STORM WATER SEWER IMPROVEMENTS

to serve

RIDGE PORT NORTH 2ND ADDITION

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number

1104 PPS (607861)

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Storm Sewers IRH 4/12/01

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).

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:

Cox Communications, Inc.	262-0661
K.G.E. Electric Service	383-8650
Kansas Gas Service	383-8600
Peoples Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Dept.	268-4908
City of Wichita Traffic Engineering	269-4446

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. 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.

4. 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.

5. 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.

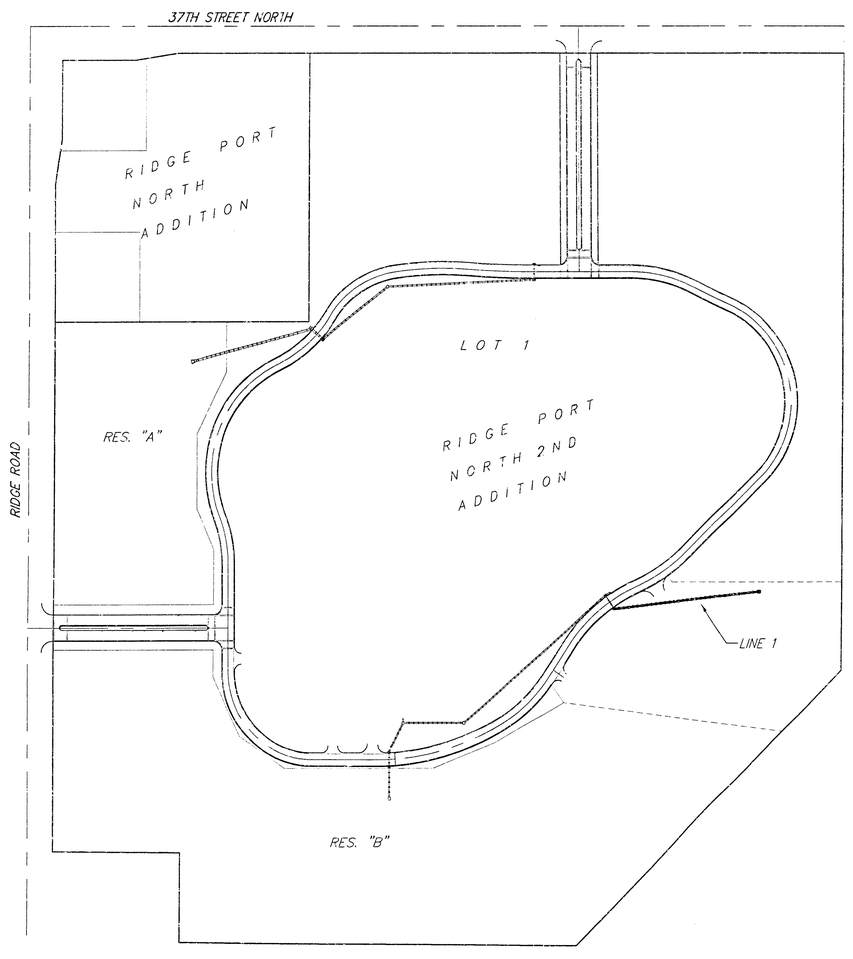
6. When connecting to existing inlet or stub, the contractor shall reshape inlet bottom or adjust the existing stub's alignment or elevation as necessary. Cost shall be subsidiary to project.

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

8. The Contractor shall not start work on the project until the Project Inspector is assigned to the project and is present on the sight. Any work done without inspection will be required to be uncovered for inspection.

9. The Contractor Shall Hand Form 9" Apron Around Drop Inlet With Coordination With the Proposed Curb.

10. The Contractor Shall Contact Baughman Company Prior To Construction For Staking Services.



Scale: 1" = 150'

Sheet Index

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Line 1	2
Std. Drop Inlet Detail	3
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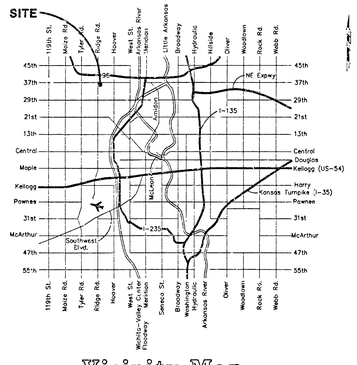
Benchmark

City Disk – SW corner of Ridge Road & 29th St. N., 80.8' S & 63.7' W of ℄ both.
Elev. = 139.15 (City Datum)



Vicinity Map

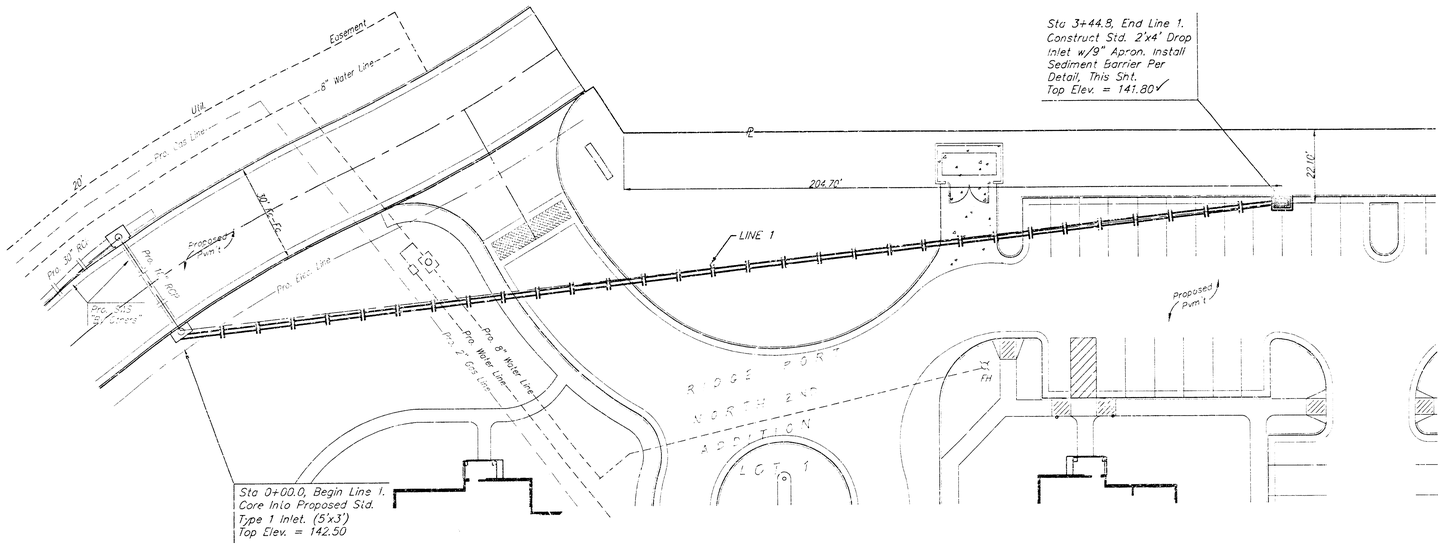
As Built - 9/01 KK

04/11/2001

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316 - 2221 • 315 ELLIS • WICHITA, KANSAS 67211
F:\ENG\WACHRISTINW\CONERSTONE\SWSCOV2.DWG

18-03 30-13

BENCHMARK:
"□" On the Northside Inlet Top (In The Existing Street) Southeast of the Diagnostic Imaging Building Service Drive Area.
Elev. = 142.35 "City Datum"



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

NOTES:

Surface of grate must be clean and free of dirt and debris

Position Verti-Pro squarely on the inlet grate.

Install toggle bolt assembly (See Figure 2), the hold down plate must contact both the lower frame flange and grate. The toggle bolt must engage two bars on grate. Repeat on opposite sides.

The Verti-Pro has four (4) legs that unfold just like a card table (See Figure 3). Rotate legs to upright position on diagonal corners, ... will support the upper framework on the Verti-Pro.

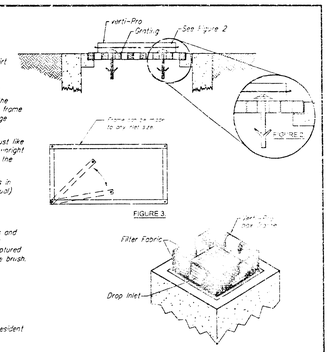
Align holes in each leg with the two (2) holes in upper frame. Insert a plastic retainer (or equal) in each of the holes from the outside in.

MAINTENANCE:

Inspect after each rain event. Remove debris and captured sediment when deposits reach 7" or 1/2 the height of the Verti-Pro. Remove captured debris from the filter fabric with a stiff bristle brush. (Frames are reusable and easy to install)

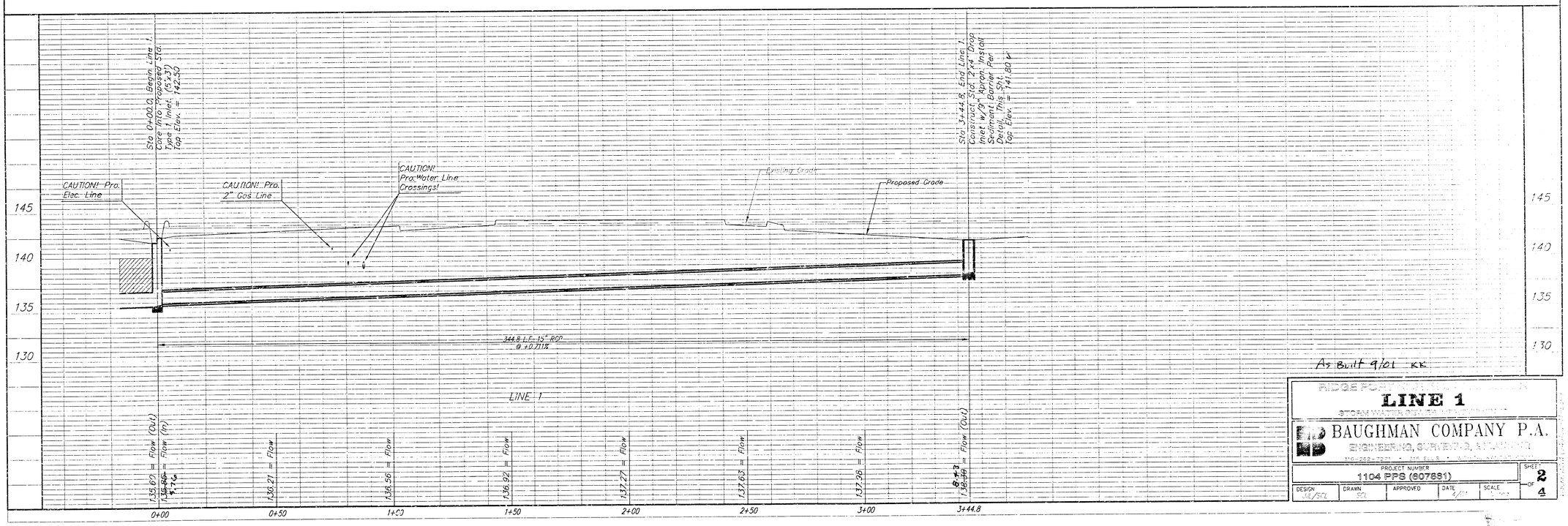
ORDERING:

ALPINE STORMWATER MANAGEMENT COMPANY
4127 Broadway, Suite B
Grove City, Ohio 43123
Phone: 888-539-8240, Dan Strawser, Sr., President



DROP INLET PROTECTION - The 'Verti-Pro' by Alpine

For Yard and Parking Lot Inlet Usage



As Built 9/01 KK

RIDGE PORT ...

LINE 1

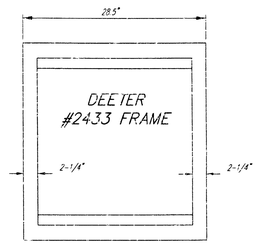
STORM WATER SEWER ...

BAUGHMAN COMPANY P.A.

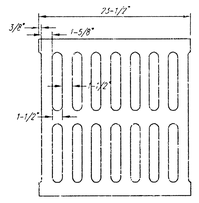
ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ... • ...

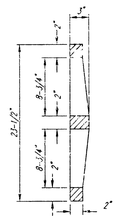
PROJECT NUMBER					SHEET
1104 PPS (607881)					2 OF 4
DESIGN JJL/SCL	DRAWN SCL	APPROVED	DATE 4/01	SCALE	





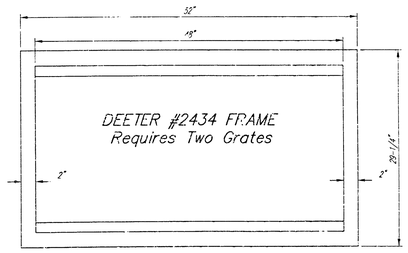


DEETER #2433 GRATE



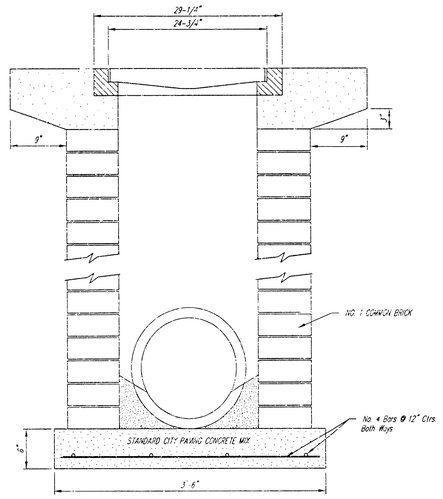
NOTE: Grates shall be imprinted on the top surface with "CITY OF WICHITA" using letters at least 1" in height. Other marking methods may be approved by the engineer.

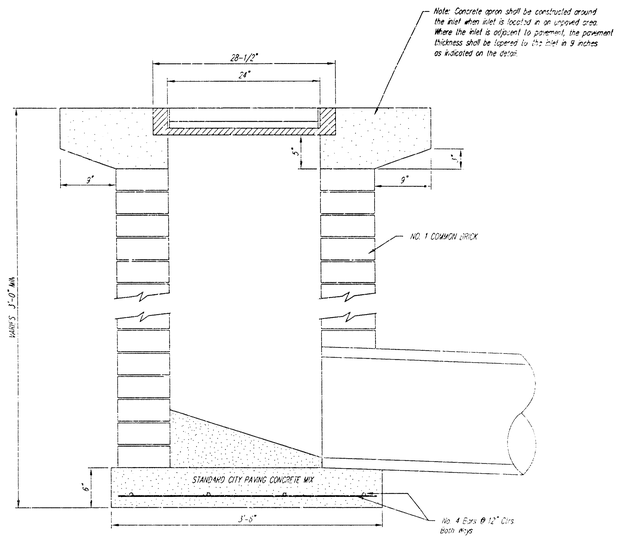
24" x 24" Frame and Grate Detail

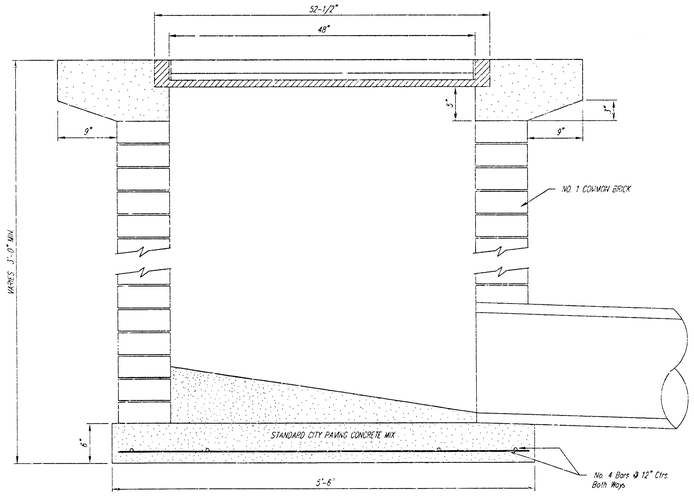




Double 24" x 24" Frame Detail







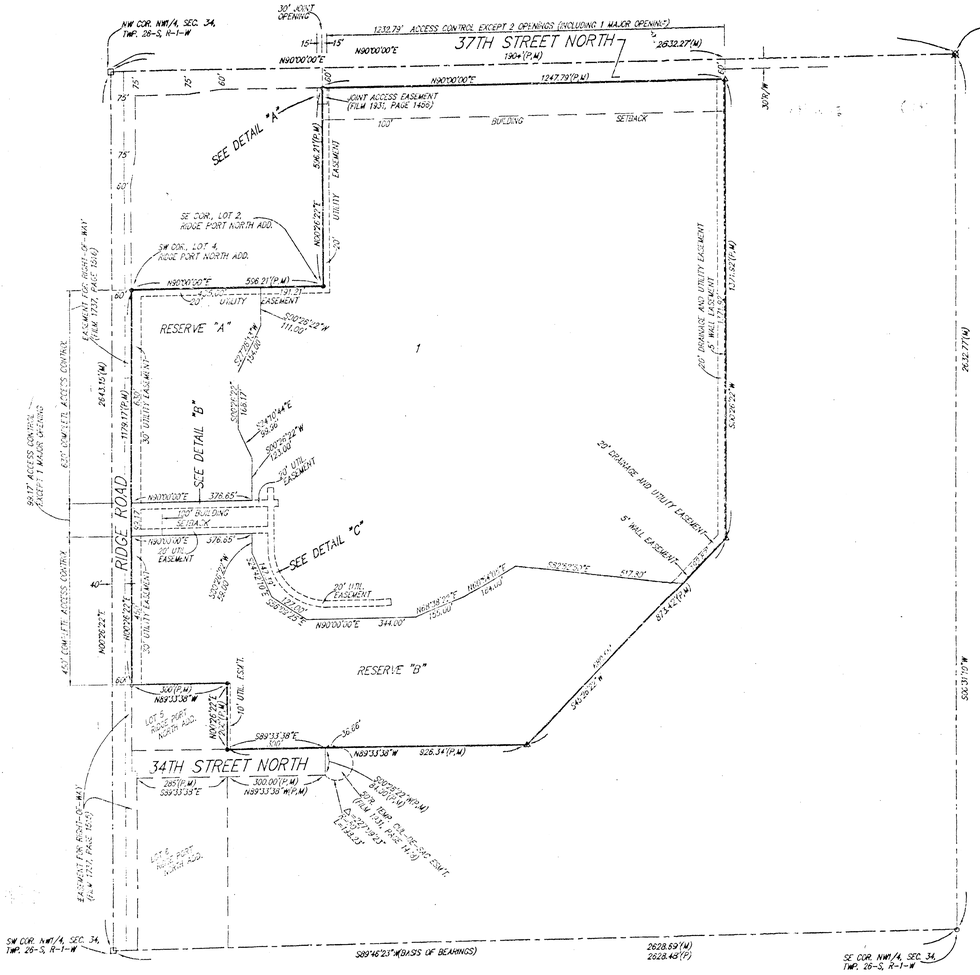
Drop Inlet

BAUGHMAN COMPANY P.A.

PROJECT NUMBER				SHEET 3 OF 4
DESIGN C.D.W.	DRAWN S.H.	APPROVED	DATE	SCALE

RIDGE PORT NORTH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



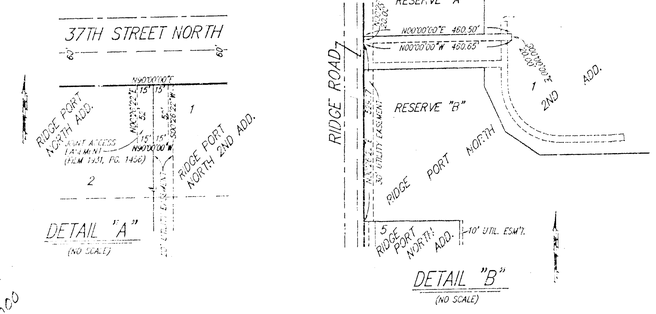
(M) = MEASURED
(P) = PLATTED

△ = ½ REBAR W/ "BAUGHMAN" CAP (FOUND)
● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1.68" IRON (FOUND)
□ = RAILROAD SPIKE (FOUND)
⊠ = NAIL IN 1/2" BOX (FOUND)

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-237.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES	
LOT	ELEVATION (CITY DATUM)
1	1446

BENCHMARK
CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO., 60.8' S. & 63.7' W. OF ¢ BOLT.
ELEV. = 1391.15 CITY DATUM (1329.55 M.S.L.)



LIBRARY COPY

SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE PORT NORTH 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 Lot 1 and Reserve "D", Ridge Port North Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NW 1/4, Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael C. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and Reserves to be known as "RIDGE PORT NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas. 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 wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. Reserves "A" and "B" are hereby reserved for drainage purposes, lakes, landscaping, open space, berms, gazebos, screening walls, sidewalks, and utilities as confined to easements. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1. Access controls shall be as depicted on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

P. & R. Realty, LLC

Jay W. Russell, Manager

Ritchie Associates, Inc.

Kevin M. Mullen, President, Manager

Via Christi Property Services, Inc.

David M. Mohr, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12TH day of OCTOBER, 1999, by Jay W. Russell, Manager of R & R Realty, LLC, on behalf of the company.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12TH day of OCTOBER, 1999, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of R & R Realty, LLC, on behalf of the company.

Diane M. Stalbaum, Notary Public
DIANE M. STALBAUM
My App't. Exp. 2/13/2003

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12TH day of OCTOBER, 1999, by David M. Mohr, President of Via Christi Property Services, Inc., on behalf of the corporation.

Philip J. Meyer, Notary Public
PHILIP J. MEYER
My App't. Exp. 5/5/01

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "RIDGE PORT NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 16th day of September, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, 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 23 day of November, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this 14th day of December, 1999.

James Ilford, County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 3rd day of November, 1999.

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

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 14th day of December, 1999, at 12:00 o'clock P. M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

1850191

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

Intrust Bank, N.A.

GARY D. SCHMITT, Senior V.P.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 14TH day of OCTOBER, 1999, by GARY D. SCHMITT, SENIOR V.P. of the Intrust Bank, N.A., on behalf of the bank.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

BAUGHMAN COMPANY P.A.
18 08 05 18