

Lat. 32, Main 15 Southwest Interceptor Sewer
to Serve

LAKERIDGE 2ND ADDITION - PHASE I

Project Number

488-76-245-82334-000-000-001

Index Code

741736

CITY OF WICHITA, KANSAS

Michael E. Lindebak, City Engineer

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

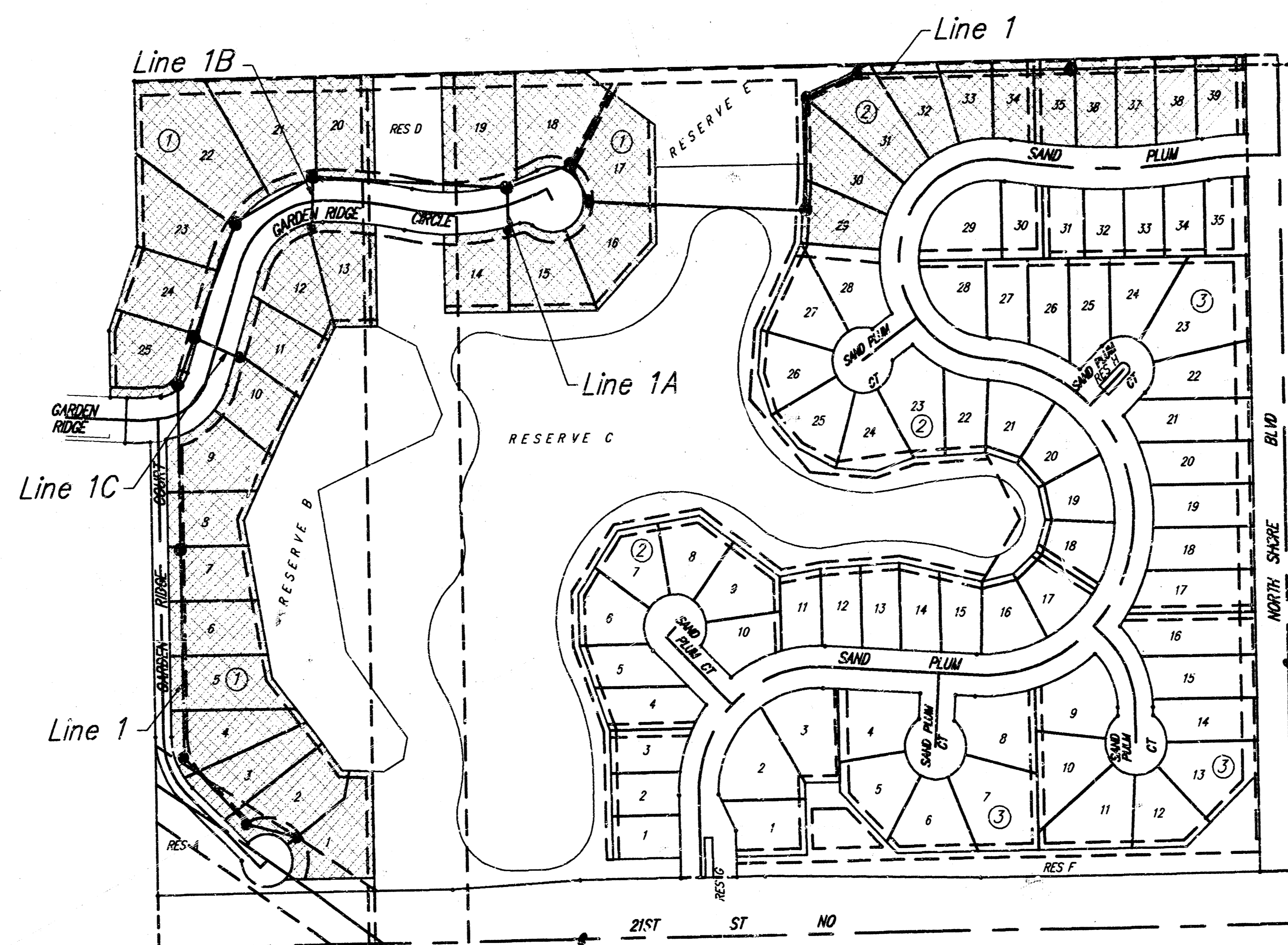
5. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.

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 preserving property lines. The Contractor will be required to re-establish any property lines which are damaged or destroyed by his construction operations. Such lines shall be re-established by a licensed land surveyor in accordance with state laws.

8. Contractor shall grade the sanitary sewer alignment to the profile and elevations shown on the easement grading plan. All costs for grading shall be paid as lump sum for easement grading.

9. All areas disturbed by construction operations shall be seeded with rye grass and mulched immediately following construction of that area.

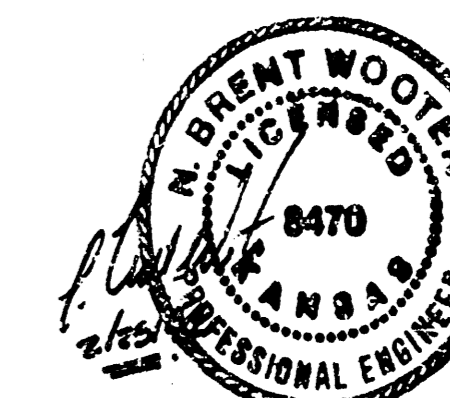


Scale: 1" = 150'

INDEX:

- 1 Title Sheet
- 2 Line 1
- 3 Lines 1, 1A & 1B
- 4 Lines 1 & 1C
- 5 Standard Manhole Detail
- 6 Vertical Riser Detail
- 7 8" Cleanout Riser Detail
- 8-9 Easement Grading Plan
- 10 Plot of Lakeridge 2nd Addition

Benefit District:



Booked
PER PLAN
12-94

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

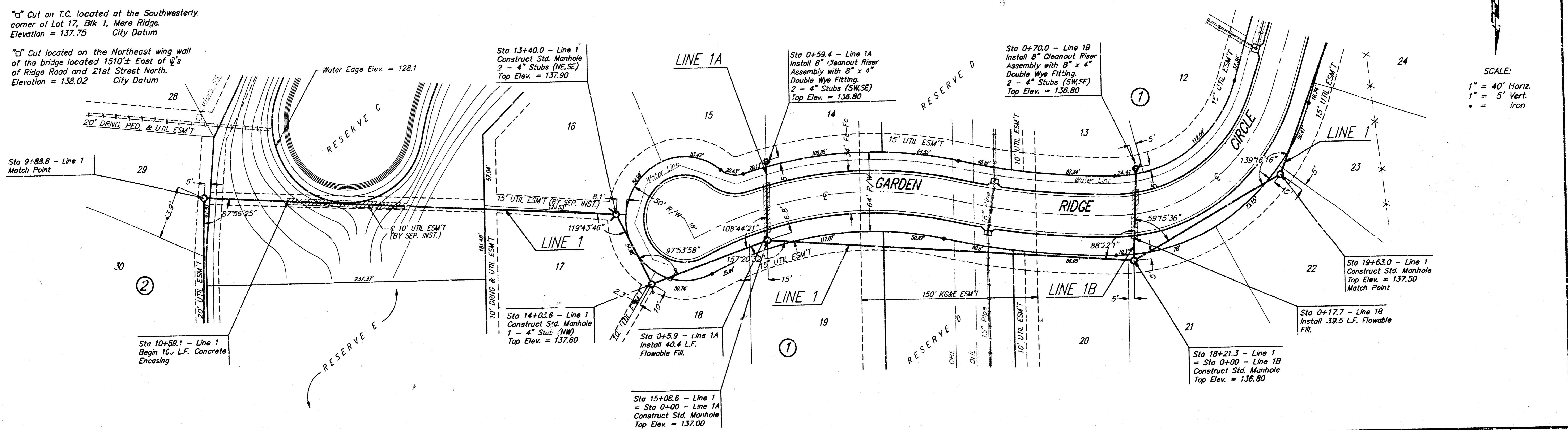
BENCHMARKS:

"a" Cut on T.C. located 10' West and 15' South of the Southwesterly most Point of Lot 25, Block 1, Lake Ridge 2nd Addition. Elevation = 136.81 City Datum

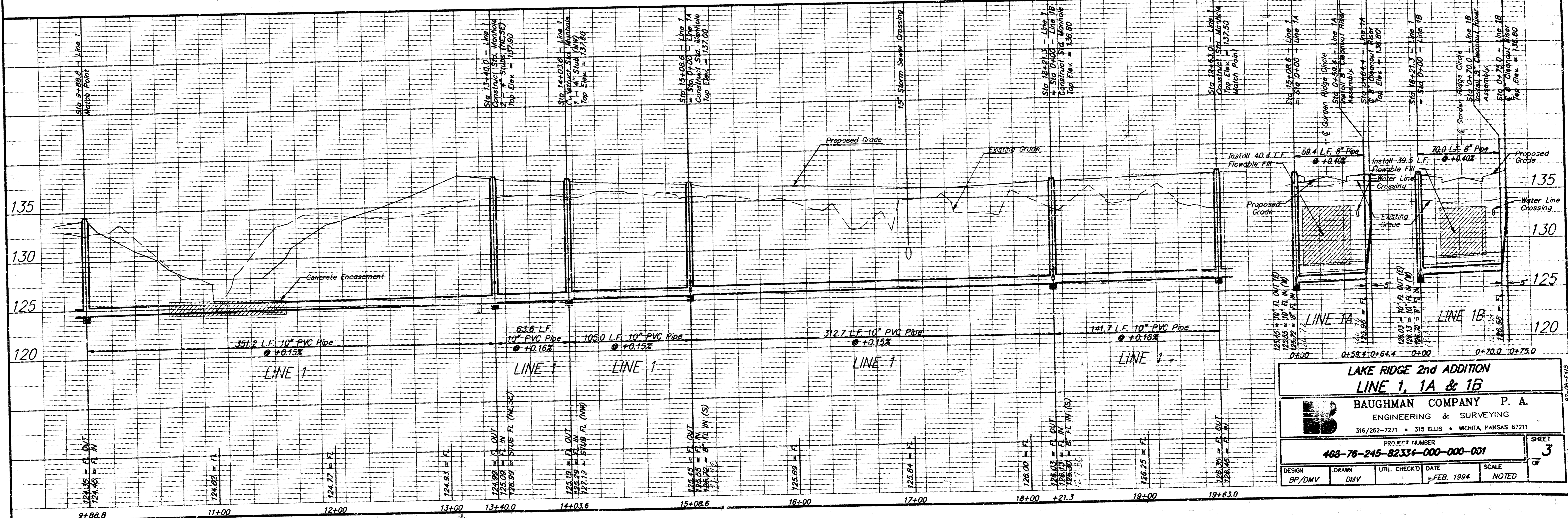
"b" Cut on T.C. located at the Southwesterly corner of Lot 17, Blk 1, Mere Ridge. Elevation = 137.75 City Datum

"c" Cut located on the Northeast wing wall of the bridge located 1510'± East of E's of Ridge Road and 21st Street North. Elevation = 138.02 City Datum

LAKE RIDGE 2ND ADDITION



SCALE:
 1" = 40' Horiz.
 1" = 5' Vert.
 • = Iron



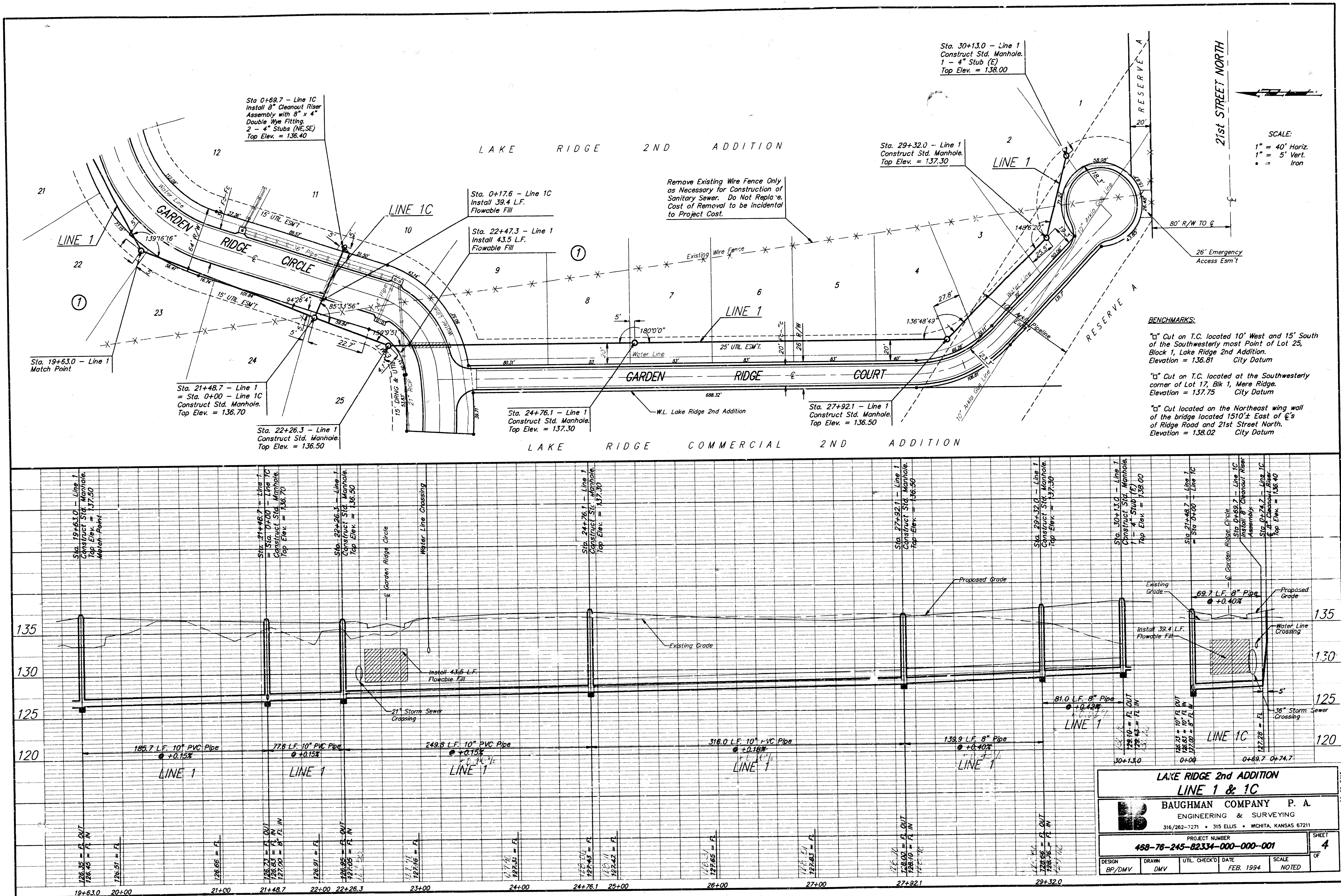
LAKE RIDGE 2ND ADDITION
LINE 1, 1A & 1B

BAUGHMAN COMPANY P. A.
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 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
468-78-245-82334-000-000-001

SHEET
3

DESIGN BP/DMV	DRAWN DMV	UTIL. CHECK'D DATE FEB. 1994	SCALE NOTED
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LAKE RIDGE 2nd ADDITION
LINE 1 & 1C

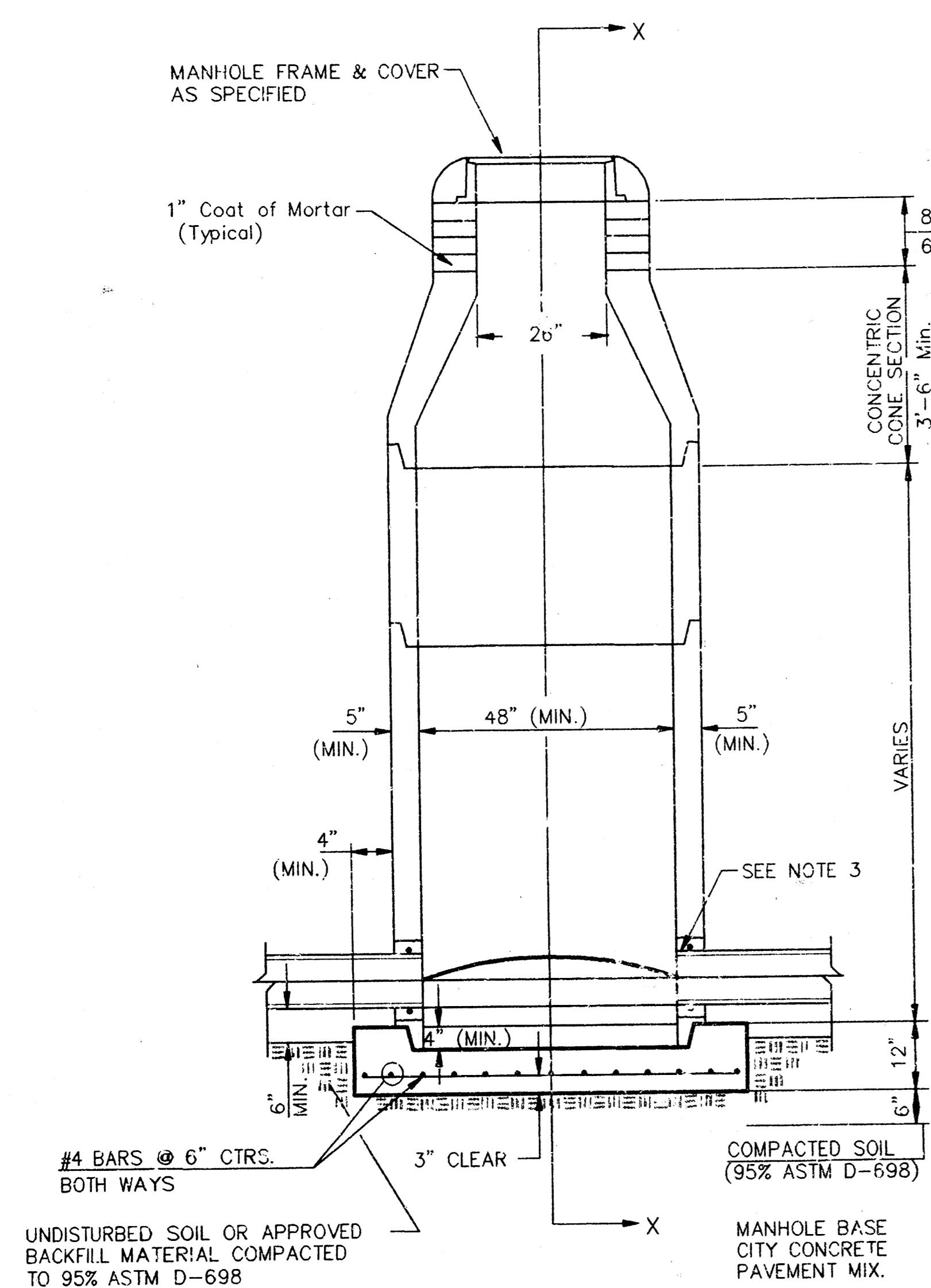
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PROJECT NUMBER
488-76-245-82334-000-001

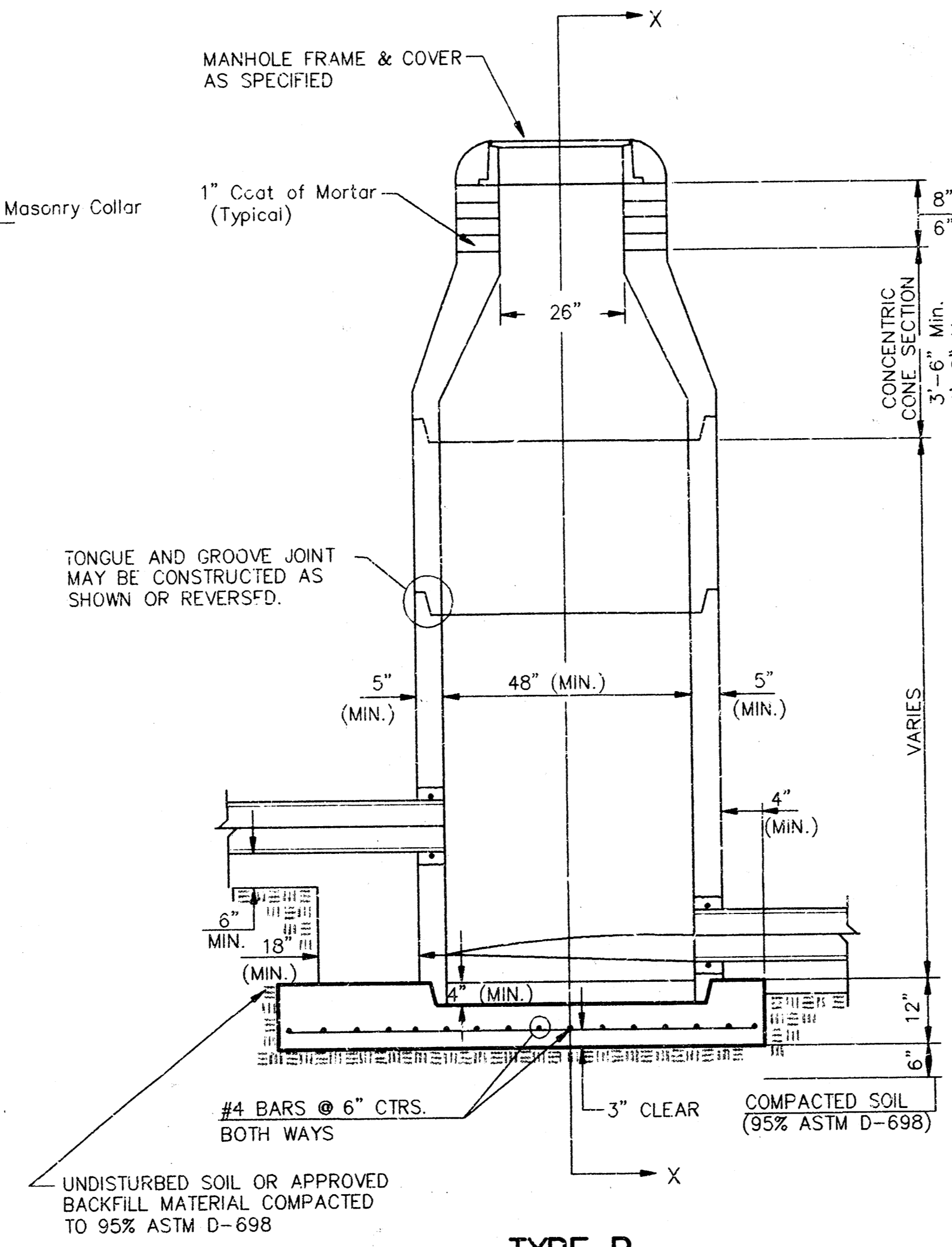
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SHEET 4 OF 4

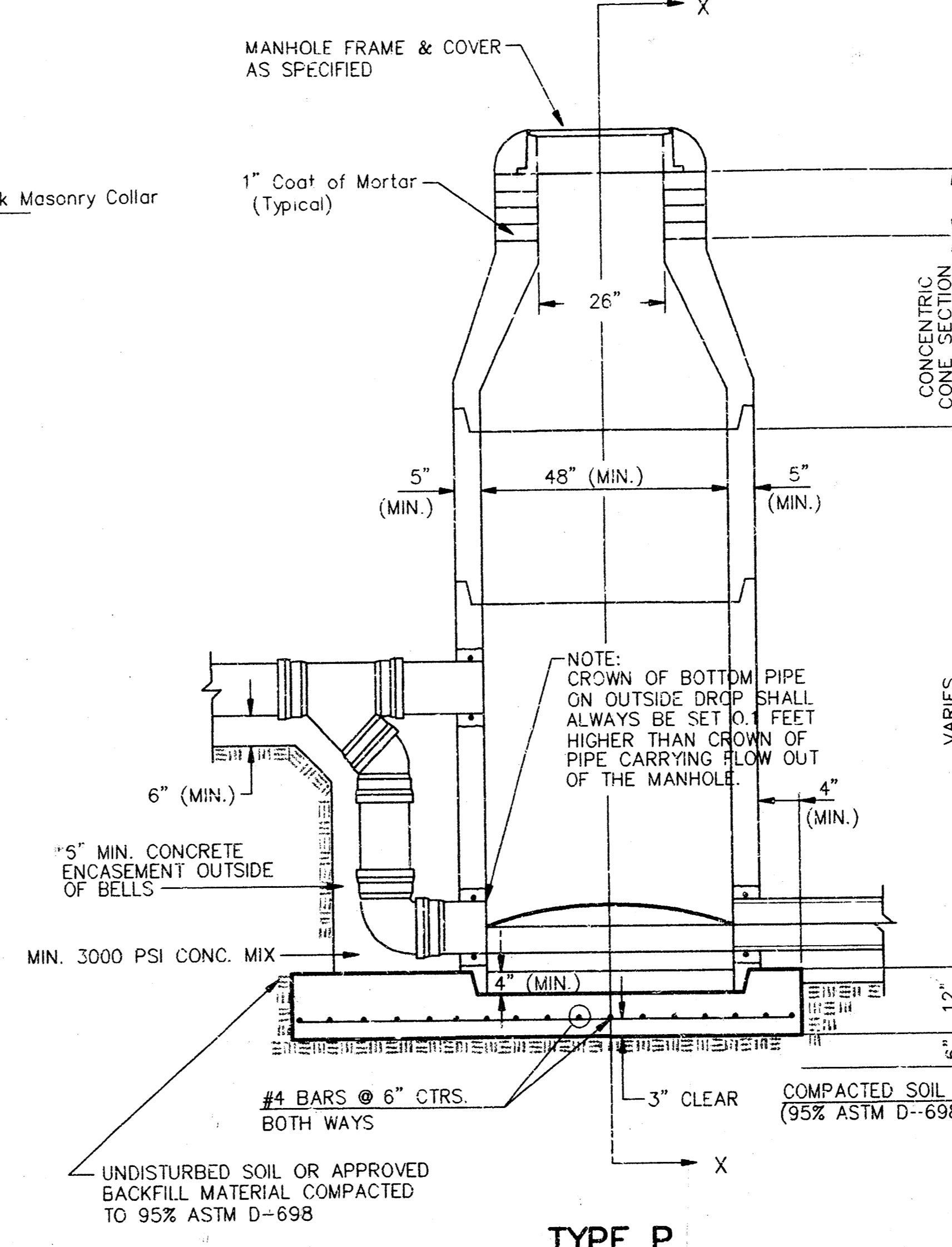
SEWER APPURTENANCES DETAILS



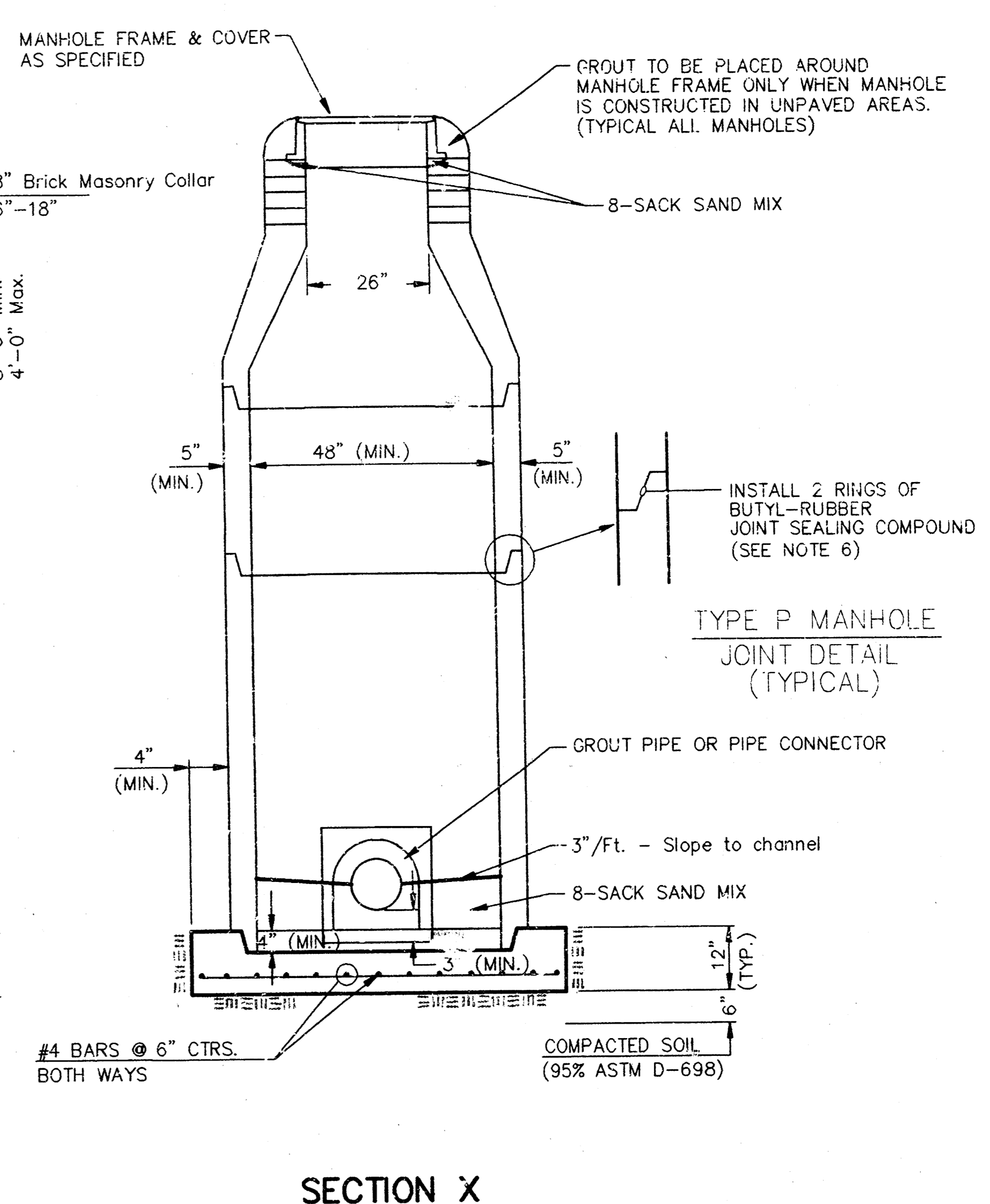
**TYPE P
STANDARD MANHOLE**



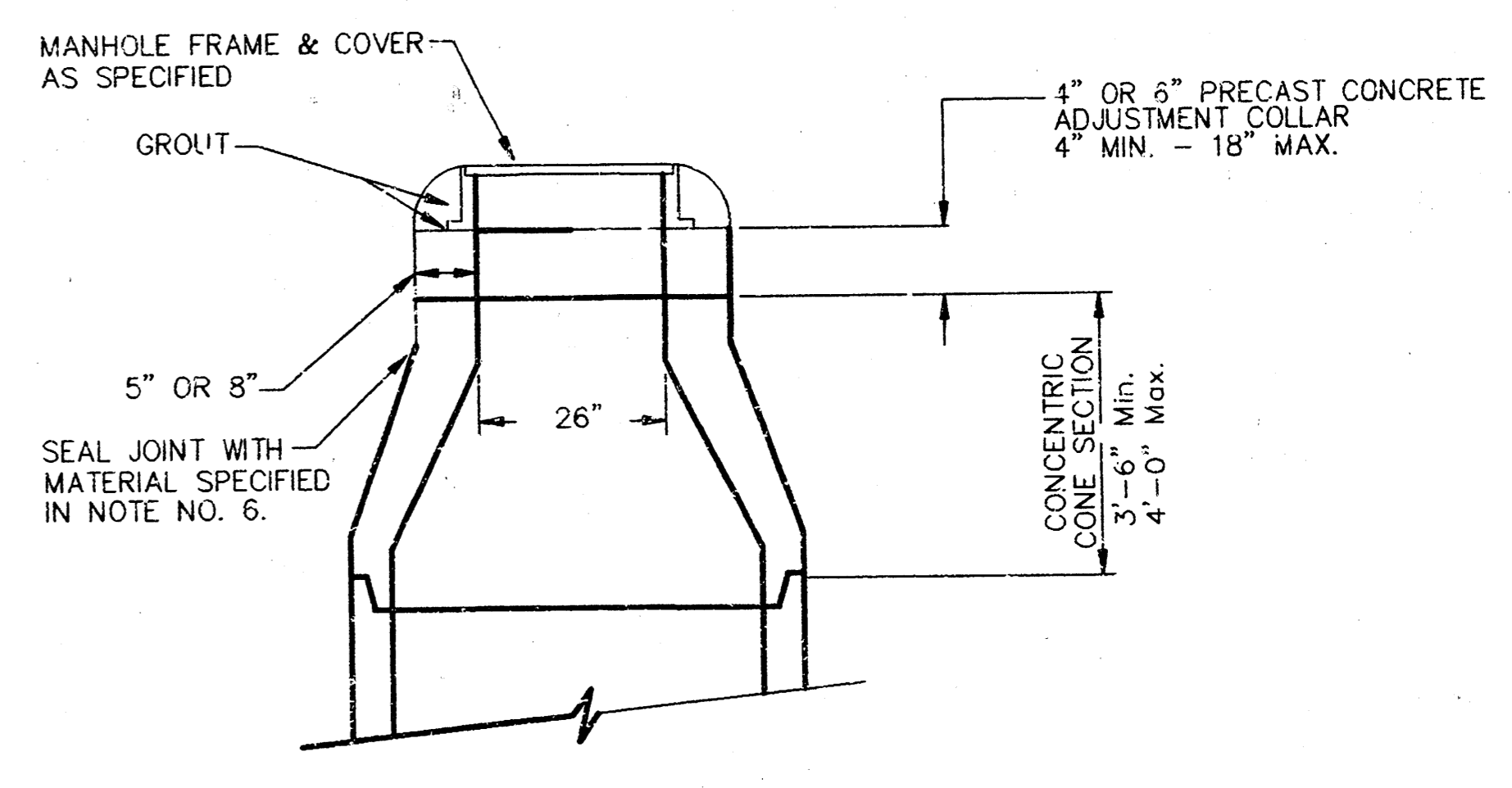
**TYPE P
INSIDE DROP MANHOLE**



**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.R.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 EPOXYOLINE, 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 8" SIDE 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 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.

**CITY OF WICHITA, KANSAS
STANDARD MANHOLE DETAILS
SEWER APPURTENANCES DETAILS**

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

PROJECT NUMBER
468-76-245-82334-000-001

DESIGN DRAWN APPROVED DATE SCALE

REV. **NOV. 1993**
SHEET **5**
OF **10**

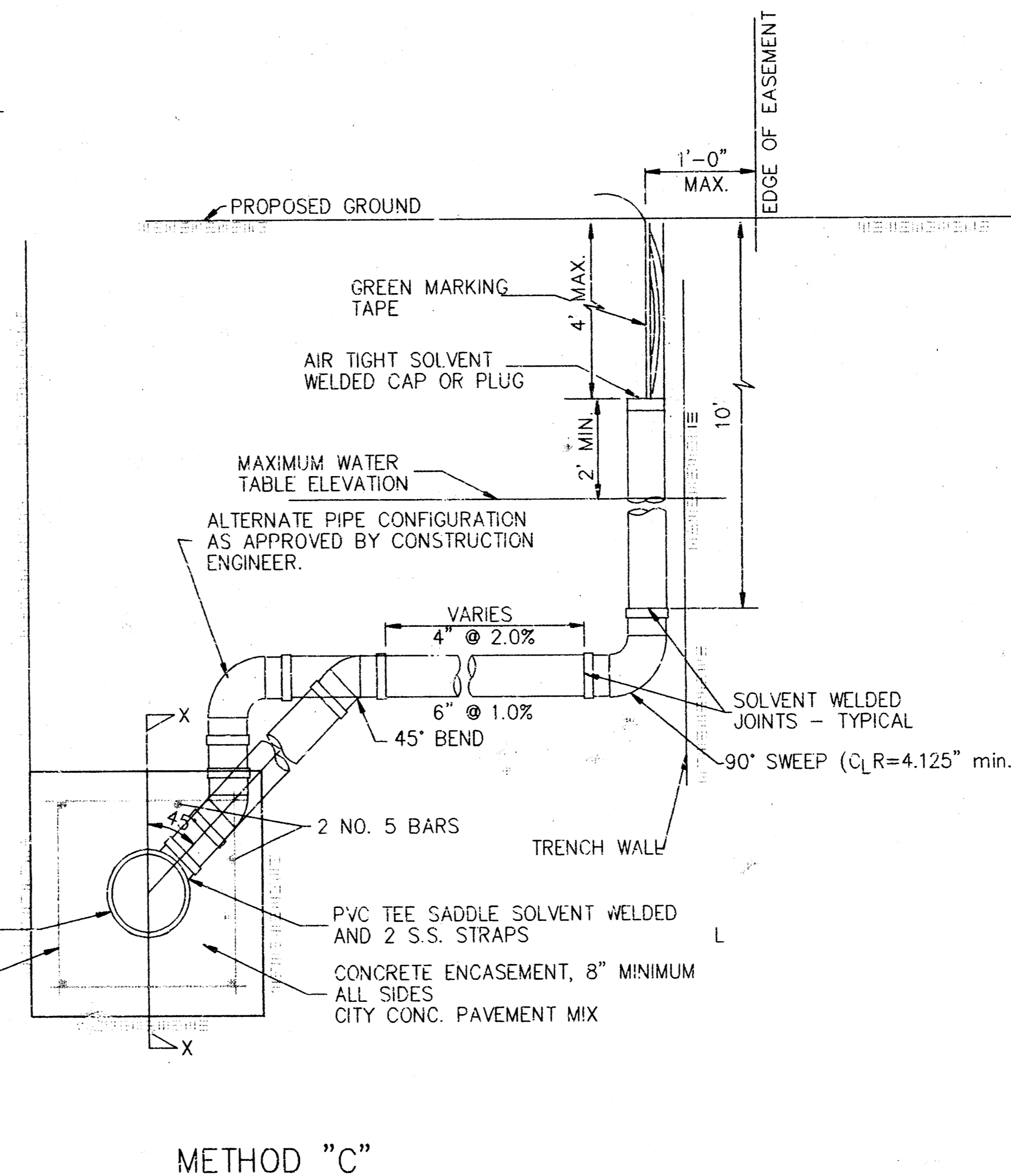
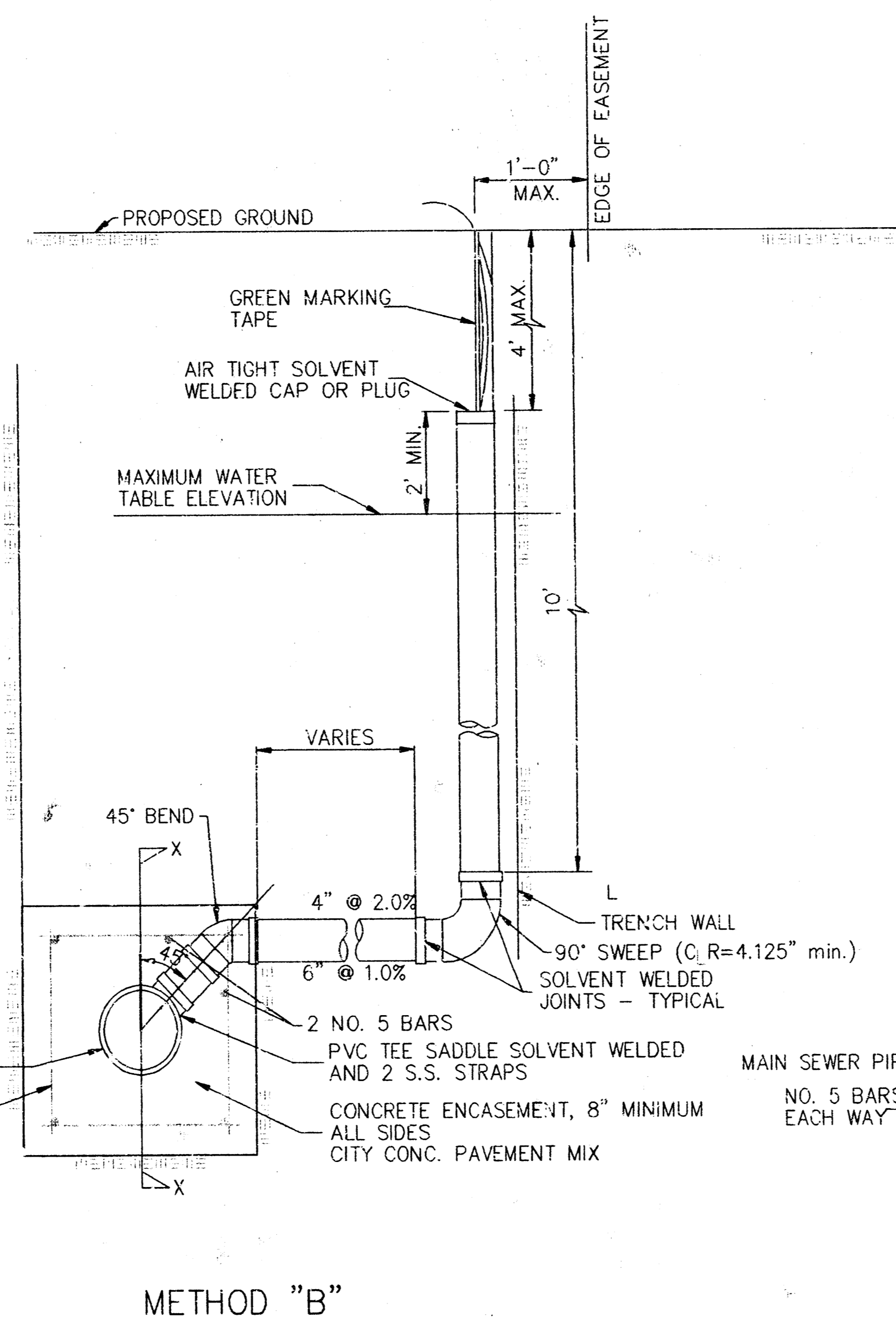
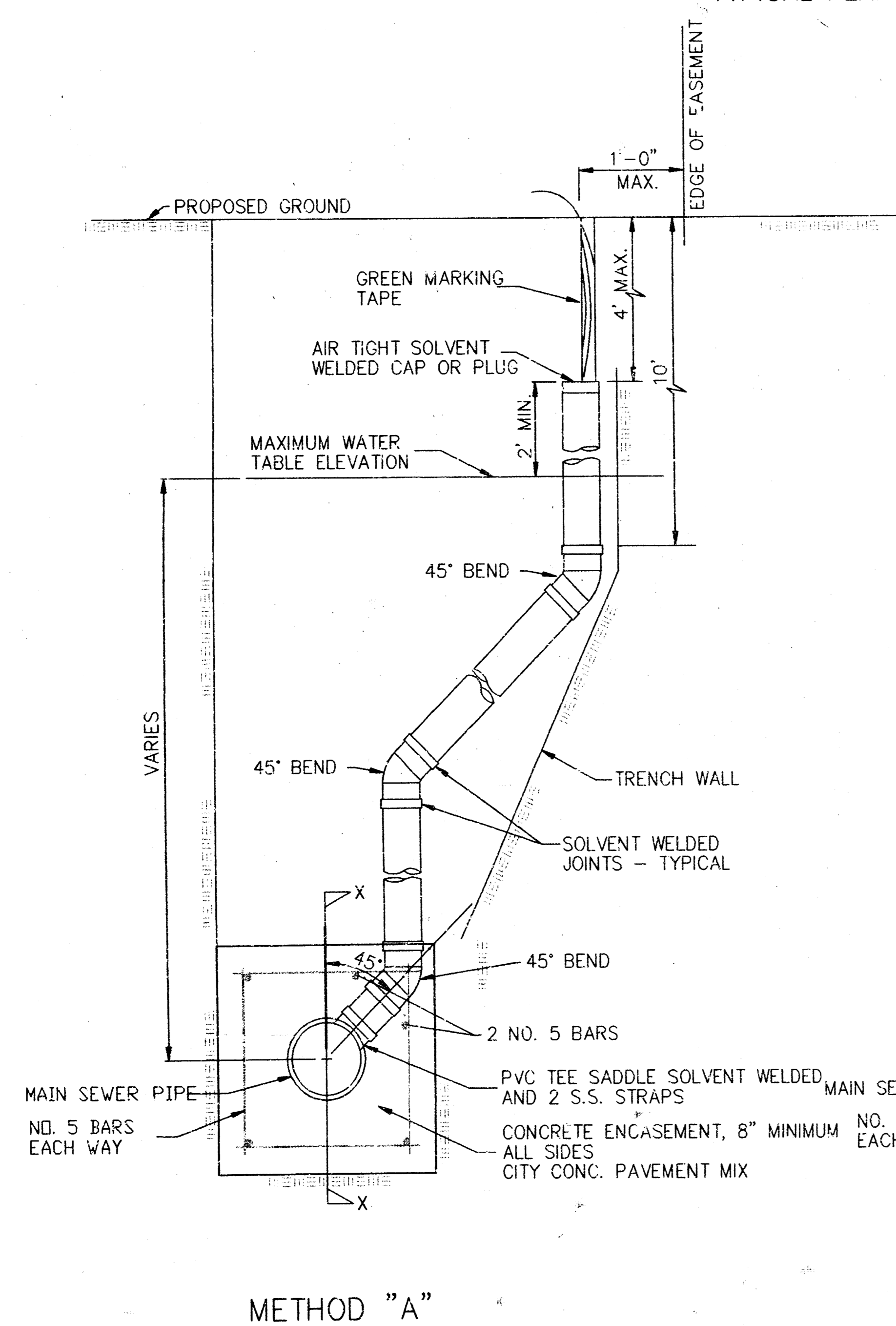
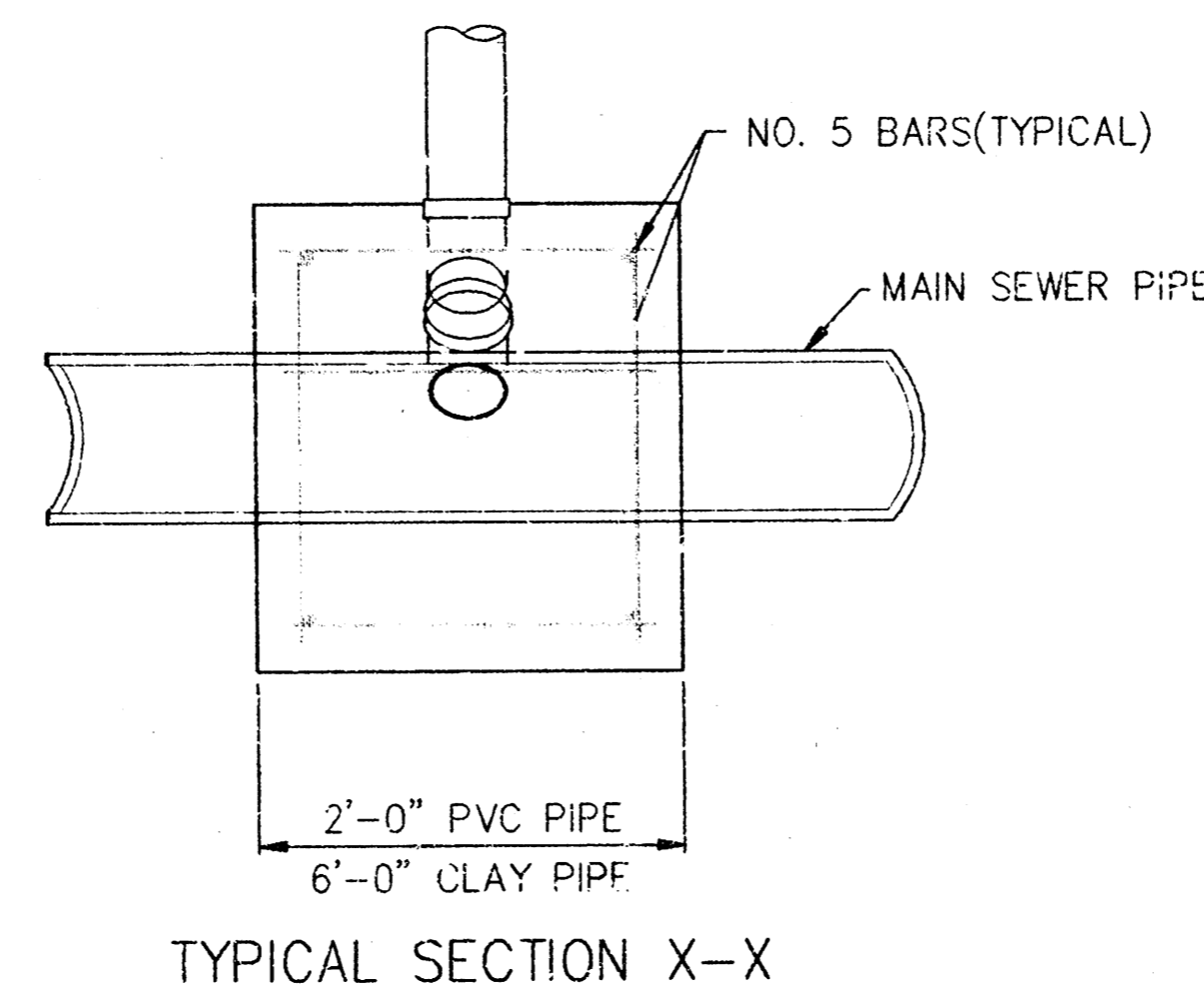
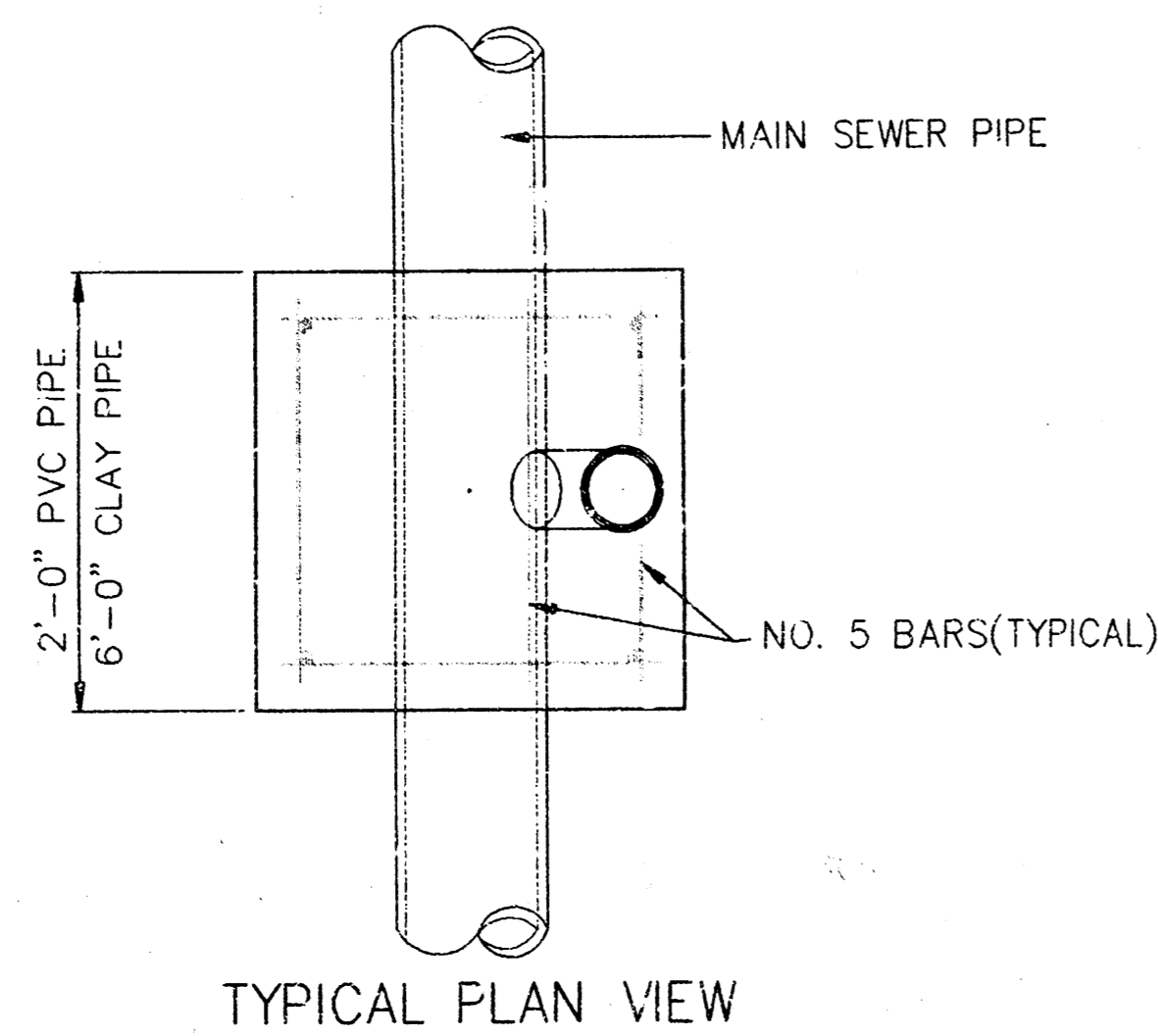
VERTICAL RISER DETAILS

ADOPTED AS STANDARD DESIGN

BY

CITY OF WICHITA, KANSAS

OCTOBER 1992



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

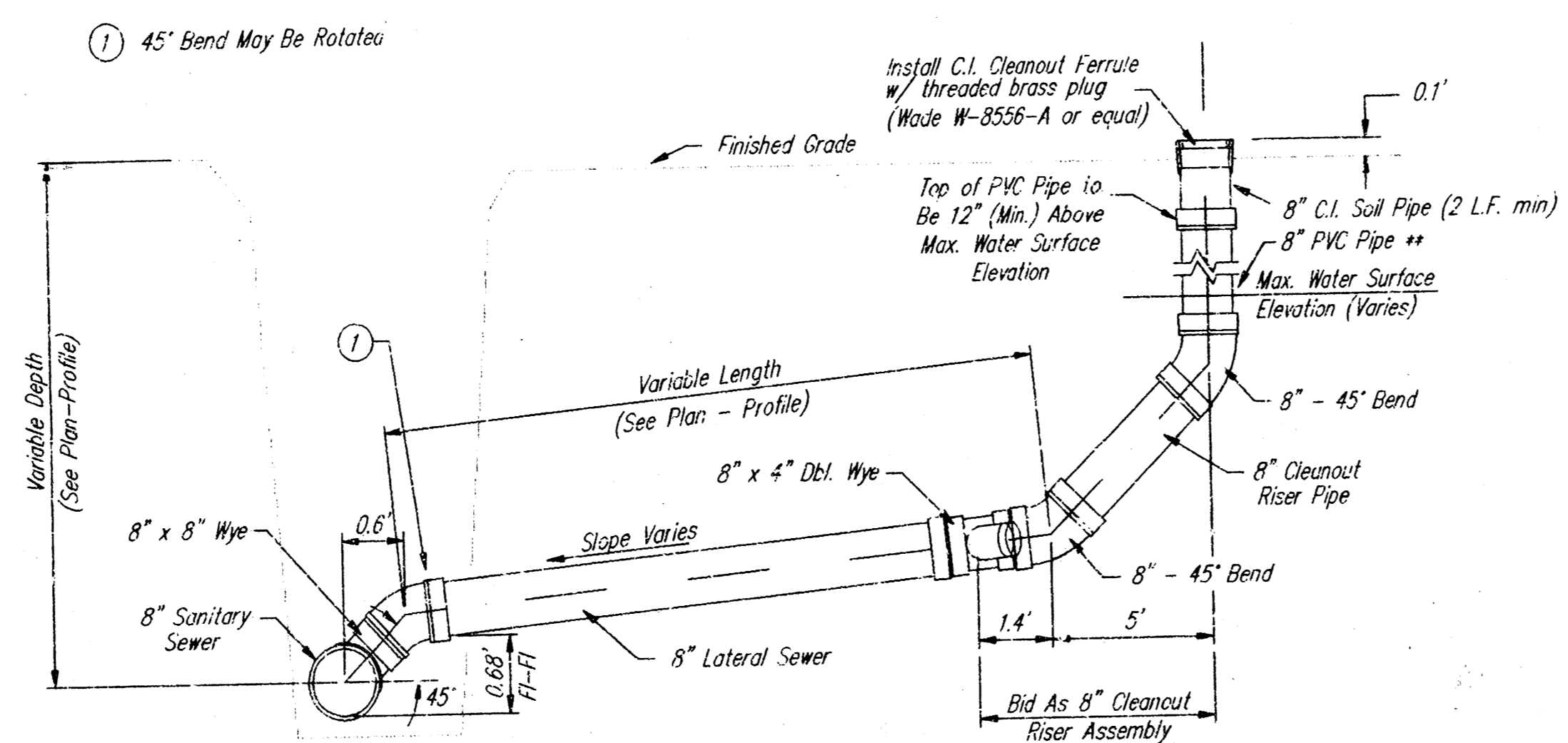
GENERAL NOTES

1. **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.
 2. **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.
 3. **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.
 4. **RISER OR STUB MATERIAL.** Risers and stubs shall be constructed of SDR 35 PVC Pipe or Schedule 40 PVC Pipe, meeting the requirements of the latest revision of A.S.T.M. All pipe joints shall be solvent welded.
 5. **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.
 6. **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.
 7. **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.
 8. **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.
 9. **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.
 10. **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 3 mil Polyethylene film, with a minimum width of three inches, specifically manufactured for the purpose of identification of underground sewers.
 11. **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.
 12. **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.
 13. **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.
- "Manhole stubs" shall be paid for at the contract unit price per each, which shall be full compensation for all labor, material, and incidentals necessary to complete the work including all pipe, fittings, reinforced concrete encasement, and all other items as required and listed for "Sanitary Sewer Risers".

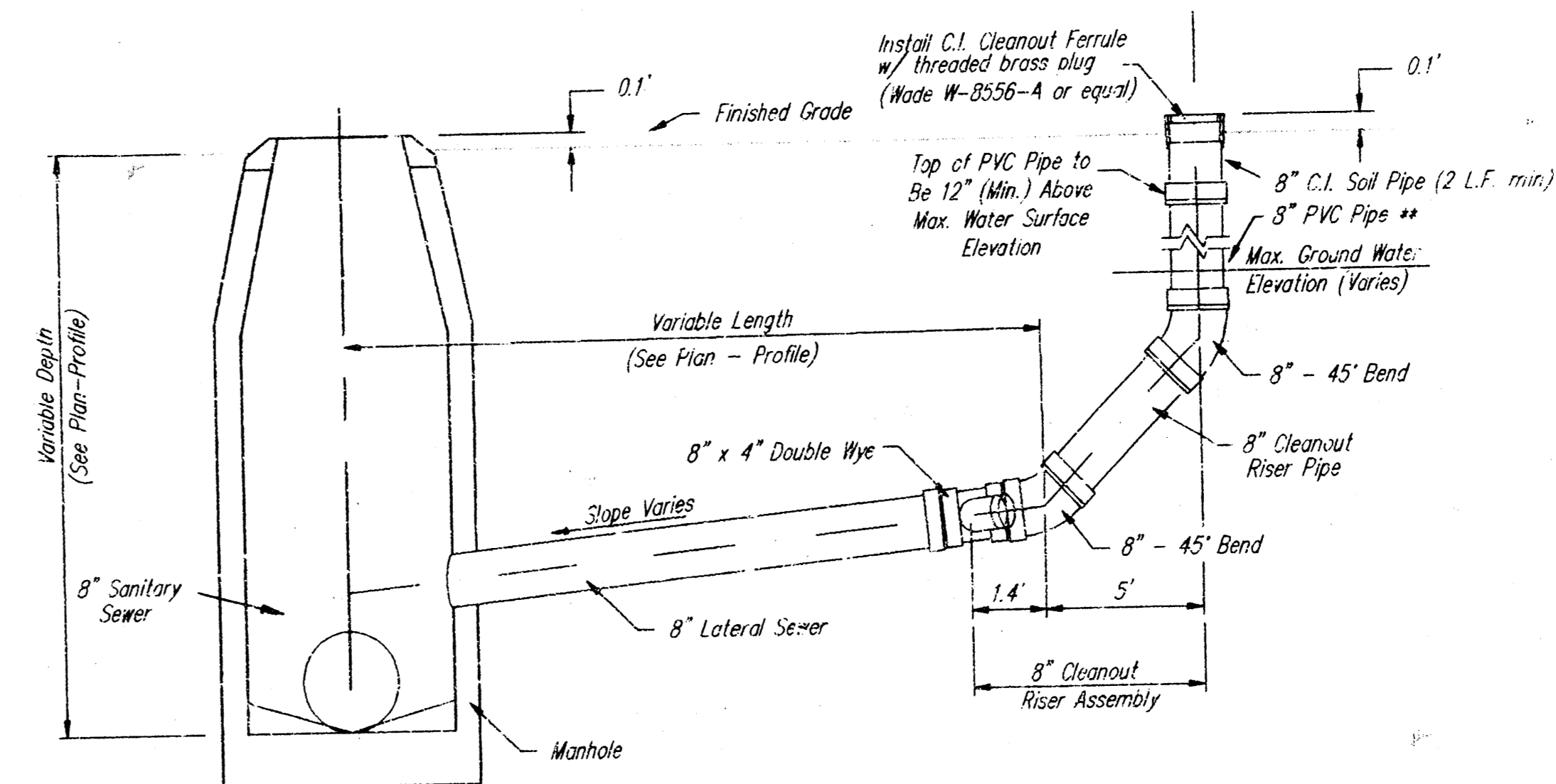
VERTICAL RISER DETAIL

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

PROJECT NUMBER				SHEET
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DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE
				OF 10



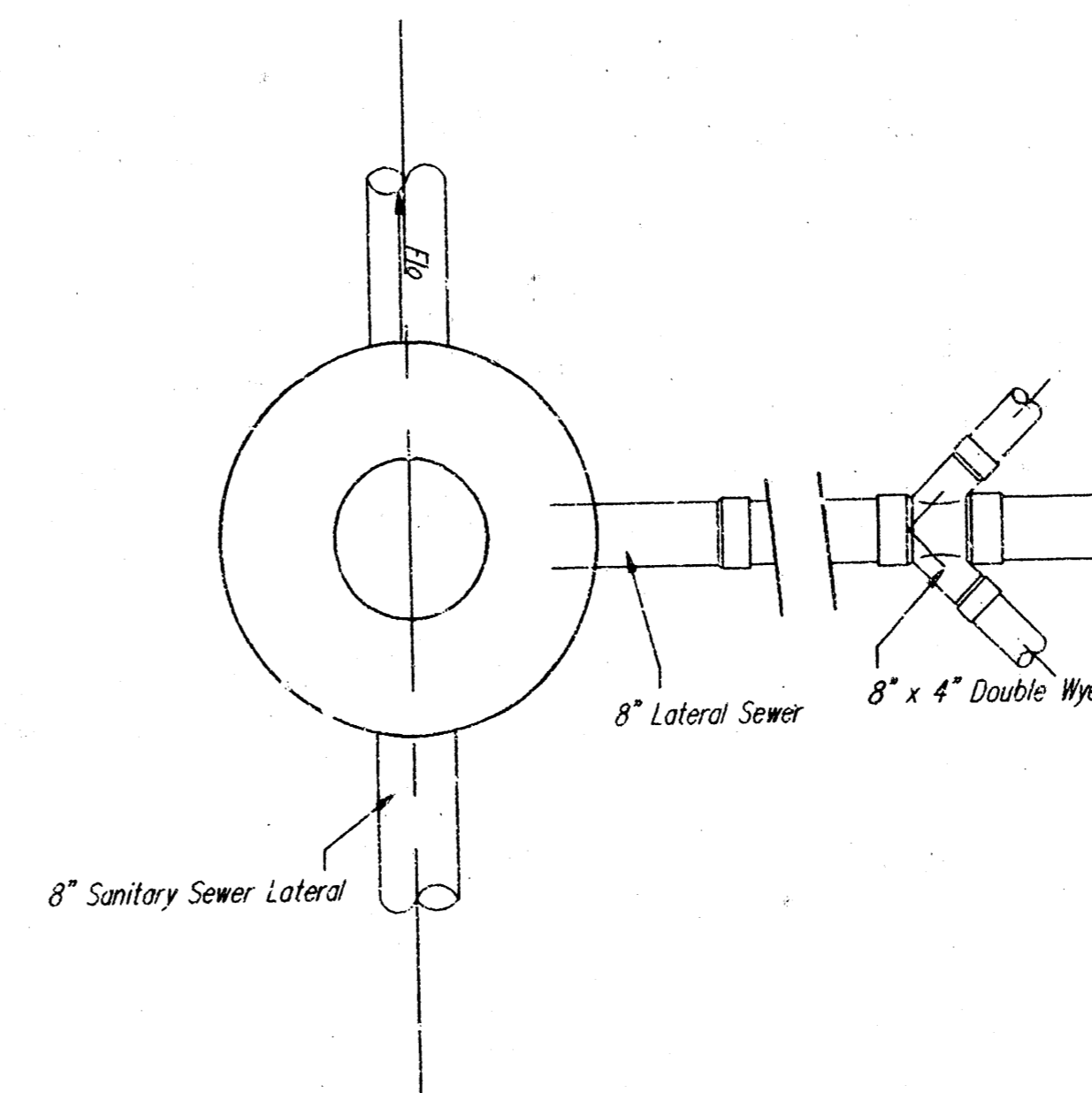
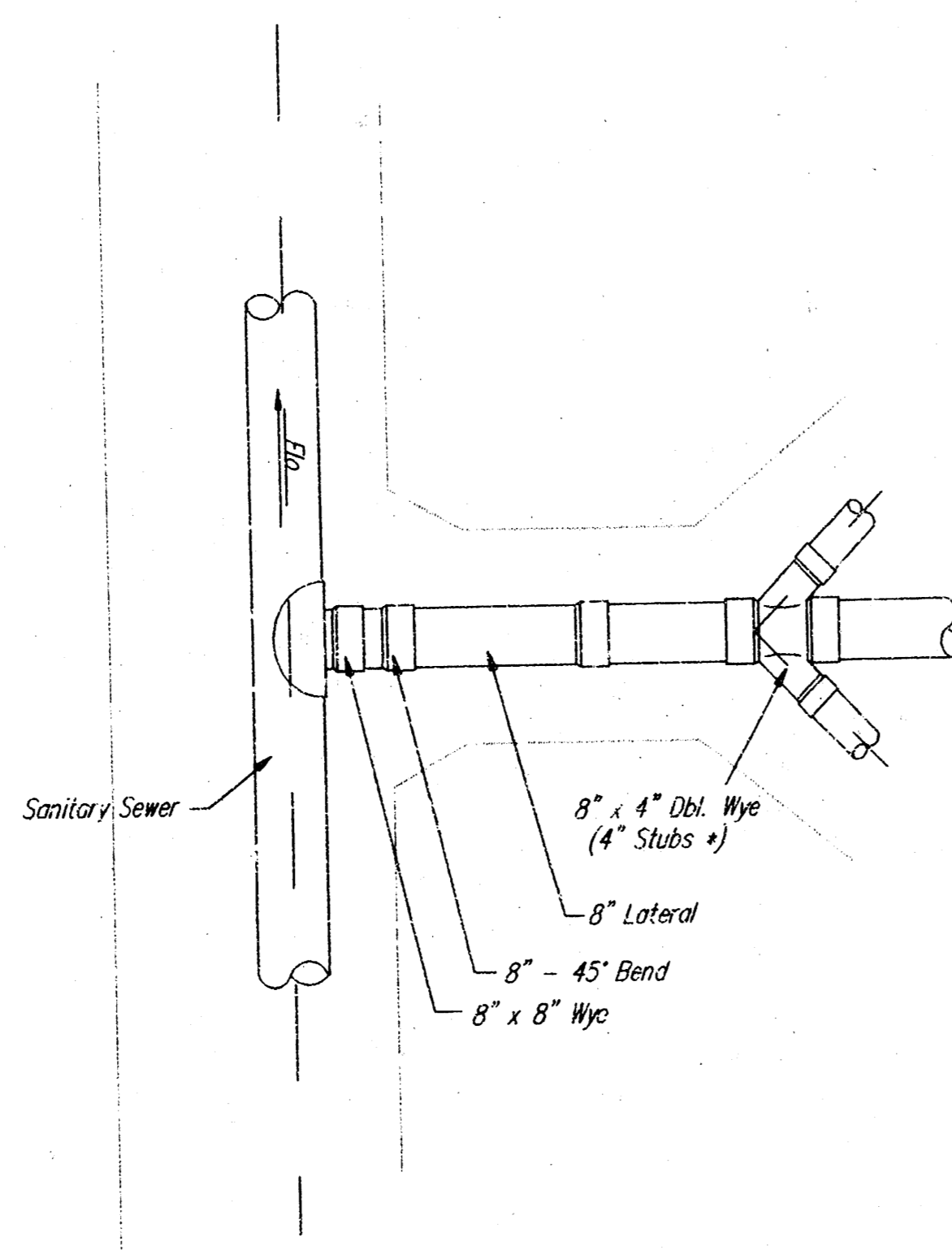
8" CLEANOUT RISER ASSEMBLY DETAIL
W/ WYE CONNECTION



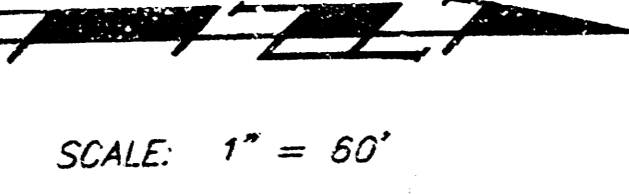
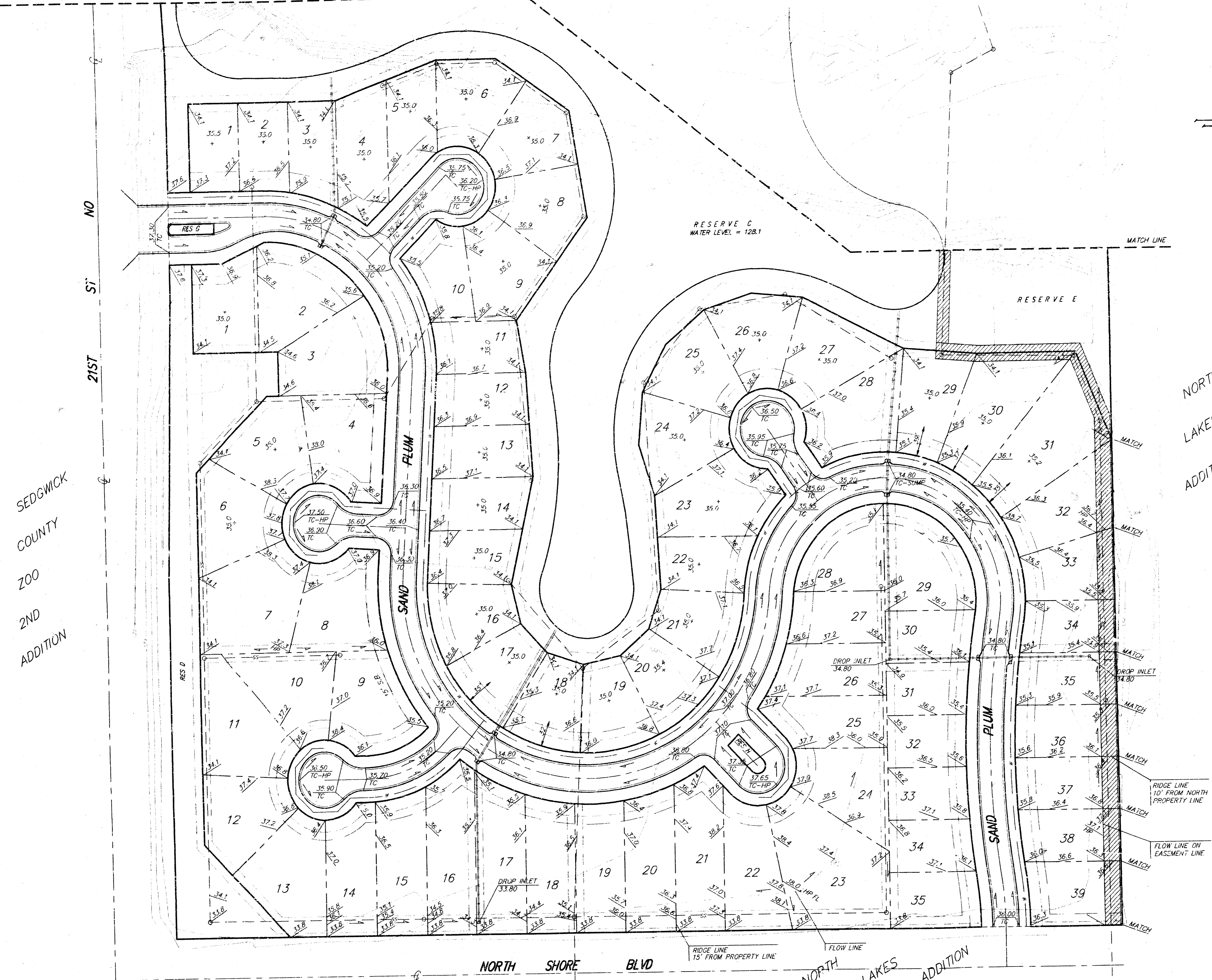
8" CLEANOUT RISER ASSEMBLY DETAIL
W/ MANHOLE CONNECTION

* 4" Branch (each side) To Serve as 4" Stub. Temporary Plug Until Service Connection is Required. Single Wye to be Used Where Indicated on Plan.

** 8" Lateral to be Air-Tested up to the Top of PVC Pipe, per Standard Specifications.



CLEANOUT RISER ASSEMBLIES					
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					REV.
PROJECT NUMBER 468-76-245-82334-000-000-001					SHEET 7
DESIGN	DRAWN	APPROVED	DATE	SCALE	10
				NONE	



SCALE: 1" = 60'

SEDGWICK
COUNTY
ZOO
2ND
ADDITION

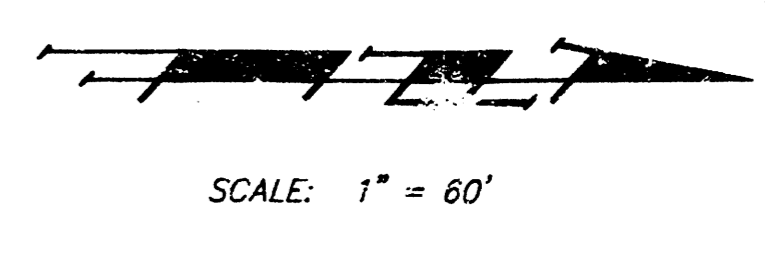
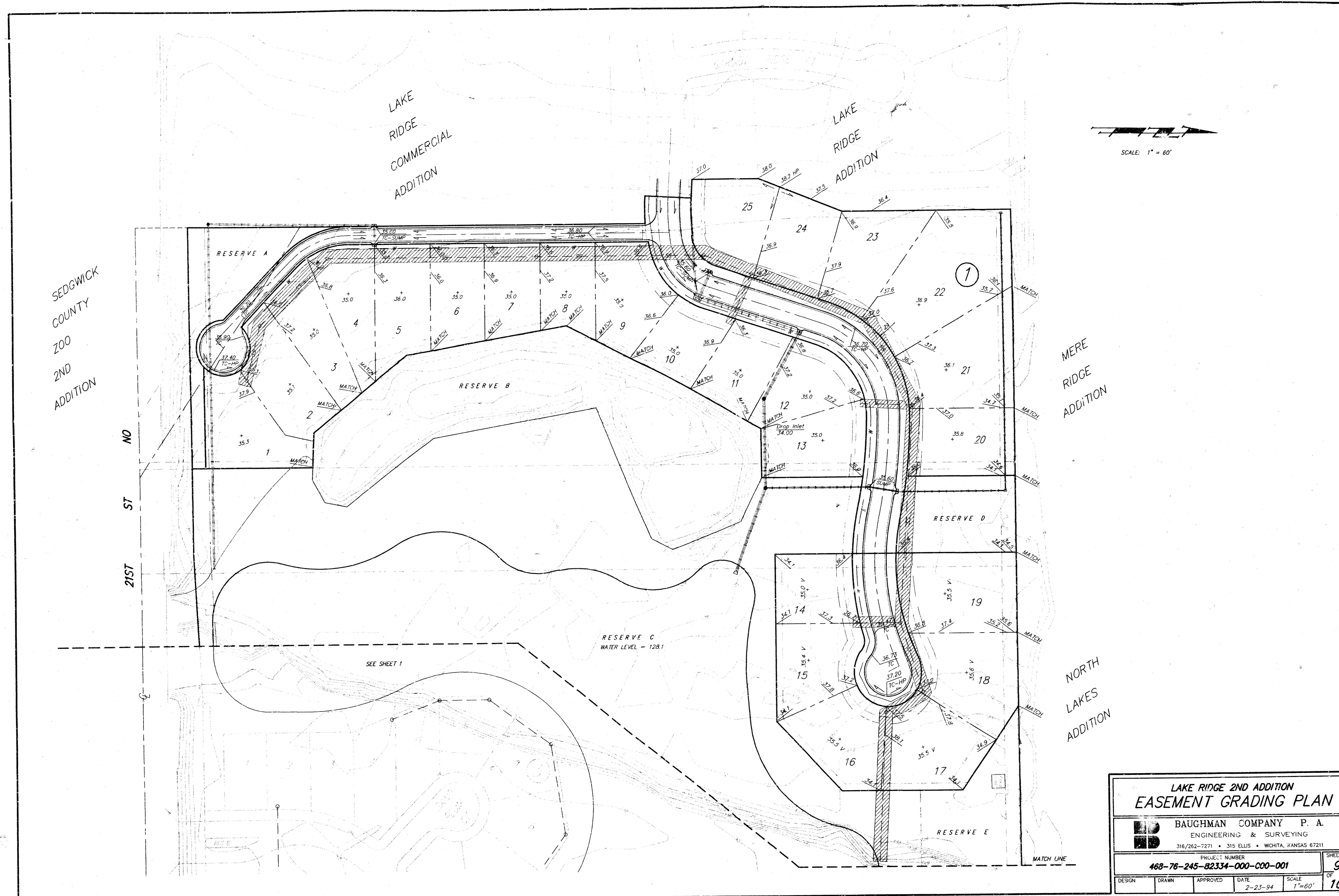
NO
ST
21ST

NORTH SHORE BLVD NORTH LAKES ADDITION

NORTH
LAKES
ADDITION

The estimated quantity of fill for easement grading is 3560 C.Y. which shall be paid as I.S. Easement Grading.

LAKE RIDGE 2ND ADDITION EASEMENT GRADING PLAN			
BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211			
PROJECT NUMBER 488-76-245-82334-000-001			SHEET 8
DESIGN	DRAWN B.L.P.	APPROVED	DATE 2-23-93
			SCALE 1" = 60'
			OF 10



SCALE: 1" = 60'

SEDGWICK
COUNTY
ZOO
2ND
ADDITION

NO
ST
21ST

LAKE
RIDGE
COMMERCIAL
ADDITION

LAKE
RIDGE
ADDITION

MERE
RIDGE
ADDITION

NORTH
LAKES
ADDITION

RESERVE A

RESERVE B

RESERVE C
WATER LEVEL = 128.1

RESERVE D

RESERVE E

SEE SHEET 1

MATCH LINE

**LAKE RIDGE 2ND ADDITION
EASEMENT GRADING PLAN**

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

PROJECT NUMBER
468-76-245-82334-000-C00-001

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
			2-23-94	1"=60'	9 OF 10

LAKE1155092

LAKE RIDGE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "LAKE RIDGE 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: That part of the
S 1/2 of the SW 1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M.,
Sedgwick County, Kansas, described as commencing at the S.E. Corner
of said SW 1/4, thence N 00°23'39" E, along the east line of
said SW 1/4, 80 feet to the north line of 21st St. No. as established
at (Deed) Book 67, Page 1209; thence S 89°39'36" W, along the
north line of said 21st St. No. 50 feet to the west line of North Shore
Blvd as established at Film 235, Page 1150 and Film 248, Page 498,
for a place of beginning; thence N 00°23'39" E, along the west line
of said North Shore Blvd, 1238.70 feet to the north line of the S 1/2
of said SW 1/4; thence S 89°39'50" W, along the north line of the
S 1/2 of said SW 1/4, 1271.45 feet to the N.W. Corner of the SE 1/4
of said SW 1/4; thence S 89°35'20" W and continuing along the
north line of the S 1/2 of said SW 1/4, 511.33 feet to a point 810.02
feet east of the N.W. Corner of the S 1/2 of said SW 1/4; thence
S 00° W, 251.63 feet; thence S 20°33'54" W, 135.99 feet; thence
S 00° W, 101.37 feet to a point on the north line of Garden Ridge
as established in Lake Ridge Addition; thence S 86°50'24" E along
the north line of said Garden Ridge, 26.86 feet; thence S 03°09'36" W,
68 feet to a point on the south line of said Garden Ridge, said point
being the P.C. of a curve to the left having a radius of 367.09 feet
and a central angle of 6°11'52"; thence easterly along said curve an
arc distance of 39.71 feet (having a chord bearing S 89°56'20" E,
39.69 feet); thence S 00° W, 468.32 feet to a point 80 feet north
of the south line of said SW 1/4 and being on the north line of said
21st St No; thence N 89°39'36" E, 471.84 feet; thence N 86°47'48" E,
200.22 feet; thence N 89°39'36" E, 300 feet; thence S 88°42'10" E,
350.08 feet; thence N 89°39'36" E, 445.09 feet to the place of
beginning.

Existing public easements and dedications, including that portion
of Garden Ridge, and the easement for channel change Film 63,
page 339, being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date 10-5-13

Surveyor
Gregory F. Severns

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

Chris A. Anderson Vice-President
Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 24th day of October, 1993, by Chris A.
Anderson, Vice-President of Prairie State Bank of Maize, on behalf
of the corporation.

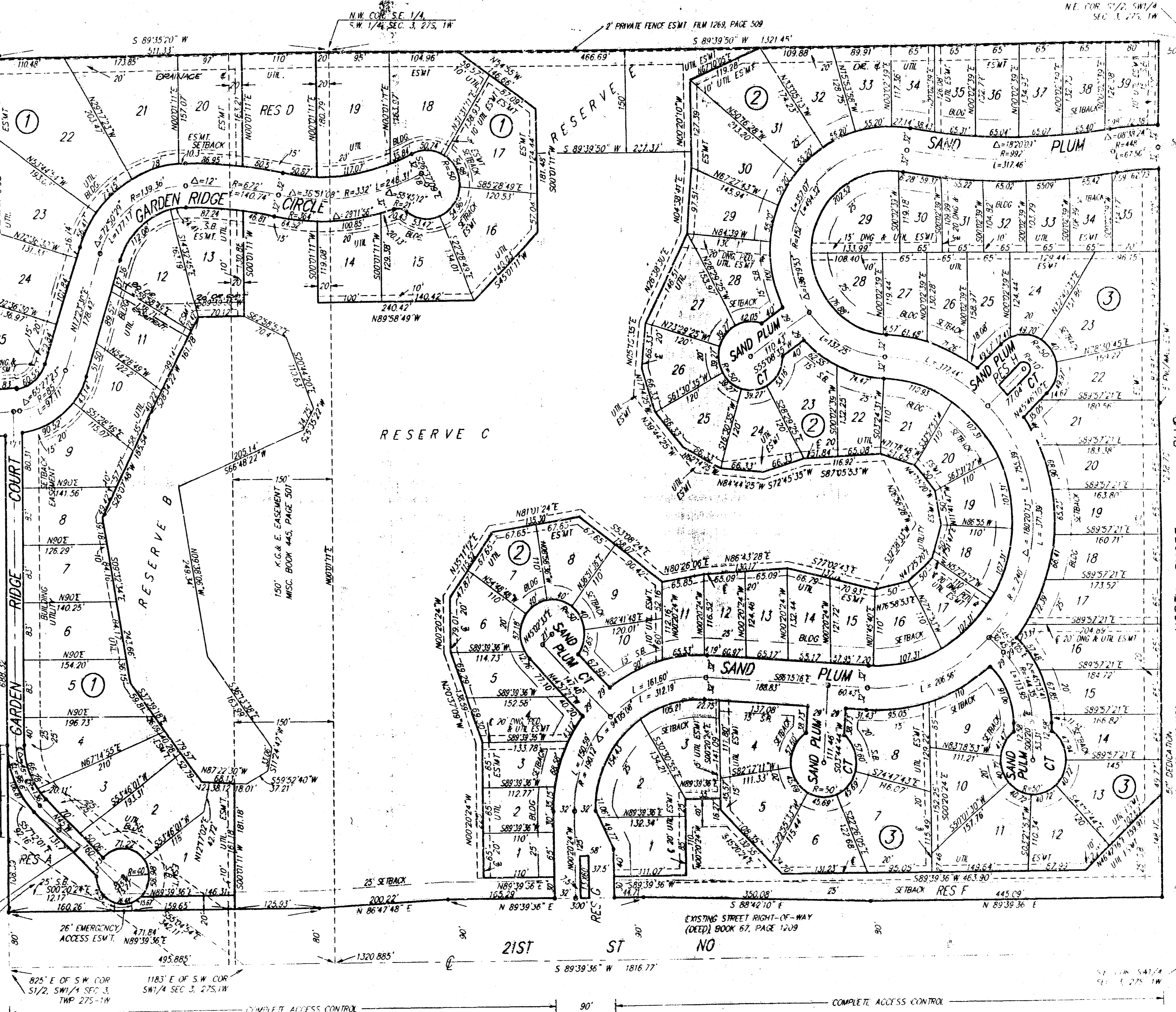
20.00
My App'l. Exp. 9-27-97 Jamie Wetta Notary Public

JAMIE WETTA
Notary Public - State of Kansas

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots, Blocks, Reserves and streets to be known as "LAKE
RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A",
"C", "D", and "F" are hereby reserved for landscaping, earthberms, side-
walks, bike trails, lighting, irrigation, drainage, signage, gazebos, entry monu-
ments, and utilities as confined to easements. Reserve "C" is also reserved
for floodway; lake, drainage structures, natural areas, and recreation areas.
No buildings shall be constructed on or within said floodway, nor shall
any fill, change of grade, creation of channel or other work be carried
out without the permission of the appropriate governing body. With such
permission of said appropriate governing body, additional improvements
and/or activities may be permitted within said floodway. Reserve "D" is
also reserved for park and recreational facilities. Reserves "G" and "H"
are hereby reserved for entry monuments, landscaping, irrigation, and
street and utility easements. Reserve "B" is hereby reserved for a wetland
nature area. No buildings or structures of any kind shall be constructed
or placed on or within Reserve "B", nor shall any cut, fill, change of
grade, creation of channel, sidewalks, pedestrian or bike trails, landscaping,
change of existing or future natural vegetation growth characteristics,
recreational facilities or areas, or any other work or activities be allowed
without the permission of the appropriate governing body. Reserve "E"
is hereby reserved for floodway. No buildings or structures of any kind
shall be constructed or placed on or within Reserve "E", nor shall any
sidewalks, pedestrian or bike trails, or recreational facilities or areas be
allowed without the permission of the appropriate governing body. Land-
scaping or change in existing or future vegetation growth characteristics,
shall not be allowed in Reserve "E" except in areas directly affected by
channel alignment as permitted by the appropriate governing body. All
Reserves shall be owned and maintained by the Homeowners Association
for the addition. 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, pedestrian access, and utility easements are hereby granted as
indicated for drainage purposes, for pedestrian access to and from
Reserve "C", and for the construction and maintenance of all public utilities,
and no fences or other obstructions shall be constructed or placed within
these easements. The emergency access easement is hereby granted as
indicated for emergency access purposes and no fences or other obstructions
shall be constructed or placed within this easement. The 2 foot and 5 foot
fence/wall easements are hereby granted as indicated for the construction and
maintenance of private fences/walls and utilities are allowed to cross this ease-
ment. The streets are hereby dedicated to and for the use of the public.
All abutters rights of access to or from 21st Street North over and across
the south line of Reserves "A", "C", and "F", and to or from North Shore
Boulevard over and across the east line of Reserve "F", and Lot 39, Block 2
are hereby granted to the City of Wichita, Kansas. Minimum Pad Elevations for
the lowest opening to the structures shall be as indicated on the face of
the plat.

R.B.R., Inc.

Randy Dean President



This plat of "LAKE RIDGE 2ND ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this 23rd day of SEPTEMBER, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Chairman
James J. Minner
Secretary
Marvin S. Kroul

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 29th day of SEPTEMBER, 1993, by Randy
Dean, President of R.B.R., Inc., on behalf of the corporation.

Philip J. Meyer Notary Public
My App'l. Exp. 5/5/97

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 19th day of October, 1993.



Mayor
Elmo Broadfoot
City Clerk
Pat Burnett

Entered on transfer record this 7 day
1993

#1349757

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this 17th day
of JANUARY, 1994 at 1:30 o'clock P.M. and is duly
recorded.

Pat Kettler Register of Deeds
Ed Res Deputy



Note: Perimeter corners have been set.
Internal control points are to
be set upon completion of plat.

MINIMUM BUILDING PAD ELEVATIONS ARE
LOWEST OPENING TO THE STRUCTURE
SHALL BE 2.0 FEET ABOVE THE FINISH
GRADE BENCH MARK FOR THE FOLLOWING
LOTS

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
AND 22, BLOCK 1
AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
22, 23, 24, 25, 26, 27, 28, 29, 30,
AND 31, BLOCK 2
MINIMUM BUILDING PAD ELEVATIONS ARE
LOWEST OPENING TO THE STRUCTURE
SHALL BE 2.0 FEET ABOVE THE FINISH
GRADE BENCH MARK FOR THE FOLLOWING
LOTS

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