PRIVATE STORM WATER SEWER TO SERVE

LAKE RIDGE COMMERCIAL 2ND ADDITION

Private Project Number

956 PPS (607861)

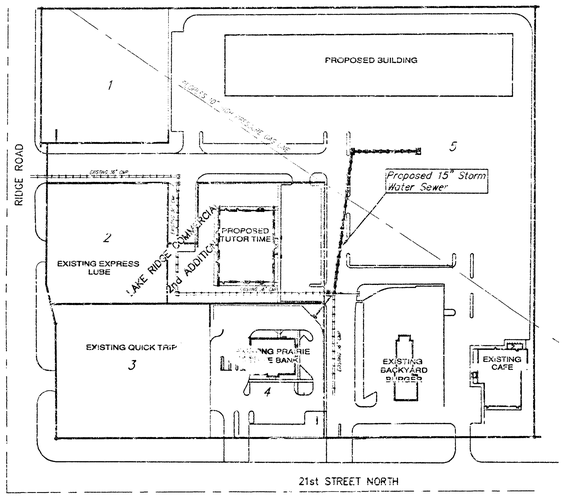
CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

November, 1999

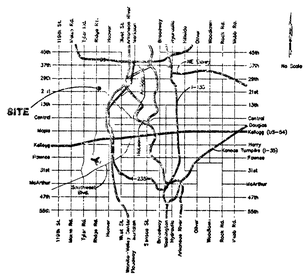
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Drop Inlet Detail	3
Copy Of Plat	4



SCALE:
1" = 100'

Location Map



Benchmark:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 1411.45 City Datum

BOOKED 7-12-00 MGS DRAWN

General Notes:

1. 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.

Cablevision	262-0661
or	263-2061
Kansas Gas Service	383-9600
KGE	383-8650
Peoples Gas Company	942-8811
Southwestern Bell Telephone Company	800-344-7233
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. 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.

4. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 5 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.

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. 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.

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 law.

8. The Contractor shall notify pipeline companies at least 48 hours in advance of work being performed across and/or adjacent to pipelines.

9. 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 advance notice prior to start of construction.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers VRH 11/30/99

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).

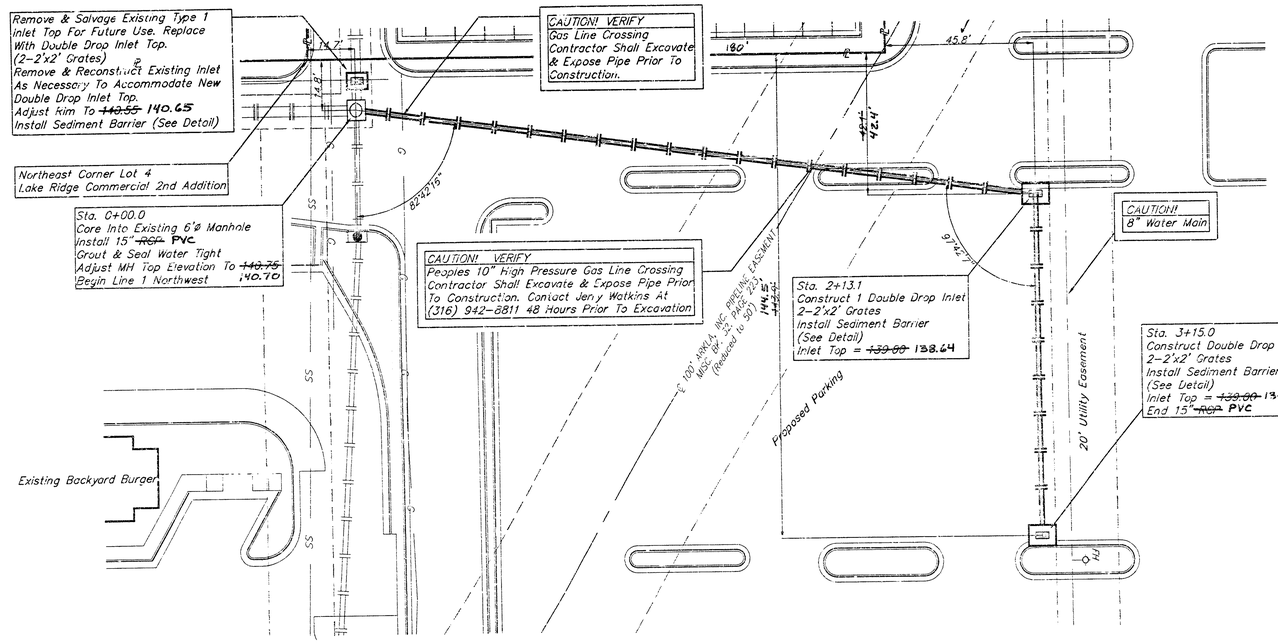
W. BRENT WOOTEN LICENSED 8470 PROFESSIONAL ENGINEER KANSAS

PROJECT INSPECTED + ASBUILT BY BAUGHMAN COMPANY, P.A. JAN 2/2000

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

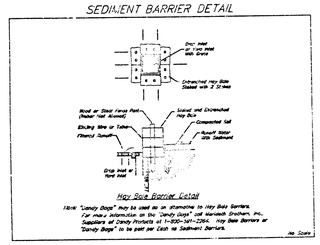
BENCHMARK:

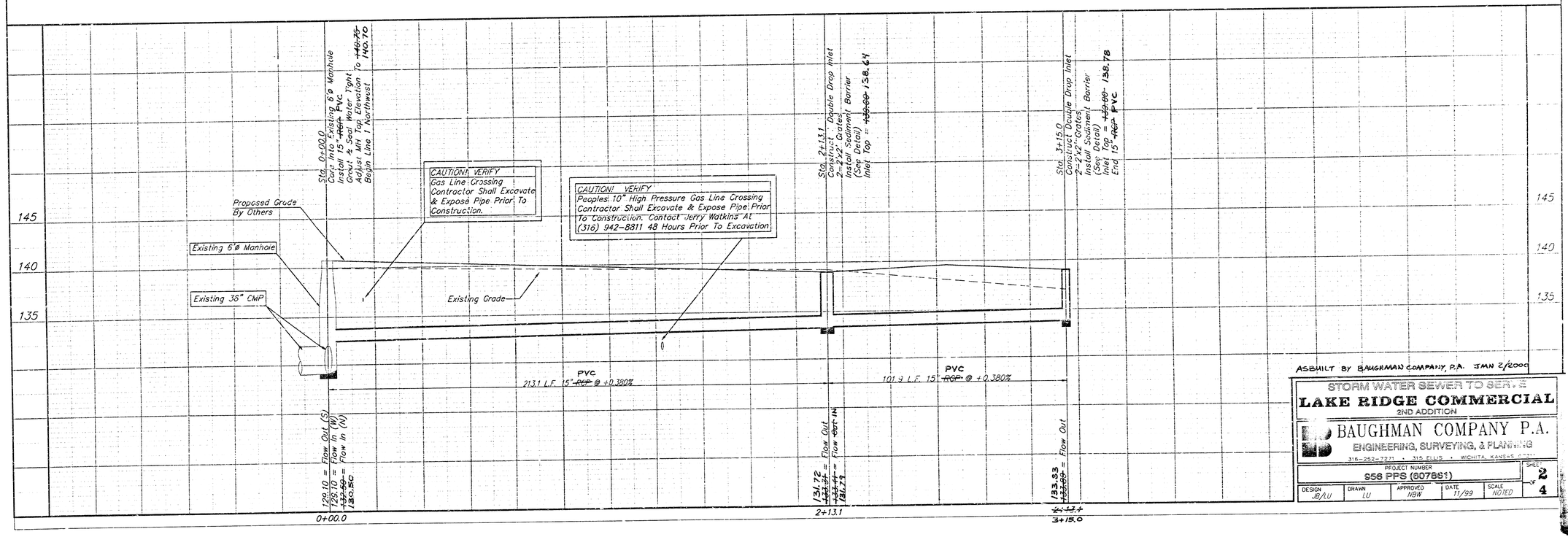
"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum



SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL

SEDIMENT BARRIER DETAIL





AS-BUILT BY BAUGHMAN COMPANY, P.A. JAN 2/2000

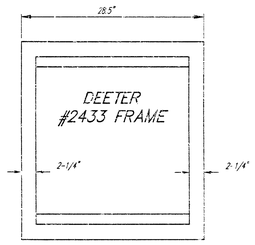
STORM WATER SEWER TO SERVE
LAKE RIDGE COMMERCIAL
2ND ADDITION

BAUGHMAN COMPANY P.A.
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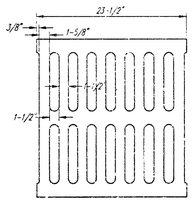
PROJECT NUMBER	SHEET
958 PPS (607861)	2 OF 4

DESIGN	DRAWN	APPROVED	DATE	SCALE
JB/LU	LU	NBW	11/99	NOTED

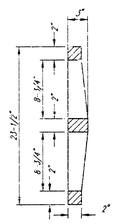
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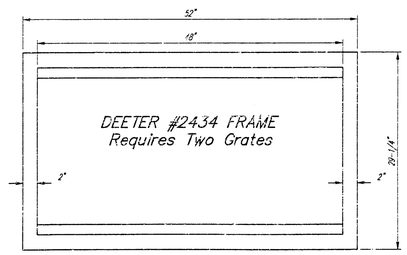


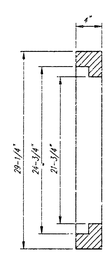
DEETER #2433 GRATE



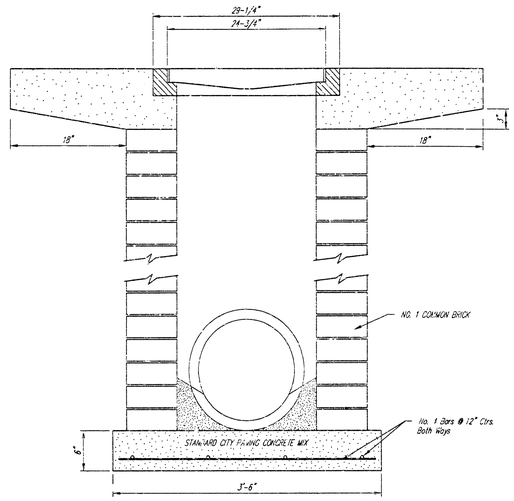
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

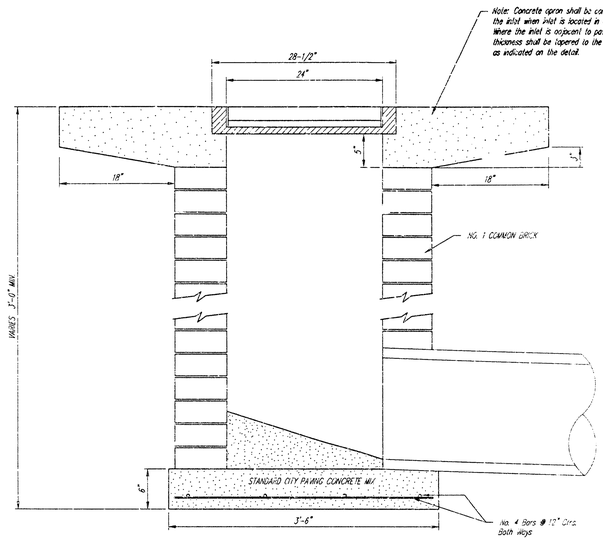
24" x 24" Frame and Grate Detail

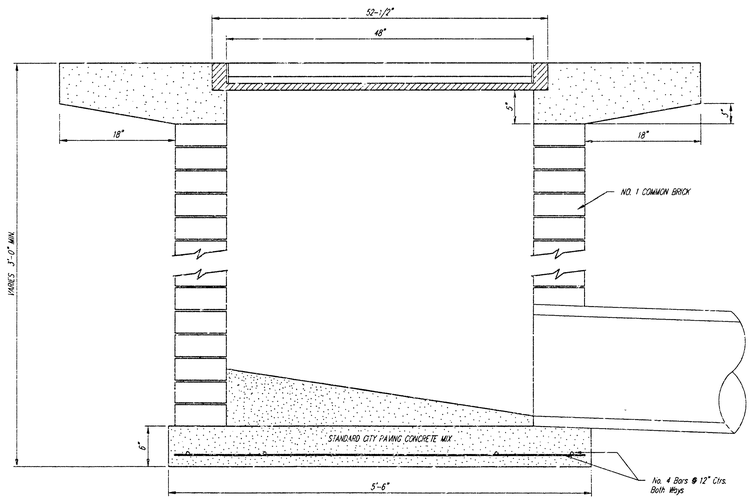




Doubie 24" x 24" Frame Detail







CITY OF WICHITA

STANDARD DROP INLET

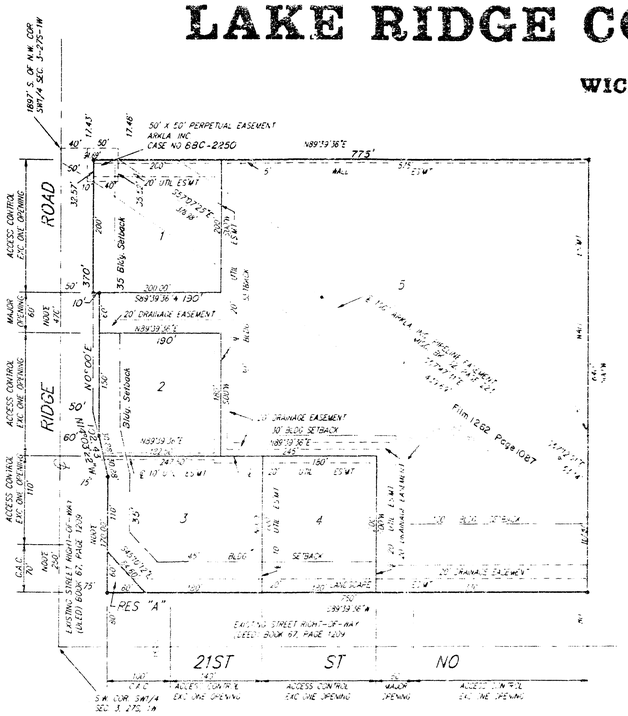
LAKE RIDGE COMMERCIAL 2ND ADDITION

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

PROJECT NUMBER					SHEET
953 PPS (607881)					3 OF 4
DESIGN	DRAWN	APPROVED	DATE	SCALE	
STAFF	STAFF		11/98	NONE	

LAKE RIDGE COMMERCIAL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = IRON
- = BAUGHMAN CAPPED REBAR FOUND
- = BAUGHMAN CAPPED REBAR SET

NOTE: THERE ARE ADDITIONAL SETBACK REQUIREMENTS PER THE APPROVED ASSOCIATED PUD # 204-2-P1 ON FILE WITH MAPC

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted 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 utilities confined to easements. The landscaping easement is hereby granted as indicated for the construction and maintenance of private landscaping, allowing for earthberms, landscaping, lighting, irrigation, drainage, signage, sidewalks, 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 ensements 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 Haggott, Managing Member

Prairie Capital, Inc.

W. Newton Maile, President

Quiktrip Corporation

Alvin Howerton, Executive Vice-President

This plat of "LAKE RIDG. 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. Minger, Chairman

Marvin S. Krout, Secretary

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

Elma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

#1424401

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 5TH day of DECEMBER 1994, at 11:00 o'clock A M; and is duly recorded.

Pat Kettler, Register of Deeds

Ed Reso, Deputy

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors of 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 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).

Baughman Company, P.A.

6-17-94 Gregory F. Severns, Surveyor

State of Kansas, SS
Sedgwick County,

The foregoing instrument acknowledged before me this 2nd day of June 1994, by Jerry Haggott, President of Lake Ridge Investors, L.C., a Kansas Limited Liability Company, on behalf of the company.

Notary Public, Edward E. Seng

My App't Exp. 2-1-95

State of Kansas, SS
Butler County,

The foregoing instrument was acknowledged before me this 1st day of April 1994, by W. Newton Maile, President of Prairie Capital, Inc. on behalf of the corporation.

Notary Public, Janie Wetta

My App't Exp. 5-27-97

JANIE WETTA
Notary Public - State of Kansas
My Appt. Expires 5-27-97

State of Oklahoma, SS
Tulsa County,

The foregoing instrument was acknowledged before me this 25th day of April 1994, by Alvin Howerton, Executive Vice-President of Quiktrip Corporation, on behalf of the Corporation.

Notary Public, Susan L. Bailey

My App't Exp. 11-1-97

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

Susan E. Crockett-Spoon, County Clerk

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

Prairie State Bank of Maize

Chris A. Anderson, Vice-President

State of Kansas) SS
Sedgwick County)

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.

Notary Public, Dorothy R. Wood

My App't. Exp. 4-12-95

DOROTHY R. WOOD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-12-95

20.00

18 03 04 18