

Lat. 1, Main 19, S.W.I.  
**SANITARY SEWER IMPROVEMENTS**

to serve

**RIDGE PORT NORTH 3RD ADDITION  
 AND  
 RIDGE PORT NORTH 4TH ADDITION - PHASE 1**

**CITY OF WICHITA, KANSAS**

Michael E. Lindebak, P.E. City Engineer

Project Number

**468- 83167**

O.C.A. Number

**743858**

**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:

Cox Communications 262-0661  
 K.P.L. Gas Service Company 383-8650  
 Kansas Gas & Electric Company 383-8600  
 Peoples Gas Company 942-8350  
 Southwestern Bell Telephone Company 1-800-344-7233  
 City of Wichita Water Dept. 268-4908  
 City of Wichita Traffic Engineering 269-4446

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. 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.

4. 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.

5. 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.

6. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 300 lbs/acre immediately following construction in that area. Prior to seeding, area shall be prepared per City specs.

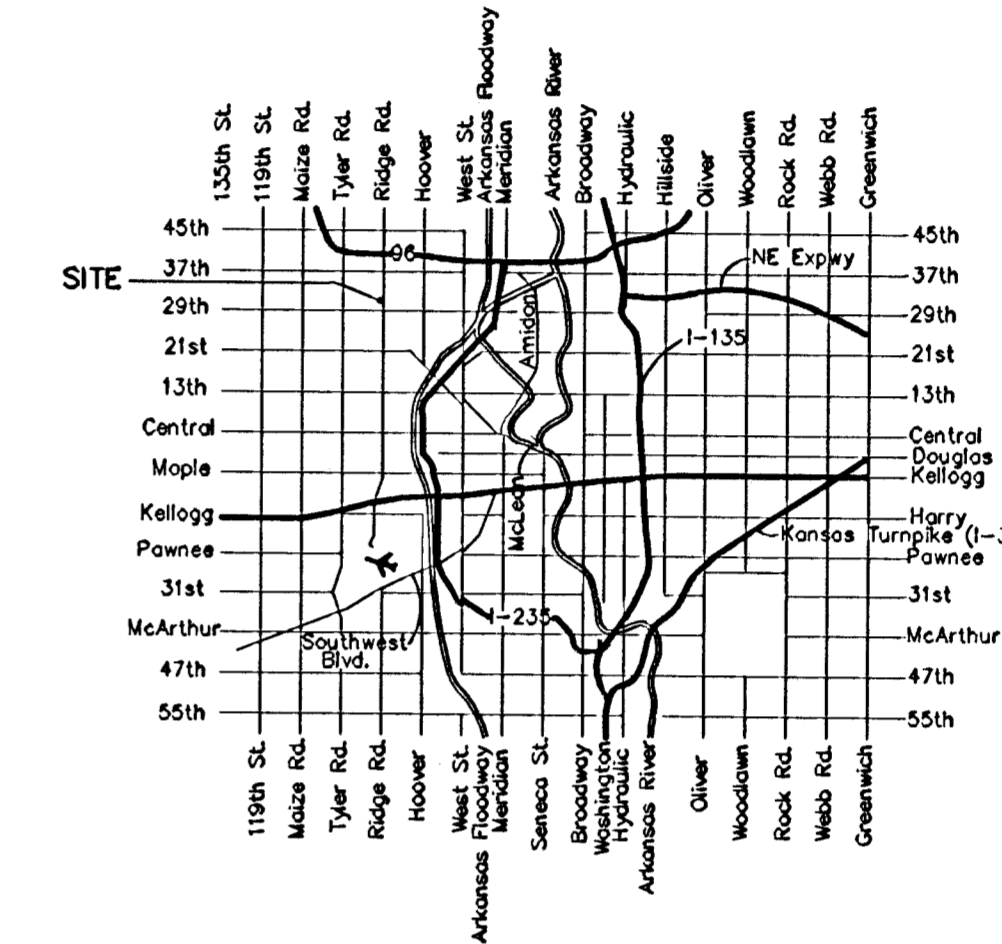
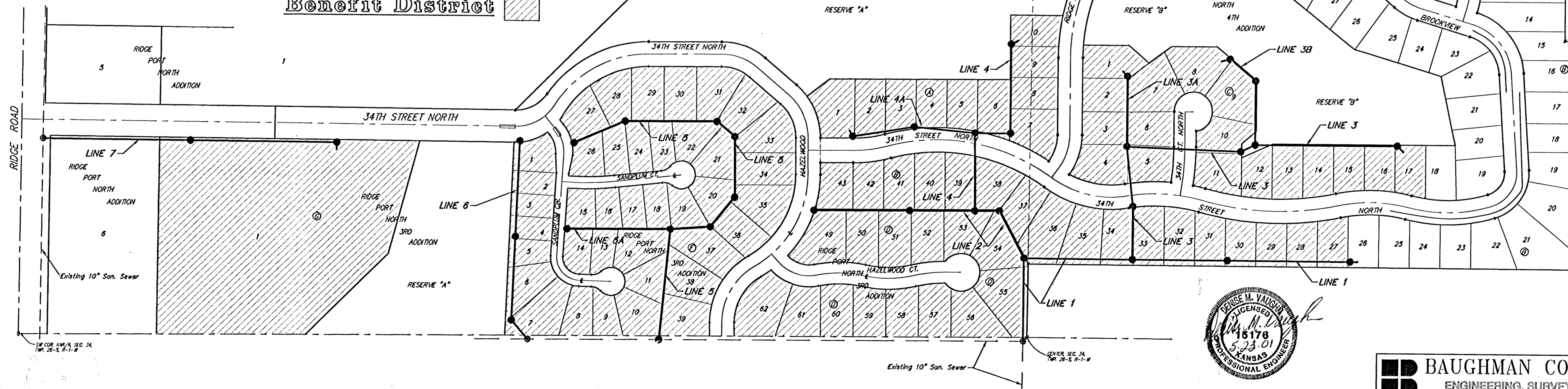
**Benchmark**

City Disc at the SW Corner of R.C.B.C for Big Slough at Ridge Road  
 Elev. = 144.22 City Datum

**Sheet Index**

|                                    |       |
|------------------------------------|-------|
| Title Sheet                        | 1     |
| Line 1                             | 2     |
| Line 2                             | 3     |
| Line 3                             | 4     |
| Line 3A & Line 3B                  | 5     |
| Line 4                             | 6     |
| Line 4A                            | 7     |
| Line 5                             | 8-9   |
| Line 5A & Line 6                   | 10    |
| Line 7                             | 11    |
| Shallow Manhole Detail             | 12    |
| Standard Manhole Detail            | 13    |
| Ring & Cover Detail                | 14    |
| Riser Detail                       | 15    |
| Ridge Port North 3rd Addition Plat | 16    |
| Ridge Port North 4th Addition Plat | 17-18 |

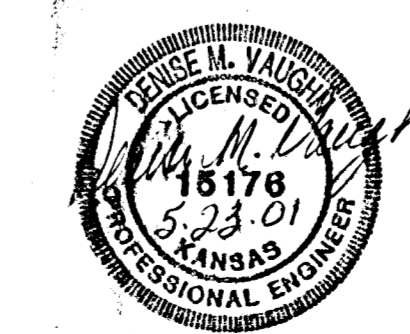
**Benefit District**



**Vicinity Map**

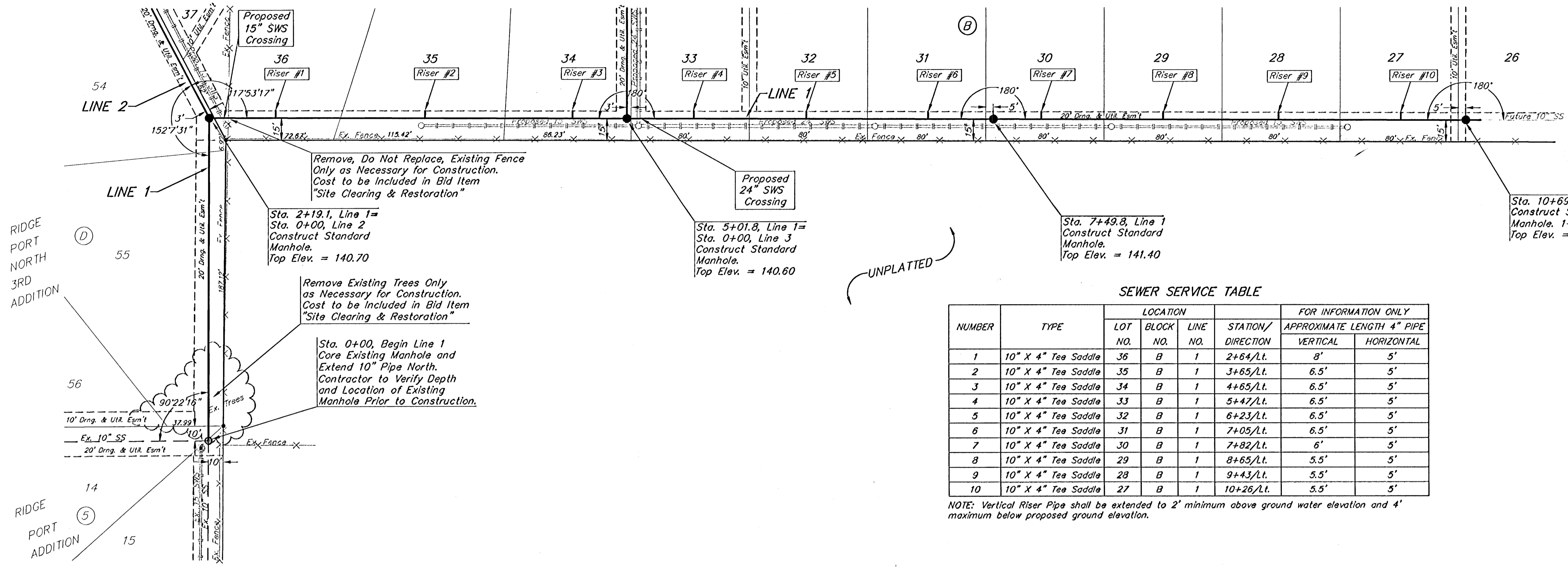
Scale: 1" = 150'

*Booked  
 p. 204  
 p. 205  
 12/5/01  
 RPL  
 AS BUILT*



**BENCHMARK:**  
City Disc at the SW Corner  
of R.C.B.C. for Big Slough  
AR Ridge Road  
Elev. = 144.22 City Datum

**RIDGE PORT NORTH 4TH ADDITION**



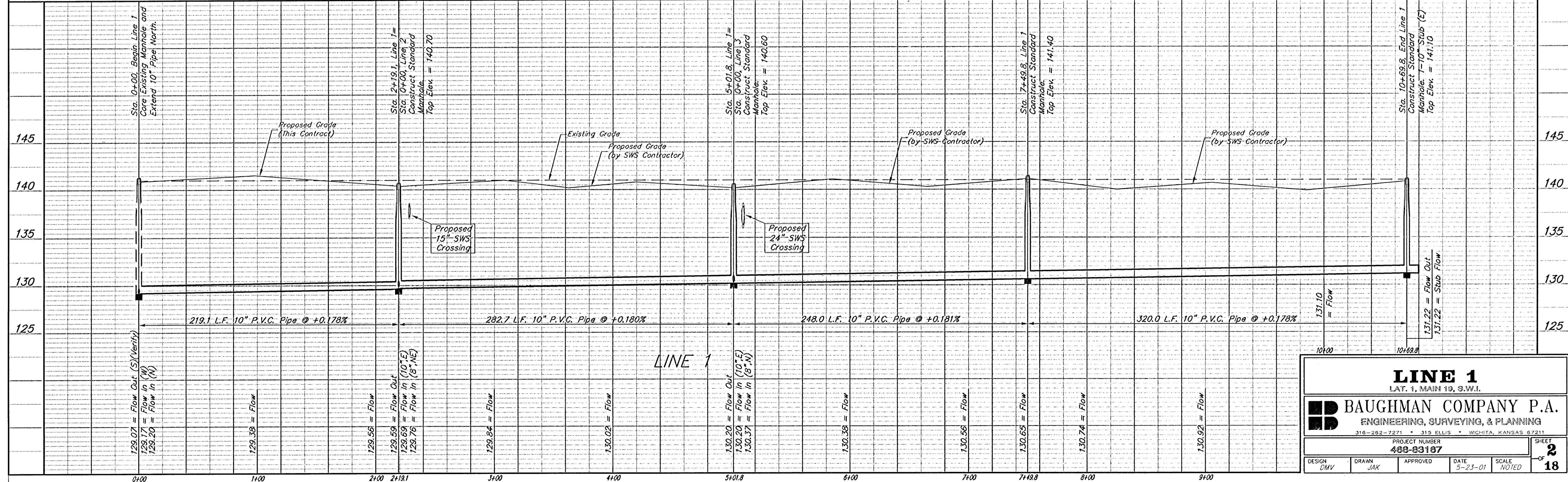
SCALE:  
1" = 40' HORIZONTAL  
1" = 5' VERTICAL  
• = IRON

**SEWER SERVICE TABLE**

| NUMBER | TYPE                | LOCATION |           |          | FOR INFORMATION ONLY |                            |
|--------|---------------------|----------|-----------|----------|----------------------|----------------------------|
|        |                     | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE |
| 1      | 10" X 4" Tee Saddle | 36       | B         | 1        | 2+64/Lt.             | 8' 5"                      |
| 2      | 10" X 4" Tee Saddle | 35       | B         | 1        | 3+65/Lt.             | 6.5' 5"                    |
| 3      | 10" X 4" Tee Saddle | 34       | B         | 1        | 4+65/Lt.             | 6.5' 5"                    |
| 4      | 10" X 4" Tee Saddle | 33       | B         | 1        | 5+47/Lt.             | 6.5' 5"                    |
| 5      | 10" X 4" Tee Saddle | 32       | B         | 1        | 6+23/Lt.             | 6.5' 5"                    |
| 6      | 10" X 4" Tee Saddle | 31       | B         | 1        | 7+05/Lt.             | 6.5' 5"                    |
| 7      | 10" X 4" Tee Saddle | 30       | B         | 1        | 7+82/Lt.             | 6' 5"                      |
| 8      | 10" X 4" Tee Saddle | 29       | B         | 1        | 8+65/Lt.             | 5.5' 5"                    |
| 9      | 10" X 4" Tee Saddle | 28       | B         | 1        | 9+43/Lt.             | 5.5' 5"                    |
| 10     | 10" X 4" Tee Saddle | 27       | B         | 1        | 10+26/Lt.            | 5.5' 5"                    |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

UNPLATTED



**LINE 1**  
LAT. 1, MAIN 19, S.W.I.

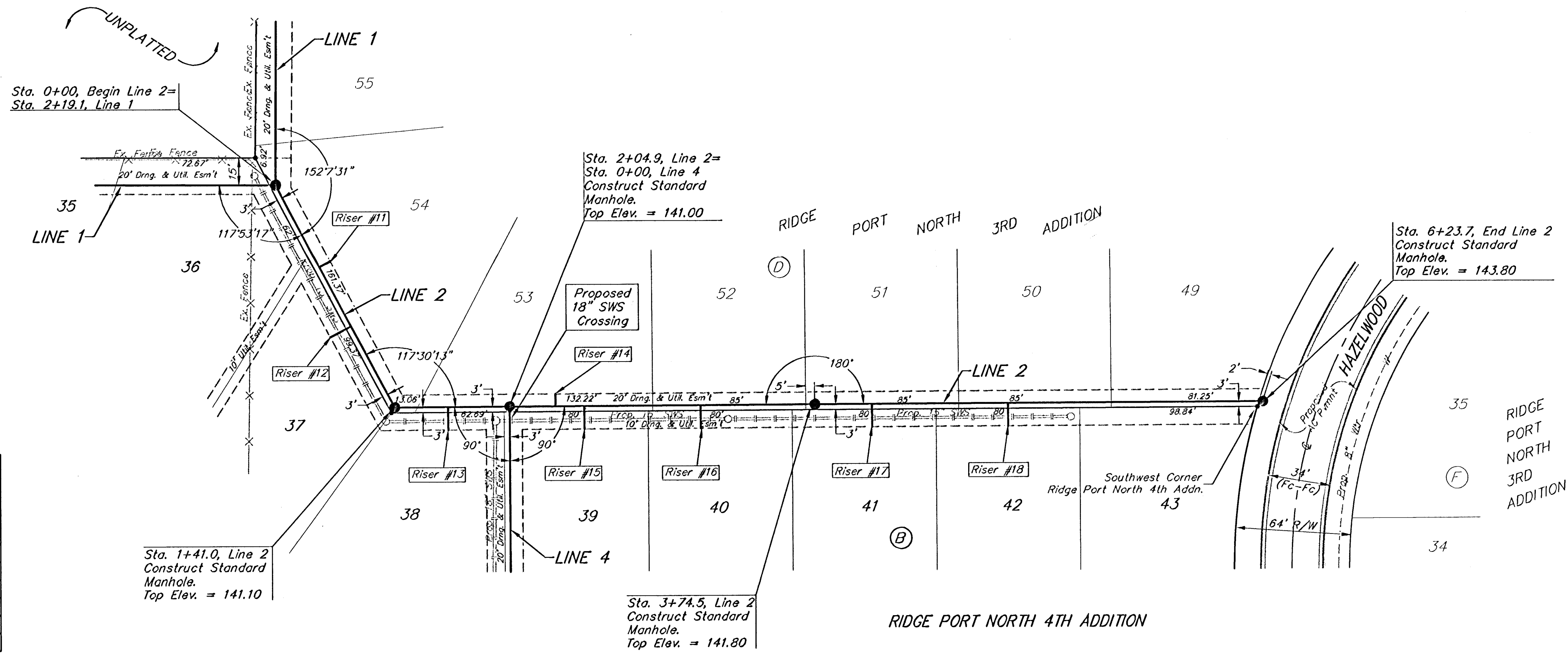
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 488-83187

DESIGN: DMV, DRAWN: JAK, APPROVED: [Signature], DATE: 5-23-01, SCALE: NOTED

SHEET 2 OF 18

**BENCHMARK:**  
 City Disc at the SW Corner  
 of R.C.B.C for Big Slough  
 AR Ridge Road  
 Elev. = 144.22 City Datum

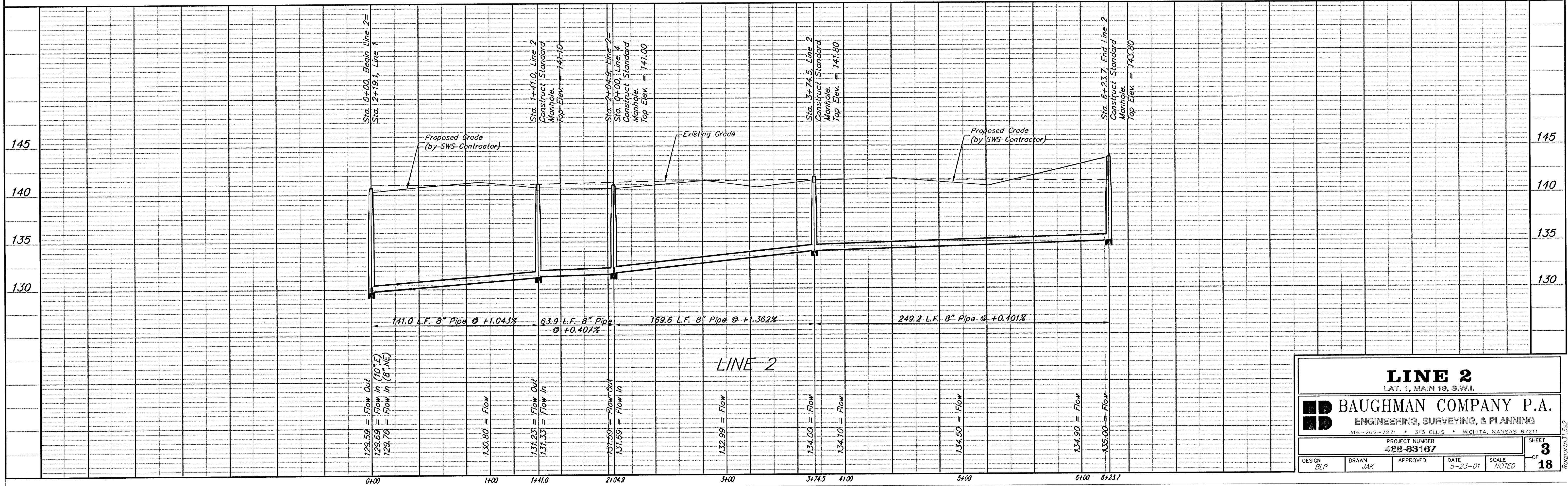


SCALE:  
 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL  
 • = IRON

SEWER SERVICE TABLE

| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |   |
|--------|--------------------|----------|-----------|----------|----------------------|---|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE<br>VERTICAL HORIZONTAL |
| 11     | 8" X 4" Tee Saddle | 54       | 4         | 2        | 0+52/Lt.             | 7' 7'   |
| 12     | 8" X 4" Tee Saddle | 37       | B         | 2        | 0+89/Rt.             | 7' 13'  |
| 13     | 8" X 4" Tee Saddle | 38       | B         | 2        | 1+71/Rt.             | 6' 13'  |
| 14     | 8" X 4" Tee Saddle | 53       | 4         | 2        | 2+30/Lt.             | 5.5' 7'   |
| 15     | 8" X 4" Tee Saddle | 39       | B         | 2        | 2+46/Rt.             | 5.5' 13'  |
| 16     | 8" X 4" Tee Saddle | 40       | B         | 2        | 3+11/Rt.             | 4.5' 13'  |
| 17     | 8" X 4" Tee Saddle | 41       | B         | 2        | 4+06/Rt.             | 3.5' 13'  |
| 18     | 8" X 4" Tee Saddle | 42       | B         | 2        | 4+82/Rt.             | 3' 13'  |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



**LINE 2**  
 LAT. 1, MAIN 19, S.W.I.

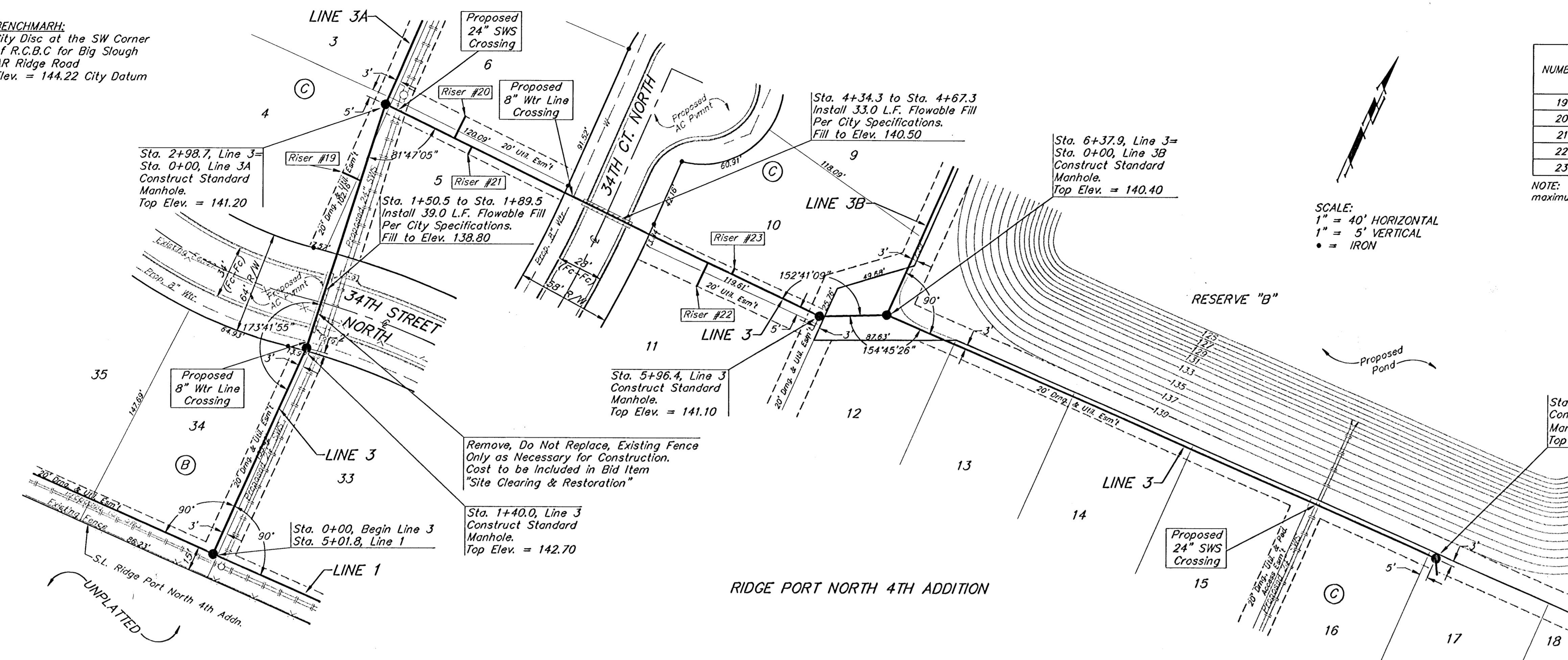
**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-83187**

DESIGN: BLP    DRAWN: JAK    APPROVED: [Signature]    DATE: 5-23-01    SCALE: NOTED

SHEET **3** OF **18**

**BENCHMARK:**  
City Disc at the SW Corner  
of R.C.B.C for Big Slough  
AR Ridge Road  
Elev. = 144.22 City Datum



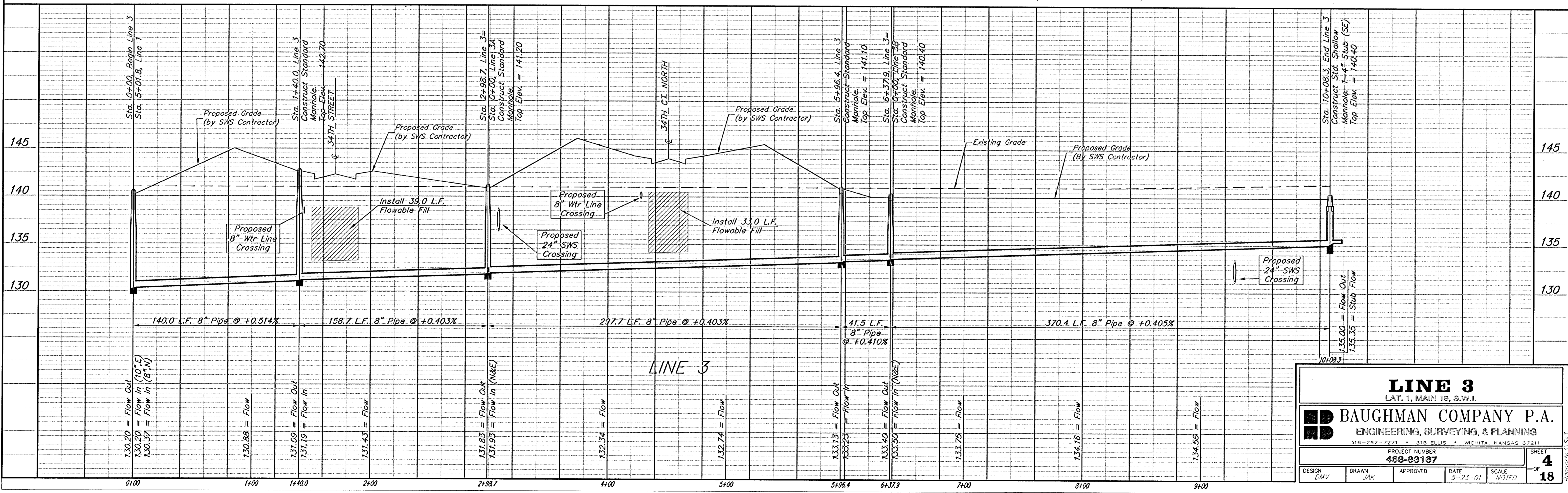
**SEWER SERVICE TABLE**

| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |                            |     |
|--------|--------------------|----------|-----------|----------|----------------------|----------------------------|-----|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE |     |
| 19     | 8" X 4" Tee Saddle | 4        | C         | 3        | 2+50/Lt.             | 6.5'                       | 13' |
| 20     | 8" X 4" Tee Saddle | 6        | C         | 3        | 3+46/Lt.             | 8'                         | 15' |
| 21     | 8" X 4" Tee Saddle | 5        | C         | 3        | 3+58/Rt.             | 9'                         | 5'  |
| 22     | 8" X 4" Tee Saddle | 11       | C         | 3        | 5+20/Rt.             | 8.5'                       | 16' |
| 23     | 8" X 4" Tee Saddle | 10       | C         | 3        | 5+36/Lt.             | 8.5'                       | 4'  |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

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

**RIDGE PORT NORTH 4TH ADDITION**



**LINE 3**  
LAT. 1, MAIN 19, S.W.1.

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

|                                    |              |                             |
|------------------------------------|--------------|-----------------------------|
| PROJECT NUMBER<br><b>488-83187</b> |              | SHEET<br><b>4</b>           |
| DESIGN<br>DMV                      | DRAWN<br>JAK | APPROVED<br>DATE<br>5-23-01 |
|                                    |              | SCALE<br>NOTED              |

OF  
**18**

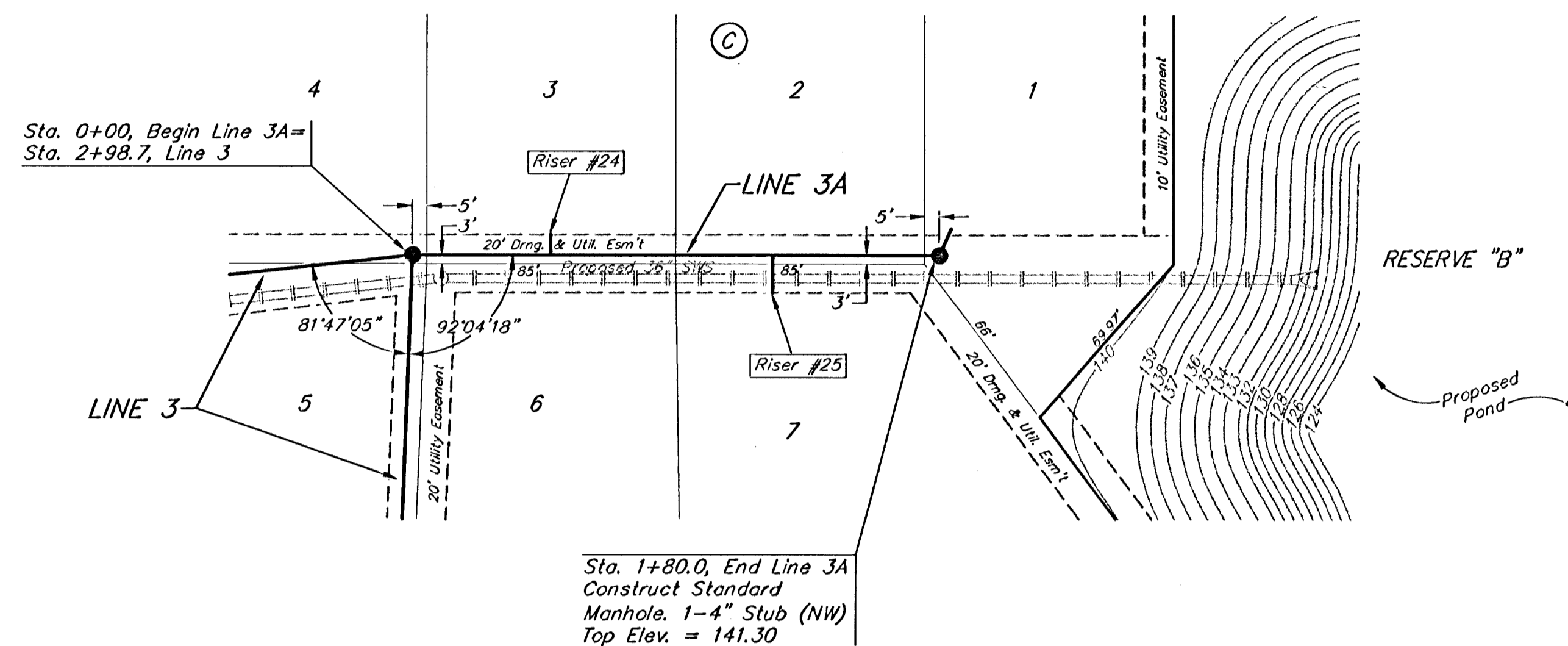
**BENCHMARK:**  
 City Disc at the SW Corner  
 of R.C.B.C for Big Slough  
 AR Ridge Road  
 Elev. = 144.22 City Datum

**SEWER SERVICE TABLE**

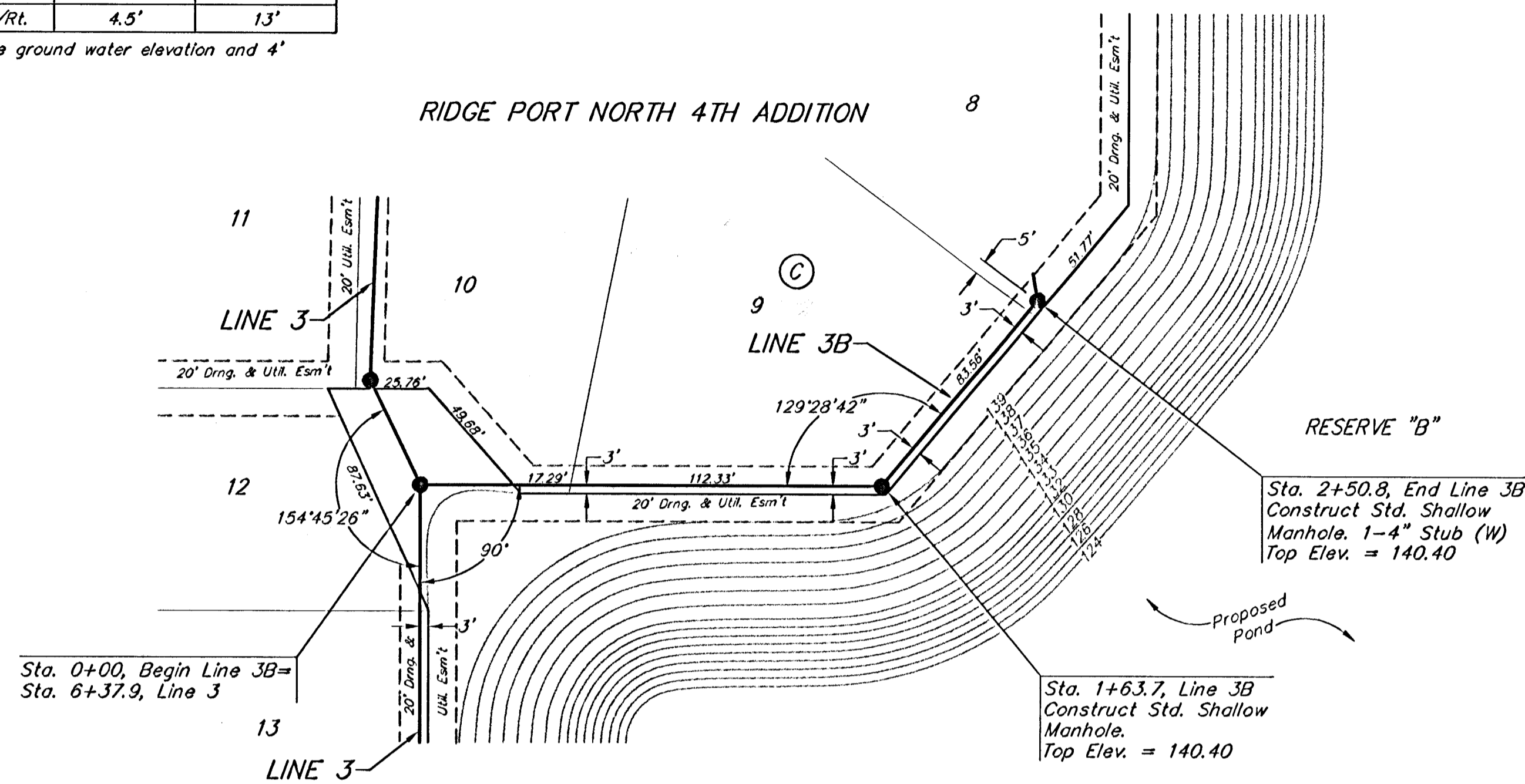
| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |                            |
|--------|--------------------|----------|-----------|----------|----------------------|----------------------------|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE |
| 24     | 8" X 4" Tee Saddle | 3        | C         | 3A       | 0+47/LL              | 5' 7"                      |
| 25     | 8" X 4" Tee Saddle | 7        | C         | 3A       | 1+23/RT              | 4.5' 13"                   |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.

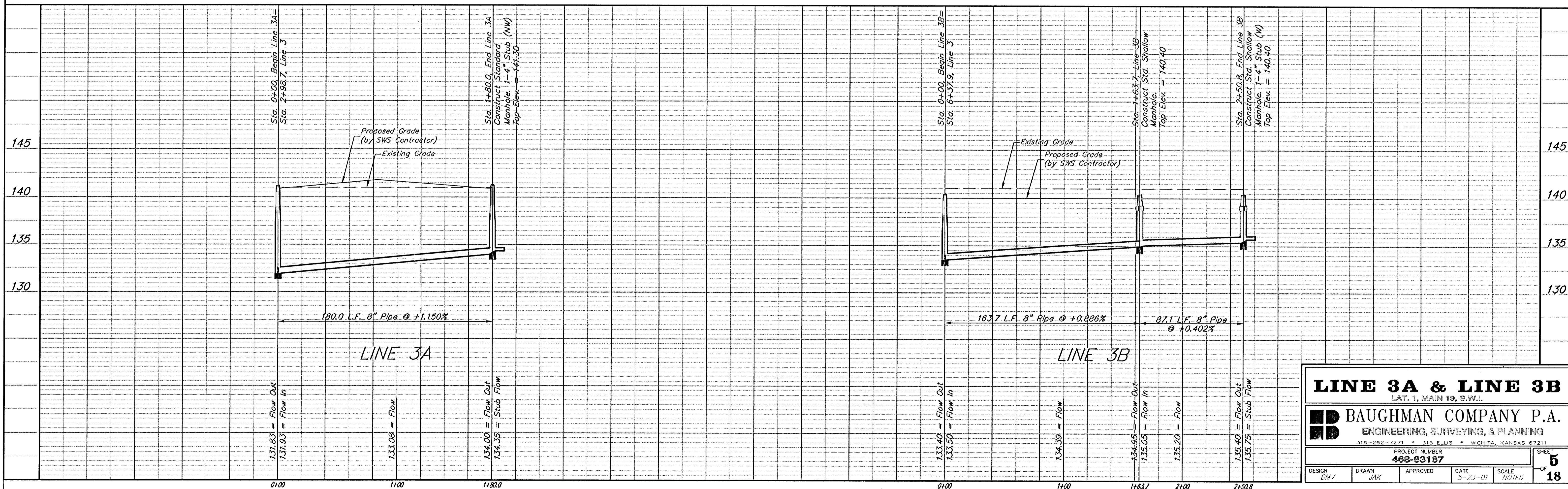
**RIDGE PORT NORTH 4TH ADDITION**



**RIDGE PORT NORTH 4TH ADDITION**



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



**LINE 3A & LINE 3B**  
 LAT. 1, MAIN 19, S.W.1.

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-202-7271 • 115 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-83167**

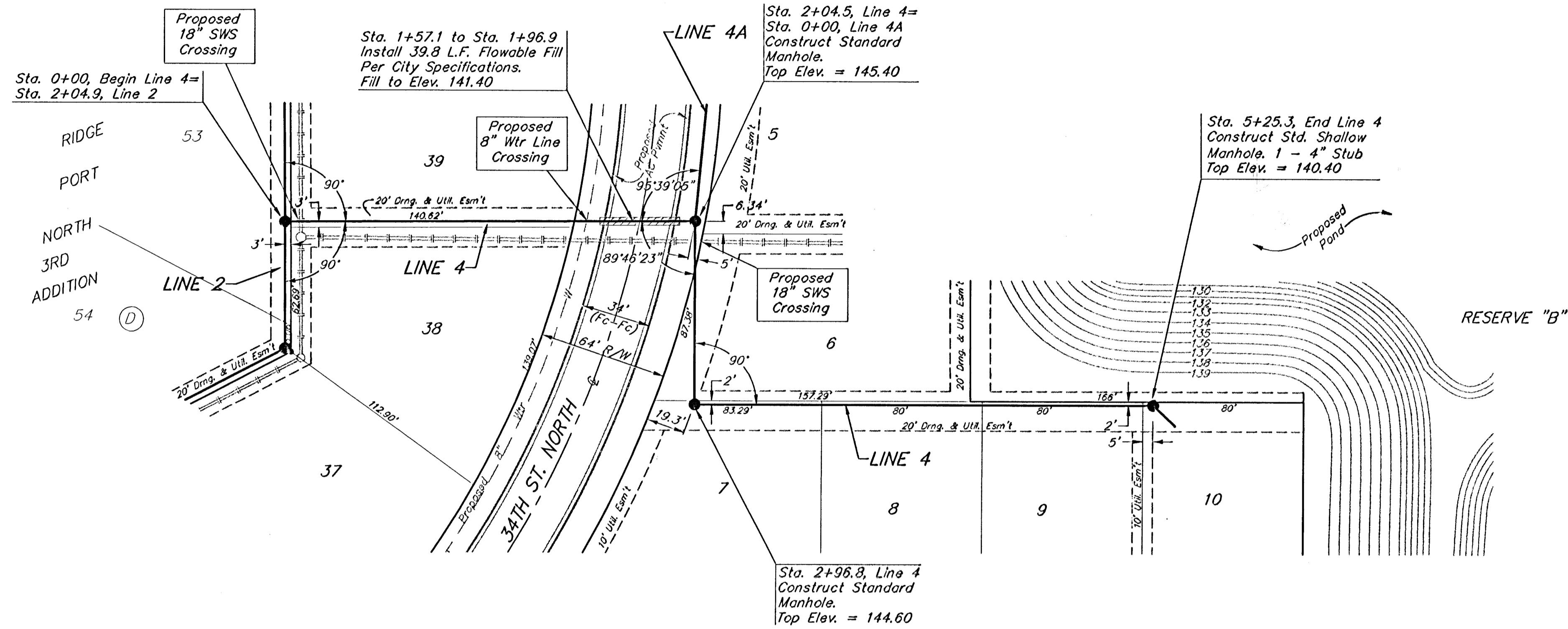
DESIGN: DMV    DRAWN: JAK    APPROVED: [Signature]    DATE: 5-23-01    SCALE: NOTED

SHEET **5** OF **18**

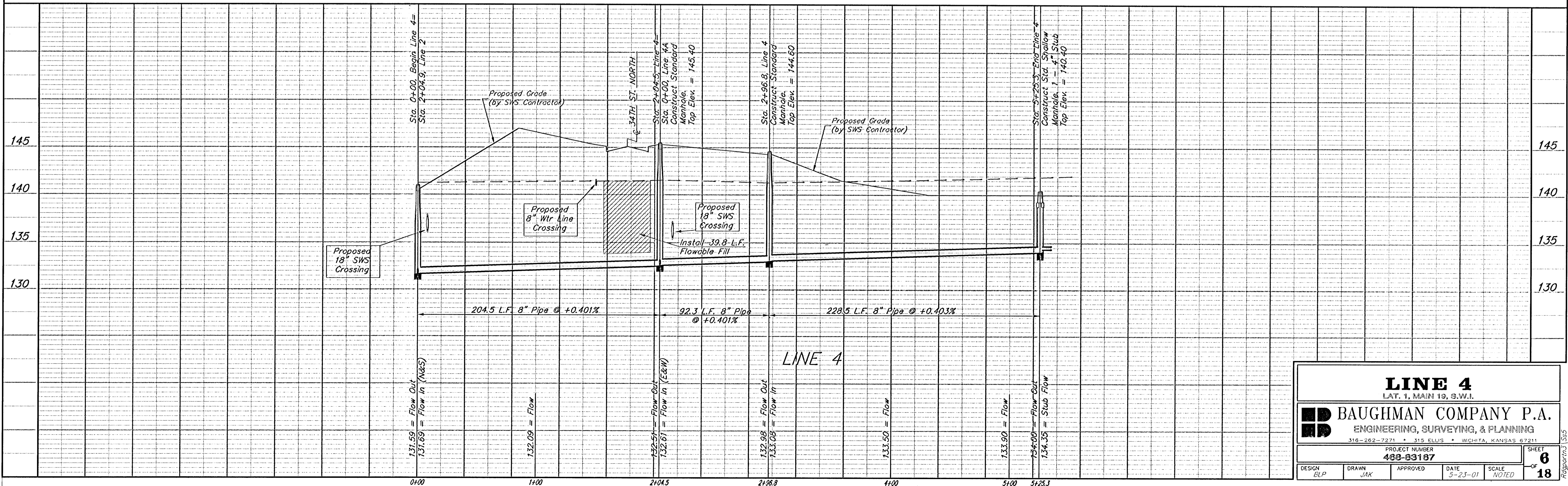
**BENCHMARK:**  
 City Disc at the SW Corner  
 of R.C.B.C. for Big Slough  
 AR Ridge Road  
 Elev. = 144.22 City Datum



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

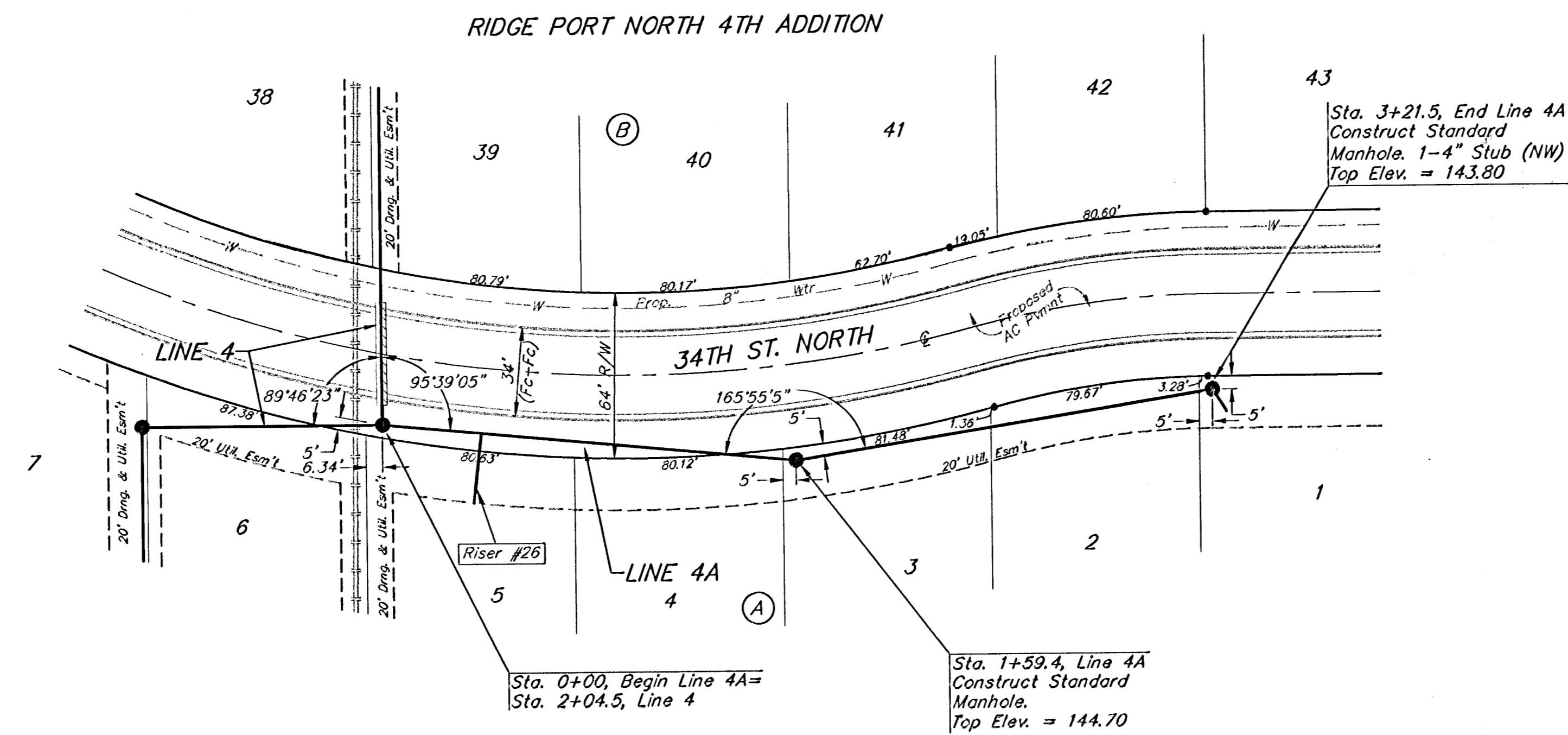


RIDGE PORT NORTH 4TH ADDITION



|  |              |                |                   |
|--|--------------|----------------|-------------------|
| <b>LINE 4</b><br>LAT. 1, MAIN 19, S.W.1.   |              |                |                   |
| <b>BAUGHMAN COMPANY P.A.</b><br>ENGINEERING, SURVEYING, & PLANNING<br>318-262-2221 • 315 ELLIS • WICHITA, KANSAS 67211 |              |                |                   |
| PROJECT NUMBER<br><b>488-83187</b>   |              |                | SHEET<br><b>6</b> |
| DESIGN<br>ELP  | DRAWN<br>JAK | APPROVED       | DATE<br>5-23-01   |
|  |              | SCALE<br>NOTED | OF<br><b>18</b>   |

**BENCHMARK:**  
 City Disc at the SW Corner  
 of R.C.B.C for Big Slough  
 AR Ridge Road  
 Elev. = 144.22 City Datum

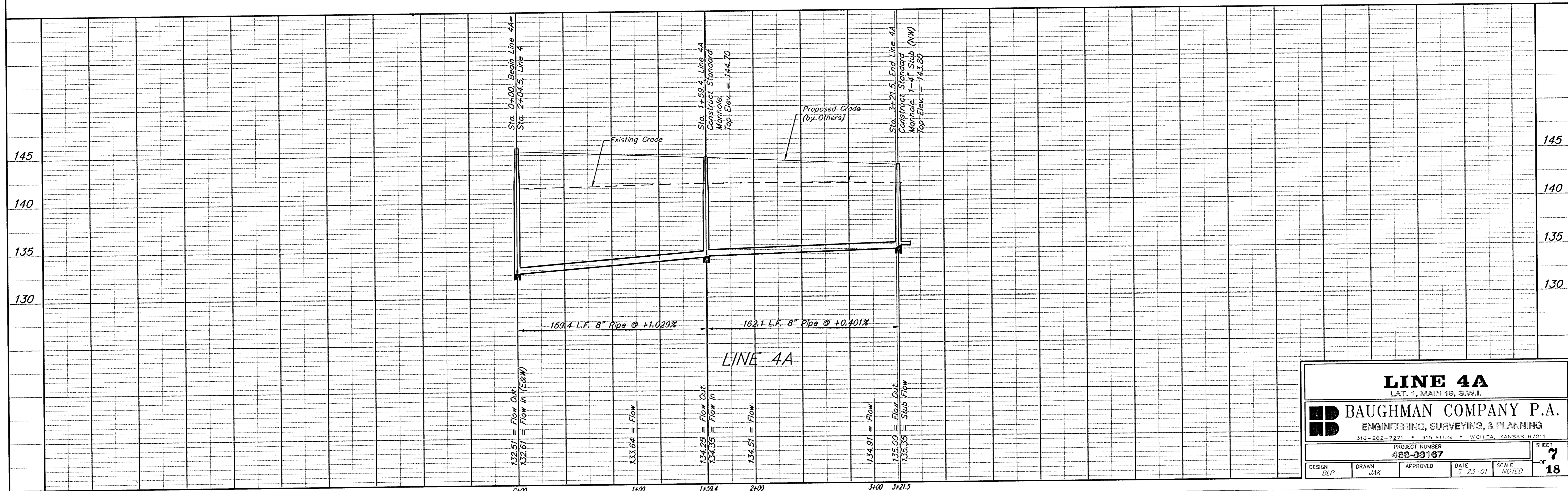


SCALE:  
 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL  
 • = IRON

**SEWER SERVICE TABLE**

| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |   |
|--------|--------------------|----------|-----------|----------|----------------------|---|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE<br>VERTICAL HORIZONTAL |
| 26     | 8" X 4" Tee Saddle | 5        | A         | 4A       | 0+38/Rt.             | 8.5' 27'  |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



**LINE 4A**  
 LAT. 1, MAIN 19, S.W.I.

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-202-7271 • 315 ELLIS • WICHITA, KANSAS 67211

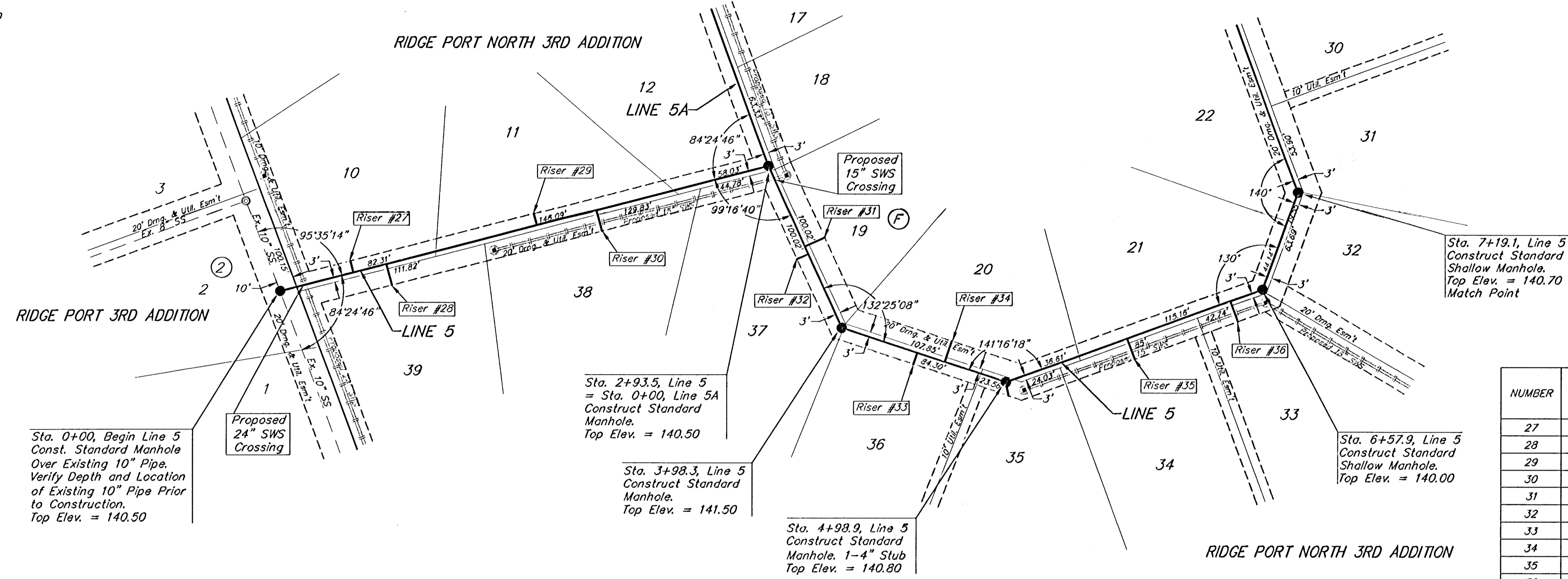
PROJECT NUMBER: **488-03187**

|             |            |           |               |              |           |
|-------------|------------|-----------|---------------|--------------|-----------|
| DESIGN: BLP | DRAWN: JAK | APPROVED: | DATE: 5-23-01 | SCALE: NOTED | SHEET: 18 |
|-------------|------------|-----------|---------------|--------------|-----------|

BENCHMARK:  
City Disc at the SW Corner  
of R.C.B.C. for Big Slough  
AR Ridge Road  
Elev. = 144.22 City Datum



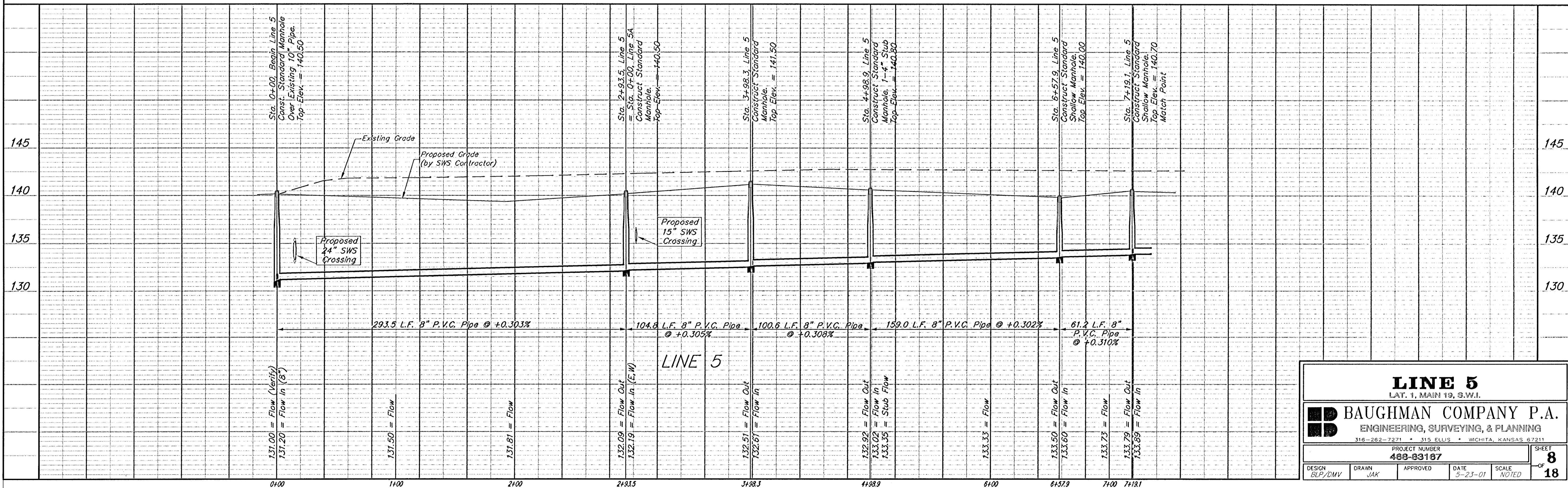
SCALE:  
1" = 40' HORIZONTAL  
1" = 5' VERTICAL  
• = IRON



SEWER SERVICE TABLE

| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |                            |
|--------|--------------------|----------|-----------|----------|----------------------|----------------------------|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE |
| 27     | 8" X 4" Tee Saddle | 10       | F         | 5        | 0+44/Lt.             | 5' 7"                      |
| 28     | 8" X 4" Tee Saddle | 39       | F         | 5        | 0+64/Rt.             | 4.5' 13"                   |
| 29     | 8" X 4" Tee Saddle | 11       | F         | 5        | 1+55/Lt.             | 4' 7"                      |
| 30     | 8" X 4" Tee Saddle | 38       | F         | 5        | 1+90/Rt.             | 4' 13"                     |
| 31     | 8" X 4" Tee Saddle | 19       | F         | 5        | 3+45/Lt.             | 4.5' 13"                   |
| 32     | 8" X 4" Tee Saddle | 37       | F         | 5        | 3+50/Rt.             | 4.5' 7"                    |
| 33     | 8" X 4" Tee Saddle | 36       | F         | 5        | 4+45/Rt.             | 4.5' 7"                    |
| 34     | 8" X 4" Tee Saddle | 20       | F         | 5        | 4+62/Lt.             | 4' 13"                     |
| 35     | 8" X 4" Tee Saddle | 34       | F         | 5        | 5+74/Rt.             | 3' 13"                     |
| 36     | 8" X 4" Tee Saddle | 33       | F         | 5        | 6+38/Rt.             | 2.5' 13"                   |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



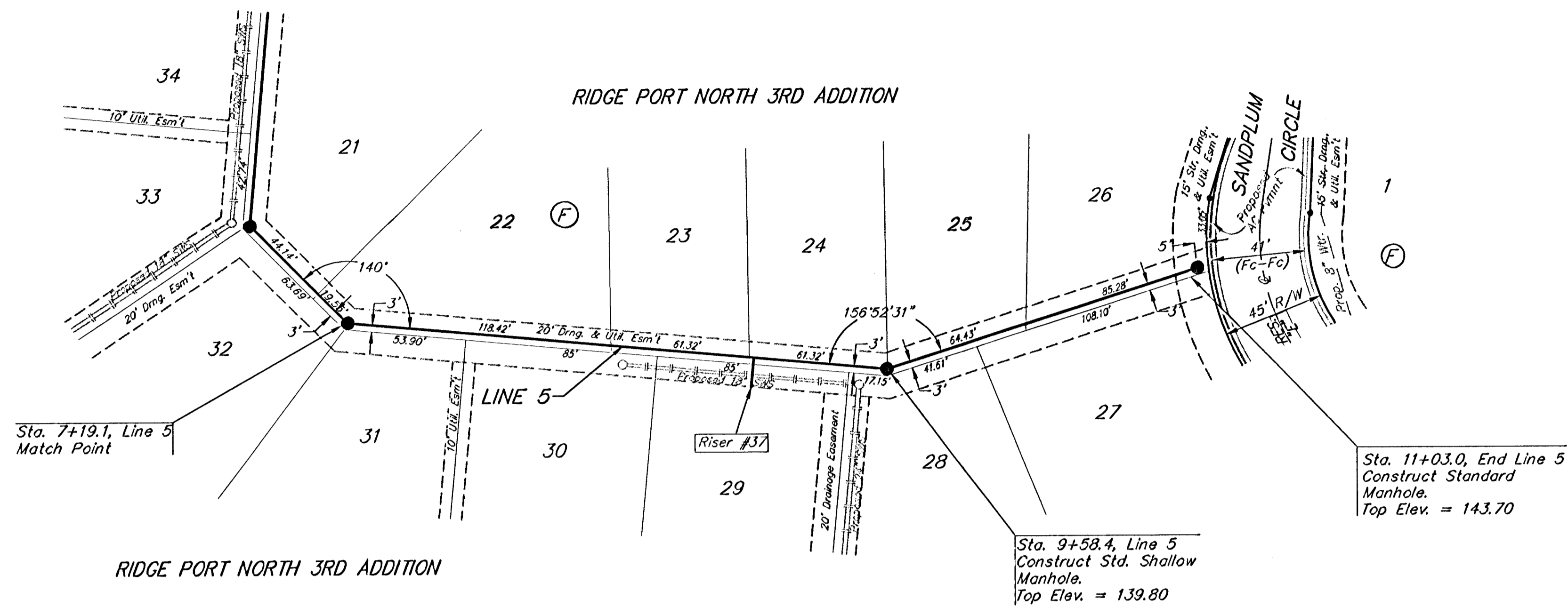
**LINE 5**  
LAT. 1, MAIN 19, S.W.I.

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
315-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

|                                    |              |          |                 |                                      |
|------------------------------------|--------------|----------|-----------------|--------------------------------------|
| DESIGN<br>BLP/DMV                  | DRAWN<br>JAK | APPROVED | DATE<br>5-23-01 | SCALE<br>NOTED                       |
| PROJECT NUMBER<br><b>488-83187</b> |              |          |                 | SHEET<br><b>8</b><br>OF<br><b>18</b> |

**BENCHMARK:**  
 City Disc at the SW Corner  
 of R.C.B.C for Big Slough  
 AR Ridge Road  
 Elev. = 144.22 City Datum

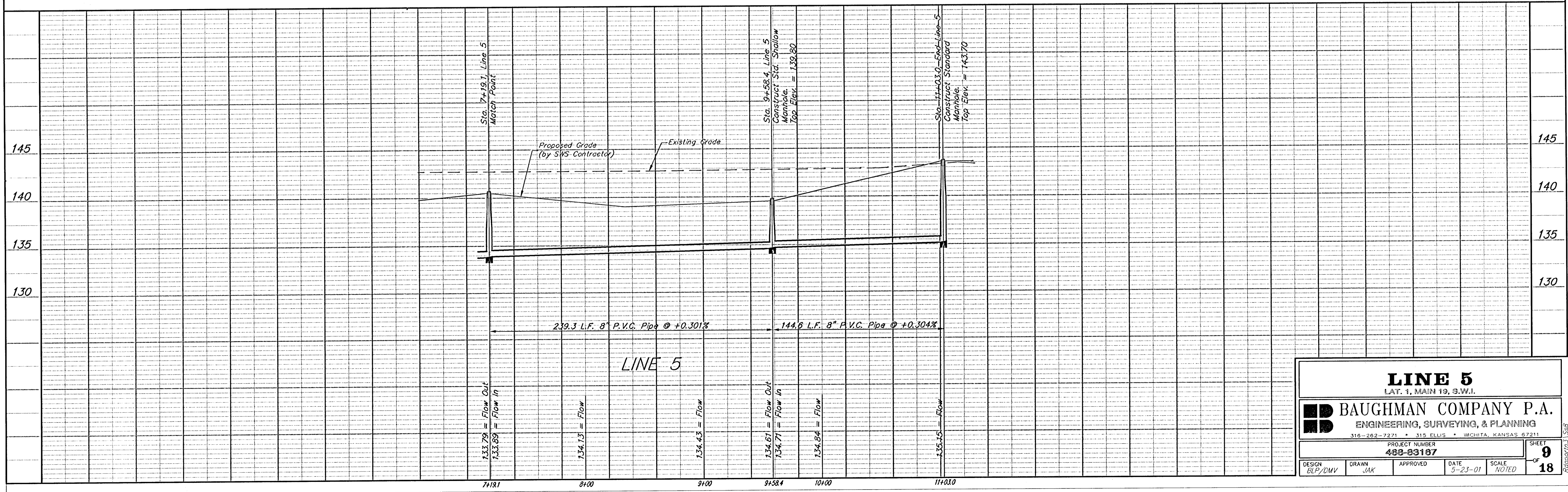
SCALE:  
 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL  
 • = IRON



SEWER SERVICE TABLE

| NUMBER | TYPE               | LOCATION |           |          | FOR INFORMATION ONLY |                            |          |
|--------|--------------------|----------|-----------|----------|----------------------|----------------------------|----------|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION    | APPROXIMATE LENGTH 4" PIPE | VERTICAL |
| 37     | 8" X 4" Tee Saddle | 29       | F         | 5        | 9+00/Rt.             | 1'                         | 13'      |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



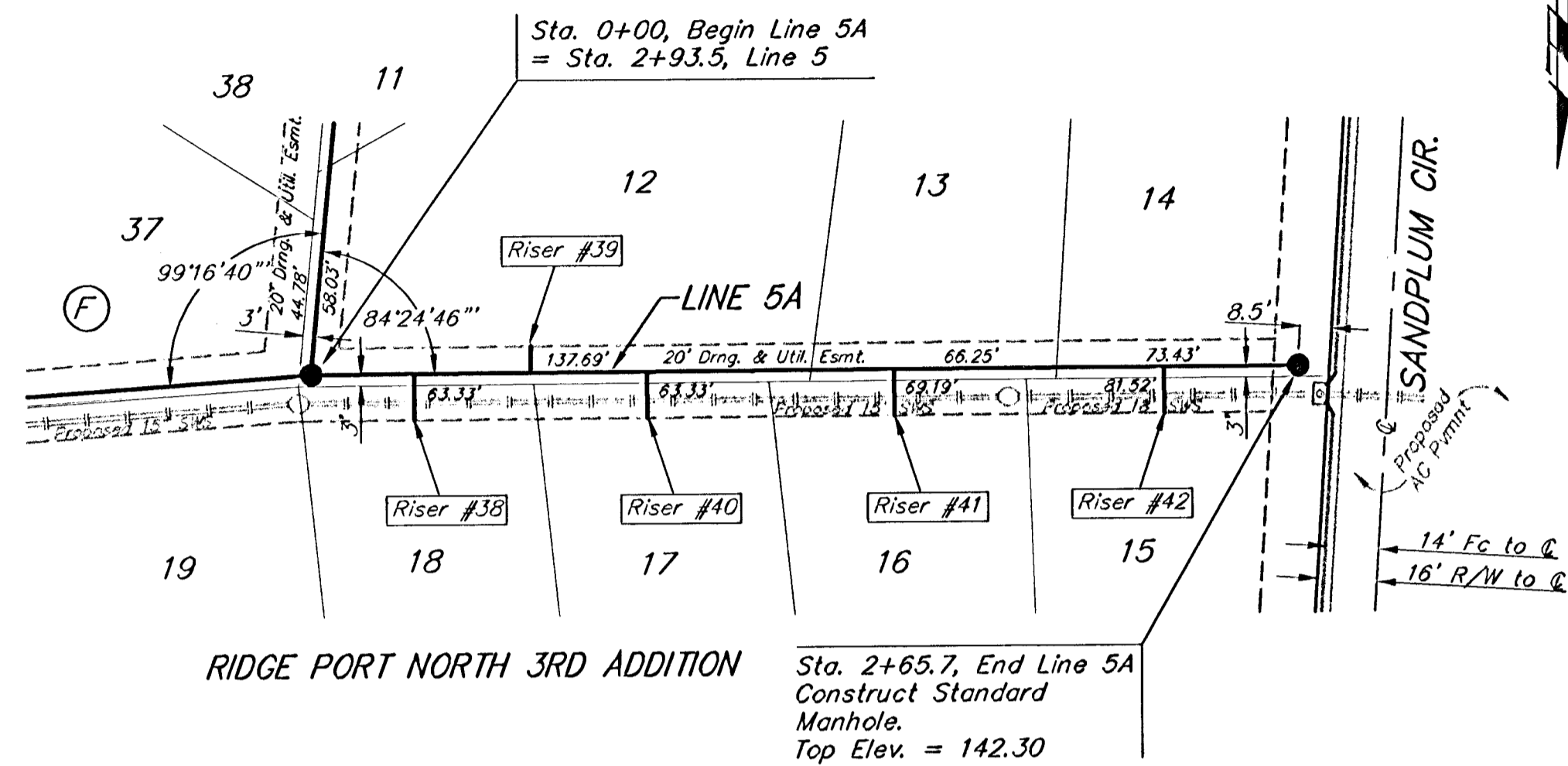
**LINE 5**  
 LAT. 1, MAIN 19, S.W.1.

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**488-83187**

|                   |              |          |                 |                |                                      |
|-------------------|--------------|----------|-----------------|----------------|--------------------------------------|
| DESIGN<br>BLP/DMV | DRAWN<br>JAK | APPROVED | DATE<br>5-23-01 | SCALE<br>NOTED | SHEET<br><b>9</b><br>OF<br><b>18</b> |
|-------------------|--------------|----------|-----------------|----------------|--------------------------------------|

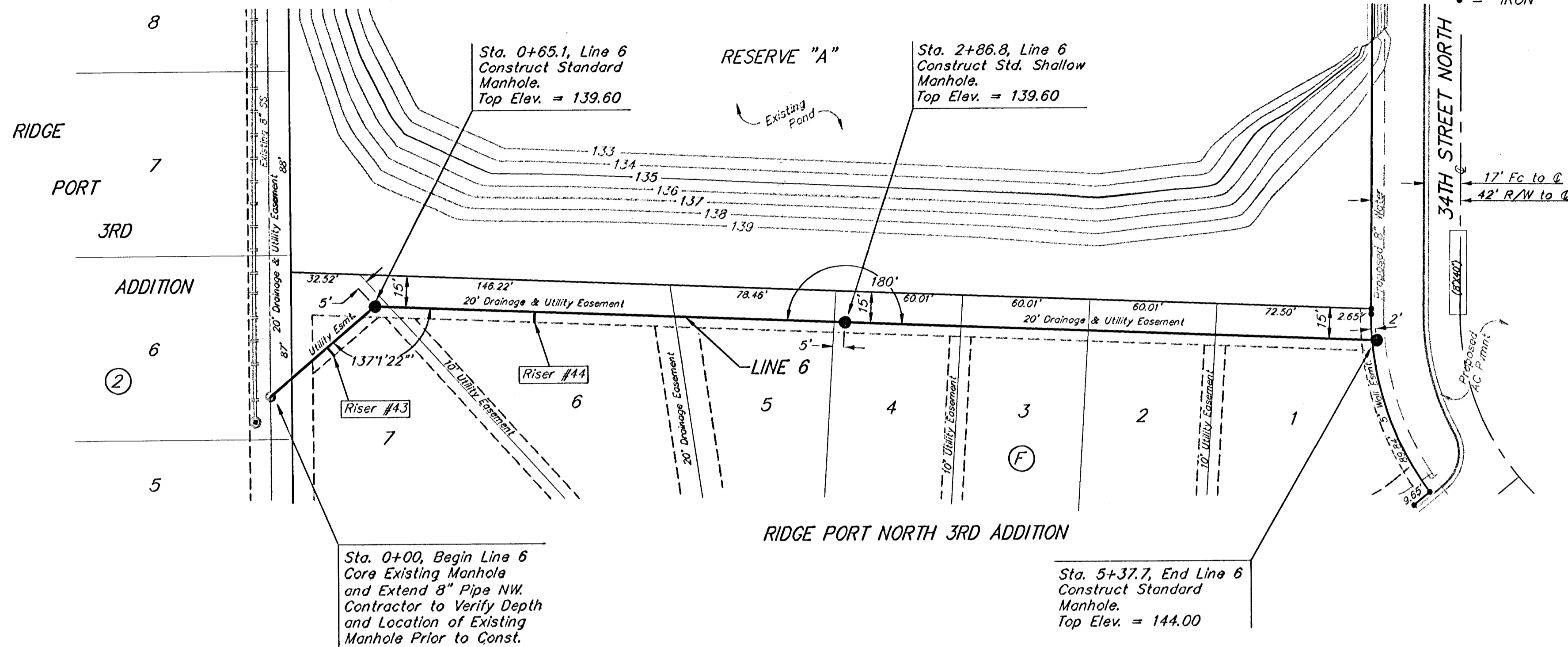
**BENCHMARK:**  
City Disc at the SW Corner  
of R.C.B.C for Big Slough  
AR Ridge Road  
Elev. = 144.22 City Datum



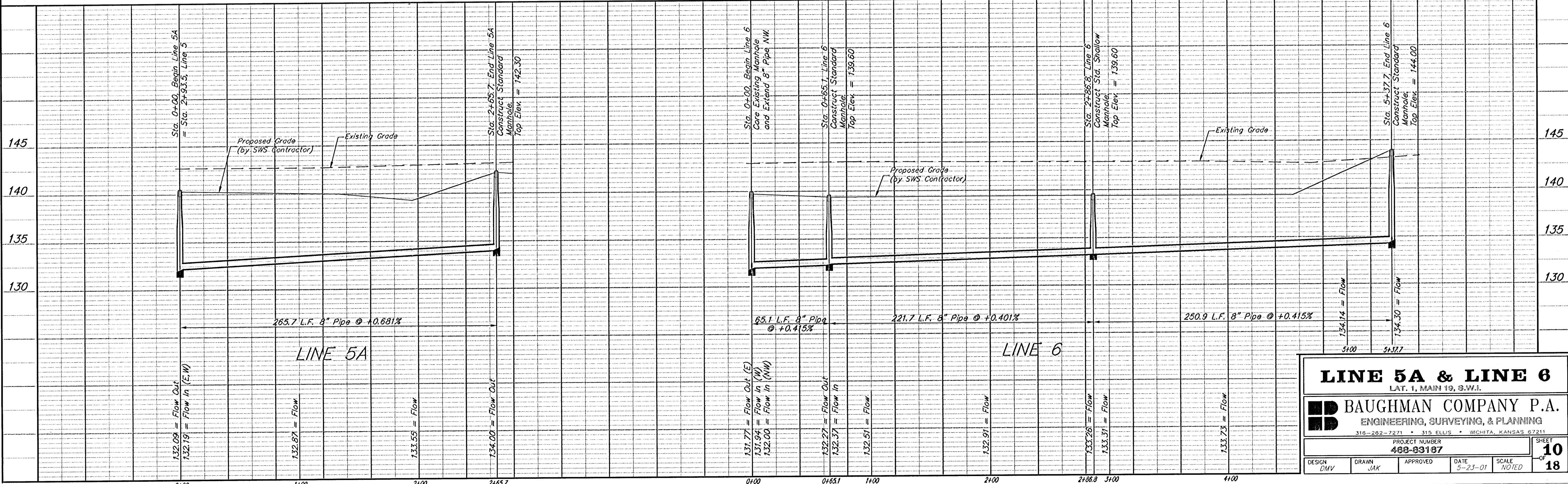
**SEWER SERVICE TABLE**

| NUMBER | TYPE               | LOCATION |           |          |                   | FOR INFORMATION ONLY                |            |
|--------|--------------------|----------|-----------|----------|-------------------|-------------------------------------|------------|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION | APPROXIMATE LENGTH 4" PIPE VERTICAL | HORIZONTAL |
| 38     | 8" X 4" Tee Saddle | 18       | F         | 5A       | 0+28/Rt.          | 4'                                  | 13'        |
| 39     | 8" X 4" Tee Saddle | 12       | F         | 5A       | 0+60/Lt.          | 3.5'                                | 7'         |
| 40     | 8" X 4" Tee Saddle | 17       | F         | 5A       | 0+91/Rt.          | 3.5'                                | 13'        |
| 41     | 8" X 4" Tee Saddle | 16       | F         | 5A       | 1+57/Rt.          | 2.5'                                | 13'        |
| 42     | 8" X 4" Tee Saddle | 15       | F         | 5A       | 2+30/Rt.          | 3'                                  | 13'        |
| 43     | 8" X 4" Tee Saddle | 7        | F         | 6        | 0+35/Rt.          | 3.5'                                | 5'         |
| 44     | 8" X 4" Tee Saddle | 6        | F         | 6        | 1+40/Rt.          | 3'                                  | 5'         |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



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



**LINE 5A & LINE 6**  
LAT. 1, MAIN 19, S.W.I.

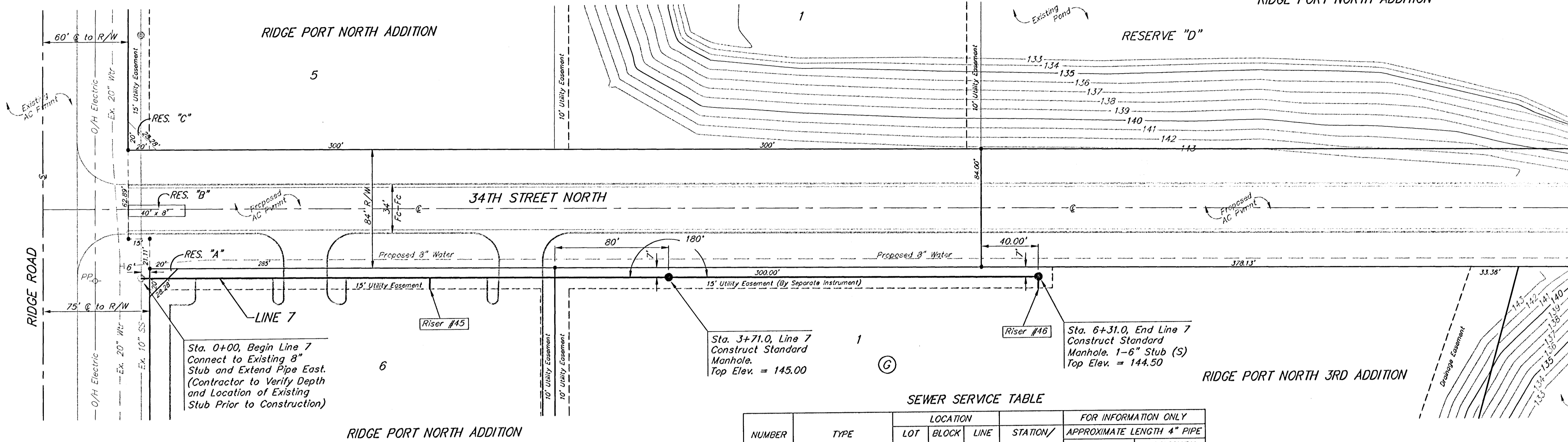
**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **488-83187**

DESIGN: DMV    DRAWN: JAK    APPROVED: [Signature]    DATE: 5-23-01    SCALE: NOTED

SHEET **10** OF **18**

BENCHMARK:  
City Disc at the SW Corner  
of R.C.B.C for Big Slough  
AR Ridge Road  
Elev. = 144.22 City Datum

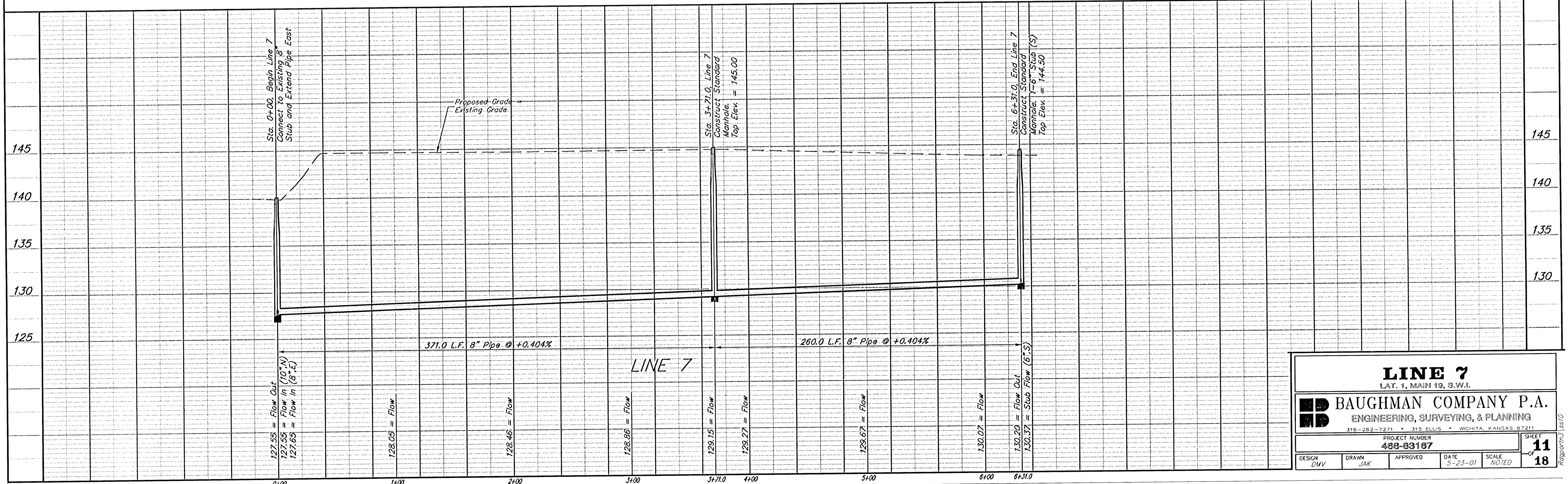


SCALE:  
1" = 40' HORIZONTAL  
1" = 5' VERTICAL  
• = IRON

SEWER SERVICE TABLE

| NUMBER | TYPE               | LOCATION |           |          |                   | FOR INFORMATION ONLY                |            |
|--------|--------------------|----------|-----------|----------|-------------------|-------------------------------------|------------|
|        |                    | LOT NO.  | BLOCK NO. | LINE NO. | STATION/DIRECTION | APPROXIMATE LENGTH 4" PIPE VERTICAL | HORIZONTAL |
| 45     | 8" X 6" Tee Saddle | 6        | -         | 7        | 2+03/RL           | 12.5'                               | 8'         |
| 46     | 6" Stub w/ Riser   | 1        | G         | 7        | 6+31.0/RL         | 10.5'                               | 8'         |

NOTE: Vertical Riser Pipe shall be extended to 2' minimum above ground water elevation and 4' maximum below proposed ground elevation.



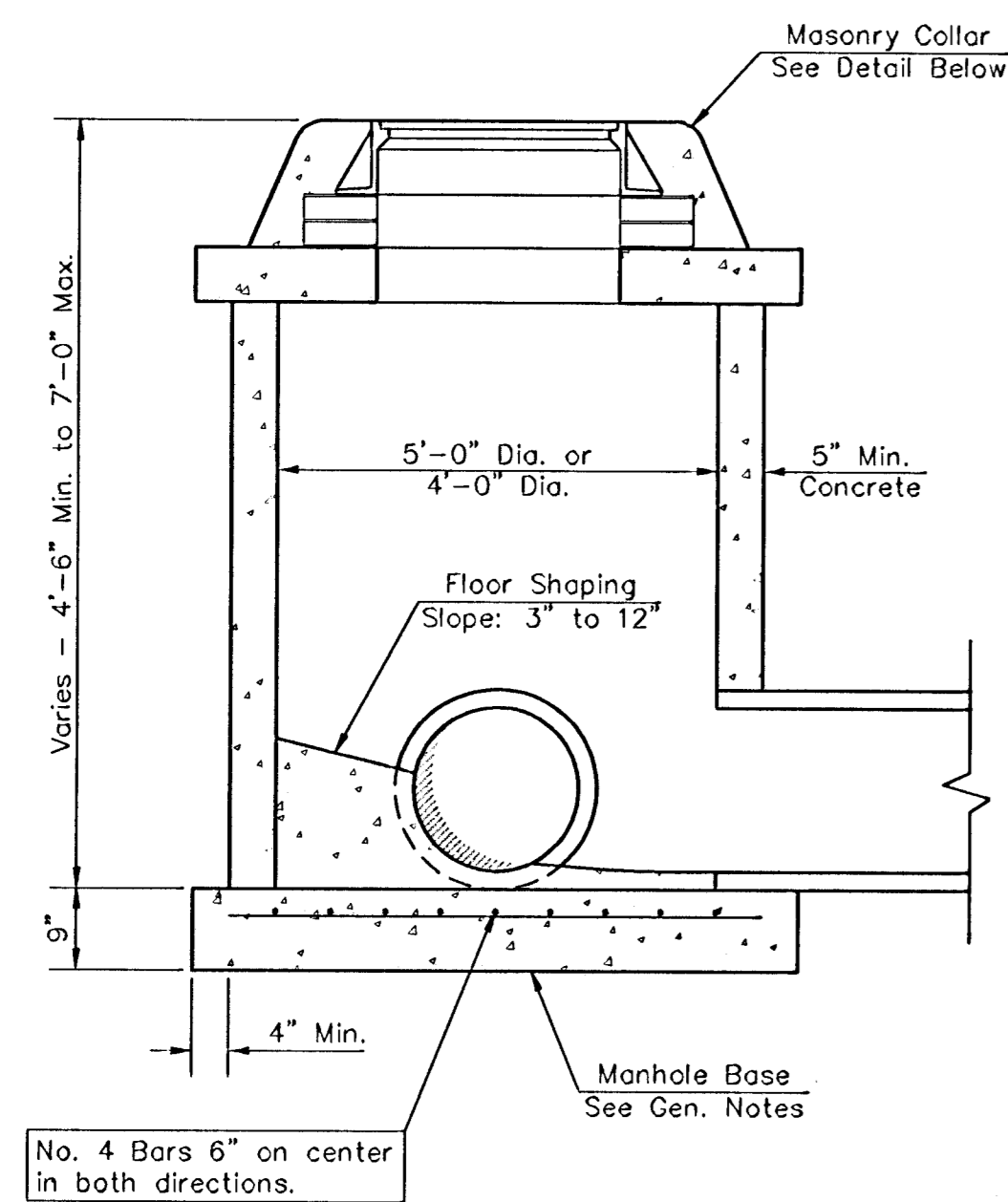
**LINE 7**  
LAT. 1, MAIN 19, S.W.I.

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
315-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

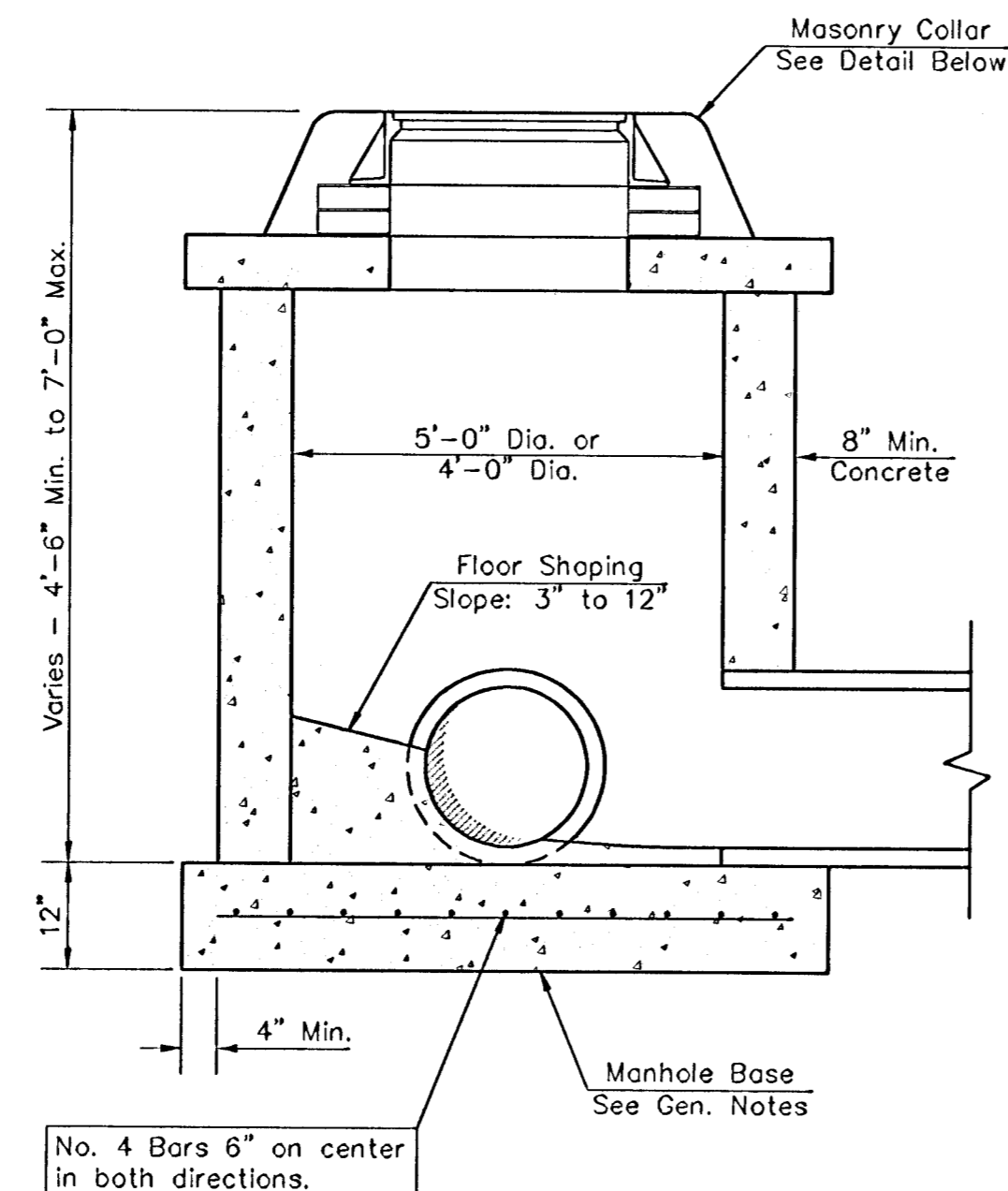
PROJECT NUMBER  
**488-83187**

DESIGN: DMV    DRAWN: JAK    APPROVED: [Signature]    DATE: 5-23-01    SCALE: NOTED

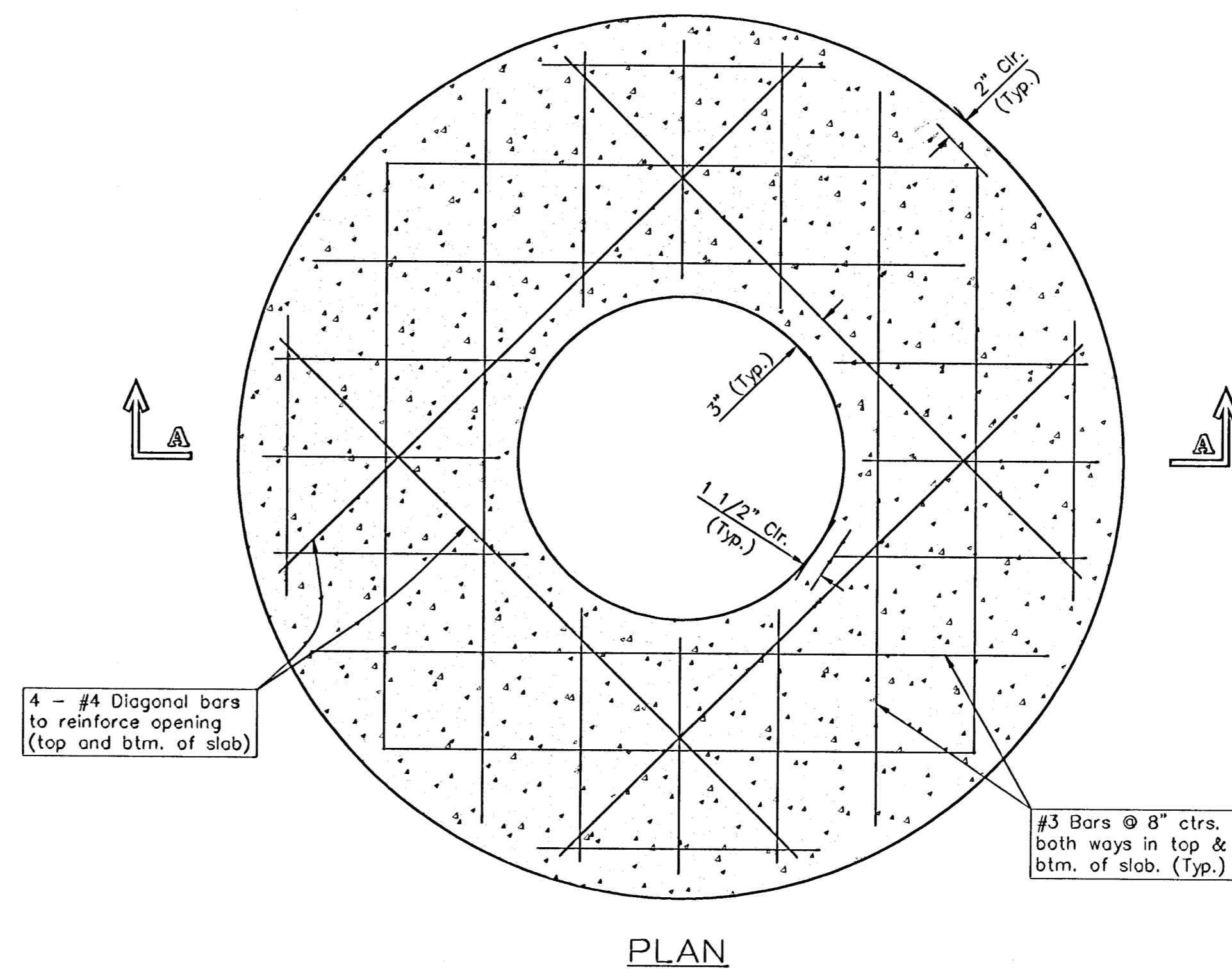
SHEET **11** OF **18**



SHALLOW TYPE "P" MANHOLE



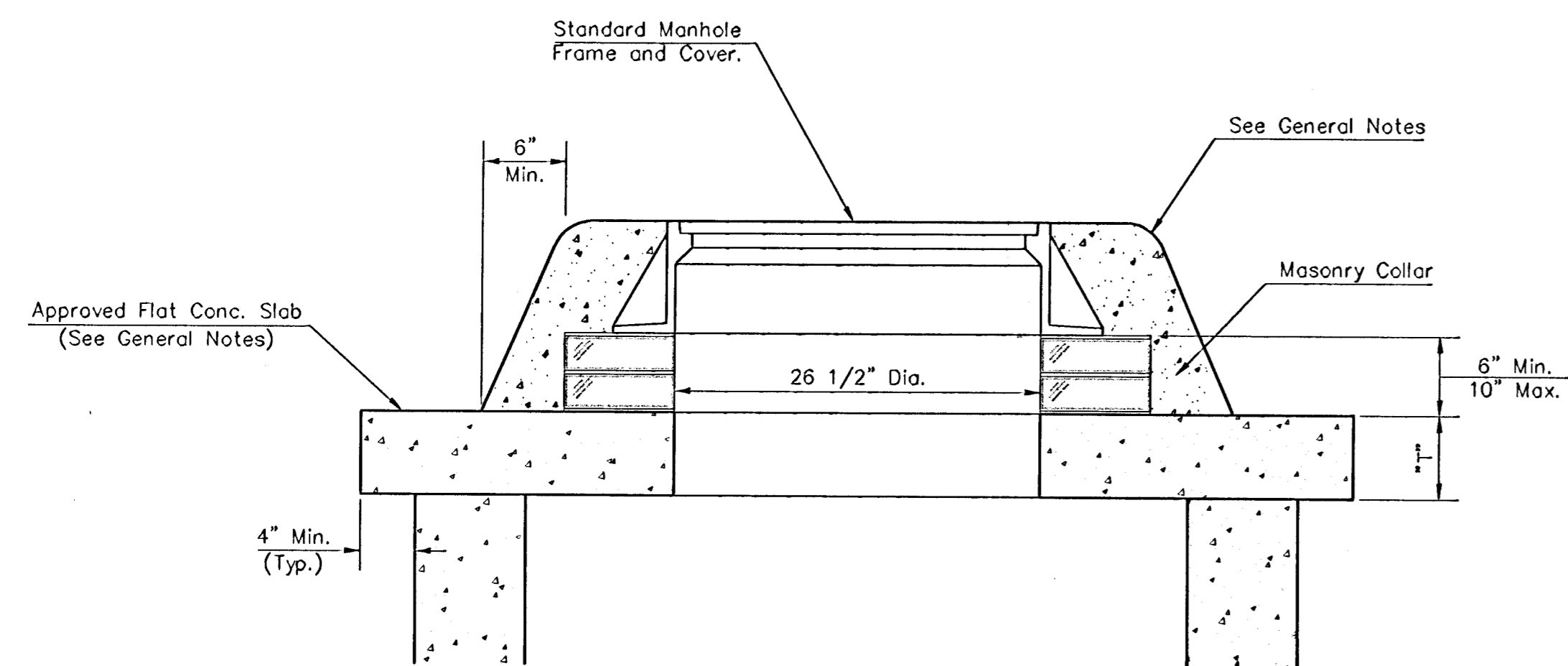
SHALLOW TYPE "C" MANHOLE



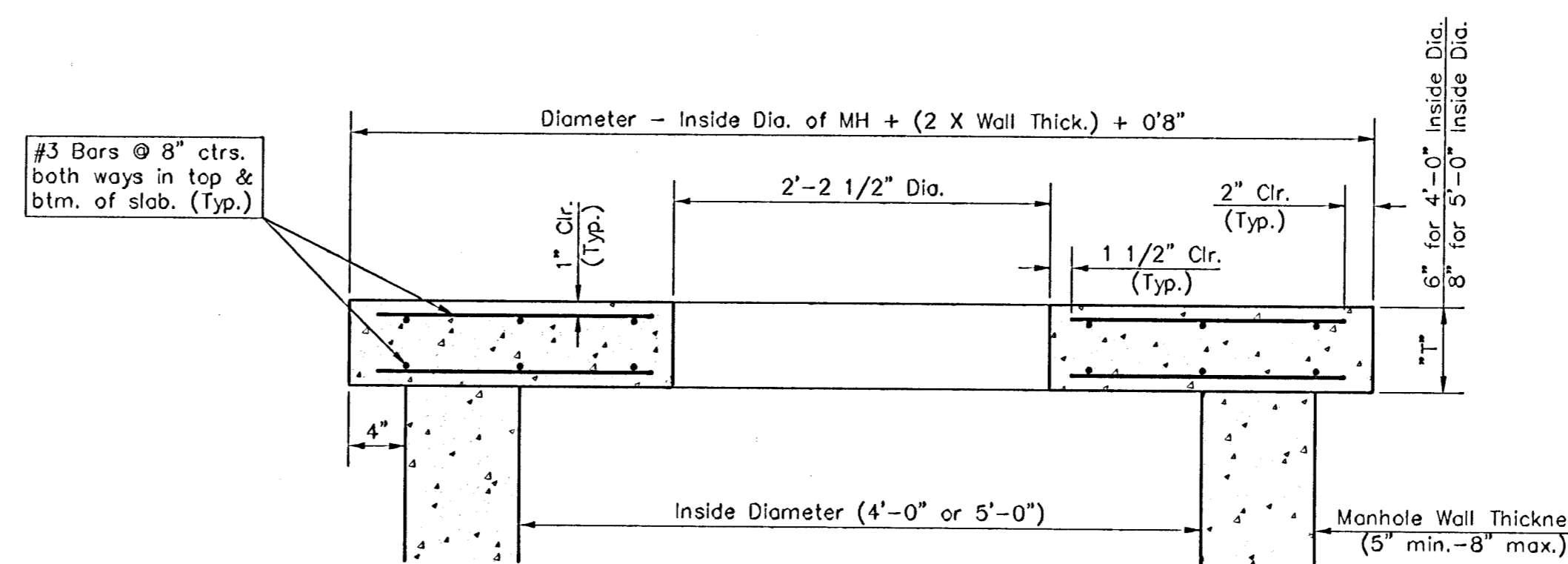
PLAN

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 cement 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 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.
- 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. 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 drawings.
- The crowns of inflowing pipes shall never be set lower than the crown of the outflowing pipe.
- Standard shallow manholes type "P" and "C" shall be paid for at the unit price bid per each for the type and diameter indicated. All standard shallow manhole diameters will be 4' unless indicated otherwise.
- All brick used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.



MASONRY COLLAR DETAIL



SECTION A-A

FLAT CONCRETE SLAB DETAILS

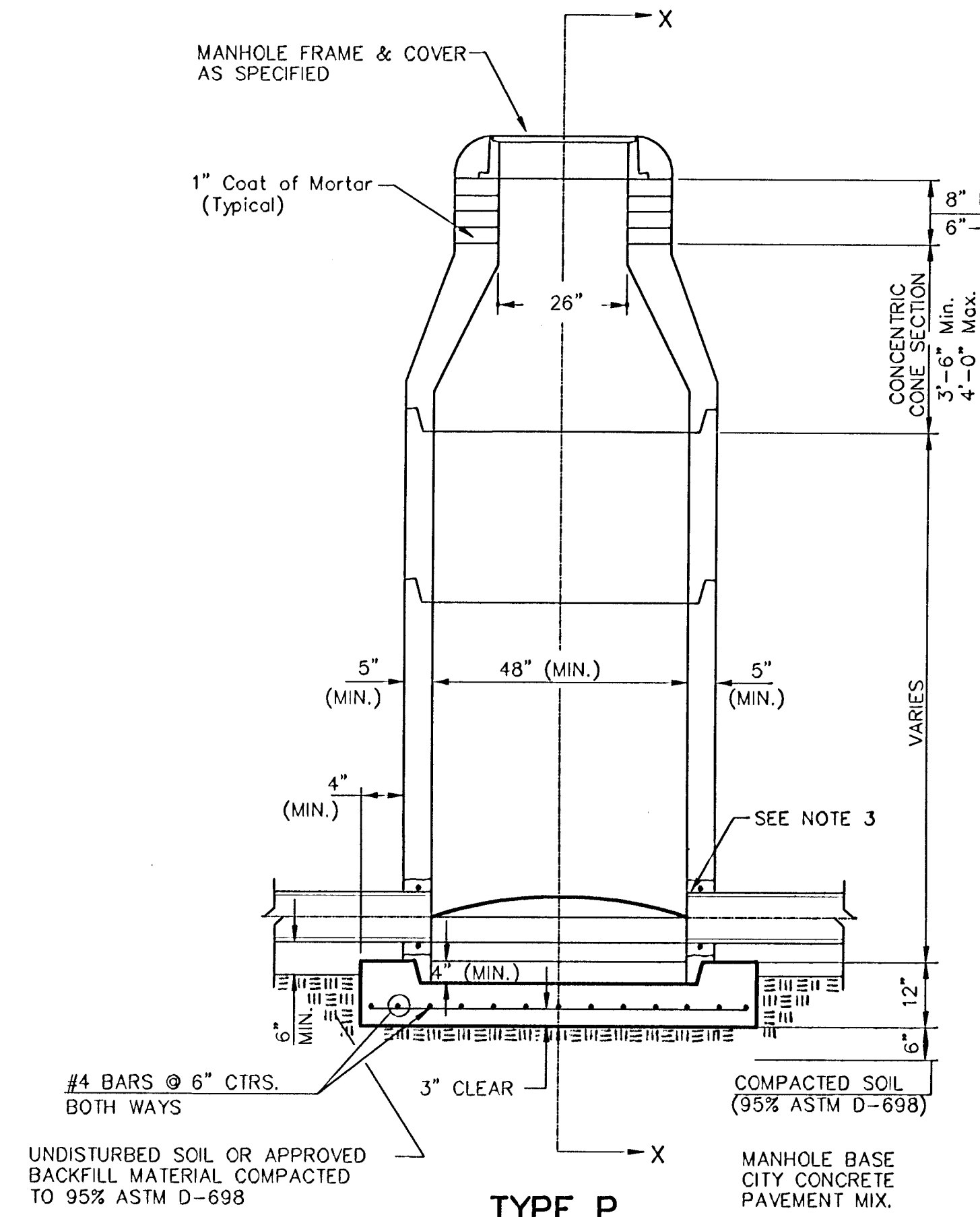
CITY OF WICHITA, KANSAS  
**STD. SHALLOW MANHOLES**  
 TYPE "P" AND TYPE "C"

**BAUGHMAN COMPANY P.A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 312 ELLIS • WICHITA, KANSAS 67211

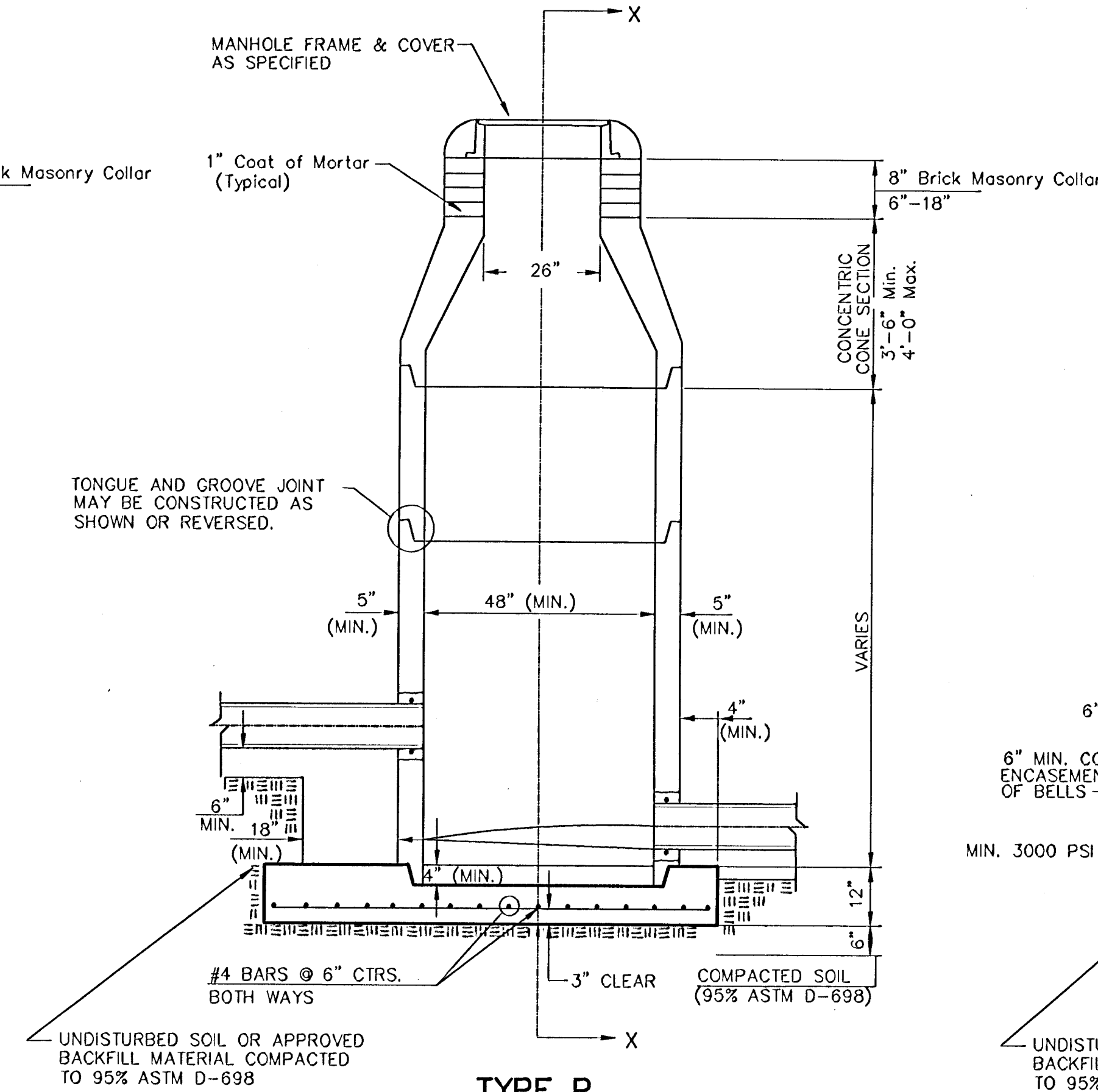
PROJECT NUMBER  
**488-83187**

DESIGN STAFF    DRAWN STAFF    APPROVED STAFF    DATE    SCALE NONE    SHEET **12** OF **18**

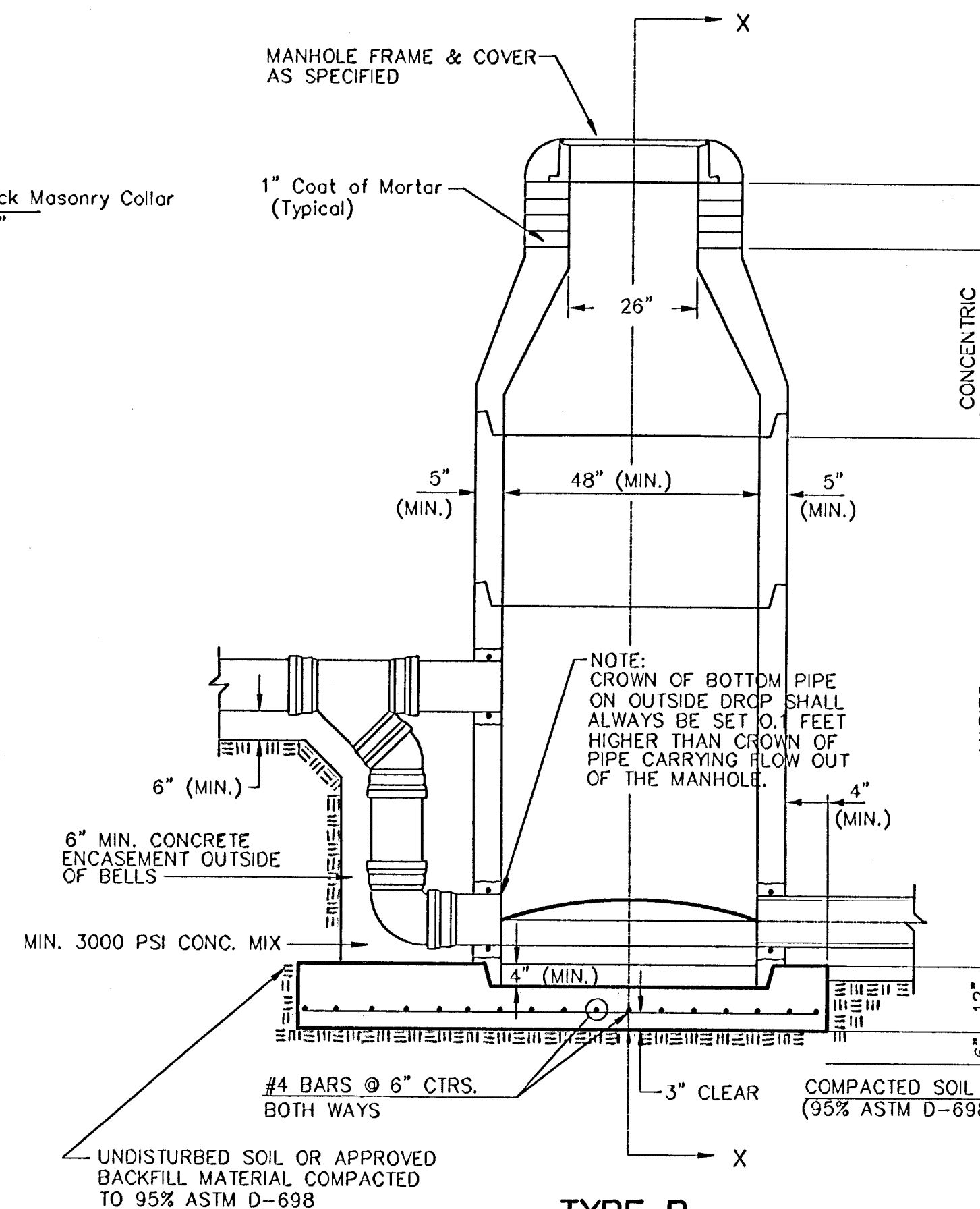
# SEWER APPURTENANCES DETAILS



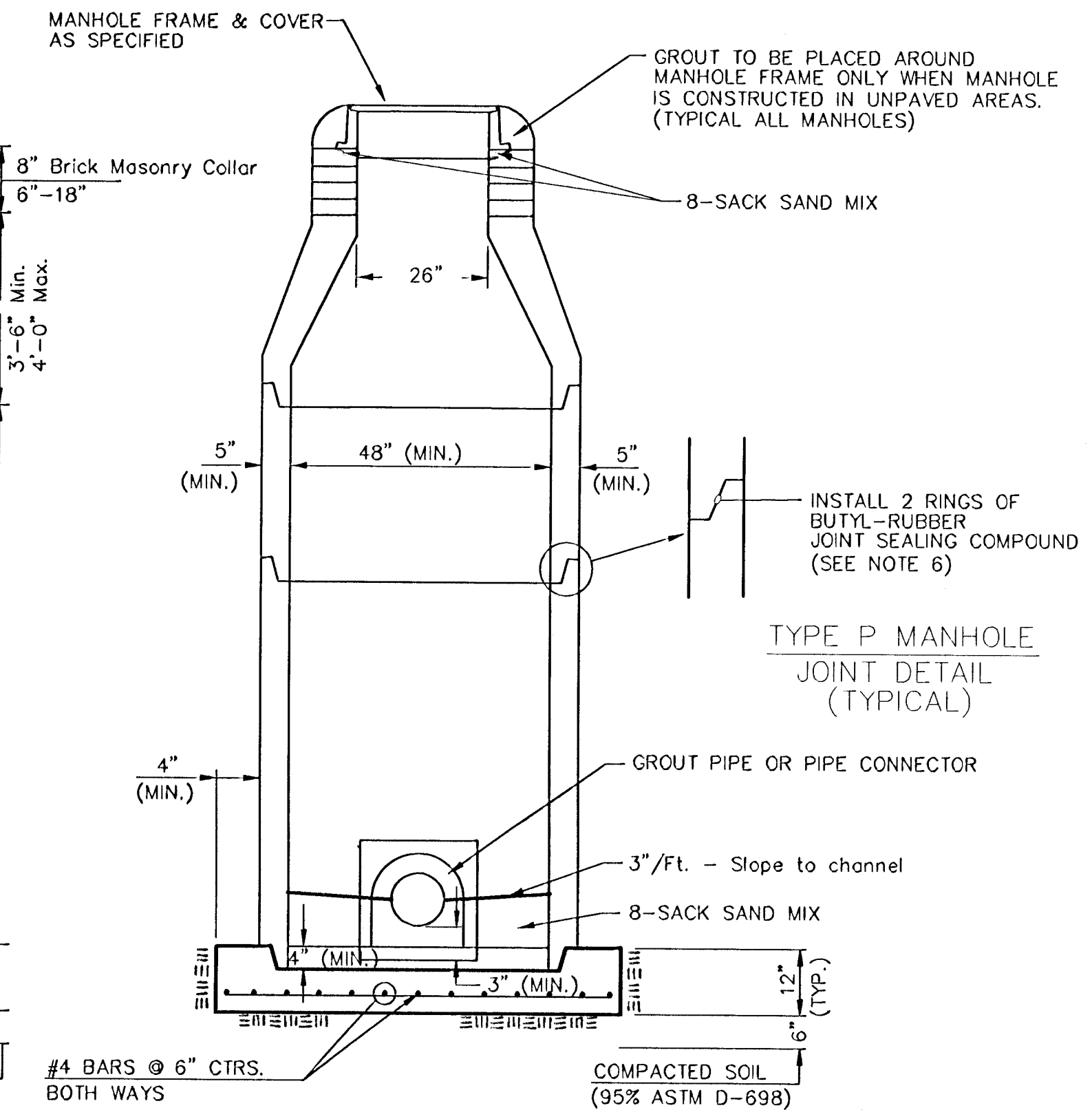
**TYPE P  
STANDARD MANHOLE**



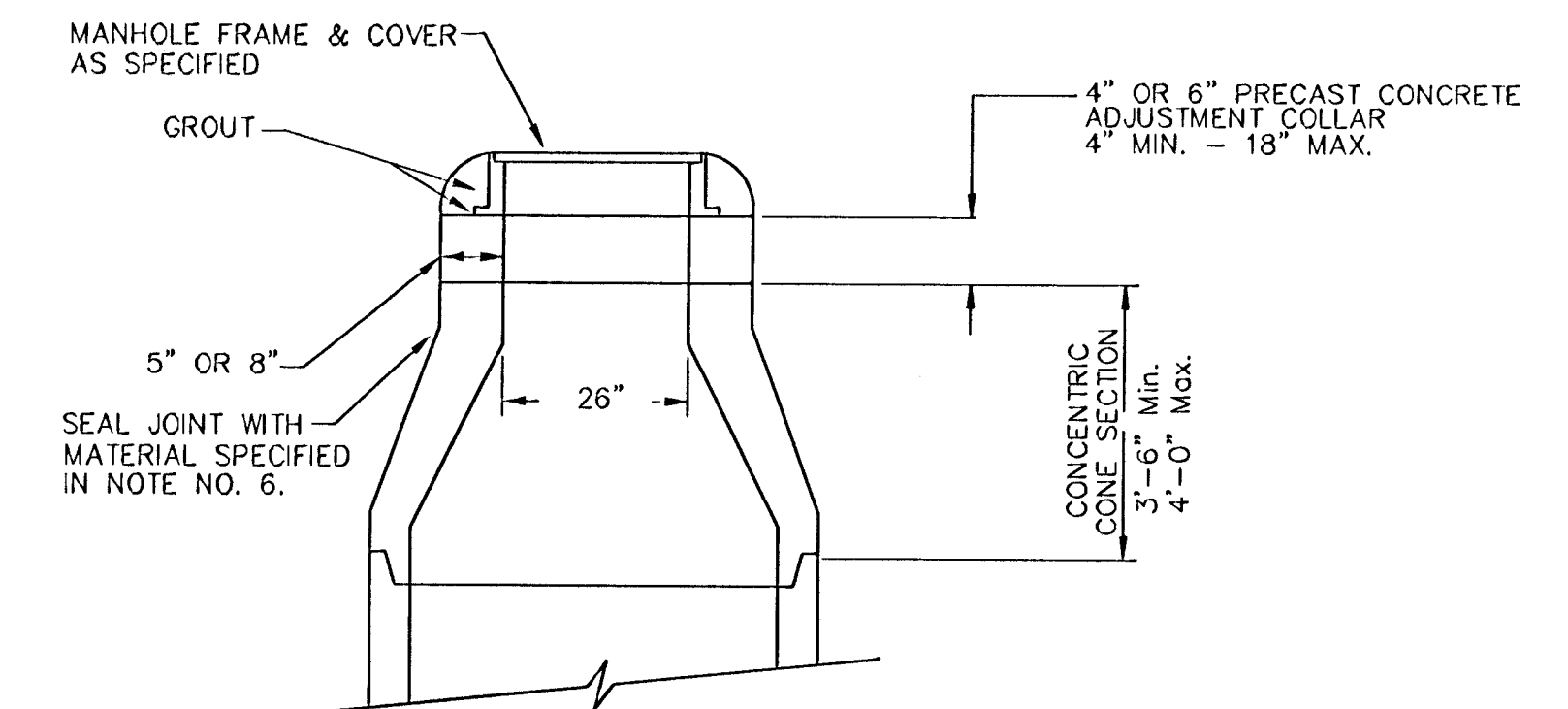
**TYPE P  
INSIDE DROP MANHOLE**



**TYPE P  
OUTSIDE DROP MANHOLE**



**SECTION X  
(TYPICAL)**



**ALTERNATE CONSTRUCTION  
IN UNPAVED AREAS**

**GENERAL NOTES**

**PRECAST MANHOLE NOTES**

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED 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 TNEEC SERIES 66 HI-BUILD EPOXOLINE, 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 NON-SHRINK 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.

|  |                |               |                    |
|--|----------------|---------------|--------------------|
| CITY OF WICHITA                                  |                |               |                    |
| <b>STD. MANHOLE DETAILS</b>                      |                |               |                    |
| SEWER APPURTENANCES                              |                |               |                    |
| <b>BAUGHMAN COMPANY P.A.</b>                     |                |               |                    |
| ENGINEERING, SURVEYING, & PLANNING               |                |               |                    |
| 318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211 |                |               |                    |
| PROJECT NUMBER<br><b>488-83187</b>               |                |               | SHEET<br><b>13</b> |
| DESIGN<br>STAFF                                  | DRAWN<br>STAFF | APPROVED      | DATE               |
|  |                | SCALE<br>NONE | OF<br><b>18</b>    |



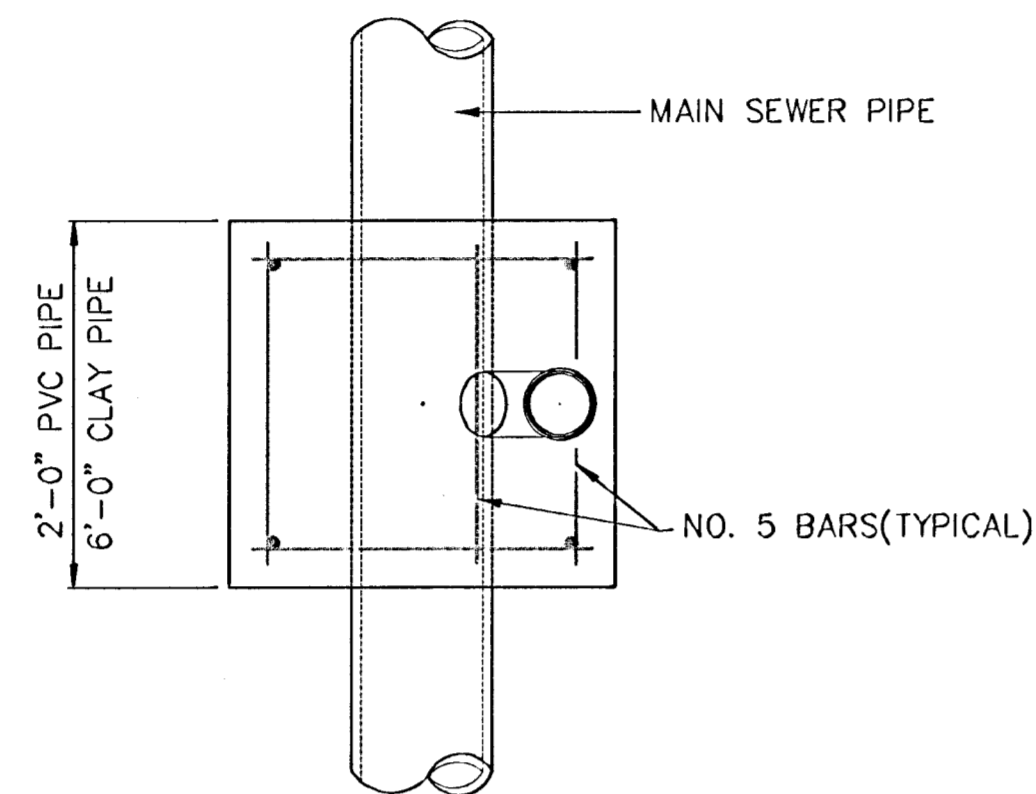
# VERTICAL RISER DETAILS

## ADOPTED AS STANDARD DESIGN

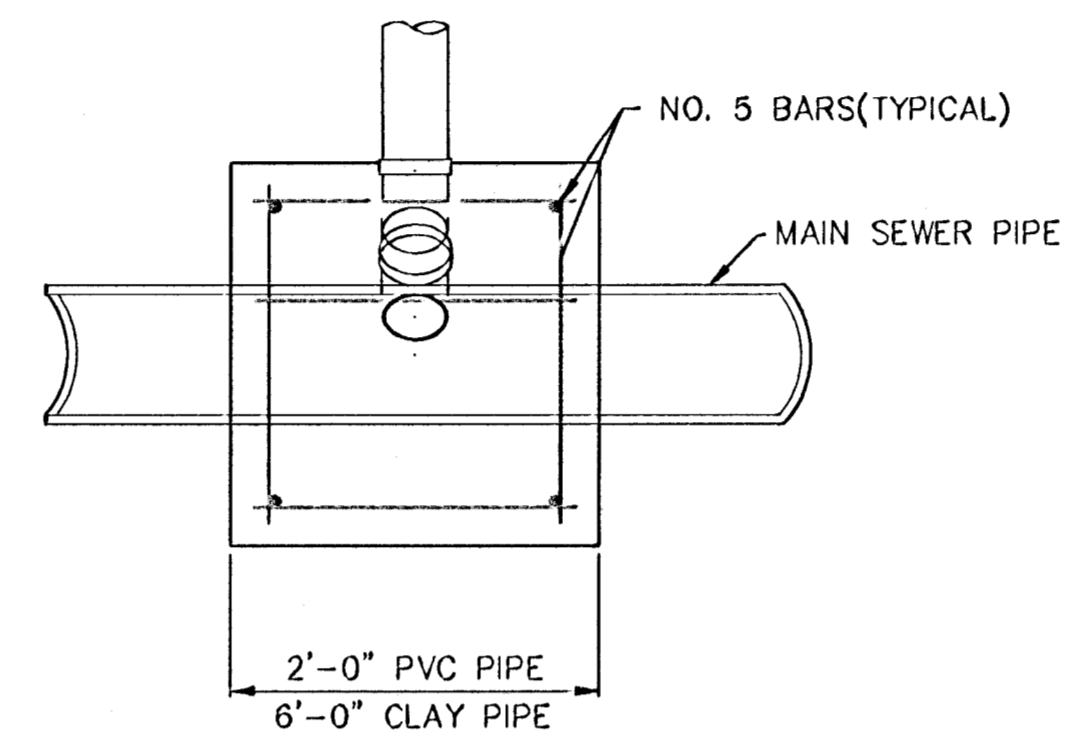
### BY

## CITY OF WICHITA, KANSAS

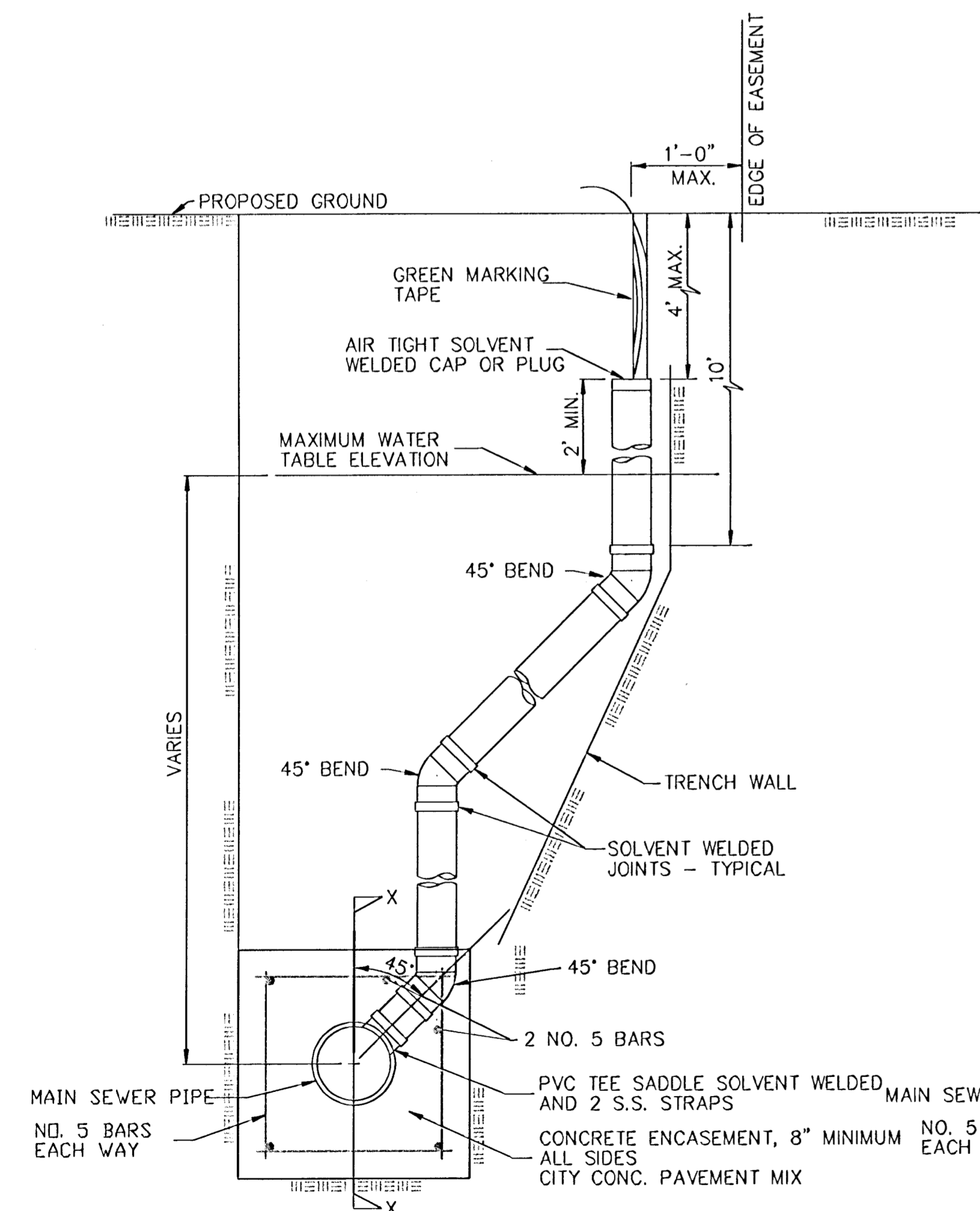
### OCTOBER 1992



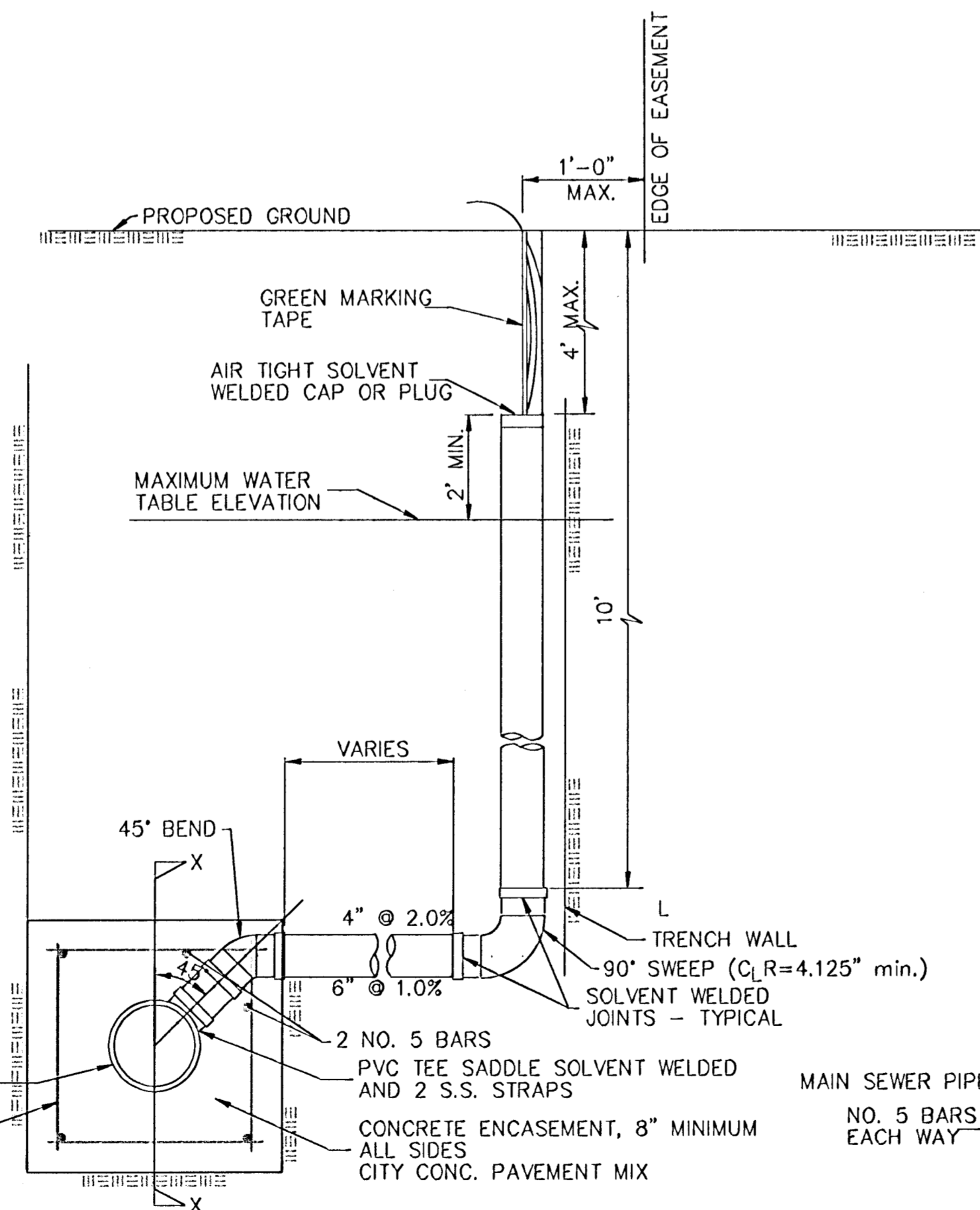
TYPICAL PLAN VIEW



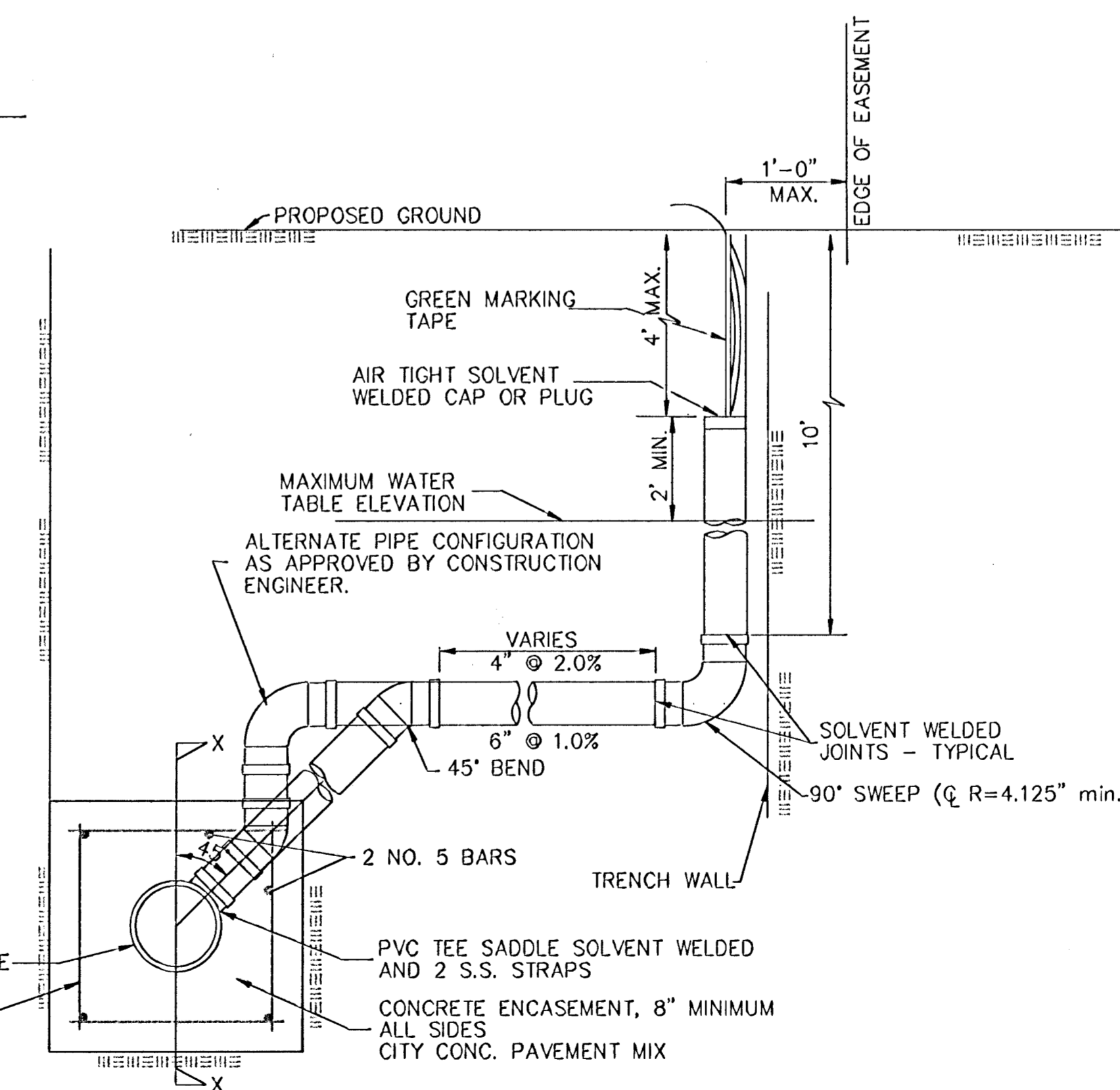
TYPICAL SECTION X-X



METHOD "A"



METHOD "B"



METHOD "C"

NOTE: RISER PIPE REQUIREMENTS AT MANHOLE STUBS SHALL BE SIMILAR TO THOSE SHOWN ABOVE.

GENERAL NOTES

- RISERS.** Risers shall be installed to serve all lots or tracts where the sanitary sewer main is below the water table. Risers shall also be installed to serve all lots and tracts where the sanitary sewer main depth is greater than 12 feet below the proposed ground elevation. Installation of risers because of field conditions shall be as approved by the Construction Engineer. The location of the risers to serve developed property shall be approved by the property owner and the Construction Engineer.
- PIPE STUBS.** Pipe stubs shall be installed in manholes where locations of manholes will provide satisfactory service connection as determined by the Construction Engineer. The vertical distance between the flowline of the manhole pipe stub and the flowline of the sanitary sewer main out of the manhole shall not exceed 2 feet. Risers shall be utilized at manhole pipe stubs as indicated in Note 1. Manhole pipe stubs shall be set such that the top of the stub is not lower than the top of the sanitary sewer main.
- SIZING.** Pipe stubs and risers shall be sized according to the plans and riser table where risers are indicated by the plans. Where risers or pipe stubs are required because of field conditions, the risers and stubs shall be six-inch diameter for commercial or industrial properties and 4" or 6" diameter for residential properties, based on lot size and sanitary sewer main depth. Sizing of risers and stubs shall be approved by the Construction Engineer prior to installation.
- RISER OR STUB MATERIAL.** Risers and stubs shall be constructed of Schedule 40 PVC Pipe, meeting the requirements of the latest revision of A.S.T.M. . All pipe joints shall be solvent welded.
- REINFORCED CONCRETE ENCASEMENT.** Riser connections to clay pipe sanitary sewers shall be reinforced concrete encased both ways from the riser centerline. The reinforced concrete encasement shall extend three feet from the riser centerline or stop at the first sanitary sewer pipe joint within three feet of the riser centerline. Riser connections to PVC Sanitary Sewer mains shall be reinforced concrete encased one foot each way from the riser centerline. The concrete encasement shall be reinforced using reinforcing steel as shown in the appropriate drawing. The concrete shall conform to the City Standard Specifications for concrete pavement.
- BEDDING.** Bedding around the sanitary sewer riser shall be compacted Pipe Bedding Type 1 or 2. The bedding shall be placed and compacted from the depth of the sanitary sewer main to the top of the sanitary sewer riser pipe. Compacted Pipe Bedding Type 1 or 2 shall be required for all risers whether constructed in vertical wall or sloped wall trenches. Bedding material and construction practices shall be approved by the Construction Engineer prior to installation.
- SUPPORT OF RISERS.** Sanitary sewer riser pipe shall be supported during trench backfill. The riser pipe shall be held in a vertical position at all times until trench backfill and compaction has been completed. Contractor's methods for supporting and backfilling the riser pipe shall be approved by the Construction Engineer.
- PLUGGING.** The ends of the riser pipes and manhole stubs shall be plugged using an airtight solvent welded cap or plug. Cap or plug fittings shall be approved by the Construction Engineer prior to installation. Caps or plugs which do not provide an airtight seal will not be accepted.
- TOP OF THE RISER PIPE.** The top elevation of the sanitary sewer riser pipe shall be built per plan elevations, unless otherwise directed by the Construction Engineer. Where riser elevations are not shown on the plans, the top of the risers shall be set at an elevation four feet below the proposed ground surface. If ground water is encountered, the top of the riser pipe shall be set at an elevation two feet (min.) above the maximum water table elevation, regardless of the riser elevation shown on the plans.
- MARKING.** Locations of the ends of the sanitary sewer riser pipe shall be marked by fastening green colored plastic tape to the end of the riser. The tape shall be supported by a length of wooden 2 x 4, extending from the top of the riser pipe to the proposed ground surface. The green tape shall be visible and extend one foot above the proposed ground surface. The green tape shall be 4 mil Polyethylene film with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.
- LOCATION MEASURES.** The project inspector shall record and document the location of all risers constructed as measured from the nearest manhole, indicating the direction from the manhole, the direction and distance from the main, riser size, and elevation of the top of the riser.
- RISER LOCATION.** The riser shall be located per plan if shown. If not shown on the plan, the riser shall be located at the center of the lot, within one foot of the property side of the easement for the lot being served. All riser locations shall be approved by the Construction Engineer prior to installation.
- PAYMENT.** "Sanitary sewer risers" shall be paid for at the contract unit price per each, which price shall be full compensation for all pipe, fittings, marking tape, length of wooden 2 x 4, reinforced concrete encasement, support during backfill, backfill, labor, site restoration, and any other items necessary to complete the work.

City of Wichita Standard  
**Riser Details**

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING

316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER  
**488-83187**

|        |       |          |      |
|--------|-------|----------|------|
| DESIGN | DRAWN | APPROVED | DATE |
|        |       |          |      |

SCALE  
NONE

SHEET  
**15**  
OF  
**18**

Details Riser/D1

# RIDGE PORT NORTH 3RD ADDITION

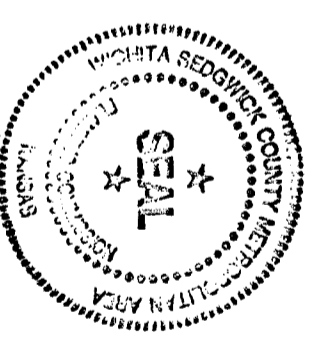
## WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "RIDGE PORT NORTH 3RD ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 16 day of December, 1999

Wichita-Sedgewick County Metropolitan Area Planning Commission

*Francis J. Harkins*, Chairman  
Francis S. Garoflo



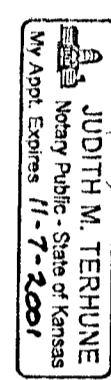
*Martin S. Krout*, Secretary  
Martin S. Krout

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT NORTH 3RD ADDITION", Wichita, Sedgewick County, Kansas.

Intrust Bank, N.A.

*Gary D. Smith*, S.V.P.  
GARY D. SMITH

State of Kansas) SS The foregoing instrument acknowledged before me this 1 day of Sept, 2000, by GARY D. SMITH, Senior Vice President of the Intrust Bank, N.A., on behalf of the bank.



My App't. Exp. 12-31-2001 *Judith M. Terhune*, Notary Public

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this    day of   , 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 2nd day of October, 2000.

*David L. Robble*  
David L. Robble, L.S. #1246  
Deputy County Surveyor  
Sedgewick County, Kansas

Entered on transfer record this    day of   , 2000.

James Alford, County 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    day of   , 2000 at    o'clock    M, and is duly recorded.

BM Meek, Register of Deeds

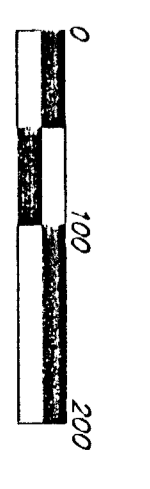
Linda Kizline, Deputy

| LOT    | AREA | ELEVATION | NO. OF  |
|--------|------|-----------|---------|
|        |      |           | STAIRS  |
| 1-2-21 | B    | 1406      | 1,298.0 |
| 1-2-22 | B    | 1405      | 1,298.0 |
| 1-2-23 | B    | 1405      | 1,298.0 |
| 1-2-24 | B    | 1405      | 1,298.0 |
| 1-2-25 | B    | 1405      | 1,298.0 |
| 1-2-26 | B    | 1405      | 1,298.0 |
| 1-2-27 | B    | 1405      | 1,298.0 |
| 1-2-28 | B    | 1405      | 1,298.0 |
| 1-2-29 | B    | 1405      | 1,298.0 |
| 1-2-30 | B    | 1405      | 1,298.0 |

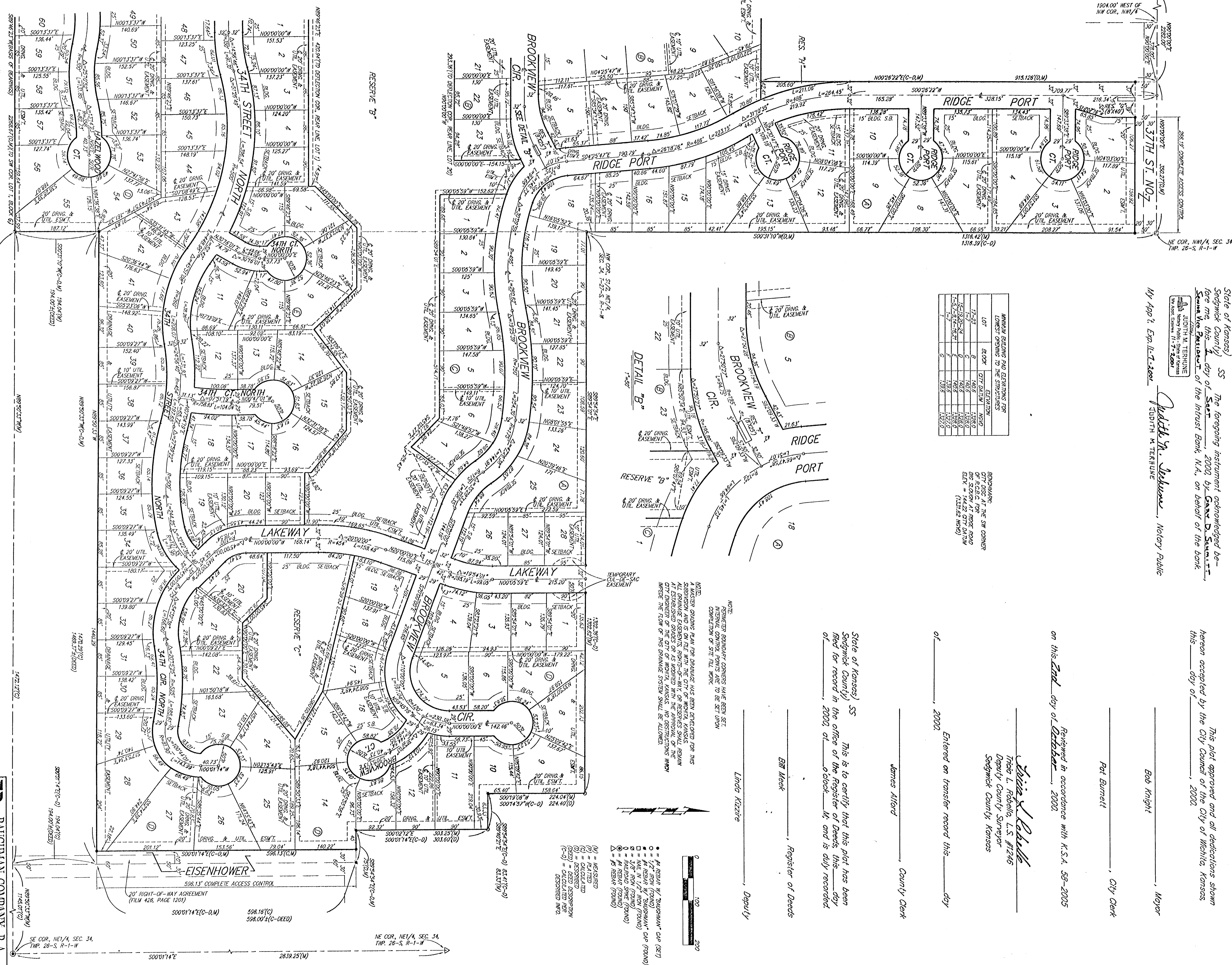
REMARKS:  
CITY COR. AT THE SW CORNER  
DIP SCOPED AT POSE 0040  
ELEV. = 1442.22 CITY DATUM  
(1211.62 MGD)

NOTE:  
RESURVEY BOUNDARY CORNERS HAVE BEEN SET. METEOROLOGICAL CORNERS ARE TO BE SET UPON COMPLETION OF SITE TILL WORK.

NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN OPEN TO THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH WOULD IMPAIR THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



- #1 REBAR W/ TIEBARS (FOUND)
- #2 REBAR (FOUND)
- #3 REBAR W/ TIEBARS (FOUND)
- #4 REBAR (FOUND)
- #5 REBAR (FOUND)
- #6 REBAR (FOUND)
- #7 REBAR (FOUND)
- #8 REBAR (FOUND)
- #9 REBAR (FOUND)
- #10 REBAR (FOUND)
- #11 REBAR (FOUND)
- #12 REBAR (FOUND)
- #13 REBAR (FOUND)
- #14 REBAR (FOUND)
- #15 REBAR (FOUND)
- #16 REBAR (FOUND)
- #17 REBAR (FOUND)
- #18 REBAR (FOUND)
- #19 REBAR (FOUND)
- #20 REBAR (FOUND)
- #21 REBAR (FOUND)
- #22 REBAR (FOUND)
- #23 REBAR (FOUND)
- #24 REBAR (FOUND)
- #25 REBAR (FOUND)
- #26 REBAR (FOUND)
- #27 REBAR (FOUND)
- #28 REBAR (FOUND)
- #29 REBAR (FOUND)
- #30 REBAR (FOUND)
- #31 REBAR (FOUND)
- #32 REBAR (FOUND)
- #33 REBAR (FOUND)
- #34 REBAR (FOUND)
- #35 REBAR (FOUND)
- #36 REBAR (FOUND)
- #37 REBAR (FOUND)
- #38 REBAR (FOUND)
- #39 REBAR (FOUND)
- #40 REBAR (FOUND)
- #41 REBAR (FOUND)
- #42 REBAR (FOUND)
- #43 REBAR (FOUND)
- #44 REBAR (FOUND)
- #45 REBAR (FOUND)
- #46 REBAR (FOUND)
- #47 REBAR (FOUND)
- #48 REBAR (FOUND)
- #49 REBAR (FOUND)
- #50 REBAR (FOUND)
- #51 REBAR (FOUND)
- #52 REBAR (FOUND)
- #53 REBAR (FOUND)
- #54 REBAR (FOUND)
- #55 REBAR (FOUND)
- #56 REBAR (FOUND)
- #57 REBAR (FOUND)
- #58 REBAR (FOUND)
- #59 REBAR (FOUND)
- #60 REBAR (FOUND)
- #61 REBAR (FOUND)
- #62 REBAR (FOUND)
- #63 REBAR (FOUND)
- #64 REBAR (FOUND)
- #65 REBAR (FOUND)
- #66 REBAR (FOUND)
- #67 REBAR (FOUND)
- #68 REBAR (FOUND)
- #69 REBAR (FOUND)
- #70 REBAR (FOUND)
- #71 REBAR (FOUND)
- #72 REBAR (FOUND)
- #73 REBAR (FOUND)
- #74 REBAR (FOUND)
- #75 REBAR (FOUND)
- #76 REBAR (FOUND)
- #77 REBAR (FOUND)
- #78 REBAR (FOUND)
- #79 REBAR (FOUND)
- #80 REBAR (FOUND)
- #81 REBAR (FOUND)
- #82 REBAR (FOUND)
- #83 REBAR (FOUND)
- #84 REBAR (FOUND)
- #85 REBAR (FOUND)
- #86 REBAR (FOUND)
- #87 REBAR (FOUND)
- #88 REBAR (FOUND)
- #89 REBAR (FOUND)
- #90 REBAR (FOUND)
- #91 REBAR (FOUND)
- #92 REBAR (FOUND)
- #93 REBAR (FOUND)
- #94 REBAR (FOUND)
- #95 REBAR (FOUND)
- #96 REBAR (FOUND)
- #97 REBAR (FOUND)
- #98 REBAR (FOUND)
- #99 REBAR (FOUND)
- #100 REBAR (FOUND)

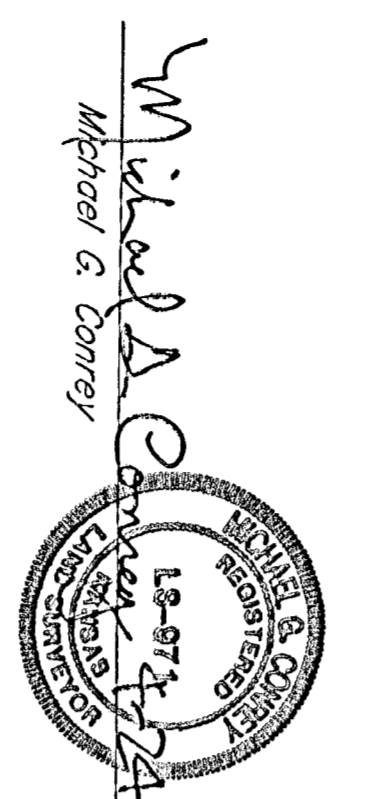


# RIDGE PORT NORTH 3RD ADDITION

## 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 plotted "RIDGE PORT NORTH 3RD ADDITION," Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described follows: Part of the NW 1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning of the SE corner of Lot 6, Ridge Port North Addition, Wichita, Sedgwick County, Kansas; thence N00°26'22"E along the east line of said Lot 6, 520.05 feet to the NE corner of said Lot 6, said NE corner being on the south line of 34th Street North as dedicated in said Ridge Port North Addition; thence S89°33'38"E along the south line of said 34th Street North, 300.00 feet to the SE corner of said 34th Street North; thence N00°26'22"E along the east line of said 34th Street North, 64.00 feet to the NE corner of said 34th Street North, said NE corner also being the SW corner of Reserve "D"; in said Ridge Port North Addition; thence S89°33'38"E along the south line of said Reserve "D", 628.34 feet to a corner of said Reserve "D"; thence N45°26'22"E along the southeast line of said Reserve "D", 873.42 feet to a corner of said Reserve "D"; thence N00°26'22"E along the east line of said Reserve "D", 516.79 feet to a point 915.126 feet south of the north line of said NW 1/4, as measured parallel with the west line of said NW 1/4; thence N00°26'22"E parallel with the north line of said NW 1/4, 328.00 feet; thence N00°26'22"E parallel with the west line of said NW 1/4, 913.28 feet to a point on the north line of said NW 1/4; thence N90°00'00"E along the north line of said NW 1/4, 350.27 feet to the NE corner of said NW 1/4, 1467.73 feet along the east line of said NW 1/4, 263.27 feet to the SE corner of said NW 1/4; thence S89°42'23"W along the south line of said NW 1/4, 2268.67 feet to the point of beginning, TOGETHER with that part of the NE 1/4 of said Sec. 34 described as follows: Beginning at the NW corner of the S1/2 of said NE 1/4; thence south along the west line of said NE 1/4, 944.38 feet; thence east parallel with the north line of the S1/2 of said NE 1/4, 303.60 feet; thence west parallel with the north line of the S1/2 of said NE 1/4 to a point on the west line of the E1/2 of said NE 1/4; thence north along the west line of the E1/2 of said NE 1/4, 224.40 feet to the NW corner of the SE 1/4 of said NE 1/4; thence west along the north line of the S1/2 of said NE 1/4 to the point of beginning, TOGETHER with that part of said NE 1/4 as follows: Beginning at a point on the west line of the S1/2 of said NE 1/4, said point being 944.38 feet south of the NW corner of said S1/2, thence south along the west line of said S1/2, 29.65 feet; thence east parallel with the south line of said S1/2, 1468.28 feet; thence east parallel with the south line of said S1/2, 1469.10 feet; more or less, to a point 1145.00 feet west of the east line of said S1/2; thence north parallel with the east line of said S1/2, 1469.10 feet; more or less, to a point 944.38 feet south of the north line of said S1/2; thence west parallel with the north line of said S1/2, 1467.73 feet; more or less, to the point of beginning, TOGETHER with that part of said NE 1/4 described as follows: Beginning at a point on the west line of the S1/2 of said NE 1/4, said point being 1092.65 feet south of the NW corner of said S1/2, thence south along the west line of said S1/2, 1469.37 feet; more or less, to a point 1145.00 feet west of the east line of said S1/2, 29.65 feet; thence east parallel with the south line of said S1/2, 1468.28 feet; thence east parallel with the south line of said S1/2, 1469.10 feet; more or less, to a point 1145.00 feet west of the east line of said S1/2; thence north parallel with the east line of said S1/2, 1469.10 feet; more or less, to a point 944.38 feet south of the north line of said S1/2; thence west parallel with the north line of said S1/2, 1467.73 feet; more or less, to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
 All being situated in the NW 1/4 and NE 1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.  
 Baughman Company, P.A.



| LOT   | BLOCK | CITY    | SECTION | AREA |
|-------|-------|---------|---------|------|
| 1-3   | 8     | WICHITA | 34      | 1.23 |
| 4-6   | 9     | WICHITA | 34      | 1.23 |
| 7-9   | 10    | WICHITA | 34      | 1.23 |
| 10-12 | 11    | WICHITA | 34      | 1.23 |
| 13-15 | 12    | WICHITA | 34      | 1.23 |
| 16-18 | 13    | WICHITA | 34      | 1.23 |
| 19-21 | 14    | WICHITA | 34      | 1.23 |
| 22-24 | 15    | WICHITA | 34      | 1.23 |
| 25-27 | 16    | WICHITA | 34      | 1.23 |
| 28-30 | 17    | WICHITA | 34      | 1.23 |
| 31-33 | 18    | WICHITA | 34      | 1.23 |
| 34-36 | 19    | WICHITA | 34      | 1.23 |
| 37-39 | 20    | WICHITA | 34      | 1.23 |
| 40-42 | 21    | WICHITA | 34      | 1.23 |
| 43-45 | 22    | WICHITA | 34      | 1.23 |
| 46-48 | 23    | WICHITA | 34      | 1.23 |
| 49-51 | 24    | WICHITA | 34      | 1.23 |
| 52-54 | 25    | WICHITA | 34      | 1.23 |
| 55-57 | 26    | WICHITA | 34      | 1.23 |

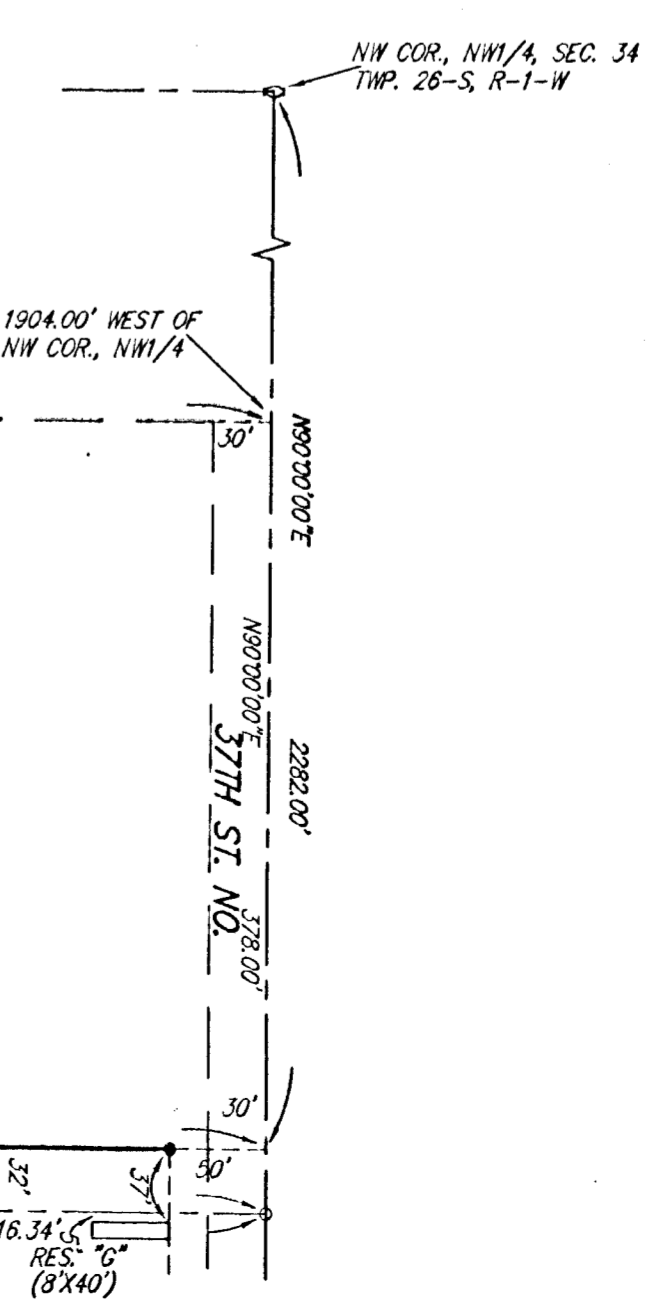
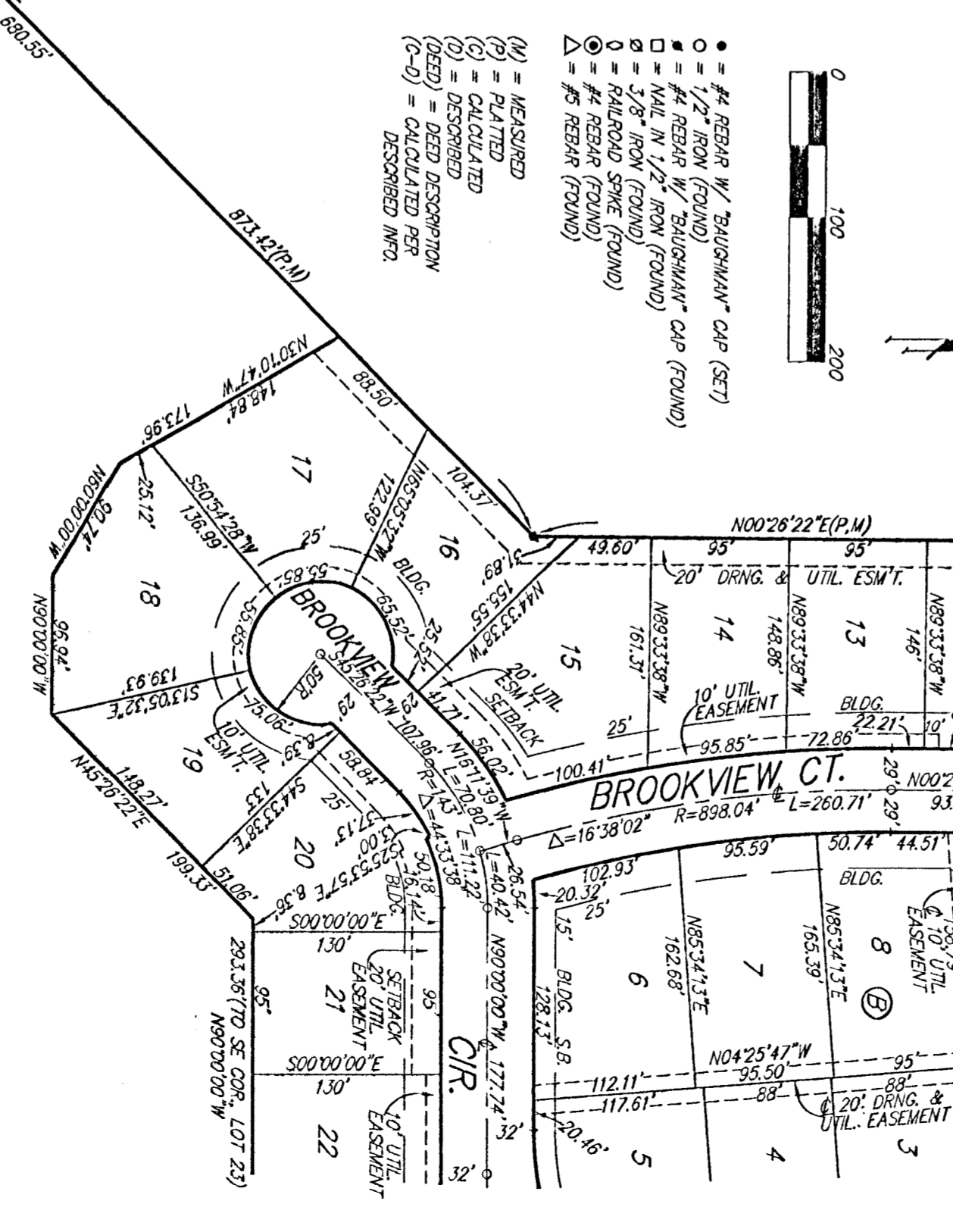
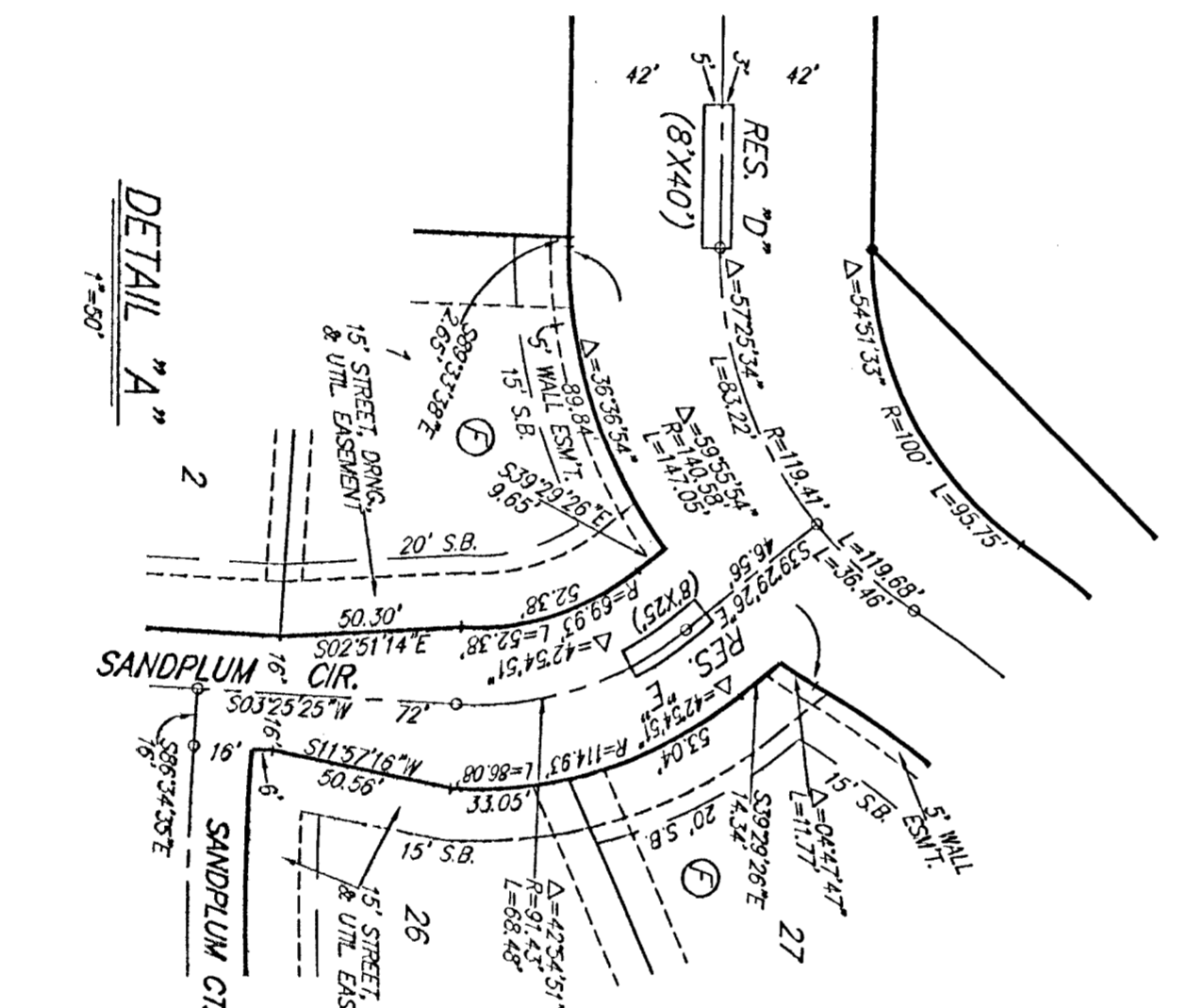
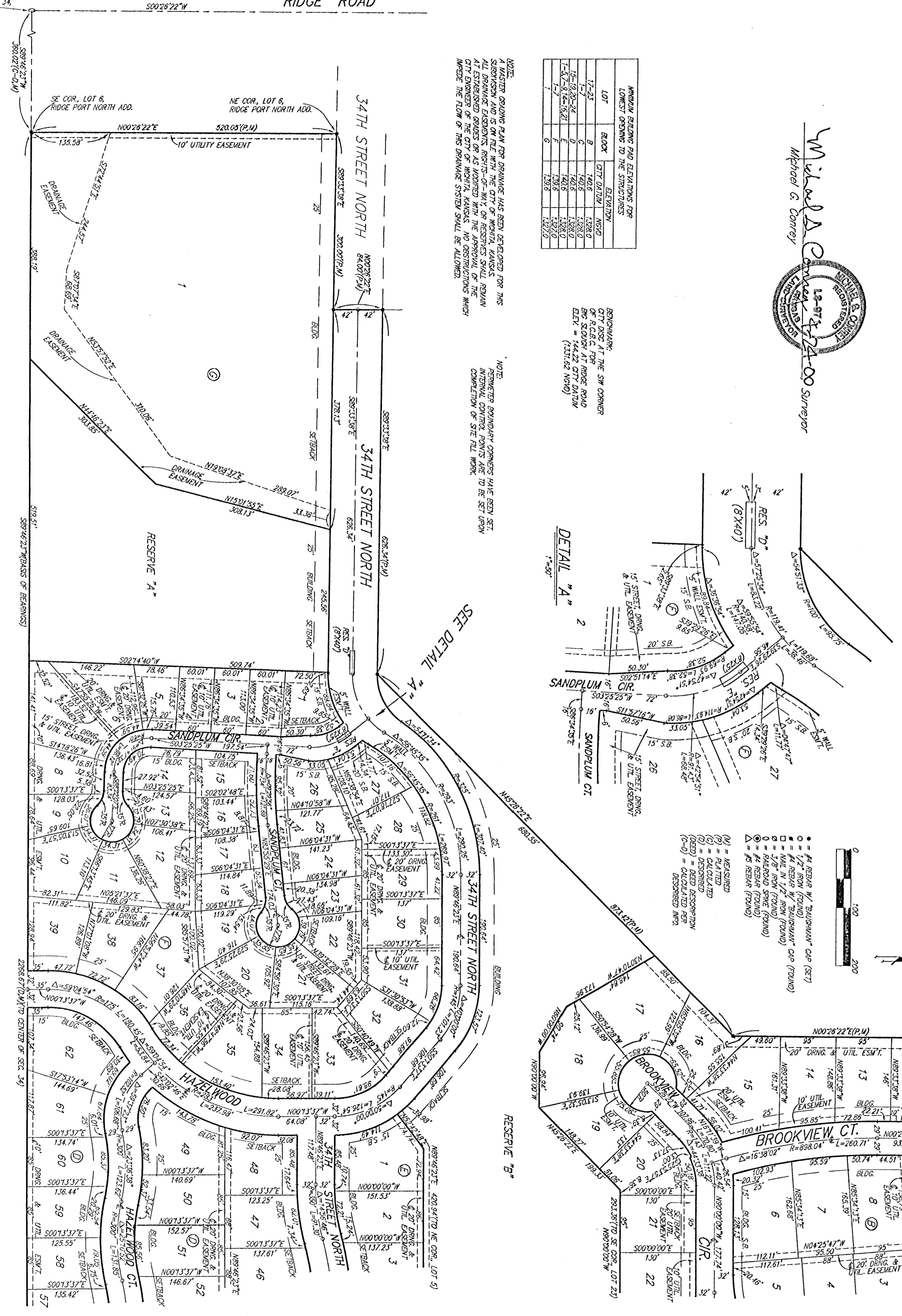
NOTES:  
 1. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD OR RAILROAD OR AS SHOWN ON THE PLAT.  
 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD OR RAILROAD OR AS SHOWN ON THE PLAT.  
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD OR RAILROAD OR AS SHOWN ON THE PLAT.

Know all men by these presents that we, the undersigned, have caused the land in the surveyor's certificate to be plotted into Lots, Blocks, Streets, and Reserves to be known as "RIDGE PORT NORTH 3RD ADDITION," Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The temporary cul-de-sac easement on Lakeway shall expire at such time as Lakeway is extended further north or terminated as a permanent cul-de-sac. The well easements are hereby granted as indicated for the construction and maintenance of a private well and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "C" are hereby reserved for open space, lakes, drainage purposes, sidewalks, gazebos, hike and bike trails, landscaping, and utilities as confined to easements. Reserves "D", "E", "F", and "G" are hereby reserved for entry monuments, landscaping, barns, streets and utilities. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes and barns. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners' association for the addition. All abutters rights of access to or from 34th Street North over and across the north line of Lots 1 and 2, Block 4, are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Eisenhower over and across the east line of Lots 14, 25, 26, 27, and 28, Block D, are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ridge Port Group, LLC  
 a Kansas Limited Liability Company  
 \_\_\_\_\_  
 Kevin M. Mullen, President  
 Manager

State of Kansas) SS The foregoing instrument acknowledged before me this 24<sup>th</sup> day of August, 2000, by Kevin M. Mullen, President of Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.  
 My App't. Exp. 12-31-2001  
 Judith M. Terhune, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me this 31<sup>st</sup> day of August, 2000, by Kevin M. Mullen, President of Riche Associates, Inc., as Manager of Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.  
 My App't. Exp. 12-31-2001  
 Judith M. Terhune, Notary Public



# RIDGE PORT NORTH 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- ▲ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = NAIL IN 1/2" IRON (FOUND)
- ⊖ = 3/8" IRON (FOUND)
- ⊕ = RAILROAD SPIKE (FOUND)
- ⊙ = #4 REBAR (FOUND)
- △ = #5 REBAR (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (D) = DESCRIBED
- (DEED) = DEED DESCRIPTION
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-DEED) = CALCULATED PER DEED DESCRIPTION

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES |       |           |
|--|-------|-----------|
| LOT  | BLOCK | ELEVATION |
| 1-11   | A     | 141.0     |
| 12-13  | C     | 141.0     |
| 14-15  | D     | 138.4     |

**NOTE:**  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE COMMERCIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

**BENCHMARK:**  
"C1" ON HUBGUARD OF R.C.B.C.,  
73' W. OF SE COR., SE 1/4, SEC. 28,  
TWP. 26-S, R-1-W  
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

604 STEP BENCH IN H.P. 15' N. &  
40' E. OF THE INTERSECTION OF 34TH ST. N.  
AND EISENHOWER  
ELEV. = 144.00 CITY DATUM (1331.40 M.S.L.)

