

LATERAL 38, MAIN 15, S.W.I.
TO SERVE

LAKERIDGE COMMERCIAL 2ND ADDITION

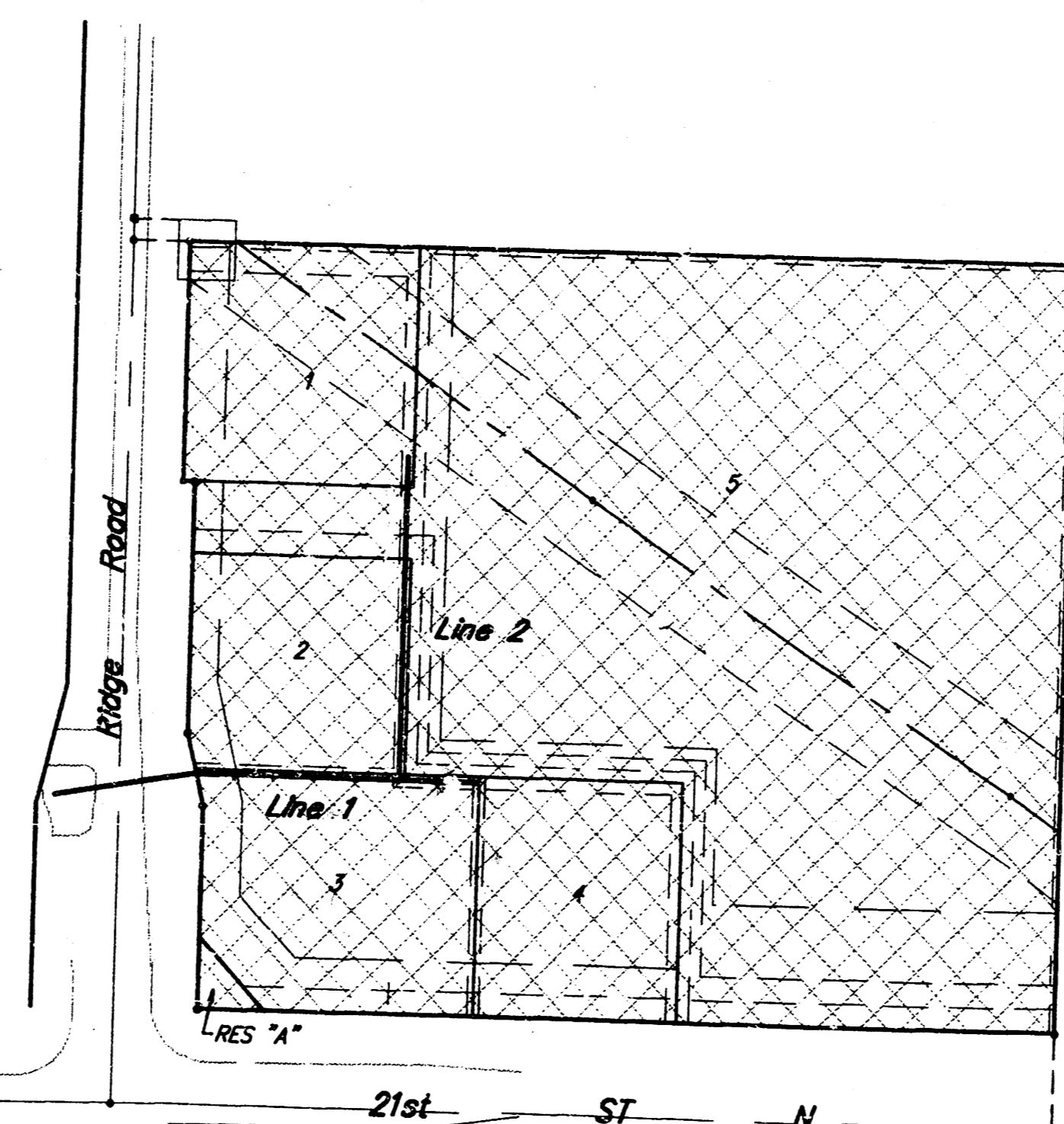
Project Number
468-78-245-82427-000-000-001

Index Code
742197

CITY OF WICHITA, KANSAS
Michael E. Lindebak, City Engineer

General Notes

- Utility service lines, poles, valve boxes, meters, et cetera 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.
- Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
- 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.
- 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.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices.
- All areas disturbed by construction shall be seeded with rye grass immediately following construction in that area. Rye seed to be applied at the rate of 350# per acre.
- 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 263-9161
City of Wichita Sewer Maintenance 1-571-2611
City of Wichita Engineer's Office 268-4908
268-4071
268-4501
- The Contractor shall notify pipeline companies at least 24 hours in advance of any work being performed over
- All construction shall be in accordance with City of Wichita codes and specifications on file and available in the City Engineer's office.

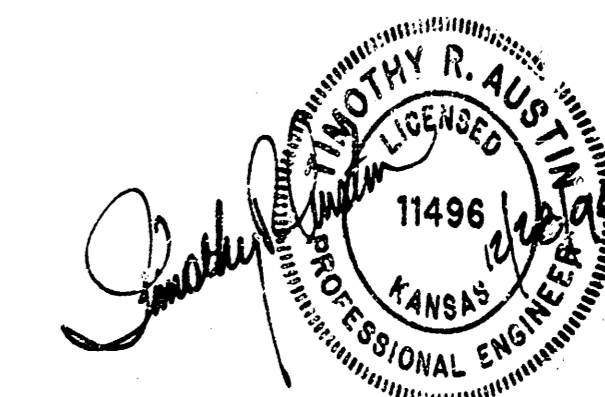


Scale: 1" = 150'
• = Iron

INDEX:

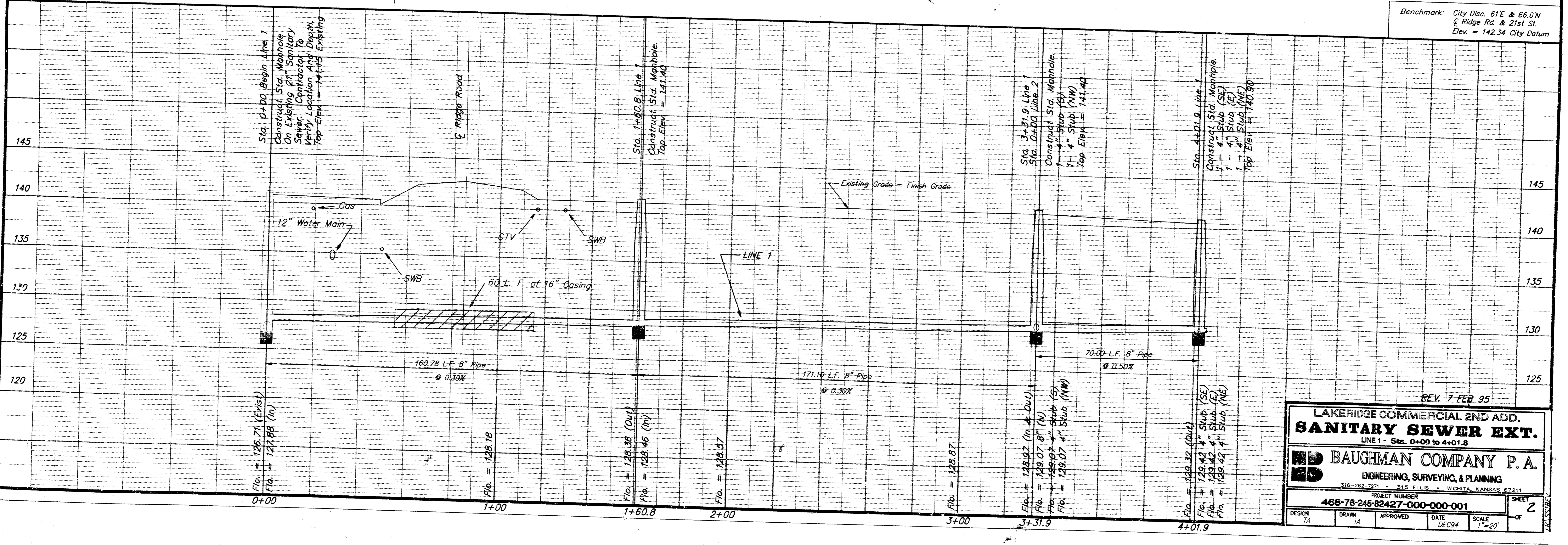
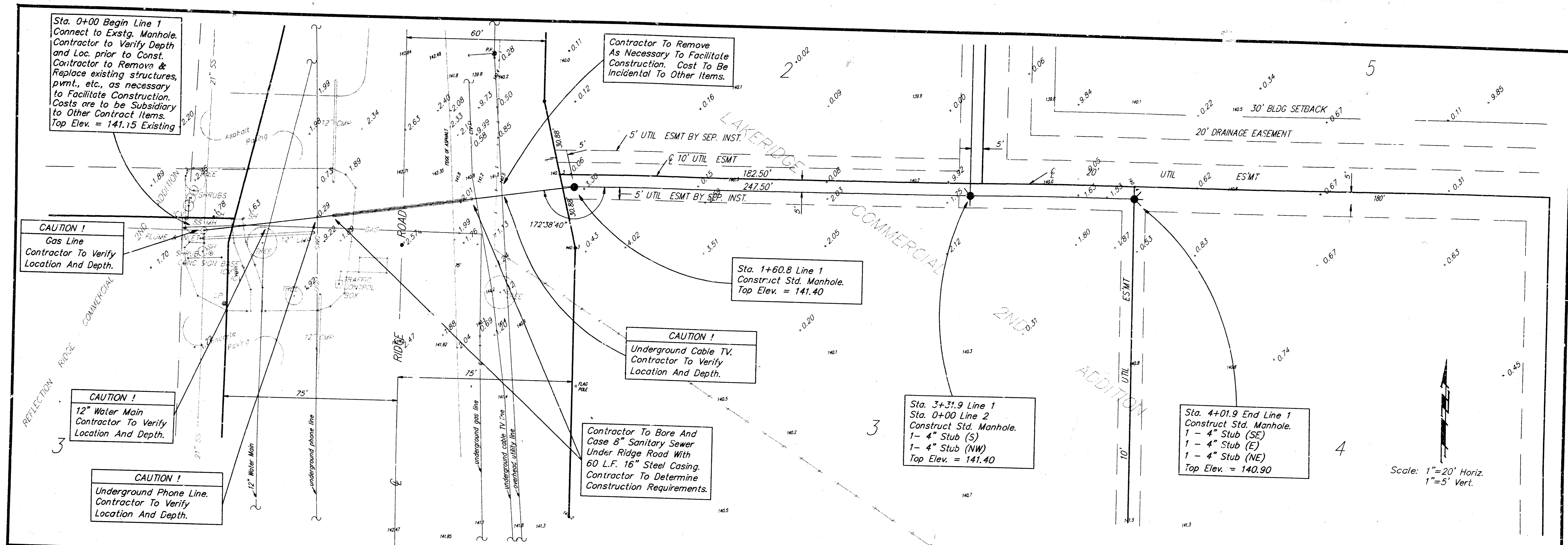
- | | |
|---|-----------------|
| 1 | Title Sheet |
| 2 | Line 1 |
| 3 | Line 2 |
| 4 | Typical Details |
| 5 | Copy of Plot |

Booked
Per Plan
4/95



Benefit District:

LP15520V



REV. 7 FEB 95

LAKERIDGE COMMERCIAL 2ND ADD.
SANITARY SEWER EXT.
 LINE 1 - Sta. 0+00 to 4+01.8

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 315-6156 WICHITA, KANSAS 67211

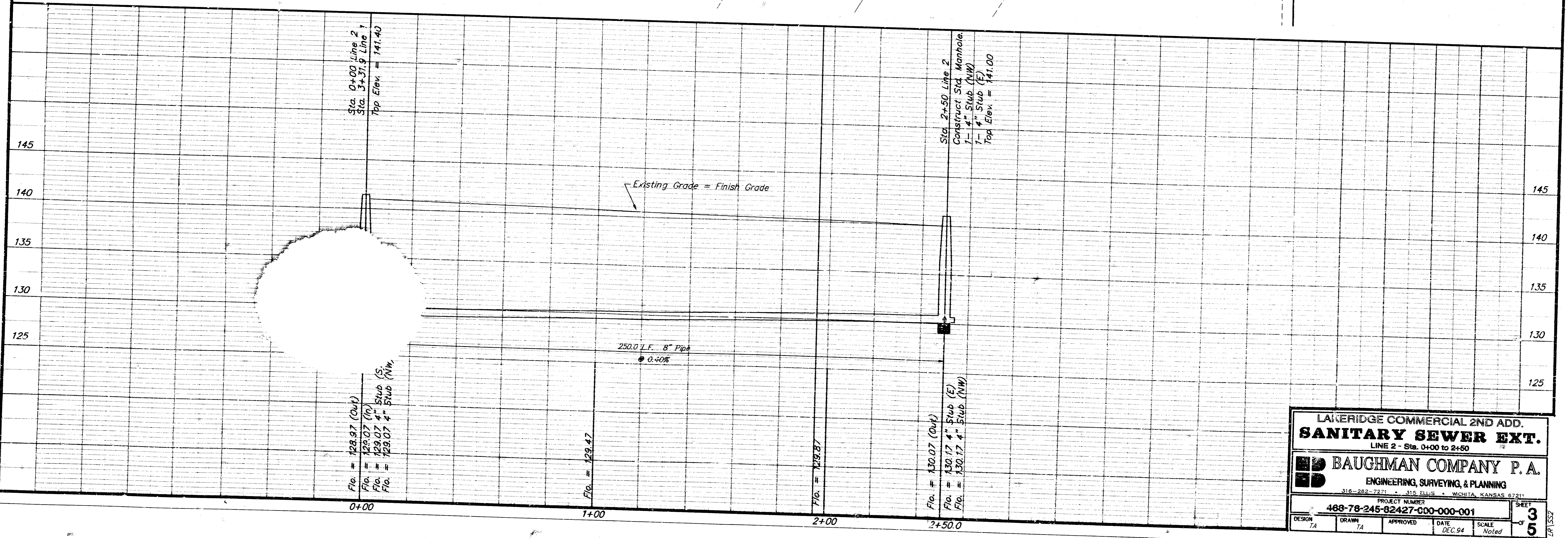
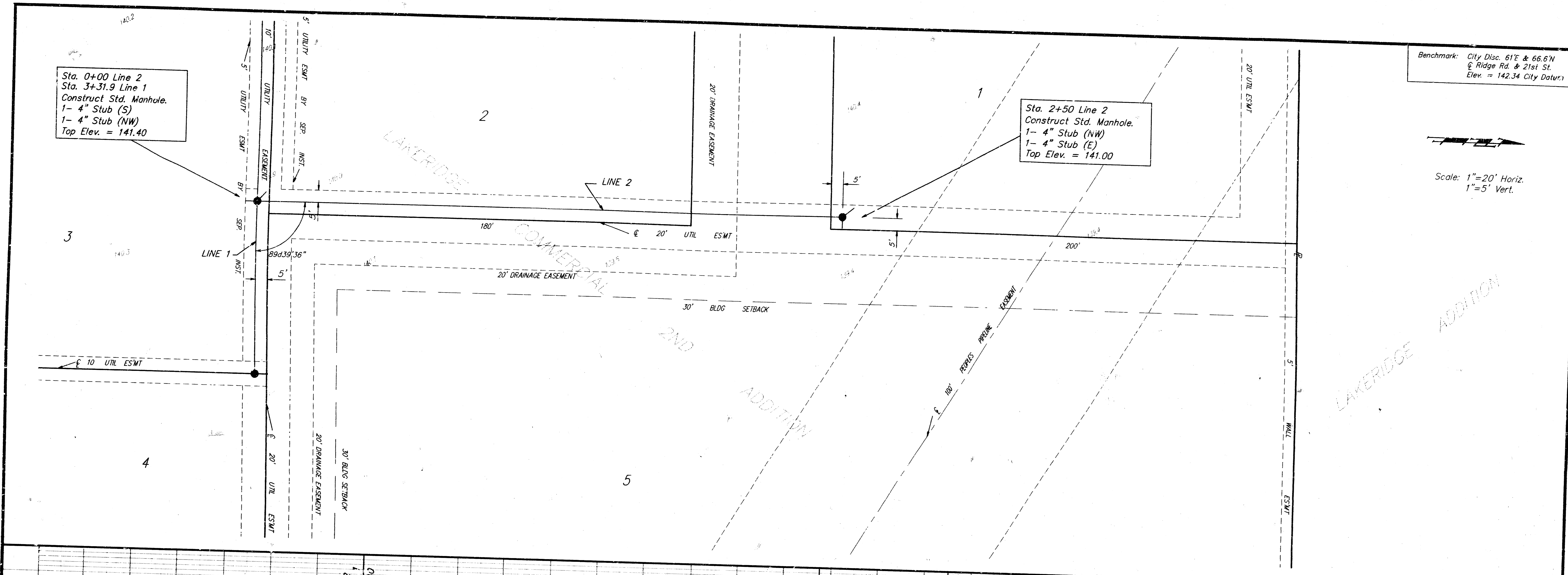
PROJECT NUMBER
468-78-245-82427-000-000-001

DESIGN TA	DRAWN TA	APPROVED	DATE DEC94	SCALE 1"=20'	SHEET 2 OF 2
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Benchmark: City Disc. 61'E & 66.6'N
 @ Ridge Rd. & 21st St.
 Elev. = 142.34 City Datum



Scale: 1"=20' Horiz.
 1"=5' Vert.



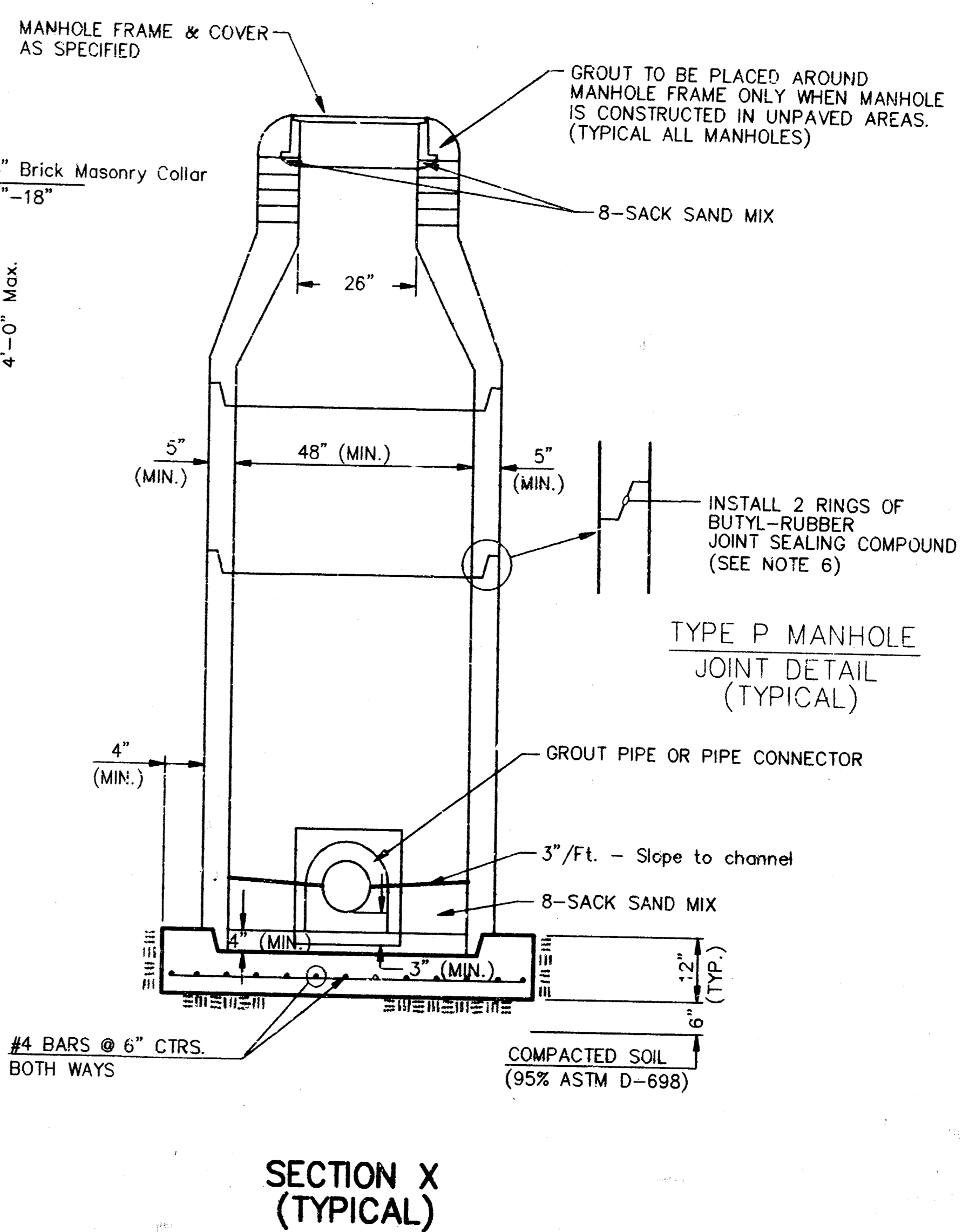
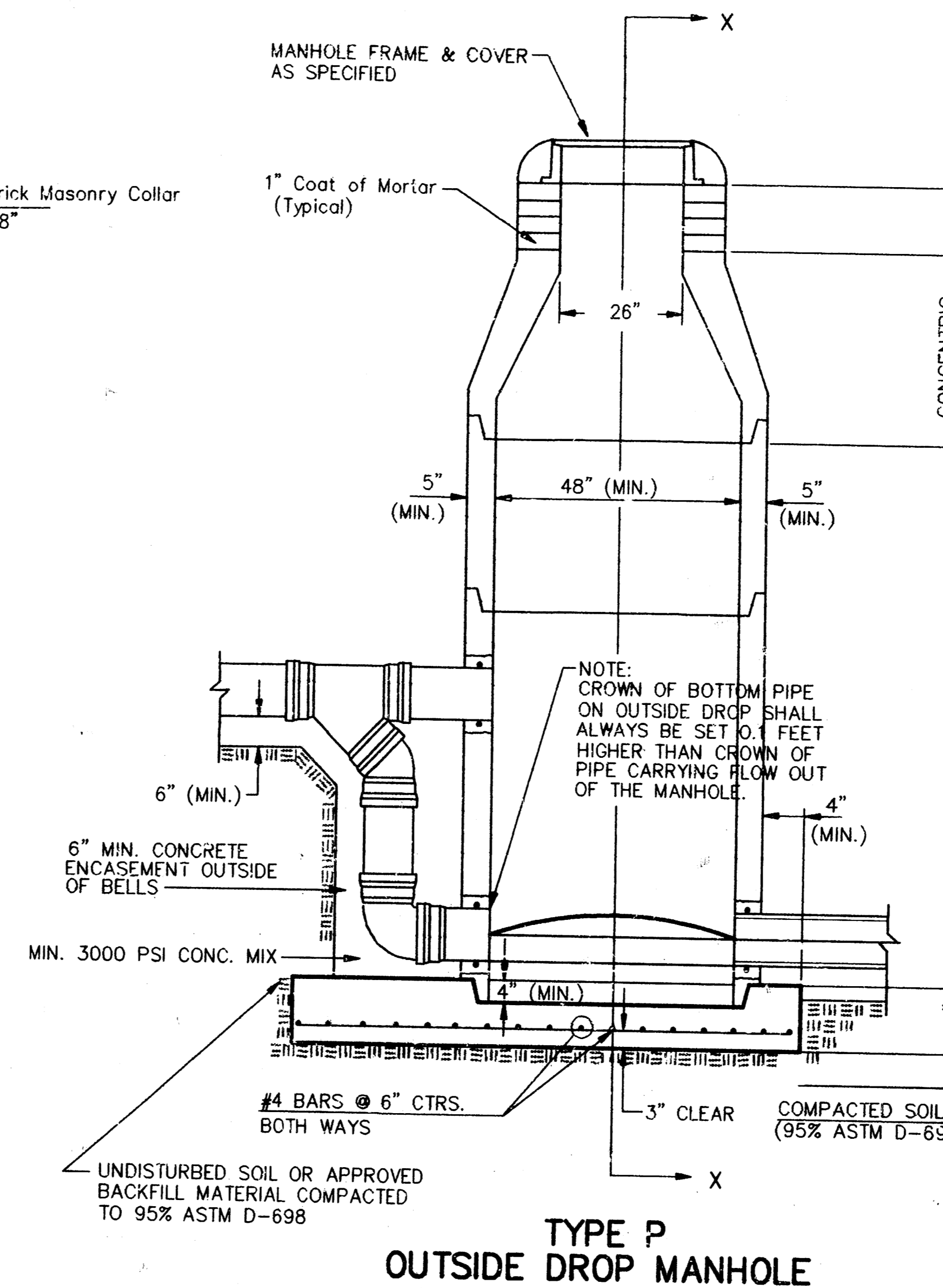
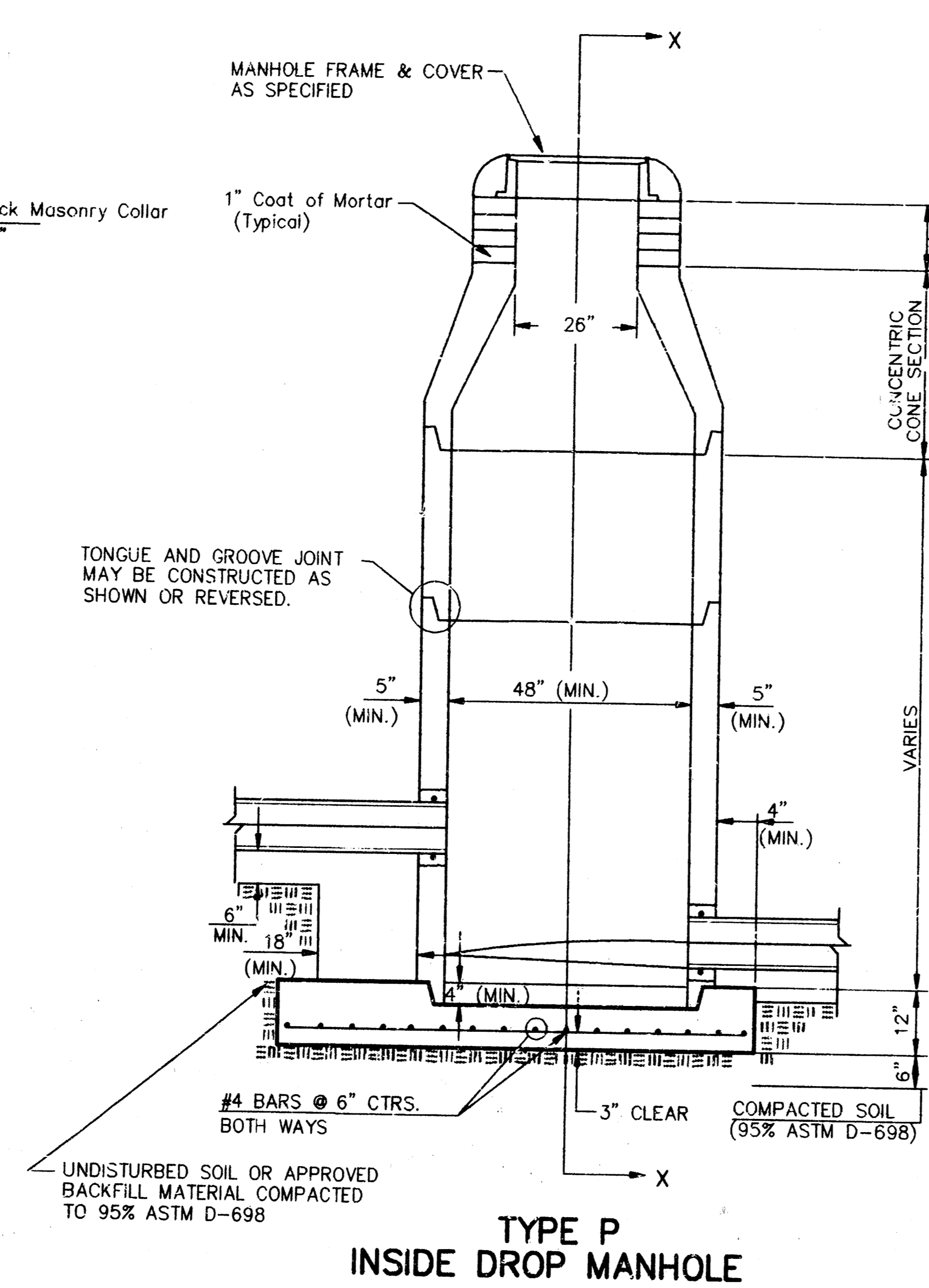
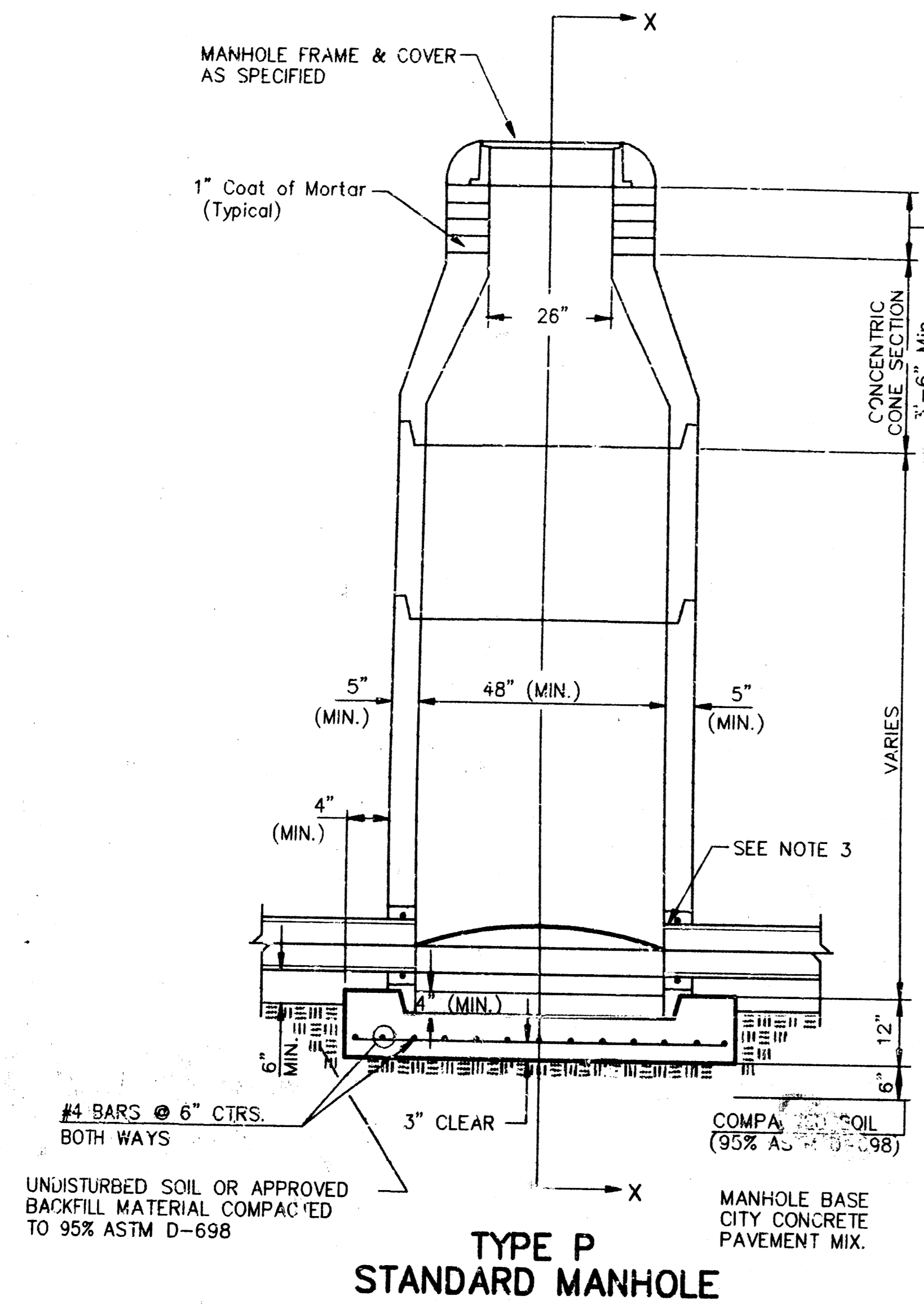
LAKERIDGE COMMERCIAL 2ND ADD.
SANITARY SEWER EXT.
 LINE 2 - Sta. 0+00 to 2+50

BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-2222 • 312 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: 468-78-245-82427-000-0001
 DESIGN: TA | DRAWN: TA | APPROVED: [Signature] | DATE: DEC. 94 | SCALE: Noted

SHEET 3 OF 5

SEWER APPURTENANCES DETAILS

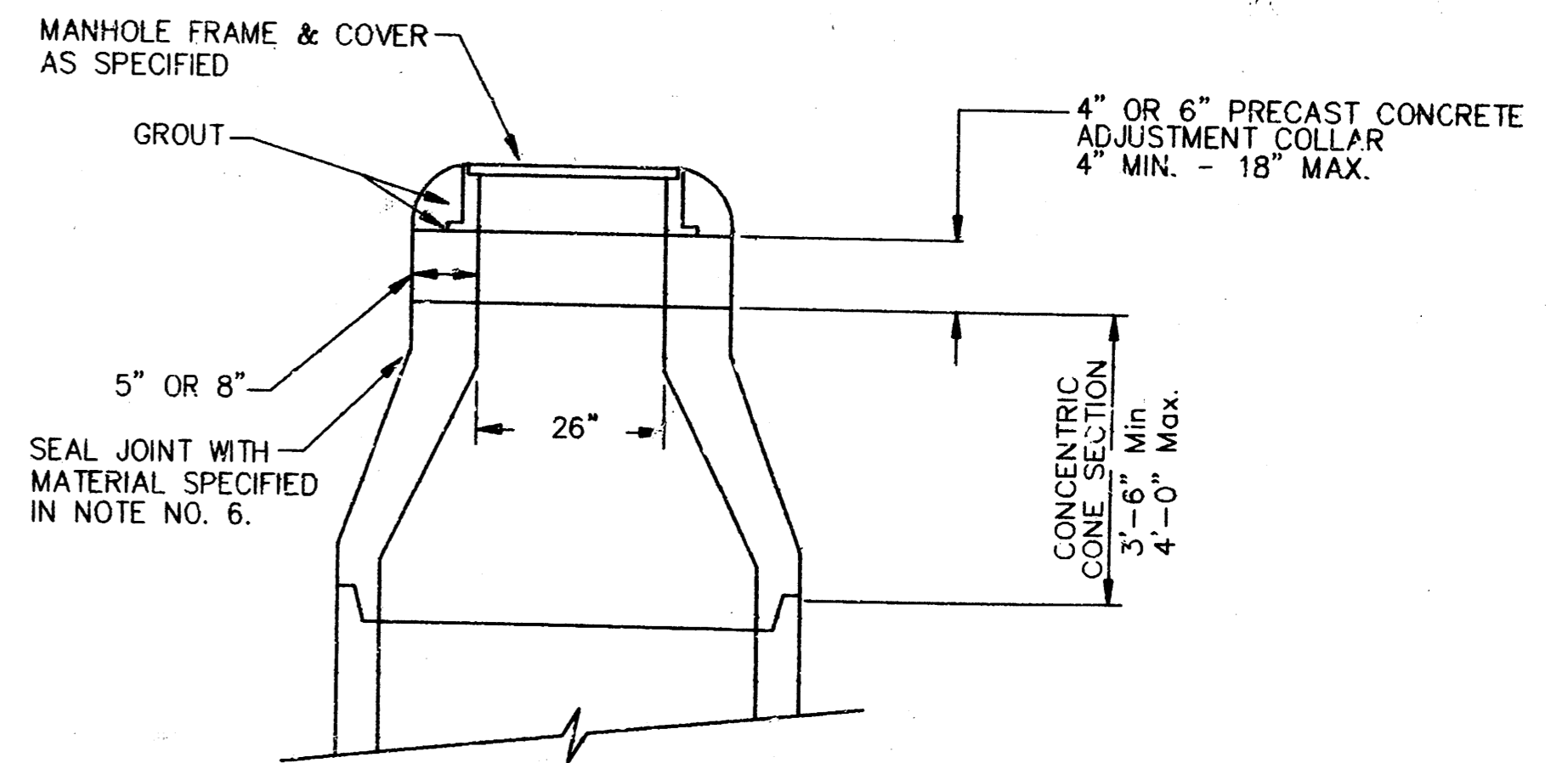


GENERAL NOTES
PRECAST MANHOLE NOTES

- 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 GROUDED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASUREMENT 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 NEMEC 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 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETE 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 CENTER 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 GROUING 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 GROUDED 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 BOTTOM OF 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 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 8" 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 & PLANNING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

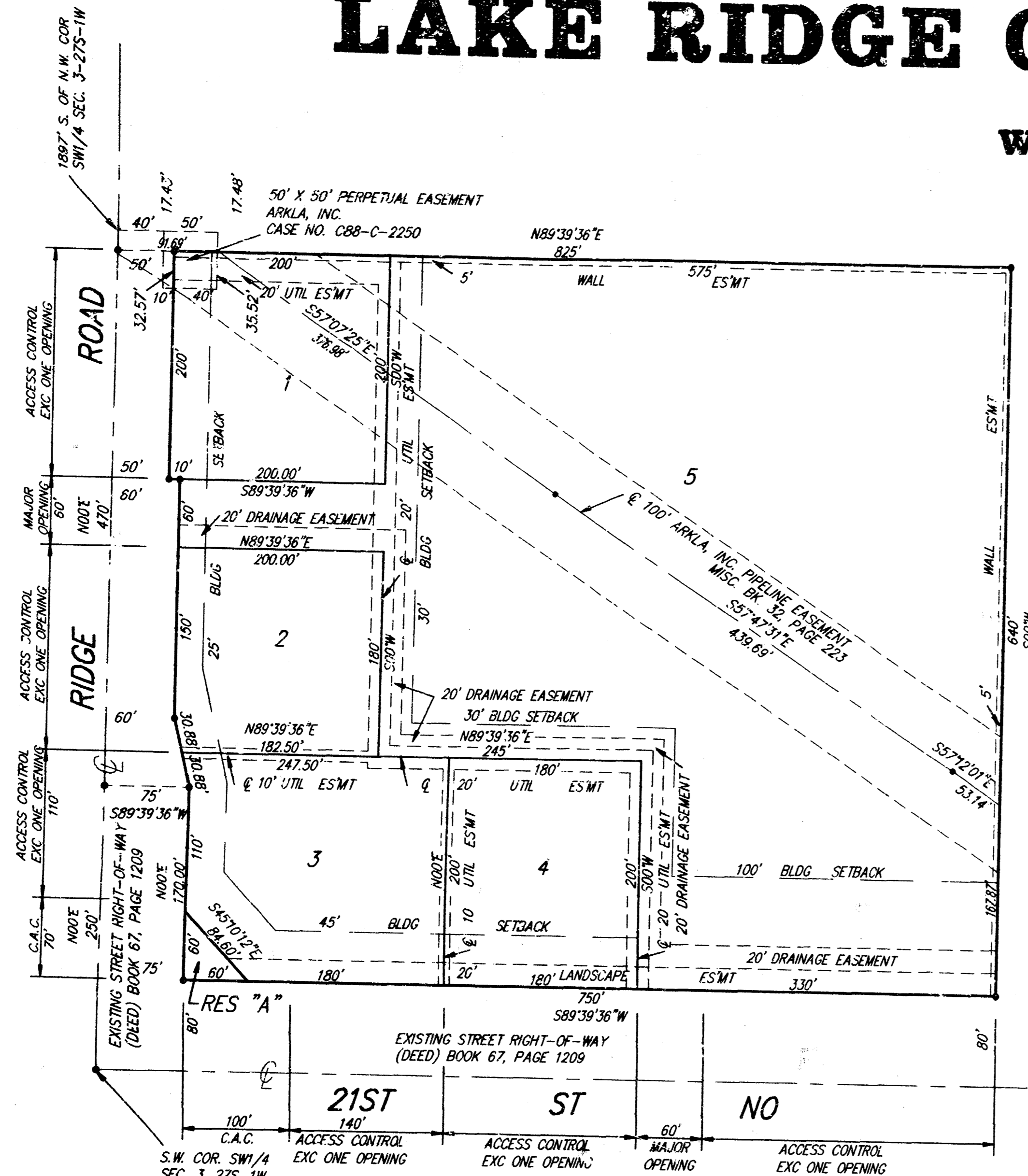
PROJECT NUMBER

DESIGN DRAWN APPROVED DATE SCALE

REV. **NOV. 1993**
SHEET **4** OF **5**

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS PER THE APPROVED ASSOCIATED C.U.P. (DP-205) ON FILE WITH MAPS.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in 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 replat of Lake Ridge Commercial Addition, Wichita, Sedgwick County, Kansas.

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

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

Baughman Company, P.A.
 _____ Surveyor
 Gregory F. Severns

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

Lake Ridge Investors, L.C.,
 _____ Managing Member
 Jerry Hoggatt
 Prairie Capital, Inc.
 _____ President
 W. Newton Male
 Quiktrip Corporation
 _____ Executive Vice-President
 Alvin Howerton

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1994, by Jerry Hoggatt, President of Lakeridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the corporation.

 Notary Public
 My App't. Exp. _____

State of Kansas) SS The foregoing instrument was acknowledged before me this _____ day of _____ 1994, by W. Newton Male, President of Prairie Capital, Inc.

 Notary Public
 My App't. Exp. _____

State of Oklahoma) SS The foregoing instrument was acknowledged before me this _____ day of _____ 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation.

 Notary Public
 My App't. Exp. _____

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

 Chairman
 James D. Miner
 _____ Secretary
 Marvin S. Krout

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

 Mayor
 Elma Broadfoot
 _____ Deputy City Clerk
 Pat Burnett

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 _____ 1994, at _____ o'clock _____ M., and is duly recorded.

 Register of Deeds
 Pat Kettler
 _____ Deputy
 Ed Rasa

Entered on transfer record this _____ day of _____ 1994.

 County Clerk
 Susan E. Crockett-Spoon

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

 Vice-President
 Chris A. Anderson

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

 Notary Public
 My App't. Exp. _____