

# GENERAL NOTES:

1. The Contractor shall comply with all applicable safety regulations. All construction shall be completed following current City Standard Specifications and Special Provisions.

2. Contractor will be required to provide notice to utility companies a minimum of seventy-two (72) hours prior to any excavation, as follows:

Kansas One-Call 687-2470

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

AT&T 1-800-246-6464  
 Black Hills Energy 1-800-694-8989  
 City of Wichita Water & Sewer 1-316-219-8921  
 City of Wichita Stormwater 1-316-268-4090  
 City of Wichita Traffic 1-316-268-4034  
 Cox Communications 1-888-249-3530  
 Kansas Gas Service 1-888-482-4950  
 Westar Energy 1-800-544-4857

3. Utility service lines, poles, etc. 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.

4. 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, in the opinion of the Engineer, that will leave and 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 will require additional archaeological investigations unless buried in a previously approved borrow location.

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 City 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 notice prior to start of construction.

7. 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.

8. The Engineering Division shall field locate water valves one time during construction when requested by the Contractor. It shall be the Contractor's responsibility to preserve such field locations during the construction process. Water valves, valve boxes or fire hydrants damaged during construction shall be repaired by Contractor at his own expense. Valve boxes and water meters within the project limits shall be adjusted to match field grades by the contractor.

9. The Contractor shall notify the inspecting engineer and Tom Mason at 316-268-4574 with the City of Wichita with the anticipated construction start date and notify them of project completion. Staking and inspection for this project will be the responsibility of the Contractor.

10. If traffic will be impacted by construction, a traffic control plan must be submitted and approved by the City Traffic Engineer, Mike Armour at [traffic@wichita.gov](mailto:traffic@wichita.gov) before construction can begin. The Contractor shall be responsible for all traffic control measures to facilitate construction. All construction zone markings and signage shall conform to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) as published by the US Dept. of Transportation, Federal Highway Administration. All costs associated with construction markings and signage shall be the Contractors responsibility.

11. All elevations shown are NAVD 88.

12. All areas disturbed during construction that will not be under proposed pavement shall be restored to match existing conditions.

13. Any sidewalk, drive approach, or street pavement removed to construct project must have a pavement cut permit and be replaced by the City contractor. Permits can be obtained by calling 316-268-4501 or 316-268-4480.

14. All applicable fees (tap, equity, in lieu of & main benefit) must be paid before any connections can be made on this project. Quotes can be obtained on fees by calling 316-268-4555.

15. City Maintenance of sanitary sewer mains ends at last structure within the easement or right-of-way.

16. All stubs and capped pipes shall be located with green plastic tape in the same manner as risers. Contractor shall limit the extent of trench open overnight and weekends to less than 50 feet.

17. Connecting to Existing Manholes: Prior to laying sewer lines using existing stubs in existing manholes, the Contractor shall expose and verify the elevation, grade and alignment of existing stubs and notify the Engineer of any deviation from the plans. Where the stub is unusable due to elevation, grade or alignment, the Contractor shall remove the stub and plug the hole, and reshape the existing manhole invert to provide smooth flow. Where connecting to an existing manhole that does not have an existing stub, the Contractor shall core cut into existing manhole wall to make connection using approved water stop gasket, and reshape the existing manhole invert to provide smooth flow. The cost to connecting to existing manholes is incidental to the project.

18. Contractor shall limit the extent of trench open overnight and weekend to less than 50 feet.

19. Contractor shall provide positive drainage away from all manhole covers.

20. The Contractor shall prevent any construction debris from entering the existing sanitary sewer during construction.

21. The Contractor shall be responsible for maintaining continuous flow of sewage through construction. Contractors proposed method for maintaining sewage flow shall be submitted and approved by the Sewer Maintenance Division (316-268-4073) prior to starting and by-passing of sewage flows.

22. Any over excavation from manhole and pipe removal shall be backfilled with AB-3 compacted to 90-95% ASTM D698.

23. The Contractor shall prevent from damage and support existing utilities through construction as approved by the utility owner and the Engineer at the contractors expense.

24. All excess excavation shall remain on-site and shall be stockpiled or spread at a location determined by the engineer.

25. Contractor shall grade around exposed manholes at a 1:1 slope. Manholes set lower than existing grade shall have a 9" berm constructed around manhole to prevent infiltration into sanitary sewer system. Cost of dirt, labor, equipment, etc. to be incidental to cost of manhole.

26. All areas disturbed during construction shall be seeded, mulched, and fertilized as follows (Permanent Seeding):

Seed: Kansas Premium Fescue Blend: 8 lbs/1000 sq. ft.  
 Mulch: Prairie Hay: 2 tons/acre  
 Fertilizer: 12-24-12: 850 lbs./acre

All costs associated with seeding, mulching, and fertilizing shall be included in bid term "Seeding". All seeding operations shall conform to City of Wichita Standard Specifications.

27. The Contractor shall not begin work on the project until the Project Inspector is assigned and on site. Any work completed without inspection will be required to be uncovered for inspection at the Contractor's expense.

28. All existing and proposed erosion control measures including silt fences, erosion control mat, straw bales, inlet barriers, and const. entrance shall be maintained throughout construction by the contractor and until project is accepted by the City of Wichita. The on-site engineer shall complete weekly reports on the status of erosion control measures. The contractor shall be required to comply with maintenance and/or replacement of erosion control measures as determined by the on-site engineer until project is accepted by City of Wichita. Maintenance and/or replacement of erosion control measures to be paid by L.S. bid item "Site Restoration".

# SANITARY SEWER

to serve

## LOT 1-A, BLOCK A, CROSS GATE ADDITION 1315 W. MacArthur Rd, Suite 500 & 600

Wichita, KS 67214

Gary Janzen, P.E. City Engineer

Project Number

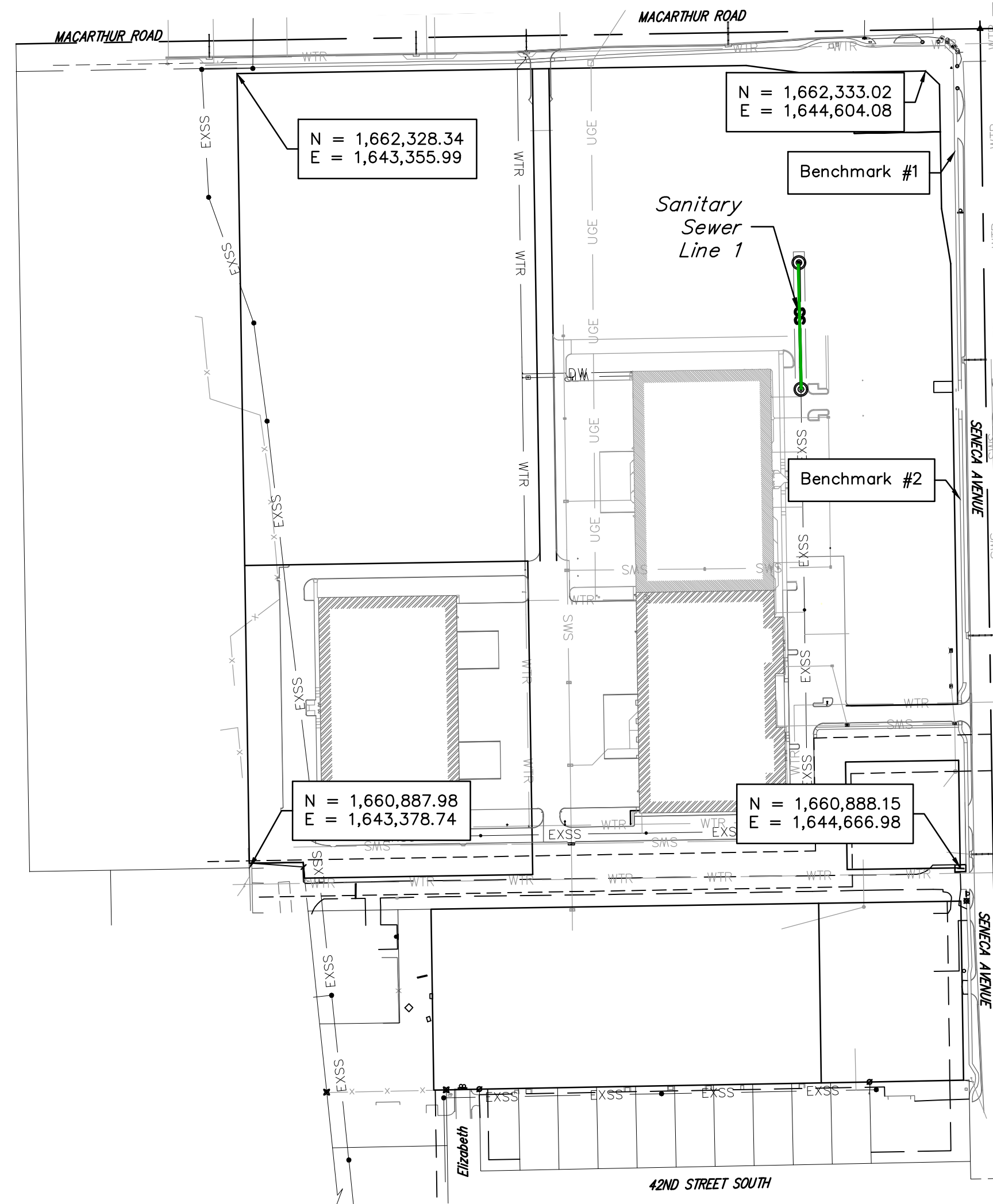
PPS - 2019 - 025025

**AS BUILTS**

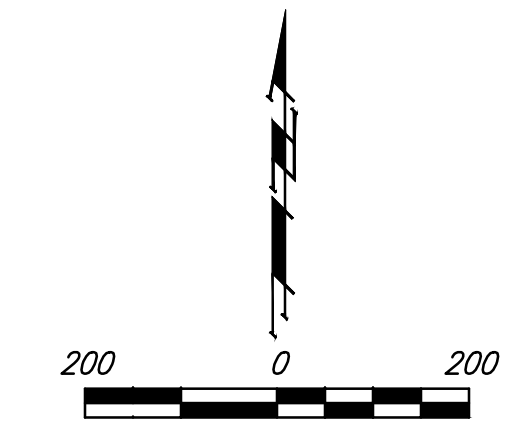
Contractor: McCullough Excavation  
 Inspector: Larry Gann  
 Date: 4-15-2020

**KEMILLER**  
 ENGINEERING PA

117 E. Lewis,  
 Wichita, KS 67202 (316)264-0242



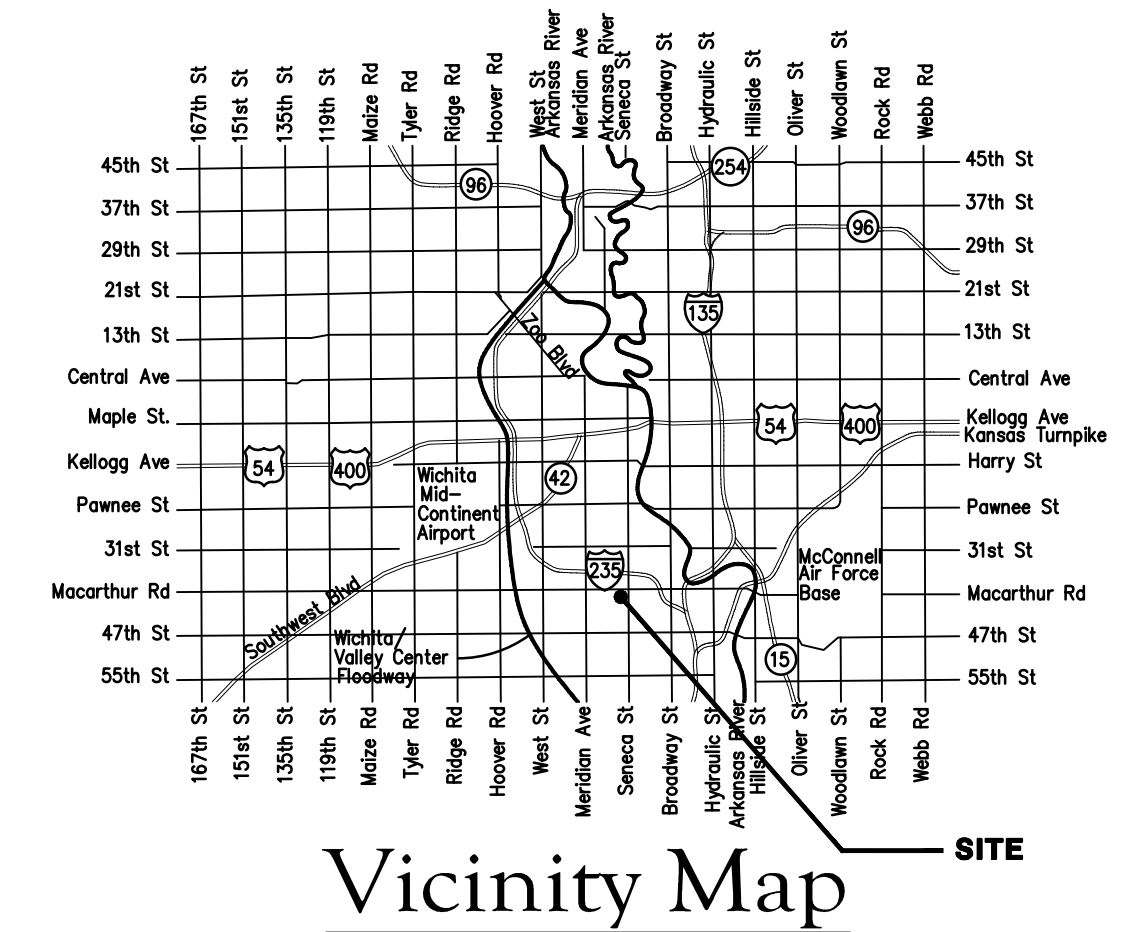
T. Mason - City of Wichita, Inspector  
 Stub  
 Release Date: 4/28/2020  
 : 5/6/2020



### Benchmarks

Site Benchmark-1  
 "x" cut in top of curb  
 Elev. = 1278.78 NAVD88

Site Benchmark-2  
 "x" cut in top of curb  
 Elev. = 1278.31 NAVD88



### Sheet Index

Title Sheet	1
Line	2
Precast SS Manhole Detail	3
Manhole Frame & Cover Detail	4
Copy of Plat	5

\*Details are available at City of Wichita web site at <http://www.wichita.gov/PWU/StandardsConstruction/Forms/WebPageStandardsConstruction.aspx>

APPROVED AS NOTED  
 BY WICHITA PUBLIC WORKS  
 ENGINEERING DIVISION

Engineering With Hatcher 1-14-20

Utilities Debra Arz 1-14-2020

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 in the state of Kansas. No work shall be performed 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 and Special Provisions (on file and available at Wichita.gov).

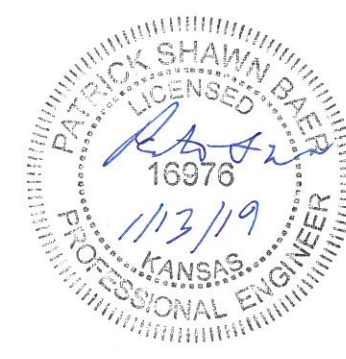
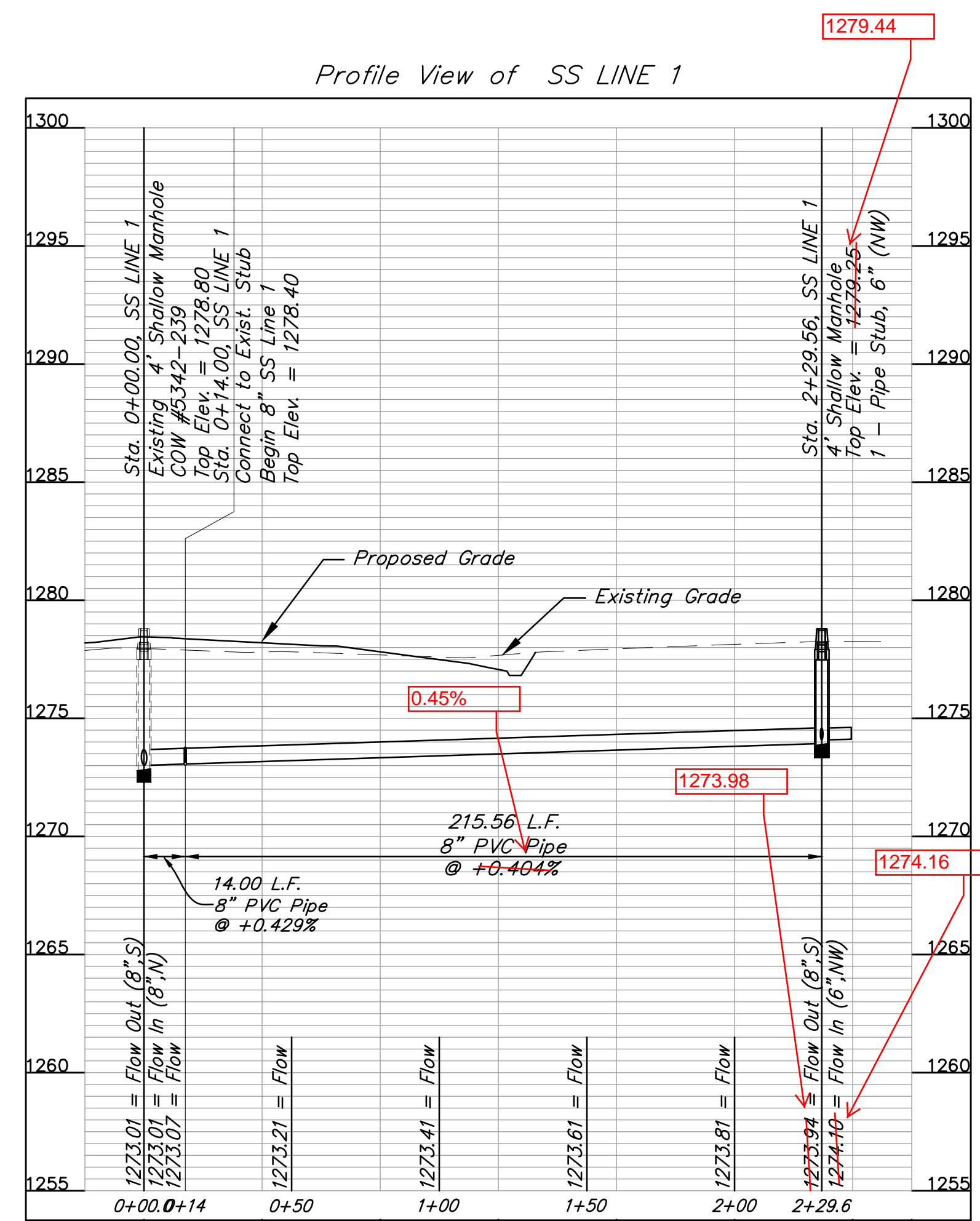
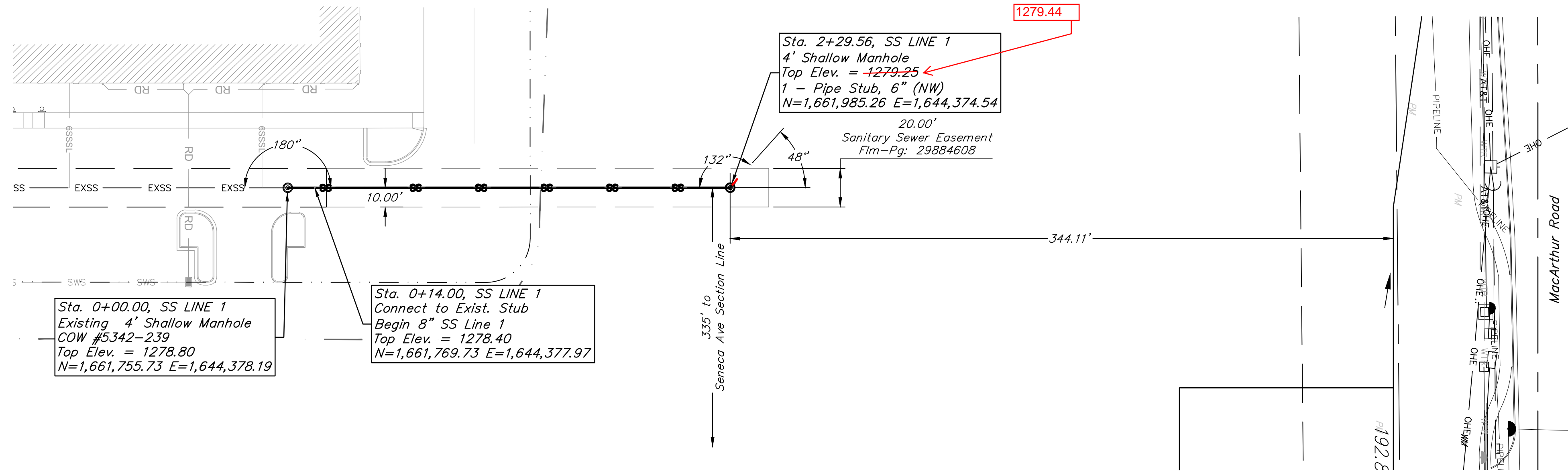
An approved copy of these plans signed by City staff are required on-site.



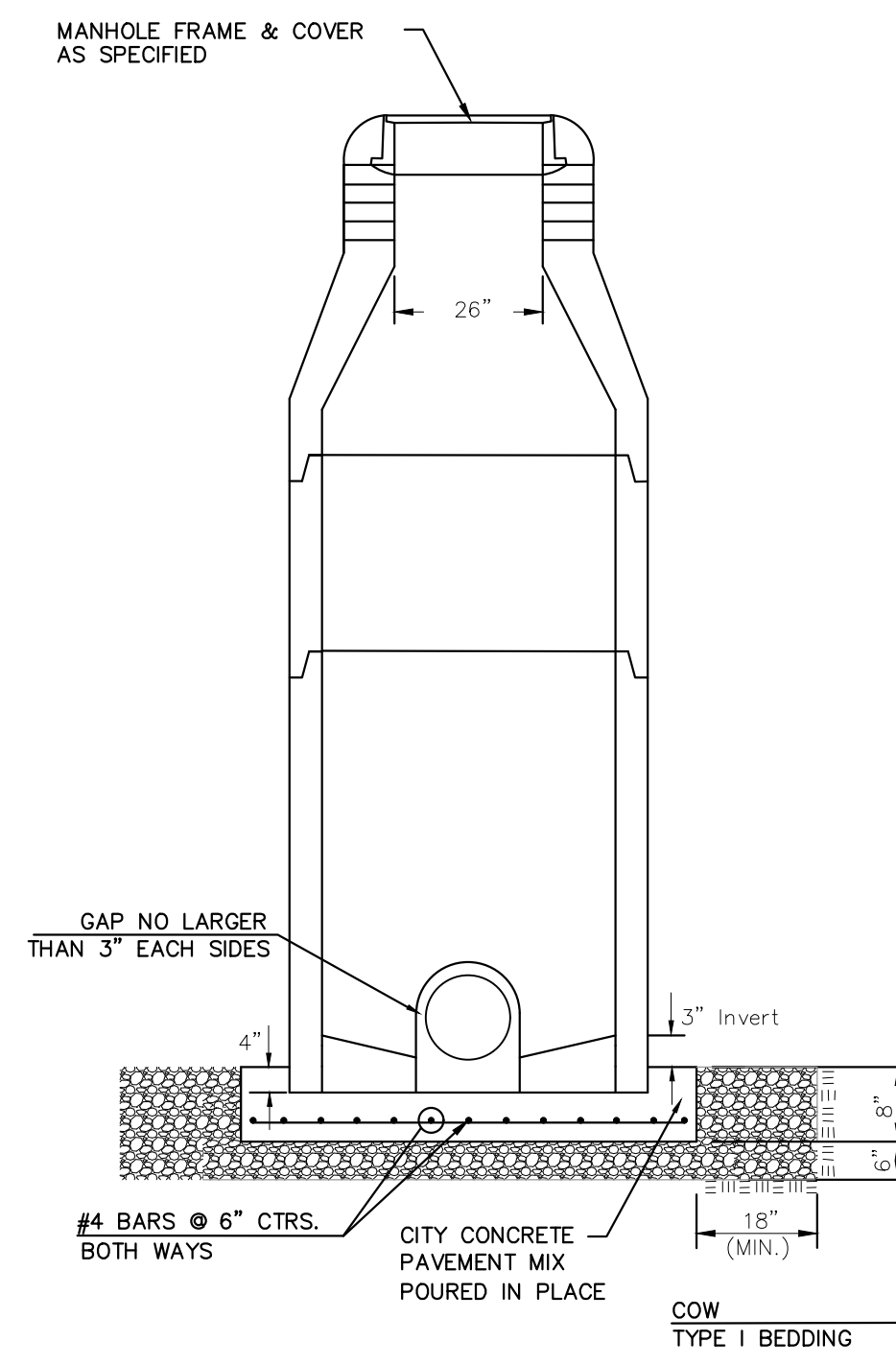
November 2019

**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com

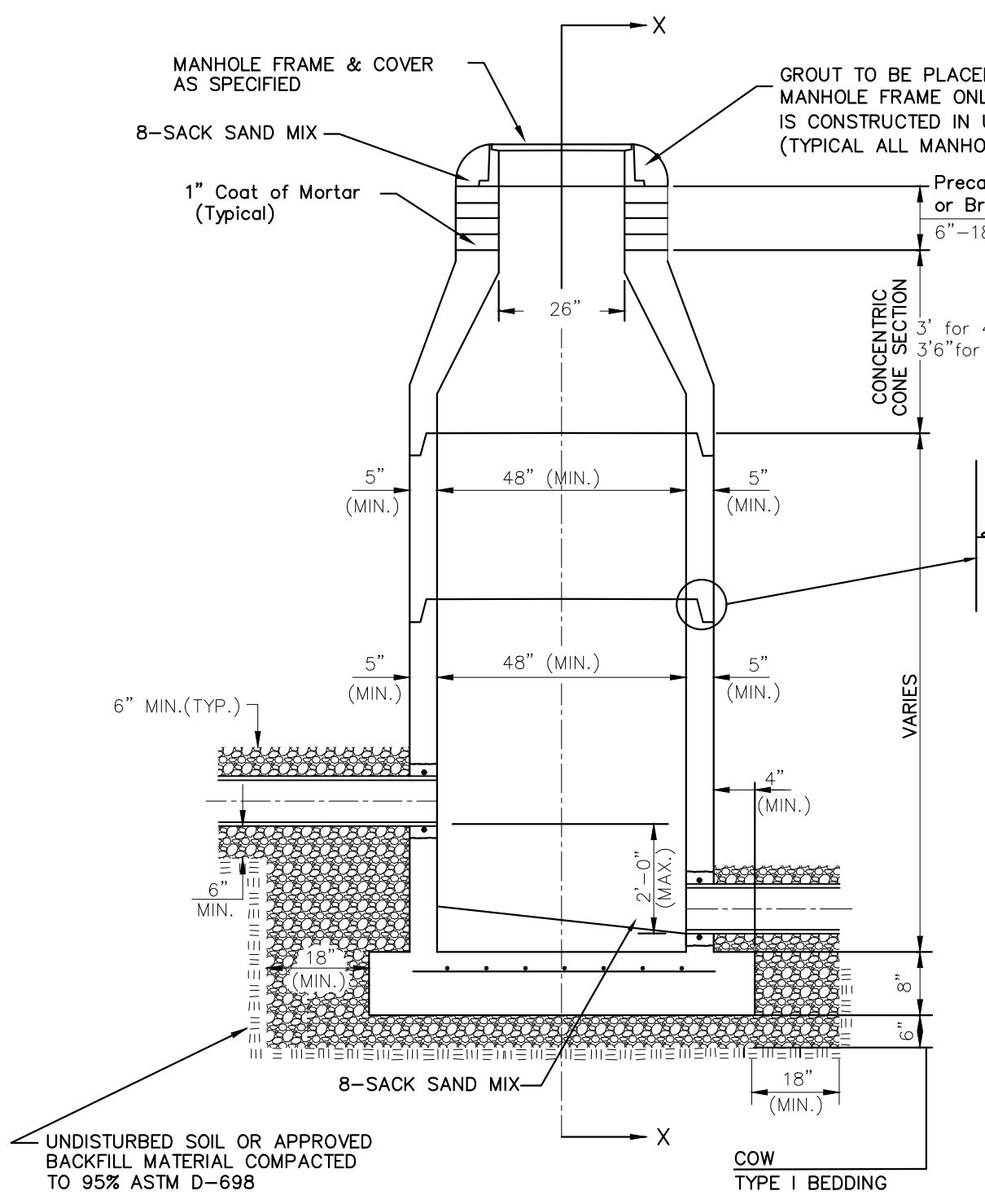
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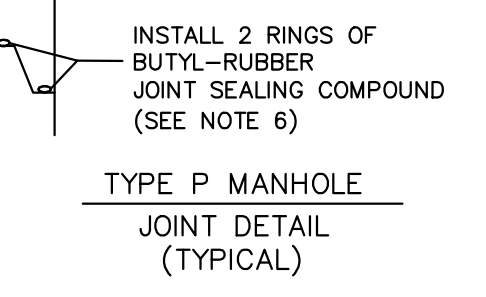
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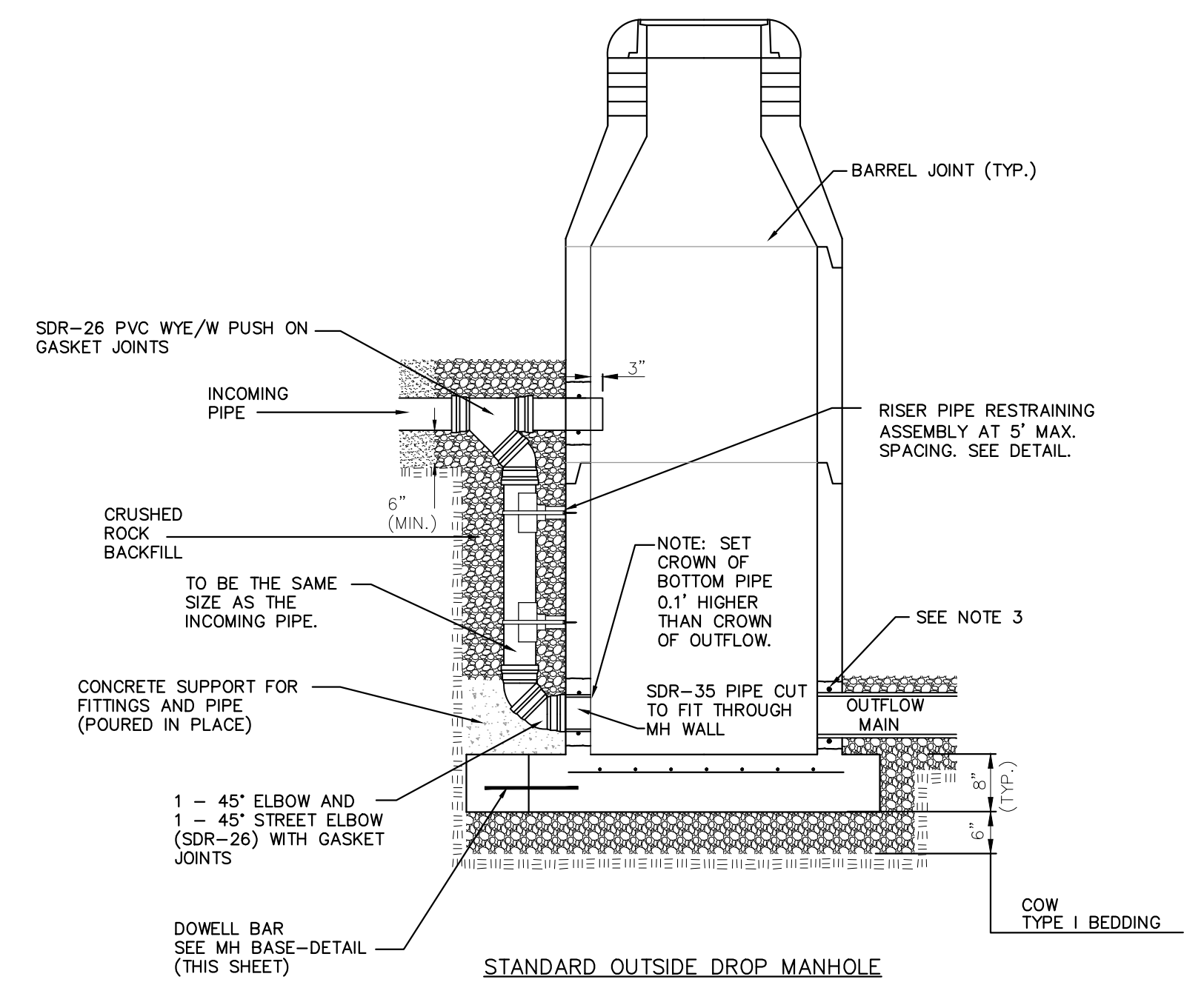
**DOG HOUSE MANHOLE**  
(OVER EXISTING PIPE)  
Not to Scale



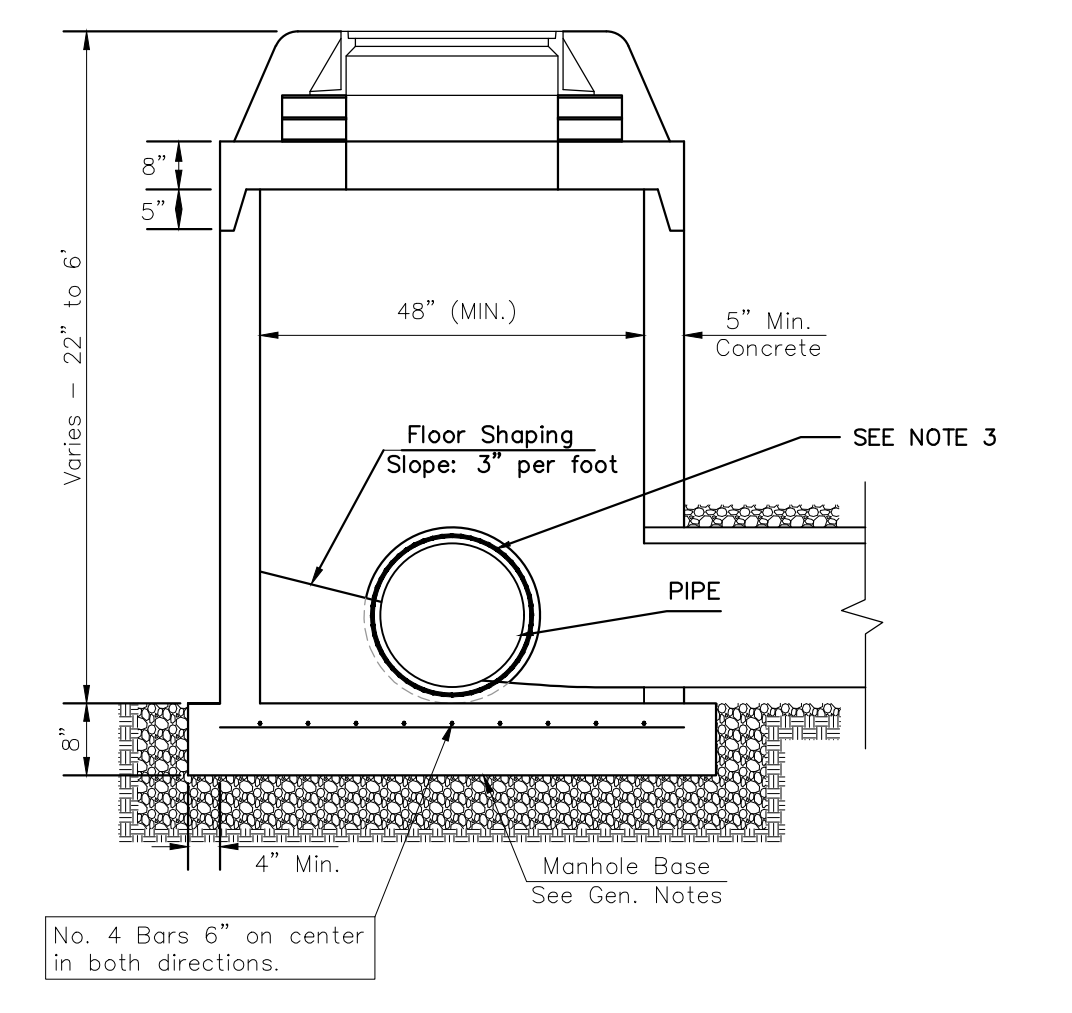
**STANDARD MANHOLE**  
Not to Scale



**TYPE P MANHOLE**  
JOINT DETAIL  
(TYPICAL)



**STANDARD OUTSIDE DROP MANHOLE**  
Not to Scale

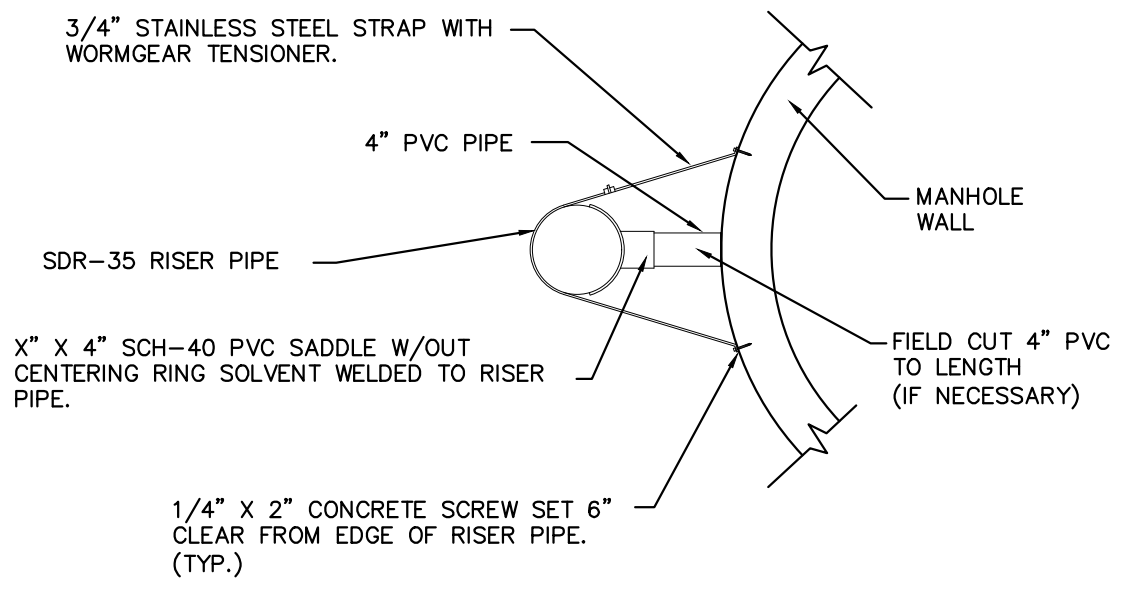


**SHALLOW MANHOLE**  
Not to Scale

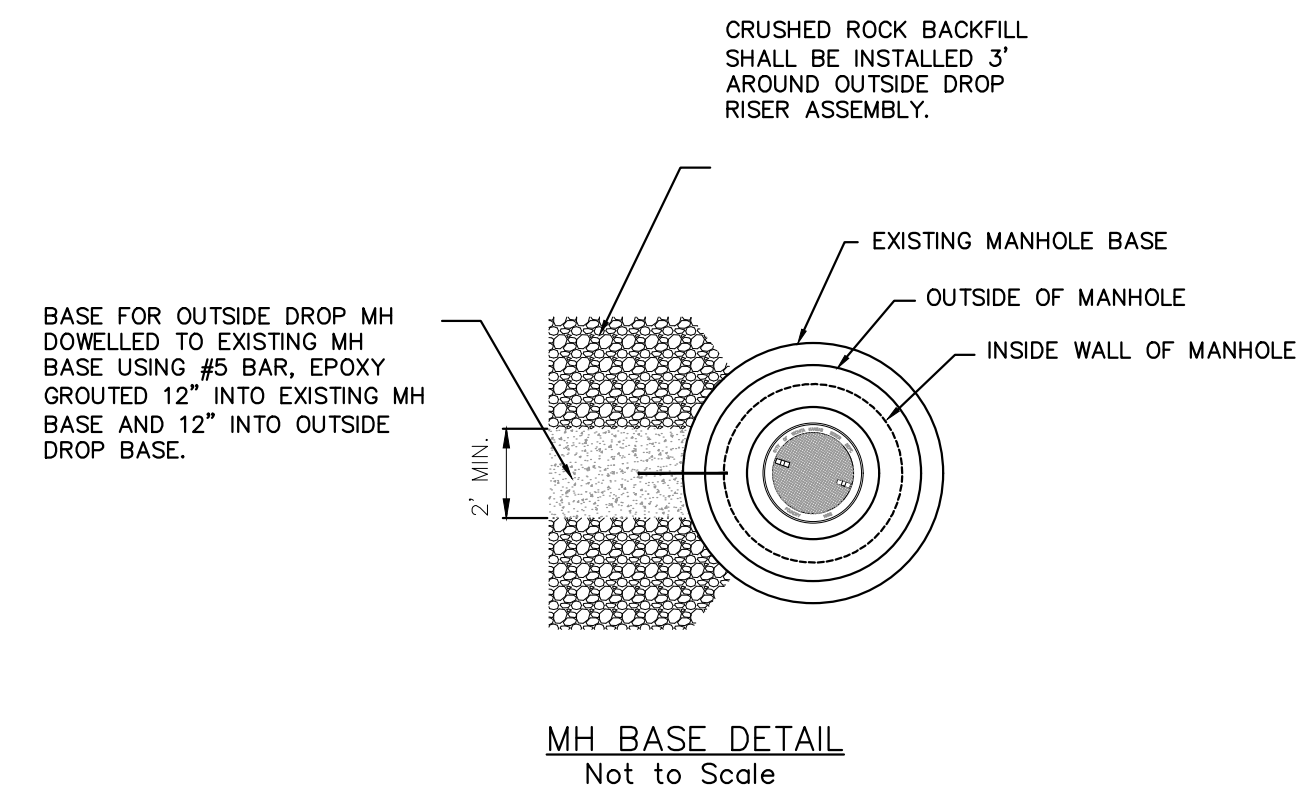
= COW TYPE I BEDDING  
 = UNDISTURBED SOIL

**PRECAST MANHOLE GENERAL 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 SHALL BE INSTALLED TO JOIN THE SEWER PIPE TO THE MANHOLE WALL. THE SEWER PIPE SHALL BE SUPPORTED WITH CRUSHED ROCK 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 PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- EXTERIOR MANHOLE WALLS SHALL BE COATED PER SECTION 804.4 OF STANDARD SPECIFICATIONS.
- JOINT SEALING COMPOUND SHALL BE PER 804.4 OF STANDARD SPECIFICATIONS.
- ALL MANHOLE SECTION JOINTS THAT WILL BE IN GROUNDWATER OR GREATER THAN 12' DEEP SHALL BE WRAPPED WITH AN EXTERNAL JOINT SEAL PER SECTION 804.4 OF STANDARD SPECIFICATIONS, AS INDICATED BY THE PLANS.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE FOR DOG HOUSE MANHOLES.
- 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. 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.
- WALL THICKNESS SHALL BE 1" GREATER THAN MANHOLE DIAMETER IN FEET.
- OPENINGS SHALL BE CORE DRILLED INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS DRILLED 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. 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. 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.
- 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 STANDARD MANHOLES SHALL NOT EXCEED 2' REGARDLESS OF PIPE SIZE. THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD 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.
- PRECAST CONCRETE SPACERS OR 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.
- THE FULL DIAMETER OF THE MANHOLE SHALL EXTEND THE ENTIRE DEPTH OF THE MANHOLE TO THE CONE SECTION. NO REDUCTION IN MANHOLE DIAMETER WILL BE ALLOWED.



**RISER PIPE RESTRAINING ASSEMBLY**  
Not to Scale



**MH BASE DETAIL**  
Not to Scale

**SANITARY SEWER MANHOLE DIAMETERS**

DIAMETER	DEPTH	PIPE SIZE
4'	0'-15'	8"-18"
5'	>15'-30'	21"-30"
6'	>30'	36"-60"

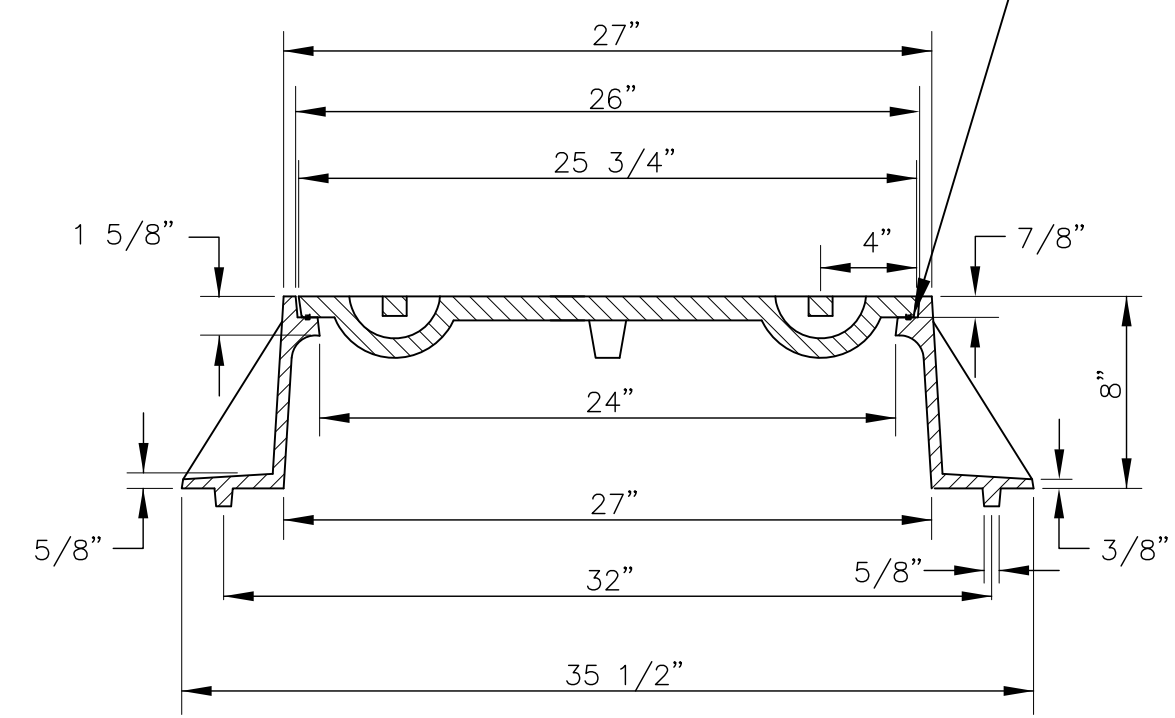
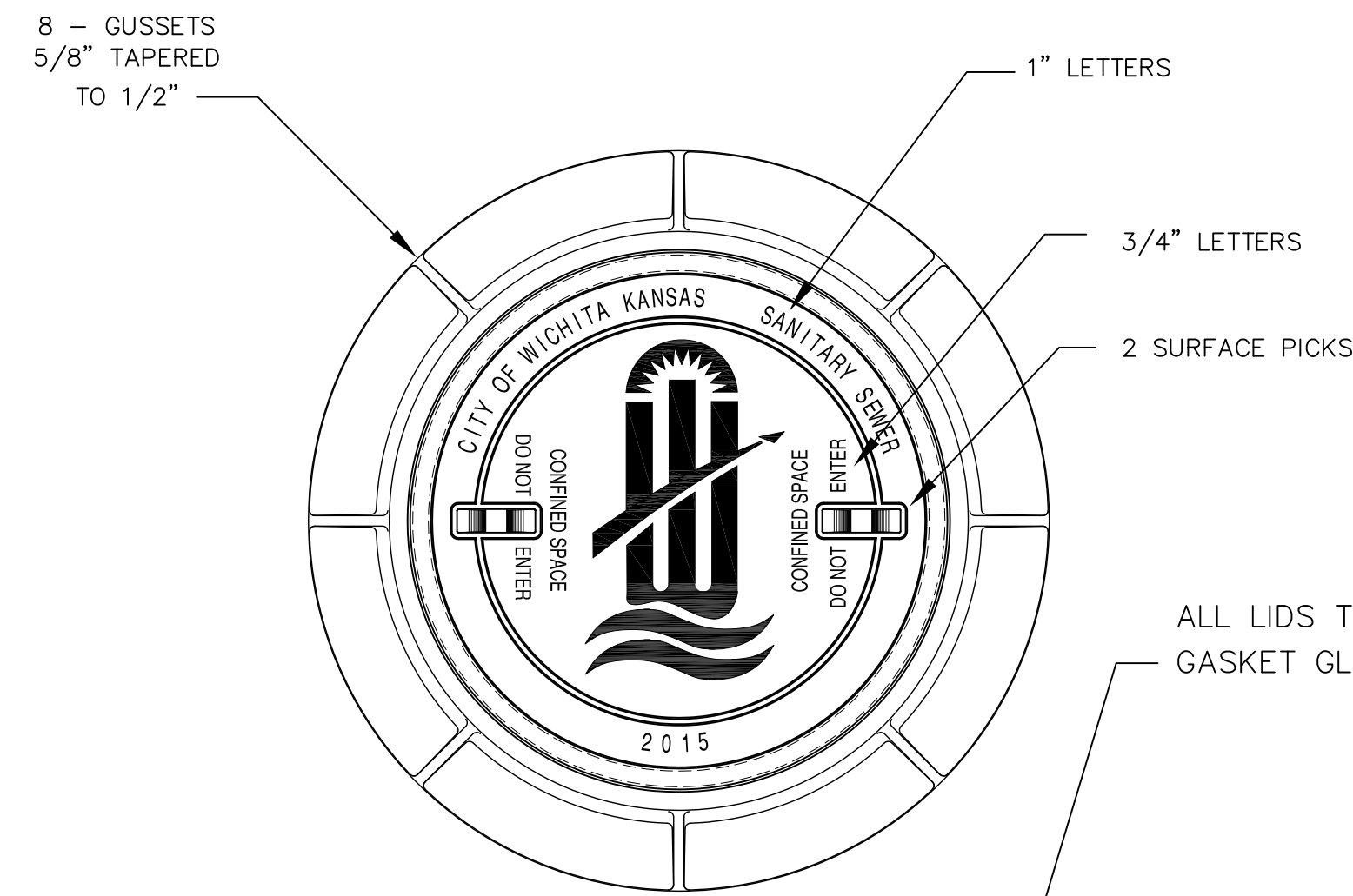
REVISION NOVEMBER 2019 RISER PIPE RESTRAINING ASSEMBLY REVISED ON MANHOLE DRAWING

**PRECAST SANITARY SEWER MANHOLE**  
CITY ENGINEER  
**GARY JANZEN, P.E.**

PROJECT NUMBER OCA NUMBER DATE

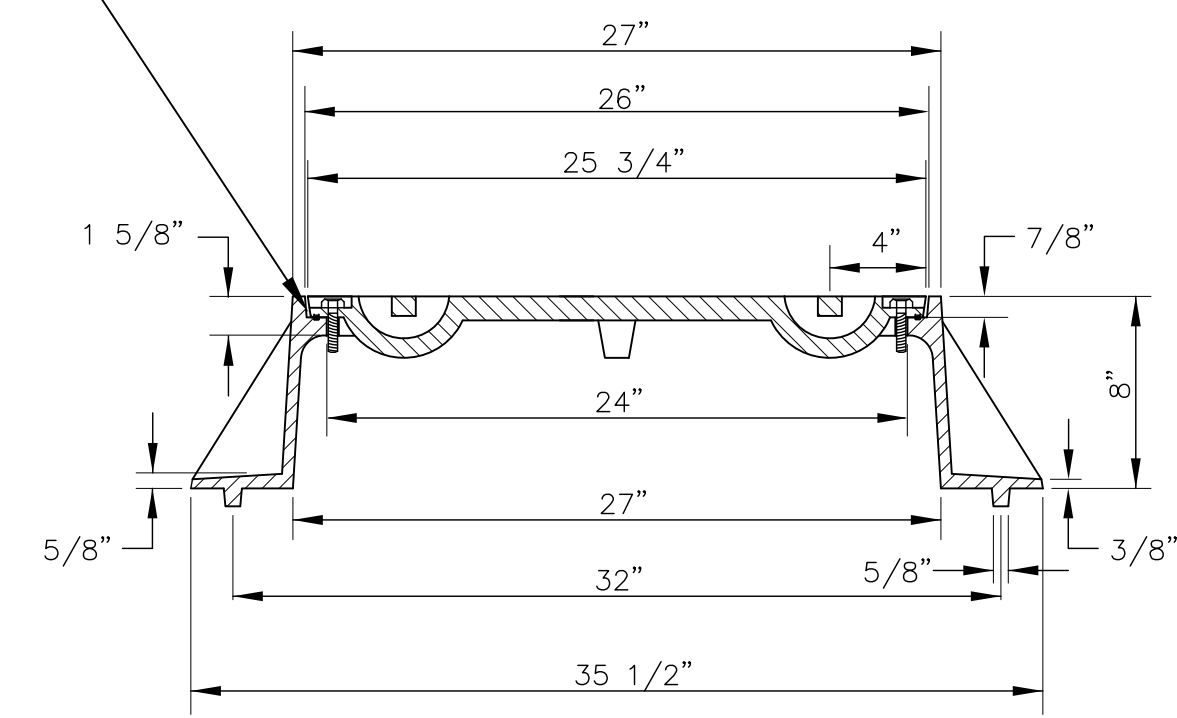
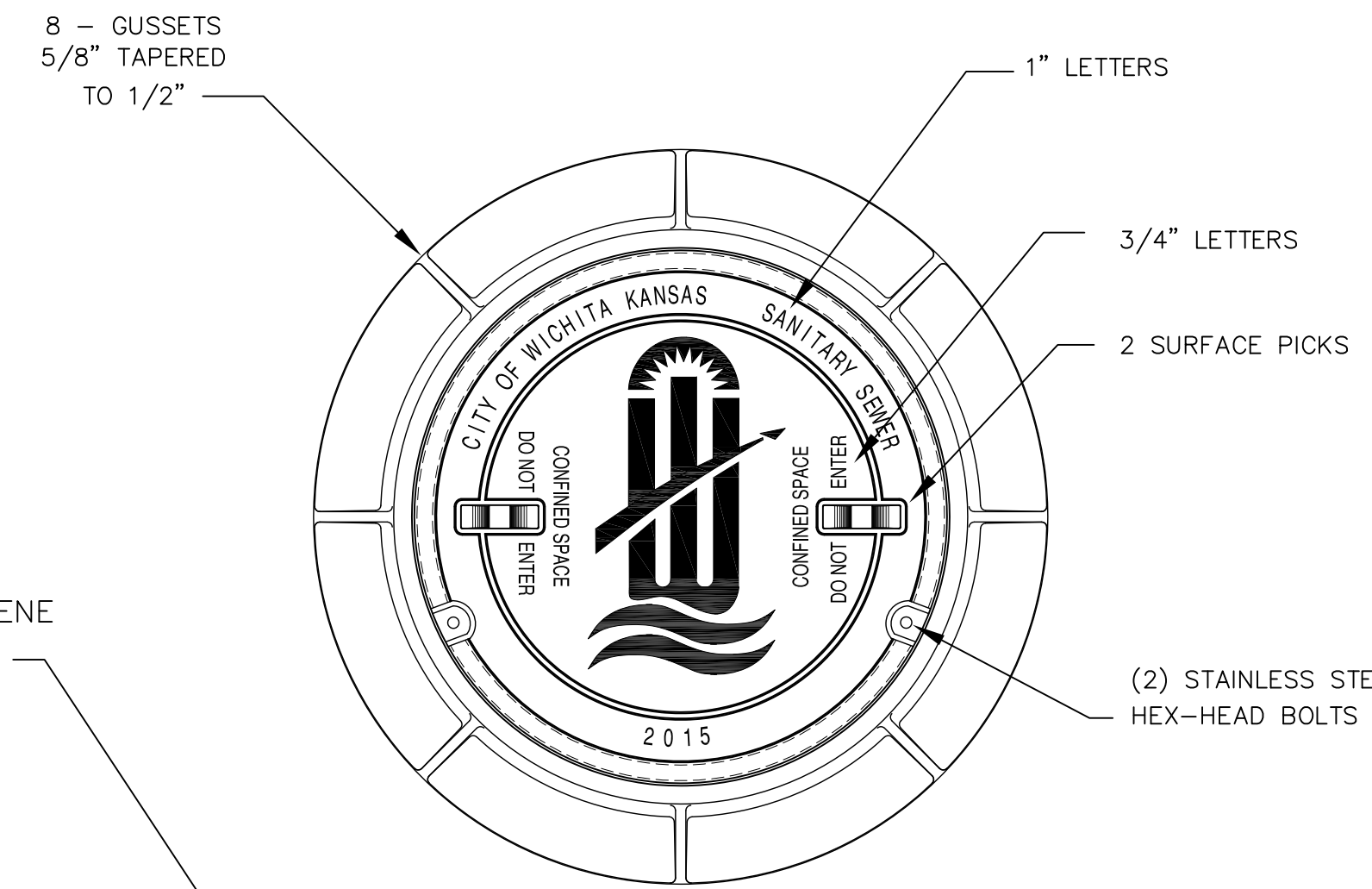
**CITY ENGINEER'S OFFICE**  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

SHEET  
**3 of 5**



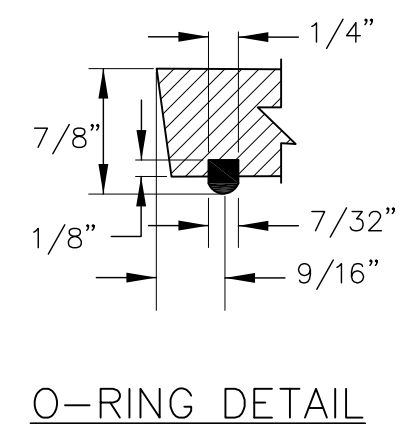
STANDARD MANHOLE FRAME & COVER  
DEETER #1261 OR EJIW #1936-Z1

NOTE:  
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



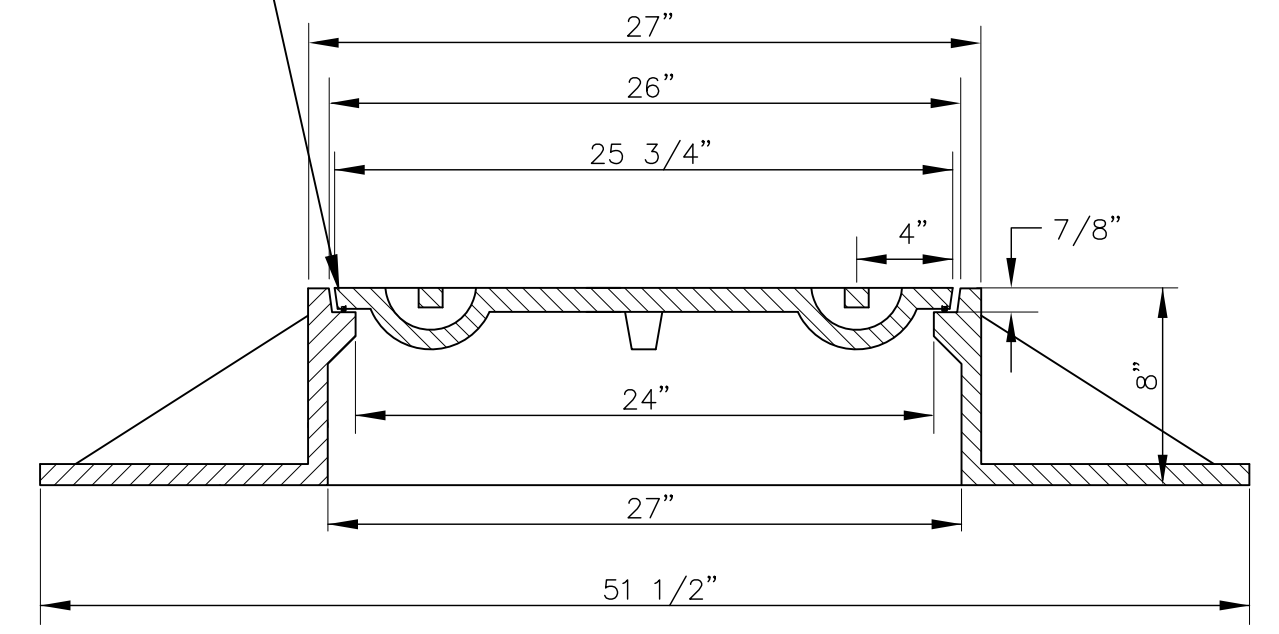
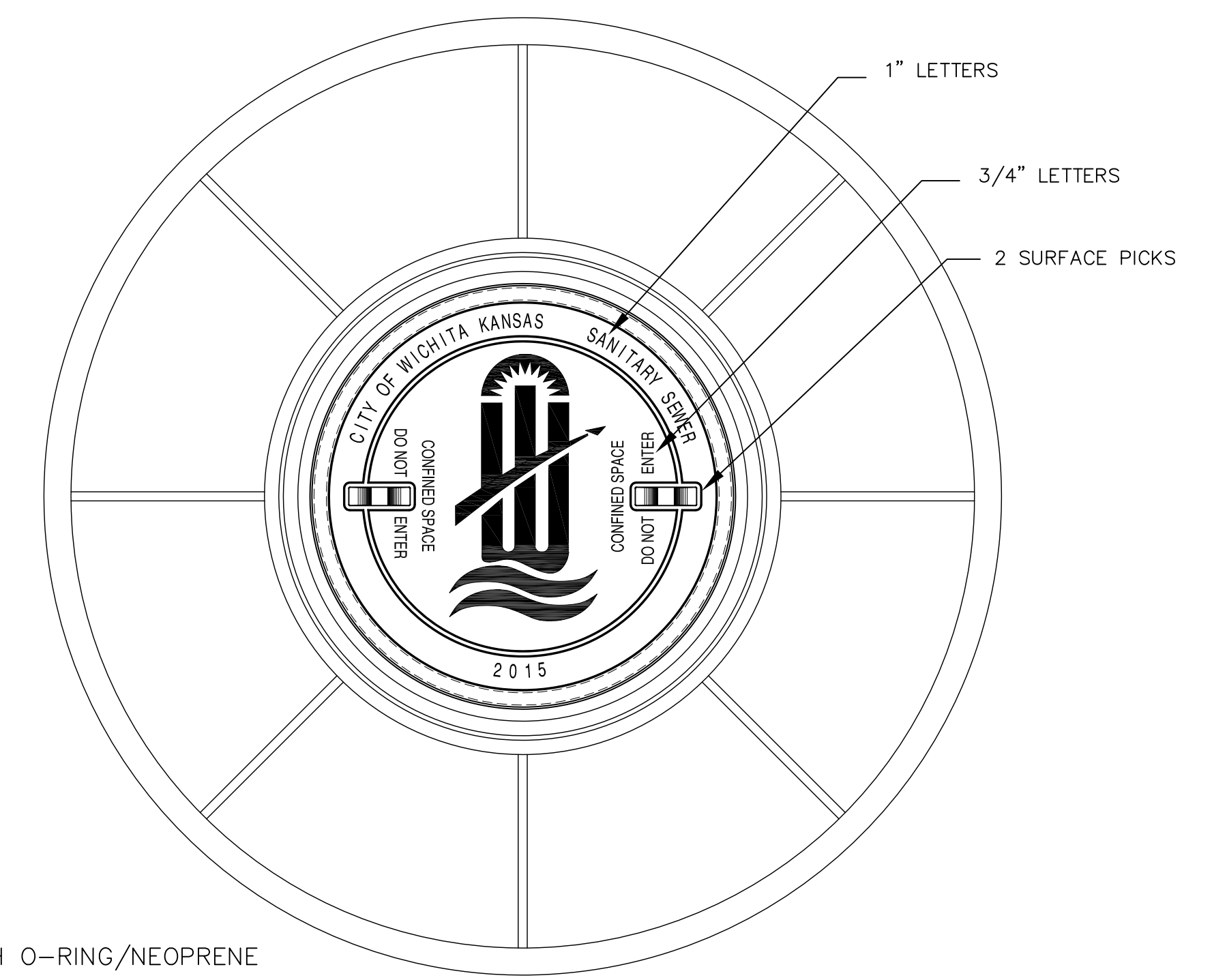
BOLT DOWN MANHOLE FRAME & COVER  
DEETER #1261 OR EJIW #1936-Z1

NOTE:  
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.



ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.

ALL LIDS TO BE FURNISHED WITH O-RING/NEOPRENE GASKET GLUED IN THE COVER BEARING SURFACE.



WIDE FLANGED FRAME & COVER  
DEETER #1261A

NOTE:  
1. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.

GENERAL NOTES

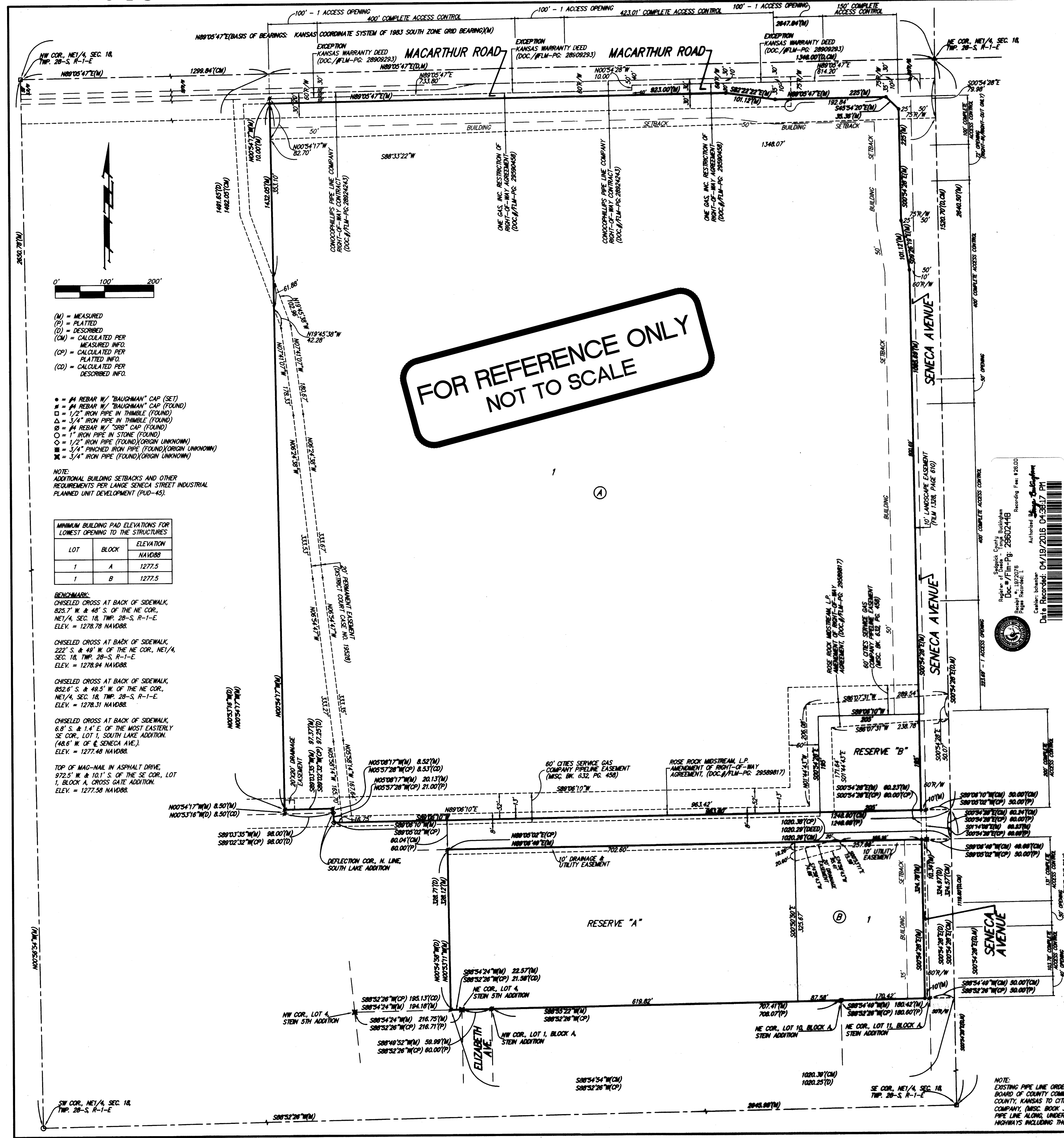
- MANHOLE CASTINGS SHALL BE MANUFACTURED USING GOOD QUALITY GRAY IRON CONFORMING TO CLASS 30 OF A.S.T.M. DESIGNATION A-48. DIMENSIONS SHOWN ON THE DETAILED DRAWINGS SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND ANY DEVIATIONS FROM THE DIMENSIONS SHOWN MUST BE SPECIFICALLY APPROVED. THE FINISHED CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTIONS OR OTHER DEFECTS.
- MANHOLE CASTINGS SHALL BE 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 THAT THESE SEATING 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" IN HEIGHT. THIS IDENTIFICATION SHALL BE "CITY OF WICHITA SANITARY SEWER". THE TOP SURFACE OF THE COVER SHALL BE MANUFACTURED IN WITH CITY OF WICHITA 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 ON THE DETAILED DRAWING.



<b>MANHOLE FRAME AND COVER (SANITARY SEWER)</b>		
CITY ENGINEER <b>GARY JANZEN, P.E.</b>		
PROJECT NUMBER	OCA NUMBER	DATE
CITY ENGINEER'S OFFICE CITY HALL - SEVENTH FLOOR 455 NORTH MAIN STREET WICHITA, KANSAS 67202-1620 (316) 268-4501		SHEET <b>4 of 5</b>

REVISED: MARCH 2016

# CROSS GATE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



**FOR REFERENCE ONLY  
NOT TO SCALE**

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CP) = CALCULATED PER PLATTED INFO
- (CM) = CALCULATED PER MEASURED INFO
- (COP) = CALCULATED PER PLATTED INFO
- (CO) = CALCULATED PER DESCRIBED INFO

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON PIPE IN THIMBLE (FOUND)
- △ = 3/4" IRON PIPE IN THIMBLE (FOUND)
- ◇ = #4 REBAR W/ "SRB" CAP (FOUND)
- = 1" IRON PIPE IN STONE (FOUND)
- = 1 1/2" IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 3/4" FINCHED IRON PIPE (FOUND) (ORIGIN UNKNOWN)
- = 3/4" IRON PIPE (FOUND) (ORIGIN UNKNOWN)

LOT	BLOCK	ELEVATION NAVD83
1	A	1277.5
1	B	1277.5

**BENCHMARK:**  
CHISELED CROSS AT BACK OF SIDEWALK, 825.7' W. & 48' S. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.78 NAVD83.

CHISELED CROSS AT BACK OF SIDEWALK, 222' S. & 48' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.94 NAVD83.

CHISELED CROSS AT BACK OF SIDEWALK, 852.5' S. & 48.5' W. OF THE NE COR., NE 1/4, SEC. 18, TWP. 28-S, R-1-E. ELEV. = 1278.31 NAVD83.

CHISELED CROSS AT BACK OF SIDEWALK, 6.8' S. & 1.4' E. OF THE MOST EASTERLY SE COR., LOT 1, SOUTH LAKE ADDITION, (48.5' W. OF E. SENECA AVE.). ELEV. = 1277.48 NAVD83.

TOP OF MAG-MAIL IN ASPHALT DRIVE, 972.5' W. & 181.5' S. OF THE SE COR., LOT 1, BLOCK A, CROSS GATE ADDITION. ELEV. = 1277.58 NAVD83.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in and for said county and state do hereby certify that we have surveyed and platted "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas described as Beginning at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1520.70 feet to a point 1119.80 feet north of the southeast corner of said Northeast Quarter, also being the northeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick County, Kansas; thence S89°05'02"W, along the north line of Lot 1, in said South Lake Addition, 1248.68 feet to a deflection point in the north line of said Lot 1; thence N05°57'28"W, along an easterly line of said Lot 1 extended north, 28.53 feet; thence S89°02'32"W, parallel with the northern most north line of said Lot 1, and 8.50 feet normally distant north of the northern most north line of said Lot 1, 97.25 feet; thence N00°53'16"W, 1491.65 feet to a point on the north line of said Northeast Quarter, said point being 1348.00 feet west of the northeast corner of said Northeast Quarter; thence N89°05'47"E, along the north line of said Northeast Quarter, 1348.00 feet to the Point of Beginning, EXCEPT that part deeded to the City of Wichita by Kansas Warranty Deed filed on DOC. #FLM-PC: 28908293, all being subject to Road Rights of Way of Record, TOGETHER with a portion of the Northeast Quarter of Section 18, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the northeast corner of said Northeast Quarter; thence S00°54'28"E (assumed), along the east line of said Northeast Quarter, 1580.70 feet, to a point 1059.80 feet north of the southeast corner of said Northeast Quarter, also being the southeast corner of South Lake Addition to the City of Wichita, Kansas, Sedgwick County, Kansas and for a point of beginning; thence continue S00°54'28"E, along the east line of said Northeast Quarter, 324.97 feet to the northeast corner of Stein Addition, Wichita, Sedgwick County, Kansas; thence S88°52'26"W, along the north line of said Stein Addition, and Stein 5th Addition, Wichita, Sedgwick County, Kansas, 1020.25 feet; thence N00°54'58"W, perpendicular to the northern most south line of Lot 1 in said South Lake Addition, 328.77 feet, to a point on the northern most south line of Lot 1 in said South Lake Addition; thence N89°05'02"E, along the northern most south line of Lot 1 in said South Lake Addition, 1020.29 feet calculated per deed, and 1020.38 feet calculated per plat to the Point of Beginning, subject to Road Rights of Way of record.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.

This plat of "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 4th day of JUNE, 2015.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Carol Chapman Neugent*, Chair  
*Dale Miller*, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 5th day of April, 2016.

*Jeff Longwell*, Mayor  
*Karen Sublett*, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 15th day of April, 2016.

*Tricia L. Robello*, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this 18th day of April, 2016.

*Kelly B. Arnold*, 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 19th day of April, 2016, and is duly recorded.

*Tonya Buckingham*, Register of Deeds

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

KS StateBank

*James D. Ashcraft*, Sr. VP  
James D. Ashcraft (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of March, 2016, by *James D. Ashcraft*, Sr. VP of KS StateBank, on behalf of the Bank.

*Brianne D. Copeland*, Notary Public

*Brianne D. Copeland*, Notary Public  
Baughman Company, P.A.  
Baughman

Know all men by these presents that we, the undersigned, have caused the land in the surveys certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "CROSS GATE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, and communication systems and related appearances as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, lakes, drainage purposes, utilities as confined to easement, and communication systems and related appearances as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of 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.

TORS, LLC, a Kansas limited liability company

*Jeff M. Lange*, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of March, 2016, by Jeff M. Lange, President of TORS, LLC, a Kansas limited liability company, on behalf of the company.

*Kathy A. Thomas*, Notary Public

My App't. Exp. 4-16-16

NOTE: EXISTING K.G.B.E. RIGHT-OF-WAY EASEMENT, (MISC. BOOK 284, PAGE 251), IS OF UNDETERMINED WIDTH AND MAY AFFECT ALL, PART, OR NONE OF CROSS GATE ADDITION.

NOTE: EXISTING 5' S.W.B. RIGHT-OF-WAY AGREEMENT, (FILM 158, PAGE 473), TO LAY PIPE LINE ALONG UNDER AND ACROSS COUNTY HIGHWAYS INCLUDING THOSE ADJUTING THIS PLAT.

NOTE: A drainage plan has been developed for the plot and all drainage easements, rights-of-way, or reserves shall remain of established grade or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

BAUGHMAN COMPANY  
315 Ellis St. Wichita, KS 67202  
316-262-7271  
baughmanco.com



CROSS GATE ADDITION  
COPY OF PLAT  
SANITARY SEWER IMPROVEMENTS