

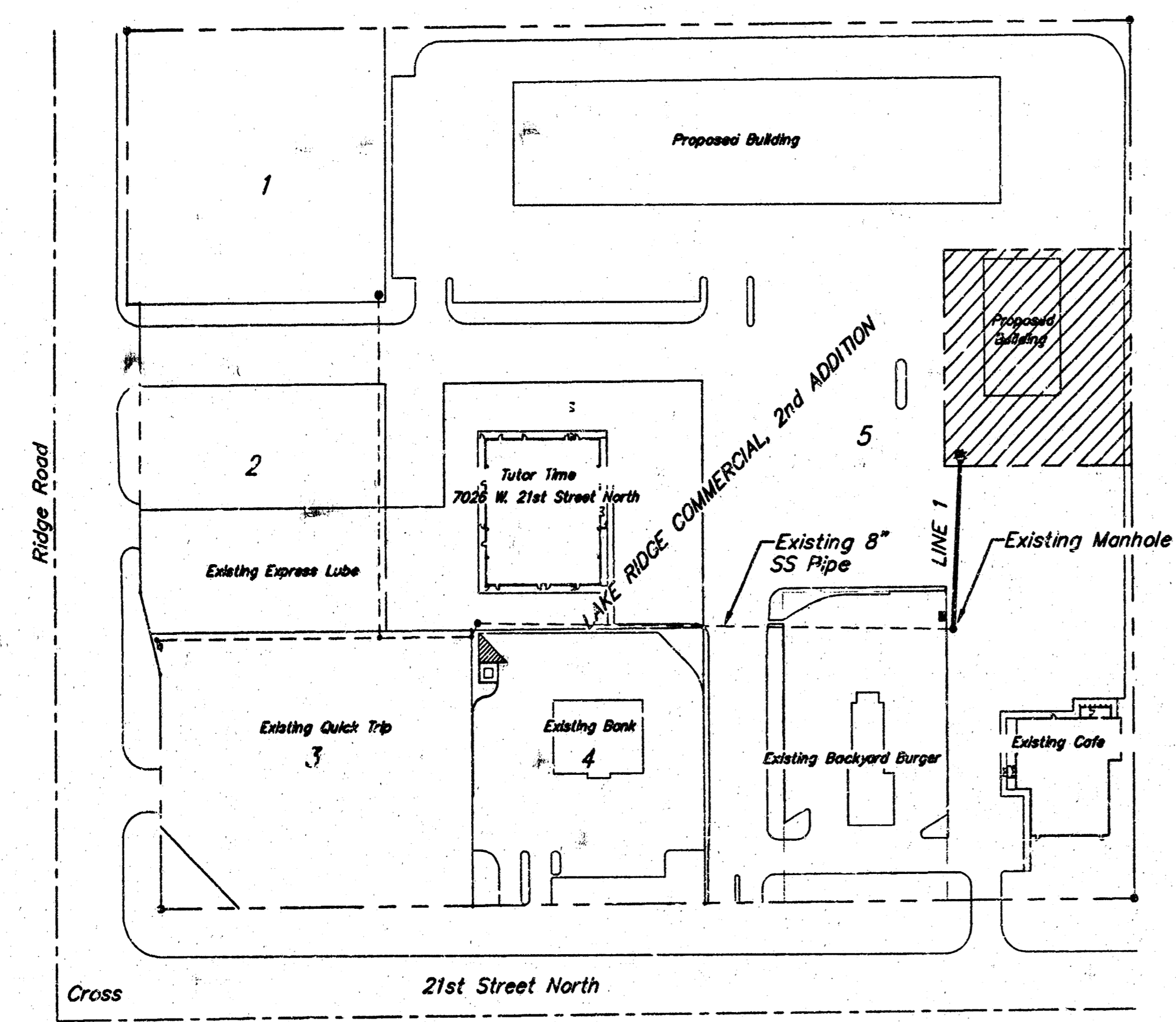
# SANITARY SEWER TO SERVE LAKE RIDGE COMMERCIAL 2ND ADDITION LOT 5, Reno & Fiegel Building

Private Project Number  
**985 PPS (607861)**

**CITY OF WICHITA, KANSAS**  
Michael E. Lindebak, P.E. City Engineer  
MAY 2000

### Index

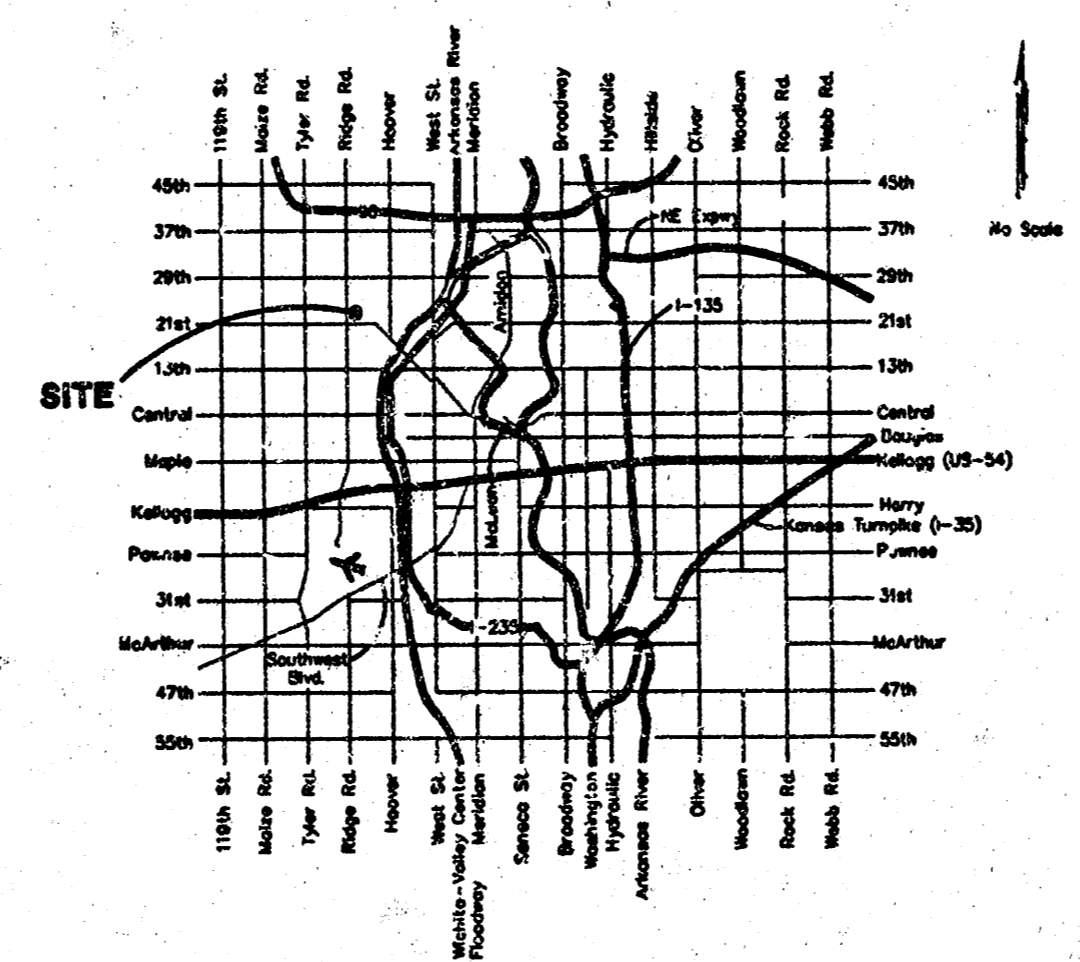
Cover Sheet	1
Plan/Profile Sheet	2
Manhole Details	3
Ring & Cover Details	4
Copy Of Plat	5



S.W. Cor. S.W. 1/4  
Sec. 3, T27S, R1W

Benefit District

### Location Map



### Benchmark:

\*□ SE Corner of Curb Inlet in NE Corner  
of Parking Lot in Lot 4 Lake Ridge Commercial  
2nd Addition.  
Elevation: 141.45 City Datum

### Legal Description

That part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita,  
Sedgewick County, Kansas, described as follows: Commencing at  
the NE corner of said Lot 5, thence S00°00'00"E along the east  
line of said Lot 5, 167.40 feet for a point of beginning; thence  
continuing S00°00'00"E along the east line of said Lot 5, 158.00  
feet; thence N90°00'00"W perpendicular to the east line of said  
Lot 5, 145.00 feet; thence N00°00'00"E parallel with the east  
line of said Lot 5, 158.00 feet; thence N90°00'00"E perpendicular  
to the east line of said Lot 5, 145.00 feet to the point of beginning.

### General Notes

- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
Cox Communications 262-4270  
Kansas Gas Service Company 383-8600  
Kansas Gas & Electric Company 383-8650  
Peoples Gas Company 942-7600  
Southwestern Bell Telephone Company 1-571-2611  
City of Wichita Water Department 268-4908  
City of Wichita Sewer Department 268-4071
- 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 and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
- The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days notice prior to start of 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.
- The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractor's proposed method for maintaining sewage flow shall be approved by the Engineer. Cost of maintaining flow of sewage through construction will not be paid for directly and this cost shall be considered as subsidiary to the other pay items of work.
- Contractor To Coordinate With Roosevelt's Cafe To Minimize Inconvenience Due To Sanitary Sewer Construction.

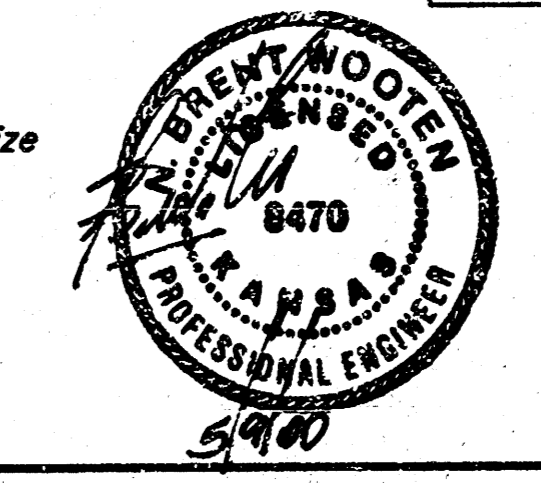
Booked  
P-150  
10-31-00  
R. Loomis

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 5/10/00

NOTE TO CONTRACTORS

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



As Built 9/00 KK

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-282-7271 • 316-282-7272 • WICHITA, KANSAS 67211

**BENCHMARK:**

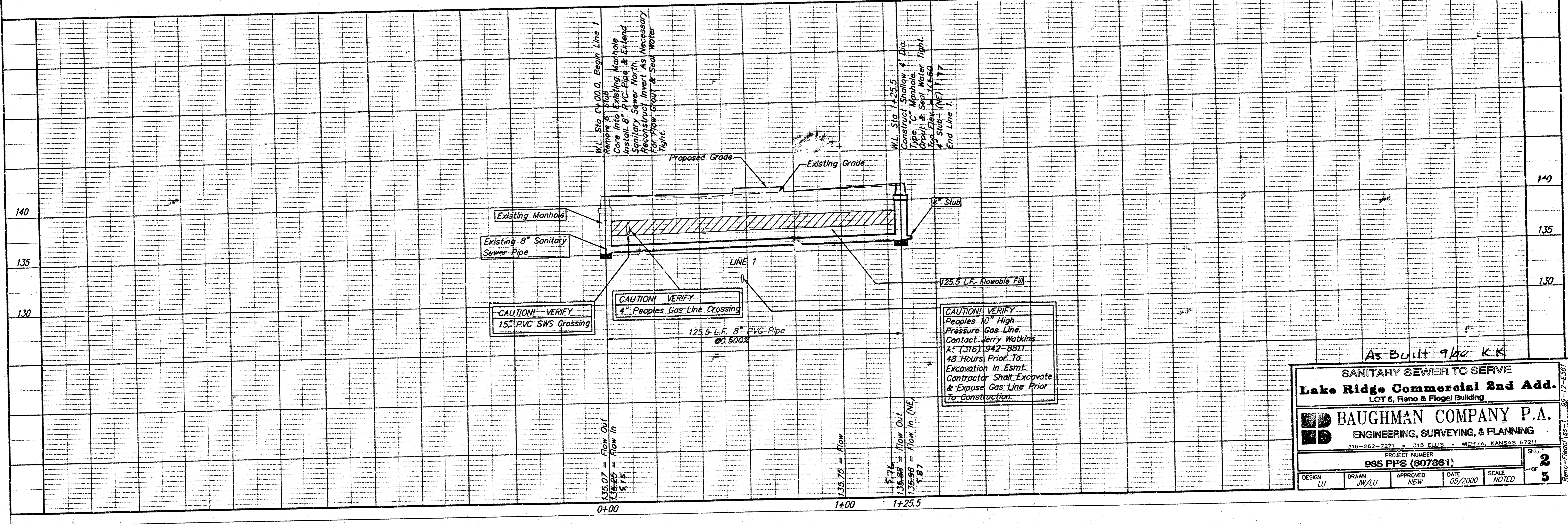
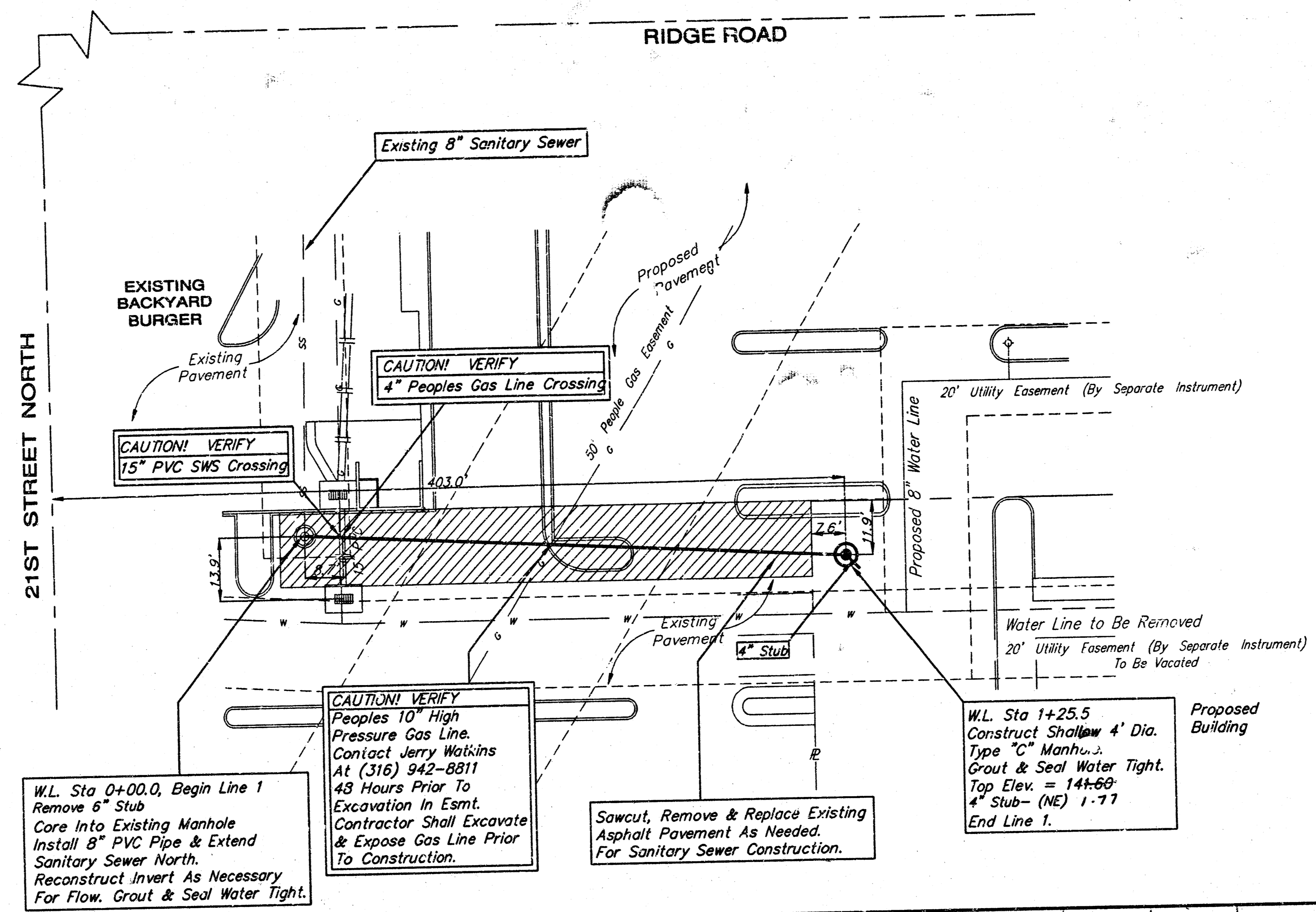
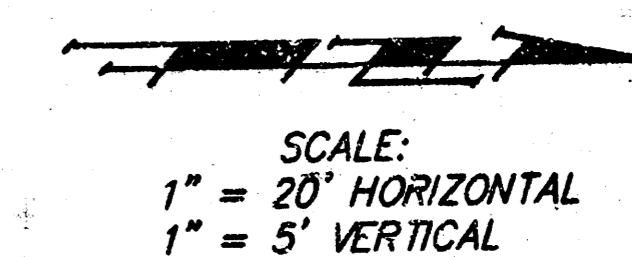
"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.  
Elevation: 141.45 City Datum

**LEGAL DESCRIPTION**

That part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, described as follows: Commencing at the NE corner of said Lot 5, thence S00°00'00"E along the east line of said Lot 5, 167.40 feet for a point of beginning; thence continuing S00°00'00"E along the east line of said Lot 5, 158.00 feet; thence N90°00'00"W perpendicular to the east line of said Lot 5, 145.00 feet; thence N00°00'00"E parallel with the east line of said Lot 5, 158.00 feet; thence N90°00'00"E perpendicular to the east line of said Lot 5, 145.00 feet to the point of beginning.

**GENERAL NOTE**

Contractor To Coordinate With Roosevelts Cafe To Minimize Inconvenience Due To Sanitary Sewer Construction.



As Built 9/00 KK

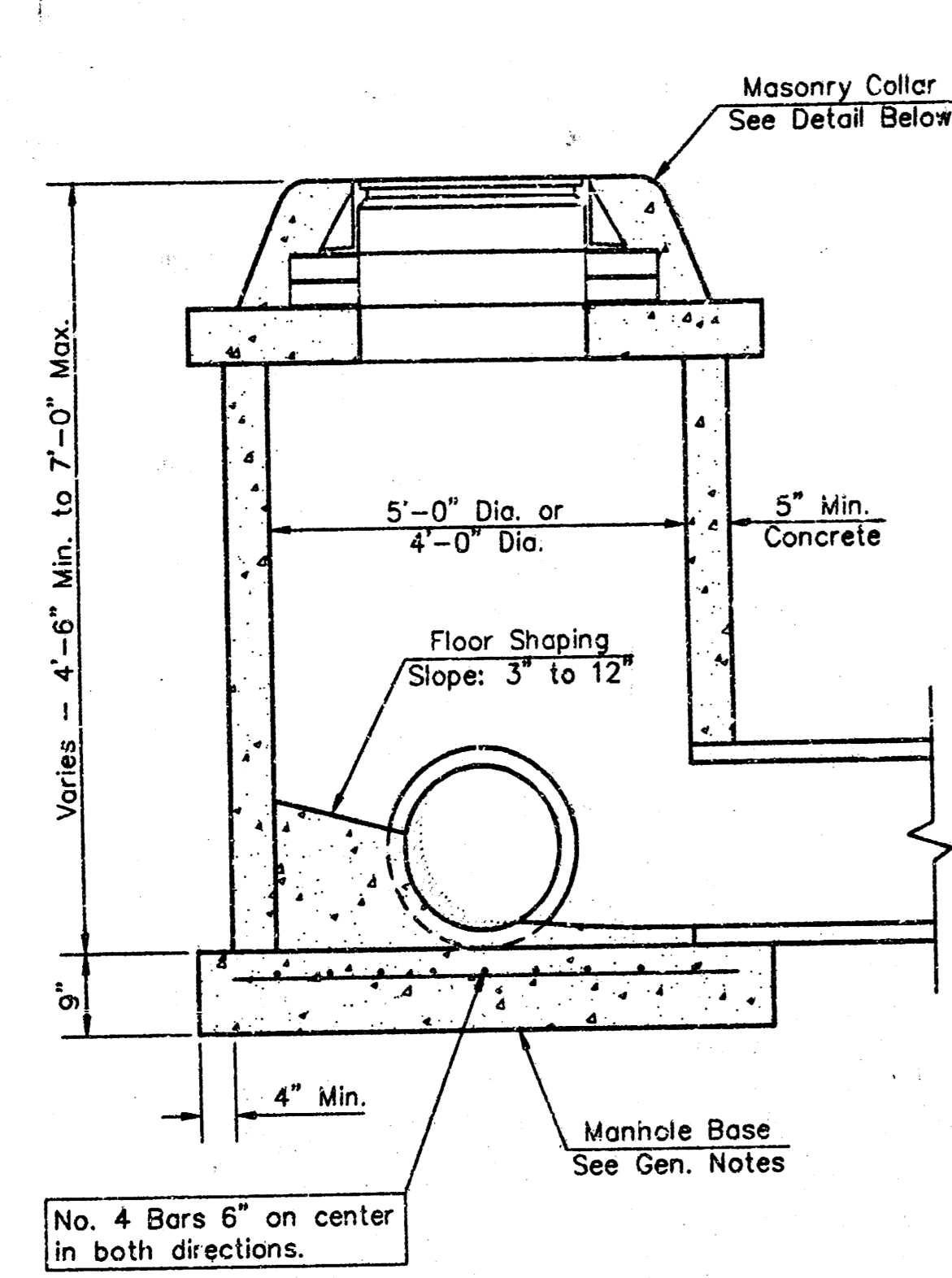
**SANITARY SEWER TO SERVE**  
**Lake Ridge Commercial 2nd Add.**  
 LOT 5, Reno & Fiegel Building

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

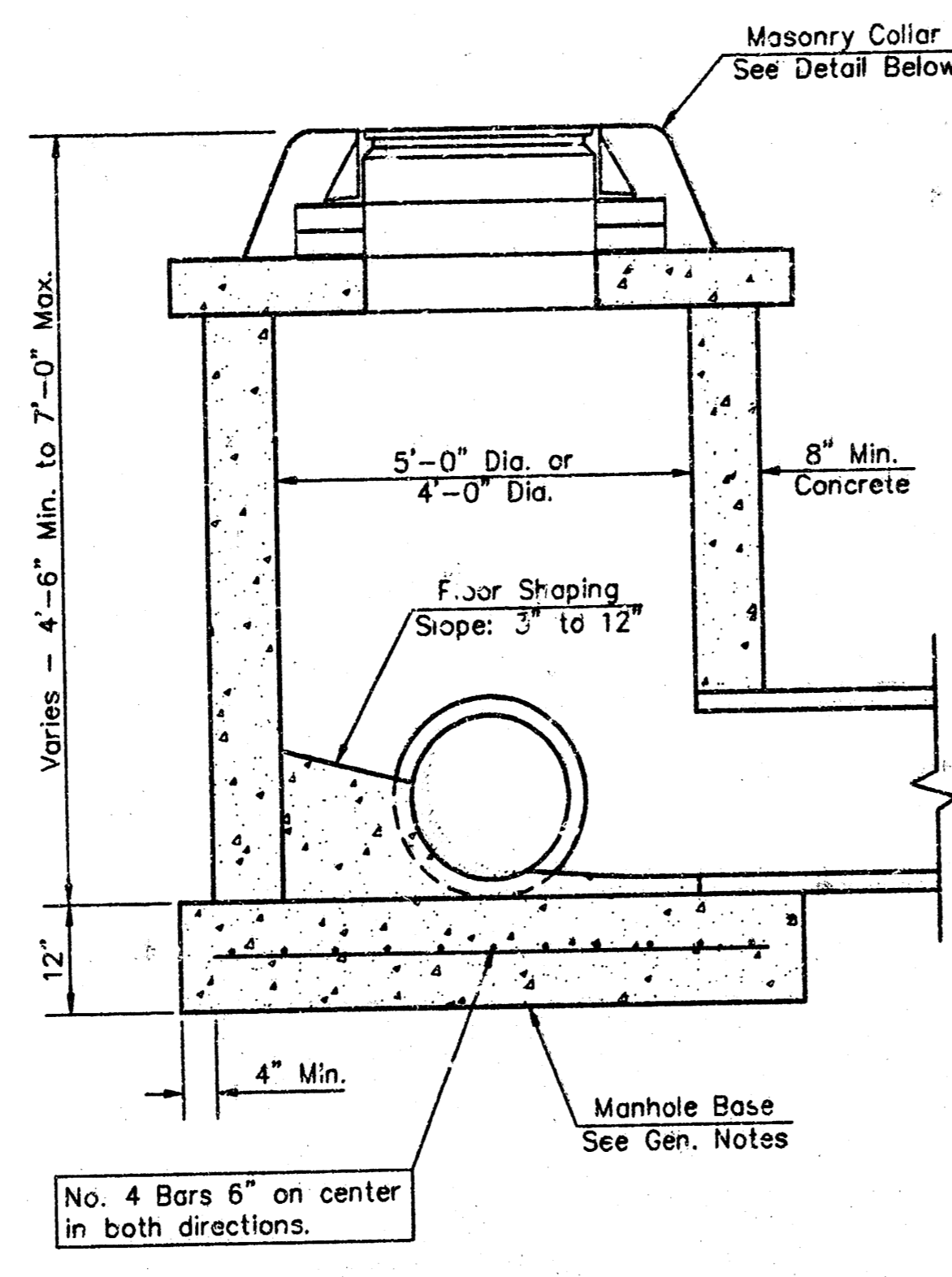
PROJECT NUMBER  
**985 PPS (607861)**

DESIGN LU	DRAWN JM/LU	APPROVED NGW	DATE 05/2000	SCALE NOTED
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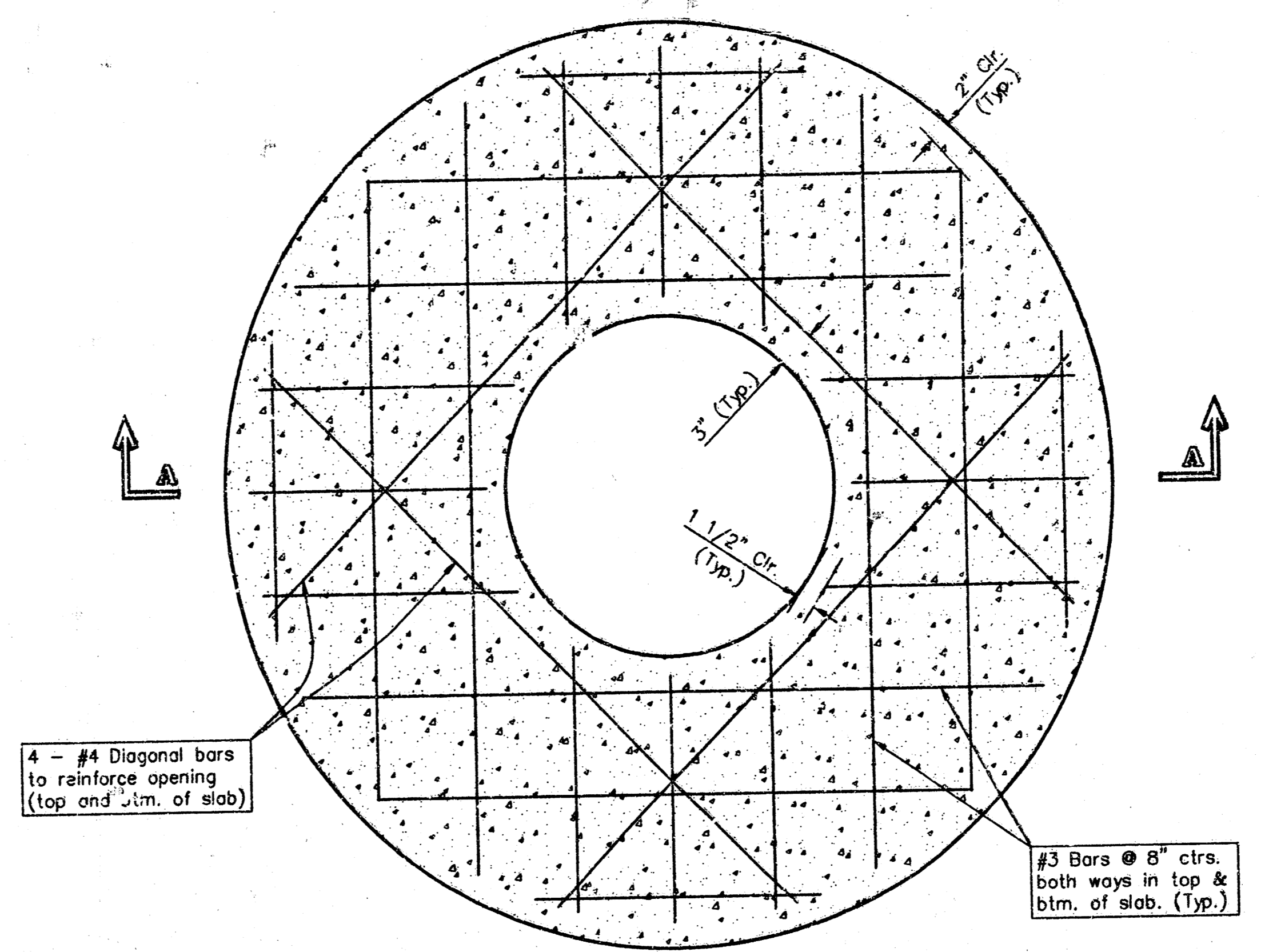
Sheet 2 of 5



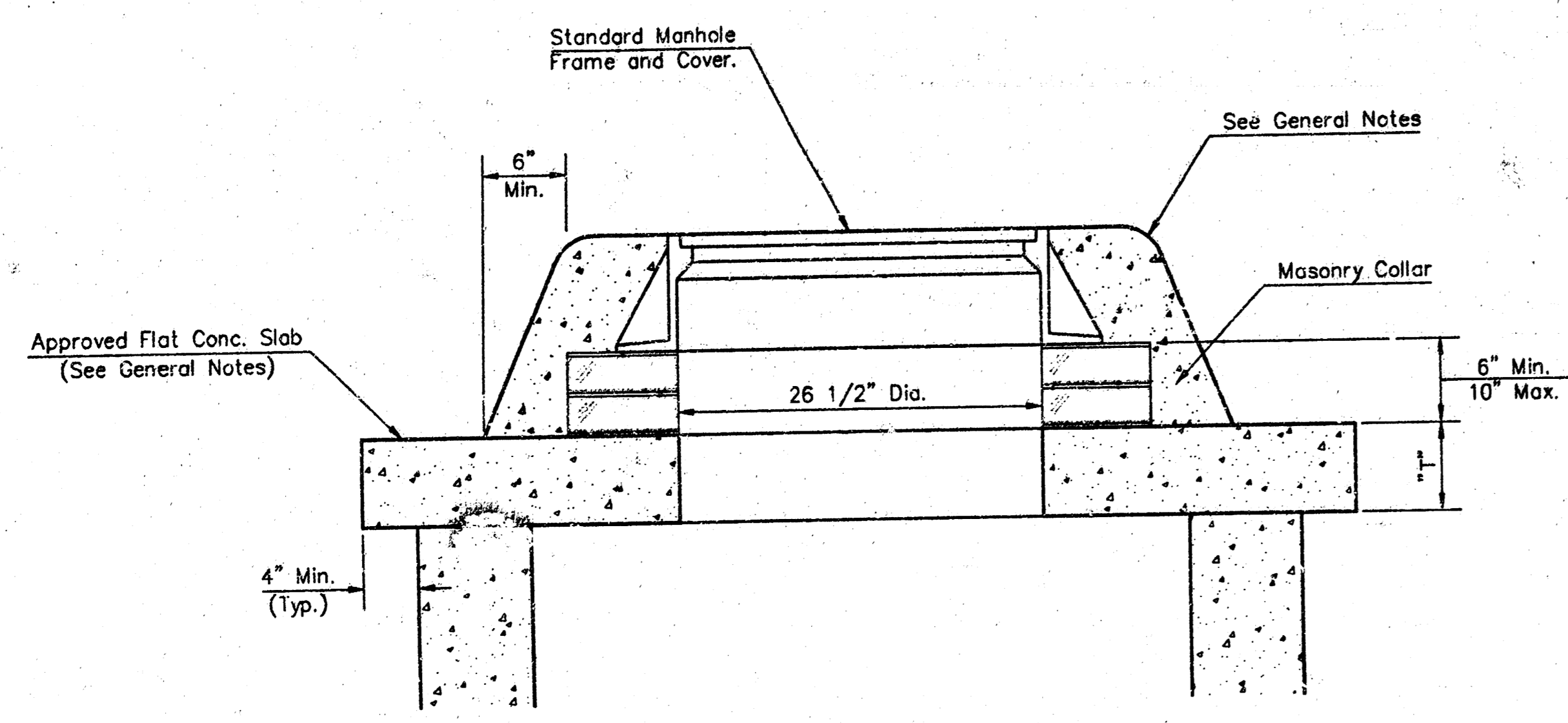
SHALLOW TYPE "P" MANHOLE



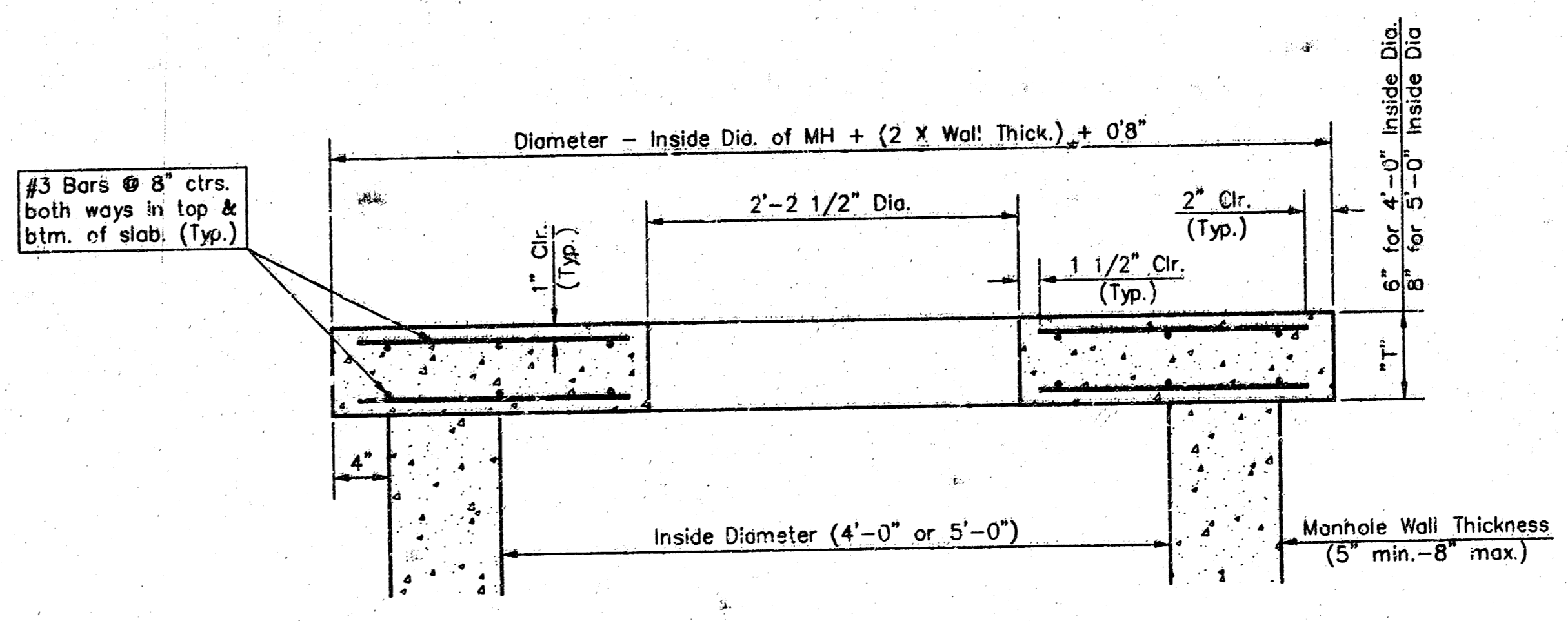
SHALLOW TYPE "C" MANHOLE



PLAN



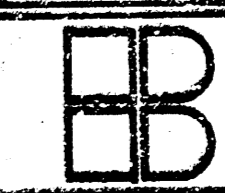
MASONRY COLLAR DETAIL



SECTION A-A  
FLAT CONCRETE SLAB DETAILS

GENERAL NOTES

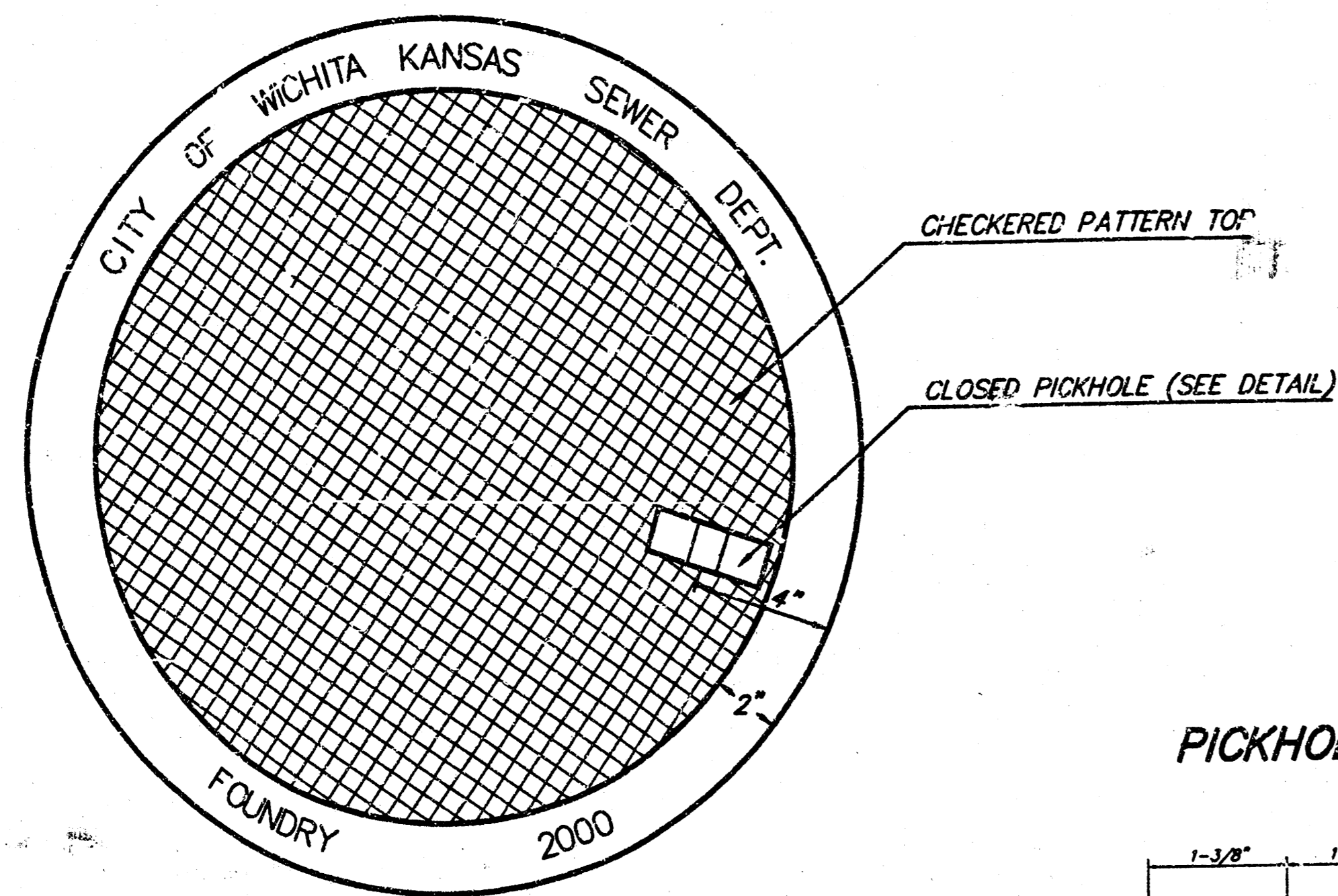
- Mortar used in masonry construction shall contain 8 sacks of cement per cubic yard. Concrete used in manhole bases shall conform to the requirements of concrete for concrete pavement construction as specified in the city standard paving specifications using city concrete cement mix without air entraining admixtures. Mortar shall be placed around the manhole ring as shown on the drawings when manholes are constructed in unpoled 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 manholes 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 manholes.
- 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 block used in manhole construction shall meet Grade SW of ASTM C652 or C62-87.

CITY OF WICHITA, KANSAS	
STANDARD SHALLOW MANHOLES	
TYPE "P" AND TYPE "C"	
PROJECT NUMBER 985 PPS (807861)	SHEET 3 OF 5
 BAUGHMAN COMPANY P. A. ENGINEERING & SURVEYING 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211	

# MANHOLE FRAME AND COVER DETAIL

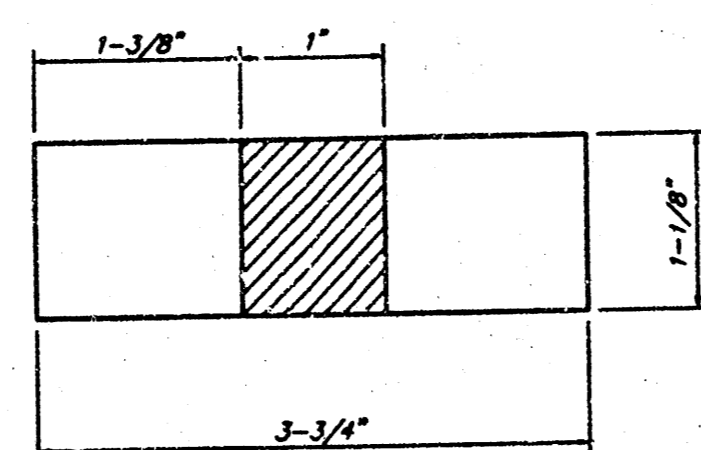
ADOPTED AS STANDARD DESIGN BY  
CITY OF WICHITA, KANSAS

**MANHOLE COVER**  
Weight = 180 Lbs.

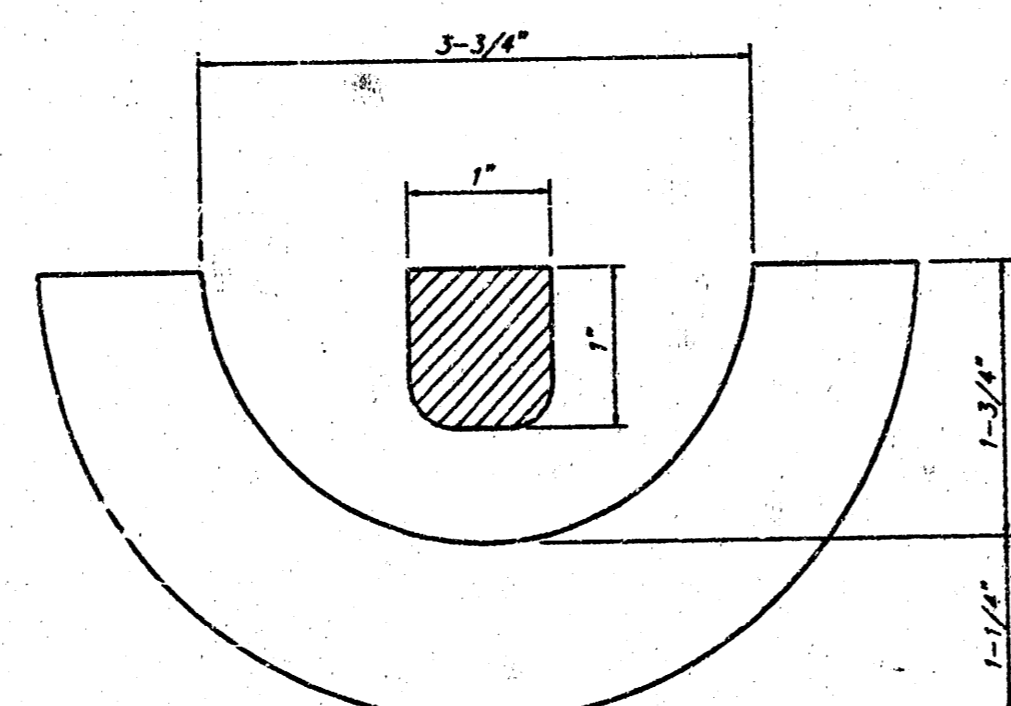


TOP VIEW

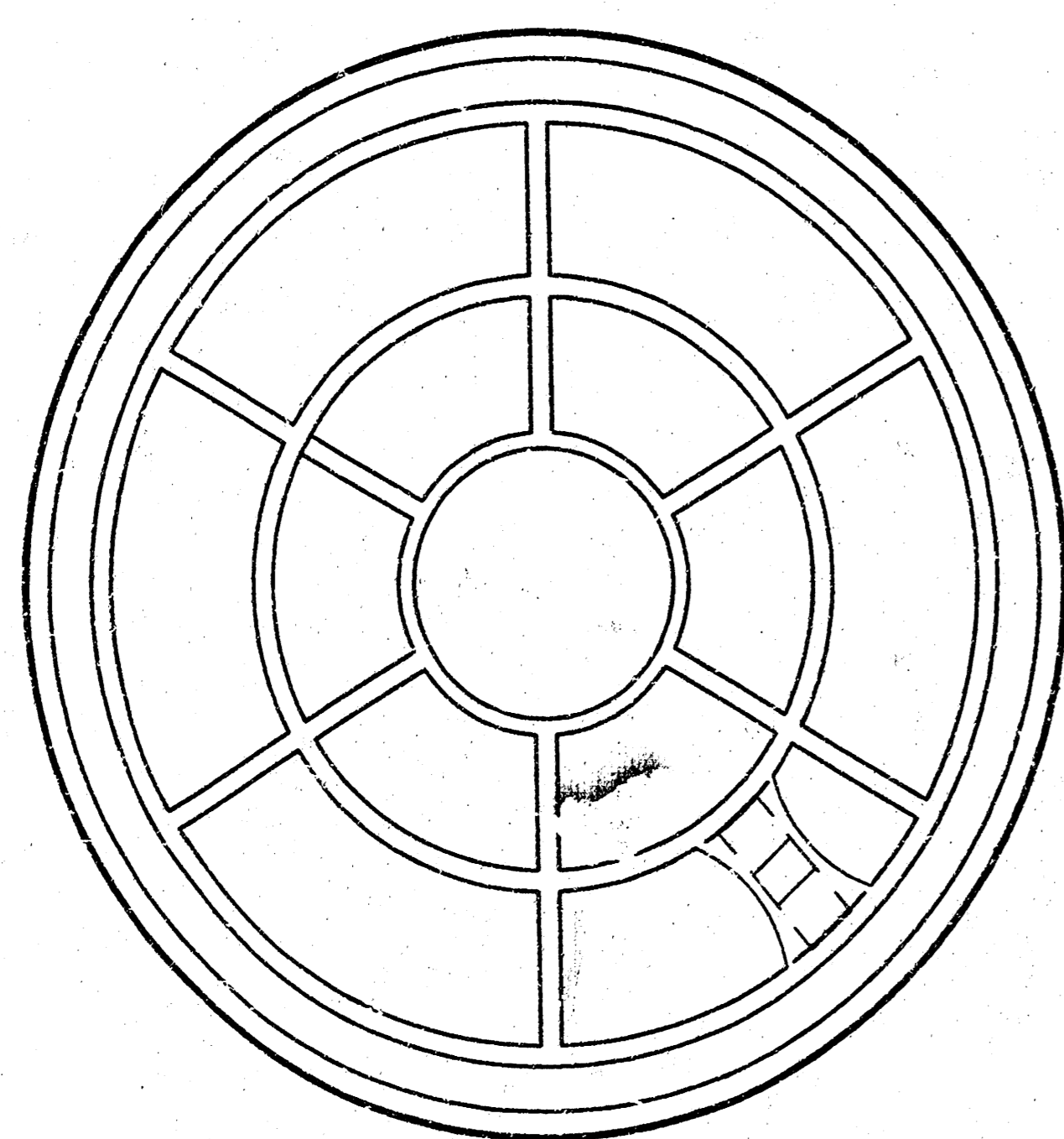
PICKHOLE DETAIL



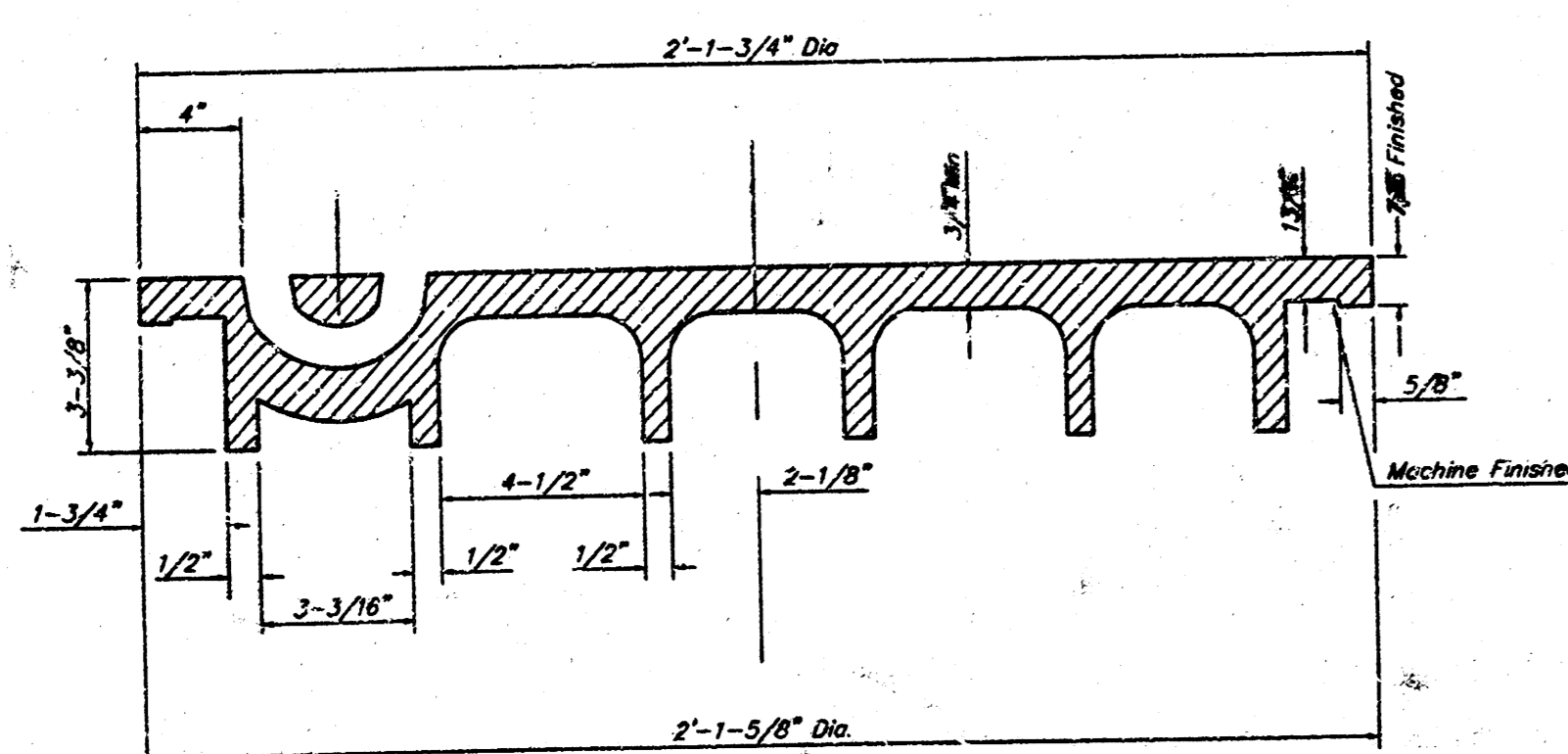
TOP VIEW



SECTION VIEW

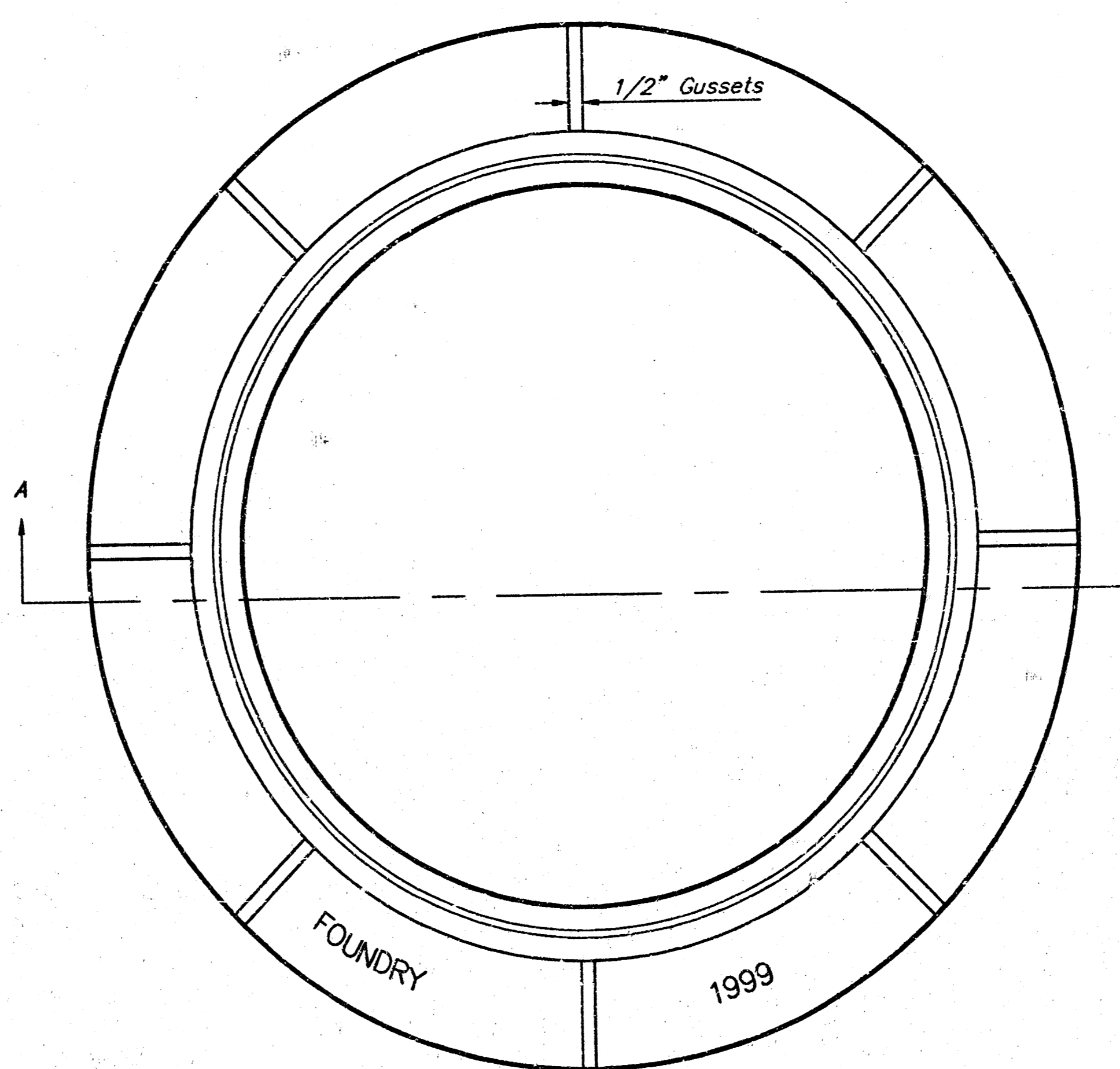


BOTTOM VIEW

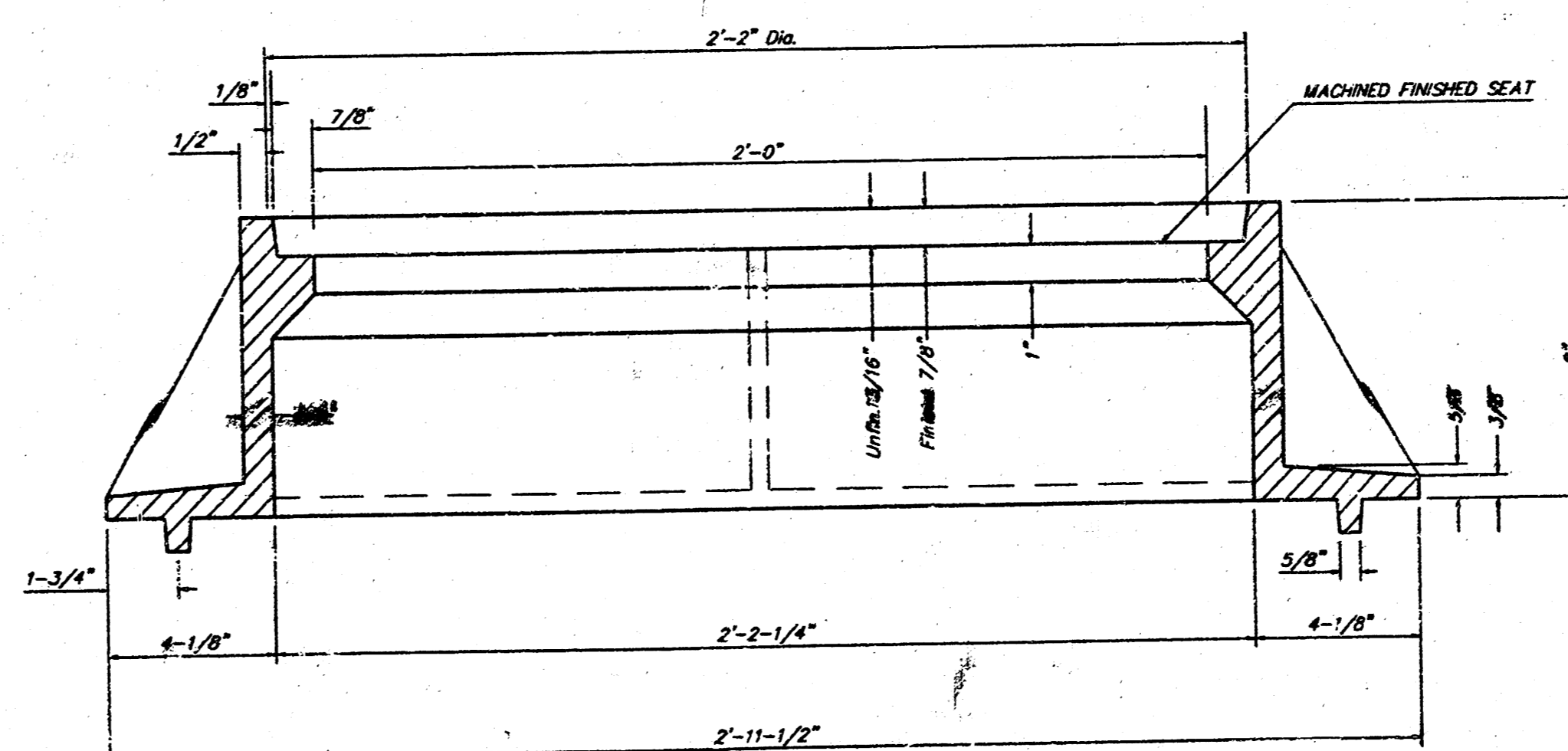


SECTION VIEW

**MANHOLE FRAME**  
Weight = 145 Lbs.



TOP VIEW



SECTION A-A

## GENERAL NOTES

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

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

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

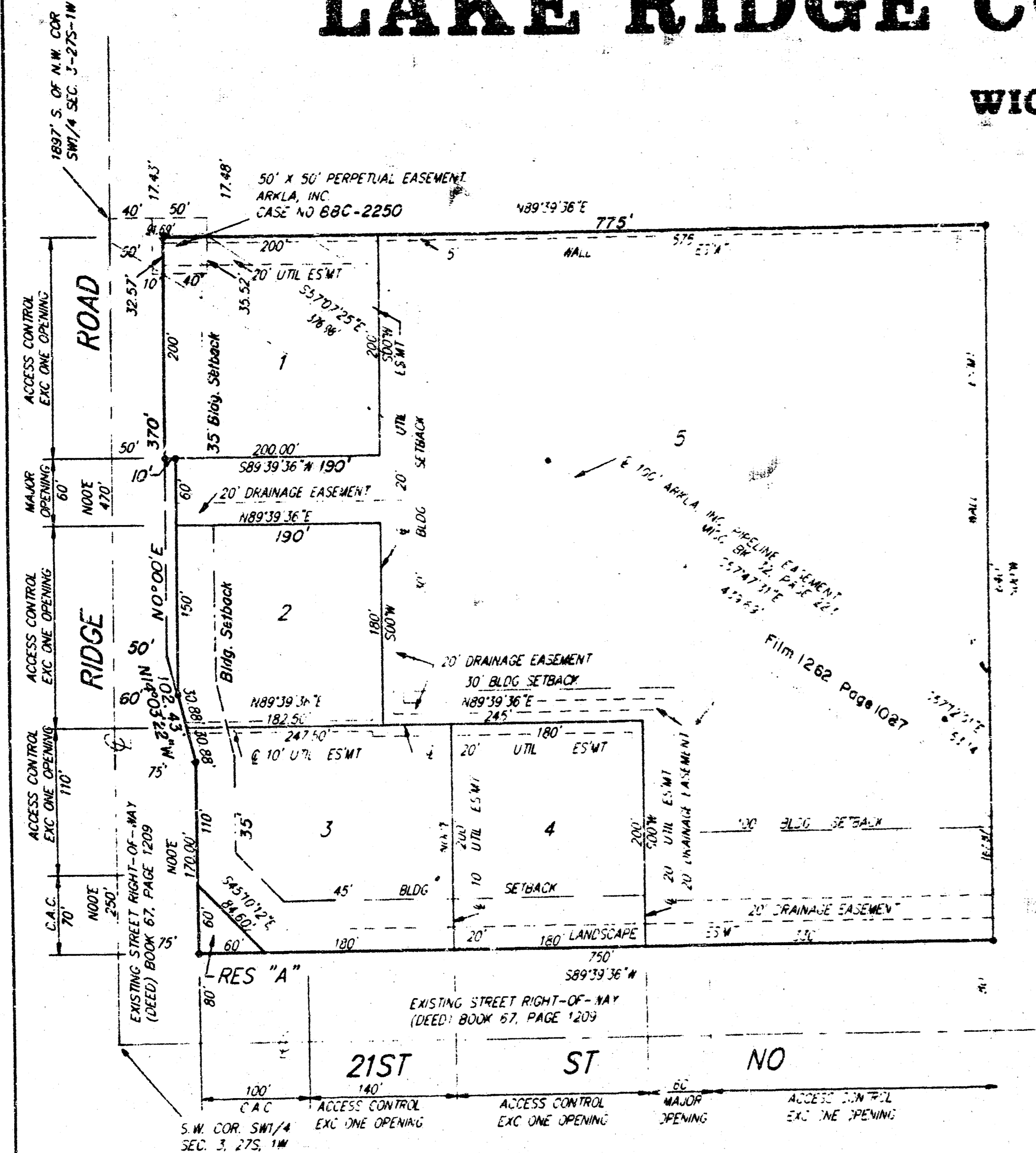
THE OUTSIDE CIRCUMFERENCE OF THE VERTICAL FACE OF THE COVER AND THE INSIDE CIRCUMFERENCE OF THE VERTICAL FACE IN THE FRAME RECESS SHALL BE MANUFACTURED TO TOLERANCES SUCH THAT THE CLEARANCE BETWEEN THE COVER AND FRAME WILL NOT EXCEED 1/8" AT ANY POINT AROUND THE CIRCUMFERENCE OF THE COVER. THE SEATING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

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

MANHOLE FRAME AND COVER DETAIL				
ADOPTED AS STANDARD DESIGN BY CITY OF WICHITA, KANSAS				
BAUGHMAN COMPANY P.A.				
ENGINEERING, SURVEYING, & PLANNING				
316-262-2271 • 316 ELLIS • WICHITA, KANSAS 67211				
PROJECT NUMBER 905 PPS (607861)				
DESIGN STAFF	DRAWN STAFF	APPROVED NBW	DATE 05/2000	SCALE NONE
				SHEET 4 OF 5

# LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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

Lake Ridge Investors, L.C.

Jerry Hoggatt Managing Member

W. Newton Male President  
W. Newton Male

Avin Howerton Executive Vice-President  
Avin Howerton

State of Kansas SS The foregoing instrument acknowledged before me this 23rd day of April 1994, by Jerry Hoggatt, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

Michael E. Young Notary Public  
Michael E. Young

My App't. Exp. 2-3-95

State of Kansas SS The foregoing instrument was acknowledged before me this 23rd day of April 1994, by W. Newton Male, President of Prairie Capital, Inc. on behalf of the corporation.

Janie Wetta Notary Public  
Janie Wetta

JANIE WETTA  
Notary Public - State of Kansas  
Exp. 7-21-97

State of Kansas SS The foregoing instrument was acknowledged before me this 23rd day of April 1994, by Avin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the Corporation.

Suzanne B. Bailey Notary Public  
Suzanne B. Bailey

My App't. Exp. 3-14-97

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



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

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



Elma Broadfoot Mayor  
Elma Broadfoot  
Pat Burnett Deputy City Clerk  
Pat Burnett

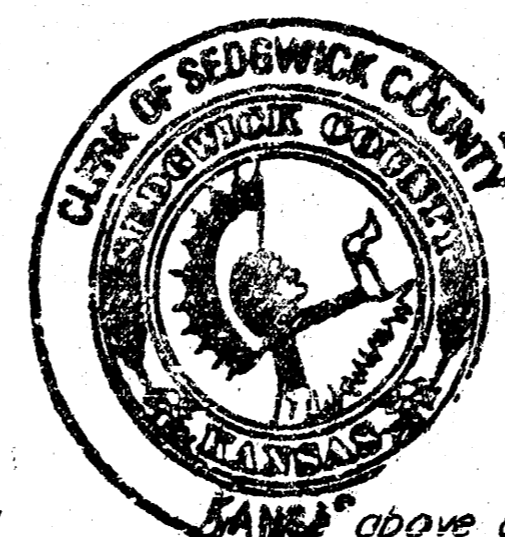
#142401

State of Kansas SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 21st day of DECEMBER 1994, at 1:00 o'clock P.M. and is duly recorded.



Pat Kettler Register of Deeds  
Pat Kettler  
Ed Resa Deputy  
Ed Resa

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



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

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

Chris A. Anderson Vice-President  
Chris A. Anderson

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

Dorothy R. Wood Notary Public  
Dorothy R. Wood

My App't. Exp. 4-12-96

DOROTHY R. WOOD  
NOTARY PUBLIC  
STATE OF KANSAS  
My App't. Exp. 4-12-96

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 part of Lots 1-2-3-4-5 and Reserve A, Lake Ridge Commercial Addition, Wichita, Sedgwick County, Kansas.

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

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

Gregory F. Sevens Surveyor  
Gregory F. Sevens

20.00

289 662 (Sedgwick County) 299 282 A  
Wichita, Kansas

18 08 05 11