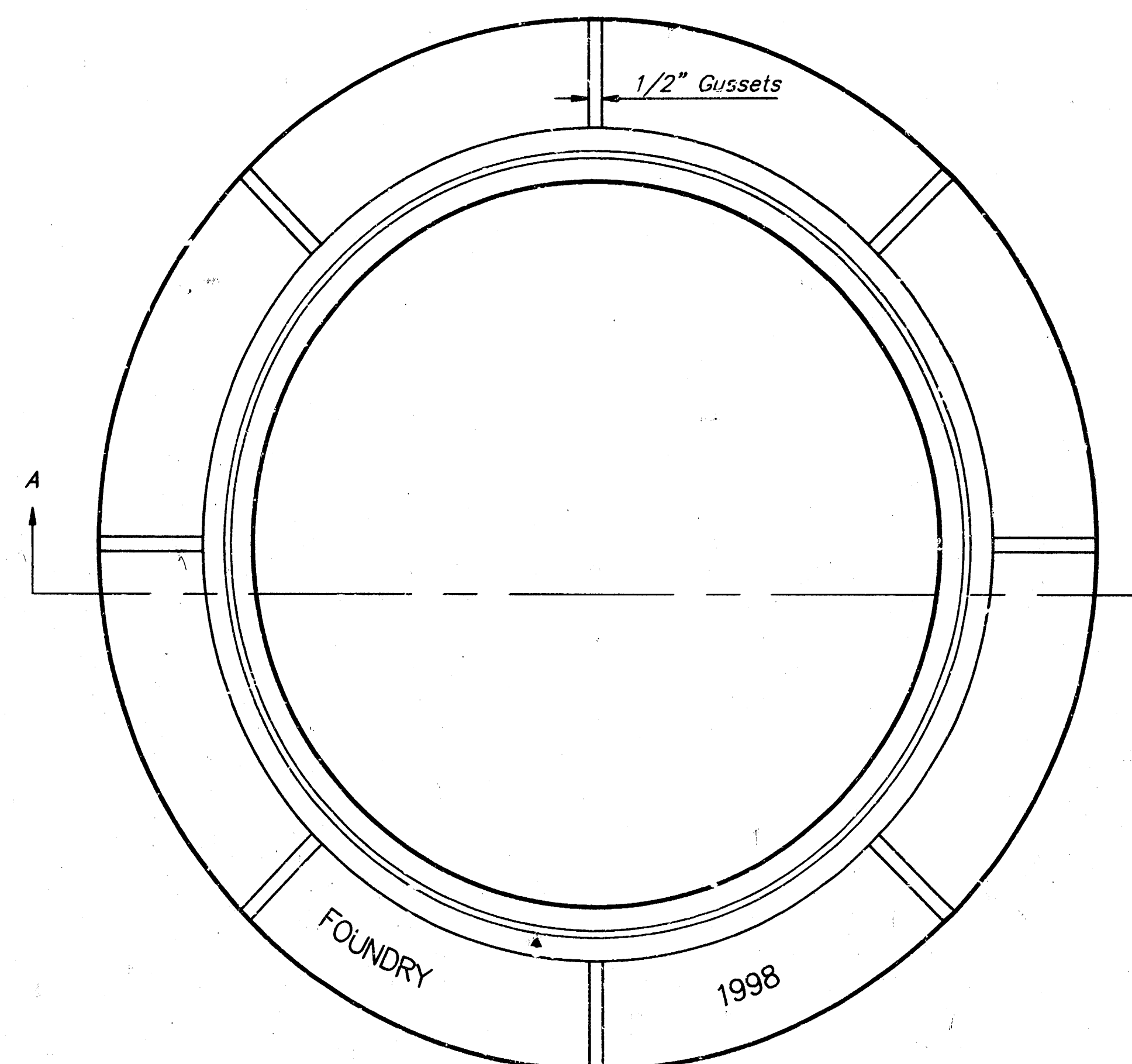


SECTION VIEW

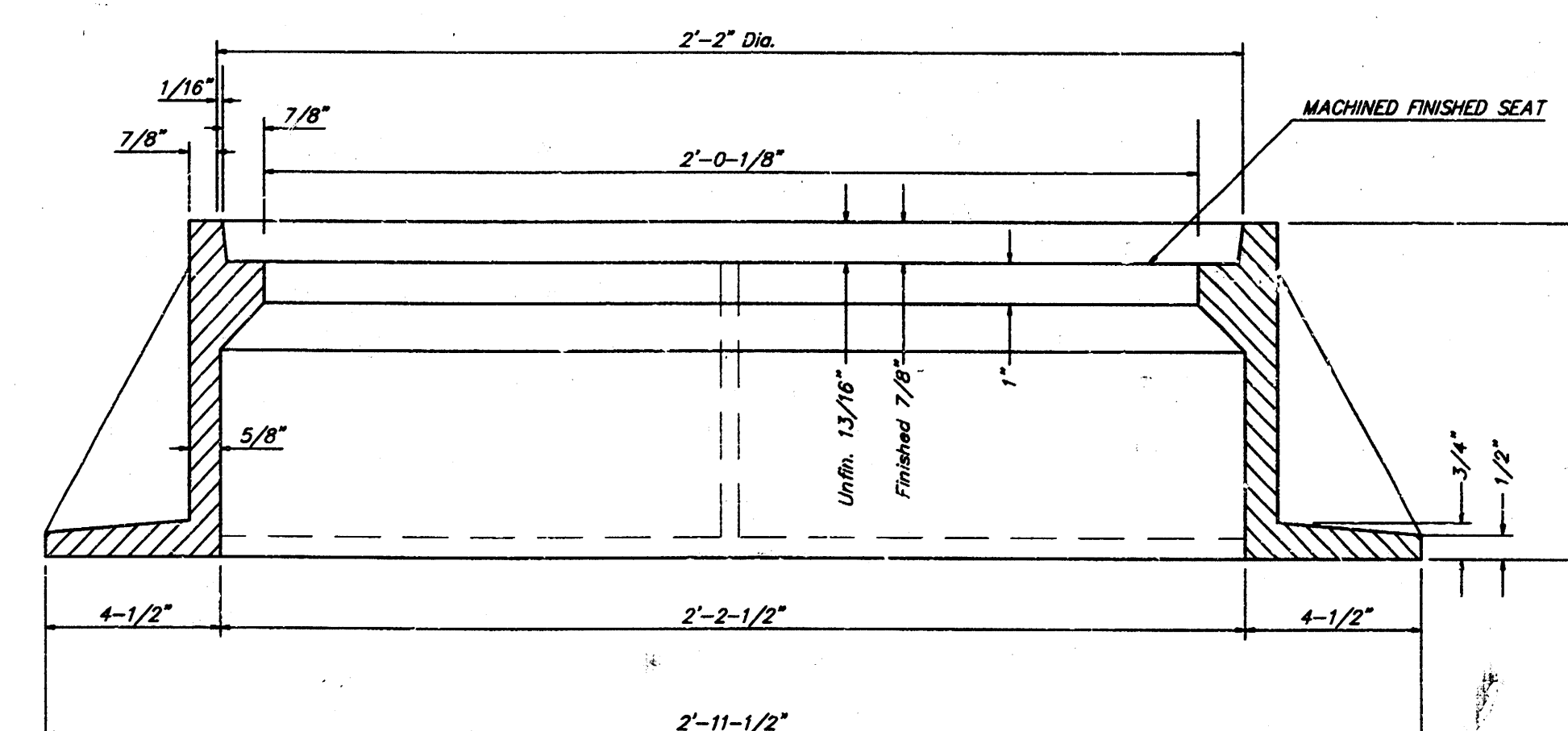
MANHOLE FRAME AND COVER DETAIL

ADOPTED AS STANDARD DESIGN BY
CITY OF WICHITA, KANSAS

MANHOLE FRAME
Weight = 240 Lbs.



TOP VIEW



SECTION A-A

GENERAL NOTES

MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS AND WEIGHTS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.

MANHOLE CASTINGS SHALL BE COATED WITH AN ASPHALT PAINT RESULTING IN A SMOOTH, TOUGH AND TENACIOUS COATING WHICH IS NOT BRITTLE OR TACKY.

MANHOLE CASTINGS SHALL BE MANUFACTURED SUCH THAT A COVER MANUFACTURED BY ANY ONE FOUNDRY WILL FIT INTERCHANGEABLY INTO A FRAME MANUFACTURED BY ANOTHER FOUNDRY AND STILL MEET ALLOWABLE CLEARANCES AND NON-ROCKING REQUIREMENTS. THIS WILL REQUIRE MANUFACTURING OF THE MATCHING FACES ON THE COVER AND THE FRAME TO CLOSE TOLERANCES.

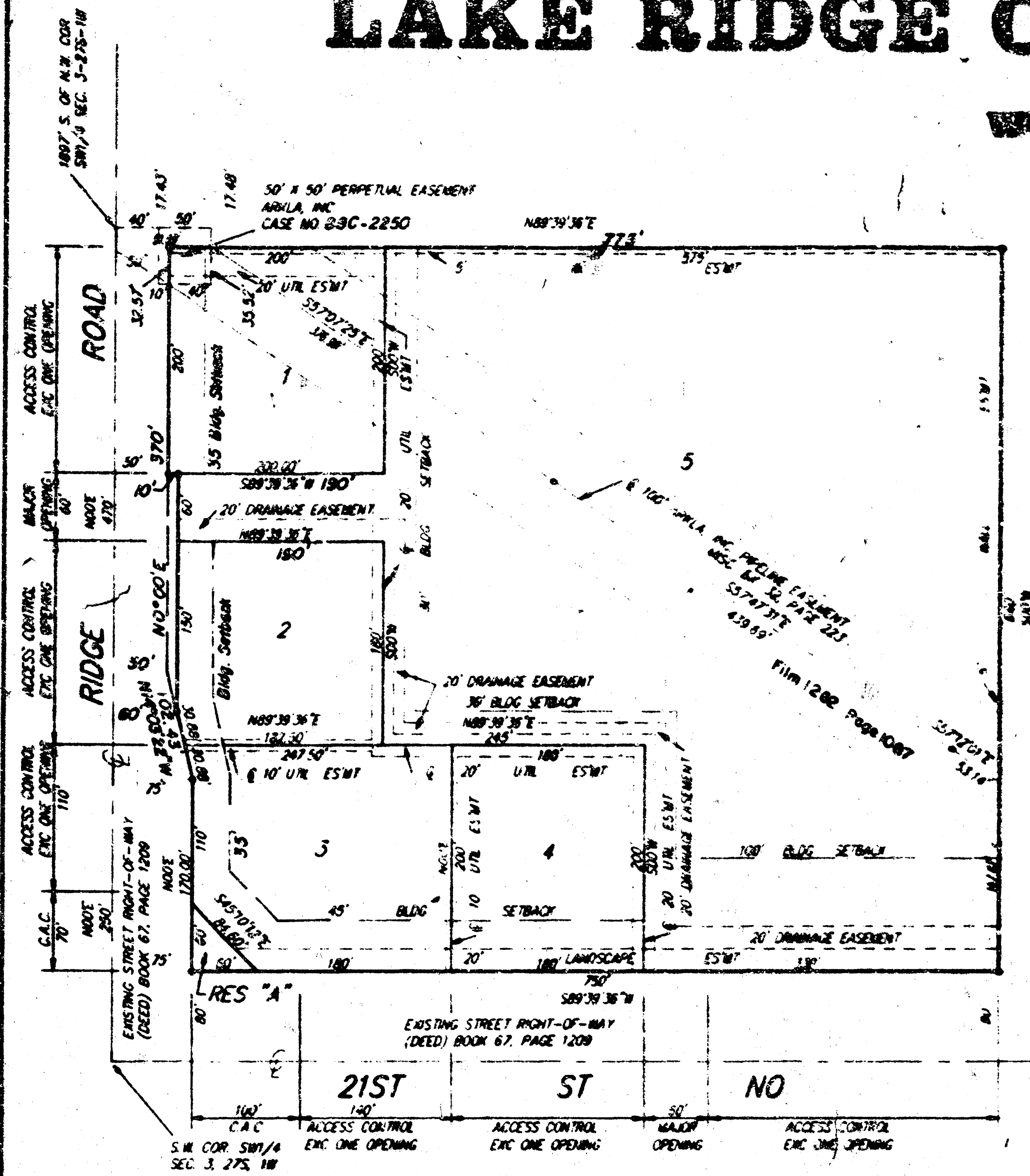
THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING SURFACES BETWEEN THE COVER AND FRAME SHALL BE MACHINED SUCH AS THESE SURFACES SHALL MAKE FULL CONTACT FOR THEIR FULL CIRCUMFERENCE TO PRECLUDE THE COVER FROM ROCKING IN THE FRAME.

THE MANHOLE FRAME AND COVER SHALL BE MARKED WITH LETTERING INDICATING THE NAME OF THE MANUFACTURER AND THE YEAR WHEN THE COVER OR FRAME WAS CAST. THE COVER SHALL BE FURTHER IDENTIFIED WITH REGARDS TO OWNERSHIP USING LETTERS AT LEAST 1 INCH IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SEWER DEPARTMENT". THE WORD DEPARTMENT MAY BE ABBREVIATED. THE TEXTURE OF THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN A CHECKERED PATTERN DESIGN AS INDICATED ON THE DRAWINGS. SMOOTH BLOCKOUTS SHALL BE UTILIZED TO HIGHLIGHT THE LETTERING ON THE COVER SURFACE. THE TOTAL AREA OF SMOOTH SURFACE BLOCKOUTS SHALL NOT EXCEED THE AREA AS INDICATED ON THE DRAWING. POSITIONING OF SMOOTH BLOCKOUTS AND LETTERING MAY VARY FROM THAT SHOWN ON THE DETAILED DRAWING.

MANHOLE FRAME AND COVER DETAIL					
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS					
BAUGHMAN COMPANY P. A.					
ENGINEERING, SURVEYING, & PLANNING					
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER 777 PPS(607861)					
DESIGN	DRAWN Staff	APPROVED	DATE	SCALE None	SHEET 4 OF 5

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid 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 portion 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 F.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
Surveyor
10-11-94

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 earthworms, 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 earthworms, landscaping, lighting, ir-
rigation, drainage, signage, sidewalks, bike paths, utilities confined to
easements and signage and drainage are allowed to cross these eas-
ments. 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 owner's association for the addition. The 5 foot
easements are hereby granted as indicated for the construction
and maintenance of a private well and utilities are allowed to cross
these easements. The utility easements are hereby granted as in-
dicated 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 govern-
ing 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

Prairie Capital, Inc.
H. Newton Male
President

Quiltrip Corporation
Alvin Howerton
Executive Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 6th day of March, 1994, by Jerry
Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited
Liability Company, on behalf of the company.

Richard C. Young
Notary Public

My App'l Exp. 2-2-95

State of Kansas) SS The foregoing instrument was acknowledged
before me this 1st day of April, 1994, by H. Newton Male,
President of Prairie Capital, Inc. on behalf of the corporation.

My App'l Exp. 9-22-97

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

My App'l Exp. 11-97

This plat of LAKE RIDGE COMMERCIAL 2ND
ADDITION, Sedgwick County, Kansas has been submitted to and ap-
proved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this 22nd day of February, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miller
Chairman
Muriel S. Kruat
Secretary

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.

Elmo Broadfoot
Mayor
Pat Burnett
Deputy City Clerk

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 22nd day
of November, 1994, at 1:00 o'clock P.M. and is duly
recorded.

Pat Kottler
Register of Deeds
Ed Resa
Deputy

Entered on transfer record this 22nd day
of November, 1994.

Susan E. Crank
County Clerk

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.

Prarie State Bank of Wichita
Chris A. Anderson
Vice-President

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

My App'l Exp. 11-98